

WASHOE COUNTY BOARD OF EQUALIZATION

BOARD MEMBERS

James Covert, Chairperson
John Krolick, Vice Chairperson
Benjamin Green
Linda Woodland
James Brown

Alternate:
Philip Horan

COUNTY CLERK

Amy Harvey

**DEPUTY DISTRICT
ATTORNEY**

Herb Kaplan

**AGENDA
FRIDAY FEBRUARY 19, 2010**

**WASHOE COUNTY COMMISSION CHAMBERS
1001 EAST NINTH STREET, RENO, NEVADA
*9:00 a.m.***

THE WASHOE COUNTY COMMISSION CHAMBERS ARE ACCESSIBLE TO THE DISABLED. IF YOU REQUIRE SPECIAL ARRANGEMENTS FOR THE MEETING CALL THE COUNTY MANAGER'S OFFICE, 328-2000, 24-HOURS PRIOR TO THE MEETING.

UNLESS OTHERWISE NOTED, ALL REAL PROPERTY HEARINGS ARE FOR 2010/2011; PERSONAL PROPERTY AND EXEMPTION HEARINGS ARE FOR 2009/2010.

ITEMS ON THE AGENDA MAY BE TAKEN IN AN ORDER OTHER THAN WHAT APPEARS ON THE AGENDA.

ALL HEARINGS BEFORE THE BOARD OF EQUALIZATION PROCEED AS FOLLOWS:

1. ASSESSOR DESCRIBES AND LOCATES THE SUBJECT PROPERTY.
2. PETITIONER(S)' (PROPERTY OWNER) PRESENTATION OF VALUE.
3. ASSESSOR'S PRESENTATION OF VALUE.
4. PETITIONER(S)' REBUTTAL.

THE BOARD MAY CONTINUE THE HEARING TO A FUTURE DATE. IN THE EVENT THAT THE BOARD TAKES ACTION ON THE PETITION, THE BOARD MAY ASK QUESTIONS AT ANY TIME. THE BOARD'S ACTION MAY CONSIST OF DENYING THE PETITION, UPHOLDING THE PETITIONER(S)' VALUE, OR DECIDING A DIFFERENT VALUE FOR THE PROPERTY.

ACTION TAKEN BY THE BOARD OF EQUALIZATION ON ANY APPEAL MAY INCLUDE ADDING THERETO OR DEDUCTING THEREFROM A SUM FROM ANY OTHER PROPERTY ASSESSED BY THE COUNTY ASSESSOR AS IS NECESSARY TO MAKE IT CONFORM TO THE TAXABLE VALUE OF THE PROPERTY ON APPEAL.

Public Comment during the meeting will be for all matters, both on and off the agenda, and be limited to three (3) minutes per person. No public comment will be heard during individual items

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on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment during the designated public comment period at the Board meeting. The Chairperson and County Board of Equalization intend that their proceedings should demonstrate the highest levels of decorum, civic responsibility, efficiency and mutual respect between citizens and their government. The Board respects the right of citizens to present differing opinions and views, even criticism, but our democracy cannot function effectively in an environment of personal attacks, slander, threats of violence and willful disruption. To that end the Nevada Open Meeting Law provides the authority for the Chair of a public body to maintain the decorum and to declare a recess if needed to remove any person who is disrupting the meeting, and notice is hereby provided of the intent of this body to preserve the decorum and remove anyone who disrupts the proceedings.

- *1. **ROLL CALL**
- 2. **SWEARING IN**
County Clerk to Administer Oath to Appraisal Staff
- 3. **WITHDRAWALS**
Petitions withdrawn after posting of agenda.
- 4. **REQUESTS FOR CONTINUANCE**
Review and discussion for possible action on requests for continuances.
- 5. **CONSOLIDATION OF HEARINGS**
Discussion and action for possible consolidation of hearings listed on this agenda. Consolidation to be considered when appeals assert same or similar questions of law or fact.
- 6. **COMMERCIAL**

Hearings will be conducted based upon Petitions for Review of Assessed Valuation on the following parcels:

<u>ASSESSOR'S PARCEL NO.</u>	<u>PETITIONER</u>	<u>HEARING NO.</u>
162-010-26	SOUTH RENO MEDICAL PLAZA LLC	10-0058
013-331-08	AIRPORT PROPERTIES LP	10-0097
013-331-09	AIRPORT PROPERTIES LP	10-0098
514-370-10	BARKER DEVELOPMENT LTD	10-0100
514-370-10	BARKER DEVELOPMENT LTD	10-0100R09
514-370-09	BARKER DEVELOPMENT LTD	10-0101
514-370-09	BARKER DEVELOPMENT LTD	10-0101R09
514-370-08	BARKER DEVELOPMENT LTD	10-0102
514-370-08	BARKER DEVELOPMENT LTD	10-0102R09
514-370-04	CYPRESS HILL LLC	10-0103
514-370-06	CYPRESS HILL LLC	10-0104

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514-370-02	CYPRESS HILL LLC	10-0105
140-213-16	RYDER-DUDA VENTURES LTD	10-0128
160-220-19	JC ARROW INVESTMENTS LLC	10-0180
031-194-17	C A V LTD	10-0258
163-061-07	RAHLVES & RAHLVES INC	10-0269
163-120-03	GREAT BASIN FED CREDIT UNION	10-0270
164-352-27	AMP'D GROUP	10-0272
163-090-22	OLSON, ANDREA H	10-0290
142-230-10	RADOW, KELLEY	10-0298
142-230-13	JAGR INVESTMENTS II LLC	10-0299
160-853-10	DOOLITTLE INVESTORS LLC	10-0393
163-090-17	TECHNOLOGY PROPERTIES LLC	10-0394
033-221-24	1301 - 1321 MCCARRAN LLC	10-0415
037-331-02	175 SOLOMON CIRCLE LLC	10-0484
164-411-07	TANTAU FAMILY TRUST	10-0722
164-440-10	LONGLEY PROFESSIONAL CAMPUS LLC	10-0723
163-061-03	STARK, KENNETH J & EILENE C	10-0726
163-061-09	TARAZI LIVING TRUST, MUNAH F & ROLA M	10-0734
516-281-15	MLRO LLC	10-0743
163-062-10	SWIFT MANAGEMENT INC	10-0756
163-170-03	FRM INVESTMENTS LLC	10-0759
163-072-16	HUMBOLDT LLC	10-0760
026-421-13	VANGUARD PROPERTY MANAGEMENT LLC	10-0778
160-070-25	AIC RENO INVESTORS LLC	10-0782
160-070-16	RENO TECH 4 LLC ETAL	10-0795
163-301-02	PATRICIA FERGUSON ETAL TRUSTEE	10-0954
163-291-01	NEVADA STATE BANK	10-0960A
163-291-02	NEVADA STATE BANK	10-0960B
163-291-03	NEVADA STATE BANK	10-0960C
163-291-06	NEVADA STATE BANK	10-0960E
163-291-07	NEVADA STATE BANK	10-0960F

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7. **ROLL CHANGE REQUEST**

DECREASE – consideration of and action to approve or deny RCR No. 5 – TWIN LAKES DR (RCR 5-1 THROUGH 5-21)

<u>ASSESSOR'S PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>RCR NO.</u>
400-151-05	IRISH GREEN LANDS LLC	5-1
400-151-06	LOMBARDO, NANCY E	5-2
400-151-07	TRUCKEE RIVER PROPERTIES LTD	5-3
400-152-01	STARR, EDWIN A	5-4
400-152-02	DEL'S RENTAL'S INC	5-5
400-161-02	JONES, TERESA	5-6
400-161-04	ADVANCED DISTRIBUTNG & MFG INC	5-7
400-161-05	GREENWOOD, AARON R	5-8
400-162-01	BROCHU, MICHAEL L	5-9
400-162-02	BROCHU, MICHAEL L	5-10
400-162-03	JENSEN, REBECCA	5-11
400-162-04	BROCHU, MICHAEL L & GABRIELA A	5-12
400-162-07	RAKESTRAW, HOWARD	5-13
400-162-09	COOPER, JOAN	5-14
400-162-10	WATSON, TROY A	5-15
400-162-11	CASTELLANOS, JOHN & LISA	5-16
400-162-12	DEL'S RENTALS INC	5-17
400-162-14	COOPER, JOAN	5-18
400-170-05	FRYE, HENRY W & MAGDELENA	5-19
400-170-06	ANDRESEN, JUSTIN ETAL	5-20
400-170-07	CARLIN, JULIE L & CRAIG G	5-21

*8. **BOARD MEMBER COMMENTS:** This item is limited to announcements or topics/issues proposed for future agendas.

*9. **PUBLIC COMMENTS.** Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Comments are to be made to the Board as a whole.

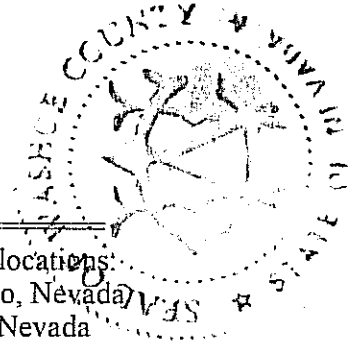
10. **ADJOURNMENT**

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* INDICATES NON-ACTION ITEMS

THIS AGENDA IS AN OFFICIAL AGENDA OF THE WASHOE COUNTY BOARD OF EQUALIZATION POSTED BY THE WASHOE COUNTY CLERK AS CLERK OF THE BOARD OF EQUALIZATION.

If seal affixed here



Pursuant to NRS 241.020, this Agenda has been posted at the following locations:
County Clerk's Office, Washoe County Courthouse, 75 Court Street, Reno, Nevada
Washoe County Administration Complex, 1001 East 9th Street, Reno, Nevada
Washoe County Central Library, 301 South Center Street, Reno, Nevada
Sparks Justice Court, 630 East Greenbrae Drive, Sparks, Nevada
Incline Village Justice Court, 865 Tahoe Blvd, Incline Village, Nevada
Incline Village Branch Library, 845 Alder Ave., Incline Village, Nevada
www.washoecounty.us

AFFIDAVIT OF POSTING

WASHOE COUNTY BOARD OF EQUALIZATION

COUNTY OF WASHOE }
 }ss
STATE OF NEVADA }

I, **JAIME DELLERA**, being first duly sworn, depose and say that on February 12, 2010, I posted the Agenda for the February 19, 2010 meeting of the Washoe County Board of Equalization by faxing or delivering said agenda, with a cover sheet including posting instructions, to the following posting locations. Said agenda was also posted at the Washoe County Chambers and on the website at www.washoecounty.us/clerks on February 12, 2010.

Washoe County Courthouse
Public Bulletin Board
Attn: Admin Team
Fax # 775-328-3582

Washoe County Assessor's Office
Admin Complex
1001 East Ninth Street
Fax# 775-328-2252

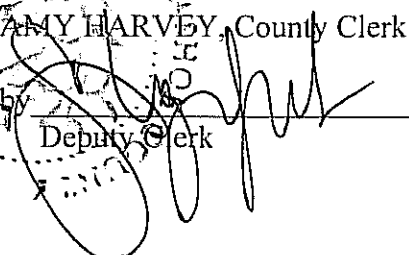
Sparks Justice Court
630 Greenbrae Drive
Sparks, NV
Fax # 775-352-3004

Incline Village Justice Court
865 Tahoe Blvd.
Incline Village, NV
Fax # 775-832-4162

Washoe County Main Library
301 South Center Street
Reno, NV
Fax # 775-327-8393

Washoe County Library
Incline Village Branch
845 Alder Avenue
Incline Village, NV
Fax # 775-832-4180


JAIME DELLERA

Subscribed and sworn to before me this
12th day of February, 2010.
AMY HARVEY, County Clerk
by 
Deputy Clerk

