

RECEIVED

APPEAL CASE # 17-0045

JAN 13 2017

Washoe County Board of Equalization

APN 050-210-16

WASHOE COUNTY ASSESSOR

PETITION FOR REVIEW OF TAXABLE VALUATION

NBC IABH
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...
If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted...

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: Cynthia Hahn et al
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 880 Old Ophir Road
CITY: Washoe Valley STATE: NV ZIP CODE: 89704 DAYTIME PHONE: 775 849-2148 ALTERNATE PHONE: 775 230-6352 FAX NUMBER: N/A

Part B. PROPERTY OWNER ENTITY DESCRIPTION N/A

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

Check boxes for 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.

Check boxes for 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: co-owned with spouse, David Cowan as JTROS

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property: ADDRESS: 880 STREET/ROAD: Old Ophir Road CITY (IF APPLICABLE): Washoe Valley COUNTY: Washoe
Purchase Price: 450,000 Purchase date: 11/12/2008

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

ASSESSOR'S PARCEL NUMBER (APN): 050-210-16 ACCOUNT NUMBER: N/A

3. Does this appeal involve multiple parcels? Yes No X List multiple parcels on a separate, letter-sized sheet.
If yes, enter number of parcels: Multiple parcel list is attached.

4. Check Property Use Type: X

Check boxes for 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: X

Check boxes for 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**

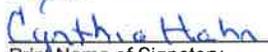
*Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.*

- 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).**

**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

 D. Cowan Title co-owner, JTBS  
 Petitioner Signature  
 DAVID COWAN Date January 11, 2017  
 Print Name of Signatory

**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.

\_\_\_\_\_ Title \_\_\_\_\_  
 Authorized Agent Signature

\_\_\_\_\_ Date \_\_\_\_\_  
 Print Name of Signatory

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

\_\_\_\_\_ Date \_\_\_\_\_  
 Signature of Owner or Authorized Agent/Attorney

# ASSESSOR ATTACHMENT

<b>Parcel/Roll No</b>	050-210-16		
<b>Legal Description</b>	FR NW4 NE4 SEC 26 TWP 17 RGE 19		
<b>Zoning</b>	LDS		
<b>Present Use</b>	Sgl Fam Res	<b>Current Land Use Code</b>	200
<b>Year of Last Reappraisal</b>	2017		
<b>Exempt Reason (List Applicable NRS)</b>			
<b>Owner of record as of 1/13/2017</b>	HAHN, CYNTHIA et al		

<b>ASSESSORS</b>			
<b>TAXABLE VALUE</b>	<b>2017/2018</b>	<b>ASSESSED VALUE</b>	<b>PREVIOUS ASSESSED VALUE 2016/2017</b>
<b>Land</b>	227,500	<b>Land</b> 79,625	<b>Land</b> 34,125
<b>Improvements</b>	316,233	<b>Improvements</b> 110,681	<b>Improvements</b> 112,870
<b>Personal Property</b>		<b>Personal Property</b>	<b>Personal Property</b>
<b>Total</b>	543,733	<b>Total</b> 190,307	<b>Total</b> 146,995
		<b>Exemption Amt</b> -	<b>Exemption Amt</b> -

**PETITIONER'S  
EVIDENCE**

See the latest info on local flooding

See news releases, road closures and more. [Read More](#)

WASHOE COUNTY ASSESSOR PROPERTY DATA		01/09/2017	
APN: 050-231-06 Card 1 of 2			
<b>Owner Information &amp; Legal Description</b>			
(add) Situs	805 WASHOE DR		
Owner 1	CLIFF FAMILY TRUST		
Mail Address	805 WASHOE DR WASHOE VALLEY NV 89704		
Owner 2 or Trustee	CLIFF TRUSTEE, KENNETH W & VICTORIA L		
Rec Doc No	4905769	Rec Date	12/20/2011
Prior Owner	CLIFF, KENNETH W & VICTORIA L		
Prior Doc	2353761		
Keyline Desc	WASHOE TERRACE LT 8 BLK B		
Subdivision	WASHOE TERRACE SUBDIVISION		
Lot: 8	Block: B	Sub Map#	
Record of Survey Map:		Parcel Map#	0
Section: Township: 17		Range: 19	SP4
Year Bld	4000	Prior APN	
Tax Cap Status: 2012 Change Form Mailed, High Cap Applied			
<b>Building Information</b>			
Quality	R20 Fair	Blkg Type	Sgl Fam Res
Stories	SINGLE STORY	Sq Feet	2,168
Year Built	1950	Sqm Foot does not include Basement or Garage Conversion Area.	
W.A.V.	1967	Finished Bsmt	0
Bedrooms	2	Unfin Bsmt	0
Full Baths	1	Bsmt Type	
Half Baths	1	Gar Conv Sq Foot	0
Fixtures	8	Total Gar Area	0
Fireplaces	1	Gar Type	
Heat Type	FA	Det Garage	400
Sec Heat Type		Bsmt Gar Door	0
Ext Walls	CONC BLK/VBL	Sub Floor	WOOD
Sec Ext Walls	HARDBOARD/FRI	Frame	MASONRY
Roof Cover	COMP SHINGLE	Construction Mod	0
Moisture Ind	0	Unsprinkled	1
% Incomplete		Unsprinkled	2
<b>Land Information</b>			
Land Use	310	Sewer	Septic
Size	4.388 Acre or ~ 191,141 SqFt	Street	Paved
		NBC	IACG
		NBC Map	IACG Map
<b>Valuation Information</b>			
Valuation History		2016/17 FV	2017/18 VN2
Taxable Land Value		97,500	108,000
Taxable Improvement Value		132,452	129,754
Taxable Total		229,952	237,754
Assessed Land Value		34,125	37,800
Assessed Improvement Value		46,358	45,414
Total Assessed		80,483	83,214
The 2017/2018 values are preliminary values and subject to change.			
<b>Sales/Transfer Information/Recorded Document</b>			
V-Clas	Doc	Doc Date	Value/Sale Price
38GG	310	12-20-2011	0
		06-23-1999	0
		11-01-1979	175,000
		Grantor	Grantee
		CLIFF, KENNETH W & VICTORIA L	CLIFF FAMILY TRUST
			CLIFF, KENNETH W & VICTORIA L
Building #1 Sketch			

PETITIONER'S EVIDENCE A  
3 PAGES

See the latest info on local flooding

See news releases, road closures and more. [Read More](#)

WASHOE COUNTY ASSESSOR PROPERTY DATA		01/09/2017			
APN: 050-237-04 Card 1 of 1					
<b>Owner Information &amp; Legal Description</b>					
Situs	402 OLD OPHIR RD				
Owner 1	COLL FAMILY TRUST, JOSEPH & JODY				
Mall Address	402 OLD OPHIR RD				
	WASHOE VALLEY NV 89704				
Owner 2 or Trustee	COLL TRUSTEES, JOSEPH M DVM & JODY A				
Rec Doc No	074265	Rec Date : 06/03/2009			
Prior Owner	COLL, JOSEPH M & JODY A				
Prior Doc	027548				
Keyline Desc	FR NW4 SW4 SEC 24 TWP 17 RGE 19				
Subdivision	UNSPECIFIED				
Lot FR	Block:	Sub Map#			
Record of Survey Map:		Parcel Map#			
Section: 24 Township: 17 Range: 19		SFC			
Tax Dist: 4000		Prior APN			
Tax Cap Status:	Low Cap Qualified Primary Residence				
<b>Building Information</b>					
Quality	R25 Fair-Average	Bldg Type			
Stories	SINGLE STORY	Sq Ft			
Year Built	1975	1,520			
Roofs	3	Notes: 2014 does not include Basement or Garage Conversion Area.			
Full Baths	2	Finished Bsmt	0		
Half Baths	0	Unfin Bsmt	0		
Fixtures	9	Bsmt Type			
Fireplaces	0	Gar Conv Sq Foot	0		
Heat Type	FA	Total Gar Area	484		
Sec Heat Type		Gar Type	ATTACHED		
Ext Walls	PLYWOOD/FR	Det Garage	1200		
Sec Ext Walls		Bsmt Gar Door	0		
Roof Cover	METAL	Sub Floor	WOOD		
Chimney (g/w)	0	Frame	FRAME		
% Incomplete		Construction Mod	0		
		Leaves/Blinds	1		
		Smart/Control	1		
<b>Land Information</b>					
Land Use	200	Zoning	LDS		
Size	3.05 Acre or ~ 132,858 SqFt	Sewer	Septic		
		Water	Well		
		Street	Paved		
		NBC	IACG		
		NBC Map	14-2001 Map		
<b>Valuation Information</b>					
Valuation History	2016/17 FV	2017/18 VN2			
Taxable Land Value	71,250	90,000			
Taxable Improvement Value	144,799	138,812			
Taxable Total	216,049	228,812			
Assessed Land Value	24,938	31,500			
Assessed Improvement Value	50,679	48,584			
Total Assessed	75,617	80,084			
The 2017/2018 values are preliminary values and subject to change.					
<b>Sales/Transfer Information/Recorded Document</b>					
Y Code	LAC	Doc Date	Value/Sale Price	Grantor	Grantee
3BGG	200	06-03-2009	0	COLL, JOSEPH M & JODY A	COLL FAMILY TRUST, JOSEPH & JODY
2F	200	07-31-2008	273,000	HSBC BANK USA	COLL JOSEPH M & JODY A
3BF	200	11-26-2007	366,831	SMOTONY, MARY K	HSBC BANK USA
2D	200	11-15-1991	150,000		SMOTONY, MARY K
		09-01-1982	130,000		
Building #1 Sketch					

See the latest info on local flooding

See news releases, road closures and more. [Read More](#)

WASHOE COUNTY ASSESSOR PROPERTY DATA 01/09/2017

APN: 050-254-06 Card 1 of 1

Owner Information & Legal Description

Situs 905 BRENDA WAY  
 Owner 1 COLLINS, STEVEN L  
 Mail Address 905 BRENDA WAY  
 WASHOE VALLEY NV 89704  
 Rec Doc No 06/02/2015 Rec Date 06/02/2015  
 Prior Owner COLLINS, STEVEN L  
 Prior Doc 06/02/2015  
 Keyline Desc PM 1985 LT 2  
 Subdivision UNSPECIFIED

Lot: 2 Block: Sub Map#  
 Record of Survey Map: Parcel Map# 1985  
 Section: Township: 17 Range: 20 SFC  
 Prior APN

Tax Class 4000  
 Type Code Status 2015 Change Form Mailed, High Cap Applied

Building Information

Quality R45 Good-Very Good  
 Stories SINGLE STORY  
 Year Built 1997  
 Bedrooms 5  
 Full Baths 4  
 Half Baths 1  
 Fixtures 23  
 Fireplaces 3  
 Heat Type FVAC  
 Sec Heat Type  
 Ext Walls STUCCO/FR  
 Sec Ext Walls  
 Roof Cover CONCRETE TIL  
 % Incomplete 0

IRly Typ Sgl Fam Res  
 Sq Feet 3,477  
 Finished Bsmt 161  
 Unfin Bsmt 1,391  
 Bsmt Typ MULTYPES  
 Gar Corv Sq Foot 0  
 Total Gar Area 984  
 Gar Type ATTACHED  
 Det Garage 0  
 Bsmt Gar Door 0  
 Sub Floor WOOD  
 Frame FRAME  
 Construction Mod 0  
 Units Bldg 1  
 Units Parcel 1

Land Information

Land Use 200  
 Size 5.04 Acre or ~ 219,542 Sq Ft  
 Zoning MDR  
 Water Wall  
 Sewer Street Septic Unpaved  
 NBC IBGF  
 NBC Map

Valuation Information

Valuation History	2016/17 FV	2017/18 VN2
Taxable Land Value	75,000	84,000
Taxable Improvement Value	484,099	516,460
Taxable Total	559,099	600,460
Assessed Land Value	26,250	29,400
Assessed Improvement Value	169,435	180,761
Total Assessed	195,685	210,161

The 2017/2018 values are preliminary values and subject to change.

Sales/Transfer Information/Recorded Document

Volume	EV	Doc Date	Value/Sale Price	Grantor	Grantee
3BCT	200	06-02-2015	0	COLLINS, STEVEN L	COLLINS, STEVEN L
2D	200	06-02-2015	725,000	COUNCILMAN, SUE ANN	COLLINS, STEVEN L
3BGG	200	04-18-2014	0	COUNCILMAN FAMILY TRUST	COUNCILMAN, SUE ANN
3NTT	200	04-22-2004	0	COUNCILMAN, DANIEL L & SUE ANN	COUNCILMAN FAMILY TRUST
3NTT	200	04-21-2004	0	COUNCILMAN, DANIEL L & SUE ANN	COUNCILMAN, DANIEL L & SUE ANN
3NTT	200	01-30-2004	0	LINNECKE, SUE A	COUNCILMAN, DANIEL L & SUE ANN

Building #1 Sketch