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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: J5XR7@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.

- [X] 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: [X] Additional information may be necessary.

- [X] 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:

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

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

4. Check Property Use Type: [X]

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

[X] 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.

**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 style with a small flourish at the end.

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

12761549-62947-1 1 1 62947 1 AV 0.455 136



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