



MINUTES OF THE BANNOCK COUNTY BOARD OF EQUALIZATION

Meeting Details

Date of Meeting:	Thursday, June 19, 2025
Commissioners present:	Jeff Hough, Ernie Moser, and Ken Bullock
Clerk of the Board:	Nancy Allen for Jason C. Dixon
Absent Board Members:	
Staff present:	Deputy Clerk Nancy Allen, Assessor Anita Hymas, Appraiser Jason Speth, Appraiser Alissa Noble, Appraisal System Analyst Joshua Stokes, Appraiser Kami, and Appraiser LaNita Benson

Meeting Notes

- 10:00 AM Hough called the meeting to order and reviewed the hearing rules and process. Moser moved to enter the Board of Equalization. The motion passed. Allen administered an oath to those testifying.

Trujillo, Chris – ROR4015031601

10:02 AM Trujillo explained the property was purchased in 2021 for \$320,000. Last year, he sold the one-acre parcel for \$140,000, so the price paid for the current parcel would be \$180,000. The value increase assessed is huge.

10:05 AM Noble reviewed the property details with a price per square foot of \$103. Comparable properties were reviewed with values of \$156, \$102, and 172 per square foot. The subject property was reviewed in 2024. It was requested to uphold the assessed value. Discussion ensued on a potential square footage discrepancy.

10:08 AM Moser expressed some concern with the distance between the comps and the parcel. There was an adjustment in the 2022 BOE. Bullock pointed out the land value is only \$114,000 and the sale of the smaller parcel at \$140,000, which could be used as a comparison for this property and increase the value. A square footage correction could be made if there is an actual discrepancy. Discussion ensued that a preponderance of evidence has not been submitted. Moser moved for parcel ROR4015031601 to uphold the assessed value. The motion passed. Appeal rights were reviewed.

Davies, James – RPRPGF1000600

10:15 AM Davies shared he visited with Assessor's office and that the value is \$64,000 over last year's value. He did research in the neighborhood. His land is valued at \$11.48 per square foot. There are some larger lots that the land value is the same as his making them \$8.10 down to \$2.81 per square foot. Homes built by the same contractor were compared with his improvement value of \$116.24 per square foot and are at \$91.29 and \$107 per square foot.

10:18 AM Stokes reviewed the property details with a value at \$146 per square foot. The comparables were built within 9 years of the subject property. The sales prices are similar with per square foot values of \$147, \$178, and \$146. The comps are all within 3-10 homes away from this parcel, and in the same neighborhood and land schedule. Stokes recommended upholding the value.

10:21 AM Discussion ensued on the sales within the last year, and the land value has stayed steady. Bullock moved for parcel RPRPGF1000600 to uphold the assessed value. The motion passed. Appeal rights were reviewed.

Ekizian, Gary – RPRPVDA001200

10:24 AM Ekizian reviewed a sale directly across the street from 9 months ago that has a value of \$211.57 per square foot. Using that value, he requested a minimal adjustment of \$3,411, giving a total value of \$398,592.

10:27 AM Speth reviewed the current property details. After discussions on the phone with an appraiser in the office, a future addition will be added for 2026. Speth used same the comparable across the street. The subject property has a value of \$163 per square foot with the sale across the street having a value of \$180 per square foot with less square footage. The next comp also has less square footage and comes in with a higher square foot value. The final comp is the most similar. The value is equitable and within range, and it was requested to uphold the value.

10:30 AM Moser moved for parcel RPRPVDA001200 to uphold the assessed value. The motion passed. Appeal rights were reviewed.

Minner, Laura – RPRPVDA001200

10:36 AM Appellant did not appear. Moser moved for parcel RPRPVDA001200 to uphold the assessed value. The motion passed.

Peterson, Tamra – RPRPSUV002000

10:37 AM The Appellant did not appear. Moser moved for parcel RPRPSUV002000 to uphold the assessed value as no one showed up and no evidence was submitted. The motion passed.

- 2 10:59 AM Hough reviewed the hearings rules, process, and appeal rights. Allen administered the oath to those testifying.

PNB Family Trust – RPRRSRV000901

11:01 AM Paul Bitton appeared and reviewed he spoke with Celeste regarding the value increase and understands that mass appraisal was used, which works well with median priced homes. However, taking that approach on a larger home exaggerates the value. The home is not worth \$1.5 million. In the last year, two similar properties were sold for significantly less in Bonneville County. Bannock County values are typically 84-86 percent of Bonneville County's values. With those values being higher than Bannock County, the sale prices came in less than the assessed value of this home. He requested a \$1.2 million value. This size home would require a jumbo loan and there is little demand for homes that require that.

11:05 AM Noble reviewed the property details that comes out to \$139 per square foot. The comps reviewed are older than the subject parcel and come in at \$133 and \$136 per square foot. The comps show, according to the market, what these larger homes are selling for. Noble requested the value be upheld.

11:07 AM Moser felt that there is a preponderance for evidence, even going to Idaho Falls. This is a challenge as we don't have comparables on homes like this. Hymas explained the value is comparable to other homes, but the comps that can be used have to be sales. Hough moved to adjust the value down to \$1.3 million with the adjustment off the improvement for parcel RPRRSRV000901. The motion passed.

Spencer, Harrison and Lucy – RPRPSR2001800

11:16 AM Hough reviewed the rules and process. Spencer reviewed the lot value is good. But the home value increased 15.4% by over \$32,000. They are retired and have a fixed income and insurance premiums have increased.

11:19 AM Benson reviewed the property details with a value of \$119 per square foot. The comps have values of \$142, \$154, and \$136 per square foot. The value is where it should be, if not a little low.

11:22 AM Moser pointed out this is the third year to BOE and that the value did not increase last year. With a lack of any evidence, Bullock moved for parcel RPRPSR2001800 to uphold the assessed value. The motion passed. Appeal rights were reviewed.

11:25 AM Moser moved to exit the Board of Equalization. The motion passed.

ACTION/DIRECTION	ASSIGNED TO
Approved entry/exit Board of Equalization.	Clerk
Upheld assessed values for parcels ROR4015031601, RPRPGF1000600, RPRPVDA001200, RPRPVDA001200, RPRPSUV002000, and RPRPSR2001800; and adjust the value of parcel RPRRSRV000901 to \$1.3 million.	Assessor