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APPEAL CASE # 18-0034

APN 032-023-04

NBC DEEQ

APPR SYJ

WASHOE COUNTY ASSESSOR

Washoe County Board of Equalization

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 J: 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: GOODY Investments LLC
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Roger Baylour
TITLE: Manager/Member
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 2370 Red Monte Ln
CITY: Reno STATE: NV ZIP CODE: 89511 DAYTIME PHONE: ALTERNATE PHONE: 775 398-7825 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 NEVADA

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: 2100 Victoria Ave STREET/ROAD: Victoria Ave CITY (IF APPLICABLE): SPARKS COUNTY: Washoe
Purchase Price: 550,000 w/ 032-023-11 Purchase date: 11/22/13

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

ASSESSOR'S PARCEL NUMBER (APN): 032-023-04 ACCOUNT NUMBER:

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. 032-023-11

4. Check Property Use Type:

Vacant Land Mobile Home (Not on foundation) Mining Property
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:

2018-2019 Secured Roll 2017-2018 Reopen 2017-2018 Unsecured/Supplemental 2017-2018 Exemption Value

Part E. VALUE OF PROPERTY

Table with 3 columns: Property Type, Assessor's Taxable Value, Owner's Opinion of Value. Rows include Land, Buildings, Personal Property, Possessory Interest in real property, Exempt Value, Total.



2100 Victoria Ave, The Milkhouse

Concert Hall, is a leased buddy.

The rat is still \$5,000 per month which is sub-market because the buddy was in horrible condition when the Lessee took over. He has done many improvements but the buddy still need a new roof which leads ~~to a~~.

The HVAC systems are due to be replaced. The party lot assessed lot # 032-023-11 is also leased under the same lease ~~and~~ when added the value of other lot it exceeds the total value of the combined parcels. (COVER)

The Rent is due to be paid  
in 2019 when all repairs should  
be completed. Until then the  
~~absolute~~ obsolescence charge should  
be maintained.

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