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APPEAL CASE # 17-0050

JAN 13 2017

Washoe County Board of Equalization

APN 222-180-06

WASHOE COUNTY ASSESSOR PETITION FOR REVIEW OF TAXABLE VALUATION

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Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than...
If 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)

Form with fields: NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: WITT FAMILY TRUST; NAME OF PETITIONER: TITLE; MAILING ADDRESS OF PETITIONER: 4360 JUNIPER; EMAIL ADDRESS: Jdwitt@AOL.com; CITY: RENO; STATE: NV; ZIP CODE: 89519; DAYTIME PHONE: (775) 843-1973; 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:

Form with fields: ADDRESS: AWITRA DR; STREET/ROAD; CITY (IF APPLICABLE): RENO; COUNTY: WASHOE; Purchase Price; Purchase date

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

Form with fields: ASSESSOR'S PARCEL NUMBER (APN): 222-180-06; ACCOUNT NUMBER

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

Form with fields: If yes, enter number of parcels: Multiple parcel list is attached.

4. Check Property Use Type:

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

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

Form with checkboxes: 2017-2018 Secured Roll, 2016-2017 Reopen Roll, 2016-2017 Unsecured 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.

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).

This parcel should have the same value as 222-180-07

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



 Petitioner Signature

Jack D. Witt

 Print Name of Signatory

_____ Title

 Date *1/13/2017*

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

Washoe County Assessor
Michael E. Clark
1001 E. Ninth St.
P.O. Box 11130
Reno. NV. 89520

I own 500 Anitra Drive, (parcel 222-180-06) and 490 Anitra Drive, (parcel 222-180-07), Reno, NV. 89511.
These two lots are each just over 7 acres.

Would you considering reassessing the value of these lots.

The first lot:

500 Anitra Drive is adjacent to 2375 Ridge View Ct., Reno, NV., on the north side of the lot.
The east side has a vertical drop off for a few hundred feet to a irrigation ditch.
The west side has a steep inclining to a vacant lot. The south is adjoined to 490 Anitra Drive
Parcel 222-180-07.

The second lot:

490 Anitra Dr. is adjacent to lot 500 Anitra Dr. on the north side. The east side has a very steep decline
to the same irrigation ditch with no access road. On the west side is the same vacant lot as 500 Anitra.
On the south side is a steep valley and the back side of lot 480 Anitra Dr. The home is situated on the far
south edge of their lot.

I discussed this with your office last year, asking why the taxes were so much higher on 490 Anitra and
he stated, "we compare to the adjacent property".

Using the adjacent property rule applies perfectly to the "track home" scenario .

The building envelope for these two lots is small and much closer to 2375 Ridge View Ct.

Would you consider reassessing these lots, 490 Anitra Dr Parcel 222-180-06 and 500 Anitra Dr.
Parcel 222-180-07.



Jack Witt, Trustee
Witt Family trust

ASSESSOR ATTACHMENT

17-0050

222-180-06

OCFH

Parcel/Roll No	222-180-06		
Legal Description	PM 4993 LT 2		
Zoning	MDR		
Present Use	0	Current Land Use Code	120
Year of Last Reappraisal	2017		
Exempt Reason (List Applicable NRS)			
Owner of record as of 1/17/2017	WITT FAMILY TRUST		

ASSESSORS			
TAXABLE VALUE	2017/2018	ASSESSED VALUE	PREVIOUS ASSESSED VALUE 2016/2017
Land	480,000	Land	168,000
Improvements	-	Improvements	0
Personal Property		Personal Property	
Total	480,000	Total	168,000
		Exemption Amt	-