



## MINUTES OF THE BANNOCK COUNTY BOARD OF EQUALIZATION

### Meeting Details

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|------------------------|--|
| Date of Meeting:       | Monday, July 1, 2024   |
| Commissioners present: | Ernie Moser, Jeff Hough, and John Crowder  |
| Clerk of the Board:    | Nancy Allen for Jason C. Dixon   |
| Absent Board Members:  |  |
| Staff present:         | Deputy Clerk Nancy Allen, Assessor Anita Hymas, Analyst Josh Stokes, Appraiser Jason Hooker, Appraiser Alissa Noble, Appraiser Jason Speth, and Appraiser Celeste Gunn |

### Meeting Notes

- Board of Equalization and Administrative BOE Reviews throughout the day as needed (action items)  
12:59 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.

Mike Siebert – RPRLHSL006200

1:02 PM Siebert reviewed is a small property behind the high school in Lava. There are no roads and it is not possible to build as it is 600 feet to the closest utilities. He bought the lot at a tax deed sale in the 80's. The arbitrary value of half of other lot sales was given by the appraiser. Other parcel assessments were reviewed. There will be no value in this lot until the town grows and utilities are expanded.

1:06 PM Noble reviewed the lot and comparables. When bracketed, it shows the parcel does have a 50% land deficiency attributed to not having utilities within the city limits. The parcel comparisons submitted by applicant are marked with cones on the provided map and they have the ag rate. It was requested to uphold the value.

1:09 PM Appellant expressed he was not given the material to review.

1:10 PM Discussion ensued on the utilities adjustment and use vs. zoning. Hough moved for parcel RPRLHSL006200 to uphold the assessed value. The motion passed. Appeal rights were reviewed.

Patte Murillo – RPRPCPP127000

1:13 PM Murillo and her son shared that Scott Jensen put in the property in total renovation years ago. Renovations have gone slow due to health and legal issues. There is a 15 foot right of way with the northwest pipeline. A developer claimed to own it. They are working on resolving it. It is split into three different sections, according to a title company. The request is to consider that it's in restoration.

1:15 PM Speth questioned the basement finish and fireplace/wood stove, which appellant expressed was removed. 1:16 PM Speth reviewed comparables. There's been a reduction of \$33,082 from last year. The easement issues should be addressed with a title company. There is no value in that.

1:18 PM Discussion on year 2022 and adjustment for being unfinished. Hough expressed concerns over the Assessor's comparable locations and those relative market areas. Discussion ensued on value changes.

Moser pointed out the claim of disrepair since 2016, and even at that, values have still jumped in this market. With the overall picture, the assessed value is good. Moser moved for parcel RPRPCPP127000 to uphold the assessed value. The motion passed. Appeal rights were reviewed.

Administrative Reviews:

Paul Flagler- MHMHPOT008704, RPRPOAK000900, MHMHPOT007703 and RPRPOAK001400

1:24 PM Speth reported these are two manufactured homes and their lots located in a park a few spaces away from each other. The same comparables were put together for the land, but the mobile homes differ slightly. Mobile home values have steadily increased. The owner purchased for them for \$52,500 each and they are both valued below that. Comparables were reviewed with parcel ending in 8704 being within the range and parcel ending in 7703 falling below the range. Both land parcel values are within range, but the recommendation is a land adjustment down \$8,000 to be equitable with whole park, to \$34,660. The mobile homes should be upheld. Hough moved on the four properties, to accept the Assessor's recommendation on the land with an adjustment to \$34,660 and uphold the value of the improvements. The motion passed.

Robert Peek – RPRPPOC243100

Hooker reviewed this is an office building. He had a conversation with the owner two years ago that the surrounding neighborhood had an effect on leasing space and a functional obsolescence was applied. Lease rates have returned. There has been a slight increase, but it is still within equity for the market. Hough moved to uphold the assessed value. The motion passed.

Miramis Family Trust – RPRPIDL000203

1:34 PM Hooker reviewed this parcel is known as Wingers. It was built in 1986 and remodeled twice. The Marshall and Swift data submitted from their representative was examined. What stood out in their approach is the updates were not accounted for and they used a depreciation rate of 50%. It should be at 19% as the building has been kept up well. Comparables were reviewed and the assessed value falls in line with the market and it is equitably assessed. Hough moved for parcel RPRPIDL000203 to uphold the assessed value. The motion passed.

Baba Agand Enterprises LLC – RPRPCPP004803

1:37 PM Hooker reviewed this is a chain hotel under the Red Lion flag. Appellant's information submitted by a tax representative was analyzed and there were some issues found. When using an income approach, property taxes and amortization are not considered. When the Appellant did their expense workup, they specifically stated they did not include those, but it does. Reconstructing the profit and loss, using allowable expenses, and their cap rate gives a value of \$6.292 million based on their income value. Hough moved for parcel RPRPCPP004803 to uphold the assessed value. The motion passed.

LRD Lodging LLC – RPRPCPP012201 and RPRPCPP012202

1:42 PM Hooker reviewed these are under the Best Western flag with the same consideration as the last parcel. Hough moved for parcels RPRPCPP012201 and RPRPCPP012202 to uphold the assessed values. The motion passed.

Sharon Corvello – RPRCSPK000101

1:43 PM Gunn reviewed this parcel was reviewed in 2024 and the value was adjusted based on sales. In conversation with Appellant, there was concern that the square footage was incorrect. The building was measured and the main level was reduced by 23 square feet giving a value of \$640,619. It was recommended to make that adjustment due to correcting the measurements. Comparables were reviewed. The subject is in line with the market, and may be a little low. Hough moved for parcel RPRCSPK000101 to accept the Assessor's recommendation of \$640,619 with adjustment off improvements. The motion passed.

Frederick Kirk – RPR3849012000

1:48 PM Gunn reported the last review was in 2023, which did find dwellings in an aerial view that were not on the assessed roles. The use of the first acre was changed to homesite. The rest is classified as dry graze. Comparables were reviewed. The owner did not allow inspection to confirm buildings making it difficult to appraise. The owner was asked for pictures. Some pictures were submitted with the appeal, but not of the house or dwellings. No building permits are on record. Without being able to confirm any information, it is recommended to uphold the assessed value. Hough moved for parcel RPR3849012000 to uphold the assessed value. The motion passed.

Heather Debuck – RPRTAS004701 and RPRTAS004702

1:52 PM Stokes met with the owner. Parcel ending in 4701 is an old dental lab being converted to a home. The interior walls are removed and there is no kitchen. The condition was lowered. It is mainly used as

storage. It was recommended to lower the value to \$232,880. The main home had no concerns with a value of \$263,852. Hough moved for parcel RPRTAS004702 to accept the assessed value of \$263,852 and on parcel RPRTAS004701 to accept the Assessor’s recommendation of \$232,880 with reduction off improvements. The motion passed.

Daren Sudweeks – RPR4013052700

1:55 PM Gunn explained the well and septic are broke out on the property card. Regardless of the cost to build, they are always put in at \$9,500. Appellant claims the basement is unfinished, however, he confirmed in 2021 450 square feet was. Comparables were reviewed. Attempts were made to reinspect, but Appellant did not answer and voicemail was full. Regarding the cost to put in a well, it is only the value that is considered and landscaping is not appraised. Hough moved for parcel RPR4013052700 to uphold the assessed value. The motion passed.

Dwayne Sudweeks – RPRRSTR000200

2:01 PM Noble reviewed the owner appeals the land value, which there is a land influence for topography. The property record card shows that the additional acres have the land influence. Comparables were reviewed. Hough moved for parcel RPRRSTR000200 to uphold the assessed value. The motion passed.

White Rock Properties LLC/Dwayne Sudweeks - RPRPPOC045500

2:04 PM Hooker reviewed this is commercial property on Center Street and 13<sup>th</sup>. The prior 12 years, it sat flat in value and with the conversion to ProVal, it took a healthy jump. However, it is in line with what is expected and has been brought into equity. Moser moved for parcel RPRPPOC045500 to uphold the assessed value. The motion passed.

Noble reported for parcel RPRPWPO006700, in follow-up to the June 28 meeting, the property was reinspected and some issues with the property were documented. It is recommended to adjust the value of the improvements to \$169,315 for total value of \$224,315. Hough moved on parcel RPRPWPO006700 to accept the Assessor’s recommendation of value at \$224,315 with adjustment off the improvements. The motion passed.

2:08 PM Hough move to exit the Board of Equalization. The motion passed.

## Action Item Summary

| ACTION/DIRECTION  | ASSIGNED TO    |
|---|----------------|
| Upheld assessed values for parcels RPRLHSL006200; RPRPCPP127000; RPRPOAK000900 and RPRPOAK001400; RPRPPOC243100; RPRPIDL000203; RPRPCPP004803; RPRPCPP012201 and RPRPCPP012202; RPR3849012000; RPRTAS004702; RPR4013052700; RPRRSTR000200; and RPRPPOC045500. | Assessor/Clerk |
| Adjusted values of parcels MHMHPOT008704 and MHMHPOT007703 to \$34,660; RPRCSPK000101 to \$640,619; RPRTAS004701 to \$232,880; and RPRPWPO006700 to \$224,315.  |                |