



**D. For Possible Action: PETITION FOR REVIEW OF TAXABLE VALUATION OF JOHN SERPA, SIERRA CLOUDS, LLC (VARIOUS LOCATIONS), APNs 008-531-34, 008-531-35, 008-531-49, 008-531-50, 008-531-51, 008-531-52, 008-531-54, 008-541-38, 008-541-39, 008-541-40, 008-541-43, 008-541-59, 008-541-60, 008-541-61, 008-541-62, 008-541-77, 008-541-78, AND 008-541-91.**

(9:04:47) – Ms. Fralick received confirmation that the Board had seen and read the late material sent by the appellant. She also elaborated on the definition of common ownership and contiguous parcels, and noted that after researching the term “there was nothing on point”. However, according to Ms. Fralick, the legislature had given all the County Boards of Equalization and the State Board of Equalization the jurisdiction to hear the appeals and to determine what constitutes common ownership based on the evidence heard. Chairperson Block introduced the item and explained the hearing process, in which the appellants present their evidence followed by the Assessor’s Evidence and rebuttals.

(9:08:39) – John Serpa, Sr. introduced himself and gave background on the property and how it was divided. He also presented the Appellant’s Evidence, incorporated into the record. Mr. Dawley clarified that they had broken down the agenda items by property ownership and that all properties referenced in this agenda item belonged to John Serpa, Jr. at Sierra Cloud, LLC. Chairperson Block received confirmation that the owner of the properties, John Serpa, Jr. or a representative, was not present. Ms. Fralick clarified that the appeal was filed by John Serpa, Sr. who was not the proper owner of the property.

(9:17:40) – John Serpa, Sr. withdrew all appeals listed in Item D, the Sierra Clouds, LLC., and W&S Investment LLC’s APN 005-051-24 (from agenda item E).

**E. For Possible Action: PETITION FOR REVIEW OF TAXABLE VALUATION OF TAHOE IV, LLC, J S DEVELOPMENT CO., J S DEVCO LIMITED PARTNERSHIP, W&S INVESTMENTS LLC, CALIBER JACK LLC (VARIOUS LOCATIONS), APNs 005-051-03, 005-051-04, 005-051-05, 005-051-09, 005-051-16, 005-051-22, 005-051-23, ~~005-051-24~~, 005-051-26, 005-051-27, 005-054-03, 005-054-04, 005-054-08, AND 005-054-11.**

(9:19:56) – Chairperson Block introduced the item and noted the withdrawal of APN 005-51-04. He also noted that appellant John Serpa, Sr. had presented the Appellant’s Evidence in the previous agenda item.

(9:22:06) – Chief property appraiser Denise Gillott introduced the Assessor’s Evidence which in incorporated into the record. She also noted that she was looking for guidance from the Board regarding contiguous parcels. Ms. Gillott also reviewed the discounts currently applied to the properties (page 42 of the Assessor’s Evidence), due to topography and buildability issues. She reminded the Board that any discount provided by them would be in addition to the current discounts, some of which were at 50 percent. She also clarified that a subdivision discount is applied if the homes are not sold, but once they are, the discount no longer applies. Keith Serpa confirmed that DGD Development was his company and that JS DEVCO Limited Partnership was owned jointly by John Serpa, Sr. and Keith Serpa. Ms. Gillott noted that all the parcels [“in the green area” of the map included in the agenda materials] were severely undervalued and that “we’ve continued with the same process of slowly equalizing and getting these parcels back up to market value...within the next couple of years”; however, she noted that the Assessor’s Office was open to recommendations from this Board. Keith Serpa stated that they did not see comparable sales in the area to support the increase, and Ms. Gillott noted that properties outside the area,

identified on page 60 of the packet, were used for comparables. Mr. Serpa wished to see his properties valued at the level of those undervalued ones “in the green area” and Mr. Dawley noted that it could be done by the Board but not by the Assessor’s Office. Chairperson Block entertained additional comments and when none were forthcoming, received confirmations that three separate motions would be better. Mr. Serpa agreed and noted that motions “to equalize us to the green parcels”, to apply the subdivision rule or not, and to determine whether any further discounts should be applied. Member Rasner advised looking at the comparables when making the motions. Ms. Fralick counselled that a common ownership finding must be voted on prior to awarding a subdivision discount. Member Wilson observed that the properties were more than a dollar under value. Further discussion ensued regarding the discounts. Member Wilson stated that she had calculated the taxes on the three properties identified by Mr. Serpa Sr. at \$2 per foot with an average value of \$2.25 to \$2.50 [per foot] prior to a topographical discount.

**(10:02:50) – “I move to hold the taxable values constant for APNs 005-051-03, 005-051-04, 005-051-05, 005-051-09, 005-051-16, 005-051-22, 005-051-23, 005-051-26, 005-051-27, 005-054-03, 005-054-04, 005-054-08, AND 005-054-11.”**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Wilson
<b>SECONDER:</b>	Semmens
<b>AYES:</b>	Block, McFadden, Rasner, Semmens, Wilson
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	None

(10:04:25) – Member Wilson clarified that her motion was to maintain the current taxable value and not reduce it. Chairperson Block explained that in the 2018-2019 taxable value all properties will be brought up to fair market value. Mr. Dawley offered to “bring back all of these parcels to you next year” for equalization. Chairperson Block urged the appellants to appeal to the State Board of Equalization prior to the March 10, 2017 deadline. Mr. Dawley acknowledged that his office now has guidance to bring all the properties to fair market value, regardless of the increased percentage.

(10:13:25) – Discussion ensued regarding lineal ownership and Ms. Fralick advised following the Nevada Administrative Code (NAC). Chairperson Block clarified that the ownership information highlighted by the appellants’ attorney does not include an affidavit; however it notes that one can be provided upon request. Member Wilson speculated whether it was “sufficient for the manager to be the same throughout the entities to be considered the same entity?” Ms. Fralick clarified that the Board could choose whether a person or an entity forms the common ownership, and analyze one or the other to come up with a conclusion. Chairperson Block entertained a motion. Ms. Fralick reiterated her request to make the findings part of the record in case of an appeal. Chairperson Block entertained a motion.

**(10:21:47) – MOTION: “I move that there is sufficient evidence of common ownership and that the appellants qualifies for a 30 percent subdivision discount.**

(10:22:02) – Ms. Gillott noted that she would support a 20 or 30 percent subdivision discount; however, she preferred the 20 percent rate. She also added that should the latter discount be applied, the Sierra Cloud Parcel (item D) should be adjusted accordingly.

(10:23:13) – Member Wilson believed that “having descendants of the same family as a manager of separate LLCs or partnership is not sufficient to say that all of these properties are owned by one person or organization, or by one person or entity because they are in fact owned by separate people or entities. Member McFadden agreed that a common ownership was represented. Chairperson Block noted that the NAC was not clear; however, in the absence of an affidavit, he would lean towards not accepting common ownership. Since no other discussion was presented, Chairperson Block called for the vote.

<b>RESULT:</b>	<b>APPROVED (3-2-0)</b>
<b>MOVER:</b>	Rasner
<b>SECONDER:</b>	Semmens
<b>AYES:</b>	McFadden, Rasner, Semmens
<b>NAYS:</b>	Block, Wilson
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	None

**(10:26:38) – I move to apply a 30 percent discount to the subdivision we discussed.**

(10:26:49) – Member Semmens received confirmation that the 30 percent was “over and above the 50 percent we have given”. Member Wilson believed that “there is evidence to support an absorption period of four to six years”.

<b>RESULT:</b>	<b>APPROVED (4-1-0)</b>
<b>MOVER:</b>	Rasner
<b>SECONDER:</b>	McFadden
<b>AYES:</b>	Block, McFadden, Rasner, Wilson
<b>NAYS:</b>	Semmens
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	None

(10:27:38) – Chairperson Block thanked the appellants for appearing before the Board and reminded them that the deadline to appeal to the State Board of Equalization was March 10, 2017.

Chairperson Block Recessed the meeting from 10:28 a.m. until 10:35 a.m. A quorum was still present.

**F. For Possible Action: PETITION FOR REVIEW OF TAXABLE VALUATION OF TAHOE III, LLC, 1213 FAIRVIEW DRIVE, APN 009-552-03.**

(10:35:40) – Chairperson Block introduced the item. Keith Serpa presented the Appellant’s Evidence which is incorporated into the record.

(10:38:43) – Donald Massow presented the Assessor’s Evidence which is also incorporated into the record. Mr. Massow and Ms. Gillott responded to clarifying questions by the appellant. There were no public comments.

**(11:01:54) – MOTION: I move that the 2017-2018 land value remain the same, the improvement value to be lowered to \$728,051 for a total taxable value (with the land included) of \$1,243,454 on APN 009-552-03**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Semmens
<b>SECONDER:</b>	Rasner
<b>AYES:</b>	Block, McFadden, Rasner, Semmens, Wilson
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	None

(11:02:50) – Chairperson Block thanked the appellants and again reminded them that the deadline to appeal to the State Board of Equalization was March 10, 2017.

**G. For Possible Action: PETITION FOR REVIEW OF TAXABLE VALUATION OF OTRE INVESTMENTS LLC AND OTRE CAPITAL LLC, 2901 SOUTH CARSON STREET, APN 009-112-32.**

(11:03:13) – Chairperson Block introduced the item.

(11:10:12) – Ms. Fralick swore in the appellants David Boudreau and Brad Marks who attended via telephone. Mr. Dawley explained the process of presenting evidence and rebuttal to the appellants. Mr. Boudreau and Mr. Marks gave background on the property and presented the Appellant’s Evidence, incorporated into the record. Jeremy Saposnek, Property Appraiser, presented the Assessor’s Evidence and responded to clarifying questions by the appellants. Chairperson Block inquired whether the appellants were required to be licensed to do business in Nevada and Mr. Boudreau was not certain and called it “nuance”. Member Rasner inquired about the why the sale was not considered an “arm’s length” transaction by the Assessor’s Office and Mr. Saposnek noted that a questionnaire sent to the grantee was not returned. The appellant stated that the questionnaire may have been an oversight by them; however, he believed that with the current information provided by him, “now you have enough information to change your classification of the transaction from a non-arm’s length to an arm’s length”. Chairperson Block received confirmation that the tenants were still leasing “for a small amount [of time] left”. He also entertained public comments and when none were forthcoming, a motion.

**(11:41:48) – MOTION: Member Semmens moved to retain the current taxable value of \$658,626 on APN 009-112-32.**

Member Semmens (mover) noted while making the motion that the above amount was “below [taxable] value. Member Wilson requested a rephrasing of the motion.

**(11:42:45) – MOTION: “I recommend that we take the Assessor’s Value of \$658,626 as the value for the taxes on APN 009-112-32.”**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Semmens
<b>SECONDER:</b>	Rasner
<b>AYES:</b>	Block, McFadden, Rasner, Semmens, Wilson
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	None

(11:43:30) – Chairperson Block thanked the appellants for appearing before the Board and reminded them that the deadline to appeal to the State Board of Equalization was March 10, 2017.

**H. For Possible Action: PETITION FOR REVIEW OF TAXABLE VALUATION FOR JACOBS, TOM AND PADDY 1999 REVOCABLE TRUST, THOMAS AND PADDY JACOBS, TRUSTEES, 2110 NORTH CARSON STREET, APN 001-032-04.**

(11:44:13) – Chairperson Block introduced the item. The appellants were not present to deliver the Appellant’s Evidence which is incorporated into the record. Ms. Gillott presented the Assessor’s Evidence which is also incorporated into the record. Member Rasner inquired about a timeline for the cleanup of the contaminated area and Ms. Gillott confirmed that the estimated timeframe was in 2019. She also noted that the property had been on the market for \$209,000 “for quite some time”. Member Wilson suggested basing the value on \$5 per foot and applying the 20 percent discount. Chairperson Block was in favor of lowering the total taxable value from \$187,354 to \$172,280. Per Ms. Fralick’s request, he clarified that the suggested figures were based on Member Wilson’s comments and the total taxable value of \$187,354 plus \$150,000 “which he seems to think is on the high end” and divided it by two, and believed that \$168,677 might be “a decent compromise, and I just came up with a \$170,000 in my mind before I even came to this meeting”. Member Wilson noted that \$168,677 was based on \$5 per square foot, backed by the comparatives. There were no additional comments and Chairperson Block entertained a motion. Member McFadden was informed by Ms. Gillott that the discount would not be in place when the issue [contamination] is resolved. Ms. Gillott also clarified for Member Rasner that this particular property was before the Board because it was vacant, and the other adjacent properties were all continuing their businesses and deriving an income. Further discussion ensued regarding total taxable value, and Mr. Dawley noted that the land value was \$216,986, and with a 25 percent discount it will be reduced to \$162,739 with improvements of \$851, for a total taxable value of \$163,590, which he recommended. Chairperson Block suggested a motion.

**(11:58:01) – MOTION: “I move to apply a 25 percent discount to the taxable land value of APN 001-032-04, to bring the total taxable value to \$163,591.”**

(11:58:32) – Ms. Gillott clarified that “the discount was taken off the price per square foot for market value and “that’s where the difference in the number is. So the math is not going to come out right because it was a discounted price per square foot for the market value of the land.” She added that the \$216,986 land value was based on the 15 percent discount. Discussion ensued regarding the additional discount. Mr. Dawley explained that a reduction of 30 percent would amount to \$174,865, not including improvements. Member Wilson wished

to amend her motion. Chairperson Block noted that there was no seconder on the motion already in place and he entertained a second. **The motion died for lack of a second.**

**(12:02:16) – MOTION: “I move to apply a 30 percent discount to the taxable land value of APN 001-032-04, bringing the discounted land value to \$174,865 and the total taxable value to \$175,716 [with the improvements].”**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Wilson
<b>SECONDER:</b>	Semmens
<b>AYES:</b>	Block, McFadden, Rasner, Semmens, Wilson
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	None

**I. For Possible Action: APPROVAL OF VALUE CHANGE REQUEST FOR CARSON TAHOE HOSPITAL, APN 007-531-15, MEDICAL PARKWAY; CARSON-TAHOE HOSPITAL, APN 007-531-16, 1475 VISTA LANE; CARSON-TAHOE HOSPITAL, APN 007-531-17, 1725 VISTA LANE; CARSON-TAHOE HOSPITAL, APN 007-531-32, SILVER OAK DRIVE; CARSON-TAHOE HOSPITAL, APN 007-531-41, MEDICAL PARKWAY; ALMARAZ, MICHAEL G. AND MICHELLE M., APN 007-531-18, 1675 VISTA LANE; VISTA LANE, LLC, APN 007-531-19, 1625 VISTA LANE; R&S PARTNERS LP AND VANDERBEEK, RONALD AND CAMILLE TRUST, APN 007-531-20, 1525 VISTA LANE; UROLOGIC PROPERTIES LLC, APN 007-531-21, 1425 VISTA LANE; GIC PROPERTIES / CARSON CITY, APN 007-531-22, 1385 VISTA LANE; CAMPUS LLC, APN 007-531-23, 1375 VISTA LANE; JNC PROPERTIES LLC, APN 007-531-30, 1505 MEDICAL PARKWAY.**

(12:02:57) – Chairperson Block introduced the item. Mr. Dawley presented the Assessor’s Evidence, incorporated into the record, and recommended lowering the land value of all the parcels read into the record by the Chair. There were no member or public comments.

**(12:05:31) – MOTION: “I move to reduce all the taxable valuations for the parcels [that were read into the record by the Chair] to \$575,000 per acre for the 2017-2018 tax year.”**

(12:06:22) – Mr. Dawley read into the record the properties’ parcel numbers and their proposed changed taxable values, incorporated on page 4 of the Assessor’s Evidence.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	McFadden
<b>SECONDER:</b>	Rasner
<b>AYES:</b>	Block, McFadden, Rasner, Semmens, Wilson
<b>NAYS:</b>	None
<b>ABSTENTIONS</b>	None
<b>ABSENT:</b>	None

**J. PUBLIC COMMENT.**

(12:08:49) – Chairperson Block entertained public comments; however, none were forthcoming. Mr. Dawley thanked the Board for “an awesome job” despite “some difficult appeals” and for their assistance to the citizens of Carson City. He also asked the Board for input in order to do things better in the future. Chair Block thanked the Board for their due diligence in reading the large volume of materials in advance. Member Semmens thanked the Assessor’s Office for the preparation of materials.

**K. FOR POSSIBLE ACTION: ADJOURNMENT**

**MOTION: (12:11:15) – Member Semmens moved to adjourn. The motion was seconded by Member Rasner. The meeting was adjourned at 12:11 p.m.**

The Minutes of the February 28, 2017 Carson City Board of Equalization meeting are respectfully submitted on this 2<sup>nd</sup> day of April, 2017.

SUSAN MERRIWETHER, Clerk – Recorder

By: \_\_\_\_\_  
Tamar Warren, Deputy Clerk/Recording Secretary