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APPEAL CASE #

17-0080

JAN 17 2017

Washoe County Board of Equalization

APN

004-081-55

WASHOE COUNTY ASSESSOR

PETITION FOR REVIEW OF TAXABLE VALUATION

NBC

BHDN

APPR

JW

Submit this Petition Form no later than 5 p.m. of the date due. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a due date may apply.

Please Print or Type

Part A. PROPERTY OWNER/ PETITIONER INFORMATION

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: <u>San Villa MHC, LLC</u>					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): <u>Chris D. Brith / Bryan Collins</u>				TITLE: <u>Consultant</u>	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) <u>27777 Franklin Rd. Suite 200</u>				EMAIL ADDRESS: <u>CBRITH@TheRollyGroup.com</u>	
CITY: <u>Southfield</u>	STATE: <u>MI</u>	ZIP CODE: <u>48034</u>	DAYTIME PHONE: <u>970 983 1002</u>	ALTERNATE PHONE: <u>404 509 3333</u>	FAX NUMBER: <u>()</u>

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check appropriate type which best describes the Property Owner. Use only one type and note related parties. (Check all that apply in 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 _____.

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

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

Check all that apply to the relationship of Petitioner to Property Owner. ☒ All listed above in multiple categories.

- ☐ 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: <u>1100</u>	STREET/ROAD: <u>Selmi Drive</u>	CITY (IF APPLICABLE): <u>Reno</u>	COUNTY: <u>Washoe</u>
Purchase Price:		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): <u>004-081-55</u>	ACCOUNT NUMBER:
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3. Does this appeal involve multiple parcels? Yes ☐ No ☒

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 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 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	<u>5,505,000</u>	<u>3,400,000</u>
Buildings	<u>5,120,460</u>	<u>3,700,000</u>
Personal Property		
Possessory interest in real property		
Exempt Value		
Total	<u>10,625,460</u>	<u>6,100,000</u>

Part F. TYPE OF APPEAL*Check the 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.

Petitioner Signature

Title

Print Name of Signatory

Date

Part H. AUTHORIZATION OF AGENT *Complete this section only if an agent is being appointed to represent the Property Owner 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.

*Not additional authorized agent, but a separate statement must be filed with this one.***Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT: Chris D. Britt		TITLE: President	
AUTHORIZED AGENT COMPANY, IF APPLICABLE: The Realty Group		EMAIL ADDRESS: CBritt@TheRealtyGroupUSA.com	
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) P.O. Box 1255			
CITY: Carlsville	STATE: GA	ZIP CODE: 30563	DAYTIME PHONE: 404 983.1002
ALTERNATE PHONE: 404 509.3333		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



TO: WHOM IT MAY CONCERN AND/OR AD VALOREM TAX AUTHORITIES

RE: Letter of Authorization
for Tax Year 2016

This authorization letter will serve to introduce the firm of The Realty Group, who are authorized to represent us concerning Ad Valorem Taxes on real and personal property.

The Realty Group is authorized to investigate appraisals and assessments of our properties, to appeal property values and taxes, to represent us before administrative boards or agencies and to represent our interest before courts of competent jurisdiction. The Realty Group is authorized to act as our agent with those aforementioned rights on the properties owned or controlled by us.

The rights, powers, and authorization of The Realty Group herein granted shall commence upon the execution of this letter of authorization and shall remain in force and effect thereafter until written notice of termination is received by The Realty Group or until the purpose for which this Letter of Authorization was given is completed.

27777 Franklin Rd, Ste 200
Address:

Southfield, MI 48034
City, State & Zip:

Joe Han VP of Tax
Name:


Signature:

3/9/16
Date:

ASSESSOR ATTACHMENT

17-0080

004-081-55

BHDN

Parcel/Roll No	004-081-55		
Legal Description	PM 1283 LT B		
Zoning	MH/MF30		
Present Use	Clubhouse	Current Land Use Code	350
Year of Last Reappraisal	2017		
Exempt Reason (List Applicable NRS)			
Owner of record as of 1/18/2017	SUN VILLA MHC LLC		

ASSESSORS					
TAXABLE VALUE	2017/2018	ASSESSED VALUE		PREVIOUS ASSESSED VALUE	2016/2017
Land	5,508,000	Land	1,927,800	Land	1,927,800
Improvements	5,005,056	Improvements	1,751,769	Improvements	1,809,661
Personal Property		Personal Property		Personal Property	
Total	10,513,056	Total	3,679,570	Total	3,737,461
		Exemption Amt	-	Exemption Amt	-