



MINUTES OF THE BANNOCK COUNTY BOARD OF EQUALIZATION

Meeting Details

Date of Meeting:	Tuesday, July 2, 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, Appraiser Alissa Noble, Appraiser Celeste Gunn, Appraiser Jason Hooker, Appraiser Mike Helm, Analyst Joshua Stokes, and Appraiser Lanita Benson

Meeting Notes

- Board of Equalization and Administrative BOE Reviews throughout the day as needed (action items)
1:00 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.

Donald Wood - RPR4017003300

1:03 PM Shauna and Donald Wood appeared and question the value of the land. There is no year-round access, and a letter from the health department shows it does not appear to be buildable. The property has been classified recreational for years and is now residential. Comparables found that are on recreation property without year-round access in Lava averaged \$19,000 per acre. Another comparable on Green Canyon Road in residential rural, on a paved road sold for \$68,500.

1:06 PM Noble reviewed the parcel is in the Pebble Creek area. The land is valued as the first acre parcel and they own two additional parcels that are classified as additional acres. There is a cabin. Comparables were reviewed. A survey was completed in 2021 for an easement to access the back parcels. A 15% land influence has been applied due to SIPH's letter, for a recommended value of \$85,000.

1:09 PM Mr. Wood questioned the land value changes. Noble indicated the parcel used to be in as additional acres, but with the cabin, the one-acre homesite value was given to that parcel. Discussion ensued on the cabin, amenities, and first acre homesite designation. Gunn reviewed the first acre value process. Moser pointed out that the BOE should not be considering neighboring parcels if not in the packet. Questions arose on inspection and sale dates. Moser moved for parcel RPR4017003300 to adjust the land to \$52,500. The motion passed. Appeal rights were reviewed.

Administrative Reviews:

Anthony Eckman - RPRPPOC370000

1:17 PM Helm reviewed comparables in old town for a multifamily building. This value might be a little low. The basement apartment has not been accounted for. The value should be upheld. Hough moved for parcel RPRPPOC370000 to uphold the assessed value. The motion passed.

Keller LLC - RPRPSUV000500, RPRPSUV000600, RPRPSUV001200, and RPRPSUV001100

1:19 PM Stokes reviewed the area is a border between site ratings with parcels ending in 500 and 600 with one rating and 1200 and 1100 at another. The parcels are at market value and equitable. Hough moved for the four parcels for Keller Construction to uphold the assessed value. The motion passed.

Brookstone LLC - RPRCB12001100, RPRCB12000700, RPRCB12000600, RPRCB12000500, RPRCB12001400, RPRCB12001000, RPRCB12000400, RPRCB12001500, RPRCB12001800, RPR3853006310, RPR3853031801, RPRCCPCO39003, RPRCCPCO25606, and RPRCCPCO45501
 1:21 PM Moser moved to uphold the assessed values. The individual was asked to get information and wrote the numbers on the back and tossed it on the desk. The motion passed.

Citizen Press Inc - RPRPPOC186000

1:22 PM Hooker explained the parcel was converted. It was undervalued and increased dramatically. The neighbor parcel did the conversion last year. Moser pointed out the value hasn't changed, essentially, for six years. Hough moved for parcel RPRPPOC186000 to uphold the assessed value. The motion passed.

1:23 PM In follow-up to the June 25 hearing for The Harkness Hotel for parcel RPRMHTM003900, Hooker looked at general rates for salons. It appears this salon is the nicest in the County. The income approach may be beneficial in the future. The salon value ranges \$85 to \$225 per square foot. The subject comes in at \$156 per square foot. With this information, it seems the value is within reason. The salon portion dropped some in value from the previous year. The value with removing the pharmacy due to an exemption is \$1,164,892, with the land at \$52,390, and the improvements at \$1,112,502. Hough moved to approve the value indicated by the Assessor. The motion passed. Hough moved to exit the Board of Equalization. The motion passed.

Action Item Summary

ACTION/DIRECTION	ASSIGNED TO
Adjusted parcels RPR4017003300 to \$52,500; and RPRMHTM003900 to \$1,164,892.	Assessor/Clerk
Upheld assessed value for parcel RPRPPOC370000; RPRPSUV000500, RPRPSUV000600, RPRPSUV001200, and RPRPSUV001100; RPRCB12001100, RPRCB12000700, RPRCB12000600, RPRCB12000500, RPRCB12001400, RPRCB12001000, RPRCB12000400, RPRCB12001500, RPRCB12001800, RPR3853006310, RPR3853031801, RPRCCPCO39003, RPRCCPCO25606, and RPRCCPCO45501; and RPRPPOC186000.	