

**BOARD MEMBERS**

Philip Horan, Chairman  
Eugenia Larmore, Vice-Chairman  
James Ainsworth  
Bobbi Lazzarone  
Jim Richards

Alternate: Jamie Krahne

**DEPUTY DISTRICT ATTORNEY**

Jennifer Gustafson  
Michael Large

**COUNTY CLERK**

Nancy Parent

**AGENDA  
WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMISSION CHAMBERS  
1001 E. 9<sup>TH</sup> STREET, BUILDING A, RENO, NEVADA**

**FEBRUARY 12, 2018  
9:00 A.M.**

**NOTE:** Items on the agenda may be taken out of order; combined with other items; removed from the agenda; moved to the agenda of another meeting. Items with a specific time designation will not be heard prior to the stated time, but may be heard later. The Board OF Equalization may take breaks approximately every 90 minutes.

**Accessibility:** The Washoe County Commission Chambers are accessible to the disabled. If you require special arrangements for the meeting, call the County Clerk's Office, (775) 784-7279, 24-hours prior to the meeting.

**Public Transportation:** Public transportation is available to this meeting site: RTC Routes 2, 2S, 5 and 15 serve this location. For eligible RTC ACCESS reservations call (775) 348-5438.

**Time Limits.** Public comments are welcomed during the Public Comment periods for all matters, whether listed on the agenda or not, and are limited to three minutes per person. Persons may not allocate unused time to other speakers.

**Forum Restrictions and Orderly Conduct of Business.** The Board of Equalization conducts the business of Washoe County and its citizens during its meetings. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

**Responses to Public Comments.** The Board of Equalization can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Board. However, responses from the Board to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Board will consider, members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action or to ask that a matter be listed on a future agenda. The Board may do this either during the public comment item or during the following item: *"\*Board Member Comments: This item is limited to announcements or topics/issues proposed for future agendas."*

Support documentation for the items on the agenda, provided to the Washoe County Board of Equalization, is available to members of the public at the Washoe County Clerk’s Office (1001 E. 9<sup>th</sup> Street, Bldg A, 1<sup>st</sup> Floor, Reno Nevada), by contacting the Clerk’s Board Records and Minutes Division at (775) 784-7279 or on the Clerk’s website at [https://www.washoecounty.us/clerks/brm/board\\_committees/boe/index.php](https://www.washoecounty.us/clerks/brm/board_committees/boe/index.php).

1. **CALL TO ORDER** (non-action item)
  
2. **SALUTE TO THE FLAG** (non-action item)
  
3. **ROLL CALL** (non-action item)
  
4. **PUBLIC COMMENTS** (non-action item)  
 Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Comments are to be made to the Board as a whole.
  
5. **OATH OF OFFICE** (non-action item)  
 County Clerk to administer oath of office to newly-appointed Board member, Jim Richards.
  
6. **SWEARING IN** (non-action item)  
 County Clerk to administer oath to Assessor’s office appraisal staff.
  
7. **WITHDRAWALS** (for possible action)  
 Petitions withdrawn after posting of agenda.  
*560-062-08 Brannen, H. 18-0038*
  
8. **REQUESTS FOR CONTINUANCE** (for possible action)  
 Review and discussion for possible action on requests for continuances.
  
9. **CONSOLIDATION OF HEARINGS** (for possible action)  
 Discussion and action for possible consolidation of hearings listed on this agenda. Consolidation to be considered when appeals assert same or similar questions of law or fact.
  
10. **STIPULATIONS – REAL PROPERTY** (for possible action)

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

<u>ASSESSOR’S PARCEL NO.</u>	<u>PETITIONER</u>	<u>HEARING NO.</u>
042-492-04	DUNN, GEOFFREY S & CAROL S	18-0007
050-304-20	GARMS TRUST, MARGO	18-0028
040-650-25	WINCHESTER FAMILY TRUST, MARY ANN	18-0006R17
040-650-25	WINCHESTER FAMILY TRUST, MARY ANN	18-0006

**11. STIPULATIONS – EXEMPTION APPEALS (for possible action)**

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

<u>ASSESSOR'S PARCEL NO.</u>	<u>PETITIONER</u>	<u>HEARING NO.</u>
034-101-59	CATHOLIC CHARITIES OF NORTHERN NV	18-0002E17
077-170-18	HARRIS, VARIAN	18-0003E17
161-134-15	CRANDALL, JOSEPH M & FONDA G	18-0008E17
041-244-03	SECOND START LEARNING DISABILITIES PROGRAMS INC	18-0080E17
2600391	SECOND START LEARNING DISABILITIES PROGRAMS INC	18-0080P17

**12. RESIDENTIAL (for possible action)**

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

<u>ASSESSOR'S PARCEL NO.</u>	<u>PETITIONER</u>	<u>HEARING NO.</u>
234-192-02	BURROWS, THOMAS L & PATRICIA A	18-0009
234-212-03	HEINEN FAMILY TRUST	18-0023
126-560-28	SMITH SELF TRUSTEED TRUST, PAUL E et al	18-0031
085-770-18	TOLOTTI, EMIL P JR	18-0036
<del>560-062-08</del>	<del>BRANNEN, HERSHEL L et al</del>	<del>18-0038</del> W/D
132-030-25	MELISSA TRUST	18-0039A
232-651-07	MELISSA TRUST	18-0039B
030-601-03	BSGL TRUST	18-0046
041-140-20	YORK, RAY W & ELAINE A	18-0079R17
041-140-20	YORK, RAY W & ELAINE A	18-0079

Assessor information to be supplied at meeting.

**13. ROLL CHANGE REQUEST - INCREASE (for possible action)**

**INCREASE** – Set hearing date/time for consideration and action on Roll Change Request (RCR) Numbers 1820F14, 1820F15, 1820F16, 1820F17 and direction to the County Clerk to notify affected property owners.

<u>ASSESSOR'S PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>RCR NO.</u>
122-052-06	SILLS LIVING TRUST, DONALD J & BONNIE B	1820F14
122-052-06	SILLS LIVING TRUST, DONALD J & BONNIE B	1820F15
122-052-06	SILLS LIVING TRUST, DONALD J & BONNIE B	1820F16
122-052-06	SILLS LIVING TRUST, DONALD J & BONNIE B	1820F17

**14. ROLL CHANGE REQUEST - LIGHTNING W RANCH SUBDIVISION (for possible action)**

**DECREASE** – consideration of and action to approve or deny RCR No. 1 – Lightning W Ranch Subdivision (RCR 1-1 THROUGH 1-95)

<u>ASSESSOR'S PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>RCR NO.</u>
055-371-01	CHEN FAMILY TRUST, ROLAND & SHIRLEY	1-1
055-371-02	FRANKTOWN INVESTMENTS LLC	1-2
055-371-03	TORES, LAWRENCE S	1-3
055-371-04	BERGANTZ FAMILY TRUST	1-4
055-371-11	TLC TRUST	1-5
055-371-13	FREZZO TRUST, DENNIS J	1-6
055-371-14	GRISWOLD 1996 TRUST, DAVID E	1-7
055-371-19	ATALLA, BILL	1-8
055-371-20	WILLIAMS LIVING TRUST, ROGER L et al	1-9
055-372-04	FRANKTOWN INVESTMENTS LLC	1-10
055-372-05	FRANKTOWN INVESTMENTS LLC	1-11
055-372-06	FRANKTOWN INVESTMENTS LLC	1-12
055-372-07	FRANKTOWN INVESTMENTS LLC	1-13
055-373-01	TUMAS, LINDA et al	1-14
055-373-02	KUNTZ TRUST, CHARLES M	1-15
055-373-03	PENSCO TRUST COMPANY FBO LAURA J ROBINSON et al	1-16
055-373-04	GREENMAN FAMILY TRUST	1-17
055-373-05	BROWNRIGG, GREGORY L et al	1-18
055-374-01	JACOBSON FAMILY TRUST	1-19
055-374-02	WALDREN, WILLIAM F & BARBARA M	1-20
055-374-03	WILLIS FAMILY TRUST	1-21
055-374-04	BLOCK FAMILY TRUST, R & G	1-22
055-374-05	NAHAS, GEORGE E	1-23
055-374-06	GATES LIVING TRUST, ROBERT A	1-24
055-374-07	OSOWSKI FAMILY 2007 TRUST et al	1-25
055-375-01	TOMAJKO, CHARLES E	1-26
055-375-02	STELLMACHER, KENNETH C & TERESA L	1-27
055-375-03	REINHARDT, NICHOLAS A & TARA L	1-28
055-375-04	HILBLOM FAMILY TRUST	1-29
055-375-05	JTJC FAMILY TRUST	1-30
055-376-01	HOMIER, RICHARD W & TRACY D	1-31
055-376-02	COPLIN FAMILY TRUST	1-32
055-376-03	BRECKENRIDGE PROPERTY FUND 2016 LLC	1-33

<u>ASSESSOR'S PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>RCR NO.</u>
055-382-11	FRANKTOWN INVESTMENTS LLC	1-34
055-382-12	FRANKTOWN INVESTMENTS LLC	1-35
055-382-13	FRANKTOWN INVESTMENTS LLC	1-36
055-382-14	FRANKTOWN INVESTMENTS LLC	1-37
055-383-01	CHENNAULT, ERIC & SUZANNE	1-38
055-383-02	ACKERSON FAMILY TRUST	1-39
055-383-03	YUNG, VERONICA & HENRY	1-40
055-383-04	WILSON LIVING TRUST, GERALD & JOANNE	1-41
055-383-05	WHITTAKER TRUST, MARK L & BONNIE	1-42
055-383-06	ELLIOTT TRUST	1-43
055-383-07	MERRILL, DAVID A & CONNY L	1-44
055-384-01	HICKS FAMILY TRUST	1-45
055-384-02	DAVIS, EDWARD E & DEBORAH J	1-46
055-384-03	LUTZ FAMILY TRUST, JIM & PAT	1-47
055-384-04	MATEI, RADU L & CRISTINA L	1-48
055-385-01	ACKERSON FAMILY TRUST	1-49
055-391-01	JOHN ANDERSON CONSTRUCTION CO	1-50
055-391-02	LEAVEAUX, TAMMY D et al	1-51
055-391-03	KELLY FAMILY TRUST	1-52
055-391-04	COCKERILL FAMILY TRUST, CHARLES & KATHRINE	1-53
055-391-05	SHAHEEN FAMILY TRUST	1-54
055-391-06	ANZAC LIVING TRUST	1-55
055-391-07	WOODS, MAURA A & CHAD R	1-56
055-391-08	SAYRE, RANDALL E & JOELL S	1-57
055-391-09	MELVIN FAMILY TRUST	1-58
055-392-04	FRANKTOWN INVESTMENTS LLC	1-59
055-392-05	FRANKTOWN INVESTMENTS LLC	1-60
055-393-01	MOORE, DAVID D et al	1-61
055-394-01	REED, SALYER B et al	1-62
055-394-02	BRODERICK FAMILY TRUST	1-63
055-394-03	SEAR TRUST, DAVID & PATRICIA	1-64
055-394-04	LOW, CLIFTON L & LORETTA	1-65
055-394-05	HARRINGTON 2003 LIVING TRUST	1-66
055-394-06	BRAY TRUST, WP	1-67
055-395-01	BECK, ANN T	1-68
055-395-02	GLADYS, JOHN M & NICHOLAS W	1-69
055-395-03	TORES, LAWRENCE S	1-70

<u>ASSESSOR'S PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>RCR NO.</u>
055-395-04	CROWELL, LON & LEANNE	1-71
055-401-04	BLOCK FAMILY TRUST, R & G	1-72
055-401-05	BLOCK FAMILY TRUST, R & G	1-73
055-401-06	BLOCK FAMILY TRUST, R & G	1-74
055-401-07	BLOCK FAMILY TRUST, R & G	1-75
055-401-08	TACK FAMILY 2010 TRUST	1-76
055-401-11	TOIYABE GOLF CLUB LLC	1-77
055-412-01	TAGGART, PAUL G & SONIA E	1-78
055-412-02	DERAEDT LIVING TRUST	1-79
055-412-03	MCKEEVER, BRADLEY G & PAULA S	1-80
055-412-04	KIEU TRUST, LOI T & VAN T	1-81
055-412-05	MARTIRE LIVING TRUST	1-82
055-412-06	WESTON, MARION S	1-83
055-412-07	GOMEZ, MATTHEW C & KIMBERLY	1-84
055-412-08	TACK, DAVID A & DINA K	1-85
055-421-01	KENNEDY FAMILY TRUST	1-86
055-421-02	WAKAMATSU TRUST, LELAND & JODY L	1-87
055-421-03	VAZEEN FAMILY 2009 TRUST	1-88
055-421-04	TORES, LAWRENCE S	1-89
055-421-05	LOOS FAMILY TRUST, STEPHEN J & KRISTEN	1-90
055-421-06	KUMA TRUST	1-91
055-421-07	CUNNINGHAM, KENNETH & MARY ANN	1-92
055-421-08	VANERIA, JOHN S	1-93
055-421-09	FRANKTOWN INVESTMENTS LLC	1-94
055-421-10	NAHAS, GEORGE E	1-95

**15. ROLL CHANGE REQUEST – REAL PROPERTY RESIDENTIAL (for possible action)**

**DECREASE** – consideration of and action to approve or deny RCR No. 2-1

<u>ASSESSOR'S PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>RCR NO.</u>
152-063-03	DOUGLASS, SCOTT H & KRISTA	2-1

16. **ROLL CHANGE REQUEST - RCR NO. 4 – FRANKTOWN ROAD** (for possible action)

DECREASE – consideration of and action to approve or deny RCR No. 4 – Franktown Road (RCR 4-1 THROUGH 4-5)

<b>ASSESSOR’S PARCEL NO.</b>	<b>PROPERTY OWNER</b>	<b>RCR NO.</b>
055-032-21	HEALY, JOHN H & MARY A	4-1
055-060-29	HEALY, JOHN H & MARY ANN et al	4-2
055-060-35	PRIMM FAMILY TRUST, ROGER B	4-3
055-441-01	CLIFF BROS RANCH LLC	4-4
055-441-02	EVANS FAMILY TRUST, NORMAN & BARBARA	4-5

17. **BOARD MEMBER COMMENTS** (non-action item)

This item is limited to announcements or topics/issues proposed for future agendas.

18. **PUBLIC COMMENTS** (non-action item)

Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Comments are to be made to the Board as a whole.

19. **ADJOURNMENT** (non-action item)

**THIS AGENDA IS AN OFFICIAL AGENDA OF THE WASHOE COUNTY BOARD OF EQUALIZATION PREPARED AND POSTED BY THE WASHOE COUNTY CLERK AS CLERK OF THE BOARD OF EQUALIZATION**

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Pursuant to NRS 241.020, this Agenda has been posted at the following locations:  
Washoe County Courthouse, 75 Court Street, Reno, Nevada  
Washoe County Administration Complex, 1001 East 9<sup>th</sup> Street, Reno, Nevada  
City of Sparks, 431 Prater Way, Sparks, Nevada  
Incline Village Justice Court, 865 Tahoe Blvd, Incline Village, Nevada  
City of Reno, 1 East First Street, Reno, Nevada  
www.washoecounty.us  
www.notice.nv.gov