



**OFFICE OF WASHOE COUNTY ASSESSOR**  
CHRIS S. SARMAN

Exhibit A  
August 22, 2023

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

Proposed tax change for 2022/2023 : -2,485.18

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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
3541F22	049-192-05	KOEHLER FAMILY TRUST, BIRGITTA	13155 THOMAS CREEK RD	2	4000	-1453.67	Land	157,080	54,978	157,080	54,978
							Improvements	310,485	108,669	175,024	61,258
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	467,565	163,647	332,104	116,236
							Prepared by: Ken Johns Appraiser Reviewed by: Jane Tung Senior Appraiser		Submitted under NRS 361.768(3) Explanation: Overassessment due to factual error--existence. As reported by an Assessor's Office employee who lives in the subject's neighborhood and confirmed by 2News, on 12-25-22 a fire broke out in the subject residence and severely damaged the structure beyond usability. The structure was inspected 6- 15-23 and found to be far from habitable. The \$175,024 proposed improvement value represents the portion of the 22/23 tax year when the improvements were still habitable.		
3503F22	076-200-10	ORTEGA, CLAUDIA et al	6505 ERNIE LN	5	9400	-493.57	Land	40,500	14,175	40,500	14,175
							Improvements	109,959	38,485	55,641	19,474
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	150,459	52,660	96,141	33,649
							Prepared by: Sean Moses Appraiser Reviewed by: Howard Stockton Senior Appraiser		Submitted under NRS 361.768(3) Explanation: Overassessment due to factual error - existence. On May 15, 2023, this office was notified that the single-family residence located on this parcel was severely damaged by fire on October 31, 2022. The damage rendered the residence uninhabitable for the remainder of the roll year. Using October 31, 2022, as the date of damage, the proposed value represents the prorated improvement value for the portion of the 2022 roll year the building existed.		
3564F22	129-430-01	CHRISMAN, JULIE H et al	647 VILLAGE BLVD 1	1	5200	-340.99	Land	138,000	48,300	138,000	48,300
							Improvements	58,450	20,457	16,075	5,626
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	196,450	68,757	154,075	53,926
							Prepared by: Adam Smith Appraiser Reviewed by: Jane Tung Senior Appraiser		Submitted under NRS 361.768(3) Explanation: Partial destruction of improvements due to fire on 9/26/22. The damage rendered the property uninhabitable. An inspection on 6/30/23 indicated the the interior was at studs as of the lien date. The proposed value represents the prorated improvement value for the portion of the 22/23 roll year that the building existed		
3384F22	013-444-07	KENDRICKS, CARLINDA A et al	1570 CLEMSON RD	3	1000	-196.95	Land	79,500	27,825	79,500	27,825
							Improvements	41,855	14,649	7,911	2,768
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	121,355	42,474	87,411	30,593
							Prepared by: Sean Moses Appraiser Reviewed by: Howard Stockton Senior Appraiser		Submitted under NRS 361.768(3) Explanation: Overassessment due to factual error - existence. According to the Reno Gazette Journal and verified by physical inspection, the single-family residence located on this parcel was severely damaged by fire on April 18th 2022. The damage rendered the residence uninhabitable for the entire 2022 roll year. The proposed taxable value represents an adjusted improvement value based on estimated damages to the structure for the 2022 roll year.		



**OFFICE OF WASHOE COUNTY ASSESSOR**  
CHRIS S. SARMAN

Exhibit A  
August 22, 2023

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

Proposed tax change for 2019/2020 : -254.06 Page 2 of 2

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
3542F19	534-631-09	CLARKE FAMILY LIVING TRUST	9920 BUCKLE CT	4	4000	-254.06	Land	111,800	39,130	111,800	39,130
Prepared by: Shannon Scott Senior Appraiser							Improvements	372,006	130,202	348,365	121,927
Reviewed by: Shannon Scott Senior Appraiser							Personal Property	0	0	0	0
Explanation: Overassessment due to factual error. A 816SF detached garage was incorrectly assessed to this parcel for the 2017/2018 fiscal year. This RCR will remove the garage for the 2019/20 tax year and correct the tax cap value. The tax cap value was re-evaluated for the 2017/2018 tax year and factored forward to 2019 resulting in a new tax cap value of \$434,117 for the 2019/2020 tax year.							Exemption (minus)		(0)		(0)
							Total	483,806	169,332	460,165	161,057

**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 \_\_\_\_\_, 2023

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
Chair  
Washoe County Commission