

DELL RAPIDS CITY BOARD OF EQUALIZATION

The City of Dell Rapids convened as a Board of Equalization on Wednesday, March 23, 2011 at 6:00 p.m.

Roll Call:

Present City Council Members: Mayor Fiegen, Downs, Wiebenga, Delange, Paul, Probst, and School Board Member Davis. Absent; Testerman, Sommerfeld, Grovenburg

Staff Present: Administrator Weiland and Building Inspector/Code Enforcement Officer Gruis.

Chairman Fiegen called the meeting to order.

RDID# 22124 – 514 Orleans Ave.

Legal Description: Lot 6 Block 33, Dell Rapids City Original

Motion by Downs to revert to 2010 value:	Land – 16,335
Seconded by Davis.	Building –73,565
Motion carried 6-0.	Total: 89,900
Reason for change – Lowered based on fair market value.	

RDID# 67614 – 703 Eagle Run

Legal Description: Lot 2 Block 7, Spruce Glenn Addn.

Motion by Probst to change value as follows:	Land – 45,980
Seconded by Testerman	Building – 223,520
Motion carried 6-0	Total: 269,500
Reason for change – Lowered to recent purchase price	

RDID# 22268– 1004 E 7th Street

Legal Description: Lot 10 & N. 40 lot 11 Block 50, Dell Rapids City Original

Motion by Downs to change value as follows:	Land – 14,100
Seconded by Delange	Building – 66,028
Motion carried 6-0.	Total: 80,128
Reason for change – Lowered to Fair Market Value, been on market for 2 years.	

RDID# 22118- 536 E 4th Street

Legal Description: Lot 24 Block 32, Dell Rapids City Original

Motion by Downs to change value as follows:	Land – 17,820
Seconded by Davis.	Building – 98,864
Motion carried 6-0.	Total: 116,982
Reason for change – Lowered to Fair Market Value based on comparable.	

RDID# 62178 – 400 E. 11th Street

Legal Description: Lot 15A & Lot 16A Block 1, Skellys Addn.

Motion by Paul for no change to value:	Land – 33,640
Seconded by Wiebenga.	Building – 262,540
Motion failed Ayes (1) Paul – Nayes (5) all others	Total: 296,180

Motion by Davis to change as follows:	Land – 33,640
Seconded by Probst.	Building – 208,383
Motion carried 6-0.	Total: 242,023

Reason for change – Lowered to fair market value based on duplexes similar square footage.

RDID# 84693 – 406 E 11th Street

Legal Description: Lot 17A Block 1, Skelly’s Addn.

Motion by Davis to change value as follows:	Land –23,430
Seconded by Paul	Building – 200,441
Motion carried 6-0.	Total: 223,871

Reason for change – Lowered to fair market values based on duplexes similar square footage

RDID# 84694 – 409 E 12th Street

Legal Description: Lot 19 Block 1, Skelly’s Add.

Motion by Davis to change value as follows:	Land –28,640
Seconded by Paul.	Building – 130,523
Motion carried 6-0.	Total: 159,163

Reason for no change – Lowered to fair market values based on duplexes similar square footage

RDID# 67617– 801 Eagle Run

Legal Description: Lot 5 Block 7, Spruce Glenn Addn.

Motion by Wiebenga to revert to 2010 value:	Land –52,230
Seconded by Downs.	Building –419,898
Motion carried 6-0.	Total: 472,128

Reason for no change –Lowered based on fair market value

RDID#22176 – Lot on East 7th Street

Legal Description: Lot 3 & 4 Block 38, Dell Rapids City Original

Motion by Downs to revert to 2010 value:	Land –10,500
Seconded by Probst.	
Motion carried 6-0.	Total: 10,500

Reason for no change – Lowered based on fair market value.

RDID# 721979 – 205 Orleans Avenue

Legal Description: N ½ Lots 11 & 12 Block 21, Dell Rapids City Original

Motion by Downs to revert to 2010 value:	Land –5,738
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Seconded by Wiebenga.
Motion carried 6-0.
Reason for change – Lowered based on fair market value.

Building – 93,652
Total: 99,390.

RDID# 21904 – Lots South of 3rd Street
Legal Description: Lot 1-4 Block 8 & Lots 9, 11, 12, Block 8, Dell Rapids City Original
Motion by Downs to revert to 2010 value: Land – 6,360
Seconded by Wiebenga.
Motion carried 6-0. Total: 6,360
Reason for change – Lowered based on fair market value.

RDID# 21901 – Lots South of 3rd Street
Legal Description: Lot 1 to 6 of Block 7, Dell Rapids City Original
Motion by Paul to revert to 2010 value: Land – 5,489
Seconded by Probst.
Motion carried 6-0. Total: 5,489
Reason for change – Lowered based on fair market value

RDID# 22463– 814 E 4th Street
Legal Description: Lot 4 Block 1, Cunninghams 2nd Addn.
Motion by Paul to revert to 2010 value: Land – 15,444
Seconded by Wiebenga. Building – 49,648
Motion carried 6-0. Total: 65,092
Reason for change – Lowered based on fair market value

RDID# 21937 – 303 W 3rd Street
Legal Description: Lots 1 to 3 & 7 of Block 15, Dell Rapids City Original
Motion by Downs for no change to value: Land – 46,576
Seconded by Wiebenga. Building – 76,479
Motion carried 6-0. Total: 1

RDID# 59867 – 609 W 7th Street
Legal Description: Lot 7 Block 1, Pony Hills Addn.
Motion by Downs to revert to 2010 value: Land – 25,000
Seconded by Wiebenga. Building – 134,897
Motion carried 6-0. Total: 159,977
Reason for change – Lowered based on fair market value

RDID# 62294– 967 W. 7th Street
Legal Description: Lot 7 Block 1, Pony Hills Addn.
Motion by Downs to revert to 2010 value: Land – 22,211

Seconded by Probst. Building – 135,237
Motion carried 6-0. Total: 157,448
Reason for change – Lowered based on fair market value

RDID# 21879 – 405 E 2nd Street
Legal Description: Lot 4 & E ½ Lot 5 & W ½ Lot5, Dell Rapids City Original
Motion by Wiebenga to revert to 2010 value: Land – 9,052
Seconded by Davis. Building – 64,909
Motion carried 6-0. Total: 73,961
Reason for change – Lowered based on fair market value plus property in flood plain

RDID# 22133 – 407 E 6th Street
Legal Description: Lot 3 Block 34, Dell Rapids Original
Motion by Paul to revert to 2010 value: Land – 18,150
Seconded by Downs. Building – 107,964
Motion carried 6-0. Total: 126,114
Reason for change – Lowered based on fair market value

RDID# 22179 – 104 E 6th Street
Legal Description: Lot 8, Blk 38, Dell Rapids Original
Motion by Downs for no change in value: Land – 18,150
Seconded by Probst. Building – 68,410
Motion carried 6-0. Total: 88,325

RDID# 22533 – 602 W 3rd Street
Legal Description: Lot 2 Tract D Edenburns Add.
Motion by Paul for no change in value: Land – 27,793
Seconded by Wiebenga. Building – 266,702
Motion carried 6-0. Total: 294,495.

RDID# 78634 – 101 Zero Street
Legal Description: Lot 6 Block 1, Mergens Addn
Motion by Downs for no change in value: Land – 8,800
Seconded by Probst. Building – 78,171
Motion carried 6-0. Total: 86,971

RDID# 67616 – 707 Eagle Run
Legal Description: Lot 4 Block 7, Spruce Glenn
Motion by Downs to revert to 2010 value: Land – 51,030
Seconded by Probst. Building – 407,765
Motion carried 6-0. Total: 458,795

Reason for change – Lowered based on fair market value

RDID# 22482 – 109 W 5th Street

Legal Description: Lots 1&2&6&7 Block 5, Dunns Subd. Of LL Dunns Addn.

Motion by Downs to change value as follows:	Land – 35,540
Seconded by Wiebenga.	Building – 123,460
Motion carried 6-0.	Total: 159,000

Reason for change – Lowered based on appraised valuation.

RDID# 22661 – 508 E 8th Street

Legal Description: Lot 10, Blk 11, Graves Addn.

Motion by Wiebenga to revert to 2010 value:	Land – 24,503
Seconded by Davis.	Building – 69,926
Motion carried 6-0.	Total: 94,429

Reason for change – Lowered based on fair market value.

RDID# 22425 – 405 E 11th Street

Legal Description: E 60' Lot 5a (Es.54') Lot 6, Subd Part Lot A Cochrans Add

Motion by Downs to change value as follows:	Land – 25,280
Seconded by Probst	Building – 117,180
Motion carried 6-0.	Total: 142,460

Reason for change – Lowered based on comparable duplexes per square foot basis.

RDID# 22164 – 208 E 5th Street

Legal Description: Lot 9 & Lot 10 & E. 10' Block 36, Dell Rapids City Original

Motion by Downs to change value as follows:	Land – 20,900
Seconded by Paul.	Building – 102,882
Motion carried 6-0.	Total: 123,782

Reason for change – Lowered based on comparable duplexes per square foot basis

RDID# 84679 – 812 S. Hwy 115

Legal Description: Tract 3 Maria Crisp Addn.

Motion by Paul to change value as follows:	Land – 14,850
Seconded by Probst	Building – 61,050
Motion carried 6-0.	Total: 75,000

Reason for change – Lowered based on fair market value.

RDID# 80127 – 316 W 9th Street

Legal Description: Lot 7 Block 3, Blue Ridge Addn.

Motion by Paul to revert 2010 value:	Land – 16,740
Seconded by Wiebenga.	Building – 100,791

Motion carried 6-0. Total: 117,531
Reason for change – Lowered based on fair market value.

RDID# 83024 – 101 E 12th Street
Legal Description: Tract 2, Timber Ridge Addn.
Motion by Downs to change value as follows: Land – 43,050
Secinded by Probst. Building – 435,640
Motion carried 6-0. Total: 478,690
Reason for change – Lowered based on fair market value per square footage of similar construction.

RDID# 6977 – 600 N Hwy 77
Legal Description: Lot 9 Block 1, Highland Heights Addn.
Motion by Downs to change value as follows: Land – 29,370
Secinded by Probst. Building – 110,630
Motion carried 6-0. Total: 140,000
Reason for change – Lowered based on comparable duplexes per square foot basis.

RDID# 75860 – 411 W 10th Street
Legal Description: Lot 1 Block 2, Blue Ridge Addn.
Motion by Downs to revert to 2010 value: Land – 22,033
Secinded by Wiebenga. Building – 155,967
Motion carried 6-0. Total: 178,000
Reason for change – Lowered based on fair market value.

RDID# 80074 – 310 W 9th Street
Legal Description: Lot 6, Blk 4, Blue Ridge Addn
Motion by Downs to revert to 2010 value: Land – 24,526
Secinded by Paul. Building – 140,591
Motion carried 6-0. Total: 165,117
Reason for change – Lowered based on fair market value.

RDID# 63636 – 513 N Hwy 77
Legal Description: Lot 2, Blk, Bob Davis Addn.
Motion by Downs to revert to 2010 value: Land – 31,350
Secinded by Wiebenga. Building – 167,265
Motion carried 6-0. Total: 198,615
Reason for change – Lowered based on fair market value

RDID# 21938 – 212 Mill Ave
Legal Description: Lot 6, Blk 15, Dell Rapids City Original
Motion by Downs for no change in value: Land – 30,590

Seconded by Probst.
Motion carried 6-0.

Building – 108,910
Total: 139,500

RDID# 22418 – 1210 Ladelle Avenue
Legal Description: Lot 14, Blk 1, Larry Brown Addn.
Motion by Downs for no change in value:
Seconded by Probst.
Motion carried 6-0.

Land – 28,740
Building – 138,450
Total: 167,190

RDID# 59903 – 603 W 9th Street
Legal Description: Lot 3, Blk 3, Pony Hills Addn.
Motion by Wiebenga to revert to 2010 value:
Seconded by Downs.
Motion carried 6-0.
Reason for change – Lowered based on comparable properties.

Land – 31,005
Building – 177,297
Total: 208,302

RDID# 77701 – 1000 Par Lane
Legal Description: Lot 1 Block 3, Spruce Glenn Addn.
Motion by Downs to change value as follows:
Seconded by Davis.
Motion carried 6-0.
Reason for change – Lowered based on recent purchase value.

Land – 49,410
Building – 208,590
Total: 258,000

RDID# 59928 – 1005 Westview Dr.
Legal Description: Lot 4A Block 5, Pony Hills Addn.
Motion by Downs to revert to 2010 value:
Seconded by Paul.
Motion carried 6-0.
Reason for change – Lowered based on fair market value

Land – 32,228
Building – 214,667
Total: 246,895

RDID# 67601 – 704 Eagle Run
Legal Description: Lot 2 Block 5, Spruce Glenn Addn.
Motion by Downs for no change in value:
Seconded by Probst.
Motion failed 0 Yeah – 6 Nay.

Land – 29,610
Total: 29,610

Motion by Downs to change value as follows:
Second by Probst
Motion carried 6-0
Reason for change – Lowered based on fair market value

Land – 28,500
Total: 28,500

RDID# 82679 – Birdie Drive Lot
Legal Description: Lot 1 Block 8, Spruce Glenn Addn.
Motion by Downs to change value as follows: Land – 33,500
Seconded by Probst.
Motion carried 6-0. Total: 33,500
Reason for change – Lowered based on fair market value

RDID# 82680 – Birdie Drive Lot
Legal Description: Lot 2 Block 8 Spruce Glenn Addn.
Motion by Downs to change value as follows: Land – 33,500
Seconded by Wiebenga.
Motion carried 6-0. Total: 33,500
Reason for change – Lowered based on fair market value

RDID# 82681 – Birdie Drive Lot
Legal Description: Lot 3 Block 8 Spruce Glenn Addn.
Motion by Downs to change value as follows: Land – 33,500
Seconded by Probst.
Motion carried 6-0. Total: 33,500
Reason for change – Lowered based on fair market value

RDID# 82682 – Birdie Drive Lot
Legal Description: Lot 4 Block 8 Spruce Glenn Addn.
Motion by Probst to change value as follows: Land – 33,500
Seconded by Downs.
Motion carried 6-0. Total: 33,500
Reason for change – Lowered based on fair market value

RDID# 82683 – Birdie Drive Lot
Legal Description: Lot 5 Block 8 Spruce Glenn Addn
Motion by Downs to change value as follows: Land – 33,500
Seconded by Paul.
Motion carried 6-0. Total: 33,500
Reason for change – Lowered based on fair market value

RDID# 82684 – Birdie Drive Lot
Legal Description: Lot 6 Block 8 Spruce Glenn Addn
Motion by Probst to change value as follows: Land – 36,000
Seconded by Wiebenga.
Motion carried 6-0. Total: 36,000
Reason for change – Lowered based on fair market value

RDID# 81502 – Eagle Run Lot
Legal Description: Lot 1 Block 9, Spruce Glenn Addn.
Motion by Probst to change value as follows: Land – 34,900
Seconded by Wiebenga.
Motion carried 6-0. Total: 34,900
Reason for change – Lowered based on fair market value

RDID#81503 – Eagle Run Lot
Legal Description: Lot 2 Block 9, Spruce Glenn Addn
Motion by Probst to change value as follows: Land – 33,900
Seconded by Wiebenga.
Motion carried 6-0. Total: 33,900
Reason for change – Lowered based on fair market value

RDID# 81504 – Eagle Run Lot
Legal Description: Lot 3 Block 9, Spruce Glenn Addn
Motion by Probst to change value as follows: Land – 33,900
Seconded by Wiebenga.
Motion carried 6-0. Total: 33,900
Reason for change – Lowered based on fair market value

RDID# 81505 – Eagle Run Lot
Legal Description: Lot 4 Block 9, Spruce Glenn Addn
Motion by Probst to change value as follows: Land – 33,900
Seconded by Wiebenga.
Motion carried 6-0. Total: 33,900
Reason for change – Lowered based on fair market value

RDID# 81506 – Eagle Run Lot
Legal Description: Lot Block 9, Spruce Glenn Addn
Motion by Probst to change value as follows: Land – 33,900
Seconded by Wiebenga.
Motion carried 6-0. Total: 33,900
Reason for change – Lowered based on fair market value

RDID# 81507 – Unplatted Land
Legal Description: E. ½ NE ¼ Ex :e Bruns Addn. & Spruce Glen Addn. Dell Rapids Golf and
Recreation Addn.
Motion by Delange to revert to 2010 value: Land – 62,220
Seconded by Paul.
Motion carried 5 Yay – 1 Nay (Probst). Total: 62,220
Reason for change – Lowered based on fair market value

RDID# 22089 – 405 E 5th Street

Legal Description: Lot 4 Block 31, Dell Rapids City Original

Motion by Downs to revert to 2010 value:

Seconded by Wiebenga.

Motion carried 6-0.

Reason for change – Lowered based on fair market value

Land – 16,200

Building – 36,200

Total: 53,000

RDID# 22203 – 609 Orleans Ave

Legal Description: Lot 1 Block 41, Dell Rapids City Original

Motion by Davis to revert to 2010 value:

Seconded by Probst.

Motion carried 6-0.

Reason for change – Lowered based on fair market value

Land – 13,649

Building – 97,154

Total: 110,803

RDID# 22697 – 306 E 9th Street

Legal Description: S 4' Lot 4 & Lot 9 & Vac Alley Graves Addn. Block 16

Motion by Paul for no change in value.

Seconded by Wiebenga.

Motion carried 6-0.

Land – 19,420

Building – 89,670

Total: 109,090

RDID# 19001 – 24628 475th Street

Legal Description: Tract 2A, Sward Addn.

Motion by Downs to change value as follows:

Seconded by Paul.

Motion carried 6-0.

Reason for change – Lowered based on fair market value and comparable cold storage per square foot analysis.

Land – 12,750

Building – 40,000

Total: 52,750

RDID# 22039 – 212 E 3rd Street

Legal Description: Lot 36 Block 26, Dell Rapids City Original

Motion by Downs for no change in value:

Seconded by Paul.

Motion carried 6-0.

Land – 13,220

Building – 38,870

Total: 52,090

RDID# 75868 – 905 Par Lane

Legal Description: Lot 2 Block 2, Spruce Glenn Addn..

Motion by Downs to change value as follows:

Seconded by Wiebenga.

Motion carried 6-0.

Land – 73,600

Building – 439,000

Total: 512,600

Reason for change – Lowered based on fair market value per square foot analysis of similar construction.

RDID# 75869 – 905 Par Lane (Separate Lot)

Legal Description: Lot 3 Block 2, Spruce Glenn Addn.

Motion by Downs to change value as follows:

Land – 9,000

Seconded by Wiebenga.

Motion carried 6-0.

Total: 9,000

Reason for change – Lowered based on unbuildable lot within 100 year flood plain.

RDID#67597 – 711 Par Lane

Legal Description: Lot 1 Block 4, Spruce Glenn Addn..

Motion by Probst for no change in value:

Land – 49,270

Seconded by Downs.

Building – 277,010

Motion carried 6-0.

Total: 326,280

Motion by Downs to adjourn. Seconded Wiebenga.

Motion carried. 6-0 9:50 p.m

Justin Weiland
City Administrator

Scott Fiegen
Mayor

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