

PROPERTY TAX REVIEW BOARD  
Not a Government Agency  
REGIONAL PROCESSING CENTER  
PO BOX 98258  
LAS VEGAS, NV 89193-8258  
(800) 581-0628

# 2009 PROPERTY TAX REDUCTION FORM

ASSESSOR'S ID NO: [REDACTED]

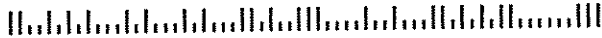
Notice Number: [REDACTED]

## PROPOSED SAVINGS

**Estimated Savings:**  
**\$960.10**

DATE

**Due Before: 09/04/2009**



Detach and mail the reverse side in the enclosed envelope.

### Notice for Washoe County Property Owners: [REDACTED]

**Property values continue to drop.** If you filed for Property Tax Reduction in 2008 you need to file again for 2009 due to the continued drop in property values.

**Your property qualifies for tax reduction review.** Public records indicate that the property purchased, transferred, or refinanced on 4/11/2007 at [REDACTED] may be overassessed for tax purposes.

## PROPERTY DESCRIPTION AND PROFILE

**Response due by**  
**09/04/2009**

ASSESSOR'S ID NO:

PROPERTY LOCATION  
AND/OR PROPERTY  
DESCRIPTION

Your proposed assessed value is shown in the column below

### ASSESSMENT FOR 2009 TAX ROLL

Current Assessment:

\$91,438

Proposed Assessment:

\$59,435

**EST. TAX SAVINGS:**

**\$960.10**

PROPERTY TAX REVIEW BOARD FEE:

\$189.00

**Note:**

**Upon receipt of  
your Signed  
Authorization and  
Fee, our updated data  
will be used  
for the preparation  
of your Appeal  
Application**

**Nevada law requires** the Washoe County Assessor to provide **Property Tax Relief** for taxpayers when the assessed value of their property exceeds the market value.

Our records show an **Over-Assessed Value of \$91,438** and that Property Tax Review Board has not filed a current **REQUEST FOR PROPERTY TAX RE-ASSESSMENT**. At your request, Property Tax Review Board will file an application requesting Washoe County to lower your property taxes. **Property Tax Review Board is not a government agency.**

The County Assessor may have reviewed and reduced the assessed value of homes purchased after July 1, 2002. However, our evaluation suggests that you may still be paying too much on your property taxes. At your request, Property Tax Review Board will apply for a reduction in your property taxes. If necessary, Property Tax Review Board will attend a hearing on your behalf to actively advocate your right as a homeowner to **pay the correct amount of property tax.**

**TO ASSURE PROMPT PROCESSING RETURN THE SIGNED AUTHORIZATION FORM  
NO LATER THAN 09/04/2009.**

**Refund Policy:** If for any reason Property Tax Review Board is unable to prepare and submit an application to the County for property tax reduction including attending an appeals hearing (if necessary), your processing fee will be immediately and fully refunded.

**REVIEW, SIGN AND MAIL COMPLETED FORM ON BACK WITH CHECK BEFORE DEADLINE**

**PTRR - Regional Processing Center - PO Box 98258 Las Vegas, NV 89193**

# AUTHORIZATION FORM – PROPERTY TAX REDUCTION APPEAL

SERVICE FEE

Due Date: 09/04/09



Payment: \$189.00

**Make checks payable to: Property Tax Review Board**  
(Please include your APN # on your Check or Money Order)

ASSESSOR'S ID NO.  
[REDACTED]

As an owner of the real property identified as parcel number 161-051-05, I authorize Property Tax Review Board (PO Box 98258 Las Vegas, NV 89193 – (800) 581-0628) or its designee to prepare, sign and file an application and/or appeal requesting a reduction in my property taxes due to a decline in the value of my property. This authorization is for property tax year 2009. I understand that Property Tax Review Board will provide me with copies of the formal appeal application files.

## Current Property Specifications

# of Bedrooms: \_\_\_\_\_ # of Bathrooms: \_\_\_\_\_

Sq. Footage: \_\_\_\_\_ Pool: \_\_\_\_\_

Date Signed: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

X

Signature is Required  
PAYMENT: \$189.00

**PLEASE BE SURE TO SIGN. APPEAL CANNOT BE PROCESSED WITHOUT YOUR SIGNATURE**

## ANSWERS TO FREQUENTLY ASKED QUESTIONS

**Q: How was my Property Determined to have a Reduced Property Tax Amount?**

**A:** Due to declining real estate values in Nevada, Property Tax Review Board has proactively completed a review of recent comparable sales in your area. This analysis indicates that the January 1, 2009, estimated market value of your property has decreased relative to its January 1, 2009, estimated assessed value. Property Tax Review Board encourages all homeowners to independently review the S&P/Case-Shiller Price Indices for yourself to see what your average home value is this year compared to last year.

**Q: What is Property Tax Reassessment?**

**A:** Property Tax Reassessment is a service provided to homeowners that have suffered a possible decline in market value. Property Tax Review Board will prepare and submit all necessary documentation to the County Assessor's Office and Assessment Appeals Board, and will act as your agent in all dealings with the County Assessor's Office and at all Assessment Appeals Board hearings. **Property Tax Review Board is not a government agency and at no time should the service fee be construed as mandatory unless you wish Property Tax Review Board to perform services on your behalf. Furthermore, our service has not been approved or endorsed by any government agency.**

**Q: Should I Hire You or do it Myself?**

**A:** Self-representation is always an option and can be done for free. The difference in hiring Property Tax Review Board is that you will have a company whose full time job is the preparation and representation of homeowners in the property tax appeals process. Property Tax Review Board proprietary software and industry specific databases will ensure an aggressive strategy that will obtain the maximum property tax reduction and greatest savings for you, our client.

**Q: Are there any other fees?**

**A:** No, there are no additional fees.

**Q: How do I contact my local Assessor's office?**

**A:** Property Tax Review Board is not endorsed or affiliated with your local assessor and they may be contacted by calling your local government.

**Q: How Long does this Process Take?**

**A:** Property Tax Review Board will file all necessary forms immediately; however there is no guarantee as to how long the County Assessors will take to review your property reassessment request. If the Assessor's office does not approve our initial request for reassessment, Property Tax Review Board will appeal your case to the Assessment Appeals Board.

**Q: How is my Property Tax Bill Created?**

**A:** It takes three separate offices to produce and account for your property tax bill payment. The Assessor establishes the assessed value of your property by appraising the value of that property under applicable State law. The assessed value of your property is placed on the Assessment Roll. The Roll is then presented to the Auditor for further processing. The Auditor adds direct assessments to the Tax Roll then applies the General Tax Levy (1%) and the Voted Indebtedness (voter & bonded) tax rates to the value of the Tax Roll. This function is called "extending the Assessment Roll." The Extended Roll is then sent to the Treasurer and the Tax Collector for individual tax bill distribution and payment collection. The Treasurer receives the Extended Roll, prints the property tax bills and mails them to the names and addresses on the Roll. When you send your remittance to pay your tax bill, the Treasurer and Tax Collector then posts that payment to your property.

**Q: If I have other properties I would like Property Tax Review Board to review, what should I do?**

**A:** Attach your other property information to the stub above with a check in the amount of \$189.00 per property, made payable to Property Tax Review Board. Upon receipt of your service fee, Property Tax Review Board will thoroughly review your individual property value.