



OFFICE OF WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN

Exhibit B
October 21, 2025

ROLL CHANGE REQUESTS UNSECURED ROLL
TAX YEAR 2025/2026

Proposed tax change for 2025/2026 : -8,916.57 Page 1 of 8

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION	TAX	ESTIMATED	CURRENT		PROPOSED		
				DISTRICT	DISTRICT	TAX \$ CHANGE	Taxable	Assessed	Taxable	Assessed	
4218J25	2625009	JM RANCHES LLC	1790 4TH ST RENO	1	1000	-6,715.72	Personal Property	608,483	212,969	0	0
Prepared by: Tony Lopez			Submitted under NRS 361.765			Exempt/Abate	0	0	0	0	
Personal Property Coordinator			Explanation: Overassessment due to clerical error. Real property sold in 2024 and is no longer exempt. As a result of this change in ownership, a possessory interest account is no longer needed. Values for 2025 reduced to zero.			Total	608,483	212,969	0	0	
Reviewed by: Tony Lopez											
Personal Property Coordinator											
4204J25	3219684	SNOW, RICHARD G	17820 COLD SPRINGS DR WASHOE COUNTY	5	4000	-1,351.82	Personal Property	119,200	41,720	0	0
Prepared by: Michele Jachimowicz			Submitted under NRS 361.765			Exempt/Abate	0	0	0	0	
Principal Account Clerk			Explanation: MOBILE HOME WAS CONVERTED TO REAL PROPERTY AND WILL BE ON THE REAL PROPERTY ROLL FOR FISCAL YEAR 2025/2026.			Total	119,200	41,720	0	0	
Reviewed by: Tony Lopez											
Personal Property Coordinator											
4197J25	3218108	GOLDEN, KENNETH LEROY	475 ORRCREST DR RENO	5	1000	-365.31	Personal Property	30,230	10,580	0	0
Prepared by: Austin Scott			Submitted under NRS 361.765			Exempt/Abate	0	0	0	0	
Auditor Appraiser			Explanation: Site visit confirmed manufactured home was not at situs as of July 1st, 2025.			Total	30,230	10,580	0	0	
Reviewed by: Tony Lopez											
Personal Property Coordinator											
4196J25	3108023	SISTRUNK, MARY	5765 PEGASUS DR SUN VALLEY	5	4020	-131.21	Personal Property	10,799	3,781	0	0
Prepared by: Austin Scott			Submitted under NRS 361.768(3)			Exempt/Abate	0	0	0	0	
Auditor Appraiser			Explanation: Mobile Home was burnt down. Fire department gave notice to Assessors Office on 7/10/2025 of its destruction. Reduced value to Zero for 2025.			Total	10,799	3,781	0	0	
Reviewed by: Tony Lopez											
Personal Property Coordinator											



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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION	TAX	ESTIMATED	CURRENT		PROPOSED		
				DISTRICT	DISTRICT	TAX \$ CHANGE	Taxable	Assessed	Taxable	Assessed	
4203J25	3200467	EDWARDS FAMILY TRUST THE	115 GEMINI CIR WASHOE COUNTY	2	4000	-130.39	Personal Property	22,257	7,790	0	0
Prepared by: Michele Jachimowicz			Submitted under NRS 361.765				Exempt/Abate	0	0	0	0
Principal Account Clerk			Explanation: MOBILE HOME WAS CONVERTED TO REAL PROPERTY AT THE END OF THE 2024/2025 FISCAL YEAR AND WILL BE ON THE REAL PROPERTY ROLL FOR FISCAL YEAR 2025/2026.				Total	22,257	7,790	0	0
Reviewed by: Tony Lopez											
Personal Property Coordinator											
4208J25	3210790	MURPHY, GEORGIA V	17620 ASPEN CIR WASHOE COUNTY	5	4000	-76.81	Personal Property	13,287	4,650	0	0
Prepared by: Austin Scott			Submitted under NRS 361.768(3)				Exempt/Abate	0	0	0	0
Auditor Appraiser			Explanation: Home had burned down before the lien date. A site visit was conducted confirming no mobile home was on the property. In addition, Nevada Housing Division has updated the mobile home title status to substandard. Reduced 2025 value to zero.				Total	13,287	4,650	0	0
Reviewed by: Tony Lopez											
Personal Property Coordinator											
4213J25	3111061	SKYLINE MOBILE HOME PARK	7900 VIRGINIA ST SP 53 SKYLINE MHP	5	1000	-65.05	Personal Property	5,077	1,777	0	0
Prepared by: Michele Jachimowicz			Submitted under NRS 361.765				Exempt/Abate	0	0	0	0
Principal Account Clerk			Explanation: MOBILE HOME WAS DISMANTLED ON 11-21-24 AND TAKEN TO THE DUMP ON 04/29/2025 PER THE DUMP RECEIPT. FURTHER PROOF THE MOBILE HOME WAS DISMANTLED WERE THE PICTURES TAKEN DURING THE DEMOLITION PROCESS.				Total	5,077	1,777	0	0
Reviewed by: Tony Lopez											
Personal Property Coordinator											
4222J25	3106859	ARCH LLC	551 IDEAL CT WASHOE COUNTY	5	4000	-34.27	Personal Property	3,316	1,161	0	0
Prepared by: Michele Jachimowicz			Submitted under NRS 361.768(3)				Exempt/Abate	0	0	0	0
Principal Account Clerk			Explanation: MOBILE HOME WAS DISMANTLED IN DECEMBER 2024 AND TAKEN TO THE DUMP SITE. A SITE VISIT WAS DONE TO VERIFY THIS BY OUR APPAISERS. ACCOUNT SHOULD HAVE BEEN CLOSED BEFORE THE NEW FISCAL YEAR OF 2025/2026.				Total	3,316	1,161	0	0
Reviewed by: Tony Lopez											
Personal Property Coordinator											



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<u>RCR #</u>	<u>PARCEL/PPID</u>	<u>NAME</u>	<u>SITUS ADDRESS</u>	<u>COMMISSION DISTRICT</u>	<u>TAX DISTRICT</u>	<u>ESTIMATED TAX \$ CHANGE</u>	<u>CURRENT</u>		<u>PROPOSED</u>		
							<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>	
4210J25	3109915	GUERRERO, OSCAR	106 VICTORIAN AVE SP 19 TRIPLE C TRAILER PARK	3	2000	-31.14	Personal Property	2,428	850	0	0
Submitted under NRS 361.765							Exempt/Abate	0	0	0	0
Explanation: MOBILE HOME WAS DEMOLISHED PRIOR TO THE LIEN DATE OF JULY 1 2025 AND SHOULD NOT HAVE HAD AN ASSESSED VALUE AND TAX BILL FOR FISCAL YEAR 2025/26.							Total	2,428	850	0	0

Prepared by: Michele Jachimowicz
Principal Account Clerk
Reviewed by: Tony Lopez
Personal Property Coordinator

Prepared by: Michele Jachimowicz
Principal Account Clerk
Reviewed by: Tony Lopez
Personal Property Coordinator

4212J25	3120964	RIO VISTA HOMES LLC	4175 4TH ST SP 15 ARROWHEAD MHP	1	1000	-14.85	Personal Property	1,160	406	0	0
Submitted under NRS 361.765							Exempt/Abate	0	0	0	0
Explanation: MOBILE HOME WAS DESTROYED PRIOR TO THE LIEN DATE. THIS WAS VERIFIED BY OUR APPRAISER WHO DID A SITE VISIT.							Total	1,160	406	0	0

Prepared by: Michele Jachimowicz
Principal Account Clerk
Reviewed by: Tony Lopez
Personal Property Coordinator

ROLL CHANGE REQUESTS UNSECURED ROLL
TAX YEAR 2024/2025

Proposed tax change for 2024/2025 : -17,164.57

<u>RCR #</u>	<u>PARCEL/PPID</u>	<u>NAME</u>	<u>SITUS ADDRESS</u>	<u>COMMISSION DISTRICT</u>	<u>TAX DISTRICT</u>	<u>ESTIMATED TAX \$ CHANGE</u>	<u>CURRENT</u>		<u>PROPOSED</u>		
							<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>	
4220J24	2625009	JM RANCHES LLC	1790 4TH ST RENO	1	1000	-6,218.26	Personal Property	575,241	201,335	0	0
Submitted under NRS 361.765 Explanation: Overassessment due to clerical error. Real property sold in 2024 and is no longer exempt. As a result of this change, a possessory interest account is no longer needed. Values for 2024 reduced to zero.							Exempt/Abate	0	0	0	0
							Total	575,241	201,335	0	0
							Prepared by: Tony Lopez Personal Property Coordinator Reviewed by: Tony Lopez Personal Property Coordinator				

Prepared by: Tony Lopez
Personal Property Coordinator
Reviewed by: Tony Lopez
Personal Property Coordinator

4190M24	2129760	PODS ENTERPRISES LLC	885 TRADEMARK DR C RENO	2	1000	-5,113.81	Personal Property	399,207	139,722	0	0
Submitted under NRS 361.765							Exempt/Abate	0	0	0	0
Explanation: TAXPAYER WAS OUT OF BUSINESS PRIOR TO THE LIEN DATE OF JULY 1 2024 AND ASSETS WERE MOVED TO THEIR OTHER ACCOUNT.							Total	399,207	139,722	0	0

Prepared by: Michele Jachimowicz
Principal Account Clerk
Reviewed by: Tony Lopez
Personal Property Coordinator



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Proposed tax change for 2024/2025 : -17,164.57

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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>ESTIMATED TAX \$ CHANGE</u>	<u>CURRENT</u>		<u>PROPOSED</u>	
						<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
4184A24	2009542 TRUCKEE MEADOWS PET AFTERCARE	3550 BARRON WAY # 7A RENO	2	1000	-1,278.43	Personal Property	195,397	68,389	95,599
Submitted under NRS 361.765						Exempt/Abate	0	0	0
Explanation: TAXPAYER ADDED IN 2 ASSETS THAT WERE DOUBLE ASSESSED. THIS ADJUSTMENT WILL REMOVE THOSE THAT WERE DUPLICATED FOR THE FISCAL YEAR 2024/2025.						Total	195,397	68,389	95,599
Prepared by: Michele Jachimowicz Principal Account Clerk Reviewed by: Tony Lopez Personal Property Coordinator									
4182A24	2009714 INDIAN EXPRESS	300 KIETZKE LN #8 RENO	3	1000	-832.68	Personal Property	65,000	22,750	0
Submitted under NRS 361.765						Exempt/Abate	0	0	0
Explanation: TAXPAYERS BUSINESS WAS OPENED IN JANUARY 2025 AND SHOULD NOT HAVE BEEN ASSESSED FOR THE FISCAL YEAR 2024/2025 WITH THE LIEN DATE OF JULY 1 2024.						Total	65,000	22,750	0
Prepared by: Michele Jachimowicz Principal Account Clerk Reviewed by: Tony Lopez Personal Property Coordinator									
4189N24	2009072 INTERIOR LOGIC GROUP	5350 CAPITAL CT #101-105 RENO	2	1000	-768.60	Personal Property	60,000	21,000	0
Submitted under NRS 361.765						Exempt/Abate	0	0	0
Explanation: THIS ACCOUNT IS A DUPLICATE ACCOUNT FOR THE TAXPAYER OF ACCOUNT NUMBER 2008451 FOR FISCAL YEAR 2008451.						Total	60,000	21,000	0
Prepared by: Michele Jachimowicz Principal Account Clerk Reviewed by: Tony Lopez Personal Property Coordinator									
4187A24	2110350 WESTERN OUTDOOR ADVERTISING CO	VARIOUS RENO	5	1000	-740.03	Personal Property	57,771	20,220	0
Submitted under NRS 361.765						Exempt/Abate	0	0	0
Explanation: Business sold on 02/28/2024 before lien date. Assets to sold to Lamar Advertising. Purchaser has established accounts and will report assets moving forward.						Total	57,771	20,220	0
Prepared by: Victor Garcia-Luna Personal Property Auditor Appraiser Reviewed by: Tony Lopez Personal Property Coordinator									



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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4188A24	2009590	NEXTHOME YOURPICKETT FENCE GROUP	728 VIRGINIA ST B RENO	1	1002	-544.83	Personal Property	42,530	14,886	0	0
							Exempt/Abate	0	0	0	0
							Total	42,530	14,886	0	0
Prepared by: Austin Scott Auditor Appraiser Reviewed by: Tony Lopez Personal Property Coordinator							Submitted under NRS 361.765 Explanation: Overassessment due to clerical error. The 2024 assessment adjusted to reduce value to zero as business was not in operation on lien date.				
4202N24	2007678	JEFFREY LOFTIN LLC	333 HOLCOMB AVE # 100 RENO	1	1000	-544.45	Personal Property	42,500	14,875	0	0
							Exempt/Abate	0	0	0	0
							Total	42,500	14,875	0	0
Prepared by: Victor Garcia-Luna Personal Property Auditor Appraiser Reviewed by: Tony Lopez Personal Property Coordinator							Submitted under NRS 361.765 Explanation: Overassessment of business, owner works for Dickson Commercial Group Inc. Took out business license to receive checks under LLC name. Called Dickson Commercial Group (2127394) to confirm that business provides desk and chair at office location.				
4183A24	2018083	WHITE OAK LEGACY BROKERAGE	9130 DOUBLE DIAMOND PKWY RENO	2	1000	-492.33	Personal Property	42,530	14,886	4,100	1,435
							Exempt/Abate	0	0	0	0
							Total	42,530	14,886	4,100	1,435
Prepared by: Victor Garcia-Luna Personal Property Auditor Appraiser Reviewed by: Tony Lopez Personal Property Coordinator							Submitted under NRS 361.765 Explanation: Overassessment of business as business does not own furniture, chairs and desks in leased office space. They only have laptops. Furnishings are owned by owner of building.				
4221A24	2008955	SAINT CLARE'S TAHOE: A MOUNTAIN MONTESSORI SCHOOL	341 VILLAGE BLVD INCLINE VILLAGE	1	5200	-143.94	Personal Property	11,800	4,130	0	0
							Exempt/Abate	0	0	0	0
							Total	11,800	4,130	0	0
Prepared by: Michele Jachimowicz Principal Account Clerk Reviewed by: Tony Lopez Personal Property Coordinator							Submitted under NRS 361.765 Explanation: THIS WAS A MONTESSORI SCHOOL THAT WAS CLOSED PRIOR TO THE LIEN DATE OF JULY, 2024. THEIR BUSINESS LICENSE WAS CLOSED, WEBSITE DOES NOT SHOW THEM AT THIS LOCATION ANY LONGER. THE WASHOE COUNTY SCHOOL DISTRICT DOES NOT SHOW THEM AS BEING AN OPEN SCHOOL AT THIS TIME, NEITHER DOES THE STATE OF NEVADA EDUCATION DEPARTMENT.				



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<u>RCR #</u>	<u>PARCEL/PPID</u>	<u>NAME</u>	<u>SITUS ADDRESS</u>	<u>COMMISSION</u>	<u>TAX</u>	<u>ESTIMATED</u>	<u>CURRENT</u>		<u>PROPOSED</u>		
				<u>DISTRICT</u>	<u>DISTRICT</u>	<u>TAX \$ CHANGE</u>	<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>	
4174A24	2130798	CABRERA'S HANDYMAN	3816 PATRICIA LN RENO	3	1000	-126.83	Personal Property	9,900	3,465	0	0
Prepared by: Michele Jachimowicz			Submitted under NRS 361.765			Exempt/Abate	0	0	0	0	
Principal Account Clerk			Explanation: THIS WAS DETERMINED TO BE A DUPLICATE ACCOUNT OF 2004340 FOR FISCAL YEAR 2024/25.			Total	9,900	3,465	0	0	
Reviewed by: Tony Lopez											
Personal Property Coordinator											
4178A24	2008539	RON'S HANDYMAN SERVICES LLC	6805 SUNKIST DR SPARKS	4	4000	-87.10	Personal Property	7,680	2,688	0	0
Prepared by: Michele Jachimowicz			Submitted under NRS 361.765			Exempt/Abate	0	0	0	0	
Principal Account Clerk			Explanation: DUPLICATE ACCOUNT OF 2130512 FOR FISCAL YEAR 2024/25. REDUCED VALUES TO ZERO FOR 2024. ACCT CLOSED.			Total	7,680	2,688	0	0	
Reviewed by: Tony Lopez											
Personal Property Coordinator											
4195A24	2008439	POOR DEVIL SALOON	820 VIRGINIA ST RENO	1	1002	-86.22	Personal Property	6,732	2,356	0	0
Prepared by: Michele Jachimowicz			Submitted under NRS 361.765			Exempt/Abate	0	0	0	0	
Principal Account Clerk			Explanation: THIS IS A DUPLICATE ACCOUNT OF ACCOUNT 2008843, CLOSING THIS ACCOUNT.			Total	6,732	2,356	0	0	
Reviewed by: Tony Lopez											
Personal Property Coordinator											
4201A24	2212687	ZAURE CONSTRUCTION	1522 SATELLITE DR SPARKS	1	1000	-70.46	Personal Property	5,500	1,925	0	0
Prepared by: Michele Jachimowicz			Submitted under NRS 361.765			Exempt/Abate	0	0	0	0	
Principal Account Clerk			Explanation: BUSINESS WAS CLOSED PRIOR TO THE LIEN DATE OF JULY 1, 2024 AND SHOULD NOT HAVE BEEN ASSESSED.			Total	5,500	1,925	0	0	
Reviewed by: Tony Lopez											
Personal Property Coordinator											



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<u>RCR #</u>	<u>PARCEL/PPID</u>	<u>NAME</u>	<u>SITUS ADDRESS</u>	<u>COMMISSION DISTRICT</u>	<u>TAX DISTRICT</u>	<u>ESTIMATED TAX \$ CHANGE</u>	<u>CURRENT</u>		<u>PROPOSED</u>		
							<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>	
4138M24	2008598	CHRISTIAN MOSLE AGENCY LLC	5595 KIETZKE LN #114 RENO	2	1000	-64.09	Personal Property	5,000	1,750	0	0
Prepared by: Michele Jachimowicz Principal Account Clerk Reviewed by: Tony Lopez Personal Property Coordinator							Exempt/Abate	0	0	0	0
							Total	5,000	1,750	0	0
Submitted under NRS 361.765 Explanation: TAXPAYER WAS OUT OF BUSINESS PRIOR TO THE LIEN DATE OF JULY 1 2024. ALL ASSETS WERE SOLD TO THE NEW COMPANY THAT WILL BE BILLED.											

4206N24	2005065	INNOVATIVE BENEFITS OF NEVADA	1280 TERMINAL WAY #40 RENO	2	1000	-52.51	Personal Property	4,100	1,435	0	0
Prepared by: Michele Jachimowicz Principal Account Clerk Reviewed by: Tony Lopez Personal Property Coordinator							Exempt/Abate	0	0	0	0
Submitted under NRS 361.765 Explanation: BUSINESS WAS CLOSED IN NOVEMBER 2022 WHICH WAS PRIOR TO THE LIEN DATE OF JULY 1 2024.							Total	4,100	1,435	0	0

ROLL CHANGE REQUESTS UNSECURED ROLL
TAX YEAR 2023/2024

Proposed tax change for 2023/2024 : -252.66

<u>RCR #</u>	<u>PARCEL/PPID</u>	<u>NAME</u>	<u>SITUS ADDRESS</u>	<u>COMMISSION DISTRICT</u>	<u>TAX DISTRICT</u>	<u>ESTIMATED TAX \$ CHANGE</u>	<u>CURRENT</u>		<u>PROPOSED</u>		
							<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>	
4173F23	2130798	CABRERA'S HANDYMAN	3816 PATRICIA LN RENO	3	1000	-126.83	Personal Property	9,900	3,465	0	0
Prepared by: Michele Jachimowicz Principal Account Clerk Reviewed by: Tony Lopez Personal Property Coordinator							Exempt/Abate	0	0	0	0
							Total	9,900	3,465	0	0
Submitted under NRS 361.765 Explanation: THIS WAS DETERMINED TO BE A DUPLICATE ACCOUNT OF 2004340 FOR FISCAL YEAR 2023/2024.											

4193M23	2212814	CASCADING CURLS & CUTS	275 NEIGHBORHOOD WAY RENO	4	4000	-62.38	Personal Property	5,500	1,925	0	0
Prepared by: Michele Jachimowicz Principal Account Clerk Reviewed by: Tony Lopez Personal Property Coordinator							Exempt/Abate	0	0	0	0
Submitted under NRS 361.765 Explanation: TAXPAYER ACCOUNT SHOULD NOT HAVE BEEN ASSESSED, ALL ASSETS ARE ON ACCOUNT 2161825 THAT WAS BILLED FOR FISCAL YEAR 2023.							Total	5,500	1,925	0	0



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RCR #	PARCEL/PPID NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED	
						Taxable	Assessed	Taxable	Assessed
4205J23	2005065 INNOVATIVE BENEFITS OF NEVADA	1280 TERMINAL WAY #40 RENO	2	1000	-38.47	Personal Property	3,000	1,050	0
						Exempt/Abate	0	0	0
						Total	3,000	1,050	0
4177M23	2008539 RON'S HANDYMAN SERVICES LLC	6805 SUNKIST DR SPARKS	4	4000	-24.98	Personal Property	2,200	770	0
						Exempt/Abate	0	0	0
						Total	2,200	770	0

Prepared by: Michele Jachimowicz
Principal Account Clerk
Reviewed by: Tony Lopez
Personal Property Coordinator

Submitted under NRS 361.765
Explanation: BUSINESS WAS CLOSED IN NOVEMBER 2022 WHICH WAS PRIOR TO THE LIEN DATE OF JULY 1 2023.

Submitted under NRS 361.765
Explanation: DUPLICATE ACCOUNT TO 2130512 FOR FISCAL YEAR 2023/24.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, having examined the errors reported by the Assessor as set forth above in Exhibit B, and based upon the evidence presented, finds that the errors reported are TYPOGRAPHICAL or CLERICAL set within the meaning of NRS 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 _____, 2025

County Clerk

Chair
Washoe County Commission