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APPEAL CASE # 17-0075P16

Washoe County Board of Equalization

WASHOE COUNTY ASSESSOR

PPID 2279024

PETITION FOR REVIEW OF TAXABLE VALUATION

NBC PP
APPR MES

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 appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted 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: Trinity Homes Inc.
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): William Anthony
TITLE: President
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 2135 Green Vista Dr., Ste. 107
CITY: Sparks STATE: Nevada ZIP CODE: 89431 DAYTIME PHONE: 975 332-4040 ALTERNATE PHONE: 725 338-3284 FAX NUMBER: 886 327-9291

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.

- Corporation (checked)
Sole Proprietorship
Trust
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 Nevada

The organization described above is a non-profit organization. No (checked)

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. (checked)

- Officer of Company (checked)
Self
Trustee of Trust
Employee of Property Owner
Co-owner, partner, managing member
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: N/A STREET/ROAD: Out of Business CITY (IF APPLICABLE): since 4/30/2016 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) ACCOUNT NUMBER: 2279024

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

If yes, enter number of parcels: Multiple parcel list is attached. (checkbox)

4. Check Property Use Type: (checked)

- Personal Property (checked)
Vacant Land
Mobile Home (Not on foundation)
Mining Property
Residential Property
Commercial Property
Industrial Property
Multi-Family Residential Property
Agricultural Property
Personal Property (checked)
Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed: (checked)

2016-2017 Unsecured Roll (checked)
2017-2018 Secured Roll
2016-2017 Reopen Roll
2016-2017 Supplemental Roll

Part E. VALUE OF PROPERTY

Table with 3 columns: Property Type, Assessor's Taxable Value, Owner's Opinion of Value. Rows include Land, Buildings, Personal Property, Possessory Interest in real property, Exempt Value, Total. All values are 'N/A' or 'NONE Out of business'.

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).

The W.C. Assessor was told on 7/18/2016 that this company was out of business by 4/30/2016 and assessor personnel acknowledge receipt of this info.

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

William Anthony
Petitioner Signature
William Anthony
Print Name of Signatory

President
Title
January 17, 2017
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

Print Name of Signatory

Title

Date

I hereby withdraw my appeal to the County Board of Equalization.

Signature of Owner or Authorized Agent/Attorney

Date

ASSESSOR ATTACHMENT

2279024

Parcel/Roll No	2279024	
Legal Description		
Zoning		
Present Use	MFG HOMES RETAILER	Current Land Use Code
Year of Last Reappraisal	2016	
Exempt Reason (List Applicable NRS)		
Owner of record as of 1/18/2017	TRINITY HOMES INC	

ASSESSORS			
TAXABLE VALUE	2015/2016	ASSESSED VALUE	PREVIOUS ASSESSED VALUE 2014/2015
Land		Land	Land
Improvements		Improvements	Improvements
Personal Property	2,500	Personal Property	875
Total	2,500	Total	875
		Exemption Amt	-
			Exemption Amt