

RECEIVED

APPEAL CASE # 18-0001

DEC 15 2017

Washoe County Board of Equalization

APN 516-511-02

WASHOE COUNTY ASSESSOR

PETITION FOR REVIEW OF TAXABLE VALUATION

NBC DGAQ
APPR MB

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: CAV INVESTMENTS LLC
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): CARLOS VASQUEZ TITLE: MANAGER
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 7665 TOWN SQUARE WAY #204 EMAIL ADDRESS: carlos@cavstrategies.com
CITY: RENO STATE: NV ZIP CODE: 89523 DAYTIME PHONE: (775) 852-9292 ALTERNATE PHONE: () FAX NUMBER: (775) 852-9206

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
X 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 X No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: X Additional information may be necessary.

- Self Trustee of Trust Employee of Property Owner
X 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: LOS ALTOS / ION DRIVE STREET/ROAD: SPARKS CITY (IF APPLICABLE): WASHOE COUNTY
Purchase Price: \$ 25,000 Purchase date: 11/7/2017

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

ASSESSOR'S PARCEL NUMBER (APN): 516-511-02 ACCOUNT NUMBER:

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

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

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

X 2017-2018 Secured Roll 2016-2017 Reopen Roll 2016-2017 Unsecured Roll 2016-2017 Supplemental Roll

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.

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.

Handwritten notes: 12/19/17, 2018/19, Per Carlos Vasquez

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


 Petitioner Signature MANAGER
CARLOS VASQUEZ Title
12/12/2017
 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 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

**PETITIONER'S
EVIDENCE**

APN: 516-511-02 Card 1 of 1

Owner Information & Legal Description				Building Information			
Situs	0 LOS ALTOS PKWY, SPARKS 89436			Quality		Bldg Type	
Owner 1	CAV INVESTMENTS LLC			Stories		Square Feet	0
Mail Address	7665 TOWN SQUARE LN STE 204 RENO NV 89523			Year Built	0	Square Feet does not include Basement or Garage Conversion Area.	
Rec Doc No	4761375	Rec Date	11/07/2017	W.A.Y.	0	Finished Bsmt	0
Prior Owner	NEVADA AGENCIES INC			Bedrooms	0	Unfin Bsmt	0
Prior Doc	3878918			Full Baths	0	Bsmt Type	
Keyline Desc	PM 4814 LT B			Half Baths	0	Gar Conv Sq Foot	0
Subdivision	UNSPECIFIED			Fixtures		Total Gar Area	0
	Lot: 8 Block:	Sub Map#		Fireplaces	0	Gar Type	
	Record of Survey Map:	Parcel Map#	4814	Heat Type		Del Garage	0
	Section: Township: 20 Range: 20	SPC		Sec Heat Type		Bsmt Gar Door	0
Tax Dist	2000 Add'l Tax Info	Prior APN	516-020-43	Ext Walls		Sub Floor	
Tax Cap Status	Use does not qualify for Low Cap, High Cap Applied			Sec Ext Walls		Frame	
				Roof Cover		Construction Mod	0
				Chso/Bldg Adj	0	Units/Bldg	0
				% Complete	0%	Units/Parcel	0

Land Information			
Land Use	140	Zoning	NUD
Size	32,566 SqFt or ~0.748 Acre	Water	Muni
		Sewer	Municipal
		Street	Paved
		NBC Map	DG NBC Map

Valuation Information			Sales/Transfer Information/Recorded Document					
Valuation History	2017/18 FV	2018/19 VN	V-Code	DOR	Doc Date	Value/Sale Price	Grantor	Grantee
Taxable Land Value	190,511	190,511	48V	140	11-07-2017	25,000	NEVADA AGENCIES INC	CAV INVESTMENTS LLC
Taxable Improvement Value	0	0	3BEA	140	11-06-2009	300,000	KILEY RANCH COMMUNITIES,	NEVADA AGENCIES INC
Taxable Total	190,511	190,511	3NTT	120	07-25-2007	0	KILEY RANCH COMMUNITIES,	KILEY RANCH COMMUNITIES
Assessed Land Value	66,679	66,679						
Assessed Improvement Value	0	0						
Total Assessed	66,679	66,679						

The 2018/2019 values are preliminary values and subject to change.

Building #1 Sketch Property Photo

If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to ext:apts@washocounty.nv.us with "Sketch Request" in the subject line. Please include the APN.

All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. Zoning information should be verified with the appropriate planning agency. Summary data may not be a complete representation of the parcel. All Parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 12/10/2017. NOTE: The 2018/2019 values are preliminary values and subject to change.

PETITIONER EXHIBIT A
5 PAGES



WASHOE COUNTY ASSESSOR

MICHAEL E. CLARK

1001 E. NINTH ST.
P.O. BOX 11130
RENO, NV 89520

PARCEL: 516-511-02 TAX DISTRICT: 2000
LOCATION: 0 LOS ALTOS PKWY

ASSESSMENT NOTICE

PRIOR ASSESSMENT CURRENT ASSESSMENT
2017/2018 2018/2019

TAXABLE VALUES

LAND 190,511	LAND 190,511
BUILDINGS, ETC. 0	BUILDINGS, ETC. 0
PERSONAL 0	PERSONAL 0
TOTAL 190,511	TOTAL 190,511

ASSESSED VALUES

TOTAL 66,679	TOTAL 66,679
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NEW TO ROLL Taxable Value: 0

2018/2019 Abatement ("Tax Cap") status is: Use does not qualify for Low Cap, High Cap Applied as of 11/6/2017

THIS IS NOT A TAX BILL

FILE DATE: 11/6/2017 MB

Tax bills are calculated by the Washoe County Treasurer's Office. For tax billing questions please contact the Treasurer's Office or visit their website at www.washoecounty.us/treas/

INFORMATION CONCERNING YOUR REAL PROPERTY VALUATION

When is the next tax year?

Each tax year runs from July 1 to June 30.

What is taxable value?

Taxable value is the full cash value (market value) of the land and the current replacement cost of buildings, etc. less statutory depreciation.

What is included in Buildings, etc.?

The legal definition of buildings includes all structures affixed to the land. This includes items such as wells, septic systems, corrals, paving, mobile home utility hook-ups, common area improvements, etc.

What is assessed value?

Per NRS 361.225, the assessed value is 35% of taxable value.

Is there any type of assistance available for individual taxpayers?

Exemptions are available to bona fide Nevada residents meeting certain criteria such as: Surviving Spouse, Veterans, Disabled Veterans, and Blind Persons. For more information call (775) 328-2277.

Why did my value increase by more than 3% or 8%?

Nevada Revised Statutes 361.471 through 361.4735 provides for an abatement ("cap") on taxes **not** on assessed value. To review "tax cap" status please contact our office at (775) 328-2277 or visit our website at www.washoecounty.us/assessor/cama

What is listed as NEW TO ROLL on this notice?

Any new value due to new construction or for improvements not previously on roll, or a change in actual or authorized use.

What if I disagree with the taxable value?

If you have any questions, please contact this office as soon as possible at (775) 328-2233. **If we are unable to resolve matters to your satisfaction, you may appeal to the County Board of Equalization.** Such appeals must be filed at the Assessor's Office by

January 15, 2018

What if I disagree with New To Roll, Remainder Values or the partial abatement ("Tax Cap") status?

You may petition (appeal to) the Assessor to review these abatement decisions pursuant to Nevada Revised Statute 361.4734. **Please call our office at (775) 328-2233 or visit our website at www.washoecounty.us/assessor/taxcap for additional information and the filing deadline.**

The secured tax roll list will be available at Washoe County Libraries, at our office and on our website at www.washoecounty.us/assessor on or before January 1.

APN#: 516-511-02

RPTT: 102.50

Recording Requested By:

FIRST CENTENNIAL - ACCOMMODATION ONLY

When Recorded Mail To:

CAV INVESTMENTS, LLC
7665 TOWN SQUARE WAY #204
RENO, NV 89523

Mail Tax Statements To:

SAME AS ABOVE

DOC #4761375

11/07/2017 02:36:56 PM

Electronic Recording Requested By
FIRST CENTENNIAL - RENO (MAIN OF

Washoe County Recorder

Lawrence R. Burtness

Fee: \$38.00 RPTT: \$102.50

Page 1 of 2

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B,030)

Signature: _____

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

COPY

1. APN: 516-511-02

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

DV-4761375

11/07/2017 02:36:56 PM
 Electronic Recording Requested By
 FIRST CENTENNIAL - RENO (MAIN OF
 Washoe County Recorder
 Lawrence R. Burtness
 Fee: \$0 RPTT: \$102.50
 Page 1 of 1

FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	
ASSESSORS VALUE REVIEWED - SB	

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$25,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$25,000.00
 Real Property Transfer Tax Due: \$ 102.50

4. If Exemption Claimed
 a. Transfer Tax Exemption, per NRS 375.090, Section ____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature <i>[Signature]</i>	Capacity <i>Grantor</i>
Signature <i>[Signature]</i>	Capacity <i>Grantee</i>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Nevada Agencies Inc., a Nevada Corporation	Print Name: CAV Investments LLC, a Nevada limited liability company
Address: PO Box 1566	Address: 7665 Town Square Way #204
City/State/Zip: Reno, NV 89505	City/State/Zip: Reno, NV 89523

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00232388-001
Address: 1450 Ridgeview Dr., Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)