

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
First Floor	1631 sq.ft	1072 sq.ft	1072 sq.ft	
		522 sq.ft	522 sq.ft	
Second Floor	881 sq.ft	745 sq.ft	643 sq.ft	-102 sq.ft
Basement	897 sq.ft	897 sq.ft	897 sq.ft	Needs adjustment for poor condition
Extra Features DRC	Included in assessment	\$12,276	\$10,400	Adjustments for basement condition.

Item	Current	Assessor Valuation	Homeowner Position
Land (\$K)	\$128,000	\$128,000	\$128,000
Improvements(\$K)	\$77,650	\$73,980	\$54,339 (after adjustment for depreciation)
Extra Features DRC	\$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

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