

BOARD OF EQUALIZATION, WASHOE COUNTY, NEVADA

WEDNESDAY

9:00 A.M.

FEBRUARY 6, 2013

PRESENT:

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

Nancy Parent, Chief Deputy Clerk
Leslie Admirand, 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:

13-012E PUBLIC COMMENT

There was no response to the call for public comment.

13-013E SWEARING IN

Nancy Parent, Chief Deputy Clerk, swore in the following members of the Assessor's staff who would be presenting testimony for the 2013 Board of Equalization hearings: Craig Anacker, Mike Bozman, Mike Churchfield, Steve Clement, Cori Burke, Ivy Diezel, Stacy Ettinger, Michael Gonzales, Ken Johns, Joe Johnson, Peter Kinne, Linda Lambert, Rigo Lopez, Paul Oliphint, Chris Sarman, Ron Sauer, Jana Spoor, Dona Stafford, Howard Stockton, Ginny Sutherland, Gail Vice, and Josh Wilson, Assessor.

13-014E WITHDRAWN PETITIONS

There were no appeals withdrawn from the agenda by the Petitioners.

13-015E CONTINUANCE

Nancy Parent, Chief Deputy Clerk, informed the Board there were two requests for continuances: Fred Sauer, Hearing No. 13-0014 requesting to be rescheduled to February 27, 2013; and, Daniel Hayes, Hearing No. 13-0038 requesting to be rescheduled to February 25, 2013. Chairman Covert so ordered.

13-016E CONSOLIDATION OF HEARINGS

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

13-017E RECOGNITION OF LINDA WOODLAND

Chairman Covert suggested something be done to recognize Linda Woodland who had served for many years on the Board of Equalization. Nancy Parent, Chief Deputy Clerk, stated she would look into it.

**13-018E PARCEL NO. 039-141-40 – BLITZ, RICHARD K –
HEARING NO. 13-0003**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 8225 Leroy Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Photos, 6 pages.

Assessor

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

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

On behalf of the Assessor and having been sworn, Linda Lambert, Appraiser, oriented the Board as to the location of the subject property.

Mr. Blitz stated he tried to get a copy of the *Marshall & Swift* Manual but did not find one. He explained he did not know the value of the structure, but thought the lot value was too high. He said he found some parcels in the neighborhood; (parcel numbers 212-122-05 and 212-122-04) and the land for 212-122-05 (2.6 acres) was valued at \$48,000, which was the same as the subject. He said that lot had road access, power, telephone and water. He said another parcel was close to 46,000 square feet and it was valued at \$43,200. His next comparable consisted of 1.3 acres and was valued at \$43,600.

Mr. Blitz stated there were two roads coming from the north of the subject and when it snowed or rained, the water ran down the two roads into the subject. He said there was a culvert, but the water went right over it. He stated when the road was paved they did not slope it toward the drainage ditch; it was sloped toward the subject. Mr. Blitz submitted photographs of the area, which showed how he tried to keep the water at bay.

Mr. Blitz stated the road had big cracks which channeled the water toward his property. He noted the photos showed the amount of erosion since November, and the

ditch on the south part of the subject. He said according to the Truckee Meadows Water Authority (TMWA), there was an issue with his property line.

Mr. Blitz stated his house was not where he wanted it and he thought the location of the home devalued the property. He reported he was forced to put the home where it was due to sewer regulations. Chairman Covert asked if that was because of an easement issue. Mr. Blitz explained that if the house was 400 feet from a sewer line it had to be hooked up to. He believed the regulations restricted where the structure could be located. Chairman Covert asked him if the house was placed within the 400 feet, would he have to hook up to the sewer. Mr. Blitz stated he put in a septic system, so he was not interested in hooking up to the sewer. He said there were also restrictions on how close the septic could be located next to the ditch. He said the drainage was the biggest problem and he noted when the house was built next to him that also had an effect on the drainage. Chairman Covert asked if dirt was being lost when the runoff occurred and Mr. Blitz responded that it had and he had to bring in additional fill.

Chairman Covert asked if Mr. Blitz was requesting the Board to reduce the land value to \$40,000 and the improvement value to \$55,000. Mr. Blitz said that was correct. He noted he was also concerned about the completion percentage used by the Assessor's Office, and he was not sure if that was for the 2013-14 or 2012-13 tax year.

Appraiser Lambert read from page 2 of Exhibit I and reviewed the features, comparable sales, and range of values associated with the subject property. She noted it was the Assessor's Office recommendation that the land value remain the same and the improvement value reduced to \$112,448, resulting in a total value of \$160,448. She said the Petitioner was not talking about sales with regard to neighboring lots, but value. She stated the parcels located across the street from the subject had steeper topography and backed up to Interstate-80. She noted the larger comparable parcels had upward adjustments for size and downward adjustments for traffic and topography.

Chairman Covert asked if she had been to the subject. Appraiser Lambert commented she did not see any evidence of water damage or erosion because the ditch and culvert were dry. Chairman Covert wondered if it was reasonable to assume there would be damage due to runoff. Appraiser Lambert stated she believed it could be possible. Chairman Covert stated he agreed with the Petitioner about the possible damage. Appraiser Lambert concurred the house was built where the water could run into it.

Mr. Blitz reiterated he was forced to put the house where he did because of the sewer regulations. He said he would have to build a dry well and pumping system to get to the sewer, which was too expensive. He referred to a lot that was flatter than the subject and had a certain amount of topography. Chairman Covert asked the Petitioner if he was aware of the recommended reduction to the improvement value. Mr. Blitz said he was but he was not sure if that was correct because he could not find a copy of the *Marshall & Swift* Manual. He clarified he misspoke about the parcel valued at \$43,600; it was actually valued at \$46,300.

Mr. Blitz said he worked the property with a tractor to clear the dirt and help with the drainage problems. He discussed the regulations, requirements and sewer problems with the subject and he noted to have done it differently would have been very expensive.

Member Kizziah asked the Petitioner if he was challenging the Assessor's Office calculation of 55 percent completion. Mr. Blitz stated he believed 55 percent was correct.

Chairman Covert asked how much of the old structure was still there. Mr. Blitz said he lived in the old structure. Chairman Covert asked the Assessor's Office how they dealt with the abandonment of an existing structure. Appraiser Lambert stated in April 2012 the appraiser who visited the property was told by the Appellant that the first structure would be torn down, however, it was discovered this year that it had not been torn down. She explained it had been removed from the roll and it could not be put back on the roll until 2014. She said the new home was still being built and should be completed by July 1, 2013, which was why the 2013-14 assessment was valued as 100 percent complete.

Member Brown asked if Mr. Blitz received any income from storage on the land. Mr. Blitz responded he did not, the sheds held his own stuff. He said what he was living in now was more like a shack and he felt it was over appraised. He said he did not understand the assessment regarding replacement cost new, but he believed the Health Department would condemn the structure.

Chairman Covert brought the discussion back to the Board. Member Krolick stated he would support a reduction to the land because of the issues raised and he felt \$45,000 was appropriate.

With regard to Parcel No. 039-141-40, 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 Krolick, which motion duly carried, it was ordered that the taxable land value be reduced to \$45,000 and the taxable improvement value be reduced to \$112,448, resulting in a total taxable value of \$157,448 for tax year 2013-14. The reduction was based on poor drainage and obsolescence. 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.

13-019E PARCEL NO. 039-141-40 – BLITZ, RICHARD K –
HEARING NO. 13-0003R12

A Petition for Review of Assessed Valuation was received protesting the 2012-13 taxable valuation on land and improvements located at 8225 Leroy 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, 17 pages.

On behalf of the Petitioner, Richard Blitz offered testimony.

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

Josh Wilson, Assessor, stated based on the previous motion he recommended the Board reduce the land to \$45,000 and deal with the 55 percent completion calculation.

Chairman Covert asked Mr. Blitz if he felt the land value reduction was appropriate. Mr. Blitz stated the structure for the 2012-13 tax year should show 55 percent completion and the land should be reduced to \$45,000. He asked if the value for 2013-14 showed the structure as 100 percent complete. Chairman Covert stated that was correct.

Assessor Wilson stated the Assessor's Office was also recommending a reduction to the improvement value for the 2012-13 tax year, due to obsolescence.

With regard to Parcel No. 039-141-40, 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 Krolick, which motion duly carried, it was ordered that the taxable land value be reduced to \$45,000 and the taxable improvement value be reduced to \$58,784, resulting in a total taxable value of \$103,784 for tax year 2012-13. The reduction was based on poor drainage and obsolescence. 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.

13-020E PARCEL NO. 051-341-02 – BALI, LEKH R –
HEARING NO. 13-0021

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 7215 Lingfield Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter, 1 page

Exhibit B: Comparable Sale, 1 page.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 9 pages.

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

On behalf of the Assessor and having been sworn, Steven Clement, Appraiser, oriented the Board as to the location of the subject property.

Mr. Bali stated the land value was increased by 25 percent, which did not appear to be reasonable. He said he checked comparable sales in the area and the prices had not gone up, they had gone down. He then checked how the Assessor's Office arrived at the assessed value and found out that they had determined a median value, (page 3 of Exhibit I). He said the median value was \$265,000; however, the land size for that parcel was larger than the subject. Chairman Covert asked if the Appellant wanted the value to be reduced to \$31,700 and Mr. Bali confirmed the amount.

Appraiser Clement read from page 2 of Exhibit I and reviewed the features, comparable sales, and range of values associated with the subject property. He said it was the Assessor's Office recommendation to uphold the current value. He explained to Mr. Bali that in 2012 the Assessor's Office used a County-wide 15 percent time adjustment on all the sales in Washoe County when they did the land allocation analysis. This year, the market did not show a time adjustment. He noted the time adjustment that was calculated for the County-wide analysis did not fit all the neighborhoods. The Hidden Valley area did not see a drastic price reduction between the two years, but was included in the County-wide adjustment. Chairman Covert inquired if the subject was located in the old section or the new section. Appraiser Clement responded it was on the border. He said the land values were all based on the median lot size, and the Assessor's Office was looking at a site value, not a per acre value. He said there were adjustments for lots that fell below the median size and an upward adjustment if they were above the median size. He explained the subject fell within the median range of the land sizes within the neighborhood.

Appraiser Clement stated the Appellant was also concerned about the improvements and he explained the modified cost approach to value used in Nevada. He said the value between the subject and the house across the street could be based on replacement cost new, minus one and one-half percent depreciation per year.

Chairman Covert stated the two comparable sales used were not arms-length transactions. One was a short sale and the other a bank sold. Appraiser Clement stated that was correct and also a low indicator of value.

Member Horan said the Appraiser talked about a County-wide reduction but he was not clear if that was applied this year in some areas and not in others. Appraiser Clement stated in 2012 the Assessor's Office noticed a good time-adjustment in sales prices throughout Washoe County. Based on that, staff decided to do a County-wide 15 percent time-adjustment on all sales from July 1, 2011 downward. That analysis was done for the median sale prices for all homes in Washoe County. After that staff felt the time-adjustment did not fit all the neighborhoods, so this year they did not do a time-adjustment because the values were increasing.

Member Horan stated the reality last year was there should be a time-adjustment and now the Assessor's Office was saying that did not apply this year, which caused a 25 percent increase. Appraiser Clement stated the 15 percent might have been relevant for some areas such as Arrowcreek, but it did not fit the Hidden Valley median sales price. He further explained this year staff used the median sales price, but did not use a downward time-adjustment because values were increasing.

Mr. Bali stated the 25 percent increase did not make sense to him. He thought the comparable sales prices showed the house per square foot value had not gone down, but the land in 2012 was much greater for the houses sold of similar quality, age and size. He thought the actual property values went down, but his assessed value went up. Member Horan clarified he did not disagree with the Assessor's Office valuation, but thought it would create problems explaining to other petitioners.

Chairman Covert brought the discussion back to the Board. There was no discussion.

With regard to Parcel No. 051-341-02, 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 Kizziah, 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.

13-021E PARCEL NO. 148-110-09 – KING, MORGAN D JR & MIRIAM S –
HEARING NO. 13-0205

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 6390 Zermatt Court, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter and supporting documentation, 24 pages.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 7 pages.

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

On behalf of the Assessor and having been sworn, Pete Kinne, Appraiser, oriented the Board as to the location of the subject property.

Mr. King thanked Appraiser Kinne for being professional and helpful. He said he thought the purchase price went a long way in establishing the full cash value in a non-distressed home. He discussed the emails and letters between the seller and himself establishing the deal. The seller purchased the subject home in 2007 for \$830,000, although, the seller never lived in the home and it sat empty. In April 2008 it was listed for \$1,099,000 and then dropped to \$990,000 two months later. Six months after that the price dropped to \$750,000 and in May 2010 it was dropped to \$660,000. In July it was dropped down to \$595,000 and in March 2011 it was removed from the market because he rented it. He said he wanted to continue to rent the subject, but the owner indicated he wanted to sell. He asked the owner to have the home inspected and they determined to list it at \$539,000. He offered \$474,000 and they split the difference with a counter-offer of \$480,000. Mr. King believed since it did not make the market, it was not an arms-length transaction, but was similar.

Mr. King stated the purchase price (\$480,000) versus the taxable value (\$559,000) equated to an \$82,000 difference. He conceded he received a good deal, but he thought \$500,000 was justified, but still represented a \$59,000 difference from the taxable value. He said the views from a home were important and difficult to put a price on. He said the subject was one of the smallest lots and many lots had water features and better landscaping because of the owner being absent. He said other parcels were on the golf course with views of the Alpine mountains to the west and mountains to the east. His lot did not have views. He noted the site plan showed the subject situated along side an emergency vehicle exit road.

Mr. King stated the home sizes varied from 7,000 square feet to 22,000 square feet. He thought the allocation method utilized for the land assessment was not proper.

Mr. King said their agreement was for him to provide wall coverings, but he had to leave them when he left, so he did not spend a lot of money on the interior window treatments. He said most of the homes had wood shades, but he had drapery panels. He said the appliances had been there for two years, and most of the other homes had higher-grade appliances. He stated the trim was of paint grade pine that had been stained; the same with the cabinets. He said many cottages had solid outside doors, but the subject did not. In all of the value factors, he believed the subject was a lower valued home, which was reflected in the sales price.

Mr. King reviewed Exhibit A noting the different columns and their representation. He said he looked at the obsolescence factor and thought the lower priced homes were equalized by obsolescence. He reviewed over 12 homes that had sold and saw the decrease over the year was 7 percent. He noted the addresses that had golf course and mountain views, desert views, and homes with no views at all. He attested that some were not recent sales and some had higher sale prices. He thought the land values were significantly less (\$6.34 per square foot) and recent sales averaged \$8.80 per square foot. He looked at recent sales in the neighborhood which had views, and the average sales price for those lots was \$3.52 per square foot. His lot was valued at \$10.62 per square foot. He thought \$500,000 would be a fair and equitable value for what he believed to be the least expensive home bought in the cottages.

Mr. King next went over Exhibit B within Exhibit A that dealt with required improvements. He felt the sales price per square foot, plus the cost of the required improvements, would exceed the lowest assessed value.

Member Kizziah asked the Petitioner if he had improved any of the landscaping. Mr. King said he planned to, but had not at this time.

Appraiser Kinne read from page 2 of Exhibit I and reviewed the features, comparable sales, and range of values associated with the subject property. He said it was the Assessor's Office recommendation to uphold the current value. Chairman Covert asked if he had been inside the home. Appraiser Kinne stated he had not. Chairman Covert stated the Appellant indicated the quality class was less than the others in the area. Appraiser Kinne said he did not assign the quality class but felt it was a very homogenous type subdivision. Chairman Covert asked him to explain to the Petitioner about how class was determined. Appraiser Kinne stated the *Marshall & Swift Manual* was used to determine the class.

Member Kizziah asked if all four of the improved sales were by the same builder. Appraiser Kinne stated that was correct. He noted one that was out of the ordinary and that was located at the south end of Wetzell Court.

Mr. King stated he disagreed with Appraiser Kinne's selection of homes because 6330, 6320, and 6385 Wetzell Court had golf course and mountain views, and for those reasons he did not believe they were comparable to the subject. He mentioned another comparable he listed (6490 Montreux) twice because it sold twice within a year's time and it dropped in value by 8 percent over that year. He looked for the exact same type of home as the subject and that sale was for \$597,000, but it sold one year prior to his. He had not seen the inside of that comparable, but the exterior was similar.

Chairman Covert stated Montreux was not a cookie-cutter subdivision from a construction standpoint. Mr. King agreed there were interior options and he thought most people chose higher-end quality items for the inside.

Chairman Covert brought the discussion back to the Board. Member Horan stated he thought the Assessor's Office made a valid argument, and although he appreciated the Appellant's argument, he thought the presentation by the Assessor's Office was more valid.

With regard to Parcel No. 148-110-09, 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 Krolick, 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.

Mr. King asked if the motion was based on the comparables used in Exhibit I. Chairman Covert stated the Board felt the Assessor's Office valued the property correctly.

13-022E PARCEL NO. 021-140-17 – FUCHS TRUST –
HEARING NO. 13-0007A

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 3535 Craviasco Lane, 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.

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

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

Mr. Fuchs said the subject was located in a flood zone and he did not believe the Assessor's Office value was accurate because in 2007 there was a new rule put in place regarding a higher elevation for a building pad. Neither one of his properties had the proper elevation for a building pad and, he did not know if the properties being used as comparable sales had the elevation requirement. Chairman Covert inquired if the elevation rule was due to the property being located in a flood zone. Mr. Fuchs stated that was correct. He noted he had been in escrow twice and the people who wanted to purchase it educated him on the problem. He said even if they were to import the dirt and

put the building pad at the proper elevation, it would not be approved because of another rule that dirt could not be imported into a flood zone. He said he believed the properties were worthless because he could not build on them.

Appraiser Clement read from page 2 of Exhibit I and reviewed the features, comparable sales, and range of values associated with the subject property. He explained the subject was receiving a 5 percent downward adjustment to account for the easement off Craviasco Lane, which brought the total taxable land value to \$48,450. He noted that in 2011 a revision to the regulation exempting fill to be brought in was changed to allow fill, which now made the parcel buildable. It was the Assessor's Office recommendation to uphold the assessed value.

Chairman Covert brought the discussion back to the Board. He noted the Petitioner was only asking for \$1,000 less than what the value currently was assessed.

With regard to Parcel No. 021-140-17, 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.

13-023E PARCEL NO. 021-140-28 – FUCHS TRUST –
HEARING NO. 13-0007B

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 5930 Pembroke 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.

On behalf of the Petitioner and previously sworn, Ulrich Fuchs offered testimony.

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

Mr. Fuchs stated the subject was under the same situation as the previously heard appeal. He noted it was a larger piece of property; however, the elevation of the subject was two feet lower than the previous hearing. The fill he would

have to bring in to be able to do anything with the subject, made it worth less than the property just discussed in his opinion.

Appraiser Clement said he used the same analysis and comparable sales as used in the previous hearing. He concurred the subject was larger (1.68 acres) and noted the parcel was given a 5 percent deduction for the easement and an upward adjustment for size and a downward adjustment for traffic. Chairman Covert asked the Appraiser if it would cost more to bring in enough fill to be able to build. Appraiser Clement stated he was not sure it was two feet lower, but he believed the subject had more useful area. He noted the listing for the subject was higher than the previous appeal due to the size.

Mr. Fuchs disagreed stating the previous hearing parcel had certain fill brought in and had met earlier criteria. When the elevation was changed, he thought it lost a little bit of value; however, the improvements were done and utilities were brought in. He noted the subject was completely undeveloped. Chairman Covert confirmed the Assessor's Office value was based on the larger size. Mr. Fuchs reiterated that it would take more money to bring in more fill.

Chairman Covert brought the discussion back to the Board. Hearing none, he called for a motion.

With regard to Parcel No. 021-140-28, 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.

10:36 a.m. The Board took a break.

10:45 a.m. The Board reconvened with all members present.

13-024E **PARCEL NO. 009-433-36 – GALLOWAY LIVING TRUST – HEARING NO. 13-0114**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 1100 Greensburg Circle, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Financial information, prior history of appeal, NRS excerpts, newspaper articles and supporting documents, 185 pages.

Exhibit B: Additional information from State Board of Equalization Hearing for 2012, 82 pages.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 14 pages.

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

On behalf of the Assessor and having been sworn, Joe Johnson, Appraiser, and Josh Wilson, Assessor, oriented the Board as to the location of the subject property.

Mr. Galloway stated his appeal was on a matter of consistency. He wanted to make sure the Board understood that his appeal last year was denied at the County and State levels, but the issue had not gone away. He said the factor applied in the 2012-13 assessment tax year was incorrect and far too high at 8 percent, which was derived from *Marshall and Swift*. He said the error he had alleged for the previous tax year had perpetuated itself into the current tax year in so far as those structures that were calculated on the replacement cost new, less depreciation.

Mr. Galloway stated the decision of the County Board of Equalization (CBOE) last year was that he had failed to meet his burden of proof that his value was incorrectly calculated and that the assessed value was not greater than the market value. He said if the assessment was properly done, the calculator method for older properties like the subject would have yielded values that were lower than the market value. The primary method in Nevada Revised Statutes (NRS) was to use the replacement cost new (RCN) for buildings and depreciate them. If *Marshall and Swift* overestimated the RCN of a building, it would deprive the taxpayer of what might be the lower number. He explained the taxpayer was entitled to either the number calculated by the depreciation formula or total market value of the land plus improvements. He said what he did not communicate to the Board last year was that if it was over-calculated for the RCN, then the taxpayers would be deprived of what the NRS intended to do.

Mr. Galloway stated the Assessor was doing his job and doing what the regulations said by going through the *Marshall and Swift* calculator system. Certain data was put in the calculator system for the structure and out came the RCN; however, no one knew the formula within the calculator system. He mentioned another Appellant who wrote to *Marshall and Swift* asking them about their calculations, and was told if they found something wrong they would change it. Not too long before his State Board of Equalization (SBOE) hearing, Mr. Galloway stated he also wrote to *Marshall and Swift* and heard back from their attorney, which he read into the record. (page 5 Exhibit A). He said he believed the Board felt state regulations limited them, which forced him to come with detailed information of re-building his home in order to convince the Board that the RCN was overstated.

Mr. Galloway stated when *Marshall and Swift* calculated the State factor, which was also reflected in the calculator method, they used assumptions in the

construction costs and did not look at his particular house. They categorized certain features of his home and put them into the calculator. When they used the factor which applied to homes that were not individually re-examined, they came up with an 8 percent increase statewide. He noted the Assessor's staff had not gone through his house in detail; they just applied the factor.

Mr. Galloway showed the Board the factor was wrong last year, and he did not have to show specific data on the subject in order to prove the factor was wrong. If the factor was wrong and the calculator method supplied by *Marshall and Swift* had to be consistent with that factor, then his valuation would be too high and so was everyone else's.

Mr. Galloway said what the Board thought constrained them was not State law because there was no mention of *Marshall and Swift* in the NRS, only the Nevada Administrative Code (NAC). He mentioned a case called Imperial Palace vs. Clark County which was based on the RCN calculation. As a result of that court decision the State came up with a solution, and that was to specify one firm to prepare the calculations and make things equitable. He thought that was a good idea as long as *Marshall and Swift* was correct, but a bad idea if they were wrong. He went to National Data and used State Wage Data and Indexes for building material costs, which was only 30 percent of the cost of building a residence. He combined that with some actual numbers per square foot from the National Association of Homebuilders and came up with the previous year's number (2011-12), which agreed with the national numbers. The 2012-13 year value was way off the national numbers, because even if wages were flat and contractor profit margins went down, the 8 percent should have been 1.5 percent or less. He said if the 8 percent was applied to Washoe County and Clark County and calculated for 60 percent of the single-family residences, he came up with \$50 million that people like him and other people, had over paid. It was not very much for any one person, but he was trying to do this for the public's interest.

Mr. Galloway read from Exhibit B regarding the Assessor's Office approving the State factors (page 72 and 79). He said regardless of what the Board did or what they thought their authority was he hoped the Board would request the State do something different regarding independent verification that *Marshall and Swift's* numbers were correct. He said if *Marshall and Swift* was going to be the sole source for this determination, there needed to be some independent supporting data and if their numbers were off, then the State would not approve the factor. He said he had a letter from Bruce Bartolowits, State Department of Taxation, stating that not one shred of evidence was required from *Marshall and Swift* to disclose assumptions.

Mr. Galloway stated using *Marshall and Swift* was not required by State law, but by State regulations and if the State regulations conflicted with State law, that needed to be fixed. He noted State law said to use the RCN and then depreciate it. If the number given by *Marshall and Swift* was not the true RCN of the structure and the regulations had no provisions to provide proof and what he brought as evidence was determined to be wrong, what was on the other side of the scale of justice; nothing. He

said he was told *Marshall and Swift* had a good reputation. He said the entire burden of proof was with the petitioner and not on the other side. He thought a person had a right to petition and he believed part of the right to petition should be a balancing of evidence. He would like to rectify that with support from this Board.

Mr. Galloway stated if the Board still felt constrained to say he failed to meet his burden of proof, then at least make sure it was limited to the fact that he did not have data specific to his own property. He believed he proved the factor (8 percent) was wrong last year, which was passed through to this year and added to.

Mr. Galloway reported he wrote to the State Department of Taxation, asking if the factor could be reversed if they thought the factor was wrong. They responded they could not reverse it based on the law, but *Marshall and Swift* was not in the law. He said he had no issue with what Assessor Wilson did, but he had an issue with the way appeals were handled and *Marshall and Swift* did not have to prove their numbers.

Appraiser Johnson read from page 2 of Exhibit I and reviewed the features, comparable sales, and range of values associated with the subject property. He noted it was the Assessor's Office recommendation to uphold the current assessed value.

Assessor Wilson stated Mr. Galloway said a taxpayer was entitled to the lower of two values, which would be the computed taxable value or the full cash value, whichever was lower. He concurred that was true and if the computed taxable value was lower than the full cash value, then there would be no reason to apply any additional obsolescence. He noted when he read the comments from the other Assessors disagreeing with applying the 8 percent, those Assessors re-costed 1/5 of their county each year and then applied the 8 percent to the other factors. Washoe County re-costed all the improvements in the County and then applied the additional 1.5 percent per year depreciation for the additional year. Washoe County did not apply the factor. The Imperial Palace case Mr. Galloway mentioned was when the taxpayer was challenging the *Marshall and Swift* cost derived by the Assessor based on their actual cost of construction. He reported the Imperial Palace case did not lead to identifying *Marshall and Swift* as the standard; *Marshall and Swift* had been the standard since 1983. Page 15 of Exhibit B showed NAC 361.128 which specified using *Marshall and Swift*. He pointed out that the NAC had been amended in 2010 and that was the time and place for regulations to be amended and changed.

Assessor Wilson said AGR1 was being introduced during this session to amend the Nevada Constitution to allow the Nevada Legislature to determine the method of calculating the improvement value upon sale. He did not know if that would change any of Mr. Galloway's concerns. He said he must follow the regulations of the Nevada Tax Commission and once regulation was codified it had the full force of a statute and was law.

Assessor Wilson explained how his office calculated costing residential improvements. The *Marshall and Swift* cost tables were loaded into the Assessor's Office system and then property specific criteria was entered which determined the value of the RCN, to which they applied the depreciation to render a depreciated replacement cost. To that, the land value was added and if that computed taxable value did not exceed the fair market value, no further reduction would be necessary. He stated he wanted the correct method of determining value as much as Mr. Galloway and he had no reason to believe *Marshall and Swift* was incorrect.

Mr. Galloway said what if the cost tables used were wrong, because there was no independent audit from the State to determine the numbers used by *Marshall and Swift* were correct. He believed he showed they were wrong. He reiterated there was no appeal method for him against their evidence.

Chairman Covert brought the discussion back to the Board. Chairman Covert said he was not in favor of this Board being a test case to determine whether the methods used were correct or not. He believed the Legislature should do that and as long as the Assessor proved he followed the law, this Board had no jurisdiction to change that.

Member Horan agreed, stating the agenda item was to approve or disapprove the valuation and not get into the methodologies used by the State.

With regard to Parcel No. 009-433-36, 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.

13-025E PARCEL NO. 163-112-05 – DOUBLE G HOLDINGS LLC –
HEARING NO. 13-0010

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 9455 Double R Boulevard, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Appraisal, 151 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. 163-112-05, 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 \$2,167,575, resulting in a total taxable value of \$2,950,000 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.

13-026E PARCEL NO. 085-151-53 – THOMAS, LEONARD F & OLGA I – HEARING NO. 13-0012

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 5362 Woods Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Comparable sales and photos, 18 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. 085-151-53, 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 \$13,000 resulting in a total taxable value of \$32,000 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.

13-027E PARCEL NO. 040-910-05 – SHARON ZOE LLC (CLARK, SHARON Z.) – HEARING NO. 13-0017

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 560 Hammill Lane, 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. 040-910-05, 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 \$228,924, resulting in a total taxable value of \$378,188 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.

13-028E PARCEL NO. 011-176-09 – COLTON FAMILY TRUST –
HEARING NO. 13-0018

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 245 E. Liberty Street, 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. 011-176-09, 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 \$2,653,368, resulting in a total taxable value of \$3,000,000 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.

13-029E PARCEL NO. 003-510-24 – A & K LEMAIRE FAMILY TRUST – HEARING NO. 13-0019

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 3060 Socrates Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Comparables, 1 page.

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. 003-510-24, 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 \$296,200, resulting in a total taxable value of \$340,000 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.

13-030E BANK OF THE WEST – HEARING NOS. 13-0025A THROUGH 13-0025P10

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

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter, Summary, Appraisal, BPO and supporting documentation, 50 pages.

Assessor

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

No one offered testimony on behalf of the Petitioner.

No one offered testimony on behalf of the Assessor.

With regard to Parcel Nos. 035-391-01 through 035-391-56, 035-392-01 through 035-392-56, 035-401-01 through 035-401-82 and 035-402-01 through 035-402-82, as more fully set forth below, 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 \$1,100 for each parcel and the taxable improvement value be upheld for each parcel, resulting in a total taxable value of \$1,689 for each parcel, 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.

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
035-391-01	BANK OF THE WEST	13-0025A
035-391-02	BANK OF THE WEST	13-0025B
035-391-03	BANK OF THE WEST	13-0025C
035-391-04	BANK OF THE WEST	13-0025D
035-391-05	BANK OF THE WEST	13-0025E
035-391-06	BANK OF THE WEST	13-0025F
035-391-07	BANK OF THE WEST	13-0025G
035-391-08	BANK OF THE WEST	13-0025H
035-391-09	BANK OF THE WEST	13-0025I
035-391-10	BANK OF THE WEST	13-0025J
035-391-11	BANK OF THE WEST	13-0025K
035-391-12	BANK OF THE WEST	13-0025L
035-391-13	BANK OF THE WEST	13-0025M
035-391-14	BANK OF THE WEST	13-0025N
035-391-15	BANK OF THE WEST	13-0025O
035-391-16	BANK OF THE WEST	13-0025P
035-391-17	BANK OF THE WEST	13-0025Q
035-391-18	BANK OF THE WEST	13-0025R
035-391-19	BANK OF THE WEST	13-0025S
035-391-20	BANK OF THE WEST	13-0025T
035-391-21	BANK OF THE WEST	13-0025U
035-391-22	BANK OF THE WEST	13-0025V
035-391-23	BANK OF THE WEST	13-0025W

035-391-24	BANK OF THE WEST	13-0025X
035-391-25	BANK OF THE WEST	13-0025Y
035-391-26	BANK OF THE WEST	13-0025Z
035-391-27	BANK OF THE WEST	13-0025A1
035-391-28	BANK OF THE WEST	13-0025B1
035-391-29	BANK OF THE WEST	13-0025C1
035-391-30	BANK OF THE WEST	13-0025D1
035-391-31	BANK OF THE WEST	13-0025E1
035-391-32	BANK OF THE WEST	13-0025F1
035-391-33	BANK OF THE WEST	13-0025G1
035-391-34	BANK OF THE WEST	13-0025H1
035-391-35	BANK OF THE WEST	13-0025I1
035-391-36	BANK OF THE WEST	13-0025J1
035-391-37	BANK OF THE WEST	13-0025K1
035-391-38	BANK OF THE WEST	13-0025L1
035-391-39	BANK OF THE WEST	13-0025M1
035-391-40	BANK OF THE WEST	13-0025N1
035-391-41	BANK OF THE WEST	13-0025O1
035-391-42	BANK OF THE WEST	13-0025P1
035-391-43	BANK OF THE WEST	13-0025Q1
035-391-44	BANK OF THE WEST	13-0025R1
035-391-45	BANK OF THE WEST	13-0025S1
035-391-46	BANK OF THE WEST	13-0025T1
035-391-47	BANK OF THE WEST	13-0025U1
035-391-48	BANK OF THE WEST	13-0025V1
035-391-49	BANK OF THE WEST	13-0025W1
035-391-50	BANK OF THE WEST	13-0025X1
035-391-51	BANK OF THE WEST	13-0025Y1
035-391-52	BANK OF THE WEST	13-0025Z1
035-391-53	BANK OF THE WEST	13-0025A2
035-391-54	BANK OF THE WEST	13-0025B2
035-391-55	BANK OF THE WEST	13-0025C2
035-391-56	BANK OF THE WEST	13-0025D2
035-392-01	BANK OF THE WEST	13-0025E2
035-392-02	BANK OF THE WEST	13-0025F2

035-392-03	BANK OF THE WEST	13-0025G2
035-392-04	BANK OF THE WEST	13-0025H2
035-392-05	BANK OF THE WEST	13-0025I2
035-392-06	BANK OF THE WEST	13-0025J2
035-392-07	BANK OF THE WEST	13-0025K2
035-392-08	BANK OF THE WEST	13-0025L2
035-392-09	BANK OF THE WEST	13-0025M2
035-392-10	BANK OF THE WEST	13-0025N2
035-392-11	BANK OF THE WEST	13-0025O2
035-392-12	BANK OF THE WEST	13-0025P2
035-392-13	BANK OF THE WEST	13-0025Q2
035-392-14	BANK OF THE WEST	13-0025R2
035-392-15	BANK OF THE WEST	13-0025S2
035-392-16	BANK OF THE WEST	13-0025T2
035-392-17	BANK OF THE WEST	13-0025U2
035-392-18	BANK OF THE WEST	13-0025V2
035-392-19	BANK OF THE WEST	13-0025W2
035-392-20	BANK OF THE WEST	13-0025X2
035-392-21	BANK OF THE WEST	13-0025Y2
035-392-22	BANK OF THE WEST	13-0025Z2
035-392-23	BANK OF THE WEST	13-0025A3
035-392-24	BANK OF THE WEST	13-0025B3
035-392-25	BANK OF THE WEST	13-0025C3
035-392-26	BANK OF THE WEST	13-0025D3
035-392-27	BANK OF THE WEST	13-0025E3
035-392-28	BANK OF THE WEST	13-0025F3
035-392-29	BANK OF THE WEST	13-0025G3
035-392-30	BANK OF THE WEST	13-0025H3
035-392-31	BANK OF THE WEST	13-0025I3
035-392-32	BANK OF THE WEST	13-0025J3
035-392-33	BANK OF THE WEST	13-0025K3
035-392-34	BANK OF THE WEST	13-0025L3
035-392-35	BANK OF THE WEST	13-0025M3
035-392-36	BANK OF THE WEST	13-0025N3
035-392-37	BANK OF THE WEST	13-0025O3

035-392-38	BANK OF THE WEST	13-0025P3
035-392-39	BANK OF THE WEST	13-0025Q3
035-392-40	BANK OF THE WEST	13-0025R3
035-392-41	BANK OF THE WEST	13-0025S3
035-392-42	BANK OF THE WEST	13-0025T3
035-392-43	BANK OF THE WEST	13-0025U3
035-392-44	BANK OF THE WEST	13-0025V3
035-392-45	BANK OF THE WEST	13-0025W3
035-392-46	BANK OF THE WEST	13-0025X3
035-392-47	BANK OF THE WEST	13-0025Y3
035-392-48	BANK OF THE WEST	13-0025Z3
035-392-49	BANK OF THE WEST	13-0025A4
035-392-50	BANK OF THE WEST	13-0025B4
035-392-51	BANK OF THE WEST	13-0025C4
035-392-52	BANK OF THE WEST	13-0025D4
035-392-53	BANK OF THE WEST	13-0025E4
035-392-54	BANK OF THE WEST	13-0025F4
035-392-55	BANK OF THE WEST	13-0025G4
035-392-56	BANK OF THE WEST	13-0025H4
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035-401-02	BANK OF THE WEST	13-0025J4
035-401-03	BANK OF THE WEST	13-0025K4
035-401-04	BANK OF THE WEST	13-0025L4
035-401-05	BANK OF THE WEST	13-0025M4
035-401-06	BANK OF THE WEST	13-0025N4
035-401-07	BANK OF THE WEST	13-0025O4
035-401-08	BANK OF THE WEST	13-0025P4
035-401-09	BANK OF THE WEST	13-0025Q4
035-401-10	BANK OF THE WEST	13-0025R4
035-401-11	BANK OF THE WEST	13-0025S4
035-401-12	BANK OF THE WEST	13-0025T4
035-401-13	BANK OF THE WEST	13-0025U4
035-401-14	BANK OF THE WEST	13-0025V4
035-401-15	BANK OF THE WEST	13-0025W4
035-401-16	BANK OF THE WEST	13-0025X4

035-401-17	BANK OF THE WEST	13-0025Y4
035-401-18	BANK OF THE WEST	13-0025Z4
035-401-19	BANK OF THE WEST	13-0025A5
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035-401-21	BANK OF THE WEST	13-0025C5
035-401-22	BANK OF THE WEST	13-0025D5
035-401-23	BANK OF THE WEST	13-0025E5
035-401-24	BANK OF THE WEST	13-0025F5
035-401-25	BANK OF THE WEST	13-0025G5
035-401-26	BANK OF THE WEST	13-0025H5
035-401-27	BANK OF THE WEST	13-0025I5
035-401-28	BANK OF THE WEST	13-0025J5
035-401-29	BANK OF THE WEST	13-0025K5
035-401-30	BANK OF THE WEST	13-0025L5
035-401-31	BANK OF THE WEST	13-0025M5
035-401-32	BANK OF THE WEST	13-0025N5
035-401-33	BANK OF THE WEST	13-0025O5
035-401-34	BANK OF THE WEST	13-0025P5
035-401-35	BANK OF THE WEST	13-0025Q5
035-401-36	BANK OF THE WEST	13-0025R5
035-401-37	BANK OF THE WEST	13-0025S5
035-401-38	BANK OF THE WEST	13-0025T5
035-401-39	BANK OF THE WEST	13-0025U5
035-401-40	BANK OF THE WEST	13-0025V5
035-401-41	BANK OF THE WEST	13-0025W5
035-401-42	BANK OF THE WEST	13-0025X5
035-401-43	BANK OF THE WEST	13-0025Y5
035-401-44	BANK OF THE WEST	13-0025Z5
035-401-45	BANK OF THE WEST	13-0025A6
035-401-46	BANK OF THE WEST	13-0025B6
035-401-47	BANK OF THE WEST	13-0025C6
035-401-48	BANK OF THE WEST	13-0025D6
035-401-49	BANK OF THE WEST	13-0025E6
035-401-50	BANK OF THE WEST	13-0025F6
035-401-51	BANK OF THE WEST	13-0025G6

035-401-52	BANK OF THE WEST	13-0025H6
035-401-53	BANK OF THE WEST	13-0025I6
035-401-54	BANK OF THE WEST	13-0025J6
035-401-55	BANK OF THE WEST	13-0025K6
035-401-56	BANK OF THE WEST	13-0025L6
035-401-57	BANK OF THE WEST	13-0025M6
035-401-58	BANK OF THE WEST	13-0025N6
035-401-59	BANK OF THE WEST	13-0025O6
035-401-60	BANK OF THE WEST	13-0025P6
035-401-61	BANK OF THE WEST	13-0025Q6
035-401-62	BANK OF THE WEST	13-0025R6
035-401-63	BANK OF THE WEST	13-0025S6
035-401-64	BANK OF THE WEST	13-0025T6
035-401-65	BANK OF THE WEST	13-0025U6
035-401-66	BANK OF THE WEST	13-0025V6
035-401-67	BANK OF THE WEST	13-0025W6
035-401-68	BANK OF THE WEST	13-0025X6
035-401-69	BANK OF THE WEST	13-0025Y6
035-401-70	BANK OF THE WEST	13-0025Z6
035-401-71	BANK OF THE WEST	13-0025A7
035-401-72	BANK OF THE WEST	13-0025B7
035-401-73	BANK OF THE WEST	13-0025C7
035-401-74	BANK OF THE WEST	13-0025D7
035-401-75	BANK OF THE WEST	13-0025E7
035-401-76	BANK OF THE WEST	13-0025F7
035-401-77	BANK OF THE WEST	13-0025G7
035-401-78	BANK OF THE WEST	13-0025H7
035-401-79	BANK OF THE WEST	13-0025I7
035-401-80	BANK OF THE WEST	13-0025J7
035-401-81	BANK OF THE WEST	13-0025K7
035-401-82	BANK OF THE WEST	13-0025L7
035-402-01	BANK OF THE WEST	13-0025M7
035-402-02	BANK OF THE WEST	13-0025N7
035-402-03	BANK OF THE WEST	13-0025O7
035-402-04	BANK OF THE WEST	13-0025P7

035-402-05	BANK OF THE WEST	13-0025Q7
035-402-06	BANK OF THE WEST	13-0025R7
035-402-07	BANK OF THE WEST	13-0025S7
035-402-08	BANK OF THE WEST	13-0025T7
035-402-09	BANK OF THE WEST	13-0025U7
035-402-10	BANK OF THE WEST	13-0025V7
035-402-11	BANK OF THE WEST	13-0025W7
035-402-12	BANK OF THE WEST	13-0025X7
035-402-13	BANK OF THE WEST	13-0025Y7
035-402-14	BANK OF THE WEST	13-0025Z7
035-402-15	BANK OF THE WEST	13-0025A8
035-402-16	BANK OF THE WEST	13-0025B8
035-402-17	BANK OF THE WEST	13-0025C8
035-402-18	BANK OF THE WEST	13-0025D8
035-402-19	BANK OF THE WEST	13-0025E8
035-402-20	BANK OF THE WEST	13-0025F8
035-402-21	BANK OF THE WEST	13-0025G8
035-402-22	BANK OF THE WEST	13-0025H8
035-402-23	BANK OF THE WEST	13-0025I8
035-402-24	BANK OF THE WEST	13-0025J8
035-402-25	BANK OF THE WEST	13-0025K8
035-402-26	BANK OF THE WEST	13-0025L8
035-402-27	BANK OF THE WEST	13-0025M8
035-402-28	BANK OF THE WEST	13-0025N8
035-402-29	BANK OF THE WEST	13-0025O8
035-402-30	BANK OF THE WEST	13-0025P8
035-402-31	BANK OF THE WEST	13-0025Q8
035-402-32	BANK OF THE WEST	13-0025R8
035-402-33	BANK OF THE WEST	13-0025S8
035-402-34	BANK OF THE WEST	13-0025T8
035-402-35	BANK OF THE WEST	13-0025U8
035-402-36	BANK OF THE WEST	13-0025V8
035-402-37	BANK OF THE WEST	13-0025W8
035-402-38	BANK OF THE WEST	13-0025X8
035-402-39	BANK OF THE WEST	13-0025Y8

035-402-40	BANK OF THE WEST	13-0025Z8
035-402-41	BANK OF THE WEST	13-0025A9
035-402-42	BANK OF THE WEST	13-0025B9
035-402-43	BANK OF THE WEST	13-0025C9
035-402-44	BANK OF THE WEST	13-0025D9
035-402-45	BANK OF THE WEST	13-0025E9
035-402-46	BANK OF THE WEST	13-0025F9
035-402-47	BANK OF THE WEST	13-0025G9
035-402-48	BANK OF THE WEST	13-0025H9
035-402-49	BANK OF THE WEST	13-0025I9
035-402-50	BANK OF THE WEST	13-0025J9
035-402-51	BANK OF THE WEST	13-0025K9
035-402-52	BANK OF THE WEST	13-0025L9
035-402-53	BANK OF THE WEST	13-0025M9
035-402-54	BANK OF THE WEST	13-0025N9
035-402-55	BANK OF THE WEST	13-0025O9
035-402-56	BANK OF THE WEST	13-0025P9
035-402-57	BANK OF THE WEST	13-0025Q9
035-402-58	BANK OF THE WEST	13-0025R9
035-402-59	BANK OF THE WEST	13-0025S9
035-402-60	BANK OF THE WEST	13-0025T9
035-402-61	BANK OF THE WEST	13-0025U9
035-402-62	BANK OF THE WEST	13-0025V9
035-402-63	BANK OF THE WEST	13-0025W9
035-402-64	BANK OF THE WEST	13-0025X9
035-402-65	BANK OF THE WEST	13-0025Y9
035-402-66	BANK OF THE WEST	13-0025Z9
035-402-67	BANK OF THE WEST	13-0025A10
035-402-68	BANK OF THE WEST	13-0025B10
035-402-69	BANK OF THE WEST	13-0025C10
035-402-70	BANK OF THE WEST	13-0025D10
035-402-71	BANK OF THE WEST	13-0025E10
035-402-72	BANK OF THE WEST	13-0025F10
035-402-73	BANK OF THE WEST	13-0025G10
035-402-74	BANK OF THE WEST	13-0025H10

035-402-75	BANK OF THE WEST	13-0025I10
035-402-76	BANK OF THE WEST	13-0025J10
035-402-77	BANK OF THE WEST	13-0025K10
035-402-78	BANK OF THE WEST	13-0025L10
035-402-79	BANK OF THE WEST	13-0025M10
035-402-80	BANK OF THE WEST	13-0025N10
035-402-81	BANK OF THE WEST	13-0025O10
035-402-82	BANK OF THE WEST	13-0025P10

13-031E PARCEL NO. 046-080-42 – WASHOE VALLEY STORAGE –
HEARING NO. 13-0036R12

A Petition for Review of Assessed Valuation was received protesting the 2012-13 taxable valuation on land and improvements located at 205 S. US Highway 395 N., Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Summary Appraisal Report, 160 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. 046-080-42, 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 \$1,040,256, resulting in a total taxable value of \$1,750,000 for tax year 2012-13. 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.

13-032E PARCEL NO. 034-253-18 – NORTHWESTERN MUTUAL LIFE INS
HEARING NO. 13-0037

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 955 S. McCarran Boulevard, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Rent Roll Report, 10 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. 034-253-18, 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 \$882,884, resulting in a total taxable value of \$1,200,000 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.

13-033E PARCEL NO. 162-271-30 – HUFF, KENNETH A & ROSEMARIE L
HEARING NO. 13-0040

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 10049 Casazza Ranch Lane, 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. 162-271-30, 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 \$415,000, resulting in a total taxable value of \$495,000 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.

13-034E PARCEL NO. 011-605-01 – 50 SOUTH VIRGINIA LLC –
HEARING NO. 13-0041

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 50 S. Virginia Street, 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. 011-605-01, 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 \$237,700, resulting in a total taxable value of \$1,250,000 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.

13-035E PARCEL NO. 124-043-62 – KOCAL, DAN E & PENNY L –
HEARING NO. 13-0046

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 466 Winding Way, 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. 124-043-62, 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 \$297,921, resulting in a total taxable value of \$547,921 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.

13-036E PARCEL NO. 013-323-16 – ORBAN LIVING TRUST –
HEARING NO. 13-0052

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 3100 Mill Street, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter and income and expenses data, 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. 013-323-16, 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 \$450,432, resulting in a total taxable value of \$800,000 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.

13-037E **PARCEL NO. 145-042-16 – BARCIA, DANIEL & PATRICIA –**
HEARING NO. 13-0054

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 2785 Bull Rider Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: List of comparable sales, 2 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. 145-042-16, 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 \$296,048, resulting in a total taxable value of \$339,448 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.

13-038E **PARCEL NO. 508-330-26 – TROWBRIDGE, TAWNA M –**
HEARING NO. 13-0058

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 7301 Raphael Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Roll Notice and Appraisal Report with supporting documents, 36 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. 508-330-26, 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 \$96,500, resulting in a total taxable value of \$112,000 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.

13-039E **PARCEL NO. 514-531-08 – KERR, SANDRA –**
HEARING NO. 13-0059

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 1723 Cloud Peak Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter and supporting documentation, 9 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. 514-531-08, 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 reduced to \$66,235 and the taxable improvement value be reduced to \$86,765, resulting in a total taxable value of \$153,000 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.

13-040E **PARCEL NO. 148-091-06 – SPEVAK, RICHARD R & E J –**
HEARING NO. 13-0061

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 5820 Lausanne Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Summary of Salient Features, Appraisal Report and comparable sales with photos, 25 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. 148-091-06, 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 \$1,005,051, resulting in a total taxable value of \$1,275,051 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.

13-041E PARCEL NO. 015-182-20 – DESIDERIO PROPERTIES –
HEARING NO. 13-0063

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 495 Apple Street, 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. 015-182-20, 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 \$445,344, resulting in a total taxable value of

\$623,070 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.

**13-042E PARCEL NO. 164-440-07 – WELLS FARGO BANK NA –
HEARING NO. 13-0068**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 5534 Longley Lane, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Appraisal and supporting documents, 88 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. 164-440-07, 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 \$406,784, resulting in a total taxable value of \$525,000 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.

**13-043E PARCEL NO. 510-381-02 – KOHL'S –
HEARING NO. 13-0072**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 5035 Pyramid Way, 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. 510-381-02, 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 \$5,025,982, resulting in a total taxable value of \$8,475,000 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.

13-044E PARCEL NO. 558-010-04 – TERELAK, ZYGMUNT –
HEARING NO. 13-0073

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 14700 Sto Lat Lane, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: County appraisal record and supporting documents, 14 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. 558-010-04, 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 \$675,800, resulting in a total taxable value of \$700,000 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.

13-045E **PARCEL NO. 034-163-12 – NBFRE 23 LLC –**
HEARING NO. 13-0085A

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 1450 Franklin Way, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Owner's Opinion of value, 1 page.

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. 034-163-12, 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 \$345,516 and the taxable improvement value be upheld, resulting in a total taxable value of \$945,993 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.

13-046E **PARCEL NO. 034-163-13 – NBFRE 23 LLC –**
HEARING NO. 13-0085B

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

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Owner's Opinion of value, 1 page.

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. 034-163-13, 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 \$174,240 and the taxable improvement value be upheld, resulting in a total taxable value of \$210,247 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.

13-047E PARCEL NO. 079-362-18 – BRANCH, MICHAEL P & ERYN J ET AL – HEARING NO. 13-0087

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 1270 Goldstone Road, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Appraisal and Report Identification, 13 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. 079-362-18, 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 \$336,250, resulting in a total taxable value of \$385,000 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.

13-048E PARCEL NO. 051-291-07 – ISAIA, JOSEPH A & MOLLY K – HEARING NO. 13-0089

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 5585 N. Scarsdale Circle, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

None.

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. 051-291-07, 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 \$446,873, resulting in a total taxable value of \$486,673 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.

**13-049E PARCEL NO. 220-021-10 – WHITTAKER FAMILY TRUST –
HEARING NO. 13-0096**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 20 Hawken Road, 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. 220-021-10, 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 upheld and the taxable improvement value be reduced to \$638,750, resulting in a total taxable value of \$770,000 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.

13-050E **PARCEL NO. 023-235-02 – STOLO FAMILY TRUST, NICHOLAS J & SHERRY – HEARING NO. 13-0106**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 3560 San Mateo Avenue, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter and supporting documentation, 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. 023-235-02, 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 \$113,128, resulting in a total taxable value of \$147,228, 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.

13-051E **PARCEL NO. 041-490-11 – GALLOWAY LIVING TRUST – HEARING NO. 13-0115**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 4773 Caughlin Parkway, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Trust Agreement and supporting financial documents, 13 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. 041-490-11, 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 upheld and the taxable improvement value be reduced to \$127,446, resulting in a total taxable value of \$314,476 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.

13-052E PARCEL NO. 017-200-03 – DUDAS-TACNER, TONI C –
HEARING NO. 13-0141

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 1260 Big Smokey Drive, 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. 017-200-03, 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 \$30,000, resulting in a total taxable value of \$70,000 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.

13-053E

PARCEL NO. 032-066-23 – BRENNEMAN JULY 2006 TRUST ET AL – HEARING NO. 13-0145

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 1830 Victorian Avenue, 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. 032-066-23, 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 \$71,390, resulting in a total taxable value of \$140,000 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.

13-054E

PARCEL NO. 016-411-05 – TACNER, JOHN – HEARING NO. 13-0198

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 440 Sutherland Lane, 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. 016-411-05, 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 reduced to \$38,500 and the taxable improvement value be upheld, resulting in a total taxable value of \$73,895 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.

13-055E PARCEL NO. 030-204-13 – JONES FAMILY TRUST, JAMES E – HEARING NO. 13-0200

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 2585 Pleasant View Place, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Appraisal and supporting documents, 22 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. 030-204-13, 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 \$443,150, resulting in a total taxable value of \$491,000 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.

13-056E PARCEL NO. 044-320-48 – ZOLEZZI VENTURE LLC – HEARING NO. 13-0210

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land located at 401 Zolezzi Lane, 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. 044-320-48, 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 \$296,100, resulting in a total taxable value of \$296,100 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.

13-057E **PARCEL NO. 040-972-34 – MVCC SIERRA LLC –**
HEARING NO. 13-0219

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 5470 Kietzke Lane, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Income Statement, 2 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. 040-972-34, 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 \$5,777,415, resulting in a total taxable value of \$6,878,393 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.

13-058E **PARCEL NO. 232-051-15 – EAGLE SPE NV I INC –**
HEARING NO. 13-0281

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 7655 Town Square Way, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Appraisal and supporting documents, 82 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. 232-051-15, 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 \$464,497, resulting in a total taxable value of \$950,000 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.

13-059E **PARCEL NO. 148-191-11 – SHADEK, JOHN L –**
HEARING NO. 13-0039

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 5385 Nestle Court, 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, 10 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been sworn, Pete Kinne, Appraiser, oriented the Board as to the location of the subject property. He read from page 2 of Exhibit I and reviewed the features, comparable sales, and range of values associated with the subject property. He said it was the Assessor's Office recommendation to uphold the value.

Member Horan noted the Appellant did not provide any evidence to support the appeal.

With regard to Parcel No. 148-191-11, 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 Krolick, 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.

13-060E PARCEL NO. 200-584-01 – CRAIG, VINCE & ASHIE –
HEARING NO. 13-0045

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 6875 Diamond Glen 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, 8 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been sworn, Ginny Sutherland, Appraiser, oriented the Board as to the location of the subject property. She read from page 2 of Exhibit I and reviewed the features, comparable sales, and range of values associated with the subject property. She said it was the Assessor's Office recommendation to uphold the value.

Chairman Covert noted the Petitioner did not submit any solid evidence to support their appeal.

With regard to Parcel No. 200-584-01, 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.

**13-061E PARCEL NO. 148-192-02 – FARNSWORTH FAMILY TRUST –
HEARING NO. 13-0055**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 20042 Bordeaux Drive, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Supporting documentation, 2 pages.

Assessor

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

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Pete Kinne, Appraiser, oriented the Board as to the location of the subject property. He read from page 2 of Exhibit I and reviewed the features, comparable sales, and range of values associated with the subject property. He said it was the Assessor's Office recommendation to uphold the value. He noted the Appellant thought the Assessor's Office used a \$4.3 million dollar sale for comparison, which he stated he did not use.

With regard to Parcel No. 148-192-02, 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.

**13-062E PARCEL NO. 031-111-19 – KG PK ENTERPRISES LLC –
HEARING NO. 13-0165**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 2325 Pauline Avenue, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter, 1 page.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 8 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been sworn, Craig Anacker, Appraiser, oriented the Board as to the location of the subject property. He read from page 2 of Exhibit I and reviewed the features, comparable sales, and range of values associated with the subject property. He noted it was the Assessor's Office recommendation to uphold the value.

Chairman Covert stated he did not see any evidence presented by the Petitioner.

With regard to Parcel No. 031-111-19, 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.

13-063E PARCEL NO. 085-390-57 – QUANTUM INVESTMENTS LLC –
HEARING NO. 13-0172G

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 260 Grover Court, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter and comparables, 3 pages.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 14 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been sworn, Jana Spoor, Appraiser, oriented the Board as to the location of the subject property. She read from page 2 of Exhibit I and reviewed the features, comparable sales, and range of values associated with the subject property. She said it was the Assessor's Office recommendation to uphold the value.

With regard to Parcel No. 085-390-57, 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 Kizziah, 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.

**13-064E QUANTUM INVESTMENTS LLC –
HEARING NO'S. 13-0172A THROUGH 13-0172F, 13-0172H AND
13-0172I**

A Petition for Review of Assessed Valuation was received protesting the 2013-14 taxable valuation on land and improvements located at 295 Grover Court, Washoe County, Nevada.

The following exhibits were submitted into evidence:

Petitioner

Exhibit A: Letter and comparables, 3 pages.

Assessor

Exhibit I: Assessor's Hearing Evidence Packet including comparable sales, maps and subject's appraisal records, 9 pages.

No one offered testimony on behalf of the Petitioner.

On behalf of the Assessor and having been previously sworn, Jana Spoor, Appraiser, oriented the Board as to the location of the subject property. She said it was the Assessor's Office recommendation to uphold the land value of \$20,000 with no adjustment.

With regard to Hearing Nos. 13-0172A through 13-0172F and 13-0172H and 13-0172I, as more duly set forth below, 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 Krolick, 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.

ASSESSOR'S NO.	PARCEL	PETITIONER	HEARING NO.
085-390-50		QUANTUM INVESTMENTS LLC	13-0172A
085-390-52		QUANTUM INVESTMENTS LLC	13-0172B
085-390-53		QUANTUM INVESTMENTS LLC	13-0172C
085-390-54		QUANTUM INVESTMENTS LLC	13-0172D

085-390-55	QUANTUM INVESTMENTS LLC	13-0172E
085-390-56	QUANTUM INVESTMENTS LLC	13-0172F
085-390-58	QUANTUM INVESTMENTS LLC	13-0172H
085-390-59	QUANTUM INVESTMENTS LLC	13-0172I

13-065E BOARD MEMBER COMMENTS:

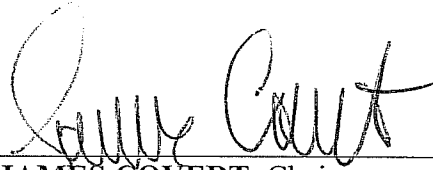
There were no Board member comments.

13-066E PUBLIC COMMENTS.

There was no response to the call for public comment.

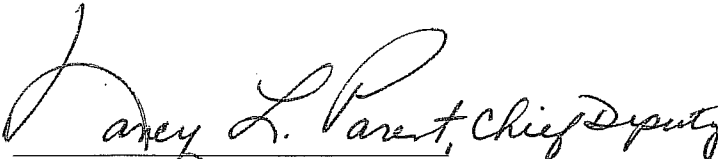
* * * * * * * * * *

11:36 a.m. There being no further hearings or business to come before the Board, on motion by Member Horan, seconded by Member Krolick, 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
Jaime Deller, Deputy Clerk*