



PENNINGTON COUNTY

DIRECTOR OF EQUALIZATION OFFICE

County Courthouse
315 Saint Joseph Street Ste 121
Rapid City, South Dakota 57701
(605) 394-2175 Real Estate
(605) 394-5301 Mobile Homes
(605) 394-5364 Mapping Dept.

"Pride in the past; faith in the future"

Property Identification: Part of the South Half of the South West Quarter of Section 9, Township 2 North, Range 11 East of the Black Hills Meridian, Pennington County, SD

Property Rights Appraised The property rights appraised in this appraisal are those surface rights and interests held by the subject property owner in fee simple title, except easements of record.

Current Ownership: Pennington County

Last Ownership Transfer Last record of transfer was a Quit Claim Deed dated January 23, 1990

Improvement Summary: There are no real improvements on the subject property

Land Area Subject consists of 13 +/- acres

Zoning: general agriculture

Property Tax

Parcel Number: 24-09-300-001
Assessed Valuation: \$ 2,500
Real Estate Taxes: \$ 49.00

Estimates of Value

Cost Approach N/A
Income Approach: \$ 5,240.00
Sales Comparison Approach: \$ 5,100.00

Inspection Date: July 7, 2009
Effective Date: July 13, 2009
Date of the Report: July 13, 2009

Final Estimate of Value: \$ 5,100.00

AREA DESCRIPTION

The subject property is located approximately 2 miles north of New Underwood South Dakota in Pennington County. Although there is some scattered residential development in the area, the majority of the property in the area is used for agricultural production, mostly for growing wheat or hay or for livestock grazing.

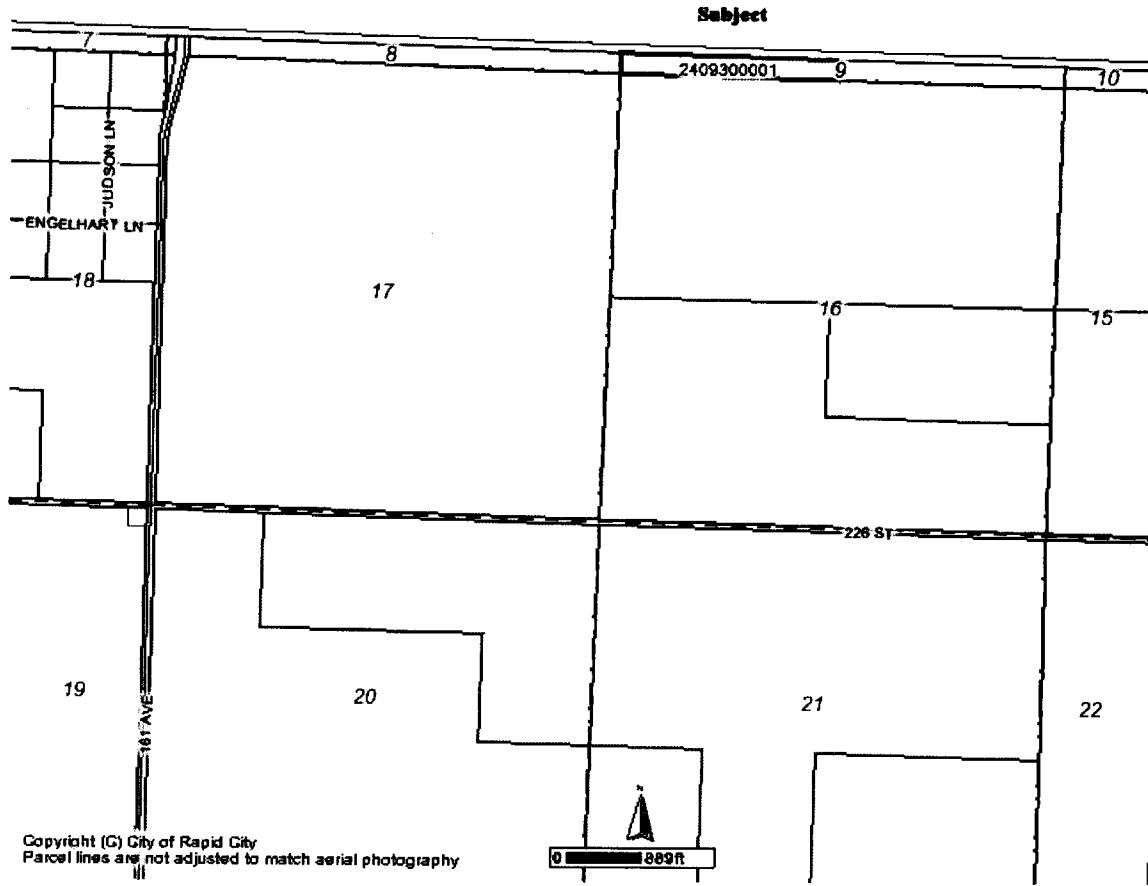
SUBJECT PROPERTY DESCRIPTION

The subject property consists of 13 acres (+/-) of grazing land. The land is flat to slightly rolling. There is no road or public access to the subject property and the property is not separated from other land by fence or natural boundaries. The subject property is bordered on all sides by similar grazing land.

Photo Taken Looking North



Location Map of Subject Property





PENNINGTON COUNTY PLANNING DEPARTMENT

Pride in the past; faith in the future.

*Tax Dead
Property.*

MEMORANDUM

TO: Auditor's Office

FROM: Dan Jennissen, Pennington County Planning Department *DJJ*

DATE: August 11, 2009

RE: Part of the S1/2 SW1/4 of Section 9, T2N, R11E, Pennington
County, South Dakota.

The property is located approximately 2.5 miles northeast of the City of New Underwood, South Dakota and 2.5 miles north of I-90. The property is currently zoned General Agriculture District. General Agriculture District allows for a 40-acre parcels. However, if the parcel was created prior to April 28, 1982, the 13-acre parcel is considered a legal non-conforming lot. The property appears to have no structures and access to the property appears to be limited with no visible roads leading to the parcel.



First American Title Company of South Dakota

801 MT. RUSHMORE ROAD, SUITE 100, RAPID CITY, SOUTH DAKOTA 57701-3541

P.O. Box 8181, Rapid City, SD 57709-8181

TELE: 605-348-4200 FAX: 605-341-6880

SAM BENNE
President / Owner

MITCH LaFLEUR
VP / Owner

NO. 00090195

OWNERSHIP AND ENCUMBRANCE REPORT

PREPARED FOR: **Pennington County Treasurer**

RE: **Our Little Church - TAX ID No. 13545 - TSC # 40714**

This is an Ownership and Encumbrance Report taken from the records in our office and no search has been made of the public records. The time period covered by this search is from **January 21, 1999 to January 21, 2009**. NOTE: NO SEARCH HAS BEEN MADE FOR ANY PRIOR RESTRICTIONS, COVENANTS, EASEMENTS, RIGHTS OF WAY, IF ANY, RECORDED PRIOR TO THE COMMENCEMENT DATE OF THIS SEARCH. NO SEARCH HAS BEEN MADE ON THE TAX STATUS OR SPECIAL ASSESSMENT STATUS OF SAID PROPERTY. (NOTE: NO REPRESENTATION IS MADE AS TO THE COMPLETENESS, VALIDITY, OR THE LEGAL SUFFICIENCY OF ANY DOCUMENTS LISTED BELOW, NOR HAVE ANY SUCH DOCUMENTS BEEN EXAMINED TO DETERMINE WHETHER OR NOT THERE ARE ANY EXCEPTIONS, RESERVATIONS, ENCUMBRANCES OR OTHER MATTERS WHICH MIGHT BE DETRIMENTAL TO TITLE.)

The legal description searched is in the State of South Dakota, County of PENNINGTON:

Part of the South Half of the Southwest Quarter (S1/2SW1/4) of Section 9, Township 2 North, Range 11 East of the Black Hills Meridian, Pennington County, South Dakota.

DURING THE PERIOD SEARCHED, WE FIND THE FOLLOWING:

1. That title appears to be vested in **Our Little Church, a Colorado Corporation**
2. MORTGAGES OR UCC FINANCING STATEMENTS OF RECORD FOR WHICH NO SATISFACTIONS OR RELEASES HAVE BEEN FILED:

None

3. CONTRACTS FOR DEED OR LEASES OF RECORD WHICH ARE OPEN:

None

4. MECHANICS LIENS OR NOTICES OF LIS PENDENS OF RECORD FOR WHICH NO SATISFACTIONS, RELEASES OR DISCHARGES HAVE BEEN FILED:

None

WE HAVE ALSO SEARCHED COUNTY LIENS, STATE LIENS, FEDERAL LIENS OR JUDGMENTS which remain unsatisfied or released and BANKRUPTCIES against the apparent record owner for 10 years prior to **January 21, 2009:**

None

-continued-

NOTE: THIS REPORT IS NOT IN ANY WAY TO BE CONSTRUED AS A COMMITMENT TO INSURE. LIABILITY OF THE COMPANY IS LIMITED TO THE AMOUNT PAID TO THE COMPANY FOR THIS REPORT. THE CHARGE FOR THIS REPORT IS \$135.00

Dated: January 27, 2009

First American Title Company of S.D.

BY Cheylen Kwo

STATEMENT OF TAXES

Interest calculated as of 06/16/09

Deed no: C4172
Dated: 06/16/09

2004 Certificate no 040714
ID number: 13545 01 0

Legal Description:

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PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2SW1/4) OF SECTION 9,
TOWNSHIP 2 NORTH, RANGE 11 EAST OF THE BLACK HILLS MERIDIAN, PENNINGTON COUNTY,
SOUTH DAKOTA.

2003	R/E Tax	984.22
	R/E Interest	483.90
2004	R/E Tax	608.30
	R/E Interest	238.25
2005	R/E Tax	52.30
	R/E Interest	15.25
2006	R/E Tax	50.28
	R/E Interest	9.64
2007	R/E Tax	48.60
	R/E Interest	5.67
2008	R/E Tax	48.10
	R/E Interest	.80
	* Subtotal R/E Taxes & Interest	2,545.31
	* Advertising & cost	9.50
	* Completed service fees	.00
***	GRAND TOTAL	2,554.81