



OFFICE OF WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN

Exhibit A
April 23, 2024

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2023/2024

Proposed tax change for 2023/2024 : -2,156.54

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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
3673F23	038-291-34	NEERHOUT FAMILY TRUST	1055 SILVER FOX CIR	1	4011	-1629.78	Land	313,500	109,725	313,500	109,725
							Improvements	835,383	292,384	835,383	292,384
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	1,148,883	402,109	1,148,883	402,109
							Prepared by: Jeremy Pidanic Sr. Office Specialist Reviewed by: Julie Munoz Principal Account Clerk		Submitted under NRS 361.765 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.		
3693F23	570-041-08	VAN LANGENBERG, DARREN & LAUREN	7855 ZINFANDEL CT	5	1000	-1222.44	Land	101,970	35,690	101,970	35,690
							Improvements	176,755	61,864	176,755	61,864
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(33,400)
							Total	278,725	97,553	278,725	64,154
							Prepared by: Julie Munoz Principal Account Clerk Reviewed by: Lora Zimmer Assessment Services Coordinator		Submitted under NRS 361.765 Explanation: Overassessment due to clerical error. This property owner qualifies for the Disabled Veteran exemption pursuant to NRS361.091. Due to a clerical error this exemption does not appear on the Assessor's records for the 2023/2024 tax year. Approval of this Roll change request will correct this error.		
3675F23	142-241-61	HALSTEAD FAMILY TRUST, DAVID & TINA	14415 BIHLER RD	2	4000	-878.90	Land	238,500	83,475	238,500	83,475
							Improvements	430,071	150,524	430,071	150,524
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	668,571	233,999	668,571	233,999
							Prepared by: Ken Johns Appraiser Reviewed by: Jane Tung Senior Appraiser		Submitted under NRS 361.765 Explanation: Overassessment due to clerical error resulting in an incorrect new construction amount for the 2023/24 tax year. In the 2023/2024 tax year, the subject property's new construction value was calculated in error. The overall taxable value value did not change, however the new construction amount was incorrect. Approval of this roll change request will correct this error.		
3674F23	038-291-33	NEERHOUT FAMILY TRUST	0 SILVER FOX CIR	1	4011	-241.24	Land	313,500	109,725	313,500	109,725
							Improvements	4,023	1,408	4,023	1,408
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	317,523	111,133	317,523	111,133
							Prepared by: Jeremy Pidanic Sr. Office Specialist Reviewed by: Julie Munoz Principal Account Clerk		Submitted under NRS 361.765 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.		



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April 23, 2024

**ROLL CHANGE REQUESTS SECURED
ROLL
TAX YEAR 2023/2024**

Proposed tax change for 2023/2024 : -2,156.54

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
3661F23	007-281-37	RENO REAL ESTATE DEVELOPMENT LLC	428 RALSTON ST	3	1001	-44.44	Land	110,250	38,588	110,250	38,588
Prepared by: Alasdair Holwill Senior Appraiser Reviewed by: Howard Stockton Chief Appraiser							Improvements	87,716	30,700	81,898	28,664
Submitted under NRS 361.768(3) Explanation: Overassessment due to factual error, destruction. This property was removed from APN effective 11/29/2023 to APN 007-272-11. This RCR reflects the pro-rated improvement value for the 2023 year.							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	197,966	69,288	192,148	67,252
3663F23	150-133-06	COEN FAMILY LIVING TRUST	14230 POWDER RIVER CT	2	4000	1860.26	Land	325,000	113,750	325,000	113,750
Prepared by: Ken Johns Appraiser Reviewed by: Jane Tung Senior Appraiser							Improvements	571,692	200,092	1,078,027	377,309
Submitted under NRS 361.765 Explanation: Underassessment due to clerical error. During a routine review of building sketches, it was discovered that the wrong sketch had been assigned to the subject building resulting in a significant underassessment. The proposed value corrects this error. The revised tax cap value for 2023 is \$1,120,335							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	896,692	313,842	1,403,027	491,059

**ROLL CHANGE REQUESTS SECURED
ROLL
TAX YEAR 2022/2023**

Proposed tax change for 2022/2023 : 4,586.70

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
3673F22	038-291-34	NEERHOUT FAMILY TRUST	1055 SILVER FOX CIR	1	4011	-1030.09	Land	302,500	105,875	302,500	105,875
Prepared by: Jeremy Pidanick Sr. Office Specialist Reviewed by: Julie Munoz Principal Account Clerk							Improvements	700,585	245,204	700,585	245,204
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.							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	1,003,085	351,079	1,003,085	351,079
3674F22	038-291-33	NEERHOUT FAMILY TRUST	0 SILVER FOX CIR	1	4011	-154.17	Land	302,500	105,875	302,500	105,875
Prepared by: Jeremy Pidanick Sr. Office Specialist Reviewed by: Julie Munoz Principal Account Clerk							Improvements	3,420	1,197	3,420	1,197
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.							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	305,920	107,072	305,920	107,072



Exhibit A
April 23, 2024

**ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2022/2023**

Proposed tax change for 2022/2023 : 4,586.70

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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>
3663F22	150-133-06	COEN FAMILY LIVING TRUST	14230 POWDER RIVER CT	2	4000	2445.82
Prepared by: Ken Johns Appraiser Reviewed by: Jane Tung Senior Appraiser						
Submitted under NRS 361.765						
Explanation: Underassessment due to clerical error. During a routine review of building sketches, it was discovered that the wrong sketch had been assigned to the subject building resulting in a significant underassessment. The proposed value corrects this error. The revised tax cap value for 2022 is \$816,226.						

	<u>CURRENT</u>		<u>PROPOSED</u>	
	<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
Land	220,000	77,000	220,000	77,000
Improvements	380,559	133,195	660,208	231,072
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	600,559	210,195	880,208	308,072

<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>
3664F22	552-371-09	JONES LIVING TRUST, CLAYTON H	7416 HUNDRED ACRE DR	5	1000	3325.14
Prepared by: Harley Maughan Appraiser Reviewed by: Jane Tung Senior Appraiser						
Submitted under NRS 361.765						
Explanation: Incorrect assessment due to a clerical error. During the 2022 roll year, it was discovered the new construction value was incorrectly listed as \$7,666 on this parcels record. We are recommending correcting the 2022-2023 new construction value to the correct value of \$267,241.						

	<u>CURRENT</u>		<u>PROPOSED</u>	
	<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
Land	127,530	44,636	127,530	44,636
Improvements	309,496	108,323	309,496	108,323
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	437,026	152,959	437,026	152,959

**ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2021/2022**

Proposed tax change for 2021/2022 : -598.96

<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>
3673F21	038-291-34	NEERHOUT FAMILY TRUST	1055 SILVER FOX CIR	1	4011	-523.39
Prepared by: Jeremy Pidanick Sr. Office Specialist Reviewed by: Julie Munoz Principal Account Clerk						
Submitted under NRS 361.765						
Explanation: It has been determined that this property qualifies for the low tax cap for fiscal year 2021/2022. Due to a clerical error, this property received the high tax cap for fiscal year 2021/2022. Approval of this roll change request will correct this error.						

	<u>CURRENT</u>		<u>PROPOSED</u>	
	<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
Land	242,000	84,700	242,000	84,700
Improvements	702,865	246,002	702,865	246,002
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	944,865	330,702	944,865	330,702

<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>
3674F21	038-291-33	NEERHOUT FAMILY TRUST	0 SILVER FOX CIR	1	4011	-75.57
Prepared by: Jeremy Pidanick Sr. Office Specialist Reviewed by: Julie Munoz Principal Account Clerk						
Submitted under NRS 361.765						
Explanation: It has been determined that this property qualifies for the low tax cap for fiscal year 2021/2022. Due to a clerical error, this property received the high tax cap for fiscal year 2021/2022. Approval of this roll change request will correct this error.						

	<u>CURRENT</u>		<u>PROPOSED</u>	
	<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
Land	242,000	84,700	242,000	84,700
Improvements	3,333	1,166	3,333	1,166
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	245,333	85,866	245,333	85,866



Exhibit A
April 23, 2024

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

Proposed tax change for 2020/2021 : -216.71 Page 4 of 4

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
3673F20	038-291-34	NEERHOUT FAMILY TRUST	1055 SILVER FOX CIR	1	4011	-189.36	Land	231,000	80,850	231,000	80,850
							Improvements	709,362	248,276	709,362	248,276
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	940,362	329,126	940,362	329,126
3674F20	038-291-33	NEERHOUT FAMILY TRUST	0 SILVER FOX CIR	1	4011	-27.35	Land	231,000	80,850	231,000	80,850
							Improvements	3,160	1,106	3,160	1,106
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	234,160	81,956	234,160	81,956

Prepared by: Jeremy Pidanick
Sr. Office Specialist
Reviewed by: Julie Munoz
Principal Account Clerk

Submitted under NRS 361.765
Explanation: It has been determined that this property qualifies for the low tax cap for fiscal year 2020/2021. Due to a clerical error, this property received the high tax cap for fiscal year 2020/2021. Approval of this roll change request will correct this error.

Prepared by: Jeremy Pidanick
Sr. Office Specialist
Reviewed by: Julie Munoz
Principal Account Clerk

Submitted under NRS 361.765
Explanation: It has been determined that this property qualifies for the low tax cap for fiscal year 2020/2021. Due to a clerical error, this property received the high tax cap for fiscal year 2020/2021. 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 _____, 2024

County Clerk

Chair
Washoe County Commission