

APN Appeal #
 568-100-08 18-0055A
 568-100-09 18-0055B
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 APPR PAO

RECEIVED Washoe County Board of Equalization

JAN 16 2018

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 appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted 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: STONEFIELD INDUSTRIAL LLC					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): BRETT GRIFFIN/PARADIGM TAX GROUP				TITLE MANAGING CONSULTANT	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 3200 N. CENTRAL AVE #1180				EMAIL ADDRESS: bgriffin@paradigm.com	
CITY Phoenix	STATE AZ	ZIP CODE 85012	DAYTIME PHONE () 480-277-6371	ALTERNATE PHONE () 480-302-5030	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 _____.

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: **PROPERTY TAX CONSULTANT/AGENT FOR OWNER**

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS OLEAK Blvd	STREET/ROAD	CITY (IF APPLICABLE) Reno	COUNTY WASHOE
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) 568-100-08	ACCOUNT NUMBER
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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: 2	Multiple parcel list is attached. <input checked="" type="checkbox"/>
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4. Check Property Use Type:

<input checked="" 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 checked="" type="checkbox"/> 2018-2019 Secured Roll	<input type="checkbox"/> 2017-2018 Reopen	<input type="checkbox"/> 2017-2018 Unsecured/Supplemental	<input type="checkbox"/> 2017-2018 Exemption Value
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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	5,150,097	2,961,077
Buildings		
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total	5,150,097	2,961,077

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

▶ Brett Griffin Title MANAGING CONSULTANT
 Petitioner Signature
BRETT GRIFFIN Date 1/8/18
 Print Name of Signatory

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.

NAME OF AUTHORIZED AGENT: <u>BRETT GRIFFIN</u>		TITLE: <u>MANAGING CONSULTANT</u>		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: <u>PARADIGM TAX GROUP</u>		EMAIL ADDRESS: <u>bggriffin@paradigmrtax.com</u>		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) <u>3200 N. Central Ave #1180</u>				
CITY <u>Phoenix</u>	STATE <u>AZ</u>	ZIP CODE <u>85012</u>	DAYTIME PHONE <u>480-277-6379</u>	ALTERNATE PHONE <u>480-302-5030</u>
				FAX NUMBER <u>()</u>

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.

▶ Brett Griffin Title 1/8/18
 Authorized Agent Signature
 Print Name of Signatory Date

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

Signature of Owner or Authorized Agent/Attorney _____ Date _____

Washoe County - Multiple Parcel List

568-100-09

568-100-08

Washoe County - Multiple Parcel List

568-100-09

568-100-08

Basis for Appeal:

Industrial land sales in a three-mile radius of the subject property support a range between \$0.82/sf – 2.23/sf. We are requesting the mean of the sales at \$1.40/sf. Please see attached sales comps. Our opinion of value for both parcels is \$2,961,077.

Paradigm
TAX GROUP

3200 N. Central Avenue
Suite 1180
Phoenix, AZ 85012

Brett Griffin
Managing Consultant

bgriffin@paradigmtax.com

Office 480.302.5030
Cell 480.277.6379
www.paradigmtax.com

Washoe County Board of Equalization

Agent Authorization Form

If you have questions about this form or the appeal process, please call: (775) 328-2277

Please Print or Type:

Part A. PROPERTY OWNER AND CONTACT INFORMATION OF PERSON GRANTING AUTHORITY TO AGENT

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: STONEFIELD INDUSTRIAL LLC						
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER): DAVID HAUGEN					TITLE Sr. Vice President	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 555 17th STREET, #3100					EMAIL ADDRESS:	
CITY DENVER	STATE CO	ZIP CODE 80202	DAYTIME PHONE 303 () 597-2400	ALTERNATE PHONE 970 () 227-3050	FAX NUMBER ()	

Part B. PROPERTY OWNER INFORMATION

Check organization type which best describes the Property Owner if 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 _____

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

Part C. RELATIONSHIP OF PERSON GRANTING AUTHORITY TO AGENT TO PROPERTY OWNER

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 SUBJECT TO THIS AGENT AUTHORIZATION:

Enter Applicable Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN) 568-100-08	ACCOUNT NUMBER	PROPERTY IDENTIFICATION NUMBER
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Multiple parcel list attached. (Use letter-size paper)

Part E. YEAR AND ROLL TYPE OF ASSESSMENT BEING APPEALED:

- 2018-2019 Secured Roll 2017-2018 Reopen Roll 2017-2018 Unsecured Roll 2017-2018 Supplemental Roll

Other years being appealed: _____

Be prepared to cite the legal authority, if any, that permits the County Board to consider appeals of taxable value from prior years.

Part F. AUTHORIZATION OF AGENT

I hereby authorize the agent whose name and contact information appears below to file a petition to the Washoe County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D of this Agent Authorization.

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 Washoe County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part E of this document.

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: BRETT GRIFFIN			TITLE: MANAGING CONSULTANT			
AUTHORIZED AGENT COMPANY, IF APPLICABLE: PARADIGM TAX GROUP			EMAIL ADDRESS: bgriffin@paradigmtax.com			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 3200 N. CENTRAL AVE #1100						
CITY PHOENIX	STATE AZ	ZIP CODE 85012	DAYTIME PHONE () 480-277-6374	ALTERNATE PHONE () 480-302-6030	FAX NUMBER ()	

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

 _____ **MANAGING CONSULTANT** _____ **1/8/18** _____
 Authorized Agent Signature Title 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	
()	()	()	()	()	()	

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

 _____ **MANAGING CONSULTANT** _____ **1/8/18** _____
 Authorized Agent Signature Title Date

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. I further certify I have authorized each agent named herein to represent the Property Owner as stated and I have the authority to appoint each agent named herein.

 _____ **Sonia Vice President** _____ **1/9/18** _____
 Property Owner / Petitioner Signature Title Date

For clerk use only

**PETITIONER'S
EVIDENCE**



Prepared By Reis, Inc.

Sales Comps

Land
Metro: Reno

	Address	Distance	Land Use	Transaction Type	Lot Size (Acres)	Sale Price	Sale Date	County
1.	Barolo Ct Reno, NV 89506	0.75 mi.	Industrial Acreage	Arms Length	11.240	\$400,000 <i>0.32</i>	28 th Nov, 2016	WASHOE
2.	Moya Blvd Reno, NV 89506	2.56 mi.	Industrial Acreage	Arms Length	11.000	\$630,500 <i>1.32</i>	2 nd May, 2016	WASHOE
3.	Industry Cir Reno, NV 89506	1.70 mi.	Industrial Acreage	Arms Length	18.500	\$1,800,000 <i>2.23</i>	4 th Dec, 2015	WASHOE
4.	11590 Production Dr Reno, NV 89506	1.82 mi.	Industrial Acreage	Arms Length	10.365	\$553,500 <i>1.23</i>	3 rd Dec, 2015	WASHOE

MEAN OF SALES = \$1.40/ft

PETITIONER'S EXHIBIT A
6 PAGES

Section 3 - Comparable Group Locations



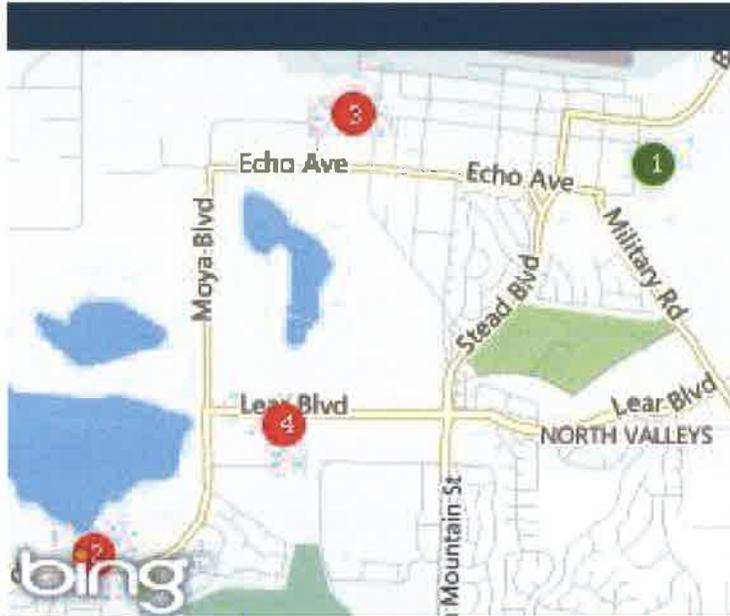
1. Barolo Ct

Reno, NV 89506

Parcel Number 086-130-02

Deed Reference 4658109

Sale Date 28th Nov, 2016
 Sale Price \$400,000
 Price PSF \$0.82
 Price Per Acre \$35,587.19
 Total Size 489,614 SF/11.240 Acres



Location and Physical Characteristics

County Washoe
 Distance 0.75 miles
 Use Type Industrial Acreage
 Transaction Type Arms Length

Buyer and Seller Information

Seller		Buyer	
1.	Name American Storage Center Inc	1.	Name Sierra Alliance Partners LLC
			Address 13960 Mount Anderson St, Reno, NV 89506

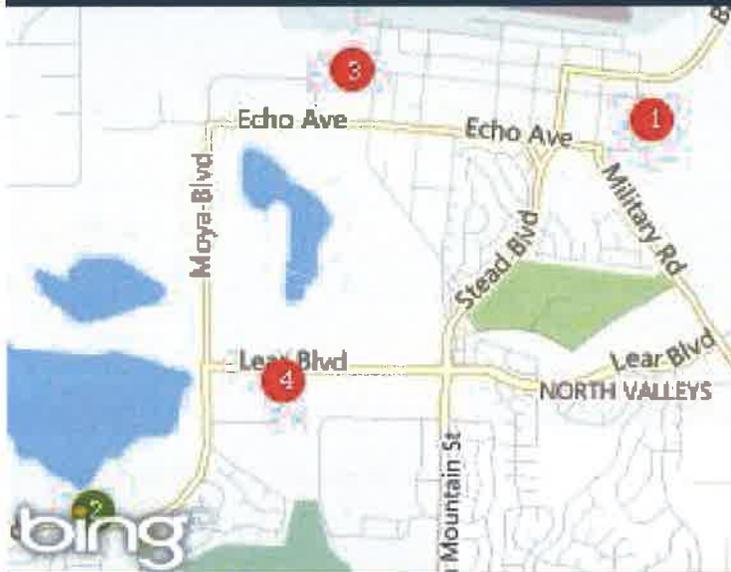
2. Moya Blvd

Reno, NV 89506

Parcel Number 090-030-22

Deed Reference 4589217

Sale Date 2nd May, 2016
 Sale Price \$630,500
 Price PSF \$1.32
 Price Per Acre \$57,318.18
 Total Size 479,160 SF/11.000 Acres



Location and Physical Characteristics

County Washoe
 Distance 2.56 miles
 Use Type Industrial Acreage
 Transaction Type Arms Length

Buyer and Seller Information

Seller		Buyer	
1.	Name Lear Family Trust B	1.	Name Garth Pickett
			Address 3635 Fort Apache Rd S Ste 200-43, Las Vegas, NV 89147
		2.	Name Kathleen Pickett
			Address 3635 Fort Apache Rd S Ste 200-43, Las Vegas, NV 89147

3. Industry Cir

Reno, NV 89506

Parcel Number 090-410-18

Deed Reference 4539169

Sale Date 4th Dec, 2015

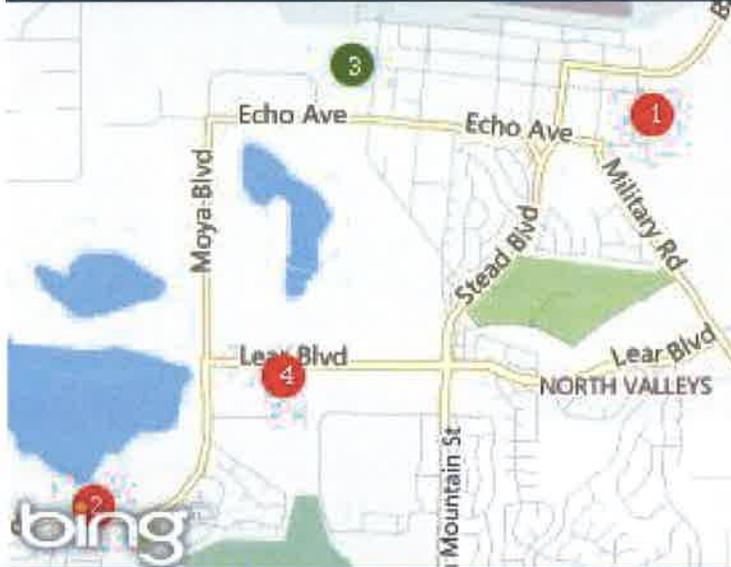
Sale Price \$1,800,000

Price PSF \$2.23

Price Per Acre \$97,297.30

Total Size 805,860 SF/18.500 Acres

Location and Physical Characteristics



Location and Physical Characteristics

County Washoe
Distance 1.70 miles
Use Type Industrial Acreage
Transaction Type Arms Length

Buyer and Seller Information

Seller		Buyer	
1.	Name Pierce Hardy LP	1.	Name Geofortis Processing & Logisti
			Address 1024 Country Club Dr Ste 000160, Moraga, CA 94556

Property Additional Details When Available

Financing Details provided a \$1,800,000 loan.

4. 11590 Production Dr

Reno, NV 89506 [Map](#)

Parcel Number 090-142-06

Deed Reference 4539911

Sale Date 3rd Dec, 2015

Sale Price \$553,500

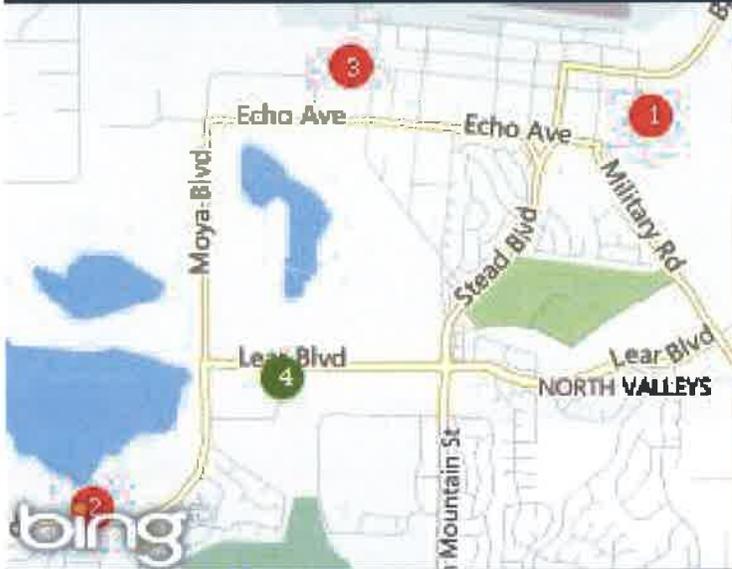
Price PSF \$1.23

Price Per Acre \$53,400.87

Total Size 451,499 SF/10.365 Acres

Location and Physical Characteristics

County Washoe
Distance 1.82 miles
Use Type Industrial Acreage
Transaction Type Arms Length



Buyer and Seller Information

Seller

1. Name Prologis Land LLC

Buyer

1. Name Reno Production Drive LLC
Address 4000 1st Ave, Seattle, WA 98134