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APPEAL CASE # 17-0011P16

WASHOE COUNTY ASSESSOR

Washoe County Board of Equalization

PPID 2211134

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than the date of the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a use other than agricultural. The due date may apply.

NBC PP
APPR MES

Please Print or Type:

Part A. PROPERTY OWNER/ PETITIONER INFORMATION (Agent's Information to be completed in Part H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: BEK LLC / Matt Benne						
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Matt Benne					TITLE member	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) Po Box 9128					EMAIL ADDRESS: Mattbenne@hotmail.com	
CITY Reno City	STATE SD	ZIP CODE 57709	DAYTIME PHONE (760) 484-2257	ALTERNATE PHONE ()	FAX NUMBER ()	

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner If an entity and not a natural person. Natural persons may skip Part B.

- ☐ Sole Proprietorship ☐ Trust ☐ Corporation
☒ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe:

The organization described above was formed under the laws of the State of NV

The organization described above is a non-profit organization. ☐ Yes ☒ No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☒ Additional Information may be necessary.

- ☒ Self ☐ Trustee of Trust ☐ Employee of Property Owner
☒ Co-owner, partner, managing member ☐ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
☐ Other, please describe:

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS 1397 S. Virginia St #914	STREET/ROAD	CITY (IF APPLICABLE) Reno	COUNTY Washoe
Purchase Price: Leased	Purchase date:		

2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER 2211134
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3. Does this appeal involve multiple parcels? Yes ☐ No ☒ List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels:	Multiple parcel list is attached. <input type="checkbox"/>
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4. Check Property Use Type: ☒

<input type="checkbox"/> Vacant Land	<input type="checkbox"/> Mobile Home (Not on foundation)	<input type="checkbox"/> Mining Property
<input type="checkbox"/> Residential Property	<input checked="" type="checkbox"/> Commercial Property	<input type="checkbox"/> Industrial Property
<input type="checkbox"/> Multi-Family Residential Property	<input type="checkbox"/> Agricultural Property	<input type="checkbox"/> Personal Property
<input type="checkbox"/> Possessory Interest in Real or Personal property		

5. Check Year and Roll Type of Assessment being appealed: ☒

<input type="checkbox"/> 2017-2018 Secured Roll	<input type="checkbox"/> 2016-2017 Reopen Roll	<input checked="" type="checkbox"/> 2016-2017 Unsecured Roll	<input type="checkbox"/> 2016-2017 Supplemental Roll
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Part E. VALUE OF PROPERTY

Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land		
Buildings		
Personal Property		\$5,400
Possessory Interest in real property		
Exempt Value		
Total		\$5,400

Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- ☒ NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- ☐ NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- ☐ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- ☐ NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- ☐ NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- ☐ NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED).**VERIFICATION**

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H.

Matthew Benne
Petitioner Signature

Member
Title

Matthew Benne
Print Name of Signatory

12-6-16
Date

Part H. AUTHORIZATION OF AGENT Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT: <u>Eric Johnston</u>		TITLE: <u>Manager</u>			
AUTHORIZED AGENT COMPANY, IF APPLICABLE: <u>BEK, LLC</u>		EMAIL ADDRESS: <u>Eric.Johnston71@hotmail.com</u>			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) <u>PO Box 9228</u>					
CITY: <u>Rapid City</u>	STATE: <u>SD</u>	ZIP CODE: <u>57709</u>	DAYTIME PHONE: <u>605 722-1098</u>	ALTERNATE PHONE: ()	FAX NUMBER: ()

Authorized Agent must check each applicable statement and sign below.

☒ I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.

☒ I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form, to be separately submitted.

Eric Johnston
Authorized Agent Signature

Manager
Title

Eric Johnston
Print Name of Signatory

12-6-16
Date

☐ I hereby withdraw my appeal to the County Board of Equalization.

Signature of Owner or Authorized Agent/Attorney

Date

ASSESSOR ATTACHMENT

2211134

Parcel/Roll No	2211134
Legal Description	
Zoning	
Present Use	RESTAURANT
Current Land Use Code	
Year of Last Reappraisal	2016
Exempt Reason (List Applicable NRS)	
Owner of record as of 12/30/2016	BEK LLC dba BUFFALO WILD WINGS

ASSESSORS					
TAXABLE VALUE	2016/2017	ASSESSED VALUE		PREVIOUS ASSESSED VALUE	2015/2016
Land		Land		Land	
Improvements		Improvements		Improvements	
Personal Property	93,988	Personal Property	32,895	Personal Property	- 37,560
Total	93,988	Total	32,895	Total	37,560
		Exemption Amt	-	Exemption Amt	-

Appeals Board,

My name is Matt Benne, and I am one of the members of BEK, LLC dba Buffalo Wild Wings. On the most recent assessment our personal property was valued at \$32,895. I am appealing this value on the grounds that the actual cash value is significantly lower than this amount. In the past I have not appealed the amounts due because I didn't know how much the actual cash value of the equipment would be, however recent experiences has given me a better understanding. We recently closed this location and tried to liquidate all the equipment/furniture/televisions we owned. The total amount we sold everything was for \$5,400. What we could not sell we threw away. The amount we received from the sell was shocking to us, but people didn't want to pay very much money for equipment, furniture, a/v that in most cases was 10yrs old. With this being said I am asking that the assessed value be lowered to the actual value it was sold for which was \$5,400. If you have any questions please feel free to call me at 605-484-2257. Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Matt Benne".

Matt Benne