

PETITION FOR REVIEW OF TAXABLE VALUATION

NBC OBDP

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than . . . APPR DA
If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different 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: Quail Corners S Bldg A 104-106 LLC					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Don Thoreson				TITLE Controller	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 6490 S. McCarran Blvd. Bldg. E				EMAIL ADDRESS: Don.Thoreson@RibeiroCorp.com	
CITY Reno	STATE NV	ZIP CODE 89509	DAYTIME PHONE (775) 825-7979	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:

ADDRESS 645	STREET/ROAD Sierra Rose Dr.	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:

ASSESSOR'S PARCEL NUMBER (APN) 040-943-05	ACCOUNT NUMBER
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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 checked="" 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 checked="" type="checkbox"/> 2021-2022 Secured Roll	<input type="checkbox"/> 2020-2021 Reopen	<input type="checkbox"/> 2020-2021 Unsecured/Supplemental	<input type="checkbox"/> 2020-2021 Exemption Value
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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.		
Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	338,592	
Buildings	483,058	
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total	821,650	

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

Don Thoreson
Petitioner Signature
Don Thoreson
Print Name of Signatory
Controller
Title
12/29/20
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: Don Thoreson		TITLE: Controller			
AUTHORIZED AGENT COMPANY, IF APPLICABLE:		EMAIL ADDRESS: Don.Thoreson@Ribeiruterpa.com			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 6490 S. McCarran Blvd. Bldg E					
CITY Reno	STATE NV	ZIP CODE 89509	DAYTIME PHONE () 775 825-7979	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.

John A. Ribeiro
Authorized Agent Signature
John A. Ribeiro
Print Name of Signatory
President
Title
12/29/20
Date

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

Signature of Owner or Authorized Agent/Attorney

Date

PETITIONER'S EVIDENCE

The Ribeiro Properties

Tenant Rent Roll with Phone Numbers

System Date: 11-30-20
System Time: 2:39 pm

645 Sierra Rose R76

Current

<u>Lease</u>	<u>Tenant ID</u>	<u>Unit</u>	<u>Name</u>	<u>Phone</u>	<u>Mv-In Dt</u>	<u>Mv-Out Dt</u>	<u>Office Sq Ft</u>	<u>Warehse Sq Ft</u>	<u>Total Sq Ft</u>	<u>Deposit Amount</u>	<u>Current Rent</u>	<u>Oper</u>
007610403	KEAS01	104	Kenyon & Associates	674-8000	10-01-15	11-30-22	3,311		3,311	4,801.00	4,801.00	
007610604	CHAR04	106	C Coniglio & T Ideker	605-400-5701	09-01-20	08-31-23	1,395		1,395	2,229.00	2,109.00	39.00
007610510	BEHA01	105B	Behavioral Hlth Soltns		11-01-20	09-30-22	890		890	1,500.00	1,558.00	45.00

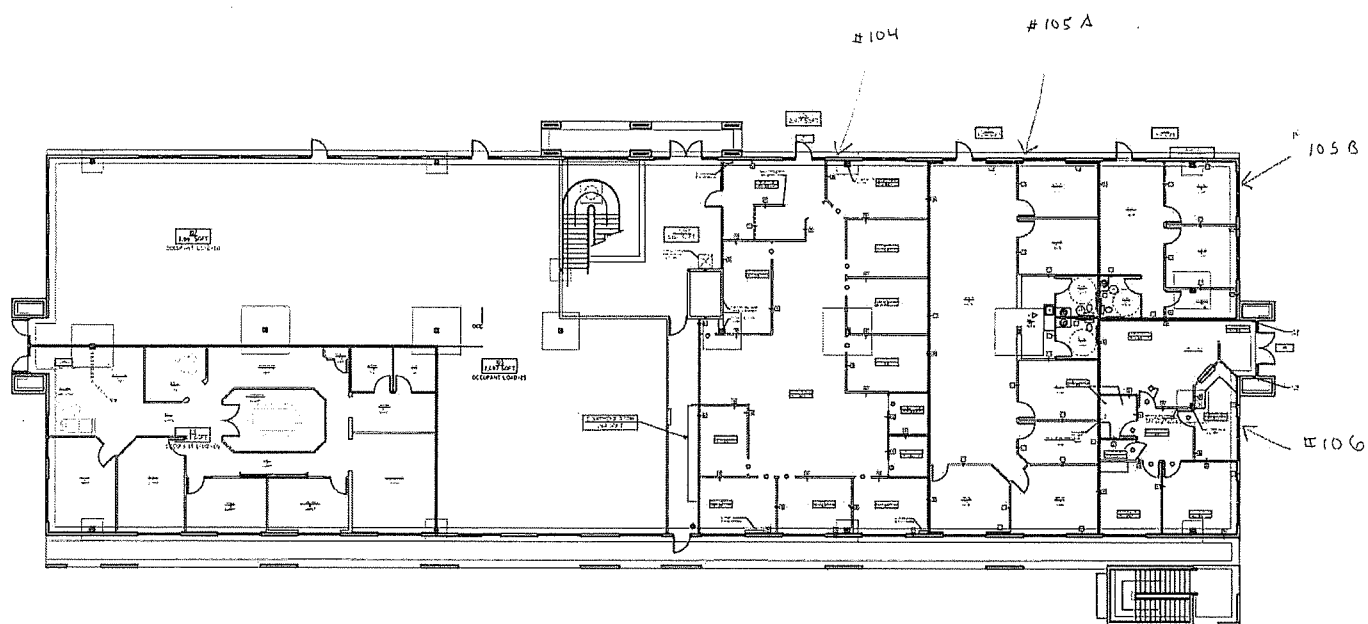
5,596*	0*	5,596*	8,530.00*	8,468.00*	84.00*
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Terminated

007610507	VACC05	105A	VACANT				2,545		2,545			
							8,141*	0*	8,141*	8,530.00*	8,468.00*	84.00*

PETITIONER'S EXHIBIT A
8 PAGES

645 Sierra Rose Unit #104 - #106 (1st Floor)



645 Sierra Rose Unit 104-106 Contributions

Account Description	Accounting Date	Debit
Contribution - Johnny A Ribeiro	12-31-2011	84,544.42
Contribution - Johnny A Ribeiro	12-31-2012	54,910.22
Contribution - Johnny A Ribeiro	12-31-2013	59,249.97
Contribution - Johnny A Ribeiro	12-31-2014	62,725.69
Contribution - Johnny A Ribeiro	12-31-2015	95,594.09
Contribution - Johnny A Ribeiro	12-31-2016	49,576.16
Contribution - Johnny A Ribeiro	12-31-2017	424,006.91 (Due to Refinance)
Contribution - Johnny A Ribeiro	12-31-2018	27,665.47
Contribution - Johnny A Ribeiro	12-31-2019	10,000.00
Contribution - Johnny A Ribeiro	12-31-2020	19,619.24
		<u>887,892.17</u>

645 Sierra Rose R76

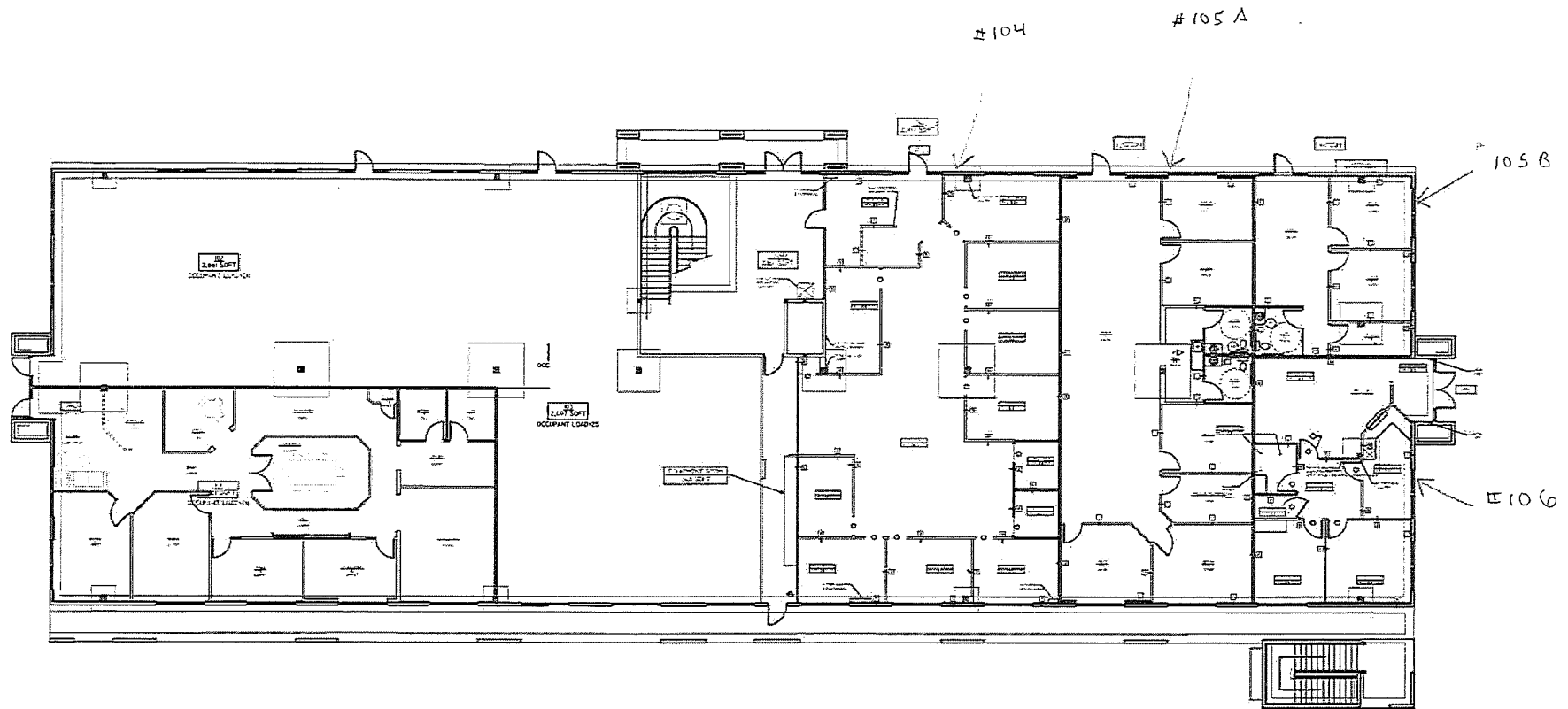
Current

<u>Lease</u>	<u>Tenant ID</u>	<u>Unit</u>	<u>Name</u>	<u>Phone</u>	<u>Mv-In Dt</u>	<u>Mv-Out Dt</u>	<u>Office Sq Ft</u>	<u>Warehse Sq Ft</u>	<u>Total Sq Ft</u>	<u>Deposit Amount</u>	<u>Current Rent</u>	<u>Oper</u>
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007610604	CHAR04	106	C Coniglio & T Ideker	605-400-5701	09-01-20	08-31-23	1,395		1,395	2,229.00	2,109.00	39.00
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							5,596*	0*	5,596*	8,530.00*	8,468.00*	84.00*

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		<u>887,892.17</u>

RESEARCH DESIGN

%Comp

Updated per stipulation for
appeal 21-0015.

Land Value: 1 Lines Total												Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf		Water	Municipal
410	Offices, professional an	PUD	7,054	SF1	48.00					338,592		Acre Size	0.161	Sewer	Municipal
												DOR Code	410	Street	Paved
												Deferment		SPC	
												CAGC	QCRS	QCR2	

This information is for use by the Washoe County PRODUCTION Assessor for assessment purposes only.

Washoe County PRODUCTION APPRAISAL RECORD

APN: **040-943-05**

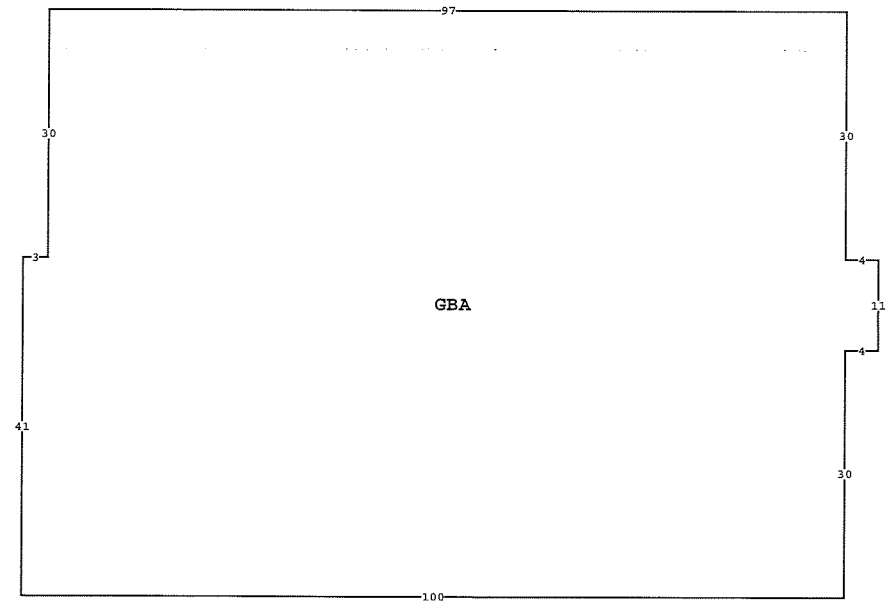
PAGE 2 of 1

Owner QUAIL CORNERS S BLDG N 104-106 LLC

NBHD OBDP Office Condos

Appr JCT

Keyline Description PM 4804 LT B-3



Activity Information						
Date	User ID	Activity Notes				
9/21/2020	JCT	Re-appraisal Review				
4/1/2016	MAG	Aerial Review				
4/29/2008	SE	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
QUAIL CORNERS SOUTH BLDG	3556710	7/20/2007	410		0	3BGG
QUAIL CORNERS SOUTH BLDG	3549584	6/29/2007	410		0	3NTT
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
	LDP08-01113	TENANT IMPS		C	100%	
	LDP08-01301	TENANT IMPS		C	100%	

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