



OFFICE OF WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN

Exhibit A
December 9, 2025

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2025/2026

Proposed tax change for 2025/2026 : 19,384.68

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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4233F25	084-160-30	EIDEM, BRYAN	100 MAIN ST	5	4000	-129.94	Land	16,857	5,900	16,857	5,900
Prepared by: Lora Zimmer Division Manager-Assessment Services Reviewed by: Lora Zimmer Division Manager-Assessment Services		Submitted under NRS 361.765 Explanation: This property has mixed use of residential and commercial. The residential portion of the property is used as a primary residence for the 2025/2026 tax year. Due to a clerical error, the tax cap percentage is incorrect on this parcel. Approval of this roll change request will correct this parcel to 58% qualified for the low tax cap of 3% and 42% of the parcel will remain at the high tax cap of 8%.				Improvements	137,435	48,102	137,435	48,102	
						Personal Property	0	0	0	0	
						Exemption (minus)		(0)		(0)	
						Total	154,292	54,002	154,292	54,002	
4219F25	042-423-20	ADDI, LINDA	2595 LAKE RIDGE SHORES W	1	1000	8525.91	Land	288,750	101,063	288,750	101,063
Prepared by: Lora Zimmer Division Manager-Assessment Services Reviewed by: Lora Zimmer Division Manager-Assessment Services		Submitted under NRS 361.765 Explanation: Underassessment due to clerical error. This parcel's APN was changed and due to a clerical error, the prior year secured value was incorrect when sent to the Treasurer for billing. Approval of this roll change request will correct the prior year secured value. Also, the owner did complete the tax cap claim form and the tax cap on this property should be the low tax cap of 3%.				Improvements	503,284	176,149	503,284	176,149	
						Personal Property	0	0	0	0	
						Exemption (minus)		(0)		(0)	
						Total	792,034	277,211	792,034	277,212	
4217F25	042-423-19	JOHNSON LLC	2585 LAKE RIDGE SHORES W	1	1000	10988.71	Land	288,750	101,063	288,750	101,063
Prepared by: Lora Zimmer Division Manager-Assessment Services Reviewed by: Lora Zimmer Division Manager-Assessment Services		Submitted under NRS 361.765 Explanation: Underassessment due to clerical error. This parcel's APN was changed and due to a clerical error, the prior year secured value was incorrect when sent to the Treasurer for billing. Approval of this roll change request will correct the prior year secured value and correct the partial tax abatement calculation on the 2025 tax bill.				Improvements	744,013	260,404	744,013	260,404	
						Personal Property	0	0	0	0	
						Exemption (minus)		(0)		(0)	
						Total	1,032,763	361,467	1,032,763	361,467	

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2024/2025

Proposed tax change for 2024/2025 : -81.30

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4233F24	084-160-30	EIDEM, BRYAN	100 MAIN ST	5	4000	-81.30	Land	16,857	5,900	16,857	5,900
<div>Prepared by: Lora Zimmer Division Manager-Assessment Services Reviewed by: Lora Zimmer Division Manager-Assessment Services</div> <div>Submitted under NRS 361.765</div> <div>Explanation: This property has mixed use of residential and commercial. The residential portion of the property is used as a primary residence for the 2024/2025 tax year. Due to a clerical error, the tax cap percentage is incorrect on this parcel. Approval of this roll change request will correct this parcel to 58% qualified for the low tax cap of 3% and 42% of the parcel will remain at the high tax cap of 8%.</div>							Improvements	139,351	48,772	139,351	48,772
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	156,208	54,672	156,208	54,672



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Proposed tax change for 2024/2025 : -81.30

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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4207F24	554-413-01	ASUNCION, RICKY B & MARIA ROSARIO M	472 ANTARES ST	5	1000	0.00	Land	79,600	27,860	79,600	27,860
Prepared by: Briana Johnson		Submitted under NRS 361.768					Improvements	269,288	94,250	241,372	84,480
Appraiser		Explanation: Overassessment due to factual error-existence. The single family residence located on this parcel was costed as 1,860 square feet of gross living area in error. Based on a field inspection done 07/25/25, it was determined that the correct gross living area is 1,566 square feet. The proposed value represents this correction.					Personal Property	0	0	0	0
Reviewed by: Shannon Scott							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	348,888	122,110	320,972	112,340

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2023/2024

Proposed tax change for 2023/2024 : -38.15

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4233F23	084-160-30	EIDEM, BRYAN	100 MAIN ST	5	4000	-38.15	Land	16,857	5,900	16,857	5,900
<div>Prepared by: Lora Zimmer Division Manager- Assessment Services Reviewed by: Lora Zimmer Division Manager- Assessment Services</div> <div>Submitted under NRS 361.765</div> <div>Explanation: This property has mixed use of residential and commercial. The residential portion of the property is used as a primary residence for the 2023/2024 tax year. Due to a clerical error, the tax cap percentage is incorrect on this parcel. Approval of this roll change request will correct this parcel to 58% qualified for the low tax cap of 3% and 42% of the parcel will remain at the high tax cap of 8%.</div>							Improvements	121,325	42,463	121,325	42,463
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	138,182	48,363	138,182	48,363

4207F23	554-413-01	ASUNCION, RICKY B & MARIA ROSARIO M	472 ANTARES ST	5	1000	0.00	Land	81,800	28,630	81,800	28,630
Prepared by: Briana Johnson Appraiser Reviewed by: Shannon Scott Senior Appraiser							Improvements	253,454	88,708	227,076	79,476
Submitted under NRS 361.768							Personal Property	0	0	0	0
Explanation: Overassessment due to factual error-existence. The single family residence located on this parcel was costed as 1,860 square feet of gross living area in error. Based on a field inspection done 07/25/25, it was determined that the correct gross living area is 1,566 square feet. The proposed value represents this correction.							Exemption (minus)		(0)		(0)
							Total	335,254	117,338	308,876	108,106

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2022/2023

Proposed tax change for 2022/2023 : -281.05

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4207F22	554-413-01	ASUNCION, RICKY B & MARIA ROSARIO M	472 ANTARES ST	5	1000	-281.05	Land	66,300	23,205	66,300	23,205
Prepared by: Briana Johnson		Submitted under NRS 361.768					Improvements	209,774	73,420	187,835	65,742
Appraiser		Explanation: Overassessment due to factual error-existence. The single family residence located on this parcel was costed as 1,860 square feet of gross living area in error. Based on a field inspection done 07/25/25, it was determined that the correct gross living area is 1,566 square feet. The proposed value represents this correction.					Personal Property	0	0	0	0
Reviewed by: Shannon Scott							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	276,074	96,625	254,135	88,947



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Proposed tax change for 2022/2023 : -281.05

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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4233F22	084-160-30	EIDEM, BRYAN	100 MAIN ST	5	4000	0.00	Land	16,857	5,900	16,857	5,900
Prepared by: Lora Zimmer Division Manager-Assessment Services Reviewed by: Lora Zimmer Division Manager-Assessment Services							Improvements	99,126	34,694	99,126	34,694
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	115,983	40,594	115,983	40,594

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 _____, 2025

County Clerk

Chair
Washoe County Commission