

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
THURSDAY FEBRUARY 24, 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.

WASHOE COUNTY BOARD OF EQUALIZATION
 AGENDA – FEBRUARY 24, 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. 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. CONTINUED HEARINGS – PERSONAL PROPERTY

Continued hearing to allow Petitioner to submit supplemental evidence in support of contention that personal property (airplanes) are not located in Washoe County.

<u>ASSESSOR'S ACCOUNT NO.</u>	<u>PETITIONER</u>	<u>HEARING NO.</u>
5101054	DESERT OUTDOOR ADVERTISING INC	11-0016PP
5101085	DESERT OUTDOOR ADVERTISING INC	11-0017PP

6. PERSONAL PROPERTY

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

<u>ASSESSOR'S ACCOUNT NO.</u>	<u>PETITIONER</u>	<u>HEARING NO.</u>
2121221	ROBERTS FAMILY TRUST	11-0010PP
3216113	LECKIE, DARLENE	11-0304PPA
3216855	LECKIE, DARLENE	11-0304PPB
3200290	LECKIE, DARLENE	11-0304PPC
3214117	LECKIE, DARLENE	11-0304PPD

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 24, 2011
PAGE 3

3210850	LECKIE, DARLENE	11-0304PPE
3200198	LECKIE, DARLENE	11-0304PPF
3200366	LECKIE, DARLENE	11-0304PPG
3218370	LECKIE, DARLENE	11-0304PPH

7. **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>
041-640-02	MOSSER, PIERRE JR & PATRICIA	11-0153
038-830-01	WEST MEADOWS INVESTMENTS LLC	11-0272
050-303-09	CEGLIA, A WILLIAM	11-0218
083-505-05	ZAP HOLDINGS LLC	11-0203A
085-131-42	ZAP HOLDINGS LLC	11-0203B
085-131-52	ZAP HOLDINGS LLC	11-0203C
085-131-53	ZAP HOLDINGS LLC	11-0203D
085-142-14	ZAP HOLDINGS LLC	11-0203E
085-143-01	ZAP HOLDINGS LLC	11-0203F
085-143-05	ZAP HOLDINGS LLC	11-0203G
085-173-15	ZAP HOLDINGS LLC	11-0203H
085-272-08	ZAP HOLDINGS LLC	11-0203I
085-442-20	ZAP HOLDINGS LLC	11-0203J
085-570-51	ZAP HOLDINGS LLC	11-0203K
085-570-52	ZAP HOLDINGS LLC	11-0203L
085-570-53	ZAP HOLDINGS LLC	11-0203M
085-570-54	ZAP HOLDINGS LLC	11-0203N
085-570-55	ZAP HOLDINGS LLC	11-0203O
085-570-56	ZAP HOLDINGS LLC	11-0203P
085-721-16	ZAP HOLDINGS LLC	11-0203Q
085-721-17	ZAP HOLDINGS LLC	11-0203R
085-770-41	ZAP HOLDINGS LLC	11-0203S
085-770-49	ZAP HOLDINGS LLC	11-0203T
085-780-21	ZAP HOLDINGS LLC	11-0203U
504-042-07	ZAP HOLDINGS LLC	11-0203V
504-042-08	ZAP HOLDINGS LLC	11-0203W
504-042-09	ZAP HOLDINGS LLC	11-0203X

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 24, 2011
PAGE 4

506-030-19	ZAP HOLDINGS LLC	11-0203Y
506-030-20	ZAP HOLDINGS LLC	11-0203Z
506-030-21	ZAP HOLDINGS LLC	11-0203A1
506-050-10	ZAP HOLDINGS LLC	11-0203B1
508-091-02	ZAP HOLDINGS LLC	11-0203C1
088-220-27	ZAP HOLDINGS LLC	11-0204A
088-220-29	ZAP HOLDINGS LLC	11-0204B
088-220-30	PFENNIG, EUEGENE	11-0205B
033-053-04	LECKIE, DARLENE	11-0304A
035-103-06	LECKIE, DARLENE	11-0304B
085-022-28	LECKIE, DARLENE	11-0304C
085-022-29	LECKIE, DARLENE	11-0304D
085-022-30	LECKIE, DARLENE	11-0304E
085-043-65	LECKIE, DARLENE	11-0304G
085-043-66	LECKIE, DARLENE	11-0304H
085-043-67	LECKIE, DARLENE	11-0304I
085-043-68	LECKIE, DARLENE	11-0304J
085-043-69	LECKIE, DARLENE	11-0304K
085-090-08	LECKIE, DARLENE	11-0304L
085-152-25	LECKIE, DARLENE	11-0304M
085-152-26	LECKIE, DARLENE	11-0304N
085-152-27	LECKIE, DARLENE	11-0304O
085-155-25	LECKIE, DARLENE	11-0304P
085-155-26	LECKIE, DARLENE	11-0304Q
085-472-10	LECKIE, DARLENE	11-0304R
085-481-26	LECKIE, DARLENE	11-0304S
085-552-22	LECKIE, DARLENE	11-0304T
085-552-23	LECKIE, DARLENE	11-0304U
085-552-24	LECKIE, DARLENE	11-0304V
085-600-40	LECKIE, DARLENE	11-0304W
085-600-41	LECKIE, DARLENE	11-0304X
085-600-42	LECKIE, DARLENE	11-0304Y
085-690-08	LECKIE, DARLENE	11-0304Z
085-690-09	LECKIE, DARLENE	11-0304A1
085-690-10	LECKIE, DARLENE	11-0304B1
085-711-13	LECKIE, DARLENE	11-0304C1

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 24, 2011
PAGE 5

085-711-14	LECKIE, DARLENE	11-0304D1
085-711-15	LECKIE, DARLENE	11-0304E1
085-722-20	LECKIE, DARLENE	11-0304F1
085-722-21	LECKIE, DARLENE	11-0304G1
085-722-22	LECKIE, DARLENE	11-0304H1
085-750-34	LECKIE, DARLENE	11-0304I1
085-851-09	LECKIE, DARLENE	11-0304J1
085-851-10	LECKIE, DARLENE	11-0304K1
085-851-11	LECKIE, DARLENE	11-0304L1
085-851-12	LECKIE, DARLENE	11-0304M1
085-851-13	LECKIE, DARLENE	11-0304N1
085-851-14	LECKIE, DARLENE	11-0304O1
504-041-04	LECKIE, DARLENE	11-0304P1
504-041-07	LECKIE, DARLENE	11-0304Q1
504-041-08	LECKIE, DARLENE	11-0304R1
504-041-09	LECKIE, DARLENE	11-0304S1
504-042-10	LECKIE, DARLENE	11-0304T1
504-042-11	LECKIE, DARLENE	11-0304U1
504-042-22	LECKIE, DARLENE	11-0304V1
504-052-22	LECKIE, DARLENE	11-0304W1
504-052-23	LECKIE, DARLENE	11-0304X1
504-052-24	LECKIE, DARLENE	11-0304Y1
506-010-05	LECKIE, DARLENE	11-0304Z1
506-010-06	LECKIE, DARLENE	11-0304A2
506-010-07	LECKIE, DARLENE	11-0304B2
506-010-08	LECKIE, DARLENE	11-0304C2
506-010-09	LECKIE, DARLENE	11-0304D2
506-010-10	LECKIE, DARLENE	11-0304E2
506-030-03	LANDES, DAVID B	11-0364
508-043-05	ELLIOTT, GARTH T & LINDA R	11-0365
508-094-12	SIERRA NEVADA HOLDING CO	11-0407
085-381-05	WIBBEN, PAULINE	11-0528
506-050-04	COURTNEY, STEVE & DIANNA L	11-0534
506-050-12	KRAUSE, RUTH L	11-0535
506-050-01	MARY THERESA FAMILY TRUST	11-0551A
506-050-47	MARY THERESA FAMILY TRUST	11-0551B

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 24, 2011
PAGE 6

506-050-48 MARY THERESA FAMILY TRUST 11-0551C

8. MULTI-FAMILY

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>
088-220-28	PFENNIG, EUEGENE	11-0205A

9. 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>
048-081-02	SCHMIDT, GARY R	11-0398
011-122-09	GRAND SIENA LLC	11-0680

10. 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>
038-111-02	WEST MEADOWS INVESTMENTS LLC	11-0271
085-043-64	LECKIE, DARLENE	11-0304F
048-081-03	SCHMIDT, GARY R	11-0399
048-070-10	SCHMIDT, GARY R	11-0400
048-082-05	SCHMIDT, GARY R	11-0401

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

***12. 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.

13. ADJOURNMENT

* INDICATES NON-ACTION ITEMS

WASHOE COUNTY BOARD OF EQUALIZATION
AGENDA – FEBRUARY 24, 2011
PAGE 7

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 17, 2011, I posted the Agenda for the February 24, 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 17, 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

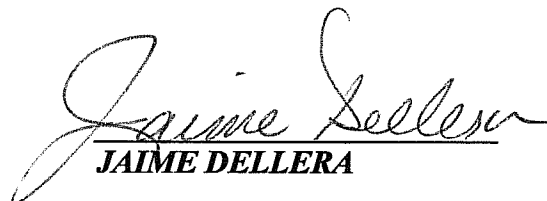
Sparks Justice Court
630 Greenbrae Drive
Sparks, NV
Fax # 775-352-3004

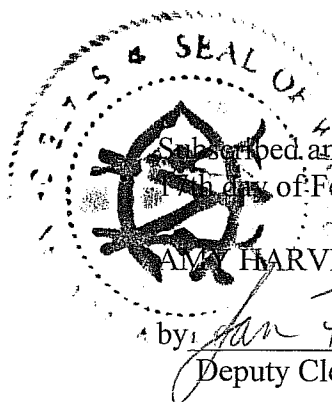
Incline Village Justice Court
865 Tahoe Blvd.
Incline Village, NV
Fax # 775-832-4162

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
____ day of February, 2011.

AMY HARVEY, County Clerk

by: 
Deputy Clerk