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JAN 13 2017

APPEAL CASE #

17-0044

Washoe County Board of Equalization

APN 048-081-18

WASHOE COUNTY ASSESSOR

PETITION FOR REVIEW OF TAXABLE VALUATION

NBC JBEF
APPR PJK

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than 5 p.m. of the date due. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to non-agricultural use, 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: Garcia Trust Jan P					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): JAN P Garcia Trustee				TITLE Trustee	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 25 Sunridge Ct. West				EMAIL ADDRESS: Jgarspears@hotmail.com	
CITY Reno	STATE NV	ZIP CODE 89511	DAYTIME PHONE 210 992-4444	ALTERNATE PHONE (775) 849-7871	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 25	STREET/ROAD Sunridge Ct West	CITY (IF APPLICABLE) Reno	COUNTY Washoe
Purchase Price: \$10,000.00		Purchase date: Dec. 2011	

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

ASSESSOR'S PARCEL NUMBER (APN) 048-081-18	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. <input type="checkbox"/>
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4. Check Property Use Type: ☒

<input type="checkbox"/> Vacant Land	<input type="checkbox"/> Mobile Home (Not on foundation)	<input type="checkbox"/> Mining Property
<input checked="" 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"/> 2017-2018 Secured Roll	<input type="checkbox"/> 2016-2017 Reopen Roll	<input type="checkbox"/> 2016-2017 Unsecured Roll	<input type="checkbox"/> 2016-2017 Supplemental Roll
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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	80,000	55,000
Buildings	768,408	670,000
Personal Property	0	
Possessory Interest in real property		
Exempt Value		
Total	848,408	725,000

ASSESSOR ATTACHMENT

Parcel/Roll No	048-081-18		
Legal Description	SUNRIDGE LT 17 BLK A		
Zoning	MDS		
Present Use	Sgl Fam Res	Current Land Use Code	200
Year of Last Reappraisal	2017		
Exempt Reason (List Applicable NRS)			
Owner of record as of 1/13/2017	GARCIA TRUST, JAN P		

ASSESSORS					
TAXABLE VALUE	2017/2018	ASSESSED VALUE		PREVIOUS ASSESSED VALUE	2016/2017
Land	80,000	Land	28,000	Land	19,250
Improvements	768,408	Improvements	268,943	Improvements	232,453
Personal Property		Personal Property		Personal Property	
Total	848,408	Total	296,943	Total	251,703
		Exemption Amt	-	Exemption Amt	-