



STATE OF OREGON  
DEPARTMENT OF REVENUE

In the Matter of the Petition of  
BHK ENTERPRISES LLC  
Concerning Certain Property Tax Matters  
for the 2007-08 Tax Year  
CONFERENCE DECISION No. 08-0125

Rep:  
John H Brown  
101 E. Broadway  
Ste 101  
Eugene, OR  
9740

BHK Enterprises LLC, petitioner, appealed to the Department of Revenue for a reduction in real market value (RMV) of property in Lane County identified as assessor's account numbers 0277275 and 0277309. The appeal was filed pursuant to the department's supervisory authority provided by ORS 306.115.

A telephone conference was held at 2:00 p.m. on October 30, 2008. Participating were John Brown, petitioner's authorized representative; Bill Mahn, commercial appraiser for Lane County; and Gregg Thummel, conference officer for the department.

The subject property is a former city library converted to commercial use in downtown Eugene. The parties to the petition agreed to reductions in values of the property, based on market evidence. By stipulation the RMV for the 2007-08 tax year is reduced as follows:

	<u>From</u>	<u>To</u>
<u>Account# 0277275</u>		
RMV		
Land	\$1,645,670	\$1,143,021
Improvements	<u>3,759,610</u>	<u>2,692,575</u>
Total	\$5,414,280	\$3,835,596

	<u>From</u>	<u>To</u>
<u>Account# 0277309</u>		
RMV		
Land	\$464,404	\$464,404
Improvements	<u>0</u>	<u>0</u>
Total	\$464,404	\$464,404 (No Change)

*both accounts 4,300,000 Total*

Excess taxes, if any, shall be refunded with statutory interest as required by ORS 311.806 and 311.812.