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APPEAL CASE # 23-0068

JAN 17 2023

Washoe County Board of Equalization

APN 087-400-12

WASHOE COUNTY ASSESSOR

PETITION FOR REVIEW OF TAXABLE VALUATION

NBC GCHJ
APPR JRL

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th.
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: FENTON, JAMES & ALICE					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				TITLE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 1555 LITTLE VALLEY RD.				EMAIL ADDRESS: JJXR7@AOL.COM	
CITY RENO	STATE NV	ZIP CODE 89508	DAYTIME PHONE 916-919-6519	ALTERNATE PHONE 916-870-2842	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 1555 LITTLE VALLEY	STREET/ROAD LITTLE VALLEY RD.	CITY (IF APPLICABLE) RENO	COUNTY WASHOE
Purchase Price: 265,000		Purchase date: 7/2021	

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

ASSESSOR'S PARCEL NUMBER (APN) 087-400-12	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 checked="" 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 checked="" type="checkbox"/> 2023-2024 Secured Roll	<input type="checkbox"/> 2022-2023 Reopen	<input type="checkbox"/> 2022-2023 Unsecured/Supplemental	<input type="checkbox"/> 2022-2023 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	120,000	15,000
Buildings	93,599	0 ZERO
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total	213,599	15,000

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

OWNER
 Title

JAMES J. FENTON
 Print Name of Signatory

1-5-2023
 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

January 16, 2023

Washoe County Board of Equalization

Petition for Review of Property Taxes: APN 087-400-12

To Whom it May Concern,

The log cabin/house on our property located at 1555 Little Valley Drive (Road) has been condemned for many years, well before we purchased the land. The county continues to increase the assessed value and we believe this is a major liability to the value of the property as a whole and the assessment should reflect this status. The structure will probably need to be removed at some point due to its status and require a large financial sum to complete the removal. Also, the property is located on a private road that isn't maintained by the county and offers no services to the property owners (i.e., snow removal, road maintenance, streetlights, etc.). Therefore, we believe that additional blanket taxes does not accurately represent the increase the county is imposing.

Very Sincerely,

A handwritten signature in black ink, appearing to read "James and Alice Fenton". The signature is written in a cursive, flowing style.

James and Alice Fenton



WASHOE COUNTY ASSESSOR
MICHAEL E. CLARK
1001 E. 9TH ST BLDG D
RENO, NV 89512

(775) 328-2200

www.washoecounty.gov/assessor

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FENTON, JAMES & ALICE
1555 LITTLE VALLEY RD
RENO NV 89508-8487

*To change your mailing address, please
email our office at
assessoraddresschange@washoecounty.gov

2023/2024 ASSESSMENT NOTICE

ASSESSOR'S PARCEL NUMBER (APN): **087-400-12**

TAX DISTRICT: **4000**

PROPERTY LOCATION: **1555 LITTLE VALLEY DR**

PRIOR ASSESSMENT 2022/2023	CURRENT ASSESSMENT 2023/2024
TAXABLE VALUE	TAXABLE VALUE
LAND: \$75,000	LAND: \$120,000
BUILDINGS, IMPROVEMENTS, ETC.: \$78,718	BUILDINGS, IMPROVEMENTS, ETC.: \$93,599
PERSONAL PROPERTY: \$0	PERSONAL PROPERTY: \$0
TOTAL TAXABLE VALUE: \$153,718	TOTAL TAXABLE VALUE: \$213,599
TOTAL ASSESSED VALUE: \$53,801	TOTAL ASSESSED VALUE: \$74,760

NEW VALUE ADDED TO ASSESSMENT ROLL FOR THIS PARCEL: \$0

CURRENT TAX CAP STATUS AS OF 11/29/22 : Low Cap Qualified Primary Residence

NOTES:

THIS IS NOT A TAX BILL

PLEASE SEE REVERSE SIDE FOR ANSWERS TO FREQUENTLY ASKED QUESTIONS AND APPEAL RIGHTS