

APRIL 28, 2026 – CONSOLIDATED BOARD OF EQUALIZATION

Meeting called to order by Chairman Sutton at 1:00 P.M. in the Commission Chambers, Courthouse Annex, Brown County, SD. Present were Commissioners Dinger, Gage and Sutton, Aberdeen School Board Member Darin Beckius, Aberdeen City Mayor Travis Schaunaman, Director of Equalization, Gene Loeschke and Appraisers Russell Metz and Sarah Swenson.

STIPULATIONS:

Moved by Aberdeen City Mayor Schaunaman, seconded by Commissioner Dinger to approve the Director of Equalization recommendation for **South Lakes LLC** of LT 2 SOUTH LAKES 1ST ADD NE 21-123-63 property value reduction from \$435,600 to \$414,300 due to no material improvements or physical changes have been made to the property but addition of a digital billboard. All members present voting aye. Motion carried.

Moved by Commissioner Dinger, seconded by Commissioner Gage to approve the Director of Equalization recommendation for **Jesse Cantalope** of LT 2 Forest Acres 9TH property value reduction from \$491,081 to \$447,928 due to office correction. All members present voting aye. Motion carried.

Moved by Aberdeen City Mayor Schaunaman, seconded by Aberdeen School Board Member Beckius to approve the Director of Equalization recommendation for **Plaza Rentals, LLP** as follows:

- #3 LT 5 BB Wards 1ST SD LT 1-3 BK 6 Original Plat property value from \$103,390 to \$69,678 due to depreciation and upper floor obsolesces.
- LT 10 BK 25 1ST ADD property value from \$417,018 to \$297,924 due to being vacant, no private parking and physical issues.
- West 92' LT 7 BK 5 North Aberdeen ADD property value from \$156,289 to \$148,278.
- West 100' LT 7-8 Eastons 1ST SD BK 34 Bennett and Thomas ADD property value from \$108,922 to \$92,045 due to depreciation and is an apartment house.
- LT 12 Hall's SD BK 7 Hagerty & Lloyd ADD property value from \$156,619 to \$150,776 due to change in conditions.
- West 44' of East 96' LT 11-12 and West 44' of East 96' of South 22' LT 10 BK 95 Hagerty and Lloyd ADD property value from \$161,004 to \$123,212 due to no longer renting out the basement since bedroom was removed.
- LT 2 & N 12.5' LT 3 BK Gorders 3RD ADD property value from \$202,183 to \$172,824 due to depreciation and removed a bedroom.
- LT 4 BK 3 Pleasant Hill ADD property value from \$177,831 to \$165,605 due to not having any depreciation on the books.

All members present voting aye. Motion carried.

Moved by Aberdeen City Mayor Schaunaman, seconded by Commissioner Gage to approve the Director of Equalization recommendation for **Tri-Rivers, LLC** of LT 11 Andersons RPL BK 45 West Aberdeen ADD property value from \$158,363 to \$134,812 due to condition issues, physical depreciation and went from a 6 unit to 5 unit property. All members present voting aye. Motion carried.

Moved by Commissioner Gage, seconded by Commissioner Dinger to approve the Director of Equalization recommendation for **Lamont Companies, Inc.** of N 16.5' of West 115' LT 13 & West 115' LT 14' & LT 15-16 Pierces SD of BK 103 Hagerty & Lloyd ADD property value from \$325,826 to \$100,000 due to property being unlivable at this time. All members present voting aye. Motion carried.

Moved by Commissioner Dinger, seconded by Aberdeen School Board Member Beckius to approve the Director of Equalization recommendation for **Aberdeen Downtown Apartments, LLC** of LT 7-8 BK 5 Original Plat Aberdeen property value from \$1,187,930 to \$1,092,814 by adding four years of depreciation. All members present voting aye. Motion carried.

Moved by Aberdeen City Mayor Schaunaman, seconded by Commissioner Dinger to approve the Director of Equalization recommendation for **SDWG Building** of LT5-12 BK 40 2ND ADD property value from \$808,054 to \$686,933 since giving them upper floor obsolesces. All members present voting aye. Motion carried.

Moved by Commissioner Gage, seconded by Aberdeen School Board Member Beckius to approve the Director of Equalization recommendation for **Lamont Enterprises** of LT 6 Lamont 5TH property value from \$140,516 to \$70,258 because of drainage issues this lot is not buildable at this time. All members present voting aye. Motion carried.

Moved by Commissioner Dinger, seconded by Commissioner Gage to approve the Director of Equalization recommendation for **Aberdeen Lodging Group, LLC** of LT 2 Lamont 6TH ADD NE 20-123-63 property value from \$3,582,201 to \$3,403,737 due to depreciation. All members present voting aye. Motion carried.

Moved by Commissioner Dinger, seconded by Aberdeen School Board Member Beckius to approve the Director of Equalization recommendation for **Aberdeen Convention Group, LLC** of LT 3 Lamont 6TH ADD NE 20-123-63 property value from \$2,915,452 to \$2,611,564 due to depreciation. All members present voting aye. Motion carried.

Moved by Commissioner Dinger, seconded by Aberdeen School Board Member Beckius to approve the Director of Equalization recommendation for **Lamont Office Buildings, LLC** as follows:

- N 24' LT 15 & LT 16 BK 8 Original Plat property value from \$152,952 to \$129,094 due to no improvements and depreciation.
- LT 1 Lamont Office Building ADD property value from \$1,540,498 to \$1,203,726 due to being built for office space and two upper floors of obsolesces.
- LT 1 Klabo ADD property value from \$141,462 to \$118,139 due to 120 yr. old house moved onto new foundation and depreciation on the home.
- LT 2 Emerald Ridge ADD property value from \$165,362 to \$151,330 due to house moved and depreciation.
- LT 2 Blackstones 3RD ADD property value from \$3,070,935 to \$2,934,010 due to obsolesces and vacancies in the building.

All members present voting aye. Motion carried.

Moved by Aberdeen School Board Member Beckius, seconded by Commissioner Dinger to approve the Director of Equalization recommendation for **East Briar Commons, LLC** of LT 1 East Briar ADD property value from \$4,625,887 to \$4,135,000 after the Equalization Office reworked the property based on income basis. All members present voting aye. Motion carried.

Moved by Commissioner Dinger, seconded by Aberdeen School Board Member Beckius to approve the Director of Equalization recommendation for **State Street Commons, LLC** of LT 1 Old Parks & Recreation ADD property value from \$2,800,839 to \$2,754,579 after the Equalization Office reworked the property based on income basis. All members present voting aye. Motion carried.

Moved by Aberdeen School Board Member Beckius, seconded by Commissioner Dinger to approve the Director of Equalization recommendation for **Northern Commons, LLC** of LT 1 Corrective McDonald 2ND CONS ADD property value from \$2,292,106 to \$1,968,000 due to reverting back based on rental income. All members present voting aye.

ADJOURNMENT:

Moved by Commissioner Dinger, seconded by Aberdeen City Mayor Schaunaman to declare the Consolidated Board of Equalization adjourned until 2027 at 2:15 P.M. All members present voting aye. Motion carried.

Lynn Heupel, Brown County Auditor

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