

**BOARD OF EQUALIZATION
WASHOE COUNTY, NEVADA**

THURSDAY

9:00 A.M.

FEBRUARY 7, 2013

PRESENT:

James Covert, Chairman
John Krolick, Vice Chairman
James Brown, Member
Philip Horan, Member
Gary Kizziah, Member

Nancy Parent, Chief Deputy Clerk
Peter Simeoni, Deputy District Attorney

The Board of Equalization convened at 9:00 a.m. in the Commission Chambers of the Washoe County Administration Complex, 1001 East Ninth Street, Reno, Nevada. Chairman Covert called the meeting to order, the Chief Deputy Clerk called the roll and the Board conducted the following business:

13-071E PUBLIC COMMENT

There was no response to the call for public comment.

13-072E SWEARING IN

Nancy Parent, Chief Deputy Clerk, swore in Appraiser Pat Regan and Chief Deputy Assessor Teresa Wilkins who would be presenting testimony for the 2013 Board of Equalization hearings.

13-073E WITHDRAWN PETITIONS

The following petitions scheduled on today's agenda had been withdrawn by the Petitioners prior to the hearing:

Assessor's Parcel No.	Petitioner	Hearing No.
037-271-59	VERLAS CORPORATION	13-0313
163-090-06	MOTOR CARGO	13-0314
037-251-15	BT PROPERTY LLC	13-0312

13-074E REQUESTS FOR CONTINUANCE

The following petition scheduled on today's agenda was granted a continuance to February 25, 2013:

Assessor's Parcel No.	Petitioner	Hearing No.
076-310-69	MACDONALD, GARY J & MARVALEE	13-0202

13-075E CONSOLIDATION OF HEARINGS

The Board consolidated items as necessary when they each came up on the agenda.

CONSOLIDATION AND DISCUSSION – PARCEL NOS. 084-292-13, 084-292-14, 084-292-15 & 084-292-16 – WALIGORA, VERNON S HEARING NOS. 13-0031, 13-0032, 13-0033 & 13-0034

On behalf of the Petitioner, Vernon S. Waligora was sworn in by Chief Deputy Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Chris Sarman, Appraiser, oriented the Board as to the location of the subject property.

Mr. Waligora stated the parcels were all vacant, undeveloped, and without water rights. He noted Parcel 084-292-13 had a well that was drilled in 1978 and a pump that was installed a year later. He related some of the history surrounding the parcels from 1978 to the current time. There were originally four partners working together to develop the four parcels, but the partners were unable to gain Washoe County approval to move the projects forward. Three of the four partners subsequently died and Mr. Waligora purchased their interests. He pointed out there had been no offers to purchase the land that came close to the breakeven point after several years of posting a *For Sale/For Lease* sign on the property. Mr. Waligora noted the assessed value on the comparable parcels had been decreased from the previous year to the current assessment year by a much larger percentage than the subject parcels.

Appraiser Sarman reviewed the comparable land sales provided by the Assessor's Office in Exhibit I. He indicated the comparables had industrial zoning, which was a less intensive classification than the commercial zoning on the subject properties. He stated the Petitioner had previously held water rights for the subject parcels. Appraiser Sarman said the subject parcels were extremely flat when compared to the parcels used for the Assessor's comparable land sales. He observed buyers of comparable properties tended to be interested in trucking and needed access to the freeway. Appraiser Sarman indicated that the subject's value had been contested for approximately four years and the taxable value of the property had been reduced in those recent years. He believed the \$0.65 a square foot was not overvalued for the parcels.

Member Krolick questioned if all the comparables were located outside of Washoe County. Appraiser Sarman acknowledged that two of the listings were in Lyon County, but three were in Washoe County. He clarified that the Lyon County properties were located in Fernley and were close to the subject parcels.

Member Kizziah said the Petitioner had requested a 22 percent reduction from the current assessed values. He asked if the parcels had been listed for a longer time with the current assessed values, would the 22 percent reduction be doable. Appraiser Sarman did not believe there had been a 22 percent reduction seen in commercial land values over the last year. If the properties were actively listed for a year at the taxable values and did not sell, he felt an additional reduction to the value could be warranted, but he chose not to make assumptions.

Member Brown inquired on the cost to purchase water rights on the subject parcel. Mr. Waligora stated he was unsure of the actual costs, but felt it would be approximately \$4,500 an acre. Appraiser Sarman agreed with the \$4,500 per acre for wholesale water.

Mr. Waligora stated that the well was placed on the property in 1979. At that time, he received beneficial use for the parcel, but now was unable to receive that type of use.

Chairman Covert suggested reducing the price per square footage from \$0.65 to \$0.57 a square foot on parcel number 084-292-13. It was also noted that the land values would also be reduced on the subsequent three parcels.

Please see items 13-076E through 13-079E below for the details concerning the petition, exhibits and decision related to each of the properties in the consolidated hearing.

13-076E PARCEL NO. 084-292-13 – WALIGORA TRUST –
HEARING NO. 13-0031

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 34200 Cantlon Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter and supporting documentation, 3 pages.

Exhibit B: MLS Listing information, 5 pages.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 10 pages.

For the discussion that took place on this hearing, see CONSOLIDATION AND DISCUSSION – PARCEL NOS. 084-292-13, 084-292-14, 084-292-15 & 084-292-16 – WALIGORA, VERNON S – HEARING NOS. 13-0031, 13-0032, 13-0033 & 13-0034.

With regard to Parcel No. 084-292-13, pursuant to NRS 361.356, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Kizziah, seconded by Member Brown, which motion duly carried, it was ordered that the taxable land value be reduced to \$278,583 and the taxable improvement value be upheld, resulting in a total taxable value of \$280,351 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-077E **PARCEL NO. 084-292-14 – WALIGORA TRUST**
HEARING NO. 13-0032

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land located at 34100 Cantlon Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter and supporting documentation, 3 pages.

Exhibit B: MLS Listing information, 5 pages.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 10 pages.

For the discussion that took place on this hearing, see CONSOLIDATION AND DISCUSSION – PARCEL NOS. 084-292-13, 084-292-14, 084-292-15 & 084-292-16 – WALIGORA, VERNON S – HEARING NOS. 13-0031, 13-0032, 13-0033 & 13-0034.

With regard to Parcel No. 084-292-14, pursuant to NRS 361.356, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Kizziah, which motion duly carried, it was ordered that the taxable land value be reduced to \$124,146, resulting in a total taxable value of \$124,146 for tax year 2013-14. With that adjustment, it was found that the land is valued correctly and the total taxable value does not exceed full cash value.

13-078E **PARCEL NO. 084-292-15 – WALIGORA TRUST**
HEARING NO. 13-0033

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land located at 34000 Cantlon Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter and supporting documentation, 3 pages.

Exhibit B: MLS Listing information, 5 pages.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 10 pages.

For the discussion that took place on this hearing, see CONSOLIDATION AND DISCUSSION – PARCEL NOS. 084-292-13, 084-292-14, 084-292-15 & 084-292-16 – WALIGORA, VERNON S – HEARING NOS. 13-0031, 13-0032, 13-0033 & 13-0034.

With regard to Parcel No. 084-292-15, pursuant to NRS 361.356, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the taxable land value be reduced to \$156,176, resulting in a total taxable value of \$156,176 for tax year 2013-14. With that adjustment, it was found that the land is valued correctly and the total taxable value does not exceed full cash value.

13-079E PARCEL NO. 084-292-16 – WALIGORA TRUST
HEARING NO. 13-0034

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land located at 33900 Cantlon Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter and supporting documentation, 3 pages.

Exhibit B: MLS Listing information, 5 pages.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 10 pages.

For the discussion that took place on this hearing, see CONSOLIDATION AND DISCUSSION – PARCEL NOS. 084-292-13, 084-292-14, 084-292-15 & 084-292-16 – WALIGORA, VERNON S – HEARING NOS. 13-0031, 13-0032, 13-0033 & 13-0034.

With regard to Parcel No. 084-292-16, pursuant to NRS 361.356, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the taxable land value be reduced to \$163,624, resulting in a total taxable value of \$163,624 for tax year 2013-14. With that adjustment, it was found that the land is valued correctly and the total taxable value does not exceed full cash value.

13-080E PARCEL NO. 012-052-19 – JARAMILLO, SERGIO M
HEARING NO. 13-0064

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 1575 E. Commercial Row, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter and supporting documentation, 2 pages.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 12 pages.

On behalf of the Petitioner, Sergio Jaramillo was sworn in by Chief Deputy Clerk Nancy Parent.

On behalf of the Assessor and having been previously sworn, Paul Oliphint, Appraiser, oriented the Board as to the location of the subject property.

Mr. Jaramillo said his concern about the assessment regarded the buildings. Of the four fuel tanks, he said three held 20,000 gallons while the fourth held 50,000 gallons. To arrive at the new value placed on those tanks, the present value for materials was placed at an actual value as if those tanks were replaced. He said the tanks were built around 1950 and had a low value, and he disagreed with the increased value on the tanks. He explained that the property was purchased for \$230,000 in 1999 from an oil company and he discussed the recent purchase history of the property. Mr. Jaramillo reiterated that he accepted the value of the land, but was disputing the assessed value of the improvements, and indicated the tanks were overvalued. He requested staying with the amount from the prior year's assessment, especially since business had dramatically decreased.

Appraiser Oliphint reviewed the comparable land sales provided by the Assessor's Office in Exhibit I. He explained that the tank values increased because they had been assessed on a manual cost and probably had not been revisited in years. He also noted that the price of steel had increased. He indicated that the tanks were now placed on an automatic costing, which created the correct *Marshall & Swift* cost regarding

automatic codes. In his analysis, he did not give the tanks much weight and considered this property a construction yard. Appraiser Oliphint explained that he did not add value for the 1,100 square foot shed, but loaded all the improvement value onto the material storage building on the north side of the parcel and the office on the east side of the parcel. He attempted to locate comparables that were construction yards or salvage yards, which used mostly outside space with minimal office and storage space. He said the land-to-building ratios in the analysis was important and noted that the subject parcel had 17 square feet of land area for every square foot of building area. Based on the recalculations of the net useable land area for the subject parcel, Appraiser Oliphint recommended a correction to the land value. He indicated that the market value was based on a construction yard without considering whether there were tanks or the additional shed. He recommended a reduction based on correcting the net useable land area on the property, which brought the total taxable value to \$423,346.

The Petitioner did not have a rebuttal.

Chairman Covert agreed with the recommendation that was proposed.

Member Brown questioned the Petitioner's request for a reduction on the improvements, but the recommendation was for a reduction on the land. Chairman Covert stated that the Petitioner was not disputing the land value; however, he agreed that the recommendation reduced the land and not the improvements, but noted that it was a 9 percent reduction.

With regard to Parcel No. 012-052-19, pursuant to NRS 361.356, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Kizziah, which motion duly carried, it was ordered that the taxable land value be reduced to \$238,580 and the taxable improvement value be upheld, resulting in a total taxable value of \$423,346 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

In general and not discussing a specific hearing, Member Horan questioned why *Marshall & Swift* would not be used. Josh Wilson, Assessor, explained that every year everything was recosted and most of those costs were table-driven. In the event an annual cost was not provided for in the cost tables, *Marshall & Swift* was used, but then it was more of a hand calculated *Marshall & Swift* cost using the Residential Handbook and applying that new cost on the record card. Assessor Wilson said there had been an effort to convert all the hand, manual costs to fit into some sort of table-driven cost. He believed he heard the appraiser in the previous hearing state that he was accusing prior appraisers of not reviewing those manual costs each and every year. Member Horan was troubled that a value would be that far off and a Petitioner received a significant increase in the improvement value, because it was not manually calculated well across the board. Especially since those were standard sheds and should not have been a challenge, because the appraiser stated the tanks were not used in the calculation. Assessor Wilson felt the appraiser misspoke and stated those tanks were valued. In

determining the total taxable value, he felt those tanks would not be used, but clarified they were valued. He said if the Board felt they were not appropriately valued, he suggested obsolescence be applied.

Member Horan clarified this question was asked in general and not discussing a specific hearing. Pete Simeoni, Legal Counsel, explained that the Board Member was asking a general question, and it was up to the Assessor if he chose to answer. Assessor Wilson commented that the time for questions was during the hearing, but he could not reopen the value at this time. Member Horan clarified he was not asking for that to occur.

10:16 a.m. The Board recessed.

10:30 a.m. The Board reconvened with all members present.

13-081E **PARCEL NO. 510-083-03 – SPARKS GALLERIA INVESTORS, LLC – HEARING NO. 13-0024A**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 255 Disc Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Summary Appraisal Report, 224 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 510-083-03, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$3,032,046, resulting in a total taxable value of \$5,454,857 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-082E **PARCEL NO. 510-083-04 – SPARKS GALLERIA INVESTORS, LLC – HEARING NO. 13-0024B**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at Disc Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Summary Appraisal Report, 224 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 510-083-04, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be upheld, resulting in a total taxable value of \$500 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-083E **PARCEL NO. 510-083-08 – SPARKS GALLERIA INVESTORS, LLC – HEARING NO. 13-0024C**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 175 Disc Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Summary Appraisal Report, 224 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 510-083-08, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$278,541, resulting in a total taxable value of \$1,235,579 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-084E PARCEL NO. 510-083-09 – SPARKS GALLERIA INVESTORS, LLC – HEARING NO. 13-0024D

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 125 Disc Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Summary Appraisal Report, 224 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 510-083-09, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$1,352,463, resulting in a total taxable value of \$6,015,386 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-085E PARCEL NO. 510-481-04 – SPARKS GALLERIA INVESTORS, LLC – HEARING NO. 13-0024E

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 4711 Galleria Parkway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Summary Appraisal Report, 224 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 510-481-04, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$873,737, resulting in a total taxable value of \$1,893,740 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-086E PARCEL NO. 510-481-08 – SPARKS GALLERIA INVESTORS, LLC – HEARING NO. 13-0024F

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 4751 Galleria Parkway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Summary Appraisal Report, 224 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 510-481-08, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$115,532, resulting in a total taxable value of \$697,920 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-087E **PARCEL NO. 510-482-01 – SPARKS GALLERIA INVESTORS,
LLC – HEARING NO. 13-0024G**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 200 Disc Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Summary Appraisal Report, 224 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 510-482-01, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$3,575, resulting in a total taxable value of \$576,238 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-088E **PARCEL NO. 510-482-02 – SPARKS GALLERIA INVESTORS,
LLC – HEARING NO. 13-0024H**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 180 Disc Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Summary Appraisal Report, 224 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 510-482-02, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$1,120, resulting in a total taxable value of \$778,995 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-089E PARCEL NO. 510-482-03 – SPARKS GALLERIA INVESTORS, LLC – HEARING NO. 13-0024I

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 4712 Galleria Parkway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Summary Appraisal Report, 224 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 510-482-03, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$478,172, resulting in a total taxable value of \$1,174,760 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-090E PARCEL NO. 510-482-05 – SPARKS GALLERIA INVESTORS, LLC – HEARING NO. 13-0024J

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 4752 Galleria Parkway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Summary Appraisal Report, 224 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 510-482-05, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$768,522, resulting in a total taxable value of \$1,333,410 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-091E PARCEL NO. 510-482-07 – SPARKS GALLERIA INVESTORS, LLC – HEARING NO. 13-0024K

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 4760 Galleria Parkway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Summary Appraisal Report, 224 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 510-482-07, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$65,299, resulting in a total taxable value of \$701,948 for tax year 2013-14. With that adjustment, it was found that the land and

improvements are valued correctly and the total taxable value does not exceed full cash value.

13-092E **PARCEL NO. 510-483-01 – SPARKS GALLERIA INVESTORS, LLC – HEARING NO. 13-0024L**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 151 Disc Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Summary Appraisal Report, 224 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 510-483-01, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$328,823, resulting in a total taxable value of \$851,248 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-093E **PARCEL NO. 510-483-02 – SPARKS GALLERIA INVESTORS, LLC – HEARING NO. 13-0024M**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 171 Disc Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Summary Appraisal Report, 224 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 510-483-02, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$200,608, resulting in a total taxable value of \$828,121 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-094E PARCEL NO. 510-483-03 – SPARKS GALLERIA INVESTORS, LLC – HEARING NO. 13-0024N

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 125 Disc Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Summary Appraisal Report, 224 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 510-483-03, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$428,100, resulting in a total taxable value of \$848,538 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-095E **PARCEL NO. 026-591-10 – WILLIAMSON MARCUS TRUST – HEARING NO. 13-0042**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 2155 Green Vista Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Commercial Lease, 4 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 026-591-10, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be reduced to \$26,656 and the taxable improvement value be reduced to \$103,981, resulting in a total taxable value of \$130,637 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-096E **PARCEL NO. 026-591-11 – WILLIAMSON MARCUS TRUST – HEARING NO. 13-0043**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 2155 Green Vista Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Commercial Lease, 4 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 026-591-11, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be reduced to \$26,320 and the taxable improvement value be reduced to \$102,559, resulting in a total taxable value of \$128,879 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-097E **PARCEL NO. 078-185-05 – SAMUELS FAMILY 1999 TRUST – HEARING NO. 13-0047**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 270 Cinch Circle, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 078-185-05, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$105,000, resulting in a total taxable value of \$120,000 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-098E **PARCEL NO. 011-051-19 – BYINGTON BUILDING LLC – HEARING NO. 13-0074**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 201 N. Virginia Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Appraisal, Lease Agreement and addendums, Rents, Profit and Loss statements, and mailings, 95 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 011-051-19, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$400,000, resulting in a total taxable value of \$540,000 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-099E PARCEL NO. 076-262-07 – MAURICE, LAWRENCE R & LONNIE J – HEARING NO. 13-0088

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 15405 Pyramid Way, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Summary of Salient Features, 4 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 076-262-07, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$78,300, resulting in a total taxable value of \$130,000 for tax year 2013-14. With that adjustment, it was found that the land and

improvements are valued correctly and the total taxable value does not exceed full cash value.

13-100E **PARCEL NO. 025-493-03 – COOPER, FRANK S –**
HEARING NO. 13-0105

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 7595 Colbert Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Closing Statement, 1 page.

Assessor

Exhibit I: Taxable Value Change Stipulation, 2 pages.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 025-493-03, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$23,089, resulting in a total taxable value of \$175,000 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-101E **PARCEL NO. 008-030-08 – BIG STAR INVESTMENTS –**
HEARING NO. 13-0112

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 701 E. 7th Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter and supporting documentation, 5 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 008-030-08, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$1,028,428, resulting in a total taxable value of \$1,575,000 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-102E PARCEL NO. 082-492-14 – WEIKEL, GIL-BERT –
HEARING NO. 13-0153

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 7800 Security Circle, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 082-492-14, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$26,950, resulting in a total taxable value of \$374,953 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-103E **PARCEL NO. 078-211-20 – FLORES, ROBERT & KIMBERLY –**
HEARING NO. 13-0158

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 285 Shetland Circle, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter and supporting documentation, 7 pages.

Assessor

Exhibit I: Taxable Value Change Stipulation, 1 page.

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel No. 078-211-20, pursuant to NRS 361.345 based on the stipulation signed by the Assessor's Office and the Petitioner, on motion by Member Horan, seconded by Member Brown, which motion duly carried, it was ordered that the stipulation be adopted and confirmed and that the taxable land value be upheld and the taxable improvement value be reduced to \$231,928, resulting in a total taxable value of \$249,928 for tax year 2013-14. With that adjustment, it was found that the land and improvements are valued correctly and the total taxable value does not exceed full cash value.

13-104E **PARCEL NO. 004-092-06 – DOUGAN TRUST, GARY LEE –**
HEARING NO. 13-0216

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 2204 Patton Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 13 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Ken Johns, Appraiser, oriented the Board as to the location of the subject property and stated he stood on the written record.

With regard to Parcel No. 004-092-06, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and find that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

**13-105E PARCEL NO. 037-411-03 – SPARKS LEGENDS DEVELOPMENT
INC – HEARING NO. 13-0108**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 1481 E. Lincoln Way, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Income approach summary and cost approach summary, 4 pages.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 16 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Michael Bozman, Appraiser, oriented the Board as to the location of the subject property and stated he stood on the written record.

With regard to Parcel No. 037-411-03, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and find that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

13-106E **PARCEL NO. 008-185-37 – CAVALETTO, MICHAEL &
CATHERINE G ET AL – HEARING NO. 13-0177**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 605 N. Wells Avenue, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 20 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Ronald Sauer, Chief Property Appraiser, oriented the Board as to the location of the subject property and stated he stood on the written record.

With regard to Parcel No. 008-185-37, pursuant to NRS 361.357, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the Assessor's taxable values be upheld and find that the Petitioner failed to meet his/her burden to show that the full cash value of the property is less than the taxable value computed for the property in the current assessment year.

13-107E **PARCEL NO. 043-030-30 – NEVADA (S VIRGINIA) LLC –
HEARING NO. 13-0015**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land located at S. Virginia Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 12 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Michael Gonzales, Appraiser, oriented the Board as to the location of the subject property and stated he stood on the written record.

With regard to Parcel No. 043-030-30, pursuant to NRS 361.356, based on the evidence presented by the Assessor's Office and the Petitioner, on motion by Member Brown, seconded by Member Horan, which motion duly carried, it was ordered that the taxable land value be reduced to \$519,220, resulting in a total taxable value of \$519,220 for tax year 2013-14. With that adjustment, it was found that the land is valued correctly and the total taxable value does not exceed full cash value.

13-108E BOARD MEMBER COMMENTS


There were no Board member comments

13-109E PUBLIC COMMENT

There was no response to the call for public comment.

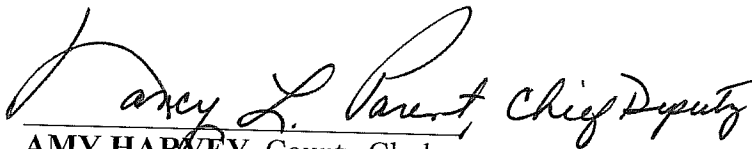
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10:45 a.m. There being no further hearings or business to come before the Board, on motion by Member Krolick, seconded by Member Kizziah, which motion duly carried, the meeting was adjourned.



JAMES COVERT, Chairman
Washoe County Board of Equalization

ATTEST:



AMY HARVEY, County Clerk
and Clerk of the Washoe County
Board of Equalization

*Minutes prepared by
Stacy Gonzales, Deputy Clerk*