



OFFICE OF WASHOE COUNTY ASSESSOR
MICHAEL E. CLARK

Exhibit A
September 25, 2018

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2018/2019

Proposed tax change for 2018/2019 : -3,242.13

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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
1913F18	050-572-01	MSJ PROPERTIES LLC	2455 RHODES RD	2	4000	-2500.98	Land	331,360	115,976	110,831	38,790
Prepared by: Chris Sarman		Submitted under NRS 361.768					Improvements	918,762	321,567	918,762	321,567
Appraiser		Explanation: Overassessment due to factual error. A correction to the actual use upon the subject property is required for the 2018/2019 roll. Property was approved for agricultural use / deferment for the 2018/2019 fiscal year. This request amends the value to reflect the new deferred taxable land value.					Personal Property	0	0	0	0
Reviewed by: Steve Clement							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	1,250,122	437,543	1,029,593	360,357
1911F18	570-041-08	VAN LANGENBERG, DARREN & LAUREN	7855 ZINFANDEL CT	5	1000	-741.15	Land	46,420	16,247	46,420	16,247
Prepared by: Michele Jachimowicz		Submitted under NRS 361.765					Improvements	140,243	49,085	140,243	49,085
Reviewed by: Lora Zimmer Assessment Services Coordinator		Explanation: No exemption due to a clerical error. This property owner qualifies for a Disabled Veterans Exemption pursuant to NRS 361.091 however due to a clerical error this exemption does not appear on the Assessor's roll for the 2018/2019 fiscal year. Approval of this roll change request will correct this error.					Personal Property	0	0	0	0
							Exemption (minus)		(0)		(20,250)
							Total	186,663	65,332	186,663	45,082
1890F18	019-232-61	MEADOWS PARTNERS	2757 BECK ST	1	1000	0.00	Land	506,000	177,100	506,000	177,100
Prepared by: Wendy Jackins		Submitted under NRS 361.765					Improvements	4,503,626	1,576,269	3,753,202	1,313,620
Appraiser		Explanation: Overassessment due to clerical error. When entering the data for this new to the assessment roll apartment in 2017, the stairs and fence units on building three were transposed. The 3 stairs were entered as 288 stairs and the 288 feet of iron fencing was entered as 3 feet. The proposed value represents the corrections made to the record and also corrects the amount of new construction from \$442,954 to \$365,385. This property is 100% tax exempt, this correction will result in no change in taxes but is being done for reporting purposes to the state.					Personal Property	0	0	0	0
Reviewed by: Steve Clement							Exemption (minus)		(1,753,369)		(1,490,720)
Senior Appraiser							Total	5,009,626	0	4,259,202	0

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2017/2018

Proposed tax change for 2017/2018 : 0.00

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
1890F17	019-232-61	MEADOWS PARTNERS	2757 BECK ST	1	1000	0.00	Land	462,000	161,700	462,000	161,700
Prepared by: Wendy Jackins		Submitted under NRS 361.765					Improvements	4,060,672	1,421,235	3,413,970	1,194,889
Appraiser		Explanation: Overassessment due to clerical error. When entering the data for this new to the assessment roll apartment in 2017, the stairs and fence units on building three were transposed. The 3 stairs were entered as 288 stairs and the 288 feet of iron fencing was entered as 3 feet. The proposed value represents the corrections made to the record and also corrects the amount of new construction from \$3,929,609 to \$3,282,907. This property is 100% tax exempt, this correction will result in no change in taxes but is being done for reporting purposes to the state.					Personal Property	0	0	0	0
Reviewed by: Steve Clement							Exemption (minus)		(1,582,935)		(1,356,589)
Senior Appraiser							Total	4,522,672	0	3,875,970	0



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MICHAEL E. CLARK

Exhibit A
September 25, 2018

**ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2016/2017**

Proposed tax change for 2016/2017 : -723.27 Page 2 of 2

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE
1886F16	040-572-01	HUMPHREYS FAMILY TRUST, CHERIE	1995 VIEW CREST DR	2	4000	-723.27

Prepared by: Ken Johns
Appraiser
Reviewed by: Michael
Gonzales
Appraiser

Submitted under NRS 361.768(3)

Explanation: Overassessment due to factual error-existence. The primary residence on this parcel was valued as if 100% complete for the 2016/17 roll year when in actuality, the residence had been demolished to the foundation (15% complete) in advance of a new residence being built on the existing foundation. The property was inspected in May, 2018 and new framing was confirmed. The owner stated that the superstructure was completely removed by August, 2015 and the new structure was started in July, 2016. This roll change request will correct the 2016/17 roll to reflect the actual improvements that remained on the property during this period.

	CURRENT		PROPOSED	
	Taxable	Assessed	Taxable	Assessed
Land	320,000	112,000	320,000	112,000
Improvements	143,178	50,113	75,609	26,463
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	463,178	162,112	395,609	138,463

**ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2015/2016**

Proposed tax change for 2015/2016 : -722.04

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE
1886F15	040-572-01	HUMPHREYS FAMILY TRUST, CHERIE	1995 VIEW CREST DR	2	4000	-722.04

Prepared by: Ken Johns
Appraiser
Reviewed by: Michael
Gonzales
Appraiser

Submitted under NRS 361.768(3)

Explanation: Overassessment due to factual error-existence. The primary residence on this parcel was valued as if 100% complete for the 2015/16 roll year when in actuality, the residence had been demolished to the foundation (15% complete) in advance of a new residence being built on the existing foundation. The property was inspected in May, 2018 and new framing was confirmed. The owner stated that the superstructure was completely removed by August, 2015 and the new structure was started in July, 2016. This roll change request will correct the 2015/16 roll to reflect the actual improvements that remained on the property during this period.

	CURRENT		PROPOSED	
	Taxable	Assessed	Taxable	Assessed
Land	300,000	105,000	300,000	105,000
Improvements	140,422	49,148	73,268	25,643
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	440,422	154,148	373,268	130,643

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