



**OFFICE OF WASHOE COUNTY ASSESSOR**  
MICHAEL E. CLARK

Exhibit A  
April 27, 2021

**ROLL CHANGE REQUESTS SECURED ROLL**  
**TAX YEAR 2020/2021**

Proposed tax change for 2020/2021 : -19,619.30

Page 1 of 3

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
2654F20	031-020-21	1835 ODDIE BLVD PARTNERS LLC	1835 ODDIE BLVD	3	2002	-15148.55	Land	698,221	244,377	698,221	244,377
<p>Prepared by: Stacey Jackson</p> <p>Appraiser</p> <p>Reviewed by: Howard Stockton</p> <p>Senior Appraiser</p> <p>Submitted under NRS 361.768</p> <p>Explanation: Overassessment due to factual error - existence. The new owners of the subject property advised the Assessor's Office that this property has been uninhabitable since at least July 1, 2020. A condition report and a site inspection in March 17, 2021 confirmed that the property is uninhabitable. The proposed value represents the land value for the property for the 2020/2021 roll year. It should be noted that the prior owner was tax exempt pursuant to NRS 361.083 and the exemption amount in this RCR reflects the prorated exemption percentage for the portion of the fiscal year that the property was owned by the tax-exempt owner.</p>							Improvements	2,784,722	974,652	0	0
							Personal Property	0	0	0	0
							Exemption (minus)		(1,219,030)		(140,601)
							Total	3,482,943	0	698,221	103,776
2658F20	520-411-02	ROBARDS, CHARLES D & FENG Y	2281 OLD WAVERLY DR	4	2000	-3292.67	Land	165,000	57,750	165,000	57,750
<p>Prepared by: Joel Rivadeneyra</p> <p>Appraiser</p> <p>Reviewed by: Howard Stockton</p> <p>Senior Appraiser</p> <p>Submitted under NRS 361.768</p> <p>Explanation: Overassessment due to factual error-existence. The residence on this parcel was valued at 100% complete for the 2020-21 roll year in error. Based on a field inspection conducted March 22, 2021, it was determined that the residence was actually 75% complete. This roll change request would correct the 2020-21 tax roll to reflect the actual percent complete of the improvements as July 1, 2020.</p>							Improvements	924,010	323,403	642,058	224,720
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	1,033,565	361,747	807,058	282,470
2646F20	125-463-18	ARNOLD FAMILY TRUST	659 TYNER WAY	1	5200	-1035.30	Land	240,000	84,000	240,000	84,000
<p>Prepared by: Emily Ladouceur</p> <p>Principal Account Clerk</p> <p>Reviewed by: Emily Ladouceur</p> <p>Principal Account Clerk</p> <p>Submitted under NRS 361.765</p> <p>Explanation: In the 2020/2021 tax year, the subject property's New Construction value was increased in error. The overall value did not change. Due to a clerical error, a supplemental tax bill was not provided which would have corrected the new construction amount, offsetting the Abatement. Approval of this Roll Change Request will correct this error and reset the Abatement.</p>							Improvements	312,849	109,497	312,849	109,497
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	552,849	193,497	552,849	193,497
2633F20	516-491-12	PLAYER, CLINT	4919 WANBLI CT	4	2000	-73.59	Land	70,800	24,780	70,800	24,780
<p>Prepared by: Stephanie Mansfield</p> <p>Reviewed by: Howard Stockton</p> <p>Senior Appraiser</p> <p>Submitted under NRS 361.768</p> <p>Explanation: Overassessment due to factual error. The single family residence located on this parcel was costed as having a third car garage of 276 square feet in error. Based on aerial review on 1/13/21, it was determined that 276 square feet of built-in garage should be removed. The proposed value represents this correction.</p>							Improvements	309,998	108,499	304,357	106,524
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	380,798	133,279	375,157	131,304



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Page 2 of 3

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
2647F20	080-541-17	MYERS, BRANTLEY & ESTELL	220 ARISTOCRAT WAY	5	4000	-57.70	Land	45,000	15,750	45,000	15,750
<div>Prepared by: Emily Ladouceur Principal Account Clerk Reviewed by: Emily Ladouceur Principal Account Clerk</div> <div>Submitted under NRS 361.765</div> <div>Explanation: In the 2020/2021 tax year, the subject property's New Construction value was increased in error. The overall value did not change. Due to a clerical error, a supplemental tax bill was not provided which would have corrected the new construction amount, offsetting the Abatement. Approval of this Roll Change Request will correct this error and reset the Abatement.</div>							Improvements	24,393	8,537	24,393	8,537
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	69,393	24,287	69,393	24,287
2648F20	002-432-23	MERRITT, BRENT A & KATHRYN	1490 GEARY ST	1	1000	-11.49	Land	57,100	19,985	57,100	19,985
<div>Prepared by: Emily Ladouceur Principal Account Clerk Reviewed by: Emily Ladouceur Principal Account Clerk</div> <div>Submitted under NRS 361.765</div> <div>Explanation: In the 2020/2021 tax year, the subject property's New Construction value was increased in error. The overall value did not change. Due to a clerical error, a supplemental tax bill was not provided which would have corrected the new construction amount, offsetting the Abatement. Approval of this Roll Change Request will correct this error and reset the Abatement.</div>							Improvements	53,852	18,848	53,852	18,848
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	110,952	38,833	110,952	38,833

**ROLL CHANGE REQUESTS SECURED ROLL**  
**TAX YEAR 2019/2020**

Proposed tax change for 2019/2020 : -100.99

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
2633F19	516-491-12	PLAYER, CLINT	4919 WANBLI CT	4	2000	-71.45	Land	65,200	22,820	65,200	22,820
Prepared by: Stephanie Mansfield		Submitted under NRS 361.768					Improvements	301,882	105,658	296,395	103,738
Reviewed by: Howard Stockton Senior Appraiser		Explanation: Overassessment due to factual error. The single family residence located on this parcel was costed as having a third car garage of 276 square feet in error. Based on aerial review on 1/13/21, it was determined that 276 square feet of built-in garage should be removed. The proposed value represents this correction.					Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	367,082	128,478	361,595	126,558
2652F19	123-032-16	MORRIS LIVING TRUST, LINDA & KENNETH	0 SOMERS LOOP	1	5200	-29.54	Land	563,570	197,250	563,570	197,250
Prepared by: Michele Jachimowicz		Submitted under NRS 361.765					Improvements	0	0	0	0
Principal Account Clerk		Explanation: This property qualifies for the Partial Abatement low tax cap as a contiguous parcel of the owner's primary residence for Fiscal Year 2019/2020. Due to a clerical error, the high tax cap was applied to this parcel. Approval of this roll change request will correct the error.					Personal Property	0	0	0	0
Reviewed by: Lora Zimmer							Exemption (minus)		(0)		(0)
Assessment Services Coordinator							Total	563,570	197,249	563,570	197,250



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April 27, 2021

**ROLL CHANGE REQUESTS SECURED ROLL**  
**TAX YEAR 2018/2019**

Proposed tax change for 2018/2019 : -80.76 Page 3 of 3

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
2633F18	516-491-12	PLAYER, CLINT	4919 WANBLI CT	4	2000	-69.37	Land	49,500	17,325	49,500	17,325
Prepared by: Stephanie Mansfield		Submitted under NRS 361.768					Improvements	293,454	102,708	288,041	100,814
Reviewed by: Howard Stockton Senior Appraiser		Explanation: Overassessment due to factual error. The single family residence located on this parcel was costed as having a third car garage of 276 square feet in error. Based on aerial review on 1/13/21, it was determined that 276 square feet of built-in garage should be removed. The proposed value represents this correction.					Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	342,954	120,033	337,541	118,139
2652F18	123-032-16	MORRIS LIVING TRUST, LINDA & KENNETH	0 SOMERS LOOP	1	5200	-11.39	Land	563,570	197,250	563,570	197,250
Prepared by: Michele Jachimowicz		Submitted under NRS 361.765					Improvements	0	0	0	0
Principal Account Clerk		Explanation: This property qualifies for the Partial Abatement low tax cap as a contiguous parcel of the owner's primary residence for Fiscal Year 2018/2019. Due to a clerical error, the high tax cap was applied to this parcel. Approval of this roll change request will correct the error.					Personal Property	0	0	0	0
Reviewed by: Lora Zimmer							Exemption (minus)		(0)		(0)
Assessment Services Coordinator							Total	563,570	197,249	563,570	197,250

**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 \_\_\_\_\_, 2021

County Clerk

Chair  
Washoe County Commission