

RECEIVED

JAN 13 2020

APPEAL CASE # 20-0030

Washoe County Board of Equalization

APN 074-082-02

WASHOE COUNTY ASSESSOR

PETITION FOR REVIEW OF TAXABLE VALUATION

NBC KAAZ
APPR CSS

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than 5 p.m. of the date due. 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

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: James J. Brearton

NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):

MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): P.O. Box 889

CITY: Latham STATE: NY ZIP CODE: 12110 DAYTIME PHONE: () 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 Government or Governmental Agency

Limited Liability Company (LLC) General or Limited Partnership

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: Self Trustee of Trust Employee of Property Owner Officer of Company

Co-owner, partner, managing member

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: OMAHA LN. STREET/ROAD CITY (IF APPLICABLE): Reno COUNTY: Washoe

Purchase Price: \$ 7500. Purchase date: 2-8-16

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

ASSESSOR'S PARCEL NUMBER (APN): 074-082-02 ACCOUNT NUMBER:

3. Does this appeal involve multiple parcels? Yes No

If yes, enter number of parcels: 1 Multiple parcel list is attached.

4. Check Property Use Type:

Vacant Land Mobile Home (Not on foundation) Mining Property

Residential Property Commercial Property Industrial Property

Multi-Family Residential Property Agricultural Property Personal Property

Possessory Interest in Real or Personal property

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

2020-2021 Secured Roll 2019-2020 Reopen 2019-2020 Unsecured/Supplemental 2019-2020 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		
Buildings	\$ 10,342.	\$ 8037.75
Personal Property	0	0
Possessory Interest in real property	0	0
Exempt Value	0	0
Total	\$ 10,342.	\$ 8037.75

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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 361.358: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- NRS 361.359: 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

Petitioner Signature

James J. Brearton

Title

1-8-20

Print Name of Signatory

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

Munoz, Julie

From: Munoz, Julie on behalf of Fax, 328-3642 (Assessors)
Sent: Monday, January 13, 2020 12:14 PM
To: Jachimowicz, Michele
Subject: FW: Fax received from 5187854539
Attachments: 20200110_101053_00120.pdf

From: fax@faxmaker.com <fax@faxmaker.com>
Sent: Friday, January 10, 2020 10:11 AM
To: Fax, 328-3642 (Assessors) <Fax3283642@washoecounty.us>
Subject: Fax received from 5187854539

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

GFI FaxMaker

✓ Fax Received

You have successfully received a fax via GFI FaxMaker. Fax information is listed below. Fax image is attached.

Fax details:

- Date and time: 1/10/2020 10:10:54 AM
- Subject: Fax received from 5187854539
- Line speed:14400 bps
- Total connection time: 03:02
- Pages: 5
- Resolution: Fine
- Remote fax ID:
- Line number: 6
- DTMF/DID number: 3642

Regards,
GFI FaxMaker

**PETITIONER'S
EVIDENCE**

Exhibit A

My research shows prices have increased due to inflation approximately 7% since 2016. Based on \$100, in 2016, inflation has increased prices to \$107.17 in 2020.

My property was purchased 2-18-16 for \$7500.
See purchase details attached.

No improvements have been made to the property or to roads in the area. There is no code enforcement. There are abandoned trailers and junk cars littering the area as if it was in the middle of a junkyard.

No attempt is made to pave roads. Travel to my land by Rainbow Way in many places is impossible.

I feel that the current raise of 40% to \$10,342, using values of possibly improved properties with homes on them, outside assessor's map location 074-08 where my property is located, are not comparable.

I feel like someone is trying to take advantage of me, and to rip me off.

I have high hopes for this area, and it has much potential but the State sends no money to improve conditions and, for example, make it easier for children to get to school.

Dividing \$7500 by 100, and multiplying by 107.17 gives a fair value of \$8,037.75.

Dickson Realty Checklist- Residential

Transaction Information:

PID: _____

Property Address: 000 Marina
 MLS #: _____
 List Date: _____
 Expiration Date: _____
 AHS Warranty (Y) (M) _____
 AHS Policy # _____
 Property Type (New) (Res) (Mobile) (Land)
 Showing Instructions: _____

Seller: * Required all info. if your client
 Agent: _____
 Name(s): Harrah Bryan & Laura
 Address: _____
 City/State/Zip: _____
 Phone #: _____
 Email: _____
 Listing Agent: _____
 Agent Phone: _____
 Agent Email: _____
 Listing Office: _____

Listing Checklist:

- | | | | |
|--------------------------|--------------------------------|--------------------------|--|
| <input type="checkbox"/> | Duties Owed (seller) | <input type="checkbox"/> | Assessors Record |
| <input type="checkbox"/> | Exclusive Right to Sell | <input type="checkbox"/> | Seller(s)-Waiver of MLS Benefits |
| <input type="checkbox"/> | MLS Input Form | <input type="checkbox"/> | Used Manufactured/Mobile Home Dis. |
| <input type="checkbox"/> | SRPD | <input type="checkbox"/> | Open Range Disclosure |
| <input type="checkbox"/> | Residential Disclosure Guide | <input type="checkbox"/> | Lead Based Paint (Built prior to 1978) |
| <input type="checkbox"/> | Affiliated Business Disclosure | <input type="checkbox"/> | Copy of MLS All Fields Detail |

Reviewed by: _____

Date: _____

Open Escrow Information:

Buyer: * Required all info. if your client

Sale Date: 02/08/2016
 Sold Price: 7,500.00
 Projected COE: 3/18/2016
 Title Company: First Centennial Title Co.
 EMD Amount: \$ 750.00
 Escrow # 217293-66
 Escrow Officer: gloria Grubic
 Escrow Open Date: 02/09/2016
 Escrow Phone: 775 689-8510
 Escrow Email: _____

NOTE CHANGE

Name(s): James J. Brearton AND
 Agent: JAMES C. BREARTON
 Address: P O Box 889
 City/State/Zip: Lathrop, WY. 12110
 Phone: 518 785-4537
 Email: _____
 Selling Agent: Garry Martin
 Agent Phone: 775-338-4786
 Selling Office: Dickson Realty - Demonte Ranch
 Commission % Listing: _____ Selling: 2.5

Open Escrow Checklist

- | | | | |
|-------------------------------------|--|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Duties Owed (buyer) | <input type="checkbox"/> | Before you Purchase (CIC) |
| <input type="checkbox"/> | Consent to Act | <input type="checkbox"/> | Open Range Disclosure |
| <input type="checkbox"/> | All Counter Offers | <input type="checkbox"/> | Buyers Disclosure Form |
| <input checked="" type="checkbox"/> | Purchase Agreement | <input type="checkbox"/> | Used Manufactured/Mobile Disclosure |
| <input type="checkbox"/> | Addendum 1 | <input type="checkbox"/> | Lead Based Paint Disclosure (prior to 1978) |
| <input type="checkbox"/> | SRPD | <input type="checkbox"/> | Protect your Family from Lead in the Home |
| <input checked="" type="checkbox"/> | Proof of Earnest Money | <input checked="" type="checkbox"/> | Assessor's Record (if buyer sale) |
| <input type="checkbox"/> | Pre-Approval Letter or V of Funds | <input checked="" type="checkbox"/> | Copy of MLS All Fields Detail (if buyer sale) |
| <input checked="" type="checkbox"/> | Residential Disclosure Guide (your client) | <input checked="" type="checkbox"/> | Environment Contact List (if buyer sale) |
| <input checked="" type="checkbox"/> | Affiliated Business Disclosure (executed) | <input checked="" type="checkbox"/> | Buyer's Real Property Brokerage Agreement |
| | | <input checked="" type="checkbox"/> | MLS Status Change Form (<u>see MLS</u>) |
- Waiver of Earnest Money*

Reviewed by: _____

Date: 02/10/2016

JAMES J. BREARTON

950 New Loudon Rd.

P.O. Box 889

Latham, NY 12110

(518) 785-4537

Facsimile: (518) 785-4539

Date: 1/10/2020

To: Washoe County Board of Equalization
Fax #775-328-~~3642~~ 3642

Subject: 074 - 08 - 02
O Marina Lane

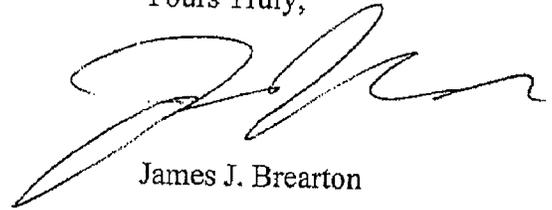
No. of Pages including cover: _____

Comments:

Dear Sir,

Sent here with is an assessment appeal and attachments.
Thank you.

Yours Truly,



James J. Brearton

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