

Minnehaha County Director of Equalization

MEMORANDUM

TO: All Area News Directors/Interested Parties

FROM: Minnehaha County Equalization Office

DATE: February 24, 2022

RE: Minnehaha County 2022 Assessment Values

FOR IMMEDIATE RELEASE:

The Minnehaha County Equalization Office has recently mailed the 2022 assessment notices on the week of February 21st. This document advises each property owner of the current evaluation on their property as well as property class and owner-occupied status. We ask each property owner to review their assessment notice to ensure all the information appears correct. If there appears to be a discrepancy please contact the Equalization Office at (605)-367-4228 or stop in at our office at 220 W. 6th St. former Extensions Building next to the Old Courthouse Museum.

As most people know the real estate market has reached historic levels. Low interest rates and high demand for housing, has led to a record-breaking increase in home prices and investment properties. Within the Equalization Office we have recorded over an 18% market increase compared to last year's sales. Although this is the case, not all properties saw the same market change as different areas within the county sell differently. If you have questions as to the evaluation of your property, please review sales of homes within your area. Sales are available at our MinnEmap link provided below. After reviewing sales of like properties then ask yourself, "If I were to sell my property today would I list it for the assessed value or more?". If the answer is yes, then the assessment value is supported. Please note that property value increases/decreases do not directly correlate to property tax increases/decreases.

If you have a single-family home and it is your primary residence please make sure your assessment notice property code has an "S" listed at the end of the coding. This indicates that the property is receiving the owner-occupied mil levy. If you receive an assessment notice and it is your primary residence but does not have the "S" code that means we do not have an owner-occupied application on file. This document is available at the Equalization Office or can be submitted on line at <https://dor.sd.gov/newsroom/owner-occupied-and-contractor-owner-occupied-application/>. The deadline to make application for the 2022 assessments with taxes due and payable in 2023 is March 15th.

MinnEmap Sales Link: <https://gis.minnehahacounty.org/minnemapviewer/>

- This map will allow you to search by name, address or parcel number. From there you will be able to zoom out to see all the sales in your area highlighted in lime green. If you click on those parcels it will identify property information with the option to hit the right arrow for additional sales information.



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