

**From:** Ray Simms  
**Sent:** Monday, December 16, 2019 12:23 PM  
**To:** Ray Simms  
**Subject:** 2020/21 Property Tax Assessment

Michael E. Clark  
Washoe County Assessor  
1001 E. 9<sup>th</sup> Street BLDG D  
Reno, NV 89512

RECEIVED  
DEC 19 2019  
WASHOE COUNTY ASSESSOR

Received 2020/2021 Assessment Notice on APN 046-151-07, per attached.

Extraordinary increase in Taxable Value Land [21%] resulting in an overall Total Assessed Value increase of [9%.]

I believe these values and increases are not reflective of neighboring comparable values. I plan to appeal this Notice and it's respective values.

Please advise me of the appeal process and forward to me all forms or documents required to move forward with my appeal.

Simms Family Trust  
Ray G. Simms, Trustee  
25 Bennington Court  
Reno, NV 89511

Sent from [Mail](#) for Windows 10

sent appeal 12/19/19 mfg

PETITIONER'S EXHIBIT C  
2 PAGES



**WASHOE COUNTY ASSESSOR**  
**MICHAEL E. CLARK**  
 1001 E. 9TH ST BLDG D  
 RENO, NV 89512

(775) 328-2200

[www.washoecounty.us/assessor](http://www.washoecounty.us/assessor)

8294349-88218-1 1 1 88218 1 AV 0.383 198



SIMMS FAMILY TRUST  
 25 BENNINGTON CT  
 RENO NV 89511-2742

\*To change your mailing address, please  
 email our office at  
[assessoraddresschange@washoecounty.us](mailto:assessoraddresschange@washoecounty.us)

## 2020/2021 ASSESSMENT NOTICE

ASSESSOR'S PARCEL NUMBER (APN): 046-151-07

TAX DISTRICT: 4000

PROPERTY LOCATION: 25 BENNINGTON CT

PRIOR ASSESSMENT 2019/2020	CURRENT ASSESSMENT 2020/2021
<b>TAXABLE VALUE</b>	<b>TAXABLE VALUE</b>
LAND: \$330,000	LAND: \$400,000 <i>21% Increase</i>
BUILDINGS, IMPROVEMENTS, ETC.: \$725,318	BUILDINGS, IMPROVEMENTS, ETC.: \$747,710 <i>3% Increase</i>
PERSONAL PROPERTY: \$0	PERSONAL PROPERTY: \$0 <i>9% Increase</i>
TOTAL TAXABLE VALUE: \$1,055,318	TOTAL TAXABLE VALUE: \$1,147,710
<b>TOTAL ASSESSED VALUE:</b> \$369,361	<b>TOTAL ASSESSED VALUE:</b> <i>9% Increase</i> \$401,699

NEW VALUE ADDED TO ASSESSMENT ROLL FOR THIS PARCEL: \$0

CURRENT TAX CAP STATUS AS OF 12/02/19 : Low Cap Qualified Primary Residence

NOTES:

THIS IS NOT A TAX BILL

PLEASE SEE REVERSE SIDE FOR ANSWERS TO FREQUENTLY ASKED QUESTIONS AND APPEAL RIGHTS