

**ASSESSOR'S**

**EVIDENCE**

**Washoe County**  
**Appeal Summary Page-Unsecured Roll**

Hearing # 18-0020P17  
Hearing Date 02/15/2018  
Tax Year 2017-2018

Account #: 2118819  
DBA: Sonic Real Estate LLC  
Location: 7510 Longley Ln #102  
Reno NV  
Owner: Brian Kuykendall  
Mailing Address: PO Box 18654  
Reno NV 89511-0654  
Account Type: Commerical  
NAICS: 531210 Offices of Real Estate Agents & Brokers  
Assessment/Billing Date: 11/08/2017  
Assessment Type: ☐ Regular per NRS 361.260 (1)  
☒ Estimated per NRS 361.265 (4)  
☐ Corrected per NRS 361.765, 361.767, or 361.768



Valuation: Taxable: \$4,917 Current OBS: N/A  
Assessed: \$1,721

Remarks: The business was noticed to file a Commercial Personal Property Declaration June 15, 2017. A Final Request to file was mailed October 5, 2017. The Assessor did not receive a personal property declaration. Therefore, the account was estimated using the same value from the previous year. Sonic Real Estate LLC has not returned a personal property declaration since the 2012-2013 tax year. The Reno Business License was active on 7/1/2017, as was his Nevada Real Estate License as a Broker. All evidence collected shows that Sonic Real Estate was an active business on 7/1/2017 and we recommend that the Board uphold the assessment.

RECOMMENDATION: ☒ Uphold ☐ Reduce

Taxable Value

\$4,917

Assessed Value

\$1,721

**ASSESSOR'S EXHIBIT 1**  
**11 PAGES**

Prepared by: Erica Bower, Auditor/Appraiser

Approved by: Mark Stafford, Senior Appraiser

# Washoe County Personal Property Record Card

<b>Acct</b>	<b>2118819</b>	<b>Situs</b>	7510 LONGLEY LN #102, RENO		<b>Printed</b>	01/26/2018	<b>Tax Year</b>	2017
<b>SONIC REAL ESTATE</b> PO BOX 18654 RENO, NV 89511-0654		<b>APN.</b>	164-110-05			<b>Totals</b>		
		<b>Tax Dist.</b>	CITY OF RENO			<b>Aquisition</b>	\$4,917	
		<b>NBC</b>	EFLQ - Double Diamond Commercial			<b>Taxable</b>	\$4,917	
		<b>Land Use</b>	General Commercial: retail, mixed, parking, school			<b>Assessed</b>	\$1,721	
		<b>SPC</b>				<b>Exemptions</b>	\$0	
		<b>Cap Code</b>	CPHC Commercial Property High Cap			<b>Abatements</b>	\$0	
		<b>St Use Code</b>	MACHINERY, EQUIPMENT & FIXTURES			<b>Net Assessed</b>	\$1,721	
		<b>NAICS</b>	531210 Offices of Real Estate Agents and Brokers					



No.	Asset Code	Asset Category	Specific Description	Serial #	Ec. Lf.	Ex. Flg	Year Acq	Aquisition Cost	Factors			Taxable Value	Override Value	Assessed Value
									Index	% DPR	Obsol.			
1	38ES	ESTIMATE OF VALUE			38	N	2017	\$4,917	1.0000	0%	0%	\$4,917		\$1,721

This document accurately conveys information stored in the Assessor's database at the time of printing. This data was developed for assessment purposes only. No liability is assumed as to the accuracy, sufficiency or suitability of the information contained herein for any other particular use. The Washoe County Assessor's Office assumes no liability whatsoever associated with the use or misuse of such data.

Date	User ID	Note
01/30/2018	ebower	CALLED BRIAN TO ASK FOR ANY ADDITIONAL INFORMATION HE MAY WISH TO PROVIDE - SAID HE GAVE A CHECK AND ALL PAPERWORK TO HIS CPA WHO HE IS HAVING HANDLE IT- HIS CPA WILL CONTACT ME - MAY NOT WITHDRAW APPEAL
01/25/2018	ebower	SPOKE WITH BRIAN WHO STATED HE IS LIKELY WITHDRAWING HIS APPEAL, HE WENT AHEAD AND MAILED A PAYMENT FOR \$71 TO THE TREASURER - SET ACCOUNT TO CLOSE AT YEAR END - SENT EMAIL TO CONFIRM WITHDRAWAL
01/24/2018	ebower	CALLED BRIAN YESTERDAY AND SPOKE WITH HIM RE: APPEAL, LET HIM KNOW ALL INFO WE HAD INDICATED HE WAS IN BUSINESS ON 7/1/2017, HE SAID HE HAD FURTHER PPWK TO SUBMIT, PROVIDED MY EMAIL AND ASKED HIM TO EMAIL ME DOCUMENTATION SO WE CAN REVIEW IT
01/22/2018	lsato	GAVE GRACYS RCR PPWK TO JUSTIN - HE HAS THE APPEAL
01/10/2018	gflores	RECD EMAIL WITH NOTICE OF APPEAL, GAVE PRINTED COPY TO LORA Z
01/10/2018	gflores	Brian called said he received a notice of intent to seize, says he closed his business on 6/1/17. We recd change of mailing address on 12/19/17 that's why he recd the letter. I told him we sent 2 ntf on 6/15/17 and 10/5/17 says he was no longer at that address, per R106909A-LIC OOB no date, per R121037A-LIC OOB per email as of 7/20/17, FILED RCR ALSO NOTIFIED HIM OD CBE DEADLINE 1/16/18 HE EMAILED ME APPEAL
12/19/2017	gflores	MA CHANGE THRU TREAS FORM WAS 7510 LONGLEY LN STE 102 RENO
12/23/2015	jtaylor	OPEN
01/22/2013	jdingley	EMAILED RE ONLY 2 ASSETS; REFILE BY -2/07/2013
06/08/2012	jdingley	SITUS UPDATED
12/07/2011	jtung	MA PER NCOA. MOVED 10/2011. SITUS TO BE UPDATED FOR 2012.
09/14/2011	tolson	LOC PER RBL CHG OF ADDR
05/18/2011	ppendarvis	MA PER NCOA
10/05/2010	EDEC TP COMMENT	ITEMS USED IN THIS BUSINESS ARE NOT OWNED BY THE BUSINESS ITSELF. EACH ITEM IS THE PERSONAL PROPERTY OF THEIR RESPECTIVE OWNERS.

## Record ID: R121037A-LIC - RENO

### Summary

Menu ▾

Reports ▾

Help

### Record

**File Date:** 10/27/2011

### Renewal Info

**Application Status:** Out of Business

### Contacts (2)

**Description of Business:** Real estate brokerage/property management

### Custom Fields

**Application Type:** Annual License

### Custom Lists (5)

**Address:** 7510 LONGLEY LN STE 102, RENO, NV 89511

### Related Records

**Parcel No:** 164-110-05

**Owner Name:**

**Assigned To:**

**Owner Address:**

**Passed Checklist Item:** Inspection Type Checklist Name Checklist Item

### Workflow

**DBA:** Sonic Real Estate LLC

### Fee (0)

**Application Detail:** Detail

### Payment

Application Comments:	View ID	Comment	Date
	VARELAA	OOB per email as of 07/20/2017	08/16/2017
	catesa	ntc-Issued to phys address on 10/14 for failur...	10/18/2016
	catesa	cn/ntc-AA sent CN on 10/13 followed by my NTC ...	11/03/2015
	Fire Insp...	Fire inspection-Appv'd 10/24/2011Fees paid	10/24/2011
	Fire Insp...	Fire inspection site visit--attempted to inspec...	10/18/2011
	Zoning DI...	zoning-MU/SVTC real estate office use allowed....	10/14/2011
	crawfordm	Fire Inspector assigned--Jennifer Trippett813-8120	10/14/2011

### Inspections (0)

### Address (3)

### Application History (2)

**Failed Checklist Item:** Inspection Type Checklist Name Checklist Item

# SONIC REAL ESTATE, LLC

## Business Entity Information

Status:	Active	File Date:	1/11/2007
Type:	Domestic Limited-Liability Company	Entity Number:	E0017412007-9
Qualifying State:	NV	List of Officers Due:	1/31/2018
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20071591187	Business License Exp:	1/31/2018

## Additional Information

Central Index Key:	
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## Registered Agent Information

Name:	SONIC REAL ESTATE, LLC	Address 1:	7510 LONGLEY LN STE 102
Address 2:		City:	RENO
State:	NV	Zip Code:	89511
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

## Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

## ☒ Officers

☐ Include Inactive Officers

Manager - BRIAN H KUYKENDALL

Address 1:	7510 LONGLEY LANE SUITE 102	Address 2:	
City:	RENO	State:	NV
Zip Code:	89511	Country:	USA
Status:	Active	Email:	

## ☒ Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20070021694-81	# of Pages:	1
File Date:	1/11/2007	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		

Document Number:	20070402689-98	# of Pages:	1
File Date:	6/8/2007	Effective Date:	
(No notes for this action)			
Action Type:	Registered Agent Change		
Document Number:	20070772951-10	# of Pages:	1
File Date:	11/8/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070772952-21	# of Pages:	1
File Date:	11/8/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080792437-22	# of Pages:	1
File Date:	12/3/2008	Effective Date:	
09/10			
Action Type:	Annual List		
Document Number:	20100526896-99	# of Pages:	1
File Date:	7/16/2010	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20110610009-70	# of Pages:	1
File Date:	8/19/2011	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120055774-73	# of Pages:	1
File Date:	1/26/2012	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20120770014-44	# of Pages:	1
File Date:	11/14/2012	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20140199734-70	# of Pages:	1
File Date:	3/19/2014	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20150047377-56	# of Pages:	1
File Date:	1/30/2015	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20160025454-59	# of Pages:	1

<b>File Date:</b>	1/20/2016	<b>Effective Date:</b>	
(No notes for this action)			
<b>Action Type:</b>	Annual List		
<b>Document Number:</b>	20160570176-35	<b># of Pages:</b>	1
<b>File Date:</b>	12/30/2016	<b>Effective Date:</b>	
(No notes for this action)			





Nevada Real Estate Division  
3300 W. Sahara Avenue, Suite 350  
Las Vegas, Nevada 89102  
Phone: (702) 486-4033  
Email: realest@red.nv.gov  
Website: red.nv.gov

### **Lookup Detail View**

#### **Name**

Name	
BRIAN HOWARD KUYKENDALL	

#### **Registration Information**

Credential	License Type	Issue Date	Expiration Date	Status	Reason
B.0025835.LLC	BROKER	10/31/2007	10/31/2018	INACTIVE	VOLUNTARY
BS.0025835	BROKER SALESPERSON	07/27/2017	10/31/2018	ACTIVE	NORMAL
PM.0163635.BKR	PROPERTY MANAGER	02/04/2008	10/31/2018	INACTIVE	NORMAL
S.0060742	SALESPERSON	04/20/2004	04/30/2009	CLOSED	NEW CREDENTIAL ISSUED

Generated on: 1/30/2018 5:03:51 PM

Brian Kuykendall   Timeline ▼   Recent ▼

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**Brian Kuykendall**

August 11, 2017 · 

I have created the KUYKENDALL Team, comprised of real estate professionals to better serve our clients. If you are thinking of buying, wanting to sell or know anyone who is...please don't hesitate to give us a call or send a message.



# THE KUYKENDALL TEAM

| SERVICE-DRIVEN REAL ESTATE |

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## Brian Kuykendall

**354**  
connections

Broker Salesperson and team leader of the KUYKENDALL Team at Keller Williams Group One, Inc.

Reno, Nevada Area | Real Estate

Current	Keller Williams Group On, Sonic Real Estate - 775-745-9888
Education	University of Nevada-Reno
Recommendations	1 person has recommended <b>Brian Kuykendall</b>

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### People Also Viewed



**Ryan Preto**  
Student at University of Nevada, Reno



**Litisha Zinn**  
Escrow Officer at Capital Title Company of Nevada



**Holly Riley**  
Founder at Peace in Peace out Productions



**Ryan Leverty**  
Real Estate Photographer & Owner at Capture Spaces, LTD.



**Robb Kelley**  
Mortgage Loan Officer at U.S. Bank



**Terry Whistler**  
Creative Director/Brand Developer



**Peter Kimmerly**  
Mortgage Loan Officer at Greater Nevada Mortgage



**David Kitchen**  
Senior Project Manager at Manhard Consulting



**Bradley Woodring**  
Dedicated to excellence in performance!



**Cindy Buchanan**  
Vice President / Principal Business Banking Relationship Manager at Wells Fargo

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### Experience

#### Broker Salesperson

Keller Williams Group On  
August 2017 – Present (6 months)

#### Broker / Owner / Property Manager

Sonic Real Estate - 775-745-9888  
January 2006 – Present (12 years 1 month)

### Education

#### University of Nevada-Reno

Bachelor's Degree, Business, Management, Marketing, and Related Support Services  
1992 – 1997



### Recommendations

A preview of what LinkedIn members have to say about Brian:

“ I've worked with many Real Estate agents over the past twenty years, I've never met one agent that gave so much to insure my home sold and assisted me to purchase

[See more](#)[Sign up to see who recommended Brian](#)

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**Brian Kuykendall**  
Strategic Account Manager at Greer Laboratories  
United States



**Brian Kuykendall, PMP**  
Director of Strategy at AM General LLC  
United States



**Brian Kuykendall**  
CEO of Kuykendall Solar Corporation  
United States



**Brian Kuykendall**  
Manager at Vinculum  
United States



**Brian Kuykendall**  
—SR Project Superintendent  
United States



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