

APPEAL CASE #

YEAR: 2018/2019 2019/2020
APPEAL ID#: 19-0026R18 19-0026

RECEIVED

JAN 14 2019

Washoe County Board of Equalization

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

APN 040-162-51
NBC OBGQ
APPR JCT

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: The Crossing SC, LLC
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) PO Box 4606
CITY Incline Village STATE NV ZIP CODE 89450 DAYTIME PHONE 775 831-1100

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.

- Limitations: 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.

- Relationships: 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 6451 STREET/ROAD South Virginia 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) 040-162-51 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.

4. Check Property Use Type:

Property Use Types: Vacant Land, 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, Personal Property.

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

2019-2020 Secured Roll, 2018-2019 Reopen, 2018-2019 Unsecured/Supplemental, 2018-2019 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.

THE CROSSING SHOPPING CENTER, LLC

VIA FAX (775) 328-3642

January 14, 2019

Washoe County Assessor
1001 E 9th St
Reno, NV 89512

RE: PETITION FOR REVIEW OF TAXABLE VALUATION

Enclosed please find a completed "Petition for Review of Taxable Valuation" for the properties located at 6405, 6407, 6451 and 6419 South Virginia Street, Reno, NV.

We spoke to your office regarding improvements being misappropriated. In addition, there are questions about differences in the valuation of the parcels.

Please give me a call to discuss.

Sincerely,

Jim Kaplan

775 831-1100 x1

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