



OFFICE OF WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN

Exhibit A
August 26, 2025

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2024/2025

Proposed tax change for 2024/2025 : -6,776.66

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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4194F24	125-511-16	NIEHAUS TRUST, MARK D & JENNIFER C	593 FALLEN LEAF WAY	1	5200	-5608.53	Land	560,000	196,000	560,000	196,000
Prepared by: Kelson Powell Appraiser Reviewed by: Alasdair Holwill Senior Appraiser		Submitted under NRS 361.768 Explanation: Overassessment due to factual error. Incorrect WAY applied to subject property. When the property was remodeled in 2014/2015 a weighted average year (WAY) was incorrectly calculated to be 2014. After discussions with the property owner, inspection of the property and reviewing the plans a correct WAY of 2002 was calculated reducing the property value. This RCR corrects the value.				Improvements	2,656,546	929,791	2,114,098	739,934	
						Personal Property	0	0	0	0	
						Exemption (minus)		(0)		(0)	
						Total	3,216,546	1,125,791	2,674,098	935,934	
4179F24	003-352-26	RODRIGUEZ, ARMANDO S	30 GREENSTONE DR	3	1000	-726.58	Land	147,000	51,450	147,000	51,450
Prepared by: Steven Wood Appraiser Reviewed by: Jane Tung Senior Appraiser		Submitted under NRS 361.768 Explanation: Overassessment due to factual error - existence. According to News 4 Reno and verified by physical inspection, the single family residence on this parcel was severely damaged by fire on February 25, 2024. This damaged rendered the residence uninhabitable for the remainder of the 2023/2024 roll year and the entirety of the 2024/2025 roll year. The 2024/2025 proposed taxable improvement value of \$148,540 reflects a building completion of 65% and percent complete reductions made to some of the extra features.				Improvements	205,982	72,093	148,540	51,989	
						Personal Property	0	0	0	0	
						Exemption (minus)		(0)		(0)	
						Total	352,982	123,543	295,540	103,439	
4191F24	079-551-09	VON TOUR, TAMI L & MICHAEL S	106 COBALT LN	5	4000	-296.71	Land	93,000	32,550	93,000	32,550
Prepared by: Jeremy Pidanick Sr. Office Specialist Reviewed by: Julie Munoz Office Supervisor		Submitted under NRS 361.765 Explanation: It has been determined that this property qualifies for the low tax cap for fiscal year 2024/2025. Due to a clerical error, this property received the high tax cap for fiscal year 2024/2025. Approval of this roll change request will correct this error.				Improvements	171,370	59,979	171,370	59,979	
						Personal Property	0	0	0	0	
						Exemption (minus)		(0)		(0)	
						Total	264,370	92,529	264,370	92,529	
4161F24	008-142-01	CARROLL, DOUGLAS L F et al	1290 GOLDFIELD ST	3	1000	-144.84	Land	72,100	25,235	72,100	25,235
Prepared by: Bryce Wiele Appraiser Reviewed by: Jane Tung Senior Appraiser		Submitted under NRS 361.768(3) Explanation: Overassessment due to factual error - existence. According to a Reno Fire Department Incident Report and verified by physical inspection, the single family residence located on this parcel was severely damaged by fire on October 29, 2024. The damage rendered the residence uninhabitable for the remainder of the roll year. Using October 29, 2024, as the date of damage, the proposed value represents the prorated improvements value for the portion of the 2024 roll year the building existed.				Improvements	38,466	13,463	14,267	4,993	
						Personal Property	0	0	0	0	
						Exemption (minus)		(0)		(0)	
						Total	110,566	38,698	86,367	30,228	



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ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2023/2024

Proposed tax change for 2023/2024 : -5,975.31

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August 16, 2024

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4194F23	125-511-16	NIEHAUS TRUST, MARK D & JENNIFER C WAY	593 FALLEN LEAF WAY	1	5200	-5425.79	Land	490,000	171,500	490,000	171,500
		Submitted under NRS 361.768					Improvements	2,498,827	874,589	1,996,692	698,842
		Explanation: Overassessment due to factual error. Incorrect WAY applied to subject property. When the property was remodeled in 2014/2015 a weighted average year (WAY) was incorrectly calculated to be 2014. After discussions with the property owner, inspection of the property and reviewing the plans a correct WAY of 2002 was calculated reducing the property value. This RCR corrects the value.					Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	2,988,827	1,046,089	2,486,692	870,342
4179F23	003-352-26	RODRIGUEZ, ARMANDO S	30 GREENSTONE DR	3	1000	-379.27	Land	147,000	51,450	147,000	51,450
		Submitted under NRS 361.768					Improvements	181,679	63,587	129,402	45,290
		Explanation: Overassessment due to factual error - existence. According to News 4 Reno and verified by physical inspection, the single family residence on this parcel was severely damaged by fire on February 25, 2024. This damage rendered the residence uninhabitable for the remainder of the roll year. Using February 25, 2024 as the date of damage, the proposed improvement value represents the prorated value for the 239 days of the 2023/2024 roll year the building existed and/or was habitable.					Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	328,679	115,037	276,402	96,740
4191F23	079-551-09	VON TOUR, TAMI L & MICHAEL S	106 COBALT LN	5	4000	-170.25	Land	77,000	26,950	77,000	26,950
		Submitted under NRS 361.765					Improvements	162,789	56,976	162,789	56,976
		Explanation: It has been determined that this property qualifies for the low tax cap for fiscal year 2023/2024. Due to a clerical error, this property received the high tax cap for fiscal year 2023/2024. Approval of this roll change request will correct this error.					Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	239,789	83,926	239,789	83,926

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2022/2023

Proposed tax change for 2022/2023 : -5,347.89

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4194F22	125-511-16	NIEHAUS TRUST, MARK D & JENNIFER C WAY	593 FALLEN LEAF WAY	1	5200	-5289.70	Land	385,000	134,750	385,000	134,750
		Submitted under NRS 361.768					Improvements	2,208,706	773,047	1,771,253	619,938
		Explanation: Overassessment due to factual error. Incorrect WAY applied to subject property. When the property was remodeled in 2014/2015 a weighted average year (WAY) was incorrectly calculated to be 2014. After discussions with the property owner, inspection of the property and reviewing the plans a correct WAY of 2002 was calculated reducing the property value. This RCR corrects the value.					Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	2,593,706	907,797	2,156,253	754,688



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ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2022/2023

Proposed tax change for 2022/2023 : -5,347.89

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August 20, 2023

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4191F22	079-551-09	VON TOUR, TAMI L & MICHAEL S	106 COBALT LN	5	4000	-58.19	Land	62,000	21,700	62,000	21,700
<div>Prepared by: Jeremy Pidanic Sr. Office Specialist Reviewed by: Julie Munoz Office Supervisor</div> <div>Submitted under NRS 361.765</div> <div>Explanation: It has been determined that this property qualifies for the low tax cap for fiscal year 2022/2023. Due to a clerical error, this property received the high tax cap for fiscal year 2022/2023. Approval of this roll change request will correct this error.</div>							Improvements	136,164	47,657	136,164	47,657
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	198,164	69,357	198,164	69,357

Prepared by: Jeremy
Pidanick

Sr. Office Specialist

Reviewed by: Julie Munoz
Office Supervisor

Submitted under NRS 361.765

Explanation: It has been determined that this property qualifies for the low tax cap for fiscal year 2022/2023. Due to a clerical error, this property received the high tax cap for fiscal year 2022/2023. 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:

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Dated this _____ day of _____, 2025

County Clerk

Chair
Washoe County Commission