



OFFICE OF WASHOE COUNTY ASSESSOR
MICHAEL E. CLARK

Exhibit A
April 24, 2018

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2017/2018

Proposed tax change for 2017/2018 : -12,434.39

Page 1 of 2

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
1841F17	550-020-18	SWD-QUARRY SVC 2 LLC	9101 SKY VISTA PKWY	5	1000	-9168.37	Land	756,000	264,600	756,000	264,600
Prepared by: Wendy Jackins		Submitted under NRS 361.765					Improvements	5,748,979	2,012,143	5,033,261	1,761,641
Appraiser		Explanation: Overassessment due to clerical error. This apartment complex was entered on to the assessment roll for the 2017/18 roll. This apartment complex is of average quality (C20) but was incorrectly entered as above average (C25). The proposed value represents the correction to the record.					Personal Property	0	0	0	0
Reviewed by: Steve Clement							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	6,504,979	2,276,743	5,789,261	2,026,241
1850F17	162-271-30	CARLSON, DAVID L et al	10049 CASAZZA RANCH LN	2	4000	-1026.97	Land	150,000	52,500	150,000	52,500
Prepared by: Ken Johns		Submitted under NRS 361.768(3)					Improvements	465,665	162,983	359,834	125,941
Appraiser		Explanation: Overassessment due to partial destruction of improvements. On 5-23-2017 a fire completely destroyed the interior of the second floor of the home and damaged the interior of the first floor, rendering the home uninhabitable. As of today's date, the 6-9 month reconstruction process has not commenced meaning the home will have been uninhabitable for the entire 2017/18 roll year. The proposed value represents the value of the home at 72% complete.					Personal Property	0	0	0	0
Reviewed by: Michael Gonzales							Exemption (minus)		(0)		(0)
Appraiser							Total	615,665	215,483	509,834	178,441
1844F17	007-274-11	375 RALSTON STREET LLC	375 RALSTON ST	3	1001	-876.98	Land	108,000	37,800	108,000	37,800
Prepared by: Coi Greener		Submitted under NRS 361.768(3)					Improvements	131,889	46,161	57,092	19,982
Appraiser		Explanation: Over assessment due to factual error - existence. A demolition permit issued for the structure was finaled on December 07, 2017. A field inspection on January 23, 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	239,889	83,961	165,092	57,782
1836F17	007-274-03	614 WEST 4TH STREET LLC	614 W 4TH ST	3	1001	-756.93	Land	82,440	28,854	82,440	28,854
Prepared by: Coi Greener		Submitted under NRS 361.768(3)					Improvements	87,651	30,678	35,479	12,417
Appraiser		Explanation: Over assessment due to factual error - existence. Demolition permits issued for the structures were completed and final on October 16, 2017 and March 8, 2018. Field inspections on November 16, 2017 and March 14, 2018 confirmed the two buildings had been demolished. Using the actual dates of demolition as stated by the contractor, the proposed value represents the prorated improvement value for the portion of the 2017 roll year the buildings existed.					Personal Property	0	0	0	0
Reviewed by: Steve Clement							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	170,091	59,532	117,919	41,271



OFFICE OF WASHOE COUNTY ASSESSOR
MICHAEL E. CLARK

Exhibit A
April 24, 2018

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2017/2018

Proposed tax change for 2017/2018 : -12,434.39 Page 2 of 2

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
1849F17	023-460-17	SHAFF, RICHARD G & SANDRA A	4300 SWANSON LN	1	1000	-234.77	Land	200,000	70,000	200,000	70,000
Prepared by: Wendy Jackins		Submitted under NRS 361.768					Improvements	58,946	20,631	34,722	12,152
Appraiser		Explanation: Overassessment due to factual error - existence. A demolition permit issued for the structure was finalled on February 01, 2018. A field inspection on March 05,2018, confirmed the building is gone. Using February 01, 2018, the actual date of demolition as stated by the city of Reno, 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: Steve Clement							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	258,946	90,631	234,722	82,152
1845F17	007-273-04	RENO REAL ESTATE DEVELOPMENT LLC	612 W 5TH ST	3	1001	-226.54	Land	36,855	12,899	36,855	12,899
Prepared by: Coi Greener		Submitted under NRS 361.768(3)					Improvements	35,728	12,505	20,066	7,023
Appraiser		Explanation: Over assessment due to factual error - existence. A demolition permit issued for the structure was scheduled to be final on January 23, 2018. A field inspection on January 23, 2018 confirmed the building is currently in progress of demolition. Using the field inspection 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	72,583	25,404	56,921	19,922
1851F17	080-573-11	LAWLER, STEPHEN J & ANNA M	470 PALACE DR	5	4000	-143.83	Land	28,785	10,075	28,785	10,075
Prepared by: Paul Oliphint		Submitted under NRS 361.768(3)					Improvements	36,415	12,746	18,139	6,348
Appraiser		Explanation: Overassessment due to factual error - existence. According to the Reno Gazette Journal and verified by physical inspection, the single family residence located on this parcel was severely damaged by fire in the early morning hours of December 28, 2017. The damage rendered the residence uninhabitable and the indications are that it will remain uninhabitable for the remainder of the roll year. Using December 28, 2017, 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: Stacy Ettinger							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	65,200	22,820	46,924	16,423

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 _____, 2018

County Clerk

Chair
Washoe County Commission