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APPEAL CASE # 20-0015

Washoe County Board of Equalization

APN

040-943-05

WASHOE COUNTY ASSESSOR

PETITION FOR REVIEW OF TAXABLE VALUATION

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OBDB

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than 30 days after the date of the assessment. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been c

APPR

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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: Quail Corners S Bldg A 104-106 LLC					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Don Thoreson				TITLE Controller	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 6490 S. McCarran Blvd. Bldg. E				EMAIL ADDRESS: Don.Thoreson@Ribeirocorp.com	
CITY Reno	STATE NV	ZIP CODE	DAYTIME PHONE ()	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 645	STREET/ROAD Sierra Rose Dr	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) 040-943-05	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: ☒

<input type="checkbox"/> Vacant Land	<input type="checkbox"/> Mobile Home (Not on foundation)	<input type="checkbox"/> Mining Property
<input type="checkbox"/> Residential Property	<input checked="" 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"/> 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	338,592	
Buildings	447,173	
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total	785,765	753,000

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

Don Thoreson
 Petitioner Signature Title
 Don Thoreson 1/6/2020
 Print Name of Signatory 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: Don Thoreson		TITLE: Controller			
AUTHORIZED AGENT COMPANY, IF APPLICABLE:		EMAIL ADDRESS: Don.Thoreson@Rishirivcorp.com			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 6490 S. McCarran Blvd. Bldg. E					
CITY Reno	STATE NV	ZIP CODE 89509	DAYTIME PHONE () 775 825-7979	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.

John A. Rabeiro
 Authorized Agent Signature Title
 John A. Rabeiro 1/6/2020
 Print Name of Signatory Date

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

Signature of Owner or Authorized Agent/Attorney

Date

Jachimowicz, Michele

From: Gonzales, Michael A.
Sent: Monday, January 06, 2020 9:44 AM
To: Jachimowicz, Michele
Subject: FW: #040-943-05 Contribution Analysis
Attachments: 2449_001.pdf

Hi Michele,

Here are two appeals that were emailed to me.

Thanks,
Mike

From: Don Thoreson <Don.Thoreson@ribeirocorp.com>
Sent: Monday, January 06, 2020 8:33 AM
To: Gonzales, Michael A. <MAGonzales@washoecounty.us>
Subject: RE: #040-943-05 Contribution Analysis

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Mike,

Here you go.

It's always a pleasure working with you.

Thanks,

Don

From: Gonzales, Michael A. <MAGonzales@washoecounty.us>
Sent: Monday, January 6, 2020 8:08 AM
To: Don Thoreson <Don.Thoreson@ribeirocorp.com>
Subject: RE: #040-943-05 Contribution Analysis

Don,

Yes, the forms can be submitted today. In fact you have up until the 15th to get them submitted but the sooner the better so that way I can begin working on the stipulations.

Regarding the two industrial parcels I'll have to get back to you on those tomorrow. I'll be out of the office most of today with inspections we have scheduled at Incline Village.

Thanks,
Mike

From: Don Thoreson <Don.Thoreson@ribeirocorp.com>
Sent: Friday, January 03, 2020 1:53 PM
To: Gonzales, Michael A. <MAGonzales@washoecounty.us>
Subject: RE: #040-943-05 Contribution Analysis

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Mike,

I appreciate it.

Although most of our properties are performing better, we still have a few with vacancy issues.

Can I submit the forms on Monday?

Thanks,

Don