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OFFICE OF THE BOARD OF COUNTY COMMISSIONERS
OF BLAINE COUNTY

SPECIAL MEETING OF THE JULY 2012 SESSION
BOARD OF EQUALIZATION

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First Day

Monday, July 2, 2012

Pursuant to Statutory Provisions, the Board of Blaine County Commissioners (BCC) met this day at 9:00 a.m. Present were Chairman Angenie McCleary, Vice Chairman Tom Bowman, Commissioner Lawrence Schoen; Assessor Valdi Pace; Appraisers Nina Orvik, Tammy Robison, Martha Heuston, and Jim Williams; Deputy County Clerk Amy Rivkin; Recording Secretary Sunny Grant; and *Idaho Mountain Express* reporter Kate Wutz.

Chairman McCleary called the meeting to order at 9:01 a.m.

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BOARD OF EQUALIZATION (BOE) PROPERTY ASSESSMENT APPEALS

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Schoen moved, seconded by Bowman, to convene as the Board of Equalization. Motion carried unanimously.

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**Sagebrush Equine Training Center –
RPRP0002000001A, RP00020000020, and MH1TAR0000001A**

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Chairman McCleary outlined the procedure for the assessment appeal.

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Assessor Valdi Pace was sworn in by Chairman McCleary. Pace presented the property assessment appeal. The BOE deliberated on the appeal.

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Schoen moved, seconded by Bowman, to approve the taxable valuation of \$10,952 for 2012 on Parcel #MH1TAR0000001A; to approve the assigned taxable value of \$183,113 for 2012 on Rural Parcel #RP0002000001A; and to approve the assigned taxable value of \$511 for 2012 on Rural Parcel #RP00020000020. Motion carried unanimously.

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Lincoln Trust Co. – RP003400001960

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Chairman McCleary outlined the procedure for the assessment appeal to appellant Jim Motern.

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Appellant Jim Motern (by phone) and Appraiser Nina Orvik were sworn in by Chairman McCleary.

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Appellant Jim Motern presented his property assessment appeal. Appraiser Nina Orvik presented for the Assessor's office. The BOE deliberated on the appeal.

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Schoen moved, seconded by Bowman, to sustain assessor's value of \$240,000 on Parcel #RP003400001960. Motion carried unanimously.

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Dana Mower – RPS04280000180

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Chairman McCleary outlined the procedure for the assessment appeal to appellant Dana Mower.

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Appellant Dana Mower and Appraiser Jim Williams were sworn in by Chairman McCleary.

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Appellant Dana Mower presented his property assessment appeal. Appraiser Jim Williams presented for the Assessor's office. The BOE deliberated on the appeal.

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Bowman moved, seconded by Schoen, to sustain assessor's valuation on Parcel

1 **#RPS04280000180. Motion carried unanimously.**

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3 **Gabriel Martinez – MH1TRTM0001280**

4 Chairman McCleary outlined the procedure for the assessment appeal.

5
6 Appraiser Jim Williams was sworn in by Chairman McCleary.

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8 Williams said the property burned down in May. The property is currently uninhabitable; it is
9 unknown at this time if it will be rebuilt. The appraiser recommends a value of zero for 2012. The
10 BOE deliberated on the appeal.

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12 **Bowman moved, seconded by Schoen, to sustain the assessor’s valuation of zero, due to**
13 **casualty loss, on Parcel #MH1TRTM0001280. Motion carried unanimously.**

14
15 **Pawan and Helen Mehra – RPS05000001290**

16 Chairman McCleary outlined the procedure for the assessment appeal to appellants Pawan and
17 Helen Mehra.

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19 Appellant Pawan Mehra and Appraiser Jim Williams were sworn in by Chairman McCleary.

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21 Appellant Pawan Mehra presented the property assessment appeal. Appraiser Jim Williams
22 presented for the Assessor’s office. The BOE deliberated on the appeal.

23
24 **Bowman moved, seconded by Schoen, to sustain assessor’s valuation on Parcel**
25 **#RPS05000001290. Motion carried unanimously.**

26
27 **Sun Valley Company – RPSVE00000025D, RPS0422000005A, RPS04130000020**

28 Chairman McCleary outlined the procedure for the assessment appeal to the appellants.

29
30 Appellant’s representatives Wallace Huffman and Terry Whipple, and Appraiser Jim Williams were
31 sworn in by Chairman McCleary.

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33 Appellant’s representative Terry Whipple said all three parcels were one purchase—the Elkhorn
34 Golf Course. Whipple presented the property assessment appeal. Appraiser Jim Williams presented
35 for the Assessor’s office. The BOE deliberated on the appeal.

36
37 **Schoen moved, seconded by Bowman, to adjust aggregate valuation on Parcels**
38 **#RPSVE00000025D, #RPS0422000005A, and #RPS04130000020 to a total of \$7,992,105.**
39 **Motion carried unanimously.**

40
41 **Donn and Karen Wonnell – RP005400000030**

42 Chairman McCleary left a voicemail message for the appellant. Appellant was not present in person
43 or available by phone.

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45 Appraiser Jim Williams was sworn in by Chairman McCleary.

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47 Appraiser Jim Williams presented for the Assessor’s office. The BOE deliberated on the appeal.

48
49 **Schoen moved, seconded by Bowman, to sustain assessor’s value of \$9,968,441 on Parcel**
50 **#RP005400000030. Motion carried unanimously.**

51
52 **Old Cutter Subdivision**

1 Chairman McCleary outlined the procedure for the assessment appeal to appellant John Campbell.

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3 Appellant John Campbell and Assessor Valdi Pace were sworn in by Chairman McCleary.

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5 Appellant John Campbell presented his property assessment appeal. Blaine County Assessor Valdi
6 Pace presented for the Assessor's office. The BOE deliberated on the appeal. Assessor Valdi Pace
7 made an additional comment on the appeal.

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9 **Schoen moved, seconded by Bowman, to continue the Board of Equalization hearing for Old
10 Cutter Subdivision to Monday, July 9, 2012 at 1:30pm. Motion carried unanimously.**

11
12 **Jonathan E Walker – RPH03360000100**

13 Commissioner Bowman recused himself since he owns property across the street from the subject
14 property.

15
16 Chairman McCleary left a voicemail message for the appellant. Chairman McCleary outlined the
17 procedure for the assessment appeal.

18
19 Appraiser Martha Heuston and Assessor Valdi Pace were sworn in by Chairman McCleary.

20
21 Appraiser Martha Heuston began to present the situation. Appellant Jonathan E. Walker called in at
22 this time, and was sworn in by Chairman McCleary. Assessor Valdi Pace said the appellant's earlier
23 phone call to the Assessor's office suggested that property values on units in this project may need
24 to be increased for 2012. The BOE deliberated on the appeal.

25
26 **Schoen moved, seconded by McCleary, to amend assessor's valuation on Parcel
27 #RPH03360000100 to a land value of \$53,500 and improvements value of \$146,940, for a total
28 of \$199,440. The BCC directed the Assessor to make appropriate adjustments to similar
29 properties in all phases of the subdivision. Motion carried 2/0, with Bowman recused.**

30
31 **Holmes Lundt – RP03N18005527E**

32 Chairman McCleary left a voicemail message for the appellant. The appellant wasn't available by
33 phone or in person.

34
35 Appraiser Jim Williams was sworn in by Chairman McCleary.

36
37 Appraiser Jim Williams presented for the Assessor's office. The BOE deliberated on the appeal.

38
39 **Bowman moved, seconded by Schoen, to sustain assessor's value on Rural Parcel
40 #RP03N18005527E. Motion carried unanimously.**

41
42 **Seaboard Investments, Inc. – RPK00000150080 and RPK0000015007A**

43 Chairman McCleary outlined the procedure for the assessment appeal to appellant Brian McCoy.

44
45 Appellant Brian McCoy and Appraiser Tammy Robison were sworn in by Chairman McCleary.

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47 Appellant Brian McCoy presented his property assessment appeal. Appraiser Tammy Robison
48 presented for the Assessor's office. The BOE deliberated on the appeal. Assessor Valdi Pace
49 commented on the appeal.

50
51 **Schoen moved, seconded by Bowman, to sustain assessor's value of \$486,338 on Rural
52 Parcel #RPK0000015007A, Ketchum Lot 7, Block 15, 520 N. Washington Avenue. Motion**

1 carried unanimously.
2

3 **Schoen moved, seconded by Bowman, to sustain assessor's value of \$549,908 on Rural**
4 **Parcel #RPK00000150080, Ketchum Lot 8, Block 15, 500 N. Washington Avenue. Motion**
5 **carried unanimously.**
6

7 **David Heier – RP005490020090**

8 The David Heier appeal was rescheduled to July 9 at 2:00 p.m.
9

10 **Mortimer B Fuller – RPS04330000790**

11 Chairman McCleary outlined the procedure for the assessment appeal to appellant's representative
12 Michael Pogue.
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14 Appellant's representative Michael Pogue and Appraiser Jim Williams were sworn in by Chairman
15 McCleary.
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17 Appellant's representative Michael Pogue presented the property assessment appeal. Appraiser
18 Jim Williams presented for the Assessor's office. The BOE deliberated on the appeal. Assessor
19 Valdi Pace commented on the appeal.
20

21 **Bowman moved, seconded by McCleary, to sustain assessor's value on Parcel**
22 **#RPS04330000790. Motion carried unanimously.**
23

24 **Tax Exemption IC 63-602C & D**

25 The Tax Exemption IC 63-602C and D hearing was rescheduled to July 9 at 2:15 p.m.
26

27 **Eagle Creek Partners – RP001460000010, RP001460000020, RP001460000030,**
28 **RP001460000040**

29 Appellant Jake Donohue and appellant's representative Greg Dimico and Appraiser Tammy
30 Robison were sworn in by Chairman McCleary.
31

32 Appellant's representative Greg Dimico presented the property assessment appeal. Appraiser
33 Tammy Robison presented for the Assessor's office. The assessor commented on the appeal. The
34 BOE deliberated on the appeal.
35

36 **Bowman moved, seconded by Schoen, to sustain the appraiser's assessed value of**
37 **\$1,620,000 on Rural Parcel #RP001460000010, \$2,340,000 on Rural Parcel #RP001460000020,**
38 **\$2,070,000 on Rural Parcel #RP001460000030, and \$1,440,000 on Rural Parcel**
39 **RP001460000040. Motion carried unanimously.**
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41 **ADJOURN**

42 At the hour of 5:46 p.m., the BCC finding no more business before them adjourned.
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46 Attest: _____ Approved _____
47 JoLynn Drage Angenie McCleary
48 County Clerk Chairman