



OFFICE OF WASHOE COUNTY ASSESSOR
MICHAEL E. CLARK

Exhibit A
July 24, 2018

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2017/2018

Proposed tax change for 2017/2018 : -12,990.02

Page 1 of 4

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
1835F17	007-274-02	670 & 690 WEST 4TH STREET LLC	670 W 4TH ST	3	1001	-4430.40	Land	180,000	63,000	180,000	63,000
Prepared by: Col Greener		Submitted under NRS 361.768(3)					Improvements	568,972	199,141	264,631	92,620
Appraiser		Explanation: Over assessment due to factual error - existence. A demolition permit was issued for the motel with the completion date of October 14, 2017 which was provided by the contractor's estimate. A field inspection on November 16, 2017 confirmed the motel has been demolished. Using the date provided by the contractor, the proposed value represents the prorated improvement value for the portion of 2017 roll year the buildings existed.					Personal Property	0	0	0	0
Reviewed by: Steve Clement							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	748,972	262,140	444,631	155,620
1882F17	145-163-05	ANDERSON, PAUL W & SHARI J	2750 TRAIL RIDER DR	2	1000	-2008.95	Land	74,400	26,040	74,400	26,040
Prepared by: Dona Stafford		Submitted under NRS 361.768					Improvements	334,260	116,991	198,056	69,319
Appraiser		Explanation: Overassessment due to factual error-existence. Verified by physical inspection, the single family residence located on this parcel was severely damaged by fire on February 26, 2018. The damage rendered the residence uninhabitable for the remainder of the roll year. Using February 26, 2018, as the date of damage, 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	408,660	143,031	272,456	95,359
1879F17	140-673-15	JONES, JAMES E & GAIL R	10837 OAKHAVEN DR	2	1000	-1506.87	Land	57,400	20,090	57,400	20,090
Prepared by: Dona Stafford		Submitted under NRS 361.768(3)					Improvements	152,117	53,241	10,576	3,701
Appraiser		Explanation: Overassessment due to factual error - existence. According to the Reno Fire Dept. and verified by physical inspection on March 28, 2018, the single family residence located on this parcel was severely damaged by fire on June 19, 2017. The damage rendered the residence uninhabitable for the 2017/2018 roll year. The proposed value represents the value correction for the 2017 roll.					Personal Property	0	0	0	0
Reviewed by: Michael Gonzales							Exemption (minus)		(0)		(0)
Appraiser							Total	209,517	73,331	67,976	23,791
1878F17	126-084-18	BENNETT, DEAN W & MICHEL F et al	1117 ALTDORF TER	1	5200	-1193.14	Land	123,000	43,050	123,000	43,050
Prepared by: Tracy Burns		Submitted under NRS 361.768					Improvements	242,632	84,922	151,678	53,087
Appraiser		Explanation: Overassessment due to factual error - existence. A field inspection was completed on April 4, 2018 verifying that the single family condominium located on this parcel was severely damaged from flooding due to frozen pipes on February 2, 2017. The proposed value represents the value of the home at 62% complete as of July 1, 2017.					Personal Property	0	0	0	0
Reviewed by: Michael Gonzales							Exemption (minus)		(0)		(0)
Appraiser							Total	365,632	127,971	274,678	96,137



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							Taxable	Assessed	Taxable	Assessed	
1871F17	007-285-15	ARAL LLC	322 N ARLINGTON AVE	3	1001	-664.47	Land	98,000	34,300	98,000	34,300
Prepared by: Coi Greener		Submitted under NRS 361.768(3)					Improvements	151,461	53,012	105,815	37,035
Appraiser		Explanation: Over assessment due to factual error - existence. A demolition permit issued for the structure was finaled on March 14, 2018. A field inspection on May 11, 2018 confirmed the building has been demolished and property is currently vacant. Using the actual city pre-demo final date of demolition, the proposed value represents the prorated improvement value for the portion of 2017 roll year the building existed.					Personal Property	0	0	0	0
Reviewed by: Steve Clement							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	249,461	87,311	203,815	71,335
1872F17	007-285-17	360 N ARLINGTON AVE LLC	360 N ARLINGTON AVE	3	1001	-558.54	Land	98,000	34,300	98,000	34,300
Prepared by: Coi Greener		Submitted under NRS 361.768(3)					Improvements	127,311	44,559	88,943	31,130
Appraiser		Explanation: Over assessment due to factual error - existence. A demolition permit issued for the structure was finaled on March 14, 2018. A field inspection on May 11, 2018 confirmed the building has been demolished and property is currently vacant. Using the actual city pre-demo final date of demolition, the proposed value represents the prorated improvement value for the portion of 2017 roll year the building existed.					Personal Property	0	0	0	0
Reviewed by: Steve Clement							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	225,311	78,859	186,943	65,430
1869F17	007-285-23	ARAL LLC	330 N ARLINGTON AVE	3	1001	-493.99	Land	98,000	34,300	98,000	34,300
Prepared by: Coi Greener		Submitted under NRS 361.768(3)					Improvements	112,594	39,408	78,662	27,531
Appraiser		Explanation: Over assessment due to factual error - existence. A demolition permit issued for the structure was finaled on March 14, 2018. A field inspection on May 11, 2018 confirmed the building has been demolished and property is currently vacant. Using the actual city pre-demo final date of demolition, the proposed value represents the prorated improvement value for the portion of 2017 roll year the building existed.					Personal Property	0	0	0	0
Reviewed by: Steve Clement							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	210,594	73,708	176,662	61,831
1837F17	007-274-13	345 & 347 RALSTON STREET LLC	347 RALSTON ST	3	1001	-427.19	Land	276,000	96,600	276,000	96,600
Prepared by: Coi Greener		Submitted under NRS 361.768(3)					Improvements	119,112	41,689	77,652	27,178
Appraiser		Explanation: Over assessment due to factual error - existence. A demolition permit was issued for removing building 1 and completion date of November 9, 2017 was provided by the owner's representative. A demolition permit issued for removing building 2 was finaled on April 23, 2018. Field inspections on November 16, 2017 and May 2, 2018 confirmed both buildings have been demolished and is currently vacant. Using the date provided by the owner's representative, the proposed value represents the prorated improvement value for the portion of 2017 roll year the buildings existed.					Personal Property	0	0	0	0
Reviewed by: Steve Clement							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	395,112	138,289	353,652	123,778



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							Taxable	Assessed	Taxable	Assessed	
1870F17	007-285-24	330 N ARLINGTON AVE LLC	330 N ARLINGTON AVE	3	1001	-373.64	Land	98,000	34,300	98,000	34,300
Prepared by: Coi Greener		Submitted under NRS 361.768(3)					Improvements	86,733	30,357	60,594	21,207
Appraiser		Explanation: Over assessment due to factual error - existence. A demolition permit issued for the structure was finalized on March 14, 2018. A field inspection on May 11, 2018 confirmed the building has been demolished and property is currently vacant. Using the actual city pre-demo final date of demolition, the proposed value represents the prorated improvement value for the portion of 2017 roll year the building existed					Personal Property	0	0	0	0
Reviewed by: Steve Clement							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	184,733	64,657	158,594	55,507
1867F17	122-134-06	LEPRE TRUST, DAVID A	530 SPENCER WAY	1	5200	-360.34	Land	225,000	78,750	225,000	78,750
Prepared by: Alasdair Holwill		Submitted under NRS 361.768(3)					Improvements	110,675	38,736	66,102	23,135
Appraiser		Explanation: Overassessment due to factual error - existence. According to local news sources and verified by physical inspection, the single family residence located on this parcel was severely damaged by fire on February 4th 2018. The damage rendered the residence uninhabitable for the remainder of the roll year. Using February 4th 2018, as the date of damage, the proposed value represents the prorated improvement value for the portion of the 2017 roll year the building existed.					Personal Property	0	0	0	0
Reviewed by: Michael Gonzales							Exemption (minus)		(0)		(0)
Appraiser							Total	335,675	117,486	291,102	101,885
1873F17	007-541-01	RENO REAL ESTATE DEVELOPMENT LLC	600 W 5TH ST	3	1001	-312.56	Land	151,200	52,920	151,200	52,920
Prepared by: Coi Greener		Submitted under NRS 361.768(3)					Improvements	70,951	24,833	49,180	17,213
Appraiser		Explanation: Over assessment due to factual error - existence. A demolition permit issued for the structure was finalized on March 12, 2018. A field inspection on May 11, 2018 confirmed the building has been demolished and property is currently vacant. Using the actual city pre-demo final date of demolition, the proposed value represents the prorated improvement value for the portion of 2017 roll year the building existed.					Personal Property	0	0	0	0
Reviewed by: Steve Clement							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	222,151	77,753	200,380	70,133
1868F17	143-040-24	PIONEER PARKWAY HOLDING CO LLC	595 GEIGER GRADE RD	2	1000	-256.86	Land	2,464,363	862,527	2,464,363	862,527
Prepared by: Dona Stafford		Submitted under NRS 361.768					Improvements	53,032	18,561	32,981	11,543
Appraiser		Explanation: Overassessment due to factual error - existence. A field inspection on May 3, , confirmed that all improvements are gone. Using February 12, 2018, the actual date of demolition as stated by the property owner. The proposed value represents the prorated improvement value for the portion of the 2017 roll year the building existed.					Personal Property	0	0	0	0
Reviewed by: Michael Gonzales							Exemption (minus)		(0)		(0)
Appraiser							Total	2,517,395	881,088	2,497,344	874,070



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							<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>	
1874F17	007-274-04	600 WEST 4TH STREET LLC	600 W 4TH ST	3	1001	-236.35	Land	97,560	34,146	97,560	34,146
Prepared by: Coi Greener		Submitted under NRS 361.768(3)					Improvements	53,112	18,589	36,815	12,885
Appraiser		Explanation: Over assessment due to factual error - existence. A demolition permit issued for the structure was finalized on March 12, 2018. A field inspection on May 11, 2018 confirmed the building has been demolished and property is currently vacant. Using the actual city pre-demo final date of demolition, the proposed value represents the prorated improvement value for the portion of 2017 roll year the building existed.					Personal Property	0	0	0	0
Reviewed by: Steve Clement							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	150,672	52,735	134,375	47,031
1883F17	013-133-41	BARNETT, CHAD M	1020 ROBERTS ST	3	1000	-166.72	Land	47,000	16,450	47,000	16,450
Prepared by: Shannon Scott		Submitted under NRS 361.768					Improvements	61,724	21,603	46,335	16,217
Principal Account Clerk		Explanation: Over assessment due to factual error-existence. Verified by physical inspection, the duplex located on this parcel was partially destroyed by fire April 1, 2018. As of the date of damage, the proposed value represents the properties improvement value for the portion of the 2017 roll year the building existed.					Personal Property	0	0	0	0
Reviewed by: Steve Clement							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	108,724	38,053	93,335	32,667

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2016/2017

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							<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>	
1878F16	126-084-18	BENNETT, DEAN W & MICHEL F et al	1117 ALTDORF TER	1	5200	-1162.91	Land	112,500	39,375	112,500	39,375
Prepared by: Tracy Burns		Submitted under NRS 361.768					Improvements	243,171	85,110	143,904	50,366
Appraiser		Explanation: Overassessment due to factual error-existence. A field inspection was completed on April 4, 2018 verifying that the single family condominium located on this parcel was severely damaged from flooding due to frozen pipes on February 2, 2017. The damage rendered the residence uninhabitable. As of the date of damage, the proposed value represents the properties improvement value for the portion of the 2016/2017 roll year the building existed.					Personal Property	0	0	0	0
Reviewed by: Michael Gonzales							Exemption (minus)		(0)		(0)
Appraiser							Total	355,671	124,485	256,404	89,741

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:

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Dated this _____ day of _____, 2018

County Clerk

Chair
Washoe County Commission