

YANKTON COUNTY CONSOLIDATED BOARD



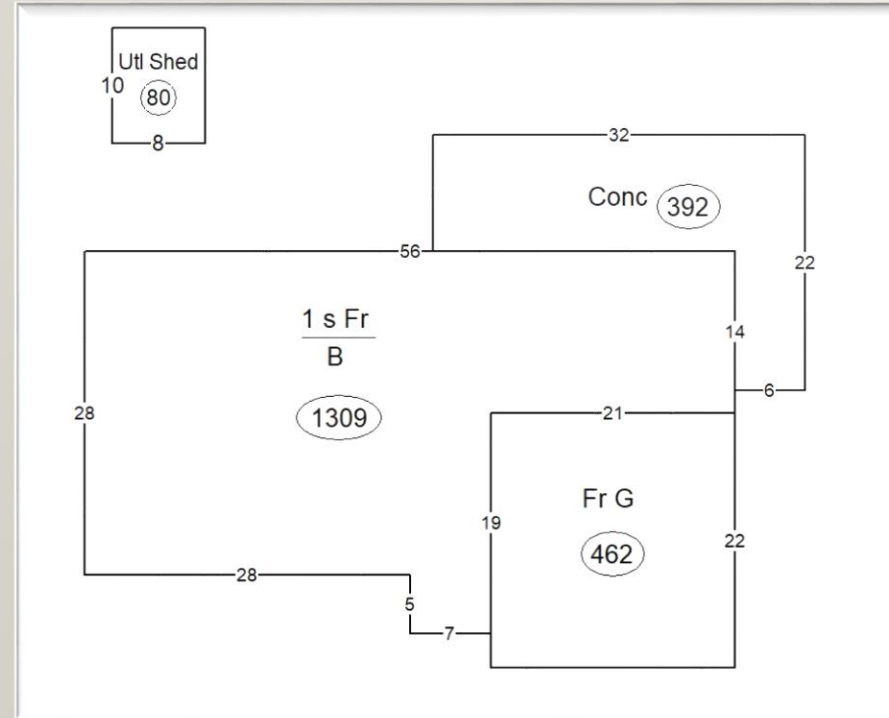
April 23, 2021 – 12:00 PM

Commission Chambers
Yankton County Government Center

David A Schuster

407 James Pl

78.280.003.130



Built 1970

Land Value	\$ 23,900
Structure Value	<u>\$143,900</u>
Assessed Value	\$167,800
Per sf: (1,309 sf.)	\$109.70 sf.
BSMT Rec Finish 955 sf.	

City of Yankton		Year Built = 1960-1980	
24 Months		Square Foot = 1200-1400	
Sales	2019	2020	2021
1	\$ 181,859	\$ 170,000	\$ 196,000
2	\$ 182,000	\$ 175,500	\$ 234,000
3	\$ 183,000	\$ 180,000	
4	\$ 185,000	\$ 190,000	
5	\$ 187,000	\$ 195,000	
6	\$ 197,500	\$ 208,000	
7	\$ 198,500	\$ 208,000	
8	\$ 201,000	\$ 219,900	
9	\$ 206,000	\$ 223,000	
10	\$ 209,000	\$ 231,000	
11	\$ 211,000	\$ 260,000	
12	\$ 225,000		
13	\$ 247,500		
Median	\$ 198,500	\$ 208,000	\$ 215,000
	4.8%		

Built 1970

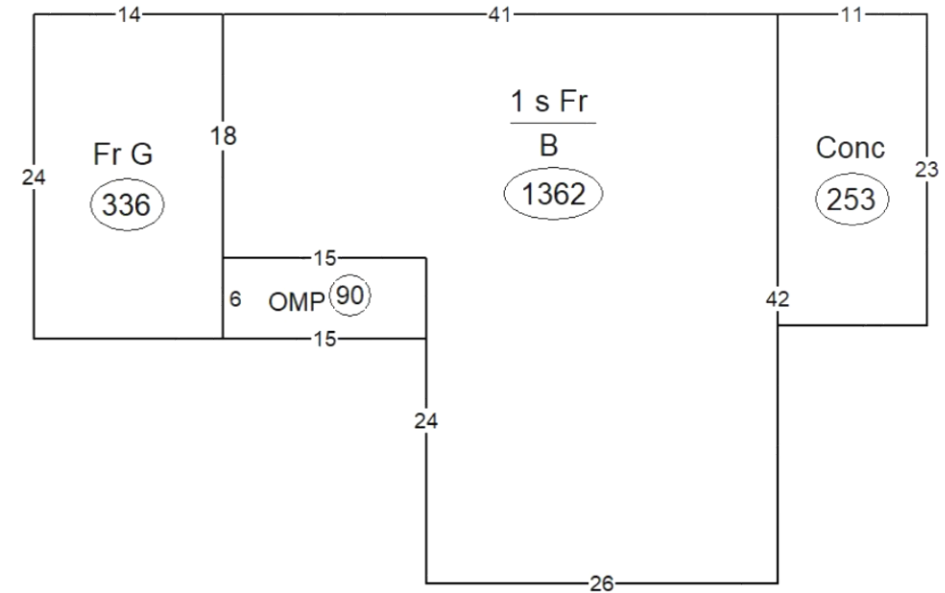
Land Value	\$ 23,900
Structure Value	<u>\$143,900</u>
Assessed Value	\$167,800

1,309 SF Above Grade

Comparable Sale 1

409 James Pl

78.280.003.120



Built 1965

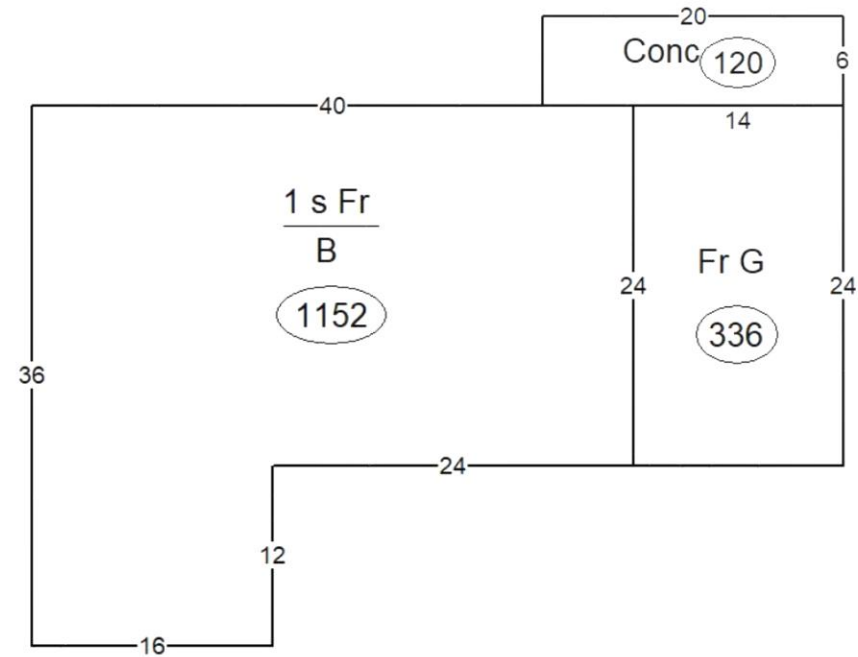
Sale Price: \$ 183,000
Sale Date: 8/1/2019
Per sf: (1,362 sf.) \$116.81 sf.
BSMT Rec Finish 977 sf.

$\$116.81 \times 1309 \text{ sf} = \$ 152,900$
Time Adj. +4.8% = \$160,200 Improvement
\$ 23,900 Land
Adjusted Sale Price: \$184,100

Comparable Sale 2

411 Burgess Rd

78.280.001.110



Built 1968

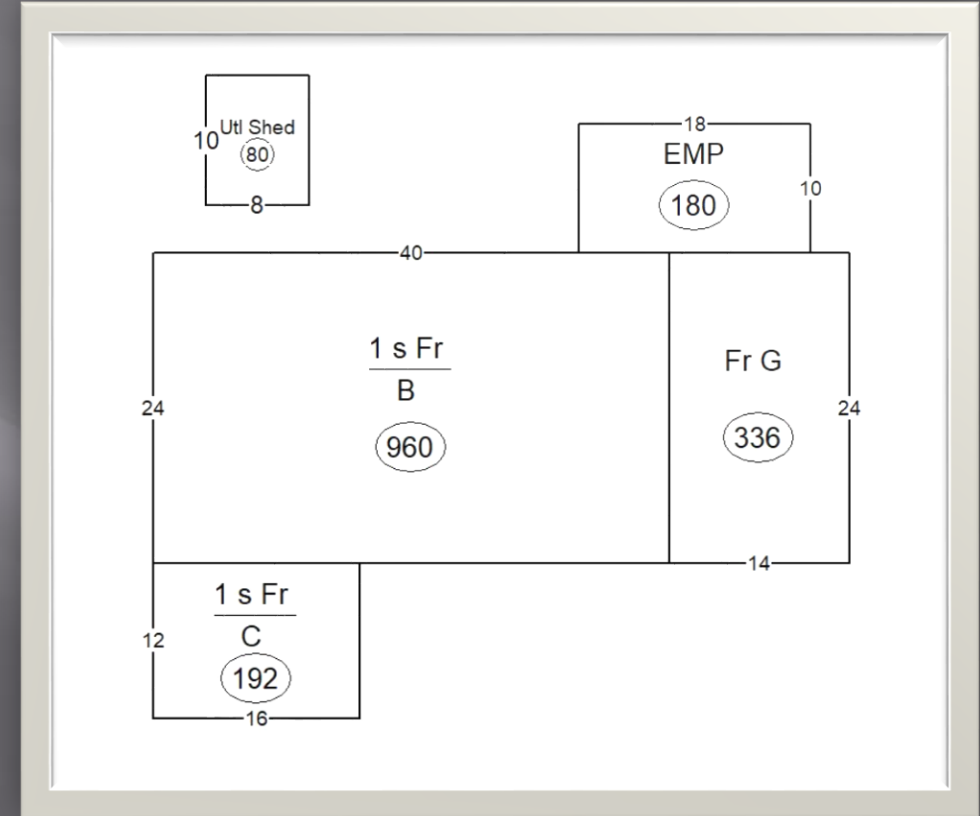
Sale Price: \$ 156,250
Sale Date: 10/30/2020
Per sf: (1,152 sf.) \$114.89 sf.
BSMT Rec Finish 720 sf.

$\$114.89 \times 1309 \text{ sf} = \$ 150,400$
\$ 23,900 Land
Adjusted Sale Price: **\$174,300**

Comparable Sale 3

600 Burgess Rd

78.280.004.040



Built 1968

Sale Price: \$ 174,000
Sale Date: 9/10/2020
Per sf: (1,152 sf.) \$130.12 sf.
BSMT Partition Finish 672 sf.

$\$130.12 \times 1309 \text{ sf} = \$ 170,300$
\$ 23,900 Land
Adjusted Sale Price: \$194,200

Summary:

407 James Pl
78.280.003.130

Subject: \$109.70 sf.

Sale 1: \$116.81 sf.

Sale 2: \$114.89 sf.

Sale 3: \$130.12 sf.

Subject: \$167,800

Adj Sale 1: \$184,100

Adj Sale 2: \$174,300

Adj Sale 3: \$194,200



East Eight LLC

611 West 23rd St

78.720.012.020



Built 2014

Land Value	\$ 152,500
Structure Value	<u>\$1,967,400</u>
Assessed Value	\$2,119,900
Per sf: (32,490 sf.)	\$ 60.55 sf.

Clay Dunes Inc

2410 Broadway Ave

78.980.006.070



Built 1992

Land Value	\$ 175,300
Structure Value	<u>\$1,548,600</u>
Assessed Value	\$1,723,900
Per sf: (27,474 sf.)	\$ 56.37 sf.

Agrees

Parcel #	Owner	Starting Value Class #1	Starting Value Class #2	Assessor's Recommendation Class #1	Assessor's Recommendation Class #2	Reason
78.010.001.089	Hanten Properties, LLC	NADC		NADC		
		\$68,200		\$56,000		Drainage & Legal Actions
78.250.001.020	Hanten Properties, LLC	NADC	NADC2	NADC	NADC2	
		\$35,800	\$372,800	\$35,800	\$195,700	Change in Use
78.620.008.080	Peterson, Carol Rev Trust	NAD	NAD1	NAD	NAD1	
		\$10,800	\$77,100	\$10,800	\$41,100	Unlivable
78.890.011.090	Schoenberger, Richard Lee	NADO	NAD10	NADO	NAD10	
		\$13,700	\$84,000	\$13,700	\$79,400	Clerical Error
78.999.250.270	Becker Flying Service/Yankton City	NADC2		NADC2		
		\$44,000		\$0		No longer leased/City Owned
78.280.006.020	Schander, Jason & Amy	NAD0	NAD10	NAD0	NAD10	
		\$40,500	\$344,400	\$40,500	\$273,700	Market Factor Error
78.890.011.050	Nitzschke, Robert	NAD0	NAD10	NAD0	NAD10	
		\$20,700	\$347,900	\$20,700	\$320,000	Equalization with Neighbors
78.890.011.055	Becker, Leon	NAD0	NAD10	NAD0	NAD10	
		\$20,800	\$362,500	\$20,800	\$332,500	Equalization with Neighbors
78.430.032.050	Gasteazoro, M. Catherine	NAD0	NAD10	NAD0	NAD10	Condition, Functional Obsolescence
		\$30,500	\$141,400	\$30,500	\$101,700	Market Sales did not support value
78.430.019.120	Stevens, Michael D	NAD	NAD1	NAD	NAD1	Historical home with limitation
		\$22,900	\$84,100	\$22,900	\$47,300	Obsolescence

YANKTON COUNTY BOARD OF EQUALIZATION



April 17, 2020 – 2:30 PM

Commission Chambers
Yankton County Government Center

Pioneer Spirit LLC.

31095 451 Ave
01.012.300.230 & 01.012.300.245



Built 1999

Land Value *.245	\$ 10,400
Land Value *.230	\$ 32,700
Structure Value	<u>\$ 414,400</u>
Assessed Value	\$ 457,500
5,211 SF Store	22x50 Canopy

