

**BOARD OF EQUALIZATION  
WASHOE COUNTY, NEVADA**

MONDAY

9:00 A.M.

FEBRUARY 24, 2014

PRESENT:

**James Covert, Chairman**  
**John Krolick, Vice Chairman**  
**James Brown, Member**  
**Philip Horan, Member**  
**Gary Kizziah, Member**

**Nancy Parent, County Clerk**  
**Peter Simeoni, Deputy District Attorney**

The Board of Equalization convened at 9:00 a.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:

**14-267E      PUBLIC COMMENTS**

There was no response to the call for public comment.

**14-268E      WITHDRAWN PETITIONS**

The following petitions scheduled on today's agenda had been withdrawn by the Petitioners prior to the hearing:

<b>Assessor's Parcel No.</b>	<b>Petitioner</b>	<b>Hearing No.</b>
007-202-17	MPT OF RENO LLC	14-0142
007-202-24	MPT OF RENO LLC	14-0145
007-245-02	MPT OF RENO LLC	14-0147
007-245-12	MPT OF RENO LLC	14-0148
007-245-15	MPT OF RENO LLC	14-0149
007-251-31	MPT OF RENO LLC	14-0152
007-251-32	MPT OF RENO LLC	14-0153
007-252-01	MPT OF RENO LLC	14-0154
007-252-02	MPT OF RENO LLC	14-0155
007-252-03	MPT OF RENO LLC	14-0156
007-252-04	MPT OF RENO LLC	14-0157
007-252-05	MPT OF RENO LLC	14-0158
007-252-06	MPT OF RENO LLC	14-0159
007-530-09	MPT OF RENO LLC	14-0162

Assessor's Parcel No.	Petitioner	Hearing No.
007-530-10	MPT OF RENO LLC	14-0163
007-530-11	MPT OF RENO LLC	14-0164
007-530-12	MPT OF RENO LLC	14-0165
007-530-14	MPT OF RENO LLC	14-0166
008-195-23	HAMMONS REVOCABLE TRUST, JOHN Q	14-0243A
008-331-13	HAMMONS REVOCABLE TRUST, JOHN Q	14-0243B
008-343-04	HAMMONS REVOCABLE TRUST, JOHN Q	14-0243C
008-343-08	HAMMONS REVOCABLE TRUST, JOHN Q	14-0243D
140-010-27	DISTRIBUTION FUNDING INC	14-0299B

**14-269E      CONSOLIDATION OF HEARINGS**

The Board consolidated items as necessary when they each came up on the agenda.

**14-270E      PARCEL NO. 156-091-06 – HUDSON, STACEY A. F. & SAMANTHA – HEARING NO. 14-0221A**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 206 Marchmont Court, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: Photos, 1 page.

Exhibit B: Photo, 1 page.

**Assessor**

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

Exhibit II: Aerial map of the area, 1 page.

On behalf of the Petitioner, Samantha Hudson was sworn in by County Clerk Nancy Parent.

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

Ms. Hudson said the taxable value for the subject rose excessively from 2013-14 to 2014-15, which occurred without taking into account the adverse conditions affecting the value of the properties (this property and the property in Hearing No. 14-0221B). She felt the elimination of the obsolescence on the subject property was unreasonable. She said the adverse affect she was alluding to was the horrendous noise

damage that occurred day and night due to the opening of the I-580 freeway. She advised the impacted property owners were trying to determine what the preconstruction and the current noise levels were, but accurate preconstruction noise data for St. James's Village did not exist. She said the revised Environmental Impact Statement (EIS) for 2010 indicated the homes in the St. James's Village Foothills, along with an additional 100 plus homes, were not impacted or were shielded from the freeway noise by the foothills. She said unfortunately, the topography actually enhanced the transmission of the highway noise. She stated the noise levels required them to keep their windows and doors closed and to put up multiple ceiling fans to try and drown out the noise.

Ms. Hudson said based on the readings taken by some of the engineers who lived in the neighborhood during the quieter periods after I-580 opened, the pre-freeway levels were estimated to be around 32-34 decibels. She stated the readings taken after the southbound and northbound lanes were opened on I-580 were calculated to be 55-65 decibels depending on the time of day and the traffic levels. She advised those readings were taken before the traffic volume increased due to the completion of the Highway 50 interchange. She said even the weather played a huge role in the noise levels.

Ms. Hudson stated as soon as the noise began, the Nevada Department of Transportation (NDOT) was contacted, but they were standing by their claim that, "St. James's Village was not planned, designed and programmed at the date of public knowledge for this Interstate project in 1984. St James's Village was therefore not eligible for further consideration of a traffic-noise abatement measure." She said they continued to work with NDOT, local, and State leaders to provide evidence that refuted NDOT's claim, but NDOT was not planning to do anything to help and were leaving the noise abatement measures to the individual homeowners. She said the homeowners were concerned that, if they put in their own walls and such to take care of the noise, they would have to pay taxes on those improvements.

Ms. Hudson said Appraiser Kinne had been wonderful about getting them the information they needed and had been out to the area to validate the excessive noise levels. However, the data did not yet exist to determine what the noise levels were or what should be done. She stated the Appellant was requesting the obsolescence stay in place until the noise data was available and a solution was found.

Chairman Covert asked what the noise level was in the trees. Ms. Hudson replied it was less. She stated the subject house sat up very high. She advised where a house was situated on the slope of the mountain, the structure of the house, how many windows and doors the house had, and the direction the house faced determined what impact the noise had on the house.

Chairman Covert noted the Petition showed two owner's opinions of value. Ms. Hudson said there were two separate properties, but one was the subject's backyard.

Appraiser Kinne read the recommendations/comments regarding the sales comparables on page 2 of Exhibit I and noted the recommendation was to uphold. He said the obsolescence was removed from the 2014-15 tax year. Chairman Covert asked what the obsolescence was for. Appraiser Kinne replied it was based on the sales in the neighborhood, and he believed last year there was 20 percent obsolescence applied to the improvement value. He stated this year's sales indicated obsolescence was not needed. Member Kizziah noted the land value almost doubled.

Member Krolick asked if the obsolescence was applied to the whole neighborhood. Appraiser Kinne replied it was. Member Horan asked if the noise issue was disclosed for the comparable sales. Appraiser Kinne replied he did not know if that was done or not. He believed a willing buyer would do their due diligence when a property was so close to the freeway. Member Horan felt that was giving the buyer a lot of credit. Chairman Covert asked if the same criteria were used to value the houses inside and outside of the trees. Appraiser Kinne replied the same criteria were used, because there was not enough market evidence to adjust for trees versus no trees when looking at the land value.

Appraiser Kinne said he went out several times to the subject's area and there was noise, but he needed to look at whether or not the market evidence showed I-580 was a detriment. He said the map in Exhibit II showed the location of the comparable sales, and improved sales (IS)-1 through IS-3 were located next to the subject and in close proximity to I-580. He stated those sales had the highest per square foot sales price St. James's Village had seen in the last two years. He advised the market data was not there for him to be able make an adjustment. Chairman Covert said when he bought his land in the area, he was notified a freeway was zoned and planned for. Appraiser Kinne said the planning for I-580 had been going on for a long time. Member Krolick asked if all three of the improved sales were end-user purchases. Appraiser Kinne believed they were.

In rebuttal, Ms. Hudson said the noise level was an obvious problem, and she did not know why the comparable sales were as good as they were. She stated she was waiting to see the data from the State, which she felt would not be that good because everyone was complaining. She reiterated her concern was if the property owners took care of their own abatement measures, how would that affect their taxes. Chairman Covert said he was not sure planting a few trees would make much of a difference in the assessment of the property. Ms. Hudson said they would have to put in walls and some sort of a water feature to cover up the noise according to the engineers.

Member Kizziah asked if the Appellant had anything in writing from the engineers. Ms. Hudson said they were sending their information in, but it still had to be verified by NDOT. She stated they were going back and forth about where the assessment should be taken from, because the noise level varied depending on where you were on the property. She advised NDOT wanted to come out and do a morning assessment, but they really needed to do an all-day assessment. She said if there was any cloud cover, the noise really echoed up the hill.

Chairman Covert brought the discussion back to the Board. He stated he was aware the freeway would be going in when he lived up there; but he did not live there when it opened, so he had no idea whether the noise level would affect his family's lifestyle or not. He said it was a problem. Member Krolick said the three sales were post-opening of I-580 and was market-driven data. Chairman Covert said they were very similar to the subject.

Ms. Hudson said she came across several articles that talked about noise damage done to residential areas because of traffic. She stated a 1987 Federal Highway Administration study indicated a range of .2 to .4 percent reduction in property values would occur based on the number of decibels over a certain range. Chairman Covert said one of the problems was this was a valley, and when he first moved here the airport was the big deal, which was now larger and had more jets coming in. He stated the airport tried to adjust the plane's flight pattern to abate the noise somewhat, but it was still an issue for every property owner in the valley.

Member Horan said he supported the Assessor's valuation. Chairman Covert agreed. He said an adjustment could be made if there was something else to go on, but they did not have anything.

With regard to Parcel No. 156-091-06, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-271E      PARCEL NO. 156-062-01 – HUDSON, STACEY A F & SAMANTHA**  
**– HEARING NO. 14-0221B**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 223 S. Earlham Court, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Photos, 1 page.

**Exhibit B:** Photo, 1 page.

**Assessor**

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

On behalf of the Petitioner, Samantha Hudson was previously sworn in by County Clerk Nancy Parent.

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

Ms. Hudson said she would use the evidence and testimony she presented in Hearing No. 14-0221A for this hearing.

Appraiser Kinne said the comparable land sales ranged from \$49,900 to \$115,000 and the subject's land value fell within that range. He stated the recommendation was to uphold the Assessor's total taxable value.

Chairman brought the discussion back to the Board. Mr. Horan said based on the discussion for Hearing No. 14-0221A, the Assessor's valuation was supported. Chairman Covert said the land values fluctuated wildly in the last few years, but the Assessor's taxable value did not exceed the realizable value.

With regard to Parcel No. 156-062-01, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-272E      PARCEL NO. 024-054-07 – REDFIELD PROMENADE LP –**  
**HEARING NO. 14-0236A**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 4995 S. Virginia Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Description of reason for the appeal, 2 pages.

**Assessor**

**Exhibit I:** Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 024-054-07, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the

taxable improvement value be reduced to \$1,171,626, resulting in a total taxable value of \$2,306,970 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-273E      PARCEL NO. 027-520-06 – SPARKS MCCARRAN LP (SPARKS MERCANTILE LP) – HEARING NO. 14-0237**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 3005 N. McCarran Boulevard, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Information supporting appeal, 1 page.

**Assessor**

**Exhibit I:** Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 027-520-06, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$214,835, resulting in a total taxable value of \$473,643 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-274E      PARCEL NO. 031-201-29 – CMLT 2008-LS1 LIVING 1600 LLC – HEARING NO. 14-0294**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 1600 I Street, 1 Building, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Assessor's Quick Info and Valuation Report, 294 pages.

**Assessor**

**Exhibit I:** Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 031-201-29, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$2,549,500, resulting in a total taxable value of \$3,000,000 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-275E      PARCEL NO. 007-202-16 – MPT OF RENO LLC –**  
**HEARING NO. 14-0141**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 429 Elm Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 007-202-16, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$148,500, resulting in a total taxable value of \$190,000 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-276E**      **PARCEL NO. 007-202-21 – MPT OF RENO LLC –**  
**HEARING NO. 14-0143**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 415 Elm Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:**    Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 007-202-21, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$0, resulting in a total taxable value of \$192,450 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-277E**      **PARCEL NO. 007-202-23 – MPT OF RENO LLC –**  
**HEARING NO. 14-0144**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 343 Elm Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:**    Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 007-202-23, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$1,325,040, resulting in a total taxable value of \$2,070,000 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-278E      PARCEL NO. 007-244-13 – MPT OF RENO LLC –**  
**HEARING NO. 14-0146**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located on W. 5th Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 007-244-13, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$702,000, resulting in a total taxable value of \$1,710,000 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-279E      PARCEL NO. 007-251-29 – MPT OF RENO LLC –**  
**HEARING NO. 14-0150**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 375 Elm Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 007-251-29, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$3,951,420, resulting in a total taxable value of \$5,280,000 for tax year 2014-1. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-280E      PARCEL NO. 007-251-30 – MPT OF RENO LLC –**  
**HEARING NO. 14-0151**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located on N. Arlington Avenue, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 007-251-30, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be upheld/reduced to \$920,020, resulting in a total taxable value of \$1,440,000 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-281E**      **PARCEL NO. 007-256-10 – MPT OF RENO LLC –**  
**HEARING NO. 14-0160**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 200 W. 6th Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:**    Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 007-256-10, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$3,459,477, resulting in a total taxable value of \$3,742,937 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-282E**      **PARCEL NO. 007-522-01 – MPT OF RENO LLC –**  
**HEARING NO. 14-0161**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 235 W. 6th Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:**    Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 007-522-01, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be increased to \$35,894,086, resulting in a total taxable value of \$39,222,066 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-283E      PARCEL NO. 144-070-11 – MPT OF RENO LLC –**  
**HEARING NO. 14-0167**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 18653 Wedge Parkway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 144-070-11, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$6,382,970, resulting in a total taxable value of \$8,268,001 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-284E      PARCEL NO. 012-420-06 – GRAY TELEVISION OF NEVADA INC**  
**– HEARING NO. 14-0240**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 4850 Ampere Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Comparable market sales, 11 pages.

**Assessor**

**Exhibit I:** Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 012-420-06, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$1,031,136, resulting in a total taxable value of \$1,386,240 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-285E      PARCEL NO. 008-511-02 – JOHN Q HAMMONS HOTELS LP –**  
**HEARING NO. 14-0244**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 1000 E. 6th Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 008-511-02, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$4,065,500, resulting in a total taxable value of \$4,610,000 for tax year 2014-15. With that adjustment, it was found that the land and

improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-286E      PARCEL NO. 142-330-07 – G&I VII RENO OPERATING LLC – HEARING NO. 14-0264B**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located on Mount Rose Highway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 89 pages.

**Exhibit II:** Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 142-330-07, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$13,377,638, resulting in a total taxable value of \$21,309,520 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-287E      PARCEL NO. 142-390-01 – G&I VII RENO OPERATING LLC – HEARING NO. 14-0264G**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located on Mount Rose Highway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 89 pages.

**Exhibit II:** Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 142-390-01, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be upheld, resulting in a total taxable value of \$34,424,132 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-288E      PARCEL NO. 090-051-03 – WINNER PROPERTIES LLC**  
**COLORADO – HEARING NO. 14-0297**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 14291 Lear Boulevard, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Property Analysis, STIP 2012/13, Second Amended Lease Agreement, and Washoe County Quick Info, 9 pages.

**Assessor**

**Exhibit I:** Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 090-051-03, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$2,386,820, resulting in a total taxable value of \$2,885,560 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-289E**      **PARCEL NO. 140-010-25 – DISTRIBUTION FUNDING INC –**  
**HEARING NO. 14-0299A**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 12650 Old Virginia Road, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Assessment Notice, Property Analysis, and Operating Report, 6 pages.

**Assessor**

**Exhibit I:** Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 140-010-25, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$4,591,946, resulting in a total taxable value of \$6,755,480 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-290E**      **PARCEL NO. 144-070-12 – MPT OF RENO LLC –**  
**HEARING NO. 14-0168**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located on State Route 341, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 144-070-12, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$0, resulting in a total taxable value of \$842,603 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-291E      PARCEL NO. 049-393-03 – G&I VII RENO OPERATING LLC –  
HEARING NO. 14-0264A**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located on Mount Rose Highway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 89 pages.

**Exhibit II:** Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 049-393-03, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be upheld, resulting in a total taxable value of \$52,822 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-292E      PARCEL NO. 142-331-02 – G&I VII RENO OPERATING LLC –  
HEARING NO. 14-0264C**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located on Mount Rose Highway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 89 pages.

**Exhibit II:** Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 142-331-02, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be upheld, resulting in a total taxable value of \$500 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-293E      PARCEL NO. 142-331-03 – G&I VII RENO OPERATING LLC – HEARING NO. 14-0264D**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located on Mount Rose Highway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 89 pages.

**Exhibit II:** Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 142-331-03, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member

Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be upheld, resulting in a total taxable value of \$500 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-294E      PARCEL NO. 142-332-03 – G&I VII RENO OPERATING LLC –  
HEARING NO. 14-0264E**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located on Mount Rose Highway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 89 pages.

**Exhibit II:** Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 142-332-03, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be upheld, resulting in a total taxable value of \$500 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-295E      PARCEL NO. 142-332-04 – G&I VII RENO OPERATING LLC –  
HEARING NO. 14-0264F**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located on Mount Rose Highway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 89 pages.

**Exhibit II:** Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 142-332-04, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be upheld, resulting in a total taxable value of \$500 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-296E      PARCEL NO. 142-390-02 – G&I VII RENO OPERATING LLC –**  
**HEARING NO. 14-0264H**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located on Mount Rose Highway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 89 pages.

**Exhibit II:** Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 142-390-02, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be upheld, resulting in a total taxable value of \$500 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-297E      PARCEL NO. 142-390-04 – G&I VII RENO OPERATING LLC –  
HEARING NO. 14-0264I**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located on Mount Rose Highway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 89 pages.

**Exhibit II:** Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 142-390-04, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be upheld, resulting in a total taxable value of \$500 for tax year 2014-15. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**CONSOLIDATION AND DISCUSSION – PARCEL NO. 528-321-04  
– DONAHUE SCHRIBER REALTY GRP LP ET AL – HEARING  
NO. 14-0091C AND DONAHUE SCHRIBER REALTY GRP  
LP/PIONEER WEST CTR – HEARING NO. 14-0110**

No one offered testimony on behalf of the Petitioner.

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

Appraiser Bozman said the two hearings for Parcel No. 528-321-04 could be consolidated. He noted two different Petitioner's agents filed for the same property, one represented the owner and one represented Raley's, who leased the property. He stated if the lease was a triple-net lease, Raley's had the right to appeal the property even though they were the lessee. He stated the Assessor's Office would stand on its written submission.

Chairman Covert asked if Appraiser Bozman could comment on the Petitioner's comment that income did not support the assessed value indicated on the Petition for Hearing No. 14-0091C. Appraiser Bozman replied that comment was incorrect. He said there was a rent concession but, when looking at the effective rent of \$1.38 per square foot over the life of lease, it supported the valuation.

Nancy Parent, County Clerk, asked if there should be separate motions for the two hearings. Pete Simeoni, Deputy District Attorney, replied they should be separate.

Chairman Covert brought the discussion back to the Board.

Please see items 14-298E and 14-299E below for the details concerning the petition, exhibits and decision related to each of the properties in the consolidated hearing.

**14-298E      PARCEL NO. 528-321-04 – DONAHUE SCHRIBER REALTY GRP LP ET AL – HEARING NO. 14-0091C**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 2433 Wingfield Hills Road, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Assessor's Quick Info, financial information and rent roll, 19 pages.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 21 pages.

For the discussion that took place on this hearing, see CONSOLIDATION AND DISCUSSION – PARCEL NO. 528-321-04 – DONAHUE SCHRIBER REALTY GRP LP ET AL – HEARING NO. 14-0091C AND DONAHUE SCHRIBER REALTY GRP LP/PIONEER WEST CTR – HEARING NO. 14-0110.

With regard to Parcel No. 528-321-04, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-299E      PARCEL NO. 528-321-04 – DONAHUE SCHRIBER REALTY GRP  
LP/PIONEER WEST CTR – HEARING NO. 14-0110**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 2433 Wingfield Hills Road, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Letter requesting hearing by phone, 1 page.

**Exhibit B:** Summary of salient facts, 25 pages.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 21 pages.

For the discussion that took place on this hearing, see CONSOLIDATION AND DISCUSSION – PARCEL NO. 528-321-04 – DONAHUE SCHRIBER REALTY GRP LP ET AL – HEARING NO. 14-0091C AND DONAHUE SCHRIBER REALTY GRP LP/PIONEER WEST CTR – HEARING NO. 14-0110.

With regard to Parcel No. 528-321-04, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Krolick, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**CONSOLIDATION AND DISCUSSION – PARCEL NO. 528-321-06  
– DONAHUE SCHRIBER REALTY GRP LP ET AL – HEARING  
NO. 14-0091E AND DONAHUE SCHRIBER REALTY GRP  
LP/PIONEER WEST CTR – HEARING NO. 14-0111**

No one offered testimony on behalf of the Petitioner.

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

Chairman Covert asked if this was the same issue as in Hearing Nos. 14-0091C and 14-0110. Appraiser Bozman replied it was the same issue with two different representatives appealing the same property. Chairman Covert said the statement on the Petition for Hearing No. 14-0111 indicated the Assessor's current value exceeded the subject's fair-market value and did not reflect the current real estate market. Appraiser Bozman agreed, and stated the Assessor's Office would stand on its written presentation.

Chairman Covert brought the discussion back to the Board.

Please see items 14-300E and 14-301E below for the details concerning the petition, exhibits and decision related to each of the properties in the consolidated hearing.

**14-300E      PARCEL NO. 528-321-06 – DONAHUE SCHRIBER REALTY GRP LP ET AL – HEARING NO. 14-0091E**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 2389 Wingfield Hills Road, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Assessor's Quick Info, financial information and rent roll, 19 pages.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 21 pages.

For the discussion that took place on this hearing, see CONSOLIDATION AND DISCUSSION – PARCEL NO. 528-321-06 – DONAHUE SCHRIBER REALTY GRP LP ET AL – HEARING NO. 14-0091E AND DONAHUE SCHRIBER REALTY GRP LP/PIONEER WEST CTR – HEARING NO. 14-0111.

With regard to Parcel No. 528-321-06, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Krolick, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-301E      PARCEL NO. 528-321-06 – DONAHUE SCHRIBER REALTY GRP LP/PIONEER WEST CTR – HEARING NO. 14-0111**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 2389 Wingfield Hills Road, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Letter requesting hearing by phone, 1 page.

Exhibit B: Summary of salient facts, 25 pages.

**Assessor**

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 21 pages.

For the discussion that took place on this hearing, see CONSOLIDATION AND DISCUSSION – PARCEL NO. 528-321-06 – DONAHUE SCHRIBER REALTY GRP LP ET AL – HEARING NO. 14-0091E AND DONAHUE SCHRIBER REALTY GRP LP/PIONEER WEST CTR – HEARING NO. 14-0111.

With regard to Parcel No. 528-321-06, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**CONSOLIDATION AND DISCUSSION – PARCEL NOS.  
528-321-02, 528-321-03, AND 528-321-05 – DONAHUE SCHRIBER  
REALTY GRP LP ET AL – HEARING NOS. 14-0091A, 14-0091B,  
AND 14-0091D**

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Michael Bozman, Appraiser, oriented the Board as to the location of the subject properties. Chairman Covert stated the Petitioner indicated the properties' income did not support the Assessor's value. Appraiser Bozman said the rent rolls were submitted by the Petitioner and they supported the Assessor's valuations. He stated the income was based on the rent rolls, which was an aggregate of the blended rate.

Chairman Covert brought the discussion back to the Board.

Please see items 14-302E through 14-303E below for the details concerning the petition, exhibits and decision related to each of the properties in the consolidated hearing.

**14-302E PARCEL NO. 528-321-02 – DONAHUE SCHRIBER REALTY GRP  
LP ET AL – HEARING NO. 14-0091A**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 2399 Wingfield Hills Road, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Assessor's Quick Info, financial information and rent roll, 19 pages.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 18 pages.

For the discussion that took place on this hearing, see CONSOLIDATION AND DISCUSSION – PARCEL NOS. 528-321-02, 528-321-03, AND 528-321-05 – DONAHUE SCHRIber REALTY GRP LP ET AL – HEARING NOS. 14-0091A, 14-0091B, AND 14-0091D.

With regard to Parcel No. 528-321-02, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-303E      PARCEL NO. 528-321-03 – DONAHUE SCHRIber REALTY GRP LP ET AL – HEARING NO. 14-0091B**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 2483 Wingfield Hills Road, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Assessor's Quick Info, financial information and rent roll, 19 pages.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 29 pages.

For the discussion that took place on this hearing, see CONSOLIDATION AND DISCUSSION – PARCEL NOS. 528-321-02, 528-321-03, AND 528-321-05 – DONAHUE SCHRIber REALTY GRP LP ET AL – HEARING NOS. 14-0091A, 14-0091B, AND 14-0091D.

With regard to Parcel No. 528-321-03, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the

Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-304E**      **PARCEL NO. 528-321-05 – DONAHUE SCHRIBER REALTY GRP LP ET AL – HEARING NO. 14-0091D**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 2309 Wingfield Hills Road, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Assessor's Quick Info, financial information and rent roll, 19 pages.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 15 pages.

For the discussion that took place on this hearing, see CONSOLIDATION AND DISCUSSION – PARCEL NOS. 528-321-02, 528-321-03, AND 528-321-05 – DONAHUE SCHRIBER REALTY GRP LP ET AL – HEARING NOS. 14-0091A, 14-0091B, AND 14-0091D.

With regard to Parcel No. 528-321-05, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-305E**      **PARCEL NOS. 528-322-01, 528-322-02, 528-322-03, AND 528-322-04 – DONAHUE SCHRIBER REALTY GRP LP ET AL – HEARING NOS. 14-0092A THROUGH 14-0092D**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 2484 Wingfield Hills Road, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** For Hearing No. 0092A, Assessor's Quick Info, financial information, rent roll, 14 pages.

Exhibit A: For Hearing No. 0092B, Assessor's Quick Info, financial information, rent roll, 14 pages.

Exhibit A: For Hearing No. 0092C, Assessor's Quick Info, financial information, rent roll, 14 pages.

Exhibit A: For Hearing No. 0092D, Assessor's Quick Info, financial information, rent roll, 14 pages.

**Assessor**

Exhibit I: For Hearing No. 0092A, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 23 pages.

Exhibit I: For Hearing No. 0092B, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 20 pages.

Exhibit I: For Hearing No. 0092C, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 12 pages.

Exhibit I: For Hearing No. 0092D, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 10 pages.

No one offered testimony on behalf of the Petitioner.

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

Chairman Covert asked Appraiser Bozman to comment on the Petitioner's statement that the land value was too high to support the value indicated by the income. Appraiser Bozman felt the Petitioner was referring to the land for the back parcels, which had a different valuation from the front parcels. He said the back parcels were at \$7.20 per square foot and the front parcels were valued at \$9 and \$10 per square foot, which had been considered. He stated the parcel in Hearing No. 14-0092B was going to be a Longs Drug, which was never built due to CVS buying the Longs' chain. He stated they received \$11,500 per month in ground rent, which supported the Assessor's valuation.

Chairman Covert brought the discussion back to the Board.

With regard to Parcel Nos. 528-322-01, 528-322-02, 528-322-03, and 528-322-04, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-306E**      **PARCEL NO. 010-234-21 – BERGMANN, ROGER A. TR – HEARING NO. 14-0104**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 1445 Mayberry Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Letter requesting hearing by phone, 1 page.

**Exhibit B:** Summary of salient facts, 25 pages.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 21 pages.

No one offered testimony on behalf of the Petitioner

On behalf of the Assessor and having been previously sworn, Cori Burke, Sr. Appraiser, oriented the Board as to the location of the subject property. She said the Assessor's Office would stand on its written presentation.

Member Horan noted this was one of Raley's most profitable stores. Member Kizziah asked if the Assessor's Office used the Appellant's income calculation, and it appeared the cap rate was the big difference. Sr. Appraiser Burke said it was, and the Appellant used 10 percent for expenses and the Assessor's Office used 5 percent. She said otherwise, their income calculation would actually support the Assessor's total taxable value. She noted many of the comparable sales were from Las Vegas, Nevada.

Chairman Covert brought the discussion back to the Board.

With regard to Parcel No. 010-234-21, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-307E**      **PARCEL NO. 010-430-18 – BERTRAND LIVING TRUST, ELDEN L & VIRGINIA D ET EL – HEARING NO. 14-0105**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 1400 Mayberry Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Letter requesting hearing by phone, 1 page.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 12 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Cori Burke, Sr. Appraiser, oriented the Board as to the location of the subject property.

Sr. Appraiser Burke said the property was the employee parking for the Raley's on Mayberry Drive. She stated the Assessor's Office would stand on its written presentation.

Chairman Covert said the Petition indicated information would be provided at the hearing, but he did not see anyone present. He brought the discussion back to the Board.

With regard to Parcel No. 010-430-18, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-308E      PARCEL NO. 027-520-01 – SPARKS MERCANTILE LP –**  
**HEARING NO. 14-0106**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 2895 N. McCarran Boulevard, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Letter requesting hearing by phone, 1 page.

**Exhibit B:** Summary of salient facts, 25 pages.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 22 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Stacy Ettinger, Appraiser, oriented the Board as to the location of the subject property. He said the Assessor's analysis indicated the taxable value was supported, and the Assessor's Office would stand on its written record.

Chairman Covert said the Petition indicated information would be provided at the hearing, but no one was present. Appraiser Ettinger noted page 8 of Exhibit I provided the rental comparables. He said the subject's rent was \$1.08 per square foot, which was what was used in the income approach. He stated the other two Raley's leases were \$1.39 per square foot. He said the properties in the analysis with similar long-term leases totally supported the subject's value. Member Kizziah asked why the subject's cap rate was 8 percent and the cap rate for the last Raley's had a 7.5 percent cap. Appraiser Ettinger stated he suspected it was being analyzed along with the shopping center and there was a recent sale of a complete shopping center with a 7.5 percent cap rate. He stated his capitalization rate for the freestanding retail properties on page 5 of Exhibit I indicated an 8 percent cap was well supported.

Chairman Covert brought the discussion back to the Board.

With regard to Parcel No. 027-520-01, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-309E      PARCEL NO. 049-731-10 – GALENA JUNCTION LLC –**  
**HEARING NO. 14-0107**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 18144 Wedge Parkway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Letter requesting hearing by phone, 1 page.

**Exhibit B:** Summary of salient facts, 25 pages.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 22 pages.

No one offered testimony on behalf of the Petitioner.

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

Appraiser Ettinger said the Assessor's taxable value was well supported based on the analysis done, and the Assessor's Office would stand on its written presentation.

Chairman Covert noted the same evidence was used for all of the Raley's appeals. He brought the discussion back to the Board.

With regard to Parcel No. 049-731-10, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-310E      PARCEL NO. 202-052-09 – MCQUEEN CROSSINGS SC LP –**  
**HEARING NO. 14-0108**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 1690 Robb Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Letter requesting hearing by phone, 1 page.

**Exhibit B:** Summary of salient facts, 25 pages.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 17 pages.

No one offered testimony on behalf of the Petitioner.

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

Chairman Covert noted the same evidence was used for all of the Raley's appeals. He brought the discussion back to the Board.

With regard to Parcel No. 202-052-09, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the

Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-311E      PARCEL NO. 202-052-15 – MCQUEEN CROSSINGS SC LP –**  
**HEARING NO. 14-0109**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 1630 Robb Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Letter requesting hearing by phone, 1 page.

**Exhibit B:** Summary of salient facts, 25 pages.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 23 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Ginny Sutherland, Appraiser, oriented the Board as to the location of the subject property. She stated the Assessor's Office would stand on its written record.

Chairman Covert noted the same evidence was used for all of the Raley's appeals. He brought the discussion back to the Board.

With regard to Parcel No. 202-052-15, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-312E      PARCEL NO. 163-120-08 – WINCO FOODS LLC –**  
**HEARING NO. 14-0242**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 9750 S. Virginia Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Letter and comparable market sales, 5 pages.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 18 pages.

No one offered testimony on behalf of the Petitioner.

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

Chairman Covert asked if Appraiser Stockton had any comments regarding the Appellant's comparables. Appraiser Stockton felt the Appellant's comparables were not very comparable to the subject, which he discussed with the Appellant. He stated one comparable was a sale of a distressed building that was sold through an auction, one was an older and smaller property in a less desirable location, and was a short-sale with a 77 percent vacancy rate at the time of the sale. He felt none of those comparables were very relevant to the subject.

Chairman Covert brought the discussion back to the Board.

With regard to Parcel No. 163-120-08, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-313E      PARCEL NO. 140-010-21 – PROLOGIS - MACQUARIE NEV I LLC**  
**– HEARING NO. 14-0298**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 12835 S. Virginia Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

**Exhibit A:** Assessment Notice, Operating Report and Property Analysis, 6 pages.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 14 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Chris Sarman, Appraiser, oriented the Board as to the location of the subject property. He said the recommendation was to uphold the Assessor's value based on the hearing evidence submitted.

Chairman Covert said the Petitioner's evidence indicated the subject's actual income was zero. Appraiser Sarman stated they had some vacancies in 2013, which was addressed by adding obsolescence, but the Assessor's Office was currently dealing with the valuation for 2014-15. He said the subject was now 100 percent occupied and was producing income.

Chairman Covert brought the discussion back to the Board.

With regard to Parcel No. 140-010-21, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-314E      PARCEL NO. 568-100-08 AND 568-100-09 – STONEFIELD INDUSTRIAL LLC – HEARING NOS. 14-0093A AND 14-0093B**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located on Lear Boulevard, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

Exhibit A: For Hearing 14-0093A, Assessor's Quick Info and comparable sales, 11 pages.

Exhibit A: For Hearing 14-0093B, Assessor's Quick Info and comparable sales, 11 pages.

**Assessor**

Exhibit I: For Hearing No. 14-0093A, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 14 pages.

Exhibit I: For Hearing No. 14-0093B, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 14 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Chris Sarman, Appraiser, oriented the Board as to the location of the subject properties. He said the recommendation was to uphold the Assessor's valuation based on the evidence provided.

Member Kizziah asked if the little point coming down had access to the road. Appraiser Sarman said there was a road on the southern end of both of the parcels. He believed the two parcels would be used conjunctively and even the Appellant evaluated them together. He said with the access to the first parcel that meant there would be access to the second parcel. He also believed there was a tiny bit of access to the road on the tail. Chairman Covert asked if all of the Appellant's evidence was reviewed. Appraiser Sarman said he went over the Appellant's land sales with him when the Appellant submitted the appeal. He stated all of the Appellant's comparable land sales were inferior due to zoning or topography.

Chairman Covert brought the discussion back to the Board. Pete Simeoni, Deputy District Attorney, advised the Board could do one motion for both parcels.

With regard to Parcel Nos. 568-100-08 and 568-100-09, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-315E      PARCEL NO. 046-060-55 – WORLD PROPERTIES INC –**  
**HEARING NO. 14-0219A**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located on Pagni Lane, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 15 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Pete Kinne, Appraiser, oriented the Board as to the location of the subject property. He stated the

recommendation was to reduce the total taxable value. Chairman Covert asked if the Appellant was in agreement with the recommendation. Appraiser Kinne said he did not believe so, but he had not been in contact with him. Chairman Covert asked what the reduction was based on. Appraiser Kinne said it was due to removing the common area value of \$2,560 from the improvements, which had been placed on the improvements in error.

Chairman Covert noted the Appellant did not provide any solid evidence regarding his appeal. He brought the discussion back to the Board.

With regard to Parcel No. 046-060-55, pursuant to NRS 361.355, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the taxable value be reduced to \$300,000 for tax year 2014-15. The reduction was based on a correction to the common area value. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-316E      PARCEL NO. 046-100-03 – WORLD PROPERTIES INC –  
HEARING NO. 14-0219B**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located on Pagni Lane, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 15 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Pete Kinne, Appraiser, oriented the Board as to the location of the subject property. He said the recommendation was to remove the common area value, which was inadvertently placed on the subject. He stated removing that value would leave a land value of \$112,500.

With regard to Parcel No. 046-100-03, pursuant to NRS 361.355, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the taxable land value be upheld and the taxable improvement value be reduced to \$0, resulting in a total taxable value of \$112,500 for tax year 2014-15. The reduction was

based on a correction to the common area value. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-317E      PARCEL NO. 046-100-10 – WORLD PROPERTIES INC –  
HEARING NO. 14-0219C**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at 120 Pagni Lane, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

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

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Pete Kinne, Appraiser, oriented the Board as to the location of the subject property. He asked that the Board uphold the Assessor's written recommendation.

Chairman Covert brought the discussion back to the Board. He noted the Appellant did not provide any evidence.

With regard to Parcel No. 046-100-10, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**14-318E      PARCEL NO. 046-132-06 – ST JAMES`S VILLAGE INC –  
HEARING NO. 14-0220B**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at on S. US 395 N. CC Highway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 7 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Pete Kinne, Appraiser, oriented the Board as to the location of the subject property. He said the recommendation was to reduce the total taxable value to \$152,560. He noted the Appellant was in agreement with the recommendation.

Member Kizziah asked why the Assessor's Office was recommending the reduction. Appraiser Kinne said the five-acre parcel could not be subdivided due to the septic and well requirements within the neighborhood, so a 50 percent underdevelopment discount was being applied the subject to account for that detriment. Chairman Covert asked if the improvements were for the wells and that type of thing. Appraiser Kinne replied they were.

With regard to Parcel No. 046-132-06, pursuant to NRS 361.355, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the taxable land value be reduced to \$150,000 and the taxable improvement value be upheld, resulting in a total taxable value of \$152,560 for tax year 2014-15. The reduction was based on the inability to subdivide the parcel. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-319E      PARCEL NO. 156-084-18 – ST JAMES'S VILLAGE INC –  
HEARING NO. 14-0220H**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located at on S. US 395 N. CC Highway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 7 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Pete Kinne, Appraiser, oriented the Board as to the location of the subject property. He stated the recommendation to reduce was due to the subject parcel not being part of a final subdivision map, so a 20 percent underdevelopment discount was being applied.

With regard to Parcel No. 156-084-18, pursuant to NRS 361.355 based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the taxable land value be reduced to \$80,000 and the taxable improvement value be upheld, resulting in a total taxable value of \$82,560 for tax year 2014-15. The reduction was based on an underdevelopment discount of 20 percent on the land. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-320E      PARCEL NO. 046-060-45 – ST JAMES'S VILLAGE INC –**  
**HEARING NO. 14-0220A**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located on S. US 395 N. CC Highway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 13 pages.

No one offered testimony on behalf of the Petitioner.

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

Chairman Covert noted the improvements were being removed. Appraiser Kinne said there were no improvements on the subject property, so it was a correction.

Chairman Covert brought the discussion back to the Board.

With regard to Parcel No. 046-060-45, pursuant to NRS 361.355, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the taxable land value be upheld and the taxable improvement value be reduced to \$0,

resulting in a total taxable value of \$178,500 for tax year 2014-15. The reduction was based on removing the improvement value because there were no improvements. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

**14-321E      PARCEL NOS. VARIOUS – ST JAMES`S VILLAGE INC –  
HEARING NOS. 14-0220C TO 14-0220G AND 14-0220I TO  
14-0220W**

A Petition for Review of Assessed Valuation was received protesting the 2014-15 taxable valuation on land and improvements located on S. US 395 N. CC Highway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** For Hearing No. 14-0220C, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 9 pages.

**Exhibit I:** For Hearing No. 14-0220D, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 9 pages.

**Exhibit I:** For Hearing No. 14-0220E, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 10 pages.

**Exhibit I:** For Hearing No. 14-0220F, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 10 pages.

**Exhibit I:** For Hearing No. 14-0220G, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 10 pages.

**Exhibit I:** For Hearing No. 14-0220I, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 10 pages.

**Exhibit I:** For Hearing No. 14-0220J, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 10 pages.

**Exhibit I:** For Hearing No. 14-0220K, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 10 pages.

**Exhibit I:** For Hearing No. 14-0220L, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 12 pages.

Exhibit I: For Hearing No. 14-0220M, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 8 pages.

Exhibit I: For Hearing No. 14-0220N, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 8 pages.

Exhibit I: For Hearing No. 14-0220O, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 8 pages.

Exhibit I: For Hearing No. 14-0220P, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 8 pages.

Exhibit I: For Hearing No. 14-0220Q, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 8 pages.

Exhibit I: For Hearing No. 14-0220R, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 8 pages.

Exhibit I: For Hearing No. 14-0220S, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 8 pages.

Exhibit I: For Hearing No. 14-0220T, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 8 pages.

Exhibit I: For Hearing No. 14-0220U, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 7 pages.

Exhibit I: For Hearing No. 14-0220V, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 7 pages.

Exhibit I: For Hearing No. 14-0220W, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 11 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Pete Kinne, Appraiser, oriented the Board as to the location of the subject properties.

Chairman Covert said the Appellant indicated evidence would be provided at a later date. Appraiser Kinne said there had been several meetings with the Appellant, and the Assessor's Office would stand on its written record. Chairman Covert said he would entertain a motion due to the Appellant not providing any evidence for the Board to consider.

With regard to Parcel Nos. 046-151-02, 154-011-01, 156-040-09, 156-040-11, 156-040-14, 156-111-02, 156-111-03, 156-111-04, 156-111-23, 156-121-01, 156-121-03, 156-121-04, 156-121-06, 156-121-09, 156-121-10, 156-121-11, 156-121-12, 156-121-14, 156-121-15, and 156-141-04, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the properties is less than the taxable value computed for the properties in the current assessment year.

**14-322E      PARCEL NOS. 156-040-11 AND 156-040-13 – ST JAMES'S VILLAGE INC – HEARING NOS. 14-0220X AND 14-0220Y**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located on Golden Yarrow Court, Washoe County, Nevada.

The following exhibits were submitted into evidence:

**Petitioner**

None.

**Assessor**

**Exhibit I:** For Hearing No. 14-0220X, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 10 pages.

**Exhibit I:** For Hearing No. 14-0220Y, Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 11 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Pete Kinne, Appraiser, oriented the Board as to the location of the subject properties.

Chairman Covert noted the Petitioner indicated information would be provided, but nothing was. Appraiser Kinne said the Assessor's Office would stand on its written record. He stated the two parcels had been one parcel before a boundary adjustment split them into two parcels. He said the Assessor's Office had gone over the Assessor's values with the Appellant, but he was not in agreement with them.

Chairman Covert brought the discussion back to the Board.

With regard to Parcel Nos. 156-040-11 and 156-040-13, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, it

was ordered that the Assessor's taxable values be upheld and it was found that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the 2013-14 assessment year.

**14-323E      BOARD MEMBER COMMENTS**

There were no Board member comments.

**14-324E      PUBLIC COMMENTS**

There was no response to the call for public comment.

\*   \*   \*   \*   \*   \*   \*   \*   \*   \*

**10:40 a.m.**    There being no further hearings or business to come before the Board, on motion by Member Horan, seconded by Member Krolick, which motion duly carried, the meeting was adjourned.

---

**JAMES COVERT**, Chairman  
Washoe County Board of Equalization

ATTEST:

---

**NANCY PARENT**, County Clerk  
and Clerk of the Washoe County  
Board of Equalization

*Minutes prepared by  
Jan Frazzetta, Deputy Clerk*