



OFFICE OF WASHOE COUNTY ASSESSOR
MICHAEL E. CLARK

Exhibit A
February 25, 2020

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2019/2020

Proposed tax change for 2019/2020 : -1,710.87

Page 1 of 2

RCR #	PARCEL/PPID NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED	
						Taxable	Assessed	Taxable	Assessed
2259F19	004-340-35	LOSTLEN, CHARLES & SUNG-HI A	1850 MCCLOUD AVE	3	1000	-675.48			
Prepared by: Stephanie Mansfield Reviewed by: Gail Vice Senior Appraiser									
Submitted under NRS 361.768 Explanation: Overassessment due to factual error-existence. The single-family residence located on this parcel was costed in 2018 with a 1504 square foot finished basement and a 192 square foot basement addition in error. Based on a field inspection done 12/05/2019, it was determined that the basement is unfinished, there was no addition constructed and the fixture count was corrected from 16 to 10. The proposed value represents this correction and will be applied to the 2019/20 tax year.									
							Land	57,000	19,950
							Improvements	212,660	74,431
							Personal Property	0	0
							Exemption (minus)	(0)	(0)
							Total	269,660	94,381
2335F19	050-362-16	PACHAK, WILLIAM J & DEBORAH R	2245 CHUKAR DR	2	4000	-545.01			
Prepared by: Alasdair Holwill Appraiser Reviewed by: Michael Gonzales Appraiser									
Submitted under NRS 361.768 Explanation: Overassessment due to factual error-existence. The single family residence located on this parcel was costed as 4,304 square feet of gross living area in error since 2017. It was determined that the correct gross living area is 2,152 square feet. The proposed value represents this correction.									
							Land	70,000	24,500
							Improvements	190,176	66,561
							Personal Property	0	0
							Exemption (minus)	(0)	(0)
							Total	260,176	91,062
2264F19	027-063-85	PIERCE, RODERICK A & RAFFAT S	3025 MALAPI WAY	5	4000	-284.95			
Prepared by: Stacey Jackson Appraiser Reviewed by: Stacy Ettinger Senior Appraiser									
Submitted under NRS 361.768 Explanation: Overassessment due to factual error-existence. The residence on this parcel was valued at 100% complete for the 2019/2020 roll year in error. Based on the owners comments and a field inspection conducted November 26, 2019, it was determined that the residence was actually only 85% complete. This roll change request would correct the 2019/2020 tax roll to reflect the actual percent complete of the improvements as July 1, 2019.									
							Land	77,500	27,125
							Improvements	151,813	53,134
							Personal Property	0	0
							Exemption (minus)	(0)	(0)
							Total	229,313	80,260
2341F19	502-712-09	D R HORTON INC	0 PAINTED SKY WAY	3	4020	-111.32			
Prepared by: Stacy Ettinger Senior Appraiser Reviewed by: Rigo Lopez Chief Appraiser									
Submitted under NRS 361.768 Explanation: Overassessment due to factual error-existence. The improvements on this parcel for the 2019 roll year were added in error. The proposed value represents these corrections.									
							Land	0	0
							Improvements	9,265	3,242
							Personal Property	0	0
							Exemption (minus)	(0)	(0)
							Total	9,265	3,243
2258F19	025-180-33	GARRADINE, KIM G	574 SMITHRIDGE PARK	2	1000	-94.11			
Prepared by: Sean Moses Appraiser Reviewed by: Steve Clement Senior Appraiser									
Submitted under NRS 361.768(3) Explanation: Overassessment due to factual error - existence. According to the Reno Fire Department and verified by physical inspection, the single family residence located on this parcel was severely damaged by fire on June 13th, 2019. The damage rendered the residence 70% complete as of July 1, 2019 for the roll year 2019/20. The proposed value represents the improvement value for the 2019 roll year.									
							Land	32,100	11,235
							Improvements	31,879	11,157
							Personal Property	0	0
							Exemption (minus)	(0)	(0)
							Total	63,979	22,393



OFFICE OF WASHOE COUNTY ASSESSOR
MICHAEL E. CLARK

Exhibit A
February 25, 2020

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2018/2019

Proposed tax change for 2018/2019 : -576.69

Page 2 of 2

RCR # **PARCEL/PPID** **NAME** **SITUS ADDRESS** **COMMISSION DISTRICT** **TAX DISTRICT** **TAX \$ CHANGE**

2335F18 050-362-16 PACHAK, WILLIAM J & DEBORAH R 2245 CHUKAR DR 2 4000 -529.14

Prepared by: Alasdair Holwill
Appraiser
Reviewed by: Michael Gonzales
Appraiser

Submitted under NRS 361.768
Explanation: Overassessment due to factual error-existence. The single family residence located on this parcel was costed as 4,304 square feet of gross living area in error since 2017. It was determined that the correct gross living area is 2,152 square feet. The proposed value represents this correction.

	<u>CURRENT</u>		<u>PROPOSED</u>	
	<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
Land	70,000	24,500	70,000	24,500
Improvements	188,204	65,871	116,037	40,612
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	258,204	90,371	186,037	65,112

2259F18 004-340-35 LOSTLEN, CHARLES & SUNG-HI A 1850 MCCLOUD AVE 3 1000 -47.55

Prepared by: Stephanie Mansfield
Appraiser
Reviewed by: Gail Vice
Senior Appraiser

Submitted under NRS 361.768
Explanation: Overassessment due to factual error-existence. The single-family residence located on this parcel was costed in 2018 with a 1504 square foot finished basement and a 192 square foot basement addition in error. Based on a field inspection done 12/05/2019, it was determined that the basement is unfinished, there was no addition constructed and the fixture count was corrected from 16 to 10. The proposed value represents this correction and will be applied to the 2018/19 tax year.

Land	52,250	18,288	52,250	18,288
Improvements	111,888	39,160	108,175	37,861
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	164,138	57,448	160,425	56,149

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2017/2018

Proposed tax change for 2017/2018 : -513.73

RCR # **PARCEL/PPID** **NAME** **SITUS ADDRESS** **COMMISSION DISTRICT** **TAX DISTRICT** **TAX \$ CHANGE**

2335F17 050-362-16 PACHAK, WILLIAM J & DEBORAH R 2245 CHUKAR DR 2 4000 -513.73

Prepared by: Alasdair Holwill
Appraiser
Reviewed by: Michael Gonzales
Appraiser

Submitted under NRS 361.768
Explanation: Overassessment due to factual error-existence. The single family residence located on this parcel was costed as 4,304 square feet of gross living area in error since 2017. It was determined that the correct gross living area is 2,152 square feet. The proposed value represents this correction.

	<u>CURRENT</u>		<u>PROPOSED</u>	
	<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
Land	69,000	24,150	69,000	24,150
Improvements	190,580	66,703	117,624	41,168
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	259,580	90,853	186,624	65,318

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 _____, 2020

County Clerk

Chair
Washoe County Commission