

RECEIVED

JAN 13 2023

WASHOE COUNTY ASSESSOR

Washoe County Board of Equalization

 APPEAL CASE # 23-0073A
 et al
 See Attached
 List

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 of the year following the assessment year. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a high use property, the appeal must be filed by the first business day after the assessment year ends.

NBC
APPRGCJD
JRL

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: Lifestyle Homes TND, LLC | | | | | |
| NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Robert J. Lissner | | | | TITLE Manager | |
| MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 4790 Caughlin Parkway #519 | | | | EMAIL ADDRESS: rlilssner@gmail.com | |
| CITY Reno | STATE NV | ZIP CODE 89519 | DAYTIME PHONE 7757505537 | 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 0 | STREET/ROAD White Lake Parkway | CITY (IF APPLICABLE) Reno | COUNTY Washoe |
| Purchase Price: unknown, part of larger package | | Purchase date: 1998 | |

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

| | |
|--|----------------|
| ASSESSOR'S PARCEL NUMBER (APN) see attached list, all related | ACCOUNT NUMBER |
|--|----------------|

3. Does this appeal involve multiple parcels? Yes ☒ No ☐ List multiple parcels on a separate, letter-sized sheet.

| | |
|---------------------------------------|---|
| If yes, enter number of parcels: 4 | Multiple parcel list is attached. <input checked="" type="checkbox"/> |
|---------------------------------------|---|

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 |
|--|---|---|--|

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 | 1884K | 784K |
| Buildings | 126K | 126K |
| Personal Property | 0 | |
| Possessory Interest in real property | 0 | |
| Exempt Value | 0 | |
| Total | 0 | |

Attachment
Appeal Case Numbers assigned

2023/2024 Secured Roll

| <u>APN</u> | <u>Appeal #</u> |
|------------|-----------------|
| 087-382-02 | 23-0073A |
| 087-010-41 | 23-0073B |
| 087-382-05 | 23-0073C |
| 087-032-05 | 23-0073D |

2022/2023 Reopen Roll

| <u>APN</u> | <u>Appeal #</u> |
|-------------|-----------------|
| 23-0073ER22 | 087-382-04 |

PETITIONER'S EVIDENCE

We have owned these four parcels for about 25 years, slated for future development when the time is right. Much of this land is either in a flood plain or is actually part of the bottom of White Lake.

A list of other North Valley large parcels with longer term development potential is attached. There have been some substantial increases up to \$4,000 to \$5,000 per acre. There are also notable properties that are appraised substantially less.

We request that our land be assigned \$4,000 per acre, including the flood plain, but excluding the bottom of White Lake. Roughly, we are asking for 196 acres at \$4,000 each.

087-382-02

087-010-41

087-382-05

087-032-05

PETITIONER'S EXHIBIT A
2 PAGES

| | Owner | APNs | Acres | Prior assess per acre | New assess per acre | |
|--------------------------------|----------------------|-----------------|-------|-----------------------------|---------------------------|-----------|
| SUBJECT LAND | Lifestyle Homes TND | on application | 196 | 9,300 | 9,600 | |
| Evans Ranch PUD | Lifestyle Homes TND | 087-491-01---19 | 760 | 1,900 | 4,000 | |
| Evans Ranch PUD | Lifestyle Homes TND | 087-021-09---11 | 120 | 1,900 | 4,000 | |
| Evans Ranch PUD | Wallach I and II ** | 556-010-01---05 | 640 | 1,950 | 4,000 | |
| Evans Ranch PUD | Wallach I and II ** | 087-021-23 | 640 | 1,150 | 4,000 | |
| Silver Star Ranch PUD | Star Star Ranch ** | 087-021-25 | 640 | 700 | 4,000 | |
| Gabriel land | KP Investors | 086-250-01 | 80 | 2,200 | 2,700 | |
| Avera land | Pete Avera | 086-260-09 | 40 | 4,100 | 5,000 | |
| Sherman land | Lifestyle Homes TND | 087-021-18 | 80 | 800 | 1,200 | |
| Traincrest | Lifestyle Homes TND | 081-110-04--07 | 400 | 800 | 4,000 | |
| Lemmon Drive | Lansing Arcus | 080-721-xx | 400 | 4,000 | 4,500 | estimated |
| Lemmon Drive | Lansing Arcus | 087-030-xx | 400 | 5,000 | 4,500 | |
| Reno Tahoe Airport | RTAA | 086-850-03 | 3,320 | 1,500 | 1,500 | |
| Unmapped portions of Stonegate | Heinz Ranch Land Co. | 081-110-35,36 | 383 | 16 | 17 | |
| Unmapped portions of Stonegate | Heinz Ranch Land Co. | 558-021-08 | 283 | 130 | 150 | |
| Stonegate, most like ours | Heinz Ranch Land Co. | 087-010-49 | 366 | 500 | 600 | |
| Gardner property | Gardner Properties | 081-110-15 | 92 | 3,900 | 3,900 | |

** These parcels are owned by Ederra Hills, LLC as of this writing. Ederra Hills, LLC defaulted on seller financing on July 1, 2022. Since then the parties have worked to return the properties to Wallach and Silver Star, with a mind-boggling legal process. It is possible that one or both deeds-in-lieu will be filed this coming week.

All parcels listed are zoned with at least one unit per acre. All have issues to overcome.

SUBJECT LAND acreage excludes lake bottom