

# **PETITIONER'S EVIDENCE**

Washoe County Assessor  
Attn. Shannon Scott  
1001 E. Ninth St Bldg. D  
Reno, NV

February 5, 2026

Via: Handdelivery  
Re: Appeal # 26-0006 App. # 082-492-02

Ms. Scott:

Pursuant to our meeting Monday February 2, 2026, I am requesting a 15% reduction for the property's Topography. Additionally, I am requesting that you provide me a written explanation, by 5:00 p.m. Friday February 6, 2026, stating with specificity, how each of the following items were arrived at on the income approach to valuation given me on Monday: "0.60/mo", "Operating Expenses 10%" and "Capitalization Rate 8.00%".  
Thank you.