

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 4, 2010**

**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. WITHDRAWALS

Petitions withdrawn after posting of agenda.

4. REQUESTS FOR CONTINUANCE

Review and discussion for possible action on requests for continuances.

5. 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.

6. MONTAGE – RESIDENTIAL AND COMMERCIAL

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>
011-541-02	MONTAGE MARKETING CORPORATION	10-0024R09A
011-544-07	MONTAGE MARKETING CORPORATION	10-0024R09B
011-544-11	MONTAGE MARKETING CORPORATION	10-0024R09C
011-544-12	MONTAGE MARKETING CORPORATION	10-0024R09D
011-544-13	MONTAGE MARKETING CORPORATION	10-0024R09E
011-544-14	MONTAGE MARKETING CORPORATION	10-0024R09F
011-544-15	MONTAGE MARKETING CORPORATION	10-0024R09G
011-544-16	MONTAGE MARKETING CORPORATION	10-0024R09H
011-544-17	MONTAGE MARKETING CORPORATION	10-0024R09I
011-544-18	MONTAGE MARKETING CORPORATION	10-0024R09J
011-544-19	MONTAGE MARKETING CORPORATION	10-0024R09K
011-544-20	MONTAGE MARKETING CORPORATION	10-0024R09L
011-546-02	MONTAGE MARKETING CORPORATION	10-0024R09M

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011-546-03	MONTAGE MARKETING CORPORATION	10-0024R09N
011-546-04	MONTAGE MARKETING CORPORATION	10-0024R09O
011-546-05	MONTAGE MARKETING CORPORATION	10-0024R09P
011-546-06	MONTAGE MARKETING CORPORATION	10-0024R09Q
011-546-07	MONTAGE MARKETING CORPORATION	10-0024R09R
011-546-08	MONTAGE MARKETING CORPORATION	10-0024R09S
011-546-09	MONTAGE MARKETING CORPORATION	10-0024R09T
011-546-10	MONTAGE MARKETING CORPORATION	10-0024R09U
011-546-11	MONTAGE MARKETING CORPORATION	10-0024R09V
011-546-12	MONTAGE MARKETING CORPORATION	10-0024R09W
011-546-13	MONTAGE MARKETING CORPORATION	10-0024R09X
011-546-14	MONTAGE MARKETING CORPORATION	10-0024R09Y
011-546-15	MONTAGE MARKETING CORPORATION	10-0024R09Z
011-546-16	MONTAGE MARKETING CORPORATION	10-0024R09A1
011-546-17	MONTAGE MARKETING CORPORATION	10-0024R09B1
011-546-18	MONTAGE MARKETING CORPORATION	10-0024R09C1
011-546-19	MONTAGE MARKETING CORPORATION	10-0024R09D1
011-546-20	MONTAGE MARKETING CORPORATION	10-0024R09E1
011-546-21	MONTAGE MARKETING CORPORATION	10-0024R09F1
011-546-22	MONTAGE MARKETING CORPORATION	10-0024R09G1
011-546-23	MONTAGE MARKETING CORPORATION	10-0024R09H1
011-550-01	MONTAGE MARKETING CORPORATION	10-0024R09I1
011-550-02	MONTAGE MARKETING CORPORATION	10-0024R09J1
011-550-03	MONTAGE MARKETING CORPORATION	10-0024R09K1
011-550-04	MONTAGE MARKETING CORPORATION	10-0024R09L1
011-550-05	MONTAGE MARKETING CORPORATION	10-0024R09M1
011-550-06	MONTAGE MARKETING CORPORATION	10-0024R09N1
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011-550-14	MONTAGE MARKETING CORPORATION	10-0024R09U1
011-550-15	MONTAGE MARKETING CORPORATION	10-0024R09V1
011-550-16	MONTAGE MARKETING CORPORATION	10-0024R09W1

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011-550-18	MONTAGE MARKETING CORPORATION	10-0024R09Y1
011-550-19	MONTAGE MARKETING CORPORATION	10-0024R09Z1
011-551-03	MONTAGE MARKETING CORPORATION	10-0024R09A2
011-551-04	MONTAGE MARKETING CORPORATION	10-0024R09B2
011-551-05	MONTAGE MARKETING CORPORATION	10-0024R09C2
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011-552-19	MONTAGE MARKETING CORPORATION	10-0024R09G3

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011-552-20	MONTAGE MARKETING CORPORATION	10-0024R09H3
011-553-02	MONTAGE MARKETING CORPORATION	10-0024R09I3
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011-555-03	MONTAGE MARKETING CORPORATION	10-0024R09Q4

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011-555-05	MONTAGE MARKETING CORPORATION	10-0024R09S4
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011-557-05	MONTAGE MARKETING CORPORATION	10-0024R09A6

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011-559-07	MONTAGE MARKETING CORPORATION	10-0024R09M7
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011-561-09	MONTAGE MARKETING CORPORATION	10-0024R09W8
011-561-10	MONTAGE MARKETING CORPORATION	10-0024R09X8
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011-563-06	MONTAGE MARKETING CORPORATION	10-0024R09C10
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011-562-13	MONTAGE MARKETING CORPORATION	10-0881R9
011-562-14	MONTAGE MARKETING CORPORATION	10-0881S9
011-562-15	MONTAGE MARKETING CORPORATION	10-0881T9
011-562-16	MONTAGE MARKETING CORPORATION	10-0881U9
011-562-17	MONTAGE MARKETING CORPORATION	10-0881V9
011-562-18	MONTAGE MARKETING CORPORATION	10-0881W9
011-562-20	MONTAGE MARKETING CORPORATION	10-0881X9
011-563-02	MONTAGE MARKETING CORPORATION	10-0881Y9
011-563-03	MONTAGE MARKETING CORPORATION	10-0881Z9
011-563-04	MONTAGE MARKETING CORPORATION	10-0881A10
011-563-05	MONTAGE MARKETING CORPORATION	10-0881B10
011-563-06	MONTAGE MARKETING CORPORATION	10-0881C10
011-563-09	MONTAGE MARKETING CORPORATION	10-0881D10
011-563-10	MONTAGE MARKETING CORPORATION	10-0881E10
011-563-11	MONTAGE MARKETING CORPORATION	10-0881F10
011-563-12	MONTAGE MARKETING CORPORATION	10-0881G10
011-563-13	MONTAGE MARKETING CORPORATION	10-0881H10
011-563-14	MONTAGE MARKETING CORPORATION	10-0881I10
011-563-16	MONTAGE MARKETING CORPORATION	10-0881J10
011-563-17	MONTAGE MARKETING CORPORATION	10-0881K10
011-563-19	MONTAGE MARKETING CORPORATION	10-0881L10
011-563-20	MONTAGE MARKETING CORPORATION	10-0881M10

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011-564-02	MONTAGE MARKETING CORPORATION	10-0881N10
011-564-03	MONTAGE MARKETING CORPORATION	10-0881O10
011-564-04	MONTAGE MARKETING CORPORATION	10-0881P10
011-564-06	MONTAGE MARKETING CORPORATION	10-0881Q10
011-564-07	MONTAGE MARKETING CORPORATION	10-0881R10
011-564-08	MONTAGE MARKETING CORPORATION	10-0881S10
011-564-09	MONTAGE MARKETING CORPORATION	10-0881T10
011-564-10	MONTAGE MARKETING CORPORATION	10-0881U10
011-564-11	MONTAGE MARKETING CORPORATION	10-0881V10
011-564-13	MONTAGE MARKETING CORPORATION	10-0881W10
011-564-14	MONTAGE MARKETING CORPORATION	10-0881X10
011-564-15	MONTAGE MARKETING CORPORATION	10-0881Y10
011-564-16	MONTAGE MARKETING CORPORATION	10-0881Z10
011-564-17	MONTAGE MARKETING CORPORATION	10-0881A11
011-564-19	MONTAGE MARKETING CORPORATION	10-0881B11
011-565-03	MONTAGE MARKETING CORPORATION	10-0881C11
011-565-04	MONTAGE MARKETING CORPORATION	10-0881D11
011-565-05	MONTAGE MARKETING CORPORATION	10-0881E11
011-565-06	MONTAGE MARKETING CORPORATION	10-0881F11
011-565-07	MONTAGE MARKETING CORPORATION	10-0881G11
011-565-08	MONTAGE MARKETING CORPORATION	10-0881H11
011-565-09	MONTAGE MARKETING CORPORATION	10-0881I11
011-565-10	MONTAGE MARKETING CORPORATION	10-0881J11
011-565-11	MONTAGE MARKETING CORPORATION	10-0881K11
011-565-12	MONTAGE MARKETING CORPORATION	10-0881L11
011-565-13	MONTAGE MARKETING CORPORATION	10-0881M11
011-565-14	MONTAGE MARKETING CORPORATION	10-0881N11
011-565-15	MONTAGE MARKETING CORPORATION	10-0881O11
011-565-16	MONTAGE MARKETING CORPORATION	10-0881P11
011-590-01	MONTAGE MARKETING CORPORATION	10-0881Q11
011-590-02	MONTAGE MARKETING CORPORATION	10-0881R11
011-590-03	MONTAGE MARKETING CORPORATION	10-0881S11
011-590-04	MONTAGE MARKETING CORPORATION	10-0881T11
011-590-06	MONTAGE MARKETING CORPORATION	10-0881U11
011-590-07	MONTAGE MARKETING CORPORATION	10-0881V11
011-590-09	MONTAGE MARKETING CORPORATION	10-0881W11

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011-590-10	MONTAGE MARKETING CORPORATION	10-0881X11
011-590-11	MONTAGE MARKETING CORPORATION	10-0881Y11
011-590-13	MONTAGE MARKETING CORPORATION	10-0881Z11
011-591-03	MONTAGE MARKETING CORPORATION	10-0881A12
011-591-04	MONTAGE MARKETING CORPORATION	10-0881B12
011-591-05	MONTAGE MARKETING CORPORATION	10-0881C12
011-591-06	MONTAGE MARKETING CORPORATION	10-0881D12
011-591-07	MONTAGE MARKETING CORPORATION	10-0881E12
011-591-08	MONTAGE MARKETING CORPORATION	10-0881F12
011-591-09	MONTAGE MARKETING CORPORATION	10-0881G12
011-591-10	MONTAGE MARKETING CORPORATION	10-0881H12
011-591-11	MONTAGE MARKETING CORPORATION	10-0881I12
011-592-01	MONTAGE MARKETING CORPORATION	10-0881J12
011-592-02	MONTAGE MARKETING CORPORATION	10-0881K12
011-592-03	MONTAGE MARKETING CORPORATION	10-0881L12
011-592-04	MONTAGE MARKETING CORPORATION	10-0881M12
011-592-06	MONTAGE MARKETING CORPORATION	10-0881N12
011-592-07	MONTAGE MARKETING CORPORATION	10-0881O12
011-592-08	MONTAGE MARKETING CORPORATION	10-0881P12
011-592-09	MONTAGE MARKETING CORPORATION	10-0881Q12
011-592-10	MONTAGE MARKETING CORPORATION	10-0881R12
011-592-11	MONTAGE MARKETING CORPORATION	10-0881S12
011-592-12	MONTAGE MARKETING CORPORATION	10-0881T12
011-592-13	MONTAGE MARKETING CORPORATION	10-0881U12
011-594-01	MONTAGE MARKETING CORPORATION	10-0881V12
011-594-02	MONTAGE MARKETING CORPORATION	10-0881W12
011-594-03	MONTAGE MARKETING CORPORATION	10-0881X12
011-594-04	MONTAGE MARKETING CORPORATION	10-0881Y12
011-594-05	MONTAGE MARKETING CORPORATION	10-0881Z12
011-594-06	MONTAGE MARKETING CORPORATION	10-0881A13
011-594-07	MONTAGE MARKETING CORPORATION	10-0881B13
011-594-08	MONTAGE MARKETING CORPORATION	10-0881C13
011-594-09	MONTAGE MARKETING CORPORATION	10-0881D13
011-594-10	MONTAGE MARKETING CORPORATION	10-0881E13
011-594-11	MONTAGE MARKETING CORPORATION	10-0881F13
011-594-13	MONTAGE MARKETING CORPORATION	10-0881G13

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011-594-14	MONTAGE MARKETING CORPORATION	10-0881H13
011-594-15	MONTAGE MARKETING CORPORATION	10-0881I13
011-594-16	MONTAGE MARKETING CORPORATION	10-0881J13

7. RESIDENTIAL

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>
030-204-13	JONES FAMILY TRUST	10-0043
011-551-15	PEEBLES, WILLIAM H JR	10-0090
148-092-09	CARREL & GAYLE EWING TRUST	10-0122
148-092-07	HOLMAN, GEORGE F & MARTHA JANE	10-0123
148-092-08	SERIO, ROBERT	10-0124
148-361-03	COULSON, DAVID C	10-0140A
148-361-07	COULSON, DAVID C	10-0140B
148-361-15	COULSON, DAVID C	10-0140C
037-043-05	MCSHANE, JANICE C	10-0142
148-061-52	PERKINS, PAUL T & LYNDAL	10-0144
009-432-11	LEPTICH, JACOB	10-0146
526-581-01	COGER, LUCAS A & KRISTINA M	10-0183R09
036-380-92	STROUPE, KEVIN G & KRISTIN D TRUSTEES	10-0240
045-712-06	COTE, FRED & STACEY	10-0249
084-292-05	TIBBALS, DON W & SANDRA L	10-0281
510-071-34	C A V INVESTMENTS LLC	10-0353
148-352-01	JAKSICK, TODD & DAWN	10-0371
148-240-04	JAKSICK, TODD & DAWN	10-0372
026-360-23	THE SHAIR L HAVELKA TRUST DATED MARCH 8	10-0381
026-360-43	THE SHAIR L HAVELKA TRUST DATED MARCH 8	10-0382
045-712-05	WELLS FARGO BANK NA	10-0383
047-020-82	KELLERSTRASS, JACK & PAMELA	10-0384
514-421-06	DEVRIES, DOUGLAS K	10-0396
522-141-13	DEVRIES, DOUGLAS K	10-0397
522-411-16	DEVRIES, DOUGLAS K	10-0398
520-371-11	D. M. HUMPHREYS FAMILY TRUST	10-0498
528-020-15	PYRAMID HWY & ROBERT BANKS BLVD LLC	10-0502A
528-020-16	PYRAMID HWY & ROBERT BANKS BLVD LLC	10-0502B

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528-020-17	PYRAMID HWY & ROBERT BANKS BLVD LLC	10-0502C
080-386-01	LEMMON VALLEY ENTERPRISES	10-0530
047-170-07	3-R-US LLC	10-0532
148-061-06	RADOW, JULES J & MARSHA S	10-0543
084-040-08	FEATHER RIVER LAND CO LLC	10-0555A
084-291-38	FEATHER RIVER LAND CO LLC	10-0555B
084-332-03	FEATHER RIVER LAND CO LLC	10-0555C
045-532-11	HONEBEIN FAMILY TRUST	10-0559
520-231-18	CASALTA, RICHARD & LORRAINE	10-0568
148-180-17	MAZOLEWSKI, EDWARD & MARGARET	10-0582
079-440-62	HITCHCOCK, JULIET	10-0583
528-010-34	BPH I LLC	10-0591A
528-010-39	BPH I LLC	10-0591B
532-120-01	MS RIALTO EAGLE CANYON NORTH NV LLC	10-0593A
532-020-09	MS RIALTO EAGLE CANYON NORTH NV LLC	10-0593B
156-061-25	SMALLHOUSE, MARK K & TAMMY J	10-0727
033-071-17	LEGG, THEODORE	10-0846
074-070-72	FISH SPRINGS RANCH LLC	10-0854
074-412-19	FISH SPRINGS RANCH LLC	10-0855

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

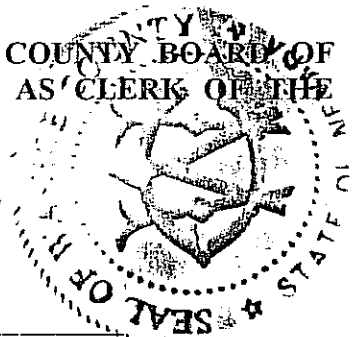
*9. **PUBLIC COMMENTS**. Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Comments are to be made to the Board as a whole.

10. **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



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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
www.washoecounty.us

