

Memo

To: Russ Ronke
From: Les Struble and Dave Paulsen
CC:
Date: May 14, 2008
Re: Update

In April of 2008, the reappraisal committee, with assistance from Dick Raethz, contacted all counties regarding their most recent reappraisal efforts as well what they are planning for the 2009 assessment year. Slightly more than ten percent of the counties responded; responses are listed below:

In Jerauld County, we did a reappraisal of the town of Alpena last year. We started measuring in August and finished in November, just before the weather got cold! We ran the profiles on our Estimator 7 program, and then we sorted the houses and mobile homes into several groups, according to styles, sizes and ages. We then spread each group's profiles out on tables and reviewed them, to make sure we were assessing similar properties fairly. We kept the cards sorted in their groups and took them over to Alpena for a town meeting the week before local boards. We had a chance to explain the whole process of arriving at our assessments, and answer any questions. We ended up only having six appeals to the local board, and I attribute that to our being able to explain everything at the meeting.

For 2009, we are planning to reappraise our small town of Lane, and all of our small acreages (we have around 70 of those). If we get those two projects done, we will probably start on the town of Wessington Springs. Our rural farm buildings all need to be re-done also, but there is only so much we can do! If you need any more info, let me know.

~Jerauld County~

Hutchinson County, in further preparation for the Ag productivity approach to AG land, will be reviewing past adjustments made to AG land. Hutchinson County, being in the James River Valley, has a fair amount of parcels consisting of both crop and grass soils. Adjustments were made to those in the past, and do need to be reviewed. Adjustments in the past relied heavily on use rather than the capability of production. Adjustments will continue to be made to deserving parcels. I do not yet know if the state will accept these or adjust the factor, but I will do those adjustments either way.

~Hutchinson County~

Union County is hoping to start our total revaluation for the county this spring to be completed over the next few years. We are interested in visiting with counties that have done this and are doing it. We will be setting up forms, schedules, and getting started sometime in May.

~Union County~

Brookings County is hoping to finish our physical review of Brookings City this year. We have the SW city portion left plus one other south central area.

We started the county review in 2000 and if we successfully finish this summer – it will have been an eight year plan to physically inspect the entire county. I would have liked the review to be a six year project – but that did not happen. Staff changes, more building permits, more politics, and more projects - just did not allow for a six year plan.

As far as the reappraisal portion – each year the finding of the reviews are added and the reappraisal number portion takes place after the sales analysis in the fall. Last year after sales analysis we increased our lake areas, commercial land and several neighborhood areas in Brookings City along with a few smaller towns. The same analysis will be necessary for the 2009 reappraisal determinations.

~Brookings County~

We started a reappraisal project six years ago that was supposed to take five or six years to complete. We have now been through every town and four townships in the southwest corner of the county. Our goal this year will be five or six townships out from the southwest corner. At this time, we have maybe 2/3 of the population covered. After this year, we will have the majority of the building sites done and be spending time driving to more rural ranch sites.

~Butte County~

Yankton County reviewed all townhouse after sending letters to property owners asking for appointments. All mobile homes both registered and on real estate, were also reviewed.

For the 2009 Assessment year, all NAC and NAC1 properties will be reviewed.

~Yankton County~

Kingsbury County last completed reappraisal of small acreages throughout the county. For the summer of 2008 we are starting the farm re appraisals. This will take us 2 years. New values will not be added until all of the farms are completed.

~Kingsbury County~

Custer City was reappraised including all residential and commercial structures as well as the land. With a staff of 2+ appraisers, this took all summer and the majority of the fall months. Yearly, we spend between 25% and 35% of our field time valuing new construction.

For the 2009, all NAC properties will be reviewed as well finalizing our GIS product, thus allowing us to be on the soil survey.

~Custer County~

If you would like to contribute your reappraisal efforts and/or plans to this document, please contact Les Struble (lstruble@custercountysd.com) or Dave Paulsen (clarkdoe@itcel.com).