

ARTICLE 64:03

PROPERTY TAX

Chapter

64:03:01	Urban appraisal.
64:03:02	Residential building appraisal.
64:03:03	Commercial building appraisal.
64:03:04	Rural appraisal manual, Repealed.
64:03:05	Property tax relief, Repealed.

CHAPTER 64:03:01

URBAN APPRAISAL

Section

64:03:01:01 and 64:03:01:02	Repealed.
64:03:01:02.01	Cost approach to valuation of property.
64:03:01:02.02 to 64:03:01:24	Repealed.
64:03:01:25	Depreciation tables may be used.
64:03:01:26 and 64:03:01:27	Repealed.
64:03:01:28	Functional and external obsolescence allowances.
64:03:01:29 and 64:03:01:30	Repealed.

64:03:01:02.01. Cost approach to valuation of property. When calculating the value of residential property using the cost approach, a county director of equalization must use the **Marshall and Swift Residential Cost Handbook, 2012 2013**, or the **Vanguard Real Property Appraisal Manual, 2008**. When calculating the value of non-residential property using the cost

approach, assessors must use the **Marshall Valuation Service**, ~~2012~~ 2013, or the **Vanguard Real Property Appraisal Manual**, 2008.

Source: 16 SDR 76, effective November 1, 1989; 17 SDR 4, effective July 18, 1990; 17 SDR 199, effective July 1, 1991; 19 SDR 42, effective September 29, 1992; 20 SDR 134, effective February 22, 1994; 23 SDR 117, effective January 27, 1997; 24 SDR 31, effective September 17, 1997; 24 SDR 180, effective July 1, 1998; 26 SDR 18, effective August 19, 1999; 27 SDR 9, effective August 7, 2000; 27 SDR 147, effective July 8, 2001; 28 SDR 178, effective July 1, 2002; 29 SDR 177, effective July 2, 2003; 30 SDR 211, effective July 1, 2004; 32 SDR 58, effective October 25, 2005; 33 SDR 67, effective October 24, 2006; 34 SDR 93, effective October 17, 2007; 35 SDR 88, effective October 27, 2008; 37 SDR 69, effective October 19, 2010; 38 SDR 122, effective January 17, 2012; 39 SDR 123, effective January 17, 2013.

General Authority: SDCL 10-1-16.1.

Law Implemented: SDCL 10-1-16.1, 10-6-33.

References: The **Marshall and Swift Residential Cost Handbook** and the **Marshall Valuation Service** may be obtained from Marshall and Swift Publication Company, 915 Wilshire Boulevard, 8th Floor, Los Angeles California 90017-3409. The price of the **Marshall and Swift Residential Cost Handbook** is ~~\$328.95~~ \$329.95. The price of the **Marshall Valuation Service** is ~~\$596.95~~ \$599.95.

The **Vanguard Real Property Appraisal Manual** may be obtained from Vanguard Appraisals, Inc., 1500 Second Ave., SE, Suite 300, Cedar Rapids, IA 52403. The price of the Vanguard Real Property Appraisal Manual is \$50.

ARTICLE 64:04
ASSESSOR'S HANDBOOK

Chapter

- 64:04:01 General provisions.
- 64:04:02 Property taxable.
- 64:04:03 Property exempt, Repealed.

CHAPTER 64:04:01
GENERAL PROVISIONS

Section

- 64:04:01:01 to 64:04:01:03 Repealed.
- 64:04:01:04 Notice of assessments to taxpayer.
- 64:04:01:04.01 Time limitation for submission of information to the
secretary.
- 64:04:01:05 and 64:04:01:06 Repealed.
- 64:04:01:06.01 Certificate of value.
- 64:04:01:07 and 64:04:01:08 Repealed.
- 64:04:01:09 Property cards required -- Must show full and true value.
- 64:04:01:10 to 64:04:01:12 Repealed.
- 64:04:01:13 Real estate abstract classes.
- 64:04:01:13.01 Mobile home property abstract type.
- 64:04:01:13.02 Selection of owner-occupied single-family dwelling.
- 64:04:01:13.03 Definition of owner.
- 64:04:01:13.04 Classification by equalization director.
- 64:04:01:13.05 Owner-occupied single-family dwelling abstract class.

64:04:01:13.06	Notification of property owner.
64:04:01:14 and 64:04:01:16	Repealed.
64:04:01:17	Residential real estate appraisal guide.
64:04:01:18	Commercial real estate appraisal guide.
64:04:01:19	Repealed.
64:04:01:20	South Dakota Real Estate Appraisal Manual.
64:04:01:21	Sales included in analysis.
64:04:01:22 to 64:04:01:25	Repealed.
64:04:01:26	Definition of manufactured and mobile home dealer's inventory.
64:04:01:27	Required report by director of equalization.
64:04:01:28	Form required for opt out resolution.
64:04:01:29 and 74:04:01:30	Repealed.
64:04:01:30.01	Director of equalization permitted to make adjustments to values when using productivity valuation to establish value.
64:04:01:31	Establishing equalization factor.
64:04:01:31.01	Department to review adjustments for consideration in determining equalization factor.
64:04:01:32 to 64:04:01:35	Transferred.
Appendix A	Property Registration Forms.
Appendix B	Guide for Appraising Registered Mobile Homes, repealed, 19 SDR 42, effective September 29, 1992.
Appendix C	Certificate of Value, repealed, 26 SDR 18, effective August 19, 1999.

64:04:01:20. South Dakota Real Estate Appraisal Manual. The **South Dakota Real Estate Appraisal Manual**, in its entirety, is the standard real estate appraisal guide for the appraisal of property to determine market value for tax purposes pursuant to SDCL chapter 10-6.

Source: 24 SDR 180, effective July 1, 1998; 27 SDR 147, effective July 8, 2001; 28 SDR 178, effective July 1, 2002; 29 SDR 177, effective July 2, 2003; 30 SDR 211, effective July 1, 2004; 32 SDR 58, effective October 25, 2005; 33 SDR 67, effective October 24, 2006; 34 SDR 93, effective October 17, 2007; 35 SDR 88, effective October 27, 2008; 37 SDR 69, effective October 19, 2010; 38 SDR 122, effective January 17, 2012; 39 SDR 123, effective January 17, 2013.

General Authority: SDCL 10-1-16.1.

Law Implemented: SDCL 10-1-16.1.

Reference: **South Dakota Real Estate Appraisal Manual**, ~~2012~~ 2013 edition. Copies are free of charge to persons appraising property for tax purposes. Copies are available at the Department of Revenue, 445 East Capitol Avenue, Pierre, South Dakota 57501.