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APPEAL CASE # 17-0034

Washoe County Board of Equalization

APN 164-411-10

WASHOE COUNTY ASSESSOR PETITION FOR REVIEW OF TAXABLE VALUATION

NBC EFPP
APPR TLB

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than the date of the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to non-agricultural property. The appeal 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: KEVIN L AND LISA A SIGSTAD TRUST					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				TITLE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 5476 RENO CORPORATE DR				EMAIL ADDRESS: KSIGSTAD@RENOX.NET	
CITY RENO	STATE NV	ZIP CODE 89511	DAYTIME PHONE () 754 1508	ALTERNATE PHONE () 728 3380	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 5476	STREET/ROAD RENO CORPORATE DR	CITY (IF APPLICABLE) RENO	COUNTY WASHOE
Purchase Price: 735,000		Purchase date: 11/29/12	

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

ASSESSOR'S PARCEL NUMBER (APN) 164-411-10	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 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: ☒

<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	415,040	356,000
Buildings	1,352,246	739,000
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total	1,767,286	1,090,000

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).**VERIFICATION**

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information herein, 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

Title

Print Name of Signatory

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 herein, 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

ASSESSOR ATTACHMENT

17-0034

164-411-10

EFPP

Parcel/Roll No	164-411-10		
Legal Description	PM 4529 LT 1		
Zoning	IC		
Present Use	Office Building	Current Land Use Code	410
Year of Last Reappraisal	2017		
Exempt Reason (List Applicable NRS)			
Owner of record as of 1/11/2017	SIGSTAD TRUST, KEVIN L & LISA A		

ASSESSORS					
TAXABLE VALUE	2017/2018	ASSESSED VALUE		PREVIOUS ASSESSED VALUE	2016/2017
Land	415,040	Land	145,264	Land	113,488
Improvements	1,352,246	Improvements	473,287	Improvements	236,512
Personal Property		Personal Property		Personal Property	
Total	1,767,286	Total	618,550	Total	350,000
		Exemption Amt	-	Exemption Amt	-

**PETITIONER'S
EVIDENCE**



Premier Properties

							Pending New Managements
							80 Deer Valley Ct. Reno, NV 89511
		Management Status Report		Kay DeAlba			2165 Kietzke Lane #F
Number of Units Managed Week:		10/01/15	153				
Total New Management:			3	2.0%			
Total Lost Management:				0.0%			
Total Units Managed:			153	100.0%			Notes: 135 Keystone #4 - Mold Repair 135 Keystone #1- Skip 135 Keystone #5 - Evicting 16770 Mt. Rose- owner fixing up 715 Wheeler #A - owner painting
Number of Units Vacant			7	4.6%			
# of Evictions.			1	0.7%			
Number of Units under Repair			3	2.0%			
Number of Units Giving Notice			3	2.0%			
Number of Applications			2	1.3%			

PETITIONER'S EVIDENCE A
2 PAGES

Copy of Kays- Copy of Aged Payables Summary

Property Groups: Kay's Properties

As of: 10/15/2015

Payees: All

Balance: Exclude 0.00

Payee Name	Amount Payable	Not Yet Due	0-30	31-60	61-90	91+
1875Res - (CLOSED)1875 Resistol Drive Reno, NV 89521						
RE/MAX PREMIER PROPERTIES	141.43 <i>Included in escrow</i>	0.00	0.00	0.00	141.43	0.00
Bra2765 - 2765 Brass Spur Way Sparks, NV 89436						
City of Sparks- Sewer	96.91	0.00	96.91	0.00	0.00	0.00
Cyg2539 - 2539 - 2541 Cygnet Circle Sparks, NV 89431						
City of Sparks- Sewer	164.74	0.00	164.74	0.00	0.00	0.00
Key135 - 135 Keystone Avenue #1-7 Reno, NV 89503-5556						
RE/MAX PREMIER PROPERTIES	110.00	0.00	110.00	0.00	0.00	0.00
Thi10554 - 10554 Thistle Berry Court Reno, NV 89521						
Waste Management of Nevada	70.50	0.00	70.50	0.00	0.00	0.00
Total	583.58	0.00	442.15	0.00	141.43	0.00