

**AGENDA**  
**Mobridge City Council**  
**Special Meeting**  
**Monday March 17, 2025 5:30 P.M.**  
**Mobridge City Hall**

- 1) Call to Order
- 2) Equalization Appeals
- 3) Adjournment

**OBJECTION TO REAL PROPERTY ASSESSMENT  
SDCL 10-11-13 thru SDCL 10-11-42**

**USE A SEPARATE FORM FOR EACH LEGAL DESCRIPTION - IF BARE  
AGRICULTURAL LAND, USE PT 17A**

<b>COURTHOUSE USE ONLY</b>
<b>APPEAL NUMBERS</b>
Local Board:
County Board:
Office of Hearing Examiners:

**APPLICANT INFORMATION**

ASSESSED IN NAME OF William G Stickney	EMAIL loslonelyboybill@ya	PHONE NUMBER 6058456969	COUNTY Walworth
MAILING ADDRESS 302 5th Ave West	CITY Mobridge	STATE SD	ZIP CODE 57601
PROPERTY ADDRESS - if different than mailing address		PARCEL NUMBER 5249	
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED – include lot, block, addition, city or section, township, and range Tn Add S/L T/B 55 517 7 31 Mobridge Grand Crossing Addition Lot 7 Block 31			

I AM APPEALING THE: ABSTRACT CLASS  EXEMPT STATUS  OWNER-OCCUPIED  PROPERTY VALUE STATUS

**REASON(S) FOR APPEALING**  
The assessed value of the building and land is over valued by approximately \$20000 according to my research.

IN MY OPINION, THE FULL AND TRUE VALUE OF SAID PROPERTY SHOULD BE:

\$ 65000 TOTAL VALUE \$ 2000 LAND VALUE \$ 63000 BUILDING VALUE

By signing this document, I certify that I am authorized to sign and that the above information is true and correct.

SIGNATURE  DATE 3-13-2025  
TAXPAYER / TAXPAYER ATTORNEY

**COMPLETED BY LOCAL BOARD OF EQUALIZATION – ACTION BY LOCAL BOARD OF EQUALIZATION**

NO CHANGE TO ASSESSOR'S VALUE  CHANGED CLASSIFICATION  CHANGED VALUATION

ABSTRACT TYPE	ASSESSOR VALUE FROM	LOCAL BOARD TO	CLASSIFICATION FROM	CLASSIFICATION TO	ASSESSOR RECOMMENDED VALUE	ASSESSOR RECOMMENDED CLASSIFICATION
1.	\$	\$			\$	
2.	\$	\$			\$	
3.	\$	\$			\$	
4.	\$	\$			\$	
5.	\$	\$			\$	

JURISDICTION \_\_\_\_\_ CLERK SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**COMPLETED BY DIRECTOR OF EQUALIZATION PRIOR TO COUNTY BOARD OF EQUALIZATION**

I, \_\_\_\_\_ make the following recommendation for the current year on the above stated property:

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DIRECTOR OF EQUALIZATION OFFICE SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**COMPLETED BY COUNTY BOARD OF EQUALIZATION – FINAL VALUE BY COUNTY BOARD OF EQUALIZATION**

ABSTRACT TYPE	TO	CLASSIFICATION FROM	CLASSIFICATION TO
1.	\$		
2.	\$		
3.	\$		
4.	\$		
5.	\$		

COUNTY AUDITOR SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

- Original copy: OHE (if appealed to that body)
- First copy: retained by county (if appealed to county board)
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**OBJECTION TO REAL PROPERTY ASSESSMENT**  
SDCL 10-11-13 thru SDCL 10-11-42

**USE A SEPARATE FORM FOR EACH LEGAL DESCRIPTION - IF BARE AGRICULTURAL LAND, USE PT 17A**

COURTHOUSE USE ONLY	
APPEAL NUMBERS	
Local Board:	
County Board:	
Office of Hearing Examiners:	

**APPLICANT INFORMATION**

ASSESSED IN NAME OF <i>Rachel Voita</i>	EMAIL <i>r-voita@westnvc.com</i>	PHONE NUMBER <i>605-850-8989</i>	COUNTY <i>Walworth</i>
MAILING ADDRESS <i>PO Box 294</i>	CITY <i>Mobridge</i>	STATE <i>SD</i>	ZIP CODE <i>57601</i>
PROPERTY ADDRESS - if different than mailing address <i>718 9th St W</i>		PARCEL NUMBER <i>066005</i>	
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - include lot, block, addition, city or section, township, and range <i>718 9th St West City of Mobridge 8/6/ Mobridge NPTS 2nd Addn lot 8 + 518' of Lot 9 Block 6 Landcode D 1.00 Gross Acres School District 62-6 60x40 Lot Size</i>			

I AM APPEALING THE: ABSTRACT CLASS  EXEMPT STATUS  OWNER-OCCUPIED  PROPERTY VALUE STATUS

REASON(S) FOR APPEALING  
*I just bought this house in July. There is no way the taxes or value has gone up that much. The house has not been updated in years. still has original kitchen, bathroom, Doors, windows. Way higher then market price value. This house has been way higher then it should have for years. This house had sat empty for <sup>(6)</sup> several years before buying.*

IN MY OPINION, THE FULL AND TRUE VALUE OF SAID PROPERTY SHOULD BE:  
\$ 92,000 TOTAL VALUE \$ \_\_\_\_\_ LAND VALUE \$ \_\_\_\_\_ BUILDING VALUE

By signing this document, I certify that I am authorized to sign and that the above information is true and correct.

SIGNATURE *Rachel Voita* DATE *March 12, 25*  
TAXPAYER / TAXPAYER ATTORNEY

**COMPLETED BY LOCAL BOARD OF EQUALIZATION – ACTION BY LOCAL BOARD OF EQUALIZATION**

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SDCL 10-11-13 thru SDCL 10-11-42

**USE A SEPARATE FORM FOR EACH LEGAL DESCRIPTION - IF BARE AGRICULTURAL LAND, USE PT 17A**

COURTHOUSE USE ONLY	
APPEAL NUMBERS	
Local Board:	
County Board:	
Office of Hearing Examiners:	

**APPLICANT INFORMATION**

ASSESSED IN NAME OF Kevin J Vojta et al	EMAIL Vojta@westriv.com	PHONE NUMBER 605-845-3692 848-1553	COUNTY WAL
MAILING ADDRESS 906 5th Ave E	CITY Mobridge	STATE SD	ZIP CODE 57601
PROPERTY ADDRESS - if different than mailing address		PARCEL NUMBER 6442	

LEGAL DESCRIPTION OF PROPERTY BEING APPEALED – include lot, block, addition, city or section, township, and range  
mobridge Skyline Addn Lots 5, 6, 11 + vacated ST between lots 6 and 11 Block 1  
(We have only 4 lots, not 5 as listed) sold the 5<sup>th</sup> lot over 15 years ago!

I AM APPEALING THE: ABSTRACT CLASS  EXEMPT STATUS  OWNER-OCCUPIED  PROPERTY VALUE STATUS

REASON(S) FOR APPEALING  
Although our assessment for 2025 did not change from 2024, we have had significant increase in our valuation especially over the last few years. From 2022 to 2023 valuation increased from 377,100 to 433,665 (13.9%) and from 2023 to 2024 and present from 433,665 to 507,388 (14.5%) for total increase of 130,288 in 2 yrs (25.7%). During this time there were NO home improvements or structural changes. Our home is modest with no tile in bathrooms, no granite or quartz in our kitchen etc, no brickwork or fancy deck etc.

IN MY OPINION, THE FULL AND TRUE VALUE OF SAID PROPERTY SHOULD BE:

\$371,000<sup>00</sup> TOTAL VALUE \$ 17,000<sup>00</sup> LAND VALUE \$ 354,000<sup>00</sup> BUILDING VALUE

By signing this document, I certify that I am authorized to sign and that the above information is true and correct.

SIGNATURE Kevin J Vojta DATE 3-12-25  
TAXPAYER / TAXPAYER ATTORNEY

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**OBJECTION TO REAL PROPERTY ASSESSMENT**  
SDCL 10-11-13 thru SDCL 10-11-42

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AGRICULTURAL LAND, USE PT 17A

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APPEAL NUMBERS	
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County Board:	
Office of Hearing Examiners:	

**APPLICANT INFORMATION**

ASSESSED IN NAME OF Kevin J Vojta et al	EMAIL vojta@westriv.com	PHONE NUMBER 605-845-3692 848-1553	COUNTY WAL
MAILING ADDRESS 906 5th Ave E	CITY Mobridge	STATE SD	ZIP CODE 57601
PROPERTY ADDRESS - if different than mailing address		PARCEL NUMBER 6442	
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED - include lot, block, addition, city or section, township, and range mobridge Skyline Addn Lots 5, 6, 11 + vacated ST between lots 6 and 11 Block 1			

I AM APPEALING THE: ABSTRACT CLASS  EXEMPT STATUS  OWNER-OCCUPIED  PROPERTY VALUE  STATUS

REASON(S) FOR APPEALING

Although ~~our~~ after completing a survey of ~~the~~ the assessment of numerous homes through out the city of mobridge, we feel as if our home has been grossly over evaluated. And our assessed land value has went up 600% since purchase price 25 years ago

IN MY OPINION, THE FULL AND TRUE VALUE OF SAID PROPERTY SHOULD BE:

\$ 371,000.00 TOTAL VALUE \$ 17,000.00 LAND VALUE \$ 354,000.00 BUILDING VALUE

By signing this document, I certify that I am authorized to sign and that the above information is true and correct.

SIGNATURE Kevin J Vojta DATE 3-12-25  
TAXPAYER / TAXPAYER ATTORNEY

**COMPLETED BY LOCAL BOARD OF EQUALIZATION – ACTION BY LOCAL BOARD OF EQUALIZATION**

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JURISDICTION \_\_\_\_\_ CLERK SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**COMPLETED BY DIRECTOR OF EQUALIZATION PRIOR TO COUNTY BOARD OF EQUALIZATION**

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DIRECTOR OF EQUALIZATION OFFICE SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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COURTHOUSE USE ONLY	
APPEAL NUMBERS	
Local Board:	
County Board:	
Office of Hearing Examiners:	

**APPLICANT INFORMATION**

ASSESSED IN NAME OF <i>Alicia Naasz</i>	EMAIL <i>alicia@westriv.com</i>	PHONE NUMBER <i>605.848.2097</i>	COUNTY <i>Walworth</i>
MAILING ADDRESS <i>608 7th Ave E</i>	CITY <i>Mobridge</i>	STATE <i>S.D.</i>	ZIP CODE <i>57601</i>
PROPERTY ADDRESS - if different than mailing address <i>1100 4th Ave E</i>		PARCEL NUMBER <i>4769</i>	
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED – include lot, block, addition, city or section, township, and range <i>Mobridge Brown's 1st Addn All of Block 2</i> <i>Including Vacated Portion of 11th St &amp; 12th St</i>			

I AM APPEALING THE: ABSTRACT CLASS  EXEMPT STATUS  OWNER-OCCUPIED  PROPERTY VALUE  STATUS

REASON(S) FOR APPEALING *In 2022 property value was \$71,050.00. In 2023 property value was \$81,708.00. This year the property value is \$95,598.00. Since 2022 it has increased by almost \$25,000.00. It is an empty lot, no improvements have been made since the building was torn down in February 2020. Land to the east is value at \$44,000.00 and it has city water. Land to the east is 5.84 acres and this property is 3.21 acres.*

IN MY OPINION, THE FULL AND TRUE VALUE OF SAID PROPERTY SHOULD BE:  
\$ \_\_\_\_\_ TOTAL VALUE \$ 95,598.00 LAND VALUE \$ \_\_\_\_\_ BUILDING VALUE

By signing this document, I certify that I am authorized to sign and that the above information is true and correct.

SIGNATURE *Alicia Naasz* DATE *3-13-2025*  
TAXPAYER / TAXPAYER ATTORNEY

**COMPLETED BY LOCAL BOARD OF EQUALIZATION – ACTION BY LOCAL BOARD OF EQUALIZATION**

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DIRECTOR OF EQUALIZATION OFFICE SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**COMPLETED BY COUNTY BOARD OF EQUALIZATION – FINAL VALUE BY COUNTY BOARD OF EQUALIZATION**

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**USE A SEPARATE FORM FOR EACH LEGAL DESCRIPTION - IF BARE  
AGRICULTURAL LAND, USE PT 17A**

COURTHOUSE USE ONLY	
APPEAL NUMBERS	
Local Board:	
County Board:	
Office of Hearing Examiners:	

**APPLICANT INFORMATION**

ASSESSED IN NAME OF Jaden Madison	EMAIL jadendavid1998@icl	PHONE NUMBER 6052300258	COUNTY WALWORTH
MAILING ADDRESS 907 8th Ave W	CITY Mobridge	STATE SD	ZIP CODE 57601
PROPERTY ADDRESS - if different than mailing address		PARCEL NUMBER 6128	
LEGAL DESCRIPTION OF PROPERTY BEING APPEALED – include lot, block, addition, city or section, township, and range MOBRIDGE NWTS 3RD ADDN S 20' LOT 3 & N 30' OF LOT 4 BLOCK 29 CITY OF MOBRIDGE/WALWORTH COUNTY			

I AM APPEALING THE: ABSTRACT CLASS  EXEMPT STATUS  OWNER-OCCUPIED  PROPERTY VALUE  STATUS

REASON(S) FOR APPEALING  
ASSESSED VALUE IS TOO HIGH (SEE ATTACHED LETTER)

IN MY OPINION, THE FULL AND TRUE VALUE OF SAID PROPERTY SHOULD BE:

\$ 120,000 TOTAL VALUE \$ 5,000 LAND VALUE \$ 115,000 BUILDING VALUE

By signing this document, I certify that I am authorized to sign and that the above information is true and correct.

SIGNATURE Jaden Madison DATE 3/12/05  
TAXPAYER / TAXPAYER ATTORNEY

To whom it may concern:

My name is Jaden Madison and I am appealing the assessment of my property/house that is addressed at 907 8th Ave W in Mobridge, SD. I have done some research on my community and more specifically my neighborhood and have come to the conclusion that my property/home is unfairly assessed.

My home was built in 1960 and is roughly 1600 sq. ft. It is a 3 bedroom/2 bathroom single family home. It has an attached 2 car garage that is not heated, and does not have a finished interior. The lot is small(0.15 acres) with a small yard compared to the majority of my neighborhood. The interior is dated and no renovations have been done in the past 30+ years. The basement is partially finished but dated as well. I purchased my home in the fall of 2021 for \$110,000. The assessed value at the time was \$131,990 and remained the same until a 15% increase in 2023. The assessed value since purchasing my house has gone up over 35% to \$177,593 while no major renovations have been done. I researched assessment values at various properties in my neighborhood, as well as, throughout the entire county, and noticed that most properties experienced similar jumps in the years 2022-2024. However, when looking at similar and comparable properties, the assessed values were much lower than my property before these jumps took place.

In just the past several months there have been a couple of comparable listings. One house, located just one block south of mine(816 8th Ave W), recently sold for \$125,000. That home is five years newer, has a larger lot, and the interior is very similar to my home as far as updates. In 2022, prior to the county wide increases, it was assessed at \$104,050.

Another property that is currently listed for sale is located two blocks North of mine(1121 8th Ave W). It is also a 3 bedroom home on a lot that is of similar size to mine. The interior of this home has been completely updated and it is currently listed at \$129,900. The assessed value of this house in 2022 was \$88,240.

There are several more comparable houses in my neighborhood with assessed values that are much lower than mine. I have requested that the full and true value of my house be assessed at \$120,000 because I feel that it is a fair market value today.

Thank you for the consideration,

A handwritten signature in black ink that reads "Jaden Madison". The signature is written in a cursive, flowing style.

Jaden D. Madison  
907 8th Ave W. Mobridge, SD.

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DIRECTOR OF EQUALIZATION OFFICE SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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