

February 15, 2003

## **PROPERTY OWNERS ALERT # 6**

Dear Incline Property Owner,

We have just been notified (see message from Norm Azevedo below) that the property tax appeal hearings will begin on Friday Feb 21st, @ 9:00AM in the County Administration Building in the County Commission Chambers on 9th Street just east of Wells Ave.

The hearing on Friday Feb. 21 will be devoted to a presentation by our attorney, Norm Azevedo, outlining the issues about the unlawful appraisal methodologies being applied by the Washoe County Assessor to properties in Incline Village. This will be a very important day because his arguments to the Board of Equalization will serve as the basis for all 110 Incline appeals. It looks like Norm will be given as much time as he needs to make his presentation. **Every property owner who has an interest in property taxes, whether or not you have filed an appeal, should make it a point to attend this first days hearing.**

The tentative hearing schedule is as follows.

Friday Feb. 21<sup>st</sup>: Norm's presentation, then if time allows, appeals for property on the Western Slope.

Tuesday Feb. 25<sup>th</sup>: Eastern Slope and Mill Creek.

Wednesday Feb. 26<sup>th</sup>: Lakefront, Lakeshore Blvd, Pine Cone, Vivian, and Debra.

Thursday Feb. 27<sup>th</sup>: Golf Course, Lakeview, Eagle Dr. Crystal Bay and Condos.

Friday Feb 28<sup>th</sup>: Commercial Property, Montreaux, Washoe Valley.

We have recently learned the assessed values in Incline Village will be up 30% over last year. Some individual assessments have increased over 250%, yet the assessor reports the total County assessed values have seen a slight decrease this year. These 250% increases have simply not taken place from last year to this year. There is little evidence to support these incredible increases. It is obvious that Incline is funding an ever increasing percentage of the county budget. The Board of Equalization needs to be confronted with the assessor's arbitrary appraisal methods and made to understand the negative impact this is having on Incline property owners.

Please mark this date, Friday February 21, on your calendar and **make it a point to attend these hearings.** We have invited Channel 4, the Reno Gazette, and the Bonanza and they appear to be very interested in this issue. We need a **standing room**

**only crowd** at this hearing. The results of these appeals, for better or worse, will have a lasting impact on every property owner in Incline. I think we can promise you an interesting time. If you have questions please call or e-mail me.

Sincerely,

Ted Harris, Chairman Taxation Committee  
The Village League to Save Incline Assets  
831-3914  
[tedqh@nvcbell.net](mailto:tedqh@nvcbell.net)

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***(Letter from Norm Azevedo)***

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Dear Property Owner:

We have received a telephone call today from the Assessor's office regarding scheduling hearings on your appeals. The dates tentatively set for the hearings are February 21<sup>st</sup>, February 25<sup>th</sup>, February 26<sup>th</sup>, and February 27<sup>th</sup>. If the hearings take longer than expected, they may also be on February 28<sup>th</sup>. Once we know the exact date for each specific property owner, we will notify you. If you have any questions, please call us at 329-6770.

Norman J. Azevedo Elaine S. Guenaga

AZEVEDO & GUENAGA

Please note that our email address has changed. It is [aglawoffices@sbcglobal.net](mailto:aglawoffices@sbcglobal.net)