WASHOE COUNTY BOARD OF EQUALIZATION

BOARD MEMBERS
James Covert, Chairperson
John Krollick, Vice Chairperson
Benjamin Green
Linda Woodland
James Brown

Alternate:
Philip Horan, First Alternate
Thomas Krompetz, Second Alternate

COUNTY CLERK
Amy Harvey

DEPUTY DISTRICT ATTORNEY
Herb Kaplan

AGENDA
TUESDAY FEBRUARY 8, 2011

HEALTH DEPARTMENT CONFERENCE ROOMS A & B
WASHOE COUNTY ADMINISTRATION COMPLEX
1001 EAST NINTH STREET, RENO, NEVADA
9:00 a.m.

THE WASHOE COUNTY HEALTH DEPARTMENT IS ACCESSIBLE TO THE DISABLED. IF YOU REQUIRE SPECIAL ARRANGEMENTS FOR THE MEETING CALL THE COUNTY MANAGER’S OFFICE, 328-2000, 24-HOURS PRIOR TO THE MEETING.

UNLESS OTHERWISE NOTED, ALL REAL PROPERTY HEARINGS ARE FOR 2011/2012; PERSONAL PROPERTY AND EXEMPTION HEARINGS ARE FOR 2010/2011.

ITEMS ON THE AGENDA MAY BE TAKEN IN AN ORDER OTHER THAN WHAT APPEARS ON THE AGENDA.

ALL HEARINGS BEFORE THE BOARD OF EQUALIZATION PROCEED AS FOLLOWS:
1. ASSESSOR DESCRIBES AND LOCATES THE SUBJECT PROPERTY.
2. PETITIONER(S)’ (PROPERTY OWNER) PRESENTATION OF VALUE.
3. ASSESSOR’S PRESENTATION OF VALUE.
4. PETITIONER(S)’ REBUTTAL.

THE BOARD MAY CONTINUE THE HEARING TO A FUTURE DATE. IN THE EVENT THAT THE BOARD TAKES ACTION ON THE PETITION, THE BOARD MAY ASK QUESTIONS AT ANY TIME. THE BOARD’S ACTION MAY CONSIST OF DENYING THE PETITION, UPHOLDING THE PETITIONER(S)’ VALUE, OR DECIDING A DIFFERENT VALUE FOR THE PROPERTY.

ACTION TAKEN BY THE BOARD OF EQUALIZATION ON ANY APPEAL MAY INCLUDE ADDING THERETO OR DEDUCTING THEREFROM A SUM FROM ANY OTHER PROPERTY ASSESSED BY THE COUNTY ASSESSOR AS IS NECESSARY TO MAKE IT CONFORM TO THE TAXABLE VALUE OF THE PROPERTY ON APPEAL.
Public Comment during the meeting will be for all matters, both on and off the agenda, and be limited to three (3) minutes per person. No public comment will be heard during individual items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment during the designated public comment period at the Board meeting. The Chairperson and County Board of Equalization intend that their proceedings should demonstrate the highest levels of decorum, civic responsibility, efficiency and mutual respect between citizens and their government. The Board respects the right of citizens to present differing opinions and views, even criticism, but our democracy cannot function effectively in an environment of personal attacks, slander, threats of violence and willful disruption. To that end the Nevada Open Meeting Law provides the authority for the Chair of a public body to maintain the decorum and to declare a recess if needed to remove any person who is disrupting the meeting, and notice is hereby provided of the intent of this body to preserve the decorum and remove anyone who disrupts the proceedings.

*1. **ROLL CALL**

2. **WITHDRAWALS**
   Petitions withdrawn after posting of agenda.

3. **REQUESTS FOR CONTINUANCE**
   Review and discussion for possible action on requests for continuances.

4. **CONSOLIDATION OF HEARINGS**
   Discussion and action for possible consolidation of hearings listed on this agenda. Consolidation to be considered when appeals assert same or similar questions of law or fact.

5. **MULTI-FAMILY**

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

<table>
<thead>
<tr>
<th>ASSESSOR'S PARCEL NO.</th>
<th>PETITIONER</th>
<th>HEARING NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>008-074-05</td>
<td>BACM 2005-6 CARVILLE DRIVE LLC</td>
<td>11-0576</td>
</tr>
<tr>
<td>037-012-07</td>
<td>BACM 2005-6 NICHOLS BLVD LLC</td>
<td>11-0577</td>
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</table>

6. **COMMERCIAL**

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

<table>
<thead>
<tr>
<th>ASSESSOR'S PARCEL NO.</th>
<th>PETITIONER</th>
<th>HEARING NO.</th>
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<tbody>
<tr>
<td>037-276-01</td>
<td>PRIVATE RESTAURANT PROPERTIES</td>
<td>11-0081</td>
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<td>037-276-01</td>
<td>PRIVATE RESTAURANT PROPERTIES</td>
<td>11-0081R10</td>
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<tr>
<td>033-316-03</td>
<td>LITHIA REAL ESTATE INC</td>
<td>11-0124</td>
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<tr>
<td>020-231-32</td>
<td>DEVI PROPERTIES LLC</td>
<td>11-0188</td>
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<td>Parcel Number</td>
<td>Property Details</td>
<td>Assessor Book</td>
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<tr>
<td>---------------</td>
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<td>----------------</td>
</tr>
<tr>
<td>055-361-05</td>
<td>L B ACQUISITION LLC</td>
<td>11-0207A</td>
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<tr>
<td>055-361-06</td>
<td>L B ACQUISITION LLC</td>
<td>11-0207B</td>
</tr>
<tr>
<td>055-361-09</td>
<td>L B ACQUISITION LLC</td>
<td>11-0207C</td>
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<tr>
<td>055-361-11</td>
<td>L B ACQUISITION LLC</td>
<td>11-0207D</td>
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<tr>
<td>055-382-08</td>
<td>L B ACQUISITION LLC</td>
<td>11-0207E</td>
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<td>055-401-12</td>
<td>L B ACQUISITION LLC</td>
<td>11-0207F</td>
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<td>055-411-01</td>
<td>L B ACQUISITION LLC</td>
<td>11-0207G</td>
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<td>055-412-09</td>
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<td>11-0207H</td>
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<td>055-421-11</td>
<td>L B ACQUISITION LLC</td>
<td>11-0207I</td>
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<td>030-041-12</td>
<td>1299 BARING BLVD LLC</td>
<td>11-0210</td>
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<tr>
<td>026-182-38</td>
<td>M &amp; A GABAEE</td>
<td>11-0237</td>
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<td>030-032-17</td>
<td>ESTES, GARY K</td>
<td>11-0241</td>
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<td>030-032-18</td>
<td>ESTES, GARY K</td>
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<td>036-540-13</td>
<td>SHELBOURNE GLOBAL LLC</td>
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<td>036-540-14</td>
<td>SHELBOURNE GLOBAL LLC</td>
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<td>090-371-10</td>
<td>JBA RENO LLC</td>
<td>11-0259</td>
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<td>082-492-02</td>
<td>PANICARO, JOY</td>
<td>11-0286</td>
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<tr>
<td>163-061-03</td>
<td>STARK, KENNETH J &amp; EILENE C</td>
<td>11-0358</td>
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<td>400-140-06</td>
<td>GREAT BASIN FED CREDIT UNION</td>
<td>11-0363</td>
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<tr>
<td>163-120-03</td>
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<td>033-400-11</td>
<td>Q M CORPORATION</td>
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<tr>
<td>004-073-10</td>
<td>UNIVERSITY VILLAGE CENTER LLC</td>
<td>11-0545B</td>
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<td>025-561-14</td>
<td>DDR MDT MV RENO LLC</td>
<td>11-0565</td>
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<td>402-100-16</td>
<td>D'ANDREA GOLF HOLDINGS LLC</td>
<td>11-0578A</td>
</tr>
<tr>
<td>402-100-18</td>
<td>D'ANDREA GOLF HOLDINGS LLC</td>
<td>11-0578B</td>
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<td>D'ANDREA GOLF HOLDINGS LLC</td>
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<td>402-100-54</td>
<td>D'ANDREA GOLF HOLDINGS LLC</td>
<td>11-0578F</td>
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<td>042-030-03</td>
<td>EASTSIDE INVESTMENT CO</td>
<td>11-0593</td>
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<tr>
<td>042-221-06</td>
<td>CLUB LAKERIDGE LIMITED PTSP</td>
<td>11-0594</td>
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<tr>
<td>030-041-14</td>
<td>BURNS FAMILY LLC II</td>
<td>11-0620</td>
</tr>
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</table>

7. **VACANT/OTHER**

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

<table>
<thead>
<tr>
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</tr>
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<tbody>
<tr>
<td>004-073-09</td>
<td>UNIVERSITY VILLAGE CENTER LLC</td>
<td>11-0545A</td>
</tr>
</tbody>
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</thead>
<tbody>
<tr>
<td>009-703-02</td>
<td>NICHOLSON, R LAWRENCE &amp; PATRICIA Y</td>
<td>11-0190</td>
</tr>
<tr>
<td>514-335-05</td>
<td>NICHOLSON, R LAWRENCE &amp; PATRICIA Y</td>
<td>11-0191</td>
</tr>
</tbody>
</table>

*9. **BOARD MEMBER COMMENTS:** This item is limited to announcements or topics/issues proposed for future agendas.

*10. **PUBLIC COMMENTS.** 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.

11. **ADJOURNMENT**

* INDICATES NON-ACTION ITEMS

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

If seal affixed here

Pursuant to NRS 241.020, this Agenda has been posted at the following locations:

- County Clerk's Office, Washoe County Courthouse, 75 Court Street, Reno, Nevada
- Washoe County Administration Complex, 1001 East 9th Street, Reno, Nevada (Manager's Office)
- Washoe County Administration Complex, 1001 East 9th Street, Reno, Nevada (Assessor's Office)
- Washoe County Administration Complex, 1001 East 9th Street, Reno, Nevada (Health Department)
- Washoe County Central Library, 301 South Center Street, Reno, Nevada
- Sparks Justice Court, 630 East Greenbrae Drive, Sparks, Nevada
- Incline Village Justice Court, 865 Tahoe Blvd, Incline Village, Nevada
- Incline Village Branch Library, 845 Alder Ave., Incline Village, Nevada

www.washoecounty.us
AFFIDAVIT OF POSTING

WASHOE COUNTY BOARD OF EQUALIZATION

COUNTY OF WASHOE   }
} ss
STATE OF NEVADA   }

I, JAIME DELLERA, being first duly sworn, depose and say that on February 2, 2011, I posted the Agenda for the February 8, 2011 meeting of the Washoe County Board of Equalization by faxing, providing electronic service or delivering said agenda, with a cover sheet including posting instructions, to the following posting locations. Said agenda was also posted on the website at www.washoecounty.us/clerks on February 2, 2011.

Washoe County Courthouse
Public Bulletin Board
Attn: Admin Team
Fax # 775-328-3582

Washoe County Manager's Office
Admin Complex (Chambers)
1001 East Ninth Street
Fax# 775-328-2037

Sparks Justice Court
630 Greenbrae Drive
Sparks, NV
Fax # 775-352-3004

Incline Village Justice Court
865 Tahoe Blvd.
Incline Village, NV
Fax # 775-832-4162

Washoe County Main Library
301 South Center Street
Reno, NV
Email: mlohnes@washoecounty.us

Washoe County Library
Incline Village Branch
845 Alder Avenue
Incline Village, NV
Email: moday@washoecounty.us

Washoe County Health Dept
Admin Complex
1001 East Ninth Street
Fax # 775-328-2279

Washoe County Assessor’s Office
Admin Complex
1001 East Ninth Street
Email: twilkins@washoecounty.us
Email: sdufva@washoecounty.us
Email: cdodson@washoecounty.us

Subscribed and sworn to before me this 2nd day of February, 2011.

HARVEY, County Clerk

Deputy Clerk