

Incline Village residents file more than 1,200 tax appeals, while rest of county sees only 60

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Despite rising real estate prices, only 60 Washoe County property owners — excluding Incline Village residents — have appealed their property values this year.

“We have never had that few,” county Assessor Robert McGowan said.

Incline Village residents continue to protest land values that rose 31 percent in 2003.

Incline residents filed more than 1,200 appeals over an 8 percent increase in land values.

On Monday, the county board of equalization plans to decide whether to hold one hearing or hear cases separately for 1,100 of 1,200 cases filed by Incline Village property owners. Incline residents have hired Reno lawyer Tom Hall and hope to combine the 1,100 cases into one. They demanded separate hearings last year when they filed 1,361 appeals.

The 60 appeals for other Washoe residents are down from the 150 appeals from Truckee Meadows property owners last year and up to 350 in years past, McGowan said.

McGowan said he is pleased with the low count, saying his staff has done a good job answering questions.

FAST FACTS

■ In all, the county has more than 146,000 parcels. The value of the average parcel was increased by 6 percent.

■ Land values, based on market prices, were raised for most people. The high was 26 percent increases in Sparks and northeast and old northwest Reno. Land values were raised 14 percent in the North Valleys. No increases occurred in the southwest, which was just re-appraised last year.

■ The median price of homes sold through the Reno-Sparks Board of Realtors stood at \$368,774 in December, up 36.5 percent from the beginning of 2004. The median is that price where half homes sold for more and half under.

■ A number of bills have been filed in the Nevada Legislature to limit hikes in property values each year, primarily driven by skyrocketing values in Clark County.

He also acknowledged his office appraises property on the conservative side.

“We are audited by the state, and if we are too low, the state will correct us,” McGowan said. “But the real estate market was so high, perhaps people felt they dodged the bullet.”