



MINUTES OF THE BANNOCK COUNTY BOARD OF EQUALIZATION

Meeting Details

Date of Meeting:	Wednesday, June 26, 2024
Commissioners present:	Ernie Moser, Jeff Hough, and John Crowder
Clerk of the Board:	Jason C. Dixon
Absent Board Members:	
Staff present:	Deputy Clerk Nancy Allen, Assessor Anita Hymas, Josh Stokes,

Meeting Notes

- Board of Equalization and Administrative BOE Reviews throughout the day as needed (action items)
12:58 PM Moser called meeting to order. Hough moved to enter into the Board of Equalization. The motion passed. Allen swore in participants. Moser reviewed the rules, laws and process.

Stephen Durfee – RPRPTL1003800

1:02 PM Durfee explained he is here again and the value was reduced last year. This year, it is back at a higher value. The property is mostly canyon with the edge of the parking area and garden. The property is on septic and does not have curbs and gutters. He has an issue with the value bouncing back to same value he was here for last year.

1:04 PM Stokes shared this is valued as an additional, contiguous parcel. The first half acre is valued at \$81,000, and additional acres are typically at valued at \$1.49 per square foot. Most parcels in the Johnny Creek area have topography issues. There is a mix of city sewer and septic in that area. Comparables were reviewed and the BOE decision came off. It is valued at \$1.35 per square foot. It is equitable with the neighbors in the area. No influence was given on the lots as most have the topography issues.

1:07 PM Stokes explained the value change is due to the token value previously given to parcels was changed to additional acres when the conversion happened. Discussion ensued on combining the parcels and value. BOE decisions only apply for one year. Moser pointed out a preponderance of evidence was not submitted. Hough moved to remand to the Assessor to begin the process to combine the lots, if it can be done, first and then adjust back to last year’s value of \$12,000. Discussion ensued on the value to be given. Hough restated the motion. The motion passed with Hough and Crowder voting for and Moser opposed. The motion passed.

Chris Pein – RPR3853031203

1:17 PM Pein reviewed the property was purchased 2.5 years ago for \$150,000 and was assessed at \$66,000. He reviewed the increases, dry grazing, neighbor purchases, and assessment values. A certified appraiser would not come to this value. The influx of out-of-staters to the area has raised property values. A majority of the property is undevelopable and has one access. Utilities are too far away to have them installed.

1:20 PM Helm questioned livestock and reviewed land value comparables, which come in higher than the subject. This has the lowest residential land rate encompassing over 157 acres. There are different rate values for the homesite and for additional acres. The value is equitable with other parcels in the area. The Board questioned the step values, which is called diminishing returns, where the price per square foot goes down as the acreage gets bigger.

1:25 PM Discussion ensued on the methodology. Sales show the value per acre, but also show the bigger the parcel the lower the per acre value. The diminishing returns process is used throughout the state. Moser moved to uphold the assessor’s value. The motion passed.

Administrative Reviews:

Portneuf Brewing - RPRPPOC248201

1:30 PM Hooker reviewed conversations with the owner and reclassifying it as a vacant restaurant. Hough moved to accept the Assessor's recommendation and reclassification and lower the value to \$398,998 with adjustment off the improvements. The motion passed.

Portneuf Development - RPRPCPP147409, RPRPCPP146700, and RPRPCPP147609

1:32 PM Hooker reviewed in perfect year and scenario the developer would file for exemption. In previous BOE, the value was raised and lowered to allow an exemption application. That application was not turned in and raising the value back was missed due to parcel splits. With the current value at \$1 per square foot, and the intended value to be \$4 per square foot as the exemption has not been applied for to date, these properties are far below equity with surrounding land. Hough moved to accept the Assessor's recommendation and uphold the values as assessed. The motion passed. Hough moved to exit the Board of Equalization. The motion passed. 1:33 PM

Action Item Summary

ACTION/DIRECTION	ASSIGNED TO
Remanded parcel RPRPTL1003800 to look into application to join parcels, and if process started to lower value back to \$12,000.	Assessor/Clerk
Upheld assessed values for parcels RPR3853031203, RPRPCPP147409, RPRPCPP146700, and RPRPCPP147609.	
Adjusted parcel RPRPPOC248201 to \$398,998.	