

RECEIVED
2023
JAN 17 2023

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 SOUVERAIN LANE				EMAIL ADDRESS: WON95670@YAHOO.COM	
CITY RENO	STATE NV	ZIP CODE 89506	DAYTIME PHONE 916752 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 SOUVERAIN 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 type="checkbox"/> Mobile Home (Not on foundation)	<input type="checkbox"/> Mining Property
<input checked="" 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		
Buildings		
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total		see statement in part G.

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

William Nusséar
Petitioner Signature

Title

WILLIAM NUSSÉAR
Print Name of Signatory

1/13/2023
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**

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

9/2022 \$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	TAXABLE VALUE
LAND: \$93,195	LAND: \$106,400
BUILDINGS, IMPROVEMENTS, ETC.: \$232,262	BUILDINGS, IMPROVEMENTS, ETC.: \$280,596
PERSONAL PROPERTY: \$0	PERSONAL PROPERTY: \$0
TOTAL TAXABLE VALUE: \$325,457	TOTAL TAXABLE VALUE: \$386,996
TOTAL ASSESSED VALUE: \$113,910	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