



CARSON CITY 2023/2024 COUNTY BOARD OF EQUALIZATION

Date: February 7, 2023

Appeal Case #: 2023-000016

APN: 007-102-09

Property Owner: Sindelar, Frank L & McClard, Janet E

Property Location Address: 1780 North Winnie Lane

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January 26, 2023

NOTICE OF HEARING

Frank L. Sindelar
3551 Silver Ranch Ave.
Loomis, CA 95650

VIA CERTIFIED MAIL
Return Receipt Requested
7009 2820 0003 7788 0649
VIA EMAIL:franksind@yahoo.com
Case #2023-000016

HEARING DATE: Tuesday, February 7, 2023
HEARING TIME: 9:00 a.m. (approximately)
HEARING LOCATION: Carson City Community Center
Robert "Bob" Crowell Board Room
851 East William Street
Carson City, Nevada

PROPERTY INFORMATION: 1780 N. Winnie Lane, APN 007-102-09

LEGAL AUTHORITY AND JURISDICTION OF THE COUNTY BOARD OF
EQUALIZATION: NRS 361.345 to NRS 361.365

Dear Mr. Sindelar:

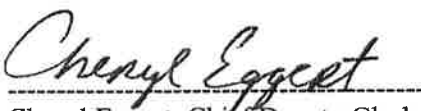
The Carson City Board of Equalization will hear the Review and Approval of Stipulation Agreement for **Sindelar, Frank L. & McClard, Janet E.** on the date and at the location indicated above. Please be advised that the time is approximate and, although you may be assured the matter will not be heard prior to the stated time; please be prepared for possible delays as there are other items scheduled for this hearing.

Please be aware that the Carson City Board of Equalization will limit its consideration to the Petition. Information regarding the rules of practice and procedure before the Carson City Board of Equalization are enclosed, together with the agenda. Other supporting materials will be provided to you by the Assessor's Office.

Please contact the Carson City Assessor's Office, at 887-2130, with any questions.

Sincerely,

WILLIAM SCOTT HOEN, Clerk
BOARD OF EQUALIZATION

By: 
Cheryl Eggert, Chief Deputy Clerk

/kmk
Encl.

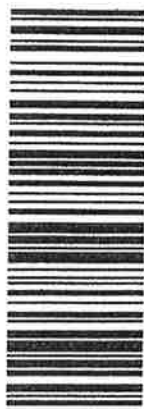
c: Kimberly Adams, Assessor
Benjamin Johnson, Deputy District Attorney



CARSON CITY CLERK
 PUBLIC MEETINGS DIVISION
 855 E. MUSSER ST., STE. 1032
 CARSON CITY, NV 89701

Frank L. Sindelar
 3551 Silver Ranch Ave.
 Loomis, CA 95650

CERTIFIED MAIL



7009 2620 0003 7788 0649
 7009 2620 0003 7788 0649

U.S. Postal Service®
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

Postage	\$	
Certified Fee	\$	
Return Receipt Fee (Endorsement Required)	\$	
Restricted Delivery Fee (Endorsement Required)	\$	
Total Postage & Fees	\$	

Sent to: Frank L. Sindelar
 Street, Apt. No., or P.O. Box No.: 3551 Silver Ranch Ave.
 City, State, ZIP+4: Loomis, CA 95650

PS Form 3800, August 2006 See Reverse for Instructions

Postmark Here

POSTAGE WILL BE PAID BY ADDRESSEE
NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Frank L. Sindelar
3551 Silver Ranch Ave.
Loomis, CA 95650

COMPLETE THIS SECTION ON DELIVERY

A. Signature		<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
B. Received by (Printed Name)		C. Date of Delivery
D. Is delivery address different from item 1? If YES, enter delivery address below:		<input type="checkbox"/> Yes <input type="checkbox"/> No

3. Service Type

<input checked="" type="checkbox"/> Certified Mail	<input type="checkbox"/> Express Mail
<input type="checkbox"/> Registered	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7009 2820 0003 7788 0649

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Certified Mail

- A mailing receipt
- A unique tracking number
- A record of delivery

Important Reminders

- Certified Mail is not valid for international mail.
- NO INSURANCE VALUE FOR MAIL.
- For an address change, please use the address on the label.
- For an address change, please use the address on the label.
- If a postmark for the date of mailing is required, it must be placed on the label.

IMPORTANT

PS Form 3811, February 2004

Carson City 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: Sindelar, F L & McClard, J E
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 3551 Silver Ranch Ave
CITY: Loomis STATE: CA ZIP CODE: Loomis DAYTIME PHONE: 916/223-9570

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:

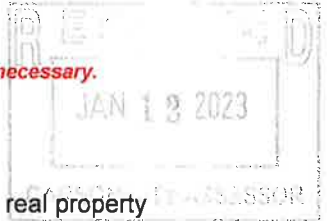
The organization described above was formed under the laws of the State of

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: Self Trustee of Trust Employee of Property Owner Officer of Company

- Self Trustee of Trust Employee of Property Owner Officer of Company
Co-owner, partner, managing member
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: 1780 N. Winnie Ln. STREET/ROAD: CITY (IF APPLICABLE): Carson City COUNTY: Carson City
Purchase Price: \$530,000 Purchase date: 9/13/2021

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

ASSESSOR'S PARCEL NUMBER (APN): 007-102-09 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.

4. Check Property Use Type:

- Vacant Land Mobile Home (Not on foundation) Mining Property
Residential Property Commercial Property Industrial Property
Multi-Family Residential Property Agricultural Property Personal Property
Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed:

2023-2024 Secured Roll 2022-2023 Unsecured Roll 2022-2023 Supplemental Roll

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.

Table with 3 columns: Property Type, Assessor's Taxable Value, Owner's Opinion of Value. Rows: Land (72,800), Buildings (78,319), Personal Property

Possessory Interest in real property		
Exempt Value		
Total	151,119	

Part F. TYPE OF APPEAL

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).

See attached page

VERIFICATION

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



 Petitioner Signature
 Frank Sindelar
 Print Name of Signatory

Owner

 Title
1/12/23

 Date

Part H. AUTHORIZATION OF AGENT *Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.*

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

Authorized Agent Contact Information:

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

Authorized Agent must check each applicable statement and sign below.

- 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.

 Authorized Agent Signature

 Title

 Print Name of Signatory

 Date

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

 Signature of Owner or Authorized Agent/Attorney

 Date

I am asking for a temporary structure with depreciation lower tax until the rehab project is completed to make the residence comparable to similar properties of like condition in the area. At present it is in a major fixer condition.

The main residence flat roof needs replacement, there are significant leaks in 3 major locations; kitchen, attached garage, bedroom 3. The sheetrock ceiling has been damaged in those areas and is falling off in places, with mold buildup and insulation damaged. The wood flooring is ruined in bedroom from water damage as well as the sheetrock walls, so a major remodel will be required to make the residence usable, so the depreciation value can be used to reduce the taxable value, until the remodel is completed in a year or two.

The place is presently vacant while waiting for finding a contractor to do the rehab and roof replacement at a reasonable price, or another option I am considering is listing it for sale as too big a project for me at this point to continue. If I can afford to sell it without loosing money based upon it's purchase price and work already invested in the detrash, and minor work done up to this point, since being purchased 16 months ago I may consider that option.



CARSON CITY ASSESSOR KIMBERLY D. ADAMS

201 North Carson Street, Suite #6 89701 (775) 887-2130 Fax: (775) 887-2139

Value Change Stipulation for the Board of Equalization

Members of the County Board of Equalization:

The owner of parcel 007-102-09 appealed the value of their property for the 2023/24 fiscal year.

The Assessor's office had a meeting with the appellant and discussed the scope of work and the financial challenges that exist to make the home livable and the swimming pool functional. We inspected the property and determined that both need extensive repair. During the discussion the following items were agreed upon:

- Applying 70% functional depreciation to the home.
- Applying 50% functional depreciation to the swimming pool.

Based on the information provided, the owner has agreed to the stipulated taxable value of \$289,838 (\$101,443 total assessed value).

The Assessor's Office recommends a reduction for the subject property for the 2023/24 year.



CARSON CITY ASSESSOR KIMBERLY D. ADAMS

201 North Carson Street, Suite #6 89701 (775) 887-2130 Fax: (775) 887-2139

Value Change Stipulation for the Board of Equalization

February 7, 2023

SINDELAR, F L & MCCLARD, J E
1780 North Winnie Lane
Carson City, NV 89703

RE: Appeal No. 007-102-09 Case No. 2023-000016
Parcel No. 007-102-09
Address: 1780 North Winnie Lane

Dear Property Owner:

The Carson City Assessor's Office has completed the review of the taxable value of the above property under appeal. The owner of parcel 007-102-09 appealed the value of the property for the 2023/2024 fiscal year. The following proposed values are a result of the following corrections:

- Applying 70% functional depreciation to the home.
- Applying 50% functional depreciation to the swimming pool.

After careful consideration of the facts involved and under the authority of NRS 361.345 we are recommending adjusting the taxable value as follows:

Roll Year 2023/2024	CURRENT VALUES		PROPOSED VALUES	
	TAXABLE	ASSESSED	TAXABLE	ASSESSED
007-102-09				
Land	\$ 208,000	\$ 72,800	\$ 208,000	\$ 72,800
Improvements	\$ 223,769	\$ 78,319	\$ 81,838	\$ 28,643
Total	\$ 431,769	\$ 151,119	\$ 289,838	\$ 101,443

By signing below, Petitioner agrees to the above stipulation. Please return this letter to our office via email (ssilva@carson.org) or FAX to (775) 887-2139 by 12:00 pm on Jan. 19, 2023.

 1-17-2023
 Travis Haslem, Appraiser Date
 1/17/2023
 Kimberly D. Adams, Assessor Date

I hereby agree to the value as stipulated above for my appeal to the board of equalization and the submission of this stipulation to the board as conclusive evidence of the agreed settlement of my appeal:

 1/20/23
 Printed name of Owner / Authorized Agent Signature of Owner / Authorized Agent Date

Entry (Listing)



Dining (Listing)



Bedroom (Listing)



Entry Skylight



Converted Garage Ceiling



Recent Damage as of 1/12/2023





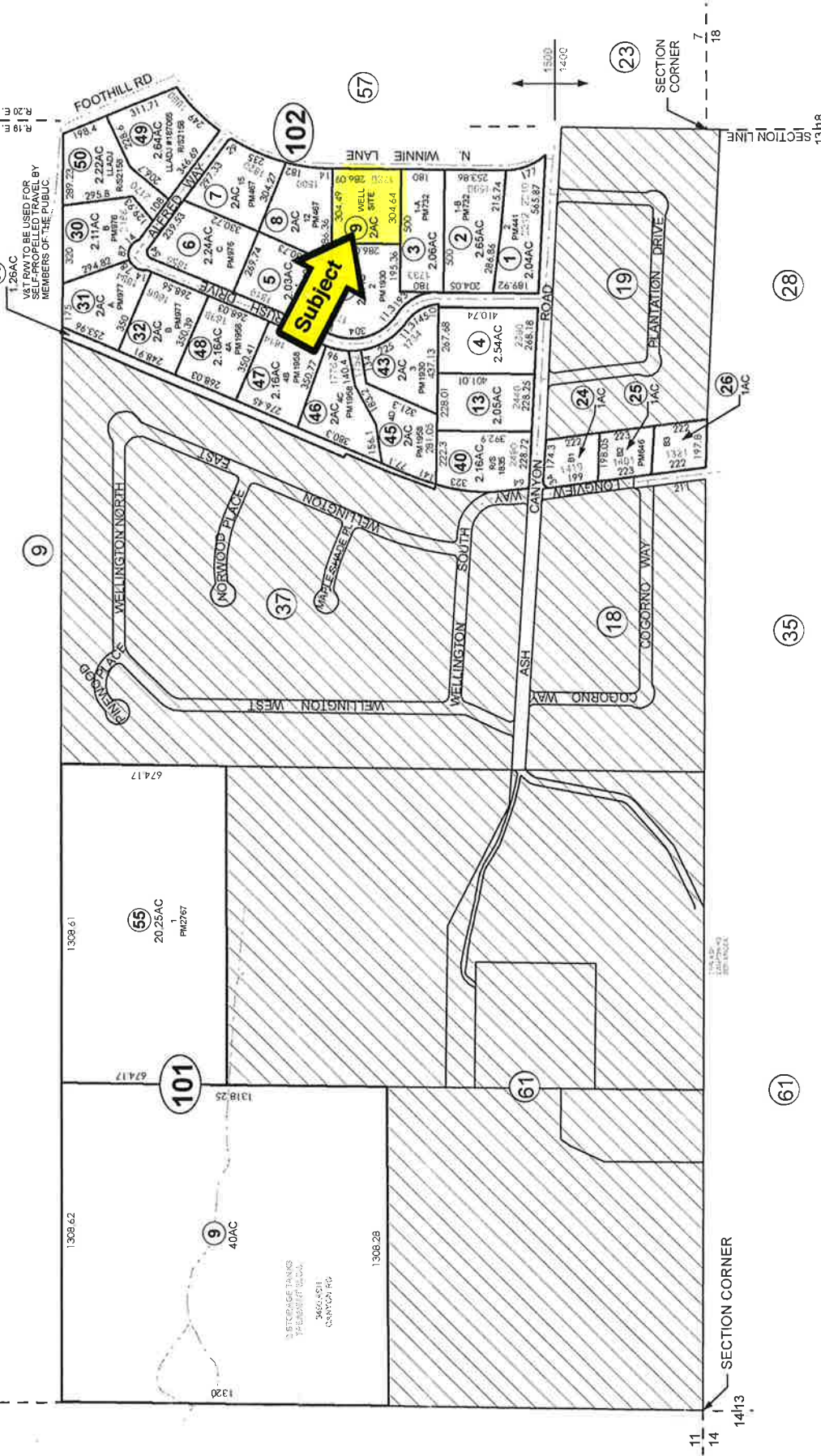
Pool as of 1/12/2023





SOUTH 1/2 SECTION 12, T.15 N., R.19 E., M.D.B. & M.

11'-12



SCALE: 1"= 600'

NOTE
SOME PARCELS DELINEATED HEREON MAY NOT
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION
DUE TO DISCREPANCIES BETWEEN LOT LINES

Revised: 02/14/2022

PARCELS 007-101-21 IS NOW PART OF RW #169889

CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES
ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE
DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR
DATA ONLINE FROM OUR WEBSITE:
WWW.CARSON.CORR.GOV



Carson City Assessor's Office

Appraisal Photograph



Parcel Number: 007-102-09
Carson City, Nevada

Date of Photograph: 2021

This picture is for Assessment and Illustrative purposes only, it does not represent a complete visual survey of the property. No liability is assumed as to the sufficiency or accuracy of the data portrayed hereon.

SKETCH/AREA TABLE ADDENDUM

Parcel No 007-102-09

File No 202200710209RE - 2817

SUBJECT

Property Address 1780 Winnie Ln

City Carson City

State NV

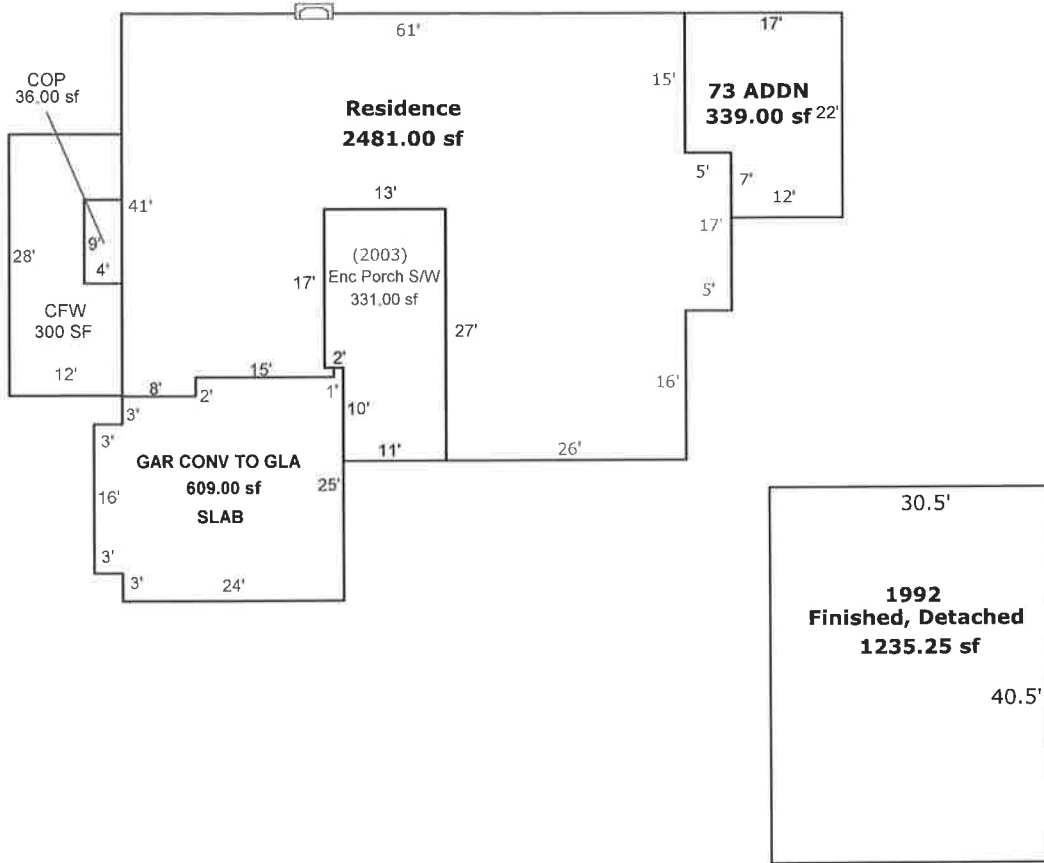
Zip 89701

Owner

Client

Appraiser Name Carson City Assessor's Office

IMPROVEMENTS SKETCH



Scale: 1" = 23'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
SF 1STORY	One Story	1.00	2480.9999	270.00	
	One Story	1.00	609.0000	104.00	
	One Story	1.00	339.0000	78.00	3428.9999
MSR 737	Finished, Detached	1.00	1235.2500	142.00	1235.2500
MSR 901	Open Slab Porch	1.00	36.0000	26.00	36.0000
MSR 907	Enc., Screened Walls	1.00	330.9990	80.00	330.9990
LAND	CFW	1.00	300.0000	88.00	300.0000

Comment Table 1

Comment Table 2

Comment Table 3

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Net LIVABLE Area (rounded w/ factors) 3429

Marshall and Swift Residential Structure
Structure: SINGLE FAMILY RES Totals

Section: Main Home	Units	Unit Cost	
Basic Residence			
Frame, Siding, Wood	3,429 Sq.Ft.	\$105.73	\$362,548.00
Built-up Rock	3,429 Sq.Ft.	\$4.86	\$16,665.00
Warmed & Cooled Air	3,429 Sq.Ft.	\$9.69	\$33,227.00
Automatic Floor Cover Allowance	3,429 Units	\$10.70	\$36,690.00
Automatic Appliance Allowance	1 Units	\$7,551.44	\$7,551.00
Plumbing Fixtures	12 Units	\$3,169.40	\$38,033.00
Plumbing Rough-ins	1 Units	\$1,014.21	\$1,014.00
Raised Subfloor	2,820 Sq.Ft.	\$17.75	\$50,055.00
Single 1-Story Fireplace	1 Units	\$7,882.16	\$7,882.00
Basic Residence Subtotal			\$553,665.00
Additional Features			
Open Slab Porch	35 Sq.Ft.	\$12.75	\$446.00
Additional Features Subtotal			\$446.00
Garage/Carport			
Detached Garage	1,235 Sq.Ft.	\$50.00	\$61,750.00
Garage Finish, Detached	1,235 Sq.Ft.	\$9.73	\$12,017.00
Garage/Carport Subtotal			\$73,767.00
Basic Residence			
Slab on Grade	609 Sq.Ft.	\$11.30	\$6,882.00
Basic Residence Subtotal			\$6,882.00
Additional Features			
Enclosed Porch, Solid Walls	331 Sq.Ft.	\$66.66	\$22,064.00
Additional Features Subtotal			\$22,064.00
Less Depreciation			
Combined Depreciation	70.5 Percent		(\$462,774.00)
Less Depreciation Subtotal			(\$462,774.00)
Main Home Subtotals			
Main Home Repl. Cost New	3,429 Sq.Ft.	\$191.55	\$656,824.00
Main Home Depreciation	3,429 Sq.Ft.	(\$134.96)	(\$462,774.00)
Main Home Miscellaneous	0 Units	\$0.00	\$0.00
Main Home RCN Less Depr.	3,429 Sq.Ft.	\$56.59	\$194,050.00
Structure Totals			
Replacement Cost New:	3,429 Sq.Ft.	\$191.55	\$656,824.00
Depreciation:	3,429 Sq.Ft.	(\$134.96)	(\$462,774.00)
Miscellaneous:	0 Units	\$0.00	\$0.00
RCN Less Depreciation:	3,429 Sq.Ft.	\$56.59	\$194,050.00
Non MS Outbuildings:	0 Sq.Ft.	\$0.00	\$0.00
Total Structure Cost:	3,429 Sq.Ft.	\$56.59	\$194,050.00

Marshall and Swift Residential Structure
Structure: SITE IMPROVEMENTS Totals

	Units	Unit Cost	
Outbuildings			
SHED-FRAME	160 Sq.Ft.	\$26.48	\$2,076.00
FLATWORK-CONCRETE 3" (0-999SF)	496 Sq.Ft.	\$5.93	\$735.00
ORNAMENTAL IRON FENCE PER SF	128 Sq.Ft.	\$20.80	\$665.00
VENEER/WAINS-STONE	304 Sq.Ft.	\$29.53	\$2,244.00
CHAIN LINK FENCE-4'	240 Linear F	\$17.46	\$1,047.00
BLACKTOP-LARGE AREA (750-1999)	960 Sq.Ft.	\$4.03	\$967.00
CABANA/POOL HOUSE-LOW QUAL	384 Sq.Ft.	\$88.66	\$8,681.25
SWIMMING POOL-650	1 Quantity	\$48,768.00	\$12,192.00
WD FENCE CEDAR COMMON	5 Quantity	\$890.00	\$1,112.00
Outbuildings Subtotal	2,678 Sq.Ft.	\$11.10	\$29,719.25