

MINIDOKA COUNTY COMMISSIONERS MEETING MINUTES
7-8-2011
Board of Equalization

Meeting called to order at 9:00 AM

Present for the meeting were: Chairman Robert Moore, Commissioner Kent McClellan, and Commissioner Sheryl Koyle

Also attended by: Clerk Patty Temple, Assessor Max Vaughn, Appraisers Janice West, Karlene Kelly

The Board convened as a Board of Equalization to hear the appeals of the following parcels;

RPH20902140020ASA & RPH2840033010AA – Appellant Lynn Bailey met before the Board to appeal his property valuations. No exhibits were entered into evidence. Appraiser West presented the Board and Mr. Bailey with sales analysis regarding property in Heyburn, both bare land sales and improved parcels. After discussion, Commissioner McClellan made a motion to deny the appeal. Commissioner Koyle seconded. A full voice vote was heard with all voting in favor.

RPB00000087200A & RPB320000007BA – Brent Kerbs representing Kerbs Oil was contacted via phone for his appeal hearing. After discussion and presentation by Commercial Appraiser Karlene Kelley, indicating adjustments that had already been made, Commissioner Koyle made a motion to deny the appeal. Commissioner McClellan seconded. A full voice vote was heard with all voting in favor.

RPB3200000007A – Rex Mumford representing R & D Foods Inc. appeared before the Board. Exhibits were entered into evidence. Appraiser Kelly presented evidence on the appraisal that was done on Mr. Mumford's property. After discussion, Commissioner Koyle made a motion to re-instate a 5% adjust on the property for the drain that runs along the back of the parcels. Commissioner McClellan seconded. A full voice vote was heard with all voting in favor. Commissioner Koyle then made a motion to re-instate the 5% adjust on parcels RPB3200000004AA – Thoi Huynh, and RPB3200000006AA – Zabala Family Trust as their properties are also affected by the drain. Commissioner McClellan seconded. A full voice vote was heard with all voting in favor.

RPB3200000010AA, RPB320000000CA & RPB3200000011AA – Ray Browning and Jeffrey Reichman appealed the 2011 Assessment of SRP Holding, LLC DBA as Snake River Plaza via telephone conferencing. Exhibits received via e-mail were presented into evidence. Scott Erwin, Contract Appraiser for Minidoka County and Karlene Kelley presented exhibits for the County. Since the information from the appellants had just been received, Mr. Erwin agreed to re-work the appraisal with the current numbers provided. A decision was tabled until that can be completed.

RPB3200000000KA & RPB3200000000IA – Steve Josepho, Jean Josepho, & Jennifer Stridsberg representing Adele Josepho Family Trust and Stridsberg Family Trust appealed the assessment of Little Caesar's, Kiwi Loco and Payless Shoes via phone. The appellants felt the shape of the restricted usage. After discussion, Commissioner Koyle moved to deny the appeal, Commissioner McClellan seconded. A full voice vote was heard with all voting in favor.

RP09S23E266025A – Albert Pelayo representing Sun Valley Potatoes met with the Board on the appeal filed by the Assessors on their behalf. Ms. Kelley stated that after several attempts to acquire information needed for the industrial appraisal, the Assessors' office placed a value on the property using information from building permits and agreed that it was arbitrary and capricious. Contract Appraiser Scott Erwin informed the Board and Mr. Pelayo of the requirements for an industrial appraisal so that a fair and equitable value can be obtained. If Mr. Pelayo will provide the necessary information to Mr. Erwin immediately, a new appraisal could possibly be completed by the Monday deadline. The appeal was tabled until then.

Mr. Erwin came back with the appraisal of SRP Holding, LLC RPB3200000010AA, RPB320000000CA & RPB3200000011A using the reports supplied by Mr. Browning. After review of the appraisal,

Commissioner McClellan moved to deny the application. Commissioner Koyle seconded. A full voice vote was heard with all voting in favor.

Robert Moore, Chairman
Minidoka County Commission

Attest: _____
Patty Temple, Clerk