

BEFORE THE IDAHO BOARD OF TAX APPEALS

JAYO LAND DEVELOPMENT COMPANY, INC.,)	
)	
Appellant,)	APPEAL NO. 19-A-1027
)	
v.)	FINAL DECISION
)	AND ORDER
ADA COUNTY,)	
)	
Respondent.)	
)	
)	
)	

VACANT LAND APPEAL

This appeal is taken from a decision of the Ada County Board of Equalization denying an appeal of the valuation for taxing purposes on property described by Parcel No. S1212120850. The appeal concerns the 2019 tax year.

This matter came on for hearing October 16, 2019 in Boise, Idaho before Hearing Officer Travis VanLith. Doug Jayo appeared at hearing for Appellant. Chief Deputy Brad Smith represented Respondent.

Board Members Leland Heinrich and Kenneth Nuhn join in issuing this decision.

The issue on appeal concerns the market value of a vacant homesite.

The decision of the Ada County Board of Equalization is affirmed.

FINDINGS OF FACT

Subject's assessed land value is \$185,700. Appellant contends the correct market value is \$11,100.

The subject property is 9.25 acres in size, of which 8.25 acres receive an agricultural exemption. The 1-acre homesite is assessed at a market value of \$174,600. Subject is located in the J L Towne Subdivision in Meridian, Idaho.

Subject was previously improved with a residence, however in 2018 the residence was removed. For the 2019 assessment, Respondent removed the assessment for the

improvement and left a homesite assessment in place. Appellant appealed subject's 2019 assessment thinking the improvement was still being assessed.

For support of its 1-acre homesite value, Respondent provided information on three (3) 2018 sales. The prices ranged from \$420,000 to \$1,075,000 for land which ranged in size from 4.96 acres to 12.66 acres. Respondent time adjusted the comparable sales at 1% per month from date of sale to the January 1, 2019 assessment date. The adjusted prices ranged from \$436,432 to \$1,138,263, or from \$87,973 to \$123,169 per acre. Respondent concluded a total subject value of \$813,746 if the whole parcel or land area were to be assessed at full market value.

CONCLUSIONS OF LAW

This Board's goal in its hearings is the acquisition of sufficient, accurate evidence to support a determination of fair market value in fee simple interest, or as applicable exempt status. This Board, giving full opportunity for all arguments and having considered all the testimony and documentary evidence submitted by the parties, hereby enters the following.

Idaho Code § 63-205 requires taxable property be assessed at market value annually on January 1; January 1, 2019 in this case. Market value is defined in Idaho Code § 63-201, as,

“Market value” means the amount of United States dollars or equivalent for which, in all probability, a property would exchange hands between a willing seller, under no compulsion to sell, and an informed, capable buyer, with a reasonable time allowed to consummate the sale, substantiated by a reasonable down or full cash payment. Market value is estimated according to recognized appraisal methods and techniques.

There are three (3) approaches to value, the sales comparison approach, the cost approach, and the income approach. Residential property is commonly valued using the sales

comparison approach. Respondent looked to the sales comparison approach.

Appellant explained how the residence had been removed from subject. Appellant was under the impression the current assessment still contained value for the residence. Respondent explained the improvement value was in fact fully removed for the 2019 assessment, however, noted the assessment still contained market value for the underlying 1-acre homesite.

Respondent offered sales for the Board's review. The sales bracketed the subject property in size and location. After adjustments, the adjusted sale prices ranged from \$87,973 to \$123,129 per acre. Appellant was not found to have offered good evidence of the homesite's market value.

Idaho Code § 63-511 places the burden on Appellant to establish subject's valuation is erroneous by a preponderance of the evidence. The burden of proof was not satisfied here by Appellant. Respondent's information and analysis was the only market value evidence provided in record. As such, we did not find sufficient cause to disturb the valuation determined by Respondent.

The decision of the Ada County Board of Equalization is affirmed.

FINAL ORDER

In accordance with the foregoing Final Decision, IT IS ORDERED that the decision of the Ada County Board of Equalization concerning the subject parcel be, and the same hereby is, AFFIRMED.

DATED this 9th day of December, 2019.