

23-0102A
et al
See Attached
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JAN 17 2023

Washoe County Board of Equalization

WASHOE COUNTY ASSESSOR

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 escaping 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 H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: AMH NV19 Development LLC					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Mike Churchfield				TITLE Director, Land Acquisition	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 9585 Prototype Court, Suite B				EMAIL ADDRESS: mchurchfield@ah4r.com	
CITY Reno	STATE NV	ZIP CODE 89521	DAYTIME PHONE 775-815-1060	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 6569	STREET/ROAD Enlightenment Drive	CITY (IF APPLICABLE) Reno	COUNTY Washoe
Purchase Price: N/A		Purchase date: N/A	

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

ASSESSOR'S PARCEL NUMBER (APN) 200-651-01+	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: 59	Multiple parcel list is attached. <input checked="" type="checkbox"/>
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4. Check Property Use Type: ☒

<input checked="" type="checkbox"/> Vacant Land	<input type="checkbox"/> Mobile Home (Not on foundation)	<input type="checkbox"/> Mining Property
<input type="checkbox"/> Residential Property	<input 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"/> 2023-2024 Secured Roll	<input type="checkbox"/> 2022-2023 Reopen	<input type="checkbox"/> 2022-2023 Unsecured/Supplemental	<input type="checkbox"/> 2022-2023 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	N/A	TBD
Buildings		
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total	N/A	TBD

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).
AMH is asking that the subdivision or underdevelopment discount for Hillsdale Crossing should be equalized with similarly situated properties within Washoe County.

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

► Michael Churchfield
 Petitioner Signature
 Mike Churchfield
 Print Name of Signatory

Director, Land Acquisition
 Title
1/15/2023
 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

ATTACHMENT
APPEAL CASE # LISTING

<u>APN</u>	<u>Appeal #</u>
200-651-01	23-0102A
200-651-02	23-0102B
200-651-03	23-0102C
200-651-04	23-0102D
200-651-05	23-0102E
200-651-06	23-0102F
200-651-07	23-0102G
200-651-08	23-0102H
200-651-09	23-0102I
200-652-01	23-0102J
200-652-02	23-0102K
200-652-03	23-0102L
200-652-04	23-0102M
200-652-05	23-0102N
200-652-06	23-0102O
200-652-07	23-0102P
200-661-01	23-0102Q
200-661-02	23-0102R
200-661-03	23-0102S
200-661-04	23-0102T
200-661-05	23-0102U
200-661-06	23-0102V
200-661-07	23-0102W
200-661-08	23-0102X
200-661-09	23-0102Y
200-661-11	23-0102Z
200-661-12	23-0102A1
200-661-13	23-0102B1
200-661-14	23-0102C1
200-661-15	23-0102D1
200-661-16	23-0102E1
200-661-17	23-0102F1

<u>APN</u>	<u>Appeal #</u>
200-662-01	23-0102G1
200-662-02	23-0102H1
200-662-03	23-0102I1
200-662-04	23-0102J1
200-662-05	23-0102K1
200-662-06	23-0102L1
200-662-07	23-0102M1
200-662-08	23-0102N1
200-662-09	23-0102O1
200-662-10	23-0102P1
200-662-11	23-0102Q1
200-662-12	23-0102R1
200-662-13	23-0102S1
200-662-14	23-0102T1
200-662-15	23-0102U1
200-662-16	23-0102V1
200-662-17	23-0102W1
200-663-01	23-0102X1
200-663-02	23-0102Y1
200-663-03	23-0102Z1
200-663-04	23-0102A2
200-663-05	23-0102B2
200-663-06	23-0102C2
200-663-07	23-0102D2
200-663-08	23-0102E2
200-663-09	23-0102F2
200-663-10	23-0102G2

Hillsdale Corner Parcel & Address List

APN	Address
200-651-01	6569 ENLIGHTENMENT DR
200-651-02	6565 ENLIGHTENMENT DR
200-651-03	6561 ENLIGHTENMENT DR
200-651-04	6557 ENLIGHTENMENT DR
200-651-05	6553 ENLIGHTENMENT DR
200-651-06	6549 ENLIGHTENMENT DR
200-651-07	6545 ENLIGHTENMENT DR
200-651-08	6541 ENLIGHTENMENT DR
200-651-09	6537 ENLIGHTENMENT DR
200-652-01	6460 INTUITION LN
200-652-02	1515 INSPIRATION LN
200-652-03	1519 INSPIRATION LN
200-652-04	1523 INSPIRATION LN
200-652-05	6540 ENLIGHTENMENT DR
200-652-06	6544 ENLIGHTENMENT DR
200-652-07	6558 ENLIGHTENMENT DR
200-661-01	6533 ENLIGHTENMENT DR
200-661-02	6529 ENLIGHTENMENT DR
200-661-03	6525 ENLIGHTENMENT DR
200-661-04	6521 ENLIGHTENMENT DR
200-661-05	6517 ENLIGHTENMENT DR
200-661-06	6513 ENLIGHTENMENT DR
200-661-07	6509 ENLIGHTENMENT DR
200-661-08	6505 ENLIGHTENMENT DR
200-661-09	6501 ENLIGHTENMENT DR
200-661-11	6495 ENLIGHTENMENT DR
200-661-12	6491 ENLIGHTENMENT DR
200-661-13	6487 ENLIGHTENMENT DR
200-661-14	6483 ENLIGHTENMENT DR
200-661-15	6479 ENLIGHTENMENT DR
200-661-16	6475 ENLIGHTENMENT DR
200-661-17	6471 ENLIGHTENMENT DR
200-662-01	6530 ENLIGHTENMENT DR
200-662-02	6526 ENLIGHTENMENT DR
200-662-03	6522 ENLIGHTENMENT DR
200-662-04	6518 ENLIGHTENMENT DR
200-662-05	6512 ENLIGHTENMENT DR
200-662-06	6508 ENLIGHTENMENT DR
200-662-07	6504 ENLIGHTENMENT DR
200-662-08	6500 ENLIGHTENMENT DR
200-662-09	6401 INTUITION LN
200-662-10	6415 INTUITION LN
200-662-11	6421 INTUITION LN
200-662-12	6427 INTUITION LN

200-662-13	6433 INTUITION LN
200-662-14	6439 INTUITION LN
200-662-15	6445 INTUITION LN
200-662-16	6451 INTUITION LN
200-662-17	6457 INTUITION LN
200-663-01	6400 INTUITION LN
200-663-02	6406 INTUITION LN
200-663-03	6412 INTUITION LN
200-663-04	6418 INTUITION LN
200-663-05	6424 INTUITION LN
200-663-06	6430 INTUITION LN
200-663-07	6436 INTUITION LN
200-663-08	6442 INTUITION LN
200-663-09	6448 INTUITION LN
200-663-10	6454 INTUITION LN

Munoz, Julie

From: Michael Churchfield <mchurchfield@amh.com>
Sent: Tuesday, January 17, 2023 3:39 PM
To: Exemptions
Subject: Hillsdale Crossing Appeal
Attachments: Hillsdale Crossing Appeal Signed.pdf; Hillsdale Corner Parcel and Address List.xls

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

Good Afternoon,

The following appeal is based on other similarly situated subdivisions that are receiving much higher under development or sub discounts when compared to the proposed discount of 20% that the county has agreed to on the said subdivision.

Thanks,

Mike Churchfield
Director of Acquisitions, Northern NV
Phone: 775.815.1060
Email: mchurchfield@ah4r.com

AMH Development
9585 Prototype Court, Suite B
Reno, NV 89521

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