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WASHOE COUNTY ASSESSOR

TS6-NV-434

APPEAL CASE #

23-0092

## Washoe County Board of Equalization

APN 088-201-51

NBC GBCQ  
APPR PJK

## 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 17th of the year following the year of valuation of property escaping taxation, or a determination that agricultural property has been converted to a high use 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: Mersey Springs 152 Partners LLC						
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Raley's Family of Stores (As Lessee and Taxpayer)					TITLE Troy Dlinin - Sr. Mgr. Tax & Treasury	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) PO Box 15618					EMAIL ADDRESS as authorized taxpayer.	
CITY West Sacramento	STATE CA	ZIP CODE 95852-	DAYTIME PHONE (916) 873-8835	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: Director of Tax Treasury/Government Affairs

## Part D. PROPERTY IDENTIFICATION INFORMATION

## 1. Enter Physical Address of Property:

ADDRESS 1075 North Hills Blvd, Reno	STREET/ROAD	CITY (IF APPLICABLE)	COUNTY Washoe County Nevad
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) 088-201-51	ACCOUNT NUMBER
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3. Does this appeal involve multiple parcels? Yes ☐ No ☒ If 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"/> 2023-2024 Secured Roll	<input type="checkbox"/> 2022-2023 Reopen	<input type="checkbox"/> 2022-2023 Unsecured/Supplemental	<input type="checkbox"/> 2022-2023 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	\$3,488,280	\$1,744,140
Buildings	\$6,868,950	
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total	\$9,857,230	

**Part F. TYPE OF APPEAL***Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.*


- ☒ NRS 361.367: The full cash value of my property is less than the computed taxable value of the property.
- ☒ NRS 361.366: 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 361.750: 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).**

The current county value exceeds the actual fair market value of the subject and does not reflect the current real estate market. Information to be provided at hearing.

**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  
Troy Dulin  
Print Name of Signatory

  
Title  
SR. Myr  
Raley's Director of Tax Treasury/Government Affairs

  
Date  
1/9/2023

**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	
Jerry Chatam or its Employees		President	
AUTHORIZED AGENT COMPANY, IF APPLICABLE		EMAIL ADDRESS	
J. W. Chatam and Associates		jchatam@jwchatam.com	
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)			
14360 W 96th Terrace, Lenexa, KS, 66215			
CITY	STATE	ZIP CODE	DAYTIME PHONE
Lenexa	KS	66215	913 239-0990
		ALTERNATE PHONE	FAX NUMBER
			913 239-099

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  
Jerry Chatam  
Print Name of Signatory

President of J. W. Chatam and Associates Inc  
Title  
1/9/23  
Date

<input type="checkbox"/> I hereby withdraw my appeal to the County Board of Equalization.
Signature of Owner or Authorized Agent/Attorney
Date

# Washoe County Board of Equalization

## Agent Authorization Form

If you have questions about this form or the appeal process, please call: (775) 326-2277

Please Print or Type:

### Part A. PROPERTY OWNER AND CONTACT INFORMATION OF PERSON GRANTING AUTHORITY TO AGENT

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL Mercey Springs 152 Partners LLC					
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER): Raley's Family of Stores (As Lessee)				TITLE Troy Dlinn - Sr. Mgr. Tax & Treasury of Raley's as aggrieved taxpayer.	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) PO Box 15618				EMAIL ADDRESS:	
CITY West Sacramento	STATE CA	ZIP CODE 95852-	DAYTIME PHONE (916) 373-3333	ALTERNATE PHONE ( )	FAX NUMBER ( )

### Part B. PROPERTY OWNER INFORMATION

Check organization type which best describes the Property Owner if 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 PERSON GRANTING AUTHORITY TO AGENT TO PROPERTY OWNER

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: Director of Tax Treasury/Government Affairs

### Part D. PROPERTY SUBJECT TO THIS AGENT AUTHORIZATION:

Enter Applicable Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN) 088-201-51	ACCOUNT NUMBER	PROPERTY IDENTIFICATION NUMBER
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☐ Multiple parcel list attached. (Use letter-size paper)

### Part E. YEAR AND ROLL TYPE OF ASSESSMENT BEING APPEALED: ☒

☒ 2023-2024 Secured Roll    ☐ 2022-2023 Recapan Roll    ☐ 2022-2023 Unsecured Roll    ☐ 2022-2023 Supplemental Roll

Other years being appealed: \_\_\_\_\_

Be prepared to file this form with authority, if any, that permits the County Board to consider appeals of taxable value from prior years.

## Part F. AUTHORIZATION OF AGENT

I hereby authorize the agent whose name and contact information appears below to file a petition to the Washoe County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D of this Agent Authorization.

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 Washoe County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part E of this document.


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: Jerry Chatam or its Employees		TITLE: President			
AUTHORIZED AGENT COMPANY, IF APPLICABLE: J. W. Chatam and Associates		EMAIL ADDRESS: jchatam@jwchatam.com			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 14360 W 96th Terrace, Lenexa, KS, 66215					
CITY Lenexa	STATE KS	ZIP CODE 66215	DAYTIME PHONE 913 239-0990	ALTERNATE PHONE ( )	FAX NUMBER 913 239-0993

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.

 Jerry Chatam - President of J. W. Chatam and Associates Inc.  
Authorized Agent Signature Title

 1/9/23  
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 ( )

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.

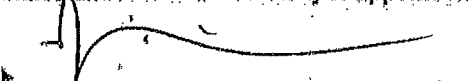
  
Authorized Agent Signature

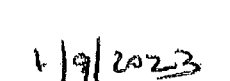
Title

Date

## 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 361.034; 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. I further certify I have authorized each agent named herein to represent the Property Owner as stated and I have the authority to appoint each agent named herein.

 Troy Dinin, Director of Tax and Treasury/Government Affairs  
Property Owner / Petitioner Signature Title

 1/9/2023  
Date

# J.W. CHATAM & ASSOCIATES INC.

## REAL ESTATE APPRAISERS & AD VALOREM CONSULTANTS

CORPORATE HEADQUARTERS  
14360 W. 96TH TERRACE  
LENEXA, KS 66215  
PH. (913) 239-0990 FAX (913) 239-0993

January 9, 2023

Washoe County Assessor  
1001 E. Ninth Street  
Reno, NV 89512

RE: 2023 Petition for Review of Taxable Value

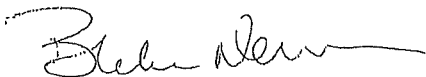
Dear Assessor:

Attached are 2023 Petition for Review of Taxable Value Forms. We respectfully request telephone hearings. Please let us know the date and time of the hearing. We can be contacted as follows:

J. W. Chatam & Associates  
14630 W. 96<sup>th</sup> Terrace  
Lenexa, KS 66215  
Phone 913-239-0990  
Fax 913-239-0993  
Email [jchatam@jwchatam.com](mailto:jchatam@jwchatam.com)

I appreciate your assistance. Please call if you have any questions.

Sincerely,



Blake M Newell  
Executive Vice President

Enclosures