

**PETITIONER'S
EVIDENCE**

February 11, 2026

Washoe County Board of Equalization
Petition for Review of Assessed Valuation 2026/2027
Hearing date 2/13/2026
Hearing #26-0069

Re: 501 Country Club Drive, Incline Village, NV 89451
Parcel 131-080-24
McNulty Living Trust

My wife and I have owned our home 35 years. Board members driving up from Reno to Diamond Peak, the Championship course, the lake side foot and bike path to Sand Harbor or just to cool off from the summer heat will likely use Country Club Drive (designated secondary highway) and pass our home on the corner of Country Club Drive and Fairway Blvd (feeder route). We are full time residents and well aware of the wide property pricing fluctuations seen for Incline homes and that AB 489 (4/6/2005) limits the annual NV property tax to a 3% cap (qualified owner/occupied residence) and that the building and improvement value portion of our annual assessment by law follow Marshal & Swift National tables. The assessors' land value assessment increase of 13.4% for our property is not supported by the current market or the physical position of our property in relation to major visitation and local traffic, flood and storm water runoff, golf course frontage or mountain and lake views. The 2026/2027 Assessment Notice seeking a 13.4% hike is the highest increase we have been presented with in the past 30 years (average 6.06%). Our Petition for Review of Taxable Valuation seeks a 6% increase.

The assessor's office advised me during two phone calls (the Assessor's mailed packet has yet to arrive) of 6 recent sales (2 land only/4 improved properties) used to validate the 2026/27 increase of 13.4% in land valuation. The below table includes 4 additional properties for comparison which have been added by me and fall in the APN 131 area and share the 13% Land Value increase of others which vary in position geographically and esthetically as well as traffic and flooding exposure. Incline has few buildable lots for sale but to orient the board, the land parcels used by the county to set our 13.4% increased were sales in the Tyner hillside area and some distance from our property (2.9mi to 3.5mi). If you were to get in your car here at the County Complex and drive to Reno Tahoe Airport, these 'comparable parcels' would equate to roughly the same driving time and distance from our home to those highlighted as comparable. The table offered below identifies varying flood/storm water, traffic, view and golf course frontage attributes affecting the identified parcels and those to in the immediate area. We have provided an attached map w/APN numbers and the TRPA 2025 report/ NTCD project exchange (1/30/2026 exchange) highlights the ongoing flooding/storm water issue. A photo of one of the 3 major traffic accidents damaging our property in reset years is provided for context. I can also provide copies of insurance payments for past flood damage to our garage. I petitioned in 2020 for a review which was recognized by the board with a 10% adjustment for the increasing traffic on Country Club Drive. Since then, that issue has only gotten worse but NDOT no longer monitors traffic volume in the area (last data generated was 20.

| Property | TRAFFIC XX Country Club Dr. (secondary hwy) TRAFFIC X Fairway Blvd or First Green Dr. (feeder/local traffic) | FRONTAGE Champ Golf Course | FLOOD area | VIEW lake and/or golf course | 2026/27 Land value assessment increase over 2025/2026 |
|--|---|----------------------------------|---------------|--|---|
| 501 Country Club Dr. 131-080-23 | XX X | none | X | none | +13.2% |
| 503 Country Club Dr. 131-080-22 | XX | X | X | X | +13.2% |
| 972 Fairway Blvd. 131-080-36 | X | none | X | none | +13.0% |
| 494 Country Club Dr. 131-226-15 | XX X | none | none | none | +13.0% |
| 671 14 th Green Drive 131-013-03 | none | X | | X | +13.0% |
| 999 Fairway Blvd. 131-250-09 | XX | X | none | X | +13.0% |
| 836 Carano Court 124-064-18 | none | none | none | none | +11.5% |
| 697 Tumbleweed Cir 125-502-09 | none | none | none | X | +16.7% |
| 505 Country Club Dr. 131-080-22 | XX | X | none | X | +4.9% |
| 968 Tyner Way 125-172-17 | none | none | none | X | -25% (\$120k)? |

The current Washoe County Assessors proposed land value assessment for 2026/2027 is not objectively supported. When compared to sales and other properties in our area it would appear that the 13.4% increase in property valuation was reached for neighboring APN131 properties without regard for the influence of traffic, golf course frontage, views and flood/storm water risk.

Conclusion: Our petition addresses the current 13.4% increase in land value assessment for 2026/2027 unsupported by comparisons with other properties or sales. We are requesting an adjustment to the proposed figure reducing it from \$509,000. to \$475,940. which would provide a 6% increase over that of 2025/2026. The increase exceeds the yearly land value average of 3.06% applied by the Washoe County Assessor over the past 30 years.

Addendum:

Regardless of the outcome of this hearing, my tax bill will see no change given the restraint of AB468 on county assessments. This is my third appearance before the Washoe County Board of Equalization to personally appeal the methodology used by the County Assessor to derive a fair tax on the valuation of the land portion of my annual tax. Our property was also named in the settlement reached with Washoe County and the League to Save Village Assets in 2021 (concerning 2003 to 2010 tax years) which addressed, in part, the same issues of methodology regarding Land Valuation. This Board may elect to find that I do not make a case strong enough case to support my opinion of a fair valuation and pronounce, as they did in addressing my 2023/24 appeal, that the Assessors valuation percentage (13.4%) increase for 2026/2027 “.... Is not overvalued or excessive by reason of undervaluation for taxation purposes”. On that basis, no Nevada home owner in this building could reasonably appeal their land assessment successfully. How properties in a particular APN code could experience the same appreciation for land value in any given year is not reasonable given the nature of custom home sites and unique attributes (exposure to flood/storm water runoff, traffic on main roadways in the area, frontage on open land/golf course/hillside mountains/Lake Tahoe) and affected market values. 999 Fairway Blvd and 505 Country Club Drive are cases in point: Both properties allow view and access to the Championship Course.

The Washoe County Assessor office must deal with nearly 200,000 annual appraisals, of which over 7,000 are in the Incline/Crystal Bay area, a work load that challenges 40 staff. The data available for each parcel is limited and weighted toward the physical characteristics of improvements such as square footage, quality of construction and lot size with no corresponding recognition of view, traffic, flood risks, lake front or golf course frontage. Sales data is limited in turnover that is cyclical and sensitive to interest rates and those buyers escaping tax regimes in other states and work from home options. Unless values increase with remodels or additions requiring a building permit the valuation of land value portion of our tax bill is left to dangle and AB489 favors long term ownership. We would still expect a fair hearing of what is a strong argument supporting the physical factors that affect our unique land valuations for tax purposes, but suggest that no matter the outcome this hearing that the Board of Equalization through the County Commissioners might work with the Assessor's office to affect a more enlighten approach to valuations represented as a 'tax Basis' in Washoe County.

Regards, Bruce McNulty, Trustee, McNulty Living Trust