

BOARD MEMBERS

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James Ainsworth, Vice-Chair
Dennis George
Bobbi Lazzarone
Daren McDonald

DEPUTY DISTRICT ATTORNEY

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Michael Large

COUNTY CLERK

Janis Galassini

**NOTICE OF MEETING AND AGENDA
WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMISSION CHAMBERS
1001 E. 9TH STREET, BUILDING A, RENO, NEVADA**

**FEBRUARY 18, 2021
9:00 A.M.**

In Person and Online Viewing: Members of the public will be allowed in the Commission Chambers, not to exceed 25% capacity or a maximum of 50 persons, whichever is less, at any given time due to concerns for public safety resulting from the COVID-19 emergency. All persons in the Commission Chambers are required to wear a face covering at all times. Due to evolving concerns for public safety and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 (extended by later directives), which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate, future meetings may be held by teleconference only. This meeting will be held both in person and by Zoom teleconference at the following link: <https://us02web.zoom.us/j/87069764587>. NOTE: The Zoom option will require a computer with audio and video capabilities.

NOTE: Items on the agenda may be taken out of order, combined with other items, removed from the agenda, or moved to the agenda of another meeting. Items with a specific time designation will not be heard prior to the stated time but may be heard later. The Board may take short breaks approximately every 90 minutes.

Technical Difficulties: If the Board of Equalization experiences technical difficulties with the Zoom platform at any time during the meeting, the meeting will be placed into recess and restarted when the technical issues have been resolved.

Public Comment: Public comments are welcomed during the public comment periods at the beginning and end of the meeting for all matters, whether listed on the agenda or not, and are limited to three (3) minutes per person per public comment period. Additionally, public comment of three minutes per person will be heard during individually numbered items designated as "for possible action" on the agenda. Public comment during individual action items must be relevant to the particular item being considered. Anyone wishing to provide live public comment may do so in person or, if participating by teleconference, by logging into the Zoom webinar at <https://us02web.zoom.us/j/87069764587> and utilizing the "Raise Hand" feature during any public comment period. Persons may not allocate unused time to other speakers.

Members of the public may also submit comments by mail, email to clerkboard@washoecounty.us, or voice message at: (775) 784-7279. The Board will make reasonable efforts to include all comments received by 4:00pm on February 17, 2021 by email and voicemail into the record.

Responses to Public Comments: The Board of Equalization can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. The Open Meeting Law does not expressly prohibit responses to public comments by the Board. However, responses from Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation and to ensure the public has notice of all matters the Board will consider, members may choose not to respond to public comments except to correct factual inaccuracies, ask for County staff action, or ask that a matter be listed on a future agenda. The Board may do this either during the public comment item or during the following item: "Board Member Comments: This item is limited to announcements or topics/issues proposed for future agendas."

Forum Restrictions and Orderly Conduct of Business: The Board of Equalization conducts the business of Washoe County and its citizens during its meetings. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place, and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

WASHOE COUNTY BOARD OF EQUALIZATION AGENDA – FEBRUARY 18, 2021

Posting of Agenda: Pursuant to NRS 241.020(4)(b), the Agenda for the Board of Equalization has been electronically posted at https://www.washoecounty.us/clerks/brm/board_committees/boe/index.php and <https://notice.nv.gov>. Pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 3, the requirement that public notice agendas be posted at physical locations within the State of Nevada has been suspended.

How to Get Copies of Agenda and Supporting Materials: Copies of the agenda and supporting documentation for the items on the agenda, provided to the Washoe County Board of Equalization, is available to members of the public at the Washoe County Clerk's Office (1001 E. 9th Street, Bldg A, 1st Floor, Reno Nevada), by Derek Sonderfan at (775) 784-7279, or on the Board of Equalization's website at https://www.washoecounty.us/clerks/brm/board_committees/boe/index.php.

Accessibility: The Washoe County Commission Chambers are accessible to the disabled. If you require special arrangements for the meeting, call the County Clerk's Office, (775) 784-7279, at least 24 business hours prior to the meeting.

Public Transportation: Public transportation is available to this meeting site: RTC Routes 2, 2S, 5 and 15 serve this location. For eligible RTC ACCESS reservations call (775) 348-5438.

1. **CALL TO ORDER** (non-action item)

2. **SALUTE TO THE FLAG** (non-action item)

3. **ROLL CALL** (non-action item)

4. **PUBLIC COMMENTS** (non-action item)
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.

5. **SWEARING IN** (non-action item)
County Clerk to administer oath to Washoe County Assessor's appraisal staff.

6. **WITHDRAWALS (FOR POSSIBLE ACTION)**
Petitions withdrawn after posting of agenda.

7. **REQUESTS FOR CONTINUANCE (FOR POSSIBLE ACTION)**
Review, discussion and possible action on requests for continuances.

8. STIPULATIONS – REAL PROPERTY (FOR POSSIBLE ACTION)

Hearings will be conducted based upon Petitions for Review of Assessed Valuation on the following parcels:

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
556-390-14	WVC COMMERCIAL LLC	21-0011
556-390-05	WVC RECREATION LLC	21-0012
556-120-02	WOODLAND VILLAGE NORTH LLC	21-0013
024-055-37	SCGIF II FIRECREEK OWNER LLC	21-0026B
040-951-08	RS EAGLE FEDERAL WAY LLC/LOWE'S HOME CENTERS	21-0041

9. COMMERCIAL REAL PROPERTY APPEALS (FOR POSSIBLE ACTION)

Hearings will be conducted based upon Petitions for Review of Assessed Valuation on the following parcels:

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
033-152-05	SCGIF II IRON HORSE OWNER LLC	21-0027A
033-152-17	SCGIF II IRON HORSE OWNER LLC	21-0027B
033-152-20	SCGIF II IRON HORSE OWNER LLC	21-0027C
033-152-21	SCGIF II IRON HORSE OWNER LLC	21-0027D
038-881-08	CF BASS PROPCO LLC/CABELAS WHOLESALE LLC	21-0036
037-031-06	LOWE'S HIW INC	21-0040
008-171-38	BHC HEALTH SVCS OF NEVADA INC	21-0043
034-163-12	NBFRE 23 LLC	21-0048A
034-163-13	NBFRE 23 LLC	21-0048B
037-061-04	VALLEY BANK OF NEVADA/BANK OF AMERICA	21-0059
007-284-06	GORHAM, PATRICIA A	21-0060A
007-284-11	GORHAM, PATRICIA A	21-0060B

10. RESIDENTIAL VACANT LAND REAL PROPERTY APPEALS (FOR POSSIBLE ACTION)

Hearings will be conducted based upon Petitions for Review of Assessed Valuation on the following parcels:

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
156-040-09	ST JAMES'S VILLAGE INC	21-0047A
156-040-14	ST JAMES'S VILLAGE INC	21-0047B
156-040-15	ST JAMES'S VILLAGE INC	21-0047C
156-111-23	ST JAMES'S VILLAGE INC	21-0047D
156-141-04	ST JAMES'S VILLAGE INC	21-0047E

11. ROLL CHANGE REQUESTS – PERSONAL PROPERTY ACCOUNTS (FOR POSSIBLE ACTION)

DECREASE – consideration of and action to approve or deny roll change requests for the following personal property accounts (RCR 4-1 THROUGH 4-229):

ASSESSOR'S ACCOUNT NO.	PROPERTY OWNER	RCR NO.
2003852	QUALITY EVNT DESIGN	4-1
2006306	DRIVERS EDUCATION CENTER LLC	4-2
2301201	BUGSY'S SPORTS BAR AND GRILL	4-3
2301202	GOOD HOPS	4-4
2304022	EDUCARE COMMUNITY LIVING CORPORATION NEVADA	4-5
2306132	MOUNTAIN WEST AUTO GROUP LLC	4-6
2003817	SOURCE RENO, THE	4-7
2004906	OCEANA GOLD	4-8
2005040	SAVING GRACE ACADEMY	4-9
2005384	HAMILTON SOLAR LLC	4-10
2006283	VEGA ASPHALT PAVING INC	4-11
2023021	UNIVERSITY APARTMENTS	4-12
2105552	S S C SERVICE SOLUTIONS	4-13
2111296	REAL ESTATE WORKS	4-14
2111903	DRS LAW ENFORCEMENT CONSULTING	4-15
2125876	NEWBEAN CAPITAL	4-16
2129340	FUSED FINERY	4-17
2130225	DR S CLASSIC PERFORMANCE	4-18
2153035	FARMERS INSURANCE GROUJP	4-19
2196068	FREEMAN DECORATING SERVICES INC	4-20
2209188	ROBERTO C FONTANI	4-21
2209794	CHEYJEAN PHOTOGRAPHY	4-22
2210022	GODFATHERS PIZZA	4-23
2461741	STRAWS CUSTOM PAINTING AND DÉCOR	4-24
2462136	SOUND INSTALLATIONS	4-25
2001290	JAVA LOUNGE	4-26
2001626	PIA'S NAILS LLC	4-27
2002090	REPAIR ALL LLC	4-28
2003049	LUCKY LOCKSMITH	4-29
2003056	CAROL GADDA ARCHITECT	4-30
2003165	BLACK & BLUE GRAFIX	4-31
2003380	HEALING LIGHT LLC	4-32
2004240	OCCIDENTAL BREWING CO	4-33

ASSESSOR'S ACCOUNT NO.	PROPERTY OWNER	RCR NO.
2004579	PARAMOUNT LAWN CARE	4-34
2008175	SIERRA MOUNTAIN MASSAGE	4-35
2009009	BAILEY & FAMILY HANDYMAN SERVICES	4-36
2099086	WILLIAM F HARRAH MARITAL TRUST	4-37
2100923	MAXS JANITORIAL EXECUTIVE OFFICE CLEANING	4-38
2104757	THAT'S MAGIC	4-39
2110092	WESTON SIGNS	4-40
2112668	TAHOE PEBBLES INTERIORS	4-41
2113790	SUNRIDGE SNOW REMOVAL	4-42
2123834	LES THE LOCKSMITH	4-43
2124172	ZADRA DESIGN	4-44
2125215	VETERANS COLLISION & CUSTOMS	4-45
2125272	CHASING RAINBOWS TRAVEL	4-46
2126720	SMALL BATCH TOFFEE LLC	4-47
2128069	GUILD MORTGAGE CO	4-48
2128180	HUB COFFEE ROASTERS	4-49
2128186	LAW OFFICE OF PATRICK MCGINNIS	4-50
2128197	MY HEARING CENTERS	4-51
2128596	FILAMENT	4-52
2128745	RESULTS TRANSFORMATION CENTER LLC	4-53
2128980	DIVAS N ROUGE	4-54
2129135	SUPER K LLC	4-55
2129591	BEST PRICE JUNK REMOVAL	4-56
2129723	MOUNTAIN LION BOOKS & GIFTS	4-57
2161103	JOSE F TALANCON DDS LTD	4-58
2162046	HIGH SIERRA ANIMAL THERAPY	4-59
2162241	DR S CLASSIC PERFORMANCE	4-60
2173427	HALL, GLADE L	4-61
2206223	C MART	4-62
2208889	LINDA A BOWMAN	4-63
2210911	SWEET FACTORY	4-64
2211133	DAUGHTERS CAFÉ	4-65
2211765	HASH HOUSE A GO GO	4-66
2211812	GAS LAMP CAFÉ & BAR, THE	4-67
2229784	PLAN YOUR STORY LTD	4-68
2301087	CB SERVICES	4-69
2304066	SIERRA MUSIC OUTLET	4-70

ASSESSOR'S ACCOUNT NO.	PROPERTY OWNER	RCR NO.
2410833	SIERRA MOUNTAIN VIEW INVESTMENTS	4-71
2460543	NORTHERN SIERRA CONSTRUCTION INC	4-72
2461137	D M MORRIN CO	4-73
2545002	MASCO PAINT MFG INC	4-74
3122113	SKYLINE MHP	4-75
3115396	SKYLINE MHP	4-76
3103425	SKYLINE MHP	4-77
3219036	BIGELOW PROPERTIES INC	4-78
5101008	HARTMAN, MATTHEW W	4-79
5101143	MORAN, SEAN	4-80
5101199	ECO FUNDING INC	4-81
5101204	N200WA, LLC	4-82
5300641	LEWIS RACING LLC	4-83
5300729	KAPLAN, ASHER H	4-84
5300732	SOARING LLC	4-85
5601273	MEDIA STEW LLC	4-86
5601325	KALINSKY, OMRI	4-87
5601319	PILOTINSIDECOM LLC	4-88
5601510	GEORGE, JON A	4-89
5601528	RENO AERO WORKS LLC	4-90
5601545	MASTLEY, WILLIAM THOMAS	4-91
5601575	GREEN, JOHN	4-92
2003243	ACCEPT	4-93
2004284	GOLDEN MEMORIES BEHAVIOR LLC	4-94
2003321	CAPITAL TITLE CO OF NEVADA LLC	4-95
2004411	SAN LUIS AUTO SALES LLC	4-96
2209303	AUTO SPA	4-97
2003498	TESLA MOTORS INC	4-98
2004389	LITHIUM NEVADA CORP	4-99
2923162	SIEMENS FINANCIAL SERVICES	4-100
2113790	SUNRIDGE SNOW REMOVAL	4-101
2123926	RICK ALLEN DESIGN	4-102
2203116	MY FAVORITE MUFFIN	4-103
2462289	LATHAM MECHANICAL LLC	4-104
3100097	GUADALUPE, GIL ARIERA	4-105
3100191	WEISS, MAGDA M	4-106
3100688	CONTANT FAMILY TR	4-107

ASSESSOR'S ACCOUNT NO.	PROPERTY OWNER	RCR NO.
3101061	RASMUSSEN, PAUL	4-108
3101356	STIDHAM, CAROLE ANN	4-109
3101557	CASTELLANOWS, ORALIA	4-110
3102558	ZAMORA, JENNIFER	4-111
3102654	PETERSON, RICHARD OR ARDELLE	4-112
3102734	JOHNSON, GARY & JUDITH	4-113
3102756	STIFLE, CHARLES F OR BARBARA A	4-114
3103230	PONTE, PAULINE R	4-115
3103452	STOFFEL, SHARLES L OR CAROLYN A	4-116
3103656	TEALDO, JAMES J	4-117
3104397	NELSON, GINA	4-118
3104409	HAYS, ELLIE	4-119
3104461	DAVIS, SHARON P	4-120
3104597	BEGLEY, MATTHEW	4-121
3104791	KELLERER, LAVINA R	4-122
3104946	OZIMINSKI, PHILIP OR SHIRLEY	4-123
3105216	NEFF, GENROSE	4-124
3105636	SCHWALBE, DALE D OR SANDRA LEE	4-125
3107150	DAVIS, RENA J	4-126
3107251	JUNELL, RICHARD A OR SANDRA S	4-127
3107353	KAESBAUER, SHIRLEY A TTEE	4-128
3108245	SCHOFIELD, CHRISTIAN	4-129
3108616	PITZER, GEORGE OR STAGNO LOUISE	4-130
3109654	WEISS, DONALD J	4-131
3109861	MILDRED CHACON 2010 TRUST	4-132
3110755	PANGALLO, JOSEPH F OR JOYCE	4-133
3111223	PAYNE, BEULAH E	4-134
3111241	SCHWEITZER, HOPE CHERIE	4-135
3111367	SWEET, RODNEY DALE	4-136
3112269	WICKHAM, GARY	4-137
3112280	MONTGOMERY, DONALD H OR SARAH	4-138
3112406	CONNINGWOOD, PATICIA	4-139
3112554	SWIFT, HARRY L	4-140
3112637	ROSE, MILDRED J	4-141
3112795	GARCELON, GERALD	4-142
3114725	WARD ADELA VALEROS	4-143
3115117	HUDSON, TOM OR ELAINE	4-144

ASSESSOR'S ACCOUNT NO.	PROPERTY OWNER	RCR NO.
3115519	FOSTER, KARL A	4-145
3116954	BAKER, HAROLD J OR NONA M	4-146
3116963	BOSCOVICH, LINDA M	4-147
3117106	CABLE, CHARLENE	4-148
3117770	DONAHUE, MYRA G	4-149
3118173	URIBE, FRANK	4-150
3118595	DOCKTER, RAYMOND OR ELLEN F	4-151
3119383	LEYVA, LEAH	4-152
3120258	FRANK, ANITO OR JEREMY J	4-153
3121242	SWEET, GEORGE A	4-154
3121393	WOBSCHALL, MILTON	4-155
3121733	HOLLINGSWORTH, LARRY OR CAROLYN	4-156
3200016	OTTERSON, MARY	4-157
3200442	FORDE, NANCY KAY	4-158
3200544	DUNPHY, JOAN G	4-159
3202440	BOWLER, LUZ M OR FRANK L	4-160
3202486	CUNNINGHAM, MICHAEL G	4-161
3204719	POOUNDS, ALLAN L OR SANDRA J	4-162
3204821	MCNATT, CECIL OR CYNTHIA	4-163
3205047	LISTMAN, ROBERT J AND TERESSA M	4-164
3205468	LAUGHLIN, GARY OR BEA	4-165
3205508	CARL, KATHRYN M	4-166
3207221	CARTWRIGHT, FLORENCE	4-167
3207292	CHRISTIANSEN, PEDER B	4-168
3208036	PARSONS, EVELYN	4-169
3208434	GILL, SUELLEN RAE	4-170
3208535	ADAMSON, DEE OR TOSHIKO	4-171
3208538	HUGHES, VIRGIL L OR DOROTHY	4-172
3208886	FOX, CHRISTINE M OR HAROLD E	4-173
3209245	TATARIAN, JILL K	4-174
3209248	RITTER, CHARLIE OR NORMA J	4-175
3209323	GONZALES, LYNDIA M	4-176
3209335	GARDNER, MOLLY	4-177
3209341	RUTKOVITZ, SHIRLEY M	4-178
3209343	MANION, MARGARET A	4-179
3210755	HOLSON, ROBERT ALLYN & YVONNE MARIE	4-180
3210896	MURRAY, RUSSELL D	4-181

ASSESSOR'S ACCOUNT NO.	PROPERTY OWNER	RCR NO.
3211533	SCHMIDT, MARGARET V	4-182
3211545	KERNS, CHARLES OR JOSEPHINE	4-183
3211668	DRANE, CHRISTINA L	4-184
3212052	MITCHELL, MARGARET ROSALIE	4-185
3212204	MORRIS, LINDA L	4-186
3214068	LAFLEUR, PHILLIP C OR MARY C	4-187
3214084	PETERSON, MARIE-JOSE E, TTEE	4-188
3214086	SULLIVAN, GEORGE & SHANNON	4-189
3214152	PRICE, WILLIAM DEAN	4-190
3214217	FILIPPI, RICHARD D	4-191
3214242	YICK, ATALOANUI TUIKOLONGAHAU	4-192
3214245	MASON, M WALTER OR DOLORES A	4-193
3214256	GROHNKE, ROBERT	4-194
3214323	MURRAY, MADELINE M	4-195
3214401	COFFEY, AMBER L	4-196
3215854	ELLIOTT, WILLIAM D	4-197
3216223	SINKELDAM, ROBERT TTEE	4-198
3216254	HILTON, DUANE AND JANICE	4-199
3216264	SUMMY, WILLIAM C III	4-200
3216488	GOODMAN, ROBERT J	4-201
3216643	NORDBERG, KENNETH E	4-202
3216795	WEBER, JOY	4-203
3216869	KAY, MICHAEL O	4-204
3217208	GRUNSKY, MARILYNN	4-205
3218009	BACHMAN, DON	4-206
3218301	LEWIS, ROBERT S OR EVE L	4-207
3218337	COPPLE, SHERYL L OR STEVEN B	4-208
3218342	FROW, DORIS M	4-209
3218344	JUNCK, MARILYN MAE	4-210
3218478	TRAPP FAMILY TRUST	4-211
3218533	WILLIAMS, KONRAD OR JUDY OR DARYL	4-212
3218567	MCDOWELL, SPENCER L	4-213
3218696	HEALY FAMILY TRUST	4-214
3218697	HAYES, ROBERTA VIOLA	4-215
3218729	LINDE FAMILY TRUST	4-216
3220807	BREEZE, ERIC J OR CHRISTINE D	4-217
3220821	VICK, WESLEY B	4-218

<u>ASSESSOR'S ACCOUNT NO.</u>	<u>PROPERTY OWNER</u>	<u>RCR NO.</u>
3220916	WRIGHT, ROBERT D OR PEGGY A	4-219
3221003	HANNUSCH, CALVIN L	4-220
3221026	HELTON, DONALD S	4-221
3221065	TRAPULA, STANLEY J	4-222
3221133	THOMPSON, RONALD E	4-223
3221170	SANDBERG, EILEEN	4-224
3221217	RODGERS, HARRY C OR BERNICE F	4-225
3221234	CLARK, DONOVAN	4-226
3221237	SCHWART FAMILY TRUST	4-227
3221670	SOBER, KIT	4-228
3221706	BRYSON, DANIEL J	4-229

12. BOARD MEMBER COMMENTS (non-action item)

This item is limited to announcements or topics/issues proposed for future agendas.

13. PUBLIC COMMENTS (non-action item)

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.

14. ADJOURNMENT (non-action item)

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

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 Pursuant to NRS 241.020, this Agenda has been posted at the following locations:
 Washoe County Courthouse, 75 Court Street, Reno, Nevada
 Washoe County Administration Complex, 1001 East 9th Street, Reno, Nevada
 City of Sparks, 431 Prater Way, Sparks, Nevada
 Incline Village Justice Court, 865 Tahoe Blvd, Incline Village, Nevada
 City of Reno, 1 East First Street, Reno, Nevada
www.washoecounty.us
www.notice.nv.gov