

OFFICE OF
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MEMORANDUM

DATE: November 18, 2024
TO: Deadwood City Commission
FROM: Kevin Kuchenbecker, Historic Preservation Officer &
Planning and Zoning Administrator
RE: Report of Appraisal – Tract 1A of Miller Street

In preparation for the potential sale and transfer of Tract 1A of Miller Street to the adjoining property owner(s), 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 Thursday, November 7, 2024, to review and appraise the surplus of City property.

The approximate area of the applicable lot is 46.12 square feet. Due to the nature of the lot being non-buildable and no longer housing City infrastructure, along with a review of comparable recent sales, the appraisal team recommends placing a value of five dollars and forty-two cents (\$5.42) per square foot, for a total value of two hundred fifty dollars (\$250.00).

Per South Dakota Codified Law 6-13-4, any surplus property appraised at two thousand five hundred dollars (\$2,500) or less may be sold by the governing board at a private or public sale without notice. As such, the applicable parcel, Tract 1A of Miller Street, will be offered for sale to the owners of abutting real property, KR Deadwood Sherman Street 2020, LLC at a private sale without notice. The adjoining property owner will be responsible for all recording fees.

If the property is acquired by the adjoining property owner 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 Tract 1A of Miller Street and offer to adjacent property owner for consideration in the amount of \$250.00 plus any associated fees with platting and filing transfer of property.