

**BOARD OF EQUALIZATION
WASHOE COUNTY, NEVADA**

THURSDAY

9:00 A.M.

FEBRUARY 11, 2016

PRESENT:

Philip Horan, Chairman
James Ainsworth, Vice Chairman
James Brown, Member
Eugenia Larmore, Member
James Covert, Alternate Member

Nancy Parent, County Clerk
Michael Large, Deputy District Attorney

ABSENT:

Bobbi Lazzarone, Member

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:

16-050E PUBLIC COMMENT

Cathy Brandhorst spoke about matters of concern to herself.

16-051E WITHDRAWN PETITIONS

The following petitions scheduled on today's agenda had been withdrawn by the Petitioners prior to the hearing:

Assessor's Parcel No.	Petitioner	Hearing No.
140-213-16	RYDER-DUDA VENTURES LTD	16-0094

16-052E CONTINUANCES

The following petition scheduled on today's agenda was granted a continuance to February 18, 2016:

Assessor's Parcel No.	Petitioner	Hearing No.
020-051-01	GATOR KIETZKE LLC	16-0022A
020-051-05	GATOR KIETZKE LLC	16-0022B

16-053E CONSOLIDATION OF HEARINGS

There were no hearings to consolidate.

STIPULATIONS

**16-054E PARCEL NO. 082-083-28 – PIETERS FAMILY TRUST –
HEARING NO. 16-0014**

A Petition for Review of Assessed Valuation was received protesting the 2016-17 taxable valuation on land and improvements located at 0 N Virginia Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

On behalf of the Petitioner, no one was sworn in by County Clerk Nancy Parent.

On behalf of the Assessor, no one oriented the Board as to the location of the subject property.

With regard to Parcel No. 082-083-28 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Ainsworth, seconded by Member Covert, 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 2016-17. 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.

**16-055E PARCEL NO. 040-162-28 – GERALD AND KERRI HANSEN
FAMILY TRUST – HEARING NO. 16-0017**

A Petition for Review of Assessed Valuation was received protesting the 2016-17 taxable valuation on land and improvements located at 740 Del Monte Lane, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter and supporting documentation, 93 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

On behalf of the Petitioner, no one was sworn in by County Clerk Nancy Parent.

On behalf of the Assessor, no one oriented the Board as to the location of the subject property.

With regard to Parcel No. 040-162-28 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Ainsworth, seconded by Member Covert, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be reduced to \$256,000, and the taxable improvement value be reduced to \$256,910, resulting in a total taxable value of \$512,910 for tax year 2016-17. 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.

16-056E PARCEL NO. 055-140-12 – NEWMAN FAMILY TRUST –
HEARING NO. 16-0021

A Petition for Review of Assessed Valuation was received protesting the 2016-17 taxable valuation on land and improvements located at 35 Lewers Creek Road, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Map and comparable sale, 2 pages.

Exhibit B: Letter and aerial photograph, 3 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

On behalf of the Petitioner, no one was sworn in by County Clerk Nancy Parent.

On behalf of the Assessor, no one oriented the Board as to the location of the subject property.

With regard to Parcel No. 005-140-12 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Ainsworth, seconded by Member Covert, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be reduced to \$88,000, and the taxable improvement value be upheld, resulting in a total taxable value of \$306,821 for tax year

2016-17. 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.

16-057E PARCEL NO. 055-180-22 – KABOUR, PHILLIP M & STACIE M –
HEARING NO. 16-0034

A Petition for Review of Assessed Valuation was received protesting the 2016-17 taxable valuation on land and improvements located at 7655 Aspen Creek Court, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

On behalf of the Petitioner, no one was sworn in by County Clerk Nancy Parent.

On behalf of the Assessor, no one oriented the Board as to the location of the subject property.

With regard to Parcel No. 055-180-22 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Ainsworth, seconded by Member Covert, 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 \$756,000, resulting in a total taxable value of \$900,000 for tax year 2016-17. 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.

16-058E PARCEL NO. 027-063-74 – SLY-MILLER FAMILY TRUST –
HEARING NO. 16-0040

A Petition for Review of Assessed Valuation was received protesting the 2016-17 taxable valuation on land and improvements located at 5200 Malapi Way, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

On behalf of the Petitioner, no one was sworn in by County Clerk Nancy Parent.

On behalf of the Assessor, no one oriented the Board as to the location of the subject property.

With regard to Parcel No. 027-063-74 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Ainsworth, seconded by Member Covert, 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 \$349,312, resulting in a total taxable value of \$399,362 for tax year 2016-17. 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.

16-059E PARCEL NO. 005-010-77 – RYAN LLC –
HEARING NO. 16-0070

A Petition for Review of Assessed Valuation was received protesting the 2016-17 taxable valuation on land and improvements located at 10160 N McCarran Boulevard, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Commercial estimator summary report, 2 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

On behalf of the Petitioner, no one was sworn in by County Clerk Nancy Parent.

On behalf of the Assessor, no one oriented the Board as to the location of the subject property.

With regard to Parcel No. 005-010-77 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Ainsworth, seconded by Member Covert, 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 \$606,434, resulting in a total taxable value of \$1,166,434 for tax year 2016-17. 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.

16-060E **PARCEL NO. 046-170-25 – SHAPIRO LIVING TRUST, IDA A – HEARING NO. 16-0079A**

A Petition for Review of Assessed Valuation was received protesting the 2016-17 taxable valuation on land and improvements located at 305 Kelly Canyon Road, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Taxable Value Change Stipulation, 2 pages.

On behalf of the Petitioner, no one was sworn in by County Clerk Nancy Parent.

On behalf of the Assessor, no one oriented the Board as to the location of the subject property.

With regard to Parcel No. 046-170-25 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Ainsworth, seconded by Member Covert, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be reduced to \$10,000, and the taxable improvement value be upheld, resulting in a total taxable value of \$10,000 for tax year 2016-17. 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.

16-061E **PARCEL NO. 046-170-26 – SHAPIRO LIVING TRUST, IDA A – HEARING NO. 16-0079B**

A Petition for Review of Assessed Valuation was received protesting the 2016-17 taxable valuation on land and improvements located at 385 Kelly Canyon Road, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Taxable Value Change Stipulation, 2 pages.

On behalf of the Petitioner, no one was sworn in by County Clerk Nancy Parent.

On behalf of the Assessor, no one oriented the Board as to the location of the subject property.

With regard to Parcel No. 046-170-26 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Ainsworth, seconded by Member Covert, which motion duly carried, it was order that the stipulation be adopted and confirmed and that the taxable land value be reduced to \$10,000, and the taxable improvement value be upheld, resulting in a total taxable value of \$10,000 for tax year 2016-17. 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.

RESIDENTIAL

16-062E PARCEL NO. 038-230-17 – JACKSON, JOHN A – HEARING NO. 16-0081

A Petition for Review of Assessed Valuation was received protesting the 2016-17 taxable valuation on land and improvements located at 520 Crystal Park Road, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Email, photos and comparables, 25 pages.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 14 pages.

On behalf of the Petitioner, no one was sworn in by County Clerk Nancy Parent.

On behalf of the Assessor and having been sworn in by County Clerk Nancy Parent, Steven Clement, Appraiser, oriented the Board as to the location of the subject property. He stated he discussed with the Petitioner why the value of the land and improvements had increased. He mentioned the removal of obsolescence.

Member Covert asked Appraiser Clement to provide more information on the access road and to explain who was responsible for its maintenance.

Appraiser Clement said the subject parcel was accessible from the north side of the property through a dirt road. This was an access easement that had been legally granted to two parcels. Since the road was for private access, it was up to the owners to maintain the road. He mentioned the Petitioner had to drive through a recreational vehicle storage yard to access the subject property. He stated after a

reappraisal of the subject property had been completed, the access adjustment to the base lot value went up from 10 percent to 20 percent. He spoke about the subject property being secluded. He said the access to the subject property had not changed since the Petitioner purchased it.

Member Brown noted the 2,000 square feet finished basement was fairly significant and he asked if that was the location of the fifth bedroom.

Appraiser Clement indicated the basement was 2,013 square feet. It was a daylight basement with direct access to the river front.

Chairman Horan and Appraiser Clement discussed the differences in the angles of the Petitioner's photographs compared to the photographs submitted by Appraiser Clement.

With regard to Parcel No. 038-230-17, which petition was brought 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 Covert, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found 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.

COMMERCIAL

Hearing No.'s 16-0022A and 16-0022B were continued to February 18, 2016. Hearing No. 16-0094 was withdrawn prior to the hearing.

16-063E PARCEL NO. 019-341-02 – WINDSOR WEST VENTURES LLC – HEARING NO. 16-0043

A Petition for Review of Assessed Valuation was received protesting the 2016-17 taxable valuation on land and improvements located at 745 W Moana Lane, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Tax appeal letter, sales brochure, and profit and loss statement, 7 pages.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 17 pages.

On behalf of the Petitioner, no one was sworn in by County Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Ken Johns, Appraiser, submitted the Assessor's hearing evidence packet, which was placed on file with the Clerk, and he oriented the Board as to the location of the subject property. He discussed the inaccurate information on the Petitioner's appeal letter which included the following: 1) The Petitioner noted the subject property was 58,000 square feet and the Assessor's Office had the gross building area as 60,011 square feet. 2) The Petitioner indicated the occupancy rate was 48 percent; whereas, it was actually around 51 to 53 percent. 3) The Petitioner included their mortgage interest of \$25,636 on their January 2016 Profit and Loss statement, which should not be included when utilizing an income approach. Rather than a net loss of income, the Petitioner was making close to \$21,000 a month. 4) The Petitioner indicated a comparable building was built in 1998 when it was actually built in 1991. 5) The Petitioner also indicated the comparable building was the same size; whereas, the comparable building was 36 percent smaller than the subject property. 6) The Petitioner noted the comparable building sold for \$1.5 million but it actually sold for \$1.55 million. Additionally, at the time of the sale, the comparable building had a 22 percent occupancy rate.

Appraiser Johns stated the Petitioner believed the valuation of the subject property should not be more than \$5 million. Based on that number, the price per square footage would be \$83.32. He noted he reviewed every comparable that sold since 2015. He found one property that sold below \$83 per square foot, which was a 1963 masonry construction building that was completely vacant. He said he found little support for the Petitioner's numbers and he believed the value should be upheld.

Member Covert expressed his concerns regarding the disparity in the values provided by the Petitioner and the Appraiser.

Appraiser Johns thought the Petitioner placed a lot of emphasis on the building next door which was not comparable.

Chairman Horan asked if the Petitioner received the Assessor's Hearing Evidence Packet. Appraiser Johns stated no as the Petitioner did not request it.

Chairman Horan said he was disturbed by the fact that the Board did not receive the packet until the start of the hearing and that the Petitioner did not receive the packet. He added the Petitioner should be informed of the right to appeal.

Ms. Parent assured the Chairman that the Clerk's Office's decision letter would include the deadline for an appeal to the State and an appeal form.

Chairman Horan requested that the Assessor's Hearing Evidence Packet be included with the appeal form.

With regard to Parcel No. 019-341-02, which petition was brought pursuant to NRS 361.355, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Covert, seconded by Member Larmore, which motion duly carried, it was ordered that the Assessor's appraisal of the subject property be upheld. The Petitioner failed to meet his/her burden to show that the land and improvements are overvalued or excessive by reason of undervaluation for taxation purposes of the property of any other person, firm, company, association or corporation within any county of the State or by reason of any such property not being so assessed.

16-064E PARCEL NO. 040-951-08 – LOWE'S HOME CENTERS LLC – HEARING NO. 16-0062

A Petition for Review of Assessed Valuation was received protesting the 2016-17 taxable valuation on land and improvements located at 5075 Kietzke Lane, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Assessment notice, 1 page.

Exhibit B: Email correspondence and excess storage (closed store) clearance document, 4 pages.

Exhibit C: Email correspondence and summary sales reports, 70 pages.

Exhibit D: Email correspondence, real estate issues document and comparables, 52 pages.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 20 pages.

On behalf of the Petitioner, no one was sworn in by County Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Michael Gonzalez, Appraiser, oriented the Board as to the location of the subject property. He stated the Petitioner's evidence that was submitted primarily focused on vacant box stores in other jurisdictions.

Chairman Horan asked if Appraiser Gonzalez found any information in the Petitioner's evidence that would apply to Washoe County.

Appraiser Gonzalez noted there was a reference to the Lowe's store located on Oddie Boulevard, which sold for the price the Petitioner referenced. He added the property resold a few months later for more than twice the amount which Lowe's sold it for. He mentioned the Assessor's Office did not have comparable sales for stores such as Lowe's; however, they utilized information for similar large stores. He read from

pages 2 and 3 of Exhibit I, and reviewed the comparable sales and income analysis associated with the subject property. He recommended the value be upheld.

With regard to Parcel No. 040-951-08, which petition was brought 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 Ainsworth, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found 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.

16-065E PARCEL NO. 025-561-18 – PIVOTAL TAX SOLUTIONS –
HEARING NO. 16-0090

A Petition for Review of Assessed Valuation was received protesting the 2016-17 taxable valuation on land and improvements located at 6884 Sierra Center Parkway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Comparables with transaction details, 11 pages.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 17 pages.

On behalf of the Petitioner, no one was sworn in by County Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Michael Gonzalez, Appraiser, oriented the Board as to the location of the subject property. He noted the property was fully occupied by Intuit. He read from pages 2 and 3 of Exhibit I, and reviewed the features, comparable sales, range of values, and income analysis associated with the subject property. He also reviewed the comparable sales information on page 10 of Exhibit I. He recommended the value be upheld.

Member Larmore stated she appreciated the comparison of the Petitioner's comparable sales information and how Appraiser Gonzales addressed the applicability.

With regard to Parcel No. 025-561-18, which petition was brought pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Larmore, seconded by Member Covert, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found 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.

16-066E PARCEL NO. 025-561-19 – PIVOTAL TAX SOLUTIONS –
HEARING NO. 16-0091

A Petition for Review of Assessed Valuation was received protesting the 2016-17 taxable valuation on land and improvements located at 6888 Sierra Center Parkway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Comparables with transaction details, 10 pages.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 21 pages.

On behalf of the Petitioner, no one was sworn in by County Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Michael Gonzalez, Appraiser, oriented the Board as to the location of the subject property. He noted the property was fully occupied by Intuit. He read from pages 2 and 3 of Exhibit I, and reviewed the features, comparable sales, range of values, and income analysis associated with the subject property. He added the income utilized in the income analysis was slightly higher than in the previous hearing. The building had a nicer finish than Intuit's other building. He mentioned he provided a comparison of comparable sales chart.

With regard to Parcel No. 025-561-19, which petition was brought pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Larmore, seconded by Member Brown, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found 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.

16-067E VACANT LAND

Hearing No.'s 16-0079A and 16-0079B received Stipulations prior to the hearing and were moved to the Stipulation section of the Agenda.

16-068E BOARD MEMBER COMMENTS

There were no Board Member comments.

16-069E PUBLIC COMMENT

Cathy Brandhorst spoke about matters of concern to herself.

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9:54 a.m. There being no further hearings or business to come before the Board, the meeting was adjourned.

PHILLIP HORAN, Chairman
Washoe County Board of Equalization

ATTEST:

NANCY PARENT, County Clerk
and Clerk of the Washoe County
Board of Equalization

*Minutes prepared by
Doni Gassaway and Michael Siva, Deputy Clerks*