

545 E 3RD STREET,
WINNER, SD



HOME TYPE: Single-family
YEAR: 1926
LIVING AREA (SIZE): 768 sq ft
PORCH: Front enclosed, heated, 144 sq ft (6' X 24')
LOT: 45' X 100'
GARAGE: Detached, one car (14'X 24')
EXTERIOR: Hardboard
ROOF: Asphalt shingles (2019)
DECK: Covered back deck
INTERIOR: An area for a laundry in the second bedroom, Jack and Jill bathroom
OF BEDROOMS: 2
OF BATHS: 1 full
PERSONAL PROPERTY: Dishwasher, stove (electric)
HEATING: Cove
COOLING: Window air conditioner
WATER HEATER: Electric
SYSTEMS: 220

\$49,900



SCAN TO VIEW VIRTUAL VIDEO

More Information

605-842-3212 shippyrealty.com



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT
RESIDENTIAL – SDCL 43-4-44

Seller(s) _____
Property Address 545 E 3rd Street Winner SD 57580

This Disclosure Statement concerns the real property identified above and offered for sale. This disclosure is required by law to be completed by sellers of real property and given to potential buyers. This form can have important legal consequences. If you do not understand this form, you should seek advice from a competent source.

Seller states that the information contained in this disclosure fully reflects the Seller's knowledge of the matters disclosed as of the date affixed to the form. If any material fact changes prior to closing, the seller MUST disclose that change in a written amendment to this disclosure statement and give the same to the buyer.

This statement is a DISCLOSURE OF THE CONDITION OF THE ABOVE-DESCRIBED PROPERTY in compliance with South Dakota law § 43-4-38. It is NOT A WARRANTY of ANY KIND by the Seller or anyone representing any party in a transaction. It is NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES either party may wish to obtain.

Seller hereby authorizes any agent representing any party in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

If the answer to any of the following requires more space for explanation, please fully explain in comments or on an attached separate sheet.

I. LOT OR TITLE INFORMATION

1. When did you purchase or build the home? 01 / 2014
Month Year

	LOT OR TITLE INFORMATION	Yes	No	Do Not Know	N/A	Comments
2	Are there any recorded liens or financial instruments against the property, other than a first mortgage?		✓			
3	Are there any unrecorded liens or financial instruments against the property, other than a first mortgage, or have any materials or services been provided in the past one hundred twenty days that would create a lien against the property under chapter 44-9?		✓			
4	Are there any easements which have been granted in connection with the property (other than normal utility easements for public water and sewer, gas and electric service, telephone service, cable television service, drainage, and sidewalks)?		✓			
5	Are there any problems related to establishing the lot lines boundaries?		✓			
6	Do you have a location survey in your possession or a copy of the recorded plat?		✓			If yes, attach a copy.
7	Are you aware of any encroachments or shared features, from or on adjoining property (i.e. fences, driveway, sheds, outbuildings, or other improvements)?		✓			
8	Are you aware of any covenants or restrictions affecting the use of the property in accordance with local law?		✓			If yes, attach a copy.
9	Are you aware of any current or pending litigation, foreclosure, zoning, building code or restrictive covenant violation notices, mechanic's liens, judgments, special assessments, zoning changes, or changes that could affect your property?		✓			
10	Is the property currently occupied by the owner?		✓			
11	Does the property currently receive the owner-occupied tax reduction pursuant to SDCL 10-13-39?		✓			

Seller D / Seller _____

Buyer _____ / Buyer _____

Property Address 545 E 3rd Street Winner SD 57580

LOT OR TITLE INFORMATION		Yes	No	Do Not Know	N/A	Comments
12.	Is the property currently part of a property tax freeze for any reason?		✓			
13.	Is the property leased?		✓			
14.	If leased, does the property use comply with applicable local ordinances?				✓	
15.	Does this property or any portion of this property receive rent?		✓			If yes, how much \$ _____ and how often _____
16.	Do you pay any mandatory fees or special assessments to a homeowners' or condominium association?		✓			If yes, what are the fees or assessments? \$ _____ per _____ (i.e. annually, semi-annually, monthly) Payable to whom: _____ For what purpose: _____
17.	Are you aware if the property has ever had water in either the front, rear, or side yard more than forty-eight hours?	✓				Underground pipe had a leak was repaired. Approx in 2019
18.	Is the property located in a flood plain?			✓		
19.	Are federally protected wetlands located upon any part of the property?		✓			
20.	Are you aware of any private transfer fee obligations, as defined pursuant to § 43-4-48, that would require a buyer or seller of the property to pay a fee or charge upon the transfer of the property, regardless of whether the fee or charge is a fixed amount or is determined as a percentage of the value of the property?			✓		If yes, what are the fees or charges? \$ _____ per _____ (i.e. annually, semi-annually, monthly)

Additional Comments

II. STRUCTURAL INFORMATION

STRUCTURAL INFORMATION		Yes	No	Do Not Know	N/A	Comments
1.	Are you aware of any water penetration in the walls, windows, doors, basement, or crawl space?	✓				water heater leaked, new heater installed 2024
2.	Have any water damage related repairs been made?	✓				new water heater installed 2024
3.	Are there any unrepaired water-related damages that remain?	✓				city changed out water meter and noticed a leak. Plumber has been called.
4.	Are you aware if drain tile is installed on the property?			✓		slab
5.	Are you aware of any interior cracked walls, ceilings or floors, or cracks or defects in exterior driveways, sidewalks, patios, or other hard surface areas?	✓				Various walls inside base have cracks, sidewalk has cracked cement; garage floor has major cracks
6.	Type of roof covering: <u>Asphalt</u>					
7.	Age of roof covering, if known:					roof replaced in 2019-20 on house & garage
8.	Are you aware of any roof leakage, past or present?		✓			
9.	Have any roof repairs been made, when and by whom?	✓				new roof done by Mitchell Roofing in 2019-20
10.	Is there any existing unrepaired damage to the roof?		✓			
11.	Are you aware of insulation in ceiling/attic?			✓		
12.	Are you aware of insulation in walls?			✓		
13.	Are you aware of insulation in the floors?			✓		
14.	Are you aware of any pest infestation or damage, either past or present?		✓			
15.	Are you aware of the property having been treated or repaired for any pest infestation or damage?		✓			If yes, who treated it and when?
16.	Are you aware of any work upon the property which required a building, plumbing, electrical, or any other permit?		✓			A permit may have been needed when new roof was replaced.

Seller D / Seller _____

Buyer _____ / Buyer _____

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	STRUCTURAL INFORMATION	Yes	No	Do Not Know	N/A	Comments
17.	Was a permit obtained for work performed upon the property?	✓			✓	for roof, presume Mitchell Roofing obtained permit
18.	Was the work approved by an inspector as required by local or state ordinance?			✓		
19.	Are you aware of any past or present damage to the property (i.e. fire, smoke, wind, floods, hail, or snow)?	✓				some hail damage on siding/trim on outside of house
20.	Have any insurance claims been made for damage to the property?	✓				
21.	Was an insurance payment received for damage to the property?	✓				
22.	Has the damage to the property been repaired?		✓			roof was repaired not siding
23.	Are there any unrepaired damages to the property from the insurance claim?	✓				siding was not repaired
24.	Are you aware of any problems with sewer blockage or backup, past or present?	✓				plumber was called to clear out sewer line - tree roots 2022
25.	Are you aware of any drainage, leakage, or runoff from any sewer, septic tank, storage tank, or drain on the property into any adjoining lake, stream, or waterway?		✓			

Additional Comments

Floors uneven, changes depending on the season

III. SYSTEMS/UTILITIES INFORMATION

	SYSTEMS/UTILITIES INFORMATION	Working	Not Working	None	Not Included	Comments
1.	Air conditioning System	✓				Age of System, if known: window unit
2.	Air Exchanger			✓	✓	
3.	Air Purifier			✓	✓	
4.	Attic Fan			✓		
5.	Bathroom Whirlpool and Controls			✓		
6.	Burglar Alarm & Security System			✓		
7.	Ceiling Fan	✓				
8.	Central Air - Electric			✓		
9.	Central Air - Water Cooled			✓		
10.	Cistern			✓		
11.	Dishwasher					Never used do not know if works
12.	Disposal			✓		
13.	Doorbell			✓		
14.	Fireplace			✓		
15.	Fireplace Insert			✓		
16.	Garage Door(s)		✓			
17.	Garage Door Opener(s)	✓				last time it was used
18.	Garage Door Control(s)					Unknown if works
19.	Garage Wiring	✓				
20.	Home Heating System(s) Type: Elec Conv Heat	✓				Age of System, if known: ?
21.	Hot Tub and Controls			✓		
22.	Humidifier			✓		
23.	In Floor Heat			✓		
24.	Intercom			✓		
25.	Light Fixtures	✓				
26.	Microwave			✓		
27.	Microwave Hood			✓		
28.	Plumbing and Fixtures	✓				
29.	Pool and Equipment			✓		
30.	Propane Tank - Select One: Leased Owned			✓		
31.	Radon System			✓		

Seller D / Seller _____

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SYSTEMS/UTILITIES INFORMATION		Working	Not Working	None	Not Included	Comments
32.	Sauna			✓		
33.	Septic/Leaching Field			✓		
34.	Sewer Systems/Drains	✓				
35.	Smart Home System			✓		Smart Home System includes:
36.	Smoke/Fire Alarm	✓				
37.	Solar House - Heating			✓		
38.	Sump Pump(s)			✓		
39.	Switches and Outlets	✓				
40.	Underground Sprinkler and Heads			✓		
41.	Vent Fan - Kitchen			✓		
42.	Vent Fan - Bathroom			✓		
43.	Water Heater, Select One: ✓ Electric Gas	✓				Age of System, if known: 2004 purchased
44.	Water Purifier, Select One: Leased Owned			✓		
45.	Water Softener, Select One: Leased Owned			✓		
46.	Well and Pump			✓		
47.	Wood Burning Stove			✓		

Additional Comments

IV. HAZARDOUS CONDITIONS

Are you aware of any existing hazardous conditions of the property and are you aware of any tests having been performed? If the answer is yes to any of the questions below, please explain in additional comments or on an attached separate sheet.

HAZARDOUS CONDITIONS	Existing Conditions		Tests Performed		Comments
	Yes	No	Yes	No	
1. Methane Gas		✓		✓	
2. Lead Paint		✓		✓	
3. Radon Gas (House)		✓		✓	
4. Radon Gas (Well)		✓		✓	
5. Radioactive Materials		✓		✓	
6. Landfill, Mineshaft		✓		✓	
7. Expansive Soil	✓		✓	✓	Winner has bentonite soil (so I have been told by community members)
8. Mold		✓		✓	
9. Toxic Materials		✓		✓	
10. Urea Formaldehyde Foam Insulations		✓		✓	
11. Asbestos Insulation		✓		✓	
12. Buried Fuel Tanks		✓		✓	
13. Chemical Storage Tanks		✓		✓	
14. Fire Retardant Treated Plywood		✓		✓	
15. Production of Methamphetamines		✓		✓	
16. Use of Methamphetamines		✓		✓	

V. MISCELLANEOUS INFORMATION

MISCELLANEOUS INFORMATION		Yes	No	Do Not Know	NA	Comments
1.	Is the street or road located at the end of the driveway to the property public or private? Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>	✓				
2.	Is there a written road maintenance agreement? If yes, attach a copy of the maintenance agreement.			✓		
3.	Has the fireplace/wood stove/chimney flue been cleaned? If yes, please provide date of service.				✓	

Seller D / Seller _____ Buyer _____ / Buyer _____

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	MISCELLANEOUS INFORMATION	Yes	No	Do Not Know	NA	Comments
4.	Since you have owned the property, are you aware of a human death by homicide or suicide occurring on the property?		<input checked="" type="checkbox"/>			
5.	Is the water source (select one) <input checked="" type="checkbox"/> public or <input type="checkbox"/> private	<input checked="" type="checkbox"/>				If private, what is the date and result of the last water test?
6.	Is the sewer system (select one) <input checked="" type="checkbox"/> public or <input type="checkbox"/> private	<input checked="" type="checkbox"/>				If private, what is the date of the last time septic tank was pumped?
7.	Are there broken window panes or seals?		<input checked="" type="checkbox"/>			
8.	Are there any items attached to the property that will not be left, such as: towel bars, mirrors, curtain rods, window coverings, light fixtures, clothes lines, swing sets, storage sheds, ceiling fans, basketball hoops, mail boxes, tv mounts, speakers, etc.?		<input checked="" type="checkbox"/>			If yes, please list:
9.	Are you aware of any other material facts which have not been disclosed on this form?		<input checked="" type="checkbox"/>			If yes, please explain:

Additional Comments

VI. ADDITIONAL COMMENTS (ATTACH ADDITIONAL PAGES IF NECESSARY)

CLOSING SECTION

The Seller hereby certifies that the information contained herein is true and correct to the best of the Seller's information, knowledge, and belief as of the date of the Seller's signature below. If any of these conditions change before conveyance of title to this property, the change will be disclosed in a written amendment to this disclosure statement.

Seller _____ Date 06-06-2024 Seller _____ Date _____

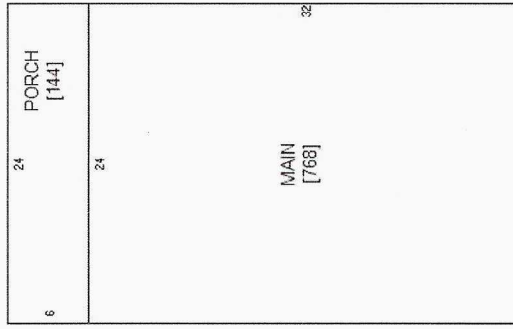
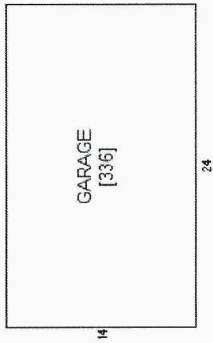
THE SELLER AND THE BUYER MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO OBTAIN A TRUE REPORT AS TO THE CONDITION OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN ANY CONTRACT OF SALE AS NEGOTIATED BETWEEN THE SELLER AND THE BUYER WITH RESPECT TO SUCH PROFESSIONAL ADVICE AND INSPECTIONS.

I/We acknowledge receipt of a copy of this statement on the date appearing beside my/our signature(s) below. Any agent representing any party to this transaction makes no representations and is not responsible for any conditions existing in the property.

Buyer _____ Date _____ Buyer _____ Date _____

Seller D / Seller _____

Buyer _____ / Buyer _____





City of Winner, SD

My Account Billing History Report

02-00450-07
Davis, Debra

Service Address: 545 E Third
Parcel Number: 1230

Date	Packet Number	Arrears	Services Billed	Deposit Billed	Contract Billed	AMP Adjustment	Deposit Return	E. A. Return	Total Due	Service Code-Descript.	Consump.	Metered Service Analysis Charge Days	Tax	Read Date/Reading
5/31/2024	UBPKT01638	-624.75	182.43	0.00	0.00	0.00	0.00	0.00	-442.32	100 - Light	775	107.18 30	6.65	5/1/2024 7,075
										200 - Water	2,000	20.77 30	0.00	5/1/2024 109,000
										205 - Water Surcharge	0	1.30 30	0.00	
										300 - Sewer	0	17.51 30	0.00	
										305 - Sewer Surcharge	0	3.00 30	0.00	
										400 - Sanitation	0	19.50 30	1.21	
										401 - San Fee	0	5.00 30	0.31	
4/29/2024	UBPKT01542	-629.19	229.44	0.00	0.00	0.00	0.00	0.00	-399.75	100 - Light	1,172	151.45 30	9.39	4/1/2024 6,300
										200 - Water	2,000	20.77 30	0.00	4/1/2024 107,000
										205 - Water Surcharge	0	1.30 30	0.00	
										300 - Sewer	0	17.51 30	0.00	
										305 - Sewer Surcharge	0	3.00 30	0.00	
										400 - Sanitation	0	19.50 30	1.21	
										401 - San Fee	0	5.00 30	0.31	
3/29/2024	UBPKT01439	-614.14	209.95	0.00	0.00	0.00	0.00	0.00	-404.19	100 - Light	1,128	146.54 30	9.09	3/1/2024 5,128
										170 - Elec Water Heater	0	-3.00 30	0.00	
										180 - Electric Rebate	0	-11.28 30	0.00	
										200 - Water	2,000	20.77 30	0.00	3/1/2024 105,000
										205 - Water Surcharge	0	1.30 30	0.00	
										300 - Sewer	0	17.51 30	0.00	
										305 - Sewer Surcharge	0	3.00 30	0.00	
										400 - Sanitation	0	19.50 30	1.21	
										401 - San Fee	0	5.00 30	0.31	
2/29/2024	UBPKT01326	-688.92	274.78	0.00	0.00	0.00	0.00	0.00	-414.14	100 - Light	1,726	213.22 30	13.22	2/1/2024 4,000
										170 - Elec Water Heater	0	-3.00 30	0.00	
										180 - Electric Rebate	0	-17.26 30	0.00	
										200 - Water	2,000	20.77 30	0.00	2/1/2024 103,000
										205 - Water Surcharge	0	1.30 30	0.00	
										300 - Sewer	0	17.51 30	0.00	
										305 - Sewer Surcharge	0	3.00 30	0.00	
										400 - Sanitation	0	19.50 30	1.21	
										401 - San Fee	0	5.00 30	0.31	

Date	Packet Number	Arrears	Services Billed	Deposit Billed	Contract Billed	AMP Adjustment	Deposit Return	E. A. Return	Total Due	Metered Service Analysis				Tax	
										Service Code-Descript.	Consump.	Charge	Days		Read Date/Reading
1/31/2024	UBPKT01252	-686.44	197.52	0.00	0.00	0.00	0.00	0.00	-488.92	100 - Light	1,084	136.57	30	8.47 1/1/2024	2,274
										170 - Elec Water Heater	0	-3.00	30	0.00	0
										180 - Electric Rebate	0	-10.84	30	0.00	0
										200 - Water	2,000	19.50	30	0.00 1/2/2024	101,000
										205 - Water Surcharge	0	1.30	30	0.00	0
										300 - Sewer	0	16.50	30	0.00	0
										305 - Sewer Surcharge	0	3.00	30	0.00	0
										400 - Sanitation	0	19.50	30	1.21	0
										401 - San Fee	0	5.00	30	0.31	0
12/29/2023	UBPKT01159	-641.71	155.27	0.00	0.00	0.00	0.00	0.00	-486.44	100 - Light	595	83.76	30	5.19 12/1/2023	1,190
										200 - Water	2,000	19.50	30	0.00 12/1/2023	99,000
										205 - Water Surcharge	0	1.30	30	0.00	0
										300 - Sewer	0	16.50	30	0.00	0
										305 - Sewer Surcharge	0	3.00	30	0.00	0
										400 - Sanitation	0	19.50	30	1.21	0
										401 - San Fee	0	5.00	30	0.31	0
11/30/2023	UBPKT01065	-609.25	117.54	0.00	0.00	0.00	0.00	0.00	-491.71	100 - Light	266	48.23	30	2.99 11/1/2023	595
										200 - Water	2,000	19.50	30	0.00 11/1/2023	97,000
										205 - Water Surcharge	0	1.30	30	0.00	0
										300 - Sewer	0	16.50	30	0.00	0
										305 - Sewer Surcharge	0	3.00	30	0.00	0
										400 - Sanitation	0	19.50	30	1.21	0
										401 - San Fee	0	5.00	30	0.31	0
10/31/2023	UBPKT00968	-501.10	91.85	0.00	0.00	0.00	0.00	0.00	-409.25	100 - Light	42	24.04	30	1.49 10/1/2023	329
										200 - Water	2,000	19.50	30	0.00 10/2/2023	95,000
										205 - Water Surcharge	0	1.30	30	0.00	0
										300 - Sewer	0	16.50	30	0.00	0
										305 - Sewer Surcharge	0	3.00	30	0.00	0
										400 - Sanitation	0	19.50	30	1.21	0
										401 - San Fee	0	5.00	30	0.31	0
9/29/2023	UBPKT00831	-289.95	88.85	0.00	0.00	0.00	0.00	0.00	-201.10	100 - Light	42	24.04	30	1.49 9/1/2023	287
										170 - Elec Water Heater	0	-3.00	30	0.00	0
										200 - Water	2,000	19.50	30	0.00 9/1/2023	93,000
										205 - Water Surcharge	0	1.30	30	0.00	0
										300 - Sewer	0	16.50	30	0.00	0
										305 - Sewer Surcharge	0	3.00	30	0.00	0
										400 - Sanitation	0	19.50	30	1.21	0
										401 - San Fee	0	5.00	30	0.31	0
8/31/2023	UBPKT00721	-183.49	93.54	0.00	0.00	0.00	0.00	0.00	-89.95	100 - Light	83	28.46	30	1.76 8/1/2023	245
										170 - Elec Water Heater	0	-3.00	30	0.00	0
										200 - Water	2,000	19.50	30	0.00 8/1/2023	91,000
										205 - Water Surcharge	0	1.30	30	0.00	0
										300 - Sewer	0	16.50	30	0.00	0
										305 - Sewer Surcharge	0	3.00	30	0.00	0
										400 - Sanitation	0	19.50	30	1.21	0
										401 - San Fee	0	5.00	30	0.31	0

Date	Packet Number	Arrears	Services Billed	Deposit Billed	Contract Billed	AMP Adjustment	Deposit Return	E. A. Return	Total Due	Service Code-Descript.	Consump.	Charge Days	Tax	Read Date/Reading	
7/26/2023	UBPKT00602	-289.88	106.39	0.00	0.00	0.00	0.00	0.00	-183.49	100 - Light	195	40.56	2.51	7/1/2023	
										170 - Elec Water Heater	0	-3.00	0.00		
										200 - Water	2,000	19.50	0.00	7/1/2023	
										205 - Water Surcharge	0	1.30	0.00		
										300 - Sewer	0	16.50	0.00		
										305 - Sewer Surcharge	0	3.00	0.00		
										400 - Sanitation	0	19.50	1.21		
										401 - San Fee	0	5.00	0.31		
6/27/2023	UBPKT00520	-218.20	128.32	0.00	0.00	0.00	0.00	0.00	-89.88	100 - Light	360	58.38	3.62	6/1/2023	
										200 - Water	0	19.50	0.00	6/1/2023	
										205 - Water Surcharge	0	1.30	0.00		
										300 - Sewer	0	16.50	0.00		
										305 - Sewer Surcharge	0	3.00	0.00		
										400 - Sanitation	0	19.50	1.21		
										401 - San Fee	0	5.00	0.31		
Totals for 02-00450-07:											1,875.88	0.00	0.00	0.00	0.00

Service Code Summary

Service Code-Descript.	Consumption	Charge	Tax
100 - Light	7,468	1,062.43	65.87
170 - Elec Water Heater Rebate	0	-18.00	0.00
180 - Electric Rebate	0	-39.38	0.00
200 - Water	22,000	239.08	0.00
205 - Water Surcharge	0	15.60	0.00
300 - Sewer	0	202.04	0.00
305 - Sewer Surcharge	0	36.00	0.00
400 - Sanitation	0	234.00	14.52
401 - San Fee	0	60.00	3.72
Total	29,468	1,791.77	84.11