

WASHOE COUNTY BOARD OF EQUALIZATION

BOARD MEMBERS

James Covert, Chairperson
John Krolick, Vice Chairperson
Benjamin Green
Linda Woodland
James Brown

Alternate:
Philip Horan

COUNTY CLERK

Amy Harvey

**DEPUTY DISTRICT
ATTORNEY**

Herb Kaplan

**AGENDA
THURSDAY FEBRUARY 19, 2009**

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

THE WASHOE COUNTY COMMISSION CHAMBERS ARE ACCESSIBLE TO THE DISABLED. IF YOU REQUIRE SPECIAL ARRANGEMENTS FOR THE MEETING CALL THE COUNTY MANAGER'S OFFICE, 328-2000, 24-HOURS PRIOR TO THE MEETING.

UNLESS OTHERWISE NOTED, ALL REAL PROPERTY HEARINGS ARE FOR 2009/10; PERSONAL PROPERTY AND EXEMPTION HEARINGS ARE FOR 2008/09.

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

ALL HEARINGS BEFORE THE BOARD OF EQUALIZATION PROCEED AS FOLLOWS:

1. ASSESSOR DESCRIBES AND LOCATES THE SUBJECT PROPERTY.
2. PETITIONER(S)' (PROPERTY OWNER) PRESENTATION OF VALUE.
3. ASSESSOR'S PRESENTATION OF VALUE.
4. PETITIONER(S)' REBUTTAL.

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

ACTION TAKEN BY THE BOARD OF EQUALIZATION ON ANY APPEAL MAY INCLUDE ADDING THERETO OR DEDUCTING THEREFROM A SUM FROM ANY OTHER PROPERTY ASSESSED BY THE COUNTY ASSESSOR AS IS NECESSARY TO MAKE IT CONFORM TO THE TAXABLE VALUE OF THE PROPERTY ON APPEAL.

Public Comment during the meeting will be for all matters, both on and off the agenda, and be limited to three (3) minutes per person. No public comment will be heard during individual items

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on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment during the designated public comment period at the Board meeting. The Chairperson and County Board of Equalization intend that their proceedings should demonstrate the highest levels of decorum, civic responsibility, efficiency and mutual respect between citizens and their government. The Board respects the right of citizens to present differing opinions and views, even criticism, but our democracy cannot function effectively in an environment of personal attacks, slander, threats of violence and willful disruption. To that end the Nevada Open Meeting Law provides the authority for the Chair of a public body to maintain the decorum and to declare a recess if needed to remove any person who is disrupting the meeting, and notice is hereby provided of the intent of this body to preserve the decorum and remove anyone who disrupts the proceedings.

***1. ROLL CALL**

2. SWEARING IN
County Clerk to Administer Oath to Appraisal Staff

3. CONSOLIDATION OF HEARINGS

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

4. REQUEST FOR CONTINUANCE

Discussion and possible action on the requested continuance of appeal no. 09-0081A through 09-0081Z5 (parcel list attached) which continuance would potentially result in the County Board of Equalization having to reconvene after the February 28, 2009 season should the District Court determine that the County Board of Equalization have jurisdiction over this appeal.

5. COMMERCIAL APPEALS

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>
012-402-29	COVEC TTEE, PAUL A & JOANNE W	09-0920
013-323-21	ING TRUST, JOHN Y	09-0911
014-251-52	OLSON, ROBERT L & ANDREA H	09-0869
019-322-22	JONAS, RONALD & CHRISTINE	09-0912
024-053-16	DEMARTINI, LOUIS W & AUDREY	09-1353
032-232-05	GALLOWAY, JAMES J	09-1142A
032-232-06	GALLOWAY, JAMES J	09-1142B
032-232-07	GALLOWAY, JAMES J	09-1142C
040-961-02	RENO C P LLC	09-0984
041-490-11	GALLOWAY, JAMES J	09-1141

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043-011-08	HARVEY TRUST, DAVID & JUDITH	09-1313B
043-011-10	HARVEY, JUDITH L ETAL	09-1327
043-011-11	HARVEY TRUST, DAVID & JUDITH	09-1313A
043-011-40	HARVEY TRUST, DAVID & JUDITH	09-1313C
084-120-28	ROCK WEST LLC	09-1153
163-061-08	FNT INTERESTS LLC	09-1041
163-071-03	METHOD ART CORPORATION	09-0982
163-180-11	BRUSCO, DONALD B & DIANE I	09-0249
164-411-02	BUILDERS ASSOC. OF NORTHERN NEVADA	09-1169
402-020-29	PENINSULA SPARKS LLC	09-1315
516-321-02	FNT INTERESTS LLC	09-1040

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

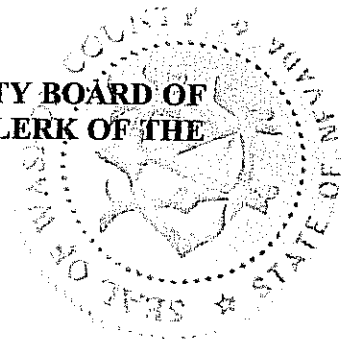
*7. **PUBLIC COMMENTS.** Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Comments are to be made to the Board as a whole.

8. **ADJOURNMENT**

* INDICATES NON-ACTION ITEMS

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

If seal affixed here



Pursuant to NRS 241.020, this Agenda has been posted at the following locations:
County Clerk's Office, Washoe County Courthouse, 75 Court Street, Reno, Nevada
Washoe County Administration Complex, 1001 East 9th Street, Reno, Nevada
Washoe County Central Library, 301 South Center Street, Reno, Nevada
Sparks Justice Court, 630 East Greenbrae Drive, Sparks, Nevada
Incline Village Justice Court, 865 Tahoe Blvd, Incline Village, Nevada
Incline Village Branch Library, 845 Alder Ave., Incline Village, Nevada
Washoe County Clerk's Office, 855 Alder Ave., Incline Village, Nevada
www.washoecounty.us

Parcel List Appeal No. 09-0081A-09-0081Z5

APN	Petitioner	Hearing #
066-010-06	BRIGHT HOLLAND CORP ETAL	09-0081A
066-010-07	BRIGHT HOLLAND CORP ETAL	09-0081B
066-010-12	BRIGHT HOLLAND CORP ETAL	09-0081C
066-010-13	BRIGHT HOLLAND CORP ETAL	09-0081D
066-010-15	BRIGHT HOLLAND CORP ETAL	09-0081E
066-010-17	BRIGHT HOLLAND CORP ETAL	09-0081F
066-010-28	BRIGHT HOLLAND CORP ETAL	09-0081G
066-010-29	BRIGHT HOLLAND CORP ETAL	09-0081H
066-020-06	BRIGHT HOLLAND CORP ETAL	09-0081I
066-020-09	BRIGHT HOLLAND CORP ETAL	09-0081J
066-020-12	BRIGHT HOLLAND CORP ETAL	09-0081K
066-020-13	BRIGHT HOLLAND CORP ETAL	09-0081L
066-020-20	BRIGHT HOLLAND CORP ETAL	09-0081M
066-020-21	BRIGHT HOLLAND CORP ETAL	09-0081N
066-030-30	BRIGHT HOLLAND CORP ETAL	09-0081O
066-060-20	BRIGHT HOLLAND CORP ETAL	09-0081P
066-080-02	BRIGHT HOLLAND CORP ETAL	09-0081Q
066-080-03	BRIGHT HOLLAND CORP ETAL	09-0081R
066-080-04	BRIGHT HOLLAND CORP ETAL	09-0081S
066-080-05	BRIGHT HOLLAND CORP ETAL	09-0081T
066-080-06	BRIGHT HOLLAND CORP ETAL	09-0081U
066-080-09	BRIGHT HOLLAND CORP ETAL	09-0081V
066-080-10	BRIGHT HOLLAND CORP ETAL	09-0081W
066-080-11	BRIGHT HOLLAND CORP ETAL	09-0081Y
066-080-12	BRIGHT HOLLAND CORP ETAL	09-0081Z
066-080-13	BRIGHT HOLLAND CORP ETAL	09-0081A1
066-080-14	BRIGHT HOLLAND CORP ETAL	09-0081B1
066-080-15	BRIGHT HOLLAND CORP ETAL	09-0081C1
066-080-16	BRIGHT HOLLAND CORP ETAL	09-0081D1
066-080-18	BRIGHT HOLLAND CORP ETAL	09-0081E1

Parcel List Appeal No. 09-0081A-09-0081Z5

APN	Petitioner	Hearing #
066-080-19	BRIGHT HOLLAND CORP ETAL	09-0081F1
066-080-20	BRIGHT HOLLAND CORP ETAL	09-0081G1
066-080-27	BRIGHT HOLLAND CORP ETAL	09-0081H1
066-080-36	BRIGHT HOLLAND CORP ETAL	09-0081I1
066-080-37	BRIGHT HOLLAND CORP ETAL	09-0081J1
066-080-38	BRIGHT HOLLAND CORP ETAL	09-0081K1
066-080-39	BRIGHT HOLLAND CORP ETAL	09-0081L1
066-080-40	BRIGHT HOLLAND CORP ETAL	09-0081M1
066-080-41	BRIGHT HOLLAND CORP ETAL	09-0081N1
066-080-42	BRIGHT HOLLAND CORP ETAL	09-0081O1
066-080-43	BRIGHT HOLLAND CORP ETAL	09-0081P1
066-080-44	BRIGHT HOLLAND CORP ETAL	09-0081Q1
066-080-45	BRIGHT HOLLAND CORP ETAL	09-0081R1
066-080-46	BRIGHT HOLLAND CORP ETAL	09-0081S1
066-080-47	BRIGHT HOLLAND CORP ETAL	09-0081T1
066-080-48	BRIGHT HOLLAND CORP ETAL	09-0081U1
066-100-09	BRIGHT HOLLAND CORP ETAL	09-0081V1
066-110-11	BRIGHT HOLLAND CORP ETAL	09-0081W1
066-110-12	BRIGHT HOLLAND CORP ETAL	09-0081Y1
066-110-13	BRIGHT HOLLAND CORP ETAL	09-0081Z1
066-130-06	BRIGHT HOLLAND CORP ETAL	09-0081A2
066-130-12	BRIGHT HOLLAND CORP ETAL	09-0081B2
066-130-13	BRIGHT HOLLAND CORP ETAL	09-0081C2
066-140-06	BRIGHT HOLLAND CORP ETAL	09-0081D2
066-140-10	BRIGHT HOLLAND CORP ETAL	09-0081E2
066-140-12	BRIGHT HOLLAND CORP ETAL	09-0081F2
066-180-12	BRIGHT HOLLAND CORP ETAL	09-0081G2
066-300-02	BRIGHT HOLLAND CORP ETAL	09-0081H2
071-160-01	BRIGHT HOLLAND CORP ETAL	09-0081I2
071-160-03	BRIGHT HOLLAND CORP ETAL	09-0081J2

Parcel List Appeal No. 09-0081A-09-0081Z5

APN	Petitioner	Hearing #
071-160-04	BRIGHT HOLLAND CORP ETAL	09-0081K2
071-160-05	BRIGHT HOLLAND CORP ETAL	09-0081L2
071-160-06	BRIGHT HOLLAND CORP ETAL	09-0081M2
071-160-07	BRIGHT HOLLAND CORP ETAL	09-0081N2
071-160-08	BRIGHT HOLLAND CORP ETAL	09-0081O2
071-160-09	BRIGHT HOLLAND CORP ETAL	09-0081P2
071-160-10	BRIGHT HOLLAND CORP ETAL	09-0081Q2
071-160-17	BRIGHT HOLLAND CORP ETAL	09-0081R2
071-160-19	BRIGHT HOLLAND CORP ETAL	09-0081S2
071-170-02	BRIGHT HOLLAND CORP ETAL	09-0081T2
071-170-03	BRIGHT HOLLAND CORP ETAL	09-0081U2
071-170-04	BRIGHT HOLLAND CORP ETAL	09-0081V2
071-170-07	BRIGHT HOLLAND CORP ETAL	09-0081W2
071-170-08	BRIGHT HOLLAND CORP ETAL	09-0081Y2
071-170-11	BRIGHT HOLLAND CORP ETAL	09-0081Z2
071-170-19	BRIGHT HOLLAND CORP ETAL	09-0081A3
071-170-21	BRIGHT HOLLAND CORP ETAL	09-0081B3
071-170-24	BRIGHT HOLLAND CORP ETAL	09-0081C3
071-170-29	BRIGHT HOLLAND CORP ETAL	09-0081D3
071-170-30	BRIGHT HOLLAND CORP ETAL	09-0081E3
071-170-31	BRIGHT HOLLAND CORP ETAL	09-0081F3
071-170-32	BRIGHT HOLLAND CORP ETAL	09-0081G3
071-180-12	BRIGHT HOLLAND CORP ETAL	09-0081H3
071-180-13	BRIGHT HOLLAND CORP ETAL	09-0081I3
071-180-14	BRIGHT HOLLAND CORP ETAL	09-0081J3
071-180-15	BRIGHT HOLLAND CORP ETAL	09-0081K3
071-180-16	BRIGHT HOLLAND CORP ETAL	09-0081L3
071-180-18	BRIGHT HOLLAND CORP ETAL	09-0081M3
071-180-20	BRIGHT HOLLAND CORP ETAL	09-0081N3
071-180-21	BRIGHT HOLLAND CORP ETAL	09-0081O3

Parcel List Appeal No. 09-0081A-09-0081Z5

APN	Petitioner	Hearing #
071-180-22	BRIGHT HOLLAND CORP ETAL	09-0081P3
071-180-23	BRIGHT HOLLAND CORP ETAL	09-0081Q3
071-180-51	BRIGHT HOLLAND CORP ETAL	09-0081R3
071-180-52	BRIGHT HOLLAND CORP ETAL	09-0081S3
071-180-56	BRIGHT HOLLAND CORP ETAL	09-0081T3
071-180-58	BRIGHT HOLLAND CORP ETAL	09-0081U3
071-180-59	BRIGHT HOLLAND CORP ETAL	09-0081V3
071-180-62	BRIGHT HOLLAND CORP ETAL	09-0081W3
071-180-63	BRIGHT HOLLAND CORP ETAL	09-0081Y3
071-190-02	BRIGHT HOLLAND CORP ETAL	09-0081Z3
071-190-03	BRIGHT HOLLAND CORP ETAL	09-0081A4
071-190-09	BRIGHT HOLLAND CORP ETAL	09-0081B4
071-190-13	BRIGHT HOLLAND CORP ETAL	09-0081C4
071-190-14	BRIGHT HOLLAND CORP ETAL	09-0081D4
071-190-16	BRIGHT HOLLAND CORP ETAL	09-0081E4
071-190-17	BRIGHT HOLLAND CORP ETAL	09-0081F4
071-190-22	BRIGHT HOLLAND CORP ETAL	09-0081G4
071-190-23	BRIGHT HOLLAND CORP ETAL	09-0081H4
071-190-24	BRIGHT HOLLAND CORP ETAL	09-0081I4
071-190-25	BRIGHT HOLLAND CORP ETAL	09-0081J4
071-190-26	BRIGHT HOLLAND CORP ETAL	09-0081K4
071-190-27	BRIGHT HOLLAND CORP ETAL	09-0081L4
071-190-28	BRIGHT HOLLAND CORP ETAL	09-0081M4
071-190-29	BRIGHT HOLLAND CORP ETAL	09-0081N4
071-190-30	BRIGHT HOLLAND CORP ETAL	09-0081O4
071-190-31	BRIGHT HOLLAND CORP ETAL	09-0081P4
071-190-32	BRIGHT HOLLAND CORP ETAL	09-0081Q4
071-190-33	BRIGHT HOLLAND CORP ETAL	09-0081R4
071-190-34	BRIGHT HOLLAND CORP ETAL	09-0081S4
071-190-35	BRIGHT HOLLAND CORP ETAL	09-0081T4

Parcel List Appeal No. 09-0081A-09-0081Z5

APN	Petitioner	Hearing #
071-190-37	BRIGHT HOLLAND CORP ETAL	09-0081U4
071-190-38	BRIGHT HOLLAND CORP ETAL	09-0081V4
071-190-39	BRIGHT HOLLAND CORP ETAL	09-0081W4
071-190-40	BRIGHT HOLLAND CORP ETAL	09-0081Y4
071-200-01	BRIGHT HOLLAND CORP ETAL	09-0081A5
071-200-02	BRIGHT HOLLAND CORP ETAL	09-0081B5
071-200-03	BRIGHT HOLLAND CORP ETAL	09-0081C5
071-200-11	BRIGHT HOLLAND CORP ETAL	09-0081D5
071-200-13	BRIGHT HOLLAND CORP ETAL	09-0081E5
071-200-14	BRIGHT HOLLAND CORP ETAL	09-0081F5
071-200-15	BRIGHT HOLLAND CORP ETAL	09-0081G5
071-211-19	BRIGHT HOLLAND CORP ETAL	09-0081H5
071-211-20	BRIGHT HOLLAND CORP ETAL	09-0081I5
071-211-21	BRIGHT HOLLAND CORP ETAL	09-0081J5
071-211-23	BRIGHT HOLLAND CORP ETAL	09-0081K5
071-211-24	BRIGHT HOLLAND CORP ETAL	09-0081L5
071-211-25	BRIGHT HOLLAND CORP ETAL	09-0081M5
071-211-26	BRIGHT HOLLAND CORP ETAL	09-0081N5
071-211-27	BRIGHT HOLLAND CORP ETAL	09-0081O5
071-211-28	BRIGHT HOLLAND CORP ETAL	09-0081P5
071-211-29	BRIGHT HOLLAND CORP ETAL	09-0081Q5
071-211-30	BRIGHT HOLLAND CORP ETAL	09-0081R5
071-211-31	BRIGHT HOLLAND CORP ETAL	09-0081S5
071-211-32	BRIGHT HOLLAND CORP ETAL	09-0081T5
071-211-33	BRIGHT HOLLAND CORP ETAL	09-0081U5
071-211-34	BRIGHT HOLLAND CORP ETAL	09-0081V5
071-211-35	BRIGHT HOLLAND CORP ETAL	09-0081W5
071-211-37	BRIGHT HOLLAND CORP ETAL	09-0081Y5
071-190-41	BRIGHT HOLLAND CORP ETAL	09-0081Z4
071-211-39	BRIGHT HOLLAND CORP ETAL	09-0081A6

Parcel List Appeal No. 09-0081A-09-0081Z5

APN	Petitioner	Hearing #
071-211-41	BRIGHT HOLLAND CORP ETAL	09-0081B6
071-211-42	BRIGHT HOLLAND CORP ETAL	09-0081C6
071-211-43	BRIGHT HOLLAND CORP ETAL	09-0081D6
071-211-44	BRIGHT HOLLAND CORP ETAL	09-0081E6
071-211-45	BRIGHT HOLLAND CORP ETAL	09-0081F6
071-211-46	BRIGHT HOLLAND CORP ETAL	09-0081G6
071-211-47	BRIGHT HOLLAND CORP ETAL	09-0081H6
071-211-48	BRIGHT HOLLAND CORP ETAL	09-0081I6
071-211-49	BRIGHT HOLLAND CORP ETAL	09-0081J6
071-211-50	BRIGHT HOLLAND CORP ETAL	09-0081K6
071-211-51	BRIGHT HOLLAND CORP ETAL	09-0081L6
071-211-52	BRIGHT HOLLAND CORP ETAL	09-0081M6
071-211-55	BRIGHT HOLLAND CORP ETAL	09-0081N6
071-211-58	BRIGHT HOLLAND CORP ETAL	09-0081O6
071-211-69	BRIGHT HOLLAND CORP ETAL	09-0081P6
071-211-70	BRIGHT HOLLAND CORP ETAL	09-0081Q6
071-211-71	BRIGHT HOLLAND CORP ETAL	09-0081R6
071-211-72	BRIGHT HOLLAND CORP ETAL	09-0081S6
071-211-73	BRIGHT HOLLAND CORP ETAL	09-0081T6
071-211-74	BRIGHT HOLLAND CORP ETAL	09-0081U6
071-211-75	BRIGHT HOLLAND CORP ETAL	09-0081V6
071-211-76	BRIGHT HOLLAND CORP ETAL	09-0081W6
071-350-01	BRIGHT HOLLAND CORP ETAL	09-0081Y6
071-211-38	BRIGHT HOLLAND CORP ETAL	09-0081Z5

AFFIDAVIT OF POSTING

WASHOE COUNTY BOARD OF EQUALIZATION

COUNTY OF WASHOE }
 } ss
STATE OF NEVADA }

I, **JAIME DELLERA**, being first duly sworn, depose and say that on February 12, 2009, I posted the Agenda for the February 19, 2009 meeting of the Washoe County Board of Equalization by faxing or delivering said agenda, with a cover sheet including posting instructions, to the following posting locations. Said agenda was also posted on the website at www.washoecounty.us/clerks on February 12, 2009.

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

Washoe County Clerk's Office
855 Alder Ave.
Incline Village, NV
Fax # 775-832-4161

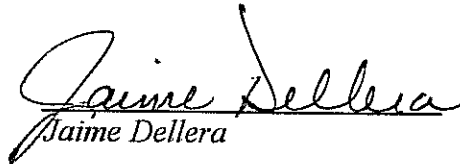
Sparks Justice Court
630 Greenbrae Drive
Sparks, NV
Fax # 775-352-3004

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

Washoe County Main Library
301 South Center Street
Reno, NV
Fax # 775-327-8392

Washoe County Library
Incline Village Branch
845 Alder Avenue
Incline Village, NV
Fax # 775-832-4180

Washoe County Manager's Office
Admin Complex (Chambers)
1001 East Ninth Street
Fax# 775-328-2252


Jaime Deller

Subscribed and sworn to before me this
12th day of February, 2009.

AMY HARVEY, County Clerk

by 
Deputy Clerk

