

BOARD OF EQUALIZATION, WASHOE COUNTY, NEVADA

MONDAY

9:00 A.M.

FEBRUARY 11, 2013

PRESENT:

James Covert, Chairman
John Krolick, Vice Chairman
James Brown, Member
Philip Horan, Member
Gary Kizziah, Member

Nancy Parent, Chief Deputy Clerk
Peter Simeoni, 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 Chief Deputy Clerk called the roll and the Board conducted the following business:

13-139E PUBLIC COMMENT

There was no response to the call for public comment.

13-140E SWEARING IN

Nancy Parent, Chief Deputy Clerk, swore in the following member of the Assessor's staff who would be presenting testimony for the 2013 Board of Equalization hearings: Patricia Regan.

13-141E WITHDRAWN PETITIONS

There were no appeals withdrawn before or during the meeting.

13-142E CONTINUANCES

Nancy Parent, Chief Deputy Clerk, notified the Board that a request for continuance had been received for Hearing Nos. 13-0290, 13-0291, 13-0292A through 13-0292D, 13-0293A through 13-0293E and 13-0294A through 13-0294E to February 27, 2013.

On motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered to continue the above listed hearings to February 27, 2013.

13-143E **CONSOLIDATION OF HEARINGS**

The Board consolidated items as necessary when they each came up on the agenda.

13-144E **PARCEL NO. 025-470-69 – CAPURRO-QUILICI INVESTMENTS – HEARING NO. 13-0136**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 5005 Longley Lane, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Roll Notice and profit and loss statement, 4 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 025-470-69, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$2,824,135, resulting in a total taxable value of \$4,756,000 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-145E **PARCEL NO. 218-120-24 – CAUGHLIN STORAGE LLC – HEARING NO. 13-0137**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 4495 Pinehaven Road, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Roll Notice and income and expense summary, 3 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 218-120-24, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be reduced to \$817,403 and the taxable improvement value be reduced to \$2,831,096, resulting in a total taxable value of \$3,648,499 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-146E PARCEL NO. 040-141-31 – CYPRESS MEADOWOOD LLC –
HEARING NO. 13-0148

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 5905 S. Virginia Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 040-141-31, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be reduced to \$1,467,540 and the taxable improvement value be reduced to \$157,460, resulting in a total taxable value of \$1,625,000 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-147E **PARCEL NO. 163-150-09 – JVM PROPERTIES LLC –**
HEARING NO. 13-0163

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 9720 S. Virginia Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Sales Data, 9 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 163-150-09, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$171,120, resulting in a total taxable value of \$210,000 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-148E **PARCEL NO. 530-931-18 – TARRAGON-SPANISH SPRINGS**
LAND LLC – HEARING NO. 13-0207

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land located at Isidor Court, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 530-931-18, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be reduced to \$2,003,029, resulting in a total taxable value of \$2,003,029 for tax year 2013-14. With that adjustment, it was found that the land is valued correctly and the total taxable value does not exceed full cash value.

13-149E PARCEL NO. 530-931-19 – TARRAGON-SPANISH SPRINGS
LAND LLC – HEARING NO. 13-0208

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land located at Isidor Court, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 530-931-19, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be reduced to \$970,103, resulting in a total taxable value of \$970,103 for tax year 2013-14. With that adjustment, it was found that the land is valued correctly and the total taxable value does not exceed full cash value.

13-151E SRF SPARKS, LLC –
HEARING NOS. 13-0225A THROUGH 13-0225G, 13-0225D1
THROUGH 13-0225H2 AND 13-0225Q2 THROUGH 13-0225I3

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at Sterling Ridge Circle, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Property quick info, 5 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 4 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Hearing Nos. 13-0225A through 13-0225G, 13-0225D1 through 13-0225H2, and 13-0225Q2 through 13-0225I3, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be reduced to \$1,400 and the taxable improvement value be upheld, resulting in a total taxable value of \$5,201 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
026-781-01	SRF SPARKS LLC	13-0225A
026-781-02	SRF SPARKS LLC	13-0225B
026-781-03	SRF SPARKS LLC	13-0225C
026-781-04	SRF SPARKS LLC	13-0225D
026-781-05	SRF SPARKS LLC	13-0225E
026-781-06	SRF SPARKS LLC	13-0225F
026-781-07	SRF SPARKS LLC	13-0225G
026-781-30	SRF SPARKS LLC	13-0225D1
026-781-31	SRF SPARKS LLC	13-0225E1
026-781-32	SRF SPARKS LLC	13-0225F1
026-781-33	SRF SPARKS LLC	13-0225G1
026-781-34	SRF SPARKS LLC	13-0225H1
026-781-35	SRF SPARKS LLC	13-0225I1
026-781-36	SRF SPARKS LLC	13-0225J1
026-781-37	SRF SPARKS LLC	13-0225K1
026-781-38	SRF SPARKS LLC	13-0225L1
026-781-39	SRF SPARKS LLC	13-0225M1
026-781-40	SRF SPARKS LLC	13-0225N1
026-781-41	SRF SPARKS LLC	13-0225O1
026-781-42	SRF SPARKS LLC	13-0225P1
026-781-43	SRF SPARKS LLC	13-0225Q1
026-781-44	SRF SPARKS LLC	13-0225R1
026-781-45	SRF SPARKS LLC	13-0225S1
026-781-46	SRF SPARKS LLC	13-0225T1
026-781-47	SRF SPARKS LLC	13-0225U1
026-781-48	SRF SPARKS LLC	13-0225V1
026-781-49	SRF SPARKS LLC	13-0225W1

026-781-50	SRF SPARKS LLC	13-0225X1
026-781-51	SRF SPARKS LLC	13-0225Y1
026-781-52	SRF SPARKS LLC	13-0225Z1
026-781-53	SRF SPARKS LLC	13-0225A2
026-781-54	SRF SPARKS LLC	13-0225B2
026-781-55	SRF SPARKS LLC	13-0225C2
026-781-56	SRF SPARKS LLC	13-0225D2
026-781-57	SRF SPARKS LLC	13-0225E2
026-781-58	SRF SPARKS LLC	13-0225F2
026-781-59	SRF SPARKS LLC	13-0225G2
026-781-60	SRF SPARKS LLC	13-0225H2
026-782-24	SRF SPARKS LLC	13-0225Q2
026-782-25	SRF SPARKS LLC	13-0225R2
026-782-26	SRF SPARKS LLC	13-0225S2
026-782-27	SRF SPARKS LLC	13-0225T2
026-782-28	SRF SPARKS LLC	13-0225U2
026-782-29	SRF SPARKS LLC	13-0225V2
026-782-30	SRF SPARKS LLC	13-0225W2
026-782-31	SRF SPARKS LLC	13-0225X2
026-782-32	SRF SPARKS LLC	13-0225Y2
026-782-33	SRF SPARKS LLC	13-0225Z2
026-782-34	SRF SPARKS LLC	13-0225A3
026-782-35	SRF SPARKS LLC	13-0225B3
026-782-36	SRF SPARKS LLC	13-0225C3
026-782-37	SRF SPARKS LLC	13-0225D3
026-782-38	SRF SPARKS LLC	13-0225E3
026-782-39	SRF SPARKS LLC	13-0225F3
026-782-40	SRF SPARKS LLC	13-0225G3
026-782-41	SRF SPARKS LLC	13-0225H3
026-782-42	SRF SPARKS LLC	13-0225I3

13-152E SRF SPARKS, LLC –
HEARING NOS. 13-0225H THROUGH 13-0225C1
AND 13-0225I2 THROUGH 13-0225P2

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at Sterling Ridge Circle, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Taxable Value Change Stipulation, 4 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Hearing Nos. 13-0225H through 13-0225C1, and 13-0225I2 through 13-0225P2, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be reduced to \$4,630 and the taxable improvement value be upheld, resulting in a total taxable value of \$8,431 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
026-781-08	SRF SPARKS LLC	13-0225H
026-781-09	SRF SPARKS LLC	13-0225I
026-781-10	SRF SPARKS LLC	13-0225J
026-781-11	SRF SPARKS LLC	13-0225K
026-781-12	SRF SPARKS LLC	13-0225L
026-781-13	SRF SPARKS LLC	13-0225M
026-781-14	SRF SPARKS LLC	13-0225N
026-781-15	SRF SPARKS LLC	13-0225O
026-781-16	SRF SPARKS LLC	13-0225P
026-781-17	SRF SPARKS LLC	13-0225Q
026-781-18	SRF SPARKS LLC	13-0225R
026-781-19	SRF SPARKS LLC	13-0225S
026-781-20	SRF SPARKS LLC	13-0225T
026-781-21	SRF SPARKS LLC	13-0225U
026-781-22	SRF SPARKS LLC	13-0225V
026-781-23	SRF SPARKS LLC	13-0225W
026-781-24	SRF SPARKS LLC	13-0225X
026-781-25	SRF SPARKS LLC	13-0225Y
026-781-26	SRF SPARKS LLC	13-0225Z
026-781-27	SRF SPARKS LLC	13-0225A1
026-781-28	SRF SPARKS LLC	13-0225B1
026-781-29	SRF SPARKS LLC	13-0225C1
026-782-01	SRF SPARKS LLC	13-0225I2
026-782-02	SRF SPARKS LLC	13-0225J2
026-782-03	SRF SPARKS LLC	13-0225K2
026-782-04	SRF SPARKS LLC	13-0225L2
026-782-05	SRF SPARKS LLC	13-0225M2
026-782-06	SRF SPARKS LLC	13-0225N2
026-782-07	SRF SPARKS LLC	13-0225O2
026-782-08	SRF SPARKS LLC	13-0225P2

13-153E **PARCEL NO. 128-132-14 – PAGE, JEREMY –**
HEARING NO. 13-0288

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 951 Divot Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 128-132-14, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$2,664,800, resulting in a total taxable value of \$3,005,800 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-154E **PARCEL NO. 163-231-13 – DOUGAN TRUST, GARY LEE –**
HEARING NO. 13-0206

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 8745 Technology Way, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 163-231-13, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$233,589, resulting in a total taxable value of \$284,300 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**13-155E PARCEL NO. 015-322-13 – HAMMONDS LIVING TRUST,
WILLIAM E et al – HEARING NO. 13-0214M1**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 2305 Kietzke Lane, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Commercial Rental Data, 7 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 015-322-13, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$291,675, resulting in a total taxable value of \$494,475 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**13-156E PARCEL NO. 086-130-02 – AMERICAN STORAGE CENTERS INC
HEARING NO. 13-0203**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land located in Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Roll notices and letter, 3 pages.

Assessor

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

Exhibit II: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 086-130-02, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be reduced to \$450,000, resulting in a total taxable value of \$450,000 for tax year 2013-14. With that adjustment, it was found that the land is valued correctly and the total taxable value does not exceed full cash value.

**13-157E PARCEL NO. 552-261-04 – MILWAY LLC –
HEARING NO. 13-0211A**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land located at Military Road, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 552-261-04, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be reduced to \$217,800, resulting in a total taxable value of \$217,800 for tax year 2013-14. With that adjustment, it was found that the land is valued correctly and the total taxable value does not exceed full cash value.

13-158E **PARCEL NO. 552-261-06 – MILWAY LLC –**
HEARING NO. 13-0211B

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land located at Military Road, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 552-261-06, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be reduced to \$231,304, resulting in a total taxable value of \$231,304 for tax year 2013-14. With that adjustment, it was found that the land is valued correctly and the total taxable value does not exceed full cash value.

13-159E **PARCEL NO. 048-070-15 – ZIEGLER, KENT –**
HEARING NO. 13-0318

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land located at Mount Rose Highway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter and supporting documentation, 4 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 048-070-15, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be reduced to \$250,000, resulting in a total taxable value of \$250,000 for tax year 2013-14. With that adjustment, it was found that the land is valued correctly and the total taxable value does not exceed full cash value.

13-160E PARCEL NO. 152-571-04 – ZEAMAN, MICHAEL L –
HEARING NO. 13-0155

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 5915 Sunset Ridge Court, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Attachment to Petition and selling price analysis for subject property, 5 pages.

Assessor

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

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor, Patricia Regan, Appraiser, oriented the Board as to the location of the subject property. She read from page 2 of Exhibit I and reviewed the features, comparable sales, and range of values associated with the subject property. She said she spoke with the Appellant when he presented his comparable sales and informed him that he had input the square footage without the daylight square footage. She explained that meant he compared the subject with other 4,000 square foot homes in Arrowcreek, most of which were tract homes. She said the Assessor's Office provided custom homes as comparable sales.

Member Horan stated the Petitioner submitted very little evidence.

With regard to Parcel No. 152-571-04, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and find that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

13-161E

TEE INVESTMENT COMPANY – (RANDALL HUSMANN)
HEARING NOS. 13-0215A THROUGH 13-0215V4

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 6155 Plumas Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Rent Roll and supporting documents, 6 pages.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 23 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been sworn, Michael Churchfield, Appraiser, oriented the Board as to the location of the subject property. He read from page 2 of Exhibit I and reviewed the features, comparable sales, and range of values associated with the subject property. He noted the property was built in 1977 and consisted of 126 condominium parcels. He reported they were taken into receivership, which prompted the appeal. He said the comparable sales more than supported the current value and it was the Assessor's Office recommendation to uphold.

Chairman Covert asked if the market value was affected due to the property being in receivership. Appraiser Churchfield said it was not. Member Kizziah asked if the units were for sale. Appraiser Churchfield said no and he thought the receivership company would hold on to them for awhile then they would go to market as one economic unit. Member Kizziah questioned the proclaimed \$66,000 per unit and nine sales and wondered if that was before the receivership started. Appraiser Churchfield responded they did not look at the comparable sales and some of the sales that were lower were Section 8 housing apartments (low income).

With regard to Hearing Nos. 13-0215A through 13-0215V4, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and find that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

13-162E **PARCEL NO. 516-281-15 – MLRO LLC ET AL –**
HEARING NO. 13-0272

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 5050 Vista Blvd., Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Commercial rental data, 6 pages.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 16 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Craig Anacker, Appraiser, oriented the Board as to the location of the subject property. He read from page 2 of Exhibit I and reviewed the features, comparable sales, and range of values associated with the subject property. He noted the Appellant submitted income information which supported the value established by the Assessor's Office; therefore, it was the Assessor's Office recommendation to uphold.

Member Kizziah commented it looked as if they used their income numbers with an 8 percent capitalization rate and came up with \$1.9 million. Appraiser Anacker stated that was correct.

With regard to Parcel No. 516-281-15, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and find that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

13-163E **BOARD MEMBER COMMENTS**

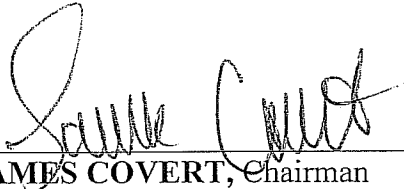
There were no Board member comments.

13-164E **PUBLIC COMMENT**

There was no response to the call for public comment.

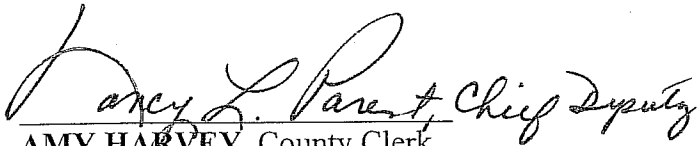
* * * * *

9:19 a.m. There being no further hearings or business to come before the Board, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, the meeting was adjourned.



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
Jaime Deller, Deputy Clerk*