

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
MONDAY FEBRUARY 14, 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. 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>
018-223-07	LEPIRE TRUST, EUGENE J & JUDITH L	11-0192
038-830-01	WEST MEADOWS INVESTMENTS LLC	11-0272

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>
012-355-09	PROLOGIS NA3 NV LLC	11-0373
012-355-16	PROLOGIS NA3 NV LLC	11-0375
012-401-25	PROLOGIS NA3 LLC	11-0374
021-457-18	PROLOGIS NA3 LLC	11-0376
021-457-19	PROLOGIS NA3 LLC	11-0377

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021-461-33	PROLOGIS NA3 LLC	11-0378
021-462-12	PROLOGIS NA3 LLC	11-0379
021-462-13	PROLOGIS NA3 NV II LLC	11-0380
034-163-18	PROLOGIS NA3 NV III LLC	11-0381
038-850-09	VERDI INVESTMENT PARTNERS LLC	11-0409
012-051-25	RENO NEWSPAPERS INC	11-0553
026-031-37	NORTHTOWNE PLAZA LLC	11-0555
037-271-59	VERLAS CORPORATION	11-0557
088-241-02	REHOLD RENO LLC	11-0559
140-213-37	LN DAMONTE RANCH TOWN CTR LLC	11-0560
510-085-09	COSTCO WHOLESALE CORPORATION	11-0562
012-341-23	WILLOW SPRINGS LLC	11-0563
012-341-23	WILLOW SPRINGS LLC	11-0563R10

7. **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>
038-250-02	TARGET INVESTMENTS	11-0246
038-260-06	TARGET INVESTMENTS	11-0247
038-111-02	WEST MEADOWS INVESTMENTS LLC	11-0271

8. **ROLL CHANGE REQUESTS (RCR NO. 1, RCR NO. 2, RCR NO.3, RCR NO.4, RCR NO. 5, RCR NO.6, RCR NO. 7)**

DECREASE – consideration of and action to approve or deny RCR No. 1 – Sonterra (RCR 1-1 THROUGH 1-53)

<u>ASSESSOR'S PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>RCR NO.</u>
232-571-01	TEDFORD FAMILY TRUST, JACK & NANCY	1-1
232-571-02	MACKINNON , BRUCE K & SANDRA M	1-2
232-571-03	HALOL, JOSE R & JUDELYN	1-3
232-571-04	BRIONES, ALBERTO & CHRISTINE	1-4
232-571-05	BECKWITH, JASON M & ANICIA L	1-5
232-571-06	CHHETH, BUNTHANG et al	1-6
232-572-01	CROWNE HOMES LLC SERIES II LLC	1-7
232-572-02	GEMMELL, JAMES D	1-8

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232-572-03	OH, YOUNG KOO & AMY YOUNG MI	1-9
232-573-01	CARUCCI, RODERIC & SUZANNE	1-10
232-573-02	SACKRISON, MICHAEL & ROBYN E	1-11
232-573-03	VENZON, ALFRED A JR	1-12
232-573-04	SINGH, PARMJIT et al	1-13
232-573-05	FIRST HORIZON HOME LOANS	1-14
232-573-06	ABACAN, CELESTINO S & TERESITA M	1-15
232-573-09	KOSSOUDJI, KEN	1-16
232-573-10	WHITE, TODD E & ANGELA B	1-17
232-573-11	OLSON, JAMES JR & SHERRY	1-18
232-573-12	DIAMOND, DAVID L & SAMMIE D	1-19
232-573-13	FRIEDMAN, TERENCE G & MARCY K	1-20
232-574-01	HAIST, DENNIS P & CYNTHIA T	1-21
232-574-02	CHOTINER FAMILY TRUST	1-22
232-574-03	VALERA, SAMMY D & GIEBERT N	1-23
232-574-04	KOVAL FAMILY TRUST	1-24
232-574-05	ALAVI, SIROUS H & ELHAM	1-25
232-574-06	GLASS FAMILY TRUST, MICHAEL J	1-26
232-574-07	ATKINSON, GARY B & JEAN E	1-27
232-574-08	GORELICK, JEFF & ALLISON	1-28
232-574-09	TALCOTT, JOEL D & TERRI J M	1-29
232-574-10	KARLS, THOMAS J & SHARI L	1-30
232-581-04	BURTON, JOHN & STEPHANIE	1-31
232-581-05	WESSELLS TRUST, WILLIAM T JR	1-32
232-581-06	RICKETTS, ANTONY F & CAROLE	1-33
232-582-01	MORRISON, JENNIFER & HEATH	1-34
232-582-03	MOHR, GERALD T	1-35
232-582-04	ASSAD, ABDOLLAH et al	1-36
232-582-06	TRAVALINI, DIANNE E	1-37
232-582-07	NOVELL, SAMUEL F & SUSAN I	1-38
232-582-08	NGU MILLER, MUI	1-39
232-583-01	SANDS, JAMES D II & LISA	1-40
232-583-02	SULTANA TRUST	1-41
232-583-03	JUDGE, NARINDER S	1-42
232-583-04	COLLETTI, KELLY S & EVAN J	1-43
232-583-08	STEEVES TRUST	1-44

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232-583-09	MCKENNIE REALTY LLC	1-45
232-583-10	SULLIVAN, DANIEL P & KATHLEEN K	1-46
232-584-01	SALDANA, CARLOS & GLORIA et al	1-47
232-584-02	RUIZ FAMILY TRUST, GEORGE & SARA G	1-48
232-584-03	STAPLETON, LISA	1-49
232-584-04	SCAGLIONE, DAVID A & NANCY J	1-50
232-584-05	GEDVILA , RENATAS & VIKTORIJA	1-51
232-584-06	HAGE FAMILY TRUST	1-52
234-582-09	CHAMPAGNE, JASON L & CARIANNE	1-53

**DECREASE – consideration of and action to approve or deny RCR No. 2 –
 Mountain Crest (RCR 2-1 THROUGH 2-52)**

<u>ASSESSOR'S PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>RCR NO.</u>
232-462-02	BELL, GARY G & HELEN	2-1
232-462-03	WONG, KURT M et al	2-2
232-462-04	BAUM, JOHN I & ANGELIKA K	2-3
232-462-05	SOBRERO, RONALD F & PATRICIA H	2-4
232-462-06	SEBAALY FAMILY REVOCABLE TRUST	2-5
232-462-07	DONALD, ANDREW S & CYNTHIA	2-6
232-471-01	MILNER, MONTIE & SUZANNE	2-7
232-471-02	DUTRA LIVING TRUST, JANICE D	2-8
232-471-03	NICHOLS, DANIEL A & KELLY K	2-9
232-471-04	MJB PROPERTY #1 LLC	2-10
232-471-05	BYDE FAMILY TRUST	2-11
232-471-06	MACKEY TRUST, JOHN D	2-12
232-471-07	SIMON, BARRY J	2-13
232-471-08	BRICKER TRUST, MICHAEL R & BETTE H	2-14
232-471-09	KURASH LIVING TRUST	2-15
232-471-10	MORRISON FAMILY TRUST, ROBERT & JO ANN	2-16
232-471-11	LYTLE FAMILY TRUST	2-17
232-471-14	RAMOS FAMILY TRUST, EDWARD & JAQUELINE E	2-18
232-471-15	DEVINE, RAYMOND J & KIMBERLY M	2-19
232-471-16	SNEARLY, DAVID G & KAMARA T	2-20
232-471-17	KAMINAKA, MICHAEL Y & ROBIN T	2-21
232-471-18	ESPINOSA, LELAND J TTEE et al	2-22
232-471-19	MARTIN, SCOTTY J & KAREN S	2-23

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232-472-02	MORGAN, MARK & CHERYL	2-25
232-472-03	AURORA LOAN SERVICES LLC	2-26
232-472-04	OLSON, JAMES H JR & SHERRY L	2-27
232-472-05	CENCER, PETER & ELENA	2-28
232-472-06	KILKENNY, EVERETT R	2-29
232-472-07	JENSEN, BARBARA	2-30
232-472-09	TURNER, KATHY J	2-31
232-472-10	GALLARDO, ROBERT J et al	2-32
232-472-11	MAZZETTI, DANA	2-33
232-472-12	OSBORNE, TIMOTHY S	2-34
232-472-13	COOK TRUST, ROBERT E	2-35
234-281-01	KANYR TRUST, ANN	2-36
234-281-02	FERRIS , JOSEPH & LINDA	2-37
234-281-03	NARDUCY 2001 TRUST	2-38
234-281-04	BUENDIA, GENATO & NELIA	2-39
234-281-05	VASQUEZ, MARIO M & CYNTHIA	2-40
234-281-06	LUDOVICO, R REDULA & ERLINDA	2-41
234-281-07	FRUHWIRTH FAMILY TRUST, TIM R	2-42
234-281-10	SONG, SHUNFENG et al	2-43
234-282-03	VUKELICH, TY J & MELANIE	2-44
234-282-05	BURKE, MICHAEL A & JAMIE J	2-45
234-282-06	CRISTOBAL, DOMINADOR D & MARIA V C	2-46
234-291-06	LAZOW, BARRY & JANET	2-47
234-291-13	CURRIE, KENNETH A & KAREN R	2-48
234-293-03	NGUYEN, THELINH & MYDUYEN	2-49
234-302-10	BLASKOVIC, DONALD W & REBECA	2-50
234-582-05	DUNLAP, CAL	2-51
234-582-06	MACKIL, JOSEPH D & SUZANNE F	2-52

DECREASE – consideration of and action to approve or deny RCR No. 3 – Rancho Haven GHAI (RCR 3-1 THROUGH RCR 3-32, RCR 3-37 THROUGH RCR 3-57, RCR 3-66 THROUGH RCR 3-391)

<u>ASSESSOR'S PARCEL NO.</u>	<u>PROPERTY OWNER</u>	<u>RCR NO.</u>
078-071-01	MYLES, MARTIN G	3-1
078-071-04	ARMSTRONG, LINDA K	3-2

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078-071-10	AUSTIN, WILLIAM	3-7
078-071-11	ADAMS, GREGORY B & MARY JO	3-8
078-071-12	MAROCCIA, JOHN	3-9
078-071-14	NOSS , JAMES R JR	3-10
078-071-15	HILL, RICHARD G & SHERRI L	3-11
078-071-22	MAROCCIA, JOHN	3-12
078-101-01	BLACK, JOYCE M	3-13
078-101-02	BEHRENZ FAMILY TRUST	3-14
078-101-03	BEHRENZ FAMILY TRUST	3-15
078-101-04	GIRARD, JUNE	3-16
078-101-05	UNITED STATES OF AMERICA	3-17
078-101-09	SCOTT, MICHAEL R & GERTRUD M	3-18
078-101-10	WATERS, MARVIN D & NORA L	3-19
078-101-11	FITZSIMMONS FAMILY TRUST	3-20
078-101-12	GAYLOR, CARROLL C & DIANA S	3-21
078-101-13	KALLER, SUSAN A & DOUGLAS E	3-22
078-101-14	BLACK, JOYCE M	3-23
078-101-15	WOBBE, PETER B & LEA M	3-24
078-101-16	CALDWELL, KATHLEEN J & GARY R	3-25
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 Muirfield (RCR 6-1 THROUGH 6-34)**

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152-731-22	HIGH ROCK INVESTMENTS LLC	6-24
152-731-23	HIGH ROCK INVESTMENTS LLC	6-25
152-732-01	GEROS, GEORGE & CYNTA	6-26
152-732-02	BREEN TRUST, P & A	6-27
152-732-03	MCVEIGH TRUST	6-28
152-732-04	NEWBY LIVING TRUST	6-29
152-732-05	WALKER, ELISABETH D M et al	6-30
152-733-06	PETRILLA, ALLAN D & DIANE	6-31
152-733-07	PRICE, JOHN A & MARLENE	6-32
152-733-08	NEVADA SECURITY BANK	6-33
152-733-09	FOX, WALTER & DENISE M	6-34

DECREASE – consideration of and action to approve or deny RCR No. 7 – Sun Valley (RCR 7-1 THROUGH 7-33)

ASSESSOR'S PARCEL NO.	PROPERTY OWNER	RCR NO.
085-042-39	SHAW, IKE	7-1
085-081-15	MILLER, DONALD & GLORIA	7-2
085-103-23	NUNN, JOHN M	7-3
085-142-23	NEVADA AFFORDABLE HOUSING TRST, #052710	7-4
085-152-16	BELL, JAMES R	7-5
085-154-04	RIBAS, ALFONSO & JULIA L	7-6
085-154-19	RAGAN, DANIEL A	7-7
085-154-23	STREEPER, STEVEN M	7-8
085-155-20	DENTON, DARREL	7-9
085-155-28	ORTEGA, CHRISTINA	7-10
085-155-50	BRECKENRIDGE, KATHLEEN T	7-11
085-230-21	SCHINDLER, KEITH & LEE ANNE	7-12
085-290-34	CARRILLO, ROBERTO C	7-13
085-412-72	MOORE, SEABORN	7-14
085-431-15	PARKS, RITA M	7-15
085-561-03	SALAZ, CHERYL A	7-16
085-582-01	STANTON, KIYOKO	7-17
085-640-21	JAMMERMAN, RALPH E	7-18
085-690-16	TAYLOR TRUST, MICHAEL R & KATHY A	7-19
085-702-18	HERNANDEZ FAMILY TRUST, LELAND F	7-20

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085-730-18	FRANCIS, MARY A	7-21
085-750-02	COOVER FAMILY TRUST	7-22
085-790-42	STARK REVOCABLE LIVING TRUST, SHEILA A	7-23
085-802-19	O'BRIEN, DAN	7-24
502-690-03	CHANDLER, TIMMOTHY & CHERYL	7-25
504-020-14	REINHARDT TRUST, MARGARET C	7-26
504-030-23	SINFELLOW FAMILY TRUST	7-27
504-051-07	SMITH, KATHLEEN	7-28
506-050-23	HART, PATRICIA A	7-29
508-042-05	SHAW, IKE	7-30
508-102-01	OPPMANN, MITCHELL R & JEANINE M	7-31
508-111-03	SIXTA, EDWARD & BRENDA L	7-32
508-151-02	MCVEY, MAURICE S & DEBRA E	7-33

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

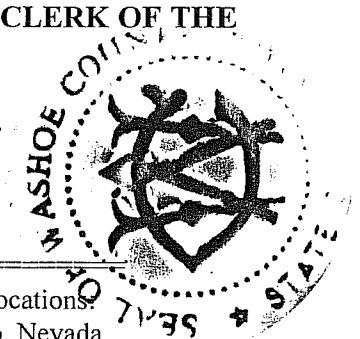
*10. **PUBLIC COMMENTS.** Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Comments are to be made to the Board as a whole.

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 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

AFFIDAVIT OF POSTING
WASHOE COUNTY BOARD OF EQUALIZATION

COUNTY OF WASHOE }
 }ss
STATE OF NEVADA }

I, **JAIME DELLERA**, being first duly sworn, depose and say that on February 8, 2011, I posted the Agenda for the February 14, 2011 meeting of the Washoe County Board of Equalization by faxing, providing by electronic service or delivering said agenda, with a cover sheet including posting instructions, to the following posting locations. Said agenda was also posted on the website at www.washoecounty.us/clerks on February 8, 2011.

Washoe County Courthouse
Public Bulletin Board
Attn: Admin Team
Fax # 775-328-3582

Washoe County Manager's Office
Admin Complex (Chambers)
1001 East Ninth Street
Fax# 775-328-2037

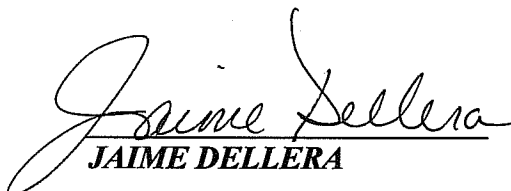
Sparks Justice Court
630 Greenbrae Drive
Sparks, NV
Fax # 775-352-3004

Incline Village Justice Court
865 Tahoe Blvd.
Incline Village, NV
Fax # 775-832-4162

Washoe County Main Library
301 South Center Street
Reno, NV
Email: mlohnes@washoecounty.us


Washoe County Library
Incline Village Branch
845 Alder Avenue
Incline Village, NV
Email: moday@washoecounty.us

Washoe County Assessor's Office
Admin Complex
1001 East Ninth Street
Email: twilkins@washoecounty.us
Email: sdufva@washoecounty.us
Email: cdodson@washoecounty.us


JAIME DELLERA

Subscribed and sworn to before me this
8th day of February, 2011.

AMY HARVEY, County Clerk

by 
Deputy Clerk

