

CARSON CITY BOARD OF EQUALIZATION

Minutes of the February 3, 2009 Meeting

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A regular meeting of the Carson City Board of Equalization was scheduled for 10:00 a.m. on Tuesday, February 3, 2009 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Mary Sanada
Ron Allen
Jed Block
Denise Gillott

STAFF: Dave Dawley, Assessor
Steve Walker, Chief Property Appraiser
Kimberly Adams, Appraiser
Tim Clark, Appraiser
Thoran Towler, Deputy District Attorney
Kathleen King, 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 (10:01:24) - Chairperson Sanada called the meeting to order at 10:01 a.m. Roll was called; a quorum was present.

B. MODIFICATION OF AGENDA (10:01:55) - Mr. Walker advised that the petition which is the subject of item D-2 had been withdrawn. **Member Allen moved to accept the agenda as modified. Member Gillott seconded the motion. Motion carried 4-0.**

C. ACTION ON APPROVAL OF MINUTES (10:02:45) - None.

D. DISCUSSION AND POSSIBLE ACTION ON PETITIONS FOR REVIEW OF ASSESSED VALUATION

D-1. W.D. LANDRY, BANYAN RESOURCES AND W. LANDRY, 3201 SOUTH CARSON STREET, CARSON CITY, NV 89701, APN 009-112-08 (10:03:05) - Mr. Clark introduced this item and gave background information. William Landry introduced himself for the record, provided background information on his petition, and advised of having met with Mr. Walker. He discussed his valuation of the property at \$799,000, and explained the method by which he arrived at said valuation. In response to a question, he advised of no actual comparable sales. He reiterated the belief that "there is a notable difference between the comparables presented ... and because of the width of the property. It's very tough to utilize that property and that impacts the cost per square foot." In response to another question, he advised that his property does not front Sonoma Street. He acknowledged his property backs up to a residential subdivision and there is no access or easements. "The only access ... is the 130-foot frontage ... And the other problem is because you back up on a single-family neighborhood, you are restricted ..." In response to another question, he replied that there is limited access to certain things at the back of the property. A road system has to be brought to the front but there are no specific options. In response to another question, he advised of not having obtained anything in writing from the two appraisers mentioned in his presentation. He reiterated there have been no sales.

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(10:14:15) Mr. Clark reviewed the Assessor's Office presentation, which is incorporated into the record. In response to a question, he advised that the parcel is long and narrow, similar to other parcels in the area, and has full access from the Highway 395 frontage road all of which were taken into consideration. In response to another question, he expressed the belief that the adjacent parcels are valued the same as the subject parcel. In response to a question, Mr. Dawley explained that because of the V&T storage, it has to be taxed at the current use, not the highest and best use which is how a vacant parcel is evaluated. This parcel is being taxed at \$13.41 per square foot.

Chairperson Sanada provided Mr. Landry the opportunity to rebut the Assessor's Office presentation. Mr. Landry reiterated his belief that the property would sell for \$8.25 per square foot or approximately \$799,000.

Chairperson Sanada entertained discussion of the Board members. In response to a question, Mr. Dawley advised that the adjacent property to the south was valued at \$13.50 per square foot. Chairperson Sanada noted the Board's purview to equalize values, and that the entire area is within the same range of appraisals. Member Allen expressed concern over the dimensions of the property, and suggested an approach to value would have been to have a higher value for the first 200 feet in depth and a lesser value for the remaining area "so that the back portion against the fence wouldn't be at the same value as the highway frontage." In response to a question, Mr. Walker replied that there are other structures such as mini storages and other types of uses that have utilized the entire parcels in that area; the vacant land was considered.

Member Gillott advised of having considered a sale across the street from the subject property which sold at \$13.50 per square foot in 2005 and noted that the dimensions of the property were fairly similar to the subject property. She expressed concern over the dimensions of the property, but noted the requirement for proof and that it is difficult to make a decision on the basis of assumption. Chairperson Sanada expressed agreement with Member Gillott.

(10:29:47) Mr. Landry pointed out his property and two other parcels on a parcel map which was included in the agenda materials, and advised that the two parcels are wider than his and have frontage on South Carson and Curry Streets which is a fundamental difference along with market conditions.

Member Block commented that the parcels are so narrow, the highest and best use for them are not in line with the highest and best use across the street. Properties that are narrower in scope but appraised at the same value make it difficult because if the lots were all the same width, a better higher and best use could be ascertained. Chairperson Sanada noted narrower parcels that are valued the same. Member Allen acknowledged there are narrower parcels with a "much different" depth and suggested their usability would be much different. He reiterated the concern that there had been consideration given to valuing the back portion of the subject parcel differently than the front portion. In response to a question, Mr. Dawley advised that the Assessor's Office is not aware of any method by which the property could be subdivided.

Chairperson Sanada entertained a motion. Member Allen suggested the possibility of dividing the parcels at two thirds of the depth at \$13.50 per square foot and the back one third would be possibly two thirds of the \$13.50 value. He expressed concern that all of the properties should be judged equally but those three have unique circumstances. Mr. Walker responded that Member Allen's suggestion could be considered. In response to a question, Mr. Landry expressed appreciation for the consideration, but advised that the other parcels have buildings on them which is both land and building value for their tax calculation. He

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has only land value. He questioned that his parcel was being correctly appraised “for the real world situation.” He reiterated the belief that “you would have to be, with financing ..., in the \$799,000, which is \$8.25 per square foot.” He stated that he hadn’t come in last year because of the real estate market. “No one’s going to be buying just the back section. ... I cannot subdivide off the back section. I don’t have two parcels; I have one. ... Adjustments are not being properly made for my unusual property.”

Chairperson Sanada advised of a value of \$1,015,000 if appraised as Member Allen suggested. She responded to questions regarding the method by which she arrived at the figure. In response to a question regarding parcels 10 and 22, Mr. Dawley advised that land values were both \$13.50 per square foot. In response to another question regarding parcel 19, he advised that it is a mobile home park which would be taxed differently than parcels along Carson Street. He advised that the parcel is valued at \$11.50 per square foot as a mobile home park. Based on the fact that it appears all the properties in the area are equally assessed, even though he shared concerns with the petitioner regarding the back portion of his property and another two might limit use of the property; **Member Allen moved to leave values as they currently are and until there are more sales in the area that generate something different or if he appeals and does something different, then the Assessor’s Office can take a look. Member Block seconded the motion. Motion carried 4-0.** Chairperson Sanada advised Mr. Landry of his right to appeal the Board’s decision to the State Board of Equalization and noted the importance of documentation.

D-2. DDR MDT MV CARSON CITY LLC, 3871 S. CARSON STREET, CARSON CITY, NV 89701, APN 009-123-10 (10:46:05) - Withdrawn.

D-3. GRANT FORREST, LLC, 1632 FORREST WAY, CARSON CITY, NV 89701, APN 008-681-26 (10:46:11) - Withdrawn.

D-4. TURNAGAIN, LLC, 1555 FORREST WAY, CARSON CITY, NV 89701, APN 008-681-24 (10:46:11) - Withdrawn.

E. PUBLIC COMMENTS (10:46:47) - Mr. Dawley thanked the Board for the time and dedication they put into the Board as they had more meetings this year than ever. Chairperson Sanada responded that they do it because they care about the community.

F. DISCUSSION AND POSSIBLE ACTION REGARDING NEXT MEETING DATE (10:47:42) - Mr. Dawley acknowledged there would be no further business to conduct.

G. ACTION ON ADJOURNMENT (10:47:50) - Chairperson Sanada entertained a motion to adjourn at 10:47 a.m. **Member Allen so moved. Member Block seconded the motion. Motion carried 4-0.**

The Minutes of the February 3, 2009 Carson City Board of Equalization meeting are respectfully submitted this 17th day of March, 2009.

ALAN GLOVER, Clerk - Recorder

By: _____
Jano Barnhurst, Deputy Clerk/Recording Secretary