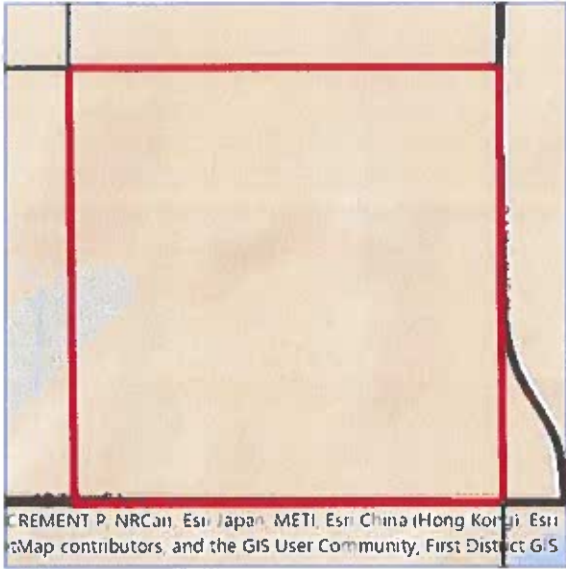


**Roberts County, SD - Assessment Report 7/7/2025**

| Parcel ID | Property Address | Legal                                 |
|-----------|------------------|---------------------------------------|
| 13876     | 45286 127th St   | SE4SE4 SEC 3-124-52 ONE ROAD TOWNSHIP |



**Owner Information**

|                   |                            |
|-------------------|----------------------------|
| <b>Owner Name</b> | THE VILLA FAMILY TRUST     |
| <b>Address</b>    | 4031 STANLEY BLVD APT #242 |
| <b>City</b>       | PLEASANTON                 |
| <b>State</b>      | CA                         |
| <b>Zip Code</b>   | 94566-0000                 |



Mobile  
Maps and  
Information



*Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.*

**Parcel Information**

| Legal Acres | Sec/Twp/Range | School District |
|-------------|---------------|-----------------|
| 40          | 3-124N-52W    | 54-2            |

**Public Land Survey Information**

| Township/Town Name | Section | Range | Township |
|--------------------|---------|-------|----------|
| ONE ROAD           | 3       | 124N  | 52W      |

**Assessed Values History - (Updated 2/10/2025)**

| Year | Total     | Land      | Buildings | Dwellings |
|------|-----------|-----------|-----------|-----------|
| 2024 | \$341,731 | \$163,367 | \$25,524  | \$152,840 |
| 2023 | \$341,731 | \$163,367 | \$25,524  | \$152,840 |
| 2022 | \$152,099 | \$44,000  | \$15,469  | \$92,630  |
| 2021 | \$130,294 | \$37,664  | \$0       | \$92,630  |
| 2020 | \$125,450 | \$32,820  | \$0       | \$92,630  |
| 2019 | \$118,851 | \$26,221  | \$0       | \$92,630  |
| 2018 | \$112,861 | \$20,231  | \$0       | \$92,630  |
| 2017 | \$83,138  | \$19,255  | \$0       | \$63,883  |
| 2016 | \$82,920  | \$19,037  | \$0       | \$63,883  |
| 2015 | \$82,245  | \$18,362  | \$0       | \$63,883  |
| 2014 | \$80,865  | \$16,982  | \$0       | \$63,883  |
| 2013 | \$79,606  | \$15,723  | \$0       | \$63,883  |
| 2012 | \$78,532  | \$14,649  | \$0       | \$63,883  |
| 2011 | \$77,826  | \$13,943  | \$0       | \$63,883  |
| 2010 | \$77,528  | \$13,645  | \$0       | \$63,883  |
| 2009 | \$81,454  | \$17,571  | \$0       | \$63,883  |
| 2008 | \$81,454  | \$17,571  | \$0       | \$63,883  |
| 2007 | \$79,162  | \$15,279  | \$0       | \$63,883  |
| 2006 | \$70,036  | \$15,279  | \$0       | \$54,757  |

| Sales Information - (Updated 2/10/2025) |                                    |                                               |      |      |           |           |
|-----------------------------------------|------------------------------------|-----------------------------------------------|------|------|-----------|-----------|
| Date                                    | Grantor                            | Grantee                                       | Book | Page | Deed Type | Price     |
| 10/30/2024                              | LARRY J & LUCILLE V CROOKS TRUSTEE | THE VILLA FAMILY TRUST                        | 110  | 448  | TD        | \$407,500 |
| 12/16/2014                              | LARRY J & LUCILLE V CROOKS         | LARRY J & LUCILLE V CROOKS REVOCABLE LIVING T | 99   | 440  | QD        | \$1       |

| Tax Payables (Updated 5/5/2025) |            |              |               |              |               |
|---------------------------------|------------|--------------|---------------|--------------|---------------|
| Year Due                        | Total Bill | 1st Half Due | 1st Half Paid | 2nd Half Due | 2nd Half Paid |
| 2025                            | \$3,059.88 | \$1,529.94   | 3/11/2025     | \$1,529.94   | 3/11/2025     |
| 2024                            | \$3,391.68 | \$1,695.84   | 4/25/2024     | \$1,695.84   | 10/30/2024    |
| 2023                            | \$1,553.98 | \$776.99     | 4/27/2023     | \$776.99     | 10/31/2023    |
| 2022                            | \$1,213.98 | \$606.99     | 4/22/2022     | \$606.99     | 10/26/2022    |
| 2021                            | \$1,251.48 | \$625.74     | 4/19/2021     | \$625.74     | 10/29/2021    |
| 2020                            | \$1,260.70 | \$630.35     | 4/10/2020     | \$630.35     | 10/20/2020    |
| 2019                            | \$1,311.56 | \$655.78     | 4/29/2019     | \$655.78     | 10/23/2019    |
| 2018                            | \$959.76   | \$479.88     | 4/23/2018     | \$479.88     | 10/3/2018     |
| 2017                            | \$974.98   | \$487.49     | 4/20/2017     | \$487.49     | 10/26/2017    |
| 2016                            | \$925.96   | \$462.98     | 5/18/2016     | \$462.98     | 10/25/2016    |
| 2015                            | \$1,015.44 | \$507.72     | 4/23/2015     | \$507.72     | 10/26/2015    |
| 2014                            | \$1,021.52 | \$510.76     | 4/9/2014      | \$510.76     | 10/31/2014    |
| 2013                            | \$973.24   | \$486.62     | 4/23/2013     | \$486.62     | 11/8/2013     |
| 2012                            | \$1,036.60 | \$518.30     | 4/30/2012     | \$518.30     | 10/26/2012    |
| 2011                            | \$1,033.24 | \$516.62     | 3/21/2011     | \$516.62     | 10/11/2011    |
| 2010                            | \$1,011.46 | \$505.73     | 5/7/2010      | \$505.73     | 10/13/2010    |
| 2009                            | \$910.06   | \$455.03     | 3/24/2009     | \$455.03     | 10/28/2009    |
| 2008                            | \$905.22   | \$452.61     | 5/12/2008     | \$452.61     | 10/30/2008    |
| 2007                            | \$805.84   | \$402.92     | 4/30/2007     | \$402.92     | 10/25/2007    |
| 2006                            | \$816.36   | \$408.18     | 4/26/2006     | \$408.18     | 10/18/2006    |

## SOUTH DAKOTA

## ABSTRACT TYPE

## RESIDENTIAL

## BASE YEAR

Card of Cards

## REAL ESTATE LEGAL DESCRIPTION

1) PROPERTY ADDRESS

2) SURVEYED BY

3) DATE OF SURVEY

4) INSPECTION AUTHORIZED

LARRY J &amp; LUCILLE V CROOKS REVOCABLE LIV TR

45286 127TH ST  
SISSETON SD 57262-7510

PA. 45286 127TH ST

Other Owner:  
Deed Holder:

LEGAL: SE4SE4 SEC 3-124-52 ONE ROAD TOWNSHIP

Sch: 54-2 Acres: 40.00 REC #: 13876

NA-C1  
NA-C1-S NA-C-S

23 - 0 3 - 124 - 52 4 - 4-01

## LAND VALUE CALCULATION

| Size of Lot or No. Acres |         | Depth or other Influence |        | Effective  |      | Basic   |  | Total Value |
|--------------------------|---------|--------------------------|--------|------------|------|---------|--|-------------|
| Table                    | Factor  | Rule                     | Factor | Front Feet | Unit | Value   |  |             |
| 20 22                    | 156000  | 152-1000                 |        |            |      | 44,000  |  |             |
| 20 23                    | 482000  | 20 x 150                 |        |            |      | 99,010  |  |             |
| 20 25                    | 1813500 | 152 x 150                |        |            |      | 196,040 |  |             |
| 20                       | 482000  | 20 x 150                 |        |            |      |         |  |             |
| 20                       |         |                          |        |            |      |         |  |             |
| 20                       |         |                          |        |            |      |         |  |             |
| 20                       |         |                          |        |            |      |         |  |             |

## PROPERTY OWNER

The Villa Family Trust

Filing Date

10/30/2024

Instrument Date

10/30/2024

Book

110

Page

448

Sales Price

407,500

Verified

407,500

Remarks

Approved

## REGISTERED MOBILE HOME APPRAISAL

| Manufacturer           |  | Model           |                   | Year of Manufacture |     | Serial |  |
|------------------------|--|-----------------|-------------------|---------------------|-----|--------|--|
|                        |  |                 |                   | Title               |     |        |  |
| Measured Dimension:    |  | Width           | ft.               | Length              | ft. |        |  |
| Single Wide ( )        |  | Double Wide ( ) | Total Square Feet |                     |     |        |  |
| Exoandros or Tip-outs: |  | Width           | ft.               | Length              | ft. |        |  |

## NOTES

| STREET        | UTILITIES   | TOPOGRAPHY |
|---------------|-------------|------------|
| Concrete      | Water       | Level      |
| Blacktop      | Natural Gas | High       |
| Semi-imp.     | L.P. Gas    | Low        |
| Dirt          | Electricity | Rolling    |
| No Street     | Sewer       | Swampy     |
| Sidewalk      | Septic Tank | Ditch      |
| Curb & Gutter | Cistern     | Flood Zone |
|               | Cable TV    |            |

## CONTINUOUS RECORD OF ASSESSED VALUE

| Sections or DECAL NUMBER     | 20 22 | 20 23 | 20 23 | 20 24 | 20 25 | 20 | 20 | 20 | 20 |
|------------------------------|-------|-------|-------|-------|-------|----|----|----|----|
| Year                         |       |       |       |       |       |    |    |    |    |
| Replacement Cost             |       |       |       |       |       |    |    |    |    |
| Depreciation %               |       |       |       |       |       |    |    |    |    |
| Depreciated Cost             |       |       |       |       |       |    |    |    |    |
| Accessory Building Appraisal |       |       |       |       |       |    |    |    |    |
| Accessory Item Appraisal     |       |       |       |       |       |    |    |    |    |
| Structure Value              |       |       |       |       |       |    |    |    |    |
| SDCL 10-6-35.2/Completion %  |       |       |       |       |       |    |    |    |    |
| Assessed Structure Value     |       |       |       |       |       |    |    |    |    |
| Assessed Land Value          |       |       |       |       |       |    |    |    |    |
| Total Assessed Value         |       |       |       |       |       |    |    |    |    |

## 1) TYPE

- ① Single Family  
2 Apartment

- 3 Townhouse or Duplex  
4 Manufactured Housing

## 2) SINGLE FAMILY

- ① One Story 5 1½ Story/Fin. 9 3½ Sty/Fin.  
2 Two Story 6 1½ Sty/Unf. 10 3½ Sty/Unf.  
3 Three Story 7 2½ Sty/Fin. 11 Bi-Level  
4 Split Level 8 2½ Sty/Unf.

## APARTMENT

- 1 One Story 2 Two Story 3 Three Story

## TOWNHOUSE OR DUPLEX

- 1 One Sty. End/Row 3 Two Sty. Inside Row 5 Two Sty. Duplex  
2 Two Sty. End/Row 4 One Sty. Duplex 6 One Sty. Inside Row

3) LOC. MULT. OR ZIP CODE 57262

## 4) QUALITY

- 1 Low 3 Average 5 V. Good  
2 Fair 4 Good 6 Excellent

## 5) GROUND FLOOR AREA

Total Living Area \_\_\_\_\_ 1st Floor Area 2416 2360  
Number of \_\_\_\_\_ Number of \_\_\_\_\_  
Units \_\_\_\_\_ Bedrooms \_\_\_\_\_

(Apartments Only)

6) EFFECTIVE AGE 1 (years) YEAR BUILT 1999

## 7) CONDITION

- 1 Worn Out ③ Average 5 V. Good  
2 Badly Worn 4 Good 6 Excellent

## 8) EXTERIOR WALL FRAME

- 1 Plywood  
2 Hardboard  
3 Stucco  
④ Siding / Vinyl  
5 Shingle  
6 Masonry Veneer

## MASONRY

- 7 Common Brick  
8 Face Brick  
9 Stone

## 10 Concrete Block

## MFG. HOUSING

- 11 Alum., Ribbed  
12 Alum., Lap Siding  
13 Hardboard

## 9) ROOFING TYPE

- 1 Flat  
② Gable  
3 Hip  
4 Other

## COVERING

- ① Asphalt Shingle  
2 Built-up Rock  
3 Wood Shingle  
4 Wood Shake  
5 Concrete Tile  
6 Clay Tile  
7 Metal Roof  
8 Slate  
9 Composition Roll

## 10) BALCONIES (Sq. Ft.)

- 1 Wood  
2 Cement Composition

## 11) EXTERIOR FLIGHTS OF STAIRS

(Number of flights)

- 1 Cement Composition  
2 Steel Stairs  
3 Wood Stairs

## 12) PORCHES

P-2 Open Slab Porch 7 x 16 = 112 4 (sq. ft.)  
Roof \_\_\_\_\_ (sq. ft.)  
Ceiling \_\_\_\_\_ (sq. ft.)  
Glazed \_\_\_\_\_ (sq. ft.)  
Encl. & Fin. P-1 7 x 8 (sq. ft.)  
Deck 7 x 24 = 168 4 (sq. ft.)  
Carport 7 x 24 = 168 4 (sq. ft.)

## PORCH REMARKS

## 13) DORMERS

Type \_\_\_\_\_  
Lineal Feet \_\_\_\_\_

## 14) PLUMBING

Baths \_\_\_\_\_ Fixtures \_\_\_\_\_ (number of)  
Rough-ins \_\_\_\_\_ (number of)

## 15) FIREPLACES (Number of)

- 1 Single One Story  
2 Double One Story  
3 Single Two Story  
4 Double Two Story

## FIREPLACE REMARKS

## GROUND AREA

| PART       | WIDTH | LENGTH | AREA                    |
|------------|-------|--------|-------------------------|
| A          | 32    | 72     | 2304                    |
| B          | 7     | 8      | 56                      |
| C          | 7     | 8      | 56                      |
| TOTAL AREA |       |        | <u>2416</u> <u>2360</u> |

## MAJOR ALTERATIONS OR ADDITIONS

| Date | Cost |
|------|------|
|      |      |
|      |      |
|      |      |

## 16) BUILT-IN APPLIANCES

- 1 Microwave oven  
2 Range  
3 Oven  
4 Combination  
5 Compactor  
6 Vacuum  
7 Dishwasher  
8 Other  
9 Other

## 17) FLOOR COVERINGS (% or Sq. Ft.)

- 1 Carpeting  
2 Ceramic Tile  
3 Hardwood  
4 Linoleum  
5 Parquet  
6 Quarry Tile  
7 Resilient Floor Covering  
8 Terrazzo

## FLOOR COVERING REMARKS

## 18) HEATING &amp; COOLING

- 1 Forced Air  
2 Gravity Furnace  
3 Floor Furnace  
4 Wall Furnace  
5 Floor Radiant Hot Water  
6 Ceiling Radiant Electric  
7 Baseboard Electric  
8 Baseboard Hot Water  
9 Radiator Hot Water  
10 Radiators, Steam  
Heating & Cooling:  
11 Warmed and Cooled Air  
12 Heat Pump System  
Cooling only:  
13 Evaporative with Ducts  
14 Refrigerated with Ducts

19) BASEMENT 32 x 72 = 2304 4

Total Sq. Ft. \_\_\_\_\_  
Sq. Ft. Fin. Basement \_\_\_\_\_  
Rec. \_\_\_\_\_ Living Area \_\_\_\_\_

## BASEMENT REMARKS

## 20) TYPE OF GARAGE

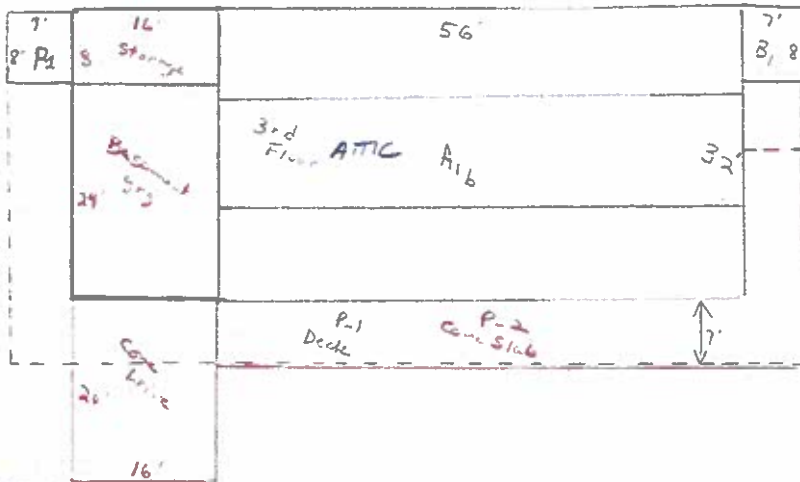
- 1 Detached  
2 Built-In  
3 Attached  
4 Carport  
⑤ Basement Garage 16 x 32 = 512 4  
Sq. Ft. of Garage included in Basement  
Common Wall \_\_\_\_\_  
Lin. Ft. Conc Driv 16 x 20 = 3  
Finished Area \_\_\_\_\_  
Walls \_\_\_\_\_  
Ceiling \_\_\_\_\_

## FIELD NOTES

2 x 12 16 DC  
2 sliding glass doors on lower level  
2 sliding glass doors on upper level  
2' overhang

## OBSERVED DEPRECIATION

Site Improvements \_\_\_\_\_  
Physical Depreciation \_\_\_\_\_  
Functional Obsolescence \_\_\_\_\_  
Economic Obsolescence \_\_\_\_\_



3rd Floor ATTIC  
Lower

## CALCULATOR COST FORM

## SQUARE FOOT COSTS

Quan. Cost Extension

| 1. COMPUTE RESIDENCE BASIC COST: Floor area x selected sq. ft. cost                  | Quan. | Cost | Extension |
|--------------------------------------------------------------------------------------|-------|------|-----------|
| 2. Basic residence cost adjustments Lines 3-13. Describe and indicate plus or minus. |       |      | + -       |
| 3. Roofing                                                                           |       |      |           |
| 4. Flooring 1st floor                                                                |       |      |           |
| 5. Flooring upper floors                                                             |       |      |           |
| 6. Heating-Cooling                                                                   |       |      |           |
| 7. Insulation                                                                        |       |      |           |
| 8. Interior Finish                                                                   |       |      |           |
| 9. Plumbing                                                                          |       |      |           |
| 10. Built-in appliances                                                              |       |      |           |
| 11.                                                                                  |       |      |           |
| 12. Fireplace                                                                        |       |      |           |
| 13. Miscellaneous                                                                    |       |      |           |
| 14. SUBTOTAL ADJ. RESIDENCE COST: Line 1 plus or minus Lines 3-13                    |       |      |           |
| 15. BASEMENT, UNFINISHED                                                             |       |      |           |
| 16. Add for baseme                                                                   |       |      |           |
| 17. Add for                                                                          |       |      |           |
| 18. Add for                                                                          |       |      |           |
| 19. Porches                                                                          |       |      |           |
| 20.                                                                                  |       |      |           |
| 21. SUBTO                                                                            |       |      |           |
| 22. GARAG                                                                            |       |      | + -       |
| 23. Garage                                                                           |       |      |           |
| 24. Garage                                                                           |       |      |           |
| 25. Garage                                                                           |       |      |           |
| 26. SUBTO                                                                            |       |      |           |
| 27. SUBTO                                                                            |       |      |           |
| 28. Curren                                                                           |       |      |           |
| 29. Physic                                                                           |       |      |           |
| 30. Net Co                                                                           |       |      |           |
| 31. Functio                                                                          |       |      |           |
| 32. Econo                                                                            |       |      |           |
| 33. Total C                                                                          |       |      |           |
| 34. Net Co                                                                           |       |      |           |
| 35. Deprec                                                                           |       |      |           |



4 12:28

36. DEPRECIATION COST (per year)

# Calculated 2006

## IMPROVEMENTS

Parcel # 13876

| (1)<br>Bldg<br>No. | (2)<br>Class | (3)<br>Type & Quality | (4)<br>Age | (5)<br>Cond | (6)<br>Size<br>LxWxH | (7)<br>Sq. Ft.<br>Area | (8)<br>Unit<br>Cost | (9)<br>Ht. & Per<br>Mults | (10)<br>Refined<br>Sq. Ft. Cost<br>(8x9) | (11)<br>Cost & Loc<br>Mults | (12)<br>Final Sq.<br>Ft. Cost<br>(10x11) | (13)<br>Base<br>Cost<br>(7x12) | (14)<br>Lump Sum<br>Adj | (15)<br>Replace<br>Cost<br>(13 + 14) | (16)<br>Phy<br>Depr | (17)<br>Func<br>Obsc | (18)<br>Net<br>Cond | (19)<br>Appraised<br>Value |
|--------------------|--------------|-----------------------|------------|-------------|----------------------|------------------------|---------------------|---------------------------|------------------------------------------|-----------------------------|------------------------------------------|--------------------------------|-------------------------|--------------------------------------|---------------------|----------------------|---------------------|----------------------------|
| Gar                |              |                       |            |             |                      |                        |                     |                           |                                          |                             |                                          |                                |                         |                                      |                     |                      |                     |                            |
| 1                  | D            | BARN                  | 1993       | AVG.        | 34x60x8              | 2040                   | 4.09                | .963x1.044                | 4.11                                     |                             |                                          |                                |                         | 8384                                 |                     |                      | 72%                 | 6036                       |
| 2                  | D            | LEARN-TO              | 1993       | AVG.        | 14x60x8              | 840                    | 3.41                | .963x1.044                | 3.43                                     |                             |                                          |                                |                         | 2881                                 |                     |                      | 72%                 | 2074                       |
| 3                  | D            | EQUIP. SHED           | 1982       | AVG.        | 36x54x10             | 1944                   | 6.97                | 1.00x1.044                | 7.28                                     |                             |                                          |                                |                         | 14152                                |                     |                      | 52%                 | 7359                       |
| 4                  |              |                       |            |             |                      |                        |                     |                           |                                          |                             |                                          |                                |                         |                                      |                     |                      |                     |                            |
| 5                  |              |                       |            |             |                      |                        |                     |                           |                                          |                             |                                          |                                |                         |                                      |                     |                      |                     |                            |
| 6                  |              |                       |            |             |                      |                        |                     |                           |                                          |                             |                                          |                                |                         |                                      |                     |                      |                     |                            |
| 7                  |              |                       |            |             |                      |                        |                     |                           |                                          |                             |                                          |                                |                         |                                      |                     |                      |                     |                            |
| 8                  |              |                       |            |             |                      |                        |                     |                           |                                          |                             |                                          |                                |                         |                                      |                     |                      |                     |                            |
| 9                  |              |                       |            |             |                      |                        |                     |                           |                                          |                             |                                          |                                |                         |                                      |                     |                      |                     |                            |
| 10                 |              |                       |            |             |                      |                        |                     |                           |                                          |                             |                                          |                                |                         |                                      |                     |                      |                     |                            |
| 11                 |              |                       |            |             |                      |                        |                     |                           |                                          |                             |                                          |                                |                         |                                      |                     |                      |                     |                            |
| 12                 |              |                       |            |             |                      |                        |                     |                           |                                          |                             |                                          |                                |                         |                                      |                     |                      |                     |                            |
| 13                 |              |                       |            |             |                      |                        |                     |                           |                                          |                             |                                          |                                |                         |                                      |                     |                      |                     |                            |
| 14                 |              |                       |            |             |                      |                        |                     |                           |                                          |                             |                                          |                                |                         |                                      |                     |                      |                     |                            |
| 15                 |              |                       |            |             |                      |                        |                     |                           |                                          |                             |                                          |                                |                         |                                      |                     |                      |                     |                            |
| 16                 |              |                       |            |             |                      |                        |                     |                           |                                          |                             |                                          |                                |                         |                                      |                     |                      |                     |                            |

2072 15469  
15469  
Ag. Improvements  
Revised 7734

| Bldg | Class | INTERIOR |       |      |        |      |      |      |       |        |       | TOTAL |   |   |   |
|------|-------|----------|-------|------|--------|------|------|------|-------|--------|-------|-------|---|---|---|
|      |       | FRAME    | WALLS | RAFT | FLOORS | HEAT | COOL | ELEC | PLUMB | FINISH | INSUL | B     | L | D | G |
| Gar  |       |          |       |      |        |      |      |      |       |        |       | G     |   |   |   |
| 1    |       |          |       |      |        |      |      |      |       |        |       | 1     |   |   |   |
| 2    |       |          |       |      |        |      |      |      |       |        |       | 2     |   |   |   |
| 3    |       |          |       |      |        |      |      |      |       |        |       | 3     |   |   |   |
| 4    |       |          |       |      |        |      |      |      |       |        |       | 4     |   |   |   |
| 5    |       |          |       |      |        |      |      |      |       |        |       | 5     |   |   |   |
| 6    |       |          |       |      |        |      |      |      |       |        |       | 6     |   |   |   |
| 7    |       |          |       |      |        |      |      |      |       |        |       | 7     |   |   |   |
| 8    |       |          |       |      |        |      |      |      |       |        |       | 8     |   |   |   |
| 9    |       |          |       |      |        |      |      |      |       |        |       | 9     |   |   |   |
| 10   |       |          |       |      |        |      |      |      |       |        |       | 10    |   |   |   |
| 11   |       |          |       |      |        |      |      |      |       |        |       | 11    |   |   |   |
| 12   |       |          |       |      |        |      |      |      |       |        |       | 12    |   |   |   |
| 13   |       |          |       |      |        |      |      |      |       |        |       | 13    |   |   |   |
| 14   |       |          |       |      |        |      |      |      |       |        |       | 14    |   |   |   |
| 15   |       |          |       |      |        |      |      |      |       |        |       | 15    |   |   |   |
| 16   |       |          |       |      |        |      |      |      |       |        |       | 16    |   |   |   |

FARM IMPROVEMENT ECONOMIC OBSOLESCENCE

IMPROVEMENT TOTAL

BUILDING NOTES & LUMP SUM ADJUSTMENTS