



## MINUTES OF THE BANNOCK COUNTY BOARD OF EQUALIZATION

### Meeting Details

Date of Meeting:	Monday, June 30, 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:	Assessor Anita Hymas, Appraisal Lead Jason Hooker, Appraiser Kami Brown, Appraiser Jason Speth, Appraisal System Analyst Joshua Stokes, and Appraiser Mike Helm

### Meeting Notes

- 9:59 AM Hough called the meeting to order. Moser moved to enter into the Board of Equalization. The motion passed. Allen administered an oath to those testifying.

**BB&T Rental Properties – RPRPPOC276202, RPRPPOC276400, RPRPPOC276500, and RPRPPOC395100**

10:00 AM Appellant did not appear. Hooker reviewed parcel RPRPPOC276202 is the Brick 243. There was a large jump last year to reflect major updates to the building and a small adjustment this year. There was no opportunity found for adjustment. Parcel RPRPPOC276400 a parking lot with a small adjustment. Parcel RPRPPOC276500 is the Pioneer Block Building. The second floor was completely renovated to apartments with the assessed value reflecting the value of brand-new apartments. Parcel RPRPPOC395100 is the Riverside Apartments. The increase is due to updates to the depreciation and costing tables. Using the appellant's sales information and using a generous cap rate, the value is where it should be. It is recommended to uphold the assessed values. Moser moved for parcels RPRPPOC276202, RPRPPOC276400, RPRPPOC276500, and RPRPPOC395100 to uphold the assessed values. The motion passed.

**Group 5 LLC – RPRCAC1001800, RPRCAC2001300, RPRCAC2001400, RPRCAC2001500, RPRCAC2001600, RPRCAC1001300, RPRCAC2000200, RPRCAC2000400, RPRCAC2000500, RPRCAC2000600, RPRCAC2000700, RPRCAC2000800, RPRCAC2000900, RPRCAC2001000, RPRCAC2001100, RPRCAC2001200, RPRCAC2001700, RPRCAC2001800, and RPRCAC2001900**

**and  
K5 Construction LLC – RPRCAC1001100**

**and  
Davis, Kurt and Amber – RPRCAC1001500**

10:03 AM Appellants did not appear. Stokes reviewed the same individuals submitted the three packets and the 21 properties are located in the same subdivision. Appellants feel the values are too high. Appellants' concerns were investigated The sales analysis for these parcels was looked over again and a smaller analysis was prepared. This analysis shows the base rate for sales is \$80,000. Allocated land value sales from the same subdivision were allotted 20% of the sales price to reflect the land value which shows values of \$81,000. The original analysis and the new smaller analysis show the values are equitable at \$79,000. The land schedule was reviewed. These parcels have an equitable market value. It was requested to uphold the assessed values. Moser moved to uphold the assessed values for 19 parcels for Group 5 LLC, 1 parcel for K5 Construction LLC, and 1 parcel for Amber and Kurt Davis. The motion passed.

2 10:59 AM Hough called the hearing to order.

**Harris, Scott – RPRPANS006000**

11:00 AM Appellant did not appear. Brown reported the residential property was inspected and adjustments were made. The recommendation was to adjust the value to \$392,191. Moser move for RPRPANS006000 to adjust the value to \$392,191 with adjustment off improvements. The motion passed.

**SHJH LLC – RPRCRWS000201**

11:01 AM Appellant did not appear. Hooker reviewed this commercial property is an apartment building on Hawthorne Road. The comparables show, in terms of assessed value, it is comparable to those with less amenities, and may be under assessed. It was recommended to uphold the assessed value. Bullock moved for parcel RPRCRWS000201 to uphold the assessed value. The motion passed.

**Crockett, Daren - RPRCABC000100, RPRCABC000200, RPRCABC000300, RPRCABC000400, RPRCABC000500, RPRCABC000600, and RPRCABC000800**

11:03 AM Appellant did not appear. Brown reviewed the appellant's comps, years built, updated and effective year, and price per square foot. Based on the submitted documents, it was recommended to uphold the assessed value. Discussion ensued on appellant selling the property to himself which set a value. Bullock moved for parcels ending with 100, 200, 300, 400, 500, 600 and 800 that the values be upheld. The motion passed.

**RCG Pocatello VII LLC – RPRPPSQ000402, RPRPPSQ000501, and RPRPPSQ000602**

11:07 AM Appellant did not appear. Hooker explained these three parcels are in Pocatello Square near Ross Dress for Less. They were in a BTA two years ago and this year went back up. Appellant was concerned that JoAnn's Fabric filed bankruptcy and will be leaving the property. The lease payments will continue through to next year. When looking at the value on Jan 1, lower rents and potential vacancy were considered and an opportunity to adjust was found. The new value across the three parcels is \$11,569,756. It was recommended to adjust the value off improvements for parcel ending in 402 to \$2,630,607 and parcel ending in 501 to \$8,897,077. The parcel ending in 602 is bare land, and no opportunity was found to adjust the value. Moser moved for the RCG Pocatello parcels, to adjust per the appraiser's recommendation for a total of \$11,569,756 with adjustment off improvements. The motion passed.

**Budge, Thomas and Heidi – RPR3851026820 and RPRCHL3002600**

11:10 AM Appellant did not appear. Speth explained the residential parcel ending in 2600, based on the sales comps, is below or right in line on value. It was requested to uphold the assessed value. In looking at parcel ending in 6820, it turned into three. It was discovered there are contiguous parcels. After review, adjustments were made to make two parcels contiguous. After discussion, one parcel adjustment will be on the Assessor recommend list and the parcel appealed was recommended to be lowered to \$55,379. Hough moved for parcel RPR3851026820 to accept the recommended value of \$55,379; and to uphold the assessed value for parcel RPRCHL3002600. The motion passed.

3 1:00 PM Hough called the meeting to order.

**Pocatello Hospital LLC – RPRPCPP087107**

Appellant did not appear. Hooker explained this parcel is the most southern portion of the Portneuf Campus, with admin offices and a maintenance shop. Appellant sent in good information on how they determined value, but some of the items used arrive at a value is not appropriate. They applied a lot of depreciation and considered the buildings far older than they are. The buildings have above average upkeep and maintenance. It was recommended to uphold the assessed value. The buildings were built in 2009, and Appellant valued them at 20 years old with average maintenance, but they are 16 years old with above average maintenance. Bullock moved for parcel RPRPCPP087107 to uphold the assessed value. The motion passed.

**K3 Pocatello LLC - RPRPTCP000801**

1:03 PM Appellant did not appear. The hearing was cancelled as an agreed adjustment was made in the worksheet. Moser moved for parcel RPRPTCP000801 to adjust the value per the Assessor's recommendation to \$8,727,000. The motion passed.

**Jacob Grant Forever Fund LLC - RPRPPLT002103 and RPRCHTS008900**

1:05 PM Allen administered an oath to Appraiser Mike Helm. Appellant did not appear. Helm reviewed the parcels are two and fourplexes. The comparables show these parcels fall within the market. Discussion ensued on finding sales. This is the third BOE since 2021. Moser moved for parcels RPRPPLT002103 and RPRCHTS008900 to uphold the assessed values. The motion passed.

**HUX Holdings - RPRCBBA003604**

1:08 PM Hooker explained there was some confusion on which parcels were cancelled. The comps show the property is assessed equitably at \$459,310. Hough moved for parcel RPRCBBA003604 to uphold the assessed value. The motion passed. The parcel in McCammon, RPRMBAM000400, had the house removed. The time was prorated and will be removed for 2026. This parcel will be in the Assessor recommend list.

- 4 1:59 PM Hough called the meeting to order and reviewed the rules, process, and appeal rights. Allen administered an oath those testifying.

**American Heating and Cooling - RPRPPOC251900**

2:01 PM Tom Sanders appeared and reviewed that no business is operating there and it is just used for storage. There are no comparable properties that have sold. The exterior is in bad shape and a contractor quoted \$80,000 to fix it. There are box cars with a roof in the back; not a building.

2:03 PM Hooker questioned information in the system for accuracy, in that the building is labeled as a shop, with living quarters on the second floor. Hooker explained the building is listed as a grade two and the condition listed as poor. The depreciation applied is maxed out at 80%. The property is unique. The increase is attributed to the updates to costing data. No opportunities were found for adjustment.

2:05 PM Discussion ensued on aspects of the main floor and the living space on the second floor that Appellant's daughter lives in. Hooker reported there is no record of an interior inspection in at least the last seven years. Bullock moved for parcel RPRPPOC251900 to uphold the assessed value. The motion passed.

**Concord Properties – RPRCIGP000101**

2:13 PM Allen administered an oath to Tom Nelson. Hough reviewed the rules, process, and appeal.

2:15 PM Nelson reviewed he and his brother just purchased the property and it is surrounded by run down motels. He believes he paid a fair price.

2:16 PM Hooker reported receiving concerns from property owners on Burnside in the past and that prompts the office to look at what impact those concerns are having on the market, if any. If property sells for more, there is no market impact. When there's a sale for lower than the assessed value, they look for any other impacts. There are still some high rates in the area around \$10 per square foot. The office cannot match sales price when seeing that and there was previously established a 25% depreciation. Nothing on a mass appraisal side allowed them to lower one property.

2:17 PM Moser feels a preponderance of evidence was submitted with the arm's length sale documentation. The property was purchased the end of August and would likely increase to a January 1 value. Nelson indicated the property is under development. There is a blight in the area and that's the reason it was purchased so cheap. Moser moved for parcel RPRCIGP000101 to adjust the value to \$450,000. The motion passed.

**WH Land and Livestock - RPR4055000400, RPR3851000600, RPRICPI001900, and RPRICPI001800**

2:20 PM Appellant did not appear. Helm reviewed the appellant is appealing two properties. Parcel RPRICPI001900 is an address correction and appellant was referred to the City of Inkom. Parcel RPRICPI001800 is house being renovated on the old dairy there. An inspection was done and it is stripped to the bones. Adjustments were made to the finish and condition with a new improvement value of \$118,631.

Hooker reported for RPR4055000400 and RPR3851000600, Appellant did not disagree with the value, but wanted to ensure the towers were not on there. Hooker explained cell tower valuations. The only value associated with the towers is the land value for these parcels and all the land around is assessed at an ag value. Moser moved for parcel RPRICPI001900 that was just an address correction and for parcel RPRICPI001800 to adjust the assessed value of the house to \$118,631. The motion passed.

## Action Item Summary

ACTION/DIRECTION	ASSIGNED TO
Approved entry/exit Board of Equalization.	Clerk
Upheld assessed values for parcels: RPRPPOC276202; RPRPPOC276400; RPRPPOC276500; RPRPPOC395100; RPRCAC1001800; RPRCAC2001300; RPRCAC2001400; RPRCAC2001500; RPRCAC2001600; RPRCAC1001300; RPRCAC2000200; RPRCAC2000400; RPRCAC2000500; RPRCAC2000600; RPRCAC2000700; RPRCAC2000800; RPRCAC2000900; RPRCAC2001000; RPRCAC2001100; RPRCAC2001200; RPRCAC2001700; RPRCAC2001800; RPRCAC2001900; RPRCAC1001100; RPRCAC1001500; RPRCRWS000201; RPRCABC000100; RPRCABC000200; RPRCABC000300; RPRCABC000400; RPRCABC000500; RPRCABC000600; RPRCABC000800; RPRCHL3002600; RPRPCPP087107; RPRPPLT002103; RPRCHTS008900; RPRCBBA003604; and RPRPPOC251900.	Assessor
Adjusted assessed value for parcels: RPRPANS006000; RPRPPSQ000402; RPRPPSQ000501; RPRPPSQ000602; RPR3851026820; RPRPTCP000801; RPRCIGP000101; and RPRICPI001800.	Assessor