

RECEIVED

18-0036

Washoe County Board of Equalization

APN 085-770-18

JAN 12 2018

PETITION FOR REVIEW OF TAXABLE VALUATION

NBC CAAD
APPR JW

WASHOE COUNTY ASSESSOR Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than
If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to
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: EMIL P. TOLOTTI JR					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				TITLE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) PO BOX 10351 RENO NV 89510				EMAIL ADDRESS: ptolotti@yahoo.com	
CITY RENO	STATE NV	ZIP CODE 89510	DAYTIME PHONE 775 324-4463	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 495 E 4TH AVE	STREET/ROAD 4TH AVE	CITY (IF APPLICABLE) SUN VALLEY	COUNTY WASHOE
Purchase Price: +/- 40,000		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) 085-770-18	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 checked="" 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"/> 2018-2019 Secured Roll	<input type="checkbox"/> 2017-2018 Reopen	<input type="checkbox"/> 2017-2018 Unsecured/Supplemental	<input type="checkbox"/> 2017-2018 Exemption Value
--	---	---	--

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	56,700	50,000
Buildings	30,551	0
Personal Property	0	0
Possessory Interest in real property		
Exempt Value		
Total	87,252	50,000

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

- 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).**

Signature of Owner or Authorized Agent (Attorney)

Date _____

APN 085-770-18

Petition Part G Statement of facts:

The subject building was vandalized a year or so ago and has zero current value.

It is a liability, not an asset.

I'm in the process of having it demolished and removed from the property.

Washoe County Recorder's Document # 4779052 converted the building to personal property on December 11, 2018.

Thank you.

Dated: December 12, 2018.

A handwritten signature in dark ink, appearing to read "Emil P. Tolotti Jr." with a stylized flourish at the end.

Emil P. Tolotti, Jr.