

City of Harrisburg Local Board of Equalization
Meeting Minutes
March 20, 2023

The City of Harrisburg Local Board of Equalization, met in session Monday, March 20th, 2023, at 6:00 p.m. at the Liberty School Board Room, 200 E Willow Street, Harrisburg, South Dakota. Present were Derick Wenck, Kevin Maxwell, Tom Anez, Matt Westerman and Linda Heerde representing the Harrisburg School Board. All motions were by majority vote and approved unanimously by those members present unless otherwise indicated.

#2023.1 **Parcel #270.16.03.035:** Lot 35 Blk 3 Harvest Acres HSBG
Owner Not Present: Brian & Barb Nedved
504 Emmett Trl
Harrisburg, SD 57032

Current Valuation: Land (NA-DO) \$51,330 Building (NA-D10) \$284,110
CHANGED Valuation: Land (NA-DO) NO CHANGE Building (NA-D10) \$280,345

Appeal from Brian & Amanda Nedved was to request Property Value be lowered, stating that the lower level sq ft is incorrect. Lower level should be 102 sq ft less than what is filed. Motion Heerde Seconded Maxwell to leave the land value at \$51,330 and change the building value to \$280,345 Upon roll call all in favor

#2023.2 **Parcel #270.65.05.006:** Lot 6 Blk 5 Greyhawk Add HSBG
Owner Present: Eric & Amanda Carl
903 Woodmont Ave
Harrisburg, SD 57032

Current Valuation: Land (NA-DO): \$38,070 Buildings (NA-D10): \$201,949
CHANGED Valuation: Land (NA-DO) \$32,487 Buildings (NA-D10) \$185,727

Appeal from Eric & Amanda Carl was to request Property Value be lowered, stating that nearly identical housing layout in same property area was valued \$7,000 less despite the differences. Motion Anex Seconded Maxwell to change land value to \$32,487 and to change the building value to \$185,727 Upon roll call, all in favor

#2023.3 **Parcel #270.81.01.014** Lot 14 Blk 1 Devitt Farm Add HSBG
Owner Present: Duane & Karen Poppens
282 Devitt Drive
Harrisburg, SD 57032

Current Valuation: Land (NADO): \$40,600 Buildings (NAD10): \$278,354
No Change :

Appeal from Duane & Karen Poppens was to request Property Value be lowered, stating he is over 65, disabled, can't hold job. Foot and ankle permanently disabled. Motion Maxwell Seconded Anez to leave values unchanged Upon roll call, all if favor

#2023.4 **Parcel #270.74.15.011:** Lot 11 Blk 15 Legendary Estates Add HSBG
Owner Present: Jodi Hildebrand
407 Quinn Ave
Harrisburg, SD 57032

Current Valuation: Land (NA-DC): \$227,876 Building (NA-DC2) \$4,977,714
Changed Valuation: Land (NA-DC):NO CHANGE Building (NA-DC2) \$1,087,576

Appeal from Hunters Gate Limited Partnership to request that the value of the new assessment be lowered based on rent restricted by Low Income Housing Tax Credit program and HUD Admin and based on the Income Capitalization Approach of valuing this property Motion Maxwell Seconded Anez to change the valuation Upon roll call all in favor

#2023.9 **Parcel #270.35.00.001B** East HSBG N1/2 of S 184' O.L. 1
Owner not present Rodney & Sherrie Miles Living Trust
105 Milwaukee Ave
Harrisburg SD 57032

Current Valuation: Land (NAD1): \$21,791 Building (NAD): \$52,744
Changed Valuation: Land (NAD1): NO CHANGE Building (NAD): \$0

Appeal from Rodney & Sherrie Miles to request that the Owner-Occupied Status be changed. House was condemned by the city and will be torn down. Motion Heerde Seconded Maxwell to change owner-occupied status Upon roll call, all in favor

#2023.10 **Parcel #270.25.07.009** N 1/2 Lots 8 & 9 Blk 7 Thorsons 2nd Add HSBG
Owner present Joseph Schuch
404 Prairie St
Harrisburg SD 57032

Current Valuation: Land (NA-DO): \$27,900 Building (NA-D1O): \$172,761
NO CHANGE

Appeal from Joseph Schuch was to request the value be lowered based on an incorrect condition status. Classified as "excellent" condition and should be "normal" condition as the home is 123 years old. Motion Maxwell Seconded Anez to leave value Upon roll call, all in favor

#2023.11 **Parcel #270.70.07.036** Lot 36 Blk 7 Green Meadows Add HSBG
Owner not present Nathan & Yesenia Bridgman
609 Cedar Dr
Harrisburg SD 57032

Current Valuation Land (NA-DO) \$43,800 Building (NA-D1O) \$238,284
NO CHANGE

Appeal from Nathan & Yesenia Bridgman was to request the value be lowered based on the county assessor having unreliable information. Comparing this home to homes with finished basements that are showing as unfinished. Basement in unfinished Motion Heerde Seconded Westerman to leave value Upon roll call, all in favor

#2023.12 **Parcel #270.40.00.029** Lot 29 Sunrise Add HSBG
Owner not present Tim & Joanne Vermulm
107 Anna Way
Harrisburg SD 57032

Current Valuation Land (NA-D): \$37,125 Building (NA-D1): \$153,962
Changed Valuation Land (NA-D): \$37,125 Building (NA-D1): \$96,997

Appeal from Tim & Joanne Vermulm was to request the value be lowered based on purchasing the home in November 2022 for \$125,000. This home has been neglected for some time with a great deal of work needing to be done. Recently started renovating the home to bring it up to current market standards Motion Maxwell Seconded Anez to change the value Upon roll call, all in favor

Motion Maxwell Seconded Anez to accept the assessment roll with the amended valuations listed above and to accept the Administrative Changes.

Motion Anez Seconded to adjourn at 7:11pm.

Deb Harris, Clerk of City of Harrisburg Local Equalization Board