



OFFICE OF WASHOE COUNTY ASSESSOR
MICHAEL E. CLARK

Exhibit A
September 24, 2019

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2019/2020

Proposed tax change for 2019/2020 : -296.27

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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
2185F19	087-121-02	SMITH, SANDRA D	17920 MOCKINGBIRD DR	5	4000	-188.84	Land	61,100	21,385	61,100	21,385
Prepared by: Teresa Olson		Submitted under NRS 361.768(3)					Improvements	49,951	17,483	5,064	1,772
Personal Property Auditor		Explanation: Over-assessment due to factual error, existence. According to a news report and verified by physical inspection, the single-family dwelling on this parcel was completely destroyed by fire on August 7th 2019. The proposed value represents the prorated improvement value for the portion of the 2019/20 tax year the improvements existed.					Personal Property	0	0	0	0
- Appraiser							Exemption (minus)		(0)		(0)
Reviewed by: Stacy Ettinger							Total	111,051	38,868	66,164	23,157
Senior Appraiser											
2184F19	402-611-04	SHEN, HUI et al	3123 VINCINATO DR	4	2000	-107.43	Land	73,900	25,865	73,900	25,865
Prepared by: Stacey Jackson		Submitted under NRS 361.765					Improvements	316,947	110,931	294,634	103,121
Appraiser		Explanation: Overassessment due to clerical error. The single family residence located on this parcel was incorrectly entered as a one-story residence. This residence is actually a two-story residence. The proposed value represents this correction.					Personal Property	0	0	0	0
Reviewed by: Stacy Ettinger							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	390,847	136,796	368,534	128,986

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2018/2019

Proposed tax change for 2018/2019 : -3,649.36

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
1970F18	200-092-02	JOHNSON-OSGOOD LIVING TRUST	6790 CHESTERFIELD LN	1	1000	-1426.75	Land	56,500	19,775	56,500	19,775
Prepared by: Teresa Olson		Submitted under NRS 361.768(3)					Improvements	174,160	60,956	42,944	15,030
Personal Property Auditor - Appraiser		Explanation: Over-assessment due to factual error - existence. According to the Reno Gazette Journal and verified by physical inspection, the single family residence located on this parcel was severely damaged by fire on September 29, 2018. The damage rendered the residence uninhabitable for the remainder of the roll year. Using September 29, 2018, as the date of damage, the proposed value represents the prorated improvement value for the portion of the 2018-19 roll year the building existed.					Personal Property	0	0	0	0
Reviewed by: Gail Vice							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	230,660	80,731	99,444	34,805
2012F18	006-273-03	MCMEEN 2014 TRUST, BARBARA J	1725 STARDUST ST	1	1000	-512.75	Land	41,300	14,455	41,300	14,455
Prepared by: Teresa Olson		Submitted under NRS 361.768(3)					Improvements	82,416	28,846	40,418	14,146
Personal Property Auditor - Appraiser		Explanation: Over-assessment due to factual error - existence. According to the contractor, the owner's water bill, and verified by physical inspection, the single family residence located on this parcel was severely damaged by water on September 2nd, 2018. The damage rendered the residence uninhabitable until a final inspection was done on March 5th, 2019. Using the date of September 2nd, 2018, as the date of damage, the proposed value represents the prorated improvement value for the portion of the 2018 roll year the building was inhabitable.					Personal Property	0	0	0	0
Reviewed by: Stacy Ettinger							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	123,716	43,301	81,718	28,601



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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
2152F18	152-160-21	JONES FAMILY TRUST, JEFF & ELISA	3049 PALMER POINTE CT	2	4000	-461.08	Land	125,000	43,750	125,000	43,750
Prepared by: Alasdair Holwill		Submitted under NRS 361.768									
Appraiser		Explanation: Overassessment due to factual error-existence. The single family residence located on this parcel was costed as 4,649 square feet of gross living area in error. Based on a telephone call and									
Reviewed by: Michael Gonzales		review of plans, it was determined that the correct gross living area is 3,961 square feet. The proposed									
Appraiser		value represents this correction.									
2134F18	236-081-12	KERN, MARY E	34 RIVER FRONT DR	5	1011	-298.84	Land	105,600	36,960	105,600	36,960
Prepared by: Ginny Sutherland		Submitted under NRS 361.768									
Appraiser		Explanation: Overassessment due to factual error. A new detached garage was initially placed on the roll with a finished loft area above it. The homeowner notified our office that plans had been revised									
Reviewed by: Gail Vice		and the loft area was not constructed. After an onsite inspection, the loft was removed from the record.									
Senior Appraiser		The proposed value represents this correction.									
2184F18	402-611-04	SHEN, HUI et al	3123 VINCINATO DR	4	2000	-280.72	Land	57,100	19,985	57,100	19,985
Prepared by: Stacey Jackson		Submitted under NRS 361.765									
Appraiser		Explanation: Overassessment due to clerical error. The single family residence located on this parcel									
Reviewed by: Stacy Ettinger		was incorrectly entered as a one-story residence. This residence is actually a two-story residence. The									
Senior Appraiser		proposed value represents this correction.									
2163F18	080-272-10	HEINZE, SCOTT E et al	10805 DEODAR WAY	5	4000	-184.96	Land	38,700	13,545	38,700	13,545
Prepared by: Paul Oliphint		Submitted under NRS 361.768									
Appraiser		Explanation: Overassessment due to factual error - existence. According to the Truckee Meadows Fire									
Reviewed by: Stacy Ettinger		Department and verified by physical inspection, the single family residence located on this parcel was									
Senior Appraiser		severely damaged by fire on March 17, 2019. The damage rendered the residence uninhabitable for the									
		remainder of the roll year. Using March 17, 2019 as the date of damage, the proposed value represents									
		the prorated improvement value for the portion of the 2018/19 roll year the building existed.									



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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
1999F18	050-368-11	1970 LAKESHORE LLC	1970 LAKESHORE DR	2	4000	-177.19	Land	70,000	24,500	70,000	24,500
Prepared by: Alasdair Holwill		Submitted under NRS 361.768					Improvements	33,924	11,874	13,454	4,708
Appraiser		Explanation: Overassessment due to factual error - existence. A demolition permit issued for the structure. A field inspection on March 5th 2019, confirmed the building is gone. Using November 1st 2018, the actual date of demolition as stated by the contractor, the proposed value represents the prorated improvement value for the portion of the 2018 roll year the building existed.					Personal Property	0	0	0	0
Reviewed by: Michael Gonzales							Exemption (minus)		(0)		(0)
Appraiser							Total	103,924	36,373	83,454	29,208
2183F18	528-272-13	PIONEER MEADOWS VILLAGE 9 HOA	0 RUSSIAN THISTLE DR	4	2000	-130.77	Land	21,800	7,630	0	0
Prepared by: Howard Stockton		Submitted under NRS 361.768					Improvements	369	129	0	0
Appraiser		Explanation: Overassessment due to factual error. As depicted on Tract Map #4699 which was recorded as Document #3440764 by the Washoe County Recorder's Office on September 21, 2006, the subject parcel was designated as Common Area. The parcel has been incorrectly assessed as a vacant single-family residential site. The proposed value correctly values the parcel as common area.					Personal Property	0	0	0	0
Reviewed by: Stacy Ettinger							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	22,169	7,759	0	0
2119F18	530-572-10	BUCHANAN, CORY R & LISA K	380 WILD HAWK CT	4	4000	-107.06	Land	45,000	15,750	45,000	15,750
Prepared by: Katherine Hyde		Submitted under NRS 361.768					Improvements	216,169	75,659	206,728	72,354
Reviewed by: Gail Vice Senior Appraiser		Explanation: Overassessment due to factual error-existence. The 4,000 square foot driveway for the new detached garage located on this parcel was never constructed, as the homeowners decided to leave the area as dirt after the physical inspection on 9/27/2017. Based on re-examination of building plans and discussion with the owner on 5/23/2019, it was determined that the correct total area of the new concrete as of July 1, 2018 is 200 square feet. The proposed value represents this correction.					Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	261,169	91,409	251,728	88,104
2180F18	125-241-02	LYONS SEPARATE PROP TRUST, LINDA	853 JENNIFER ST	1	5200	-69.24	Land	180,000	63,000	180,000	63,000
Prepared by: Alasdair Holwill		Submitted under NRS 361.768(3)					Improvements	124,654	43,629	118,923	41,623
Appraiser		Explanation: Overassessment due to factual error - existence. During July 2019 this office was notified by the owner that the single family residence located on this parcel was rendered inaccessible due to severe snow damage and subsequent destruction to the parking deck, stairs and wood deck which occurred during the 2017/2018 winter. After additional research with the owner and photography it was concluded that the destroyed elements remained as such until rebuilt for the 2019 Reopen where they have been picked up as new construction. The proposed value represents the improvement value for the 2018 roll year.					Personal Property	0	0	0	0
Reviewed by: Michael Gonzales							Exemption (minus)		(0)		(0)
Appraiser							Total	304,654	106,629	298,923	104,623



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<u>RCR #</u>	<u>PARCEL/PPID NAME</u>	<u>SITUS ADDRESS</u>	<u>COMMISSION DISTRICT</u>	<u>TAX DISTRICT</u>	<u>TAX \$ CHANGE</u>	<u>CURRENT</u>		<u>PROPOSED</u>	
						<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
2183F17	528-272-13	PIONEER MEADOWS VILLAGE 9 HOA	4	2000	-125.50	Land	20,150	7,053	0
Prepared by: Howard Stockton Appraiser Reviewed by: Stacy Ettinger Senior Appraiser Submitted under NRS 361.768 Explanation: Overassessment due to factual error. As depicted on Tract Map #4699 which was recorded as Document #3440764 by the Washoe County Recorder's Office on September 21, 2006, the subject parcel was designated as Common Area. The parcel has been incorrectly assessed as a vacant single-family residential site. The proposed value correctly values the parcel as common area.						Improvements	401	140	0
						Personal Property	0	0	0
						Exemption (minus)		(0)	(0)
						Total	20,551	7,193	0
									0
2184F17	402-611-04	SHEN, HUI et al	4	2000	-83.86	Land	42,240	14,784	42,240
Prepared by: Stacey Jackson Appraiser Reviewed by: Stacy Ettinger Senior Appraiser Submitted under NRS 361.765 Explanation: Overassessment due to clerical error. The single family residence located on this parcel was incorrectly entered as a one-story residence. This residence is actually a two-story residence. The proposed value represents this correction.						Improvements	104,071	36,425	97,525
						Personal Property	0	0	0
						Exemption (minus)		(0)	(0)
						Total	146,311	51,209	139,765
									48,917

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 _____, 2019

County Clerk

Chair
Washoe County Commission