

STATE OF WEST VIRGINIA

RANDOLPH COUNTY COMMISSION SS:

At a special session of the County Commission in and for the aforesaid County and State, at the James Cain Court House Annex, on the 1st day of February, 2022 at 10:00 a.m.

Present: Randolph County Commission President, Chris See and Commissioner David Kesling. Commissioner Chris Siler was absent

Randolph County Assessor, Phyllis Yokum and Appraisers, Charles Keller, David Riddle and Lance Marcum were also present.

Commissioner See called the meeting to order for the 2022 session of the Board of Equalization and Review.

Randolph County Clerk, Brenda Wiseman swore in Phyllis Yokum, Charles Keller, David Riddle and Lance Marcum

Assessor Yokum said Bruce Hardwood/ AHF was originally down in value of 19.7 million dollars. They used a fresh start value because it changed hands. She said the industrial appraisers from the State do the appraisals for them but the State is struggling right now. She said she called the State and told them those values can't happen. She said they turned it over to her to try to figure out. She said she called and talked to Robbie Morris about it. She said she told Bruce Hardwood/ AHF she would not accept those values and she hasn't heard back from them yet about a hearing. She said that means total industrial value for the whole county is down 4.5 million dollars. She said so that is not as bad as it was but the values are still down. She said her values to this point, not including public utilities, is still good. She said at this point without public utilities we have an increase over last year's values.

Commissioner Kesling moved to go into recess until Friday at 10:00 a.m. All yes – Motion passed unanimously

FEBRUARY 4, 2022 10:00 A.M.

No one appeared for a hearing on this date:

FEBRUARY 9, 2022 4:00 P.M.

No one appeared for a hearing on this date:

FEBRUARY 11, 2022 10:00 A.M.

No one appeared for a hearing on this date.

FEBRUARY 14, 2022 3:00 P.M.

Randolph County Commissioners, Chris See, David Kesling and Chris Siler were present along with Randolph County Assessor, Phyllis Yokum and Appraisers Charles Keller, David Riddle and Lance Marcum.

Commissioner See called the meeting out of recess and back to order.

Randolph County Clerk, Brenda Wiseman swore in Edward Shiflett.

Edward Shiflett said the property he has in question is 1108 South Kerens Avenue. He said it is a triplex apartment with a garage apartment behind it. He said he purchased it from Freedom Bank in February 2019. It was a bank asset and not a foreclosure sale. He said banks typically have 5-7 years to sell

property. He said he paid \$85,000.00 for the whole piece of property. He said it was in need of repair and still is as it needs a roof, carpet and paint. He said he worked on the furnace and air conditioner. He said the assessed value of that should be around \$50,000.00. He said right now they have it assessed at \$107,000.00 which makes the market value at \$178,000.00 and the best day in the world in Elkins there is no way that the property is worth \$178,000.00. He said the property increased in value of almost \$4,000.00 after it was foreclosed on and he does not understand that at all. He said his taxes on that is almost \$2,000.00. He tried to find a comparable piece of property. He said the property at 622 West Main Street is a duplex with a garage apartment behind it. He said the taxes on that piece of property is only about \$724.00. He said his property is newer and bigger but no way in the world is his property worth \$100,000.00 more than that one. He said as for the income approach that piece of property makes more money than his because Mr. Shiflett has to pay all the utilities on his building. Mr. Shiflett showed the Commissioners pictures of both pieces of property. He just doesn't understand why his is being assessed so high.

Assessor Yokum said the first thing she would like to present is WV Code 11-1-C7A states that all Assessors shall appraise all real and personal property in their jurisdiction at a fair market value and they shall utilize procedures and methodology as established by the property valuation and training procedures commission and the valuation system established by the tax commissioner. She said basically we have an appraisal system used for mass appraisal that all Assessors use in the State of West Virginia, so there will be fair and equal taxation from County to County. She said they gather the information on properties and they enter that information into the assessment system and it generates an appraised value. She said that value is based on a lot of things, it is based on a land pricing analysis that they have to do every year and that analysis is done on what property is selling for all over the County and also in particular areas. She said it's a medium value, some properties sell for more and some sell for less. She said Mr. Shiflett states that he bought the property for \$85,000.00 and it was a foreclosure that the bank took back so a foreclosure sale is not even one they can use in their analysis. She said those are not on the open market so they cannot use those types of sales. She said they do a cost approach as to what it costs new and depreciation. She said they do not do income approach because they have to have 3-5 years of documentation from the tax payer to do that. She said the comparable property that Mr. Shiflett is using was built in 1930 and his property was built in 1995. She said that is a 65 year difference. She said when they put that information into the assessment system that makes a significant difference from 1930 to 1995. She said in 2021 Mr. Shiflett's appraised value was \$178,500.00 and in 2022 it went to \$179,500.00. She said she thinks that is an appropriate value in her opinion. She said the same process is used for every house. She said they have two pages of sales in that neighborhood for the last 3-5 years. Assessor Yokum recommends that the value stay the same.

Commissioner Kesling moved to accept the Assessors recommendation, as submitted. All yes – Motion passed unanimously

Commissioner Kesling moved to go back into recess until February 17, 2022. All yes – Motion passed unanimously

FEBRUARY 17, 2022 12:00 P.M.

Randolph County Commissioners, Chris See, David Kesling and Chris Siler were present.

Commissioner See said we are out of recess and back to order.

Assessor Yokum said there are no hearings today. Commissioner Kesling said we had several meetings but only 1 person came this year.

Commissioner Kesling moved to adjourn sine die the board of review and equalization for 2022.

All yes – Motion passed unanimously

Attest: _____