

Alert #33: Tax Revolt Update

Date: December 8, 2003

Dear Property Owners,

By now all of you should have received two items in the mail, pertaining to our property taxes.

The **first** item is the dreaded Washoe County Property Assessment Notice. For most property owners, your land valuation is the same as last year's valuation. The building valuation most likely increased slightly, 0.9%. That is the good news. The bad news is that these evaluations are based on last year's valuation, which we still consider outrageously high and which are based on illegal assessment methodologies. As you are aware, we have filed a law suit based on these illegal methodologies.

Please read the assessment notice carefully on both sides and *don't throw it out*.

The **second** item is a letter from me. In event you did not get this letter yet, you can download the same letter and the appeal form from our website: www.NevadaPropertyTaxRevolt.org/Nov28Letter.pdf (If you want to print out this letter, first read the "PS" note at the bottom of this letter.)

When we prepared the letter, we didn't know if the assessor would send an accompanying letter telling you what comparable sales were used in appraising your property. As it turns out, there was no letter with your assessment notice.

Even though there is no increase in assessed LAND values this year we continue to encourage every property owner to file an appeal to the County Board of Equalization based on the illegal methods being used by the assessor that have brought their assessed value to this unjustified level. As suggested in our letter, appeals should be filed arguing that the methods used to bring the assessed values up to this level are illegal and not permitted by Nevada law.

Upon filing your appeal, be sure to call the assessors office and request a copy of your appraisal records in order to argue your appeal based on the facts in your record. You are entitled to a copy of your records so do not take NO for an answer when you call the assessors office.

We have had several calls asking "since my taxable value did not go up this year, what basis should I use when I appeal to the Board of Equalization?" Your appeal should be argued on the basis that the valuation methods used to appraise your property are not supported by statute or regulation. The law does not allow "Teardowns", "View Classifications", or "Time Value adjustments".

Please note that all appeals to the Country Board of Equalization are due on January 15th. If you plan to file an appeal, do it now, don't wait till the last minute.

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

Sincerely,

Ted

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PS. If you want to print out the three page letter in the pdf file, you need to change the printer's properties. The letter is on "Legal" form, 8 ½ by 14 inches. When you print the three page letter, click on printer and then click on "properties". In properties, change paper to "legal". Before clicking on OK, be sure to put "legal" size paper in your printer.

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.