


1650

Houses For Sale



Two High Quality Homes  
Applewood Area

404 Belmont  
6-bedrooms, 4-baths, lots of extras.

2804 Preakness  
5-bedrooms, 4-baths, fancy

Call Kirby (605)660-1422

1655


Mobile Homes For Sale

1990 16x80 Skyline mobile home with 3 year old permanent siding/shingles & electric furnace. New style windows. \$15,000 (402)649-5032 or (402)929-0013.

**Save thousands on** new mobile home. Set up in mobile courts in Beresford, Vermillion, and Yankton. We finance with proper down payment. Call for details. Nationwide Mobile Homes (605)665-0822.

1660

Acreeage - Lots For Sale



42507 Songbird  
Near Tabor Access

Private 11.48 acre economical property. 2006 3-bedroom, 2-bath home, full walkout basement. \$219,000 Lisa, Anderson Realty, LLC (605)661-0054.

86710 578th Ave. Maskell, NE

Quality built 116'x 265' building on 3.8 acres. Features interior lights, 18' ceilings, full kitchen, dining and 2-bedroom living quarters. Plus 10 unit mini storage building. Contact Carla (605)661-8643 Century 21.

**Lots available north of** Hillcrest Golf Course, Ridgeway North Development. Call Kirby Hofer, (605)665-0524 or (605)660-1422.

**Multi-Family 100x170 lot** on Sawgrass in Fox Run. \$37,500. Lisa, Anderson Realty, LLC. (605)661-0054.

1685

Want To Buy Real Estate

Attention: We buy mobile homes. Cash on the spot. Call (605)665-0822.

We pay *cash* for used mobile homes!

(712) 252-4381.

1705

Items \$100 or Less

2-Triple wall chimney pipe \$50. Table saw \$45. (605)689-3002.

**94" x 134"** area rug. Deep wine & cream \$100. Call (605)660-7537.

**Beautiful solid oak** with scroll design dining room chairs. Buy three for \$25 each, get the fourth free. (605)660-9215.

**Color Ink cartridge** for Dell Printers A940 or A960 (7Y745) \$10/ for all (605)665-9393.

**GMC towing mirror**, \$15, Camper grill, \$20, Canning jars, \$5, Toddler bed, \$15, Brady tree stand, \$5, Antique baby rocker, \$20. (605)661-7822.

**Handmade leather items:** 2-Billfolds \$20/each. 2-Checkbook covers \$20/each. Cell phone holder \$20. Call (605)660-2087.

**Seven retired chartreuse** Fiesta coffee mugs \$50. Matching presentation bowl \$25. Five matching retro glasses \$25. All excellent condition. Call (605)665-2708.

**Six Retired Chartreuse** Fiesta dinner plates. Excellent condition. \$90. Call (605)665-2708.

**Woodburning stove \$100.** Call (402)667-3411 after 5pm.

1765

Entertainment Items

MD Sports 80-inch air hockey table and table tennis combo, \$175. (605)661-9995

1775

Home Furnishings

Formica top oval table, two leaves, six upholstered swivel rocker chairs on rollers \$175. (605)689-0254.

**Nice sturdy wood** bunkbeds that separate into 2-twins with mattresses/boxsprings \$150. Vanity dresser with mirror \$50. Call (605)660-7537.

1820

Give Aways

10- Used interior hollow core doors, with trim, (605)665-5333.

1830

Rummage Sales

1223 Pasque Circle  
Friday, 4/19, 5pm-7pm  
Saturday, 4/20, 8am-12Noon

Fishing supplies, home decor, holiday decor, kids & young women name brand clothes, Precious Moments and much more.

1870

Ag Equipment

John Deere 15' AW Disc front blades 18" rear blades 17" \$350. Call (402)254-2390 after 6pm.

1875

Livestock - Poultry



**BULL HEIFER SALE** - Friday April 19th at the Verdigre Livestock Market. Doerr Angus Ranch is selling 30 Registered Black Angus Bulls and 15 Registered Yearling Replacement Heifers. Selling both calving ease and growth genetics with some of the best carcass qualities around. All Cattle selling have been DNA tested. Bulls and heifers will be available for viewing starting Thursday afternoon. Refer to the website [www.doerrangusranch.com](http://www.doerrangusranch.com) or give us a call for more information: (402)373-4447.

2010

Legal and Public Notices

4+11+18

Yankton County EMS (Ambulance)

LEGAL PUBLICATION

Request for Bid Proposal

Ambulance Remount and Recondition

Notice:

Yankton County EMS calls for proposals to furnish and provide all labor, materials and equipment necessary to refurbish and recondition, a provided ambulance module onto a new 2013 Chevy K3500 Chassis per supplied chassis reference attached in accordance to the general terms, conditions and specifications outlined in the proposal.

Specifications available from Yankton County Ambulance, Steve Hawkins (605)668-9033 or [ycems@co.yankton.sd.us](mailto:ycems@co.yankton.sd.us),

The Bids, plainly marked **“Sealed Ambulance Bid”** will be received by the Yankton County Board of Commissioners at:

In Person  
Yankton County EMS  
Ambulance Bid  
805 Capital St.  
Yankton, SD 57078

OR

US Postal Service  
Yankton County EMS  
Ambulance Bid  
805 Capital St.  
Yankton, SD 57078

Sealed bid proposals in accordance with the conditions, specifications, and instructions contained within the proposal documents will be received no later than **2:00pm**, local prevailing time, **May 8, 2013**, at which time they will be publicly opened and read aloud.

**The Yankton County Board of Commissioners, who is the awarding authority, reserves the right to accept or reject any or all bids, in total or in part, as they deem in the best and most advantageous bid to the county.**

Yankton County Board of Commissioners - Chairman

/s: \_\_\_\_\_ 4/4/13  
Bruce Jensen, Chairman  
Published twice at the approximate cost of \$45.29.

4+18  
**YANKTON COUNTY CONSOLIDATED BOARD OF EQUALIZATION**  
**April 9, 2013**

The initial meeting of the 2013 Yankton County Consolidated Board of Equalization was called to order by County Commission Chairman Bruce Jensen at 12 noon on Tuesday, April 9, 2013 in the Commission Chambers at the County Government Center. The Pledge of Allegiance was recited.

Roll call was taken with the following members present: Nancy Wenande, Pauline Akland and Brad Woerner -- representatives of the City of Yankton from the Yankton City Commission; Matt Pietz -- representative of the Yankton Public School District from the Yankton Board of Education; and Bruce Jensen, Mark Johnson, Garry Moore and Allen Sinclair -- representatives of Yankton County from the Yankton County Board of Commissioners. Absent: County Commissioner Donna Freng.

Also present were the following Yankton County staff members:

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Legal and Public Notices

Director of Equalization Lori Mackey, Deputy Director of Equalization Matt Archer, Appraiser Michelle Goeken, Appraiser Jeffrey Puthoff and Register of Deeds Brian Hunhoff (recorder).

The following appeals were introduced and acted upon:

Apple Creek Limited Partnership, 2900 Douglas Ave., Yankton, SD. Parcel #78.935.000.018

Current value: NADC (land) **\$82,000/NADC2 (structure) \$1,185,600**

Assessor's Recommendation: **NADC No Change/NADC2 No Change**

A motion was made by Wenande and seconded by Sinclair to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Susan Marie Brown Etal and Nathan R. Steinbach (LE), Lot 8 Exc. E22' Blk 18 West Yankton, Yankton, SD. Parcel #78.890.018.080

Current value: NADC (land) **\$30,500/NADC2 (structure) \$26,000**

Assessor's Recommendation: **NADC No Change/NADC2 No Change**

A motion was made by Wenande and seconded by Johnson to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Yankton SD-LLC

2100 Broadway Ave., Yankton, SD. Parcel #78.381.001.010

Current value: NADC (land) **\$432,400/NADC2 (structure) \$4,348,400**

Assessor's Recommendation: **NADC No Change/NADC2 No Change**

A motion was made by Johnson and seconded by Sinclair to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

West Building LLC, Lots 4 Lot A N2 NW4 (Parcels) 12-93-56, Yankton, SD. Parcel #78.990.012.241

Current value: NADC (land) **\$44,200/NADC2 (structure) \$708,300**

Assessor's Recommendation: **NADC No Change/NADC2 No Change**

A motion was made by Akland and seconded by Pietz to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Toby's Inc. 2901 Broadway Ave., Yankton, SD. Parcel #78.990.001.012

Current value: NADC (land) **\$94,700/NADC2 (structure) \$928,800**

Assessor's Recommendation: **NADC No Change/NADC2 No Change**

A motion was made by Wenande and seconded by Johnson to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Leo E. Kopetsky Rev. Trust, 2404 Broadway Ave., Yankton, SD. Parcel #78.759.000.010

Current value: NADC (land) **\$270,500/NADC2 (structure) \$1,276,600**

Assessor's Recommendation: **NADC No Change/NADC2 No Change**

A motion was made by Moore and seconded by Johnson to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Kent Goeden, Outlot 145 with Exceptions, Pyncheon's Outlots, Yankton, SD. Parcel #78.660.001.020

Current value: NADC (land) **\$40,600**

Assessor's Recommendation: **NADC No Change**

A motion was made by Wenande and seconded by Sinclair to lower the assessed valuation to \$17,500 on the above referenced property. All present voted aye; motion carried 8-0.

LAL Inc., Lot 6 Blk 1 Wal-Mart Addition, Yankton, SD. Parcel #78.886.001.060

Current value: NADC (land) **\$279,900**

Assessor's Recommendation: **NADC No Change**

A motion was made by Johnson and seconded by Pietz to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Joseph Healy, 609 Douglas Ave., Yankton, SD. Parcel #78.790.057.150

Current value: NADO (land) **\$15,600/NAD10 (structure) \$124,700**

Assessor's Recommendation: **NADO No Change/NAD10 No Change**

A motion was made by Moore and seconded by Wenande to lower the assessed valuation on the structure to \$98,400. All present voted aye; motion carried 8-0.

Carla K. Cap, 1407 Ash St., Yankton, SD. Parcel

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Legal and Public Notices

#78.330.002.030

Current value: NADO (land) **\$5,100/NAD10 (structure) \$59,400**

Assessor's Recommendation: **NADO No Change/NAD10 No Change**

A motion was made by Johnson and seconded by Woerner to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Daniel L. and Wanda H. Fox, 723 West 4th St., Yankton, SD. Parcel #78.940.020.010

Current value: NAD (land) **\$12,200/NAD1 (structure) \$75,000**

Assessor's Recommendation: **NAD No Change/NAD1 No Change**

A motion was made by Sinclair and seconded by Johnson to table the Fox appeal until the Assessor's staff can view the inside of the house. All present voted aye; motion carried 8-0.

Joseph R. and Cindy D. Mason, 1808 Douglas Ave., Yankton, SD. Parcel #78.360.013.160

Current value: NADO (land) **\$24,000/NAD10 (structure) \$158,900**

Assessor's Recommendation: **NADC No Change/NADC2 No Change**

A motion was made by Moore and seconded by Wenande to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Luane E. and Arlys V. Welde, 206 E. 6th St., Yankton, SD. Parcel #78.430.019.110

Current value: NAD (land) **\$6,500/NAD1 (structure) \$64,000**

Assessor's Recommendation: **NAD No Change/NAD1 No Change**

A motion was made by Moore and seconded by Akland to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

John P. Blackburn, 1607 Mulberry St., Yankton, SD. Parcel #78.360.008.040

Current view: NAD (land) **\$8,000/NAD1 (structure) \$30,200**

Assessor's Recommendation: **NAD No Change/NAD1 No Change**

A motion was made by Sinclair and seconded by Johnson to lower the assessed valuation on the structure to \$26,300. All present voted aye; motion carried 8-0.

John P. Blackburn, 801 Mulberry St., Yankton, SD. Parcel #78.430.032.110

Current value: NAD (land) **\$10,100/NAD1 (structure) \$24,100**

Assessor's Recommendation: **NAD No Change/NAD1 \$13,700**

A motion was made by Johnson and seconded by Pietz to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

John P. Blackburn, 807 Mulberry St., Yankton, SD. Parcel #78.430.032.130

Current value: NAD (land) **\$5,100/NAD1 (structure) \$34,600**

Assessor's Recommendation: **NAD No Change/NAD1 No Change**

A motion was made by Wenande and seconded by Johnson to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

John P. Blackburn, 406 Picotte St., Yankton, SD. Parcel #78.430.068.060

Current value: NAD (land) **\$7,800/NAD1 (structure) \$28,600**

Assessor's Recommendation: **NAD No Change/NAD1 No Change**

A motion was made by Akland and seconded by Pietz to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

John P. Blackburn, 404 Picotte St., Yankton, SD. Parcel #78.430.068.070

Current value: NAD (land) **\$7,800/NAD1 (structure) \$39,700**

Assessor's Recommendation: **NAD No Change/NAD1 No Change**

A motion was made by Moore and seconded by Sinclair to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

John P. Blackburn, 714 Pine St., Yankton, SD. Parcel #78.430.031.020

Current value: NAD (land) **\$7,800/NAD1 (structure) \$34,400**

Assessor's Recommendation: **NAD No Change/NAD1 \$26,400**

A motion was made by Sinclair and seconded by Akland to lower the assessed valuation on the structure to \$26,400. All present voted aye; motion carried 8-0.

John P. Blackburn, 218 W. 6th

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St., Yankton, SD. Parcel #78.790.058.090

Current value: NAD (land) **\$9,000/NAD1 (structure) \$24,900**

Assessor's Recommendation: **NAD No Change/NAD1 No Change**

A motion was made by Wenande and seconded by Johnson to lower the assessed valuation on the structure to \$21,000. All present voted aye; motion carried 8-0.

Elma A. Block, 2011 Elm St., Yankton, SD. Parcel #78.190.004.220

Current value: NADO (land) **\$10,600/NAD10 (structure) \$91,500**

Assessor's Recommendation: **NADO No Change/NAD10 No Change**

A motion was made by Johnson and seconded by Pietz to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Inez Harris, 904 Pearl St., Yankton, SD. Parcel #78.430.056.090

Current value: NADO (land) **\$19,500/NAD10 (structure) \$166,100**

Assessor's Recommendation: **NAD No Change/NAD10 \$113,600**

A motion was made by Wenande and seconded by Akland to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Kirby Hofer Construction Co Inc, Outlot 1 Blk 12 Ridgeway North Sub, Yankton, SD. Parcel #78.685.012.001

Current value: NAD (land) **\$31,500**

Assessor's Recommendation: **NAD \$100**

A motion was made by Johnson and seconded by Woerner to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Gary R. Johnson, 517 Picotte St., Yankton, SD. Parcel #78.430.052.180

Current value: NADC (land) **\$6,600/NADC2 (structure) \$77,400**

Assessor's Recommendation: **NADC No Change/NADC2 \$56,600**

A motion was made by Johnson and seconded by Pietz to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Thomas S. and JoAnne Stanage, 902 Pine St., Yankton, SD. Parcel #78.430.033.060

Current value: NADO (land) **\$24,400/NAD10 (structure) \$196,800**

Assessor's Recommendation: **NADO No Change/NAD10 \$154,200**

A motion was made by Johnson and seconded by Sinclair to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Kenneth C. Kopetsky, 300 East 12th St., Yankton, SD. Parcel #78.430.036.070

Current value: NAD (land) **\$7,800/NAD1 (structure) \$139,100**

Assessor's Recommendation: **NAD No Change/NAD1 \$115,500**

A motion was made by Sinclair and seconded by Johnson to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Donald L. and Sandra J. Teusink, 709 Picotte St., Yankton, SD. Parcel #78.430.054.130

Current value: NADO (land) **\$10,100/NAD10 (structure) \$48,100**

Assessor's Recommendation: **NADO \$5,100/NAD10 \$37,100**

A motion was made by Pietz and seconded by Wenande to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Donald L. and Sandra J. Teusink, 713 Picotte St., Yankton, SD. Parcel #78.430.054.160

Current value: NADO (land) **\$10,100/NAD10 (structure) \$5,500**

Assessor's Recommendation: **NADO \$5,100/NAD10 \$5,500**

A motion was made by Johnson and seconded by Woerner to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Daniel L. Rupiper, 702 Broadway Ave., Yankton, SD. Parcel #78.790.072.080

Current value: NAD (land) **\$15,600/NAD1 (structure) \$16,500**

Assessor's Recommendation: **NAD No Change/NAD1 \$13,200**

A motion was made by Wenande and seconded by Akland to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Yankton Fox Run Development, Outlot 8 Exc Tracts A and B Fox

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Run Sub., Yankton, SD. Parcel #78.245.000.120

Current value: NADC **\$252,300**

Assessor's Recommendation: **NADC \$232,000**

A motion was made by Johnson and seconded by Woerner to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Yesterday's Restaurants, Inc. 2216 Broadway Ave., Yankton, SD. Parcel #78.885.000.020

Current value: NADC (land) **\$69,100/NADC2 (structure) \$537,700**

Assessor's Recommendation: **NADC No Change/NADC2 \$368,600**

A motion was made by Sinclair and seconded by Woerner to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Fox & Youngberg, PC, 216 W. 3rd St., Yankton, SD. Parcel #78.790.025.120

Current value: NADC (land) **\$8,800/NADC2 (structure) \$107,300**

Assessor's Recommendation: **NADC No Change/NADC2 \$67,400**

A motion was made by Woerner and seconded by Johnson to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

Allen Kokesh and Kris Mehrer, 1107 East 13th St., Yankton, SD. Parcel #78.130.001.070

Current value: NAD (land) **\$8,000/NAD1 (structure) \$8,100**

Assessor's Recommendation: **NAD No Change/NAD1 \$500**

A motion was made by Wenande and seconded by Pietz to accept the Assessor's valuation recommendation on the above referenced property. All present voted aye; motion carried 8-0.

JRD Enterprises LLC, 517 Mulberry St., Yankton, SD. Parcel #78.430.029.180

Current value: NAD (land) **\$11,300/NAD1 (structure) \$226,600**