

Date: November 14, 2003

Alert #31: Our class action lawsuit has been filed!

Dear Property Owners,

Late Thursday afternoon, November 13th, a class action lawsuit was filed alleging that the Washoe County Assessors used illegal methods to establish property taxable values and that the Nevada Department of Taxation failed to ensure all Nevada properties are equally and fairly assessed. **The Court is also being asked to award TAX REFUNDS PLUS INTEREST FOR ALL PROPERTY OWNERS IN INCLINE VILLAGE AND CRYSTAL BAY.**

Rather than filling your email box with the actual lawsuit and a press release, I have placed the lawsuit press release on the home page of our website, www.NevadaPropertyTaxRevolt.org. At the bottom of the home page is a link to a PDF file of the lawsuit.

Thank you again for your support and stay tuned for future alerts on our efforts.

Sincerely,
Wayne Fischer, Web Master
Tax Revolt Committee Member
www.NevadaPropertyTaxRevolt.org

Go to www.NevadaPropertyTaxRevolt.org for more information on our "Nevada Property Tax Revolt" and to www.NevadaPropertyTaxRevolt.org/AlertEmailList.html to add or delete your email address.

Archive Note: The press release is below (the home page changes as needed).
Following is the url of the lawsuit: www.NevadaPropertyTaxRevolt.org/PDFfiles/Lawsuit1.pdf

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Press Release

A class action lawsuit was filed that alleges that the Washoe County Assessor, Robert McGowan used illegal methods to establish property taxable values and that the Nevada Department of Taxation failed to ensure that all Nevada properties are equally and fairly assessed.

Incline Village, NV, November 14, 2003. The Village League to Save Incline Assets, Inc. has filed a class action lawsuit on behalf of all property owners in Incline Village and Crystal Bay. The lawsuit was filed in the Washoe County District Court and alleges that the Washoe County Assessor has used illegal methods to over-assess property owners at Lake Tahoe. The lawsuit also alleges that the State of Nevada Department of Taxation has failed to correct the seriously unequal taxable property valuations in other areas of Washoe County; as well as, between Douglas County and Washoe County

in the Tahoe Basin. The appraisal methods that were used had never been approved by the Nevada Tax Commission. The property owners in the Lake Tahoe basin of Washoe County have been over-assessed in 2003-2004 and in prior years as well.

The Village League to Save Incline Assets, Inc., is being represented by Suellen Fulstone and Dale Ferguson of the law firm of Woodburn and Wedge.

The Defendants are the State of Nevada on relation of its Department of Taxation, the Nevada Tax Commission, and the State board of Equalization; Washoe County; Robert McGowan, Washoe County Assessor; Bill Berrum, Washoe County Treasurer.

Among the key issues raised in the lawsuit are the following:

- 1) Property taxes for some Reno casinos went **DOWN** as much as 31%, while Incline Village and Crystal Bay property taxes went **UP** an average of 31%. The rest of Washoe County, not including Incline Village and Crystal Bay, went up only about **2%**.
- 2) Washoe County has violated the law by inventing its own rules of assessment, while keeping them secret from the public and without submitting them to the Nevada Tax Commission for approval.
- 3) Under Nevada law, taxable values are supposed to be uniform and equal, particularly when properties are very similar. Yet, taxable property values at Incline Village and Crystal Bay are nearly **70% higher** than their counterparts in the Douglas County portion of Lake Tahoe. The Nevada Department of Taxation has failed in its duty to equalize assessments and to address the aggressive and illegal taxation policies of the Washoe County Assessor, Robert McGowan.
- 4) When people called the Washoe County Assessor's office to inquire about their taxes they were intentionally misinformed and given misleading information in order to discourage appeals - thereby depriving people of their due process right to be heard.

The lawsuit demands that the Washoe County Assessor's illegal practices be stopped and seeks the following additional relief from the Court:

- a) The Department of Taxation must fulfill its duty to provide uniform and equal taxation for the entire state.
- b) County must have its assessment practices carefully and lawfully reviewed by the public and then approved by the Nevada Tax Commission.
- c) Property owners must receive refunds plus interest for the excess taxes and costs that have been paid due to the illegal acts of the Washoe County Assessor, Robert McGowan.

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