

NOTICE OF 2025 BOARD OF EQUALIZATION AND REVIEW

Notice is hereby given that the PRESTON COUNTY COMMISSION will be sitting as a BOARD OF EQUALIZATION AND REVIEW in the County Commission meeting room, Kingwood, West Virginia on the following dates:

Friday, January 31, 2025 - 5:00 p.m. – 6:00 p.m.
 Wednesday, February 5, 2025 – 10:30 a.m. – 11:30 a.m.
 Monday, February 10, 2025 – 9:00 a.m. - (State of WV Minerals)
 Wednesday, February 12, 2025 – 10:30 a.m. – 11:30 a.m.
 Tuesday, February 18, 2025 – 10:30 a.m. – 11:30 a.m.

President

1/27/2025
Date

Commissioner

1/27/2025
Date

Friday, January 31, 2025, 5:00 p.m.-6:00 p.m.

The Preston County Commission met as a Board of Equalization and Review on Friday, January 31, 2025, at 5:00 p.m. in the County Commission Meeting Room.

The meeting was opened and called to order by President Smith who then declared the following Commissioners present Hunter Thomas, Samantha Stone and Don Smith.

Also present was Assessor Dave Nestor, Administrator Nathan Raybeck and Deanna Lively, County Clerk’s Office, Commercial Appraiser Jesse Hale, Jill Unell (by phone) with Bitbridge Technology and Tom Westbrook

President Smith closed the meeting.

BOARD OF EQUALIZATION HEARINGS

Friday January 31, 2025			
TIME	NAME	DIST/MAP/PARCEL	PHONE #
5:00	Bitbridge Technology	Acct. 267836	972-630-6689
5:15	Pam Westbrook	11-5-340	304-698-4402 (cell) 329-1100 (att.)
5:30			

Ms. Jill Unell, with Bitbridge Technology, was present by phone to discuss tax concerns and the issue debating over whether Bitbridge Technology should be under the machinery & equipment category with a 10-year depreciation or under the computer category with a 5-year depreciation.

Mr. Hale explained that with no state definition or guidelines as to where to put business personal property the reason he came to machinery and equipment was from the definition provided in the dictionary

and noted these are very highly specialized pieces of equipment that cannot be used for anything other than their design function. (See attached.)

After additional discussion, Commissioner Stone moved to accept the present value, category and assessment of the machinery and equipment for the appraisal of Bitbridge Technology. Commissioner Thomas seconded the motion. A roll call vote was taken with Commissioners Stone, Thomas and Smith voting yes. Motion carried.

- A. The difference between “Machinery & Equipment” and “Computer Equipment” is the difference between which Trend Tables and Percent Good Tables are being used.
 - **Machinery and Equipment:**
 - 2023: $4,315,553 \times 1 \times 84\% = 3,625,065$ appraised or 2,175,039 assessed.
 - 2022: $1,088,096 \times 1.01 \times 76\% = 835,222$ appraised or 501,133 assessed.
 - **Total assessed: 2,676,172 or \$45,170 (2024 levy)**
 - **Computer Equipment:**
 - 2023: $4,315,553 \times 1 \times 69\% = 2,977,731$ appraised or \$1,786,638 assessed
 - 2022: $1,088,096 \times 1 \times 52\% = 565,809$ appraised or \$339,485 assessed
 - **Total assessed: 2,126,125 or \$35,889 (2024 levy)**
 - Estimated tax difference (using 2024 levy): **\$9,281**

- B. There is no WV State code that defines what should be in each category, nor one that provides a definition for either category
 - Knowing this, I’m using general definitions for machinery to guide my decisions.
 - i. **General Dictionary Definitions:**
 - 1. **Merriam-Webster:**
 - a. **Machinery** (noun): Machines and equipment used for a **particular purpose**, especially in manufacturing or production.
 - b. Machinery also refers to the working parts of a machine, or the **system of operations or processes that are used to manage or carry out a task.**
 - ii. **Oxford English Dictionary:**
 - 1. **Machinery:** Machines collectively, especially those used in manufacturing, or any machines or mechanical apparatus designed for a **particular process or purpose.**
 - iii. **Black’s Law Dictionary:**
 - 1. **Machine:** In patent law. Any contrivance used to regulate or augment force or motion; more properly, a complex structure, consisting of a combination, or peculiar modification, of the mechanical powers. **The term “machine,” in patent law, includes every mechanical device, or combination of mechanical powers and devices, to perform some function and produce a certain effect or result.** But where the result or effect is produced by chemical action, **by the operation or application of some element or power of nature**, or of one substance to another, such modes, methods, or operations are called “processes.” A new process is usually the result of discovery; a machine, of invention.

- C. I believe ASIC (Application-Specific Integrated Circuits) Miners to be highly specialized equipment used in a commercial setting to produce a certain outcome—which is the solving of a complex algorithm—resulting in a digital coin and monetary payout.
 - My position: ASIC Miners should be keyed as “Machinery and Equipment”

Bitbridge					
Account # 267836					
Hearing - Friday January 31st, 5pm - Calling my work phone at 972-630-6689 - 4pm CST					
M & E 10 year					
2023	4,315,553	0.84	3,625,065		
2022	1,088,096	0.76	826,953		
			4,452,017	close - dep % 2022 little off	0.6 2,671,210
DP 5 year					
2023	4,315,553	0.69	2,977,732	assume Dep % somewhat close	
2022	1,088,096	0.52	565,810		
			3,543,541		0.6 2,126,125

MACHINERY & EQUIPMENT				FURNITURE AND FIXTURES		
Year	Acq/Base	Aprval	Assessed	Acq/Base	Aprval	Assessed
2024						
2023	4,315,553	3,625,065	2,175,039			
2022	1,088,096	835,222	501,133			
2021						
2020						
2019						
2018						
2017						
2016						
2015						
2014						
2013						
2012						
2011						
2010						
2009&Prior						
Totals	5,403,649	4,460,287	2,676,172			

LEASEHOLD IMPROVEMENTS				COMPUTER EQUIPMENT		
Year	Acq/Base	Aprval	Assessed	Acq/Base	Aprval	Assessed
2024						
2023				4,315,553	2,977,732	
2022				1,088,096	545,510	
2021						
2020						
2019						
2018						
2017						
2016						
2015						
2014						
2013						
2012						
2011						
2010						
2009&Prior						
Totals						2,126,125

-- INVENTORY --				Acq/Base	Aprval	Assessed
Totals						

-- MISCELLANEOUS --				Acq/Base	Aprval	Assessed
Totals						

At the second meeting of the Board of Equalization, the commissioners met with Tom Westbrook, owner of property located at 100 E. High Street (the old Kingwood High School), with tax concerns regarding a 35.58% increase for the property. (See attached.)

Preston County, WV

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parid:	11 5034000000000
dmp:	11-5-340
taxdistrict:	11
taxmap:	5
taxparcel:	340
parid_1:	11 5034000000000
nbhd:	111C
own1:	FILTERSOURCE INC
own2:	
careof:	
owneraddr:	101 W HIGH ST
situsaddr:	100 E HIGH ST
cityname:	KINGWOOD
statecode:	WV
book:	695
page:	966
acres:	1.62

The appraised value for the property located at 100 E High St. increased 35.58% from tax year 2024 to 2025. Listed below is the appraised amount for land and building for each tax year.

- 2024 Land: \$56,800 2024 Building: \$50,000 2024 Total: \$106,800
- 2025 Land: \$37,100 2025 Building: \$107,700 2025 Total: \$144,800

The overall increase came from greater due diligence on behalf of the Assessor's Office through my role as commercial appraiser. In previous years, all buildings located on the property were 'gross valued' for \$50,000. No notes were provided as to why they were valued this way. When I performed my site review, I listed the buildings in our state-provided system to come to a more accurate cost-approach value. Below is my reasoning for the value increase.

- A. Difference between types of appraisal methods
 - **Income Approach:** "a method used to estimate the value of a property or business by converting its future income into an estimate of its current value"
 - N/A due to no income
 - **Sales Comparison:** "a real estate valuation method that estimates a property's value by comparing it to similar properties that have recently sold"
 - N/A due to no similar properties having VALID sales
 - Can't use the price paid for this property due to it not being a VALID-arm's length transaction
 - **Cost Approach:** "a real estate appraisal method that estimates the value of a property by calculating the cost to rebuild it"
 - This is the only applicable appraisal method for this type of property
- B. Compared property to others in Marion and Mon. counties
 - Construction costs are set by the state and will be consistent across the counties
 - Main differences between counties:
 - County modifier: accounted for in the math provided
 - Land pricing: did not include price of land in calculations
- C. Calculated the price per square foot of each building located on this parcel and for the comparable properties
 - Comparable properties include 3 schools from roughly the same year and two buildings keyed as "warehouses" within Kingwood.
 - Key differences between us and the comparable counties:
 - Other counties have them coded as "schools" I have it as "warehouse"
 - Other counties have the buildings graded higher, with Condition and Functions varying (either the same or higher)
- D. Overall, I believe the property should be valued even higher than what I currently have it appraised for. I coded the buildings as warehouses, rather than schools because the highest and best use—in my opinion—is in fact warehouses. I lowered the overall grades and functions of the buildings to provide slightly more relief to the taxpayer. Moreover, I did not apply any value to the various outbuildings and sheds on the property. Comparing my findings to comparable properties, I believe the property is appraised more than fairly.

After a lengthy discussion, Mr. Westbrook took some additional information provided to him by Commercial Appraiser Jesse Hale to be reviewed at his leisure and then agreed to meet with Assessor Dave Nestor and Jesse Hale in the office to go over any questions he may have regarding the opinion given by the assessor's office.

Mr. Westbrook also agreed to return to the Board of Equalization meeting scheduled for February 12, 2025 for additional discussion and a possible ruling at that time.

Wednesday, February 5, 2025, 10:30 a.m. – 11:30 a.m.

The Preston County Commission met as a Board of Equalization and Review on February 5, 2025, at 10:30 a.m. in the County Commission Meeting Room.

The meeting was opened and called to order by President Smith who then declared the following Commissioners present Hunter Thomas, Samantha Stone and Don Smith.

Also present was Jesse Hale-Commercial Appraiser, County Administrator Nathan Raybeck and Deanna Lively, County Clerk's Office.

With no appointments scheduled, at 11:30 a.m., President Smith adjourned the meeting.

Monday, February 10, 2025, 9:00 a.m.- (State of WV Minerals)

The Preston County Commission met as a Board of Equalization and Review for the State of West Virginia on Minerals on February 10, 2025, at 9:00 a.m. in the County Commission Meeting Room.

The meeting was opened and called to order by President Smith who then declared the following Commissioners present Hunter Thomas, Samantha Stone and Don Smith.

Also present was Jesse Hale-Commercial Appraiser, County Administrator Nathan Raybeck and Deanna Lively, County Clerk's Office.

Mr. Raybeck conferred with Tim Wagner from the State of WV on Minerals that there were no appointments scheduled.

At 10:00 a.m., President Smith adjourned the meeting.

Wednesday, February 12, 2025, 10:30 a.m. –11:30 a.m.

The Preston County Commission met as a Board of Equalization and Review on February 12, 2025, at 10:30 a.m. in the County Commission Meeting Room.

The meeting was opened and called to order by President Smith who then declared the following Commissioners present Hunter Thomas, Samantha Stone and Don Smith.

Also present were County Administrator Nathan Raybeck, Jesse Hale-Commercial Appraiser, Deanna Lively and Tom Westbrook.

After additional discussion with Mr. Tom Westbrook on the former Kingwood High School property in Kingwood, Commissioner Thomas moved to accept the Assessor's Office current appraised value for the above-mentioned property. Commissioner Stone seconded the motion. A roll call vote was taken with Commissioners Thomas, Stone and Smith voting yes. Motion carried.

FEB 12, 2025 10:09 AM		COMMERCIAL/INDUSTRIAL REVIEW DOCUMENT PRESTON COUNTY, WV										PAGE: 1 AP924WV		
PARCEL ID	01-	23-0061-0001-0000	DEED BOOK/PAGE	800 / 176	CARD NO.	1 OF 1	TAX YEAR	2025	ALT ID	09217662	MAP/ROUTE	/		
ADDRESS	MIDDLE SCHOOL RD													
NBHD	101C	RESTRICTION	/	/	(CA31)-----	BUILDING DESCRIPTION / CALCULATIONS							-----	
LUSE	310	(AAL1)-OWNER INFORMATION--												
LIV UNIT	0	TICE JOEL & SALLY	(CA13)--	SALES INFORMATION			#UNITS	#IDENTICAL BLDGS	YEAR BUILT	1914	GRADE	C 1		
TX CLASS	3		DATE	TYP	PRICE SR VAL									
ZONING	347 C R RD	05/22/17	(CA34)----- INTERIOR / EXTERIOR INFORMATION											
PROP.CL C	REEDSVILLE WV 26547													
(CA12)-----	PROPERTY FACTORS	(CA16)--	ENTRANCE INFO.--											
TOPO	4	ROLLING /	DATE	CODE	INFO.C	ID	01 03	X	7874	WAREHOUSE	1 1	436300 10	43630	
UTILITY	1	ALL PUBL /	09/09/24	3	3	JDH	01 01	X	6688	WAREHOUSE	1 1	183920 10	18390	
RDS/TRF	1	PAVED /	06/08/21	4	3	AAL	01 01	X	144	SUPPORT	1 1	5290 10	530	
FRT/LOC	9	RESIDENTIAL / 6	NEIGHBOR											
PARKING	TYPE	QNTY	PROX	(CA12)-----										
(AAL2)-----	LEGAL	NOTES												
SUR	11.668 (PCL 1)	NR TUNNELTON	NOTE C											
NOTES:OLD SOUTH PRESTON SCHOOL BUI														
T1:	T2:	T3:	NOTES:											
(CA14)-----	LAND DATA	C A L P T A B L E												
QTY	ACRE/SFT/UNITS	BASE	BASE	INCR	PERCENT GOOD			625510	OBY					
PE LN CD	FRONT DEPTH	PRICE INFL-FAC	SIZE	RATE /DECR	LAND-VAL	PERCENT COMPLETE			10	BUILDING				
A 1 6	1.00	20000.00	.00	20000.00	20000.00	20,000	TOTAL OTHER IMP.VALUE			105,100				
PRIMARY SITE														
A 2 4C	10.67	1000.19	.00	1000.00	1000.00	10,670	COUNTY MODIFIER			1.6800	30,700			
WOODLAND														
X IDENT UNITS ()														
105100														
TOTAL COST VALUE														
135,800														
(CA11)----- C U R R E N T A P P R A I S E D V A L U E S														
CURRENT LAND 30,700 BUILDING 105,100 TOTAL 135,800														
RVW CD 1 COST APPROAC RSN 02 Final Value DATE09-SEP-24 ID JDH														
STATUS 7														
ESTIMATE LAND BUILDING TOTAL DATA IS INCO														
REVIEW CODE RSN DATE ID														
PREV ASMT LAND: 18,420 BUILDING 63,060 TOTAL: 81,480														
TOTAL ACRES														
TOTAL LAND-VALUE 30,700														
(CA24)---OTHER BUILDING & YARD IMPROVEMENTS--- MISC. IMPROV														
TYP QN YEAR SIZE GRD MODS C FMD\$ VALUE TOT OBY														
0														
GROSS BUILDING SUMMARY														
DESC VALUE 0														
(CA32)---OTHER FEATURES/ATTACHED IMPROV---														
LN CODE MEAS1 MEAS2 STOPS IU VALUE														
+-----110-----+ +-----88-----+														
+68 31 ++														
++ A +10 B 76														
C +---+														
24														
+-----110-----* +-----88-----+														

Tuesday, February 18, 2025, 10:30 – 11:30 a.m.

The Preston County Commission met as a Board of Equalization and Review on February 18, 2025, at 10:30 a.m. in the County Commission Meeting Room.

The meeting was opened and called to order by President Smith who then declared the following Commissioners present Hunter Thomas, Samantha Stone and Don Smith.

Also present were County Administrator Nathan Raybeck, County Clerk Linda Huggins, Jesse Hale-Commercial Appraiser, and Deanna Lively, Deputy Clerk.

There were no appointments scheduled with tax concerns to address the Board of Equalization and Review.

At 11:30 a.m., Commissioner Stone moved to adjourn sine die the Board of Equalization and Review Hearings for the 2025 tax year. Commissioner Smith seconded the motion. A roll call vote was taken with Commissioners Stone and Smith voting yes. Motion carried.

Commissioner

Commissioner

Commissioner

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02/18/2025