

RECEIVED

JAN 08 2020

Washoe County Board of Equalization

APPEAL CASE #

APN

232-651-07

20-0009A

132-030-25

20-0009B

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 by the appeal assessment date of property escaping taxation, or a determination that agricultural property has been due date may apply.

Please Print or Type:

Part A. PROPERTY OWNER/ PETITIONER INFORMATION (Agent's Information to be completed)

NBC

FADA

20-0009A

APR

GS

20-0009B

NBC

PACA

APR

MAG

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL:

MELISSA TRUST

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

GLEN D. SIWASKI

TITLE

Trustee

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

7688 STONE BLUFF WAY

EMAIL ADDRESS:

GSIWASKI@AOL.COM

CITY

RENO

STATE

NV

ZIP CODE

89523

DAYTIME PHONE

(702) 949-1522

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 7688 STONE BLUFF WAY	STREET/ROAD 7688 STONE BLUFF WAY	CITY (IF APPLICABLE) Reno	COUNTY Washoe
801 N WOOD BLVD	Unit # 25	Mountain Valley	Washoe
Purchase Price: \$49,500	Purchase date: July 1983		

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

ASSESSOR'S PARCEL NUMBER (APN) 232-651-07 & 132-030-25	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. ☐ See ABOVE4. 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 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: ☒☐ 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		
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total		

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).

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.

Date 1-3-20

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.
- ☐ 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.

Date _____

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

Date _____

PETITIONER'S EVIDENCE

APN Hearing #
232-651-07 20-0009A
132-030-25 20-0009B

From: Glen Siwarski.
7688 Stone Bluff Way.
Reno, Nevada 89523

3284 Meadow run court
Venice, Florida 34293

RECEIVED

DEC 30 2019

WASHOE COUNTY ASSESSOR

To: Washoe County Assessors
Att: Mr. Michael E. Clark
1001 E. 9th st Bldg D
Reno, Nevada 89512

Subject: I disagree with your continuing assessment of the following properties; (1) parcel 232-651-07, (2) parcel 132-030-25.

Dear Mr. Michael E. Clark county assessor:

I'am having some serious concerns that your agency; Washoe county assessors continues to increase my assessment each and every year to increase the value of my homes here in Nevada, located in washoe county, Nevada.

This is alarming and its creating a situation which you and your agency is turning this county and state into extension and annexation to the state of California.

In my terms the property in question has not increased in value but has declined, after discussing this with several other Real estate's office and that have been sold for a great deal less than lowering the value and so should the assessment should reflect the downward values of the properties.

PETITIONER'S EXHIBIT A
3 PAGES

Every year you and your agency are attempting to drive up the value of these properties to a point that no one will be able to afford to live here in Reno area and Washoe County.

I seriously concern that you will drive us out of this county in search for another location that allows us retiree's lower taxes which to live a more financially secure residences without this serious issue that your agency has created.

Please don't turn this county into another California, which is driving people out of this county and state, they did this to LA county in the state of California and people and citizen had to push for Proposition 13 to stop the greed that they created in that state.

I will also take this in protest to the state level in Carson City, NV

Thank you

Sincerely yours,


Glen D. Siwarski



WASHOE COUNTY ASSESSOR

Michael E. Clark

Cori Burke, CAE
Chief Deputy Assessor

Rigo Lopez
Chief Property Appraiser

Lora Zimmer
Assessment Services Coordinator

December 30, 2019

Glen Siwarski
7688 Stone Bluff Way
Reno, NV 89512

Dear Mr. Siwarski:

We have received the enclosed letter in which you request to appeal the Assessor's Taxable Values for your property located at 801 Northwood Boulevard, Assessor Parcel Number (APN) 132-030-25 and for your property located at 7688 Stone Bluff Way, APN 232-651-07. We have logged in your letter as an appeal for each of these properties to the Washoe County Board of Equalization and have assigned it an Appeal Hearing Number. However, please perfect this appeal by completing the enclosed PETITION FOR REVIEW OF TAXABLE VALUATION form, which we will attach to your letter already submitted.

Please return the petition to our office as soon as possible. This request is being made pursuant to Nevada Revised Statute 361.357, which requires the completion of this form. You may return the appeal form in the enclosed envelope, fax it to (775) 328-3642 or you may scan and email it to our office at zimmer@washoecounty.us.

If you have any questions, please call our office at (775) 328-2223.

Sincerely,

MICHAEL E. CLARK
WASHOE COUNTY ASSESSOR

A handwritten signature in cursive script, appearing to read "L Zimmer".

By: Lora Zimmer
Assessment Services Coordinator.