

BOARD OF EQUALIZATION, WASHOE COUNTY, NEVADA

FRIDAY

1:00 P.M.

MARCH 6, 2009

PRESENT:

James Covert, Chairman
John Krolick, Vice Chairman*
Benjamin Green, Member
Linda Woodland, Member

Nancy Parent, Chief Deputy Clerk
Herb Kaplan, Deputy District Attorney

ABSENT:

James Brown, Member

The Board of Equalization convened at 1:00 p.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:

09-0622E AGENDA ITAM 4 – REQUEST FOR REOPEN OF HEARING

The following request to reopen the hearing held on February 25, 2009 was withdrawn by the Petitioner:

Assessor's Parcel No.	Petitioner	Hearing No.
040-632-04	PHILLIPS FAMILY TRUST, KENT & PAT	09-1079

09-0623E SWEARING IN

There were no Assessor's staff members needing to be sworn in.

09-0624E CONSOLIDATION OF HEARINGS

Chairman Covert indicated the Board would consolidate items as necessary when they each came up on the agenda.

09-0625E PARCEL NO. 125-171-22 – CHRISTIANSEN LIVING TRUST, MARTHA L – HEARING NO. 09-0939

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at 209 Nadine Ct, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter and supporting documentation, 2 pages.

Exhibit B: Letter and photographs, 23 pages.

Exhibit C: Documentation supporting appeal, 9 pages.

Assessor

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

Exhibit II: Assessor's recommendation, 1 page.

The hearing was continued from a previously agenda'd hearing on February 27, 2009 (see minute item 09-0611E).

Martha Christiansen and Robert Ferwerda, previously sworn, were present on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Rigoberto Lopez, Senior Appraiser, oriented the Board as to the location of the subject property.

***1:05 p.m.** Member Krolick arrived at the meeting.

Mr. Ferwerda estimated the total taxable value should be about \$430,000 for the subject property. He stated the quality class was incorrectly assigned several years ago and had not been addressed. He described the house as a "piece of junk," with zero workmanship and zero quality. He said construction defects had become apparent after the appellant lived in the house for a few years. He noted the Petitioner spent about \$150,000 to bring the structure into compliance with building codes. He indicated his main argument was that the quality class should have been rated at 2.0 when the house was originally built. He observed houses in the neighborhood were basic boxes with no architectural detail and cheap windows. He pointed out the house on the subject property was built more recently, but its style was consistent with others on the same street. He referenced photographs in Exhibit B to illustrate the construction defects in just about every system, including roofing, plumbing and electrical. He called attention to page 1 of Exhibit C, which showed a comparison of quality classes and improvement values per square foot for homes in the neighborhood. He noted the subject property had a much higher taxable improvement value per square foot than its neighbors.

Mr. Ferwerda said he read the criteria in *Marshall and Swift*, and found many reasons why the quality class should be rated at a lower level. In trying to see what basis was used by the Assessor's Office in the quality class ratings, it seemed apparent to him the ratings were determined based on square footage, with the bigger homes having a higher quality class rating. He explained the appellant contacted the Assessor's Office several years ago to ask why her taxes were so high in comparison to her neighbors. He commented the houses on either side of the subject property were still valued

substantially lower, although they were comparable houses according to the *Marshall and Swift* criteria.

Mr. Ferwerda referred to the Assessor's land analysis shown on page 3 of Exhibit I. He stated land sale UTL2 with a sales price of \$320,000 and land sale UTL3 with a sales price of \$300,000 were really the only comparable sales. He asserted the previous year's land value should have been the average of the two comparables, rather than the \$350,000 base lot value used by the Assessor for all of the lots in the Upper Tyner area of Incline. He indicated his opinion of the subject's land value was between \$237,000 and \$250,000 for the 2009-10 tax year.

Mr. Ferwerda pointed out there seemed to be no trail showing how the quality class was assigned, although he requested information from the Assessor's Office as to the criteria used. He said the Petitioner had done some improvements when rehabilitating the property, and obtained the required permits for the work that was done. He noted a new deck was picked up by the Assessor's Office through the building permit, but reroofing was not picked up.

Member Krolick asked whether an interior inspection was done by the Assessor to verify the quality class. Mr. Ferwerda replied the Petitioner was reluctant to allow an inspection because she did not feel she had been treated fairly in the past. He indicated the Petitioner changed out some of the interior wall and floor coverings and countertops, but he believed the interior work was really a distraction from the bigger issue. He emphasized there was an incorrect assignment of the quality class when the home was originally built.

Member Green stated he had a problem with not allowing the Assessor in to verify the quality class. Mr. Ferwerda commented the Assessor's Office should be able to use its records from the home's original construction. He suggested the *Marshall and Swift* criteria for evaluating quality class defined issues such as the style of the roof, the detail on the front of the house, and the nature of the siding, but the interior finish was a small part of it. He acknowledged there might be \$5,000 to \$10,000 in interior upgrades that could add to the valuation. He noted it was not common practice for the Assessor's Office to go inside houses. Member Green referenced Mr. Ferwerda's earlier comment that the Petitioner spent over \$100,000 on the property. He observed such an expenditure could make a tremendous difference in the value of the property and, if in fact the original workmanship was shoddy and had been improved, a site inspection would reflect that. He said he had been on the Board a long time, and had never found the Assessor to be less than fair. He pointed out the Assessor's Office often came to the Board with recommendations to make reductions based on site inspections. Mr. Ferwerda explained the money spent by the Petitioner was primarily to address gross structural deficiencies such as improperly applied siding. He described the property as an "injured animal for the rest of its life," and stated the appellant would have significant disclosures if she ever sold the property. He noted footings had to be replaced and big beams were put in. He thought the Assessor's Office had previously inspected some of the work and only

reduced the quality class to 4.0. He did not believe it had been a good inspection with respect to the *Marshall and Swift* criteria.

Chairman Covert asked when the Assessor's Office had last been through the house. Mr. Ferwerda said he thought it was 1993. Member Green noted the property was shown as being built in 1997. Mr. Ferwerda apologized and indicated it was inspected in 2003. Mr. Ferwerda clarified for Member Krolick that substantial structural work was done in 2003, but the original build date of 1997 was accurate.

Member Woodland stated it gave the appearance there was something to hide when the Assessor was not allowed in. She noted the Assessor's Office was fair. Mr. Ferwerda replied that had not been the Petitioner's experience.

Appraiser Lopez referred to the Assessor's recommendation to reduce taxable improvement value in Exhibit II, which was based on a list of items the Petitioner and the Assessor's Office agreed upon subsequent to the hearing that was continued from February 27, 2009. He reviewed the features of the subject property, comparable sales and the range of values associated with them in Exhibit I. He stated the 2009-10 reappraisal used market trends to establish the base lot value because there were not enough recent land sales in the neighborhood.

Chairman Covert asked whether the land value was specific to the subject property or was a base lot value used for the entire neighborhood. Appraiser Lopez noted \$267,750 was the current 2009-10 base lot value for the subject and the neighborhood. He explained the 2008-09 land value was reduced by 10 percent on reappraisal and then by 15 percent by the reduction granted to all Washoe County properties.

Appraiser Lopez referenced page 1 of Exhibit C, and clarified the quality class on Parcel No. 125-171-20 was incorrectly listed as R045, but was actually rated as R025. He indicated Parcel No. 125-171-23 was incorrectly listed as R025, but was actually rated as R035. He pointed out most of the neighborhood homes on the list were built from the late 1970's through the early 1990's, and there were differences in improvement value due to depreciation because the subject property was built in 1997. He stated a quality class of 4.5 was established during an interior inspection of the subject property when it was 65 percent complete. He noted a reinspection was done in 2003 at the Petitioner's request, and the quality class was reduced to 4.0. He recalled repairs were underway at that time and the Petitioner was upset because of everything she had gone through. Appraiser Lopez explained a quality class of 3.0 was typically assigned to mass produced tract homes. He said the Assessor's Office heard from the Petitioner again in 2007, at which time an appointment was set up and comparisons to other properties were discussed. He commented there were lots of components to valuation, but age appeared to be the biggest difference among the properties compared in Exhibit C.

Chairman Covert asked whether both parties were in agreement that the original construction of the subject property had not been up to the standards of the time. Appraiser Lopez agreed. Chairman Covert wondered whether *Marshall and Swift* did not

deal with construction standards, but only dealt with characteristics such as style and square footage. Appraiser Lopez explained *Marshall and Swift* provided descriptions for each quality class. Chairman Covert questioned whether the subject and the other houses in the neighborhood were built by the same builder. Appraiser Lopez did not believe they were. Chairman Covert expressed concern that the subject property had a higher quality class rating than most of the neighbors, although there were problems with the quality of the original construction.

Member Green commented he did not think it was the Assessor's purview to determine whether a builder was building correctly. He asked how far from the subject property improved sale I-16 was located. Appraiser Lopez pointed it out on a map (see page 8 of Exhibit I). He stated the three comparable improved sales in Exhibit I were at a lower elevation than the subject property. Mr. Ferwerda remarked that was not correct.

Member Krolick wondered what the land value was for I-17 on Toni Court. He indicated it was a superior location because it was at a lower elevation and surrounded by homes with a view of Lake Tahoe. Appraiser Lopez replied I-17 had the same base lot value as the subject, with a downward adjustment for shape. Chairman Covert asked whether the subject property had a view of the Lake. Appraiser Lopez indicated it did not. Member Krolick noted the superior location of I-17 was reflected in the market value, but not in its taxable value. Appraiser Lopez indicated the properties were grouped in the same appraisal neighborhood and the base lot values were based on the market data that was available. Member Krolick observed the Assessor was recommending a reduction of \$28,618 in improvement value. He asked what the difference in value would be for a quality class of 3.5 versus 4.0. Appraiser Lopez indicated a 3.5 quality class, along with the adjustments noted in Exhibit II, would result in an improvement value of \$217,846, and a total taxable value of \$485,596.

Chairman Covert agreed with Member Green that it was not the Assessor's job to deal with issues of the construction quality itself. He pointed out, however, that the Board had applied obsolescence in previous hearings when there was evidence to show problems. He also noted the unfavorable disclosures would affect the market value of the property. Member Green observed the defects had been repaired. Member Krolick stated a disclosure was still required to indicate that repairs had been made. Member Green indicated the biggest concern would be any items a building inspector might find prior to the sale of a property.

Member Woodland wondered whether the subject property had been inspected after it was built. Member Krolick noted the County building inspectors did not necessarily have a lot of time to devote to each site. Chairman Covert said he paid his own inspector. Appraiser Lopez indicated a Certificate of Occupancy was issued following an inspection. He referenced page 1 of Exhibit I and explained that reduction to a 3.5 quality class would give a total taxable value of \$211 per square foot on the subject property. Chairman Covert observed that was still within the range of the comparables. Appraiser Lopez noted the range was from \$215 to \$245, so it would be slightly below the lower end of the range.

Mr. Ferwerda stated the property had been a nightmare. He indicated there were criteria in *Marshall and Swift* for compliance with building codes and also for workmanship. He explained a quality grade of R020 met minimum code, but the subject property did not meet minimum code when it was built. He pointed out the Petitioner had not ripped off all of the sheetrock to see if there were more problems, and that could have a negative impact on salability.

Mr. Ferwerda said the improved comparables used by the Assessor were not necessarily applicable. He indicated the two comparable land sales located within a block of the subject property (UTL2 and UTL3) were very comparable, but the others were not. He characterized the subject property and the homes surrounding it as tract quality houses. He said the original interior finish had been apartment grade. He observed it was not easy to appeal an assessment because it took a fair amount of investigation. He did not believe the Petitioner had accepted the Assessor's values as correct at any point in time, whether she appealed or not. He indicated the Petitioner was asked by the Assessor's Office whether she would sell the property at its taxable value. He suggested that was not germane because the statutes dictated how improvement values were established irrespective of the market. He discussed the age of the houses in the neighborhood, and asserted the differences in improved value were still out of proportion to the differences in depreciation.

Member Green said he was inclined to go along with the Assessor's recommendation, and he had a problem that the Petitioner did not want an appraiser to inspect the building. He stated the Board was charged to make sure the land was not valued at more than its cash value.

Member Woodland was not sure it was within the Board's jurisdiction to change the quality class, particularly without a site inspection. Member Green noted the Board could adjust the price if it was felt the quality class was not appropriate.

Chairman Covert read the following statement from NRS 361.345 concerning the job and responsibilities of the County Board of Equalization: "...the county board of equalization may determine the valuation of any property assessed by the county assessor, and may change and correct any valuation found to be incorrect either by adding thereto or by deducting therefrom such sum as is necessary to make it conform to the taxable value of the property assessed, whether that valuation was fixed by the owner or the county assessor. The county board of equalization may not reduce the assessment of the county assessor unless it is established by a preponderance of the evidence that the valuation established by the county assessor exceeds the full cash value of the property or is inequitable..."

Member Krolick suggested it was cleaner to use the numbers associated with a quality class of 3.5 and adjust the improvement value accordingly. He thought there was sufficient testimony to back up a reduction, although he did not feel a reduction below the 3.5 rating level was justified. He commented that the code in place for

engineering at the subject property's elevation in 1997 was superior to what type of engineering was necessary to build in 1981. Chairman Covert said he could support such a reduction. Member Green agreed, and noted the comparable sales did not justify a reduction below a total taxable value of \$485,596.

With regard to Parcel No. 125-171-22, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Green, which motion duly carried with Member Brown absent, it was ordered that the taxable land value be upheld and obsolescence be applied to reduce the taxable improvement value to \$217,846, resulting in a total taxable value of \$485,596 for tax year 2009-10. The reduction was based on the Assessor's recommendation to correct factual errors, as well as a decrease to achieve an improvement value consistent with a quality class of 3.5. With the adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

09-0626E PARCEL NO. 126-084-10 – FERWERDA, ROBERT – HEARING NO. 09-0940

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land located at 1073 Lucerne Way, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter and supporting documentation, 1 pages.

Exhibit B: Letter in support of appeal, 2 pages.

Assessor

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

Robert Ferwerda, previously sworn, was present on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Michael Gonzales, Appraiser III, oriented the Board as to the location of the subject property.

The hearing was continued from a previously agendaized hearing on February 27, 2009 (see minute item 09-0611E).

Mr. Ferwerda indicated he bought the parcel of vacant land during the real estate boom in 2005. He stated the main difference between the subject property and the comparables used by the Assessor was that his lot was elevated about 15 to 20 feet above the street. He said extensive foundation, excavation and concrete work estimated at about \$250,000 would be required before he could build anything. He said it was no longer

feasible for him to build on the lot due to the drop in property values. He pointed out his lot and others in the Lower Tyrolia area had a 2008-09 taxable value of \$100,000. He suggested the other lots were more buildable than his. He identified a lot on Altdorf Court that he thought was comparable to his lot's topography, and said it was valued at about \$10,000 to \$15,000. He noted it had no development rights. He stated his lot should be valued higher than the Altdorf lot, but lower than the neighboring lots where one could build with normal construction techniques and have a two-car garage. He said there was a lot located in Upper Tyrolia that sold for \$89,000 a little less than a year ago, which was larger and more buildable than the subject property. He estimated the taxable land value of the subject property to be about \$40,000 to \$50,000.

Chairman Covert asked about the subject property's elevation above street level. Mr. Ferwerda described the orientation of the lot above a rock retaining wall. He clarified there was no other access to the property and excavation would be necessary to build a garage.

Appraiser Gonzalez reviewed the features of the subject property, comparable sales and the range of values associated with them in Exhibit I. He acknowledged there were limited comparable land sales. He explained the Petitioner's purchase of the subject property included plans and coverage, so the sales price was adjusted to remove the cost of those items. He pointed out the taxable valuation was already more than 50 percent below the Petitioner's 2005 purchase price, in recognition of the downturn in the market. He stated the majority of the parcels in the subject neighborhood carried some type of challenge for development. He indicated there was at least one parcel in the neighborhood where work had been done to overcome challenges similar to those of the subject parcel. He discussed the specific features and challenges of the properties listed by the Petitioner in Exhibit B. He identified LS-1 in Exhibit I as the best indicator of value in comparison to the subject property. He stated taxable value did not exceed full cash value, and requested the Assessor's values be upheld.

Mr. Ferwerda characterized the remaining vacant lots at Incline Village as "dog lots," and explained they all posed building challenges. He acknowledged there was a level of difficulty that was acceptable from an economic and engineering standpoint. He suggested all of the other properties were within the realm of acceptability, but the subject property was dramatically more difficult. He discussed some of the challenges presented by the 30-foot excavation required on his lot, and stated he had only seen such work done twice before in the Tahoe Basin. He observed there would be increased costs to use physical labor to move construction materials because it was not possible to back a truck onto the lot. He asserted the relative difficulties between neighboring lots had not been adequately considered in the Assessor's appraisal.

Member Green observed there had been other lots available in the area in 2005 that would have been less difficult to build on. He said it sounded like the Petitioner was in the construction business and knew what he was doing when he purchased the property. He indicated he did not want to reduce the Assessor's value.

Chairman Covert asked what was been included in the \$1,269 taxable improvement value. Appraiser Gonzales identified them as common area improvements.

Mr. Ferwerda said he had a problem with Member Green's reasoning. He realized he made a big mistake in the purchase price when he bought the property, but said it seemed like the value was there in 2005. He noted the value of the final product was coming down and that affected what could be spent on construction.

Member Krolick agreed it would be an expensive parcel to build on. Chairman Covert noted that was true of most of the parcels in the area. Member Krolick noted there were very few buildable lots left at Incline. He said the going rate was about \$35,000 for a completely unbuildable lot. Member Green commented the land value was already very low at \$76,500, and the property probably had that much market value at the current time.

With regard to Parcel No. 126-084-10, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Krolick, which motion duly carried with Member Brown absent, it was ordered that the Assessor's taxable values be upheld for tax year 2009-10. It was found that the Petitioner failed to meet his/her burden to show the land and improvements are valued incorrectly or that the total taxable value exceeded full cash value.

DISCUSSION – REQUEST FOR REOPEN OF HEARING – PARCEL NOS. 032-232-05, 032-232-06 & 032-232-07 (ALSO SEE MINUTE ITEM NOS. 09-0627E, 09-0628E & 09-0629E)

Chairman Covert explained the Board made a decision concerning the subject parcels at a previously agendized hearing on February 19, 2009 (see minute item 09-0451E). He indicated the language of the motion reduced the value of one parcel, but did not clearly address the Board's intent for the other two parcels. Herb Kaplan, Legal Counsel, added that, in effect, no action was taken by the Board on two of the parcels. Appraiser Michael Gonzalez, previously sworn, stated the taxable value given in the Board's previous motion was a combined value for all three parcels. He referred to the chart provided in Exhibit II that broke down the values for each of the subject parcels.

Chairman Covert recalled there was a building on one of the three parcels, and another had a parking lot or driveway. Appraiser Gonzales confirmed there was a house and light utility building on Parcel No. 032-232-05. He indicated Parcel Nos. 032-232-06 and 032-232-07 were unimproved except for some pavement and fencing. Chairman Covert observed the same photograph was included in Exhibit I for all three parcels.

On motion by Chairman Covert, seconded by Member Woodland, which motion duly carried with Member Brown absent, Hearing Nos. 09-1142A, 09-1142B and 09-1142C were reopened for Parcel Nos. 032-232-05, 032-232-06 and 032-232-07.

Following a brief discussion, Chairman Covert clarified the Board's intent had been to apply obsolescence to Parcel No. 032-232-05 and to make no changes to the values for Parcel Nos. 032-232-06 and 032-232-07.

Please see 09-0627E, 09-0628E and 09-0629E below for details concerning the petition, exhibits and decision related to each of the three parcels.

09-0627E PARCEL NO. 032-232-05 – GALLOWAY, JAMES J – HEARING NO. 09-1142A

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at 1933 Frazer Ave, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Market Value Calculations, 3 pages.

Exhibit B: Market Value Calculations, 1 page.

Exhibit C: Commercial Lease, 2 pages.

Assessor

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

Exhibit II: Recommended values by parcel number, 1 page.

The Petitioner was not present.

The Board reopened hearings to clarify action taken at a previously agendized hearing held on February 19, 2009 (minute item 09-0451E). Please see above for a summary of the discussion concerning Parcel Nos. 032-232-05, 032-232-06 and 032-232-07.

Based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Krolick, which motion duly carried with Member Brown absent, it was ordered that the taxable land value be upheld and the taxable improvement value be reduced to \$28,408 due to obsolescence for Parcel No. 032-232-05, the taxable land and improvement values be upheld for Parcel No. 032-232-06, and the taxable land and improvement values be upheld for Parcel No. 032-232-07. The decision resulted in a combined total taxable value of \$228,600 for all three parcels for tax year 2009-10. The motion was made to clarify action taken at a meeting of the Board held on February 19, 2009. With the adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**09-0628E PARCEL NO. 032-232-06 – GALLOWAY, JAMES J – HEARING
NO. 09-1142B**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at Frazer Ave, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Market Value Calculations, 3 pages.

Exhibit B: Market Value Calculations, 1 page.

Exhibit C: Commercial Lease, 2 pages.

Assessor

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

Exhibit II: Recommended values by parcel number, 1 page.

The Petitioner was not present.

The Board reopened hearings to clarify action taken at a previously agendized hearing held on February 19, 2009 (minute item 09-0451E). Please see above for a summary of the discussion concerning Parcel Nos. 032-232-05, 032-232-06 and 032-232-07.

Based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Woodland, seconded by Member Krolick, which motion duly carried with Member Brown absent, it was ordered that the taxable land value be upheld and the taxable improvement value be reduced to \$28,408 due to obsolescence for Parcel No. 032-232-05, the taxable land and improvement values be upheld for Parcel No. 032-232-06, and the taxable land and improvement values be upheld for Parcel No. 032-232-07. The decision resulted in a combined total taxable value of \$228,600 for all three parcels for tax year 2009-10. The motion was made to clarify action taken at a meeting of the Board held on February 19, 2009. With the adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**09-0629E PARCEL NO. 032-232-07 – GALLOWAY, JAMES J – HEARING
NO. 09-1142C**

A Petition for Review of Assessed Valuation was received protesting the 2009-10 taxable valuation on land and improvements located at Frazer Ave, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Market Value Calculations, 3 pages.

Exhibit B: Market Value Calculations, 1 page.

Exhibit C: Commercial Lease, 2 pages.

Assessor

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

Exhibit II: Recommended values by parcel number, 1 page.

The Petitioner was not present.

The Board reopened hearings to clarify action taken at a previously agendized hearing held on February 19, 2009 (minute item 09-0451E). Please see above for a summary of the discussion concerning Parcel Nos. 032-232-05, 032-232-06 and 032-232-07.

Based on the evidence presented by the Assessor's office and the Petitioner, on motion by Member Woodland, seconded by Member Krolick, which motion duly carried with Member Brown absent, it was ordered that the taxable land value be upheld and the taxable improvement value be reduced to \$28,408 due to obsolescence for Parcel No. 032-232-05, the taxable land and improvement values be upheld for Parcel No. 032-232-06, and the taxable land and improvement values be upheld for Parcel No. 032-232-07. The decision resulted in a combined taxable value of \$228,600 for all three parcels for tax year 2009-10. The motion was made to clarify action taken at a meeting of the Board held on February 19, 2009. With the adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

BOARD MEMBER COMMENTS

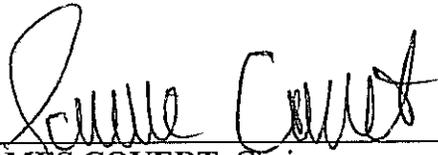
Member Woodland commented it had been a great year and she enjoyed working with everyone. Chairman Covert agreed and said he thought the Board had done the right thing with all of its decisions.

PUBLIC COMMENT

Rigo Lopez, Senior Appraiser, thanked the Board and the staff on behalf of the Assessor's Office. He said the Board received lots of compliments from the appraisers.

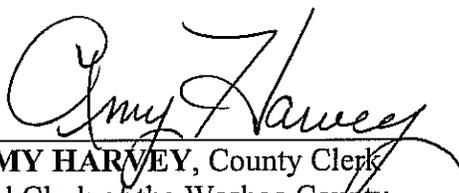
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2:50 p.m. There being no further hearings or business to come before the Board, on motion by Member Green, seconded by Member Woodland, which motion duly carried with Member Brown absent, the meeting was adjourned.



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
Lisa McNeill, Deputy Clerk*