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DEC 23 2016

APPEAL CASE # 17-0010

Washoe County Board of Equalization

APN 076-590-01

WASHOE COUNTY ASSESSOR

PETITION FOR REVIEW OF TAXABLE VALUATION

NBC MAEJ
APPR MB

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 agricultural property. The appeal due date may apply.

Please Print or Type:

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

Form with fields for Name of Property Owner (Michael Izady Retirement Plan), Name of Petitioner (Michael Izady), Title (C owner), Mailing Address (157 W. 79th Street, Apt. 5B), City (NYC), State (NY), Zip Code (10024), Daytime Phone (646 327 2687), Alternate Phone, and 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.

- Checkboxes for Sole Proprietorship, Trust, Corporation, Limited Liability Company (LLC), General or Limited Partnership, Government or Governmental Agency, and Other (in my retirement plan).

The organization described above was formed under the laws of the State of \_\_\_\_\_.

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.

- Checkboxes for Self (checked), Trustee of Trust, Employee of Property Owner, Officer of Company, Co-owner, partner, managing member, Employee or Officer of Management Company, Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property, and Other.

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

Form with fields for Address (2500 Piute Creek Rd.), Street/Road, City (if applicable), County, Purchase Price (\$45,000), and Purchase date (2008).

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

Form with fields for Assessor's Parcel Number (APN) (076-590-01) and Account Number.

3. Does this appeal involve multiple parcels? Yes No (checked) List multiple parcels on a separate, letter-sized sheet.

Form with fields for 'If yes, enter number of parcels:' and 'Multiple parcel list is attached.' (checked)

4. Check Property Use Type:

Form with checkboxes for Vacant Land (checked), Residential Property, Multi-Family Residential Property, Possessory Interest in Real or Personal property, Mobile Home (Not on foundation), Commercial Property, Agricultural Property, Mining Property, Industrial Property, and Personal Property.

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

Form with checkboxes for 2017-2018 Secured Roll (checked), 2016-2017 Reopen Roll (checked), 2016-2017 Unsecured Roll, and 2016-2017 Supplemental Roll.

Part E. VALUE OF PROPERTY

Table with 3 columns: Property Type, Assessor's Taxable Value, and Owner's Opinion of Value. Rows include Land (\$20,000), Buildings, Personal Property, Possessory Interest in real property, Exempt Value, and Total. Owner's opinion: (no one buys this scary place even for just \$2500)

**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

\_\_\_\_\_ Title 12/16/16  
 Petitioner Signature \_\_\_\_\_  
 \_\_\_\_\_ Date 12/16/16  
 Print Name of Signatory MICHAEL IZADY

**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.

\_\_\_\_\_ Title \_\_\_\_\_  
 Authorized Agent Signature \_\_\_\_\_  
 \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name of Signatory \_\_\_\_\_

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

\_\_\_\_\_ Date \_\_\_\_\_  
 Signature of Owner or Authorized Agent/Attorney \_\_\_\_\_

# ASSESSOR ATTACHMENT

17-0010

076-590-01

MAEJ

<b>Parcel/Roll No</b>	076-590-01		
<b>Legal Description</b>	MONTE CRISTO RANCH UT 2 LT 46 DLM 40		
<b>Zoning</b>	GR		
<b>Present Use</b>	0	<b>Current Land Use Code</b>	120
<b>Year of Last Reappraisal</b>	2017		
<b>Exempt Reason (List Applicable NRS)</b>			
<b>Owner of record as of 12/27/2016</b>	MICHAEL IZADY INC RETIREMENT PLAN		

<b>ASSESSORS</b>			
<b>TAXABLE VALUE</b>	<b>2017/2018</b>	<b>ASSESSED VALUE</b>	<b>PREVIOUS ASSESSED VALUE 2016/2017</b>
<b>Land</b>	20,000	<b>Land</b>	7,000
<b>Improvements</b>	-	<b>Improvements</b>	-
<b>Personal Property</b>		<b>Personal Property</b>	
<b>Total</b>	20,000	<b>Total</b>	7,000
		<b>Exemption Amt</b>	-
		<b>Exemption Amt</b>	-

Appeal # 17-0010

Washoe County Assessor  
Michael E. Clark  
1001 E. Ninth St.  
PO Box 11130  
Reno, NV 89520

**RECEIVED**  
**DEC 12 2016**  
WASHOE COUNTY ASSESSOR

December 6, 2016

Dear Sir/Madam,

I would like to appeal the assessment of a plot of land my wife and I own. It is located at 2500 Piute Creek Rd. (Parcel: 076-590-01), a mountainous land with a scary, narrow dirt trail for access. We bought this at the height of real estate bubble--site unseen and deceived, and we have not been able to sell it even for less than 1/15<sup>th</sup> of the cost, at \$3000. The assessment for this plot of land is done super optimistically. It is a piece of harshly sloped mountainside, unworthy of a curse much less development.

I would like to respectfully ask for a major reduction of value of this property, and the taxes due. We have not be able to keep up with annual tax for this. So we hope we can receive a reprieve from you.

Thank you,



Michael Izady