

PETITION FOR REVIEW OF TAXABLE VALUATION

NBC OBDP
APPR DA

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 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: Quail Corners S Bldg A 104-106 LLC					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Don Thoreson				TITLE Controller	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 6490 S. McCarran Blvd. Bldg. E				EMAIL ADDRESS: Don.Thoreson@RibeiroCorp.com	
CITY Reno	STATE NV	ZIP CODE 89509	DAYTIME PHONE (775) 825-7979	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 645	STREET/ROAD Sierra Rose Dr.	CITY (IF APPLICABLE) Reno	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) 040-943-05	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:	Multiple parcel list is attached. <input type="checkbox"/>
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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 checked="" 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"/> 2021-2022 Secured Roll	<input type="checkbox"/> 2020-2021 Reopen	<input type="checkbox"/> 2020-2021 Unsecured/Supplemental	<input type="checkbox"/> 2020-2021 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	338,592	
Buildings	483,058	
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total	821,650	

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).

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

Don Thoreson Title Controller
Petitioner Signature _____

Don Thoreson Date 12/29/20
Print Name of Signatory _____

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>Don Thoreson</u>		TITLE: <u>Controller</u>			
AUTHORIZED AGENT COMPANY, IF APPLICABLE:		EMAIL ADDRESS: <u>Don.Thoreson@Ribeirocorp.com</u>			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) <u>6490 S. McCarran Blvd. Bldg E</u>					
CITY <u>Reno</u>	STATE <u>NV</u>	ZIP CODE <u>89509</u>	DAYTIME PHONE () <u>775 825-7979</u>	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.

Johney A. Ribeiro Title President
Authorized Agent Signature _____

Johney A. Ribeiro Date 12/29/20
Print Name of Signatory _____

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

Signature of Owner or Authorized Agent/Attorney

Date

**PETITIONER'S
EVIDENCE**

The Ribeiro Properties

Tenant Rent Roll with Phone Numbers

System Date: 11-30-20
System Time: 2:39 pm

645 Sierra Rose R76

Current

<u>Lease</u>	<u>Tenant ID</u>	<u>Unit</u>	<u>Name</u>	<u>Phone</u>	<u>Mv-in Dt</u>	<u>Mv-OUT Dt</u>	<u>Office Sq Ft</u>	<u>Warehse Sq Ft</u>	<u>Total Sq Ft</u>	<u>Deposit Amount</u>	<u>Current Rent</u>	<u>Oper</u>
007610403	KEAS01	104	Kenyon & Associates	674-8000	10-01-15	11-30-22	3,311		3,311	4,801.00	4,801.00	
007610604	CHAR04	106	C Coniglio & T Ideker	605-400-5701	09-01-20	08-31-23	1,395		1,395	2,229.00	2,109.00	39.00
007610510	BEHA01	105B	Behavioral Hlth Soltns		11-01-20	09-30-22	890		890	1,500.00	1,558.00	45.00

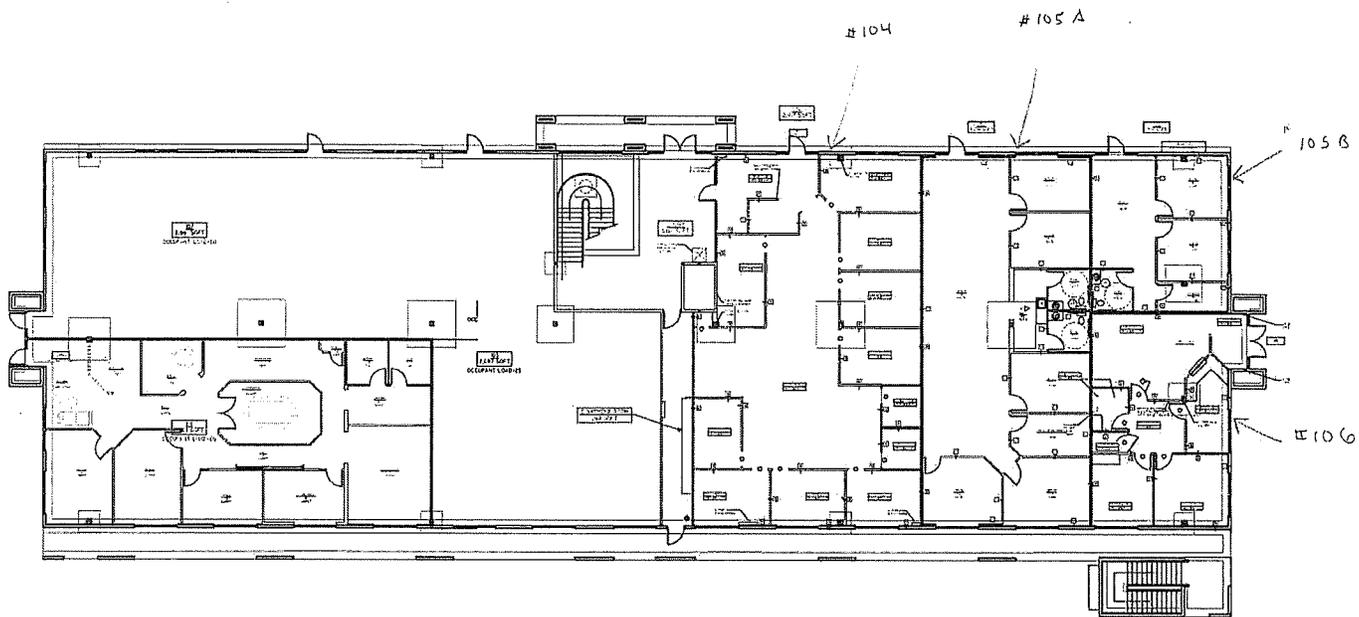
5,596* 0* 5,596* 8,530.00* 8,468.00* 84.00*

Terminated

007610507	VACC05	105A	VACANT				2,545		2,545			
							8,141*	0*	8,141*	8,530.00*	8,468.00*	84.00*

PETITIONER'S EXHIBIT A
8 PAGES

645 Sierra Rose Unit #104 - #106 (1st Floor)



645 Sierra Rose Unit 104-106 Contributions

<u>Account Description</u>	<u>Accounting Date</u>	<u>Debit</u>
Contribution - Johnny A Ribeiro	12-31-2011	84,544.42
Contribution - Johnny A Ribeiro	12-31-2012	54,910.22
Contribution - Johnny A Ribeiro	12-31-2013	59,249.97
Contribution - Johnny A Ribeiro	12-31-2014	62,725.69
Contribution - Johnny A Ribeiro	12-31-2015	95,594.09
Contribution - Johnny A Ribeiro	12-31-2016	49,576.16
Contribution - Johnny A Ribeiro	12-31-2017	424,006.91 (Due to Refinance)
Contribution - Johnny A Ribeiro	12-31-2018	27,665.47
Contribution - Johnny A Ribeiro	12-31-2019	10,000.00
Contribution - Johnny A Ribeiro	12-31-2020	19,619.24
		<u>887,892.17</u>

645 Sierra Rose R76

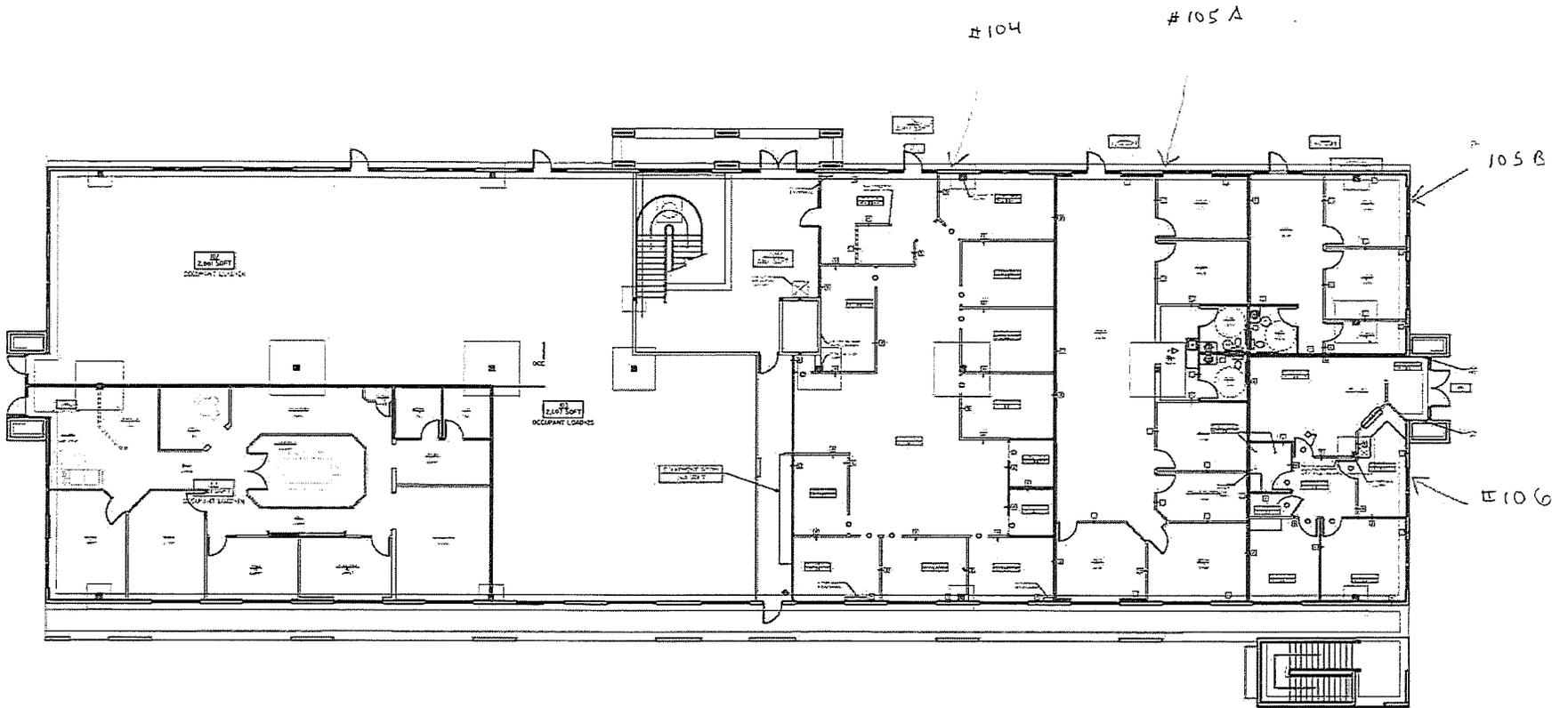
Current

<u>Lease</u>	<u>Tenant ID</u>	<u>Unit</u>	<u>Name</u>	<u>Phone</u>	<u>Mv-In Dt</u>	<u>Mv-Out Dt</u>	<u>Office Sq Ft</u>	<u>Warehse Sq Ft</u>	<u>Total Sq Ft</u>	<u>Deposit Amount</u>	<u>Current Rent</u>	<u>Qper</u>
007610403	KEAS01	104	Kenyon & Associates	674-8000	10-01-15	11-30-22	3,311		3,311	4,801.00	4,801.00	
007610604	CHAR04	106	C Coniglio & T Ideker	605-400-5701	09-01-20	08-31-23	1,395		1,395	2,229.00	2,109.00	39.00
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Washoe County PRODUCTION APPRAISAL RECORD



APN: 040-943-05

2021

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ACTIVE

Roll YR

Code

%Comp

Situs	645 SIERRA ROSE DR 104, RENO	Database	WASHOE	NBHD	OBDDP	Appr	JCT	Exemption AV Exemption	Reopen			
Owner	QUAIL CORNERS S BLDG N 104-106 LL	Printed	1/6/2021	Office	Condos			Updated per stipulation for appeal 21-0015.	Reappraisal	21/22		
	6490 S MCCARRAN BLVD BLDG E RENO, NV 89509	Tax District	1000	Property Name								

Valuation History							Parcel Value Summary		OBSO	<input type="checkbox"/> Change	<input type="checkbox"/> No Change
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand	Initials/Date	
2021 VN	338,592		1,015,745		821,650	287,578	Land Value	338,592		JCT 1/6/21	
2021 NR	338,592		1,015,745		821,650	287,578	Building Value	890,094			
2020 FV	338,592		1,034,388		753,000	263,550	XFOB Value	125,651			
2019 FV	338,592		986,047		708,502	247,976	Obsolescence	-572662-532,687		Parcel Total	
2018 FV	289,214		984,127		657,738	230,208	Taxable Value	781675 821,650	New Const	<input type="checkbox"/> NC	<input checked="" type="checkbox"/> C
2017 FV	289,214		991,535		665,146	232,801	Total Exemption		New Land		
2016 FV	253,944		996,689		658,373	230,431			Remainder	<input type="checkbox"/> New Sketch	

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL			ASC	2	Alternate Shape Code	100				
Occ	344	Office Building	Rate Adj			SP1C	7,054	Sprinkler System Generic - C	100				
Stry/Frm	C	MSNRY BRNG - MASONRY	Lump Sum			ST	1	No of Stories	100				
Quality	C30	Commercial 3.0 (Good)				WH	12	Avg Wall Height/Floor	100				
Year Built	2005		PARCEL LEVEL			EW	818	CONCRETE, TILT-UP	100				
WAY	2005		Lump Sum	-532687		HEAT	611	PACKAGE UNIT	100				
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 24.0											

Sub Area						Extra Features														
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
GBA	GROSS BUILDING A			7,054	166.03	1,171,176	1	CMNA	C AREA *	30	1	1	29,446.00	2000		100	29,446	29,446		
							2	CMNA	C AREA *	30	1	1	96,205.00	2005		100	96,205	96,205		

Gross Bldg Area	7,054	Perimeter	350	Sub Area RCN	1,171,176
Building Notes		Building Cost Summary			
		Building RCN	1,171,176		
		Depreciation	281,082		
GBA[1] (7054P350)		Building DRC	890,094		
		Extra Feature DRC	125,651		
		Building Obso			
Building Name		Total DRC	1,015,745		
		Override Value			

Land Value: 1 Lines Total											Land Data		Property Characteristics		
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	Acre Size	Water	Municipal
410	Offices, professional an	PUD	7,054	SF1	48.00					338,592		6,995	0.161	Sewer	Municipal
												DOR Code	410	Street	Paved
												Deferment		SPC	
												CAGC	QCRS QCR2		

This information is for use by the Washoe County PRODUCTION Assessor for assessment purposes only.

Washoe County PRODUCTION APPRAISAL RECORD

APN: 040-943-05

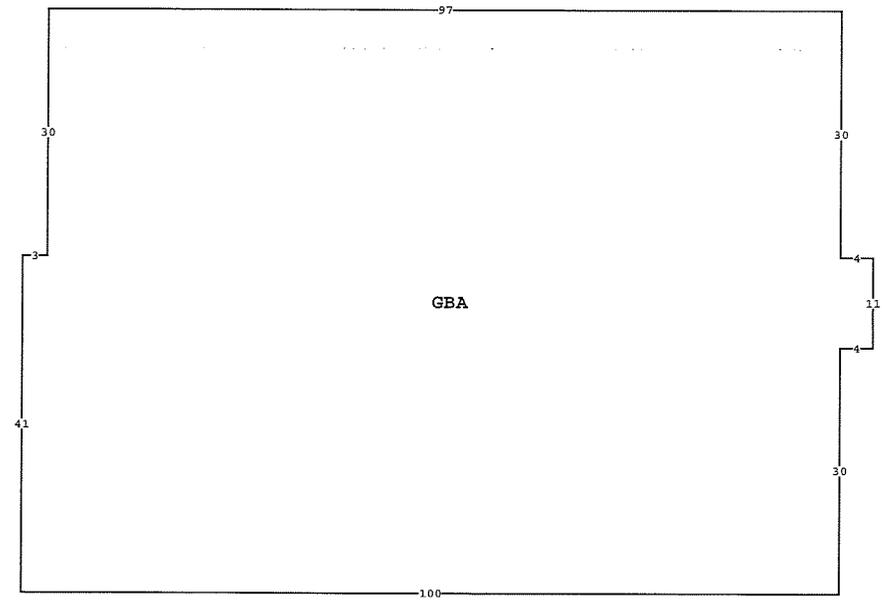
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Owner QUAIL CORNERS S BLDG N 104-106 LLC

NBHD OBDP Office Condos

Appr JCT

Keyline Description PM 4804 LT B-3



Activity Information						
Date	User ID	Activity Notes				
9/21/2020	JCT	Re-appraisal Review				
4/1/2016	MAG	Aerial Review				
4/29/2008	SE	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
QUAIL CORNERS SOUTH BLDG	3556710	7/20/2007	410		0	3BGG
QUAIL CORNERS SOUTH BLDG	3549584	6/29/2007	410		0	3NTT
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
	LDP08-01113	TENANT IMPS		C	100%	
	LDP08-01301	TENANT IMPS		C	100%	

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