



## MINUTES OF THE BANNOCK COUNTY BOARD OF EQUALIZATION

### Meeting Details

Date of Meeting:	Tuesday, July 1, 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:	Assistant Chief Deputy Randy Hobson, Appraiser Mike Helm, Appraiser Celeste Gunn, Appraiser Lanita Benson, Appraiser Alissa Noble, and Appraiser Jason Speth

### Meeting Notes

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

#### **Smith, Vawn - RPR4013049517**

10:03 AM Smith reviewed the appraisal was okay, but the size of the property was wrong. There is 2.57 acres. Dividing the current land value by 8.72 acres, he got \$26,309.17 per acre. Using that with the actual 2.57 acres would be a value of \$67,614.57.

10:04 AM Benson reviewed the appeal is for the land value, but she did include comparables for the home as well. The acreage was corrected changing the land value to \$125,330. Appellant was aware this correction was made. This property comes in at 75 cents per square foot. The allocated land sale comps come in from 83-99 cents per square foot. The neighbors' values are included and have similar values showing this parcel is assessed fair and equitably. The bulk of land value goes to the first acre with a value of \$86,000 and additional acres at \$19,000, which includes well and septic. Benson requested approval of the adjusted land value of \$125,330, giving a total of \$705,625.

10:07 AM Moser moved for parcel RPR4013049517 to adjust the land value to \$125,330 for total of \$705,625. The motion passed.

#### **Stark, Emily - RPRRPM000400**

10:09 AM Stark reported the property is next to the highway and freeway near Inkom. Similarly situated property had not sold until the asking price was reduced. Comparable property sales were in the range of \$65,000-\$75,000 for one-acre parcels.

10:11 AM Benson was unable to find Appellant's comps in the available sales. The comparables used are in the same subdivision and similar size. The subject parcel is at \$2.17 per square foot and the comps are at time adjusted values of \$2.61, \$2.49, and \$3.25 per square foot. Based on sales, the parcel is valued similar to other properties in the area and it was requested to uphold the assessed value.

10:13 AM Bullock questioned documentation of properties for sale from the Appellant. Appellant pointed out the Burton Lane lot has been listed for over 200 days. The property on Utah Drive is pending at \$85,000 and the closing statement for the property on Castle Creek shows \$67,500. Hough moved to adjust the value to \$75,000 for parcel RPRRPM000400 due to pending sales. Moser pointed out the value was \$80,000 in 2023 and countered the motion with the 2023 value of \$80,053. The motion passed.

**Watson, Jessica and Michael - RPRPCPP010500**

10:21 AM Watson reviewed there was a 49% increase on the property assessment. The value of the property has not increased that much or they would sell it. It was purchased two years ago for \$82,000. The neighboring property is at \$52,000. There is a City of Pocatello main sewer line and a 20-foot-wide easement that runs midway through the property making it useless as they can't build there. There is a natural gully through the middle. Estimates to move the waterway after proper studies are done are \$30-\$60,000. The property does not have water, sewer, and electrical to it.

10:24 AM Gunn reported the neighbor parcel is valued as a contiguous parcel. The property details were reviewed. Comparables are in the city limits. The subject parcel comes in at \$1.78 per square foot and the comparables are at \$1.87, \$2.41, and \$2.25 per square foot. The comps were verified that all the property is bare land without utilities and they all have topography issues.

10:27 AM Discussion ensued on utility easements. In considering the topography, ditch, utility easement, and purchase price, a time adjustment would be around the \$90,000 range. Moser moved for parcel RPRPCPP010500 to adjust the assessed value to \$90,000. The motion passed.

**Anderson, Amber - RPRCHE1000300**

10:30 AM Anderson explained the property was placed for sale in June of 2024. After offers and counteroffers, an agreement was made in August. This was an arm's length transaction. The purchase price was \$495,000 which was fair market value. Values were assessed four months after the purchase. The appraisers knew the amount paid, but insisted they needed to use their formula, which gave an increase of \$28,000 over what was paid for the home. Anderson understands estimating the value using a formula a few years after ownership as real estate values change over time. The value is known for this property as the free market dictated the value. The assessed value may not be taking into account the condition of the home. The formula is not published so it is unknown how they arrived at the value.

10:32 AM Helm reported the comps show this home falls in the market range. This property purchase is used in the mix for valuing other properties in the mass appraisal. There are some highs and lows in determining median value with mass appraisal. Appellant submitted a market analysis that includes homes sold this year. Adjusted those values back to January 1, shows that the subject would be at \$141 per square foot which falls within the comps. All comp sales are time adjusted to Jan 1. The State requires the values need to be 90-110% of market value. This value does fall within that range. It was requested to uphold the assessed value.

10:34 AM The percentage used for time adjustment comes from a ratio study for each specific area for how the market is going up or down. Helm felt 3% may be more accurate for the time adjustment which would be a value of \$509,850. Hough reported values around \$513-527,000 on real estate sites, and time adjusting that back would be in \$500,000 range. Hough moved for parcel RPRCHE1000300 to adjust the value to \$509,850 with decrease off improvements. The motion passed.

**McCullough, Patrick and Susan - RPRRPEP000100**

10:37 AM McCullough reported the appraiser must have mistakenly added unfinished space to the total square feet. The living space is listed at 3,332 but there is only 2,144 square feet. The storage area above the garage may have been assumed to be part of the house. The assessed value has increased over 100% in the last five years. The national average is 45-53%. They feel the value, if sold today, is \$550,000. The mortgage reflects the value at \$419,000 in 2021. There's a similar home in the neighborhood assessed at \$444,000, with the same lot, same neighborhood. Other comparables were found on the parcel viewer that have more acres and bedrooms, but are valued less.

10:40 AM Discussion ensued on the discrepancy for square footage.

10:41 AM Gunn reviewed the square footage in the system and that the area above the garage is considered upper level and finished. She relayed she is happy to reinspect and make any necessary change. Gunn reported the homeowner's exemption did drop off for 2023 and 2024. A tax cancellation will be put in to address that, and it has been corrected for 2025. Gunn explained a comp Appellant used is a one-story home and much smaller.

10:44 AM The worksheet adjustment recommendation is based on correcting the square feet of the basement finish. The unfinished area above the garage was not known at the time. Discussion on that space disclosed there is no access from the house, there are two windows, and it is used for storage. New calculations were done changing the area to a bonus room that would be an improvement value of \$620,087 and a total value of \$714,137. Bullock moved to adjust the value to \$714,137 for parcel RPRRPEP000100 with reduction off improvement. The motion passed.

- 2 11:00 AM Hough called the hearings to order and reviewed the rules, process, and appeal rights. Allen administered an oath to those testifying.

**Fallis, Gary - RPRCMLT000100**

11:02 AM Fallis reviewed the value increased \$43,000. Comparables are hard to find for a 2,000 square foot home, but some similar properties for sale were at \$354,500 and \$310,000. However, the comps are freshly remodeled. This home has some plumbing issues, needs new carpet, paint, and a roof. They have not completed any work to the home that needs done. If it were for sale, it would not be much over \$300,000. The appraiser gave an adjustment to remove the air conditioner.

11:05 AM Helm questioned an estimate to replace the roof for a potential cost to cure adjustment. The estimate was \$20,000.

11:06 AM Helm reviewed the subject property was built in 1972 and the comps were built from 1970-77 and are located in Chubbuck. The comps show this property falls in the market range. The adjustment was made to remove the air conditioner for a value of \$386,844. It was requested to uphold the adjusted value. Discussion ensued on needed repairs and evidence. Hough shared the online world says the house is worth more than assessed value. Hough moved for parcel RPRCMLT000100 to accept the adjusted value of \$386,844 with adjustment off improvements. The motion passed.

**Ratliff, Brandon - RPRPCPP096804**

11:12 AM Gary Ratliff appeared and explained he owns property that was involved in the fire. Hymas reviewed Idaho Code §63-602X for casualty loss that if the loss is prior to the second Monday in July, the exemption application is filed through BOE, and if the loss is after that, then a letter of cancellation would be filed. The formula to determine the value was determined by dividing the assessed value by 365 days for a per day value of \$645.58. The fire was on June 20, leaving 194 days in the year. Multiplying the daily value by the days left puts the request for cancellation of market value of \$125,243, leaving a value of \$110,392. There's question of whether all 157 acres was affected. The reduction would be for the current year only and the value would return next year. Ratliff relayed the land was in stages with Planning for development. There is loss of vegetation that gives concerns for erosion and run off. Moser moved for parcel RPRPCPP096804 to adjust the value to \$110,392 with cancellation of \$125,243 market value. The motion passed.

**Christensen, Natasha & Steven - RPR4015026900**

11:19 AM Appellant did not appear. Noble requested to uphold assessed value. Bullock moved to uphold the assessed value for parcel RPR4015026900. The motion passed.

**JB POCATELLO 2 LLC - RPRFRV009700**

11:21 AM This appeal was considered administratively. Stokes reviewed parcel RPRFRV009700 is residential with a 2023 triplex and a 1920 home. Comparables for the small 1920 house were built within 2 years of the subject. The comps were all sold around \$200,000 and the subject is valued at \$121,369, showing it is well within equity of the comps. The triplex was built in 2023 and was compared with multifamily properties. The subject comes in at \$125 per square foot, and the comps are at \$143, \$136, and \$116 per square foot. The assessed value is within the comparable sales. It was requested to uphold the assessed values. Bullock moved for parcel RPRFRV009700 to uphold the assessed value. The motion passed.

**JB 345 S. 2nc LLC - RPRPPOC241700**

11:26 AM Hooker looked over everything and there were no recent improvements to property. Appellant's concerns cited federal regional market sources, but we focus on local resources. After review, an opportunity for adjustment could not be found. It was requested to uphold the assessed value. Moser moved to uphold the assessed value for parcel ending in 1700. The motion passed.

**JB 5th Ave., LLC - RPRPPOC167900 and RPRPPOC16800**

11:27 AM Hooker reviewed for parcel ending in 7900, there are two very distinct improvements to the property, a small residential building in the back and a commercial building in the front. There was no opportunity for adjustment found and it was requested to uphold the assessed value. Hough moved for parcel RPRPPOC167900 to uphold the assessed value. The motion passed.

11:29 AM For parcel ending in 6800, Hooker reviewed this is a commercial property right next to the last one. Appellant used a lot of market growth percentages, but those are all from the federal housing finance

agency, and this is a commercial property. This is a small office space. No opportunity for adjustment was found and it was requested to uphold the assessed value. Bullock moved for parcel RPRPPOC16800 to uphold the assessed value. The motion passed.

- 3 1:00 PM Hough called the meeting to order, and reviewed the rules, process, and appeal rights. Allen administered an oath to those testifying.

**Gray, Bradley and Aubrielle - RPRPTNT006900**

1:01 PM Monte Gray appeared. Hough pointed out the property was purchased in April for \$280,000. Gray explained the property was on the market since November the prior year and there were several price drops. Moser moved for parcel RPRPTNT006900 to adjust the value to \$280,000 with adjustment off the improvement. The motion passed.

**Hill, Glenda - RPRPIN1001800**

1:03 PM Mark Hill appeared representing his 98-year-old mother. The house is 65 years old, and the driveway needs replaced, and the front steps are too small. He has an estimate of \$12,000 for the concrete work. He requested to keep last year's tax base value of \$210,851. Moser pointed out that is the value without the homeowner's exemption. The value is at \$335,851.

1:04 PM Helm reviewed property details and the value comes in at \$119 per square foot. The comps are similar in age and close proximity and come in at \$118-\$146 per square foot. The home was built in 1969 and the comps were all built within 5-6 years of that. It was requested to uphold the value. Hill reported the home was built in 1959.

1:06 PM Discussion ensued on concrete repairs. Bullock moved for parcel RPRPIN1001800 to uphold the assessed value. The motion passed.

**Lawman, Brent - RPRPIH1000800**

1:08 PM Lawman reviewed there are 7 or 8 homes in the general neighborhood that have been on the market for months. He paid \$50,000 for the house when he moved in. Last year's value is understandable. Homes at this value are up in Highland area.

1:11 PM Speth reviewed the comps are similar in size, age, and located a few blocks away. The comps are all actually smaller in square feet, but valued higher per square foot. Appellant's application only lists unsold homes and those values can't be used. It was requested to uphold the assessed value.

1:13 PM Moser moved for parcel RPRPIH1000800 to uphold the assessed value. The motion passed.

**Gearhart, Stace - RPRRMCA000400**

1:14 PM Gearhart reviewed the basement is not finished and the appraiser made that accommodation. In 2023, a topography exemption was given. That has fallen off and it is requested to put that back on. Concerns were shared that some homes on the road are a bit older than all others in the neighborhood as they didn't burn down in the Charlotte fire.

1:16 PM Noble acknowledged she reviewed pictures showing the basement finish. The comps have similar acreage, are rural parcels, and similar age and size. Allocated land sales were submitted that show the value is in line with the market. It was recommended to adjust the assessed value to correct the basement finish to \$380,775 for the improvement for a total of \$513,135.

1:19 PM Discussion ensued on a previous BOE adjustment and the value difference for well and septic vs. city utilities. Bullock moved to adjust the value to \$513,135. The motion passed.

**Naasz, Cort and Aubrey - RPRCTG2000900**

1:22 PM Naasz reviewed a house down the street was asking \$600,000, but it sold for \$495,000. The house is similar size, and his lot is just a bit bigger. He questioned how this property is valued \$120,000 more. The sale was within a few months. The value from 2024 went from 555k to 619k. Hough explained the sale date has to be Jan 1 or before.

1:24 PM Speth reviewed comps in area, similar size and age. The sale referred to by Appellants was looked at, but multiple sales are reviewed to find the median. That home sold in 2024. The total square footage is less and there is a 602 square foot difference on finished square footage. The subject parcel comes in at \$151 per square foot, and the comps come in at \$160, \$186, and \$148 per square foot. All the comps are in Chubbuck and similar square footage.

1:28 PM Discussion ensued on square footage measurements. Bullock moved to uphold the assessed value for parcel RPRCTG2000900. The motion passed.

**White, Sean – RPRCMTP003400**

1:38 PM White reviewed similar home sales in his neighborhood. He explained his per square foot value includes land and that all the lot sizes are very similar so the value comparison should be similar. The closest comp sold last year at \$137 per square foot. This home is similar in size, but has updated flooring, kitchen and other items giving a higher market appeal. His home has some updates, but was built in '88 and the comp in '95. Another comp came in at \$122 per square foot that has a newer roof and bathroom remodel that provides features beyond his home. The next comp sold at \$140 per square foot, is newer than his with modern features like granite counter tops. The average price for the comps is \$133 per square foot. Applying that to his home would support a market value of \$390,000.

1:41 PM Bensen reviewed appellant's comps are two story and ranch style. These did not pull in on her comps as she pulled split level entry homes. The property details were reviewed and comes in at \$131 per square foot. The split entry comps come in at \$157, \$161, and \$155 per square foot. An addition was added to the home last year, which factored into this assessment. The overall price per square foot on the comps show the subject is in line with the comps. It was requested to uphold the assessed value.

1:44 PM Discussion ensued on comp locations and value difference for split entry vs. two story. White submitted that the comp homes are smaller than his and pointed out that price per square foot goes down the larger the home. Hough relayed the online market sites have one value below and one value above the assessed value. Appellant did submit a preponderance of evidence. Hough moved for parcel RPRCMTP003400 to adjust the value to \$425,000 with adjustment off improvements. The motion passed.

- 4 2:00 PM Hough called the hearings to order and reviewed the rules, process, and appeal rights. Allen administered an oath to those testifying.

**McCarty, Kristine - RPRPSR2001100**

2:02 PM Appellant did not appear. Benson reviewed updates to the property information and recommended \$299,064 for the new assessed value. Hough moved to adjust the value to \$299,064 with adjustment off improvements. The motion passed.

**Bowers, Kelli and Paul - RPRPCPP044103**

2:03 PM Bowers reviewed there was an increase of \$170,000. Correcting the type to split level home gave an adjustment of \$6,500. The home across the street is similar in size and has a value of \$336,000. Land in the area goes for \$55,000, but this is assessed at \$64,000. Around the corner is a larger property, but assessed less value. This property is compared to property across town, and without neighboring trailer parks, or a dilapidated house next door with no water. The area has apartments and traffic congestion and comparing to areas without is not a fair evaluation.

2:06 PM Speth explained that a 2021 BOE sound value was removed in February. The improvement value stayed static and should have went up each year. That accounts for the huge increase. The house style was incorrect and the correction to split level lowered the value \$6,500. Comps for this size home are hard to find. The subject comes in at \$133 per square foot. The comps come in at \$141, \$156, and \$151 per square foot. All these values are above the subject. Due to the size of the home, it is tough to find comps.

2:09 PM Discussion ensued on the stagnant value, comp locations, and how to take into consideration the impact of the neighborhood and traffic. The house across the street was discussed again, being a very similar home and valued \$80,000 less. Speth reported that home has a lot less finished square feet. Hough shared the online market sites show values higher and lower. Hough moved to adjust the value to \$465,600 for parcel RPRPCPP044103. The motion passed.

**Johnson, Evan and Kayley - RPRPPOC008500**

2:16 PM Johnson discussed value factors with staff. One thing not considered is the Pocatello Heights apartment complex across street built in the 1950's that brings more traffic and along with the demographic of people that live in those. In speaking with a realtor, the property should be valued 10% less than other homes.

2:18 PM Noble reviewed the comps are in the same market area, and have a similar age and size. The subject was remodeled in 2022 giving an effective age 1978. Some comps have similar updates, and the sales show the subject value lies within the market. It was requested to uphold the assessed value.

2:20 PM Moser pointed out the request for reduction due to apartments, would be cancelled out for being in the university area. Moser moved for parcel RPRPPOC008500 to uphold the assessed value. The motion passed.

**Romney, Abraham and Chelsea - RPRPCPP124901**

2:23 PM Appellant did not appear. Speth reviewed Appellant claimed replacements are needed to the roof and driveway. These are maintenance items. The comps look like they need the same repairs. The property comes in at \$117 per square foot and the comps are at \$161 and \$126 per square foot. The comps are in the same area. An adjustment was made to remove a bathroom fixture. Moser moved for parcel RPRPCPP124901 to adjust the value to \$468,144 with adjustment off the improvement. The motion passed.

- 5 3:00 PM Hough called the hearings to order and reviewed the rules, process, and appeal rights. Allen administered an oath to those testifying.

**Pein, Chris - RPR3853031203**

3:01 PM Hymas reported due to fire on June 20, a casualty loss exemption application was filed. Idaho Code § 63-602X provides the BOE to consider the application if filed prior to the second Monday in June. There's a house that was not affected. The value assessed is \$278,822. That value divided by 365 days gives a daily value of \$763.90. The daily value times 194 days gives the value to be cancelled of \$148,197, leaving the assessed value at \$130,625 for a one-year exemption. Pein reviewed the property has a 50% steep grade. The fire department made tracks through the property and it is now unstable. It took three years to grow the vegetation. There are concerns for erosion. The property was purchased to protect wildlife habitat with pollinator gardens as a habitat haven. They are studying monarch migration. A milkweed patch was destroyed. They may not be able to remediate in a year. Hough moved for parcel RPR3853031203 to accept the recommendation of exemption and value of \$130,625 with reduction off the value of land. The motion passed.

**Shurtliff, William T - RPRMCPM009317**

3:07 PM Shurtliff reviewed the home was built for \$184,000 12 years ago. Incrementally, the value is increasing faster than most things in the economy. The assessment increased \$170,000 from the previous year. Appraisers came out the year before to review property and then it jumped back up.

3:09 PM Hymas explained one-fifth of all the parcels are visited every year, but all properties are reevaluated every year. Moser reviewed the property values over the years and questioned the roller coaster. This was in BOE in 2019 and 2021.

3:11 PM Helm reviewed the property is in McCammon and a very nice home. There are not many sales in rural areas for comps causing the need to expand the search. For this parcel, the search went from Inkom to Hawkins Reservoir to find a like home. It was difficult to find comps, but those found show this parcel falls in the middle of the value range. Everyone is experiencing the value increase. It was recommended to uphold the assessed value. Moser questioned the land values in the comps. This property was annexed in to the city and has city water, but has a septic. Discussion ensued on sewer, accessibility to property, and potentially overvalued.

3:16 PM Hymas reported there is a well on the property card. That will remove \$6,000 off land. Questions arose for the value of well and septic. Studies need done for values for wells/septic. Moser recommended reducing the land by \$10,000 to account for removing well. Moser moved for parcel RPRMCPM009317 to uphold the improvement value and adjust the land value to \$90,000. The motion passed.

**CAPGRO POCATELLO LLC - RPRCIGP000201**

3:22 PM Jay Arora and Tejash Chaudhari appeared. Arora reviewed the property was purchased a few years ago. Sales have dropped considerably and NOI margins are down. The location is not the greatest. Arora feels they have lost equity since the purchase.

3:24 PM Hooker questioned the status of the pool area and any renovations since the purchase. Arora explained the pool is closed, 47 of the rooms have been renovated and roof repairs have been done.

3:25 PM Hooker reviewed the cost approach is looked at first, then the sales/income approach. Overall, after extracting business personal property that was included in the sale price, that leaves about \$3 million for the real estate value. That was two years ago and the assess value is slightly over that. With the cost approach, that slight increase from the purchase to the assessed value seems appropriate. Looking at the income approach, in a year of declining revenue, it is appropriate to take the average of three years. Taking only this current year income with expenses and the cap rate, comes out to a value of \$2.6 million. Using the previous two years with that would give a trended average. Given that, the value is within reason at \$3.1 million.

3:28 PM Discussion ensued on industry standards, hotel income post-covid to now, average expense ratio, and cap rates. Moser relayed the blighted area has been factored in with the 80% depreciation and 50% land value adjustment. Discussion ensued on using the cost or income approach and questions arose if the two previous years of income would be beneficial.

3:37 PM Moser moved for parcel RPRCIGP000201 to adjust the value to \$3 million. Discussion ensued whether additional data would impact the value. Hooker explained the property has been in multiple times over at least the last 7 years. Bullock relayed that capital improvements can be buried in as expense, but improve the value. Hough called for a vote. The motion passed with Moser and Bullock voting for. Hough opposed.

## Action Item Summary

ACTION/DIRECTION	ASSIGNED TO
Approved entry/exit Board of Equalization.	Clerk
Adjusted assessed values for parcels: RPR4013049517; RPRRPMD000400; RPRPCPP010500; RPRRPEP000100; RPRCMLT000100; RPRPTNT006900; RPRRMCA000400; RPRCMTTP003400; RPRPSR2001100; RPRPCPP044103; RPRPCPP124901; RPRMCPM009317; and RPRCIGP000201.	Assessor
Upheld assessed values for parcels: RPR4015026900; RPRFRV009700; RPRPPOC241700; RPRPPOC167900; RPRPPOC16800; RPRPIN1001800; RPRPIH1000800; RPRCTG2000900; and RPRPPOC008500.	Assessor
Granted casualty loss exemption for parcels: RPRPCPP096804 and RPR3853031203.	Assessor