



(9:05:07) – Mr. Dawley noted that Item F will be moved to be heard after item I, at the request of the appellant.

**D. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – JANUARY 26, 2021**

(9:05:48) – Chairperson Block introduced the item. **Member Leonard-Ray moved to approve the minutes of the January 26, 2021 Board of Equalization meeting. The motion was seconded by Member Rasner and carried 5-0-0.**

**E. FOR POSSIBLE ACTION: HEARING, DISCUSSION, AND POSSIBLE ACTION ON REVIEW AND APPROVAL OF STIPULATION AGREEMENT FOR CARSON CITY PROPERTY VENTURES LLC, 1001 MOUNTAIN STREET, APN 001-201-34.**

(9:06:29) – Chairperson Block introduced the item. Mr. Wiele gave background on the subject property and presented the Assessor's Evidence, incorporated into the record. He noted that after discussion with the appellant's counsel, a stipulation agreement was reached due to the incorrect information regarding the use of the property. Mr. Wiele recommended the stipulated agreement for the Taxable Value of \$17,203,842, a reduction of approximately \$1 million. Mr. Dawley clarified that the property had originally been appraised for 100 percent hospital use; however, the occupancy had been changed to reflect 35 percent use as a nursing home and 65 percent as a hospital. Chairperson Block entertained questions or comments and when none were forthcoming, a motion.

**(9:09:48) – Member Rasner moved to reduce the Total Taxable Value for APN 001-201-34, Carson City Property Ventures LLC at 1001 Mountain Street, from \$18,050,288 to \$17,203,842 and the Assessed Value from \$6,317,601 to \$6,021,345. The motion was seconded by Member Leonard-Ray. Motion carried 5-0-0.**

**F. FOR POSSIBLE ACTION: HEARING, DISCUSSION, AND POSSIBLE ACTION ON PETITION FOR REVIEW OF CLAIM FOR EXEMPTION FROM PROPERTY TAXES FOR VALLEY SPRINGS PARTNERS LP, 680 HOT SPRINGS ROAD, APN 002-052-12.**

(9:49:01) – Chairperson Block introduced the item. Appellant Jocelyn Graham introduced herself and she was sworn in by Mr. Johnson. She also provided background and presented the Appellant's Evidence, which is incorporated into the record.

(9:51:37) – Mr. Wiele described the subject property and presented the Assessor's Evidence, incorporated into the record. He also stated that the Assessor's Office had deferred to the opinion of the District Attorney's Office, because the initial application (for a low-income housing project) received for 2019 /2020 fiscal year could not be applied to a nonexistent and unoccupied structure, and the renewal form had not been completed by the June 15, 2020 deadline, as the property had not received its certificate of

occupancy (which was granted on July 30, 2020). Mr. Wiele confirmed for Chairperson Block that, by statute, there was no grace period.

(9:54:00) – Mr. Johnson noted that the language in the Statute is clear that the new form or renewal must be received in time and must be approved “on the State form.” He also stated that “for purposes of the record, we are allowing it to go forward for possible appeal.” Mr. Johnson reminded the Board that they had addressed a very similar issue the previous year and had denied that petition. Chairperson Block recommended a motion to follow the recommendation in order to allow an appeal to the State Board of Equalization “because we can’t change NRS or NAC (Nevada Administration Code)”. Mr. Johnson clarified that he was not familiar with the authority of the State Board of Equalization; therefore, he was not certain of the outcome, should the item be appealed. Chairperson Block entertained a motion.

(9:57:02) – Member Wells was informed by Mr. Johnson that the appeal was for the current tax year of 2021/2022. Mr. Johnson also clarified that the form that had not been received had to have been approved by the Department of Taxation. He also explained that he could not find any language in the NRS to give this Board the authority to prorate the form. Ms. Adams noted for the record that “Valley Springs did everything correctly. I don’t want the record to reflect that they did anything incorrectly. At the time they received the renewal, they were not occupied.” She also believed that the appellant had “gone above and beyond what they were required to do,” and were looking at either this Board or the State Board of Equalization for any possibility to receive their low-income housing exemption for the current tax year, clarifying for the Board that they had received their certificate of occupancy after the deadline. Member Wells was informed that the exemption form was filled out for the upcoming tax year.

**(10:01:18) – Chairperson Block moved to keep the Assessor’s Office 2020/2021 fiscal year valuation of the subject property, a 1.97-acre low-rise apartment (APN 002-052-12) at the Land Taxable Value of \$508,185 and improvements of \$6,195,210, for a Total Taxable Value of \$6,703,395, located at 680 Hot Springs Road in Carson City.** Mr. Dawley clarified that the motion must specify whether to award the exemption or not, and not specify the values; however, because the motion was already made, Chairperson Block recommended action, even though the motion would fail. **The motion was seconded by Member Wilson-Green.** Discussion ensued regarding the motion. **Motion failed 0-5-0.** Chairperson Block entertained a new motion.

**(10:03:35) – Member Wells moved not to provide the exemption requested by Valley Springs Partners LP, for the 2020/2021 tax year [for property located at 680 Hot Springs Road, APN 002-052-12]. The motion was seconded by Member Rasner and carried 5-0-0.**

(10:04:02) – Chairperson Block thanked Ms. Graham for attending the meeting and reminded her of the March 10, 2021 deadline to appeal to the State Board of Equalization.

**G. FOR POSSIBLE ACTION: HEARING, DISCUSSION, AND POSSIBLE ACTION ON PETITION FOR REVIEW OF ASSESSED VALUATION OF CALL THE BALL QOF LLC, 2031 EAST WILLIAM STREET, APN 008-152-24.**

(9:12:09) – Chairperson Block introduced the item. Appellant Jonas Grant introduced himself and Mr. Johnson swore him in prior to his testimony. Mr. Grant gave background and purchase information on the subject property, and presented the appellant’s evidence which is incorporated into the record.

(9:18:47) – Mr. Haslem presented the Assessor’s Evidence, incorporated into the record, and recommended that the Taxable Value remain as is. Mr. Dawley clarified that “the parcel that the 99 cent store is on [on the subdivided lot] has CC&Rs [Covenants, Conditions, and Restrictions] very similar to [Mr. Grant’s].” Member Wells was informed by Mr. Haslem that “with current listings and sales, we show that we’re actually really undervalued...using Market Value we show that per square foot, [the Taxable Value] should be higher.” Mr. Grant informed Member Leonard-Ray that the planned use for his parcel was an automotive use/tire store. He also referenced another parcel, 2835 East Highway 50, sold on August 11, 2020 “at \$7.32-a-foot, with higher traffic counts, and presumably with no restrictive CC&Rs that I’m aware of.” Chairperson Block was informed by Mr. Grant that he was aware of the restrictive CC&Rs at the time of purchase. There were no other questions or comments; therefore, Chairperson Block entertained a motion.

**(9:27:23) – Member Rasner moved to approve the Assessor’s [Land] Valuation of \$280,031 for a Total Taxable Value [no improvements] for Tax Year 2021/2022 for the property located at 2031 East William Street, APN 008-152-24. The motion was seconded by Member Leonard-Ray and carried 5-0-0.**

(9:28:48) – Chairperson Block reminded Mr. Grant that he could appeal to the State Board of Equalization prior to the March 10, 2021 appeal deadline.

**H. FOR POSSIBLE ACTION: HEARING, DISCUSSION, AND POSSIBLE ACTION ON PETITION FOR REVIEW OF ASSESSED VALUATION OF CARSON GAMING THEATERS LLC, 4000 SOUTH CURRY STREET, APN 009-151-58.**

(9:29:23) – Chairperson Block introduced the item. Mr. Johnson swore in appellant Douglas Hensley prior to his testimony. Mr. Hensley introduced himself as the Chief Financial Officer of Olympia Companies and provided the Appellant’s Evidence which is incorporated into the record, and discussed the loss of revenue of the movie theaters due to the COVID-19 pandemic. He also referenced correspondence between him and the Assessor’s Office, all of which are incorporated into the record. Member Wells was informed by Mr. Hensley that the theater had “made their January payment.”

(9:37:20) – Mr. Wiele presented the Assessor’s Evidence, calling their valuation “a conservative estimate both for income and for cap rate.” He also responded to clarifying questions by the Board. Mr. Hensley believed that should the Assessor’s Income Approach-based value of \$9,443,426 is realized in 2022, they will be “more than happy to pay our fair share of the taxes.” Mr. Dawley clarified for Chairperson Block that if they receive an appeal, they can look at values as far back as December 31, 2020; however, typically, the cutoff is July 1, 2020. Mr. Wiele also noted that this appeal is for the upcoming fiscal year which begins on July 1, 2021. Chairperson block entertained additional Board comments or questions and when none were forthcoming, a motion.

(9:43:49) – Member Wells explained that the rental income for the landowners has been deferred but not decreased. He noted that the reduction in revenue was experienced by the theaters, some of which which he believed was passed through.

**(9:44:39) – Member Wells moved to retain the current assessed valuation of \$6,999,707 (corrected by Mr. Saposnek for the record) on property located at 4000 South Curry Street, APN 009-151-58. The motion was seconded by Member Rasner. Motion carried 5-0-0.**

(9:45:53) – Chairperson Block thanked Mr. Hensley for his presentation and reminded him that should he decide to appeal the Board’s decision to the State Board of Equalization, he must do so prior to the March 10, 2021 deadline.

**I. FOR POSSIBLE ACTION: HEARING, DISCUSSION, AND POSSIBLE ACTION ON APPROVAL OF VALUE CHANGE REQUEST FOR H&B R REDFEARN TRUST 7/24/92, 1218 BANDTAIL DRIVE, APN 009-758-19.**

(9:46:16) – Chairperson Block introduced the item and was informed that the appellant was not present. Mr. Saposnek presented the Roll Change Request, incorporated into the record, to correct the size of the gross living area of the property from 1,392 square feet to 1,678 square feet. There were no questions from the Board. Chairperson Block entertained a motion.

**(9:48:13) – Member Leonard-Ray moved to increase the Taxable Value from \$221,276 to \$244,791 for the property located at 1218 Bandtail Drive, APN 009-758-19. The motion was seconded by Member Wells and carried 5-0-0.**

**J. PUBLIC COMMENT**

(10:04:21) – Chairperson Block entertained final public comments; however, none were forthcoming.

(10:04:38) – Mr. Dawley thanked the members for taking the time to serve on the Board and for asking questions ahead of the meeting. He also thanked the Assessor’s Office Staff for their hard work and on

how well they worked with the appellants, and was pleased that all the appeals were heard in one meeting. Ms. Adams also thanked the Board for their time and solicited feedback on the Board packets. Chairperson Block was in favor of the larger binders which contained more information and announced that the State Department of Taxation had previously commended Staff for following the rules and the NRS.

**K. FOR POSSIBLE ACTION: ADJOURNMENT**

**(10:06:47) – Chairperson Block adjourned the meeting at 10:06 a.m.**

The Minutes of the February 9, 2021 Carson City Board of Equalization meeting are respectfully submitted on this 16<sup>th</sup> day of February 2021.

AUBREY ROWLATT, Clerk – Recorder

By: \_\_\_\_\_  
Tamar Warren, Deputy Clerk