

RECEIVED

DEC 03 2020

Washoe County Board of Equalization

APPEAL CASE #

2020/2021 = 21-0007 E20
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 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: Eddy House
Name of Petitioner: Diaz Dixon
Title: CEO
Mailing Address: 888 Willow Street
City: Reno, State: NV, ZIP Code: 89502, Daytime Phone: 775 686-16244, Alternate Phone: 775 384-1129

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.

- 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

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

Check box which best describes the relationship of Petitioner to Property Owner: Officer of Company

- Officer of Company

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

Address: 888 Willow Street, City: Reno, County: Washoe, Purchase Price: 2,000,000, Purchase date: 11/2/2018

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

Assessor's Parcel Number (APN): 01214223, Account Number: 11/2/2018

3. Does this appeal involve multiple parcels? Yes No

Multiple parcel list is attached.

4. Check Property Use Type:

Residential Property, Personal Property

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

2020-2021 Exemption Value

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.

and 2019-2020 exemption value

**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

SPECIAL ASSESSMENTS	AMOUNT
REMEDICATION	\$11.73
TRUCKEE/SUN VLY WATER BASIN	\$0.02

RECEIVED
 JUL 23 2019
 By *[Signature]*

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

New Address: **01214223**

EDDY HOUSE
 PO BOX 6207
 RENO NV 89513-6207

006601



SIGNATURE

PHONE NUMBER



NOTICE OF TAXES
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 TAMMI DAVIS - TREASURER

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

<p>ACCOUNT SUMMARY</p> <p>GROSS AD VALOREM TAX: \$20,157.90 ABATEMENT AMOUNT - \$328.86 <small>*ABATEMENT APPLIED LIMITS INCREASE TO 5.0%*</small> RECAPTURE TAX AMOUNT: \$0.00 NET AD VALOREM TAX (DETAIL RIGHT): \$19,829.04 EXEMPTION AMOUNT: \$0.00 SPECIAL ASSESSMENTS: \$12.47 PENALTIES: \$0.00 FEES: \$0.00 INTEREST: \$0.00 TOTAL AMOUNT BILLED: \$19,841.51 LESS PAYMENTS APPLIED: \$0.00 BALANCE REMAINING: \$19,841.51 PRIOR YEAR DELINQUENCIES: \$0.00 TOTAL AMOUNT OWING: \$19,841.51</p>	<p>BILLING DETAIL</p> <table border="1"> <thead> <tr> <th>TAXING AGENCY</th> <th>RATE</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE OF NEVADA</td> <td>0.17000000</td> <td>\$921.03</td> </tr> <tr> <td>SCHOOL DEBT</td> <td>0.38850000</td> <td>\$2,104.80</td> </tr> <tr> <td>SCHOOL GENERAL</td> <td>0.75000000</td> <td>\$4,063.33</td> </tr> <tr> <td>COUNTY GENERAL</td> <td>1.34470000</td> <td>\$7,285.28</td> </tr> <tr> <td>COUNTY DEBT</td> <td>0.01700000</td> <td>\$92.10</td> </tr> <tr> <td>ANIMAL SHELTER</td> <td>0.03000000</td> <td>\$162.53</td> </tr> <tr> <td>RENO GENERAL</td> <td>0.95980000</td> <td>\$5,199.97</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>SPECIAL ASSESSMENTS</th> <th>AMOUNT</th> </tr> </thead> <tbody> <tr> <td>REMEDIATION</td> <td>\$12.44</td> </tr> <tr> <td>TRUCKEE/SUN VLY WATER BASIN</td> <td>\$0.03</td> </tr> </tbody> </table>	TAXING AGENCY	RATE	AMOUNT	STATE OF NEVADA	0.17000000	\$921.03	SCHOOL DEBT	0.38850000	\$2,104.80	SCHOOL GENERAL	0.75000000	\$4,063.33	COUNTY GENERAL	1.34470000	\$7,285.28	COUNTY DEBT	0.01700000	\$92.10	ANIMAL SHELTER	0.03000000	\$162.53	RENO GENERAL	0.95980000	\$5,199.97	SPECIAL ASSESSMENTS	AMOUNT	REMEDIATION	\$12.44	TRUCKEE/SUN VLY WATER BASIN	\$0.03
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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

007328



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