Assessment Values and Taxes on Farm Land in South Dakota 1955 and 1956

Ray F. Pengra
ASSESSMENT VALUES AND TAXES ON FARM LAND IN SOUTH DAKOTA

1955 and 1956

by

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This report includes comparative assessment values and taxes levied during the years 1955 and 1956 on farm land sold during the calendar year 1956 for the eight counties of Bismarck, Brookings, Brown, Butte, Clay, Faulk, Hand and Spink.
Records in the Register of Deeds office on farm land sales were listed to secure the following report. When consideration was not given in the deed Internal Revenue stamps were used to secure an estimate of the consideration. Information on assessed valuations and amount of taxes were secured from the assessors' records and the auditors' books. Only those tracts were used for which consideration, assessment values and amount of taxes levied for both 1955 and 1956 were available on the tract sold. Where only part of a tract assessed was sold, the sale was omitted in this tabulation.

**IMPROVED FARMS - BEADLE COUNTY**

<table>
<thead>
<tr>
<th>Description</th>
<th>1956 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total land sold 1956</td>
<td>7,368 acres</td>
</tr>
<tr>
<td>Average price per acre</td>
<td>$44.98</td>
</tr>
<tr>
<td>Price per acre on individual tracts varied from a low of $23.44 to a high of $78.13</td>
<td></td>
</tr>
<tr>
<td>Average assessment per acre 1955</td>
<td>$22.66</td>
</tr>
<tr>
<td>Average assessment as percent of selling price 1955</td>
<td>50%</td>
</tr>
<tr>
<td>On individual tracts assessment in 1955 varied from a low of 33% to a high of 96% of selling price.</td>
<td></td>
</tr>
<tr>
<td>Tax per acre 1955 assessment</td>
<td>$0.69</td>
</tr>
<tr>
<td>Average assessment per acre 1956</td>
<td>$37.67</td>
</tr>
<tr>
<td>Average assessment 1956 as percent of selling price</td>
<td>84%</td>
</tr>
<tr>
<td>On individual tracts assessment in 1956 varied from a low of 60% to a high of 156% of selling price</td>
<td></td>
</tr>
<tr>
<td>Tax per acre for 1956 assessment</td>
<td>$0.67</td>
</tr>
</tbody>
</table>
UNIMPROVED FARMS - BEADLE COUNTY

Total land sold 1956 6,118 acres
Average price per acre $32.95
Price per acre varied from a low of $14.37 to a high of $67.19
Average assessment per acre 1955 $18.47
Average assessment as percent of selling price 1955 56%
On individual tracts assessment in 1955 varied from a low of 30% to a high of 113% of selling price
Tax per acre 1955 assessment $0.56
Average assessment per acre 1956 assessment $32.33
Average assessment as percent of selling price 1956 98%
On individual tracts 1956 assessment varies from a low of 53 to a high of 198 percent of selling price
Tax per acre 1956 assessment $0.56

IMPROVED FARMS - BROOKINGS COUNTY

Total land sold 1956 6,889 acres
Average price per acre $109.08
Price per acre on individual tracts varied from a low of $54.69 to a high of $190.00
Average assessment per acre 1955 $40.74
Average assessment as percent of selling price 1955 37%
On individual tracts assessment in 1955 varied from a low of 19 to a high of 75% of selling price
Tax per acre for 1955 assessment $1.25
Average assessment per acre 1956 $78.26
Improved Farms - Brookings County (continued)

Average assessment as percent of selling price 1956 72%

On individual tracts assessment in 1956 varied from a low of 36 to a high of 139% of selling price

Tax per acre 1956 assessment $1.34

UNIMPROVED FARMS - BROOKINGS COUNTY

Total land sold 2,316 acres

Average price per acre $73.63

Price per acre varied from a low of $27.97 per acre to a high of $136.05

Average assessment per acre 1955 $32.83

Average assessment as percent of selling price 1955 45%

On individual tracts assessment in 1955 varied from a low of 26 to a high of 69% of selling price

Tax per acre 1955 assessment $1.04

Average assessment per acre 1956 $62.31

Average assessment as percent of selling price 1956 85%

On individual tracts assessment in 1956 varied from a low of 53 to a high of 128% of selling price

Tax per acre 1956 assessment $1.05

IMPROVED FARMS - BROWN COUNTY

Total land sold 1956 9,912 acres

Average price per acre $53.72

Price per acre on individual tracts varied from a low of $25.70 to a high of $141.88

Average assessment per acre 1955 $20.35
### Average assessment as percent of selling price 1955

<table>
<thead>
<tr>
<th>Year</th>
<th>Average assessment as percent of selling price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1955</td>
<td>38%</td>
</tr>
</tbody>
</table>

On individual tracts assessment in 1955 varied from a low of 22% to a high of 86% of selling price.

#### Tax per acre 1955 assessment

<table>
<thead>
<tr>
<th>Year</th>
<th>Tax per acre assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1955</td>
<td>$0.71</td>
</tr>
</tbody>
</table>

#### Average assessment per acre 1956

<table>
<thead>
<tr>
<th>Year</th>
<th>Average assessment per acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>1956</td>
<td>$34.98</td>
</tr>
</tbody>
</table>

#### Average assessment as percent of selling price 1956

<table>
<thead>
<tr>
<th>Year</th>
<th>Average assessment as percent of selling price</th>
</tr>
</thead>
<tbody>
<tr>
<td>1956</td>
<td>65%</td>
</tr>
</tbody>
</table>

On individual tracts assessment in 1956 varied from a low of 33% to a high of 170% of selling price.

#### Tax per acre 1956 assessment

<table>
<thead>
<tr>
<th>Year</th>
<th>Tax per acre assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1956</td>
<td>$0.71</td>
</tr>
</tbody>
</table>

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**UNIMPROVED FARMS - BROWN COUNTY**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total land sold</td>
<td>8,054 acres</td>
</tr>
<tr>
<td>Average price per acre</td>
<td>$44.15</td>
</tr>
<tr>
<td>Selling price per acre varied from a low of $14.06 to a high of $100.47</td>
<td></td>
</tr>
<tr>
<td>Average assessment per acre 1955</td>
<td>$15.00</td>
</tr>
<tr>
<td>Average assessment as percent of selling price 1955</td>
<td>34%</td>
</tr>
<tr>
<td>On individual tracts assessment in 1955 varied from a low of 18% to a high of 90% of selling price</td>
<td></td>
</tr>
<tr>
<td>Tax per acre 1955</td>
<td>$0.58</td>
</tr>
<tr>
<td>Average assessment per acre 1956</td>
<td>$27.40</td>
</tr>
<tr>
<td>Average assessment as percent of selling price 1956</td>
<td>62%</td>
</tr>
<tr>
<td>On individual tracts assessment in 1956 varied from a low of 24% to a high of 135% of selling price</td>
<td></td>
</tr>
<tr>
<td>Tax per acre 1956 assessment</td>
<td>$0.54</td>
</tr>
</tbody>
</table>
IMPROVED FARMS - BUTTE COUNTY

Total land sold 1956 20,858 acres

Average price per acre $29.84

Price per acre on individual tracts varied from a low of $8.01 to a high of $299.24

Average assessment per acre 1955 $8.08

Average assessment as percent of selling price 1955 27%

On individual tracts assessment in 1955 varied from a low of 11% to a high of 64% of selling price

Average tax per acre 1955 assessment $0.31

Average assessment per acre 1956 $22.77

Average assessment as percent of selling price 1956 76%

On individual tracts assessment in 1956 varied from a low of 31% to a high of 180% of selling price

Average tax per acre 1956 $0.40

UNIMPROVED FARMS - BUTTE COUNTY

Total land sold 1956 6,934 acres

Average price per acre $17.27

Selling price per acre varied from a low of $4.00 to a high of $75.05 per acre

Average assessment per acre 1955 $3.45

Average assessment as percent of selling price 1955 20%

On individual tracts assessment in 1955 varied from a low of 17% to a high of 59% of selling price

Average tax per acre 1955 $0.11

Average assessment per acre 1956 $9.98

Average assessment as percent of selling price 1956 58%

On individual tracts assessment in 1956 varied from a low of 48 to a high of 171% of selling price

Average tax per acre 1956 assessment $0.15
IMPROVED FARMS - CLAY COUNTY

Total land sold 1956: 3,015 acres
Average price per acre: $156.42
Price per acre on individual tracts varied from a low of $75.00 to a high of $312.50
Average assessment per acre 1955: $54.11
Average assessment as percent of selling price 1955: 35%
On individual tracts assessment varied from a low of 21% to a high of 85% of selling price
Tax per acre 1955 assessment: $1.53
Average assessment per acre 1956: $99.61
Average assessment as percent of selling price 1956: 64%
On individual tracts assessment varied from a low of 40% to a high of 167% of selling price
Average tax per acre for 1956 assessment: $1.57

UNIMPROVED FARM - CLAY COUNTY

Total land sold 1956: 896 acres
Average price per acre: $162.38
Price per acre on individual tracts varied from a low of $114.06 to a high of $239.85
Average assessment per acre 1955: $46.50
Average assessment as percent of selling price 1955: 29%
On individual tracts assessment in 1955 varied from a low of 19 to a high of 43% of selling price
Tax per acre 1955 assessment: $1.34
Average assessment per acre 1956: $87.06
Average assessment as percent of selling price 1956: 54%
On individual tracts assessment in 1956 varied from a low of 39 to a high of 89 percent of selling price
Tax per acre 1956 assessment: $1.43
IMPROVED FARMS - FAULK COUNTY

Total land sold 1956 14,451 acres
Average price per acre $31.81
Price per acre on individual tracts varied from a low of $18.81 to a high of $78.91
Average assessment per acre 1955 $12.41
Average assessment as percent of selling price 1955 39%
On individual tracts assessment in 1955 varied from a low of 21% to a high of 71% of selling price
Average tax per acre 1955 assessment $0.44
Average assessment per acre 1956 $23.49
Average assessment as percent of selling price 1956 74%
On individual tracts assessment in 1956 varied from a low of 33% to a high of 132% of selling price
Average tax per acre 1956 assessment $0.45

UNIMPROVED FARMS - FAULK COUNTY

Total land sold 1956 6,366 acres
Average price per acre $28.70
Price per acre on individual tracts varied from a low of $12.50 to a high of $45.00
Average assessment per acre 1955 $11.52
Average assessment as percent of selling price 1955 40%
On individual tracts assessment in 1955 varied from a low of 28% to a high of 80% of selling price
Average tax per acre 1955 assessment $0.41
Average assessment as percent of selling price 1956 77%
On individual tracts assessment in 1956 varied from a low of 51% to a high of 154% of selling price
Tax per acre 1956 assessment $0.40
<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>IMPROVED FARMS - HAND COUNTY</strong></td>
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<td></td>
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</tr>
<tr>
<td>Total land sold 1956</td>
<td>10,072 acres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average price per acre</td>
<td>$37.82</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Price per acre on individual tracts varied from a low of $22.73 to a high of $75.00</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Average assessment per acre 1955</td>
<td>$12.61</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average assessment as percent of selling price 1955</td>
<td>33%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>On individual tracts assessment in 1955 varied from a low of 20% to a high of 52% of selling price</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Average tax per acre 1955 assessment</td>
<td>$0.50</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average assessment per acre 1956</td>
<td>$24.34</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average assessment as percent of selling price 1956</td>
<td>64%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>On individual tracts assessment in 1956 varied from a low of 36% to a high of 103% of selling price</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tax per acre 1956 assessment</td>
<td>$0.50</td>
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</tbody>
</table>

|                       |                   |                   |                   |
| **UNIMPROVED FARMS - HAND COUNTY** |                   |                   |                   |
| Total land sold 1956  | 6,771 acres       |                   |                   |
| Average price per acre| $30.06            |                   |                   |
| Price per acre on individual tracts varied from a low of $14.06 to a high of $50.00 |                   |                   |                   |
| Average assessment per acre 1955 | $11.03  |                   |                   |
| Average assessment as percent of selling price 1955 | 37%  |                   |                   |
| On individual tracts assessment in 1955 varied from a low of 18% to a high of 78% of selling price |                   |                   |                   |
| Tax per acre 1955 assessment | $0.43  |                   |                   |
| Average assessment per acre 1956 | $22.34  |                   |                   |
| Average assessment as percent of selling price 1956 | 74%  |                   |                   |
| On individual tracts assessment in 1956 varied from a low of 36% to a high of 142% of selling price |                   |                   |                   |
| Average tax per acre 1956 assessment | $0.45  |                   |                   |
IMPROVED FARMS – SPINK COUNTY

Total land sold 1956
10,517 acres

Average price per acre
$50.75

Price per acre on individual tracts varied from a low of $25.00 to a high of $139.84

Average assessment per acre in 1955
$20.98

Average assessment as percent of selling price 1955
41%

On individual tracts assessment in 1955 varied from a low of 16% to a high of 76% of the selling price

Tax per acre for the 1955 assessment
$0.64

Average assessment per acre 1956
$34.04

Average assessment as percent of selling price 1956
67%

On individual tracts assessment in 1956 varied from a low of 25% to a high of 124% of selling price

Average tax per acre for 1956 assessment
$0.68

UNIMPROVED FARMS – SPINK COUNTY

Total land sold
5,705 acres

Average price per acre
$40.12

Price per acre on individual tracts varied from a low of $23.44 to a high of $60.94

Average assessment per acre 1955
$17.53

Average assessment as percent of selling price 1955
44%

On individual tracts assessment in 1955 varied from a low of 27% to a high of 72% of selling price

Tax per acre for 1955 assessment
$0.55

Average assessment per acre 1956
$28.67

Average assessment as percent of selling price 1956
71%

On individual tracts assessment in 1956 varied from a low of 44% to a high of 117% of selling price

Average tax per acre 1956 assessment
$0.54