

RECEIVED

APPEAL CASE # 17-0070E16

JAN 17 2017

Washoe County Board of Equalization

APN 033-253-07

NBC MMMM  
APPR MJC

## WASHOE COUNTY ASSESSOR 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 the date of the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to another use. The 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: 4th & LINCOLN SENIORS, LLC					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): DIANE B TORAY				TITLE PRESIDENT	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 3870 Neil Rd. Ste A				EMAIL ADDRESS: silversagemanor@sbcglobal.net	
CITY Reno	STATE NV	ZIP CODE 89502	DAYTIME PHONE 775 324 1278	ALTERNATE PHONE 775 750-5055	FAX NUMBER 775 324 3561

## 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 NEVADAThe 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 618	STREET/ROAD 4th STREET	CITY (IF APPLICABLE) SPARKS	COUNTY WASHOE
Purchase Price: \$505,000 (LAND)		Purchase date: 11-15-13	

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

ASSESSOR'S PARCEL NUMBER (APN) 033-253-07	ACCOUNT NUMBER
--	----------------

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"/>
----------------------------------	--

4. Check Property Use Type: ☒

<input 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"/> 2017-2018 Secured Roll	<input checked="" type="checkbox"/> 2016-2017 Reopen Roll	<input type="checkbox"/> 2016-2017 Unsecured Roll	<input type="checkbox"/> 2016-2017 Supplemental Roll
--	---	---	--

## 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	517,500	Exempt
Buildings	3,432,739	Exempt
Personal Property		
Possessory interest in real property		
Exempt Value		
Total	3,950,239	Exempt

**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

Diane B. Torrey  
Petitioner Signature

President  
Title

Diane B. Torrey  
Print Name of Signatory

1/16/17  
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: <u>Harry 'Chip' Hobson</u>		TITLE: <u>Executive Director</u>	
AUTHORIZED AGENT COMPANY, IF APPLICABLE: <u>Silver Sage Manor / 4th &amp; Lincoln Sts</u>		EMAIL ADDRESS: <u>hobsonc@sbcglobal.net</u>	
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) <u>3870 Neil Rd #A</u>			
CITY <u>Reno</u>	STATE <u>NV</u>	ZIP CODE <u>89502</u>	DAYTIME PHONE <u>(775) 324 1278</u>
ALTERNATE PHONE <u>(775) 750 5055</u>		FAX NUMBER <u>(775) 324 3561</u>	

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.

Harry L. Hobson  
Authorized Agent Signature

Ex Dir  
Title

Harry L. Hobson  
Print Name of Signatory

1-16-17  
Date

☐ I hereby withdraw my appeal to the County Board of Equalization.

Signature of Owner or Authorized Agent/Attorney

Date

# 4<sup>th</sup> & Lincoln Seniors LLC

3870 Neil Road, Suite A  
Reno, NV 89502

---

January 17, 2017

Washoe County Assessor/Board of Taxation

Attn: Real Property

PO Box 11130

Reno, NV 89520-0027

RE: Review of Taxable Valuation (APN: 033-253-07)

To Whom It May Concern,

Please find the attached Petition for Review of Taxable Valuation for the property owned by 4<sup>th</sup> & Lincoln Seniors, LLC (APN 033-253-07) that has been developed as a rental housing serving 100% low income seniors at or below 45% AML.

We are submitting this appeal to request your consideration of granting the exemption the project qualifies for retroactively as this property qualified under NRS 361.082 as early as the 2015 tax year. It had previously been our understanding that full occupancy had been required as a condition of application. Our project obtained its C of O July 20, 2016 and reached full occupancy November 30, 2016 and we have now submitted our application for exemption but due to confusion over the process had missed the opportunity to apply in June 2015 and 2016.

It has been brought to our attention that exemptions have been granted once federal funding, restrictive covenants and construction commencement are in place. Given the current requirements we would have been eligible for the exemption had we made application as early as the June deadline in 2015. As demonstrated in our current application the Initial federal funding (Washoe County HOME funds) for the project occurred in August of 2014, restrictive covenants were in place as of December, 2014 and construction was initiated on June 1, 2015.

As you will note we are current with our assessed taxes for the 2016-17 Tax Year but would request that the amounts paid are refunded with the granting of the retroactive exemption we were qualified for. Additionally, we request the approval of the exemption for the 2017-18 Secured Role as the project was qualified for the exempt status and simply missed application deadlines due to confusion related to the process.

We appreciate your consideration of this request.

Sincerely,



Chip Hobson, Executive Director

# ASSESSOR ATTACHMENT

17-0070E16

033-253-07

MMMM

Parcel/Roll No	033-253-07		
Legal Description	PM 844 FR OF REMAINDER		
Zoning	MUD		
Present Use	Multiple Res (Low Rise)	Current Land Use Code	340
Year of Last Reappraisal	2016		
Exempt Reason (List Applicable NRS)			
Owner of record as of 1/18/2017	4TH & LINCOLN SENIORS LLC		

ASSESSORS					
TAXABLE VALUE	2016/2017	ASSESSED VALUE		PREVIOUS ASSESSED VALUE	2015/2016
Land	517,500	Land	181,125	Land	141,742
Improvements	3,432,739	Improvements	1,201,458	Improvements	0
Personal Property		Personal Property		Personal Property	
Total	3,950,239	Total	1,382,584	Total	141,742
		Exemption Amt	-	Exemption Amt	-