

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
TUESDAY JANUARY 25, 2011**

**HEALTH DEPARTMENT CONFERENCE ROOMS A & B
WASHOE COUNTY ADMINISTRATION COMPLEX
1001 EAST NINTH STREET, RENO, NEVADA**

9:00 a.m.

THE WASHOE COUNTY HEALTH DEPARTMENT IS 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.

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – JANUARY 25, 2011
PAGE 2

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. 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>
084-550-08	FOOTHILLS AT WINGFIELD LLC	11-0038
522-121-20	WNG MANAGEMENT CO LLC	11-0060
011-532-04	WNG HOLDING CO LLC	11-0035
142-361-07	WNG HOLDING CO LLC	11-0039
161-312-02	WNG HOLDING CO LLC	11-0040
520-351-05	WNG HOLDING CO LLC	11-0045
522-912-17	WNG HOLDING CO LLC	11-0063
522-030-08	RED HAWK LAND CO LLC	11-0055
522-030-09	RED HAWK LAND CO LLC	11-0056
522-030-10	RED HAWK LAND CO LLC	11-0057

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – JANUARY 25, 2011
PAGE 3

7. 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>
520-020-54	RED HAWK LAND CO LLC	11-0042
520-020-56	RED HAWK LAND CO LLC	11-0043
520-020-58	RED HAWK LAND CO LLC	11-0044
520-420-01	RED HAWK LAND CO LLC	11-0046
520-420-05	RED HAWK LAND CO LLC	11-0047
522-010-44	RED HAWK LAND CO LLC	11-0048
522-010-82	RED HAWK LAND CO LLC	11-0050
522-030-14	RED HAWK LAND CO LLC	11-0058
522-110-12	RED HAWK LAND CO LLC	11-0059
522-793-04	RED HAWK LAND CO LLC	11-0062
526-010-04	RED HAWK LAND CO LLC	11-0064

8. VACANT/OTHER

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>
084-550-02	FOOTHILLS AT WINGFIELD LLC	11-0036
084-550-07	FOOTHILLS AT WINGFIELD LLC	11-0037
162-141-19	WNG HOLDING CO LLC	11-0041
522-010-80	RED HAWK LAND CO LLC	11-0049
522-030-01	RED HAWK LAND CO LLC	11-0051
522-030-02	RED HAWK LAND CO LLC	11-0052
522-030-03	RED HAWK LAND CO LLC	11-0053
522-030-04	RED HAWK LAND CO LLC	11-0054
522-793-01	RED HAWK LAND CO LLC	11-0061
528-020-05	RED HAWK LAND CO LLC	11-0065
528-020-06	RED HAWK LAND CO LLC	11-0066

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – JANUARY 25, 2011
PAGE 4

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

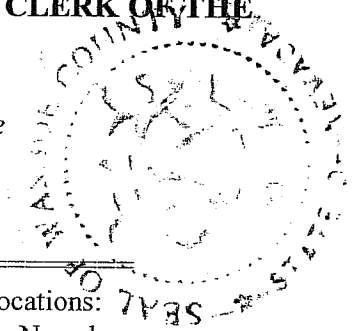
***10. PUBLIC COMMENTS.** Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Comments are to be made to the Board as a whole.

11. 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 Administration Complex, 1001 East 9th Street, Reno, Nevada (Health Department)
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

