WASHOE COUNTY BOARD OF EQUALIZATION

BOARD MEMBERS

James Covert, Chairperson
John Krolick, 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

WEDNESDAY FEBRUARY 23, 2011

WASHOE COUNTY COMMISSION CHAMBERS
1001 EAST NINTH STREET, RENO, NEVADA
9:00 a.m.

THE WASHOE COUNTY COMMISSION CHAMBERS ARE 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. **PERSONAL PROPERTY**

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

   **ASSESSOR’S ACCOUNT NO.** | **PETITIONER** | **HEARING NO.**
--- | --- | ---
2625064 | COLLIGAN, CORNELIUS J | 11-0293PP

6. **RESIDENTIAL**

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

   **ASSESSOR’S PARCEL NO.** | **PETITIONER** | **HEARING NO.**
--- | --- | ---
129-390-09 | EVERETT H JOHNSON | 11-0072
526-102-07 | TOBIAS, MICHAEL E & MARGARET L | 11-0144
003-631-05 | KLEINFELTER/DAVIS TRUST | 11-0151
522-740-33 | ARMijo, JOSEPH S & RAQUEL | 11-0665
055-382-13 | WELLS FARGO BANK NA | 11-06761
7. **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>400-040-12</td>
<td>HARVEST SKY PEAKS RET RES LLC</td>
<td>11-0667</td>
</tr>
<tr>
<td>015-251-50</td>
<td>NOTTINGHILL GATE CTRY PARK LLC</td>
<td>11-0674A</td>
</tr>
<tr>
<td>015-262-16</td>
<td>NOTTINGHILL GATE CTRY PARK LLC</td>
<td>11-0674B</td>
</tr>
<tr>
<td>015-262-17</td>
<td>NOTTINGHILL GATE CTRY PARK LLC</td>
<td>11-0674C</td>
</tr>
<tr>
<td>015-262-18</td>
<td>NOTTINGHILL GATE CTRY PARK LLC</td>
<td>11-0674D</td>
</tr>
<tr>
<td>015-263-09</td>
<td>NOTTINGHILL GATE CTRY PARK LLC</td>
<td>11-0674E</td>
</tr>
<tr>
<td>015-263-10</td>
<td>NOTTINGHILL GATE CTRY PARK LLC</td>
<td>11-0674F</td>
</tr>
<tr>
<td>015-263-11</td>
<td>NOTTINGHILL GATE CTRY PARK LLC</td>
<td>11-0674G</td>
</tr>
<tr>
<td>015-263-12</td>
<td>NOTTINGHILL GATE CTRY PARK LLC</td>
<td>11-0674H</td>
</tr>
<tr>
<td>015-263-08</td>
<td>NOTTINGHILL GATE SOUTHWEST LLC</td>
<td>11-0675</td>
</tr>
</tbody>
</table>

8. **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>
</tr>
</thead>
<tbody>
<tr>
<td>013-083-17</td>
<td>ABE PACIFIC HEIGHTS PROP LLC</td>
<td>11-0184</td>
</tr>
<tr>
<td>006-280-02</td>
<td>CWMH FOOD SERVICE LLC DBA CASTLEFOODS</td>
<td>11-0329</td>
</tr>
<tr>
<td>006-280-02</td>
<td>CWMH FOOD SERVICE LLC DBA CASTLEFOODS</td>
<td>11-0329R10</td>
</tr>
<tr>
<td>025-480-41</td>
<td>CHARLES RIVER</td>
<td>11-0335</td>
</tr>
<tr>
<td>163-111-01</td>
<td>INTERNATIONAL GAME TECHNOLOGY</td>
<td>11-0603</td>
</tr>
<tr>
<td>402-020-29</td>
<td>PENINSULA SPARKS LLC</td>
<td>11-0673</td>
</tr>
</tbody>
</table>

9. **VACANT / OTHER**

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>019-323-01</td>
<td>TANGLEWOOD PRODUCTIONS</td>
<td>11-0517</td>
</tr>
<tr>
<td>055-371-02</td>
<td>WELLS FARGO BANK NA</td>
<td>11-0676A</td>
</tr>
<tr>
<td>055-372-04</td>
<td>WELLS FARGO BANK NA</td>
<td>11-0676B</td>
</tr>
</tbody>
</table>
055-372-05  WELLS FARGO BANK NA  11-0676C
055-372-06  WELLS FARGO BANK NA  11-0676D
055-372-07  WELLS FARGO BANK NA  11-0676E
055-382-07  WELLS FARGO BANK NA  11-0676F
055-382-11  WELLS FARGO BANK NA  11-0676G
055-382-12  WELLS FARGO BANK NA  11-0676H
055-382-14  WELLS FARGO BANK NA  11-0676J
055-384-04  WELLS FARGO BANK NA  11-0676K
055-392-04  WELLS FARGO BANK NA  11-0676L
055-392-05  WELLS FARGO BANK NA  11-0676M
055-421-09  WELLS FARGO BANK NA  11-0676N

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

*11. **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.

12. **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 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  
}  
}  

STATE OF NEVADA  
}

I, JAIME DELLERA, being first duly sworn, depose and say that on February 16, 2011, I posted the Agenda for the February 23, 2011 meeting of the Washoe County Board of Equalization by faxing, providing by 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.washoeounty.us/clerks on February 16, 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: mlohnies@washoeounty.us

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

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

JAIME DELLERA

Judicial Seal and sworn to before me this  
16th day of February, 2011.

ALAN HARVEY, County Clerk

by
Deputy Clerk