

Town of Keystone
Board of Trustees
March 20, 2022

The Board of Equalization for the Town of Keystone met as per SDCL 10-11-13 with attendance of the following; President Rick Greene, Trustees Matthew Fullilove, Sandra McLain, Casey McNulty; School Board member Todd Grabow and Finance Officer Cassandra Ott.

6:00 pm Meeting called to order by President Neff. Pledge of Allegiance Recited.
Motion by Trustee McNulty to add four appeals to the agenda (Grizzly Creek, Daniel Sagdalen, Specialty Management Associates, Stanford Adelstien Trust). Second by Trustee Babcock. Vote – All aye.

David M. Cofoid – Legal description: Original Town of Keystone; Block 9; Lot 11-12. Parcel ID 70-08-231-003. Tax ID: 6944. Requesting to lower the **structure** value from \$73,300 to \$63,900 and lowering the **land** value from \$37,700 to \$14,200; Reason for appealing: Nothing changed except a building permit was taken out for a new roof but it was not used. Motion by Trustee McNulty to approve lowering the structure value to \$63,900. Second by Trustee Fullilove. Vote – all aye. Motion by Trustee McNulty to lower land value to \$14,200. Second by Trustee Fullilove. Vote – all aye.

Nathan Phelps – Legal description: Harney Add; Block 2; Lot 4R. Parcel ID 70-04-376-023. Tax ID: 58066. Requesting to lower the **structure** value from \$60,200 to \$41,500 and lowering the **land** value from \$38,000 to \$11,700. Reason for appealing: No improvements and a very small land amount. Motion by Trustee McNulty to lower the structure value to \$51,000. Second by Trustee Fullilove. Vote – all aye. Motion by Trustee McNulty to lower land value to \$15,200. Second by Trustee McLain. Vote – all aye.

Robin Scott – Legal description: Rocky Gulch Add; Block 5; Lot 1R. Parcel ID 70-04-402-007. Tax ID: 54572. Requesting to lower the **structure** value from \$55,700 to \$0. Reason for appealing: The house is unlivable – the ceiling and upper 3 bedrooms, entryway, and living area have water damage. Motion by Trustee McNulty to lower the structure value to \$0. Second by Trustee Babcock. The building is scheduled to be demolished. Vote – all aye.

Richard Smith – Legal description: Harney Add; Block 3; Tract 4B. Parcel ID 70-04-353-016. Tax ID: 65709. Requesting to lower the **structure** value from \$171,600 to \$160,000 and lowering the **land** value from \$40,200 to \$27,000. Reason for appealing: Since 2021 there has been no improvement made. Roofline nor square footage has changed. Much of the older structure remain “under” normal living condition status and essential characteristics of the structure is substandard. Motion by Trustee McNulty to lower the structure value to \$160,000. Second by Trustee McLain. Vote – all aye. Motion by Trustee McNulty to lower the land value to \$27,000. Second by Trustee McLain. Vote – all aye.

Big Thunder Inc – Legal description: Gold Hills MS1540; Gold Hill, MS #1540. Parcel ID 70-09-109-003. Tax ID: 3888. Requesting to lower the **structure** value from \$238,700 to \$190,960 and to lower the **land** value from \$105,300 to \$84,240; Reason for appealing: All property is in floodplain – 10% assessed value agreement comparable to 402 1st street value. Motion by Trustee McNulty to lower the structure value to \$190,960. Second by Trustee Babcock. Vote – Trustees Babcock, McNulty, Greene, Fullilove, Grabow – Aye. Trustee McLain abstained. Motion carried. Motion by Trustee McNulty to lower the land value to \$84,240. Second by Trustee Babcock. Vote – Trustees Babcock, McNulty, Greene, Fullilove, Grabow – Aye. Trustee McLain abstained. Motion carried.

Rushmore Goldtown Inc – Legal description: Reed Placer MS 903; Un-platted Part. Parcel ID 70-09-106-006. Tax ID: 3838. Requesting to lower the **structure value** from \$20,100 to \$16,080 and lowering the **land value** from \$40,200 to \$32,160; Reason for appealing: All property in floodplain, it does not increase in value, 10% below assessed value, structure is shed property does not include mobile home. Land not more expensive than structure. Motion by Trustee McNulty to lower the land value to \$32,160. Second by Trustee Babcock. Vote – Trustees Babcock, McNulty, Greene, Fullilove, Grabow – Aye. Trustee McLain abstained. Motion carried. Motion by Trustee McNulty to lower the structure value to \$16,080. Second by Trustee Babcock. Vote – Trustees Babcock, McNulty, Greene, Fullilove, Grabow – Aye. Trustee McLain abstained. Motion carried.

Judith Helmer – Legal description: Harney Add; Block 9; Lot 8. Parcel ID 70-04-358-013. Tax ID: 68810. Requesting to lower the **land** value from \$23,600 to \$6,800; Reason for appealing: The land value is too high. Motion by Trustee McNulty to lower the land value to \$6,800. Second by Trustee Babcock. Vote – all aye.

Judith Helmer – Legal description: Harney Add; Block 9; Lot 6. Parcel ID 70-04-358-015. Tax ID: 68812. Requesting to lower the **land** value from \$23,600 to \$6,800; Reason for appealing: The land value is too high. Motion by Trustee McNulty to lower the land value to \$6,800. Second by Trustee McLain. Vote – all aye.

Judith Helmer – Legal description: Harney Add; Block 9; Lot 7. Parcel ID 70-04-358-014. Tax ID: 68811. Requesting to lower the **land** value from \$47,200 to \$6,800; Reason for appealing: The land value is too high. Motion by Trustee McNulty to lower the land value to \$6,800. Second by Trustee McLain. Vote – all aye.

Judith Helmer – Legal description: Harney Add; Block 9; Lot 9-10 & That Pt of Vac Gold St adj Lot 10. Parcel ID 70-04-358-005. Tax ID: 48941. Requesting to lower the **structure** value from \$495,300 to \$492,600, the difference in only the guest cottage. Reason for appealing: Land value too high, value of outbuilding too high (guest cottage). Motion by Trustee McNulty to lower the total structure value to \$488,300 which would make the guest cottage only worth \$300. Second by Trustee McLain. Vote – all aye.

Sarah Digmann – Legal description: Original Town of Keystone; Block 3; E15' of Lot 2. Parcel ID 70-09-104-009. Tax ID: 68839. Requesting to lower the **land** value from \$1,000 to \$200. Reason for appealing: There have been no improvements on this property. This parcel is a small unusable section of land that border the alley. A 400% increase is unjustified. The adjoining parcel ID 70-09-104-003, decreased by 32.46%. Motion by Trustee McNulty to lower the land value to \$200. Second by Trustee Babcock. Vote – all aye.

Sarah Digmann – Legal description: Original Town of Keystone; Block 3; E15' of Lot 1. Parcel ID 70-09-104-008. Tax ID: 68838. Requesting to lower the **land value** from \$1,000 to \$200; Reason for appealing: There have been no improvements on this property. The parcel next to it went down 32.46%. An increase of 400% on a tiny unusable parcel is unjustified. Motion by Trustee McNulty to lower the land value to \$200. Second by Trustee McLain. Vote – all aye.

James Hersrud – Legal description: Krupp Lode MS 1540; ALL. Parcel ID 70-09-109-010. Tax ID: 49231. Requesting to lower the **land value** from \$220,700 to \$150,000; Reason for appealing: Property value was \$42,600 and now is \$220,700. Withdrew his application. No action taken.

Rushmore Goldtown Inc – Legal description: Original Town of Keystone; Block 2; Lot 3-4. Parcel ID 70-09-106-004. Tax ID: 6883. Requesting to lower the **structure value** from \$226,000 to \$176,520; Reason for appealing: comparable value of 402 Blair same square footage should be 7-20%. Motion by Trustee McNulty to lower the structure value to \$176,520. Second by Trustee Fullilove. Vote – Trustees Babcock, McNulty, Greene, Fullilove, Grabow – Aye. Trustee McLain abstained. Motion carried.

Big Thunder Inc – Legal description: Harney ADD; Block 1; Lot 1. Parcel ID 70-04-351-008. Tax ID: 68769. Requesting to lower the **land value** from \$2,000 to \$1,350; Reason for appealing: Agreement - 10% of assessed value this is flood property. Motion by Trustee Fullilove to lower the land value to \$1,350. Second by Trustee Babcock. Vote – Trustees Babcock, McNulty, Greene, Fullilove, Grabow – Aye. Trustee McLain abstained. Motion carried.

Big Thunder Inc – Legal description: Harney ADD; Block 1; Lot 2. Parcel ID 70-04-351-009. Tax ID: 68770. Requesting to lower the **land value** from \$2,000 to \$1,350; Reason for appealing: Value should be set as agreement – 10% assess value this is flood property. Motion by Trustee McNulty to lower the land value to \$1,350. Second by Trustee Babcock. Vote – Trustees Babcock, McNulty, Greene, Fullilove, Grabow – Aye. Trustee McLain abstained. Motion carried.

Big Thunder Inc – Legal description: Harney ADD; Block 1; Lot 3. Parcel ID 70-04-351-010. Tax ID: 68771. Requesting to lower the **land value** from \$2,000 to \$1,350; Reason for appealing: Value should be set as agreement – 10% assess value this is flood property. Motion by Trustee Babcock to lower the land value to \$1,350. Second by Trustee Fullilove. Vote – Trustees Babcock, McNulty, Greene, Fullilove, Grabow – Aye. Trustee McLain abstained. Motion carried.

Big Thunder Inc – Legal description: Harney ADD; Block 1; Lot 4. Parcel ID 70-04-351-011. Tax ID: 68772. Requesting to lower the **land value** from \$2,000 to \$1,350; Reason for appealing: Value should be set as agreement – 10% assess value this is flood property. Motion by Trustee McNulty to lower the land value to \$1,350. Second by Trustee Babcock. Vote – Trustees Babcock, McNulty, Greene, Fullilove, Grabow – Aye. Trustee McLain abstained. Motion carried.

Big Thunder Inc – Legal description: Harney ADD; Block 1; Lot 5. Parcel ID 70-04-351-012. Tax ID: 68773. Requesting to lower the **land value** from \$2,000 to \$1,350; Reason for appealing: Should be 10% below assessed value. Motion by Trustee McNulty to lower land value to \$1,350. Second by Trustee Babcock. Vote – Trustees Babcock, McNulty, Greene, Fullilove, Grabow – Aye. Trustee McLain abstained. Motion carried.

Big Thunder Inc – Legal description: Harney ADD; Block 1; Lot 6. Parcel ID 70-04-351-013. Tax ID: 68774. Requesting to lower the **land value** from \$2,000 to \$1,350; Reason for appealing: Value should be set as agreement – 10% assess value this is flood property. Motion by Trustee Fullilove to lower land value to \$1,350. Second by Trustee Babcock. Vote – Trustees Babcock, McNulty, Greene, Fullilove, Grabow – Aye. Trustee McLain abstained. Motion carried.

Big Thunder Inc – Legal description: Harney ADD; Block 1; W1/2 of Lot 7. Parcel ID 70-04-351-014. Tax ID: 68775. Requesting to lower the **land value** from \$1,900 to \$900; Reason for appealing: Value should be set as agreement – 10% assess value this is flood property. Motion by Trustee Fullilove to lower land value to \$900. Second by Trustee Babcock. Vote – Trustees Babcock, McNulty, Greene, Fullilove, Grabow – Aye. Trustee McLain abstained. Motion carried.

Big Thunder Inc – Legal description: Original Town of Keystone; Block 1; Lot 6-10. Parcel ID 70-09-108-001. Tax ID: 6881. Requesting to lower the **structure value** from \$3,000 to \$2,940 and lowering the **land value** from \$34,000 to \$27,200; Reason for appealing: This lot is not in flood plain, but yields 3 signs on lot that makes it non buildable 2 roads go through it. Motion by Trustee Fullilove to lower the structure value to \$2,940. Second by Trustee Babcock. Vote – Trustees Babcock, McNulty, Greene, Fullilove, Grabow – Aye. Trustee McLain abstained. Motion carried. Motion by Trustee Fullilove to lower the land value to \$27,200. Vote – Trustees Babcock, McNulty, Greene, Fullilove, Grabow – Aye. Trustee McLain abstained. Motion carried.

Rushmore Gold Town Inc or McLain, Adam or Sandra – Legal description: 1981 Chief Vin: 18A10283 Located on Parcel ID 3838. Parcel ID - - - - 0. Tax ID: 8011541. Requesting to lower the **structure value** from \$9,000 to \$7,875 Reason for appealing: Mobile Homes do not increase in value. This is not land value only structure, building older than 1960. Motion by Trustee McNulty to lower the structure value to \$7,875. Second by Trustee Babcock. Vote – Trustees Babcock, McNulty, Greene, Fullilove, Grabow – Aye. Trustee McLain abstained. Motion carried.

Grizzly Creek LLC – Legal description: 2 South; 6 East; Sec 17; S1/2NW1/4NE1/4 Less McGrays Sub & Less That Pt deeded by Metes & Bounds in deed book 43 page 554. Parcel ID 70-17-203-006. Tax ID: 67801. Requesting to lower the **land value** from \$43,700 to \$8,900; Reason for appealing: No platted access, not usable ground due to slope and terrain, no access across

creek. We discuss this every year. Trustee Fullilove made a motion to lower the land value \$8,900. Second by Trustee McLain. Vote – all aye.

Daniel Sagdalen – Legal description: SMA SUBD; LOT 1. Parcel ID 70-17-252-001. Tax ID: 70246. Requesting to lower the **land value** from \$160,000 to \$77,200; Reason for appealing: No platted access to general public, access via private easement on unimproved road. Motion by Trustee Fullilove to lower the land value to \$77,200. Second by Todd Grabow. Vote – all aye.

Specialty Management Associates – Legal description: SMA SUBD; LOT 2. Parcel ID 70-17-252-002. Tax ID: 70247. Requesting to lower the **land value** from \$171,300 to \$90,000; Reason for appealing: No platted access to general public, access is by private easement if I decide to grant it. Motion by Trustee McNulty to lower the land value to \$90,000. Second by Trustee Babcock. Vote – all aye.

Stanford M Adelstein Trust – Legal description: 2 South; 6 East; Sec 17; SW1/4NE1/4; NE1/4NW1/4NW1/4SE1/4. Parcel ID 70-17-251-004. Tax ID: 70248. Requesting to lower the **land value** from \$636,00 to \$382,500; Reason for appealing: land value is excessive, terrain and lack of utilities should result in lower value per acre. Motion by Trustee McNulty to lower the land value to \$382,500. Second by Trustee Babcock. Vote – all aye.

Karen Boland – Legal description: Original Town of Keystone; Block 6; Lot 16-17 (Also in Section 8). Parcel ID 70-09-103-006. Tax ID: 6912. Requesting to lower the **structure** value from \$38,000 to \$18,700; Reason for appealing: The addition built in 2014-2015 was never completed. The building permits were filed in city hall – why did the county wait until 2022 to do assessment? Motion by Trustee McNulty made a motion to lower the structure value to \$18,000. Second by Trustee Babcock. Vote – all aye.

Kwinn Neff – Legal description: Capp Pine Hills Subd; Lot 1 of Lot AR. Parcel ID 70-06-451-004. Tax ID: 48446. Requesting to lower the **land** value from \$128,100 to \$80,000; Reason for appealing: This lot went up 127% which is out of range of the other two lots by a significant amount. Motion by Trustee McNulty to lower the land value \$80,000. Second by Trustee Babcock. Vote – all.

Cal Look Vacation Rentals – Legal description: Original Town of Keystone; Block 4; Lot 1-3. Parcel ID 70-09-102-005. Tax ID: 6894. Requesting to lower the **land** value from \$13,100 to \$12,000; Reason for appealing: no amenities on property. Motion by Trustee McNulty to lower the land value to \$12,000. Second by Todd Grabow. Vote – all aye.

Cal Look Vacation Rentals – Legal description: Original Town of Keystone; Block 5; E17.5' of Lot 1 (Also in section 8). Parcel ID 70-09-101-006. Tax ID: 6899. Requesting to lower the **structure** value from \$18,800 to \$11,000 and to lower **land** value from \$3,300 to \$1,800; Reason for appealing: building value doubled and land value tripled. Motion by Trustee Fullilove to lower the structure value to \$11,000. Second by Todd Grabow. Vote – all aye. Motion by Trustee Fullilove to lower the land value to \$1,800. Second by Todd Grabow. Vote – all aye.

Cal Loock Vacation Rentals – Legal description: Original Town of Keystone; Block 6; Lot 11 (Also in section 8). Parcel ID 70-09-103-003. Tax ID: 6911. Requesting to lower the **structure** value from \$107,700 to \$80,000; Reason for appealing: no improvements on the building. Motion by Trustee Fullilove to lower the structure value to \$80,000. Second by Trustee Babcock. Vote – all aye.

Cal Loock Halley’s Historic Corner LLC – Legal description: Original Town of Keystone; Block 5; Lot 14-16. Parcel ID 70-09-101-007. Tax ID: 6906. Requesting to lower the **structure** value from \$79,700 to \$57,100; Reason for appealing: Building 130 years old, needs foundational work. Motion by Trustee Fullilove to lower the structure value to \$57,100. Second by Trustee Babcock. Vote – all aye.

Cal Loock Rentals LLC – Legal description: Rocky Gulch Add; Block 2; Lot 10. Parcel ID 70-04-403-002. Tax ID: 41958. Requesting to lower the **land** value from \$41,100 to \$25,500; Reason for appealing: land value too high. Motion by Trustee Fullilove to lower the land value to \$25,500. Second by Trustee Babcock. Vote – all aye.

Cal Loock Rentals LLC – Legal description: Rocky Gulch Add; Block 2; Lot 11-12. Parcel ID 70-04-403-001. Tax ID: 41959. Requesting to lower the **land** value from \$51,100 to \$40,000; Reason for appealing: land value too high. Motion by Trustee Fullilove to lower the land value to \$40,000. Second by Trustee McLain. Vote – all aye.

Cal Loock Rentals LLC – Legal description: Original Town of Keystone; Block 9; Lot 13. Parcel ID 70-08-231-004. Tax ID: 6945. Requesting to lower the **structure** value from \$169,500 to \$153,600 and requesting to lower the **land** value from \$35,900 to \$16,200; Reason for appealing: The land value went up 4.5 times more since last year and no improvements on the house. Motion by Trustee Fullilove to lower the structure value to \$153,600. Second by Trustee McLain. Vote – all aye. Motion by Trustee Fullilove to lower the land value to \$16,200. Vote – all aye.

Town of Keystone, Board of Trustees

Rick Greene, President

Attest:

Cassandra Ott, Finance Officer
(SEAL)

Published once at the approx. cost \$_____