



Exhibit A
May 24, 2022

**ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2021/2022**

Proposed tax change for 2021/2022 : -1,342.70 Page 1 of 1

<u>RCR #</u>	<u>PARCEL/PPID</u>	<u>NAME</u>	<u>SITUS ADDRESS</u>	<u>COMMISSION DISTRICT</u>	<u>TAX DISTRICT</u>	<u>TAX \$ CHANGE</u>
2980F21	031-273-05	LAGUNAS, JESUS M R	1825 G ST	3	2001	-1342.70

Prepared by: Stacey Jackson
Appraiser
Reviewed by: Howard Stockton
Senior Appraiser

Submitted under NRS 361.768

Explanation: Overassessment due to factual error-existence. The residence on this parcel was valued at 100% complete for the 2021-2022 roll year in error. Based on conversation with the owner/builder and the inspection record from the City of Sparks, it was determined that the residence was actually 70% complete and the Certificate of Occupancy was not issued until 11-24-2021. Also, based on an interior inspection on November 30, 2021 the quality class needs to be corrected to 2.5. This roll change request would correct the 2021-2022 tax roll to reflect the corrected quality class and the estimated percent complete of the improvements as July 1, 2021.

	<u>CURRENT</u>		<u>PROPOSED</u>	
	<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
Land	46,500	16,275	46,500	16,275
Improvements	271,157	94,904	166,527	58,284
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	317,657	111,179	213,027	74,559

**ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2020/2021**

Proposed tax change for 2020/2021 : -285.30

<u>RCR #</u>	<u>PARCEL/PPID</u>	<u>NAME</u>	<u>SITUS ADDRESS</u>	<u>COMMISSION DISTRICT</u>	<u>TAX DISTRICT</u>	<u>TAX \$ CHANGE</u>
2980F20	031-273-05	LAGUNAS, JESUS M R	1825 G ST	3	2001	-285.30

Prepared by: Stacey Jackson
Appraiser
Reviewed by: Howard Stockton
Senior Appraiser

Submitted under NRS 361.765

Explanation: Overassessment due to clerical error. The quality class of the residence was incorrectly entered as 3.5. Per a physical inspection on November 30, 2021 the quality class needs to be reduced to 2.5. This roll change request will correct this error for the 2020/2021 tax roll.

	<u>CURRENT</u>		<u>PROPOSED</u>	
	<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
Land	45,200	15,820	45,200	15,820
Improvements	135,101	47,285	112,828	39,489
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	180,301	63,105	158,028	55,309

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, having examined the errors reported by the Assessor as set forth above in Exhibit A, and based upon the evidence presented, finds that the errors reported are FACTUAL and/or CLERICAL set within the meaning of 361.768 and 361.765. **THEREFORE, IT IS HEREBY ORDERED** that the County Assessor and County Treasurer is directed to correct the errors to reflect the appraised value of the property as shown on the Roll Change Request Form, and directs the Clerk to serve a copy of this order on the County Treasurer who shall make the necessary refunds of adjustment to the tax bill and correct the secured tax roll excepting, if any, the following Roll Change Request Numbers:

#: _____

Dated this _____ day of _____, 2022

County Clerk

Chair
Washoe County Commission