



OFFICE OF WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN

Exhibit B
December 9, 2025

ROLL CHANGE REQUESTS UNSECURED ROLL
TAX YEAR 2025/2026

Proposed tax change for 2025/2026 : -528,742.45

Page 1 of 4

| RCR # | PARCEL/PPID | NAME | SITUS ADDRESS | COMMISSION DISTRICT | TAX DISTRICT | ESTIMATED TAX \$ CHANGE | CURRENT | | PROPOSED | | |
|--|-------------|---------------------|--|---------------------|--------------|-------------------------|-------------------|------------|------------|------------|-----------|
| | | | | | | | Taxable | Assessed | Taxable | Assessed | |
| 4247J25 | 2625136 | SAFNX MOB RENO LLC | 10201 DOUBLE R BLVD RENO | 2 | 1000 | -528,714.36 | Personal Property | 60,348,160 | 21,121,856 | 19,074,598 | 6,676,109 |
| Prepared by: Tony Lopez Personal Property Coordinator Reviewed by: Tony Lopez Personal Property Coordinator | | | Submitted under NRS 361.768(3) | | | | Exempt/Abate | 0 | 0 | 0 | 0 |
| | | | Explanation: Overassessment due to factual error. In March of 2025 taxpayer agent for SAFNX MOB reached out inquiring about being assessed for occupying a tax-exempt property owned by Renown Medical. SAFNX provided recorded lease document demonstrating ground lease for this property. A possessory interest account was created and SAFNX MOB was assessed and billed for a portion of parcel, 160- 040-31. In July of 2025, after the property was billed, Renown agent contacted the Assessor's Office to request the possessory interest account be renamed from SAFNX MOB to Renown South Meadows Medical Center as they had purchased the property back from SAFNX and the ground lease had been terminated prior to July 1. It was then clarified that the building and a portion of the parking lot corresponding to the building would not entirely qualify for the existing exemption due to it not fully being utilized as a hospital. The approach to re-assess the property was confirmed by DA, Beth Hickman. The value has now been adjusted from total taxable \$60,348,160 to \$19,074,598. | | | | Total | 60,348,160 | 21,121,856 | 19,074,598 | 6,676,109 |
| | | | | | | | | | | | |
| 4235J25 | 3102548 | STACEY HOLDING CORP | 5560 SHEPHERD CIR SUN VALLEY | 3 | 4020 | -28.09 | Personal Property | 2,314 | 809 | 0 | 0 |
| Prepared by: Austin Scott Auditor Appraiser Reviewed by: Tony Lopez Personal Property Coordinator | | | Submitted under NRS 361.768(3) | | | | Exempt/Abate | 0 | 0 | 0 | 0 |
| | | | Explanation: Manufactured Home located at 5560 Shepherd Cir, had been destroyed due to a fire before July 1st, 2025. A site visit was conducted and confirms that the Manufactured Home is no longer present. | | | | Total | 2,314 | 809 | 0 | 0 |
| | | | | | | | | | | | |
| 4216J25 | 2625071 | SBA STRUCTURES INC | 23120 INTERSTATE 80 E WASHOE COUNTY | 4 | 4000 | 0.00 | Personal Property | 153,135 | 53,597 | 78,834 | 27,591 |
| Prepared by: Austin Scott Auditor Appraiser Reviewed by: Tony Lopez Personal Property Coordinator | | | Submitted under NRS 361.765 | | | | Exempt/Abate | 0 | 0 | 0 | 0 |
| | | | Explanation: Overassessment due to clerical error. Reduced value for 2025 as possessory interest account had incorrect improvement value. | | | | Total | 153,135 | 53,597 | 78,834 | 27,591 |
| | | | | | | | | | | | |

ROLL CHANGE REQUESTS UNSECURED ROLL
TAX YEAR 2024/2025

Proposed tax change for 2024/2025 : -4,124.70

| <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> | |
| 4234N24 | 5200219 | RIVAS GROUP LLC | RENO TAHOE | 2 | 1000 | -1,498.81 | Personal Property | 117,000 | 40,950 | 0 | 0 |
| | | | AIRPORT | | | | | | | | |
| | | | | | | | | | | | |
| Prepared by: Austin Scott | | | Submitted under NRS 361.765 | | | | Exempt/Abate | 0 | 0 | 0 | 0 |
| Auditor Appraiser | | | Explanation: Overassessment due to lack of flight information. | | | | Total | 117,000 | 40,950 | 0 | 0 |
| Reviewed by: Tony Lopez | | | Received flight logs confirming the aircraft belonging to this | | | | | | | | |
| Personal Property Coordinator | | | account is located in Clark County and had never visited Washoe | | | | | | | | |
| | | | County. | | | | | | | | |



OFFICE OF WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN

Exhibit B
December 9, 2025

ROLL CHANGE REQUESTS UNSECURED ROLL
TAX YEAR 2024/2025

Proposed tax change for 2024/2025 : -4,124.70

Page 2 of 4

| RCR # | PARCEL/PPID | NAME | SITUS ADDRESS | COMMISSION | TAX | ESTIMATED | CURRENT | | PROPOSED | | |
|----------------------------------|-------------|--|---|------------|----------|---------------|-------------------|----------|----------|----------|---|
| | | | | DISTRICT | DISTRICT | TAX \$ CHANGE | Taxable | Assessed | Taxable | Assessed | |
| 4200A24 | 2332011 | RENO AUTO WRECKING INC | 2429 4TH ST RENO | 1 | 1000 | -740.69 | Personal Property | 57,822 | 20,238 | 0 | 0 |
| Prepared by: Michele Jachimowicz | | | Submitted under NRS 361.765 | | | | Exempt/Abate | 0 | 0 | 0 | 0 |
| Principal Account Clerk | | | Explanation: BUSINESS WAS SOLD JUNE 1, 2024 AND THE NEW OWNER WAS BILLED FOR FISCAL YEAR 2024 ON THEIR NEW ACCOUNT. | | | | Total | 57,822 | 20,238 | 0 | 0 |
| Reviewed by: Tony Lopez | | | | | | | | | | | |
| Personal Property Coordinator | | | | | | | | | | | |
| 4199M24 | 2299998 | ALLSTATES WAREHOUSING AND DISTRIBUTION | 750 SPICE ISLANDS DR SPARKS | 4 | 2000 | -616.04 | Personal Property | 48,090 | 16,832 | 0 | 0 |
| Prepared by: Michele Jachimowicz | | | Submitted under NRS 361.765 | | | | Exempt/Abate | 0 | 0 | 0 | 0 |
| Principal Account Clerk | | | Explanation: BUSINESS CONSOLIDATED 4 LOCATIONS INTO 2, CLOSING THIS LOCATION IN DECEMBER 2023. | | | | Total | 48,090 | 16,832 | 0 | 0 |
| Reviewed by: Tony Lopez | | | | | | | | | | | |
| Personal Property Coordinator | | | | | | | | | | | |
| 4230N24 | 2005245 | TRUCKEE MEADOWS BEHAVIORAL SERVICES | 855 MILL ST RENO | 3 | 1000 | -462.62 | Personal Property | 36,114 | 12,640 | 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. THIS WAS VERIFIED BY SITE VISITS DONE BY THE TREASURERS OFFICE AND THE TREASURE'S OFFICE CONVERSATION WITH THE STATE OF NEVADA. | | | | Total | 36,114 | 12,640 | 0 | 0 |
| Reviewed by: Tony Lopez | | | | | | | | | | | |
| Personal Property Coordinator | | | | | | | | | | | |
| 4198A24 | 2265015 | MOTION INDUSTRIES NV01 | 882 FREEPORT BLVD SPARKS | 3 | 2000 | -284.23 | Personal Property | 22,185 | 7,766 | 0 | 0 |
| Prepared by: Michele Jachimowicz | | | Submitted under NRS 361.765 | | | | Exempt/Abate | 0 | 0 | 0 | 0 |
| Principal Account Clerk | | | Explanation: TAXPAYER HAD TWO ACCOUNTS THAT MERGED INTO ONE. THE ACCOUNT WHERE ALL THE ASSETS ARE BEING REPORTED IS 2261096. | | | | Total | 22,185 | 7,766 | 0 | 0 |
| Reviewed by: Tony Lopez | | | | | | | | | | | |
| Personal Property Coordinator | | | | | | | | | | | |



OFFICE OF WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN

Exhibit B
December 9, 2025

ROLL CHANGE REQUESTS UNSECURED ROLL
TAX YEAR 2024/2025

Proposed tax change for 2024/2025 : -4,124.70

Page 3 of 4

| RCR # | PARCEL/PPID | NAME | SITUS ADDRESS | COMMISSION DISTRICT | TAX DISTRICT | ESTIMATED TAX \$ CHANGE | CURRENT | | PROPOSED | | |
|---|-------------|------------------------|---|---------------------|--------------|-------------------------|-------------------|----------|----------|----------|-----|
| | | | | | | | Taxable | Assessed | Taxable | Assessed | |
| 4224N24 | 2161680 | MESSAGE ENVY | 155 DISC DR #109 SPARKS | 4 | 2000 | -227.13 | Personal Property | 17,732 | 6,206 | 0 | 0 |
| Prepared by: Michele Jachimowicz Principal Account Clerk Reviewed by: Tony Lopez Personal Property Coordinator | | | Submitted under NRS 361.765 | | | | Exempt/Abate | 0 | 0 | 0 | 0 |
| | | | Explanation: BUSINESS WAS CLOSED PRIOR TO THE LIEN DATE OF JULY 1 2024 AND THE NEW BUSINESS WILL BE BILLED FOR FISCAL YEAR 2024/2025. NEW BUSINESS ACCOUNT FOR NEW OWNER IS 2133437 | | | | Total | 17,732 | 6,206 | 0 | 0 |
| | | | | | | | | | | | |
| 4232A24 | 2009369 | ABVISION INC | 1575 DELUCCHI LN #205 RENO | 2 | 1000 | -116.06 | Personal Property | 10,560 | 3,696 | 1,500 | 525 |
| Prepared by: Austin Scott Auditor Appraiser Reviewed by: Tony Lopez Personal Property Coordinator | | | Submitted under NRS 361.765 | | | | Exempt/Abate | 0 | 0 | 0 | 0 |
| | | | Explanation: After a visiting the business, it was clear that the assets had been overvalued. The new value is reflective of what was seen at the business. Taxable value lowered for 2024. | | | | Total | 10,560 | 3,696 | 1,500 | 525 |
| | | | | | | | | | | | |
| 4192N24 | 2212814 | CASCADING CURLS & CUTS | 275 NEIGHBORHOOD WAY RENO | 4 | 4000 | -90.73 | Personal Property | 8,000 | 2,800 | 0 | 0 |
| Prepared by: Michele Jachimowicz Principal Account Clerk Reviewed by: Tony Lopez Personal Property Coordinator | | | Submitted under NRS 361.765 | | | | Exempt/Abate | 0 | 0 | 0 | 0 |
| | | | Explanation: TAXPAYER ACCOUNT SHOULD NOT HAVE BEEN ASSESSED; ALL ASSETS ARE ON ACCOUNT 2161825 AND WERE ASSESSED ACCORDINGLY. THIS ACCOUNT SHOULD NOT HAVE BEEN ASSESSED FOR 2024. | | | | Total | 8,000 | 2,800 | 0 | 0 |
| | | | | | | | | | | | |
| 4231A24 | 2005937 | KATANAS | 2635 DICKERSON RD RENO | 1 | 1000 | -88.39 | Personal Property | 6,900 | 2,415 | 0 | 0 |
| Prepared by: Michele Jachimowicz Principal Account Clerk Reviewed by: Tony Lopez Personal Property Coordinator | | | Submitted under NRS 361.765 | | | | Exempt/Abate | 0 | 0 | 0 | 0 |
| | | | Explanation: BUSINESS WAS CLOSED IN AUGUST 2023. RENO BUSINESS LICENSE WAS CLOSED AND THE SECRETARY OF STATE OF NEVADA LICENSE WAS REVOKED IN 2023. NO BUSINESS PRESENCE ONLINE. | | | | Total | 6,900 | 2,415 | 0 | 0 |
| | | | | | | | | | | | |



OFFICE OF WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN

Exhibit B
December 9, 2025

ROLL CHANGE REQUESTS UNSECURED ROLL
TAX YEAR 2023/2024

Proposed tax change for 2023/2024 : -462.62

Page 4 of 4

| RCR # | PARCEL/PPID | NAME | SITUS ADDRESS | COMMISSION DISTRICT | TAX DISTRICT | ESTIMATED TAX \$ CHANGE | CURRENT | | PROPOSED | | |
|---|-------------|--|---------------------|------------------------|-----------------|----------------------------|-------------------|----------|----------|----------|---|
| | | | | | | | Taxable | Assessed | Taxable | Assessed | |
| 4229D23 | 2005245 | TRUCKEE MEADOWS BEHAVIORAL SERVICES | 855 MILL ST RENO | 3 | 1000 | -462.62 | Personal Property | 36,114 | 12,640 | 0 | 0 |
| Prepared by: Michele Jachimowicz | | | | | | | Exempt/Abate | 0 | 0 | 0 | 0 |
| Principal Account Clerk | | | | | | | Total | 36,114 | 12,640 | 0 | 0 |
| Reviewed by: Tony Lopez | | | | | | | | | | | |
| Explanation: BUSINESS WAS CLOSED PRIOR TO THE LIEN DATE OF 5/1/2024 | | | | | | | | | | | |

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

Submitted under NRS 361.765
Explanation: BUSINESS WAS CLOSED PRIOR TO THE LIEN DATE OF
JULY 1 2023. THIS WAS VERIFIED BY SITE VISITS DONE BY THE
TREASURERS OFFICE AND THE TREASURE'S OFFICE CONVERSATION
WITH THE STATE OF NEVADA.

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