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DEC 03 2020

Washoe County Board of Equalization

APPEAL CASE #

2020/2021 = 21-0007E20
2019/2020 = 21-NTF1

WASHOE COUNTY ASSESSOR

PETITION FOR REVIEW OF TAXABLE VALUATION

APN

012-142-23

NBC

EXEM

APPR

LZ

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 use. The 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: <u>Eddy House</u>					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): <u>Diaz Dixon</u>				TITLE <u>CEO</u>	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) <u>888 Willow Street</u>				EMAIL ADDRESS:	
CITY <u>Preno</u>	STATE <u>NV</u>	ZIP CODE <u>89502</u>	DAYTIME PHONE <u>775 686-6244</u>	ALTERNATE PHONE <u>775 384-1129</u>	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: Non-profit 501(c)(3)

The organization described above was formed under the laws of the State of Nevada.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 <u>888</u>	STREET/ROAD <u>Willow Street</u>	CITY (IF APPLICABLE) <u>Preno</u>	COUNTY <u>Washoe</u>
Purchase Price: <u>2,000,000</u>		Purchase date:	

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

ASSESSOR'S PARCEL NUMBER (APN) <u>01214223</u>	ACCOUNT NUMBER <u>11/2/2018</u>
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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 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 type="checkbox"/> 2021-2022 Secured Roll	<input type="checkbox"/> 2020-2021 Reopen	<input type="checkbox"/> 2020-2021 Unsecured/Supplemental	<input checked="" type="checkbox"/> 2020-2021 Exemption Value
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Part E. VALUE OF PROPERTY

and 2019-2020 Exemption Value

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		
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).

See attached

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

Print Name of Signatory

Title

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

Eddy HOUSE

12/3/2020

**2020-2021
Board of Directors**

**JD Drakulich
President**

**Jackie Lynch
Vice President**

**Benjamin Kennedy
Treasurer**

**Steven Anderson
Secretary**

**Janel Walsh
Member**

**Jeffery Peterson
Member**

**Dylan Shaver
Member**

**Lauren Yurick
Member**

**Diaz Dixon
Chief Executive Officer**

Washoe County Board of Equalization,

Thank you for your consideration of our appeal for refund on property taxes paid for this parcel.

We are requesting a refund for the 2019 -2020 and 2020-2021 tax periods because although we are an exempt non-profit, when the building was purchased our contracted Bookkeeper was unaware of our eligibility for property tax exemption so it was never requested. In 2020 when this oversight became known, our Finance Manager filed for exemption but missed the deadline due to an oversight and shifting of focus on managing how to stay viable during the Covid-19 pandemic. We have already been granted exemption for the 2021-2022 tax year.

We would very much appreciate a refund of both tax years as the funding would be substantial in assisting Eddy House to continue serving our community's homeless youth population during this challenging time.

Thank you,



Diaz Dixon
Chief Executive Officer



PETITIONERS EXHIBIT A
4 PAGES



NOTICE OF TAXES

WASHOE COUNTY, NEVADA

TAMMI DAVIS - TREASURER

1001 E 9th St, Bldg D, Rm 140
Reno, NV 89512
Monday-Friday 8am-5pm

tax@washoecounty.us
washoecounty.us/treas
Phone: (775) 328-2510
Fax: (775) 328-2500

Fiscal Year July 1, 2019 - June 30, 2020

Annual Real Property - Tax Year 2019

TAX YEAR 2019	PARCEL # 01214223	PROPERTY LOCATION 888 WILLOW ST
AREA 1000	TAX RATE 3.6600	PROPERTY DESCRIPTION Township 19 Section Lot 3 Block 7 Range 19 SubdivisionName J F AITKEN'S SUBDIVISION

NAME EDDY HOUSE	EXEMPTION VALUES 0	ASSESSED VALUATION LAND 63,491 IMPROVEMENT 452,487
	TOTAL EXEMPTION VALUE: 0	TOTAL ASSESSED VALUE: 515,978

ACCOUNT SUMMARY

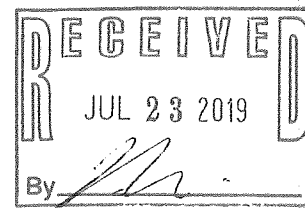
GROSS AD VALOREM TAX:	\$18,884.80
ABATEMENT AMOUNT	\$0.00
ABATEMENT APPLIED LIMITS INCREASE TO 4.8%	
RECAPTURE TAX AMOUNT:	\$0.00
NET AD VALOREM TAX (DETAIL RIGHT):	\$18,884.80
EXEMPTION AMOUNT:	\$0.00
SPECIAL ASSESSMENTS:	\$11.75
PENALTIES:	\$0.00
FEES:	\$0.00
INTEREST:	\$0.00
TOTAL AMOUNT BILLED:	\$18,896.55
LESS PAYMENTS APPLIED:	\$0.00
BALANCE REMAINING:	\$18,896.55
PRIOR YEAR DELINQUENCIES:	\$0.00
TOTAL AMOUNT OWING:	\$18,896.55

BILLING DETAIL

TAXING AGENCY	RATE	AMOUNT
STATE OF NEVADA	0.17000000	\$877.17
SCHOOL DEBT	0.38850000	\$2,004.57
SCHOOL GENERAL	0.75000000	\$3,869.84
COUNTY GENERAL	1.34070000	\$6,917.72
COUNTY DEBT	0.02100000	\$108.35
ANIMAL SHELTER	0.03000000	\$154.79
RENO GENERAL	0.95980000	\$4,952.36

SPECIAL ASSESSMENTS

	AMOUNT
REMEDATION	\$11.73
TRUCKEE/SUN VLY WATER BASIN	\$0.02



SEE REVERSE SIDE FOR IMPORTANT INFORMATION
AND PAYMENT OPTIONS.

IF PAYING BY CHECK, INCLUDE APPROPRIATE COUPONS.

REFERENCE PARCEL NUMBER ON ALL PAYMENTS AND
CORRESPONDENCE TO ASSURE PROPER CREDIT.

IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE
THAT PAYMENT IS RECEIVED.

SEE ENCLOSED COUPONS FOR DUE DATES AND AMOUNTS DUE.

This notice is for your information, DO NOT consider this an attempt
to collect if this property is protected by a bankruptcy proceeding.

We ask that you contact our office to verify we have received a
notice of bankruptcy.

WTFFORMA1 06112019 (QESP)10:T035:016603:001:0000:012048413:WC-A1-2011:0DWTFORMA

Please notify our office if your mailing address has changed by using one of the methods listed on the reverse side of this form.

PARCEL #: 01214223
107756520995923

EDDY HOUSE
PO BOX 6207
RENO NV 89513-6207

New Address:

01214223

SIGNATURE

PHONE NUMBER



NOTICE OF TAXES

WASHOE COUNTY, NEVADA

TAMMI DAVIS - TREASURER

1001 E 9th St, Bldg D, Rm 140
Reno, NV 89512
Monday-Friday 8am-5pm

tax@washoecounty.us
washoecounty.us/treas
Phone: (775) 328-2510
Fax: (775) 328-2500

PAGE 1 OF 2

Fiscal Year July 1, 2020 - June 30, 2021

Annual Real Property - Tax Year 2020

TAX YEAR 2020	PARCEL # 01214223	PROPERTY LOCATION 888 WILLOW ST
AREA 1000	TAX RATE 3.6600	PROPERTY DESCRIPTION Township 19 Section Lot 3 Block 7 Range 19 SubdivisionName J F AITKEN'S SUBDIVISION

NAME EDDY HOUSE	EXEMPTION VALUES 0	ASSESSED VALUATION LAND 75,502 IMPROVEMENT 475,260
	TOTAL EXEMPTION VALUE: 0	TOTAL ASSESSED VALUE: 550,762

ACCOUNT SUMMARY		BILLING DETAIL	
GROSS AD VALOREM TAX:	\$20,157.90	TAXING AGENCY	RATE AMOUNT
ABATEMENT AMOUNT	\$328.86	STATE OF NEVADA	0.17000000 \$921.03
ABATEMENT APPLIED LIMITS INCREASE TO 5.0%		SCHOOL DEBT	0.38850000 \$2,104.80
RECAPTURE TAX AMOUNT:	\$0.00	SCHOOL GENERAL	0.75000000 \$4,063.33
NET AD VALOREM TAX (DETAIL RIGHT):	\$19,829.04	COUNTY GENERAL	1.34470000 \$7,285.28
EXEMPTION AMOUNT:	\$0.00	COUNTY DEBT	0.01700000 \$92.10
SPECIAL ASSESSMENTS:	\$12.47	ANIMAL SHELTER	0.03000000 \$162.53
PENALTIES:	\$0.00	RENO GENERAL	0.95980000 \$5,199.97
FEES:	\$0.00		
INTEREST:	\$0.00		
TOTAL AMOUNT BILLED:	\$19,841.51	SPECIAL ASSESSMENTS	AMOUNT
LESS PAYMENTS APPLIED:	\$0.00	REMEDATION	\$12.44
BALANCE REMAINING:	\$19,841.51	TRUCKEE/SUN VLY WATER BASIN	\$0.03
PRIOR YEAR DELINQUENCIES:	\$0.00		
TOTAL AMOUNT OWING:	\$19,841.51		

SEE REVERSE SIDE FOR IMPORTANT INFORMATION
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notice of bankruptcy.

WTFFORMA1 04/2020 (QESP)10:T040:017330:001:0000:034092163:WC-A1-2011:0DWTFFORMA

Please notify our office if your mailing address has changed by using one of the methods listed on the reverse side of this form.

PARCEL #: 01214223
107756005600778

New Address: **01214223**

EDDY HOUSE
PO BOX 6207
RENO NV 89513-6207



SIGNATURE

PHONE NUMBER



WASHOE COUNTY ASSESSOR

Michael E. Clark

Cori Burke, CAE
Chief Deputy Assessor

Rigo Lopez
Chief Property Appraiser

Lora Zimmer
Assessment Services Coordinator

August 5, 2020

EDDY HOUSE
888 WILLOW ST
RENO NV 89502

Re: Application for Property Tax Exemption

To Whom It May Concern:

Our office has received the letter of explanation for property tax exemption for Eddy House. After careful review of your letter, our office has determined that the Eddy House does meet the requirements set forth in Nevada Revised Statute (NRS) 361.140 and, therefore, qualifies for property tax exemption of property owned by Eddy House starting July 1, 2021.

If you have any questions, please feel free to contact our office at (775) 328-2266.

Sincerely,

MICHAEL E. CLARK
WASHOE COUNTY ASSESSOR

By: Michele Jachimowicz
Principal Account Clerk
mjachimowicz@washoecounty.us