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APPEAL CASE # 17-0078

JAN 13 2017

Washoe County Board of Equalization

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 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: <u>James Brinn Frederick</u> | | | | | |
| NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): <u>James Brinn Frederick</u> | | | | TITLE <u>OWNER</u> | |
| MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) <u>8791 Boyesen Berry way</u> | | | | EMAIL ADDRESS: | |
| CITY <u>Elk Grove</u> | STATE <u>CA</u> | ZIP CODE <u>95624</u> | DAYTIME PHONE <u>(916) 879 2884</u> | ALTERNATE PHONE <u>-</u> | FAX NUMBER <u>() -</u> |

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 <u>11945</u> | STREET/ROAD <u>Chesapeake Dr.</u> | CITY (IF APPLICABLE) <u>Reno</u> | COUNTY <u>Washoe</u> |
| Purchase Price: <u>155,000.</u> | Purchase date: <u>2015</u> | | |

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

| | |
|---|----------------|
| ASSESSOR'S PARCEL NUMBER (APN) <u>080-354-04</u> | 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 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 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 | <u>36,800</u> | <u>10,800.</u> |
| Buildings | <u>56,571</u> | <u>20,000.</u> |
| Personal Property | | <u>1,000.</u> |
| Possessory Interest in real property | | <u>1,000.</u> |
| Exempt Value | | <u>30,000.</u> |
| Total | <u>93,371.</u> | <u>62,800.</u> |

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.

James B. Frederick Title owner
Petitioner Signature
James Brian Frederick Date 1/26/2017
Print Name of Signatory

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>James B. Frederick</u> | | TITLE: <u>owner</u> | | | |
| 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.

James B. Frederick Title owner
Authorized Agent Signature
James B. Frederick Date 1/26/2017
Print Name of Signatory

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

Signature of Owner or Authorized Agent/Attorney

Date

RECEIVED

JAN 13 2017

APN: 080-354-04
Appeal ID: 17-0078

APN 080-354-04

NBC GFFF
APPR PAO

TO MR. MICHAEL E. CLARK

WASHOE COUNTY ASSESSOR

SIR I have found some prices that don't match what you say

So if you would reconsider your across the board approach to tax hike on properties in the Washoe valley area. That would be a better thing . Then to run people off and out of the state,

Because you don't want them in Nevada.

There were some new houses built around the area and they maybe the one's that should have taxes raised, but it still does not raise the land prices that much.

THANK YOU MR. JAMES B. FREDERICK

11945 CHESAPEAKE DR.

RENO, NV. 89506

MAILING ADDRESS: 8791 BOYSENBERRY WAY

ELK GROVE, CA. 95624

James B. Frederick
1/9/2017

pn# 916-896-1822 ?

ASSESSOR ATTACHMENT

17-0078

080-354-04

GFFF

| | | | |
|-------------------------------------|-----------------------|-----------------------|-----|
| Parcel/Roll No | 080-354-04 | | |
| Legal Description | HEPPNER 3 LT 8 BLK 18 | | |
| Zoning | LDS | | |
| Present Use | Sgl Fam Res | Current Land Use Code | 200 |
| Year of Last Reappraisal | 2017 | | |
| Exempt Reason (List Applicable NRS) | | | |
| Owner of record as of 1/18/2017 | FREDERICK, JAMES B | | |

| ASSESSORS | | | | | |
|-------------------|-----------|-------------------|--------|-------------------------|-----------|
| TAXABLE VALUE | 2017/2018 | ASSESSED VALUE | | PREVIOUS ASSESSED VALUE | 2016/2017 |
| Land | 36,800 | Land | 12,880 | Land | 9,800 |
| Improvements | 56,571 | Improvements | 19,800 | Improvements | 20,753 |
| Personal Property | | Personal Property | | Personal Property | |
| Total | 93,371 | Total | 32,680 | Total | 30,553 |
| | | Exemption Amt | - | Exemption Amt | - |



WASHOE COUNTY ASSESSOR

Michael E. Clark

January 19, 2017

FREDERICK, JAMES B
8791 BOYSENBERRY WAY
ELK GROVE CA 95624

Dear Mr. Frederick:

The Washoe County Assessor's Office has received the enclosed letter in which you request to appeal the Assessor's Taxable Values for your property located at 11945 Chesapeake Drive identified as Assessor Parcel Number (APN) 080-354-04. We have logged your letter as an appeal of the property values to the Washoe County Board of Equalization and have assigned it an Appeal Identification Number. However, please perfect this appeal by completing the enclosed PETITION FOR REVIEW OF TAXABLE VALUATION form, which we will attach to your letter already submitted.

Please return the petition to our office as soon as possible. This request is being made pursuant to Nevada Revised Statute 361.357, which requires the completion of this form. You may return the appeal form in the enclosed envelope, fax it to (775) 328-3642 or you may scan and email it to our office at zimmer@washoecounty.us.

If you have any questions, please call our office at (775) 328-2223.

Sincerely,

MICHAEL E. CLARK
WASHOE COUNTY ASSESSOR

A handwritten signature in purple ink that reads "Zimmer".

By: Lora Zimmer
Assessment Services Coordinator
(775) 328-2223

PETITIONER'S EVIDENCE



WASHOE COUNTY ASSESSOR
MICHAEL E. CLARK
1001 E. NINTH ST.
P.O. BOX 11130
RENO, NV 89520

PARCEL: 080-354-04 TAX DISTRICT: 4000
LOCATION: 11945 CHESAPEAKE DR

ASSESSMENT NOTICE

| PRIOR ASSESSMENT | CURRENT ASSESSMENT |
|------------------|--------------------|
| 2016/2017 | 2017/2018 |

TAXABLE VALUES

| | |
|---------------------------|---------------------------|
| LAND 28,000 | LAND 36,800 |
| BUILDINGS, ETC. 59,295 | BUILDINGS, ETC. 56,571 |
| PERSONAL 0 | PERSONAL 0 |
| TOTAL 87,295 | TOTAL 93,371 |

ASSESSED VALUES

| | |
|-----------------|-----------------|
| TOTAL 30,553 | TOTAL 32,680 |
|-----------------|-----------------|

NEW TO ROLL Taxable Value: NONE
2016/2017 Abatement ("Tax Cap") status is: 2015 Change Form Mailed,
High Cap Applied as of 11/16/2016

THIS IS NOT A TAX BILL

FILE DATE: 11/16/2016 PAO

Tax bills are calculated by the Washoe County Treasurer's Office. For tax billing questions please contact the Treasurer's Office or visit their website at www.washoecounty.us/treas/

INFORMATION CONCERNING YOUR REAL PROPERTY VALUATION

When is the next tax year?

Each tax year runs from July 1 to June 30.

What is taxable value?

Taxable value is the full cash value (market value) of the land and the current replacement cost of buildings, etc. less statutory depreciation.

What is included in Buildings, etc.?

The legal definition of buildings includes all structures affixed to the land. This includes items such as wells, septic systems, corrals, paving, mobile home utility hook-ups, common area improvements, etc.

What is assessed value?

Per NRS 361.225, the assessed value is 35% of taxable value.

Is there any type of assistance available for individual taxpayers?

Exemptions are available to bona fide Nevada residents meeting certain criteria such as: Surviving Spouse, Veterans, Disabled Veterans, and Blind Persons. For more information call 775-328-2277.

Why did my value increase by more than 3% or 8%?

Nevada Revised Statutes 361.471 through 361.4735 provides for an abatement ("cap") on taxes not on assessed value. To review "tax cap" status please contact our office at 328-2277 or visit our website at www.washoecounty.us/assessor/cama

What is listed as NEW TO ROLL on this notice?

Any new value due to new construction or for improvements not previously on roll, or a change in actual or authorized use.

What if I disagree with the taxable value?

If you have any questions, please contact this office as soon as possible, preferably within ten days, at 775-328-2233. If we are unable to resolve matters to your satisfaction, you may appeal to the County Board of Equalization. Such appeals must be filed at the Assessor's Office by **January 15, 2017**

What if I disagree with New To Roll, Remainder Values or the partial abatement ("Tax Cap") status?

You may petition (appeal to) the Assessor to review these abatement decisions pursuant to Nevada Revised Statute 361.4734. Please call our office at 775-328-2233 or visit our website at www.washoecounty.us/assessor/taxcap for additional information and the filing deadline.


The secured tax roll list will be available at Washoe County Libraries, at our office and on our website at www.washoecounty.us/assessor on or before January 1.

PETITIONER'S EXHIBIT A
7 PAGES

1 of 1

Land

[view portfolio](#)
[save to portfolio](#)
[save search](#)
[new search](#)



\$59,305

MLS# 160017712

Laurent

Reno, NV 89508

Area: Reno-Rancho Haven

Type: Vacant Land

Approx. Acreage: 2.99

Horses OK: No

Zoning:

Estimated Payment: \$233.40*

Property Mapping Options:

☐ Map this Property

☐ Interactive Mapping

Try this cool new feature!

> NEW LISTINGS WATCH!

Get notified of new listings!

☐ request more information

☐ calculate mortgage

☐ print friendly page

1 of 1

PROPERTY FEATURES

| | | | |
|---------------------------|---------------|-------------------------------|------|
| Adjoins: | Street | Easements: | None |
| View: | Mountain | Utilities at Site: | None |
| Topography: | Level | Electricity: | None |
| Access Type: | Public Access | Domestic Water: | None |
| Access Road: | None | Existing Sewer Septic: | None |
| Surface Water: | None | Landscaped: | None |
| Lot Improvements: | None | Fencing: | None |
| Crops: | None | Documents on File: | None |
| Corners Marked: | None | Owner May Sell: | Cash |
| Deed Restrictions: | No | | |

Listing courtesy of: Ferrari-Lund Real Estate Reno

1 of 1

For Additional Information Contact:

Sales Office
(775) 688-4000
[Email](#)

* Estimated payment based upon 20% down, 30 year fixed rate of 4.25%. The calculated payment is only an estimate. Actual payment may be higher to reflect taxes and insurance. It is recommended that you work with your agent to find a qualified lender.


Database Last Updated: 12/28/16

Information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed

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1 of 1

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[save to portfolio](#)
[save search](#)
[new search](#)



\$61,350

MLS# 160017708

Red Rock

Reno, NV 89508

Area: Reno-Rancho Haven

Type: Vacant Land

Approx. Acreage: 5.25

Horses OK: No

Zoning:

Estimated Payment: \$241.44*

Property Mapping Options:

- ☐ Map this Property
- ☐ Interactive Mapping
- Try this cool new feature!

NEW LISTINGS WATCH!

Get notified of new listings!

☐ request more information

☐ calculate mortgage

☐ print friendly page

1 of 1

PROPERTY FEATURES

| | | | |
|---------------------------|---------------|-------------------------------|-------------------|
| Adjoins: | Street | Easements: | None |
| View: | Mountain | Utilities at Site: | None |
| Topography: | Level | Electricity: | None |
| Access Type: | Public Access | Domestic Water: | None |
| Access Road: | None | Existing Sewer Septic: | None, Need Septic |
| Surface Water: | None | Landscaped: | None |
| Lot Improvements: | None | Fencing: | None |
| Crops: | None | Documents on File: | None |
| Corners Marked: | None | Owner May Sell: | Cash |
| Deed Restrictions: | No | | |

Listing courtesy of: Ferrari-Lund Real Estate Reno

1 of 1

For Additional Information Contact:

Sales Office
(775) 688-4000
[Email](#)

* Estimated payment based upon 20% down, 30 year fixed rate of 4.25%. The calculated payment is only an estimate. Actual payment may be higher to reflect taxes and insurance. It is recommended that you work with your agent to find a qualified lender.

Database Last Updated: 12/28/16

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Client All Fields

6877



MLS # 160013826
Status SOLD
Class Residential
Type Site/Stick Built
Address 11560 Tupelo Street
Unit #
City Reno
State NV
Zip 89506
Area 133 Reno-Lemmon Valley
County Washoe

Asking Price \$249,000
Bedrooms # 3
Baths #Full or 3/4 2
Half Baths 0
Garage 2
Carport 0
Total Parking Cap. 2
Acreage 1.05
Year Built 1986
Total Living Space 1104
Price per SQFT \$226.45



General

Stories 1 Story
Construction Frame
Common Interest Ownership No
Attached Common Wall No
Water Rights No
Horses Okay Yes
Parcel # 08031302
Taxes \$ \$1,008.00
Assessment \$ 0.00

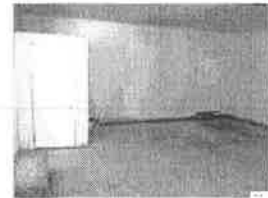
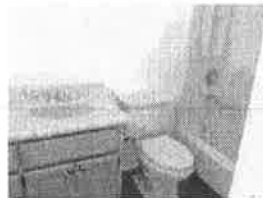
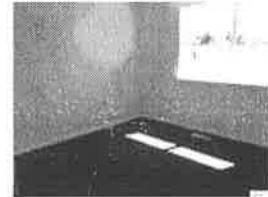
Original Price \$249,000
Zoning Actual LDS
Sale/Lease For Sale
Special Condition of Sale None
CC/R Restrictions No
Days on Market 52
IPES
Virtual Tour
Xstreet/Directions Arizona Street

Source of Zoning Assessor
HOA No
Assoc Fee \$
Assoc Trans Fee \$
Setup Fee
Other Fee
Elementary School Lemmon Valley
Middle School OBrien
High School North Valleys
Possession COE

Unconverted Manuf. Housing Only
MH License #
Width
Skirting
Serial #
HUD #
Personal Property Taxes

Condo Only

Unit Level



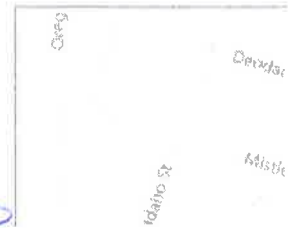
Client All Fields

6877



MLS # 160013205
Status SOLD
Class Residential
Type Site/Stick Built
Address 11765 Mistletoe St
Unit #
City Reno
State NV
Zip 89506
Area 133 Reno-Lemmon Valley
County Washoe

Asking Price \$259,900
Bedrooms # 3
Baths #Full or 3/4 2
Half Baths 0
Garage 2
Carport 0
Total Parking Cap. 2
Acreage 1.05
Year Built 1979
Total Living Space 1560
Price per SQFT \$163.40



General

Stories 1 Story
Construction Frame
Common Interest Ownership No
Attached Common Wall No
Water Rights No
Horses Okay Yes
Parcel # 08032203
Taxes \$ \$1,072.17
Assessment \$ 0.00

Original Price \$259,900
Zoning Actual LDS
Sale/Lease For Sale
Special Condition of Sale None
CC/R Restrictions Yes
Days on Market 57
IPES
Virtual Tour [UnBranded Virtual Tour](#)
Xstreet/Directions Idaho

Source of Zoning Assessor
HOA No
Assoc Fee \$
Assoc Trans Fee \$
Setup Fee
Other Fee
Elementary School Lemmon Valley
Middle School OBrien
High School North Valleys
Possession COE

Unconverted Manuf. Housing Only
MH License #
Width
Skirting
Serial #
HUD #
Personal Property Taxes

Condo Only

Unit Level



Client All Fields

6877



MLS # 160010818
Status ACTIVE
Class Residential
Type Site/Stick Built
Address 11840 Heartpine St
Unit #
City Reno
State NV
Zip 89506
Area 133 Reno-Lemmon Valley
County Washoe

Asking Price \$224,900
Bedrooms # 3
Baths #Full or 3/4 1
Half Baths 0
Garage 2
Carport 0
Total Parking Cap. 2
Acreage 1.05
Year Built 1962
Total Living Space 1200
Price per SQFT \$187.42



General

Stories 1 Story
Construction Frame
Common Interest Ownership No
Attached Common Wall No
Water Rights No
Horses Okay Yes
Parcel # 08035210
Taxes \$ \$574.64
Assessment \$ 0.00

Original Price \$249,900
Zoning Actual LDS
Sale/Lease For Sale
Special Condition of Sale None
CC/R Restrictions No
Days on Market 183
IPES
Virtual Tour
Xstreet/Directions Ohio/ Oregon/ Idaho/ Lemmon Valley

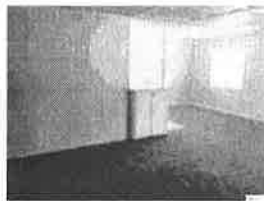
Source of Zoning Assessor
HOA No
Assoc Fee \$
Assoc Trans Fee \$
Setup Fee
Other Fee
Elementary School Lemmon Valley
Middle School OBrien
High School North Valleys
Possession COE

Unconverted Manuf. Housing Only

MH License #
Width
Skirting
Serial #
HUD #
Personal Property Taxes

Condo Only

Unit Level



Client All Fields

6877



MLS # 160010794
Status Active/Pending-House
Class Residential
Type Site/Stick Built
Address 11715 Tupelo Street
Unit #
City Reno
State NV
Zip 89506
Area 133 Reno-Lemmon Valley
County Washoe

Asking Price \$215,800
Bedrooms # 3
Baths #Full or 3/4 2
Half Baths 0
Garage 2
Carport 0
Total Parking Cap. 2
Acreage 1.05
Year Built 1978
Total Living Space 1292
Price per SQFT \$167.03



General

Stories 1 Story
Construction Frame
Common Interest Ownership No
Attached Common Wall No
Water Rights No
Horses Okay Yes
Parcel # 08030208
Taxes \$ \$972.88
Assessment \$ 0.00

Original Price \$231,441
Zoning Actual LDS
Sale/Lease For Sale
Special Condition of Sale None
CC/R Restrictions No
Days on Market 163
IPES
Virtual Tour [UnBranded Virtual Tour](#)
Xstreet/Directions Lemmon Drive to Idaho Right, to Tupelo

Source of Zoning Assessor
HOA No
Assoc Fee \$ 0.00
Assoc Trans Fee \$ 0.00
Setup Fee 0.00
Other Fee 0.00
Elementary School Lemmon Valley
Middle School OBrien
High School North Valleys
Possession COE

Unconverted Manuf. Housing Only
MH License #
Width
Skirting
Serial #
HUD #
Personal Property Taxes

Condo Only

Unit Level

