

BOARD MEMBERS

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**NOTICE OF MEETING AND AGENDA
WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMISSION CHAMBERS
1001 E. 9TH STREET, BUILDING A, RENO, NEVADA**

**and available via
Zoom Webinar**

**FEBRUARY 23, 2022
9:00 A.M.**

In Person and Online Viewing: This meeting will be held both in person in the County Commission Chambers and via Zoom webinar. To participate via Zoom, please log into the Zoom webinar at the following link: <https://us02web.zoom.us/j/82653955544>, or you can join by typing zoom.us into your computer browser, clicking "Join a Meeting" on the Zoom website, and entering this **Meeting ID: 82653955544**. NOTE: The Zoom option will require a computer with audio and video capabilities.

Alternatively, you can join the meeting by telephone only by dialing +1-669-900-9128, entering the **Meeting ID: 82653955544** and pressing #.

Possible Changes to Agenda and Timing: Items on the agenda may be taken out of order, combined with other items, removed from the agenda, or moved to the agenda of another meeting. Items with a specific time designation will not be heard prior to the stated time but may be heard later. The Board may take short breaks approximately every 90 minutes.

Technical Difficulties: If the Board of Equalization experiences technical difficulties with the Zoom platform at any time during the meeting, the meeting will be placed into recess and restarted when the technical issues have been resolved.

Public Comment: Public comments are welcomed during the public comment periods at the beginning and end of the meeting for all matters, whether listed on the agenda or not, and are limited to three (3) minutes per person per public comment period. Additionally, public comment of three minutes per person will be heard during individually numbered items designated as "for possible action" on the agenda. Public comment during individual action items must be relevant to the particular item being considered. Anyone wishing to provide live public comment may do so in person or, if participating by Zoom, by logging into the Zoom webinar at <https://us02web.zoom.us/j/82653955544> and utilizing the "Raise Hand" feature during any public comment period. To provide public comment via telephone, press *9 to "Raise Hand" and *6 to mute/unmute. Persons may not allocate unused time to other speakers.

Members of the public may also submit comments by email to clerkboard@washoecounty.gov. The Board will make reasonable efforts to send all comments received by 4:00pm on February 22, 2022 by email to the Board members prior to the meeting.

Responses to Public Comments: The Board of Equalization can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. The Open Meeting Law does not expressly prohibit responses to public comments by the Board. However, responses from Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation and to ensure the public has notice of all matters the Board will consider, members may choose not to respond to public comments except to correct factual inaccuracies, ask for County staff action, or ask that a matter be listed on a future agenda. The Board may do this either during the public comment item or during the following item: "Board Member Comments: This item is limited to announcements or topics/issues proposed for future agendas."

Forum Restrictions and Orderly Conduct of Business: The Board of Equalization conducts the business of Washoe County and its citizens during its meetings. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place, and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Posting of Notice and Agenda: Pursuant to NRS 241.020(4)(b), the Agenda for the Board of Equalization has been posted at the Washoe County Administration Building (1001 E. 9th Street, Bldg. A, Reno, Nevada) and has been electronically posted at https://www.washoecounty.gov/clerks/brm/board_committees/boe/index.php and <https://notice.nv.gov>.

How to Get Copies of Agenda and Supporting Materials: Copies of the agenda and supporting materials for the items on the agenda, provided to the Washoe County Board of Equalization, are available to members of the public at the Washoe County Clerk's Office (1001 E. 9th Street, Bldg A, 1st Floor, Reno Nevada), by contacting Cathy Smith at phone (775) 784-7271 or email csmith@washoecounty.gov, or on the Board of Equalization's website at https://www.washoecounty.gov/clerks/brm/board_committees/boe/index.php.

Accessibility: The Washoe County Commission Chambers are accessible to the disabled. If you require special arrangements for the meeting, call the County Clerk's Office, (775) 784-7279, at least 24 business hours prior to the meeting.

Public Transportation: Public transportation is available to this meeting site: RTC Routes 2, 2S, 5 and 15 serve this location. For eligible RTC ACCESS reservations call (775) 348-5438.

1. **CALL TO ORDER** (non-action item)

2. **SALUTE TO THE FLAG** (non-action item)

3. **ROLL CALL** (non-action item)

4. **PUBLIC COMMENTS** (non-action item)
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.

5. **SWEARING IN** (non-action item)
County Clerk to administer oath to Washoe County Assessor's appraisal staff.

6. **WITHDRAWALS (FOR POSSIBLE ACTION)**
Petitions withdrawn after posting of agenda.

7. **REQUESTS FOR CONTINUANCE (FOR POSSIBLE ACTION)**
Review, discussion and possible action on requests for continuances.

8. **STIPULATIONS – REAL PROPERTY (FOR POSSIBLE ACTION)**

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

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
050-411-32	THOMAS J V & DEBORAH E HAYWARD LIVING TRUST	22-0013
025-372-02	MACY'S NEVADA PROPERTIES CORP	22-0032
013-321-13	STORAGE PRO OF RENO LLC	22-0037B

9. RESIDENTIAL REAL PROPERTY APPEALS (FOR POSSIBLE ACTION)

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

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
021-140-26	GARY & RACHEL BULLOCK FAMILY TRUST	22-0005
132-030-25	MELISSA TRUST	22-0009

10. COMMERCIAL REAL PROPERTY APPEALS (FOR POSSIBLE ACTION)

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

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
012-232-14	LITHIA MOTORS/LITHIA REAL ESTATE INC	22-0015A
015-291-09	LITHIA MOTORS/LITHIA REAL ESTATE INC	22-0015B
015-301-36	LITHIA MOTORS/LITHIA REAL ESTATE INC	22-0016A
015-301-38	LITHIA MOTORS/LITHIA REAL ESTATE INC	22-0016B
034-021-48	LITHIA MOTORS/LITHIA REAL ESTATE INC	22-0016C
015-303-14	LITHIA MOTORS/LITHIA REAL ESTATE INC	22-0017
031-012-28	PARADISE RETAIL I LLC/CIRE EQUITY	22-0018A
031-012-29	PARADISE RETAIL I LLC/CIRE EQUITY	22-0018B
031-012-31	PARADISE RETAIL I LLC/CIRE EQUITY	22-0018C
031-012-35	PARADISE RETAIL I LLC/CIRE EQUITY	22-0018D
031-012-36	PARADISE RETAIL I LLC/CIRE EQUITY	22-0018E
031-012-37	PARADISE RETAIL I LLC/CIRE EQUITY	22-0018F
031-012-39	PARADISE RETAIL I LLC/CIRE EQUITY	22-0018G
031-012-40	PARADISE RETAIL I LLC/CIRE EQUITY	22-0018H
031-012-41	PARADISE RETAIL I LLC/CIRE EQUITY	22-0018I
031-012-42	PARADISE RETAIL I LLC/CIRE EQUITY	22-0018J
034-257-20	PARAGON INDUSTRIES II INC/BEDROSIANS	22-0019
510-082-42	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	22-0020A
510-083-03	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	22-0020B
510-083-04	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	22-0020C
510-083-08	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	22-0020D
510-083-09	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	22-0020E
510-481-04	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	22-0020F
510-481-08	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	22-0020G
510-482-01	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	22-0020H
510-482-02	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	22-0020I
510-482-07	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	22-0020J

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
510-483-01	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	22-0020K
510-483-02	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	22-0020L
040-162-78	LITHIA MOTORS/LITHIA REAL ESTATE INC	22-0021
163-160-06	FINDLAY AUTOMOTIVE GROUP	22-0023
163-160-08	FINDLAY AUTOMOTIVE GROUP	22-0024
163-160-13	FINDLAY AUTOMOTIVE GROUP	22-0025A
163-160-14	FINDLAY AUTOMOTIVE GROUP	22-0025B
163-160-15	FINDLAY AUTOMOTIVE GROUP	22-0026
020-051-01	GATOR KIETZKE LLC	22-0027
020-051-05	GATOR KIETZKE LLC	22-0028
510-082-52	STRIETZEL, WARREN	22-0030A
510-082-53	STRIETZEL, WARREN	22-0030B
510-082-54	STRIETZEL, WARREN	22-0030C

11. REAL PROPERTY APPEAL FOR RC WILLEY HOME FURNISHINGS (FOR POSSIBLE ACTION)

A hearing will be conducted based upon a Petition for Review of Assessed Valuation on the following parcels:

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
140-213-20	RC WILLEY HOME FURNISHINGS	22-0022
140-213-22	RC WILLEY HOME FURNISHINGS	22-0022
140-213-48	RC WILLEY HOME FURNISHINGS	22-0022

12. ROLL CHANGE REQUEST – NEIGHBORHOOD CODE OASD (FOR POSSIBLE ACTION)

DECREASE – consideration of and action to approve or deny RCR No. 2 – Neighborhood Code OASD – Lakeridge Shores (RCR 2-1 THROUGH 2-148) which decreases the land value for the 2022/2023 assessment based upon review of current land sales and listings in this neighborhood.

ASSESSOR'S PARCEL NO.	PROPERTY OWNER	RCR NO.
042-040-06	CLEMENTS FAMILY TRUST, WILLIAM A	2-1
042-040-07	BERNDT FAMILY TRUST, THEODORE B	2-2
042-040-08	KORCHECK, STEVEN M	2-3
042-040-09	BLAIR, LUCINDA L	2-4
042-040-10	LIBERT, KEITH E & THERESA A	2-5
042-040-12	KRONISH TRUST, HERBERT	2-6
042-040-13	CRUMLEY LIVING TRUST, ERICA	2-7

ASSESSOR'S PARCEL NO.	PROPERTY OWNER	RCR NO.
042-040-14	SALTERN, FLOYD E	2-8
042-040-15	LAMOUREAUX, ANDREW M & JANA	2-9
042-050-01	SIERRA CAPITAL INVESTMENTS LLC	2-10
042-050-02	BATTS FAMILY TRUST	2-11
042-050-03	LIN, TSUNG-HSIEN J	2-12
042-050-04	FELSTEAD, ROBERT T & MARILOU P	2-13
042-050-05	RECK, TERRY & JANET S	2-14
042-050-06	FOOS, STEPHEN N & CLARE M	2-15
042-050-07	NORMAN TRUST, ROGER W	2-16
042-050-08	NORMAN TRUST, ROGER W	2-17
042-050-14	RONHAAR, LEAH K	2-18
042-071-01	HOEL, SEAN E	2-19
042-071-02	MARTIN, AILEEN et al	2-20
042-071-03	PLECHA, STANLEY L JR & MARLA F	2-21
042-071-04	BENNETT, MICHAEL P & KATHRYN Y	2-22
042-071-05	SANBORN TRUST, JOSEPHINE & WALTER II	2-23
042-071-10	CLAREMONT TRUST	2-24
042-071-11	RAMOS, SUSAN R	2-25
042-071-12	GIBSON, MARK D et al	2-26
042-071-13	DJS TRUST	2-27
042-071-14	OLGUIN, LUCY D	2-28
042-071-15	PONDEROSA INVESTMENTS LLC	2-29
042-071-16	ADDI, LINDA	2-30
042-071-17	ARGER FAMILY TRUST	2-31
042-071-18	COLODNY, BRIAN & VICKI L	2-32
042-072-01	MCNAMARA, JOHN T & BRENDA H	2-33
042-072-02	MONTOYA FAMILY TRUST, GERALD & LUPE	2-34
042-072-03	MARTIN FAMILY TRUST	2-35
042-072-04	MCCLISH FAMILY TRUST	2-36
042-072-05	BALDWIN TRUST, CYNTHIA	2-37
042-072-06	OLSEN, RICHARD J & JANICE M	2-38
042-072-07	LE-CAER DOMINI 1997 FAMILY TRUST	2-39
042-072-08	COSTET, JAY L & LINDA L	2-40
042-072-09	MIRANDA SURVIVORS TRUST A	2-41
042-072-10	ATCHISON TRUST, RICHARD D et al	2-42
042-080-01	BIONDI, STEVEN C & TRACI S	2-43
042-080-02	NYLK TRUST, JANINA	2-44

ASSESSOR'S PARCEL NO.	PROPERTY OWNER	RCR NO.
042-080-03	BARONE, JOSHUA A & SALLY A	2-45
042-080-04	DIETRICH, JASON & CAROLINE	2-46
042-080-05	CHADWICK, CHARLES R JR & SANDRA	2-47
042-080-08	CLIPPARD FAMILY 2019 TRUST	2-48
042-080-09	YANG, JIE et al	2-49
042-080-10	HISS TRUST, PAUL W	2-50
042-080-11	HART, CARL W III & IRENE Q	2-51
042-080-12	SHAW, VALERIE C	2-52
042-080-13	REGHETTI TRUST	2-53
042-080-16	ROUMANAS, ATHAN et al	2-54
042-080-17	LAMONTE FAMILY TRUST	2-55
042-080-18	FEICKERT, FRED	2-56
042-080-19	HUCKABAY 1987 TRUST	2-57
042-080-20	ECE FAMILY TRUST	2-58
042-080-21	MAUPIN FAMILY TRUST, ERNEST & CATHERINE	2-59
042-080-22	CHEEK FAMILY TRUST	2-60
042-080-23	DETOMASO, LINDA	2-61
042-080-24	ALBERS FAMILY TRUST	2-62
042-080-25	WORK, MATHEW A & KALIE M	2-63
042-080-26	LURIE FAMILY TRUST	2-64
042-080-27	ZUREK FAMILY TRUST, RONALD M & JO ANN K	2-65
042-080-28	CANNADY, MINDY C et al	2-66
042-080-29	SHOREY TRUST, JOAN A	2-67
042-080-30	HUG FAMILY TRUST, PROCTER & JULIE	2-68
042-080-31	KWAPIL TRUST, NANCY E	2-69
042-080-32	MUNNELL TRUST, BETTY J	2-70
042-080-33	LIEBERSTEIN FAMILY TRUST	2-71
042-080-34	MURRAY INTERVIVOS TRUST, THOMAS P & CATHERINE L	2-72
042-080-35	JENTZ FAMILY TRUST	2-73
042-080-37	FORSYTHE TRUST, JAMES W & EARLENE M	2-74
042-090-01	KLEARMAN LIVING TRUST	2-75
042-090-02	SMITH, SHAUN A & KATHIE J	2-76
042-090-03	ROSS, STEPHAN P & FAYTH M	2-77
042-090-04	PREMIER ASSET ACQUISITIONS INC	2-78
042-090-05	BERG FAMILY TRUST	2-79
042-090-14	CASHELL FAMILY TRUST	2-80
042-090-15	JOST, DANIEL & DEBBIE	2-81

ASSESSOR'S PARCEL NO.	PROPERTY OWNER	RCR NO.
042-090-16	GALLOP LIVING TRUST	2-82
042-090-17	MORRIS, MELANIE K et al	2-83
042-090-18	RECE TRUST	2-84
042-090-19	TILLER FAMILY TRUST, LARRY & DIANN	2-85
042-090-20	SK8NINE PRODUCTIONS LLC	2-86
042-090-21	KOTTINGER 1993 TRUST, WILLIAM B III	2-87
042-090-22	FRANCE FAMILY TRUST, PATRICK J	2-88
042-090-23	VON BARTHELD, CHRISTOPHER & SONIA	2-89
042-090-24	VON BARTHELD, CHRISTOPHER & SONIA	2-90
042-090-25	KARHOHS, JEFFREY W et al	2-91
042-090-26	BYDALEK FAMILY TRUST	2-92
042-090-27	PATERSON, EDWARD J et al	2-93
042-090-28	ROSAIA FAMILY TRUST, ERNEST D & LYNN F	2-94
042-090-29	TAFOYA POWELL LIVING TRUST	2-95
042-100-01	CATAMOUNT PROPERTIES 2018 LLC	2-96
042-100-02	SELF FAMILY TRUST	2-97
042-100-03	WOO, ELLEN Y et al	2-98
042-100-04	LEARY, JAMES J et al	2-99
042-100-05	WELCOME WAY TRUST	2-100
042-100-06	FIELD, BENJAMIN G et al	2-101
042-100-07	MAYER, DAVID et al	2-102
042-100-08	BUCKLEY FAMILY TRUST, THOMAS & SUZANNE	2-103
042-120-01	ERNST FAMILY TRUST	2-104
042-120-02	PERI TRUST, JOSEPH H	2-105
042-120-03	TERRANOVA FAMILY 2005 TRUST, MARY L	2-106
042-120-04	MARINA TRUST	2-107
042-120-05	LISSNER FAMILY TRUST, PETER & CASSADEE	2-108
042-120-06	SHELTRA FAMILY TRUST, RUSS & MARGO	2-109
042-120-07	BERNARD FAMILY TRUST, DONALD II & SALLIE	2-110
042-120-08	MORKIN LIVING TRUST	2-111
042-120-09	KALATHIL, SUMODH C & MEENAKSHI	2-112
042-120-10	TOPOL, NOEL S & CINDY LOU	2-113
042-120-11	B B & S CHILDRENS TRUST	2-114
042-120-12	WILSON TRUST, GREGORY F & PATRICIA	2-115
042-120-13	AUDREY YANG & THOMAS TO FAMILY TRUST	2-116
042-120-14	AUDREY YANG & THOMAS TO FAMILY TRUST	2-117
042-120-15	HUTCHISON TRUST, ALLEN & MARTHA	2-118

ASSESSOR'S PARCEL NO.	PROPERTY OWNER	RCR NO.
042-120-16	ZENG, DEWAN et al	2-119
042-120-17	JOHN BURROUGHS & ELIZABETH MANN TRUST	2-120
042-120-18	DEVLIN BARNET 2018 TRUST	2-121
042-120-19	WESTFALL, DAVID & SHIRLEY	2-122
042-120-20	LOHSE FAMILY TRUST	2-123
042-120-21	BUCHWALD, SUSAN S & THEODORE C	2-124
042-120-22	FRYE LIVING TRUST	2-125
042-120-23	WICKERSHAM FAMILY TRUST, JAMES K	2-126
042-130-04	SCHWARZE, FREDERICK C JR & RUTH ANN	2-127
042-130-05	HAWKINS, LOYD G et al	2-128
042-130-06	LESTER, JOSEPH T III	2-129
042-130-07	STAUB FAMILY TRUST, CARL & KIM	2-130
042-130-08	HEYNEN LIVING TRUST, ROBERT R	2-131
042-130-09	BABCOCK, JOSEPH S	2-132
042-130-10	CIRAC TRUST, MICHAEL E & KAREN J	2-133
042-130-11	CLARK TRUST, PAUL & REBECCA	2-134
042-130-12	TILBROOKE, MICHAEL & REBECCA	2-135
042-130-13	MARS, GEORGE	2-136
042-190-01	WOODS FAMILY TRUST	2-137
042-190-02	KLEPPE FAMILY TRUST, JOHN & JULIANNA	2-138
042-190-03	ZIDECK FAMILY TRUST, RONALD R	2-139
042-190-04	COWARD FAMILY TRUST	2-140
042-190-05	QUINLAN FAMILY TRUST, MARK & DIANA	2-141
042-190-06	THOMAS LIVING TRUST	2-142
042-190-07	LANGSNER TRUST, MARGARET S et al	2-143
042-190-13	ETNYRE FAMILY TRUST, WILLIAM R & PENNY S	2-144
042-190-14	2775 SPINNAKER DR LLC	2-145
042-190-16	TOMOZY LIVING TRUST, KURT & OLIVIA	2-146
042-190-17	BOSCO TRUST, PETER I A	2-147
042-190-18	ANDOETOE, HAROLD A	2-148

13. BOARD MEMBER COMMENTS (non-action item)

This item is limited to announcements or topics/issues proposed for future agendas.

14. PUBLIC COMMENTS (non-action item)

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.

15. **ADJOURNMENT** (non-action item)

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