

North Lake Tahoe Bonanza

July 14, 2004

Letters to the Editor Wednesday

Assessor's views are troubling

Bonanza Staff Reports

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After reading Assessor McGowan's statements in the Sunday Bonanza, I was reminded of the old saying, "When in trouble or in doubt, jump around and scream and shout!" If McGowan really thinks that the new Nevada Tax Commission Regulations are not going to make much of a difference in the property taxes paid by the Incline Village and Crystal Bay homeowners, he IS in "trouble and in doubt." The "screaming and shouting" will come later.

Can he explain why a home in the Tahoe Basin of Douglas County is taxed at about 30 percent of what a home that sells for the same price in Incline Village is taxed? For example, the taxes on a lovely lakefront home in Incline Village selling for \$9,500,000 are \$72,000 per year and the taxes on a beautiful home in Zephyr Cove, selling for \$14,500,000 are \$24,000 per year. Mr. McGowan, what is wrong with this picture? The answer is that the Douglas County Assessor has been following the rules on property taxation. Mr. McGowan and his merry band of appraisers have been

making up their own rules to justify extracting as much money as possible from the homeowners in IV/CB. Until two years ago, they were never called on it. Finally, the jig is up. The Village League is holding Bob McGowan, the Washoe County Assessor, accountable. It seems strange that he feels that the changes in the new tax regulations APPEAR to be in conflict with the state statute. He never seems to have noticed that the appraisal methods used by his assessors in Washoe County ARE in conflict with the state statute.

How much lower will the taxes collected from the IV/CB homeowners be? Divide your tax bill, which will be arriving any day now, by three. That is what your taxes should be, and will be in July 2005, when the taxes, based on the new regulations, take effect.

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