

2021
HUGHES COUNTY
CONSOLIDATED BOARD OF EQUALIZATION
April 27, 2021

The Consolidated Board of Equalization for the County of Hughes, City of Pierre, and Pierre School District met with members Hughes County Commissioners Tom Rounds, Connie Hohn, Randy Brown, Pierre City Commissioner Blake Barringer, and Pierre School Board member Randy Hartmann was available via phone. Director of Equalization Melissa Flottmeyer, Field Appraiser Melissa Brock, and County Manager Kevin Hipple were also present.

Moved by Brown and seconded by Hohn to elect Tom Rounds to serve as the chairperson for the Consolidated Board of Equalization. Moved by Hohn to cease nominations and cast a unanimous ballot. All voted aye. Motion passed.

The following “Objections to Real Property Assessment” were reviewed and acted upon as follows:

3:00 PM– The Norbeck House, LLC (Rick Jensen)

Rick Jensen for the Norbeck House, LLC filed an objection to the assessed value of his home at 106 E Wynoka St; Hilgers Addition Block 1 W28.5’ Lot 4 & All of Lots 5 & 6 and E2’ of Lot 7 to the City of Pierre. The home is being sold for \$495,000 after being on the market for many years. Jensen is asking to have the value of the structure lowered from \$546,788 to \$449,000 and the land value lowered from \$53,181 to \$50,000.

Director Flottmeyer recommends lowering the value of the structure from \$546,788 to \$434,057 and leave the land value at \$53,181.

Cathy Sonnenschein spoke on behalf of Rick Jensen. The house has been for sale since 2017.

Moved by Hohn and seconded by Brown to follow the Director’s recommendations lowering the value of the structure from \$546,788 to \$434,057 and leave the land value at \$53,181 for a total value of \$487,238. All voted aye. Motion passed.

3:10 PM– Jennifer McIntyre & Andrew Walz

Jennifer McIntyre filed an objection to the assessed value of her home at 608 W Pleasant Ave; Fifth Railway Addition Block 47 Lots 10 & 11 to the City of Pierre. McIntyre did not appear. She is requesting her value be lowered due to the train noise, but did not indicate a value.

Director Flottmeyer recommends no change.

Moved by Brown and seconded by Barringer to follow the Director’s recommendation and leave the value at \$167,141. All voted aye by. Motion passed.

3:20 PM – Patrick Cushing

Patrick Cushing filed an objection to the assessed value for his mobile home at 121 Mars St; Airbase Acres Addition Block 2 to the City of Pierre(Building on Leased Site). He is requesting the value be lowered from \$47,686 to \$37,000.

Director Flottmeyer recommends lowering the value from \$47,686 to \$37,000.

Moved by Hartmann and seconded by Hohn to approve following the Director’s recommendation lowering the value from \$47,686 to \$37,000. All voted aye. Motion passed.

3:30 PM - Florence Trucano

Mike Trucano representing his mother, Florence Trucano filed an objection to the assessed value

of their commercial property at 217 W Missouri Ave; Fifth Railway Addition Block 74 Lots 7-11 & Lot 12 to the City of Pierre. The property has an offer of \$450,000 after being on the market for quite some time. Mr. Trucano is requesting the value be lowered to be closer to the purchase offer.

Director Flottmeyer recommended lowering the value of the structure from \$273,949 to \$237,565.

Moved by Hohn and seconded by Barringer to approve the Director's recommendation lowering the structure value from \$273,949 to \$237,565 and the land remain the same at \$172,170 and \$33,132 for a total of \$442,867 for Fifth Railway Addition Block 74 Lots 7-11 & Lot 12 to the City of Pierre. All voted aye. Motion passed.

3:40 PM – Wells Fargo

Gabriel Ehlers with Ryan LLC filed an objection for Wells Fargo at 333 E Sioux Ave; Original Plat Block 4 Lot 1 thru 6 to the City of Pierre. Mr. Ehlers did not appear. He is requesting the building value be lowered from \$1,474,671 to \$659,772 and the land remain the same.

Director Flottmeyer recommends lowering the structure value from \$1,474,671 to \$1,290,324 and the land remain the same at \$311,257.

Moved by Brown and seconded by Barringer to approve following the Director's recommendation lowering the structure value from \$1,474,671 to \$1,290,324 and the land remain the same at \$311,257 for a total of \$1,601,581. Moved by Brown and seconded by Barringer to amend the prior motion. All voted aye. Motion passed. The amended motion is to leave the value as is at \$1,474,671 for the structure and \$311,257 for the land for a total of \$1,785,928. All voted aye. Motion passed.

3:50 PM – Pramukhraj Pierre, LLC (Quality Inn)

Shedrick Lewis representing Pramukhraj Pierre LLC filed an objection to the value for the Quality Inn at 410 W Sioux Ave; Rocket Addition & E150.1' of Block 2 Haggard & Tidball Addition less Lot H1 to the City of Pierre. Mr. Lewis presented the income approach requesting the total value be \$1,520,000.

Director Flottmeyer recommends no change.

Moved by Hartmann and seconded by Barringer to approve following the Director's recommendations with no change to the value of \$1,736,701. All voted aye. Motion passed.

4:00 PM – Pramukhraj II, LLC (Econolodge/ Country Inn & Suites)

Shedrick Lewis representing Pramukhraj II, LLC filed an objection to the value for Country Inn & Suites at 221 S Highland Ave; Lot 3 of Kings Inn Replat of Lots 3 & 4 of Griffins Addition to the City of Pierre. Mr. Lewis presented the income approach requesting the total value be \$621,000.

Director Flottmeyer recommends no change.

Commissioner Barringer left the meeting.

Moved by Hohn and seconded by Brown to follow the Directors recommendation with no change to the value of \$858,267.

Moved by Brown and seconded by Hohn to adjourn and the Consolidated Board of Equalization for 2021. All voted aye by roll call vote. Motion passed.

Dated this 27th day of April 2021.

ATTEST:

Randy Vance, Chairman
Consolidated Board of Equalization

Jane Naylor, Finance Officer
Hughes County, South Dakota