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FOR IMMEDIATE RELEASE

Appraisal Department Moves Forward on Fieldwork

Reappraisal remediation plan approved by Idaho State Tax Commission

POCATELLO, IDAHO, November 1, 2019 The Idaho State Tax Commission recently approved the proposed remediation plan set forth by Assessor Sheri Davies. According to Idaho Code § 63-314, each county must carry out a 5-year reappraisal program, wherein 20% of all parcels are reappraised each year. The code goes on to say that the remaining non-appraised 80% of parcels shall be indexed to reflect current market value. Adhering to the code requires that all taxable property in Bannock County shall be appraised or indexed to market value each year.

Mass-appraisals conducted for yearly tax assessments are conducted in a much different manner than a typical fee appraisal that many home buyers may be familiar with. During a fee appraisal, an appraiser makes extensive notes regarding the property and amenities, both inside and out. An appraisal for assessment purposes takes a much broader view of a property, primarily focusing on items including: total square footage, finished square footage, bathroom count, condition of the structure(s). When a reappraisal takes place every five years, appraisers are looking for any updates that have occurred since the last time the property was appraised by the county.

The current remediation plan includes the appraisal staff completing an average of 400 reappraisals per week, through the month of April. This will bring the reappraisal schedule current, allowing appraisers adequate time to analyze & prepare the 2020 assessment notices.

The reappraisal process is simple and straight-forward

While working in the field, appraisers always travel in a vehicle plainly marked with a county emblem and will have photo identification.

Appraisers use a variety of methods during the reappraisal process. A visual inspection of the exterior is conducted, typically from the sidewalk or street. During this process a new photo is taken of the home, and a tag may be left on the door to alert property owners that appraisers were in the area. If a permit was recently filed with the city (or county), the appraiser will attempt to contact the property owner to inquire if the changes were completed according to the submitted plans.

Property owners are encouraged to participate in the reappraisal process any time, and especially when changes have been made since the last appraisal. Participation on the part of the property owner is not required; however, appraisers and property owners working as a team helps to ensure fair & equitable assessments throughout the county.