



when wet and the estimate for repairs is between \$5,000-\$7,000. Motion Maxwell, seconded Tank on Parcel 270.16.09.001B for Darrell DeHeer for 208 W Maple Street to leave the assessed value for land at \$11,622 and to change the building structure value to \$150,000 for a total assessed value of \$161,622. Upon roll call vote, all in favor. Building value changed.

#2022.4      **Parcel #270.81.05.004:**      Lot 4 Blk 5 Hsbg Devitt Farm Addition  
Owner Not Present:      VanBuskirk Companies  
115 Bedrock Circle  
Harrisburg, SD 57032

Current Valuation:      Land (NA-D): \$78,274  
**Changed** Valuation:      Land (NA-D): \$65,000

Appeal from VanBuskirk Companies was to request that the land value be lowered to \$65,000 due to the assessed value being more than the actual listing price. Motion Wenck, seconded Maxwell on Parcel 270.81.05.004 to change the assessed value for land to \$65,000 for a total value of \$65,000 due to listing/selling price of \$65,000. Upon roll call vote; all in favor. Land value changed.

#2022.5      **Parcel #270.94.06.023:**      Lot 23 Blk 6 Hsbg Mydland Estates Addition  
Owner Not Present      VanBuskirk Companies  
806 Estate St  
Harrisburg, SD 57032

Current Valuation:      Land (NA-D): \$76,755  
**Changed** Valuation:      Land (NA-D): \$52,769

Appeal from VanBuskirk Companies to request that the land be lowered due to assessed value more than the actual sale or listing price. Motion Anez, seconded Maxwell on Parcel 270.94.06.023 to change the assessed value for land to \$52,769 for a total assessed value of \$52,769 due to change of land rate correction from lake view to standard. Upon roll call vote; all in favor. Land value changed.

#2022.6      **Parcel #270.94.00.A100**      Tract 1 - Hsbg Mydland Estates Addition  
Owner not Present      VanBuskirk Companies  
27295 475<sup>th</sup> Ave  
Harrisburg SD 57032

Current Valuation:      Land (NA-D): \$304,707  
**Changed** Valuation:      Land (NA-D): \$12,200

Appeal from VanBuskirk Companies to request that the land be lowered due to temporary ponds or drainage areas which have minimal value. Motion Heerde, seconded Maxwell on Parcel 270.94.00.A100 to change the assessed value for land to \$12,200 for a total assessed value of \$12,200 per Lincoln County recommendation \$1000 per acre., 12.2 acres. Upon roll call vote; all in favor. Land value changed.

#2022.7      **Parcel #270.51.08.022**      Lot 22 Blk 8 - HSBG Lincoln Meadows Sub Div  
Owner not present      Kent & Bernice Walz  
601 Quail Circle  
Harrisburg SD 57032

**No Change** Valuation: Land (NA-D-O): \$36,917 Building (NA-D1-O) \$163,405

Appeal from Kent & Bernice Walz to request land be raised to \$41,000 and the building be lowered to \$146,000. The reason for appealing is they do not believe it is correct and would like to see how it was arrived at this assessment including sales and comparable properties. Motion Kindt, seconded Wenck on Parcel 270.51.08.022 to leave the assessed value for land at \$36,917 and to leave the building value at \$163,405 for a total assessed value of \$200,322. Upon roll call vote; all in favor. No change made.

#2022.8 **Parcel # 270.70.16.001** Lot 1 Blk 16 - Hsbg-Green Meadows Addition  
Owner not present Drexel Place  
500 Spruce Street  
Harrisburg SD 57032

Current Valuation: Land (NA-DC): \$227,876 Building (NA-DC2) \$4,977,714  
**Changed** Valuation: Building (NA-DC2) \$1,863,190

Appeal from Drexel Place LP by Joan Franken due to the apartment complex being rent restricted for 40 years by the low income housing tax credit program and HOME (HUD administered) program and based on the income capitalization approach of valuing these properties, the assessed value is overstated. Motion Wenck, seconded Maxwell on Parcel 270.70.16.001 to leave the assessed land value at \$227,876 and to change the building value to \$1,863,190 for a total assessed value of \$2,091,066 using income based approach. Upon roll call vote; all in favor. Building value changed.

#2022.9 **Parcel #270.70.00.200A** Tr 2A Replat of Tr 2 - Hsbg Green Meadows Addition  
Owner not present Hunters Gate  
213 S Cliff Ave  
Harrisburg SD 57032

Current Valuation: Land (NA-DC): \$176,804 Building (NA-DC2): \$1,556,436  
**Changed** Valuation: Building (NA-DC2): \$972,367

Appeal from Hunters Gate LP by Joan Franken due to the apartment complex being rent restricted for 40 years by the low income housing tax credit program and HOME (HUD administered) program and based on the income capitalization approach of valuing these properties, the assessed value is overstated. Motion Maxwell, seconded Wenck on Parcel 270.70.00.200A to leave the assessed land value at \$176,804 and to change the building value to \$972,367 for a total assessed value of \$1,149,171 using income based approach. Upon roll call vote; all in favor. Building value changed.

#2022.10 **Parcel #270.70.00.200B** Tr 2B Replat of Tr 2 - Green Meadows Addition  
Owner not present 115 S Cliff Ave  
Harrisburg SD 57032

Current Valuation: Land (NA-DC): \$177,071 Building (NA-DC2): \$1,556,436  
**Changed** Valuation: Building (NA-DC2): \$972,367

Appeal from Hunters Gate LP by Joan Franken due to the apartment complex being rent restricted for 40 years by the low-income housing tax credit program and HOME (HUD administered) program and based on the income capitalization approach of valuing these properties, the assessed value is overstated. Motion Heerde, seconded Maxwell on Parcel 270.70.00.200B to leave the assessed land value at \$177,071 and to change the building value

to \$972,367 for a total assessed value of \$1,149,438 using income-based approach. Upon roll call vote; all in favor. Building value changed.

#2022.11      **Parcel #270.25.07.009**      Hsbg – Thorsons 2<sup>nd</sup> Add N1/2 lots 8 & 9 - Blk 7  
Owner not present      Joe Schuch  
404 Prairie Street  
Harrisburg SD 57032

**No Change**- Current Valuation Land (NA-D-O) \$19,840      Building (NA-D1-O) \$151,165

Appeal from Joe Schuch was to request the land value to be lowered to \$16,480 and the building value to be lowered to \$144,172. His reasons for appealing were that he has not made any renovations to his home since he bought it in 2020, the last couple years we have seen a giant bubble of real estate expand and it appears this bubble of inflated real estate will pop soon. And he does not believe he could sell his home for the new assessed value of \$171,005 due to the fact that he is having major structural issues. Motion Wenck, seconded Maxwell on parcel 270.25.09.009 to leave the assessed value for the land at \$19,840 and the building value at \$151,165 for a total assessed value of \$171,005. Upon roll call vote; all in favor. No change made.

#2022.12      **Parcel #270.70.00.401**      Lot 1 in Tr 4 Hsbg – Green Meadows Addition  
Owner not present      CJB Townhomes LLC / Charles Benson  
321 Honeysuckle Drive  
Harrisburg SD 57032

**No Change** – Current Valuation Land (NA-DC): \$6,579      Building (NA-DC2): \$134,933

Appeal from CJB Townhomes requesting the building value to be lowered to \$104,500 due to 48.47% increase in property value. Motion Anez, seconded Wenck on parcel 270.70.00.401 to leave the assessed value for land at \$6,579 and to leave the building value at \$134,933 for a total assessed value at \$141,512. Upon roll call vote; all in favor. No change made.

#2022.13      **Parcel #270.70.00.402**      Lot 2 in Tr 4 - Hsbg – Green Meadows Addition  
Owner not present      CJB Townhomes LLC / Charles Benson  
317 Honeysuckle Drive  
Harrisburg SD 57032

**No Change** - Current Valuation Land (NA-DC) \$6,507      Building (NA-DC2) \$134,568

Appeal from CJB Townhomes requesting the building value to be lowered to \$104,500 due to 48.93% increase in property value. Motion Kindt, seconded Maxwell on parcel 270.70.00.402 to leave the assessed value for land at \$6,507 and to leave the building value at \$134,568 for a total assessed value at \$141,075. Upon roll call vote; all in favor. No change made.

#2022.14      **Parcel #270.70.00.403**      Lot 3 in Tr 4 - Hsbg – Green Meadows Addition  
Owner not present      CJB Townhomes LLC / Charles Benson  
313 Honeysuckle Drive  
Harrisburg SD 57032

**No Change** - Current Valuation Land (NA-DC) \$6,546      Building (NA-DC2) \$134,933

Appeal from CJB Townhomes requesting the building value to be lowered to \$104,500 due to 48.89% increase in property value. Motion Heerde, seconded Maxwell on parcel 270.70.00.403 to

leave the assessed value for land at \$6,546 and to leave the building value at \$134,933 for a total assessed value at \$141,479. Upon roll call vote; all in favor. No change made.

#2022.15      **Parcel #270.70.00.404**      Lot 4 in Tr 4 - Hsbg – Green Meadows Addition  
Owner not present      CJB Townhomes LLC / Charles Benson  
307 Honeysuckle Drive  
Harrisburg SD 57032

**No Change** - Current Valuation Land (NA-DC) \$6,562      Building (NA-DC2) \$134,933

Appeal from CJB Townhomes requesting the building value to be lowered to \$104,500 due to 48.91% increase in property value. Motion Wenck, seconded Maxwell on parcel 270.70.00.404 to leave the assessed value for land at \$6,562 and to leave the building value at \$134,933 for a total assessed value at \$141,495. Upon roll call vote; all in favor. No change made.

#2022.16      **Parcel 270.70.00.405**      Lot 5 in Tr 4 - Hsbg – Green Meadows Addition  
Owner not present      CJB Townhomes LLC / Charles Benson  
303 Honeysuckle Drive  
Harrisburg SD 57032

**No Change** - Current Valuation Land (NA-DC) \$6,552      Building (NA-DC2) \$134,369

Appeal from CJB Townhomes requesting the building value to be lowered to \$104,500 due to 48.95% increase in property value. Motion Maxwell, seconded Heerde on parcel 270.70.00.405 to leave the assessed value for land at \$6,552 and to leave the building value at \$134,369 for a total assessed value at \$140,921. Upon roll call vote; all in favor. No change made.

#2022.17      **Parcel 270.70.00.406**      Lot 6 in Tr 4 - Hsbg – Green Meadows Addition  
Owner not present      CJB Townhomes LLC / Charles Benson  
319 Honeysuckle Drive  
Harrisburg SD 57032

**No Change** - Current Valuation Land (NA-DC) \$6,603      Building (NA-DC2) \$134,933

Appeal from CJB Townhomes requesting the building value to be lowered to \$104,500 due to 48.95% increase in property value. Motion Tank, seconded Maxwell on parcel 270.70.00.406 to leave the assessed value for land at \$6,603 and to leave the building value at \$134,933 for a total assessed value at \$141,536. Upon roll call vote; all in favor. No change made.

#2022.18      **Parcel 270.70.00.407**      Lot 7 in Tr 4 - Hsbg – Green Meadows Addition  
Owner not present      CJB Townhomes LLC / Charles Benson  
315 Honeysuckle Drive  
Harrisburg SD 57032

**No Change** - Current Valuation Land (NA-DC) \$6,575      Building (NA-DC2) \$134,933

Appeal from CJB Townhomes requesting the building value to be lowered to \$104,500 due to 48.92% increase in property value. Motion Wenck, seconded Maxwell on parcel 270.70.00.407 to leave the assessed value for land at \$6,575 and to leave the building value at \$134,933 for a total assessed value at \$141,508. Upon roll call vote; all in favor. No change made.

#2022.19      **Parcel 270.70.408**      Lot 9 in Tr 4 - Hsbg – Green Meadows Addition  
Owner not present      CJB Townhomes LLC / Charles Benson  
311 Honeysuckle Drive  
Harrisburg SD 57032

**No Change** - Current Valuation Land (NA-DC) \$6,549      Building (NA-DC2) \$134,369

Appeal from CJB Townhomes requesting the building value to be lowered to \$104,500 due to 48.30% increase in property value. Motion Anez, seconded Wenck on parcel 270.70.00.408 to leave the assessed value for land at \$6549 and to leave the building value at \$134,369 for a total assessed value at \$140,918. Upon roll call vote; all in favor. No change made.

#2022.20      **Parcel 270.70.00.409**      Lot 9 in Tr 4 - Hsbg – Green Meadows Addition  
Owner not present      CJB Townhomes LLC / Charles Benson  
305 Honeysuckle Drive  
Harrisburg SD 57032

**No Change** - Current Valuation Land (NA-DC) \$6,555      Building (NA-DC2) \$134,369

Appeal from CJB Townhomes requesting the building value to be lowered to \$104,500 due to 48.31% increase in property value. Motion Maxwell, seconded Heerde on parcel 270.70.00.409 to leave the assessed value for land at \$6555 and to leave the building value at \$134,369 for a total assessed value at \$140,924. Upon roll call vote; all in favor. No change made.

Motion Wenck, seconded Maxwell to accept the assessment roll with the amended valuations listed above.

Motion Tank, seconded Maxwell to adjourn at 6:54 pm.

Mary McClung, Clerk of City of Harrisburg Local Equalization Board