



## MINUTES OF THE BANNOCK COUNTY BOARD OF EQUALIZATION

### Meeting Details

Date of Meeting:	Thursday, July 3, 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, Appraiser Celeste Gunn, Appraiser Lanita Benson, Appraiser Jason Speth, Appraiser Alissa Noble, Appraiser Kami Brown, and Appraiser Jason Hooker

### Meeting Notes

- 10:11 AM Moser moved to enter into the Board of Equalization. The motion passed. Hough reviewed the rules, process, and appeal rights. Allen administered an oath to those testifying.

#### **Cady, P. Michael - RPRRGJA000400**

10:14 AM Cady reviewed the home was built two years ago. The assessment went up \$130,000 this year. He met with the appraiser and still did not understand how the value was determined. Cady indicated he was denied the comparables.

10:15 AM Speth reviewed appellant's concern that he built a new house with the floor plans from a house he sold. Even though it was based on the same floor plans, it is newer. The sale of the older home cannot be used as the date is too far back. There is also a 900 square foot difference between the homes and 12 years in age. The new location is more desirable and land value has increased. The subject is at \$183 per square foot. Comp 1 is an older home, but the square feet is close to the subject. Comps 2 and 3 are the same age, and higher on the per square foot value. There was an adjustment to remove a bathroom fixture. Speth requested, based on a preponderance of evidence and comps, to accept the adjusted value of \$1,034,064.

10:18 AM Moser moved for parcel RPRRGJA000400 to accept the adjusted value of \$1,034,064. The motion passed.

#### **Sudweeks, Dwayne - RPRRSTR000200**

10:21 AM Sudweeks reviewed the assessed value increased 24%. His realtor brother ran a sales analysis that showed the value is too high. The appraiser would not use the comps because they were in the city limits and more recent in 2025. His brother ran another analysis with the proper parameters. Sudweeks indicated he purchased the lot in 1996 for \$40,000. Over 23 years, the value gradually increased to \$85,000 in 2020. In last 5 years, the value increased to over \$229,000, or 270%. The property backs up to BLM land and is unusable as it is steep. The lot's restrictive covenants do not allow any buildings or fence on that part of the property. He compared the neighboring lots that back up to the same mountain and the values are all over the place from under \$100 an acre to over \$17,000 per acre. That takes out the one acre lot value. The house is almost 28 years old.

10:25 AM Gunn noted a quote for carpet. However, no consideration is given to the quote as that would be considered regular maintenance. The home is listed in average condition for its age. A reinspection would happily be done. Additionally, the land does have appeal to the right person with the privacy, wildlife, and adjacency to the BLM. There's a reason this kind of property sells for so much. The property details were reviewed. The comps are very similar quality and rural parcels. The parcel is platted and the protective easement states, there shall be no construction, buildings, fences, or et cetera, within the area of the protected easement unless said construction is approved in writing by Bannock County. That does apply to

all those parcels. No other parcels have a land influence for the topography. The land is listed as additional acres, which is a very low rate. Some higher end or rural subdivisions have CCR's to keep the quality of the subdivision.

10:28 AM Questions were addressed regarding the first acre and additional acreage values. Appellant questioned the square footage which was reviewed. Discussion ensued on basement space, crawl space, unfinished garage shop, and the discrepancy. Appellant's building plans will be reviewed. The parcel is remanded to the assessor for review.

11:11 AM Appellant visited with appraiser. Gunn reported the property has a basement garage, so it is sketched in correctly, but was stated incorrectly. The building plans were reviewed and it appears there may be 100 square feet difference on the upper level. With that correction, the value would be \$490,775 for the improvement for a total of \$720,348.

11:13 AM Appellant reported grievance with property land value increasing 270%. He questioned what comps were used for unusable property. Reviewed analysis gathers information. Moser moved for parcel RPRRSTR000200 to accept the adjusted value of \$720,348. Hough reviewed that the online markets show this is probably under-assessed. The motion passed.

#### **Santillanes, Tim and Dianna - RPRPPR4000900**

10:34 AM Appellants did not appear. Benson reviewed this is a single-family home and requested to uphold the value. Bullock moved for parcel RPRPPR4000900 to uphold the assessed value. Hough questioned the submitted appraisal from 2023. Discussion ensued on a time adjusting formula and index. The time adjusted value on the 5/31/2023 \$660,000 market value would be \$719,400 without 2024. Hough called for a vote. The motion passed.

#### **Potter, David - RPR4225011000**

10:39 AM Appellant did not appear. Benson reviewed the property condition was adjusted in the past and has remained in fair condition since then. It was requested to uphold the assessed value. Moser moved for parcel RPR4225011000 to uphold the assessed value. The motion passed.

10:59 AM Hough called the meeting to order and reviewed the rules, process and appeal rights. Allen administered an oath to those testifying.

#### **Hollinger-Forrest, Tamara - RPRPPR2000100**

11:01 AM Hollinger-Forrest explained she found homes for sale in the Highland and Satterfield areas, of similar size and age, that are listed \$590,000; \$519,000; and \$549,900. Most of the other homes listed in the area are newer and near the temple. Using the parcel viewer with updated 2025 values, a parcel on the same road is assessed at \$561,000.

11:04 AM Noble reviewed the parcel details and it comes in at \$140 per square foot. The comps come in at \$139, \$157, and \$156 per square foot. It was requested the assessed value be upheld.

11:07 AM It was questioned that the value in 2023 was at \$608, 2024 at \$555, and in 2025 jumped back up and higher. Hymas reported a lot of values were dropped and we fell out of compliance with state requirements.

11:08 AM Appellant argued the appraiser's first comp is right across street, with a similar builder and square footage, and it sold for under \$600,000. Other homes on the street are valued under \$600,000. This property should be assessed with the neighbors and not against houses on other streets.

11:10 AM Discussion ensued on the sale across the street. Hough moved for parcel RPRPPR2000100 to set the value at \$596,285 with adjustment off the improvement. The motion passed.

#### **GoLLC - RPRPCPP142109**

11:17 AM Hough reviewed parcel RPRPCPP142109 was discussed June 25. Additional information came to light in that it went to BTA in 2020 and the value was at \$14,200, then BOE in 2023 set it down to \$16,877. The question is, why it went back at the new value and that the BTA would likely change it again. Moser disagreed to change the value as the area is not blighted like before. The property includes the greenway trail above Ross Park, has been in city limits for a while, and donated for public use. Appellant had claimed the State of Idaho denied the donation of the parcel due to the cost to develop that property. Discussion ensued on giving a permanent influence on the land, and concerns were raised if the property sells. Hough moved for parcel RPRPCPP142109 to set the value at \$25,000 and have permanently noted for an annual adjustment for growth. The justification for that value was adjusting the last BTA value for time. The motion passed with Hough and Bullock voting for. Moser opposed.

**SimonCRE Prospector LLC - RPRCPRR000101**

**SimonCRE Prospector LLC - RPRCPRR000200**

**SimonCRE Prospector LLC - RPRCPRR001003**

**SimonCRE Prospector LLC - RPRCPR2000100**

**SimonCRE Prospector LLC - RPRCRSP000400**

11:29 AM These appeals were considered administratively. Hooker explained this is the Pine Ridge Mall property. Last year, major concessions and reductions were given based on the developer's insistence they would start demolition. The value was brought down. Demolition did not start until this year. The data sent in was reviewed. The properties were only assessed for property being used, still performing, operating, or leased out on January 1. After reviewing everything, there was no opportunity found to lower the value. It was requested to uphold the assessed values. The cumulative value is just over \$8.5 million. No value is assessed to the concord space. Moser moved to uphold the assessed values for the parcels ending in 101, 200, 1003, 400, and 100. The motion passed.

**Target Corporation - RPRCPRR001002**

11:37 AM This appeal was considered administratively. Hooker reviewed this is bare land. Appellant submitted a lot of comparable bare land sales. Most of the comps indicate a value of \$20 per square foot. The most comparable property sold is 2,000 feet from this parcel and sold at \$8 per square foot. The subject parcel is valued at \$4 per square foot. Appellant's info shows the assessed value for bare, undeveloped commercial land is low. Bullock moved to uphold the assessed value for parcel RPRCPRR001002. The motion passed.

**Pocatello Motels LLC, C/O Ravi Sarolia, O'Connor & Assoc. - RPRCBRT000200**

11:40 AM This appeal was considered administratively. Hooker reported this hotel operates under the Extended Stay flag on Burnside. The comp values show this property is valued below the median, and likely performs under average. It was recommended to uphold the assessed value. Hough moved for parcel RPRCBRT000200 to uphold the assessed value. The motion passed.

**LRD Lodging LLC, C/O Ravi Sarolia, O'Connor & Assoc. - RPRPCPP012202**

11:42 AM This appeal was considered administratively. Hooker reviewed there were areas of concern with Appellant's approach to value. The overall property was functioning as the Best Western, but is being sectioned off and the building closest to Applebees is being turned into a separate hotel. An adjustment was made according to the remodel that lowered the land value to \$992,908 and the improvement value to \$4,389,301 for a total value of \$5,382,209. Bullock moved to accept the adjusted value of \$5,382,209 for parcel RPRPCPP012202. The motion passed.

**LRD Lodging LLC, C/O Ravi Sarolia, O'Connor & Assoc. - RPRPCPP012201**

11:52 AM This appeal was considered administratively. Hooker reviewed this parcel was not listed as contiguous and the value was lowered to \$736,035. Hough moved for parcel RPRPCPP012201 to accept the recommended value of \$736,035. The motion passed.

**LRD Lodging LLC, C/O Ravi Sarolia, O'Connor & Assoc. - RPRPCPP012104**

11:53 AM This appeal was considered administratively. Hooker reviewed, similar to the previous parcel, that making it contiguous lowered the value to \$150,849. Hough moved to accept the recommendation and value. The motion passed.

**Grand Idaho LLC, C/O Ravi Sarolia, O'Connor & Assoc. - RPRPCPP011700**

11:54 AM This appeal was considered administratively. Hooker reviewed the property operates as Grand Idaho and has a mix of uses in monthly/nightly rentals. Appellant's cost approach was reviewed and it listed non-allowable expenses. Taking out those non-allowable expenses and using an 8% cap rate indicated a higher value. Using Appellant's suggested cap rate of 10.25% still gave a higher value. This shows the current assessed value is accurate or a little bit low. Finding no opportunity for adjustment, it was recommended to uphold the assessed value. Moser moved for parcel RPRPCPP011700 to uphold the assessed value. The motion passed.

**Grand Idaho LLC, C/O Ravi Sarolia, O'Connor & Assoc. - RPRPCPP011803**

11:56 AM This appeal was considered administratively. Hooker reviewed this parcel has a token value of \$6,500. Hough moved for parcel RPRPCPP011803 to uphold the assessed value. The motion passed.

**Baba Agand Enterprises LLC, C/O Ravi Sarolia, O'Connor & Assoc. - RPRPCPP004803**

11:57 AM This appeal was considered administratively. Hooker reviewed the information submitted included three different income approaches. Using that data, the income approach was reconstructed without the intangible expenses. Appellant's suggested cap rate of 8.5% gives a value of \$7.8 million, higher than the assessed value. Bullock moved for parcel RPRPCPP004803 to uphold the assessed value.

**McCormick Ranch LLC, C/O Brian Ball - RPRPCPP045717**

**McCormick Ranch LLC, C/O Brian Ball - RPRPCPP148300**

**McCormick Ranch LLC, C/O Brian Ball - RPR3853020702**

12:01 PM These appeals were considered administratively. Brown reviewed a map of the properties, accessibility, and location. Two parcels are inside the city, but valued as if outside. It was recommended to uphold the values on the three parcels. Access to parcels was discussed. They are valued as additional acres and bare land. Moser moved for the McCormick parcels to uphold the assessed values.

**Miramns Family Trust, C/O Ravi Sarolia, O'Connor & Assoc. - RPRPIDL000203**

12:07 PM This appeal was considered administratively. Hooker reviewed the parcel operates as Wingers and has been remodeled a few times. Their request was to increase the value by \$19,000. It was recommended to uphold the assessed value. Hough moved for parcel RPRPIDL000203 to uphold the assessed value. The motion passed.

**Foster Jessie H. - RPR3805002308**

**Foster Jessie H. - RPR3805002309**

12:08 PM This appeal was considered administratively. Gunn reviewed the property was split by deed from parent to child. It was previously used and is currently used as ag. With the name change, an ag application is required. Hough moved for the two parcels to uphold the assessed values. The motion passed.

- 2 1:04 PM Hough called the meeting to order and reviewed the rules, process, and appeal rights. Allen swore in those testifying.

**Pocatello ID IMG, C/O Boyd Watterson Acquisitions - RPRPPOC150200**

1:06 PM Greg LeBlanc for Tax Advisors appeared via Zoom and reviewed this is a federal building built in 1999 and leased by the federal courthouse. The valuation, based on an income approach with a 5% vacancy, 15% expenses, and 7% cap, is \$12,709,600 or \$95 per square foot. The NOI is trending upward. The property sold in April 2022 with 2 other GSA properties and is allocated \$15,010,000 from that. This was purchased at the peak of the market with low interest rates. A year later, interest doubled, and more in 2024. Values have gone down, with a rate of \$126 per square foot in 2022 down to a value now of \$110 per square foot, showing depreciation. Idaho, being a nondisclosure state, doesn't provide a lot of sales data. A market condition adjustment is supported by the income approach.

1:13 PM Hooker relayed the Appellant sent a lot of information. There are not a lot of sales for a comparable like this, but we now know the sales price for this parcel from four years ago and that our value was low at that time. The market has changed since then and with the new updated costing data, it shows our value was low and that is supported by sale price. In reviewing the income approach, the value came in similar to Appellant's opinion of value at \$12.7 million. Taking a balanced approach with giving a 50/50 weight to the income approach and the sales approach, the value would be \$14.7 million, which is higher than the assessed value. An opportunity was not found to lower the assessed value and it was recommended to uphold the assessed value.

1:15 PM It was explained that the market values are not going down in Idaho and national trends don't reflect what is happening here. Bullock moved for parcel RPRPPOC150200 to uphold the assessed value. The motion passed.

**Leslie, Derek - RPRPAP3000500**

**Leslie, Derek - RPRPAP3000405**

**Leslie, Derek - RPRPAP2000405**

**Leslie, Derek - RPRPAP2000506**

1:17 PM Hough confirmed with Appellant that discussion will focus on one parcel, but any decision will apply to all four. The specific parcel discussed is RPRPAP2000405. Leslie reviewed a 19% year over year increase since 2023 on these fourplexes. Values haven't gone up that much. There are not a lot of comp sales out there, and based on the 2024 sales, none of them are similar in age, condition, or amenities. He understands the challenge to arrive at a value. One comp sold for \$850,000, but it was two fourplexes. Leslie questioned what is used to value property. There's been two comparable sales this year, but the appraisers can't use them. The sales are similar age and quality to his. These properties selling prices are \$559,000 and \$549,000. Leslie adjusted those values for differences in amenities and such making the values \$602,976 and \$564,064.

1:24 PM Brown reviewed the comps with two being newer and one older. The older comp is one that the Appellant included as well with an effective age of 1992 after a remodel. Breaking down to price per square foot, the subject is at \$136 and the comp at \$138. For mass appraisal, it is required to have 5 comparables, and there were 15 fourplexes that sold this past year. The subject property looks very much like a townhouse and Appellant has it listed as a townhouse style. The value was also compared as a townhouse and it is extremely under value when compared to those. The Dillon is listed in the system as two buildings and the value was allocated out appropriately. It was recommended to uphold the value.

1:26 PM Appellant pointed out he has three 2024 comps and two 2025 comps that have an average value of \$591,452. The newest sales are more similar to his buildings. That would bring the value to just under \$600,000. The Adams comp is the outlier and is the highest one.

1:28 PM Bullock moved to uphold the assessed values for the Leslie parcels. The motion passed.

**PHT Real Estate Holdings LLC - RPRPPOC050502**

**PHT Real Estate Holdings LLC - RPRPPOC050606**

**PHT Real Estate Holdings LLC - RPRPPOC050703**

**PHT Real Estate Holdings LLC - RPRPPOC051003**

**PHT Real Estate Holdings LLC - RPRPPOC051302**

**PHT 1001 North 7th LLC - RPRPPOC152800**

2:00 PM Allen administered an oath to Clark Bitton, CFO for Portneuf Health Trust. Bitton reviewed parcel ending in 152800 is the City Center near Pocatello City Hall. On May 15, this parcel was approved for a 43% tax exemption. A spreadsheet was submitted in the packet showing the leases, the business status and purpose, the square footage of space leased and the related percentage to the building, and their revenues. They are all healthcare related as per PHT's mission. There is 57.61% that is leased out. The remaining 43% is the portion used by PHT that was granted the exemption. The request is to increase the exemption to 69%. Some of the businesses located there are 501(c)(3). Health West, for example, was located across the street and moved into the building as they outgrew that location. The former building would have been tax exempt and so it is requested to include that portion in the exemption. The same thing for Pocatello Free Clinic, Bannock County's D6 Treatment, Crisis Center, and Center for Hope. The same request would be for the other buildings with those allocations spelled out in those packets.

2:05 PM Moser expressed some agencies that are in there, we give money to facilitate their business. Just because a company is 501(c)(3) doesn't mean they are tax exempt. Giving an exemption would be helping twice. D6 pays \$9,000 per month for rent. Bitton explained the rent is charged, but for the discounted rate, a reimbursement is done. This is done to show the value of a property if it is ever sold.

2:07 PM Hooker deferred to the Board as the appeal is for an exemption and not based on the value. Discussion ensued on 501(c)(3)'s being tax exempt; however, that is for income tax, not property tax. The good provided by these businesses cannot be measured, but care needs taken to not shift the tax burden. Bitton relayed that any businesses have to fall in PHT's mission. Moser would like time to look over the data. Bitton noted there are five other properties that are not included as they are leased 100% to PMC. The request is for the two buildings they occupy and lease to other non-profits. Moser moved to table the appeal to Monday. The motion passed.

## Action Item Summary

ACTION/DIRECTION	ASSIGNED TO
Approved entry of Board of Equalization.	Clerk
Adjusted assessed values for parcels: RPRRGJA000400; RPRRSTR000200; RPRPPR2000100; RPRPCPP142109; RPRPCPP012202; RPRPCPP012201; and RPRPCPP012104.	Assessor
Upheld assessed values for parcels: RPRPPR4000900; RPR4225011000; RPRCPRR000101; RPRCPRR000200; RPRCPRR001003; RPRCPR2000100; RPRCRSP000400; RPRCPRR001002; RPRCBRT000200; RPRPCPP011700; RPRPCPP011803; RPRPCPP004803; RPRPCPP045717; RPRPCPP148300; RPR3853020702; RPRPIDL000203; RPR3805002308; RPR3805002309; RPRPPOC150200; RPRPAP3000500; RPRPAP3000405; RPRPAP2000405; and RPRPAP2000506.	Assessor
Tabled parcels RPRPPOC050502; RPRPPOC050606; RPRPPOC050703; RPRPPOC051003; RPRPPOC051302; and RPRPPOC152800.	Assessor