

THE PINTO POINT POST

June 13, 2017

Hello Neighbor:

Our May 20th newsletter included an article titled TAXES, TAXES! This newsletter is a follow up to that article. The 5/20 newsletter also mentioned the Priest Lake State Lessee's Association (PLSLA) was expected to advise its members of their recommendations. PLSLA did so on 6/10. That newsletter included important information about appealing assessment valuations to the Bonner County Board of Equalization.

This newsletter is intended to follow up on those two articles and offer additional information that may be helpful to those who are inclined to appeal the assessed value of their land.

There are 53 of us in the Pinto Point Neighborhood; 24 who have purchased our land and 29 who are IDL cottage site lessees. We all received our 2017 Assessment Notice from the Bonner County Assessor during the 1st week of June. The Assessment Notice for those of us who own our land includes a value for "15 RUR SUB RES". That's the assessor's valuation for the land. The Assessment Notice for those who are lessees does not include an assessed value for the land because IDL owns the land.

Your tax liability is the assessed value multiplied by the .006799836 levy rate. For every \$100,000 in assessed valuation the annual tax amounts to \$680.

The 2017 Assessment Notice for property owners in most cases lists an assessed land valuation that greatly exceeds what was actually paid for the land. So what can you do about it?

The letter sent along with your 2017 Assessment Notice explains an "INQUIRY PERIOD" when the property owner can contact the Assessor's office and ask questions about their assessment. The INQUIRY PERIOD" ends at 5:00 pm, Monday, June 26, 2017.

You are encouraged to call the assessor at (208)265-1440. Explain that you want to know why the assessed value of your land is greater than what you paid for it. ALSO request the assessor to email you the comparables they used to determine your land valuation.

Appeal your land assessment to the Board of Equalization (BOE). The BOE is the three Bonner County Commissioners. Don't be dismayed if you're considering this for the first time. This will be the third annual appeal for many of us.

THE PINTO POINT POST

June 13, 2017

IMPORTANT!

We have set up links where you can find the BOE appeal forms, information about how to fill out the appeal form, suggestions on what to list as a reason for your appeal, 2016 appraised values for lots sold by the State, how to prepare for the appeal, information that others may share about the process and other information that you may find helpful.

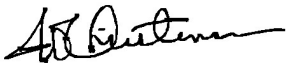
Attached is a document titled “2017 Assessment Appeal Access links”. Begin by opening the getting Started link.

Finally, please mark your calendar for the following upcoming meetings:

PLSLA Annual members’ Meeting, Saturday July 15th from 9:00-noon at the Inn at Priest Lake

PPOA Members’ Meeting, Saturday, July 29th from 9:00-noon. The location will be announced later.

Thanks and good luck!



Denny Christenson
President, Pinto Point Owners’ Association