

RECEIVED

JAN 11 2017

WASHOE COUNTY ASSESSOR

APPEAL CASE #

17-0032E16

Washoe County Board of Equalization

APN 030-672-03
NBC EXEM

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)

Form with fields for Name of Property Owner (Hosanna Home), Name of Petitioner (Linda Schmitt), Title (Executive Director), Mailing Address (Po Box 51316), City (SPARKS), State (NV), ZIP Code (89435), Daytime Phone (775 232-5416), Alternate Phone (775 424-1795), and Fax Number (775 3480573).

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.

- Checkboxes for Sole Proprietorship, Trust, Corporation, Limited Liability Company (LLC), General or Limited Partnership, Government or Governmental Agency, and Other (checked), please describe: Non-Profit Corporation.

The organization described above was formed under the laws of the State of Nevada.

The organization described above is a non-profit organization. Yes (checked) 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. (checked)

- Checkboxes for Self, Trustee of Trust, Employee of Property Owner, Co-owner, partner, managing member, Officer of Company (checked), Employee or Officer of Management Company, Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property, and Other, please describe.

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

Form with fields for Address (1071 Dolce Dr), Street/Road (Dolce Dr), City (SPARKS), County (Washoe), Purchase Price (\$359,000.00), and Purchase date (10/12/16).

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

Form with fields for Assessor's Parcel Number (APN) 03067203 and Account Number.

3. Does this appeal involve multiple parcels? Yes No (checked) List multiple parcels on a separate, letter-sized sheet.

Form with fields for 'If yes, enter number of parcels:' and 'Multiple parcel list is attached.' (unchecked)

4. Check Property Use Type: (checked)

- Checkboxes for Vacant Land, Residential Property (checked), Multi-Family Residential Property, Possessory Interest in Real or Personal property, Mobile Home (Not on foundation), Commercial Property, Agricultural Property, Mining Property, Industrial Property, and Personal Property.

5. Check Year and Roll Type of Assessment being appealed: (checked)

Form with checkboxes for 2017-2018 Secured Roll, 2016-2017 Reopen Roll, 2016-2017 Unsecured Roll (checked), and 2016-2017 Supplemental Roll.

Part E. VALUE OF PROPERTY

Table with 3 columns: Property Type, Assessor's Taxable Value, and Owner's Opinion of Value. Rows include Land (45,200), Buildings (194,421), Personal Property, Possessory Interest in real property, Exempt Value, and Total (239,621).

Part F. TYPE OF APPEAL

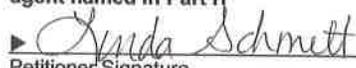
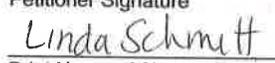
Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- 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

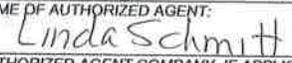
 Executive Director
 Petitioner Signature Title
 Linda Schmitt
 Print Name of Signatory Date
 12/26/14

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.

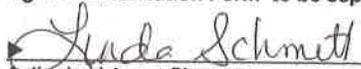
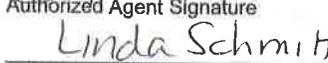
List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT: 		TITLE: Executive Director			
AUTHORIZED AGENT COMPANY, IF APPLICABLE: Hosanna Home		EMAIL ADDRESS: hosannahome@att.net			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) PO Box 51316					
CITY: Sparks	STATE: NV	ZIP CODE: 89435	DAYTIME PHONE: (775) 232-5416	ALTERNATE PHONE: (775) 424-1895	FAX NUMBER: (775) 348-0573

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.

 Executive Director
 Authorized Agent Signature Title
 Linda Schmitt
 Print Name of Signatory Date
 12/26/16

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

Signature of Owner or Authorized Agent/Attorney _____ Date _____

ASSESSOR ATTACHMENT

Parcel/Roll No	030-672-03		
Legal Description	PAGNI RANCH 5 LT 529 BLK C		
Zoning	SF-6		
Present Use	Sgl Fam Res	Current Land Use Code	200
Year of Last Reappraisal	2016		
Exempt Reason (List Applicable NRS)			
Owner of record as of 1/11/2017	HOSANNA HOME		

ASSESSORS					
TAXABLE VALUE	2016/2017	ASSESSED VALUE		PREVIOUS ASSESSED VALUE	2015/2016
Land	45,200	Land	15,820	Land	13,755
Improvements	194,421	Improvements	68,047	Improvements	64,692
Personal Property		Personal Property		Personal Property	
Total	239,621	Total	83,867	Total	81,823
		Exemption Amt	2,600	Exemption Amt	2,560

**PETITIONER'S
EVIDENCE**



December 26, 2016

Washoe County Board of Equalization
Washoe County, NV

Dear Sirs:

Hosanna Home is a non-profit (501c3) organization devoted to creating a sober transitional home for homeless women who are working to rebuild their lives after a life changing event. We help women from substance abuse rehab programs, mental health facilities, jail and the streets to find jobs, dignity and save money.

We have been operating our facility at 817 S. Center since 2006, with a tax exemption for property taxes due to our non-profit status. Our neighborhood in the Midtown area began to change and made our ability to run a sober living facility even more difficult. The adjacent property was purchased by a saloon so we listed our property and it sold to a private citizen which returns that property back on the tax rolls for property tax purposes. This property was sold on October 12, 2016.

We purchased a property in Sparks in a quiet neighborhood and requested and received the same tax exemption for 1071 Dolce Drive, as was granted for 817 S. Center St. However, we were told that the exemption will not cover the property tax payments for January 2017 and March 2017.

We recognize that the County will lose the revenue for the 1071 Dolce property which would have been paid by the previous owner, however, the County will receive taxes from the Center Street property for January and March 2017 which would not have been paid if we had not sold the property.

We are humbly requesting consideration that this property be given the tax exemption for January and March 2017 as if we had been the owners for the entire year. We are funded solely from private donors and the \$1151.60 is a large amount of taxes to be paid by our non-profit.

Sincerely,

Linda Schmitt
Executive Director

Hosanna Home
PO Box 51316 ~ Sparks, NV 89435
Phone: 775-232-5416 ~ www.hosannahome.org

PETITIONER'S EVIDENCE A
7 PAGES



BRIAN SANDOVAL
Governor

ROBERT R. BARENGO
Chair, Nevada Tax Commission

CHRISTOPHER G. NIELSEN
Executive Director

STATE OF NEVADA
DEPARTMENT OF TAXATION

Web Site: <http://tax.state.nv.us>

1550 College Parkway, Suite 115
Carson City, Nevada 89706-7937
Phone: (775) 684-2000 Fax: (775) 684-2020

LAS VEGAS OFFICE
Grant Sawyer Office Building, Suite 1300
555 E. Washington Avenue
Las Vegas, Nevada, 89101
Phone: (702) 486-2300 Fax: (702) 486-2373

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 6881303

HENDERSON OFFICE
2550 Paseo Verde Parkway Suite 180
Henderson, Nevada 89074
Phone: (702) 486-2300
Fax: (702) 486-3377

October 08, 2012

Account Number: **RCE-013-685**

Exp date: **October 31, 2017**

HOSANNA HOME
817 S CENTER ST
RENO NV 89501

Pursuant to NRS 372.3261 and related statutes, HOSANNA HOME has been granted sales/use tax exempt status as a charitable organization. Direct purchases or sales of tangible personal property made by or to HOSANNA HOME are exempt from sales/use tax. Fraudulent use of this exemption letter is a violation of Nevada law.

Vendors selling tangible personal property to HOSANNA HOME are authorized to sell to them tax exempt. The vendor shall account for the exempt sale on its sales/use tax return under exemptions. For audit purposes, a vendor must have a copy of this letter in order to document the transaction was tax exempt.

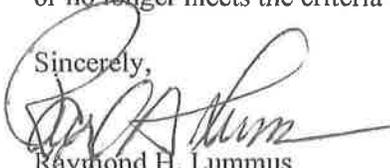
This letter only applies to Nevada sales/use tax and does not provide exemption from any other tax.

This exemption applies only to the above named organization and is not extended to individuals, or contractors or lessors to or for such organizations.

Any vendor having questions concerning the use of this sales/use tax exemption letter may contact the Department at one of the district offices listed above.

If, upon further or future review by the Department, it is determined the above named organization does not meet or no longer meets the criteria outlined in NRS 372.348, this letter of exemption will be revoked.

Sincerely,



Raymond H. Lummus

Tax Manager



P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248574162
Jan. 28, 2011 LTR 4168C EO
20-5138009 000000 00

00014690
BODC: TE

HOSANNA HOME
% LINDA PATTERSON
PO BOX 51316
SPARKS NV 89435-1316

Employer Identification Number: 20-5138009
Person to Contact: MS. SMITH
Toll Free Telephone Number:- 1-877-829-5500

Dear TAXPAYER:

This is in response to your Jan. 19, 2011, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in OCTOBER 2006.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely Yours,

Michele M. Sullivan, Oper. Mgr.
Accounts Management Operations I



WASHOE COUNTY ASSESSOR

MICHAEL E. CLARK

1001 E. NINTH ST.

P.O. BOX 11130

RENO, NV 89520

PARCEL: 030-672-03 TAX DISTRICT: 2000

LOCATION: 1071 DOLCE DR

ASSESSMENT NOTICE

PRIOR ASSESSMENT

CURRENT ASSESSMENT

2016/2017

2017/2018

TAXABLE VALUES

LAND 45,200	LAND 53,700
BUILDINGS, ETC. 194,421	BUILDINGS, ETC. 189,941
PERSONAL 0	PERSONAL 0
TOTAL 239,621	TOTAL 243,041

ASSESSED VALUES

TOTAL 83,867	TOTAL 85,064
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NEW TO ROLL Taxable Value: NONE

2016/2017 Abatement ("Tax Cap") status is: 3 PCT Qualified Primary Residence as of 12/07/2016

THIS IS NOT A TAX BILL

FILE DATE: 12/07/2016 SYJ

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.



NOTICE OF TAXES
WASHOE COUNTY, NEVADA

TAMMI DAVIS - TREASURER

tax@washoecounty.us

Fiscal Year July 1, 2015 - June 30, 2016
 Annual Real Property - Tax Year 2015

www.washoecounty.us/treas

PHONE (775) 328-2510

FAX (775) 328-2500

OFFICE LOCATION:

1001 E. NINTH ST-BLDG D RM 140
 RENO NV 89512 Mon - Fri 8am - 5pm

TAX YEAR	PARCEL NUMBER	NAME	PROPERTY LOCATION AND DESCRIPTION
2015	01133305	HOSANNA HOME	817 S CENTER ST SubdivisionName NEW SOUTHSIDE ADDITION Range 19 Township 19 Block 6 Lot 14
AREA	TAX RATE		
1025	3.6600		
ASSESSED VALUATION		EXEMPTION VALUES	
LAND VALUE	24,150	EXEMPTION VALUE	57,369
IMPROVEMENT VALUE	33,219		
TOTAL ASSESSED VALUE	57,369	TOTAL EXEMPTION VALUE	57,369

ACCOUNT SUMMARY

GROSS AD VALOREM TAX	\$2,099.70
ABATEMENT AMOUNT	\$224.66
ABATEMENT APPLIED LIMITS INCREASE TO 3.2%	
RECAPTURE TAX AMOUNT	\$0.00
NET AD VALOREM TAX (DETAIL BELOW)	\$1,875.04
EXEMPTION AMOUNT	\$1,875.04
SPECIAL ASSESSMENTS	\$33.53
PENALTIES	\$0.00
FEES	\$0.00
INTEREST	\$0.00
TOTAL AMOUNT BILLED	\$33.53
LESS PAYMENTS APPLIED	\$0.00
BALANCE REMAINING	\$33.53
PRIOR YEAR DELINQUENCIES	\$0.00
TOTAL AMOUNT OWING	\$33.53

PAYMENT CAN BE MADE

1. Online at www.washoecounty.us/treas
2. Smartphone scan the QR code on the payment coupon
3. By check or money order payable to:

WASHOE COUNTY TREASURER

P O BOX 30039

RENO NV 89520-3039

**IF PAYING BY CHECK INCLUDE APPROPRIATE
 COUPONS AND REFERENCE PARCEL NUMBER ON ALL
 PAYMENTS AND CORRESPONDENCE TO ASSURE
 PROPER CREDIT.**

**IT IS THE PROPERTY OWNER'S RESPONSIBILITY
 TO ENSURE THAT PAYMENT IS RECEIVED.**

SEE REVERSE FOR IMPORTANT INFORMATION

BILLING DETAIL

TAXING AGENCY	RATE	AMOUNT	SPECIAL ASSESSMENTS	RATE	AMOUNT
STATE OF NEVADA	0.17000000	\$0.00	TRUCKEE MDW UNGR WATER		\$0.36
SCHOOL DEBT	0.38850000	\$0.00	REMEDATION		\$33.17
SCHOOL GENERAL	0.75000000	\$0.00			
COUNTY GENERAL	1.32680000	\$0.00			
COUNTY DEBT	0.03490000	\$0.00			
ANIMAL SHELTER OP	0.03000000	\$0.00			
RENO GENERAL	0.95980000	\$0.00			

SEE ENCLOSED COUPONS FOR DUE DATES AND AMOUNTS DUE.

This notice is for your information, DO NOT consider this an attempt to collect if this property is protected by a bankruptcy proceeding. We ask that you contact our office to verify we have received a notice of bankruptcy.

Please notify our office if your mailing address has changed by using one of the methods listed on the reverse side of this form.

PARCEL NUMBER 01133305

HOSANNA HOME
 C/O LINDA PATTERSON
 PO BOX 51316
 SPARKS NV 89435-1316



New Address:

01133305

SIGNATURE

PHONE NUMBER



New Owner Property Tax Reminder Notice

WASHOE COUNTY, NEVADA

Tammi Davis, Washoe County Treasurer
tax@washoecounty.us

OFFICE LOCATION:
1001 E NINTH ST-BLDG D RM140
RENO, NV

www.washoecounty.us/treas
PHONE: 775-328-2510
FAX: 775-328-2500
11/15/2016

HOSANNA HOME
1071 DOLCE DR
SPARKS NV 89434

Parcel Number:
03067203
Situs Address:
1071 DOLCE DR
SPKS

Description:
Township 19 Lot 529 SubdivisionName
PAGNI RANCH UNIT 5 Block C Range
20

You are receiving this notice because our records indicate there has been a recent change in the ownership of your property; such as a sale, refinance or transfer into a trust. If your taxes are paid by your lender, or if you aren't certain you have an impound account with your lender, please contact your lender directly. If you will be paying these taxes, submit payment for the remaining amount(s) according to the due dates shown below. Always include your parcel number on your payment. Additional information can be found on our website at: www.washoecounty.us/treas.

Payment options:

- Visit our website at www.washoecounty.us/treas to pay by echeck or credit card
- Mail to Washoe County Treasurer PO BOX 30039 RENO, NV 89520-3039
- Visit our office at 1001 E 9th St, Bldg D Rm 140 Reno NV to pay by cash or check

2016 Bill Summary				
Parcel Number	Prior Years Past Due Amount	Current Year Amount Due	Payments Applied	Total Balance Due
03067203	\$0.00	\$2,307.93	\$1,156.33	\$1,151.60

2016 Bill Details			
Due Date	Amount Due	Current Year Tax Amount Due:	\$1,151.60
08/15/2016	\$0.00	Current Year Penalty Amount Due:	\$0.00
10/03/2016	\$0.00	Current Year Interest Amount Due:	\$0.00
01/02/2017	\$575.80	Current Year Fees Amount Due:	\$0.00
03/06/2017	\$575.80	Total Amount From Prior Years:	\$0.00
Total Amount Due:			\$1,151.60

*** Please note: Past due amounts are included with the current balance. ***

MAKE CHECKS PAYABLE TO: Washoe County Treasurer
PO BOX 30039 RENO, NV 89520-3039
If paying by mail or in person, please return this portion with your payment

Tax Year: 2016		Balance Good Through: 11/30/2016	
Parcel Number	Current Amount Due	Total Balance Due	Amount Enclosed
03067203	\$575.80	\$1,151.60	



NO:03067203
HOSANNA HOME
1071 DOLCE DR
SPARKS NV 89434

11630306720300000575802

MAKE CHECKS PAYABLE TO: Washoe County Treasurer
PO BOX 30039 RENO, NV 89520-3039
If paying by mail or in person, please return this portion with your payment

Tax Year: 2016		Balance Good Through: 11/30/2016	
Parcel Number	Current Amount Due	Total Balance Due	Amount Enclosed
03067203	\$575.80	\$1,151.60	575.80



NO:03067203
HOSANNA HOME
1071 DOLCE DR
SPARKS NV 89434

11630306720300000575802

HOSANNA HOME
PO BOX 51316
SPARKS, NV 89435
(775) 322-3708

DATE 12/27/16 91-598-1221

PAY TO THE ORDER OF WASHOE COUNTY TREASURER \$ 575.80

FIVE HUNDRED SEVENTY-FIVE AND 80/100 DOLLARS

Alliance Bank OF ARIZONA
520-784-6000
www.alliancebankofarizona.com

FOR Parcel # 03067203 [Signature]

3544

003544