

CARSON CITY BOARD OF EQUALIZATION
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A regular meeting of the Carson City Board of Equalization was scheduled for 9:30 a.m. on Tuesday, February 26, 2002 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Kevin Vukota
Vice Chairperson Chuck Saulisberry
Ron Allen
Mary Keating

STAFF: Scott Loff, Chief Property Appraiser
David Dawley, Chief Deputy Assessor
Steve Walker, Property Appraiser
Mark Forsberg, Chief Deputy District Attorney
Kathleen King, Recording Secretary

NOTE: Unless indicated otherwise, each item was introduced by Chairperson Vukota. A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

A. CALL TO ORDER, DETERMINATION OF A QUORUM (1-0001) - Chairperson Vukota called the meeting to order at 9:30 a.m. Roll was called; a quorum was present. Member Semmens was absent.

B. ACTION ON APPROVAL OF MINUTES - JANUARY 15, 2002 (1-0006) - Member Allen moved to accept the minutes as presented. Member Keating seconded the motion. Motion carried 4-0.

C. DISCUSSION AND ACTION ON PETITION FOR REVIEW OF ASSESSED VALUATION:

C-1. LAKE TAHOE SECRET HARBOR CORPORATION, APN 007-11-01 (1-0011) - Mr. Walker provided background information on the appraisal conducted by the Assessor's Office. The owners disagreed with said appraisal and had an independent appraisal conducted, together with a development analysis. Mr. Walker advised that Assessor's Office staff reviewed the independent appraisal in light of the development analysis and is recommending approval.

Paul Bancroft, representing the Lake Tahoe Secret Harbor Corporation, introduced Lucinda Maushardt, and Cynthia Gray of the Lake Tahoe Secret Harbor Corporation, and Reese Perkins of Johnson, Perkins & Associates. Mr. Bancroft expressed appreciation for the professional manner in which Assessor Kit Weaver and his staff approached the valuation of the property. He discussed the valuation process, the involvement of Gary Midkiff of Midkiff & Associates, and the subsequent appraisal conducted by Johnson, Perkins & Associates. He requested approval of the valuation recommended by the Assessor's Office. He responded to questions regarding the parcels adjacent to the subject parcel, the camp sites on the property, access to the property.

In response to a question, Mr. Walker explained the effect of the development analysis on the property

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valuation. Mr. Loff acknowledged that the Johnson, Perkins & Associates appraiser had information which was not available to the Carson City Assessor's Office staff at the time the first appraisal was done. Mr. Walker acknowledged that the adjacent two-acre parcel has been reassessed. **Member Keating moved to accept the amended assessed value of \$1,650,000 as recommended by the Assessor's Office. Vice Chairperson Saulisberry seconded the motion.** In response to a question regarding the improvements, **Member Keating amended her to motion to indicate a value of \$1,659,696. Vice Chairperson Saulisberry continued his second. Motion carried 4-0.** Mr. Bancroft thanked the Board.

D. DISCUSSION REGARDING UNFINISHED BUSINESS AND ACTION ON DETERMINATION OF THE NEED FOR FUTURE MEETING DATES (1-0213) - Mr. Loff indicated that there was no further business to conduct. No formal action was taken.

E. PUBLIC COMMENT ON NON-AGENDIZED ITEMS (1-0224) - None.

F. BOARD MEMBER COMMENTS (1-0224) - None.

G. STAFF COMMENTS (1-0228) - Mr. Loff thanked the Board members for their service.

H. ACTION ON ADJOURNMENT (1-0247) - Member Keating moved to adjourn the meeting at 9:45 a.m. Member Allen seconded the motion. Motion carried 4-0.

The Minutes of the February 26, 2002 meeting of the Carson City Board of Equalization are so approved this _____ day of March, 2002.

KEVIN VUKOTA, Chairperson