

BOARD MEMBERS

Daren McDonald, Chair
James Ainsworth, Vice-Chair
Eugenia Bonnenfant
Rost Olsen
Michael Gratz

COUNTY CLERK

Janis Galassini

DEPUTY DISTRICT ATTORNEY

Herb Kaplan
Trenton Ross

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

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

**FEBRUARY 10, 2025
9:00 A.M.**

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

Public Comment: Public comments are welcomed during the public comment periods at the beginning and end of the meeting for all matters, whether listed on the agenda or not, and are limited to three (3) minutes per person per public comment period. Additionally, public comment of three minutes per person will be heard during individually numbered items designated as "for possible action" on the agenda. Public comment during individual action items must be relevant to the particular item being considered.

Members of the public may also submit comments by email to clerkboard@washoecounty.gov. The Board will make reasonable efforts to send all comments received by 4:00pm on February 7, 2025 by email to the Board members prior to the meeting.

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

Forum Restrictions and Orderly Conduct of Business: The Board of Equalization conducts the business of Washoe County and its citizens during its meetings. Petitioners will be allowed 20 minutes to present their appeal to the Board. The Assessor will be allowed 20 minutes to present their response to the appeal. Petitioners will be allowed an additional 10 minutes for rebuttal to the Assessor's presentation. The presiding officer may order the removal

of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place, and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Posting of Notice and Agenda: Pursuant to NRS 241.020(4)(b), the Agenda for the Board of Equalization has been posted at the Washoe County Administration Building (1001 E. 9th Street, Building A, Reno, Nevada) and has been electronically posted at https://www.washoecounty.gov/clerks/brm/board_committees/boe/index.php and <https://notice.nv.gov>.

How to Get Copies of Agenda and Supporting Materials: Copies of the agenda and supporting materials for the items on the agenda, provided to the Washoe County Board of Equalization, are available to members of the public at the Washoe County Clerk's Office (1001 E. 9th Street, Bldg A, 1st Floor, Reno Nevada), by contacting Evonne Strickland at phone (775) 784-7275 or email estrickland@washoecounty.gov, or on the Board of Equalization's website at https://www.washoecounty.gov/clerks/brm/board_committees/boe/index.php.

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

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

1. **CALL TO ORDER** (non-action item)
2. **SALUTE TO THE FLAG** (non-action item)
3. **ROLL CALL AND DETERMINATION OF QUORUM** (non-action item)
4. **PUBLIC COMMENTS** (non-action item)
Comment heard under this item will be limited to three (3) minutes per person and may pertain to matters both on and off the Board agenda. Comments are to be made to the Board as a whole.
5. **SWEARING IN** (non-action item)
County Clerk to administer oath to Washoe County Assessor's appraisal staff.
6. **WITHDRAWALS (FOR POSSIBLE ACTION)**
Petitions withdrawn after posting of agenda.
7. **REQUESTS FOR CONTINUANCE (FOR POSSIBLE ACTION)**
Review, discussion and possible action on requests for continuances.

8. STIPULATIONS – PROPERTY TAX EXEMPTIONS ON REAL PROPERTY (FOR POSSIBLE ACTION)

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

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
550-492-18	ALTERIO, BERNARDO & ROSITA B	25-0001E24
020-255-29	CATHOLIC CHARITIES OF NORTHERN NEVADA	25-0002E24A
085-701-02	CATHOLIC CHARITIES OF NORTHERN NEVADA	25-0002E24B
085-820-31	SUN VALLEY RIDGE LP	25-0003E24
122-111-04	HACKBART, RAMONA K	25-0007E24
009-352-06	VETERANS GUEST HOUSE INC	25-0009E24A
011-341-02	VETERANS GUEST HOUSE INC	25-0009E24B
011-602-02	RIVERSIDE ARTIST LOFTS LP	25-0026E24A
518-061-09	BRALEY, BETH A	25-0089E24

9. STIPULATIONS – REAL PROPERTY VALUATION (FOR POSSIBLE ACTION)

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

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
148-381-27	ANTHONY & EVELYN GONSALVES 1996 TRUST	25-0006R24
009-132-48	FENNELL FAMILY TRUST	25-0011
009-132-50	TAF TRUST	25-0012
047-090-10	SHELLER, MICHAEL & RHONDA	25-0013S24
038-280-51	SZYMANIAK, BERNARD & KATHERINE	25-0031
045-471-54	HILL TEMMERMAN, LAURA M	25-0052
132-211-05	G & C PROPERTIES LTD	25-0055
023-471-13	SOLEIMAN SAEEDI TRUST	25-0072
033-241-01	SWD-QUARRY LC LLC	25-0073A
015-220-78	PARK LANE-RENO PARTNERS LLC	25-0091
015-220-79	PARK LANE-RENO PARTNERS LLC	25-0092
045-722-02	DARRIN & TORIN INDART TRUST	25-0100

10. SINGLE FAMILY RESIDENTIAL REAL PROPERTY APPEALS (FOR POSSIBLE ACTION)

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

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
400-261-23	MISHAN, RAMKRISHNA et al	25-0025
142-291-02	VINCENT & KRISTEN SCJARROTTA FAMILY TRUST	25-0083

11. MULTI-FAMILY RESIDENTIAL REAL PROPERTY APPEALS (FOR POSSIBLE ACTION)

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

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
011-074-33	BALLPARK PROPERTY OWNER LLC	25-0099R24

12. COMMERCIAL REAL PROPERTY APPEALS (FOR POSSIBLE ACTION)

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

ASSESSOR'S PARCEL NO.	PETITIONER	HEARING NO.
164-333-02	PARAGON INDUSTRIES II INC/BEDROSIANS	25-0016
034-257-20	PARAGON INDUSTRIES II INC/BEDROSIANS	25-0017
033-221-25	KINDER CARE EDUCATION LLC	25-0032
140-213-51	RC WILLEY	25-0033
031-012-31	PARADISE RETAIL I LLC/CIRE EQUITY	25-0062A
031-012-35	PARADISE RETAIL I LLC/CIRE EQUITY	25-0062B
031-012-36	PARADISE RETAIL I LLC/CIRE EQUITY	25-0062C
031-012-37	PARADISE RETAIL I LLC/CIRE EQUITY	25-0062D
031-012-39	PARADISE RETAIL I LLC/CIRE EQUITY	25-0062E
031-012-41	PARADISE RETAIL I LLC/CIRE EQUITY	25-0062F
031-012-42	PARADISE RETAIL I LLC/CIRE EQUITY	25-0062G
510-083-03	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	25-0088A
510-083-04	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	25-0088B
510-083-08	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	25-0088C
510-083-09	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	25-0088D
510-481-04	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	25-0088E
510-481-08	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	25-0088F
510-482-01	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	25-0088G
510-482-02	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	25-0088H
510-482-07	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	25-0088I
510-483-01	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	25-0088J
510-483-02	SPARKS RETAIL ASSOCIATES LLC/CIRE EQUITY	25-0088K

13. ROLL CHANGE REQUESTS - INCREASES (FOR POSSIBLE ACTION)

Set hearing date and time for consideration of and action on the Roll Change Requests for the following parcels:

ASSESSOR'S PARCEL NO.	PROPERTY OWNER	RCR NO.
050-422-18	TURLEY, ASHLEY & BRADFORD et al	3843F23

14. APPROVAL OF MINUTES (FOR POSSIBLE ACTION)

Approval of minutes for the County Board of Equalization meeting of April 5, 2024.

15. BOARD MEMBER COMMENTS (non-action item)

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

16. PUBLIC COMMENTS (non-action item)

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

17. ADJOURNMENT (non-action item)