

Date: Friday, August 15, 2003

ALERT # 24

TO: All Incline Village/Crystal Bay Property Owners
FROM: Ted Harris, Chairman of the Nevada Property Tax Revolt
SUBJECT: State Board of Equalization Hearings

Dear Property Owner,

For many of you who are on our E-mail mailing list but do not live in town, below is an article in today's Bonanza about the upcoming hearings with the State Board of Equalization on appeals by Incline Village and Crystal Bay property owners. For all the local folks, if you have the time, we urge you to attend these hearings (location and time is given in the article). We suspect that like the County Board of Equalization, the State Board is not likely to grant reductions in "Taxable Value" based on the issues of view classifications, time value adjustments, or tear-downs. Our attorney, Norm Azevedo, will again, on behalf of all those who have appealed, argue these points with the goal of disqualifying these arbitrary methods of appraising our properties.

We will update and report to you upon the conclusion of these hearings which are taking place Monday and Tuesday.

Ted Harris, Tax Revolt Committee Chairman
The Village League to Save Incline Assets, Inc.
(775) 831-3914 tedgh@nvcbell.net

The Village League to Save Incline Assets Board of Directors:

Maryanne Ingemanson, President -- Ted Harris, Tax Revolt Committee Chairman -- Les Barta, Law Research -- Wayne Fischer, Web-Master -- John Carney, Financial -- Dale Akers, Historian-- Chuck Otto, Public Relations -- Joyce Anderson-Bock, Personal Relations

North Lake Tahoe Bonanza Article

August 15, 2003

State equalization board to hear local tax protests

By Rick Adair, Bonanza Staff Writer

A group of 89 Incline Village and Crystal Bay taxpayers returns to the Nevada Board of Equalization early next week to appeal Washoe County property assessments upheld earlier this year by the county board of equalization.

Their cases are scheduled for Monday and Tuesday in Carson City, and most will be represented by tax attorneys Norm Azevedo and Elaine Guenaga.

Last May, the state board established ground rules for the hearings when it rejected the attorneys' claim that the Washoe County Assessor's Office used a flawed property valuation process.

The state board also allowed the assessor to appeal the county board's property value cuts in 24 local cases, and refused to hear 43 appeals that didn't first go through the county board.

Azevedo and Guenaga have been seeking property tax relief for their clients since March. They claim that some of the appraisal procedures used at Tahoe are flawed, and led to this year's sharp 30 percent average increase of Incline Village and Crystal Bay property taxes that in past years rose no more than 11 percent.

Key problems, they say, lie with the system that increases property values based on the quality of a home's lake view, and with the faulty application of two methods used to estimate property values when there are few comparable sales.

One of the estimation methods deems a property with structures slated for teardown to be a vacant lot, and the other uses past property values to judge current property values.

But the county defends the view system and estimation methods, and says the appeal process allows individual mistakes to be addressed.

In addition to the assessment appeals, other local tax opposition comes from The Village League to Save Incline Assets, which includes many of Azevedo and Guenaga's clients.

The league recently mailed protest forms to all area taxpayers for inclusion with county tax bills, which are due Monday, and is circulating petitions to be presented to the state equalization board protesting the county's appraisal methods.

In comments earlier this week, league president Maryanne Ingemanson said the group intends to sue the county for relief if the state board rules against them, and has asked the law firm Woodburn and Wedge to join Azevedo and Guenaga in the litigation. In June, the firm foiled an attempt to open deed-restricted access to Incline Village General Improvement District's Incline and Burnt Cedar beaches.

The state equalization board hearings start at 8 a.m. on Monday and Tuesday in Room 401 of the Legislative Counsel Bureau, 401 S. Carson St., Carson City, Nev. For more information, call board secretary Charles Chinnock at (775) 687-4820.

Note that this article is linked to on our web site, www.NevadaPropertyTaxRevolt.org. Click on the News Article web page and then click on the August 15, 2003 Bonanza News Article Link.