



OFFICE OF WASHOE COUNTY ASSESSOR
MICHAEL E. CLARK

Exhibit B
September 8, 2020

ROLL CHANGE REQUESTS UNSECURED ROLL
TAX YEAR 2020/2021

Proposed tax change for 2020/2021 : -6,240.79

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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION	TAX	TAX \$	CURRENT		PROPOSED		
				DISTRICT	DISTRICT	CHANGE	Taxable	Assessed	Taxable	Assessed	
2531B20	3219043	PYRAMID LAKE HOUSING AUTHORITY	111 KAMMU DR WADSWORTH	4	4000	-1,427.74	Personal Property	125,895	44,063	125,895	44,063
Prepared by: Erica Bower			Submitted under NRS 361.765				Exempt/Abate	0	0	125,894	44,063
PERSONAL PROPERTY AUDITOR-APPRAISER			Explanation: Overassessment due to clerical error. Mobile Home should				Total	125,895	44,063	125,895	0
Reviewed by: Shannon Scott			be exempt per 361.050.								
PERSONAL PROPERTY COORDINATOR											
2532B20	3219044	PYRAMID LAKE HOUSING AUTHORITY	124 RABBIT DR WADSWORTH	4	4000	-1,057.20	Personal Property	93,223	32,628	93,223	32,628
Prepared by: Erica Bower			Submitted under NRS 361.765				Exempt/Abate	0	0	93,223	32,628
PERSONAL PROPERTY AUDITOR-APPRAISER			Explanation: Overassessment due to clerical error. Mobile Home should				Total	93,223	32,628	93,223	0
Reviewed by: Shannon Scott			be exempt per 361.050.								
PERSONAL PROPERTY COORDINATOR											
2533B20	3219045	PYRAMID LAKE HOUSING AUTHORITY	511 5TH ST WADSWORTH	4	4000	-1,057.20	Personal Property	93,223	32,628	93,223	32,628
Prepared by: Erica Bower			Submitted under NRS 361.765				Exempt/Abate	0	0	93,223	32,628
PERSONAL PROPERTY AUDITOR-APPRAISER			Explanation: Overassessment due to clerical error. Mobile Home should				Total	93,223	32,628	93,223	0
Reviewed by: Shannon Scott			be exempt per 361.050.								
PERSONAL PROPERTY COORDINATOR											
2528B20	3219070	PYRAMID LAKE HOUSING AUTHORITY	1690 PAKWE LN RENO	5	9000	-899.55	Personal Property	95,182	33,314	95,182	33,314
Prepared by: Erica Bower			Submitted under NRS 361.765				Exempt/Abate	0	0	95,183	33,314
PERSONAL PROPERTY AUDITOR-APPRAISER			Explanation: Overassessment due to clerical error. Mobile Home should				Total	95,182	33,314	95,182	0
Reviewed by: Shannon Scott			be exempt should be exempt per 361.050.								
PERSONAL PROPERTY COORDINATOR											

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. Mobile Home should be exempt per 361.050.

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. Mobile Home should be exempt per 361.050.

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. Mobile Home should be exempt per 361.050.

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. Mobile Home should be exempt should be exempt per 361.050.



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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION	TAX	TAX \$	CURRENT		PROPOSED		
				DISTRICT	DISTRICT	CHANGE	Taxable	Assessed	Taxable	Assessed	
2529B20	3219071	PYRAMID LAKE HOUSING AUTHORITY	1655 PAKWE LN RENO	5	9000	-899.55	Personal Property	95,182	33,314	95,182	33,314
Prepared by: Erica Bower			Submitted under NRS 361.765				Exempt/Abate	0	0	95,183	33,314
PERSONAL PROPERTY AUDITOR-APPRAISER			Explanation: Overassessment due to clerical error. This mobile				Total	95,182	33,314	95,182	0
Reviewed by: Shannon Scott			home is exempt per 361.050.								
PERSONAL PROPERTY COORDINATOR											
2530B20	3219072	PYRAMID LAKE HOUSING AUTHORITY	1665 PAKWE LN RENO	5	9000	-899.55	Personal Property	95,182	33,314	95,182	33,314
Prepared by: Erica Bower			Submitted under NRS 361.765				Exempt/Abate	0	0	95,183	33,314
PERSONAL PROPERTY AUDITOR-APPRAISER			Explanation: Overassessment due to clerical error. Mobile Home				Total	95,182	33,314	95,182	0
Reviewed by: Shannon Scott			should be exempt per 361.050.								
PERSONAL PROPERTY COORDINATOR											

ROLL CHANGE REQUESTS UNSECURED
ROLL
TAX YEAR 2019/2020

Proposed tax change for 2019/2020 : -40,520.83

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION	TAX	TAX \$	CURRENT		PROPOSED		
				DISTRICT	DISTRICT	CHANGE	Taxable	Assessed	Taxable	Assessed	
2509419	2190042	BANC OF AMERICA LEASING	VARIOUS RENO	3	1000	-20,173.99	Personal Property	12,351,097	4,322,884	10,776,235	3,771,682
Prepared by: Tony Lopez			Submitted under NRS 361.765			Exempt/Abate	0	0	0	0	
Office Assistant III			Explanation: Over-assessment due to clerical error. Results find total taxable value of \$10,776,235 (2019). This RCR corrects the 2019 value.			Total	12,351,097	4,322,884	10,776,235	3,771,682	
Reviewed by: Shannon Scott											
PERSONAL PROPERTY COORDINATOR											
2514D19	2190176	US BANK EQUIP FINANCE	VARIOUS SPARKS	4	2000	-8,765.55	Personal Property	1,257,253	440,055	573,027	200,559
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 submitted incorrect data.			Total	1,257,253	440,055	573,027	200,559	
Reviewed by: Shannon Scott											
PERSONAL PROPERTY COORDINATOR											



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ROLL
TAX YEAR 2019/2020

Proposed tax change for 2019/2020 : -40,520.83

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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION	TAX	TAX \$	CURRENT		PROPOSED		
				DISTRICT	DISTRICT	CHANGE	Taxable	Assessed	Taxable	Assessed	
2402919	2002234	NULEAF	4850 JOULE ST A2&A3 RENO	3	1000	-6,708.23	Personal Property	1,182,672	413,939	659,012	230,654
Prepared by: Delene Pestoni			Submitted under NRS 361.765				Exempt/Abate	0	0	0	0
Principal Account Clerk			Explanation: Overassessment due to clerical error. CORRECTION TO VALUATION PER TMA AUDIT FINDINGS				Total	1,182,672	413,939	659,012	230,654
Reviewed by: Shannon Scott											
PERSONAL PROPERTY COORDINATOR											
2437D19	2300011	ZIMMCO EQUIPMENT INC	2130 KLEPPE LN SPARKS	4	2000	-1,740.85	Personal Property	250,000	87,500	114,103	39,936
Prepared by: Shannon Scott			Submitted under NRS 361.765				Exempt/Abate	0	0	0	0
PERSONAL PROPERTY COORDINATOR			Explanation: Overassessment due to clerical error. 2019 TMA Audit results found TTV for 2019 of \$114,103. Sup bills to be processed for 2018 (\$26494 AV) and 2017 (\$21275 AV).				Total	250,000	87,500	114,103	39,936
Reviewed by: Shannon Scott											
PERSONAL PROPERTY COORDINATOR											
2515J19	3218850	MELROSE, SHANNON MONTICELLI	25 JACANA CT RENO	5	4000	-1,054.36	Personal Property	92,971	32,540	0	0
Prepared by: Delene Pestoni			Submitted under NRS 361.765				Exempt/Abate	0	0	0	0
Principal Account Clerk			Explanation: Overassessment due to clerical error. Mobile Home converted to Real Property for f/y 2019. RCR to reverse double assessment.				Total	92,971	32,540	0	0
Reviewed by: Shannon Scott											
PERSONAL PROPERTY COORDINATOR											
2428919	2209703	PETCO ANIMAL SUPPLIES INC # 2144	1320 E LINCOLN WAY #110 SPARKS	4	2002	-743.42	Personal Property	276,859	96,896	218,813	76,584
Prepared by: Shannon Scott			Submitted under NRS 361.765				Exempt/Abate	0	0	0	0
PERSONAL PROPERTY COORDINATOR			Explanation: Overassessment due to clerical error. Audit results find total taxable value of \$218,813 (2019), \$247,183 (2018) and \$332,397(2017). This RCR corrects the 2017 value. Supplemental Bill sent to TO for 2016.				Total	276,859	96,896	218,813	76,584
Reviewed by: Shannon Scott											
PERSONAL PROPERTY COORDINATOR											



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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION	TAX	TAX \$	CURRENT		PROPOSED		
				DISTRICT	DISTRICT	CHANGE	Taxable	Assessed	Taxable	Assessed	
2502419	2004509	RELIABLE MANAGEMENT SOLUTIONS LLC	8985 DOUBLE DIAMOND PKWY #5B Reno	2	1000	-449.55	Personal Property	35,095	12,283	0	0
Prepared by: Delene Pestoni			Submitted under NRS 361.765				Exempt/Abate	0	0	0	0
Principal Account Clerk			Explanation: Overassessment due to clerical error. OPERATIONS				Total	35,095	12,283	0	0
Reviewed by: Shannon Scott			MOVED TO STOREY COUNTY IN MAY 2019.								
PERSONAL PROPERTY COORDINATOR											
2520D19	2039011	MOUNTAIN MEADOWS	3230 WEDEKIND RD SPARKS	3	2000	-272.23	Personal Property	21,251	7,438	0	0
Prepared by: Delene Pestoni			Submitted under NRS 361.765				Exempt/Abate	0	0	0	0
Principal Account Clerk			Explanation: Overassessment due to clerical error. RENTAL/LEASE				Total	21,251	7,438	0	0
Reviewed by: Shannon Scott			OFFICE CLOSED LATE 2017. TOWNEHOMES ARE ALL PRIVATELY								
PERSONAL PROPERTY COORDINATOR			OWNED AND THERE IS NO LONGER AN ONSITE OFFICE.								
2508419	2410831	RENO WINDOW CLEANING	1650 HAMILTON DR SPARKS	4	2000	-136.18	Personal Property	21,514	7,531	10,887	3,810
Prepared by: Delene Pestoni			Submitted under NRS 361.765				Exempt/Abate	0	0	0	0
Principal Account Clerk			Explanation: Overassessment due to clerical error. Taxpayer				Total	21,514	7,531	10,887	3,810
Reviewed by: Shannon Scott			erroneously reported acquisition cost on Miscellaneous Equipment as								
PERSONAL PROPERTY COORDINATOR			19,500 instead of 1,950. RCR to correct overassessment.								
2512419	2002027	CWNEVADA LLC	VARIOUS WASHOE COUNTY	3	4000	-99.81	Personal Property	8,800	3,080	0	0
Prepared by: Tony Lopez			Submitted under NRS 361.765				Exempt/Abate	0	0	0	0
Office Assistant III			Explanation: Over-assessment due to clerical error. Internal review				Total	8,800	3,080	0	0
Reviewed by: Shannon Scott			results \$0 (2019) This RCR corrects the 2019 value.								
PERSONAL PROPERTY COORDINATOR											

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. OPERATIONS
MOVED TO STOREY COUNTY IN MAY 2019.

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. RENTAL/LEASE
OFFICE CLOSED LATE 2017. TOWNEHOMES ARE ALL PRIVATELY
OWNED AND THERE IS NO LONGER AN ONSITE OFFICE.

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
erroneously reported acquisition cost on Miscellaneous Equipment as
19,500 instead of 1,950. RCR to correct overassessment.

Prepared by: Tony Lopez
Office Assistant III
Reviewed by: Shannon Scott
PERSONAL PROPERTY COORDINATOR

Submitted under NRS 361.765
Explanation: Over-assessment due to clerical error. Internal review
results \$0 (2019) This RCR corrects the 2019 value.



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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
2523419	2127799	COOKE ELDER NAVIGATION	421 COURT ST RENO	1	1000	-78.77	Personal Property	8,370	2,930	2,225	778
							Exempt/Abate	0	0	0	0
							Total	8,370	2,930	2,225	778
							Prepared by: Shannon Scott PERSONAL PROPERTY COORDINATOR Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR				
2518419	2004349	SERENITY SEAS	2166 CECILE CT RENO	2	1000	-72.35	Personal Property	7,150	2,502	1,500	525
							Exempt/Abate	0	0	0	0
							Total	7,150	2,502	1,500	525
							Prepared by: Shannon Scott PERSONAL PROPERTY COORDINATOR Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR				
2510419	2190043	BANC OF AMERICA LEASING	VARIOUS SPARKS	2	2000	-59.04	Personal Property	35,549	12,442	30,941	10,829
							Exempt/Abate	0	0	0	0
							Total	35,549	12,442	30,941	10,829
							Prepared by: Tony Lopez Office Assistant III Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR				
2494419	2004559	JENNIFER WILSON	400 EDISON WAY RENO	3	1000	-44.85	Personal Property	3,500	1,225	3,500	1,225
							Exempt/Abate	0	0	3,500	1,225
							Total	3,500	1,225	3,500	0
							Prepared by: Delene Pestoni Principal Account Clerk Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR				



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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>
2527319	2207144 IRISH CAPITAL LLC	226 CALIFORNIA AVE RENO	1	1002	-44.11	Personal Property	3,446	1,206	0
Submitted under NRS 361.765						Exempt/Abate	0	0	0
Explanation: Overassessment due to clerical error. This location is no longer a business and is being used as a family office.						Total	3,446	1,206	0
2478419	2008082 MS D'S CATERING	495 STONEGATE CT RENO	5	4000	-40.21	Personal Property	3,545	1,241	0
Submitted under NRS 361.765						Exempt/Abate	0	0	0
Explanation: Overassessment due to clerical error. Business closed prior to July 1, 2019 lien date.						Total	3,545	1,241	0
2504419	2121647 LAWN RANGER LEGENDARY YARD SERVICES	7735 HARVEST HILL LN RENO	5	1011	-37.33	Personal Property	4,415	1,545	1,500
Submitted under NRS 361.765						Exempt/Abate	0	0	0
Explanation: Overassessment due to clerical error. Reduce estimate to \$1500 TTV per conversation with home based TP.						Total	4,415	1,545	1,500

ROLL CHANGE REQUESTS UNSECURED ROLL
TAX YEAR 2018/2019

Proposed tax change for 2018/2019 : -2,029.36

<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>
2427418	2209703 PETCO ANIMAL SUPPLIES INC # 2144	1320 E LINCOLN WAY #110 SPARKS	4	2002	-892.01	Personal Property	316,813	110,886	247,183
Submitted under NRS 361.765						Exempt/Abate	0	0	0
Explanation: Overassessment due to clerical error. Audit results find total taxable value of \$218,813 (2019), \$247,183 (2018) and \$332,397(2017). This RCR corrects the 2017 value. Supplemental Bill sent to TO for 2016.						Total	316,813	110,886	247,183



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TAX YEAR 2018/2019

Proposed tax change for 2018/2019 : -2,029.36

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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION	TAX	TAX \$	CURRENT		PROPOSED		
				DISTRICT	DISTRICT	CHANGE	Taxable	Assessed	Taxable	Assessed	
2430418	2210129	MCDONALDS	610 E PRATER WAY SPARKS	4	2000	-700.18	Personal Property	193,462	67,711	138,800	48,580
Prepared by: Delene Pestoni Principal Account Clerk Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR			Submitted under NRS 361.765				Exempt/Abate	0	0	0	0
			Explanation: Overassessment due to clerical error. TMA AUDIT FINDINGS RESULTS IN REDUCTION IN VALUATION FOR YEARS 2016 AND 2018 AND INCREASE IN VALUATION FOR YEARS 2017 AND 2019				Total	193,462	67,711	138,800	48,580
2413118	2002497	WASHOE WELLNESS LLC	1645 CRANE WAY SPARKS	3	2002	-302.16	Personal Property	67,958	23,785	52,030	18,210
Prepared by: Delene Pestoni Principal Account Clerk Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR			Submitted under NRS 361.765				Exempt/Abate	0	0	0	0
			Explanation: Overassessment due to clerical error. CORRECTION TO VALUATION DUE TO TMA AUDIT FINDINGS				Total	67,958	23,785	52,030	18,210
2483918	2239021	WESTERN TURF	5200 GRASS VALLEY RD RENO	5	4400	-135.01	Personal Property	405,682	141,990	395,148	138,301
Prepared by: Tony Lopez Office Assistant III Reviewed by: Shannon Scott PERSONAL PROPERTY COORDINATOR			Submitted under NRS 361.765				Exempt/Abate	0	0	0	0
			Explanation: Over-assessment due to clerical error. Audit results find total taxable value of \$694,300 (2019), \$395,148 (2018), \$437,141 (2017), \$336,931 (2016). This RCR corrects the 2018 value.				Total	405,682	141,990	395,148	138,301

ROLL CHANGE REQUESTS UNSECURED ROLL
TAX YEAR 2017/2018

Proposed tax change for 2017/2018 : -2,157.58

<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>	
2426417	2209703	PETCO ANIMAL SUPPLIES INC # 2144	4	2002	-1,652.53	Personal Property	461,391	161,489	332,397	116,338
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. Audit results find total taxable value of \$218,813 (2019), \$247,183 (2018) and \$332,397(2017). This RCR corrects the 2017 value. Supplemental Bill sent to TO for 2016.						Exempt/Abate	0	0	0	0
						Total	461,391	161,489	332,397	116,338



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<u>RCR #</u>	<u>PARCEL/PPID</u>	<u>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>	
2412D17	2002497	WASHOE WELLNESS LLC	1645 CRANE WAY SPARKS	3	2002	-505.05	Personal Property	50,132	17,545	10,703	3,746
							Exempt/Abate	0	0	0	0
							Total	50,132	17,545	10,703	3,746
Prepared by: Delene Pestoni			Submitted under NRS 361.765								
Principal Account Clerk			Explanation: Overassessment due to clerical error. CORRECTION TO								
Reviewed by: Shannon Scott			VALUATION DUE TO TMA AUDIT FINDINGS								
PERSONAL PROPERTY COORDINATOR											

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 _____, 2020

County Clerk

Chair
Washoe County Commission