Castlewood City Council
Special Meeting
Agenda
Castlewood City Hall
Monday, March 16th, 2026 6:00 p.m.

1. Call the meeting to order/pledge of allegiance
2. Approval of Agenda
3. Equalization
4. Public Hearing Industrial District Uses Ordinance 26-01
5. 2nd Reading Industrial District Uses Ordinance 26-01
6. Axess Cooperative Land Rent Castlewood Industrial Park 2nd Addition Lots 3-5
7. Castlewood Future Use Water Permit No.558A-3
8. 1st Reading New Noise Ordinance 26-02
9. Wellness Center Pricing
10. Executive Session Personnel (SDCL 1-25-2 (1)
11. Adjournment

Mayor: Brian Ries

Council: Jeanette Bohls, Stef Goldhorn, LeeAnne Dufek, Heather Schmit, Chad Ries, Beau Schooley

2025 TRANSFERS (2026 ASSESSMENT)
"GOOD" URBAN & NON-AG SALES

INSTRUMENT	CARD #	CLASS	DOE	SALES PRICE	ACRES	TOWNSHIP OR TOWN	LEGAL SECTION TWP RANGE
10/31/2024	0575-24	6	3463	$ 295,000		BRYANT CITY	OUTLOT A, EXCEPT THE S100', AND EXCEPT THE N150' OF THE S290', & EXCEPT THE N40' OF THE S140', & EXCEPT THE N 260' OF THE S 550' & EXCEPT THE N180' IN 17-113-55 & EXCEPT THE N 180', ALL CONTAINED WITHIN SAID OUTLOT A, IN THE SE1/4-17-113-55
12/5/2024	0144-25	6	3276	$ 250,000		BRYANT CITY	LOT 3 & THE N16 2/3' OF LOT 4 BLOCK 15, OF THE MILWAUKEE LAND COMPANY'S THIRD ADDITION , BRYANT
12/30/2024	0181-25	6	3337	$ 120,000		BRYANT CITY	S140' OF LOTS 1 & LOT 2, BLOCK 2, UNDERWOOD'S ADDITION, BRYANT
3/31/2025	0280-25	6	3281	$ 230,000		BRYANT CITY	LOTS 11 & 12 BLOCK 15 MILWAUKEE LAND COMPANY'S 3RD ADDITION
5/9/2025	0337-25	6	3316	$ 225,000		BRYANT CITY	W1/2 LOTS 7, 8, & 9 BLOCK 20 MILWAUKFE LAND COMPANY'S FOURTH ADDN
7/8/2025	0436-25	6	3286	$ 146,000		BRYANT CITY	LOTS 6 & 7 BLOCK 16 MILWAUKEE LAND COMPANY'S THIRD ADDN
8/1/2025	0529-25	5	3382	$ 30,000		BRYANT CITY	LOT 3A BLOCK 2 YOUNG'S ADDN
11/1/2024	0101-25	6	7435	$ 295,000		CASTLEWOOD CITY	LOT 7E OF THE PLAT ENTITLED "7A, 7B, 7C, 7E & 7F, A SUBDIVISION OF LOT 7, OF BLOCK 28 TO THE TOWN OF CASTLEWOOD"
11/8/2024	0106-25	6	3607	$ 240,000		CASTLEWOOD CITY	LOT 6 & THE W17' OF LOT 7, BLOCK 11 OF FIRST RAILWAY ADDITION, CASTLEWOOD
12/23/2024	0153-25	6	3670	$ 133,000		CASTLEWOOD CITY	N 115' OF LOT 1 IN BLOCK 27, CASTLEWOOD
1/7/2025	0169-25	6	3772	$ 315,000		CASTLEWOOD CITY	LOT 3, RINDEL'S SUBDIVISION OF OUTLOT 8 IN THE SW1/4NW1/4-36-115-52;ALL THAT PART OF OUTLOT 8, OF THE PLAT OF OUTLOTS 1-9, INCLUSIVE, IN THE NW1/4-36-115-52, LYING WEST OF LOT 3 OF THE PLAT OF RINDEL'S SUBDIVISION OF OUTLOT 8 OUT OF THE SW1/4NW1/4-36-115-52, CITY OF CASTLEWOOD
1/17/2025	0191-25	6	3833	$ 295,000		CASTLEWOOD CITY	W60' OF THE W240' OF OUTLOT "G" OF AUDITOR'S PLAT OF OUTLOTS IN THE SE1/4-35-115-52, CASTLEWOOD
2/21/2025	0253-25	6	7435	$ 295,000		CASTLEWOOD CITY	LOT 7E OF THE PLAT ENTITLED "7A, 7B, 7C, 7D, 7E & 7F, A SUBDIVISION OF LOT 7, OF BLOCK 28 TO THE TOWN OF CASTLEWOOD"
2/28/2025	0252-25	6	3765	$ 245,000		CASTLEWOOD CITY	LOT C OF LOT 1 OF OUTLOT C IN NW1/4SW1/4 36-115-52
5/16/2025	0343-25	6	3875	$ 315,000		CASTLEWOOD CITY	N173' OF W150' OF OUTLOT 9 IN NW1/4 36-115-52
6/4/2025	0378-25	6	3785	$ 306,500		CASTLEWOOD CITY	LOTS 15 & 16 GERHOLD ADDN
6/16/2025	0397-25	6	6144	$ 379,000		CASTLEWOOD CITY	LOTS 7 & 8 BLOCK 3 CURTIS'S ADDN
7/31/2025	0464-25	6	3591	$ 220,000		CASTLEWOOD CITY	LOT 3 & W1/2 LOT 4, BLOCK 10, FIRST RAILWAY ADDITION

8/11/2025	0481-25	6	3672	$ 220,000		CASTLEWOOD CITY	OUTLOT 1 OF BLOCK 27 EXCEPT W97' OF AUDITORS PLAT
9/10/2025	0523-25	5	6145	$ 21,000		CASTLEWOOD CITY	LOTS 9 & 10 BLOCK 3 CURTIS'S ADDITION
11/8/2024	0113-25	6	3808	$ 350,000		CASTLEWOOD CITY	MCKEE ADDITION LOCATED IN OUTLOTS M & N IN 35-115-52, CITY OF CASTLEWOOD
12/30/2024	0163-25	8	3701	$ 290,000		CASTLEWOOD CITY	W1/2 OF LOT 9, & ALL OF LOTS 10, 11 & 12 IN BLOCK 2 OF CURTIS' ADDITION, CASTLEWOOD, INCLUDING THAT PORTION OF VACATED FIFTH STREET
12/18/2024	0164-25	6	4147	$ 159,900		ESTELLINE CITY	W90' OF LOTS 3 & 4, BLOCK 2 OF LOHR'S ADDITION TO ESTELLINE
1/7/2025	0227-25	8	3985	$ 130,000		ESTELLINE CITY	LOTS 11 & 12 BLOCK 9 OUTLOTS & BLOCKS 7-11 ESTELLINE
3/31/2025	0281-25	6	3950	$ 418,000		ESTELLINE CITY	LOTS 16 & 17 BLOCK 4 ORIGINAL PLAT OF ESTELLINE
4/22/2025	0322-25	6	4077	$ 175,500		ESTELLINE CITY	LOT 1 & N1/2 OF LOT 2 BLOCK 23 IN OUTLOTS H, K & L
4/23/2025	0384-25	6	4181	$ 251,000		ESTELLINE CITY	LOTS 7, 8, & 9 BLOCK 1 JW ROBINSONS ADDN
7/16/2025	0453-25	6	4165	$ 191,000		ESTELLINE CITY	LOT 1, BLOCK 7, LOHR'S ADDITION
8/1/2025	0462-25	6	4059	$ 152,000		ESTELLINE CITY	LOT 4 & E10' OF S78.3' OF LOT 5, BLOCK 19
11/15/2024	0149-25	6	4354 4355	$ 337,400		ESTELLINE CITY	LOT 1A, BLOCK 1, NORTHRIDGE ADDITION, ESTELLINE LOT 2A, BLOCK 1, NORTHRIDGE ADDITION, ESTELLINE
11/22/2024	0135-25	6	4090	$ 140,000		ESTELLINE CITY	N10' OF LOT 8 & ALL OF LOT 9 IN BLOCK 24, OF THE PLAT ENTITLED "BLOCKS 21 TO 24 INCLUSIVE & OUTLOTS "H,""K", & "L" TO ESTELLINE
8/15/2025	0488-25	6	4126	$ 205,500		ESTELLINE CITY	LOTS 1A, 1B & 1C, BLOCK 32
10/25/2024	0583-24	6	4402	$ 105,000		HAYTI TOWN	LOT 6, BLOCK 2, ORIGINAL PLAT OF HAYTI
11/14/2024	0118-25	6	7720	$ 218,000		HAYTI TOWN	LOT 17, BLOCK 5, REDBIRD MEADOWS THIRD ADDITION TO THE TOWN OF HAYTI
11/21/2024	0120-25	6	4405	$ 165,000		HAYTI TOWN	LOT 9, BLOCK 2, ORIGINAL PLAT OF HAYTI
11/26/2024	0126-25	6	7503	$ 236,900		HAYTI TOWN	LOT 11, BLOCK 5, REDBIRD MEADOWS SECOND ADDITION, HAYTI
12/31/2024	0167-25	6	4548 4549	$ 203,000		HAYTI TOWN	LOTS 3 & 4 BLOCK 6, WILSONS FIRST ADDITION, HAYTI
1/17/2025	0190-25	8	4436	$ 60,000		HAYTI TOWN	LOTS 16 & 17, BLOCK 5 OF THE ORIGINAL PLAT OF THE TOWN OF HAYTI
1/24/2025	0203-25	6	7721	$ 230,900		HAYTI TOWN	LOT 18, BLOCK 5, REDBIRD MEADOWS THIRD ADDITION TO THE TOWN OF HAYTI
1/30/2025	0209-25	8	7354	$ 181,500		HAYTI TOWN	LOT 1 BLOCK 2 MARSH LAKE INDUSTRIAL ADDITION
2/6/2025	0221-25	5	7717	$ 23,900		HAYTI TOWN	LOT 26 BLOCK 3 REDBIRD MEADOWS THIRD ADDITION
2/6/2025	0228-25	5	7715	$ 28,900		HAYTI TOWN	LOT 24 BLOCK 3 REDBIRD MEADOWS THIRD ADDITION
2/8/2025	0222-25	7	7729	$ 40,000		HAYTI TOWN	OUTLOT A OF REDBIRD MEADOWS THIRD ADDITION
4/16/2025	0307-25	6	4411 4419	$ 95,000		HAYTI TOWN	W10' LOT 5 & ALL LOT 6 & 14 BLOCK 3 OP OF HAYTI
4/21/2025	0342-25	5	7344	$ 25,000		HAYTI TOWN	LOT 2 BLOCK 5 REDBIRD MEADOWS ADDN
5/30/2025	0366-25	5	7502	$ 26,900		HAYTI TOWN	LOT 10 BLOCK 5 REDBIRD MEADOWS 2ND ADDN

6/13/2025	0392-25	6	4601	$ 336,500		HAYTI TOWN	LOT 3 OF HAYTI ECONOMIC DEVELOPMENT ADDN
6/20/2025	0403-25	6	4537	$ 179,900		HAYTI TOWN	LOT 7 BLOCK 4 WILSON'S FIRST ADDN
6/26/2025	0430-25	5	7507	$ 24,000		HAYTI TOWN	LOT 15 BLOCK 5 REDBIRD MEADOWS 2ND ADDN
6/30/2025	0427-25	5	7495	$ 25,900		HAYTI TOWN	LOT 7 BLOCK 4 REDBIRD MEADOWS 2ND ADDN
6/30/2025	0429-25	5	7716	$ 23,900		HAYTI TOWN	LOT 25 BLOCK 3 REDBIRD MEADOWS 3RD ADDN
7/1/2025	0425-25	6	4597	$ 248,500		HAYTI TOWN	LOT 2 BLOCK 3 PALMQUIST'S FOURTH ADDN
7/18/2025	0446-25	7	7349	$ 32,000		HAYTI TOWN	LOT 2A, BLOCK 1, MARSH LAKE INDUSTRIAL ADDITION
8/28/2025	0514-25	6	4505	$ 192,000		HAYTI TOWN	LOT 3 BLOCK 13 ORIGINAL PLAT OF HAYTI
10/28/2025	0578-25	6	4606	$ 182,000		HAYTI TOWN	W59.5' OF LOT 2 HAYTI ECONOMIC DEVELOPMENT SECOND ADDN
12/20/2024	0152-25	6	4519	$ 82,500		HAYTI TOWN	LOT 9, BLOCK 1, WILSON'S FIRST ADDITION, HAYTI
10/16/2025	0570-25	6	4907	$ 97,900		LAKE NORDEN CITY	S105' OF LOT 9 BLOCK 2 MARTHA OLSON'S SECOND ADDN
4/22/2024	0335-25	6	4901	$ 92,500		LAKE NORDEN CITY	LOT 3 BLOCK 2 MARTHA OLSON'S 2ND ADDN
11/27/2024	0127-25	6	4985	$ 249,900		LAKE NORDEN CITY	OUTLOT 1, EXCEPT THE S-40' THEREOF & EXCEPT THE E-10' THEREOF OF ROISUM'S FIRST ADDITION TO LAKE NORDEN
4/5/2025	0298-25	6	4921	$ 119,500		LAKE NORDEN CITY	LOT 6 BLOCK 1 MARTHA OLSON'S 4TH ADDITION, LAKE NORDEN
4/18/2025	0319-25	6	4962	$ 155,000		LAKE NORDEN CITY	LOT 12 & W65' OF LOT 13 IN BLOCK 1 JAGER'S ADDN
5/30/2025	0367-25	6	6788	$ 349,900		LAKE NORDEN CITY	LOT 7 SUNSET ADDITION IN N1/2 20-113-53
5/21/2025	0363-25	6	4974	$ 160,000		LAKE NORDEN CITY	E1/2 OUTLOT 3, MARTHA OLSON'S ADDITION IN NE1/4 20-113-53
6/20/2025	0416-25	6	4945	$ 365,000		LAKE NORDEN CITY	E85' OF LOT 3 BLOCK 2 JOHNSON'S THIRD ADDN
6/20/2025	0442-25	6	4957	$ 188,180		LAKE NORDEN CITY	LOT 4, BLOCK 1, JAGER'S ADDITION
6/27/2025	0443-25	5	7557 7571	$ 55,000		LAKE NORDEN CITY	LOT 3, BLOCK 1 & LOT 8, BLOCK 6, KANGAS WEST ADDITION IN THE NW1/4 20-113-53
7/18/2025	0448-25	6	6066	$ 275,000		LAKE NORDEN CITY	LOT 6, ANTONEN SCHOOL BLOCK ADDITION IN NE 1/4 20-113-53
8/14/2025	0486-25	5	7570	$ 20,900		LAKE NORDEN CITY	LOT 7, BLOCK 6, KANGAS WEST ADDITION IN NW1/4 20-113-53
9/10/2025	0518-25	6	4917	$ 100,000		LAKE NORDEN CITY	E80' OF LOT 8 BLOCK 3 MARTHA OLSON'S SECOND ADDITION
9/19/2025	0538-25	5	7565	$ 22,900		LAKE NORDEN CITY	LOT 4 BLOCK 2 KANGAS WEST ADDN IN NW1/4 20-113-53
9/26/2025	0545-25	6	4961	$ 240,000		LAKE NORDEN CITY	LOT 13 EXCEPT W65' BLOCK 1 JAGER'S ADDN IN NW1/4 21-113-53
10/16/2025	0560-25	6	4757	$ 50,000		LAKE NORDEN CITY	LOT 6 BLOCK 1 0 OP LAKE NORDEN
11/13/2024	0115-25	5	7555	$ 25,900		LAKE NORDEN CITY	LOT 1, BLOCK 1, KANGAS WEST ADDITION IN THE NW1/4-20-113-53, LAKE NORDEN
8/7/2025	0490-25	5	7563	$ 21,900		LAKE NORDEN CITY	LOT 2, BLOCK 2, KANGAS WEST ADDITION IN NW1/4 OF 20-113-53
5/15/2025	0346-25	25	6233	$ 650,000		NORDEN LAKE ALBERT	LOT 91 NORTHBAY ADDITION

5/21/2025	0361-25	25	6295	$ 885,000		NORDEN LAKE ALBERT	LOT 58 NORTHBAY ADDITION
6/9/2025	0386-25	25	6298	$ 750,000		NORDEN LAKE ALBERT	LOT 61 NORTHBAY ADDN
7/30/2025	0470-25	25	7412	$ 120,000		NORDEN LAKE ALBERT	UNIT 4, GLACIAL LAKES SHED CONDOS, LOCATED IN LOT 20 LAKE ALBERT FIRST AUXILIARY ADDITION
10/22/2024	0589-24	25	5174 5175 5176	$ 419,900		ESTELLINE LAKE POINSETT	LOTS 27 & 28 OF STONE BRIDGE RESORT OF THE PLAT ENTITLED: "LOTS 25 TO 31 & 32A & 32B LAKEVIEW PARK & LOTS 1 TO 37 STONE BRIDGE RESORT IN GOV'T LOTS 1,2 & 3, 15-113-52; LOTS 27A OF STONE BRIDGE RESORT ADDITION OF THE PLAT ENTITLED: "LOTS 24A THROUGH 38A OF STONE BRIDGE RESORT ADDITION, LOCATED IN OUTLOT A IN GOV'T LOT 4 IN 10, IN OUTLOT A IN GOV'T LOT 5 IN 10 & IN OULOT A IN GOV'T LOT 2 OF 15, ALL IN 113-52
11/15/2024	0119-25	25	5463 6021	$ 574,000		ESTELLINE LAKE POINSETT	EISELE SUBD, BLOCK 3: E1/2 OF LOT 15, E1/2 OF LOT 15A, ALL OF LOTS 16, 16A IN 34-113-52; RUNIA LAKEVIEW ADDITION LOT C IN 34-113-52
12/17/2024	0213-25	24	7644	$ 100,000		ESTELLINE LAKE POINSETT	LOT 5 BAKKE EAST ACRES IN GOV'T LOTS 2,3& 4 IN 23-113-52
1/4/2025	0201-25	24	6034	$ 100,000		ESTELLINE LAKE POINSETT	LOT F, ARCHER SECOND ADDITION, BEING A REPLAT OF A PORTION OF LOCKS 1 & 2 OF THE PLAT ENTITLED: BLOCKS 1 & 2 ARCHER ADDITION, IN GOV'T LOTS 1 & 2 IN THE E1/2SW1/4; ALL IN 23-113-52
2/12/2025	0250-25	25	6265	$ 220,000		ESTELLINE LAKE POINSETT	LOT 1 ARCHERS FOURTH ADDITION IN GOV'T LOTS 1&2 IN E1/2SW1/4 23-113-52
3/3/2025	0262-25	25	5354	$ 538,250		ESTELLINE LAKE POINSETT	LOTS 12 & 12A PRESTRUDE'S SUBDIVISION IN GOV'T LOTS 1&2 & SE1/4SW1/4 23-113-52
3/10/2025	0269-25	25	5337	$ 775,000		ESTELLINE LAKE POINSETT	LOTS 27, 27A, 28 & 28A BAKKE'S SUBDIVISION
3/31/2025	0286-25	24	6482 6483	$ 375,000		ESTELLINE LAKE POINSETT	LOT 6 BLOCK 1 & LOT 6 BLOCK 2 SUNSET PARK ESTATES ADDITION IN GOV'T LOT 1 26-113-52
5/28/2025	0365-25	25	6032	$ 430,000		ESTELLINE LAKE POINSETT	LOT D, ARCHER SECOND ADDITION
6/27/2025	0428-25	25	7189 7190	$ 1,225,000		ESTELLINE LAKE POINSETT	LOT 18 BLOCK 1 AND LOT 18A BLOCK 2 SUNSET PARK ESTATES ADDN. IN 26-113-52
7/14/2025	0444-25	25	5910	$ 889,000		ESTELLINE LAKE POINSETT	LOTS 5 & 5A OF RUNIA & ROUNDS FIRST ADDITION IN GOVERNMENT LOT 2, 34-113-52
8/11/2025	0491-25	24	6263	$ 25,000		ESTELLINE LAKE POINSETT	LOT 4 OF ARCHER THIRD ADDITION
8/12/2025	0478-25	25	5402	$ 490,000		ESTELLINE LAKE POINSETT	LOT 13, HENDRICKSON BEACH IN GOV'T LOT 4 IN 34 & NW1/4NW1/4 35-113-52
9/16/2025	0544-25	25	5331	$ 615,000		ESTELLINE LAKE POINSETT	LOTS 17 & 17A AND N1/2 LOTS 18 & 18A BAKKE'S SUBD IN GOV'T LOTS 2 & 3 IN 23-113-52
9/29/2025	0556-25	25	5204	$ 305,000		ESTELLINE LAKE POINSETT	LOT 3 LAKE VIEW PARK GOV'T LOT 1 IN 15-113-52
10/6/2025	0557-25	24	6719	$ 40,000		ESTELLINE LAKE POINSETT	LOT 4A LAKE VIEW PARK ADDITION GOV'T LOT 1 IN 15-113-52
10/6/2025	0558-25	25	5203	$ 316,000		ESTELLINE LAKE POINSETT	LOT 2 LAKE VIEW PARK GOV'T LOT 1 IN 15-113-52
10/9/2025	0550-25	25	5276	$ 650,000		ESTELLINE LAKE POINSETT	LOT 48 & 48A NELSON BEACH

11/13/2024	0121-25	24	7699	$ 72,500		NORDEN LAKE POINSETT	LOT 6, BLOCK 1, PRAIRIE ESTATES ADDITION IN GOV'T LOTS 2 & 3 IN 20-113-52
11/14/2024	0136-25	25	5505 5506	$ 495,000		NORDEN LAKE POINSETT	LOTS 8 & 12 OF SAARANEN'S BEACH FORMERLY PART OF GOV'T LOTS 1,2 & 3 IN THE NE1/4-16-113-52, TOGETHER WITH THAT PORTION OF VACATED ROADWAY LYING BETWEEN LOTS 7 & 11; LOT 9A OF SAARANEN'S BEACH LOCATED IN GOV'T LOT 1 OF 16-113-52
3/11/2025	0278-25	25	5517	$ 790,000		NORDEN LAKE POINSETT	LOT 26A SAARANEN'S BEACH IN NE1/4 16-113-52
4/4/2025	0299-25	24	7690	$ 68,000		NORDEN LAKE POINSETT	LOT 6 BLOCK 2 MEADOWS ADDN
6/20/2025	0404-25	25	5496 6186	$ 925,000		NORDEN LAKE POINSETT	LOT 1 & 1A SAARANEN'S BEACH IN 16-113-52
6/25/2025	0441-25	24	7704	$ 67,500		NORDEN LAKE POINSETT	LOT 11, BLOCK 1, PRAIRIE ESTATES ADDITION IN GOV'T LOTS 2 & 3 IN 20-113-52
11/1/2024	0102-25	25	5720	$ 650,000		NORDEN LAKE POINSETT	N1/2 OF LOT 20 OF "LOTS 1 TO 20 OF OUTLOT 1, GOV'T LOT 6, 36-113-53 & LOT 21 OF "LOT A, 21 & 22, OF OUTLOT 1 IN GOV'T LOT 6, 36-113-53
12/3/2024	0133-25	25	6910	$ 485,000		NORDEN LAKE POINSETT	LOT 43, PRAIRIE QUAY ADDITION, GOV'T LOT 5 & PORTION OF GOV'T LOT 6 IN THE NE1/4-30-113-52
9/16/2025	0537-25	25	5718	$ 320,000		NORDEN LAKE POINSETT	LOT 18 IN LOTS 1-20 IN OUTLOT 1 IN GOV'T LOT 6 IN 36-113-53
10/21/2025	0565-25	24	7685	$ 90,000		NORDEN LAKE POINSETT	LOT 1 BLOCK 2 MEADOWS ADDN IN GOV'T LOT 1 IN 20-113-52
8/20/2025	0492-25	25	7171	$ 308,000		NORDEN TOWNSHIP	LOT 3, BLOCK 1, LARSON ADDITION IN GOV'T LOT 1 IN 33-113-53
9/29/2025	0542-25	25	7585	$ 280,000		NORDEN TOWNSHIP	LOT 2 NEFZGER WINDBREAK THIRD ADDITION IN SW1/4 16-113-52
7/8/2025	0451-25	24	7688	$ 90,000	3.6	NORDEN TOWNSHIP	LOT 4, BLOCK 2, MEADOWS ADDITION IN GOVERNMENT LOT 1 IN 20-113-52
5/9/2025	0362-25	25	1315	$ 300,000	2.84	FLORENCE TOWNSHIP	E310' N400' OF GOV'T LOT 3 IN 2-114-52 ALSO DESCRIBED AS E310' N400' OF NE1/4NW1/4
9/25/2025	0533-25	24	1361	$ 100,000	3.25	FLORENCE TOWNSHIP	S13 RODS OF E40 RODS OF SE1/4 10-114-52
8/20/2025	0494-25	25	938	$ 450,000	6.61	GARFIELD TOWNSHIP	S 347' OF THE N 1257' OF THE W 830' OF GOV'T LOT 4 IN 6-13-55
5/29/2025	0377-25	25	2223	$ 460,000	4.71	HAMLIN TOWNSHIP	NAGELHOUT ADDN IN W1/2NW1/4 12-115-51
5/16/2025	0344-25	25	1707	$ 530,000	3.43	HAYTI TOWNSHIP	BLOCK 3 ANDERSON ADDITION IN GOV'T LOT 2 OF 29-114-53
7/29/2025	0467-25	25	2455	$ 400,000	1.73	CASTLEWOOD TOWNSHIP	LOT 1 GISSELBECK ADDN IN SE1/4 18-115-52 & CUDMORE ADDN IN SE1/4 18-115-52
12/6/2024	0183-25	25	7218	$ 535,000	5.6	CLEVELAND TOWNSHIP	LOT 1, JOHANSEN ADDITION IN SW1/4-35-113-54
7/25/2025	0454-25	25	1135	$ 420,000	4.05	DEMPSTER TOWNSHIP	EAST 504' OF THE NORTH 350' OF THE SOUTH 1,777' OF THE SE1/4 2-114-51
12/20/2024	0159-25	24	7083	$ 50		DEMPSTER VILLAGE	LOTS 1 & 2, BLOCK 3 IN THE VILLAGE OF DEMPSTER
1/21/2025	0193-25	25	5045 5046 7114	$ 17,000		DEMPSTER VILLAGE	LOTS 22-28 INCLUSIVE, IN BLOCK 5 OF THE ORIGINAL PLAT OF THE VILLAGE OF DEMPSTER

2025 TRANSFERS (2026 ASSESSMENT)
"GOOD" AG SALES

INSTRUMENT DATE	CARD #	CLASS	DOE	SALES PRICE	ACRES	SALES PRICE PER AC	TOWNSHIP	LEGAL SECTION TWP RANGE
5/22/2025	0398-25	20	772	$ 1,100,000	80	$ 13,750	CLEVELAND TOWNSHIP	SE1/4NE1/4 & NE1/4SE1/4 16-113-54
2/5/2025	0261-25	20	285	$ 1,133,460	83.96	$ 13,500	ESTELLINE TOWNSHIP	BLOCK 1 BEARE'S SECOND ADDITION IN W1/2 113-113-52
8/26/2025	0516-25	20	475	$ 1,180,000	80	$ 14,750	NORDEN TOWNSHIP	E1/2SE1/4 11-113-53
10/7/2025	0555-25	20	343 6897	$ 625,750	72.43	$ 8,639	NORDEN TOWNSHIP	LOT 3 KANGAS SIXTH ADDITION IN GOV'T LOTS 2, 3 & 4 IN 20-113-52 AND KANGAS CONSERVATION EASEMENT TRACT 1 IN 20-113-52
4/23/2025	0321-25	20	2701	$ 1,662,416	148.43	$ 11,200	OXFORD TOWNSHIP	SE1/4 28-115-53 EXCEPT BREKKE ADDN

2025 Building Permits for 2026 Assessment Year					
Town or Township	Name	Parcel #	Property Address	Project	2026 Assessed Amount
Brantford	CHRISTOPHER BOCHEK	3089	18272 438 AVE	moved house, new additions", basement, garage	$ 139,860
Castlewood	ALAN & TINA LAWRENCE	2456	45480 SD HWY 22	utility shed add'n	$ 98,805
Castlewood	DARYL SCHOFIELD	2459	45487 SD HWY 22	% completion garage w/living	$ 26,399
Castlewood	TROY JURRENS	7477	18370 458 AVE	garage	$ 51,600
Castlewood	KIRK LAPOINTE	7678	45729 181 ST	house lawn sheds	$ 210,089
Castlewood	TIMOTHY ALHOLINNA	7745	45721 181 ST	% completion house; shed	$ 151,823
Cleveland	LORIN LEHTOLA	708	44207 190 ST	garage & driveway	$ 46,770
Cleveland	CASEY WITT	742	19179 447 AVE	livestock shed	$ 21,206
Cleveland	TERRY HILLIARD	859	19402 443 AVE	% completion house & garage	$ 228,905
Cleveland	EDWIN JOHNSON	7373	44251 191 ST	utility shed	$ 114,156
Cleveland	DARRELL & CHRISTINA BAHR	7454	44670 195 ST	house moved in	$ 202,760
Cleveland	DANIEL PAKKALA	7631	19020 442 AVE	shed	$ 4,237
Cleveland	MOLLY KANGAS	7680	44757 192 ST	house & garage basement	$ 256,811
Cleveland	MICKY TIKKA	7747	44647 194 ST	% completion house moved in new garage	$ 156,153
Dempster	KIRK SACKREITER	7476	46507 184 ST	% completion house & garage	$ 261,374
Dempster	JACK LUCKHURST	5045	46279 SPALDING ST	garage & driveway	$ 30,840
Dempster	ETHAN GREENFIELD	6776	46544 185 ST	utility bldg	$ 108,397
Dempster	BROOKE SCHMIDT	7515	46414 185 ST	house & garage driveway	$ 433,306
Dixon	AMOS SEPPANEN	2021	18558 439 AVE	% completion utility shed	$ 17,506
Dixon	BRADY BUCK	7596	18655 438 AVE	% completion house & garage	$ 135,096
Estelline	STEVEN VANHEERDE	384	19569 458 AVE	house add'n	$ 177,454

Estelline	DALTON HOLM	7756	45879 195 ST	% completion house & garage	$ 175,525
Estelline Lake	WALLY GROGAN	5141	180 N LAKE DR	garage w/living	$ 190,841
Estelline Lake	ALAN GREY	5157	158 N LAKE DR	garage w/living	$ 207,230
Estelline Lake	LARRY HILL	5271	170 NE LAKE DR	% completion house & garage	$ 594,286
Estelline Lake	GEOFFREY TUFTY	5273	174 NE LAKE DR	house add'n	$ 18,543
Estelline Lake	SCOTT SLETTEN	5475	234 SE LAKE DR	% completion house	$ 514,178
Estelline Lake	LAKE POINSETT STORAGE UNITS	6268	NO ADDRESS, ARCHER 3RD ADD'N	shed	$ 6,239
Estelline Lake	DAVID MICKELSON	7665	142 E LAKE DR	house & garage	$ 427,825
Estelline Lake	DANIEL FINN	7668	124 E LAKE DR	garage	$ 77,086
Estelline Lake	JEFFREY & TAMARA JORGENSON	7670	128 E LAKE DR	% completion garage	$ 53,484
Estelline Lake	DAVID L ANDERSON	7648	152 E LAKE DR	% completion garage	$ 54,010
Estelline Lake	JAYSON MEYER SR	5138	184 N LAKE DR	covered deck	$ 14,448
Estelline Lake	JAYSON MEYER SR	5139	185 N LAKE DR	2 sheds	$ 17,871
Estelline Lake	DUANE SARKINEN	5253	701 STATE AVE E	deck	$ 6,544
Estelline Lake	DEBORAH JOHNSON	5269	166 NE LAKE DR	lawn shed	$ 3,632
Estelline Lake	RYAN & ELIZABETH DUFFY	5303	110 E LAKE DR	house add'n, patio & deck	$ 31,331
Estelline Lake	LORI ENTENMAN	5322	170 E LAKE DR	garage conversion & shed	$ 92,417
Estelline Lake	BRENT & SHAYNA ROHL	5323	168 E LAKE DR	garage & driveway	$ 51,945
Estelline Lake	RUSSELL HALGERSON	5384	312 E LAKE DR	pergola/ concrete	$ 6,254
Estelline Lake	ALAN FRENTZ	5447	212 SE LAKE DR	% completion garage	$ 4,978
Estelline Lake	MIKE HAUSMAN	6032	229 E LAKE DR	house additions & patio	$ 79,874
Estelline Lake	MIKE HAUSMAN	6032	229 E LAKE DR	% completion 2 story garage	$ 75,355
Estelline Lake	ANDERSON HOLDINGS LLC	6034	217 E LAKE DR	% completion detach garage & guest house	$ 66,229
Estelline Lake	SCOTT & RONNA SLETTEN	6463	234 SE LAKE DR	% completion garage w/living	$ 150,308

Estelline Lake	RAB PROPERTIES LLC	7358	212 BUFFALO RIDGE DR	house & garage no permit	$ 296,545
Estelline Lake	ALAN BRECK	7669	126 E LAKE DR	% completion garage w/living	$ 66,376
Estelline Lake	RICK & KAREN BERGMAN	7760	LOT 3 BAKKE EAST ACRES 7TH ADDN	% completion garage w/living	$ 87,432
Estelline Lake	GREGORY HIMLEY	7672	146 E LAKE DR	garage w/living	283783
Florence	KEVIN KANNAS	1344	45410 186 ST	garage, drive, deck,SWP	$ 123,128
Florence	THOMAS NYGAARD	5939	18647 459 AVE	% completion house & garage	$ 253,217
Hamlin	ROGER SWEEN	2223	17924 465 AVE	lawn shed	$ 8,716
Hamlin	STEPHEN VAILLANCOURT	6148	18172 461 AVE	24x40 add'n utility bldg	$ 25,080
Hamlin	ADAM RUDEBUSCH	7590	18084 460 AVE	% completion house	$ 172,829
Hayti	JERALD P KOISTINEN	1667	45310 SD HWY 21	% completion utility shed	$ 61,727
Hayti	JASON KOISTINEN/ DWIGHT KOPMAN	1685	45294 189 ST	utility shed	$ 240,725
Hayti	JERRY KASTEIN	1711	18995 449 AVE	% completion house & garage	$ 245,547
Hayti	KEN EVERSON	6859	45129 189 ST	house add'n	$ 332,469
Hayti	BLAKE KOISTINEN	7242	44984 186 ST	house & garage	$ 447,553
Lake Albert	BECKY SORENSON	6218	184 NORTHBAY DR	lawn shed	$ 4,526
Lake Albert	FRANCIS STROHFUS	6253	228 NORTHBAY DR	% completion deck & patio	$ 5,976
Lake Albert	SCOTT SCHELLING	7183	101 STEWART CIRCLE	% completion garage	$ 102,946
Lake Albert	ZOANN SMITH	7552	181 NORTHBAY DR	% completion house & garage; decks	$ 158,045
Norden	JIM BELD	449	19386 447 AVE	% completion house & garage	$ 185,461
Norden	DAVID & JUDI ANDERSON	510	19280 450 AVE	chicken coop	$ 5,476
Norden	KYLE KANGAS	520	19283 SD HWY 21	shed	$ 22,549
Norden	DANNY LIMMER	533	19236 448 AVE	house & garage	$ 423,865
Norden	ADRIAN NELSON	608	19498 452 AVE	house & garage	$ 469,366
Norden	ISAAC SEPPANEN	627	19489 449 AVE	% completion Shouse	$ 306,504

Norden	AUSTIN FOLEY	644	1008 VESPER AVE	% completion	$ 53,810
Norden Lake	AARON VAN HOLLAND	6051	468 W LAKE DR	garage	$ 104,560
Norden Lake	RICK WARNE	6577	496 W LAKE DR	garage & drive, shed	$ 78,427
Norden Lake	DANIEL NEFZGER	7542	524 W LAKE DR	% completion garage	$ 10,076
Norden Lake	ROBERT MATZKE	7616	338 W LAKE DR	% completion garage & drive	$ 40,092
Norden Lake	RODNEY KINDT	7635	426 W LAKE DR	garage	$ 41,339
Norden Lake	JONATHAN KASKI	7686	464 MEADOW DR	% completion house & garage porch, patio	$ 293,058
Norden Lake	JEB BLUDORN	7687	446 MEADOW DR	house & garage shed, drive, sauna	$ 336,334
Norden Lake	BRAD LEARN	7792	19555 US HWY 81	manufactured home moved in, lawn shed, deck	$ 40,909
Norden Lake	JASON BUNGER	7793	19551 US HWY 81 LOT 28	manufactured home, shed & deck	$ 13,995
Norden Lake	JOHN & BILLIE JO HURLEY	656	19587 US HWY 81	% completion steel shed	$ 87,116
Norden Lake	TIM LENTSCH	5503	142 NW LAKE DR	paver patio	$ 9,600
Norden Lake	PETE CHIKOS	5562	326 W LAKE DR	house & garage driveway	$ 830,956
Norden Lake	SWEETMAN PARTNERS LLP	5571	344 W LAKE DR	% completion house & garage driveway	$ 409,594
Norden Lake	RITTER FAMILY TRUST	5578	358 W LAKE DR	house	$ 156,112
Norden Lake	BRIAN & ANNE KVAMME	5989	155 PRAIRIE QUAY DR	% completion house & garage	$ 16,944
Norden Lake	KEN & GLENDA WIECZOREK	6076	213 PRAIRIE QUAY DR	garage & driveway	$ 90,355
Norden Lake	JAY BALDWIN	7611	332 W LAKE DR	garage	$ 170,564
Norden Lake	ROGER & DIANNE DEGROOT	7627	382 W LAKE DR	garage	$ 41,339
Norden Lake	JON LARSEN	7640	NO ADDRESS, LOT 7 KANGAS 5TH ADDN	utility shed	$ 187,767
Norden Lake	MICHAEL PARKER	7642	448 W LAKE DR	garage	$ 116,537
Opdahl	DOUGLAS THUE	7253	18611 447 AVE	% completion house & garage	$ 212,840
Opdahl	JENA & RICH CHAMBERS	7772	18663 446 AVE	% completion pole shed w/living	$ 278,343

Opdahl	MICHAEL ANDERSON	7786	18574 447 AVE	% completion house & garage driveway chicken coop lean to open shed	$ 383,649
Oxford	BLAKE LANTGEN	2606	45083 179 ST	utility shed	$ 182,227
Oxford	RILEY SEPPALA	2670	18176 451 AVE	% completion house & garage	$ 52,365
Oxford	BRUCE HALSE	5119	45016 DAHL AVE	shed	$ 8,716
Oxford	REUBEN KINNUNEN	5943	18095 449 AVE	garage & house add'n	$ 72,174
Oxford	BRAD JENSEN	6556	17959 448 AVE	% completion house & garage driveway	$ 296,045
Oxford	MIKE THYEN	7782	45215 SD HWY 22	% completion house & garage	$ 134,214
Bryant	DWIGHT & CONNIE STEWART	3282	303 S LEE ST	% completion house & garage driveway	$ 179,521
Bryant	PAULINE & MATHEW PUURI	3306	104 S LEE ST	% completion house & drive	$ 38,968
Bryant	TROY RICH	3330	113 S BROADWAY ST	moved in house	$ 161,305
Bryant	HOBIE JOHNSON	3382	106 W 7 AVE	manufactured home	$ 141,538
Bryant	FARMERS UNION OIL	3477	207 S RAILWAY	truck bay cover	$ 79,237
Bryant	WEELBORG ENTERPRISES LLC	7178	NO ADDRESS, WENDLING INDUSTRIAL DEVELOPMENT	business condos	$ 139,864
Bryant	HERVI CONCRETE	7288	553 S LEE ST	building add'n	$ 197,832
Castlewood City	RANDON SEPPALA	6471	845 N 3 AVE	shed	$ 5,288
Castlewood City	SHANE MACK	3599	306 E MERRILL ST	shed & deck	$ 7,116
Castlewood City	318 ALLEN STREET LLC	3775	318 E ALLEN ST	% completion moved in house; garage	$ 136,230
Castlewood City	JEFF SIKKINK	3782	707 E GERHOLD ST	shed & concrete	$ 8,843
Castlewood City	LARRY BOHLS	3783	704 E GERHOLD ST	garage	$ 30,512
Castlewood City	CLINT DAVIS	3843	404 E CEMETERY RD	% completion house & garage, driveway	$ 258,673
Castlewood City	CLINT DAVIS	3843	405 E CEMETERY RD	garage & driveway	$ 43,948

Castlewood City	BRAD POPHAM	3870	402 EAST PEARL ST	shed	$ 13,559
Castlewood City	JERALD GERBERDING	5962	504 E PRAIRIE ST CIRCLE	shed	$ 5,810
Castlewood City	ROBERT KIRCHOFF	5963	506 E PRAIRIE ST CIRCLE	shed	$ 9,498
Castlewood City	ROY & DAWN WIERSMA	6437	509 N 1 AVE	lawn shed	$ 6,658
Estelline City	JOSHUA COKENS	4050	307 6 ST N	shed	$ 8,707
Estelline City	MARK JENSEN	4058	509 CATLETT AVE	shed	$ 4,842
Estelline City	JAMI JENSEN	4106	301 6 ST S	% completion shed	$ 65,185
Estelline City	DESIREE BICKLEY	4360	425 NORTHRIDGE RD	shed	$ 7,263
Estelline City	DAVID GORDER	4112	302 5 ST S	shed	$ 6,332
Estelline City	ELI HOFER	4190	109 EVA AVE	garage & driveway	$ 40,182
Estelline City	RAY & STACEY GERBER	4354	305 NORTHRIDGE RD	shed	$ 11,622
Hayti Town	KEVIN HERVI	7333	624 HANSEN AVE	sauna	$ 6,300
Hayti Town	ROGER PEDERSEN	7486	626 LUND AVE	house & garage	$ 139,393
Hayti Town	NICK EFRAIMSON	7489	633 LUND AVE	house & garage	$ 373,542
Hayti Town	SHELDON MACK	7493	514 LUND AVE	% completion house & garage	$ 184,086
Hayti Town	TYLER KOISTINEN	7495	418 LUND AVE	% completion house & garage	$ 173,598
Hayti Town	DWIGHT KOPMAN	7724	501 JESSE AVE	% completion house & garage	$ 118,281
Hayti Town	JONATHAN S HAAPALA	7789	505 HANSEN AVE	% completion house & garage	$ 233,569
Hayti Town	BRENDEN & BRIELLE WITT	4405	205 PIONEER AVE	detached garage	$ 20,033
Hayti Town	DARIN HOMOLA	4564	505 REDBIRD AVE	garage, drive, patio	$ 46,300
Hayti Town	TRAVIS POPHAM	4586	303 PALMQUIST AVE	shed	$ 8,716
Hayti Town	PAUL SWENSON/ZEA SWENSON	4621	209 PALMQUIST AVE	deck	$ 3,276
Hayti Town	TONY ARNOLD/BRODY GRANTHAM	7715	617 JESSE AVE	house & garage	$ 403,783
Hayti Town	DWIGHT KOPMAN	7726	509 JESSE AVE	house & garage	$ 217,290

DISCRETIONARY GROWTH 2026 ASSESSMENT

TWN #	TOWNSHIP	DOE	NAME	AMOUNT	REMARKS BUILDINGS	DISC. START
1	Castlewood	2377	County Line Dairy LLC	$ 4,117,305	milking parlor, cattle barn, 2 bins, holding area	2025
1		2377			commodity shed, concrete & asphalt, milk silos	2026
1	Castlewood	2420	Craig Bass	$ 13,265	pole building/pole add'n	2024
1	Castlewood	2447	Eric Raasch	$ 4,267	pole building	2023
1	Castlewood	2468	Andres Giambe	$ 7,025	pole building	2023
1	Castlewood	2477	Barry Little	$ 25,418	2 bins	2025
1	Castlewood	2541	Donald Goldhorn	$ 2,011	hay shed	2024
1	Castlewood	2523	Larry Aderhold	$ 25,798	utility building	2026
2	Oxford	2592	James Langdeaux	$ 52,242	horse barn	2025
2	Oxford	2746	Bradley Zimprich	$ 59,723	bin	2022
2		2746		$ -	steel shop	2023
2	Oxford	5112	Tyrel Beld	$ 29,914	contractor shop	2023
2	Oxford	6566	Leland Roe	$ 85,640	equipment shop	2023
2	Oxford	6775	Roe Farm LLC	$ 29,218	bin & shed	2026
2	Oxford	7589	James Langdeaux	$ 33,829	riding arena	2025
3	Brantford	2894	Ronald Arnold	$ 6,930	storage/garage	2023
3	Brantford	3042	Jerry Schmidt	$ 141,079	bin	2022
3		3042		$ -	commodity shed	2024
3		3042			cattle confinement	2026
3	Brantford	3136	Jason Lamb	$ 105,806	bin	2025
3		3136			bins	2026
3	Brantford	7280	Jarred Lamb	$ 15,349	bin	2022
3	Brantford	7322	Roger Smith	$ 38,684	pole building	2025
3	Brantford	3064	Jarred Lamb	$ 110,703	3 bins	2026
4	Garfield	941	Geffrey Carstens	$ 14,629	pole building	2022
4	Garfield	1001	Riverview LLP	$ 134,474	apartments	2022
4	Garfield	1001	Riverview LLP	$ 7,926,866	free stall barn, commodity shed, milking parlor	2022
4	Garfield	1004	Garfield Land Co	$ 17,301	Pole building	2024
4	Garfield	1013	Dallas Laube	$ 24,633	bin	2024
4		1013	Dallas Laube	$ -	office add'n to pole building	2025
4	Garfield	1064	Wesley Johnson	$ 21,260	pole building	2025
5	Garfield	1012	Gene Sauder	$ 7,030	pole building	2026
5	Garfield	962	Fred Staudy	$ 13,931	pole building	2026
5	Norden	248	Larry Isaacson	$ 14,899	bin hopper	2024
5	Norden	251	Drumgoon Dairy	$ 893,339	dairy barn milk storage building	2022
5	Norden	5882	Fred Prahl	$ 44,445	storage units	2024
5	Norden	6804	Grant Mc Daniels	$ 4,931	pole barn with leans	2023
5	Norden	7122	John Hurley	$ 37,878	storage units	2022
5	Norden	7163	Joshua Spilde	$ 136,234	storage units	2022
5		7163		$ -	storage units	2023

5	Norden	623	Jason Aho	$ 61,817	utility building	2026
5	Norden	264	Level Properties LLC	$ 59,685	shop & office	2026
5	Norden	7541	Todd Jongeling	$ 24,266	utility building	2026
6	Estelline	73	Cindy Fugere	$ 84,691	bin	2022
6		73		$ -	bin	2024
6		73		$ -	bin	2026
6	Estelline	128	Leonard Saathoff	$ 21,359	steel building	2024
6	Estelline	213	David Verhoek	$ 66,681	quonset bin	2024
6		213			cattle confinement	2026
6	Estelline	386	Jerry Runia	$ 16,605	pole building	2024
7	Estelline	383	Daniel Runia	$ 25,951	bin	2026
6	Estelline	6812	Dakota Plains Storage	$ 165,533	storage units	2025
6	Estelline	7530	Arthur Addington	$ 24,670	pole building bin	2023
7	Estelline	110	Larry Knutson	$ 39,432	cattle confinement	2026
7	Hamlin	2192	Nick Schmit	$ 45,197	steel utility shed	2025
7	Hamlin	2298	Berthold Moritz	$ 13,479	pole building	2024
7	Hamlin	2328	Chad Schooley	$ 144,771	bin	2023
7		2328		$ -	steel building	2024
7		2328		$ -	bin	2025
7		2328		$ -	steel building add'n & commodity shed	2026
7	Hamlin	6852	Roger Rudebusch	$ 22,188	steel building	2022
8	Hamlin	6167	Sunrise Dairy	$ 617,492	cattle confinement	2026
8	Dempster	1141	Clarmont Hutterian	$ 44,385	chicken barn	2023
8		1141		$ -	steel hay shed precast building	2024
8	Dempster	1273	Bradley Jongeling	$ 58,385	bin	2025
9	Florence	1329	Justin Ries	$ 3,153	pole building	2024
9	Florence	1372	Jerry Kihl	$ 21,568	pole building	2024
9	Florence	1417	Bruce Wadsworth	$ 20,291	pole building	2024
9	Florence	6440	Lyle Gehrke	$ 7,273	pole building	2025
10	Hayti	1654	Jeffrey Kangas	$ 4,645	steel building	2024
10	Hayti	7547	David Olsen	$ 38,970	truck encloser, pit, shed, dryer	2026
10	Hayti	1524	Steve Namken	$ 51,187	shop, office	2026
11	Cleveland	699	Pig Time Pork LLC	$ 9,514	concrete hallways in hog barns	2024
11	Cleveland	708	Lorin Lehtola	$ 18,178	pole building	2025
11	Cleveland	766	Alfred Noem	$ 7,541	pole building	2023
11	Cleveland	828	John Seppanen	$ 17,195	pole building add'n	2025
11	Cleveland	852	Douglas Noem	$ 23,231	cold storage building	2023
11	Cleveland	7195	Andrew Weber	$ 5,607	lean to add'n pole building add'n	2024
11	Cleveland	7215	Prouty Farms Pork	$ 9,067	composting shed	2025
11	Cleveland	7303	Dolph Creek Development	$ 74,735	office building	2023
11	Cleveland	7527	Leonard Kopman	$ 209,353	utility/office building	2024
12	Cleveland	7169	Daryl Beld	$ 31,526	shop add'n	2026
12	Opdahl	1863	Mark Stormo	$ 30,730	pole building	2025
12	Opdahl	1939	Jerald Prouty	$ 10,010	bin	2025
		1939	Jerald Prouty	$ 47,242	2 bins	2026
12	Opdahl	6502	Rickie Kasten	$ 3,676	pole building	2022

13	Opdahl	7775	Connie Seppanen	$ 4,317	open side pole building	2026
13	Dixon	2068	James Brenden	$ 21,022	steel building / office	2024
13	Dixon	6809	Robbie Fedt	$ 6,740	pole building	2023
13	Dixon	2060	Larry Buck	$ 10,910	bin	2026
21	Castlewood	3675	Castlewood Storage Units	$ 49,233	storage units	2024
21	Castlewood	3816	Castlewood Elevator	$ 50,123	steel utility building	2025
21	Castlewood	3822	Pioneer Enterprises	$ 16,911	funeral home	2024
21	Castlewood	7110	Shawn Mullaney	$ 9,881	equipment building	2023
21	Castlewood	7509	Martin Barrett	$ 50,816	steel building	2024
21	Castlewood	7519	Brock Forde	$ 38,234	shed - manufacturing	2025
21	Castlewood	6333	Castlewood Elevator	$ 84,452	fertilizer shed addition	2026
21	Castlewood	7619	Ryder Seppala	$ 43,368	pole building	2025
21	Castlewood	7306	Highway 22 Storage LLC	$ 44,466	storage units	2026
22	Hazel	4705	Loren Beld	$ 122,285	shop / office	2025
23	Bryant	1030	Michael Dacko	$ 86,047	house	2023
23	Bryant	3151	Kendall Johnson	$ 70,808	house	2023
23	Bryant	3344	EKO Properties	$ 92,247	4-plex	2025
23	Bryant	3424	Jon T Anderson	$ 8,324	storage building	2023
23	Bryant	3481	Farmers Union Coop	$ 224,888	warehouse / office	2023
23	Bryant	3493	Farmers Union Coop	$ 325,413	c-store / gas station	2025
24	Bryant	3261	Sunhill Properties LLC	$ 137,034	6-plex	2026
24	Bryant	3321	Sunhill Properties LLC	$ 137,034	6-plex	2026
23	Bryant	6813	Triple E Properties LLC	$ 50,781	pole building	2022
23	Bryant	7302	Ivan Silva	$ 38,953	pole building	2022
23	Bryant	7675	Koski Holdings	$ 71,677	ag seed building	2025
24	Lake Norden	4770	502 Main LLC	$ 510,616	commercial office building	2023
24	Lake Norden	4802	Eric Smith	$ 20,320	office building	2024
24	Lake Norden	4842	Sodak Construction LLC	$ 46,865	apartments	2022
24	Lake Norden	5029	Lake Norden Farmers	$ 149,807	bin conveyor receiving pit	2023
24	Lake Norden	5975	Cottonwood View LLC	$ 40,212	warehouse / office	2022
24	Lake Norden	6562	Lehtola Builders	$ 20,286	equipment building	2023
24	Lake Norden	7561	Sodak Properties LLC	$ 206,233	8 unit townhouse	2025
24	Lake Norden	7588	Nimble LLC	$ 43,491	car wash	2024
24	Lake Norden	7735	Sodak Companies LLC	$ 37,640	storage units	2026
24	Lake Norden	7736	Sodak Companies LLC	$ 109,637	equipment / office building	2025
25	Estelline	4260	Estelline Co-op Grain	$ 52,462	fertilizer shed addition	2025
25	Estelline	4262	Elias Hofer	$ 14,521	2 storage garages	2024
25	Estelline	7167	Estelline Co-op Grain	$ 127,053	warehouse with office	2025
26	Estelline	3925	Pioneer Enterprises	$ 65,965	funeral home	2026
25	Estelline	7463	Sodak Volga LLC	$ 92,673	apartments	2023
26	Hayti	6930	Dwight Kopman	$ 103,402	2nd story office	2022
26		6930		$ -	shop	2023
26		6930		$ -	3 sided utility shed	2024
26		6930		$ -	addition to wash bay & 3 sided shed	2025
26	Hayti	7061	Hamlin Farmers Coop	$ 47,300	steel storage shed	2024

26	Hayti	7345	Larry Hansen	$ 70,898	duplex	2022
26	Hayti	7350	Tikka Properties LLC	$ 76,259	storage warehouse	2023
26	Hayti	7352	Thomas Homola	$ 159,004	storage warehouse	2023
26	Hayti	7353	Sepcon Properties	$ 76,374	construction office	2026
26	Hayti	7354	Russell Seppanen	$ 18,920	storage units	2023
26	Hayti	7499	Sodak Properties LLC	$ 136,306	8 plex apartment	2024
26	Hayti	7500	Sodak Properties LLC	$ 136,306	8 plex apartment	2024
26	Hayti	7729	Sodak Properties LLC	$ 174,326	8 plex apartment	2026

This was sent with the 2026 assessment notices. I am adding this to the packet as it shows the amount of increase/decrease and the information the property owner received.

The 2026 assessment notice is enclosed. The values are established as the property stood on Nov. 1, 2025, the legal assessment date of South Dakota.

The Director of Equalization does not determine the total amount of taxes in your community, the tax rate, or your taxes. The assessor's primary responsibility is to find the fair market value of your property, so that you pay only your fair share of taxes. The amount of tax you pay is determined by multiplying your tax rate by your property's taxable value. Your tax rate is determined by the tax requests submitted by all your taxing authorities – city, county, school districts, and others. The county auditor calculates the tax rate needed to spread the tax request burden fairly and equitably amongst all property within each district.

If you owned and occupied your residence on Nov. 1, 2025, you may qualify for **owner occupied status**. Being designated as owner-occupied makes a property eligible for a reduced levy for school general fund taxes. To qualify for owner occupied status these requirements must be met: you owned and occupied your residence on Nov. 1, 2025; this is your principal residence and the only property you are claiming owner occupied; and the certification of owner-occupied dwelling form submitted by March 15, 2026. Please check your notice to see if it reflects owner occupied status. If you are not receiving the owner-occupied status and think you qualify, please contact Hamlin County Equalization Office for further information.

The Director of Equalization office is in charge by South Dakota law to value all property as "full and true market value" except for ag land which is assessed by the productivity method. In many areas, market conditions have led to increases in market values and assessed value without any changes to the property. In estimating the value of your property, the assessor reflects the conditions that are occurring in the marketplace on your assessment.

- Ag land for Crop soils decreased 1.37% and Non-Crop soils increased 4.19%
- Hayti Town – structures and land increased 7%
- Bryant City – structures and land increased 1%
- Estelline City – structures and land increased 2%
- Lake Norden City – structures and land increased 7%
- Castlewood City - structures and land increased 2%
- Lake Albert – structures and land increased 10 %

Building permits, new construction, and review findings have been calculated and added to the corresponding property value. If you have removed any buildings, please notify the Equalization Office and we will take the assessed value of the building off your assessment.

The 3% limitation does not apply to individual properties. The law passed in 2025 limits the total countywide assessed value of owner-occupied single-family homes, not the value of each home. Individual property values can still increase or decrease to reflect market value. The 3% limit applied only to the countywide total for owner-occupied single-family homes. The total can increase more than 3% due to new construction and additions or major renovations. Properties not classified as owner-occupied are not subject to this limitation.

The values on the 2026 assessment notice represent the office's estimate of the full and true market value of all county properties. After receiving the new assessment notice, all property owners need to ask themselves if the assessed value of their property fairly and equally represents full and true market value. If you feel your assessed value is higher than full and true market, we encourage property owners to bring any questions or concerns to our attention. We will help explain the valuation process and how the sales contribute to the market adjustments. If the property owner feels their property is assessed higher than full and true market value, the appeals process is outlined on the back of your assessment notice.

If you believe the assessor has overestimated or underestimated the value of your property, please contact the assessor's office to discuss the property assessment. Our office relies on property owners for accurate information. If you think your taxes are too high, you should make your opinion known to the local taxing authorities – city council, county commission, school board – during their budgeting process. You can also inquire at the county courthouse about property tax relief programs and whether you qualify for them. A list is on the back of the assessment notice.

Donna Rhody, CAA
Hamlin County Director of Equalization

Hamlin County
Local Board
2026 Assessment

Important Dates

Local Boards begin March 16 and will end March 20.
March 12 – Last day for taxpayer to "file" written appeal with clerk of local board.
"File" – In the hands of the official with whom it is to be filed or postmarked by deadline is considered timely mailing.
March 23 – Board must return assessment book to Director of Equalization
March 27 – Last day to send written notice of board's decision to each appellant

Included in packets & additional information

- Assessment Book –
  - Certificate of Review Board of Equalization (**last page of section 2026**) must be signed and dated
- Real Property Classification sheet
- Objection of Real Property Assessment (PT17), Instruction sheets included
  - One form per parcel
  - Property owner is to complete & sign their portion
  - Local Board is to complete the portion designated stating the action taken & sign
  - Local Board is to give or mail each appellant a copy or written notice within 7 days stating the action taken by board
- Criteria for Flooded Farmland
- Flooded Land Program – All wet land applications have been processed and adjustments given on assessment notices
  - Please look over excel sheet of adjustments given on assessment notices. If you have any questions or changes, please contact the office
- Notice of Intent to Change Assessment (PT18)
  - The property owner must be notified prior to adding omitted property or increasing the assessment on a property. The board must give the property owner an opportunity to appear or submit documentation concerning the increase or addition. You may request the form at the Equalization Office as needed.
- Appeals Process Guide for Local, County, & Consolidated Boards of Equalization
- Appeals Process Guide for the Property Owner
- Arms-length transactions for Nov 1, 2024, through Oct 31, 2025, for the 2026 assessment year
  - Sales which have been verified to be arms-length transactions. This means the transfer of property offered on the open market for a reasonable period of

time between a willing seller and a willing buyer with no coercion or advantage taken by either party.

- Growth for Urban & Non-Ag Rural Plus Discretionary Growth
- Ag Land Type for County with rating
- Criteria for Ag Land classification (SDCL 10-6-112)
- New assessed value limitation for 2026 explanation

I would like to take this opportunity to thank each of you on the local boards for all the work you do. Being on the local board of equalization can place you in an uncomfortable position of determining whether an assessment valuation of friends, relatives or neighbors is fair and equal. Your decision is not to be swayed by sympathy, compassion or emotion for the appellant and must reflect the true market value of the property. Taxes cannot be appealed, only the assessed value of the property.

If you have any questions during the process, please contact the office. I know a lot of boards meet in the evening, so I am giving you my cell number, 605-881-0713, in case you have a question.

Again, THANK YOU

Donna Rhody
Director of Equalization
Hamlin County

SOUTH DAKOTA DEPARTMENT OF REVENUE

445 East Capitol Avenue • Pierre, SD 57501
(605) 773-3311 • dor.sd.gov

New Assessed Value Limitations for 2026

What is an Assessed Value?

Assessed value is the county's estimate of what a property could sell for on the open market.

- The **2026 assessed value** reflects market conditions as of **November 1, 2025**.
- Assessment Notices are mailed **by March 1**.
- The **2026 assessed value** will be used to calculate **property taxes payable in 2027**.

Why did my Assessed Value change?

Assessed values are reviewed **every year** to keep them in line with current market conditions.

- Recent property sales are analyzed to see how values are changing.
- Similar properties are adjusted to keep assessments fair and consistent.
- Your value may also change due to **new construction, additions, remodeling, or removal of buildings**.

My Assessed Value increased more than 3%. Isn't there a 3% limit?

The 3% limitation does **not** apply to individual properties. A law passed in 2025 (Senate Bill 216) limits the **total countywide assessed value** of **owner-occupied single-family homes**, not the value of each home.

- Individual property values **can still increase or decrease** to reflect market value.
- The **3% limit applies only to the countywide total** for owner-occupied single-family homes.
- That total can increase **more than 3%** due to:
  - New construction
  - Additions or major renovations
- Properties **not classified as owner-occupied** are **not subject** to this limitation.

What keeps values from falling behind the market?

State law requires counties to maintain accurate assessments (generally 85%–100% of market value).

- If the county falls below that level, assessed values **may increase without limit** until accuracy standards are met.
- The 3% limitation applies **only when the county already meets** those standards.

Questions about your assessment? Contact your local Director of Equalization.

SOUTH DAKOTA DEPARTMENT OF REVENUE

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New Assessed Value Limitations for 2026

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- Your value may also change due to **new construction, additions, remodeling, or removal of buildings**.

My Assessed Value increased more than 3%. Isn't there a 3% limit?

- The 3% limitation does not apply to individual properties. A law passed in 2025 (Senate Bill 169) limits the **total countywide assessed value** of **owner-occupied single-family homes**, not the value of each home.
- Individual property values **can still increase or decrease** to reflect market value.
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- That total can increase **more than 3%** due to:
  - New construction
  - Additions or major renovations
- Properties **not classified as owner-occupied** are **not subject** to this limitation.

What keeps values from falling behind the market?

- State law requires counties to maintain **accurate** assessments (generally 85%–100% of market).
- If the county falls below that level, assessed values **may increase without limit** until they catch up to the market.
- The 3% limitation applies **only when the county already meets** those standards.

Questions? Contact your local assessment office or Director of Equalization.

HAMLIN COUNTY DIRECTOR OF EQUALIZATION
Totals by Land Type for COUNTY
Parcels NOT marked as exempt

All Soil Types

TOP DOLLAR -- Crop: 4160.42 Non-Crop: 3009.69

Land Type	NCrp/Crop	Res/Com	Rating	$$/Acre	No. Acres	Valuation
ARA	C	R	0.513	2,134.30	1,121.77	2,394,193.73
BA	C	R	0.776	3,228.49	351.95	1,136,267.05
BAB	C	R	0.871	3,623.73	97.95	354,944.35
BBB	C	R	0.733	3,049.59	4,335.01	13,220,003.16
BBC	C	R	0.540	2,246.63	3,780.47	8,493,317.29
BCD	N	R	0.386	1,161.74	18.97	22,038.21
BNA	C	R	0.840	3,494.75	445.99	1,558,623.58
BRA	C	R	0.925	3,848.39	6,177.18	23,772,197.82
BRB	C	R	0.872	3,627.89	3,402.18	12,342,734.79
BS	C	R	0.928	3,860.87	545.37	2,105,602.65
BTD	N	R	0.340	1,023.29	4,324.14	4,424,849.24
BUC	N	R	0.242	728.34	1,033.55	752,775.80
BUE	N	R	0.230	692.23	1,244.48	861,466.42
BVD	N	R	0.535	1,610.18	2,535.80	4,083,094.42
BXE	N	R	0.293	881.84	1,533.12	1,351,966.59
BYC	C	R	0.614	2,554.50	7,700.16	19,670,060.43
BYD	N	R	0.338	1,017.28	1,574.71	1,601,920.97
CA	C	R	0.625	2,600.26	739.13	1,921,930.23
CO	C	R	0.715	2,974.70	1,671.33	4,971,705.46
CU	C	R	0.832	3,461.47	16,851.96	58,332,554.10
CX	C	R	0.711	2,958.06	8,994.91	26,607,483.49
DV	C	R	0.645	2,683.47	3,990.23	10,707,662.46
EGB	C	R	0.491	2,042.77	2,301.65	4,701,741.54
EMC	C	R	0.373	1,551.84	794.70	1,233,247.23
ESA	C	R	0.838	3,486.43	2,178.04	7,593,583.97
ESB	C	R	0.801	3,332.50	6,301.49	20,999,716.35
FA	N	R	0.302	908.93	1,459.47	1,326,556.05
FDA	C	R	0.598	2,487.93	4,463.04	11,103,731.14
FOB	C	R	0.382	1,589.28	3,143.44	4,995,806.29
HEA	C	R	0.822	3,419.87	1,899.94	6,497,547.84
HEB	C	R	0.775	3,224.33	1,661.09	5,355,902.33
KRA	C	R	0.903	3,756.86	1,844.17	6,928,288.52
KRB	C	R	0.860	3,577.96	5,899.36	21,107,674.03
LA	C	R	1.000	4,160.42	2,496.59	10,386,863.00
LD	C	R	0.707	2,941.42	3,604.84	10,603,348.53
LM	N	R	0.665	2,001.44	21.01	42,050.26
LM	C	R	0.818	3,403.22	4,526.15	15,403,484.19
LR	N	R	0.565	1,700.47	5,296.98	9,007,355.54
LW	C	R	0.726	3,020.46	435.27	1,314,715.63
MA	C	R	0.379	1,576.80	1,278.15	2,015,386.92
MBA	C	R	0.557	2,317.35	1,202.58	2,786,798.85
MC	C	R	0.723	3,007.98	1,008.12	3,032,404.80
MN	C	R	0.365	1,518.55	360.54	547,498.02
MZ	C	R	0.817	3,399.06	479.65	1,630,359.12
OH	C	R	0.826	3,436.51	4,655.09	15,997,263.42
OR	N	R	0.142	427.38	210.18	89,826.72
PA	N	R	0.321	966.11	26.68	25,775.80
PA	C	R	0.853	3,548.84	4,460.16	15,828,394.33
PM	N	R	0.310	933.00	.06	55.98
PM	C	R	0.505	2,101.01	615.71	1,293,612.88
POB	C	R	0.639	2,658.51	2,188.09	5,817,059.17
PSB	C	R	0.647	2,691.79	58,256.34	156,813,833.56
PSC	C	R	0.613	2,550.34	7,902.38	20,153,756.04
PWA	C	R	0.861	3,582.12	12,588.11	45,092,120.60
PWB	C	R	0.852	3,544.68	45,868.85	162,590,395.46
RA	N	R	0.335	1,008.25	2,112.11	2,129,535.10
REA	C	R	0.461	1,917.95	3,734.52	7,162,622.62
REB	C	R	0.435	1,809.78	935.95	1,693,863.64

HAMLIN COUNTY DIRECTOR OF EQUALIZATION
Totals by Land Type for COUNTY
Parcels NOT marked as exempt

All Soil Types

TOP DOLLAR -- Crop: 4160.42 Non-Crop: 3009.69

Land Type	NCrp/Crop	Res/Com	Rating	$$/Acre	No. Acres	Valuation
RNC	C	R	0.517	2,150.94	903.87	1,944,170.14
RSC	C	R	0.208	865.37	2,775.75	2,402,050.81
SAD	N	R	0.187	562.81	1,104.27	621,494.21
SO	N	R	0.100	300.97	9,869.58	2,970,447.38
SP	C	R	0.635	2,641.87	806.08	2,129,558.58
STB	C	R	0.735	3,057.91	493.99	1,510,577.00
TO	C	R	0.720	2,995.50	976.12	2,923,968.24
VBA	C	R	0.887	3,690.29	4,940.22	18,230,844.36
VBB	C	R	0.846	3,519.72	17,101.85	60,193,723.51
VNC	C	R	0.564	2,346.48	2,013.68	4,725,059.80
W	N	R	0.100	300.97	1,760.57	529,878.76
WA	C	R	0.900	3,744.38	4,033.86	15,104,304.66
WATER	N	R	0.100	300.97	14.26	4,291.83
		Average Parcel Rating:	**0.692**	**2,844.22**	**315,474.96**	**897,279,936.99**
		Total NCrp/Valuation -		874.21	34,139.94	29,845,379.28
		Total Crop/Valuation -		3,083.28	281,335.02	867,434,557.71
		Grand Total NCrp/Valuation -		**874.21**	**34,139.94**	**29,845,379.28**
		Grand Total Crop/Valuation -		**3,083.28**	**281,335.02**	**867,434,557.71**

10-6-112. Classification of agricultural land--Criteria.

For tax purposes, land is agricultural land if the land's principal use is devoted to the raising and harvesting of crops or timber or fruit trees, the rearing, feeding, and management of farm livestock, poultry, fish, or nursery stock, the production of bees and apiary products, or horticulture, all for intended profit. Agricultural land also includes woodland, wasteland, and pasture land, but only if the land is held and operated in conjunction with agricultural land and is under the same ownership. For purposes of this section, the term, principal use, means the primary use to which the land is devoted. This definition is intended to reference the primary and predominant use of the land as opposed to a mere secondary and incidental use.

In addition, to be classified as agricultural land for tax purposes, the land must meet one of the following criteria:

(1) In three of the previous five years, an annual gross income of at least two thousand five hundred dollars is derived from the pursuit of agriculture from the land, excluding transactions between:
   (a) An individual and anyone with whom the individual shares a residence;
   (b) An individual and an entity in which the individual and anyone who shares a residence with the individual have an aggregate ownership interest of more than fifty percent; or
   (c) Entities that are members of the same controlled group, as defined in § 10-45-20.3.

   The owner shall produce to the director of equalization any writing that is requested by the director for the purpose of verifying that the requirement of this subdivision has been satisfied; or

(2) Subject to the board of county commissioners increasing the minimum acre requirements, the land consists of at least twenty acres or is a part of a management unit of not less than eighty acres. The board of county commissioners may not increase the minimum acre requirements of this subdivision to an amount greater than one hundred sixty acres.

For the purposes of this section, the term, management unit, means any two or more parcels of land, whether adjoining or not, under common ownership located within this state and managed and operated as a unit for one or more of the principal uses listed in this section. No parcel of land within a management unit may be more than twenty air miles from the nearest other parcel within the management unit. If requested by the director, the owner shall provide supporting documentation of the land contained in the management unit.

Source: SL 1979, ch 65; SL 1991, ch 81; SL 1992, ch 77; SL 1992, ch 78; SL 1993, ch 83; SL 1998, ch 51, § 7; SL 2008, ch 44, § 18, eff. July 1, 2009; SL 2016, ch 57, § 1; SL 2017, ch 62, § 1; SL 2021, ch 44, §§ 13, 44; SDCL § 10-6-31.3; SL 2021, ch 45, § 1.

REAL PROPERTY CLASSIFICATION

Abstract Class "A" – Ag Land	*** "S" Denotes Owner Occupancy
AG - A	Land classified as agricultural without corporate limits.
AG - SL	Land classified as agricultural without corporate limits being leased from the Commissioners of School and Public Lands.
AG – A1	Improvements and structures on land classified as agricultural without corporate limits, less dwellings and automobile garages.
NA – A1	Dwellings and Automobile garages on land classified as agricultural without corporate limits.
NA – AM1	Manufactured home classified as real estate after June 30, 1999, on land classified as agricultural without corporate limits.
AG – AC	Land classified as agricultural without corporate limits under commercial use.
NA – AC2	Improvements and structures on land classified as agricultural without corporate limits, under commercial use.
Abstract Class "C" – Platted Land Outside City Limits	***** "S" Denotes Owner Occupancy**
AG – C	Platted lots classified as agricultural without corporate limits.
AG – C1	Improvements and structures on platted lot and acreages classified as agricultural without corporate limits, less dwellings and automobile garages.
NA – C1	Dwellings and automobile garages on platted lots and acreages classified as non-agricultural without corporate limits.
AG – CC	Platted lots and acreages classified as agricultural without corporate limits improved or unimproved under commercial use.
AG – CC2	Improvements and structures on platted lots and acreages classified as agricultural without corporate limits, under commercial use.
NA – C	Platted lots and acreages without corporate limits.
NA – C1	Improvements and structures on platted lots and acreages without corporate limits.
NA – CM1	Manufactured home classified as real estate after June 30, 1999, on platted lots and acreages without corporate limits.
NA – CC	Platted lots and acreages without corporate limits improved or unimproved, under commercial use.
NA – CC2	Improvements and structures on platted lots and acreages without corporate limits, under commercial use.
Abstract Class "D" – Platted land in City Limits	***** "S" Denotes Owner Occupancy**
AG – D	City or town lots and acreages classified as agricultural.
AG – D1	Agricultural improvements and structures less dwellings and automobile garages on city or town lots and acreages classified as agricultural.
NA – D1	Dwellings and automobile garages on city or town lots and acreages classified as Non-agricultural.
AG – DC	City and town lots and acreages improved or unimproved classified as agricultural for commercial use.
AG – DC2	Improvements and structures classified as agricultural on city or town lots and acreages under commercial use.
NA – D	Lots and acreages in city or town.
NA – D1	Improvements and structures on city or town lots and acreages.
NA – DM1	Manufactured home classified as real estate after June 30, 1999 on city or town lots and acreages.
NA – DC	City or town lots and acreages improved or unimproved under commercial use.
NA – DC2	Improvements and structures on city or town lots and acreages under commercial use.

NOTICE OF PUBLIC HEARING OF THE PLANNING AND ZONING COMMISION AND CITY COUNCIL ON PROPOSED CHANGE OF ORDINANCE NUMBER 23-17, THE ZONING ORDINANCE OF THE CITY OF CASTLEWOOD

Notice is hereby given pursuant to SDCL 11-4 that on the 16th day of March, 2026, at 6:00 p.m. in the City of Castlewood, South Dakota, is the time and place when and where all persons interested therein may appear and be heard before the City Planning and Zoning Commission and City Council concerning the proposed changes to the Zoning Ordinances of the City of Castlewood. The Planning and Zoning Commission will submit to the City Council their recommendation as to whether or not the following ordinance should be passed by the City Council. If recommended for approval the City Council will then have the second reading of the proposed ordinance change.

Ordinance 26-01

An ordinance amending Chapter 2.10 adopted by Ordinance 23-17 dated 10/24/2023 as amended, of the Zoning Ordinance of the City of Castlewood.

BE IT ORDAINED by the City Council of the City of Castlewood, South Dakota that Chapter 2.10 "I" "Industrial District", Section 2.10.01 "Permitted Uses" adopted by Ordinance 23-17 dated 10/24/2023, as amended, of the Zoning Ordinance of the City of Castlewood be amended by striking the language in bold and underline:

2. Private and Commercial storage buildings ~~**used exclusively for storage and not for performance of any other services;**~~

BE IT FURTHER ORDAINED by the City Council of the City of Castlewood, South Dakota that Chapter 2.10 "I" "Industrial District", Section 2.10.04 "Conditional Uses" adopted by Ordinance 23-17 dated 10/24/2023, as amended, of the Zoning Ordinance of the City of Castlewood be amended by adding the language in bold and underline:

5. **Retail sales**

6. **Eating Establishments**

Mayor

Finance Officer

Any persons wishing to present testimony may appear at said hearing or may file written comments with the City Finance Officer, 204 East Main Street prior to said hearing.

Published March 4th, 2026, at total cost of $__.

NOTICE OF PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL ON PROPOSED CHANGE OF ORDINANCE NUMBER 23-17, THE ZONING ORDINANCE OF THE CITY OF CASTLEWOOD

Notice is hereby given pursuant to SDCL 11-6 that on the 16th day of March, 2026, at 5:00 p.m. in the City of Castlewood, South Dakota, is the time and place when and where all persons interested therein may appear and be heard before the City Planning and Zoning Commission and City Council concerning the proposed changes to the Zoning Ordinances of the City of Castlewood. The Planning and Zoning Commission will advise and/or recommend to the City Council their recommendation as to whether or not the following proposed amendments are passed by the City Council. If recommended for approval the City Council will then have a second reading of the proposed ordinance change.

Ordinance 26-01

An ordinance amending Chapter 2.10 adopted by Ordinance 23-17 dated 10/24/2023 as amended, of the Zoning Ordinance of the City of Castlewood.

Be it ORDAINED by the City Council of the City of Castlewood, South Dakota that Chapter 2.10 "Industrial Districts" Section 2.10.03 "Conditional Uses" adopted by Ordinance 23-17 dated 10/24/2023, as amended, of the Zoning Ordinance of the City of Castlewood be amended by striking the language in bold and underline:

7. Mini-Warehouse and Commercial storage building<u>s used exclusively for storage and not for permanent or seasonal occupancy</u>.

Be it FURTHER ORDAINED by the City Council of the City of Castlewood, South Dakota that Chapter 2.10 "Industrial Districts" Section 2.10.04 "Conditional Uses" adopted by Ordinance 23-17 dated 10/24/2023, as amended, of the Zoning Ordinance of the City of Castlewood be amended by adding the language in bold and underline:

7. <u>Retail sales</u>

8. <u>Racing Establishments</u>

Mayor

Finance Officer

Any interested citizen wishing to present testimony may appear at said hearing or may file written comments with the Finance Officer, 204 East Main Street prior to said hearing.

Published March 5th, 2026, at total cost of $___.

DEPARTMENT of AGRICULTURE and NATURAL RESOURCES
JOE FOSS BUILDING
523 E. CAPITOL AVE
PIERRE SD 57501-3182
danr.sd.gov

March 6, 2026

City of Castlewood
c/o Brian Ries
PO Box 17
Castlewood SD 57223

Dear Mr. Ries,

I am writing in regard to the seven-year review of Future Use Water Permit No. 558A-3 from the Big Sioux Aquifer – Brookings Management Unit held by the City of Castlewood. By law, all future use permits are to be reviewed by the Water Management Board every seven years to determine whether a reasonable need exists for the reserved water. The permit reserves water for future water supply needs for the city. Currently, our records show that 123 acre-feet remain in reserve under this future use permit that was issued in 1959 and last reviewed in 2019.

Please respond in writing by March 27, 2026, regarding the city's intention for the future use permit. If the city plans to retain the permit, then the response should outline a reasonable need for retaining the future use permit, including an estimate of future needs and any annual pumping records for the past three years.

Permit No. 558A-3 will then be public noticed at the city's expense and scheduled for review before the Water Management Board pursuant to SDCL 46-5-38.1. Notice will be given of the hearing time and place at a future date. The purpose of this review is to determine if a reasonable need exists for retaining the permit. A fee will be charged if the Board allows the permit to remain in effect after the hearing. The fee to be assessed will be dependent upon the amount of water allowed to remain in reserve. If the entire 123 acre-feet remains in reserve, the fee will be $75.00.

Please contact Amanda Dewell or me, if you have any questions.

Sincerely,

Rachel Rodriguez

Rachel Rodriguez
Water Rights Program
605 773-3352
rachel.rodriguez@state.sd.us