

WASHOE COUNTY BOARD OF EQUALIZATION

BOARD MEMBERS

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

Alternate:
Philip Horan, First Alternate
Thomas Krompetz, Second Alternate

COUNTY CLERK

Amy Harvey

**DEPUTY DISTRICT
ATTORNEY**

Herb Kaplan

**AGENDA
WEDNESDAY FEBRUARY 16, 2011**

**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 2011/2012; PERSONAL PROPERTY AND EXEMPTION HEARINGS ARE FOR 2010/2011.

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. WITHDRAWALS

Petitions withdrawn after posting of agenda.

3. REQUESTS FOR CONTINUANCE

Review and discussion for possible action on requests for continuances.

4. 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.

5. COMMON AREA

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>
040-941-41	QUAIL CORNERS SOUTH LLC	11-0412A
040-942-02	QUAIL CORNERS SOUTH LLC	11-0412B
025-620-10	QUAIL CREEK BUSINESS PARK LLC	11-0437
043-332-09	QUAIL COUNTRY ESTATES LLC	11-0451
040-942-33	SIERRA ROSE DRIVE LLC	11-0468
040-942-29	QUAIL CORNERS SOUTH-PH 3 LLC	11-0478

6. 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>
034-101-08	AREA RENO HOTEL LLC	11-0292

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020-201-73	SHULMANS HOLDING LLC	11-0394
025-330-39	7300 S VIRGINIA STREET LLC	11-0426
025-620-09	QUAIL CREEK BUSINESS PARK LLC	11-0436
043-332-06	110 HUFFAKER LANE LLC	11-0443
043-331-01	QUAIL COUNTRY ESTATES LLC	11-0449
043-332-05	QUAIL COUNTRY ESTATES LLC	11-0450
040-880-20	QUAIL COURT LLC	11-0457
040-880-21	QUAIL COURT-RIBEIRO MORENO LLC	11-0458
040-880-22	QUAIL COURT-RIBEIRO MORENO LLC	11-0459
040-920-01	QUAIL CORNERS I LTD LIAB CO	11-0460
040-920-02	QUAIL CORNERS II LLC	11-0461
040-920-03	QUAIL CORNERS III LLC	11-0462
040-920-11	6554 SOUTH MCCARRAN LLC	11-0463
040-920-34	RUBISSOW, GEORGE J	11-0464
040-920-27	RUBISSOW, GEORGE J	11-0465
040-941-05	689 SIERRA ROSE LLC	11-0466
040-942-28	660 SIERRA ROSE LLC	11-0467
040-941-04	QUAIL CORNERS SOUTH LLC	11-0469
040-941-13	QUAIL CORNERS SOUTH LLC	11-0470
040-941-17	QUAIL CORNERS SOUTH LLC	11-0471
040-941-32	QUAIL CORNERS SOUTH LLC	11-0472
040-941-35	QUAIL CORNERS SOUTH LLC	11-0473
040-941-36	QUAIL CORNERS SOUTH LLC	11-0474
040-942-21	QUAIL CORNERS SOUTH-PHASE III LLC	11-0475
040-942-24	QUAIL CORNERS SOUTH-PHASE III LLC	11-0476
040-942-25	QUAIL CORNERS SOUTH-PHASE III LLC	11-0477
040-943-03	QUAIL CORNERS SOUTH BLDG N LLC	11-0479
040-943-02	JOHN & JOHN LLC	11-0480
040-943-04	EWING ROBERT K II DO LLC	11-0481
040-943-05	QUAIL CORNERS S BLDG N 104-106 LLC	11-0482

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

***8. 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.

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9. **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 (Manager's Office)
Washoe County Administration Complex, 1001 East 9th Street, Reno, Nevada (Assessor's Office)
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

