

RECEIVED

APPEAL CASE # 20-0061

JAN 15 2020

Washoe County Board of Equalization

APN

130-331-06

WASHOE COUNTY ASSESSOR

PETITION FOR REVIEW OF TAXABLE VALUATION

NBC

TALD

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed 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 non-agricultural property, the appeal must be filed by the due date may apply.

APPR

AH

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: FINNEY, JOHN & JEANETTE K						
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):					TITLE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 774 MAYS BLVD STE 10352					EMAIL ADDRESS: jeanette.finney@gmail.com	
CITY INCLINE VILLAGE	STATE NV	ZIP CODE 89451	DAYTIME PHONE 725 2655	ALTERNATE PHONE ()	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:

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS 1715	STREET/ROAD LAKESHORE BLVD	CITY (IF APPLICABLE) INCLINE VLG	COUNTY WASHOE
Purchase Price: 1,100,000		Purchase date: 12/29/95	

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

ASSESSOR'S PARCEL NUMBER (APN) 130-331-06	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:	Multiple parcel list is attached. <input type="checkbox"/>
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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: ☒

<input checked="" type="checkbox"/> 2020-2021 Secured Roll	<input type="checkbox"/> 2019-2020 Reopen	<input type="checkbox"/> 2019-2020 Unsecured/Supplemental	<input type="checkbox"/> 2019-2020 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	1,500,000	450,000
Buildings		
Personal Property	N/A	N/A
Possessory Interest in real property		
Exempt Value		
Total		

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.

Petitioner Signature

Print Name of Signatory

Title

Date

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.

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

PETITIONER'S EVIDENCE

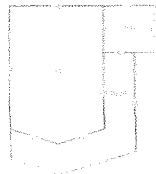
WASHOE COUNTY ASSESSOR PROPERTY DATA				1/15/2020	
Owner Information			Building Information		
APN 130-332-13	Card 1 of 1	Bld #1 Situs 1708 LAKESHORE BLVD	Property Name		
Situs 1 1708 LAKESHORE BLVD INCLINE VILLAGE NV 89451	Bld # 1	Quality R40 Good	Building Type Single Family Residence		
Owner 1 HERZ FAMILY TRUST	FAMILY TRUST	Stories 2 Story	2nd Occupancy		
Owner 2 or Trustee HERZ TRUSTEE, HAROLD S & VICKIE L		Year Built 1980	1980		
Mail Address PO BOX 6862 INCLINE VILLAGE NV 89450		Bedrooms 2	1788		
Parcel Info & Legal Description		Full Baths 3	Finished Bsmt 336		
Keyline ROCKY POINT AMD LT 4 BLK F PLUS STREET		Half Baths 0	Unfin Bsmt		
Desc ABANDONMENT		Fixtures 12	Basement Type DAYLIGHT		
Subdivision ROCKY POINT TRACT		Fireplaces 1	Gar Conv Sq Feet 0		
Section Township 16 Range 18		Heat Type BASEBOARD HOT WATER	Total 0		
Record of Survey Map : Parcel Map# : Sub Map# 236		2nd Heat Type	Garage Area		
Special Property Code		Exterior SIDING ON	Detached 0		
2019 Tax 5200 Prior APN		Walls FRAME	Garage		
Tax Cap POQ - Low Cap Qualified		2nd Ext Walls	Basement 0		
Status Primary Residence		Roof Cover WOOD SHAKE	Gar Door		
		% Complete 100	Sub Floor WOOD		
		Obso/Bldg 0	Frame FRAME		
		Adj	1		
		Construction Modifier	1		
Land Information			LAND DETAILS		
Land Use 200	DOR Code 200	Sewer Municipal	Neighborhood TADC		
Size 7,357 SqFt	Size 0.169 Acres	Street Paved	Zoning Code HDS		
		Water Muni			
Sales and Transfer Records			RECORDER SEARCH		

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR	Value/Sale Price	Sale Code	Note
HERZ, HAROLD & VICKIE	HERZ FAMILY TRUST HERZ TRUSTEE, HAROLD S & VICKIE L		DEED	01-29-2018	200		0	3BFM
HERZ FAMILY TRUST	HERZ, HAROLD & VICKIE		DEED	01-29-2018	200		0	3BGG
HERZ FAMILY TRUST,	HERZ FAMILY TRUST		ABAN	04-12-2013	200		0	3NTT

Valuation Information

The 2020/2021 values are preliminary values and subject to change.

	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2020/21 NR	240,000	0	158,159	0		398,159	84,000	55,355	139,356	0
2020/21 VN	240,000	0	158,159	0		398,159	84,000	55,355	139,356	0
2019/20 FV	240,000	0	155,839	0		395,839	84,000	54,543	138,544	0



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If you have questions or corrections about our property data you can call us at 775-335-2200 or email us at assessor@washoe-county.net

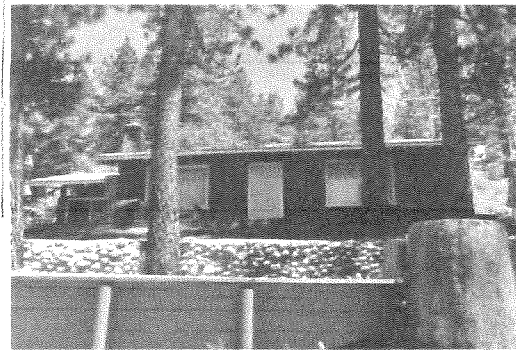
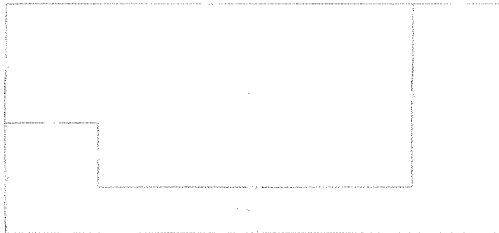
WASHOE COUNTY ASSESSOR PROPERTY DATA										1/15/2020	
Owner Information					Building Information					XFOB	SUBAREA
APN	130-332-12		Card 1 of 1		Bld #1 Situs	1710		Property			
Situs 1	1710 LAKESHORE BLVD		Bld # 1			LAKESHORE		Name			
	INCLINE VILLAGE NV					BLVD					
	89451				Quality	R20 Fair		Building	Single Family		
Owner 1	HERZ-CALLAHAN FAMILY TRUST AND ETAL		OWNERSHIP		Stories	1 Story		Type	Residence		
Owner 2 or	HERZ-CALLAHAN		TRUSTEE					Occupancy			
Trustee	TRUSTEE, SUSAN J				Year Built	1959			1959		
Owner 3 or	CALLAHAN TRUST,		TRUST		Bedrooms	2			810		
Trustee	MATTHEW J				Full Baths	1		Finished	0		
Mail	PO BOX 4092							Basmt			
Address	INCLINE VILLAGE NV 89450				Half Baths	0		Unfin Basmt			
Parcel Info & Legal Description					Fixtures	6		Basement			
Keyline	ROCKY POINT LOT 5 BLK F PLUS STREET							Type			
Desc	ABANDONMENT				Fireplaces	1		Gar Conv Sq	0		
Subdivision	ROCKY POINT TRACT							Feet			
	Section 26 Township 16 Range 18				Heat Type	WALL FURNACE		Total	0		
Record of Survey Map	: Parcel Map#		: Sub Map#		2nd Heat			Garage Area			
	236				Type			Garage Type			
Special Property Code					Exterior	SIDING ON		Detached	0		
2019 Tax	5200	Prior			Walls	FRAME		Garage			
2019 Tax		APN			2nd Ext			Basement	0		
District		Tax Cap	POQ - Low Cap Qualified		Walls			Gar Door			
		Status	Primary Residence		Roof Cover	METAL		Sub Floor	WOOD		
					% Complete	100		Frame	FRAME		
					Obso/Bldg	0			1		
					Adj						
					Construction	ST 1.05			1		
					Modifier						
Land Information					LAND DETAILS						
Land Use	200	DOR Code	200	Sewer	Municipal	Neighborhood	TADC				
Size	8,377 SqFt	Size	0.192 Acres	Street	Paved	Zoning Code	HDS				
				Water	Muni						
Sales and Transfer Records					RECORDER SEARCH						
Grantor	Grantee			Doc #	Doc	Doc Date	DOR	Value/Sale	Sale	Note	

		Type	Code	Price	Code
HERZ-CALLAHAN FAMILY TRUST, SUSAN J	HERZ-CALLAHAN FAMILY TRUST, SUSAN J	DEED 06-29-2016	200		0 3BGG INTO TRUST
HERZ-CALLAHAN FAMILY TRUST, SUSAN J	HERZ-CALLAHAN FAMILY TRUST, SUSAN J	ABAN 04-12-2013	200		0 3NTT

Valuation Information

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	Taxable Land	New Value	Taxable Imps	OBSD Tax Cap Value	Taxable Land Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2020/21 NR	240,000	0	40,043	0	280,043	84,000	14,015	98,015	0
2020/21 VN	240,000	0	40,043	0	280,043	84,000	14,015	98,015	0
2019/20 FV	240,000	0	38,135	0	278,135	84,000	13,347	97,347	0



130-332-12 06/21/2016

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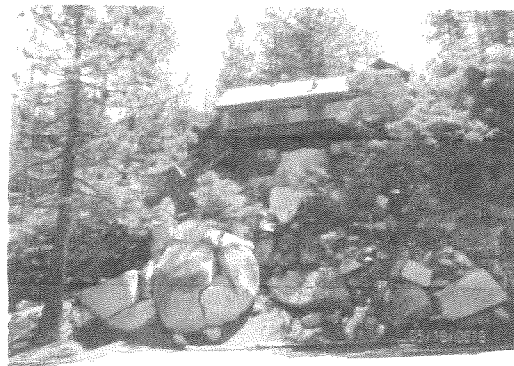
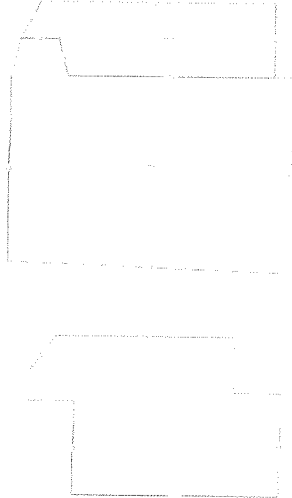
WASHOE COUNTY ASSESSOR PROPERTY DATA				1/15/2020	
Owner Information			Building Information XFOB SUBAREA		
APN 130-332-10	Card 1 of 1	Bld #1 Situs	1712 LAKESHORE BLVD	Property Name	
Situs 1 1712 LAKESHORE BLVD INCLINE VILLAGE NV 89451	Bld # 1	Quality	R35 Average-Good	Building Type	Single Family Residence
Owner 1 PRYOR FAMILY TRUST	FAMILY TRUST	Stories	1 Story	2nd Occupancy	
Owner 2 or Trustee & THERESA V	TRUSTEE	Year Built	1930		1960
Mail Address 6211 CAZADOR 3 PARK SLOUGHHOUSE CA 95683		Bedrooms	2	Square Feet	635
Parcel Info & Legal Description		Full Baths	2	Finished Bsmt	373
Keyline RS 5482 PAR 7A		Half Baths	0	Unfin Bsmt	
Desc		Fixtures	9	Basement Type	DAYLIGHT
Subdivision ROCKY POINT TRACT		Fireplaces	0	Gar Conv Sq Feet	0
Section 26 Township 16 Range 18		Heat Type	WALL FURNACE	Total 0	
Record of Survey Map 5482 Parcel Map# Sub Map#		2nd Heat Type		Garage Area	
Special Property Code		Exterior	SIDING ON	Detached 0	
2020 Tax 5200 Prior APN		Walls	FRAME	Garage	
2019 Tax District	Tax Cap POQ - Low Cap Qualified Status Primary Residence	2nd Ext Walls		Basement 0	
PERMITS jtung 05/30/2018		Roof Cover	COMPOSITION SHINGLE	Gar Door	
		% Complete	100	Sub Floor	WOOD
		Obso/Bldg Adj	0	Frame	FRAME
		Construction	ST 1.1		1
		Modifier			
Land Information			LAND DETAILS		
Land Use 200	DOR Code 200	Sewer	Municipal	Neighborhood	TADC
Size 6,446 SqFt	Size 0.148 Acres	Street	Paved	Zoning Code	HDS
		Water	Muni		
Sales and Transfer Records			RECORDER SEARCH		

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
PRYOR, GREGORY A & THERESA V	PRYOR FAMILY TRUST PRYOR TRUSTEE, GREGORY A & THERESA V		DEED	12-10-2018	200		0 3BGG	
SIRLIA LIVING TRUST	PRYOR, GREGORY A & THERESA V		DEED	10-17-2017	200	717,500	1SVR	
SIRLIA LIVING TRUST,	SIRLIA LIVING TRUST		ANNX	06-17-2013	200		0 3BO	ANNEXED INTO IVGID RESOLUTION 1280
SIRLIA LIVING TRUST,	SIRLIA LIVING TRUST		BLA	03-11-2013	200		0 3NTT	

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	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2020/21 NR	210,000	0	44,945	0		254,945	73,500	15,730	89,231	0
2020/21 VN	210,000	0	44,945	0		254,945	73,500	15,730	89,231	0
2019/20 FV	210,000	0	43,915	0		253,915	73,500	15,370	88,870	0



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