

(9:03:16) – Chairperson Block introduced the item. Ms. Fralick swore in the Assessor’s Office representatives and the appellants that would testify before the Board that day. Mr. Massow introduced the property. Appellant William Piercy introduced and distributed additional late material, and presented the Appellant’s Evidence, both of which are incorporated into the record.

(9:05:36) – Mr. Piercy noted that he had received the Assessor’s Office information on Friday [February 16, 2018] and had prepared the distributed material over the weekend. He also wished to make certain that the Board was aware that the property sale was an arm’s length transaction, adding that Wells Fargo Bank, the property owner, was prepared to be a lender for the property. Mr. Piercy stated that Realtor.com had information on the property and it was valued at “just about what I paid for –maybe a little bit more”. He also referenced “the sales sheet for this property that was listed by Coldwell Banker for \$439,000”, stating that he had paid more as there were multiple interested parties in the property. Mr. Piercy reviewed all the comparables compiled by the Assessor’s Office, noting that the properties were in much better condition than his property, specifically citing one at 1280 Copper Springs Court which he believed was “one of the best locations up at Kings Canyon...on a gated, private, paved driveway” listed for \$545,000 then removed from the market, and later offered for sale by the owner. Mr. Piercy believed that the Assessor’s Office was not using that home as a comparable, but it was assessed at a lesser value than his home. Chairperson Block entertained questions and comments from the Board.

(9:12:39) – Member Semmens inquired about renovations and Mr. Piercy stated that they had done most of the work themselves, and at an estimated expense of “about \$10,000”. Chairperson Block invited the Assessor’s Office to present.

(9:14:30) – Mr. Massow addressed the late materials introduced by the appellant and noted that he had introduced the closest comparables and most did not have asphalt driveways, adding that the lowest priced home was in similar condition since the tiles and the carpets would be removed being “a seventies’-something house”. He also corrected the price per unit which had been stated at \$198.34 per square foot which “included the listing, which I shouldn’t have done”, and indicated that the price should be \$174 per square foot, adding that he had valued Mr. Piercy’s property at \$160 per square foot.

(9:18:46) – Member Rasner inquired about the mold abatement and Mr. Piercy explained that they had removed most of it, except in the garage. She was also informed that they have not received an estimate on the latter. Member Wilson was informed that the \$174 per square foot price excluded the most expensive comparative. Mr. Massow indicated the mold issue had been addressed and was estimated to cost around \$10,000. Mr. Piercy explained to Member Semmens that the fireplace was now operational and new fire alarms had been installed. Chairperson Block suggested an asbestos test. Member Wilson was informed that the \$4,200 estimate was to remove the obstacles from the driveway. She also suggested rounding up the amount to \$5,000 in order to make the driveway accessible. Member Semmens suggested an additional 10 percent discount, making the taxable value \$536,000. Discussion ensued and Member Wilson was in favor of increasing the physical depreciation from 10 percent to 20 percent, applying the depreciation to improvements. Mr. Dawley summarized the discussion noting that the depreciation could increase to 20 percent with an added five percent for demolition which would bring the taxable value from \$463,771 to \$347,828, and adding the land value would bring the total taxable value to \$559,828. Member Wilson noted that the mold abatement was not factored in and Mr. Dawley corrected the total taxable value to reflect it at \$549,828. There were no additional comments and no public present; therefore, Chairperson Block entertained a motion.

(9:32:30) – MOTION: Member Wilson moved to approve the value change stipulation for APN 007-072-04 with the following amendment: the physical depreciation will be changed to 20 percent, which makes the improvement value \$337,829 for a total taxable value of \$549,828 [to include the \$10,000 mold abatement per the discussion]. The motion was seconded by member Semmens. There were no public comments. Motion carried 4-0-0.

E. For Possible Action: REVIEW AND APPROVAL OF STIPULATION AGREEMENT FOR BRUUN-ANDERSEN FAMILY ESTATE TRUST, 412 NORTH NEVADA STREET, APN 003-226-02.

(9:33:44) – Chairperson Block introduced the item and noted that the appellant was not present. Mr. Saposnek introduced the property and presented the Assessor’s Evidence. Mr. Dawley clarified that this item was acted upon in the February 6, 2018 meeting and that “the depreciation was taken off the land value as well, and land does not depreciate, or [go through] any kind of obsolescence”. He noted that the depreciation was applied to the improvements, which now required the Board’s approval. Chairperson Block was informed that the property owner had agreed to the economic obsolescence decision voted upon in the last meeting. There were no public comments and Chairperson Block entertained a motion.

(9:35:35) – MOTION: Member Wilson moved to approve the value change stipulation for APN 003-226-02 which adjusts the taxable value of the improvements to \$27,462 for a total taxable value of \$95,462. The motion was seconded by Member Rasner. Motion carried 4-0-0.

F. For Possible Action: PETITION FOR REVIEW OF ASSESSED VALUATION OF JVRS ENTERPRISES LLC, 1393 MEDICAL PARKWAY, APN 007-531-44

(9:36:22) – Chairperson Block introduced the item. Mr. Dawley noted that the appellants were present and that they would request a continuance. Appellant representative Judy Sheldrew requested a continuation of the item until the February 27, 2018 meeting “to give us some opportunities to see if we could chat about a number of issues that are involved in this particular appeal”. Chairperson Block entertained a motion.

(9:38:10) – MOTION: Member Rasner moved to continue agenda item F until the next meeting. Member Wilson seconded the motion. Motion carried 4-0-0.

G. For Possible Action: DISCUSSION AS TO THE DATE OF THE NEXT SCHEDULED MEETING, CURRENTLY SET FOR FEBRUARY 27, 2018.

(9:38:41) – Chairperson Block introduced the item. Mr. Dawley confirmed that the next meeting will be held on February 27, 2018 and be the last meeting of the year for this Board.

H. PUBLIC COMMENT.

(9:39:11) – Chairperson Block entertained public comments; however, none were forthcoming.

I. FOR POSSIBLE ACTION: ADJOURNMENT

(9:39:31) – Member Semmens moved to adjourn. The motion was seconded by Member Rasner. The meeting was adjourned at 9:39 a.m.

The Minutes of the February 20, 2018 Carson City Board of Equalization meeting are so approved this 27th day of February, 2018.

JED BLOCK, Chair