

February 24, 2003

PROPERTY OWNERS ALERT# 10

The first day (Friday, February 21) of property tax appeals before the Washoe County Tax Commissioners went very well in the opinion of the people who attend the hearings. Norm Azevedo (the attorney we hired to appeal 110 property owner's cases) did an outstanding job presenting the big picture on all properties being appealed. His presentation went from 9:15 AM to 1:45 PM, with a one hour and 15 minute lunch break. He used a 162 slide Power Point presentation to make all his points. The Washoe County Tax Commissioner's attorney who rebutted Norm's points were very weak and disorganized. The senior appraiser's presentation was a "good old boy" presentation where he stated he was just doing his job.

If you would like to review Norm's 162 page Power Point Presentation, you can download a 7.7 MB PDF file of the presentation at: www.WayneFischer.com/IV-PropTaxAppChlg-Color.pdf. If you have a broadband internet connection, the download may take up to a minute or more. If you have a modem internet connection, the download may take up to an hour.

TV and Newspaper Reports

On Friday evening, some of you may have seen several short reports on both Channel 4 and Channel 8 Local News Programs.

The best report of Friday's event was in the Reno Gazette-Journal on Saturday morning, front page headline story. If you do not get the paper, you can go to: <http://www.rgj.com/news/stories/html/2003/02/21/35156.php?sp1=rgj&sp2=News&sp3=Local+News> for the full story.

Individual Property Tax Appeals

For those of you who used Norm to file your property tax appeals, these will be heard Tuesday through Friday. Click on the following link to see the schedules for each day: <http://www.co.washoe.nv.us/assessor/CBE.HTM>

We suggest that if possible you attend on the scheduled day. Norm and his partner Elaine Guenaga will present each case. If a question comes up on the individual property, Norm and Elaine would like to have the property owner present to provide the added information.

Filed on your Own Appeals

For those of you who filed your own appeal and have already had your case heard, you can file another appeal at the State Level. You would do this if you are not satisfied with the response from the Washoe County Property Tax Commissioners ruling. We know that many appeals were denied, because the property owner did not understand the argument needed to contest the assessor's misapplication of the law. These appeals must be filed by March 15th. We suggest that you contact Norm and Elaine on Monday, March 3rd or shortly thereafter.

Sincerely,
Wayne Fischer on behalf of Ted Harris

Ted Harris, Chairman Taxation Committee
The Village League to Save Incline Assets
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