

April 8, 2025

The 2025 Consolidated Board of Equalization for the City of Milbank was called to order at 8 AM by Chairman Tostenson. Present were Commissioners Buttke, Mach, Stengel, Street and Tostenson. Craig Weinberg was present to represent the City of Milbank. Annelies Seffrood was present to represent the Milbank School District. Staff members present were Director of Equalization Steinlicht, Deputy DOE Stotesbery and Commissioner Assistant Layher. Oaths of offices were completed. There were no appeals.

Stipulated Values: Deputy DOE Stotesbery presented the stipulated value changes within the City of Milbank.

Jamie DeVaal: Parcel: 26.00.41.02. Stotesbery stated the house had been revalued and received the 30% neighborhood adjustment in 2024. This placed the house above market value. Stotesbery lowered the house value from \$137,417 to \$106,147. The assessor recommends approval of this stipulated value. There is no change to the land value and the total stipulated value of this property would be \$118,075. Motion by Mach and seconded by Buttke to approve the stipulated value as presented by Deputy DOE Stotesbery. Chairman Tostenson called for the vote. Motion carried 7-0.

David E & Elizabeth Schulte: Parcel: 26.18.05.06. Stotesbery stated the property has received large neighborhood increases in consecutive years. Stotesbery revalued the house and garage from \$276,252 to \$264,160. The assessor recommends approval of this stipulated value. There is no change to the land value and the total stipulated value of this property would be \$280,561. Motion by Mach and seconded by Weinberg to approve the stipulated value as presented by Deputy DOE Stotesbery. Chairman Tostenson called for the vote. Motion carried 7-0.

JAG Development LLC: Parcel: 26.27.12.04. The house was put on at full value but is not complete. Stotesbery revalued the house and garage at 65% completion. The assessor lowered the building value from \$224,594 to \$151,601. The land value will remain the same. The total stipulated value of this property would be \$170,389. Motion by Weinberg and seconded by Buttke to approve the stipulated value as presented by DOE Stotesbery. Chairman Tostenson called for the vote. Motion carried 7-0.

JAG Development LLC: Parcel: 26.27.12.05. The house was put on at full value but is not complete. Stotesbery revalued the house and garage at 56% completion. The assessor lowered the building value from \$224,474 to \$130,430. The land value will remain the same. The total stipulated value of this property would be \$149,218. Motion by Seffrood and seconded by Weinberg to approve the stipulated value as presented by Deputy DOE Stotesbery. Chairman Tostenson called for the vote. Motion carried 7-0.

JAG Development LLC: Parcel: 26.27.13.05. The house was put on at full value but is not complete. Stotesbery revalued the house and garage at 45% completion. The assessor lowered the building value from \$218,986 to \$102,641. The land value will remain the same. The total stipulated value of this property would be \$119,795. Motion by Stengel and seconded by Buttke to approve the stipulated value as presented by Deputy DOE Stotesbery. Chairman Tostenson called for the vote. Motion carried 7-0.

JAG Development LLC: Parcel: 26.27.13.06. The house was put on at full value but is not complete. Stotesbery revalued the house and garage at 65% completion. The assessor lowered the building value from \$224,474 to \$151,391. The land value will stay the same. The total stipulated value of this property would be \$169,756. Motion by Mach and seconded by Buttke to approve the stipulated value as presented by Deputy DOE Stotesbery. Chairman Tostenson called for the vote. Motion carried 7-0.

Robert Biersbach: Parcel: 26.32.06.19. The buildings were revalued in July 2024 and received the neighborhood increase for Highland Heights Addition. Stotesbery lowered the house and shop value from \$793,093 to \$689,646. The land value will remain the same. The total stipulated value of this property would be \$765,854. Motion by Stengel and seconded by Weinberg to approve the stipulated value as presented by Deputy DOE Stotesbery. Chairman Tostenson called for the vote. Motion carried 7-0.

Valley Queen Cheese Factory Inc.: Includes parcels: 26.00.13.12, 26.00.15.14 and 26.44.00.02 which contain the main plant, wastewater treatment plant and the new intake, all silos and old contractor building. The appraisal of Valley Queen Cheese Factory Inc. was completed by AgVisory LLC following the completion of the RAZOR expansion project. The entire plant and all the silos were included in the appraisal and new cost figures were obtained. After doing market research, the appraiser applied a 20% economic obsolescence to the plant which was applied to

the cost figures. This is at the low end of what the comps were showing and is less than the average of 32% indicated there. Valley Queen has requested a 30% economic obsolescence and has requested that this also be applied to the silos that are now being valued. The appraiser hadn't figured any economic obsolescence on those. It is agreed that since the silos are subject to the same economic factors applying to the plant, the 30% economic obsolescence should be applied to them. On parcel 26.00.15.14 DOE Steinlicht lowered the structure value from \$115,309,316 to \$98,693,603. The land value will remain the same on all three parcels. The total stipulated value of this property would be \$99,265,226. On parcel 26.00.13.12 DOE Steinlicht lowered the structure value from \$8,732,674 to \$7,222,699. On parcel 26.44.00.02 DOE Steinlicht lowered the structure value from \$1,332,725 to \$1,166,133. Motion by Mach and seconded by Buttke to approve the stipulated values as presented by DOE Steinlicht. Chairman Tostenson called for the vote. Motion carried 6-0. Annelies Seffrood abstained from the vote.

Assessment Book: Motion by Mach and seconded by Stengel to approve the assessment book for the City of Milbank for the assessment year of 2025. Motion carried 7-0.

This concluded the 2025 Consolidated Board of Equalization for the City of Milbank. Motion by Mach and seconded by Buttke to adjourn the Consolidated Board of Equalization for Milbank for the 2025 assessment year. Motion carried 7-0.

The 2025 County Board of Equalization was called to order by Chairman Tostenson. Present were Commissioners Buttke, Mach, Stengel, Street and Tostenson. Director of Equalization Steinlicht, Deputy DOE Stotesbery and Commissioner Assistant Layher were also present. Oaths of offices were completed.

Appeal: John & Sarah Graves: Parcel: 19.00.03.18 located in LaBolt. Appellants were not present. Their request is for a building value of \$29,200 and land value of \$800, for a total assessed value of \$30,000. The LaBolt Local Board of Equalization valued the buildings at \$31,711 and the land at \$789. Deputy DOE Stotesbery valued the buildings at \$39,372 and the land at \$789 for a total of \$40,161. Stotesbery presented three similar properties to compare their values to the appellants. Stotesbery recommends using the DOE assessed value based on current cost manuals. Motion by Stengel and seconded by Buttke to uphold the assessor's recommended values for John & Sarah Graves as listed. Parcel:

19.00.03.18 NAD1-S \$39,372, NAD-S \$789. Chairman Tostenson called for the vote. Motion carried 5-0.

Appeal: California Bioenergy LLC: Parcels: 04.99.10.3000 & 04.99.29.3300. Appellant was represented by Aaron Drenth with A1 Development Solutions. Drenth addressed the Board and requested the gas holder tank originally assessed at \$1,746,319 by the county to be lowered to \$264,026 on parcel 04.99.10.3000. Drenth also requested the gas holder tank on parcel 04.99.29.3300 originally assessed at \$2,444,847 by the county to be lowered to \$255,101.

Deputy DOE Stotesbery stated the two digester holding tanks were added to the 2025 assessment. The assessor referred to the cost manual value for a large metal spherical pressure tank to determine the value as it is a new type of structure. The appellant provided documentation that the digester tanks are made of a PVC type membrane material and not metal, therefore lowering the value of the tanks. With this information, the assessor has agreed to the appellants value of the tanks with the addition of the cement pad underneath each of them for an additional \$90,000 each. This brings the assessed value of the gas holder tank on parcel 04.99.10.3000 to \$354,026 and the gas holder tank on parcel 04.99.29.3300 to \$345,101. Motion by Mach and seconded by Stengel to approve the revised assessor's recommended values for California Bioenergy LLC, gas holder tanks on two parcels as listed. Parcel: 04.99.10.3000 AGCC2 \$354,026 and parcel: 04.99.29.3300 AGCC2 \$345,101. Chairman Tostenson called for the vote. Motion carried 5-0.

Commercial Discretionary Formula Property: Motion by Mach and seconded by Buttke to approve the commercial discretionary properties having qualified under SDCL 10-6-137.1 for year 2025 as presented by Deputy DOE Stotesbery. Motion carried 5-0.

Commercial Residential Discretionary Property: Motion by Street and seconded by Stengel to approve the commercial residential discretionary properties having qualified under SDCL 10-6-137 for year 2025 as presented by Deputy DOE Stotesbery. Motion carried 5-0.

Renewable Energy Credits: Motion by Stengel and seconded by Mach to approve Deputy DOE Stotesbery's qualified renewable resource energy system parcels as allowed under statute. Motion carried 5-0.

Tax Exempt Property: Deputy DOE Stotesbery presented 2 new and 38 continuing applications for tax exempt status qualifying by state statute. Motion by Stengel

and seconded by Buttke to approve Deputy DOE Stotesbery to apply the tax-exempt status for the properties that qualify under statute. Motion carried 5-0.

Owner Occupied Applications: Motion by Stengel and seconded by Mach to approve Deputy DOE Stotesbery to make the changes for those who qualify under statute for owner occupied status. Motion carried 5-0.

Disabled Veterans Exemptions: Motion by Stengel and seconded by Buttke to approve Deputy DOE Stotesbery's recommendation to approve the parcels qualifying for the veteran exemption under state statute. Motion carried 5-0.

Elderly/Disabled Tax Freeze: Deputy DOE Stotesbery reported Treasurer DeVaal had received 48 applications and a total of 47 were approved. Motion by Stengel and seconded by Mach to approve Deputy DOE Stotesbery's recommendation to make the changes to values for the elderly/disabled tax freeze applications approved by Treasurer DeVaal. Motion carried 5-0.

Buffer Strip: DOE Steinlicht reported one new parcel was added to the riparian buffer strip adjustments previously on record. Motion by Stengel and seconded by Mach to approve the buffer strip list as presented by DOE Steinlicht for the tax year 2025. Motion carried 5-0.

Albee Assessment Book: There were no appeals from the Town of Albee. Motion by Stengel and seconded by Buttke to approve the assessment book for the Town of Albee for the assessment year 2025. Motion carried 5-0.

Review of Property Cards: The Board completed the annual review of the property card for each elected official, appointed department head and the DOE staff as per the recommendation of the SD Legislative Audit to determine the same assessment guidelines are applied to the officials and staff. Motion by Stengel and seconded by Street to accept the assessments as presented and reviewed by the Commission. Motion carried 5-0.

This concluded the 2025 County Board of Equalization. Motion by Street and seconded by Stengel to adjourn the County Board of Equalization for 2025. Motion carried 5-0.

The 2025 meeting of the Consolidated Board of Equalization for Big Stone City was called to order by Chairman Tostenson. Present were Commissioners Buttke, Mach, Stengel, Street and Tostenson. There was not a representative from Big Stone City or Big Stone City School District. Director of Equalization Steinlicht,

Deputy DOE Stotesbery and Commissioner Assistant Layher were also present. Oaths of offices were completed. There were no appeals.

Stipulated Values: Eugene Biever: This property is located at 856 Chestnut Street in Big Stone City, Parcel #: 25.00.70.08. The 15% market increase in Big Stone City took the house and garage above market value. The assessor revalued the house and garage to get specific valuation for this property. Stotesbery recommends lowering the house value from \$95,358 to \$84,334. The land value will remain the same. The total stipulated value of the property is \$93,556. Motion by Stengel and seconded by Buttke to approve the stipulated value as presented by Deputy DOE Stotesbery. Chairman Tostenson called for the vote. Motion carried 5-0.

Dean and Beth Bourne: This property is located at 205 Lakeview Circle in Big Stone City, Parcel # 25.24.00.603. The dimensions were incorrect on the house and garage for valuation. The assessor revalued the house and garage with the correct square footage. Stotesbery recommends lowering the house value from \$414,078 to \$355,513. The land value will remain the same. The total stipulated value of the property is \$491,206. Motion by Street and seconded by Buttke to approve the stipulated value as presented by Deputy DOE Stotesbery. Chairman Tostenson called for the vote. Motion carried 5-0.

Assessment Book: Motion by Stengel and seconded by Buttke to approve the assessment book for Big Stone City for the assessment year of 2025. Motion carried 5-0.

This concluded the 2025 Consolidated Board of Equalization for Big Stone City. Motion by Mach and seconded by Stengel to adjourn the Consolidated Board of Equalization for Big Stone City for 2025. Motion carried 5-0.

The 2025 Consolidated Board of Equalization for the Town of Revillo was called to order by Chairman Tostenson. Present were Commissioners Buttke, Mach, Stengel, Street and Tostenson. There was not a representative from the Town of Revillo or the Milbank School District present. Director of Equalization Steinlicht, Deputy DOE Stotesbery and Commissioner Assistant Layher were also present. Oaths of offices were completed. There were no appeals.

Assessment Book: Motion by Mach and seconded by Stengel to approve the assessment book for the Town of Revillo for the assessment year of 2025. Motion carried 5-0.

This concluded the 2025 Consolidated Board of Equalization for the Town of Revillo. Motion by Mach and seconded by Stengel to adjourn the Consolidated Board of Equalization for the Town of Revillo for 2025. Motion carried 5-0.

The 2025 Consolidated Board of Equalization for the Town of Marvin was called to order by Chairman Tostenson. Present were Commissioners Buttke, Mach, Stengel, Street and Tostenson. There was not a representative from the Town of Marvin or the Milbank School District present. Director of Equalization Steinlicht, Deputy DOE Stotesbery and Commissioner Assistant Layher were also present. Oaths of offices were completed. There were no appeals.

Assessment Book: Motion by Mach and seconded by Buttke to approve the assessment book for the Town of Marvin for the assessment year of 2025. Motion carried 5-0.

This concluded the 2025 Consolidated Board of Equalization for the Town of Marvin. Motion by Street and seconded by Stengel to adjourn the Consolidated Board of Equalization for the Town of Marvin for 2025. Motion carried 5-0.

The 2025 meeting of the Consolidated Board of Equalization for Mazeppa Township was called to order by Chairman Tostenson. Present were Commissioners Buttke, Mach, Stengel, Street and Tostenson. There were no representatives from Mazeppa Township or the school districts. Director of Equalization Steinlicht, Deputy DOE Stotesbery and Commissioner Assistant Layher were also present. Oaths of offices were completed. There were no appeals.

Assessment Book: Motion by Street and seconded by Buttke to approve the assessment book for Mazeppa Township for the assessment year of 2025. Motion carried 5-0.

This concluded the 2025 Consolidated Board of Equalization for Mazeppa Township. Motion by Mach and seconded by Stengel to adjourn the Consolidated Board of Equalization for Mazeppa Township for 2025. Motion carried 5-0.

The 2025 meeting of the Consolidated Board of Equalization for Osceola Township was called to order by Chairman Tostenson. Present were Commissioners Buttke, Mach, Stengel, Street and Tostenson. There were no representatives from Osceola Township, or the school districts present. Director of Equalization Steinlicht, Deputy DOE Stotesbery and Commissioner Assistant Layher were also present. Oaths of offices were completed. There were no appeals.

Assessment Book: Motion by Mach and seconded by Stengel to approve the assessment book for Osceola Township for the assessment year of 2025. Motion carried 5-0.

This concluded the 2025 Consolidated Board of Equalization for Osceola Township. Motion by Stengel and seconded by Buttke to adjourn the Consolidated Board of Equalization for Osceola Township for 2025. Motion carried 5-0.

The 2025 meeting of the Consolidated Board of Equalization for Stockholm Township was called to order by Chairman Tostenson. Present were Commissioners Buttke, Mach, Stengel, Street and Tostenson. There were no representatives from Stockholm Township, or the school districts present. Director of Equalization Steinlicht, Deputy DOE Stotesbery and Commissioner Assistant Layher were also present. Oaths of offices were completed. There were no appeals.

Assessment Book: Motion by Street and seconded by Buttke to approve the assessment book for Stockholm Township for the assessment year of 2025. Motion carried 5-0.

This concluded the 2025 Consolidated Board of Equalization for Stockholm Township. Motion by Mach and seconded by Stengel to adjourn the Consolidated Board of Equalization for Stockholm Township for 2025. Motion carried 5-0.

The 2025 meeting of the Consolidated Board of Equalization for Troy Township was called to order by Chairman Tostenson. Present were Commissioners Buttke, Mach, Stengel, Street and Tostenson. There were no representatives from Troy Township, or the school districts present. Director of Equalization Steinlicht, Deputy DOE Stotesbery and Commissioner Assistant Layher were also present. Oaths of offices were completed. There were no appeals.

Assessment Book: Motion by Buttke and seconded by Stengel to approve the assessment book for Troy Township for the assessment year of 2025. Motion carried 5-0.

This concluded the 2025 Consolidated Board of Equalization for Troy Township. Motion by Street and seconded by Mach to adjourn the Consolidated Board of Equalization for Troy Township for 2025. Motion carried 5-0.

The 2025 meeting of the Consolidated Board of Equalization for Vernon Township was called to order by Chairman Tostenson. Present were Commissioners Buttke, Mach, Stengel, Street and Tostenson. There was not a representative from Vernon



Township or Milbank School District present. Director of Equalization Steinlicht, Deputy DOE Stotesbery and Commissioner Assistant Layher were also present. Oaths of offices were completed. There were no appeals.

Assessment Book: Motion by Stengel and seconded by Mach to approve the assessment book for Vernon Township for the assessment year of 2025. Motion carried 5-0.

This concluded the 2025 Consolidated Board of Equalization for Vernon Township. Motion by Street and seconded by Stengel to adjourn the Consolidated Board of Equalization for Vernon Township for the 2025 tax year. Motion carried 5-0.

This completed the 2025 County and Consolidated Boards of Equalization. Chairman Tostenson declared the Equalization Boards adjourned for the assessment year 2025.

It is the policy of Grant County, South Dakota, not to discriminate against the handicapped in employment or the provision of service.

The next scheduled meeting dates will be April 15 and May 6 and 20, and June 3 and 17, 2025 at 8 AM. Chairman Tostenson called for a motion to adjourn. Motion by Stengel and seconded by Buttke to adjourn the meeting. Motion carried 5-0.

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Kathy Folk, Grant County Auditor

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William Tostenson, Chairman, Grant County Commission