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JAN 15 2020

WASHOE COUNTY ASSESSOR

Washoe County Board of Equalization

APN

122-060-05

NBC

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APPR

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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 January 15th.
If the appeal involves valuation of property exceeding taxation, or a determination that agricultural property has been converted to a higher use, a different
due date may apply.

Please Print or Type

Part A. PROPERTY OWNER/ PETITIONER INFORMATION (Agent's information to be completed in Part B)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL

FINNEY, JOHN D

NAME OF PETITIONER IF DIFFERENT FROM PROPERTY OWNER LISTED IN PART A

TITLE

MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)

774 HAYS BLVD STE 10 PHB 352

E-MAIL ADDRESS

JOHNDFINNEY@ymail.com

CITY

INCLINE VILLAGE

STATE

NV

ZIP CODE

89451

DAYTIME PHONE

725 2650

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 only 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	STREET/ROAD	CITY IF APPLICABLE	COUNTY
557	LARGESTORE BLVD	INCLINE VLG	WASHOE
Purchase Price	710,000	Purchase date	7/28/2011

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

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
122-060-05	

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:

- ☐ 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:

☒ 2020-2021 Secured Roll ☐ 2019-2020 Reopen ☐ 2019-2020 Unsecured/Supplemental ☐ 2019-2020 Exemption Value

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 361.625 for the definition of Full Cash Value.

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	428,400	575,000
Buildings		
Personal Property		
Possessory interest in real property		
Energy Value		
Total		

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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 corrected 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 property.
- ☐ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached 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.265: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- ☐ NRS 361.762: My property has been assessed as property exempting location 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 herein, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a taxable interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.762; 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 an 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	COUNTRY 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 herein, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am an authorized agent with authority to petition the State Board subject to the requirements of NRS 361.352 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