

BEFORE THE IDAHO BOARD OF TAX APPEALS

SHREE SINGH,	)	
	)	
Appellant,	)	APPEAL NO. 16-A-1092
	)	
v.	)	FINAL DECISION
	)	AND ORDER
TWIN FALLS COUNTY,	)	
	)	
Respondent.	)	
	)	
	)	
	)	

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**RESIDENTIAL PROPERTY APPEAL**

This appeal is taken from a decision of the Twin Falls County Board of Equalization affirming the protest of valuation for taxing purposes of property described by Parcel No. RPT34890030080A. The appeal concerns the 2016 tax year.

This matter came on for hearing October 26, 2016 in Twin Falls, Idaho before Board Member David Kinghorn. Appellant Shree Singh was self-represented. Assessor Gerry Bowden represented Respondent.

Board Members David Kinghorn, Linda Pike and Leland Heinrich participated in this decision.

**The issue on appeal concerns the market value of an improved residential property.**

**The decision of the Twin Falls County Board of Equalization is affirmed.**

FINDINGS OF FACT

The assessed land value is \$55,472, and the improvements' value is \$345,322, totaling \$400,794. Appellant contends the correct land value is \$48,504, and the improvements' value is \$340,908, totaling \$389,412.

The subject property is a 4,679 square foot residence situated on a .40 acre lot in the Twin Falls Morning Sun subdivision in Twin Falls, Idaho. The residence includes four

(4) bedrooms, four (4) bathrooms, and an attached three-car garage roughly 969 square feet in size.

Appellant built subject in 2011. Appellant noted between 2014 and 2016, subject's assessed value had increased by more than \$14,000, or slightly over 33%. Appellant expressed concern over the fact three (3) separate county appraisers had inspected subject and each derived a different value.

Appellant reported subject does not contain two (2) kitchens and yet was valued as such. Appellant believes by misstating the use of some of the rooms in the residence the assessed value came in higher and in error. Respondent clarified that because the basement area contained kitchen cabinetry, a sink with garbage disposal, a refrigerator and a sitting bar, it was labeled as a kitchen. Respondent also noted some of the rooms in the residence were considered as "other" rooms, not bedrooms, as they did not contain closets. Respondent maintained subject was recently inspected and valued to reflect the individual components in each living area. The assessment was not based on each room's assigned label.

In support of subject's assessed value, Respondent referenced three (3) improved residential sales located in close proximity to subject. Two (2) sales took place in 2015, and remaining sale took place in 2014. There was some variance in terms of lot and residence size, however, the sale properties were regarded as generally similar to subject in terms of age, location, design. Sale prices were between \$317,900 and \$465,000. Respondent compared the sale properties directly to subject and made adjustments for

differences in class, square footage, and bathroom count. Adjusted sale prices ranged from \$442,842 to \$469,860. Subject is assessed at \$400,794.

Respondent also provided two (2) 2015 vacant land sales in support of subject's land value. The first was a .287 acre parcel with a sales price of \$62,000. The second sale was .371 acres which sold for \$62,500. Subject's .402 acres were assessed at \$55,472.

### 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, or as applicable exempt status. This Board, giving full opportunity for all arguments and having considered all testimony and documentary evidence submitted by the parties in support of their respective positions, hereby enters the following.

Idaho Code § 63-205 requires taxable property be assessed at market value annually on January 1; January 1, 2016 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.

Appellant raised concerns or complaints on a number of issues. The primary contention was subject was over-assessed based on the steady value increases and incorrect labeling or descriptions of different areas of the residence. On the record before us, we found the actual components were assessed properly.

Appellant contended subject's current value should be lower but failed to provide market data to support the requested value. Respondent, on the other hand, provided improved sales located in subject's immediate area. Adjustments were made for differences between subject and the sale properties. Subject's assessed value represented the low end of the value range indicated by the available sales. Respondent also provided vacant land sales which further supported subject's land value. Overall, subject's assessment appears supported and reasonable.

In appeals to this Board, and pursuant to Idaho Code § 63-511, the burden is with the Appellant to establish Respondent's valuation is erroneous by a preponderance of the evidence. Given the lack of evidence, that burden was not satisfied. As such, the decision of the Twin Falls County Board of Equalization is affirmed.

#### FINAL ORDER

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

DATED this 20<sup>th</sup> day of December, 2016.