

City of Tea
Local Review Board Meeting
March 15, 2021

In compliance with SDCL 10-11-13, the City Council of Tea and Tea Area School District, acting as the Local Review Board, met March 15, 2021 at City Hall. Mayor John Lawler called the meeting to order at 7:00 with the following present: City Councilmembers Joe Weis, Casey Voelker, Chuck Ortmeier, Jim Erck, Sidney Munson, Tea Area School District Board of Education President Kristen Daggett and Clerk of the Local Review Board Dawn Murphy.

The following appeals were received and action taken.

- 1. Property Owner:** Ryan Jorgenson
Parcel #270.47.18.014 **Legal Description:** Prairie Trails Add. Lots 13 & 14, Block 18
2021 Assessor's Value: Land:67,455 Building \$360,698 TOTAL \$428,153
MOTION by Voelker, seconded by Weis, to lower the land value to \$31,492 and building value to \$345,260 for a new total value of \$376,752. All members voted AYE
- 2. Property Owner:** Bruce & Sharon Blumer
Parcel #240.72.04.012A. **Legal Description:** Spencer Heights Add. Lot 12A, Block 4
2021 Assessor's Value: Land:40,030 Building \$260,179 TOTAL \$300,209
MOTION by Munson, seconded by Ortmeier, to lower the land value to \$35,000 and building value to \$240,000 for a new total value of \$275,000. All members voted AYE
- 3. Property Owner:** Kiropa Properties
Parcel #240.70.09.001A **Legal Description:** Zelmer 1st Add. Lot 1A, Block 9
2021 Assessor's Value: Land:129,340 Building \$975,609 TOTAL \$1,104,949
MOTION by Voelker, seconded by Munson, to lower the land value to \$100,000 and building value to \$785,000 for a new total value of \$885,000. All members voted AYE
- 4. Property Owner:** Darren & Cynthia Farwell
Parcel #240.11.06.030 **Legal Description:** Howling Ridge Add. Lot 30, Block 6
2021 Assessor's Value: Land: \$37,039 Building \$298,412 TOTAL \$350,325
MOTION by Erck, seconded by Voelker, to lower the building value to \$277,961. The land value stays the same at 37,039 for a new total value of 315,000. All members voted AYE
- 5. Property Owner:** Adam Struck
Parcel #240.47.14.003.: **Legal Description:** Prairie Trails, Lot 3, Block 14
2021 Assessor's Value: Land: \$28,452 Building \$236,479 TOTAL \$264,931
MOTION by Voelker, seconded by Erck, to lower the building value to \$199,248. The land value stays the same at 28,452 for a new total value of 227,700. All members voted AYE
- 6. Property Owner:** Brett & Sarah Waltner
Parcel #240.11.02.024 **Legal Description:** Howling Ridge Add, Lot 24, Block 2
2021 Assessor's Value: Land: \$44,253 Building \$413,118 TOTAL \$457,371
MOTION by Erck, seconded by Voelker, to lower the building value to \$370,750. The land value stays the same at 44,250 for a new total value of 415,000. All members voted AYE
- 7. Property Owner:** Julie Baatz
Parcel #240.11.02.029 **Legal Description:** Howling Ridge Add. Lot 29, Block 2
2021 Assessor's Value: Land: \$36,957 Building \$294,136 TOTAL \$331,093
MOTION by Erck, seconded by Ortmeier, to lower the building value to \$263,043. The land value stays the same at 36,957 for a new total value of 300,000. All members voted AYE

- 8. Property Owner:** Liang Teng
Parcel 240.47.11.003 **Legal Description:** Prairie Trails Add. Lot 3, Block 11 & Lot 30 Block 9
2021 Assessor's Value: Land: \$43,537 Building \$493,931 TOTAL \$537,468
MOTION by Erck, seconded by Voelker, to lower the building value to \$473,963. The land value stays the same at 43,537 for a new total value of 517,500. All members voted AYE
- 9. Property Owner:** Kevin & Jodi Prussman
Parcel 240.11.01.002 **Legal Description:** Howling Ridge Add. Lot 2, Block 1
2021 Assessor's Value: Land: \$32,760 Building \$251,574 TOTAL \$284,334
MOTION by Voelker, seconded by Erck, to lower the building value to \$232,240. The land value stays the same at 32,760 for a new total value of 265,000. All members voted AYE
- 10. Property Owner:** Octane Properties
Parcel 240.87.02.005 **Legal Description:** Gateway Park Add. Lot 5, Block 2
2021 Assessor's Value: Land: \$174,726 Building \$109,3023 TOTAL \$1,267,749
MOTION by Voelker, seconded by Munson, to lower the building value to \$1,038,023 **due to the owner preenting evidence that the building was not 100% complete at 10/31/20**. The land value stays the same at 174,726 for a new total value of 1,212,749. All members voted AYE
- 11. Property Owner:** OCH Leasing LLC
Parcel 240.87.01.005 **Legal Description:** Gateway Park Add. Lot 5, Block 2
2021 Assessor's Value: Land: \$332,538 Building \$745,985 TOTAL \$1,078,523
MOTION by Voelker, seconded by Ortmeier, to lower the building value to \$692,059 **due to the owner presenting evidence that the building was not 100% complete at 10/31/2020**. The land value stays the same at 332,538 for a new total value of 1,024,597. All members voted AYE
- 12. Property Owner:** Matthew Schroeder
Parcel .: 240.47.18.017 **Legal Description:** Prairie Trails Add. Lot 17, Block 18
2021 Assessor's Value: Land: \$29,316 Building \$309,382 TOTAL \$309,382
MOTION by Voelker, seconded by Erck, to approve the 2021 assessor's value. All members voted AYE
- 13. Property Owner:** Timothy Cushman
Parcel .: 240.63.00.002 **Legal Description:** Hagemeyers 2nd Add., Lot 2
2021 Assessor's Value: Land: \$22,509 Building \$160,076 TOTAL \$160,076
MOTION by Ortmeier, seconded by Voelker, to approve the 2021 assessor's value. All members voted AYE
- 14. Property Owner:** Cooper Walter Joint Recovable Trust
Parcel .: 240.92.01.015 **Legal Description:** Lots 14 & 15 Block 1, Hagedorn Industrial Park
2021 Assessor's Value: Land: \$179,598 Building \$788,898 TOTAL \$788,898
MOTION by Voelker, seconded by Ortmeier, to approve the 2021 assessor's value. All members voted AYE
- 15. Property Owner:** Cooper Walter Joint Recovable Trust
Parcel .: 240.92.05.015 **Legal Description:** Lots 15, Block 5, Hagedorn Industrial Park Add.
2021 Assessor's Value: Land: \$187,321 Building \$939,770 TOTAL \$1,127,091
MOTION by Erck, seconded by Ortmeier, to approve the 2021 assessor's value. All members voted AYE
- 16. Property Owner:** Tea Hospitality LLC
Parcel .: 240.87.01.001 **Legal Description:** Gateway Park Add – Lot 1 – ex Lot 1H, Block 1
2021 Assessor's Value: Land: \$143,693 Building \$2,820,771 TOTAL \$2,964,464

MOTION by Voelker, seconded by Ortmeier, to approve the 2021 assessor’s value. All members voted AYE

17. MOTION by Ortmeier, seconded by Munson to approve the following administrative changes. All members voted AYE

PARCEL	NAME	LEGAL	OLD VALUE	NEW VALUE
240.11.06.038a	Daryl J. Rossow	Howling Ridge Add. Lot 38A, Block 6	325,916	232,026
240.11.06.038B	Natalie Surkalovic	Howling Ridge Add. Lot 38B, Block 6	325,916	228,564
240.11.06.039A	Matthew Carr	Howling Ridge Add – Lot 39A, Block 6	326,420	228,987
240.47.08.010	David Au	Prairie Trails Add. Lot 10, Block 8	371,545	339,121
240.62.03.011	Christopher Schrum	Hagemeyers Add. Lot 11, Block 3	266,180	222,526
240.66.08.012A	Ronald Olfert	Heritage Add. Lot 12A, Block 8	356,271	299,497
240.66.08.012B	Derrick Alves	Heritage Add. Lot 12B, Block 8	346,599	290,255
240.11.08.006A	Ken Wonnenberg	Howling Ridge Add Lot 6A, Block 8	203,703	196,573

MOTION by Weis, seconded by Munson to approve the 2021 assessor’s roll. All members voted AYE.

MOTION by Weis, Seconded by Voelker to adjourn at 8:30 pm. All members voted AYE.

Dawn Murphy, Clerk of Tea Local Review Board.