

OFFICE OF
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MEMORANDUM

DATE: April 5, 2026
TO: Deadwood City Commission
FROM: Kevin Kuchenbecker, Historic Preservation Officer &
Planning and Zoning Administrator
RE: Report of Appraisal – Lot AB-1 of Block 11

In preparation for the potential sale and transfer of Lot AB-1 of Block 11, an appraisal has been conducted by three (3) real property owners of the political subdivision, in accordance with South Dakota Codified Law 6-13-2.

The three real property owners (Michael Perceovich, Mary Ann Oberlander, and Leo Diede) appointed by the City Commission, convened on Friday, March 27, 2026, to review and appraise the surplus of City property.

The approximate area of the applicable lot is 1,132.56 square feet or .026 acres. Due to the nature of the lot no longer being used as a public right-of-way, along with a review of comparable recent sales, the appraisal team recommends placing a value of ten dollars and twenty-three cents (\$10.23) per square foot, for a total value of eleven thousand five hundred eighty dollars (\$11,580.00).

Per South Dakota Codified Law 6-13-4, any surplus property appraised at two thousand five hundred dollars (\$2,500) or more may be transferred by the governing board to a nonprofit local industrial development corporation as defined by SDCL 9-27-37. As such, the applicable parcel, Lot AB-1 of Block 11, will be transferred to Deadwood Lead Economic Development Corporation (DLEDC) without notice.

If the property is acquired by the adjoining property owner from DLEDC, the adjoining property owner will be responsible for all fees associated with the property, including, but not limited to, plat, survey, legal and recording fees. Once transferred, the parcel will no longer require maintenance by the city and will release the city from any future liability.

RECOMMENDED ACTION:

Accept appraisal report of Lot AB-1 of Block 11 and transfer to Deadwood Lead Economic Development Corporation.