

WASHOE COUNTY BOARD OF EQUALIZATION

BOARD MEMBERS

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

COUNTY CLERK

Amy Harvey

**DEPUTY DISTRICT
ATTORNEY**

Herb Kaplan

Alternate:

Philip Horan

**AGENDA
THURSDAY FEBRUARY 25, 2010**

AMENDED

**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 2010/2011; PERSONAL PROPERTY AND EXEMPTION HEARINGS ARE FOR 2009/2010.

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.

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Public Comment during the meeting will be for all matters, both on and off the agenda, and be limited to three (3) minutes per person. No public comment will be heard during individual items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment during the designated public comment period at the Board meeting. The Chairperson and County Board of Equalization intend that their proceedings should demonstrate the highest levels of decorum, civic responsibility, efficiency and mutual respect between citizens and their government. The Board respects the right of citizens to present differing opinions and views, even criticism, but our democracy cannot function effectively in an environment of personal attacks, slander, threats of violence and willful disruption. To that end the Nevada Open Meeting Law provides the authority for the Chair of a public body to maintain the decorum and to declare a recess if needed to remove any person who is disrupting the meeting, and notice is hereby provided of the intent of this body to preserve the decorum and remove anyone who disrupts the proceedings.

***1. ROLL CALL**

2. 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. REQUEST FOR REOPENING OF HEARING

Discussion and possible action to re-open and reconsider Hearing No. 10-0559, APN 508-094-12, Sierra Nevada Holding Company.

7. 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

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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
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	10-0024R09A I
011-546-17	MONTAGE MARKETING CORPORATION	10-0024R09B I
011-546-18	MONTAGE MARKETING CORPORATION	10-0024R09C I
011-546-19	MONTAGE MARKETING CORPORATION	10-0024R09D I
011-546-20	MONTAGE MARKETING CORPORATION	10-0024R09E I
011-546-21	MONTAGE MARKETING CORPORATION	10-0024R09F I
011-546-22	MONTAGE MARKETING CORPORATION	10-0024R09G I
011-546-23	MONTAGE MARKETING CORPORATION	10-0024R09H I
011-550-01	MONTAGE MARKETING CORPORATION	10-0024R09I I
011-550-02	MONTAGE MARKETING CORPORATION	10-0024R09J I
011-550-03	MONTAGE MARKETING CORPORATION	10-0024R09K I
011-550-04	MONTAGE MARKETING CORPORATION	10-0024R09L I
011-550-05	MONTAGE MARKETING CORPORATION	10-0024R09M I
011-550-06	MONTAGE MARKETING CORPORATION	10-0024R09N I
011-550-07	MONTAGE MARKETING CORPORATION	10-0024R09O I
011-550-08	MONTAGE MARKETING CORPORATION	10-0024R09P I
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011-550-12	MONTAGE MARKETING CORPORATION	10-0024R09S1
011-550-13	MONTAGE MARKETING CORPORATION	10-0024R09T1
011-550-14	MONTAGE MARKETING CORPORATION	10-0024R09U1
011-550-15	MONTAGE MARKETING CORPORATION	10-0024R09V1
011-550-16	MONTAGE MARKETING CORPORATION	10-0024R09W1
011-550-17	MONTAGE MARKETING CORPORATION	10-0024R09X1
011-550-18	MONTAGE MARKETING CORPORATION	10-0024R09Y1
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011-552-14	MONTAGE MARKETING CORPORATION	10-0024R09C3
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011-556-19	MONTAGE MARKETING CORPORATION	10-0024R09W5
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011-561-03	MONTAGE MARKETING CORPORATION	10-0024R09Q8
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011-562-09	MONTAGE MARKETING CORPORATION	10-0881N9
011-562-10	MONTAGE MARKETING CORPORATION	10-0881O9
011-562-11	MONTAGE MARKETING CORPORATION	10-0881P9
011-562-12	MONTAGE MARKETING CORPORATION	10-0881Q9
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

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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
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

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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
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

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

8. 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>
083-502-15	JOO, BARBARA	10-0060
038-691-10	LUNDBOM LIVING TRUST	10-0121
085-740-54	RANGLES, HEATHER	10-0260
232-531-09	NORYKO, MICHAEL & NORA	10-0274
232-541-07	NORYKO, MICHAEL & NORA ETAL	10-0275
011-493-03	TALAMINI, MICHELE E & GREG H	10-0288
085-702-05	MEDINA, ABELARDO V & MARVA A	10-0297
085-151-21	TOLOTTI, PETER	10-0389
085-770-18	TOLOTTI, EMIL P JR	10-0391
041-661-02	RIDGES DEVELOPMENT INC	10-0497B
041-661-03	RIDGES DEVELOPMENT INC	10-0497C
041-661-04	RIDGES DEVELOPMENT INC	10-0497D
041-661-05	RIDGES DEVELOPMENT INC	10-0497E
041-661-07	RIDGES DEVELOPMENT INC	10-0497G
041-661-08	RIDGES DEVELOPMENT INC	10-0497H
041-661-09	RIDGES DEVELOPMENT INC	10-0497I
041-661-10	RIDGES DEVELOPMENT INC	10-0497J
041-661-11	RIDGES DEVELOPMENT INC	10-0497K
041-662-01	RIDGES DEVELOPMENT INC	10-0497N
041-662-03	RIDGES DEVELOPMENT INC	10-0497P

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041-662-04	RIDGES DEVELOPMENT INC	10-0497Q
041-662-05	RIDGES DEVELOPMENT INC	10-0497R
041-662-06	RIDGES DEVELOPMENT INC	10-0497S
041-662-08	RIDGES DEVELOPMENT INC	10-0497T
041-662-09	RIDGES DEVELOPMENT INC	10-0497U
041-662-12	RIDGES DEVELOPMENT INC	10-0497V
020-231-14	VALLEY TECH INVESTMENTS GROUP LLC	10-0558
220-021-06	GINDER FAMILY TRUST	10-0565
076-272-03	14855 PYRAMID WAY LAND TRUAT	10-0567
011-522-01	THE PALLADIO LLC	10-0614
011-522-02	THE PALLADIO LLC	10-0615
011-527-07	FERRARIS, JORGE C	10-0683
041-051-48	POLIKALAS, STEVEN T	10-0719
031-262-15	SHIRLEY A MAZOLEWSKI TRUSTEE	10-0765
009-612-35	SHIRLEY A MAZOLEWSKI TRUSTEE	10-0766
508-043-05	ELLIOTT, GARTH T & LINDA R	10-0789

9. 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>
008-381-04	FARRIS LLC	10-0197
081-031-16	VALLEY TECH INVESTMENTS GROUP LLC	10-0581
014-251-57	KABOUR, MICHAEL & KIRSTEN	10-0968A
014-251-58	KABOUR, MICHAEL & KIRSTEN	10-0968B

10. ROLL CHANGE REQUESTS

INCREASES –for consideration of and action to approve or deny on RCR Numbers 818F09, 816F07, 816F08, 816F09, 844F08, 844F09.

PARCEL NO.	OWNER	RCR#
003-891-01	RICE, RANDALL C	818F09
510-433-17	BEVARD, ERIKA	816F07

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510-433-17	BEVARD, ERIKA	816F08
510-433-17	BEVARD, ERIKA	816F09
011-380-30	FREIGHT HOUSE DISTRICT LLC	844F08
011-380-30	FREIGHT HOUSE DISTRICT LLC	844F09

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

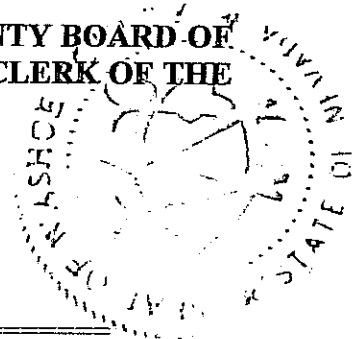
***12. PUBLIC COMMENTS.** Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Comments are to be made to the Board as a whole.

13. 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
www.washoecounty.us

