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STATE OF NEVADA
DEPARTMENT OF TAXATION

June 1st, 2026

Regarding: State Board of Equalization Case Number: 26-125

Good afternoon, Mr. Chairman and fellow members of the board,

This letter is submitted in response to the Petitioners Brief received by our office on May 29, 2026. This response is being filed within the three-day period provided under NAC 361.703, Subsection 4.

The appeal was heard at the County Board of Equalization on February 25, 2026, at which time the hearing evidence packet, that included supporting comparable sales, was submitted for consideration. Our office continues to stand firmly behind the subject property's valuation, and no adjustments are warranted.

Please see the attached table addressing the petitioner's concerns raised in the submitted brief.

We will be available to answer any questions from the Board at the scheduled June 4, 2026, hearing.

Respectfully,

Ludivina Barragan
Appraiser

Enclosed: Requested Reply to Petitioner's Brief
CC: John and Gail Krolick

Washoe Summary Response for SBE 26-125

Appellant Concern	Washoe Response
Equalization	In their brief the Petitioner brings forward new evidence that was not submitted to the County Board of Equalization (CBOE) regarding land value trends for other Incline town home / condo neighborhoods. This information was available prior to the CBOE hearing. Consequently, submittal of this evidence does not meet the requirements for new evidence detailed in NAC 361.739 (a) and (b).
Sale of 1314 Saint Gallen and decreased value	1314 Saint Gallen sold on November 4, 2025, for \$1,460,000, which exceeds the total taxable value. The resulting sales ratio is 43%, indicating the property is assessed below market value. Further, this comparable sales price is higher than the comparables noted on SBE 26-125 pg 17 and adds further support that the current taxable value does not exceed full cash value/market value.
Increased Insurance premiums negatively impacting value.	While we can speculate about the potential impact that an increased premium may or may not have, valuation must be based on market evidence. Current sales data (SBE 26-125 pg 17) does not indicate any negative impact resulting from the implementation of this policy. This policy went into effect after the last improved sale on December 15, 2025, and no change in value was observed. Any adjustment at this time would be premature, as there is no current market data to support a decrease in value.