

BEFORE THE IDAHO BOARD OF TAX APPEALS

GEM 2000, LP,	)	
	)	
Appellant,	)	APPEAL NOS. 24-A-1081 and
	)	24-A-1082
v.	)	
	)	FINAL DECISION AND ORDER
CUSTER COUNTY,	)	
	)	
Respondent.	)	
	)	
_____	)	

RESIDENTIAL PROPERTY APPEALS

These appeals are taken from decisions of the Custer County Board of Equalization denying appeals of the valuations for taxing purposes on properties described by Parcel Nos. RP14N19E054801A, RP14N19E055401A. The appeals concern the 2024 tax year.

These matters came on for hearing November 21, 2024, in Challis, Idaho, before Board Member Doug Wallis. George McQuiston appeared at hearing for Appellant. Custer County Assessor Jacquiel Bruno represented Respondent.

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

The issues on appeal concern the market values of two (2) residential properties.

The decisions of the Custer County Board of Equalization are affirmed.

FINDINGS OF FACT

RP14N19E054801A (Appeal #24-A-1081)

The assessed land value is \$251,690, and the improvements' value is \$156,750, totaling \$408,440. Appellant contends the correct total value is \$353,760.

This subject property is a 159 acre rural residential parcel located north of Challis, Idaho. The property is improved a 1,520 square foot cabin constructed in 1965, as well as a small outbuilding.

RP14N19E055401A (Appeal #24-A-1082)

The assessed value is \$162,890. Appellant contends the correct value is \$149,790.

This subject property is an 80 acre vacant tract adjacent to the above subject property.

After broadly discussing appraisal terms and concepts, Appellant disclosed the reason for appealing subjects' assessed values was due to Appellant's dissatisfaction with the assessor's valuation of an improved residential parcel that is not part of this matter. Appellant generally suggested subjects' valuations were erroneous but offered no specific market information.

In support of subjects' respective assessed values, Respondent offered information on eight (8) improved and ten (10) unimproved residential sales which closed during 2022 and 2023. The improved sales concerned 1.0 to 20.3 acre parcels improved with residences varying in size from 1,290 to 1,876 square feet. Sale prices ranged from roughly \$295,000 to \$489,000, or from \$161 to \$352 per square foot. The improved subject property is assessed at \$408,440, or \$269 per square foot.

Respondent's vacant residential sales concerned parcels ranging from .59 to 10.95 acres in size, and in sale price from \$6,000 to \$175,000, or roughly \$5,000 to \$51,000 per acre. Respondent maintained the nearly \$163,000 assessed value of the vacant subject property, or \$2,036 per acre, was reasonable against the recent sales data.

CONCLUSIONS OF LAW

This Board's goal in its hearings is the acquisition of sufficient, accurate evidence to support a determination of market value in fee simple interest or, as applicable, a property's 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, 2024, in this case. Market value is always estimated as of a precise point in time. Idaho Code § 63-201 provides the following definition,

“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. *Merris v. Ada Cnty.*, 100 Idaho 59, 63, 593 P.2d 394, 398 (1979).

As the party seeking affirmative relief, Idaho Code § 63-511 places the burden on Appellant to establish subject's valuation is erroneous by a preponderance of the evidence. That burden was not met in this instance. At hearing, Appellant revealed there was no legitimate dispute regarding subjects' respective assessments. Rather, these appeals were filed as an act of retaliation due to Appellant's disagreement with the assessment of an unrelated property. As Appellant offered nothing in support of lower values, nor otherwise demonstrated error in subjects' assessments, the Board found no good cause to disturb the valuations.

The decisions of the Custer County Board of Equalization are affirmed.

FINAL ORDER

In accordance with the foregoing Final Decision, IT IS ORDERED that the decisions of the Custer County Board of Equalization concerning the subject parcels be, and the same hereby are, AFFIRMED.

DATED this 4th day of March, 2025.