

OBJECTION TO REAL PROPERTY ASSESSMENT
(SDCL 10-11-13 thru SDCL 10-11-42)

COUNTY OF Lincoln
TO BE COMPLETED BY PROPERTY OWNER:
Assessed in name of: Jaris Tilstra
Mailing address: 418 Adrianna Ave
Harrisburg SD 57032
Phone No. (605) 743-4817

APPEAL NUMBERS:
Off. of Hearing Exam.
County Brd of Equal
Local Brd of Equal

Legal description of property being appealed (Include lot, block, addition and city or section, township and range): 418 Adrianna Ave. Harrisburg, SD 57032. HSBG-LEGENDARY ESTATES ADD - LOT 27 - BLK 10. Springdale Township

(USE SEPARATE FORM FOR EACH LEGAL DESCRIPTION - IF BARE AGRICULTURAL LAND - MAY USE PT 17A)

Parcel Number: 270.74.10.027
I am appealing the [] property value [] abstract class [] exempt status [] owner-occupied status

enclosed document states 1061 sq. ft vs. 1083

Reason(s) for appealing: The price I bought the property is not equal to what the taxes should be that I am presently paying on it. I paid \$161,800. See the include spreadsheet showing the comparison properties in Harrisburg. 416 Adrianna Ave is my neighbor with the same floorplan and he is paying \$61.19 vs me at \$66.50 per square foot. I only have 2.5 baths, not 3.

I believe the correct full and true value of said property on legal assessment date was:
\$157,555.60 (total value) \$28,075.13 land value \$129,480.47 building value
OATH: I do solemnly swear that all statements made herein are to the best of my knowledge, true and correct.

Date 3-13-16 Signature (Taxpayer/Taxpayer Attorney)

TO BE COMPLETED BY LOCAL BOARD OF EQUALIZATION - ACTION BY LOCAL BOARD OF EQUALIZATION:

Table with columns: Abstract Type, Assessors Value From, Local Board To, Classification From, To, Signature, Jurisdiction

TO BE COMPLETED BY DIRECTOR OF EQUALIZATION PRIOR TO COUNTY BOARD OF EQUALIZATION

Table with columns: Abstract Type, Assessors Value From, Local Board To, Classif. From To, Assessor's Recommend. Value, Classif, Signature

TO BE COMPLETED BY COUNTY BOARD OF EQUALIZATION FINAL VALUE BY COUNTY BOARD OF EQUALIZATION:

Table with columns: Abstract Type, To, Classification From To, Signature, County Auditor

PT 17 (5/98)
Original: OHE (if appealed to that body)
First copy: retained by county (if appealed to county board)
Second copy: to assessor (if appealed to county board)
Third copy: to objector (after action by local board)

REAL ESTATE PURCHASE AGREEMENT

1. BUYER(S) Jaris Tilstra
 THE UNDERSIGNED BUYER(S) HEREBY AGREES TO PURCHASE FROM THE SELLER(S) UPON THE TERMS AND CONDITIONS HEREINAFTER SET FORTH, THE FOLLOWING DESCRIBED REAL ESTATE Lot 27 Blk 10 _____
 COUNTY: Lincoln CITY: Harrisburg STATE: SD
 ALSO KNOWN AS 418 Adriana
 SUBJECT TO CONDITIONS, ZONING, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY, WHICH DO NOT INTERFERE WITH OR RESTRICT THE EXISTING USE OF THE PROPERTY.

2. AGREES TO PAY THE SUM OF \$ 161,800.00
 TERMS: \$ 1,000.00 (CHECK -CASH) HEREWITH, TO BE DEPOSITED. THIS AMOUNT TO BE REFUNDED IF THIS OFFER IS NOT ACCEPTED. BALANCE OF PURCHASE PRICE TO BE PAID AS \$ 160,800.00
 SUBJECT TO APPROVAL OF A LOAN MORTGAGE LOAN IN THE AMOUNT OF \$ PURCHASE PRICE

3. CLOSING DATE SHALL BE ON OR BEFORE 10/1/2012 POSSESSION TO BE GIVEN ON **CLOSING DATE**
 SELLER(S) AGREES TO MAINTAIN THE PROPERTY IN A CONDITION COMPARABLE TO ITS PRESENT CONDITION AND WILL FURNISH GOOD AND MERCHANTABLE TITLE OF RECORD, FREE AND CLEAR OF ALL ENCUMBRANCES UNLESS OTHERWISE AGREED HEREIN; AND AGGRESS TO EXECUTE AND DELIVER A GOOD AND SUFFICIENT WARRANTY DEED UPON PAYMENT OF THE FULL PURCHASE PRICE CALLED FOR HEREIN.
 TITLE INSURANCE COST SHALL BE DISTRIBUTED AS FOLLOWS: **50% BUYER 50% SELLER**
 CLOSING SERVICE FEE SHALL BE PAID BY: **50% BUYER 50% SELLER**
 EXISTING INSURANCE POLICIES SHALL BE KEPT IN EFFECT PENDING THE CLOSING OF THE TRANSACTION.

4. ASSESSMENTS LEVIED AGAINST THIS PROPERTY, OR WHICH WILL BE LEVIED AGAINST IT, FOR IMPROVEMENTS COMPLETED BUT NOT YET ENTERED ON THE BOOKS OF THE LOCAL ASSESSING AUTHORITY, WILL BE PAID BY SELLER(S)

5. **TAXES ARE TO BE PAID AS FOLLOWS:** THE SELLER(S) AGREES TO PAY ALL REAL ESTATE TAXES OF RECORD DUE AND PAYABLE THE YEAR OF CLOSING. REAL ESTATE TAXES ASSESSED THIS YEAR AND DUE AND PAYABLE NEXT YEAR SHALL BE PRORATED TO DATE OF CLOSING; THE AMOUNT TO BE COMPUTED ON THE BASIS OF TAXES DUE AND PAYABLE THE YEAR OF CLOSING. NEW CONSTRUCTION TAX PRORATION SHALL BE BASED ON ASSESSED VALUE AT TIME OF CLOSING.

6. OTHER PROVISIONS: **CLOSING TO BE AT RELS TITLE, KN INC. HAS THE SURVEY FOR \$125.00 PURCHASE IS CONTIGENT ON BUYER'S HOME SELLING AT NONE THE ATTACHED PLANS AND DOM ARE PART OF THE AGREEMENT**

7. AGENCY CONFIRMATION: BUYER(S) AND SELLER(S) ACKNOWLEDGES PRIOR RECEIPT OF THE AGENCY DISCLOSURE FORMS.
 CONFIRMATION: THE FOLLOWING AGENCY RELATIONSHIP(S) ARE HEREBY CONFIRMED FOR THIS TRANSACTION.
 BUYER'S AGENCY- None SELLING AGENCY- None
 IS THE AGENCY OF THE SELLER EXCLUSIVELY IS THE AGENT OF THE BUYER EXCLUSIVELY
 IS THE AGENT OF THE BUYER AND SELLER IS THE AGENT OF THE SELLER EXCLUSIVELY
 IS THE AGENT OF THE BUYER AND SELLER IS THE AGENT OF THE BUYER AND SELLER

8. **MEDIATION:** ANY DISPUTE OR CLAIM ARISING OUT OF OR RELATING TO THIS CONTRACT SHALL BE SUBMITTED TO MEDIATION IN ACCORDANCE WITH THE RULES AND PROCEDURES OF THE SELLER/BUYERS DISPUTE RESOLUTION SYSTEM.

9. BOTH BUYER(S) AND SELLER(S) AGREE THAT **KN CONSTRUCTION INC.** MAY ACT AS ESCROW AGENT FOR ALL MONIES PAID HEREON TO THE ABOVE NAMED COMPANY AND ALL OTHER PAPERS ASSOCIATED WITH THIS TRANSACTION.

DATE OF OFFER:	TIME	DATE ACCEPTED	TIME
X <u>[Signature]</u>		X KN CONSTRUCTION INC.	
X _____		X <u>[Signature]</u>	
BUYER(S)		SELLER(S)	

THIS IS A LEGALLY BINDING CONTRACT. IF YOU DO NOT UNDERSTAND, CONTACT LEGAL ADVICE.



Project: New Home
418 Adrianna

Proposal

Date: 8/13/2012
From: Kelly Nielson

Description	Cost
Ranch Plan @1061 sq ft with 3 car garage	\$ 164,800.00
Lot allowance Built on lot 27 blk 10	
Builder discount	\$ (3,000.00)
Subtotal	\$ 161,800.00
Tax	\$ -
Invoice Total	\$ 161,800.00

Clarifications

All finishes to be similar to 407 Perry Lane.

Thank You
Kelly Nielson

	Address	Price/Land Sq. Ft.	Assessed Land Sq. Ft.	GIS Land Sq. Ft.	House Main Sq. Ft.	House LL Sq. Ft.	Total House Sq. Ft.
Jaris T.	418 Adrianna Ave	\$3.3067	8508.00	8490.50	1083	1077-NonFin	2160
Nicholas H.	417 Adrianna Ave	\$3.3067	9860.00	9860.00	1117	1109-NonFin	2226
Tyler P	416 Adrianna Ave	\$3.3067	8015.00	8051.24	1062	1062-NonFin	2124
Chad L.	414 Adrianna Ave	\$3.3067	8500.00	8543.89	1013	989&909 All Fin	2911
Thomas M.	413 Adrianna Ave	\$3.3067	9860.00	9860.02	1119	1109-NonFin	2228
Lacy L.	412 Adrianna Ave	\$3.3067	8125.00	8110.30	1118	1110/575 Fin	2228
Jason H.	410 Adriana Ave	\$3.3067	8129.00	8127.30	986	971-NonFin	1957
Erik F.	401 Macey Ave	\$2.6453	10497.00	10567.74	1110	1102-NonFin	2212
Marlys V.	402 N Perry Ln	\$3.3067	8608.00	8417.53	1047	988-NonFin	2035
Greg W.	1004 Legendary Dr	\$3.3066	8750.00	8729.91	1058	1050/950 Fin	2116
Chris A.	305 Thelma Ave	\$3.3067	8403.00	8403.16	1026	1005-NonFin	2031
Michael S.	321 Thelma Ave	\$3.3067	9101.00	9101.39	1135	1125/196 Fin	2260
Justin P.	617 St. Jerome St	\$2.0363	11462.00	11476.88	1074	1033-NonFin	2107
Benjamin V.	703 St. Gregory St	\$2.6928	8597.00	8587.38	1134	1126-NonFin	2260
Chris M.	507 Coyote St.	\$1.7680	13683.00	13683.05	1268	1260-NonFin	2528
Arnold Z.	403 United Ave	\$0.3206	95472.00	95344.05	1284	1268/1062 Fin	2552
Seth B.	909 Rosewood Dr	\$2.5926	8640.00	8614.74	1203	1189-NonFin	2392
Walter S	807 Lois Ln	\$2.7998	8013.00	8013.40	849	849-NonFin	1698
Jeff V.	508 Honeysuckle Dr	\$2.8997	8782.00	8781.28	1042	992/872 Fin	2034
Machelle M.	1005 Tiger St.	\$2.4700	10486.00	10507.58	1024	974/910 Fin	1998
Thomas G.	1003 Tiger St.	\$2.6990	9374.00	9900.85	1195	1172/1100 Fin	2367
Wayne M.	310 Grand Ave	\$1.0001	24648.00	23087.96	1728&1152	672/538 Fin	3552
Cheryl C.	504 E Maple St	\$0.9680	13305.60	13305.70	1884	261-NonFin	2145
Kenton W.	502 E Willow St.	\$0.5000	29700.00	29701.47	1202	1202-NonFin	2403
Darin C.	101 Prairie St.	\$1.3867	12400.00	12434.68	1164	582-NonFin	1746

Price/House Sq. Ft.	Garage Sq. Ft.	Bed/Bath	Land	Structures	Total	2015 Ass. Value	2015 Equalized Value	2015 Equalized to % of Ass.
\$66.50	840	2BED-3BATH	\$28,133.00	\$143,650.00	\$171,783.00	\$168,450.00	\$160,870.00	95.5001%
\$62.35	731	2BED-2BATH	\$32,604.00	\$138,790.00	\$171,394.00	\$163,790.00	\$156,419.00	95.4997%
\$61.19	694	2BED-2BATH	\$26,503.00	\$129,970.00	\$156,473.00	\$149,300.00	\$142,582.00	95.5003%
\$54.56	783	4BED-2BATH	\$28,107.00	\$158,810.00	\$186,917.00	\$169,000.00	\$161,395.00	95.5000%
\$65.51	811	2BED-2BATH	\$32,604.00	\$145,950.00	\$178,554.00	\$170,950.00	\$163,257.00	95.4999%
\$65.21	602	2BED-2BATH	\$26,867.00	\$145,290.00	\$172,157.00	\$170,090.00	\$162,436.00	95.5000%
\$59.87	778	1BED-2BATH	\$26,880.00	\$117,170.00	\$144,050.00	\$141,970.00	\$135,581.00	95.4998%
\$56.10	771	2BED-1BATH	\$27,768.00	\$124,100.00	\$151,868.00	\$149,100.00	\$142,391.00	95.5003%
\$61.77	721	2BED-2BATH	\$28,464.00	\$125,700.00	\$154,164.00	\$199,520.00	\$190,541.00	95.4997%
\$66.24	771	3BED-2.5BATH	\$28,933.00	\$140,170.00	\$169,103.00	\$164,970.00	\$157,546.00	95.4998%
\$61.23	793	2BED-1BATH	\$27,786.00	\$124,360.00	\$152,146.00	\$149,160.00	\$142,448.00	95.5001%
\$56.54	678	3BED-2BATH	\$30,094.00	\$127,770.00	\$157,864.00	\$152,770.00	\$145,895.00	95.4998%
\$60.88	807	2BED-1BATH	\$23,340.00	\$128,267.00	\$151,607.00	\$151,607.00	\$144,785.00	95.5002%
\$56.43	746	2BED-2BATH	\$23,150.00	\$127,538.00	\$150,688.00	\$150,688.00	\$143,907.00	95.5000%
\$49.29	811	3BED-2BATH	\$24,192.00	\$124,594.00	\$148,786.00	\$148,786.00	\$142,090.00	95.4996%
\$58.83	506	4BED-3BATH	\$30,610.00	\$150,135.00	\$180,745.00	\$180,745.00	\$172,612.00	95.5003%
\$62.80	768	2BED-2BATH	\$22,400.00	\$150,220.00	\$172,620.00	\$165,430.00	\$157,986.00	95.5002%
\$56.27	562	2BED-1BATH	\$22,435.00	\$95,550.00	\$117,985.00	\$117,985.00	\$112,675.00	95.4994%
\$60.82	614	4BED-2BATH	\$25,465.00	\$123,711.00	\$149,176.00	\$149,176.00	\$142,463.00	95.4999%
\$70.07	759	4BED-3BATH	\$25,900.00	\$140,000.00	\$165,900.00	\$165,900.00	\$158,435.00	95.5003%
\$59.52	792	5BED-2.5BATH	\$25,300.00	\$140,880.00	\$166,180.00	\$166,180.00	\$158,702.00	95.5001%
\$21.68	?	3BED-2BATH	\$24,650.00	\$76,990.00	\$101,640.00	\$101,640.00	\$97,066.00	95.4998%
\$36.92	?	4BED-2BATH	\$12,880.00	\$79,185.00	\$92,065.00	\$92,065.00	\$87,922.00	95.4999%
\$29.57	528	3BED-1BATH	\$14,850.00	\$71,060.00	\$85,910.00	\$84,280.00	\$80,488.00	95.5007%
\$19.89	504	2BED-1BATH	\$17,195.00	\$34,730.00	\$51,925.00	\$51,925.00	\$49,588.00	95.4993%

2015 Tax	Tax % of Equalized Value	Adjusted Sq. Ft.	Suggested Land	Suggested Structure	Suggested Total	Suggested Equalized Value
\$3,023.78	1.8796%	2116	\$28,075.13	\$129,480.47	\$157,555.60	\$150,465.60
\$2,952.42	1.8875%					
\$2,686.38	1.8841%					
\$3,033.20	1.8794%					
\$3,076.06	1.8842%					
\$3,046.94	1.8758%					
\$2,561.44	1.8892%					
\$2,719.10	1.9096%					
\$3,597.28	1.8879%					
\$2,967.00	1.8833%					
\$2,683.18	1.8836%					
\$2,754.48	1.8880%					
\$2,754.60	1.9025%					
\$2,719.38	1.8897%					
\$3,529.56	2.4840%					
\$3,510.88	2.0340%					
\$2,975.92	1.8837%					
\$2,143.96	1.9028%					
\$2,694.52	1.8914%					
\$3,011.02	1.9005%					
\$3,000.62	1.8907%					
\$2,048.68	2.1106%					
\$1,750.86	1.9914%					
\$1,732.20	2.1521%					
\$1,357.10	2.7368%					