



Proposed Removing Site: 414 9th Avenue, Brookings



Proposed Receiving Site: 1008 3rd Street, Brookings

Table of Contents

- Cover includes contextual photo for proposed site
- Existing Site Plan & Exterior Photos of 414 9th Ave
- Central Historic District-Adjacent Properties
- Precedent of Corner lot restoration at 825 4th Street
- Property Card for 414 9th Avenue
- Property Card for 1008 3rd Street (house is condemned)
- Property Card for 903 4th Street



West and South Elevations



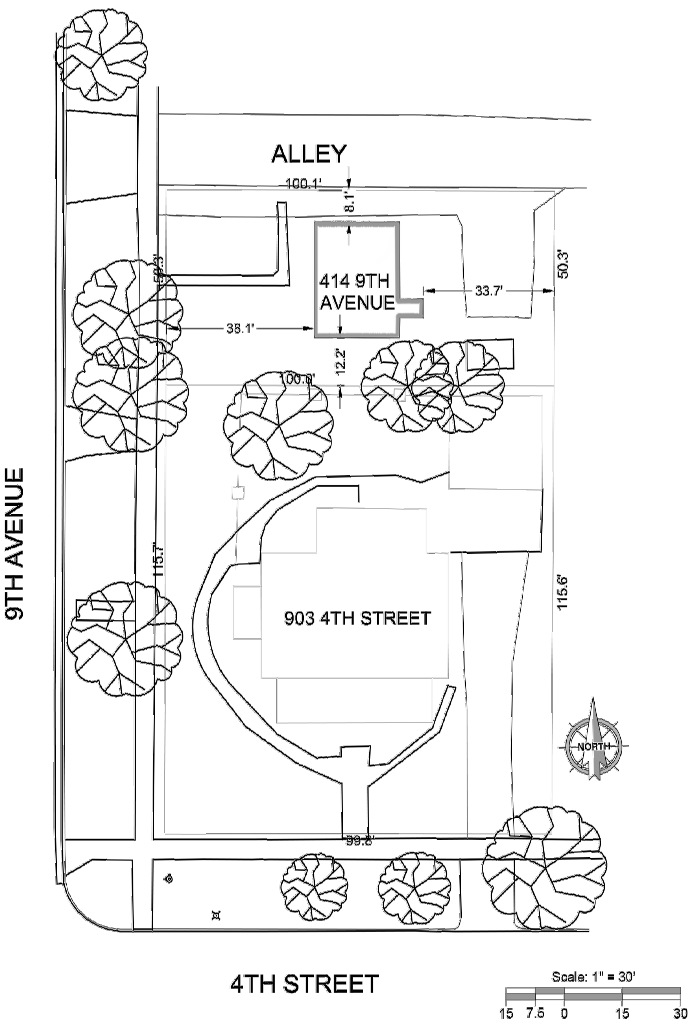
East Elevations



Front (West) Elevation



North and West Elevations



Site Survey (not to scale)
of 414 9th Avenue and
903 4th Street properties

View of block looking
East spanning from
north at 416 9th Avenue
across alley to 4th Street
to the South





825 5th Street (full corner lot)



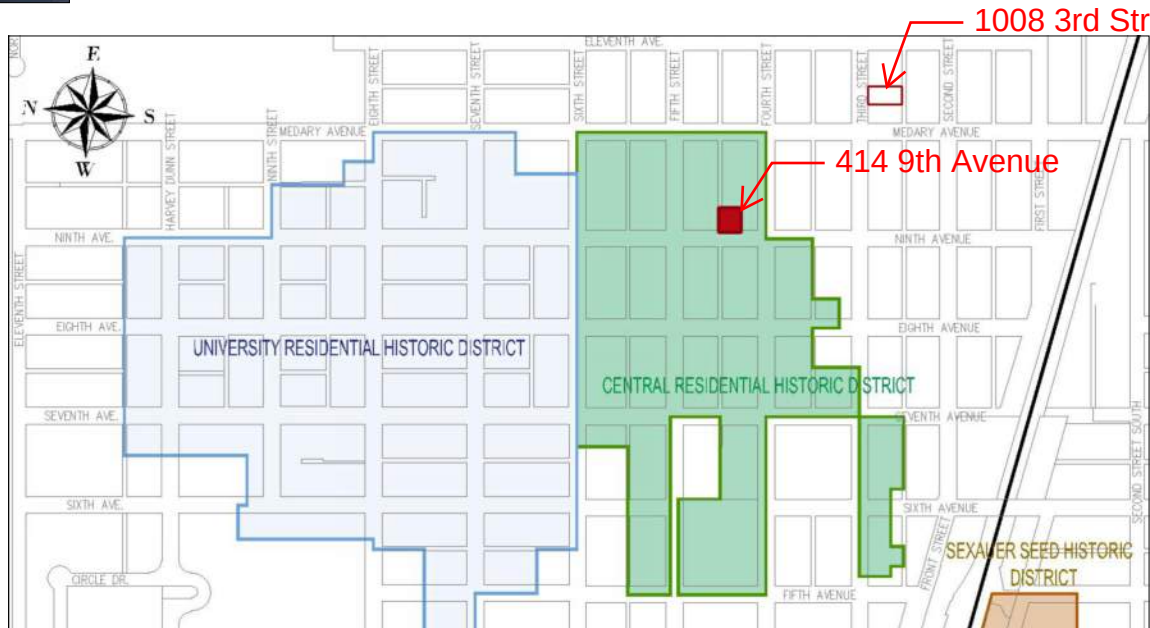
Project Site: 414 9th Avenue



904 4th Street



416 9th Avenue



816 4th Street



902 5th Street



908 5th Street



824 4th Street



825 4th Street (full corner lot)



Old photo of house that was adjacent to 825 4th Street before it was relocated



825 4th Street corner lot reunified as one property



414 9th Avenue and adjacent property and home at 903 4th Street - potential to restore original corner lot

414 9th Avenue
Brookings, SD

Corner Lot Restoration Precedent
825 4th Street

HOGAN RICHTER
ARCHITECTS

Brookings County, SD

Summary

Parcel ID	405700040000900
Property Address	414 9TH AVE
Sec/Twp/Rng	N/A
Brief	SKINNERS SECOND ADDN, N 50' LOTS 9-10
Tax Description	BLK 4 50 X 100
	(Note: Not to be used on legal documents)
Comments	
Class	NAD
Tax District	4001
Gross Acres	0.00
\$/Acre	N/A



414 9TH AVE

Owners

Deed Holder
MAXCO LLC

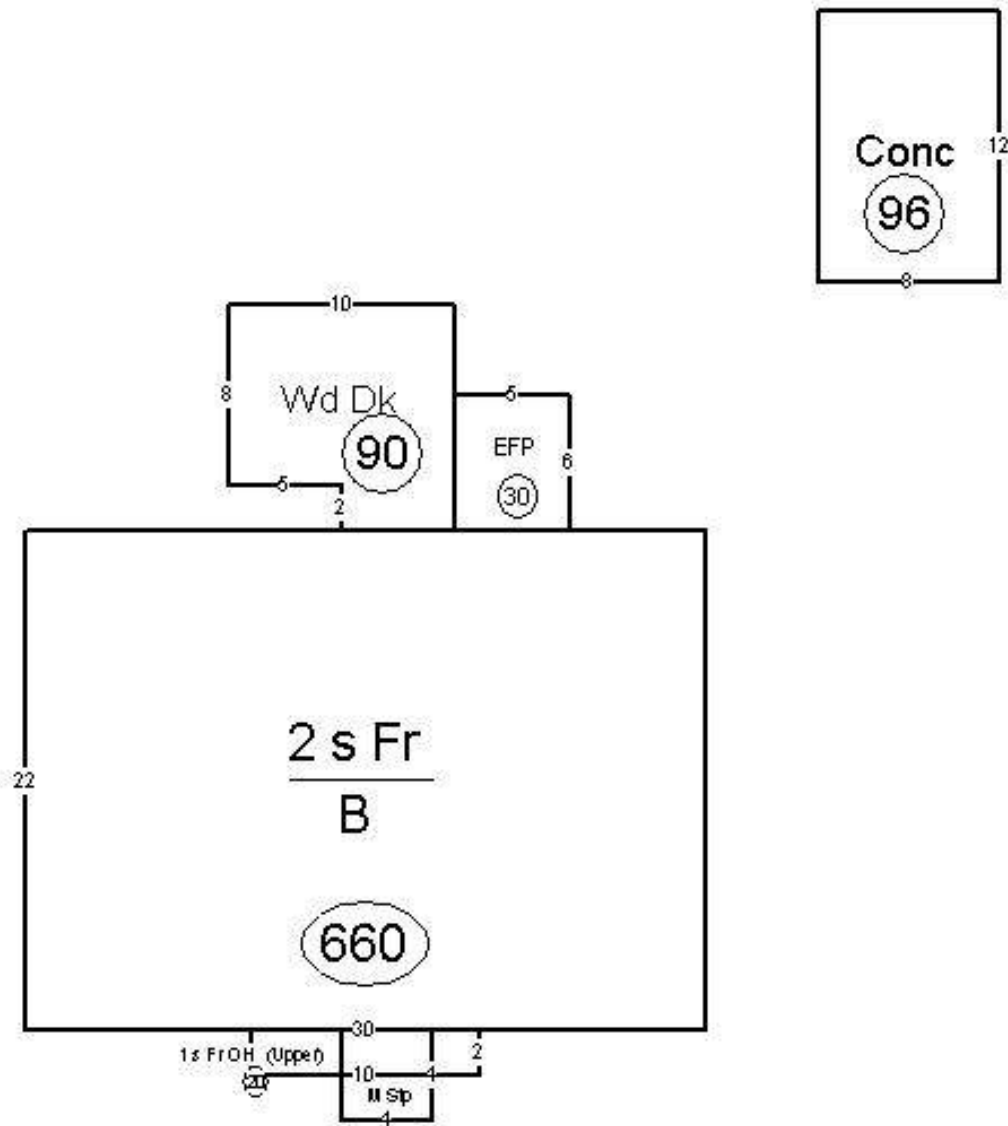
4814 SOUTH CARAWAY DR
SIOUX FALLS SD 57108

Land

Gross Acres	0.11
Lot Size	N/A

Building

Residential Dwelling	
Occupancy	Single family
Style	25 Older 2 story
Year Built	1914
# of Stories	2.0
Above-Grade Living Area	1340 SF
Foundation	Full Bsmt
Basement Area	660 SF
Basement Finished	
Recroom Finished	N/A
Total Number Rooms	8 (Does not include bathrooms)
Number Bedrooms	4
Number Full Bathrooms	2
Number Half Bathrooms	0
Heating & Cooling	Forced hot air and Central AC
Fireplace	None
Deck	90 SF
Garage	
Other Features	



No data available for the following modules: Online Tax Payments, Comments.

Brookings County digital cadastral data are a representation of recorded plats and surveys for use within the Geographic Information System for purposes of data access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 6/20/2026, 12:02:06 AM

Contact Us

Developed
by



Brookings County, SD

Summary

Parcel ID

Property Address

Sec/Twp/Rng

Brief

Tax Description

Comments

Class

Tax District

Gross Acres

\$/Acre

404650010000300

1008 3RD ST

N/A

PLEASANT HILL ADDN E 1/3 LOT 2 ALL LOT 3 W 1/3 LOT 4 BLK 1 83.2 X 165

(Note: Not to be used on legal documents)

NADS

4001

0.00

N/A



1008 3RD ST

Owners

Deed Holder

HEATON, TIMOTHY A ET UX

1008 3RD ST

BROOKINGS SD 57006

Deed Holder

HEATON, KRISCINDA

Land

Gross Acres

Lot Size

0.00

N/A

Building

Residential Dwelling

Occupancy

Style

Year Built

of Stories

Above-Grade Living Area

Foundation

Basement Area

Basement Finished

Recroom Finished

Total Number Rooms

Number Bedrooms

Number Full Bathrooms

Number Half Bathrooms

Heating & Cooling

Fireplace

Deck

Garage

Other Features

Single family

23 Older 1 1/2 story

1900

1.5

1545 SF

Full Bsmt

1008 SF

1008 SF

N/A

6 (Does not include bathrooms)

3

3

0

Forced hot air and Central AC

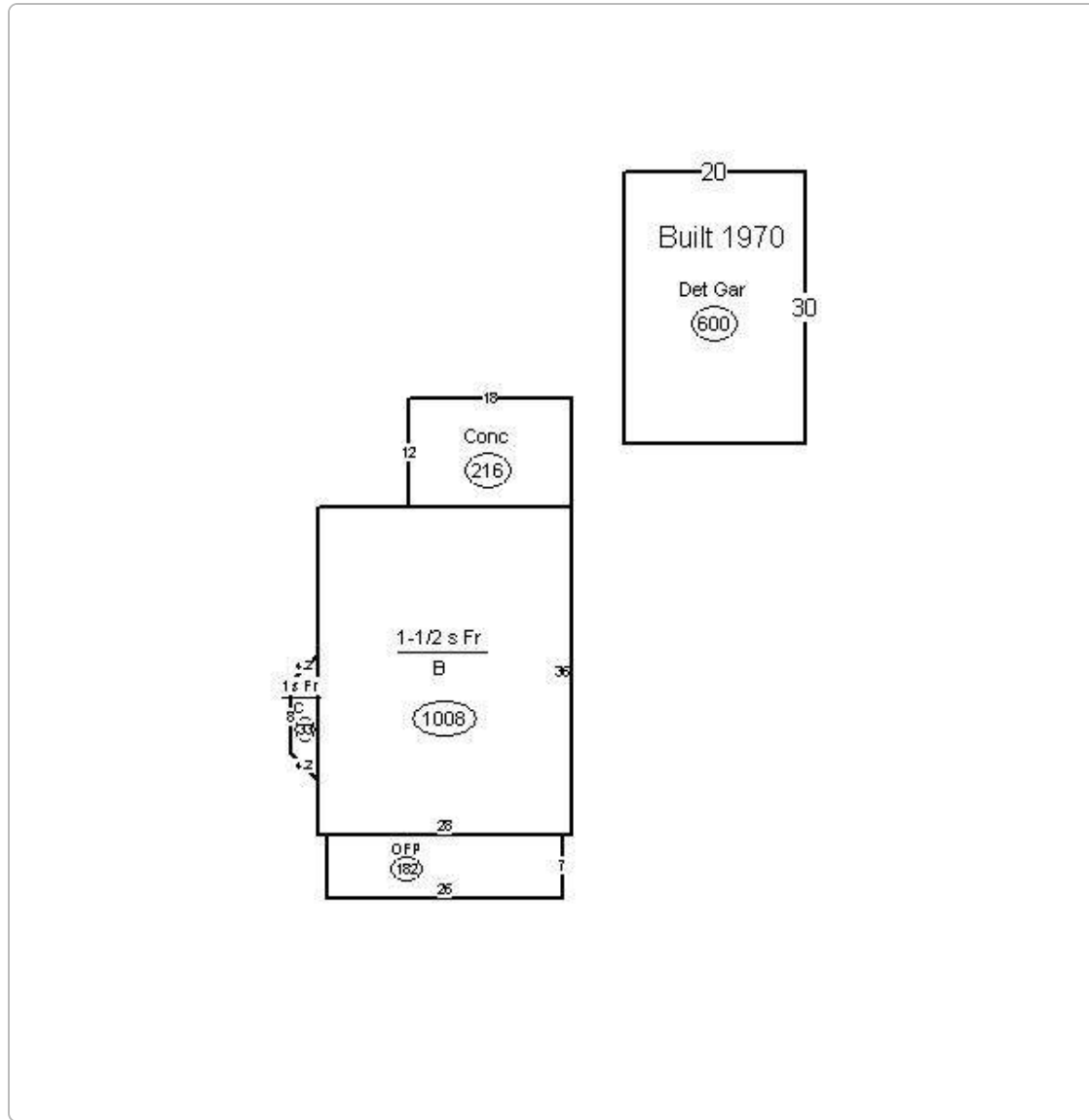
None

Detached: 600 SF;

Residential Detached Garage

Sales

Date	Sequence	Seller	Buyer	Book	Page	Type	Building Value	Land Value	Transfer Fee	Sale Amount	MultiParcel
08/15/2008	20080777	DEUTSCHE BANK NATIONAL TRUST C	TO THE PUBLIC (HEATON, T)	MI178	2231	O	\$118,100.00	\$27,500.00	\$0.00	\$0.00	
07/14/2008	20080655	BROOKINGS COUNTY SHERIFF	DEUTSHE BANK NATIONAL TRUST CO	D142	627	W	\$118,100.00	\$27,500.00	\$0.00	\$0.00	
02/25/2005	20050228	GRIFFIN, DEBORA ERDMAN	HEATON, TIMOTHY A ETUX	00139	00214	W	\$100,600.00	\$25,000.00	\$0.00	\$83,000.00	
06/25/1999	19990629	MULLETT, BARBARA L AKA BARBARA	GRIFFIN, DEBORA ERDMAN	00130	00586	W	\$70,190.00	\$24,900.00	\$0.00	\$73,000.00	
05/13/1996	19960522	MULLETT, JOEL IVAN	MULLETT, BARBARA	00125	00755	Q	\$41,600.00	\$16,600.00	\$0.00	\$0.00	



No data available for the following modules: Online Tax Payments, Comments.

Brookings County digital cadastral data are a representation of recorded plats and surveys for use within the Geographic Information System for purposes of data access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 6/23/2026, 6:01:28 PM

[Contact Us](#)

Developed by
 **SCHNEIDER**
 GEOSPATIAL

Brookings County, SD

Summary

Parcel ID	405700040001000
Property Address	903 4TH ST
Sec/Twp/Rng	N/A
Brief	SKINNERS SECOND ADDN, S 115' LOTS 9-
Tax Description	10 BLK 4 100 X 115
	(Note: Not to be used on legal documents)
Comments	
Class	NAD
Tax District	4001
Gross Acres	0.00
\$/Acre	N/A



903 4TH ST

Owners

Deed Holder
VAUGHN, COLLIN W

4814 S CARAWAY DR
SIOUX FALLS SD 57108

Land

Gross Acres	0.00
Lot Size	N/A

Building

Residential Dwelling	
Occupancy	Single family - Owner
Style	27 Older 2 1/2 story
Year Built	1908
# of Stories	2.5
Above-Grade Living Area	4398 SF
Foundation	Full Bsmt
Basement Area	1722 SF
Basement Finished	70 SF
Recroom Finished	700 SF
Total Number Rooms	15 (Does not include bathrooms)
Number Bedrooms	5
Number Full Bathrooms	2
Number Half Bathrooms	1
Heating & Cooling	Hot water
Fireplace	Yes
Deck	
Garage	Detached: 576 SF;
Other Features	Residential Detached Garage

Sales

Date	Sequence	Seller	Buyer	Book	Page	Type	Building Value	Land Value	Transfer Fee	Sale Amount	MultiParcel
11/16/2021	20211276	REAMS, BETH T MARRIED PERSON	VAUGHN, COLLIN W SINGLE PERSON	D155	1240	W	\$310,600.00	\$35,900.00	\$315.00	\$315,000.00	
06/21/2021	20211275	RIEDEL, ALAN D JR MARRIED PERS	REAMS, BETH THERESA MARRIED PE	D155	1239	Q	\$269,700.00	\$35,900.00	\$0.00	\$0.00	
08/25/2014	20140926	SANTEMA, F LEONARD ETUX	REAMS, BETH T SINGLE PERSON	D148	871	W	\$263,700.00	\$29,900.00	\$240.00	\$240,000.00	

Valuation

	2026	2025	2024	2023	2022	2021	2020
+ NADS					\$35,900	\$35,900	\$35,900
+ NAD1S					\$310,600	\$269,700	\$278,300
+ NAD1	\$345,500	\$324,300	\$324,300	\$324,300			
+ NAD	\$35,900	\$35,900	\$35,900	\$35,900			
= Total Value	\$381,400	\$360,200	\$360,200	\$360,200	\$346,500	\$305,600	\$314,200

Disclaimer: All values reflect full and true values before any adjustments or exemptions are applied.

Taxation

2025	1st Half	2nd Half	Full Year
Due Date	April 30, 2026	October 31, 2026	
Tax Billed	2,985.57	2,985.57	5,971.14
Specials Etc.	37.92	37.92	75.84
Amount Paid	3,023.49	0.00	3,023.49
Amount Due	0.00	3,023.49	3,023.49
Payment Status	Paid		
Date Paid	04/28/2026		

2024	1st Half	2nd Half	Full Year
Due Date	April 30, 2025	October 31, 2025	
Tax Billed	3,108.56	3,108.56	6,217.12
Specials Etc.	36.84	36.84	73.68
Amount Paid	3,145.40	3,145.40	6,290.80
Amount Due	0.00	0.00	0.00
Payment Status	Paid		
Date Paid	04/16/2025	10/17/2025	

2023	1st Half	2nd Half	Full Year
Due Date	April 30, 2024	October 31, 2024	
Tax Billed	3,340.01	3,340.01	6,680.02
Specials Etc.	26.96	26.96	53.92
Amount Paid	3,366.97	3,366.97	6,733.94

