



OFFICE OF WASHOE COUNTY ASSESSOR
MICHAEL E. CLARK

Exhibit A
December 10, 2019

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2019/2020

Proposed tax change for 2019/2020 : -7,203.50

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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
2225F19	125-553-08	M & P MODESTO LLC	0	1	5200	-1656.22	Land	360,000	126,000	360,000	126,000
Prepared by: Alasdair Holwill		Submitted under NRS 361.768					Improvements	143,745	50,310	0	0
Appraiser		Explanation: Overassessment due to factual error. A demolition permit issued for the structure was finalized on 07/03/2019 per the Contractor. A field inspection on 10/30/2019, confirmed the building is gone. Using 07/03/2019 as the date of demolition, the proposed value represents the prorated improvement value for the portion of the 2019 roll year the building existed.					Personal Property	0	0	0	0
Reviewed by: Michael Gonzales							Exemption (minus)		(0)		(0)
Appraiser							Total	503,745	176,311	360,000	126,000
2224F19	125-181-08	HITE, JAMES W	0	1	5200	-1449.59	Land	191,250	66,938	191,250	66,938
Prepared by: Alasdair Holwill		Submitted under NRS 361.768					Improvements	166,319	58,211	46,478	16,267
Appraiser		Explanation: Overassessment due to factual error. A demolition permit issued for the structure was finalized on 10/11/2019. A field inspection on 10/30/2019, confirmed the building is gone. Using 10/11/2019 as the date of demolition, the proposed value represents the prorated improvement value for the portion of the 2019 roll year the building existed.					Personal Property	0	0	0	0
Reviewed by: Michael Gonzales							Exemption (minus)		(0)		(0)
Appraiser							Total	357,569	125,149	237,728	83,205
2226F19	125-181-21	HITE, JAMES W	0	1	5200	-1200.26	Land	202,500	70,875	202,500	70,875
Prepared by: Alasdair Holwill		Submitted under NRS 361.768					Improvements	133,642	46,774	34,417	12,045
Appraiser		Explanation: Overassessment due to factual error. A demolition permit issued for the structure was finalized on 10/03/2019 per the contractor. A field inspection on 10/30/2019, confirmed the building is gone. Using 10/03/2019 as the date of demolition, the proposed value represents the prorated improvement value for the portion of the 2019 roll year the building existed.					Personal Property	0	0	0	0
Reviewed by: Michael Gonzales							Exemption (minus)		(0)		(0)
Appraiser							Total	336,142	117,650	236,917	82,920
2223F19	003-553-05	CURTIS, KYNDA R et al	3621 CAMBRIAN CT	3	1000	-894.31	Land	61,500	21,525	61,500	21,525
Prepared by: Stephanie Mansfield		Submitted under NRS 361.768(3)					Improvements	229,242	80,234	151,169	52,909
Reviewed by: Gail Vice Senior Appraiser		Explanation: Overassessment due to factual error - existence. According to KOLO 8 and verified by physical inspection, the single family residence located on this parcel was severely damaged by fire on June 14, 2019. The damage rendered the residence 60 % complete as of July 1, 2019 for the roll year 2019/20. The proposed value represents the improvement value for the 2019 roll year.					Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	290,742	101,760	212,669	74,434



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							Taxable	Assessed	Taxable	Assessed	
2227F19	125-163-24	LNJ INC	0	1	5200	-868.91	Land	360,000	126,000	360,000	126,000
Prepared by: Alasdair Holwill Submitted under NRS 361.768							Improvements	92,033	32,211	18,154	6,353
Appraiser							Personal Property	0	0	0	0
Reviewed by: Michael Gonzales							Exemption (minus)		(0)		(0)
Appraiser							Total	452,033	158,212	378,154	132,353
Explanation: Overassessment due to factual error. A demolition permit issued for the structure was finalized on 09/11/2019. A field inspection on 10/30/2019, confirmed the building is gone. Using 09/11/2019 as the date of demolition, the proposed value represents the prorated improvement value for the portion of the 2019 roll year the building existed.											
2222F19	208-101-08	SCHUCK FAMILY TRUST	2225 GATEWOOD DR	1	1000	-604.09	Land	76,600	26,810	76,600	26,810
Prepared by: Stephanie Mansfield Submitted under NRS 361.768(3)							Improvements	160,280	56,098	99,356	34,774
Explanation: Overassessment due to factual error - existence. According to KOLO 8 and verified by physical inspection, the single family residence located on this parcel was severely damaged by fire on June 15, 2019. The damage rendered the residence 60 % complete as of July 1, 2019 for the roll year 2019/20. The proposed value represents the improvement value for the 2019 roll year.							Personal Property	0	0	0	0
Reviewed by: Gail Vice Senior Appraiser							Exemption (minus)		(0)		(0)
							Total	236,880	82,908	175,956	61,584
2217F19	086-752-09	COLEMAN, JAMES P	13225 MOUNT WHITNEY ST	5	1000	-264.61	Land	38,900	13,615	38,900	13,615
Prepared by: Lora Zimmer Submitted under NRS 361.765							Improvements	55,048	19,266	55,048	19,266
Assessment Services Coordinator							Personal Property	0	0	0	0
Reviewed by: Lora Zimmer Assessment Services Coordinator							Exemption (minus)		(15,209)		(22,441)
							Total	93,948	17,673	93,948	10,440
Explanation: Overassessment due to clerical error. The owner of this property qualifies for a Disabled Veteran exemption pursuant to NRS 361.091 for the 2019/2020 fiscal year however the correct exemption amount is not reflected on the Assessor's roll for that fiscal year. Approval of this roll change request will correct this error.											
2221F19	055-430-05	MUSGROVE CREEK LLC	8090 MUSGROVE CREEK DR	2	4000	-209.15	Land	247,500	86,625	247,500	86,625
Prepared by: Alasdair Holwill Submitted under NRS 361.768							Improvements	226,411	79,243	207,967	72,788
Appraiser							Personal Property	0	0	0	0
Reviewed by: Michael Gonzales							Exemption (minus)		(0)		(0)
Appraiser							Total	473,911	165,869	455,467	159,413
Explanation: Overassessment due to factual error-existence. The single family residence located on this parcel was costed as 4,144 square feet of gross living area in error. Based on a field inspection and communication with the home owner and architect it was determined that the correct gross living area is 3,427 square feet. The proposed value represents this correction.											



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							Taxable	Assessed	Taxable	Assessed	
2218F19	528-172-12	BERTSCH, TERRY E & MIRIAM E	1217 LULLABROOKE CT	4	2000	-56.36	Land	53,800	18,830	53,800	18,830
Prepared by: Michele Jachimowicz		Submitted under NRS 361.765					Improvements	131,124	45,893	131,124	45,893
Reviewed by: Lora Zimmer Assessment Services Coordinator		Explanation: This property owner qualifies for the Surviving Spouse of a Disabled Veteran 60-79% exemption pursuant to NRS 361.091 however due to a clerical error the amount of the exemption applied was incorrect for the 2019/20 Fiscal Year. Approval of this roll change request will correct this error.					Personal Property	0	0	0	0
							Exemption (minus)		(13,860)		(15,400)
							Total	184,924	50,863	184,924	49,323

Prepared by: Michele Jachimowicz

Submitted under NRS 361.765

Reviewed by: Lora Zimmer
Assessment Services Coordinator

Explanation: This property owner qualifies for the Surviving Spouse of a Disabled Veteran 60-79% exemption pursuant to NRS 361.091 however due to a clerical error the amount of the exemption applied was incorrect for the 2019/20 Fiscal Year. Approval of this roll change request will correct this error.

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 _____, 2019

County Clerk

Chair
Washoe County Commission