

2025
HUGHES COUNTY
BOARD OF EQUALIZATION
April 08, 2025

The Hughes County Board of Equalization met with members Rob Fines, and Tom Rounds present. Connie Hohn was available via telephone. Director of Equalization Eric Booth and County Manager Lori Jacobson were also present.

Rob Fines called the meeting to order at 1:45 PM.

1:45 PM Joseph & Connie O'Dell filed an objection to the assessed value of the property located at 304 Newberry Avenue Blunt, SD; Stebbins Second Addition Block 21 Lots 7 & 8. The structure has a value of \$6,722 and the land at \$7,315 for a combined assessment of \$14,037. Joseph & Connie O'Dell believe the value of the structure to be \$1,848 and the land at \$3,215 for a total of \$5,063 to reflect the value of their 2022 assessment. Moved by Rounds and seconded by Hohn to approve lowering the value of the structure to \$4,000 and lowering the land value to \$4,000 for a total assessed value of \$8,000. All voted Aye. Motion passed.

2:00 PM- STIPULATIONS

2:00 PM Cynthia Arch representing Cattleman's Restaurant filed an objection to the assessed value of the property located at 29608 SD Hwy 34 Pierre, SD; S300' less W255' Lot 1 S1/2 Section 9 110-78. The current commercial restaurant structure value is \$407,592, the third-floor apartment structure value is \$334,201 and the land at \$92,644 for a total assessed value of \$834,437. Cynthia Arch representing Cattleman's Restaurant is appealing the value of the third-floor apartment living quarters above the restaurant. Director Booth recommends increasing the commercial restaurant value to \$500,000, lowering the third-floor apartment structure value to \$180,000, and leaving the land value at \$92,644 for a total assessed value of \$772,644. Moved by Hohn and seconded by Rounds to deny the appeal and leave the value of the commercial restaurant structure at \$407,592, the third-floor apartment structure value at \$334,201 and the land at \$92,644 for a total assessed value of \$834,437. All voted Aye. Motion passed.

2:10 PM Austin Blair represented by Cynthia Arch filed an objection to the assessed value of the property located at 29602 SD Hwy 34 Pierre, SD; W255' of S300' of Govt Lot 1 lying North of Hwy ROW S1/2 S1/2 Section 9 110-78. The structure has a current value of \$193,697 and the land at \$73,104 for a total assessed value of \$266,801. Austin Blair represented by Cynthia Arch believe the value of the property is too high due to its current condition. The home is currently undergoing renovations and has been gutted to the bare outside walls. Director Booth recommends lowering the value of the structure to \$125,000 and leaving the land at \$73,104 for a total assessed value of \$198,104. Moved by Rounds and seconded by Hohn to approve following the Director's recommendation lowering the value of the structure to \$125,000 and leaving the land at \$73,104 for a total assessed value of \$198,104. All voted Aye. Motion passed.

2:45 PM Randy Mertz filed an objection to the assessed value of the property located at 2921 Essex Road Pierre, SD; Camelot Addition S 1/3 Lot 8 Section 23 111-79. The structure has a current value of \$344,872 and the land at \$77,476 for a total assessed value of \$422,348. Randy Mertz believes the assessment increases in the 2023, 2024, and 2025 are unjust. He believes the value of the structure to be \$300,000 and the land at \$50,000 for a total assessment of \$350,000. Director Booth recommends lowering the value of the structure to \$300,000 and leaving the land at \$77,476 for a total assessed value of \$377,476. Moved by Hohn and seconded by Rounds to deny the appeal and leave the value of the structure at \$344,872 and the land at \$77,476 for a total assessed value of \$422,348. All voted Aye. Motion passed.

3:00 PM Ross & Joan Crabtree filed an objection to the assessed value of the property located at 2551 Sussex Place Pierre, SD; Replat of Camelot Addition Lots 36 & 37B in W1/2 Section 23 111-79. The structure has a current value of \$622,249 and the land at \$96,844 for a total assessed value of \$719,093. Ross & Joan Crabtree believe the value of the structure to be \$480,000 and the land at \$72,000 for a total assessed value of \$552,500. Director Booth recommends lowering the value of the structure to \$540,000 and leaving the land at \$96,844 for a total assessed value of \$636,844. Moved by Rounds and seconded by Hohn to deny the claim and leave the value of the structure at \$622,249 and the land at \$96,844 for a total assessed value of \$719,093. All voted Aye. Motion passed.

3:15 PM Andrew & Darcy Boersma filed an objection to the assessed value of the property located at 140 Walleye Drive Pierre, SD; Beck's Residential Lots Lot 57 a Replat of Lots D & E in SW1/4 NE1/4 and SE1/4 NW1/4 Section 4 112-80. The structure has a current value of \$364,793 and the land at \$24,428 for a total assessed value of \$389,221. Andrew & Darcy Boersma believe the value of the structure to be \$300,000 and the land at \$25,000 for a total assessed value of \$325,000. Director Booth recommends lowering the value of the structure to \$315,000 and leaving the land at \$24,428 for a total assessed value of \$339,428. Moved by Hohn and seconded by Rounds to deny the appeal and leave the value of the structure at \$364,793 and the land at \$24,428 for a total assessed value of \$389,221. All voted Aye. Motion passed.

3:30 PM Greg & Denise Gehring filed an objection to the assessed value of the property located at 28692 Tree Farm Place Pierre, SD; McGee's Subd Lot 10D a Replat of Lot 10 a Replat of Lots 5, 6, & 8 of North 40 Acres of S1/2 SE1/4 NW1/4 & S1/2 SE1/4 NE1/4 Section 25 112-80. The structure has a current value of \$435,232 and the land at \$126,013 for a total assessed value of \$561,245. Greg & Denise Gehring believe the total assessed value should be \$489,500 to compare with figures provided by two local real estate agencies in completing a fair market analysis of the property. Director Booth recommends lowering the structure value to \$400,000 and leaving the land at \$126,013 for a total assessed value of \$526,013. Moved by Rounds and seconded by Hohn to deny the appeal and leave the value of the structure at \$435,232 and the land at \$126,013 for a total assessment of \$561,245. All voted Aye. Motion passed.

Freeze on Assessments

Moved by Rounds and seconded by Hohn to approve forty-one applications that qualified for a

freeze on assessments. All voted Aye. Motion passed.

Disabled Veterans

Moved by Rounds and seconded by Hohn to approve the list of forty-five Disabled Veterans Exemption applications. All voted Aye. Motion passed.

Paraplegic

Moved by Rounds and seconded by Hohn to approve three Paraplegic Veteran applicants. All voted Aye. Motion passed.

Tax Exempt Properties

Moved by Hohn and seconded by Fines to approve the new application received from Pierre Economic Development Corporation for the property legally described as Prairie Ridge Addition Block 1 Lots 1-21 & Block 2 Lots 1-11, formally known as Wells Second Addition Block 118 Lots 1-15 & 19-30; Block 119 Lots 1-16; Block 132 Lots 1-8 & 24-29; Block 133 lots 1 & 2; and Block 133 Lots 3-15. Hohn and Fines voted Aye. Rounds abstained. Motion passed.

Moved by Rounds seconded by Hohn to adjourn the County Board of Equalization for 2025. All voted Aye. Motion passed.

Dated this 8th day of April 2025.

ATTEST:

Rob Fines, Chairman
Hughes County Board of Equalization

Thomas J. Oliva, Finance Officer
Hughes County, South Dakota