

RECEIVED

APPEAL CASE # 21-0032

JAN 13 2021

Washoe County Board of Equalization

APN 015-301-38

NBC ADAQ

APPR WJ

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 January 15th. 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: Lithia Real Estate Inc
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Duff & Phelps (Steven Graham) TITLE: Agent
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): PO Box 2629 EMAIL ADDRESS: steve.graham@duffandphelps.com
CITY: Addison STATE: TX ZIP CODE: 75001 DAYTIME PHONE: () 469-547-8672 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: Agent

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS: 657 E Grove Street STREET/ROAD: CITY (IF APPLICABLE): 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): 015-301-38 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 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:

2021-2022 Secured Roll 2020-2021 Reopen 2020-2021 Unsecured/Supplemental 2020-2021 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).

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

Steve Graham Agent
 Petitioner Signature Title

Steven Graham 1/13/21
 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: Steven Graham		TITLE: Agent			
AUTHORIZED AGENT COMPANY, IF APPLICABLE: Duff & Phelps		EMAIL ADDRESS: steve.graham@duffandphelps.com			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) PO Box 2629					
CITY Addison	STATE TX	ZIP CODE 75001	DAYTIME PHONE () 469-547-8672	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.

Steve Graham Agent
 Authorized Agent Signature Title

Steven Graham 1/13/21
 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**

DUFF & PHELPS

2021

Property Name:		
Address:	657 Grove Street	
City:	Reno	
County:	Washoe	
Parcel ID #s:	015-301-38	
Building Square Feet:	20,240	
Land Area (acres):	1.337	
Date of Construction:	2002	
Land Taxable Value:	\$524,169	
Land Taxable Value/Acre:	\$392,049	
Land Taxable Value/SF:	\$9.00	
Site Improvements Taxable Value:	\$0	
Building Improvements Taxable Value:	\$1,146,116	
Building Improvements Taxable Value/SF:	\$56.63	
Taxable Market Value:	\$1,670,285	
Taxable Market Value/SF:	\$82.52	
Date of Value:	1-Jan-21	
Cost Indication:	\$1,440,000	\$71.15 psf
Opinion of Value:	\$1,440,000	\$71.15 psf



Notes: Body/Repair Shop
 With restrictions/shutdowns and general economic downturn the Covid impact has had a negative 25% impact on the property. Cars were driven much less in 2020 due to Covid which directly led to less repair/body work at this facility. Therefore, we have used at 25% economic obsolescence factor in our analysis.

PETITIONERS EXHIBIT A
6 PAGES



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657 Grove Street
Cost Approach

Building Type	Service Repair
Building Class	Good Class C
Base Square Foot Cost	\$79.50
<u>Square Foot Refinements</u>	
HVAC	\$0.00
Sprinklers	\$2.00
Elevator	<u>\$0.00</u>
Total Cost	\$81.50
<u>Height & Size Refinements</u>	
Story Height Multiplier	1.000
Floor Area/Perimeter Multiplier	<u>1.000</u>
Total Multiplier	1.000
Refined Square Foot Cost	\$81.50
<u>Final Refinements</u>	
Current Cost Multiplier	1.020
Local Multiplier	<u>1.060</u>
Total Multiplier	1.081
Final Square Foot Cost	\$88.12
Building Area (Sq. Ft.)	20,240
Building Cost	\$1,783,504
Total Replacement Cost New	\$1,783,504
Depreciation	26%
Amount of Depreciated Value	\$458,615
Total RCN Minus Depreciation	\$1,324,889

CALCULATOR METHOD

SERVICE (REPAIR) GARAGES (528)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
A-B	Average	Brick, reinforced concrete, good fenestration	Some plaster and glazed surfaces, offices, masonry partitions	*Good level of lighting, adequate plumbing	Space heaters	904.17	6.00	84.00
C	Excellent	Steel or concrete frame, brick, decorative block or concrete panels	Some good offices and supply rooms, good fleet-municipal type	Good electrical, lighting and service outlets, good restrooms	Forced air	1216.32	8.07	113.00
	Good	Steel, concrete or glulam frame, masonry curtain or bearing walls	Finished office, painted walls, some partitions	Adequate lighting and service outlets, adequate restrooms	Space heaters	855.73	5.68	79.50
	Average	Masonry bearing walls with pilasters, light trusses	Unfinished, small finished office area, some supply area	Adequate lighting and service outlets, small restroom	Space heaters	618.92	4.11	57.50
	Low cost	Light masonry bearing walls, light rafters	Unfinished, small partitioned office area, concrete floor	Minimum electrical and plumbing	Space heaters	449.39	2.98	41.75
D	Good	Wood frame, good siding, brick veneer or stucco and fenestration	Partially finished, finished office area, some partitions	Adequate lighting and service outlets, adequate restrooms	Space heaters	748.09	4.96	69.50
	Average	Light wood frame, siding or stucco	Unfinished, small finished office area, some supply area	Adequate lighting and service outlets, small restroom	Space heaters	548.96	3.64	51.00
	Low cost	Cheap frame, stucco or siding	Unfinished, small office area, concrete floor	Minimum lighting and plumbing	Space heaters	403.65	2.68	37.50
DPOLE	Average	Pole frame, metal siding, lined and insulated	Small finished office area, some supply area	Adequate lighting and service outlets, small restroom	Space heaters	470.92	3.12	43.75
	Low cost	Pole frame and truss, metal siding	Small partitioned office area, concrete floor, utility type	Minimum lighting and plumbing	Space heaters	344.44	2.28	32.00
S	Good	Sandwich panels or metal with interior finish	Partially finished, finished office area, some partitions	Adequate lighting and service outlets, adequate restrooms	Space heaters	710.42	4.71	66.00
	Average	Single wall with some interior finish	Unfinished, small finished office area, some supply area	Adequate lighting and service outlets, small restroom	Space heaters	511.29	3.39	47.50
	Low cost	Light, pre-engineered, utility-type building	Unfinished, small office area, concrete floor	Minimum lighting and plumbing	Space heaters	371.35	2.46	34.50

*For elevator costs, see bottom of Page 34.

SPRINKLERS - Sprinkler systems are not included. Costs should be added from Page 37.

SERVICE GARAGE SHEDS (526)

C	Good	Open front, block or low-cost brick, good roof	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	384.81	2.55	35.75
	Average	Open front, tilt-up, block, steel or wood truss, average cover	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	None	274.48	1.82	25.50
	Low cost	End walls only, concrete block, shed or flat roof	Unfinished, concrete or asphalt floor	Adequate electrical and water service and outlets	None	206.67	1.37	19.20
DPOLE	Good	Open front, good metal siding on pole frame	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	301.39	2.00	28.00
	Average	Open front, metal or board on light pole frame	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	None	214.20	1.42	19.90
	Low cost	End walls only, low-cost siding on wood pole frame	Unfinished, concrete or asphalt floor	Adequate electrical and water service and outlets	None	164.69	1.09	15.30
S	Good	Open front, good metal and steel frame	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	328.30	2.18	30.50
	Average	Open front, enameled siding on light frame	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	None	233.58	1.55	21.70
	Low cost	End walls only, low-cost siding on steel frame	Unfinished, concrete or asphalt floor	Adequate electrical and water service and outlets	None	179.22	1.19	16.65

NOTE: Use total length of walled sides as the perimeter in the floor area-perimeter table. For service stations, see prefabricated building costs, Section 64.

HOISTS
Automotive and truck hoist costs can be found in Section 64, Page 3.

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657 Grove Street
COST APPROACH SUMMARY

Replacement Cost New		\$1,783,504
Less: Accrued Depreciation		
Physical Curable Depreciation		\$0
Physical Depreciation @	26%	\$458,615
Functional Obsolescence	0%	\$0
Curable		\$0
Incurable	0%	\$0
Total Functional Obsolescence		\$0
External Obsolescence	25%	\$445,876
Total Accrued Depreciation	=	
Depreciated Replacement Cost		\$879,013
Plus: Depreciated Cost of the Site Improvements		\$39,800
Less: Tenant Improvements		\$0
Plus: Land site		\$524,169
Value Via Cost Approach		\$1,440,000