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OCT 04 2016

APPEAL CASE # 17-0009ELLK

Washoe County Board of Equalization

APN 556-322-01  
NBC EX

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 15<sup>th</sup>.  
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: JOHN K & LINDA K ROYER						
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):					TITLE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 4016 RYEGATE DR					EMAIL ADDRESS: JLBABYBOOMER@CS.COM	
CITY RENO	STATE NV	ZIP CODE 89508	DAYTIME PHONE (760-519-1028)	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 4016 RYEGATE DRIVE	STREET/ROAD	CITY (IF APPLICABLE) RENO	COUNTY WASHOE
Purchase Price:		Purchase date:	

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

ASSESSOR'S PARCEL NUMBER (APN) 556 322 01	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 type="checkbox"/> 2016-2017 Secured Roll	<input checked="" type="checkbox"/> 2015-2016 Reopen Roll	<input type="checkbox"/> 2015-2016 Unsecured Roll	<input type="checkbox"/> 2015-2016 Supplemental Roll
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Part E. VALUE OF PROPERTY 2016-2017 Secured

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land		
Buildings		
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total		

**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).**

*SEE ATTACHED LETTER*

**VERIFICATION**

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information herein, 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

*John K Royer* \_\_\_\_\_ Title \_\_\_\_\_  
 Petitioner Signature  
JOHN K ROYER \_\_\_\_\_ Date \_\_\_\_\_  
 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:			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 herein, 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.

\_\_\_\_\_ Title \_\_\_\_\_  
 Authorized Agent Signature  
 \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name of Signatory

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

\_\_\_\_\_ Date \_\_\_\_\_  
 Signature of Owner or Authorized Agent/Attorney

# ASSESSOR ATTACHMENT

<b>Parcel/Roll No</b>	556-322-01		
<b>Legal Description</b>	PEAVINE VIEW EST 9 LT 257 BLK G		
<b>Zoning</b>	MDS		
<b>Present Use</b>	Sgl Fam Res	<b>Current Land Use Code</b>	200
<b>Year of Last Reappraisal</b>	2016		
<b>Exempt Reason (List Applicable NRS)</b>			
<b>Owner of record as of 12/27/2016</b>	ROYER, JOHN K & LINDA K		

<b>ASSESSORS</b>			
<b>TAXABLE VALUE</b>	<b>2016/2017</b>	<b>ASSESSED VALUE</b>	<b>PREVIOUS ASSESSED VALUE 2015/2016</b>
<b>Land</b>	36,100	<b>Land</b> 12,635	<b>Land</b> 10,220
<b>Improvements</b>	169,573	<b>Improvements</b> 59,351	<b>Improvements</b> 56,234
<b>Personal Property</b>		<b>Personal Property</b>	<b>Personal Property</b>
<b>Total</b>	205,673	<b>Total</b> 71,986	<b>Total</b> 63,589
		<b>Exemption Amt</b> -	<b>Exemption Amt</b> -

OCTOBER 3, 2016

TO: WASHOE COUNTY BOARD OF EQUALIZATION

FROM: JOHN ROYER  
4016 RYEGATE DR.  
RENO, NV 89508  
CELL # 760/519-1028

RE: 2016 - 2017 PROPERTY TAX YEAR

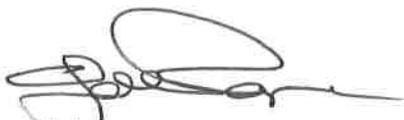
I am a veteran and was awarded 100% disability by the VA retroactive to April 2016. I did not receive the award letter until August 25, 2016.

I was advised that I would receive \$936. to be used for DMV fees for 2016. Whatever was not needed for DMV could be added to an additional \$900+ award to be used toward my property tax bill for 2016-2017. I filed with your office for this benefit on September 1, 2016. When I contacted the Assessor's Office regarding this, I was told I would not be able to use any of this toward my 2016-2017 tax year as the cutoff date was June 15, 2016.

I am requesting that you approve the use of this money towards my 2016-2017 tax bill which is \$1,599.03. I do not feel I should have to wait until next year to receive this benefit.

Since my 100% disability was awarded retro back to April 2016, I think Washoe County should honor that date and allow a late file for veterans who have served their country. As you may know, it takes a long time to have VA process a disability claim and receive an answer.

I thank you and ask that you make the right decision for the veterans of Washoe County.



John Royer