OFFICE OF WASHOE COUNTY ASSESSOR

tax bill.

NAME

EIDEM,

BRYAN

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

Proposed tax change for 2024/2025 : -81.30

CURRENT

156,208

54,672

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PROPOSED

156,208

54,672

				COMMISSION	TAX	ESTIMATED		CUR	RENT	<u>PROP</u>	<u>OSED</u>
RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	DISTRICT	DISTRICT	TAX \$ CHANGE		<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
4233F25	084-160-30	EIDEM, BRYAN	100 MAIN ST	5	4000	-129.94	Land	16,857	5,900	16,857	5,900
	: Lora Zimmer nager-Assessment r: Lora Zimmer nager-Assessment	Submitted ur	nder NRS 361.765				Improvements	137,435	48,102	137,435	48,102
Division Man Services			This property has mix				Personal Property	0	0	0	0
Reviewed by		tax year. Due	ortion of the property to a clerical error, the	e tax cap percenta	ge is incorrect	on this parcel.	Exemption (minus)		(0)		(0)
Services			his roll change reques of 3% and 42% of the				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
	Lora Zimmer	Submitted ur	nder NRS 361.765			INCREASE	Improvements	503,284	176,149	503,284	176,149
Division Man Services	anager-Assessment		Underassessment due clerical error, the prio				Personal Property	0	0	0	0
	: Lora Zimmer ager-Assessment	the Treasure	for hilling Approval	of thic roll change	roquest will so	Exemption (minus)		(0)		(0)	
Services	nager 765e55mene	year secured cap on this p	value. Also, the owner roperty should be the	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
	Lora Zimmer	Submitted ur	nder NRS 361.765			INCREASE	Improvements	744,013	260,404	744,013	260,404
Division Mar Services	anager-Assessment by: Lora Zimmer anager-Assessment	•	Underassessment due			Personal Property	0	0	0	0	
Reviewed by		the Treasurer	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						(0)		(0)
Services	_	year secured value and correct the partial tax abatement calculation on the 2025 tax bill.					Total	1,032,763	361,467	1,032,763	361,467

ROLL CHANGE REQUESTS SECURED ROLL TAX YEAR 2024/2025

	COMMISSION	TAX	ESTIMATED		<u>CUR</u>	<u>RENT</u>	<u>PROP</u>	<u>OSED</u>
SITUS ADDRESS	DISTRICT	DISTRICT	TAX \$ CHANGE		<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
100 MAIN ST	5	4000	-81.30	Land	16,857	5,900	16,857	5,900
nder NRS 361.765				Improvements	139,351	48,772	139,351	48,772
This property has mix				Personal Property	0	0	0	0
to a clerical error, th		,	•	Exemption (minus)		(0)		(0)

Total

RCR # PARCEL/PPID 4233F24 084-160-30

Prepared by: Lora Zimmer Division Manager-Assessment Services

Reviewed by: Lora Zimmer Division Manager-Assessment Services

Submitted under N Explanation: This pr

residential portion 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%.

OFFICE OF WASHOE COUNTY ASSESSOR

Senior Appraiser

CHRIS S. SARMAN

Exhibit A December 9, 2025

ROLL CHANGE REQUESTS SECURED ROLL TAX YEAR 2024/2025

Proposed tax change for 2024/2025 : -81.30 Page 2 of 3

		SITUS	COMMISSION	TAX	ESTIMATED		<u>CUR</u>	<u>RENT</u>	<u>PROF</u>	POSED
RCR # PARCEL/PPID	NAME	ADDRESS	DISTRICT	DISTRICT	TAX \$ CHANGE		<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	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	Submitted under NRS 3	361.768				Improvements	269,288	94,250	241,372	84,480
Johnson Appraiser	Explanation: Overasses located on this parcel w	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

Proposed tax change for 2022/2023: -281.05

276,074

		SITUS	COMMISSION	TAX	ESTIMATED		CUR	RENT	PROF	POSED
RCR # PARCEL/PPID	NAME	ADDRESS	DISTRICT	DISTRICT	TAX \$ CHANGE		<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
4233F23 084-160-30	EIDEM, BRYAN	100 MAIN ST	5	4000	-38.15	Land	16,857	5,900	16,857	5,900
Prepared by: Lora Zimmer	Submitted under NRS 3	861.765				Improvements	121,325	42,463	121,325	42,463
Division Manager- Assessment Services Reviewed by: Lora	Explanation: This proper portion of the property	is used as a primar	Personal Property	0	0	0	0			
Zimmer	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							(0)		(0)
Division Manager- Assessment Services	parcel will remain at the	e high tax cap of 89	% .	·		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	Submitted under NRS 3	361.768				Improvements	253,454	88,708	227,076	79,476
Johnson Appraiser	Explanation: Overasses located on this parcel w	Personal Property	0	0	0	0				
Reviewed by: Shannon Scott	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)
Senior Appraiser					Total	335,254	117,338	308,876	108,106	

ROLL CHANGE REQUESTS SECURED ROLL TAX YEAR 2022/2023

CURRENT **PROPOSED** SITUS **COMMISSION ESTIMATED** TAX **Taxable Assessed Taxable Assessed** RCR # PARCEL/PPID NAME **ADDRESS** DISTRICT **DISTRICT** TAX \$ CHANGE 1000 -281.05 Land 66,300 23,205 66,300 23,205 Improvements 209,774 73,420 187,835 65,742 ce. The single family residence Personal Property gross living area in error. Based on a correct gross living area is 1,566 (0) (0) Exemption (minus) square feet. The proposed value represents this correction. 96,625 254,135 88,947

Total

4207F22 554-413-01	ASUNCION, RICKY B & 472 ANTARES 5
	MARIA ROSARIO M ST
Prepared by: Briana Johnson	Submitted under NRS 361.768
Appraiser Reviewed by: Shannon Scott	Explanation: Overassessment due to factual error-existence located on this parcel was costed as 1,860 square feet of gried inspection done 07/25/25, it was determined that the square feet. The proposed value represents this correction.

OFFICE OF WASHOE COUNTY ASSESSOR CHRIS S. SARMAN

Exhibit A December 9, 2025

ROLL CHANGE REQUESTS SECURED ROLL TAX YEAR 2022/2023

Proposed tax change for 2022/2023 : -281.05 Page 3 of 3

CURRENT PROPOSED SITUS COMMISSION TAX **ESTIMATED Taxable Assessed Taxable Assessed** RCR # PARCEL/PPID NAME **ADDRESS** DISTRICT DISTRICT **TAX \$ CHANGE** 4233F22 084-160-30 EIDEM. 100 MAIN ST 5 4000 0.00 Land 16,857 5,900 16,857 5,900 BRYAN Prepared by: Lora Zimmer Submitted under NRS 361.765 Improvements 99,126 34,694 99,126 34,694 Division Manager-Assessment Explanation: This property has mixed use of residential and commercial. The residential Personal Property O 0 Services portion of the property is used as a primary residence for the 2022/2023 tax year. Due Reviewed by: Lora Zimmer to a clerical error, the tax cap percentage is incorrect on this parcel. Approval of this roll |Exemption (minus) (0)(0)Division Manager-Assessment change request will correct this parcel to 58% qualified for the low tax cap of 3% and Services Total 115,983 40,594 115,983 40,594 42% of the parcel will remain at the high tax cap of 8%.

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