

JAN 05 2023

Washoe County Board of Equalization

APN 038-341-24

WASHOE COUNTY ASSESSOR

NBC FBBF
APPR GS

PETITION FOR REVIEW OF TAXABLE VALUATION

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: BRADLEY FAMILY TRUST, THOMAS R.
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): TITLE
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 15 ZANIE GREY LN
EMAIL ADDRESS: tom.mocha49@yahoo.com
CITY: Reno STATE: NV ZIP CODE: 89523 DAYTIME PHONE: 775-224-8553 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 [checked] 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: [checked] Additional information may be necessary.

- Self [checked] 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 STREET/ROAD CITY (IF APPLICABLE) COUNTY
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) ACCOUNT NUMBER
038-341-24

3. Does this appeal involve multiple parcels? Yes [checked] No [] List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels: 2 Multiple parcel list is attached. [checked]

4. Check Property Use Type: [checked]

[] Vacant Land [] Mobile Home (Not on foundation) [] Mining Property
[checked] 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: [checked]

[checked] 2023-2024 Secured Roll [] 2022-2023 Reopen [] 2022-2023 Unsecured/Supplemental [] 2022-2023 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. Handwritten values: 92,400, 123,149, 0, 75,442. Opinion: Keep it the same until problem has been taken care of by the COUNTY.

**PETITIONER'S
EVIDENCE**

Part G.

Two properties causing the problem of the flooding

1. 10505 Silva Ranch Road - west

Owner moved his business to his house, a residential area. A lawn service business. Trucks, trailers, containers and employees. Property has been leveled with dirt brought in that has blocked the natural drainage. Now his property drains to my property and I get flooded

2. 25 night owl - north of me

In March of 2017 the owners of 25 night owl apply for a permit to build a horse corral and catch basin. #17-100687. The only thing it seems to be catching is the dirt from the corral. This year has been the big test for it and it has failed. Did the county not come out and check it after it was built??