

**BOARD OF EQUALIZATION, WASHOE COUNTY, NEVADA**

THURSDAY

9:00 A.M.

FEBRUARY 5, 2009

PRESENT:

**James Covert, Chairman**  
**John Krolick, Vice Chairman**  
**Benjamin Green, Member**  
**Linda Woodland, Member**  
**James Brown, Member**

**Nancy Parent, Chief Deputy Clerk**  
**Herb Kaplan, Deputy District Attorney**

The Board of Equalization convened at 9:00 a.m. in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada. Chairman Covert called the meeting to order, the Clerk called the roll and the Board conducted the following business:

**WITHDRAWN PETITIONS**

The following petitions scheduled on today's agenda had been withdrawn by the Petitioners prior to the hearing:

<b>Assessor's Parcel No.</b>	<b>Petitioner</b>	<b>Hearing No.</b>
024-351-12	GREGG LUBBE FAMILY TRUST	09-1489A
024-351-08	GREGG LUBBE FAMILY TRUST	09-1489B
024-351-05	GREGG LUBBE FAMILY TRUST	09-1489C
024-351-01	GREGG LUBBE FAMILY TRUST	09-1489D
024-351-06	GREGG LUBBE FAMILY TRUST	09-1489E
024-351-07	GREGG LUBBE FAMILY TRUST	09-1489F
024-351-09	GREGG LUBBE FAMILY TRUST	09-1489G
024-351-10	GREGG LUBBE FAMILY TRUST	09-1489H
024-352-01	GREGG LUBBE FAMILY TRUST	09-1489I
024-352-04	GREGG LUBBE FAMILY TRUST	09-1489J
024-352-05	GREGG LUBBE FAMILY TRUST	09-1489K
232-462-02	TOLL NORTH RENO LLC	09-1454

**09-110E SWEARING IN**

Nancy Parent, Chief Deputy Clerk, swore in the following members of the Assessor's staff who would be presenting testimony for the 2009 Board of Equalization hearings: Steven Clement, Corinne Delguidice, Virginia Dillon, Stacy Ettinger, Michael Gonzales, Linda Lambert, Mark Stafford, Keith Stege, and Jana Vickers.

**09-111E      CONSOLIDATION OF HEARINGS**

Chairman Covert indicated the Board would consolidate items as necessary when they each came up on the agenda.

Chairman Covert read the following statement from NRS 361.345 concerning the job and responsibilities of the County Board of Equalization: "...the county board of equalization may determine the valuation of any property assessed by the county assessor, and may change and correct any valuation found to be incorrect either by adding thereto or by deducting therefrom such sum as is necessary to make it conform to the taxable value of the property assessed, whether that valuation was fixed by the owner or the county assessor. The county board of equalization may not reduce the assessment of the county assessor unless it is established by a preponderance of the evidence that the valuation established by the county assessor exceeds the full cash value of the property or is inequitable..."

**09-112E      PARCEL NO. 018-043-20 – PANICARO, JOSEPH L & JOY L – HEARING NO. 09-1104**

Chairman Covert referred to a letter from the Petitioner requesting that his hearing be rescheduled. Stacy Ettinger, Appraiser III, indicated Joseph Panicaro was present in the audience, but was not prepared to stay for his hearing due to a conflicting court appearance. Josh Wilson, Assessor, suggested moving the hearing to February 25, 2009, which had been reserved for continuances and rescheduled hearings. Mr. Panicaro stated he was in agreement with the date.

Chairman Covert informed the appellant the hearings on February 25, 2009 would begin at 9:00 a.m.

**09-113E      PARCEL NO. 023-731-08 – HARRIES, GERALD – HEARING NO. 09-0156**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land located at 2545 Manzanita Ln, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Letter supporting appeal, 1 page.

Exhibit B: Letter and supporting documentation, 11 pages.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 11 pages.

On behalf of the Petitioner, Gerald Harries was sworn in by Chief Deputy Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Linda Lambert, Appraiser III, oriented the Board as to the location of the subject property.

Mr. Harries referred to page two of Exhibit B, which plotted the increasing appraisal values placed on the subject property from 1996 to 2009. He said he was aware there had been a 15 percent reduction in land values approved by the County Board, but had not received any formal notice and did not believe it would result in a significant change in his taxable value. He expressed concern about the resale value of his property and what was happening to housing prices in his neighborhood. He noted the value of his property had not changed significantly and no substantial improvements had been made since he purchased the property in 1996. He pointed out several of his neighbors had put retaining walls in their backyards, but his backyard still sloped very steeply down to Steamboat Creek.

Appraiser Lambert reviewed the features of the subject property, the comparable sales, and the range of values associated with them in Exhibit I. She pointed out the subject property had a view of the city. Based on the comparable sales, she stated the taxable value did not exceed full cash value and the property was equalized with similarly situated properties and improvements in Washoe County. She recommended the Assessor's values be upheld.

Mr. Harries commented the view had changed somewhat since he purchased the property due to the growth of the neighborhood and various trees. He acknowledged there was a view of the city lights at times.

Appraiser Lambert confirmed for Chairman Covert the subject property was adjusted for a full city view. She explained no adjustments were made in the neighborhood for canyon views or partial views.

Chairman Covert observed the Assessor's comparable sales appeared to support the subject parcel's taxable value and seemed to be recent.

With regard to Parcel No. 023-731-08, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Woodland, which motion duly carried, it was ordered that the Assessor's taxable values be upheld for tax year 2009-10. It was found that the Petitioner failed to meet his/her burden to show the land and improvements are valued incorrectly or that the total taxable value exceeded full cash value.

**09-114E      PARCEL NO. 538-071-01 – LLOYD, RICHARD L – HEARING NO. 09-0139**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at 12040 Ocean View Dr, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Letter and supporting documentation, 46 pages.

Exhibit B: Comparable sales information, 3 pages.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 9 pages.

On behalf of the Petitioner, Richard Lloyd was sworn in by Chief Deputy Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Rigo Lopez, Senior Appraiser, oriented the Board as to the location of the subject property.

Mr. Lloyd told the story of his family's search for the subject property in the Pebble Creek subdivision. He said he had an opportunity to look at all of the comparable properties referenced in Assessor's Exhibit I while shopping for the home. He indicated he purchased the subject with a winning bid of \$415,000 (plus an auction fee) at a real estate auction and then discovered a taxable valuation of over \$623,000 during close of escrow. He noted he was required to have a 20 percent down payment because the bank considered the City of Sparks to be in a declining real estate market.

Mr. Lloyd referenced a statement in the bank's appraisal report, shown on page 21 of Exhibit A, indicating there were "no recent sales of properties like the subject." He discussed the comparable sales information provided in Exhibit B, stating his purchase of the subject property was relevant as a comparable sale. He pointed out a sale in December 2008 of the same model house, located on the same street, as well as a current listing on Anthem Drive. He estimated an average market value of \$494,000 based on recent comparable sales and sales listings. Mr. Lloyd stated the Anthem Drive house was the most comparable to the subject in terms of its layout and features, although there was a difference in garage size. He noted the Anthem Drive property was fully landscaped in the backyard, whereas the subject had about an acre of barren dirt. He observed the valuation of the Anthem Drive property (IS-4 in Exhibit I) would be \$460,000 to \$470,000 if one were to reduce the listing price by the 10 percent amount the Assessor's Office claimed to have decremented housing values.

Mr. Lloyd commented he was currently paying taxes on a valuation of \$717,000, although he purchased the property for \$436,000 in October 2008. He characterized this as a net error in valuation of 65 percent for the current tax year.

Appraiser Lopez acknowledged the Spanish Springs and Wingfield Springs areas surrounding the subject property were some of the hardest hit by the downturn in the real estate market. He introduced Assessor's Exhibit I, which recommended the application of \$38,000 in obsolescence to the subject's improvement value in order to achieve a total taxable value of \$525,000.

Chairman Covert asked whether the Petitioner's purchase of the subject property was considered to be an arm's length transaction. Appraiser Lopez said it was given some consideration. He pointed out there were other foreclosure sales taking place in the neighborhood at sales prices that were higher than the subject.

Appraiser Lopez explained some of the Pebble Creek homes featured a casita and/or a detached garage. He indicated the subject property had a detached garage, but the Anthem Drive property (IS-4) did not. He reviewed the comparable sales supporting the Assessor's recommendation, which would bring the value of the subject property into the lower end of the range of comparable market values. He stated some emphasis had been given to the current listing for the Anthem Drive property during evaluation of the comparable sales.

Chairman Covert commented he was not sure whether the Petitioner's purchase at auction represented an arm's length transaction. He asked the appellant if he was aware of the Assessor's recommendation to reduce the value. Mr. Lloyd replied he was aware, although no adjustments had been offered until he filed his appeal. He pointed out the comparable improved sale listed as IS-1 was not a foreclosure sale. He said it did not appear his purchase of the subject property had been included in the market basket used to determine values in the neighborhood. Based on forecasts of the declining real estate market and the average of comparables, he asserted his property should be valued between \$460,000 and \$465,000. He stated he bought the home in an open market transaction and was currently overpaying his taxes.

Member Green observed there were comparable sales prices of \$527,500 and \$637,500 in late 2008 for homes that were smaller than the subject. He indicated the price paid by the Petitioner at auction was probably not indicative of fair market value if properties around the subject were selling for higher amounts. He said he was very comfortable with the Assessor's recommendation.

Member Green asked about the differences between the subject property and the Anthem Drive property (IS-4). Mr. Lloyd acknowledged the Anthem Drive property had a smaller garage, but pointed out the subject had no landscaping in the backyard. He stated the differences approximated a trade-off between the properties.

Chairman Covert agreed with Member Green that the swimming pool for IS-1 might not add market value. He asked what value the Assessor's Office would place on a swimming pool. Appraiser Lopez indicated a value of roughly \$30,000. Chairman Covert noted IS-1 would be valued at approximately \$30,000 less without the swimming pool. Appraiser Lopez stated the developer would charge approximately \$45,000 for the subject's garage. He observed the Anthem Drive home was three years older than the subject. He said he was aware some repairs to the subject property were necessary after the auction, but the Petitioner had not provided any detailed figures or requested an inspection of the property.

Chairman Covert wondered at what point the Assessor's Office would look at auction sales as being indicative of the market. Appraiser Lopez explained it was appropriate to look at the range of values.

Member Brown inquired as to the bank's appraisal figure. Mr. Lloyd noted the subject was appraised at \$550,000 for financing purposes. Member Brown asked what weight the Assessor's Office gave to the bank's appraisal. Appraiser Lopez said it was very relevant and noted the bank's appraiser took the low end of the range of market values. Chairman Covert remarked the bank's request for an additional 10 percent down on the purchase suggested they were not very confident in the appraisal amount.

Member Krolick wondered whether there was any market impact for properties located on one side of the street versus the other. Appraiser Lopez stated some adjustments were made in the neighborhood for size and there was a 10 percent downward adjustment for backing to the Pyramid Highway. He said there were no adjustments for view or slope. Mr. Lloyd indicated the Anthem Drive property was not on the Pyramid Highway. Member Krolick questioned whether the Assessor's Office reviewed the terms of the sales transaction for IS-1. Appraiser Lopez indicated they had not. Member Krolick asked the petitioner about the sales terms surrounding his purchase of the subject. Mr. Lloyd stated it had been an "as is" transaction. He estimated he had receipts for approximately \$5,000 to \$6,000 in maintenance and repairs to the property.

Member Green noted the Anthem Drive property backed up to the Pyramid Highway and such homes did not sell as well as those located on interior lots. Mr. Lloyd agreed, but indicated his neighbor's house burned down and he was located next to a burned out hulk of a house.

Josh Wilson, Assessor, stated all Washoe County properties would now be reappraised every year and taxable values would follow whatever direction was indicated by the market. He disagreed with the Petitioner's statement there had been a forecasting error with the subject's previous taxable value. He acknowledged there could be some timing issues imposed by the statutory requirements of the appraisal system.

Member Krolick agreed the property was purchased at a discount based on the terms of the escrow transaction. However, he noted there was still a considerable gap between the subject's purchase price and the most recent comparable sale. He suggested a

5 percent reduction was warranted based on the circumstances of the market, resulting in a \$500,000 total taxable value.

Member Green disagreed. He remarked the Petitioner was required to show beyond a reasonable doubt that the Assessor's Office had overvalued the property. He said the Assessor showed the taxable value to be below the current market value. Herb Kaplan, Legal Counsel, stated the Petitioner's standard was not based on reasonable doubt, but rather a preponderance of evidence.

With regard to Parcel No. 538-071-01, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Krolick, seconded by Member Brown, which motion carried on a 3-2 vote with Members Green and Woodland voting "no," it was ordered that the taxable land value be upheld and the taxable improvement value be reduced to \$385,250, resulting in a total taxable value of \$500,000 for tax year 2009-10. Obsolescence in the amount of \$63,000 was applied to the improvements so that the total taxable value would not exceed full cash value. With the adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**09-115E      PARCEL NO. 023-731-01 – HARKER, JACK D – HEARING NO. 09-0136**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at 2475 Manzanita Ln, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Opinion of value and assessment information, 2 pages

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 12 pages.

On behalf of the Petitioner, Jack Harker was sworn in by Chief Deputy Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Linda Lambert, Appraiser III, oriented the Board as to the location of the subject property.

Mr. Harker said he had taken note of several real estate listings in his neighborhood that had been for sale since early 2008. He remarked he saw the market values going down and his assessment going up to an excessive degree. Chairman Covert explained it had taken the Assessor's Office a few years to achieve the goal of

reassessing properties every year, and that should stabilize some of the swings in valuation.

Appraiser Lambert reviewed the features of the subject property, the comparable sales, and the range of values associated with them in Exhibit I. She pointed out the subject property had a view of the city. She recommended the Assessor's values be upheld.

Mr. Harker pointed out the subject was located on a fairly busy street. He expressed concern that taxable values had increased instead of at least remaining the same.

Member Woodland asked if there was any adjustment for the subject property's odd-shaped lot. Appraiser Lambert indicated there was a 5 percent downward adjustment for the shape of the property.

With regard to Parcel No. 023-731-01, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Krolick, which motion duly carried, it was ordered that the Assessor's taxable values be upheld for tax year 2009-10. It was found that the Petitioner failed to meet his/her burden to show the land and improvements are valued incorrectly or that the total taxable value exceeded full cash value.

**09-116E      PARCEL NO. 038-043-12 – DYCK, BRIAN E & IWALANI F –**  
**HEARING NO. 09-1161**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at 240 Lakeview Dr, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Letter and supporting documentation, 17 pages.

Exhibit B: News articles and comparable sales information, 3 pages.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 11 pages.

On behalf of the Petitioner, Brian Dyck was sworn in by Chief Deputy Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Steven Clement, Appraiser III, oriented the Board as to the location of the subject property.



Mr. Dyck stated it was his belief that his land and improvement values were incorrectly determined, and the total taxable value of the subject property was more than its full cash value. He acknowledged the recommendation by the Assessor's Office to reduce the improvement value by \$605 to correct the square footage of his house. He indicated the land value was higher than that of comparable properties in his neighborhood when calculated per square foot, as shown in Exhibit B. He noted the comparable sales used by the Assessor's Office were all from 2007 sales and did not bear any relation to current market values. He said he could find no sales in his neighborhood for 2008, although he found one with a similar lot and features that sold for \$363,000 at 550 Highview in Sparks.

Appraiser Clement reviewed the features of the subject property, the comparable sales, and the range of values associated with them in Exhibit I. He noted comparable land sales from similar but inferior areas were used because there were no land sales in the Verdi area. He discussed the Assessor's recommendation to reduce the subject's improvement value based on a minor correction in the building's square footage. Chairman Covert asked whether the 2007 sales used in Exhibit I would still be considered comparable a year later. Appraiser Clement acknowledged there were very few listings and sales in the Verdi area, even throughout the peak of the real estate market. He thought it was more appropriate to use 2007 improved sales in the Verdi area rather than more current sales in locations that had a glut of available properties. He agreed with Chairman Covert that there was a limited supply of properties in Verdi.

Member Brown questioned whether LS-3, which sold in May 2008, represented an increase in value from the 2007 sales shown as LS-1 and LS-2. Member Green commented there were no 2008 sales to compare to. He did not believe there was any part of the County that was not seeing some kind of downturn in real estate values.

Member Green observed the total taxable value on the subject property had increased from the prior year and the 2007 comparable improved sales were for smaller houses with a lower taxable value per square foot. He asked if the Assessor's Office was comfortable with the recommendation in Exhibit I. Appraiser Clement explained there was a difference in value because the comparable homes were more than ten years older than the subject property, and there was a big difference in depreciation on the improvement values. He said he was comfortable with the recommendation because, although land factors were used in some of the intervening years, it was the first time the Verdi area had been reappraised since 2004. Josh Wilson, Assessor, pointed out the 2009-10 land values across the entire County had been reduced by 15 percent to adjust for overall market conditions. He remarked the values in Appraisal Areas One and Five had already "caught up" with market conditions because they were reappraised during the peak real estate years, so those Areas saw a bigger reduction in their land values for the 2009-10 tax year. Since Appraisal Area Two, which included Verdi, had not been reappraised since 2004, the Assessor's market analysis indicated some increases in those land values prior to the 15 percent reduction.

Member Woodland asked the Assessor's Office to elaborate on the Petitioner's earlier comment that he was missing out on the 15 percent reduction because his values increased by about 5 percent before the reduction took place. Appraiser Clement explained that if one were to take two land values from 2004 that differed by \$50,000 and factor them based on the same percentage, their values would become divergent over time. He indicated the 2009-10 reappraisal brought the area's land values back in line with a base lot valuation, resulting in some reductions and some increases.

Member Krolick commented it was typical for homeowners to remodel about every ten years. He inquired as to how the Assessor's Office took remodeling into account. Appraiser Clement stated the valuation for remodeling was based on building permits. Additionally, he pointed out 1.5 percent per year depreciation on the improvements was required by statute. Assessor Wilson noted NRS 361.229 allowed the Assessor to adjust for depreciation, and it provided that the weighted average year of an improvement could not be adjusted until remodeling amounted to at least 10 percent of the overall cost of the improvement value. He read a list of maintenance items that were excluded from consideration in the remodeling costs.

Mr. Dyck questioned how his 2009-10 taxable improvement value could show a 1 percent increase after depreciation was applied. He noted his main contention was how the land value affected total taxable value. He commented his land value seemed disproportionate when compared with some of his neighbors. He observed property values in the County had decreased by 26 to 30 percent, depending on what source one relied upon, but he was not seeing that reflected in his taxable value.

Chairman Covert asked whether the Petitioner had any information to show the relative increases and decreases in his neighbors' values. Mr. Dyck pointed out the examples on pages 1 and 2 of Exhibit A, which compared the 2008-09 and 2009-10 taxable land values of the subject property with two of its neighbors (prior to the 15 percent reduction). He pointed out the land value of his property was more than twice that of his neighbors when calculated per square foot.

Member Green referenced the valuation history on page 2 of Exhibit I, and suggested a reduction back to the 2008-09 value. Josh Wilson, Assessor, stated the residential record card was printed prior to the institution of the 15 percent reduction in taxable land values. He indicated the land values on page 1 of Exhibit I included the 15 percent reduction, making the 2009-10 taxable land value lower than the 2008-09 value.

With regard to Parcel No. 038-043-12, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Brown, which motion duly carried, it was ordered that the taxable land value be upheld and the taxable improvement value be reduced to \$292,800, resulting in a total taxable value of \$413,925 for tax year 2009-10. The reduction was based on the Assessor's recommendation. With the adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**09-117E      PARCEL NO. 530-432-04 – ALEXANDER, MARK H JR & CAROLYN SUE – HEARING NO. 09-0286**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on property located at 3470 Erin Dr, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Settlement statement, 2 pages.

Exhibit B: Comparable sales information, 9 pages.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 9 pages.

On behalf of the Petitioner, Mark Alexander, Jr., was sworn in by Chief Deputy Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Keith Stege, Appraiser III, oriented the Board as to the location of the subject property.

Mr. Alexander said he recently purchased the subject property in Spanish Springs as a second home. He referenced improved sales IS-2 and IS-3, shown in Exhibit I, and asserted the difference in sales price between them suggested a drop of almost \$40,000 for similar property from July to October of 2008. He called attention to the recommendations and comments section, where it was noted that some appliances, plumbing and lighting fixtures, and the air conditioning unit were removed from the subject residence prior to the sale. He clarified the subject property still had no air conditioning, but the missing plumbing fixtures probably referred to a toilet that was only temporarily removed while work was being done on the floors. He referenced the sales shown on page 2 of Exhibit I for the period from January to June 2008, and commented that sales prices in Spanish Springs were still plummeting further.

Mr. Alexander reviewed the information in Exhibit B, including a Settlement Statement for the purchase of the subject and a list of more than \$2,500 in expenditures to make the residence suitable for occupancy by his son and daughter-in-law. He estimated an additional \$2,500 would be required to install a new air conditioner. He referenced a real estate flyer for the subject property, which showed its asking price of \$209,900. He indicated the home had been unoccupied for a long period of time, and fines had been assessed by the homeowners association for weeds and maintenance issues. He pointed out that IS-2 and IS-3 both sold during the time the subject property was on the market, although no one was interested in buying the subject property at that time. He said there had been comparable sales in the same price range as what he paid for the subject property that were more recent than those noted as comparables by the

Assessor (see pages 5 through 9 of Exhibit B). He commented that home prices were still going down due to foreclosures and the area had not yet hit rock bottom.

Chairman Covert asked what type of air conditioning had been removed. Mr. Alexander said the compressor unit for the central air conditioning had been removed from outside the house and the evaporator coils had been removed from inside the furnace unit. He explained the seller had to install a sheet metal seal over the furnace unit to allow it operation during a building inspection.

Chairman Covert asked how the valuation was adjusted for equipment that was missing from the house. Josh Wilson, Assessor, noted the air conditioning was not included in the improvement value. He acknowledged the property had been vacant for a long time. He pointed out the property sold for more than the Petitioner's purchase price of \$140,000 when it was originally built in 2001. He noted the comparable sales provided in Exhibit B were from homes in an inferior location, with the exception of one home that sold for \$155,000 in January 2008.

Chairman Covert said he was concerned about the length of time the property was unoccupied. He wondered if there was any adjustment for the condition of the house. Assessor Wilson said there were no adjustments for maintenance problems that had already been cured. Chairman Covert asked about the lack of landscaping. Assessor Wilson said a lack of landscaping was somewhat predominant in the subject neighborhood. Mr. Alexander indicated some of the neighbors had "liberated" plants from the yard in order to keep them alive, leaving some large holes, as well as some dead bushes that needed to be removed. Assessor Wilson requested the Board uphold the taxable value based on equalization. He acknowledged the subject was at the low end of the market. He said the question before the Board was the property's value in its currently rehabilitated condition.

Member Green observed there was a comparable sale on Nightingale Way, as provided by the Petitioner on page 8 of Exhibit B, which sold for \$155,000 in January 2009. He stated it was a similar home in the same neighborhood.

Chairman Covert said he was still concerned about the condition of the home and the length of time it was on the market. He said he was not sure the subject would sell for its taxable value of \$162,412 if it were placed on the market, even in its current condition. Member Krolick observed the real property disclosure provided by a bank was generally blank or unknown on foreclosed properties, which left the property somewhat tainted for a period of time.

Chairman Covert inquired as to whether the toilet mentioned by the Petitioner was the missing fixture noted in Exhibit I. Assessor Wilson indicated an appraiser could inspect the interior of the house to look at plumbing fixtures. He said it was his understanding that such problems had already been cured by the Petitioner.

Member Krolick moved to reduce the taxable improvement value to \$91,535 and the total taxable value to \$145,000, based on the Petitioner's purchase price plus improvements, and a lack of other interested buyers while the property was on the market. The motion was seconded by Chairman Covert. The motion failed on a vote of 2 to 3, with Members Brown, Woodland and Green voting "no."

With regard to Parcel No. 530-432-04, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Green, seconded by Member Woodland, which motion carried on a 4-1 vote with Member Krolick voting "no," it was ordered that the taxable land value be upheld and the taxable improvement value be reduced to \$101,535, resulting in a total taxable value of \$155,000 for tax year 2009-10. With the adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**11:14 a.m.** Chairman Covert declared a brief recess.

**11:24 a.m.** The Board reconvened with all members present.

**09-118E**      **PARCEL NO. 156-091-06 – TABRIZI, FARZAD & CAROL – HEARING NO. 09-0143**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at 206 Marchmont Ct, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Comparable sale information, 2 pages.

Exhibit B: Floor plan of 106 Londonberry Ct, 1 page.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 10 pages.

On behalf of the Petitioner, Farzad Tabrizi was sworn in by Chief Deputy Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Pete Kinne, Appraiser II, oriented the Board as to the location of the subject property.

Mr. Tabrizi said there was a major gap between the subject property's total taxable value and what the property was worth on the current market. He indicated he had been trying to sell the property for the last year, but the real estate agent would not renew the expired listing unless he reduced the listing price. He referred to improved sale IS-4, shown on Exhibit I, and stated the square footage of 4,071 was incorrect. He

referenced a floor plan of the property shown in Exhibit B, and noted it was about a 5,200 square foot home, placing its sales price at \$163 per square foot in November 2008. Mr. Tabrizi referred to a comparable sale in Exhibit A, which sold for about \$165 per square foot in January 2009. He compared this to the Assessor's total taxable value of \$239 per square foot for the subject property. He noted he was trying to relist the property, but could not find a real estate agent who would take the listing for more than \$700,000.

Mr. Kinne reviewed the features of the subject property and the comparable sales shown in Exhibit I. Although IS-4 was the most recent sale, he pointed out it was inferior to the subject property due to its condition, and sold in foreclosure after being badly vandalized. He noted there was an estimated cost of about \$200,000 to cure the damage to IS-4. He indicated IS-3 was most comparable to the subject in terms of age and quality. He noted the subject property's total taxable value per square foot was well below the range of values per square foot for the comparable sales presented.

Chairman Covert disclosed that he also lived in St. James Village, although he did not know the Petitioner. Based on advice from counsel, he said it was not necessary for him to recuse himself from voting on the subject property.

Mr. Kinne clarified the square footage for IS-4, indicating it was a 4,071 square foot home with a 1,125 square foot unfinished basement. Mr. Tabrizi stated it was a daylight basement. He indicated he had been inside the home and the basement had been finished by the owner-builder as in-law or au pair quarters.

Chairman Covert asked the Petitioner if he occupied the subject property. Mr. Tabrizi stated he was a builder, but had to move into the home until it could be sold. He expected a downward trend in market values for the next two years.

Member Krolick asked what the original listing price had been on the subject property before it was taken off the market. Mr. Tabrizi said he started at \$1,100,000 and reduced to a \$950,000 list price. He stated he did not want to reduce it further, but the comparables shown in Exhibits A and B set a benchmark in the per square foot market price and real estate agents would not take a higher priced listing. He indicated he was willing to sell the property but there were no buyers out there. He said he had been a builder for 25 years and had never seen such poor conditions. He did not expect the market to return to "normal" appreciation rates of 5 percent per year until the year 2012.

Member Krolick asked the Petitioner what he thought the subject would eventually sell for. Mr. Tabrizi said he might be able to sell it for \$180 per square foot if he waited long enough. He said he did not really know which way things would go. He noted buyers were looking strictly at price per square foot, irrespective of quality and other features. He noted a sales price of \$700,000 would equate to \$177 per square foot.

Chairman Covert indicated the area suffered from a lot of speculative builders during the boom period of the real estate market.

Member Green noted the sales from 2008 supported the Assessor's appraisal of the subject property. He commented IS-2 had a lower price per square foot, but was in a much lower quality class. He said he was surprised to see the number of comparables available in the area.

Member Woodland stated the value might go down next year, but it appeared the Assessor had the 2009-10 value very close to the comparables.

With regard to Parcel No. 156-091-06, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Green, which motion duly carried, it was ordered that the Assessor's taxable values be upheld for tax year 2009-10. It was found that the Petitioner failed to meet his/her burden to show the land and improvements are valued incorrectly or that the total taxable value exceeded full cash value.

**09-119E      PARCEL NO. 232-471-10 – MORRISON, ROBERT W & JOANN – HEARING NO. 09-1248**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land located at 2370 Trail Ridge Ct, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Letter supporting appeal, 1 page.

Exhibit B: Letter in support of appeal, 2 pages.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 10 pages.

Exhibit II: Paired sales analysis and map, 3 pages.

On behalf of the Petitioner, Robert Morrison was sworn in by Chief Deputy Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Virginia Dillon, Appraiser II, oriented the Board as to the location of the subject property.

Mr. Morrison said he was aware of the Assessor's recommendation to reduce the taxable improvement value by \$50,000 for all Mountain Crest homes, in addition to the 15 percent reduction in taxable land value granted to all Washoe County properties. He indicated his primary issue was related to the adjustments made by the Assessor for golf course lots in Somersett, which ranged from 25 to 90 percent. He noted that properties similar to his paid 45 to 55 percent premiums, and he paid a 55 percent

premium on his taxable land value. He stated the builders in the current market no longer charged any premiums for golf course lots in Somerset.

Mr. Morrison indicated he visited each of the comparable properties listed in the Assessor's paired sales analysis (Exhibit II). He said some of the properties were on the golf course and some were not. He explained some of them were model homes containing a few hundred thousand dollars worth of extras, and some lacked any extras. He noted the paired properties at 1890 and 1860 Sun Shadow Court were both on the golf course, and indicated the property that sold for \$87,000 more had actually been a model home. He pointed out the property at 1985 Champion Hills Drive had a sales price of \$1,012,259 in September 2007, but sold for \$735,000 in December 2008 and that was less than the \$749,975 sales price for the property it was paired with. He identified the property at 8611 Gypsy Hill Trail, which sold for \$120,000 more than the one it was paired with, as a fully furnished model home. He indicated the neighbors directly across the street from him, with the same builder and same size lot, had a land value that was \$65,000 less than his property. He identified neighbors across the golf course, on the same fairway and looking at the same grass, whose land value was \$50,000 less than the subject property (see page 3 of Exhibit II). He indicated there were other neighbors with similarly sized or slightly larger lots on the thirteenth fairway, whose premiums were \$47,000 more than the subject. Mr. Morrison emphasized the golf course premiums were not reflective of the current market and no builder had charged a premium for golf course views since 2007. He stated his taxable land value should be \$119,500, just like his neighbors that did not have a golf course premium.

Appraiser Dillon reviewed the features of the subject property, the comparable sales, and the range of values shown in Exhibit I. Based on analysis and comparison of sales and current listings, she stated it was the Assessor's recommendation to reduce the taxable improvement value by applying obsolescence. She recommended the taxable land value be upheld. She indicated there would be an upcoming roll change request to address reduction of values in the rest of the neighborhood. Appraiser Dillon said she was informed by telephone that Toll Brothers was charging premiums ranging from \$18,000 to \$50,000 for golf course lots in the Mountain Crest subdivision. She referred to the map on page 3 of Exhibit II, and explained the house mentioned by the Petitioner was in a different neighborhood and had a different builder, with a base lot value of \$71,000 and a 90 percent upward adjustment for the golf course location.

Member Green asked whether a blanket reduction was done in Somerset during the previous tax year. Corinne Delguidice, Senior Appraiser, recalled there had been a subdivision discount for Mountain Crest. She stated the reduction amounts varied depending on the subdivision.

Mr. Morrison indicated IS-1 was in the Mountain Crest subdivision, but the other comparables in Exhibit I were not in the same neighborhood. He said IS-1 was a model with many extras in it. He stated he also went to the Toll Brothers office and was told there were no lot premiums. He spoke about the information on page 2 of Exhibit B. By taking the land values from Assessor's Exhibit II and looking at the golf course lots,



he came up with values ranging from \$506,000 per acre to \$794,000 per acre. He compared this to a value of \$926,000 per acre for his property. He said his property was valued 55 percent higher than neighbors who did not have golf course lots and an average of 48 percent higher than others who did have golf course lots. He estimated \$120,000 to \$125,000 was a reasonable range for taxable land values in the neighborhood.

Member Green commented that a cul-de-sac on a golf course was a very desirable location. He stated all lots were not created equal and therefore might not have consistent values. He remarked that some lots on the golf course were not as desirable because of the frequent golf balls coming at them. Mr. Morrison said he had to repair the stucco on his home three or four times per year and he collected a lot of golf balls. Member Green characterized Toll Brothers as a quality builder and indicated that would also change the value to some extent. Mr. Morrison agreed there should be some differences, but thought they should not be so extreme.

Mr. Morrison added there had been many recent earthquakes in the Somerset area.

Ronald Sauer, Chief Appraiser, stated one could always argue about the amount of a percent adjustment for any premium such as lakefront or golf course views, but there had always been historical data to show that golf course lots were worth more than non-golf course lots. He said Appraiser Dillon could provide the Board with the specific amounts for the Toll Brothers premiums. Chairman Covert said he did not believe it was necessary to submit them.

Member Woodland inquired as to whether the Petitioner was aware there could be earthquakes when he purchased the home. He said he did not actually know, although there might have been a disclosure among the stack of papers he signed when he closed the sale. He indicated he was not provided with any seismic maps.

Chairman Covert said he did not see a need for further reductions beyond the 15 percent land value reduction already granted and the approximately 16 percent reduction in improvement value recommended by the Assessor.

With regard to Parcel No. 232-471-10, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Brown, which motion duly carried, it was ordered that the taxable land value be upheld and the taxable improvement value be reduced to \$267,514, resulting in a total taxable value of \$424,934 for tax year 2009-10. The reduction was based on the Assessor's recommendation. With the adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**09-120E**      **PARCEL NO. 038-042-22 – SPRAGGINS FAMILY TRUST –**  
**HEARING NO. 09-0228**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land located at 225 Lakeview Dr, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Comparable sales and listings, 1 page.

Exhibit B: Photograph, 1 page.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 12 pages.

On behalf of the Petitioner, Barry Spraggins was sworn in by Chief Deputy Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Steven Clement, Appraiser III, oriented the Board as to the location of the subject property.

Mr. Spraggins stated his taxable land value was raised by over 40 percent when compared with the previous year's value, in addition to a 16.6 percent increase the previous year. He said most of his evidence would be based on Exhibit A, which contained information provided by the Assessor's Office about land sales used for the 2009 reappraisal of the subject area. He discussed several of the sold properties on the list and asserted they were not comparable to the subject property. He stated the real estate listings were not comparable because it was the sales price that counted. He objected to the use of comparable sales from 2004. He commented that property in the Verdi area was more stable and people there chose not to sell when values were still declining.

Appraiser Clement indicated the subject property enjoyed about 100 feet of Truckee River frontage, and was of very good construction quality. He characterized the Truckee River market as atypical when compared to other local markets, as demonstrated by the absence of foreclosures, extremely limited supply in sales, higher prices, and very few days on the market for properties that were listed. He stated there were only 16 single family residences for sale on the Multiple Listing Service as of January 22, 2009. He reviewed the comparable sales and the range of values associated with them, as noted in Exhibit I. He stated taxable value did not exceed full cash value and the subject property was equalized with similarly situated properties.

On request by Mr. Spraggins, Chairman Covert asked whether the appraiser had physically been to the property. Appraiser Clement replied he had observed the property from the street. He described its appearance.

Chairman Covert asked about the slope of the property and whether there had been any flood issues. Appraiser Clement estimated approximately one-third of the lot was level, followed by a steep downgrade toward the River. He said it did not appear to be in the River path floodway. He explained only River sales were used in the land sales comparison.

Mr. Spraggins estimated at least two-fifths of his lot was too steep to be usable. He showed a photograph (Exhibit B) of the lot during flood conditions. He agreed the home was up high enough to be clear of any flooding.

Member Green pointed out Verdi had not been reappraised since 2004 and explained that could account for a large increase in value. Chairman Covert asked the Petitioner whether he was aware of the 15 percent reduction to taxable land values that was granted throughout Washoe County. Mr. Spraggins said he was not aware, but the reduction did not offset the sharp increases. Member Green remarked that River frontage property was finite and in great demand. He expressed his belief there would be buyers if the home were to be placed on the market for anything close to its taxable value.

With regard to Parcel No. 038-042-22, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Woodland, which motion duly carried, it was ordered that the Assessor's taxable values be upheld for tax year 2009-10. It was found that the Petitioner failed to meet his/her burden to show the land and improvements are valued incorrectly or that the total taxable value exceeded full cash value.

**09-121E      PARCEL NO. 018-242-09 – MICELI FAMILY TRUST, ANTHONY L & SANDRA R – HEARING NO. 09-0308**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at 1225 Hilltop Rd, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Comparable Sales, 3 pages.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 9 pages.

The Petitioner was not present.

On behalf of the Assessor and having been previously sworn, Stacy Ettinger, Appraiser III, oriented the Board as to the location of the subject property. He

reviewed the Assessor's recommendation to reduce from a 5.5 to a 5.0 quality class, and stated the Petitioner was in agreement with the recommendation.

With regard to Parcel No. 018-242-09, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Krolick, which motion duly carried, it was ordered that the taxable land value be upheld and the taxable improvement value be reduced to \$449,141, resulting in a total taxable value of \$618,716 for tax year 2009-10. The reduction was based on the Assessor's recommendation. With the adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**09-122E      PARCEL NO. 018-111-01 – MORGAN, RUSSELL O – HEARING NO. 09-1103**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land located at 2190 Yuma Ln, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Letter supporting appeal, 2 pages.

Exhibit B: Land values comparison chart, 4 pages.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 9 pages.

On behalf of the Petitioner, Russell Morgan was sworn in by Chief Deputy Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Stacy Ettinger, Appraiser III, oriented the Board as to the location of the subject property. He reviewed the Assessor's recommendation to reduce the taxable land value because of an easement that the Assessor's Office had not been previously aware of.

Mr. Morgan pointed out the data included in Exhibit B had been collected prior to the 15 percent land value reduction. Chairman Covert asked the Petitioner if he was aware of the Assessor's recommendation to reduce the land value further. Mr. Morgan said he agreed with the reduction, but disagreed with the starting point of the land valuation and thought it was still too high. He pointed out there were 85 properties used for comparison in Exhibit B, as opposed to the three land sales used by the Assessor's Office. He emphasized there were a wide range of values on properties in his analysis, indicating a lack of consistency in the valuations.

Appraiser Ettinger pointed out the subject was in an older neighborhood and there were no recent land sales in the area. He stated the land sales provided an adequate demonstration that the Assessor's recommended land value did not exceed market value. He reviewed the comparable sales and the range of values associated with them, as noted in Exhibit I. He identified LS-2 from Exhibit I as most similar to the subject property. He pointed out it was unusual to value residential sites on a per square foot basis, as presented by the Petitioner. Although he had not had the opportunity to look closely at the sales data in Exhibit B, he commented that many of the properties were from different neighborhoods. He stated the annual reappraisals that were now being done in the area resulted in some unusual changes in order to bring values into equilibrium.

Mr. Morgan pointed out that 85 of the parcels provided in Exhibit B were within one-half mile of the subject property and three of them shown on the last page were less than one mile away.

Member Green commented he was looking only at the subject neighborhood. He stated the subject had one of the largest lots in the neighborhood. He expected to see a broader disparity of values in a custom neighborhood, as opposed to a neighborhood with tract homes, and thought that was an indication the appraiser had done his job.

With regard to Parcel No. 018-111-01, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Green, which motion duly carried, it was ordered that the taxable land value be reduced to \$103,275 and the taxable improvement value be upheld, resulting in a total taxable value of \$211,660 for tax year 2009-10. The reduction was based on the Assessor's recommendation. With the adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**09-123E      PARCEL NO. 018-292-25 – LOGAN FAMILY TRUST – HEARING NO. 09-1143**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land located at 3275 Lapwing Ln, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Analysis supporting appeal, 9 pages.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 12 pages.

Exhibit II: Paired sales analysis, 1 page.

On behalf of the Petitioner, Phillip Logan was sworn in by Chief Deputy Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Linda Lambert, Appraiser III, oriented the Board as to the location of the subject property.

Mr. Logan indicated he had two issues relative to land value and then a third issue with the information on the Assessor's website. He said he had owned the subject property since 1990, which was reappraised in 2004 and 2009. He stated there was a view adjustment on his property that was not apparent on the Assessor's website. He was previously unaware of the view adjustment, which was a 10 percent adjustment in 2004 and then increased to a 30 percent adjustment in 2009. With respect to the taxable land value, he indicated he was looking for some parity within his neighborhood. He referenced a map on page 1 of Exhibit A, which showed the locations of eleven properties similar to his. He compared the 2009-10 values to the previous year's values, and suggested the increase in his land value was disproportionate to the increases or decreases on neighboring properties. He identified four properties that he believed to have superior city views, although their appraisals did not reflect view adjustments.

Appraiser Lambert reviewed the features of the subject property, the comparable sales, and the range of values shown in Exhibit I. She explained the 30 percent view adjustment was not because the view was better than it used to be, but was a reflection of a \$50,000 market value based on the paired sales analysis in Exhibit II.

Chairman Covert asked for further explanation of the view percentage. Appraiser Lambert indicated the Assessor's Office valued the view based on the dollar amount in a paired sales analysis, and the amount was converted to a percentage of the taxable land value because the Assessor's system required a percentage. Chairman Covert inquired how the Assessor's Office knew it was the view rather than some other factor that changed the market value. Corinne Delguidice, Senior Appraiser, said the Assessor's Office tried to pair sales that had as many similar factors as possible in order to isolate the difference between the views. She confirmed for Chairman Covert that the view adjustment could hypothetically decrease in subsequent years if sales prices showed the view was no longer perceived as desirable.

Member Brown wondered whether there were standards for views, such as front versus rear views. Appraiser Delguidice indicated the appraiser was required to value the view from the property rather than inside of the house, and to estimate the view from the main living area. Chairman Covert thought it was a large increase for the view from one year to the next. Appraiser Delguidice attributed the increase partially to the methodology and also to the fact that the property had not been reappraised since 2004.

Mr. Logan reiterated his arguments concerning the superior views of two of his neighbors and the lack of parity within the neighborhood.

Member Woodland said she had trouble with such a large increase in the view assessment. Chairman Covert thought the concept of a view was somewhat subjective and agreed he was also struggling with such a large increase. Member Green indicated he was familiar with the neighborhood and suggested decreasing the view adjustment from 30 percent to 20 percent. Members Brown and Woodland concurred.

With regard to Parcel No. 018-292-25, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Green, seconded by Member Brown, which motion duly carried, it was ordered that the taxable land value be reduced to \$193,800 and the taxable improvement value be upheld, resulting in a total taxable value of \$462,183 for tax year 2009-10. The reduction was based on a change from a 30 percent upward adjustment for the view to a 20 percent upward adjustment. With the adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**09-124E      PARCEL NO. 018-292-15 – KOCH, ANTHONY J & CANDICE L –**  
**HEARING NO. 09-1144**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land located at 3270 Lapwing Ln, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Appraisal record and maps, 5 pages.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 13 pages.

On behalf of the Petitioner, Anthony J Koch was sworn in by Chief Deputy Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Linda Lambert, Appraiser III, oriented the Board as to the location of the subject property.

Mr. Koch contrasted the relative increases in values between the subject property and a property on Corey Drive, indicating there was no consistency between the land values. He pointed out the base lot values of \$145,000 for properties located on Skyline Drive were lower than that of the subject, although there was no appreciable difference in the land itself.

Appraiser Lambert reviewed the features of the subject property, the comparable sales, and the range of values shown in Exhibit I. She recommended the Assessor's values be upheld. She pointed out the property on Corey Drive, although close

to the subject, was in a different neighborhood that had older homes and a lower median sales price.

Member Green observed Corey Drive was the access street to get to the subject neighborhood. He said properties on Corey Drive and Skyline Drive were not comparable to the subject.

Mr. Koch discussed relative increases in taxable values for properties located on Kestrel Drive, and asserted the increase in his land value was disproportionately high. He suggested the land on Lapwing Lane was not significantly different from the land on Corey Drive or Skyline Drive, although there were differences in improvement values for the older homes.

Member Green indicated he did not think the total taxable value of \$362,850 was unreasonable for the subject's neighborhood.

With regard to Parcel No. 018-292-15, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Krolick, which motion duly carried, it was ordered that the Assessor's taxable values be upheld for tax year 2009-10. It was found that the Petitioner failed to meet his/her burden to show the land and improvements are valued incorrectly or that the total taxable value exceeded full cash value.

**09-125E      PARCEL NO. 538-063-03 – BACON, DANIEL – HEARING NO. 09-0077R08**

A Petition for Review of Assessed Valuation was received protesting the 2008-09 taxable valuation on land and improvements located at 125 Landmark Dr, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 8 pages.

The Petitioner was not present.

On behalf of the Assessor and having been previously sworn, Keith Stege, Appraiser III, oriented the Board as to the location of the subject property. He reviewed the features of the subject property, the comparable sales, and the range of values shown in Exhibit I. He stated the appeal was a reopen of the 2008-09 tax roll due to new



construction. He pointed out the subject property had quite a few special landscaping features and a detached garage that was partly converted.

Member Woodland asked why the Petitioner requested a reopen of the tax roll. Appraiser Stege indicated there was a newly constructed covered deck, as shown on page 3 of Exhibit I. Chairman Covert noted the deck was 648 square feet.

With regard to Parcel No. 538-063-03, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Brown, which motion duly carried, it was ordered that the Assessor's taxable values be upheld for tax year 2008-09. It was found that the Petitioner failed to meet his/her burden to show the land and improvements are valued incorrectly or that the total taxable value exceeded full cash value.

**09-126E      PARCEL NO. 538-063-03 – BACON, DANIEL – HEARING NO. 09-0077**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at 125 Landmark Dr, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 9 pages.

The Petitioner was not present.

On behalf of the Assessor and having been previously sworn, Keith Stege, Appraiser III, oriented the Board as to the location of the subject property. He pointed out obsolescence on the taxable improvement value had been increased to \$90,000 due to decreasing market values, in addition to the 15 percent decrease in taxable land value. He reviewed the features of the subject property, the comparable sales, and the range of values shown in Exhibit I.

With regard to Parcel No. 538-063-03, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Green, which motion duly carried, it was ordered that the Assessor's taxable values be upheld for tax year 2009-10. It was found that the Petitioner failed to meet his/her burden to show the land and improvements are valued incorrectly or that the total taxable value exceeded full cash value.

**09-127E      PARCEL NO. 516-491-23 – THE PINNACLES DEVELOPMENT, INC – HEARING NO. 09-1042**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on improvements located at 4950 Painted Stone Ct, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 5 pages.

On behalf of the Petitioner, Daniel McGill was sworn in by Chief Deputy Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Virginia Dillon, Appraiser II, oriented the Board as to the location of the subject property.

Mr. McGill, an employee of Pinnacles Development Inc, indicated the subject property was a parking lot that was part of the subdivision's model home complex. He questioned the \$12,102 improvement value given there were no buildings on the site. He argued the value of the improvements for landscaping and parking were a liability to the property because the highest and best use for the property was to put homes on it. He pointed out the developer would incur costs for removal of the improvements before a home could eventually be constructed. He asserted the land value was comparable to other vacant lots in the subdivision. Given the statutory requirement to place a value on the improvements, he requested the Board decrease the taxable land value to compensate for the improvement value.

Appraiser Dillon stated the property was an 8,448 square foot lot that was used as a parking area for the model homes. She referenced the allocation and sales ratio analysis provided on page 3 of Exhibit I, and recommended the Assessor's values be upheld. She pointed out the parcel was already receiving the maximum subdivision discount of 55 percent.

Chairman Covert asked about the improvements on the parcel. Appraiser Dillon confirmed the improvements consisted of 4,000 square feet of asphalt and some landscaping. She indicated all model home complexes throughout the County were valued in the same manner and confirmed her belief that the value was correct. Member Krolick commented the asphalt was a utility and the property was being used to support the model homes. He said he supported the Assessor's value.

Mr. McGill stated the improvements placed on the parcel were a marketing expense that was amortized and added to the value of all homes sold in the subdivision. He suggested they added no value to the parcel.

Member Green inquired as to the value of homes built on similar lots. Mr. McGill stated values ranged from \$275,000 to \$300,000 in the current market. Member Green pointed out the market value of the homes in the subdivision supported an approximate land value of \$50,000, and the Assessor's taxable land value of \$28,730 and total taxable value of \$40,832 were both less than that amount. Mr. McGill stated it was still not consistent with other lots in the subdivision.

With regard to Parcel No. 516-491-23, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Green, which motion duly carried, it was ordered that the Assessor's taxable values be upheld for tax year 2009-10. It was found that the Petitioner failed to meet his/her burden to show the land and improvements are valued incorrectly or that the total taxable value exceeded full cash value.

**09-128E      PARCEL NO. 234-163-11 – MADDOX, C B – HEARING NO. 09-0806**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at 8715 Blue Pine Way, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Grant, Bargain and Sale Deed and supporting documents, 7 pages.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 7 pages.

Daniel McGill, previously sworn, was present on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Virginia Dillon, Appraiser II, oriented the Board as to the location of the subject property.

Mr. McGill explained the property was purchased from the developer in an arm's length transaction in April 2008. He pointed out the total taxable value exceeded the amount paid by the Petitioner. He asserted the Assessor's comparable sales were not similar to the subject due to differences in topography and view.

Chairman Covert asked Mr. McGill if he was aware of the Assessor's recommendation to reduce the improvement value. Mr. McGill said he was not aware. He concluded his presentation.

With regard to Parcel No. 234-163-11, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Green, which motion duly carried, it was ordered that the taxable land value be upheld and the taxable improvement value be reduced to \$254,148, resulting in a total taxable value of \$318,068 for tax year 2009-10. The reduction was based on the Assessor's recommendation. With the adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**1:50 p.m.** Chairman Covert declared a brief recess.

**2:25 p.m.** The Board reconvened with all members present.

**09-129E** **PARCEL NO. 024-292-17 – BIMA, ALAN J – HEARING NO. 09-0144**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at 340 Kilborne Ave, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Letter supporting appeal, 1 page.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 7 pages.

The Petitioner was not present.

On behalf of the Assessor and having been previously sworn, Michael Gonzales, Appraiser III, oriented the Board as to the location of the subject property.

Chairman Covert asked what the Petitioner was requesting. Based on telephone conversations, Appraiser Gonzales said the Petitioner was requesting a reduction from \$214,194 to \$152,178 in his total taxable value.

Appraiser Gonzales reviewed the features of the subject property, the comparable sales, and the range of values shown in Exhibit I. He pointed out there were no 2008 sales in the subject neighborhood, so a similar neighborhood was used for comparison. He recommended the Assessor's values be upheld.

With regard to Parcel No. 024-292-17, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Green, seconded by Member Woodland, which motion duly carried, it was ordered that the Assessor's taxable values be upheld for tax year 2009-10. It was found that the Petitioner failed to meet his/her burden to show the land and improvements are valued incorrectly or that the total taxable value exceeded full cash value.

**09-130E      PARCEL NO. 023-490-52 – MONK, GARY & ASTRID – HEARING NO. 09-0845**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at 1111 Sweetwater Dr, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Property and comparable sales information, 8 pages.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 10 pages.

The Petitioner was not present.

On behalf of the Assessor and having been previously sworn, Linda Lambert, Appraiser III, oriented the Board as to the location of the subject property. Based on an interior inspection of the subject property, she recommended a downward adjustment from a quality class of 6.0 to a quality class of 5.0 for the subject property. She also recommended a reduction in taxable land value, and stated there would be a request coming before the Board later in the month to reduce land values for the entire neighborhood.

Member Green asked whether the dotted lines shown on the map on page 5 of Exhibit I were easements. Appraiser Lambert said she believed they were for driveway easements.

Member Green observed there was geothermal energy available to many of the properties in the subject area and wondered whether any value was added for that. Josh Wilson, Assessor, stated this was somewhat of a new question. He said he was aware of certain energy conservation measures that were exempt from taxation, such as solar power. He said he was not sure whether geothermal would fit the same type of criteria, but assumed it probably would. He confirmed for Chairman Covert that solar improvements were not included in taxable improvement valuations. Member Green stated he knew of many homes in the subject area that were geothermally heated and he believed it added value to the homes. Corinne Delguidice, Senior Appraiser, indicated

there was a higher base lot value in the neighborhood because of the availability of geothermal heat. She pointed out the Petitioner had a boiler and radiant floor tubes, and was probably taking advantage of the geothermal energy.

Member Woodland commented the recommended total taxable value was lower than the amount requested by the Petitioner. Member Brown pointed out a comment on page 1 of Exhibit I that the taxpayer was in agreement with the recommendation.

With regard to Parcel No. 023-490-52, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Green, which motion duly carried, it was ordered that the taxable land value be reduced to \$153,000 and the taxable improvement value be reduced to \$526,385, resulting in a total taxable value of \$679,385 for tax year 2009-10. The reduction was based on the Assessor's recommendation. With the adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**09-131E      PARCEL NO. 023-723-02 – SOLMAN, BAHRAM – HEARING NO. 09-1083**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at 2395 Manzanita Ln, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 10 pages.

The Petitioner was not present.

On behalf of the Assessor and having been previously sworn, Linda Lambert, Appraiser III, oriented the Board as to the location of the subject property. She reviewed the features of the subject property, the comparable sales, and the range of values shown in Exhibit I. She recommended the Assessor's values be upheld.

With regard to Parcel No. 023-723-02, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Green, which motion duly carried, it was ordered that the Assessor's taxable values be upheld for tax year 2009-10. It was found that the Petitioner failed to meet

his/her burden to show the land and improvements are valued incorrectly or that the total taxable value exceeded full cash value.

**09-132E      PARCEL NO. 011-493-09 – DOWER, DANIEL E & SUSAN L –**  
**HEARING NO. 09-0447**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at 200 W 2nd St, #309, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Letter and supporting documentation, 4 pages.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 9 pages.

The Petitioner was not present.

On behalf of the Assessor and having been previously sworn, Virginia Sutherland, Appraiser II, oriented the Board as to the location of the subject property. She reviewed the features of the subject property, the comparable sales, and the range of values shown in Exhibit I. She said it was the Assessor's recommendation to reduce the taxable improvement value by applying \$40,000 in obsolescence, and indicated there would be a request coming before the Board at a later date to reduce values for all of the units in the condominium complex.

With regard to Parcel No. 011-493-09, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Green, seconded by Member Woodland, which motion duly carried, it was ordered that the taxable land value be upheld and the taxable improvement value be reduced to \$88,934, resulting in a total taxable value of \$126,164 for tax year 2009-10. The reduction was based on the Assessor's recommendation. With the adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**09-133E      PARCEL NO. 508-094-12 – SIERRA NEVADA HOLDING CO –**  
**HEARING NO. 09-1155**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at 5991 Amargosa Dr, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 19 pages.

The Petitioner was not present.

On behalf of the Assessor and having been previously sworn, Jana Vickers, Appraiser III, oriented the Board as to the location of the subject property. She reviewed the features of the subject property, the comparable sales, and the range of values shown in Exhibit I. She recommended the Assessor's taxable values be upheld.

Member Woodland asked about the comment on the Petitioner's appeal form, which stated the hookups were not depreciated. Appraiser Vickers indicated she contacted the Petitioner to tell him about the 15 percent reduction in land value granted to all Washoe County properties. She was not sure what hookups he was referring to, but informed him there was roughly \$4,000 in depreciation applied to the subject's taxable improvement value.

With regard to Parcel No. 508-094-12, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Krolick, which motion duly carried, it was ordered that the Assessor's taxable values be upheld for tax year 2009-10. It was found that the Petitioner failed to meet his/her burden to show the land and improvements are valued incorrectly or that the total taxable value exceeded full cash value.

**09-134E      PARCEL NO. 234-391-07 – RAMSEY, SEAN & REBECCA –**  
**HEARING NO. 09-0970**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at 8845 Scott Valley Ct, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 6 pages.



The Petitioner was not present.

On behalf of the Assessor and having been previously sworn, Virginia Dillon, Appraiser II, oriented the Board as to the location of the subject property. She reviewed the features of the subject property, the comparable sales, and the range of values shown in Exhibit I. She recommended the Assessor's taxable values be upheld.

Member Woodland inquired if comparable IS-1 on page 1 of Exhibit I was the subject property itself. Appraiser Dillon confirmed that it was.

With regard to Parcel No. 234-391-07, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Woodland, which motion duly carried, it was ordered that the Assessor's taxable values be upheld for tax year 2009-10. It was found that the Petitioner failed to meet his/her burden to show the land and improvements are valued incorrectly or that the total taxable value exceeded full cash value.

**09-135E      PARCEL NO. 234-021-01 – BENNETTS, HARRY ETAL –**  
**HEARING NO. 09-0285**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land located at US Highway 40 (The Bennetts Way), Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Letter and supporting documentation, 11 pages.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 8 pages.

Exhibit II: Map, 1 page.

The Petitioner was not present.

On behalf of the Assessor and having been previously sworn, Virginia Dillon, Appraiser II, oriented the Board as to the location of the subject property. She reviewed the features of the subject property, the comparable sales, and the range of values shown in Exhibit I.

Member Green asked if the property was part of the Somerset community. Appraiser Dillon said it was not, although it was zoned PUD and was accessed through Somerset.

Member Woodland inquired if the property was valued similarly to the Somerset properties. Appraiser Dillon indicated it was valued as a custom home site, consistent with others in the area.

Member Krolick noted the Petitioner's statement that he had no improvements. Appraiser Dillon pointed out there was an improvement value for common area that would be removed during a reopen of the roll.

Chairman Covert observed the Petitioner was requesting a nominal land value of \$10,000.

Member Woodland wondered what developmental issues the appellant was referring to in Exhibit A. Appraiser Dillon said the Petitioner was looking at putting in seven custom home sites. She said she was aware of some engineering plans and knew the Petitioner had some water rights for the development.

Chairman Covert asked whether the appraiser had physically inspected the slope of the property or taken that into consideration. Appraiser Dillon said she had been to the property and believed there were some topography issues. She pointed out the subject was valued as a 6.42-acre home site, as opposed to seven subdivision sites.

Member Krolick noted the Petitioner's comment about a previous reduction. Appraiser Dillon said she understood the previous reduction was due to no utility access. She indicated the Del Webb project subsequently put in an access street and utilities were now available at the subject's property line.

Member Green thought the taxable value was somewhat high based on the comparable sales. Appraiser Dillon said utilities were right up to the property line, and the property was being treated the same as other custom home sites in the area.

Member Krolick questioned whether development would require substantial movement of a lot of earth due to topography. Appraiser Dillon stated most of the custom lots in the area required the movement of a lot of dirt.

With regard to Parcel No. 234-021-01, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Green, seconded by Member Woodland, which motion duly carried, it was ordered that the Assessor's taxable values be upheld for tax year 2009-10. It was found that the Petitioner failed to meet his/her burden to show the land and improvements are valued incorrectly or that the total taxable value exceeded full cash value.

**09-136E**      **PARCEL NO. 234-281-03 – NARDUCY, KENNETH W & JANYECE  
K – HEARING NO. 09-1157R08**

A Petition for Review of Assessed Valuation was received protesting the 2008-09 taxable valuation on land and improvements located at 1787 Fairway Hills Trl, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Letter and supporting documentation, 8 pages.

Exhibit B: Letter and appraisal report, 9 pages.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 7 pages.

The Petitioner was not present.

On behalf of the Assessor and having been previously sworn, Virginia Dillon, Appraiser II, oriented the Board as to the location of the subject property. She went over the features of the subject property, the comparable sales, and the range of values shown in Exhibit I. Based on a commercial appraisal submitted by the Petitioner, she indicated it was the Assessor's recommendation to apply \$44,304 in obsolescence to the taxable improvement value.

Member Green did not agree with using a commercial appraisal as the basis for taxable valuation. He said he had never seen one come back with a value that was higher than what the borrower was requesting. He questioned whether the total taxable value of the property was really \$645,000. Member Krolick stated his recent dealings demonstrated that commercial appraisers had become much more conservative because of what was taking place in the lending industry. Appraiser Dillon confirmed for Chairman Covert that she was comfortable with the commercial appraisal amount.

With regard to Parcel No. 234-281-03, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Brown, which motion carried on a 4-1 vote with Member Green voting "no," it was ordered that the taxable land value be upheld and the taxable improvement value be reduced to \$405,000, resulting in a total taxable value of \$645,000 for tax year 2008-09. The reduction was based on the Assessor's recommendation. With the adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**09-137E**      **PARCEL NO. 038-100-31 – R & K HOMES RIVER BEND, INC –**  
**HEARING NO. 09-0979**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on property located at US Highway 40, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Owner's opinion of value, 1 page.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 11 pages.

The Petitioner was not present.

On behalf of the Assessor and having been previously sworn, Corinne Delguidice, Senior Appraiser, oriented the Board as to the location of the subject property. She reviewed the features of the subject property, the comparable sales, and the range of values shown in Exhibit I. She noted there were no current comparable sales in the Verdi area, so comparables were chosen from other areas that were inferior in location. She recommended the Assessor's values be upheld.

Chairman Covert asked about the Petitioner's comparison of values in Exhibit A. Appraiser Delguidice pointed out the Petitioner was comparing to a 183-acre parcel and the subject parcel was 13 acres. She did not feel the two parcels were comparable.

With regard to Parcel No. 038-100-31, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Green, which motion duly carried, it was ordered that the Assessor's taxable values be upheld for tax year 2009-10. It was found that the Petitioner failed to meet his/her burden to show the land and improvements are valued incorrectly or that the total taxable value exceeded full cash value.

**09-138E**      **PARCEL NO. 038-560-24 – AVERETT, TRENT – HEARING NO.**  
**09-0138**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land located at Leventina Canyon Rd, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Comparable sales information, 9 pages.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 9 pages.

The Petitioner was not present.

On behalf of the Assessor and having been previously sworn, Corinne Delgiudice, Senior Appraiser, oriented the Board as to the location of the subject property. She reviewed the features of the subject property, the comparable sales, and the range of values shown in Exhibit I. She noted there were no current comparable sales in the Verdi area, so comparables were chosen from other areas that were inferior in location. She recommended the Assessor's values be upheld.

Chairman Covert asked the appraiser to speak to the comparable sales provided by the Petitioner in Exhibit A. Appraiser Delgiudice stated the Petitioner was comparing to parcels in Storey County.

Appraiser Delgiudice confirmed for Member Green that the subject parcel was last reappraised in 2004.

With regard to Parcel No. 038-560-24, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Krolick, which motion duly carried, it was ordered that the Assessor's taxable values be upheld for tax year 2009-10. It was found that the Petitioner failed to meet his/her burden to show the land and improvements are valued incorrectly or that the total taxable value exceeded full cash value.

**09-139E      PARCEL NO. 530-791-03 – FOLEY, DAVID C & ANN B –**  
**HEARING NO. 09-0133**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at 1610 Billow Dr, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Appraisal Report, 26 pages.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 11 pages.

The Petitioner was not present.

On behalf of the Assessor and having been previously sworn, Keith Stege, Appraiser III, oriented the Board as to the location of the subject property. He reviewed the features of the subject property, the comparable sales, and the range of values shown in Exhibit I. Based on current market conditions and a commercial appraisal submitted by the Petitioner, he stated it was the Assessor's recommendation to apply \$18,837 in obsolescence to reduce the subject's taxable improvement value.

Chairman Covert inquired if the Board was setting a precedent by accepting commercial fee appraisals. Josh Wilson, Assessor, said he did not believe there was a negative precedent. He stated the commercial appraisals should be appropriately weighted based on whether or not they were supported by other data. He indicated the Assessor's Office would not necessarily agree with all fee appraisals that might be submitted. He agreed with Chairman Covert that the commercial fee appraisal was just one piece of data to be considered.

With regard to Parcel No. 530-791-03, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Krolick, which motion duly carried, it was ordered that the taxable land value be upheld and the taxable improvement value be reduced to \$225,755, resulting in a total taxable value of \$285,000 for tax year 2009-10. The reduction was based on the Assessor's recommendation to apply obsolescence. With the adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**BOARD MEMBER COMMENTS**

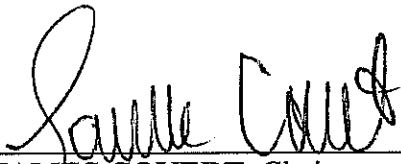
There were no comments.

**PUBLIC COMMENT**

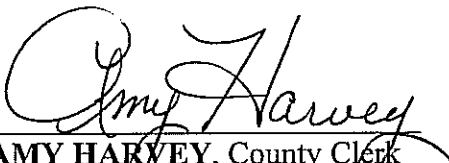
There was no response to the call for public comment.

\* \* \* \* \*

**3:26 p.m.** There being no further hearings or business to come before the Board, on motion by Chairman Covert, seconded by Member Woodland, which motion duly carried, the meeting was adjourned.

  
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**JAMES COVERT**, Chairman  
Washoe County Board of Equalization

ATTEST:

  
\_\_\_\_\_  
**AMY HARVEY**, County Clerk  
and Clerk of the Washoe County  
Board of Equalization

*Minutes prepared by  
Lisa McNeill, Deputy Clerk*