

**Washoe County Board of Equalization**

NBC NGAU  
APPR CSS

**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: NBFRE 23 LLC					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Katelyn Tinkler				TITLE Sr Real Estate Analyst	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) P.O. Box 869				EMAIL ADDRESS: ktinkler@gocrown.ws	
CITY Warren	STATE MI	ZIP CODE 48090	DAYTIME PHONE 586 467-1711	ALTERNATE PHONE ( )	FAX NUMBER 586 819-0840

**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 1450	STREET/ROAD Franklin Way	CITY (IF APPLICABLE) Sparks	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) 034-163-12	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: 2	Multiple parcel list is attached. <input type="checkbox"/> 034-163-13
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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 type="checkbox"/> Residential Property	<input type="checkbox"/> Commercial Property	<input checked="" 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"/> 2020-2021 Secured Roll	<input type="checkbox"/> 2019-2020 Reopen	<input type="checkbox"/> 2019-2020 Unsecured/Supplemental	<input type="checkbox"/> 2019-2020 Exemption Value
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**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		
Buildings		
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total	1,477,957	725,000

**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).**

Value is in excess of fair market

**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

Katelyn Tinkler  
Petitioner Signature

Sr Real Estate Analyst  
Title

Katelyn Tinkler  
Print Name of Signatory

1/15/20  
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: <u>Katelyn Tinkler</u>		TITLE: <u>Sr. Real Estate Analyst</u>	
AUTHORIZED AGENT COMPANY, IF APPLICABLE: <u>Property Owner</u>		EMAIL ADDRESS: <u>ktinkler@gocrown.ws</u>	
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) <u>PO Box 869</u>			
CITY <u>Warren</u>	STATE <u>MI</u>	ZIP CODE <u>48090</u>	DAYTIME PHONE <u>586-467-1711</u>
ALTERNATE PHONE <u>( )</u>		FAX NUMBER <u>586-819-0840</u>	

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.

Katelyn Tinkler  
Authorized Agent Signature

Sr. Real Estate Analyst  
Title

Katelyn Tinkler  
Print Name of Signatory

1/15/20  
Date

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

Signature of Owner or Authorized Agent/Attorney

Date

2024-03-13 09:31:17.2



WASHOE COUNTY ASSESSOR  
MICHAEL E. CLARK  
1001 E. 9TH ST BLDG D  
RENO, NV 89512

(775) 328-2200  
[www.washoecounty.us/assessor](http://www.washoecounty.us/assessor)

36002

8294349-133631-1 1 2 133631 1 MB 0.428 307  
[Barcode]



NBFRE 23 LLC  
PO BOX 869  
WARREN MI 48090-0869

\*To change your mailing address, please  
email our office at  
[assessoraddresschange@washoecounty.us](mailto:assessoraddresschange@washoecounty.us)

Appeal - 1/15

## 2020/2021 ASSESSMENT NOTICE

ASSESSOR'S PARCEL NUMBER (APN): 034-163-12

TAX DISTRICT: 2000

PROPERTY LOCATION: 1450 FRANKLIN WAY

PRIOR ASSESSMENT 2019/2020	CURRENT ASSESSMENT 2020/2021
<b>TAXABLE VALUE</b>	<b>TAXABLE VALUE</b>
LAND: \$518,274	LAND: \$561,464
BUILDINGS, IMPROVEMENTS, ETC.: \$575,603	BUILDINGS, IMPROVEMENTS, ETC.: \$601,963
PERSONAL PROPERTY: \$0	PERSONAL PROPERTY: \$0
TOTAL TAXABLE VALUE: \$1,093,877	TOTAL TAXABLE VALUE: \$1,163,427
<b>TOTAL ASSESSED VALUE:</b> \$382,857	<b>TOTAL ASSESSED VALUE:</b> \$407,199

NEW VALUE ADDED TO ASSESSMENT ROLL FOR THIS PARCEL: \$0

CURRENT TAX CAP STATUS AS OF 12/02/19 : Use does not qualify for Low Cap, High Cap Applied

NOTES:

**THIS IS NOT A TAX BILL**  
**PLEASE SEE REVERSE SIDE FOR ANSWERS TO FREQUENTLY ASKED QUESTIONS AND APPEAL RIGHTS**

FILE DATE: 12/02/19

APPR: CSS

11094FVAN 5/28/19 K



WASHOE COUNTY ASSESSOR  
MICHAEL E. CLARK  
1001 E. 9TH ST BLDG D  
RENO, NV 89512

(775) 328-2200  
[www.washoecounty.us/assessor](http://www.washoecounty.us/assessor)

8294349-133631-1 2 2



NBFRE 23 LLC  
PO BOX 869  
WARREN MI 48090-0869

\*To change your mailing address, please  
email our office at  
[assessoraddresschange@washoecounty.us](mailto:assessoraddresschange@washoecounty.us)

## 2020/2021 ASSESSMENT NOTICE

ASSESSOR'S PARCEL NUMBER (APN): **034-163-13**

TAX DISTRICT: **2000**

PROPERTY LOCATION: **E GREG ST**

<b>PRIOR ASSESSMENT</b> 2019/2020	<b>CURRENT ASSESSMENT</b> 2020/2021
<b>TAXABLE VALUE</b>	<b>TAXABLE VALUE</b>
LAND: \$261,360	LAND: \$283,140
BUILDINGS, IMPROVEMENTS, ETC.: \$30,640	BUILDINGS, IMPROVEMENTS, ETC.: \$31,390
PERSONAL PROPERTY: \$0	PERSONAL PROPERTY: \$0
<b>TOTAL TAXABLE VALUE:</b> \$292,000	<b>TOTAL TAXABLE VALUE:</b> \$314,530
<b>TOTAL ASSESSED VALUE:</b> \$102,200	<b>TOTAL ASSESSED VALUE:</b> \$110,086

NEW VALUE ADDED TO ASSESSMENT ROLL FOR THIS PARCEL: \$0

CURRENT TAX CAP STATUS AS OF 12/02/19 : Use does not qualify for Low Cap, High Cap Applied

NOTES:

**THIS IS NOT A TAX BILL**  
**PLEASE SEE REVERSE SIDE FOR ANSWERS TO FREQUENTLY ASKED QUESTIONS AND APPEAL RIGHTS**

FILE DATE: 12/02/19

APPR: CSS

11094PVAN 5/28/19 K

## Jachimowicz, Michele

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**From:** Katelyn Tinkler <ktinkler@crownterprisesinc.com>  
**Sent:** Wednesday, January 15, 2020 1:40 PM  
**To:** exemption@washoecounty.us  
**Subject:** Appeal 034-163-12 & 034-163-13  
**Attachments:** 4064\_001.pdf

Good afternoon,

Attached is my appeal form. Please confirm receipt via email once received.

Best Regards,

**Katelyn Tinkler | Senior Real Estate Analyst**  
TEL: 586-467-1711 EXT: 2388 | FAX: 586-819-0840  
[ktinkler@gocrown.ws](mailto:ktinkler@gocrown.ws)

**Crown Enterprises, Inc. | Commercial Real Estate Services**  
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