

SOUTH DAKOTA

COMMERCIAL

ABSTRACT TYPE

Card of Cards

SCHOOL DISTRICT

BASE YEAR

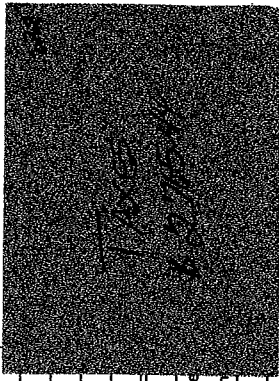
of Cards

PROPERTY OWNER

2220- 11- 1 Rec #: 8387
1-2220- 1- 11- 0-0
SIMONS, VIRGIL G. & KELLY G.

Filing Date 4/8/96 Instrument Date 4/1/96 Book 470 Page 589 Sales Price 325,000 Verified Warranty

Remarks Fedderson to Simons



GREENLEY & SHARP ADDITION BLOCK 11 LOTS 1 THRU 11
EXC. W51.15' LOTS 10 & 11, ALL LOTS 18 THRU 22 &
VAC. ALLEY ADJ. & EXC. HWY ROW

PA-TRAILER CT, PIERRE

LAND VALUE CALCULATION

Size of Lot or No. Acres	Depth or other influence		
	Table	Factor	Rule
20	225 x 228		
20	50 x 105.35		
20			
20			
20			
20			
20			

NOTES

STREET	UTILITIES	TOPOGRAPHY	RENTAL OR ADDITIONAL INFORMATION	
			Number of Units	Use
Concrete	Water	Level		
Blacktop	Natural Gas	High		
Semi-imp.	L.P. Gas	Low		
Dirt	Electricity	Rolling		
No Street	Sewer	Swampy		
Sidewalk	Septic Tank	Ditch		
Curb & Gutter	Cistern	Flood Zone		
	Cable TV			

CONTINUOUS RECORD OF ASSESSED VALUE

Sections	Year	20	13	20	14	20	15	20	16	20	17	20	18	20	19	20	20	21	20	22	20	23	
Replacement Cost																							
Depreciation %																							
Depreciated Cost																							
Accessory Building Appraisal																							
Accessory Item Appraisal																							
Structure Value																							
SDCL 10-6-35.2/Completion %																							
Assessed Structure Value																							
Assessed Land Value	121996	121496	121571	133950	140648	140648	144867	144867	144867	144867	144867	144867	144867	144867	144867	144867	144867	144867	144867	144867	144867	144867	144867
Total Assessed Value																							

SIXTH

22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
(X)								Harries Benally				Harries Benally			(X) Simons				SHARP'S		
											5.15'										
25	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	25

US Hwy 14+83

Highland Ave.

Fifth Street

25	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	25
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SOUTH DAKOTA

COMMERCIAL

ABSTRACT TYPE

Card of Cards
BASE YEAR

SCHOOL DISTRICT

PROPERTY OWNER

2220- 15- 1 REC #: 8389

1 2220 1 15 0 0

SIMONS, VIRGIL G FAMILY TRUST

GREELEY & SHARPS ADDITION BLOCK 15 LOTS 1 THRU 5 &
E 1/2 VAC. ALLEY ADJ.

PA: TRAILER CT, PIERRE

Filing Date	Instrument Date	Book	Page	Sales Price	Verified	Remarks
4/18/96	4/11/96	470	589	325,000	Warranty	Redderson to Simons
1/22/16	1/20/16	16	145	\$0	Pers Rep	Simons to Simons

LAND VALUE CALCULATION

Size of Lot or No. Acres	Depth of other Influence	Table	Factor	Rule	Factor	Effective From
143 x 125						
20						
20						
20						
20						
20						
20						

NOTES

RENTAL OR ADDITIONAL INFORMATION

Number of Units	Use	Size	Rental Rate	Other Information	Measured by	Date
6	Trailer	Book=Gas				

TOPOGRAPHY

Level	High	Low	Rolling	Sloopy	Ditch	Flood Zone

UTILITIES

Water	Natural Gas	L.P. Gas	Electricity	Septic Tank	Clayton	Cable TV

CONTINUOUS RECORD OF ASSESSED VALUE

Year	20	13	20	14	20	15	20	16	20	17	20	18	20	19	20	20	21	20	22	20	23	
Replacement Cost																						
Depreciation %																						
Depreciated Cost																						
Accessory Building Appraisal																						
Accessory Item Appraisal																						
Structure Value																						
SPCL 10-5-55/2/Completion %																						
Assessed Structure Value																						
Assessed Land Value																						
Total Assessed Value																						

SOUTH DAKOTA

COMMERCIAL

ABSTRACT TYPE

Card of Cards

SCHOOL DISTRICT

BASE YEAR

Card of Cards

PROPERTY OWNER

2220- 15- 18 REC #: 8390

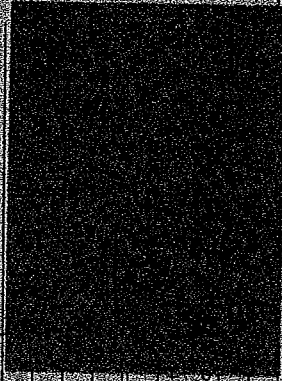
1 2220 18 15 0 0

§ SIMONS, VIRGIL G FAMILY TRUST

☐ GREELEY & SHARPS ADDITION BLOCK 15 LOTS 18 THRU 22 & W 1/2 VAC. ALLEY ADJ. 22

PA: TRAILER CT, PIERRE

Filing Date	Instrument Date	Book	Page	Sales Price	Verified	Remarks
4/8/96	4/1/96	470	589	325,000	Warranty	Reversion to SIMONS
1/22/16	1/20/16	16	145	\$0	PER REP	SIMONS to SIMONS



LAND VALUE CALCULATION

Table	Factor	Rule	Factor	Depth or other influence
20	143	x	125	
20				
20				
20				
20				
20				
20				

NOTES

STREET	UTILITIES	TOPOGRAPHY	RENTAL OR ADDITIONAL INFORMATION
Concrete	Water	Level	Number of Units
Blacktop	Natural Gas	High	Use 6 trailer hook-ups
Semi-imp.	L.P. Gas	Low	Size
Dirt	Electricity	Rolling	Rental Rate
No Street	Sewer	Swampy	Other Information
Sidewalk	Septic Tank	Ditch	Vacancy
Curb & Gutter	Gas	Flood Zone	
	Cable TV		

CONTINUOUS RECORD OF ASSESSED VALUE

Sections	20	13	20	14	20	15	20	16	20	17	20	18	20	19	20	20	21	20	22	20	23	
Year																						
Replacement Cost																						
Depreciation %																						
Depreciated Cost																						
Accessory Building Appraisal																						
Accessory Item Appraisal																						
Structure Value																						
SDCL 10-6-35.2/Completion %																						
Assessed Structure Value																						
Assessed Land Value																						
Total Assessed Value																						

P.O. 1251
Pierce

Fifth St.

22	1
Simons 21	2
20	Simons 3
19	4
18	15 5
17 BKS, LLC	BKS, LLC 6
16	7
BKS, LLC	8 BKS LLC
15	9 BKS
BKS/LLC	10 LLC
50	H-1
H-1	11 BKS
50	LLC
12	11 LLC

Highland Ave.

60

Fourth St

125	1
	16
125	11

Evans St.

50

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Card of Cards

SCHOOL DISTRICT

BASE YEAR

KEY

PROPERTY OWNER

Rec #: 6391

2220- 16- 1

1-2220- 1- 16- 0-0

SIMONS, VIRGIL G. & KELLY G.

GREELEY & SHARPS ADDITION BLOCK 16 LOTS 1 THRU 6

PA: TRAILER CT, PIERRE

Filing Date	Instrument Date	Book	Page	Sales Price	Verified	Remarks
4/8/96	4/1/96	470	589	325,000	Warranty	Fedderson to Simons



LAND VALUE CALCULATION

Size of Lot or No. Acres		Depth or other influence	
Table	Factor	Rule	Factor
20	125 x 150		
20			
20			
20			
20			
20			
20			

NOTES

RENTAL OR ADDITIONAL INFORMATION

STREET	UTILITIES	TOPOGRAPHY	Number of Units
Concrete	Water	Level	Use 4 hook-ups
Blacktop	Natural Gas	High	Size
Semi-imp.	L.P. Gas	Low	Rental Rate
Dirt	Electricity	Rolling	Other Information
No Street	Sewer	Swampy	Vacancy
Sidewalk	Septic Tank	Ditch	
Curb & Gutter	Cistern	Flood Zone	
	Cable TV		

Measured by:
Classified by:

CONTINUOUS RECORD OF ASSESSED VALUE

Sections	20 13	20 14	20 15	20 16	20 17	20 18	20 19	20 20	20 21	20 22	20 23
Year											
Replacement Cost											
Depreciation %											
Depreciated Cost											
Accessory Building Appraisal											
Accessory Item Appraisal											
Structure Value											
SDCL 10-6-35.2/Completion %											
Assessed Structure Value											
Assessed Land Value	37384	37384	39253	41216	43277	44575	45918	48208			
Total Assessed Value											

1
15
6
H-1
11

Evans St

50

Fifth St

125	1	25
	2	99
	3	99
	4	99
	5	99
	16 ^b	99
	BKS, LLC 7	99
	BKS, LLC 8	99
	BKS, LLC 9	99
	10	99
125	11 BKS, LLC 20	20

Fourth St 25