

RECEIVED

APPEAL CASE # 17-0058

JAN 17 2017

Washoe County Board of Equalization

APN 050-303-08

NBC IBDH
APPR DRS

WASHOE COUNTY ASSESSOR 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 if the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to due date may apply.

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: MULLIN FAMILY TRUST c/o BRUCE MULLIN
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): BRUCE MULLIN TITLE
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 4515 DOUGLAS DR EMAIL ADDRESS:
CITY: WASHOE VALLEY STATE: NV ZIP CODE: 89704 (DAYTIME PHONE): (775) 849-1369 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 [x] 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 NEVADA

The organization described above is a non-profit organization. [] Yes [x] No

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

Check box which best describes the relationship of Petitioner to Property Owner: [x] Additional information may be necessary.

- [x] 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: 4515 STREET/ROAD: DOUGLAS DR CITY (IF APPLICABLE): WASHOE VALLEY COUNTY: WASHOE
Purchase Price: Purchase date: 2002

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

ASSESSOR'S PARCEL NUMBER (APN): 050-303-08 ACCOUNT NUMBER:

3. Does this appeal involve multiple parcels? Yes [] No [x] List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels: Multiple parcel list is attached. []

4. Check Property Use Type: [x]

[] Vacant Land [] Mobile Home (Not on foundation) [] Mining Property
[x] Residential Property [] Commercial Property [] Industrial Property
[] Multi-Family Residential Property [] Agricultural Property [] Personal Property
[] Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed: [x]

[x] 2017-2018 Secured Roll [x] 2016-2017 Reopen Roll [] 2016-2017 Unsecured Roll [] 2016-2017 Supplemental Roll

Part E. VALUE OF PROPERTY NONE - 02

Table with 3 columns: Property Type, Assessor's Taxable Value, Owner's Opinion of Value. Rows include Land (42,000 assessed), Buildings (128,445 assessed), Personal Property, Possessory Interest in real property, Exempt Value, Total (170,445 assessed).

2016/2017
2017/2018 is 185,646

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).

A PIECE OF "YARD ART" - WALKING BRIDGE (ORNAMENTAL - DECORATIVE) IS ASSESSED AS A DECK - IT SHOULD BE REMOVED FROM TAX ROLL.

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

Bruce E. Miller
Petitioner Signature

_____ Title

BRUCE MILLER
Print Name of Signatory

_____ 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:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE ()	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.

Authorized Agent Signature

_____ Title

Print Name of Signatory

_____ Date

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

Signature of Owner or Authorized Agent/Attorney

Date

ASSESSOR ATTACHMENT

17-0058

050-303-08

IBDH

Parcel/Roll No	050-303-08		
Legal Description	PM 3342 FR LT E1		
Zoning	HDR		
Present Use	Sgl Fam Res	Current Land Use Code	200
Year of Last Reappraisal	2017		
Exempt Reason (List Applicable NRS)			
Owner of record as of 1/17/2017	MULLIN FAMILY TRUST		

ASSESSORS			
TAXABLE VALUE	2017/2018	ASSESSED VALUE	PREVIOUS ASSESSED VALUE 2016/2017
Land	130,000	Land	45,500
Improvements	400,417	Improvements	140,146
Personal Property		Personal Property	
Total	530,417	Total	185,646
		Exemption Amt	-
		Exemption Amt	-

**PETITIONER'S
EVIDENCE**



NOTICE OF TAXES
WASHOE COUNTY, NEVADA
 TAMMI DAVIS - TREASURER

www.washoecounty.us/treas
 PHONE (775) 328-2510
 FAX (775) 328-2500

tax@washoecounty.us

Fiscal Year July 1, 2016 - June 30, 2017
 Annual Real Property - Tax Year 2016

OFFICE LOCATION:
 1001 E. NINTH ST-BLDG D RM 140
 RENO NV 89512 Mon - Fri 8am - 5pm

TAX YEAR	PARCEL NUMBER	NAME	PROPERTY LOCATION AND DESCRIPTION
2016	05030308	MULLIN FAMILY TRUST MULLIN TRUSTEES, BRUCE & RHONDA	4515 DOUGLAS DR Lot E1 Range 20 Block Section Township 16 SubdivisionName_UNSPECIFIED
AREA	TAX RATE		
4000	3.2402		
ASSESSED VALUATION		EXEMPTION VALUES	
LAND VALUE	42,000	EXEMPTION VALUE	0
IMPROVEMENT VALUE	128,445		
TOTAL ASSESSED VALUE	170,445	TOTAL EXEMPTION VALUE	0

ACCOUNT SUMMARY

GROSS AD VALOREM TAX	\$5,522.76
ABATEMENT AMOUNT	\$738.52
ABATEMENT APPLIED LIMITS INCREASE TO 0.2%	
RECAPTURE TAX AMOUNT	\$0.00
NET AD VALOREM TAX (DETAIL BELOW)	\$4,784.24
EXEMPTION AMOUNT	\$0.00
SPECIAL ASSESSMENTS	\$0.00
PENALTIES	\$0.00
FEES	\$0.00
INTEREST	\$0.00
TOTAL AMOUNT BILLED	\$4,784.24
LESS PAYMENTS APPLIED	\$0.00
BALANCE REMAINING	\$4,784.24
PRIOR YEAR DELINQUENCIES	\$0.00
TOTAL AMOUNT OWING	\$4,784.24

SEE REVERSE SIDE FOR PAYMENT OPTIONS

WASHOE COUNTY TREASURER
 P O BOX 30039
 RENO NV 89520-3039

IF PAYING BY CHECK INCLUDE APPROPRIATE COUPONS.
 REFERENCE PARCEL NUMBER ON ALL PAYMENTS AND
 CORRESPONDENCE TO ASSURE PROPER CREDIT.

**IT IS THE PROPERTY OWNER'S RESPONSIBILITY
 TO ENSURE THAT PAYMENT IS RECEIVED.**

SEE REVERSE FOR IMPORTANT INFORMATION

BILLING DETAIL

TAXING AGENCY	RATE	AMOUNT	SPECIAL ASSESSMENTS	RATE	AMOUNT
STATE OF NEVADA	0.17000000	\$251.01			
TRUCKEE MEADOWS FIRE DIST	0.54000000	\$797.32			
SCHOOL DEBT	0.38850000	\$573.63			
SCHOOL GENERAL	0.75000000	\$1,107.41			
COUNTY GENERAL	1.32680000	\$1,959.04			
COUNTY DEBT	0.03490000	\$51.54			
ANIMAL SHELTER OP	0.03000000	\$44.29			

SEE ENCLOSED COUPONS FOR DUE DATES AND AMOUNTS DUE.

This notice is for your information, DO NOT consider this an attempt to collect if this property is protected by a bankruptcy proceeding. We ask that you contact our office to verify we have received a notice of bankruptcy.

Please notify our office if your mailing address has changed by using one of the methods listed on the reverse side of this form.

PARCEL NUMBER 05030308

New Address:

05030308

MULLIN FAMILY TRUST
 4515 DOUGLAS DR
 WASHOE VALLEY NV 89704-9661



PETITIONER'S EXHIBIT A
 3 PAGES

SIGNATURE

BER



WASHOE COUNTY ASSESSOR

MICHAEL E. CLARK

1001 E. NINTH ST.

P.O. BOX 11130

RENO, NV 89520

Nevada Revised Statutes Provides For The Partial Abatement Of The Ad Valorem Taxes Imposed On Property.

This legislation provides for a cap on property taxes not on assessed value.

050-303-08

ADDRESS SERVICE REQUESTED

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE PAID
Reno, NV
PERMIT NO. 278

**Additional information
regarding the
assessment process,
your valuation,
abatements and
exemptions can be
accessed online at:**

www.washoecounty.us/assessor



MULLIN FAMILY TRUST
4515 DOUGLAS DR
WASHOE VALLEY NV 89704-9661



WASHOE COUNTY ASSESSOR

MICHAEL E. CLARK

1001 E. NINTH ST. **

P.O. BOX 11130

RENO, NV 89520

PARCEL: 050-303-08 TAX DISTRICT: 4000

LOCATION: 4515 DOUGLAS DR

ASSESSMENT NOTICE

PRIOR ASSESSMENT

2016/2017

CURRENT ASSESSMENT

2017/2018

TAXABLE VALUES

LAND 120,000	LAND 130,000
BUILDINGS, ETC. 366,985	BUILDINGS, ETC. 400,417
PERSONAL 0	PERSONAL 0
TOTAL 486,985	TOTAL 530,417

ASSESSED VALUES

TOTAL 170,445	TOTAL 185,646
-------------------------	-------------------------

NEW TO ROLL Taxable Value: NONE

2016/2017 Abatement ("Tax Cap") status is: 3 PCT Qualified Primary Residence as of 12/07/2016

THIS IS NOT A TAX BILL

FILE DATE: 12/07/2016 DRS

Tax bills are calculated by the Washoe County Treasurer's Office. For tax billing questions please contact the Treasurer's Office or visit their website at www.washoecounty.us/treas/

INFORMATION CONCERNING YOUR REAL PROPERTY VALUATION

When is the next tax year?

Each tax year runs from July 1 to June 30.

What is taxable value?

Taxable value is the full cash value (market value) of the land and the current replacement cost of buildings, etc. less statutory depreciation.

What is included in Buildings, etc.?

The legal definition of buildings includes all structures affixed to the land. This includes items such as wells, septic systems, corrals, paving, mobile home utility hook-ups, common area improvements, etc.

What is assessed value?

Per NRS 361.225, the assessed value is 35% of taxable value.

Is there any type of assistance available for individual taxpayers?

Exemptions are available to bona fide Nevada residents meeting certain criteria such as: Surviving Spouse, Veterans, Disabled Veterans, and Blind Persons. For more information call 775-328-2277.

Why did my value increase by more than 3% or 8%?

Nevada Revised Statutes 361.471 through 361.4735 provides for an abatement ("cap") on taxes **not** on assessed value. To review "tax cap" status please contact our office at 328-2277 or visit our website at www.washoecounty.us/assessor/cama

What is listed as NEW TO ROLL on this notice?

Any new value due to new construction or for improvements not previously on roll, or a change in actual or authorized use.

What if I disagree with the taxable value?

If you have any questions, please contact this office as soon as possible, preferably within ten days, at 775-328-2233. **If we are unable to resolve matters to your satisfaction, you may appeal to the County Board of Equalization.** Such appeals must be filed at the Assessor's Office by **January 15, 2017**

What if I disagree with New To Roll, Remainder Values or the partial abatement ("Tax Cap") status?

You may petition (appeal to) the Assessor to review these abatement decisions pursuant to Nevada Revised Statute 361.4734. **Please call our office at 775-328-2233 or visit our website at www.washoecounty.us/assessor/taxcap for additional information and the filing deadline.**

The secured tax roll list will be available at Washoe County Libraries, at our office and on our website at www.washoecounty.us/assessor on or before January 1.