

PETITIONER'S EVIDENCE

Feb 5,2026

To Whom It May Concern,

It is with sincere regret that I may be unable to attend my scheduled hearing on February 13, 2026, at 9:00 a.m. in Reno, Nevada.

Due to my health and the physical stress associated with travel and hearings at my age of 79½, this has become increasingly difficult. I respectfully ask that my previously submitted petition papers be attached to this letter and distributed to all members of the Washoe County Board of Equalization for their review.

I will make every effort to attend the hearing if I am able.

I also respectfully request consideration for any available senior tax relief or compensation programs.

For your reference:

My 2025 Federal Adjusted Gross Income was \$24,982 (standard deduction).

My income consists primarily of Social Security and fixed income. Approximately 32.52%.

of my annual state and county property taxes are \$699 and \$7,425, respectively, for a combined total of \$8,124 per year.

Attached are copies of my 2022–2023 and 2023–2024 Assessments on my parcels

Sincerely,

John Adams
PO Box 4691
560 Ponderosa ave.
Incline Village,
NV.89450

Copy

APPEAL CASE #

Washoe County Board of Equalization

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: JOHN R ADAMS					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				TITLE LKJOHNA1@AOL.COM	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) P.O. BOX 4691				EMAIL ADDRESS: LKJOHNA1	
CITY INCLINE VILLAGE	STATE NV	ZIP CODE 89450	DAYTIME PHONE 758-843-1859	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 0	STREET/ROAD MID ROAD	CITY (IF APPLICABLE) RENO	COUNTY WASHOE
Purchase Price: \$19,000. EST		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) 077-250-01	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. <input type="checkbox"/>
--	--

4. Check Property Use Type: ☒

<input checked="" 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: ☒

<input checked="" type="checkbox"/> 2026-2027 Secured Roll	<input type="checkbox"/> 2026-2026 Secured Roll	<input type="checkbox"/> 2026-2026 Secured Supplemental	<input type="checkbox"/> 2026-2026 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	\$ 35,700	THE ESTIMATED VALUE WAS
Buildings	N/A	
Personal Property	N/A	
Possessory Interest in real property	N/A	IM PROPERLY ASSESSED.
Exempt Value	?	
Total	?	

* SEE ATTACHED LETTER. *

Petition to Lower Taxable Valuation for Parcel Number 077-250-01

Location: Palomino Valley, Washoe County, Nevada

Overview:

This petition requests a reduction in the taxable valuation of the property due to conditions that significantly impact its value and usability.

Key Points:

Health Department Complaints:

Issues such as [e.g., illegal dumping, hazardous materials, or unsanitary conditions] have been reported.

These conditions pose health risks to residents and reduce the property's market value.

Code Enforcement Complaints:

Violations such as [e.g., unsafe structures, or environmental hazards] have been documented.

These violations directly impact the property's usability and appeal.

Impact on Property Value:

Due to the aforementioned conditions, the property is less marketable, harder to maintain, and less desirable for potential buyers.

Conclusion:

In light of these conditions, it is requested that the Washoe County Board of Equalization re-evaluate the taxable value of the property to more accurately reflect its diminished market value.


Sincerely,

John R Adams

PO Box 4691

Incline Village,

NV.89450

mm Gsfm-

mailed JAN 08, 2025



WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN
1001 E. 9TH ST BLDG D
RENO, NV 89512

(775) 328-2277

www.washoecounty.gov/assessor

18918345-41313-1 1 2 41313 1 AV 0.593 90



ADAMS, JOHN R
PO BOX 4691
INCLINE VILLAGE NV 89450-4691

*To change your mailing address, please

email our office at

assessoraddresschange@washoecounty.gov

2026/2027 ASSESSMENT NOTICE

ASSESSOR'S PARCEL NUMBER (APN): **077-250-01**

TAX DISTRICT: **4400**

PROPERTY LOCATION: **0 MID RD**

	PRIOR ASSESSMENT	CURRENT ASSESSMENT
FISCAL YEAR APPLIED	2025/2026	2026/2027
REAL PROPERTY		
LAND VALUE:	\$90,000	\$102,000
BUILDINGS & IMPROVEMENT VALUE: *Replacement cost new minus depreciation **Depreciation = -1.5%/year/age of bldg & imp up to 75%	\$0	\$0
TOTAL TAXABLE VALUE: *Land + Building & Improvements *Not Market Value*	\$90,000	\$102,000
PREVIOUS TAX CAP VALUE: *Value that Prior Year Taxes were based on (see AB489)	\$54,555	*Previous Tax Cap Value X CAP % (not to exceed Total Taxable Value) + any new value (below) **Please verify tax cap status below
TOTAL ASSESSED VALUE: *35% of Taxable Value	\$31,500	\$35,700
AB489 Legislation was implemented in 2005 to cap the increase in property taxes (not value). Next fiscal year taxes will be based on AB489 and the 3% Primary Residence or Qualified Rental tax cap or High tax cap% (all other properties)+ new value added.		
TAX CAP STATUS AS OF 12/03/25:	Use does not qualify for Low Cap, High Cap Applied	
*IF THIS IS YOUR PRIMARY RESIDENCE YOUR TAX CAP STATUS SHOULD INDICATE "LOW CAP". PLEASE CONTACT OUR OFFICE @ 775-328-2277 IF YOU HAVE QUESTIONS.		
New value added to assessment roll (falls outside of the tax cap):	\$0	
*New value may be due to new construction, discovery of improvements that were not on the assessment roll previously, or a change in actual or authorized use.		

NOTES:

THIS IS NOT A TAX BILL

000004

FILE DATE: 12/03/25

APPR: JMC

11094PAVN 12/5/23 K



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

(775) 328-2200

www.washoecounty.gov/assessor

12761549-38398-1 1 2 38398 1 AV 0.455 83



ADAMS, JOHN R
 PO BOX 4691
 INCLINE VILLAGE NV 89450-4691

*To change your mailing address, please
 email our office at
assessoraddresschange@washoecounty.gov

2023/2024 ASSESSMENT NOTICE

ASSESSOR'S PARCEL NUMBER (APN): 077-250-01

TAX DISTRICT: 4400

PROPERTY LOCATION: 0 MID RD

PRIOR ASSESSMENT 2022/2023	CURRENT ASSESSMENT 2023/2024
TAXABLE VALUE	TAXABLE VALUE
LAND: \$54,000	LAND: \$66,420
BUILDINGS, IMPROVEMENTS, ETC.: \$0	BUILDINGS, IMPROVEMENTS, ETC.: \$0
PERSONAL PROPERTY: \$0	PERSONAL PROPERTY: \$0
TOTAL TAXABLE VALUE: \$54,000	TOTAL TAXABLE VALUE: \$66,420
TOTAL ASSESSED VALUE: \$18,900	TOTAL ASSESSED VALUE: \$23,247

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

CURRENT TAX CAP STATUS AS OF 11/29/22 : Use does not qualify for Low Cap, High Cap Applied

NOTES:

THIS IS NOT A TAX BILL
PLEASE SEE REVERSE SIDE FOR ANSWERS TO FREQUENTLY ASKED QUESTIONS AND APPEAL RIGHTS

000005

FILE DATE: 11/29/22

APPR: SGW

Copy

APPEAL CASE #

Washoe County Board of Equalization

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: JOHN R ADAMS					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				TITLE OWNER	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) P.O. BOX 4691				EMAIL ADDRESS: LKJOHN41@AOL.COM	
CITY INCLINE VILLAGE	STATE NV	ZIP CODE 89450	DAYTIME PHONE 775 843-1859	ALTERNATE PHONE () 843-1859	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 560 PONDEROSA	STREET/ROAD PONDEROSA AVE	CITY (IF APPLICABLE) INCLINE VILLAGE	COUNTY WASHOE
Purchase Price: 13,000		Purchase date: 1977-1978	

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

ASSESSOR'S PARCEL NUMBER (APN) 122-126-19	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. <input type="checkbox"/>
----------------------------------	--

4. Check Property Use Type: ☒

<input checked="" 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: ☒

<input checked="" type="checkbox"/> 2026-2027 Secured Roll	<input type="checkbox"/> 2025-2026 Secured	<input type="checkbox"/> 2025-2026 Unsecured/Supplemental	<input type="checkbox"/> 2023-2026 Exemption
--	--	---	--

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 617,500		
Buildings		
Personal Property		
Possessory Interest in real property	N/A	
Exempt Value	N/A	
Total	(?)	* THE ESTIMATED VALUE WAS IMPROPERLY ASSESSED *

* SEE ATTACHED LETTER *

Washoe County Board of Equalization

I am formally petitioning for a reduction of the taxable valuation of my land located at 560 Ponderosa Road, Incline Village, Nevada (Parcel Number 122-12-619).

Several years ago, the Nevada State Board of Equalization in Carson City reduced the taxable valuation of this same property to \$266,000 due to excessive traffic conditions that significantly impaired the reasonable use, safety, and enjoyment of the property. At that time, traffic congestion was already recognized as a material factor diminishing the land's fair market value.

Since that ruling, the conditions have deteriorated dramatically.

Traffic volume on Ponderosa Road and the surrounding Pinion–Ponderosa corridor has increased to an extreme and unsustainable level. What was once heavy traffic has now quadrupled. The roadway is now continuously impacted by:

- Constant Airbnb and short-term rental turnover
- Daily congestion from non-resident visitors
- Commercial delivery trucks
- Construction vehicles
- Ride-share traffic
- Tour buses and shuttle vans
- Semi-trucks and oversized vehicles

This excessive traffic creates persistent noise, safety hazards, dust, vibration, and access obstruction. These conditions severely interfere with the quiet enjoyment, residential usability, and practical marketability of my property. Emergency access is frequently compromised, pedestrian safety is diminished, and routine ingress

and egress to the property is often difficult and unsafe.

In addition to traffic impacts, ongoing complaints and involvement with the Health Department and Code Enforcement further demonstrate that this area is experiencing abnormal and disruptive development pressures that are not being adequately mitigated. These cumulative conditions substantially and materially impair the true fair market value of my land.

The current assessed valuation does not reflect:

- The extraordinary and worsening traffic burden
- The increased risk, noise, dust, and vibration impacts
- The diminished desirability to potential buyers
- The loss of reasonable residential enjoyment
- The regulatory and enforcement complications affecting the area

The property is being assessed as though it exists in normal residential conditions — which is no longer accurate. The environmental, traffic, and regulatory impacts now present create an external obsolescence that must be recognized in valuation.

Given that the State Board of Equalization previously determined that traffic conditions alone justified a reduced valuation — and given that those same conditions have now intensified several-fold — I respectfully assert that the current valuation is overstated and does not reflect fair market reality.

Accordingly, I formally request:

1. A reassessment of Parcel 122-12-619 with full consideration of current traffic volume, safety hazards, and environmental impacts
2. A reduction of the taxable land valuation to accurately reflect diminished market conditions

3. Recognition of worsening external obsolescence affecting this corridor

I appreciate your attention to this matter and request written confirmation of receipt of this petition and notification of all hearings or actions regarding this appeal.

Thank you for your time and consideration.

Respectfully,

**Mr. John R. Adams
Property Owner
560 Ponderosa Ave
Incline Village, Nevada.
89451
Parcel 122-12-619**



WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN
1001 E. 9TH ST BLDG D
RENO, NV 89512

(775) 328-2277

www.washoecounty.gov/assessor

18918345-41313-1 2 2



ADAMS, JOHN R
PO BOX 4691
INCLINE VILLAGE NV 89450-4691

*To change your mailing address, please

email our office at

assessoraddresschange@washoecounty.gov

2026/2027 ASSESSMENT NOTICE

ASSESSOR'S PARCEL NUMBER (APN): **122-126-19**

TAX DISTRICT: **5200**

PROPERTY LOCATION: **560 PONDEROSA AVE**

	PRIOR ASSESSMENT	CURRENT ASSESSMENT
FISCAL YEAR APPLIED	2025/2026	2026/2027
REAL PROPERTY		
LAND VALUE:	\$546,250	\$617,500
BUILDINGS & IMPROVEMENT VALUE: *Replacement cost new minus depreciation **Depreciation = -1.5%/year/age of bldg & imp up to 75%	\$140,319	\$135,998
TOTAL TAXABLE VALUE: *Land + Building & Improvements *Not Market Value*	\$686,569	\$753,498
PREVIOUS TAX CAP VALUE: *Value that Prior Year Taxes were based on (see AB489)	\$490,695	*Previous Tax Cap Value X CAP % (not to exceed Total Taxable Value) + any new value (below) **Please verify tax cap status below
TOTAL ASSESSED VALUE: *35% of Taxable Value	\$240,299	\$263,724
AB489 Legislation was implemented in 2005 to cap the increase in property taxes (not value). Next fiscal year taxes will be based on AB489 and the 3% Primary Residence or Qualified Rental tax cap or High tax cap% (all other properties)+ new value added.		
TAX CAP STATUS AS OF 12/03/25:	Low Cap Qualified Primary Residence	
*IF THIS IS YOUR PRIMARY RESIDENCE YOUR TAX CAP STATUS SHOULD INDICATE "LOW CAP". PLEASE CONTACT OUR OFFICE @ 775-328-2277 IF YOU HAVE QUESTIONS.		
New value added to assessment roll (falls outside of the tax cap):	\$0	
*New value may be due to new construction, discovery of improvements that were not on the assessment roll previously, or a change in actual or authorized use.		

NOTES:

THIS IS NOT A TAX BILL

000010

FILE DATE: 12/03/25

APPR: KP

11094PAVN 12/5/23 K

12761549-38398-2-2



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

(775) 328-2200

www.washoecounty.gov/assessor

12761549-38398-1 2 2



ADAMS, JOHN R
PO BOX 4691
INCLINE VILLAGE NV 89450-4691

*To change your mailing address, please
email our office at
assessoraddresschange@washoecounty.gov

2023/2024 ASSESSMENT NOTICE

ASSESSOR'S PARCEL NUMBER (APN): 122-126-19

TAX DISTRICT: 5200

PROPERTY LOCATION: 560 PONDEROSA AVE

PRIOR ASSESSMENT 2022/2023	CURRENT ASSESSMENT 2023/2024
TAXABLE VALUE LAND: \$380,000	TAXABLE VALUE LAND: \$451,250
BUILDINGS, IMPROVEMENTS, ETC.: \$122,621	BUILDINGS, IMPROVEMENTS, ETC.: \$137,290
PERSONAL PROPERTY: \$0	PERSONAL PROPERTY: \$0
TOTAL TAXABLE VALUE: \$502,621	TOTAL TAXABLE VALUE: \$588,540
TOTAL ASSESSED VALUE: \$175,917	TOTAL ASSESSED VALUE: \$205,989

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

CURRENT TAX CAP STATUS AS OF 11/29/22 : 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

000011

FILE DATE: 11/29/22

APPR: AH

11094P/VAN 12/6/21 K

Washoe County Board of Equalization

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: JOHN R ADAMS					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				TITLE OWNER	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) P.O. Box 4691				EMAIL ADDRESS: AKADAMA1@AOL.COM	
CITY Incline Village	STATE NV	ZIP CODE 89450	DAYTIME PHONE 738-843-1859	ALTERNATE PHONE (843-1859)	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 560 PONDEROSA	STREET/ROAD PONDEROSA AVE	CITY (IF APPLICABLE) Incline Village	COUNTY Washoe County
Purchase Price: \$58,000.		Purchase date: 1978	

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

ASSESSOR'S PARCEL NUMBER (APN) 122-126-19	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. <input type="checkbox"/>
----------------------------------	--

4. Check Property Use Type: ☒

<input type="checkbox"/> Vacant Land	<input type="checkbox"/> Mobile Home (Not on foundation)	<input type="checkbox"/> Mining Property
<input checked="" 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: ☒

<input checked="" type="checkbox"/> 2026-2027 Secured Roll	<input type="checkbox"/> 2025-2026 Reopen	<input type="checkbox"/> 2025-2026 Unsecured/Supplemental	<input type="checkbox"/> 2025-2026 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	\$135,978	
Personal Property	N/A	
Possessory Interest in real property	N/A	
Exempt Value	(.2)	
Total		* THE ESTIMATED VALUE WAS IMPROPERLY ASSESSED

* SEE ATTACHED LETTER

4/12/2026

PETITION TO REDUCE TAXABLE HOME VALUATION

560 PONDEROSA AVE PARCEL # 122-126-19

INCLINE VILLAGE ,WASHOE COUNTY ,NEVADA

TO: Washoe County Board of Equalization

To Whom it may concern:

I started building my home in 1978 and finished it in 1991 (CO). It's now 45yrs old. For years WASHOE COUNTY Appraisers claim it's a "TEAR DOWN" How can they say this awful thing to me? I built this home myself and some help from my family. It does have some repairs, a roof and skylight leaks. I will be 80yrs old this year and not sure if I can do the repairs? The roof is 33 feet high with a 13/12 pitch. I don't have the funds to repair now. I have a "REVERSE MORTGAGE" that is exhausted. I have been to the hospital 2 times for Vertigo and other times for knee injections.

There is a lot adjacent to mine which is owned by the US Forest Service. I have kindly asked if they could clean up the pine needles several times and the Fire Dept. (A very large FIRE HAZARD) What happen to Defensible Space? Farmers Insurance cancelled my home owner's policy stating it's a "FIRE HAZARD". I have acquired another that is insuring me for double the premium costs.

I have lived here at Lake Tahoe full time all my life since 1950.

Under Nevada Revised Statutes Chapter 361, property is required to be assessed at its true and fair market value. The present assessed valuation does not reflect the substantially deteriorated conditions now affecting this parcel and therefore overstates its true market value.

I respectfully request that Washoe County reassess and reduce the taxable valuation on this home 560 Ponderosa (parcel # 122-16-19) to accurately reflect its current diminished condition.

Sincerely,

Mr. John R Adams
PO Box 4691
Incline Village NV 89450

FINAL COPY ✓