



OFFICE OF WASHOE COUNTY ASSESSOR
MICHAEL E. CLARK

Exhibit B
December 10, 2019

**ROLL CHANGE REQUESTS UNSECURED
ROLL
TAX YEAR 2019/2020**

Proposed tax change for 2019/2020 : -11,704.27

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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
2219919	5600926	HINCKLEY MONTANA LLC	DENVER COLORADO	3	1000	-5,154.88	Personal Property	402,412	140,844	0	0
Prepared by: Erica Bower PERSONAL PROPERTY AUDITOR-APPRAISER Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR							Exempt/Abate	0	0	0	0
							Total	402,412	140,844	0	0
2208919	5601404	TACTICAL AIR SUPPORT	RENO STEAD AIRPORT	5	1000	-3,202.50	Personal Property	1,696,318	593,711	1,696,318	593,711
Prepared by: Delene Pestoni Principal Account Clerk Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR							Exempt/Abate	493,689	172,791	743,689	260,291
							Total	1,696,318	420,920	1,696,318	333,420
2197119	3218865	PHOENIX, JAMES JAKE	2469 SUTCLIFFE HWY WASHOE COUNTY RURAL	5	9000	-1,551.06	Personal Property	164,123	57,443	0	0
Prepared by: Erica Bower PERSONAL PROPERTY AUDITOR-APPRAISER Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR							Exempt/Abate	0	0	0	0
							Total	164,123	57,443	0	0
2228919	5600267	STARR COMPANIES, SETH MAGID	KRNO	3	1000	-402.27	Personal Property	31,404	10,991	0	0
Prepared by: Erica Bower PERSONAL PROPERTY AUDITOR-APPRAISER Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR							Exempt/Abate	0	0	0	0
							Total	31,404	10,991	0	0



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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>TAX \$ CHANGE</u>	<u>CURRENT</u>		<u>PROPOSED</u>	
						<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
2215919	2191291 REGIONS EQUIPMENT FINANCE	VARIOUS RENO	3	1002	-307.55	Personal Property	56,386	19,736	32,380
Prepared by: Delene Pestoni Principal Account Clerk Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR Submitted under NRS 361.765 Explanation: Overassessment due to clerical error. Disposed equipment was assessed in error.						Exempt/Abate	0	0	0
						Total	56,386	19,736	11,333
2220019	5601508 ALEXANDER, CHASE D	RENO TAHOE AIRPORT	3	1000	-288.22	Personal Property	22,500	7,875	0
Prepared by: Erica Bower PERSONAL PROPERTY AUDITOR-APPRAISER Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR Submitted under NRS 361.765 Explanation: Overassessment due to clerical error. Aircraft is located and has been assessed in Placer Co.						Exempt/Abate	0	0	0
						Total	22,500	7,875	0
2229919	5601202 SPIELMAN, DEBBIE	AIR SAILING GLIDERPORT	5	9000	-202.46	Personal Property	21,424	7,498	0
Prepared by: Erica Bower PERSONAL PROPERTY AUDITOR-APPRAISER Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR Submitted under NRS 361.765 Explanation: Overassessment due to clerical error. TP filed as sold and out of county. Assessed in error.						Exempt/Abate	0	0	0
						Total	21,424	7,498	0
2191J19	2625082 SPECTRASITE COMMUNICATIONS INC	29339 MOUNT ROSE HWY RENO	2	4000	-179.78	Personal Property	15,854	5,549	0
Prepared by: Delene Pestoni Principal Account Clerk Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR Submitted under NRS 361.765 Explanation: Overassessment due to clerical error. Taxpayer no longer occupies location - lease expired prior to 07-01-2018 lien date.						Exempt/Abate	0	0	0
						Total	15,854	5,549	0



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				DISTRICT	DISTRICT	CHANGE	Taxable	Assessed	Taxable	Assessed	
2207J19	3200762	CAL-AM PROPERTIES INC	3813 PATRICIA LN RENO CASCADE MHP	3	1000	-129.79	Personal Property	10,136	3,547	0	0
Prepared by: Erica Bower PERSONAL PROPERTY AUDITOR-APPRAISER Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR			Submitted under NRS 361.765 Explanation: Overassessment due to clerical error. MH is in inventory status.			Exempt/Abate	0	0	0	0	
						Total	10,136	3,547	0	0	
2198J19	3115767	PARKS, TERRI ANN	3700 PERSHING LN WASHOE COUNTY	2	4000	-96.96	Personal Property	10,769	3,769	0	0
Prepared by: Erica Bower PERSONAL PROPERTY AUDITOR-APPRAISER Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR			Submitted under NRS 361.765 Explanation: Overassessment due to clerical error. MH was demolished prior to 7/1/19.			Exempt/Abate	0	0	0	0	
						Total	10,769	3,769	0	0	
2194J19	3100528	CAL-AM PROPERTIES INC	111 LILAC LN NORTHGATE MOBILE VILLAGE	3	1000	-59.86	Personal Property	4,672	1,636	0	0
Prepared by: Erica Bower PERSONAL PROPERTY AUDITOR-APPRAISER Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR			Submitted under NRS 361.765 Explanation: Overassessment due to clerical error. MH was in inventory status on 7/1/19.			Exempt/Abate	0	0	0	0	
						Total	4,672	1,636	0	0	
2195J19	3121075	RENO CASCADE MHP	3772 BETTIE AVE RENO CASCADE MHP	3	1000	-54.58	Personal Property	4,802	1,681	0	0
Prepared by: Erica Bower PERSONAL PROPERTY AUDITOR-APPRAISER Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR			Submitted under NRS 361.765 Explanation: Overassessment due to clerical error. MH was in inventory status as of 7/1/2019.			Exempt/Abate	0	0	0	0	
						Total	4,802	1,681	0	0	

Prepared by: Erica Bower
PERSONAL PROPERTY AUDITOR-APPRAISER
Reviewed by: Shannon Scott
PERSONAL PROPERTY COORDINATOR

Submitted under NRS 361.765
Explanation: Overassessment due to clerical error. MH is in inventory status.

Prepared by: Erica Bower
PERSONAL PROPERTY AUDITOR-APPRAISER
Reviewed by: Shannon Scott
PERSONAL PROPERTY COORDINATOR

Submitted under NRS 361.765
Explanation: Overassessment due to clerical error. MH was demolished prior to 7/1/19.

Prepared by: Erica Bower
PERSONAL PROPERTY AUDITOR-APPRAISER
Reviewed by: Shannon Scott
PERSONAL PROPERTY COORDINATOR

Submitted under NRS 361.765
Explanation: Overassessment due to clerical error. MH was in inventory status on 7/1/19.

Prepared by: Erica Bower
PERSONAL PROPERTY AUDITOR-APPRAISER
Reviewed by: Shannon Scott
PERSONAL PROPERTY COORDINATOR

Submitted under NRS 361.765
Explanation: Overassessment due to clerical error. MH was in inventory status as of 7/1/2019.

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TAX YEAR 2019/2020**

Proposed tax change for 2019/2020 : -11,704.27

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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION	TAX	TAX \$	CURRENT		PROPOSED		
				DISTRICT	DISTRICT	CHANGE	Taxable	Assessed	Taxable	Assessed	
2230J19	3111839	GREAT BASIN MOBILE HOME PARK LLC	145 SURGE ST SP 53 GREAT BASIN MHP	5	1000	-47.73	Personal Property	4,327	1,514	0	0
Prepared by: Shannon Scott			Submitted under NRS 361.765				Exempt/Abate	0	0	0	0
PERSONAL PROPERTY COORDINATOR			Explanation: Overassessment due to clerical error. Treasurer site visit found this mobile gone, additional research found the mobile was destroyed prior to 10/3/2017.				Total	4,327	1,514	0	0
Reviewed by: Shannon Scott											
PERSONAL PROPERTY COORDINATOR											
2206J19	3104279	AVERY, WENDELL	15240 WESTWIND CIR WASHOE COUNTY	2	4000	-26.63	Personal Property	2,350	822	0	0
Prepared by: Erica Bower			Submitted under NRS 361.768(3)				Exempt/Abate	0	0	0	0
PERSONAL PROPERTY AUDITOR-APPRAISER			Explanation: Overassessment - MH demolished - paperwork was submitted directly to MHD				Total	2,350	822	0	0
Reviewed by: Shannon Scott											
PERSONAL PROPERTY COORDINATOR											

**ROLL CHANGE REQUESTS UNSECURED ROLL
TAX YEAR 2018/2019**

Proposed tax change for 2018/2019 : -1,156.30

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION	TAX	TAX \$	CURRENT		PROPOSED		
				DISTRICT	DISTRICT	CHANGE	Taxable	Assessed	Taxable	Assessed	
2196418	2420055	DEVINE INTERMODAL	1185 S ROCK BLVD RENO	2	1000	-763.47	Personal Property	116,970	40,939	57,370	20,079
Prepared by: Erica Bower			Submitted under NRS 361.765				Exempt/Abate	0	0	0	0
PERSONAL PROPERTY AUDITOR-APPRAISER			Explanation: Overassessment due to clerical error. Taxpayer provided evidence that the pallet racking picked up based on permit BLD18-06298 for \$62,000 had an actual cost of \$2,400. This RCR corrects the error.				Total	116,970	40,939	57,370	20,079
Reviewed by: Shannon Scott											
PERSONAL PROPERTY COORDINATOR											
2193118	2020097	KEYSTONE APARTMENTS	25 KEYSTONE AVE RENO	1	1000	-191.35	Personal Property	21,340	7,469	6,403	2,241
Prepared by: Erica Bower			Submitted under NRS 361.765				Exempt/Abate	0	0	0	0
PERSONAL PROPERTY AUDITOR-APPRAISER			Explanation: Overassessment due to clerical error. Windows mis-coded as window treatments.				Total	21,340	7,469	6,403	2,241
Reviewed by: Shannon Scott											
PERSONAL PROPERTY COORDINATOR											



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TAX YEAR 2018/2019

Proposed tax change for 2018/2019 : -1,156.30 Page 5 of 6

<u>RCR #</u>	<u>PARCEL/PPID NAME</u>	<u>SITUS ADDRESS</u>	<u>COMMISSION DISTRICT</u>	<u>TAX DISTRICT</u>	<u>TAX \$ CHANGE</u>	<u>CURRENT</u>		<u>PROPOSED</u>	
						<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
2204118	2922443 WELLS FARGO VENDOR FINANCIAL SERVICES	VARIOUS RENO REDEV 2	3	1002	-108.07	Personal Property	269,811	94,436	261,383
Prepared by: Delene Pestoni Principal Account Clerk Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR Submitted under NRS 361.765 Explanation: Overassessment due to clerical error. Taxpayer over-reported cost on two items in 2018's declaration of Business Personal Property.						Exempt/Abate	0	0	0
						Total	269,811	94,436	261,383
2231J18	3111839 SNELLING, JEFF	145 SURGE ST SP 53 GREAT BASIN MHP	5	1000	-45.54	Personal Property	4,122	1,442	0
Prepared by: Shannon Scott PERSONAL PROPERTY COORDINATOR Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR Submitted under NRS 361.765 Explanation: Overassessment due to clerical error. Treasurer site visit found this mobile gone, additional research found the mobile was destroyed prior to 10/3/2017.						Exempt/Abate	0	0	0
						Total	4,122	1,442	0
2205J18	3104279 AVERY, WENDELL	15240 WESTWIND CIR WASHOE COUNTY	2	4000	-26.10	Personal Property	2,302	806	0
Prepared by: Erica Bower PERSONAL PROPERTY AUDITOR-APPRAISER Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR Submitted under NRS 361.768(3) Explanation: Overassessment - MH demolished - paperwork submitted directly to MHD						Exempt/Abate	0	0	0
						Total	2,302	806	0
2214N18	2401087 BRIANA'S CLEANING SERVICES	304 PINE ST #4 RENO	3	1001	-21.77	Personal Property	1,700	595	0
Prepared by: Delene Pestoni Principal Account Clerk Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR Submitted under NRS 361.765 Explanation: Overassessment due to clerical error. Overassessment due to clerical error. Business License was issued but business never got started and license expired. Taxpayer moved shortly after taking out license so Notices to File were never received.						Exempt/Abate	0	0	0
						Total	1,700	595	0



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December 10, 2019

ROLL CHANGE REQUESTS UNSECURED ROLL
TAX YEAR 2017/2018

Proposed tax change for 2017/2018 : -239.54 Page 6 of 6

<u>RCR #</u>	<u>PARCEL/PPID NAME</u>	<u>SITUS ADDRESS</u>	<u>COMMISSION DISTRICT</u>	<u>TAX DISTRICT</u>	<u>TAX \$ CHANGE</u>	<u>CURRENT</u>		<u>PROPOSED</u>	
						<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
2192D17	2020097 KEYSTONE APARTMENTS	25 KEYSTONE AVE RENO	1	1000	-217.77	Personal Property	22,412	7,844	5,412
						Exempt/Abate	0	0	0
						Total	22,412	7,844	5,412
2213D17	2401087 BRIANA'S CLEANING SERVICES	304 PINE ST #4 RENO	3	1001	-21.77	Personal Property	1,700	595	0
						Exempt/Abate	0	0	0
						Total	1,700	595	0

Prepared by: Erica Bower
PERSONAL PROPERTY AUDITOR-APPRAISER
Reviewed by: Shannon Scott
PERSONAL PROPERTY COORDINATOR

Submitted under NRS 361.765
Explanation: Overassessment due to clerical error. Windows mis-coded as window treatments.

Prepared by: Delene Pestoni
Principal Account Clerk
Reviewed by: Shannon Scott
PERSONAL PROPERTY COORDINATOR

Submitted under NRS 361.765
Explanation: Overassessment due to clerical error. Business License was issued but business never got started and license expired. Taxpayer moved shortly after taking out license so Notices to File were never received.

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 _____, 2019

County Clerk

Chair
Washoe County Commission