

CARSON CITY BOARD OF EQUALIZATION
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A regular meeting of the Carson City Board of Equalization was scheduled for 10:00 a.m. on Tuesday, February 26, 2013, in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Jed Block
Vice Chairperson Lori Bagwell
Member Jill Rasner
Member Gary Schulz
Member Roy Semmens

STAFF: Dave Dawley, Assessor
Randall Munn, Chief Deputy District Attorney
Steve Walker, Chief Property Appraiser
Tim Clark, Property Appraiser
Don Coon, Property Appraiser
Tamar Warren, Deputy Clerk/Recording Secretary

NOTE: A recording of these proceedings, the board's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder's Office, and available for review during regular business hours.

A. CALL TO ORDER AND DETERMINATION OF QUORUM (10:01:57) – Chairperson Block called the meeting to order at 10:01 a.m. Roll was called and a quorum was present.

B. PUBLIC COMMENTS (10:02:09) – Chairperson Block entertained public comments; however, none were forthcoming.

C. AGENDA MANAGEMENT NOTICE. (10:02:45) – Chairperson Block introduced the item. Mr. Dawley noted that the Assessor's Office had received a signed withdrawal form from the appellant regarding item E; therefore, the item would be removed from the agenda.

D. FOR POSSIBLE ACTION: APPROVAL OF MINUTES FEBRUARY 12, 2013. (10:03:30) – Member Semmens moved to approve the minutes of the February 12, 2013 meeting with one correction, and the February 19, 2013 meeting without any changes. The motion was seconded by Member Schultz. Motion carried 5-0.

E. FOR POSSIBLE ACTION: PETITION FOR REVIEW OF ASSESSED VALUATION OF PUBLIC EMPLOYEES RETIREMENT SYSTEM OF NEVADA, 693 WEST NYE LANE, APN 001-021-05. – This item has been withdrawn.

F. PETITION FOR REVIEW OF ASSESSED VALUATION OF KEITH SERPA; HYTECH DRIVE, APNs 005-051-03, 005-051-04, 005-051-05; ARROWHEAD DRIVE, APNs 005-051-09, 005-051-16, 005-051-22, 005-051-23, 005-052-01, 005-052-04, 005-053-01, 005-053-02, 005-054-09, 005-054-10; TECHNOLOGY WAY, APNs 005-051-17, 005-051-18, 005-051-19, 005-051-20; ARROWHEAD DRIVE, APNs 005-054-03, 005-054-04, 005-054-08, 005-054-11; NEAR EAGLE VALLEY WEST GOLF COURSE, APNs 005-051-26, 005-051-27; WEST MOUNTAINS, APNs 007-091-59, 007-091-60, 007-091-61, 007-091-62, 007-091-63. (10:04:50) – Chairperson Block introduced the item. Mr. Clark presented the properties and noted that the Assessor's Office had received stipulation agreements for all the aforementioned properties. Member Semmens moved to approve the multiple parcel supplemental properties, agreed upon by the appellant and the Assessor's Office, resulting in the stipulation agreements. The motion was seconded by Vice Chairperson Bagwell. Motion carried 5-0.

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G. FOR POSSIBLE ACTION: PETITION FOR REVIEW OF ASSESSED VALUATION OF EUGENE LEPIRE, 5400 SOUTH CARSON STREET, APN 009-302-15 (Continued from February 19, 2013) (10:07:10) – Chairperson Block introduced the item. Mr. Coon stated that he and Mr. Clark had visited the subject property on Friday, February 26, 2013. He referred to a supplement provided by the Assessor’s Office and incorporated into the record, noting that they had been able to take measurements and were able to make corrections, resulting in the 7.5 percent decline of the improvement value. Mr. Coon requested that the Board approve a lowered net taxable value of \$662,249 for improvements while keeping the land value the same, rendering the adjusted total taxable value at \$2,609,308.

(10:08:52) – Mr. Lepire introduced himself for the record and introduced additional appellant evidence, accepted into the record by Mr. Munn. Mr. Lepire acknowledged the three percent cap for residential and eight percent cap for commercial properties, adding “and I have one here that averages out at six, is what I feel is the right thing to do”. He also disagreed with the Assessor’s land value, noting that the property could get a new market value “when the freeway is done”. He believed that \$295,000 land value “when I bought it” plus improvements of \$740,000 should constitute market value. Mr. Lepire also gave the example of a property adjacent to his and for sale for \$75,000 and a BLM property at \$50,000. He called his property valuation “not fair” and stated that there were no funds to repair the streets. He also explained that he had only paid \$39 to the Tourism Board for January, because it was too cold for RVs to “go down the highway at 35 degrees”. Mr. Lepire explained that the taxes and utilities were never-ending.

(10:12:03) – Chairperson Block inquired about the income approach and Mr. Dawley explained that they work with many businesses using the income approach to value their properties. He gave an example of how that approach was used last week; however, he noted that this assessment was based on the land value being at current market value. He also indicated that in order for Mr. Lepire to see any decrease, they would need to drop the value by \$1,500,000. Mr. Dawley explained that the \$50,000 property referred to by Mr. Lepire had no access to it. Vice Chairperson Bagwell, received confirmation that the \$1,900,000 was derived by using two recent sale comparables of \$15.95 per foot, with Mr. Lepire’s property being valued at \$5 per foot. Discussion ensued regarding the actual property locations of the comparables. Mr. Lepire noted that his property may go on sale after the construction of the freeway, adding that “we’ve used a 1031 exchange [in order] not to pay taxes on property”; however, he stated that he had not done that exchange in purchasing this property, and that his property should be at the six percent cap rate. Member Semmens reminded Mr. Lepire that by working with the Assessor’s Office, he had received a \$53,877 reduction from last week’s rates. Mr. Lepire indicated that he appreciated what was done, but that it was still not enough. He reiterated that the utilities and other expenses had gone up as well. He also noted that several businesses such as the auto dealers had received tax breaks.

(10:21:27) – Chairperson Block entertained additional comments, and when none were forthcoming, a motion. **Member Semmens moved to approve the recommendation from the Assessor’s Office, with the reduction in taxes, on APN 009-302-15, 5400 South Carson Street, Carson City, Nevada.** Chairperson Block clarified that this was for the taxable value, and wished that the income approach had been used instead. **The motion was seconded by Member Rasner. Motion carried 5-0.** Chairperson Block thanked Mr. Lepire and reminded him that the appeal date to the State Board of Equalization was March 10, 2013. He also appreciated that Mr. Lepire had allowed the Assessor’s Office on his property, noting past history between the Appellant and the Assessor’s Office, prior to Mr. Dawley taking office.

H. PUBLIC COMMENTS (10:23:02) – Chairperson Block entertained public comments; however, none were forthcoming.

I. ACTION ON ADJOURNMENT (10:23:09) – **Member Semmens moved to adjourn. The motion was seconded by Vice Chairperson Bagwell. The meeting was adjourned at 10:24 a.m.** Mr. Dawley thanked the Board members for volunteering their time.

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The Minutes of the February 26, 2013 Carson City Board of Equalization meeting are respectfully submitted this 5th day of March, 2013.

ALAN GLOVER, Clerk - Recorder

By: _____
Tamar Warren, Deputy Clerk/Recording Secretary