

RECEIVED

JAN 17 2023

Washoe County Board of Equalization

APPEAL CASE # 23-0069

WASHOE COUNTY ASSESSOR

PETITION FOR REVIEW OF TAXABLE VALUATION

APN 552-363-05

NBC GBBC

APPR HMM

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: NUSSEAR Trust, William					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): WILLIAM EDWARD NUSSEAR				TITLE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 7565 SOVERAIN LANE				EMAIL ADDRESS: WON956700@YAHOO.COM	
CITY RENO	STATE NV	ZIP CODE 89506	DAYTIME PHONE 916 752 5575	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 7565 SOVERAIN LANE	STREET/ROAD	CITY (IF APPLICABLE) RENO	COUNTY WASHOE
Purchase Price: 360,000	Purchase date: 11/2018		

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

ASSESSOR'S PARCEL NUMBER (APN) 552-363-05	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 checked="" type="checkbox"/> Residential Property <input type="checkbox"/> Multi-Family Residential Property <input type="checkbox"/> Possessory Interest in Real or Personal property	<input type="checkbox"/> Mobile Home (Not on foundation) <input type="checkbox"/> Commercial Property <input type="checkbox"/> Agricultural Property	<input type="checkbox"/> Mining Property <input type="checkbox"/> Industrial Property <input type="checkbox"/> Personal Property
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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		
Buildings		
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total	see statement in Part G.	

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- 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).**

PETITIONER'S EVIDENCE

William Nussear: Parcel 552-363-05

Part G:

The property valuation for the 2023/2024 Property Tax Assessment uses property values from 7/1/2021 through 6/31/2022.

Property Values have decreased since June, 2022. Therefore, I ask for a reduction in the Taxable value for my property (land/house) at 7565 Souverain Lane Reno NV 89506.

I did not fill-out section E of the form. I do not know what to put into each of the lines.

I am basing the appeal that the value for my property has declined from the 7/2021 - 6/2022 window. I am basing this on the following:

In my development looking at the same floor plan (3 bedroom, 2 bath, 1725 square feet), the following occurred

(a) 9/2022 same floor plan sold for \$530,000 (I do not have street address, just that the house was sold in the same development I live)

(B) 7359 Rutherford Drive Reno, NV. Owner trying to sell. On market for 57 days. Built in 2016. Originally listed at \$525,000 and now listed at \$510,000. Same floor plan as my house - 1725 square feet, 3 bedroom, 2 bath. This house is 2 streets over from my address

(C) 7545 Souverain Lane Reno, NV. Owner trying to sell. On market for 128 days. Built in 2018. Originally listed at \$520,000 and now listed at \$509,000. Same floor plan as my house - 1725 square feet, 3 bedroom, 2 bath. This house is 2 lots away from my address.

The above three/3 properties support that the property values have been trending downwards since June 2022. I would ask the Board's consideration to reducing my (taxable) Property Valuation to \$500,000 which is then used to calculate the Total Taxable value and Total Assessed Value.

William Nussear
7565 Souverain Lane Reno, NV 89506
Wn95670@yahoo.com
916-752-5575

PETITIONER'S EXHIBIT A
2 PAGES

12761549-57812-1-1*



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

7/2022
\$30,000

(775) 328-2200
www.washoecounty.gov/assessor

12761549-57812-1 1 1 57812 1 AV 0.455 125



NUSSEAR TRUST, WILLIAM
7565 SOUVERAIN LN
RENO NV 89506-5651

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

2023/2024 ASSESSMENT NOTICE

ASSESSOR'S PARCEL NUMBER (APN): **552-363-05**

TAX DISTRICT: **1000**

PROPERTY LOCATION: **7565 SOUVERAIN LN**

PRIOR ASSESSMENT 2022/2023	CURRENT ASSESSMENT 2023/2024
TAXABLE VALUE LAND: \$93,195 BUILDINGS, IMPROVEMENTS, ETC.: \$232,262 PERSONAL PROPERTY: \$0 TOTAL TAXABLE VALUE: \$325,457 TOTAL ASSESSED VALUE: \$113,910	TAXABLE VALUE LAND: \$106,400 BUILDINGS, IMPROVEMENTS, ETC.: \$280,596 PERSONAL PROPERTY: \$0 TOTAL TAXABLE VALUE: \$386,996 TOTAL ASSESSED VALUE: \$135,449

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:

7/2

THIS IS NOT A TAX BILL
PLEASE SEE REVERSE SIDE FOR ANSWERS TO FREQUENTLY ASKED QUESTIONS AND APPEAL RIGHTS

FILE DATE: 11/29/22

APPR: HMM

11094P/VAN 12/6/21 K