



OFFICE OF WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN

Exhibit A
June 24, 2025

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2024/2025

Proposed tax change for 2024/2025 : -3,127.61 Page 1 of 3

<u>RCR #</u>	<u>PARCEL/PPID NAME</u>	<u>SITUS ADDRESS</u>	<u>COMMISSION DISTRICT</u>	<u>TAX DISTRICT</u>	<u>ESTIMATED TAX \$ CHANGE</u>	<u>CURRENT</u>		<u>PROPOSED</u>	
						<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
4156F24 079-180-18	UNITED STATES OF AMERICA IN TRUST Submitted under NRS 361.765 Explanation: This parcel qualifies for a 100% property tax exemption as tribal land held in trust by the United States. Due to a clerical error, this exemption did not appear on the assessment roll for the 2024/2025 fiscal year. Approval of this roll change request will correct this error.	0 STATE ROUTE 447	5	4000	-2249.00	Land	600,000	210,000	600,000
						Improvements	94,562	33,096	94,562
						Personal Property	0	0	0
						Exemption (minus)		(0)	(243,096)
						Total	694,562	243,096	694,562
4111F24 009-066-10	PETERSON, VERONICA 5110 AMBROSE DR A & BRYAN R Submitted under NRS 361.768 Explanation: Overassessment due to factual error - existence. According to Washoe County Permit numbers WBLD24- 103898 and WBLD24-104755, News 2 Reno, a phone conversation with the homeowner and verified by physical inspection, the single family residence on this parcel was severely damaged by fire on February 29, 2024. This damage 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 \$23,440 reflects a building completion of 14% and other adjustments to the improvements.	5110 AMBROSE DR	1	4000	-513.31	Land	175,000	61,250	175,000
						Improvements	99,053	34,668	23,440
						Personal Property	0	0	0
						Exemption (minus)		(0)	(0)
						Total	274,053	95,918	198,440
4135F24 005-163-29	MORI-SOPLA, MARIA et al Submitted under NRS 361.768 Explanation: Overassessment due to factual error - existence. According to Washoe County Permit number BLD25- 07639E, News 8 Reno, telephone conversation with the property owner, and verified by physical inspection, the single family residence on this parcel was severely damaged by fire on September 17, 2024. This damaged rendered the residence uninhabitable for the remainder of the roll year. Using September 17, 2024 as the date of damage, the proposed improvement value represents the prorated value for the 78 days of the 2024/2025 roll year the building existed and/or was habitable.	3355 BARBARA CIR	1	1000	-245.14	Land	107,100	37,485	107,100
						Improvements	58,188	20,365	19,270
						Personal Property	0	0	0
						Exemption (minus)		(0)	(0)
						Total	165,288	57,850	126,370
4134F24 071-262-05	PETRELL, CHRIS 510 COTTONWOOD ST Submitted under NRS 361.768 Explanation: Overassessment due to factual error - existence. According to Washoe County Permit number WBLD25- 101616 and an email dated 4/29/2025 from the contractor hired for demolition, Kevin Brittner, and verified by pictures provided by Mr. Brittner, the single family residence on this parcel was severely damaged by fire on October 18, 2024. This damage rendered the residence uninhabitable for the remainder of the roll year. Using October 18, 2024 as the date of damage, the proposed improvement value represents the prorated value for the 109 days of the 2024/2025 roll year the building existed and/or was habitable.	510 COTTONWOOD ST	5	9601	-120.16	Land	35,000	12,250	35,000
						Improvements	35,485	12,419	11,967
						Personal Property	0	0	0
						Exemption (minus)		(0)	(0)
						Total	70,485	24,669	46,967



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Exhibit A
June 24, 2025

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2023/2024

Proposed tax change for 2023/2024 : -2,223.27 Page 2 of 3

RCR #	PARCEL/PPID	NAME	<u>SITUS</u>	<u>COMMISSION</u>	<u>TAX</u>	<u>ESTIMATED</u>	<u>CURRENT</u>		<u>PROPOSED</u>		
			<u>ADDRESS</u>	<u>DISTRICT</u>	<u>DISTRICT</u>	<u>TAX \$ CHANGE</u>	<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>	
4156F23	079-180-18	UNITED STATES OF AMERICA IN TRUST	0 STATE ROUTE 447	5	4000	-2082.41	Land	600,000	210,000	600,000	210,000
<p>Prepared by: Lora Zimmer Assessment Services Coordinator Reviewed by: Lora Zimmer Assessment Services Coordinator</p> <p>Submitted under NRS 361.765</p> <p>Explanation: This parcel qualifies for a 100% property tax exemption as tribal land held in trust by the United States. Due to a clerical error, this exemption did not appear on the assessment roll for the 2023/2024 fiscal year. Approval of this roll change request will correct this error.</p>							Improvements	86,739	30,358	86,739	30,358
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(240,358)
							Total	686,739	240,358	686,739	0
4111F23	009-066-10	PETERSON, VERONICA A & BRYAN R	5110 AMBROSE DR	1	4000	-140.86	Land	165,600	57,960	165,600	57,960
<p>Prepared by: Steven Wood Appraiser Reviewed by: Jane Tung Senior Appraiser</p> <p>Submitted under NRS 361.768</p> <p>Explanation: Overassessment due to factual error - existence. According to Washoe County Permit numbers WBLD24- 103898 and WBLD24-104755, News 2 Reno, a phone conversation with the homeowner, and verified by physical inspection, the single family residence on this parcel was severely damaged by Fire on February 29, 2024. This damage rendered the residence uninhabitable for the remainder of the roll year. Using February 29, 2024, as the date of damage, the proposed improvement value represents the prorated value for the 243 days of the 2023/2024 roll year the building existed and/or was habitable.</p>							Improvements	91,444	32,005	64,695	22,643
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	257,044	89,965	230,295	80,603

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2022/2023

Proposed tax change for 2022/2023 : -1,928.16

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4156F22	079-180-18	UNITED STATES OF AMERICA IN TRUST	0 STATE ROUTE 447	5	4000	-1928.16	Land	600,000	210,000	600,000	210,000
<p>Prepared by: Lora Zimmer Assessment Services Coordinator Reviewed by: Lora Zimmer Assessment Services Coordinator</p> <p>Submitted under NRS 361.765</p> <p>Explanation: This parcel qualifies for a 100% property tax exemption as tribal land held in trust by the United States. Due to a clerical error, this exemption did not appear on the assessment roll for the 2022/2023 fiscal year. Approval of this roll change request will correct this error.</p>							Improvements	71,176	24,911	71,176	24,911
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(234,911)
							Total	671,176	234,911	671,176	0



OFFICE OF WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN

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ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2021/2022

Proposed tax change for 2021/2022 : -1,785.33

RCR #	PARCEL/PPID NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE
4156F21	079-180-18	UNITED STATES OF AMERICA IN TRUST	5	4000	-1785.33

Prepared by: Lora Zimmer
Assessment Services Coordinator
Reviewed by: Lora Zimmer
Assessment Services Coordinator

Submitted under NRS 361.765

Explanation: This parcel qualifies for a 100% property tax exemption as tribal land held in trust by the United States. Due to a clerical error, this exemption did not appear on the assessment roll for the 2021/2022 fiscal year. Approval of this roll change request will correct this error.

	CURRENT		PROPOSED	
	Taxable	Assessed	Taxable	Assessed
Land	600,000	210,000	600,000	210,000
Improvements	68,998	24,149	68,998	24,149
Personal Property	0	0	0	0
Exemption (minus)		(0)		(234,149)
Total	668,998	234,149	668,998	0

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 _____, 2025

County Clerk

Chair
Washoe County Commission