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Washoe County Board of Equalization

APPEAL CASE # 19-0017

APN 150-111-07

NBC EABF
APPR JCT

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... 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: Palace Living Trust
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): William W Palace, JR
TITLE: TRUSTEE
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 4235 Wild Eagle Ter
EMAIL ADDRESS: wpalacesse@gmail.com
CITY: Reno STATE: NV ZIP CODE: 89511 DAYTIME PHONE: 9756220820 ALTERNATE PHONE: 805-807-7974 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 NEVADA

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: 4235 STREET/ROAD: Wild Eagle Ter CITY (IF APPLICABLE): Reno COUNTY: Washoe
Purchase Price: \$900,000 Purchase date: July 24, 2015

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

ASSESSOR'S PARCEL NUMBER (APN): 150-111-07 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.

4. Check Property Use Type:

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

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

2019-2020 Secured Roll
2018-2019 Reopen
2018-2019 Unsecured/Supplemental
2018-2019 Exemption Value

Part E. VALUE OF PROPERTY

Table with 3 columns: Property Type, Assessor's Taxable Value, Owner's Opinion of Value. Rows include 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

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

William W Palace, Jr.

 Petitioner Signature

William W Palace, Jr

 Print Name of Signatory

Trustee

 Title

January 8, 2019

 Date

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 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.

 Authorized Agent Signature

 Title

 Print Name of Signatory

 Date

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

 Signature of Owner or Authorized Agent/Attorney

 Date

**PETITIONER'S
EVIDENCE**

1. Our land value is based on \$200,000 base value plus a 25% view premium for a total of \$250,000. This is a 43% increase from the year-ago assessed land value. I spoke to the assessor and in our discussion, I asked why the land value had gone up 43% and she explained that it was based on vacant land sales in the area. I explained to the assessor that a school was being built directly behind us across Arrowcreek Parkway, which will result in 18 months of construction traffic and noise and result in a eyesore in place of a full valley view which included downtown Reno. She said she knew nothing about. I told her it was on the Washoe Schhol website and that she should research it. She denied my oral request to revise the valuation. While generally homes nearby a school benefit, ours and several others in close proximity will not due to noise, traffic and view obstruction.

2. The Saddlehorn development has two sections, the old section with smaller plots, smaller homes and older construction and the new section (still being developed) with bigger homes and bigger lots typically backing up to commons areas or open space (see attached map from Google Earth). Our home is in the old section. To use the new section vacant lot sale prices to determining the value of old section property values is flawed given the fundamental differences in the two sections.

3. While we did pay a price of \$900,000 for the home in 2015, that value has recently decreased substantially following the announced proximity of the new school. Our home shopping criteria included; 1) a single story home 2) with views of the valley. The selling feature we loved about this home was the valley view which will soon be 60 -80% blocked by the construction of the Arrowcreek Middle School. Several homeowners in close proximity to the school site have listed their homes and have told me that when potential buyers become aware of the pending school construction they terminate the negotiations. (The sellers of our home likely knew about the potential for a school blocking the view. They moved less than mile away down Arrowcreek Parkway.) To potential buyers of our home, the school has only negative equity given that our home is a two bedroom suite home primarily designed for a childless couple and not for a family with school age children. Being close to a school is an asset, however, being next to a school is a liability.

PETITIONER'S EXHIBIT A
2 PAGES

Red Box = Old Section

Green Box = New Section

