

Assessed Value & Property Taxes

Pennington County Equalization



Agenda

Process

Tax Budget

Tax Formulas

Valuation vs. Tax

Assessment Freezes

Tax Distribution

Average Increases

Tax Notice Example

Resources

Process



Assess all property at full market value

- Allow assessment appeals
- Approve/deny exemptions from tax



Set the budget for the taxing entity

- Budget hearings
- Property tax is only a portion of the budget



Calculate the levy



Print & Mail Tax Bill

Property Tax Budget Request

- The governing board of each taxing entity holds budget hearings.
- The board decides how much property tax to collect to provide government services.
- Taxes collected are determined by budgeting, not by changes in the real estate market.

Taxing Entities	
County	Ambulance Districts
Cities	Rural Fire Districts
Townships	Water Development Districts
Schools	Water Project/Watershed Districts
Road Districts	Sanitary/Sewer Districts

207 taxing
Entities in
Pennington
County

LIMITED

Annual Budget Increase

Restricted by state statute

- 3% or CPI, whichever is less
 - Will raise the levy
- Taxes paid by new growth
 - Does not raise the levy for all other taxpayers
- Opt Out
 - Can be referred to a vote

Tax Formulas

Assessed Value \times Taxable Factor = Taxable Value

Budget Request \div Total Taxable Value = Levy

Taxable Value \times Levy = Tax Due

Example

$$\text{Budget Request} \div \text{Total Taxable Value} = \text{Levy}$$

$$\$1 \text{ million} \div \$70 \text{ million} = 0.014286$$

Valuation Vs. Tax

How do my property taxes increase?

- Taxes increase when budgets increase
 - Ex: Assessed value remains the same, but budgets increase = taxes will increase
 - Ex: Assessed value increases, budgets remain the same = taxes will remain the same
- Property taxes are budgeted based on need, regardless of change in the assessment.
 - Ex: A significant market increase does not result in a windfall to taxing entities

Tax Notice Example

Notice of Taxes Due - Pennington County Treasurer

Tax ID Number: 44898 **Tax Year:** 2023 **Taxes Payable** 2024 **Total Amt Due:** 2,194.04
In:

Parcel Address: 22625 N ROCHFORD RD **Tax District:** 2/D-RF----

PIN Number: 16 23 201 009 **Acres:** 0.300

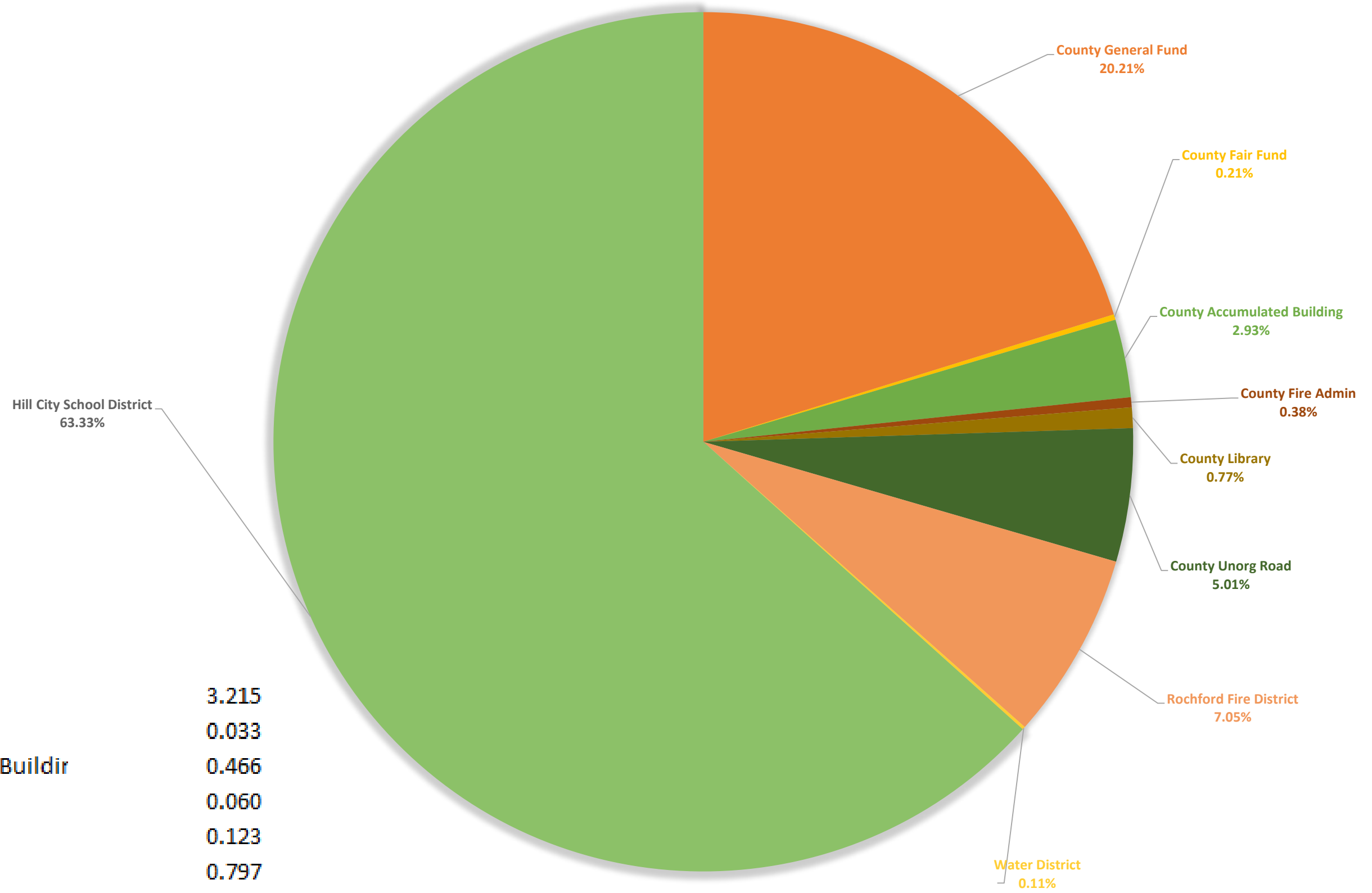
Legal Description of Property (For Taxing Purpose Only): DAKOTA LODGE MS 2109; BLOCK 1; LOT 3

Taxing District	Total Levy	Other: 137,894	
		Tax \$	*Opt Out \$
Hill City School District - (605) 574-3030	10.077	1,389.56	0.00
West Dakota Water District - (605) 381-0493	0.018	2.48	0.00
Rochford Fire District - (605) 584-3123	1.122	130.45	24.27
FIRE ADMIN - (605) 394-5367	0.060	8.27	0.00
UNORG ROAD - (605) 394-2166	0.797	109.90	0.00
LIBRARY - (605) 394-2171	0.123	11.58	5.38
COUNTY - (605) 394-2153	3.681	507.60	0.00
FAIRGROUNDS - (605) 394-2171	0.033	4.55	0.00

* Indicates a local decision to opt out of the tax limitation

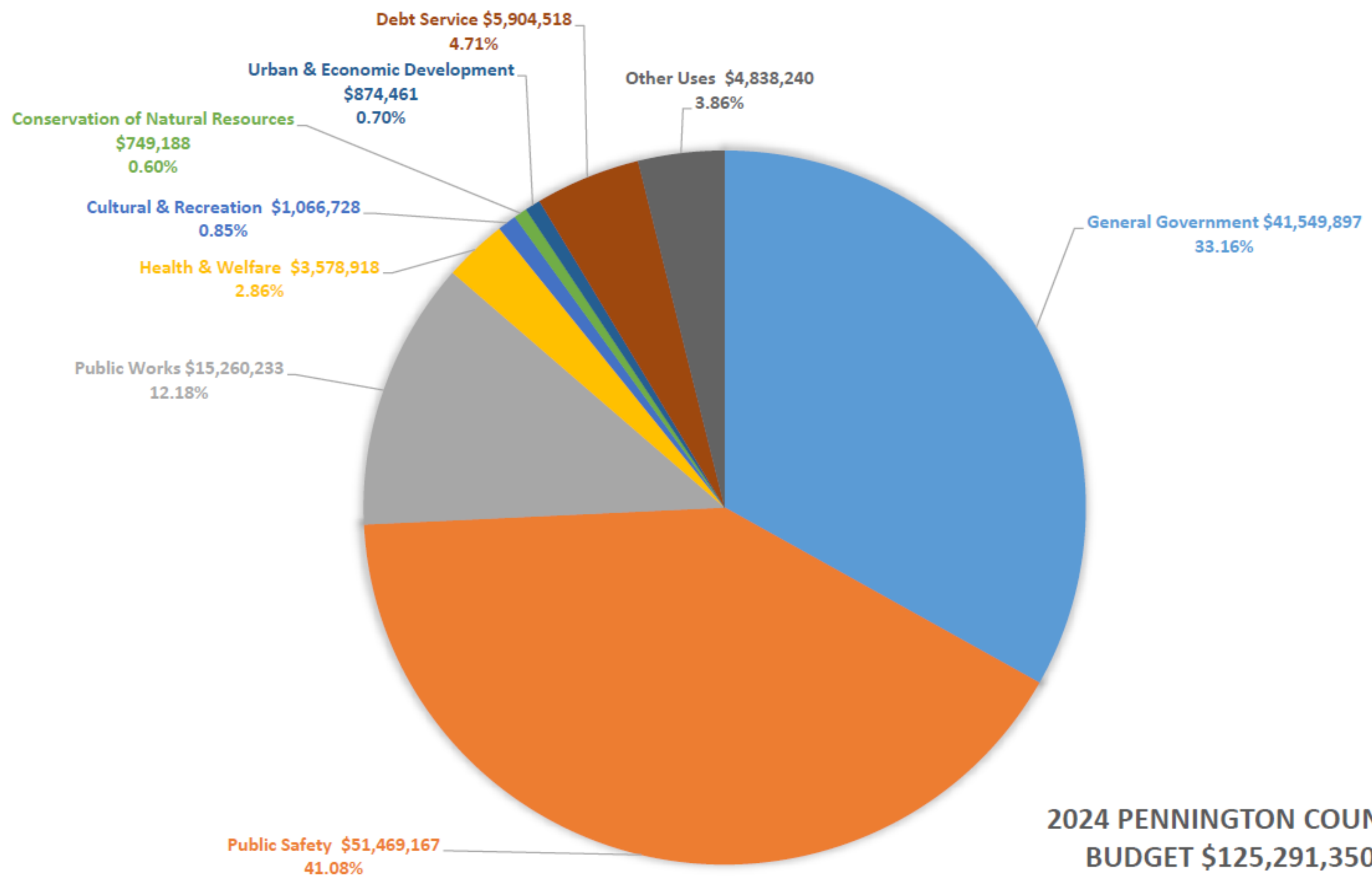
TID # **TID Amount....** **Ratio Is:** 0.0000

NON-OWNER OCCUPIED LEVY
PROPERTY ID# 44898 - 22625 N ROCHFORD RD



County General Fund	3.215
County Fair Fund	0.033
County Accumulated Buildir	0.466
County Fire Admin	0.060
County Library	0.123
County Unorg Road	0.797
Rochford Fire District	1.122
Water District	0.018
Hill City School District	10.077
Total Mill Levy	15.911

Total City of Hill City Levy: 18.164



**2024 PENNINGTON COUNTY
BUDGET \$125,291,350**

Average Increase in Assessed Value Market Area

Market Area	% Change		Market Area	% Change
West	13.1%		Central Rapid	8.4%
East	9.7%		North Rapid	3.6%
Nemo	4.7%		West Rapid	2.2%
Rockerville	1.8%		Southeast Rapid	2.9%
Box Elder	3.7%		Southwest Rapid	5.9%
Condos	4.8%		Rapid Valley	2.6%
Pennington County 4.1%				

Average Increase in Assessed Value Neighborhoods

Neighborhood	% Change		Neighborhood	% Change
Hill City	1.3%		Keystone	1.5%
NE Hill City	9.7%		East Keystone	10.1%
Three Forks	2.8%		Hwy 244 South	29.2%
Pactola	13.4%		Edelweiss	34.6%
Deerfield	19%		Silver City	-1.1%
Rochford	29.9%			

Elderly/Disabled Assessment Freeze

Residential assessment is frozen at what it was assessed when owner turned 65 years or became disabled.

Qualifying Criteria:

- 65 years old or disabled
- Owner occupied residence for at least a year
- Home valued < \$345,340
- Income < \$40,290 (single) or \$51,801 (couple)
- Application received by the county treasurer before April 1
- Applications required annually

Resources

www.PennCo.org

- Free assessment & tax information
- Compare your assessment to your neighbors
- Pay your property taxes
- Minutes & videos of commission meetings

Pennington County Admin Building

- 130 Kansas City Street, Rapid City
- Monday - Thursday 7am - 6pm
- Shannon Rittberger, Dir. of Equalization 605.394.2175
- Annette Brant, Treasurer 605.394-2163
- Cindy Mohler, Auditor 605.394.2153
- Holli Hennies, Commission Office Manager 605.394.2171