

**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. 9<sup>TH</sup> STREET, BUILDING A, RENO, NEVADA**

**FEBRUARY 12, 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](mailto:clerkboard@washoecounty.gov). The Board will make reasonable efforts to send all comments received by 4:00pm on February 11, 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. 9<sup>th</sup> Street, Building A, Reno, Nevada) and has been electronically posted at [https://www.washoecounty.gov/clerks/brm/board\\_committees/boe/index.php](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. 9<sup>th</sup> Street, Bldg A, 1<sup>st</sup> Floor, Reno Nevada), by contacting Evonne Strickland at phone (775) 784-7275 or email [estrickland@washoecounty.gov](mailto:estrickland@washoecounty.gov), or on the Board of Equalization's website at [https://www.washoecounty.gov/clerks/brm/board\\_committees/boe/index.php](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 – REAL PROPERTY VALUATION (FOR POSSIBLE ACTION)**

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

<b><u>ASSESSOR'S PARCEL NO.</u></b>	<b><u>PETITIONER</u></b>	<b><u>HEARING NO.</u></b>
004-093-30	CLARKSON POPULAR INVESTMENTS INC	25-0008S24
232-051-14	CAV SOMERSETT LLC	25-0046

**9. VACANT LAND REAL PROPERTY APPEALS (FOR POSSIBLE ACTION)**

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

<b><u>ASSESSOR'S PARCEL NO.</u></b>	<b><u>PETITIONER</u></b>	<b><u>HEARING NO.</u></b>
163-160-08	FINDLAY AUTOMOTIVE GROUP	25-0036
163-160-15	FINDLAY AUTOMOTIVE GROUP	25-0038
034-021-48	LITHIA MOTORS/LITHIA REAL ESTATE INC	25-0071

**10. COMMERCIAL REAL PROPERTY APPEALS (FOR POSSIBLE ACTION)**

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

<b><u>ASSESSOR'S PARCEL NO.</u></b>	<b><u>PETITIONER</u></b>	<b><u>HEARING NO.</u></b>
140-010-54	WL-MCK OLD VIRGINIA OWNER LLC	25-0005
140-010-54	WL-MCK OLD VIRGINIA OWNER LLC	25-0005R24
040-162-78	AUTO SAVVY	25-0021
025-021-20	SMITHRIDGE PROPERTY LLC	25-0027
163-073-04	BP CAPITAL I LLC	25-0028
163-160-06	FINDLAY AUTOMOTIVE GROUP	25-0035
163-160-13	FINDLAY AUTOMOTIVE GROUP	25-0037A
163-160-14	FINDLAY AUTOMOTIVE GROUP	25-0037B
034-371-05	GPR VENTURES	25-0049
021-462-16	GPR VENTURES	25-0050
034-341-24	EMPIRE SOUTHWEST	25-0063
034-342-15	EMPIRE SOUTHWEST	25-0064
032-302-58	EMPIRE SOUTHWEST	25-0065
032-312-41	EMPIRE SOUTHWEST	25-0066
015-291-09	LITHIA MOTORS/LITHIA REAL ESTATE INC	25-0067
015-301-36	LITHIA MOTORS/LITHIA REAL ESTATE INC	25-0068A
015-301-38	LITHIA MOTORS/LITHIA REAL ESTATE INC	25-0068B
015-303-14	LITHIA MOTORS/LITHIA REAL ESTATE INC	25-0069
015-304-02	LITHIA MOTORS/LITHIA REAL ESTATE INC	25-0070

**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:

<b><u>ASSESSOR'S PARCEL NO.</u></b>	<b><u>PETITIONER</u></b>	<b><u>HEARING NO.</u></b>
004-093-19	GPR VENTURES	25-0048A
004-093-20	GPR VENTURES	25-0048B
004-093-21	GPR VENTURES	25-0048C
004-093-22	GPR VENTURES	25-0048D
004-093-23	GPR VENTURES	25-0048E
004-151-35	GPR VENTURES	25-0048F

**12. BOARD MEMBER COMMENTS (non-action item)**

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

**13. 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.

**14. ADJOURNMENT (non-action item)**