

Weaver Heidi

To: Weaver Heidi
Subject: FW: 4128 prairie view drive code violation

From: James Maggard [<mailto:magert54@yahoo.com>]
Sent: Friday, January 24, 2020 5:14 AM
To: McClain Clayton
Subject: 4128 prairie view drive code violation

CAUTION: This email is from an outside source. Use caution before opening attachments, clicking links or providing confidential information.

Good morning,

As we discussed yesterday, my home was cited for a violation on 18 Dec 2019, before I became the owner of it on 20 Dec 2019. My dispute is the fact that my property was being penalized for the infraction and as I wasn't the owner during the infraction. Thus, I didn't have responsibility nor ability to prevent and rectify the issue before a more severe citation was issued. My move into this home was from another state and not local due to the military's needs.

I request that my citation be waived on the grounds that my property wasn't under my management during the issue. Additionally, the law states the property is being cited not the owner yet at the time of infraction, the property was owned by another person.

I feel, as your records show that my involvement in this citation is not present until 23 December 2019. Yet I am still asked to pay for another's fault.

Thank you for your time and I look forward to seeing additional email regarding this issue.

Sent from Yahoo Mail on Android

Boardman Brandy

From: Paisley Lorna
Sent: Monday, January 27, 2020 7:33 AM
To: Boardman Brandy
Subject: FW: 4128 prairie view drive code violation

I think You may want this email

From: Sumption Pauline
Sent: Friday, January 24, 2020 4:57 PM
To: Paisley Lorna
Cc: Young Ken
Subject: FW: 4128 prairie view drive code violation

Please remove the \$42 admin fee from this invoice per Ken's approval. In addition, please do not attach any additional fees until after Council has made a decision on his request.

From: Young Ken
Sent: Friday, January 24, 2020 12:40 PM
To: Sumption Pauline
Subject: FW: 4128 prairie view drive code violation

Hi Pauline,

In that the current property owner received a bill for snow removal that occurred 2 days before he bought this property, I am willing to waive the administrative fee of \$42. He would like to seek approval from Council to waive the remainder of the bill - \$85. Is that a request that should go through your department?

Ken

From: McClain Clayton
Sent: Friday, January 24, 2020 7:54 AM
To: Young Ken <Ken.Young@rcgov.org>
Subject: FW: 4128 prairie view drive code violation

Hi Ken, in this rare occasion, I would not be opposed to waiving his entire bill, 127.00. 85.00 contractor fee + 42.00 Admin fee. Mr. Maggard was very polite and respectful over the phone. Thank you for your consideration. Clayton

From: James Maggard [<mailto:magert54@yahoo.com>]
Sent: Friday, January 24, 2020 5:14 AM
To: McClain Clayton
Subject: 4128 prairie view drive code violation

CAUTION: This email is from an outside source. Use caution before opening attachments, clicking links or providing confidential information.

Good morning,

As we discussed yesterday, my home was cited for a violation on 18 Dec 2019, before I became the owner of it on 20 Dec 2019. My dispute is the fact that my property was being penalized for the infraction and as I wasn't the owner during the infraction. Thus, I didn't have responsibility nor ability to prevent and rectify the issue before a more severe citation was issued. My move into this home was from another state and not local due to the military's needs.

I request that my citation be waived on the grounds that my property wasn't under my management during the issue. Additionally, the law states the property is being cited not the owner yet at the time of infraction, the property was owned by another person.

I feel, as your records show that my involvement in this citation is not present until 23 December 2019. Yet I am still asked to pay for another's fault.

Thank you for your time and I look forward to seeing additional email regarding this issue.

Sent from Yahoo Mail on Android

City of Rapid City Finance Office

300 6th Street
 Rapid City, SD 57701
 (605) 394-4143
 www.rcgov.org

INVOICE

REMIT PORTION

Invoice Date **01/15/2020**
 Invoice Number **2931**
 Customer Number **19511**
 Amount Paid **\$0.00**

Due Date 01/29/2020

Invoice Total Due \$85.00

19511
 MAGGARD, JAMES M. JR.
 MAGGARD, TIFFANY V.
 4128 PRAIRIE VIEW DR
 RAPID CITY, SD 57701

Please put Invoice Number on your check.
 Make Checks Payable to: City of Rapid City

00180182020600002931400000085001

✂ DETACH AND RETURN THE PORTION ABOVE WITH YOUR PAYMENT ✂

City of Rapid City Finance Office

300 6th Street
 Rapid City, SD 57701
 (605) 394-4143
 www.rcgov.org

INVOICE
 Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
MAGGARD, JAMES M. JR.	01/15/2020	2931	\$0.00	01/29/2020	\$85.00

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
PROPERTY CLEANUP INVOICE FROM RAPID CITY CODE ENFORCEMENT FOR SNOW/ICE REMOVAL ON SIDEWALK. DATE: 12/18/2019 LOCATION: 4128 PRAIRIE VIEW DR PROPERTY ID: 63902 PER HONEY DONE INVOICE #288 DATED 1/2/2020 R#155768	1	\$85.00	EACH	\$85.00	\$0.00	\$0.00	\$85.00
ADMIN FEE-PROPERTY CLEANUP ***PLEASE READ THE ENCLOSED LETTER*** IF NOT PAID IN FULL BY DUE DATE, AN ADDITIONAL \$100.00 WILL BE ADDED TO THIS INVOICE. PARTIAL PAYMENTS NOT ACCEPTED.	1	\$0.00	EACH	\$42.00	-\$42.00	\$0.00	\$0.00
1/27/2020 - VOID ADMIN FEE PER THE REQUEST OF CLAYTON MCCLAIN, KEN YOUNG AND PAULINE SUMPTION. MR. MAGGARD WILL SEEK ADDITIONAL ASSISTANCE ON THE REMAINDER OF THIS INVOICE FROM CITY COUNCIL PER EMAIL. BB							

Invoice Total: \$85.00

City of Rapid City Finance Office

300 6th Street
 Rapid City, SD 57701
 (605) 394-4143
 www.rcgov.org

19511
 MAGGARD, JAMES M. JR.
 MAGGARD, TIFFANY V.
 4128 PRAIRIE VIEW DR
 RAPID CITY, SD 57701

INVOICE

REMIT PORTION

Invoice Date	01/15/2020
Invoice Number	2931
Customer Number	19511
Amount Paid	\$0.00
Due Date	01/29/2020
Invoice Total Due	\$127.00

Please put Invoice Number on your check.
 Make Checks Payable to: City of Rapid City

00180182020600002931400000127001

✂ DETACH AND RETURN THE PORTION ABOVE WITH YOUR PAYMENT ✂

City of Rapid City Finance Office

300 6th Street
 Rapid City, SD 57701
 (605) 394-4143
 www.rcgov.org

INVOICE
 Customer Copy

CUSTOMER	INVOICE DATE	INVOICE NUMBER	AMOUNT PAID	DUE DATE	INVOICE TOTAL DUE
MAGGARD, JAMES M. JR.	01/15/2020	2931	\$0.00	01/29/2020	\$127.00

DESCRIPTION	QUANTITY	PRICE	UOM	ORIGINAL BILL	ADJUSTED	PAID	AMOUNT DUE
PROPERTY CLEANUP INVOICE FROM RAPID CITY CODE ENFORCEMENT FOR SNOW/ICE REMOVAL ON SIDEWALK. DATE: 12/18/2019 LOCATION: 4128 PRAIRIE VIEW DR PROPERTY ID: 63902 PER HONEY DONE INVOICE #288 DATED 1/2/2020 R#155768	1	\$85.00	EACH	\$85.00	\$0.00	\$0.00	\$85.00
ADMIN FEE-PROPERTY CLEANUP ***PLEASE READ THE ENCLOSED LETTER*** IF NOT PAID IN FULL BY DUE DATE, AN ADDITIONAL \$100.00 WILL BE ADDED TO THIS INVOICE. PARTIAL PAYMENTS NOT ACCEPTED.	1	\$42.00	EACH	\$42.00	\$0.00	\$0.00	\$42.00

Invoice Total:	\$127.00
-----------------------	-----------------



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Finance Office

300 Sixth Street
Telephone: (605) 394-4143
FAX: (605) 394-2232
Web: www.rcgov.org

JANUARY 15, 2020

JAMES M MAGGARD, JR.
TIFFANY V MAGGARD
4128 PRAIRIE VIEW DR
RAPID CITY SD 57701

RE: Assessment for Cleanup of Miscellaneous Property

Please see attached invoice from the City of Rapid City for the cleanup of your property. This invoice is due IN FULL within 14 days of the invoice date. If payment is not received in that time, a \$100 administrative fee will be added to your bill. In addition, this assessment will be placed on an assessment roll in the amount of the original invoice PLUS the \$100 administrative fee.

A HEARING WILL BE HELD on the Resolution Levying Assessment, which includes the assessment roll, in the Council Chambers of the City/School Administration Center, 300 Sixth Street, at the next regularly scheduled Council meeting. These meetings are typically scheduled for the first and third Mondays of each month at 6:30 P.M. At this time, the City Council will consider any objections to the assessment roll by owners liable to be assessed for the nuisance abatement (i.e., cleanup of your property).

THE PROPERTY THAT YOU OWN THAT IS LIABLE FOR THE ASSESSMENT IS AS FOLLOWS:

Township: 1 NORTH RANGE: 8 EAST SEC: 18 BLOCK: 4
Legal: DAKOTA RIDGE SUBD; BLOCK 4; LOT 16R
SUBDIVISION: DAKOTA RIDGE SUBD RC1465 Acres: 0.120 **\$127.00**
SITUS: 4128 PRAIRIE VIEW DR
ID#: 63902
Rapid City, Pennington County, South Dakota

After the assessment roll is approved, you will receive an updated PAST DUE invoice with an additional 30 days in which you are able to make payment. If payment is STILL not received by this final due date, the assessment will immediately be certified as delinquent to Pennington County. At that point, only the Pennington County Treasurer's Office can accept payment of the assessment. The assessment is subject to interest and fees. A tax certificate may be issued if it is not paid.

If you have any questions regarding this assessment, please contact the City Finance Office at (605) 394-4143.

Pauline Sumption
Finance Officer
City of Rapid City, South Dakota



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

Code Enforcement

300 Sixth Street
Rapid City, SD 57701
(605) 355-3465

Memorandum

DATE: January 14, 2020
TO: Finance Department
FROM: Ordinance Officer, Code Enforcement
RE: Billing statement for removal of snow and ice on sidewalk at 4128 Prairie View Dr.

Legal Description: Lot 16R, Block 4, Dakota Ridge Subdivision.

ID# 63902

Owner: James Maggard Jr. & Tiffany Maggard
4128 Prairie View Dr.
Rapid City, SD 57701

PR Number: R155768

Work Completed: Clear snow and ice from sidewalk, Ice Melt 2X

3418 Vendor Fees:

Honey Done \$85.00

Building Inspection Fees:

3193	Administrative Fees:	\$42/hour	\$42.00
	Total:		\$127.00

INVOICE

HONEY DONE
1686 SHARP DRIVE
RAPID CITY, SD 57703

DATE	INVOICE
1/2/2020	288

BILL TO:
CITY OF RAPID CITY BUILDING INSPECTION DIVISION 300 6th STREET RAPID CITY, SD 57701

SHIP TO

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
	CITY REQUEST	R# 155768 4128 PRARIE VIEW COMPLETED 12/18/19 REMOVE SNOW AND ICE FROM SIDEWALK ICE MELT APPLIED 2X		\$85.00

TOTAL	\$85.00
--------------	----------------

Parcel ID 3818432005
 Record Key 63902
 Year 2021
 Grantees: MAGGARD JR, JAMES M 4128 PRAIRIE VIEW DR RAPID CITY, SD 57701
 MAGGARD, TIFFANY V 4128 PRAIRIE VIEW DR RAPID CITY, SD 57701

19511

Township: 1 NORTH Range: 8 EAST Sec: 18 Block: 4 Subdivision: DAKOTA RIDGE SUBD RC1465 Acres: 0.120

Legal DAKOTA RIDGE SUBD; BLOCK 4; LOT 16R

Situs 4128 PRAIRIE VIEW DR

BLL	N/A	MH Classification	N/A		
Tax Exempt	N/A	0.00 %	Freeze	N/A	
Abstract	NA-D1	NonAg			
District	4D RC	TID	Not Applicable		
School	Rapid City School District	Water	West Dakota Water District	Fire	Not Applicable
Civil	Rapid City, City of	Sewer	Not Applicable	Road	Not Applicable
Abmulance	Not Applicable	Volunteer Fire	Rapid City Fire Department		

	Filing Date	Book	Page	Document No	Instrument Type
Last Transfer	12/23/2019		0	201917169	WARRANTY DEED

Values

2019	Factored	
	Freeze Structure	0
	Freeze Land	0
	AG Structure	0
	NA Structure	0
	OO Structure	129,037
	Land	0
	OO Land	31,752
	Total	160,789
	Estimated Tax	2,559

PENNINGTON COUNTY EQUALIZATION OFFICE

Property	2019 Owner	Property Address	2019 Assessed Value
R305540	JAMES, EDWARD D & CATHLEEN M	4128 PRAIRIE VIEW DR	\$182,300

GENERAL INFORMATION

Parcel ID 38-18-432-005
 Property Status Active
 Property Situs Address 4128 PRAIRIE VIEW DR
 Tax ID 63902
 Legal Description Dakota Ridge Subd, BLOCK 4, Lot 16R
 Primary ABS Code NA-D1
 Living Units 1
 Zoning -
 Neighborhood 40.0 - Dakota Ridge
 Tax Unit Group 4D- - RC- - -
 Exemptions

Cost Approach Value

Residential \$141,500
 Commercial \$0
 OtherImprovements \$500
 ManufacturedHomes \$0
 Total Improvements \$142,000

2019 OWNER INFORMATION

Owner Name JAMES, EDWARD D & CATHLEEN M
 Mailing Address 4128 PRAIRIE VIEW DR
 RAPID CITY, SD 57701-2112
 Additional owners No

2020 OWNER INFORMATION

Owner Name MAGGARD JR/MAGGARD, JAMES M & TIFFANY V
 Mailing Address 4128 PRAIRIE VIEW DR RAPID CITY, SD 57701
 Additional Owners No

PROPERTY FACTORS

Topography	Utilities	Access	Location	Parking Type	Parking Quantity
Level - 1	All Public - 1	Paved Road - 1, Sidewalk - 6	-	-	-

VALUE INFORMATION

	Land	Building
Agricultural	\$0	\$0
Non-Agricultural	\$36,000	\$146,300

ASSESSMENT VALUE HISTORY

	Land	Building	Total Assessed
2017	\$36,000	\$146,300	\$182,300
2018	\$36,000	\$142,000	\$178,000
2019	\$36,000	\$146,300	\$182,300

MARKET LAND INFORMATION

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	Model	Flat Value	Unit Pr Ovr	Value Est
Acre	0.12	-	-	-	-	-	40.0	-	-	\$36,040
Calc Land Area		0.12	GIS SF		-	Total		\$36,000		

SALES INFORMATION

Date	Type	Sale Amount	Src	Validity	Inst. Type	Instrument #
10/17/2019	Land and building	\$215,900	Other	Valid sale	Warranty Deed	19-4282
4/13/2015	Land and building	\$183,000	Other	Valid sale	Warranty Deed	15-1375

2019 IMPROVEMENTS

Residential Buildings Section

Improvement #1	Residential Type		Quality	Year Built	Total Living Area	
-	Single-family Residence		Average	1990	1044	
Abs Code	NA-D1	Remodel	-	Style	Split-Level	Foundation Concrete - 2
Bedrooms	4	Full Bath	2	Half Bath	-	Garage Cap -
Building Value	\$141,500					

Code	Units	Percent	Year
105-Frame, Siding	-	100	-
208-Composition Shingle	-	100	-
351-Warmed & Cooled Air	-	100	-
402-Automatic Floor Cover Allowance	-	-	-
601-Plumbing Fixtures (#)	8	-	-
602-Plumbing Rough-ins (#)	1	-	-
622-Raised Subfloor (SF)	1044	-	-
701-Attached Garage (SF)	420	-	-
736-Garage Finish, Attached (SF)	420	-	-
801-Total Basement Area (SF)	1036	-	-
803-Partition Finish Area (SF)	756	-	-
903-Wood Deck (SF)	64	-	-
906-Wood Deck (SF) with Roof	24	-	-

Other Improvements & Yard Improvements Section

Improvement #1	Occupancy		Quality	Year Built	Area	
-	RY5 Paving, Concrete with Base		-	1990	414	
MSCI	C	Rank	-	Perimeter	-	Height -
Dimensions	18 X 23	RCN	\$2,306	RCNLD	\$461	%Comp 0

Code	Units	Percent	Size	Other	Rank	Year
8355 Paving, Concrete w-Base	414	0	-	0	-	0