

Re: Petition for Review of Taxable Valuation

February 28, 2020

To: Washoe County Board of Equalization

From: Jayaram and Petra Ramasastry

634 Saint Lawrence Ave

Reno, NV 89509

Parcel: 011-251-06

Facts Submitted: All information pertains to liveable building space

Item	Current	Assessor Reval	Homeowner Position	Comments
<b>First Floor</b>	1631 sq.ft	1072 sq.ft	1072 sq.ft	
		522 sq.ft	522 sq.ft	
<b>Second Floor</b>	881 sq.ft	745 sq.ft	643 sq.ft	-102 sq.ft
<b>Basement</b>	897 sq.ft	897 sq.ft	897 sq.ft	Needs adjustment for poor condition
<b>Extra Features DRC</b>	Included in assessment	\$12,276	\$10,400	Adjustments for basement condition.

Item	Current	Assessor Valuation	Homeowner Position
<b>Land (\$K)</b>	\$128,000	\$128,000	\$128,000
<b>Improvements(\$K)</b>	\$77,650	\$73,980	\$54,339 (after adjustment for depreciation)
<b>Extra Features DRC</b>	\$15,148	\$12,276	\$10,400

**Total Claim of Assessed Value:**

- Land = \$128,000
- Improvements= \$54,339+\$10,400= \$64,739

**Other Factors:**

1. House has only one fireplace and only 2 bed rooms.
2. Most of second floor has slanted ceilings; as such half the second floor space is not liveable. Upstairs utility space is included as liveable space

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**NOTE-1**

The second floor has 102 sq.ft less usable space than the dimensions indicate. For example, the master bed room has half of space with ceilings an average of 4 feet. Cannot be used as normal

living space. One bed room has no closet. The house should be categorized as 2 bed room house. The second floor as a lot low ceiling utility space.

**NOTE-2:**

The detached garage is in a poor condition. It can fall down anytime. There is no water faucet in the backyard. The sewer system is old and needs regular maintenance. The basement has serious water problem. The finished area is mostly unusable since the sink cannot be used. Requires water to be pumped out