

**BOARD MEMBERS**

Daren McDonald, Chair  
Eugenia Bonnenfant, Vice-Chair  
James Ainsworth  
Dennis George  
Rob Pierce

**COUNTY CLERK**

Janis Galassini

**DEPUTY DISTRICT ATTORNEY**

Herb Kaplan  
Trenton Ross

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

**COMMISSION CHAMBERS  
1001 E. 9<sup>TH</sup> STREET, BUILDING A, RENO, NEVADA**

**FEBRUARY 9, 2024**

**9:00 A.M.**

**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.

**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.

Members of the public may also submit comments by email to [clerkboard@washoecounty.gov](mailto:clerkboard@washoecounty.gov). The Board will make reasonable efforts to send all comments received by 4:00pm on February 8, 2024 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. 9<sup>th</sup> Street, Building A, Reno, Nevada) and has been electronically posted at [https://www.washoecounty.gov/clerks/brm/board\\_committees/boe/index.php](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. 9<sup>th</sup> Street, Bldg A, 1<sup>st</sup> Floor, Reno Nevada), by contacting Lauren Morris at phone (775) 784-7275 or email [lmorris@washoecounty.gov](mailto:lmorris@washoecounty.gov), or on the Board of Equalization's website at [https://www.washoecounty.gov/clerks/brm/board\\_committees/boe/index.php](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 AND DETERMINATION OF QUORUM** (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 – PROPERTY TAX EXEMPTIONS ON REAL PROPERTY (FOR POSSIBLE ACTION)**

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

<b>ASSESSOR’S PARCEL NO.</b>	<b>PETITIONER</b>	<b>HEARING NO.</b>
086-882-06	MINTON, KIMBERLY D	24-0001E23
202-234-02	DOAN, VAN	24-0004E23
025-401-20	MARVEL WAY APARTMENTS LP	24-0009E23

9. **STIPULATIONS – REAL PROPERTY VALUATION (FOR POSSIBLE ACTION)**

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

<b>ASSESSOR’S PARCEL NO.</b>	<b>PETITIONER</b>	<b>HEARING NO.</b>
003-543-04	BOTHE FAMILY TRUST	24-0007R23
081-160-01	PEAVINE PINES LLC & TRENT AVERETT	24-0013A
081-160-12	PEAVINE PINES LLC & TRENT AVERETT	24-0013B
081-160-23	PEAVINE PINES LLC & TRENT AVERETT	24-0013C
081-160-25	PEAVINE PINES LLC & TRENT AVERETT	24-0013D
081-160-26	PEAVINE PINES LLC & TRENT AVERETT	24-0013E
081-150-01	PEAVINE PINES LLC & TRENT AVERETT	24-0013F

<b>ASSESSOR'S PARCEL NO.</b>	<b>PETITIONER</b>	<b>HEARING NO.</b>
081-150-05	PEAVINE PINES LLC & TRENT AVERETT	24-0013G
081-150-06	PEAVINE PINES LLC & TRENT AVERETT	24-0013H
081-150-08	PEAVINE PINES LLC & TRENT AVERETT	24-0013I
081-150-11	PEAVINE PINES LLC & TRENT AVERETT	24-0013J
081-150-12	PEAVINE PINES LLC & TRENT AVERETT	24-0013K
081-150-16	PEAVINE PINES LLC & TRENT AVERETT	24-0013L
081-170-02	PEAVINE PINES LLC & TRENT AVERETT	24-0013N
081-170-03	PEAVINE PINES LLC & TRENT AVERETT	24-0013O
081-170-04	PEAVINE PINES LLC & TRENT AVERETT	24-0013P
081-170-05	PEAVINE PINES LLC & TRENT AVERETT	24-0013Q
081-170-06	PEAVINE PINES LLC & TRENT AVERETT	24-0013R
081-170-07	PEAVINE PINES LLC & TRENT AVERETT	24-0013S
081-170-08	PEAVINE PINES LLC & TRENT AVERETT	24-0013T
023-471-13	SAEEDI TRUST, SOLEIMAN	24-0023
041-051-17	MURPHY FAMILY TRUST	24-0022
009-240-30	SAEEDI TRUST, SOLEIMAN	24-0024A
009-240-31	SAEEDI TRUST, SOLEIMAN	24-0024B
009-240-32	SAEEDI TRUST, SOLEIMAN	24-0024C
009-240-38	SAEEDI TRUST, SOLEIMAN	24-0024D

**10. RESIDENTIAL SINGLE FAMILY RESIDENCE REAL PROPERTY APPEALS (FOR POSSIBLE ACTION)**

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

<b>ASSESSOR'S PARCEL NO.</b>	<b>PETITIONER</b>	<b>HEARING NO.</b>
011-094-14	MICONE, MICHAEL	24-0005
055-292-39	HASKELL, STANLEY & MELINDA STUART	24-0011
055-292-39	HASKELL, STANLEY & MELINDA STUART	24-0011R23
017-310-11	GRACE FIELD LIVING TRUST	24-0012
131-212-03	TAYLOR FAMILY TRUST	24-0035
220-071-01	GOOD DOG TRUST	24-0070
514-532-13	DOW, DEAN C & GLORIA T	24-0071
125-564-30	VAILLANCOURT, PHILIP	24-0074

**11. PERSONAL PROPERTY COMMERCIAL ACCOUNT APPEAL (FOR POSSIBLE ACTION)**

A hearing will be conducted based upon Petitions for Review of Assessed Valuation on the following account:

<u>ASSESSOR'S ACCOUNT NO.</u>	<u>PETITIONER</u>	<u>HEARING NO.</u>
2008132	APPLE INC	24-0018P23

**12. ROLL CHANGE REQUESTS – DECREASES (FOR POSSIBLE ACTION)**

Consideration of and action to approve or deny the Roll Change Requests listed below for errors discovered on the assessment roll for the listed Assessor Parcel Numbers for the 2023/2024 fiscal year:

<u>ASSESSOR'S PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>RCR NO.</u>
055-375-02	STELLMACHER, KENNETH C & TERESA L	3593F23
076-150-03	JOHNSTON, WADE	3615F23
055-150-37	WASSON FAMILY 2009 TRUST	3618F23

**13. ROLL CHANGE REQUESTS - INCREASES (FOR POSSIBLE ACTION)**

Set hearing date and time for consideration of and action on the Roll Change Requests for the following parcels:

<u>ASSESSOR'S PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>RCR NO.</u>
085-650-55	HERNANDEZ, EMILIA et al	3668F23
400-190-11	4 <sup>TH</sup> STREET AT GOODSSELL LLC	3669F22
400-190-11	4 <sup>TH</sup> STREET AT GOODSSELL LLC	3669F23

**14. APPROVAL OF MINUTES (FOR POSSIBLE ACTION)**

Approval of minutes for the County Board of Equalization meeting of April 7, 2023.

**15. BOARD MEMBER COMMENTS (non-action item)**

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

**16. 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.

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