

PETITION FOR REVIEW OF TAXABLE VALUATION

NBC EFOO  
APPR JCT

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 18, 2022. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a high value use, the appeal must be filed by the due date may apply.

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: Reno Technology Center 3 LLC						
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Eilish Rotne					TITLE Portfolio Manager	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 9480 Gateway Drive Suite 101					EMAIL ADDRESS: eilish@cmsreno.com	
CITY Reno	STATE NV	ZIP CODE 89521	DAYTIME PHONE 775 827.1571	ALTERNATE PHONE 805 405.2919	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 or 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 9480 X	STREET/ROAD Gateway Dr	CITY (IF APPLICABLE) Reno	COUNTY Washoe
Purchase Price: \$ 1,260,000	Purchase date: 12-03-2013		

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

ASSESSOR'S PARCEL NUMBER (APN) 163-071-03	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. ☐

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: ☒

☒ 2022-2023 Secured Roll ☐ 2021-2022 Reopen ☐ 2021-2022 Unsecured/Supplemental ☐ 2021-2022 Exemption Value

Part E. VALUE OF PROPERTY

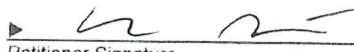
Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.		
Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	951,280	
Buildings	2,256,079	
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total	3,207,359	1,667,238

**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).***We have two longer-term vacancies + below market rental rates.***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  
 Eilish Rothe  
 \_\_\_\_\_  
 Print Name of Signatory

*Portfolio Manager*  
 \_\_\_\_\_  
 Title  
 1-18-22  
 \_\_\_\_\_  
 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**



## Reno Technology Center 3

### Rent Roll

TENANT	Suite #	SF	CURRENT TERM					FUTURE INCREASES/OPTIONS			
			Start	Expiration	Monthly Base Rent	Monthly CAM	TOTAL RENT	Type	Start Date	End Date	Monthly Base Rent
Sierra Nevada College		2,422	8/1/2019	7/31/2024	3,415.02	-	3,415.02				
Vacant (Formerly Stronghold)	100	3,148									
SpecTir	200	5,670	7/1/2017	6/30/2022	8,788.50		8,788.50				
Vacant (Doorway Home Loans)	110	3,203									
City Management Services/ Shaw Construction	101	2,467									
Terra-Gen	201	5,671	11/1/2021	11/30/2021	-		-				
	Cityman							Bump	12/1/2021	10/31/2022	9,527.28
								Bump	11/1/2022	10/31/2023	9,810.83
								Bump	11/1/2023	10/31/2024	10,094.38
								Bump	11/1/2024	10/31/2025	10,377.93
								Bump	11/1/2025	10/31/2026	10,661.48
Totals		22,581			12,203.52	-	12,203.52				
Total Vacant Space		6,351									
Leased Percentage		72%									

PETITIONERS EXHIBIT A  
2 PAGES

**Reno Technology Center 3, LLC**  
**Profit & Loss**  
January through December 2021

	Jan - Dec 21	Jan - Dec 20
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4000 · Rent Income		
4001 · Rent - ICM	10,000.00	90,468.80
4002 · Rent - Sierra NV College	41,106.00	44,300.98
4003 · Rent - SpecTir	112,266.00	100,075.50
4005 · Rent - Stronghold	0.00	34,155.80
4006 · Rent - Terra Gen	9,527.28	0.00
<b>Total 4000 · Rent Income</b>	<b>172,899.28</b>	<b>269,001.08</b>
4500 · Common Area Maintenance - Fees	8,382.95	34,755.41
<b>Total Income</b>	<b>181,282.23</b>	<b>303,756.49</b>
<b>Expense</b>		
6000 · Operations Expense		
6020 · Garbage Removal	3,399.69	3,966.23
6025 · Insurance - Property	7,581.00	4,241.76
6030 · Janitorial Service	13,983.00	20,450.00
6035 · Janitorial Supplies	756.03	939.36
6040 · Landscaping	6,956.39	6,145.33
6045 · Licenses/Permits	550.00	0.00
6050 · On-Site Supervision	10,465.00	10,465.00
6055 · Property Management Fee	9,098.82	15,704.37
6060 · Rep & Maint - Building	8,519.13	525.90
6065 · Rep & Maint - Equipment	4,340.51	7,264.47
6075 · Rep & Maint - Parking Lot	1,493.32	401.64
6080 · Security Services	5,501.75	3,377.33
6090 · Sweeping	4,175.00	3,105.00
6091 · Snow Removal	4,919.35	6,202.49
6095 · Telephone - CAM	1,640.09	1,746.99
6610 · Taxes - Property	26,609.95	25,184.62
6705 · Utilities - Electrical	11,542.24	16,742.13
6710 · Utilities - Gas	5,477.38	7,445.02
6715 · Utilities - Sewer and Water	2,404.33	2,259.44
<b>Total 6000 · Operations Expense</b>	<b>129,412.98</b>	<b>136,167.08</b>
7000 · Administrative Expense		
7010 · Association Dues -South Meadows	1,202.10	1,146.67
7015 · Bank Charges	613.22	675.65
7030 · Legal and Accounting	3,461.58	858.50
<b>Total 7000 · Administrative Expense</b>	<b>5,276.90</b>	<b>2,680.82</b>
<b>Total Expense</b>	<b>134,689.88</b>	<b>138,847.90</b>
<b>Net Ordinary Income</b>	<b>46,592.35</b>	<b>164,908.59</b>
<b>Other Income/Expense</b>		
<b>Other Expense</b>		
9000 · Other Expenses	275.13	0.00
<b>Total Other Expense</b>	<b>275.13</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>-275.13</b>	<b>0.00</b>
<b>Net Income</b>	<b>46,317.22</b>	<b>164,908.59</b>