



OFFICE OF WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN

Exhibit A
October 22, 2024

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2024/2025

Proposed tax change for 2024/2025 : -18,643.31 Page 1 of 7

RCR #	PARCEL/PPID NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
						Taxable	Assessed	Taxable	Assessed	
3900F24 038-242-31 Prepared by: Joel Rivadeneyra Appraiser Reviewed by: Pete Kinne Senior Appraiser Submitted under NRS 361.768(3) Explanation: Overassessment due to factual error - existence. A field inspection on August 13, 2024 confirmed the building and improvements have been completely destroyed due to fire. Using August 11, 2024, the actual date of destruction as stated by the owner, the proposed value represents the prorated improvement value for the portion of the 2024 roll year the building and improvements existed.	OLDHAM FAMILY LIVING TRUST	45 HIRSH RD	1	4011	-13906.60	Land	660,000	231,000	660,000	231,000
	Improvements	1,684,353	589,523	189,201	66,220	Personal Property	0	0	0	0
	Exemption (minus)		(3,440)		(3,440)	Total	2,344,353	817,083	849,201	293,780
	Land	404,754	141,664	404,754	141,664	Improvements	295,426	103,399	29,138	10,198
	Personal Property	0	0	0	0	Exemption (minus)		(0)		(0)
3899F24 015-191-25 Prepared by: Connor Marriott Appraiser Reviewed by: Alasdair Holwill Senior Appraiser Submitted under NRS 361.768(3) Explanation: Overassessment due to factual error - existence. A demolition permit issued for the structure was complete on 08/08/2024. A field inspection on 08/07/2024, confirmed all improvements have been removed. Using August 6, 2024, the actual date of demolition as stated by the owner, the proposed value represents the prorated improvement value for the portion of the 2024 roll year the improvements existed.	1752 N HWY 395 LLC	600 E PLUMB LN	2	1002	-3045.51	Land	261,000	91,350	261,000	91,350
Land	633,388	221,685	509,598	178,359	Personal Property	0	0	0	0	
Exemption (minus)		(0)		(0)	Total	894,388	313,035	770,598	269,709	
Land	111,600	39,060	111,600	39,060	Improvements	76,607	26,812	4,087	1,430	
Personal Property	0	0	0	0	Exemption (minus)		(0)		(0)	
3873F24 142-241-41 Prepared by: Ken Johns Appraiser Reviewed by: Jane Tung Senior Appraiser Submitted under NRS 361.768 Explanation: Overassessment due to factual error. The taxpayer brought to our attention that when the drawing was created for the new house, an error was made which resulted in the 3,230 square foot home being assessed as 4,380 square feet. The correct square footage was first confirmed using aerial measurements and then confirmed by field inspection. This RCR will correct the taxable value for the 24/25 tax roll.	FRITZ, JASON & ANGELA	3415 JENNA WAY	2	4000	-1052.03	Land	111,600	39,060	111,600	39,060
Land	76,607	26,812	4,087	1,430	Personal Property	0	0	0	0	
Exemption (minus)		(0)		(0)	Total	188,207	65,872	115,687	40,490	
Land	111,600	39,060	111,600	39,060	Improvements	76,607	26,812	4,087	1,430	
Personal Property	0	0	0	0	Exemption (minus)		(0)		(0)	
3905F24 079-551-14 Prepared by: William Thompson Appraiser Reviewed by: Shannon Scott Senior Appraiser Submitted under NRS 361.768 Explanation: Overassessment due to factual error. Taxpayer/owner of the property, Mrs. Jessica Gardner, called our office Friday, August 23 and spoke to one of our appraisers asking about the improvements on her property record, specifically informing us that the raised breezeway roof and barn on parcel 079- 551-14 had been demolished in Spring of 2021. This was verified via aerial photography records with date confirmation. Thus, for Fiscal Years starting July 1, 2021-2024, the raised breezeway roof and barn extra-feature improvements were incorrectly on the roll. We are requesting a roll change request due to this factual error for the Fiscal Years 2021-2024.	GARDNER, RICHARD U & JESSICA	515 RAVEN WING RD	5	4000	-531.73	Land	111,600	39,060	111,600	39,060
Land	76,607	26,812	4,087	1,430	Personal Property	0	0	0	0	
Exemption (minus)		(0)		(0)	Total	188,207	65,872	115,687	40,490	



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ROLL
TAX YEAR 2024/2025**

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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>
3885F24	534-382-10	BAKER FAMILY TRUST	37 MARILYN MAE DR	4	4000	-107.44

Prepared by: Erica Bower
Appraiser

Reviewed by: Shannon Scott
Senior Appraiser

Submitted under NRS 361.768
Explanation: Factual Error/Existence- During the 2024/25 fiscal year a wet bar and minisplit was picked up in error. A site visit confirmed that there was no wet bar and the minisplit costs are included in the buildings FA/AC building costs. This RCR corrects the error.

	<u>CURRENT</u>		<u>PROPOSED</u>	
	<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
Land	136,080	47,628	136,080	47,628
Improvements	417,803	146,231	408,328	142,914
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	553,883	193,859	544,408	190,542

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

Proposed tax change for 2023/2024 : -21,705.21

<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>
3776F23	086-143-08	NEVADA LAND ENTERPRISE LLC	4855 ECHO AVE	5	1000	-9951.69

Prepared by: Joel Rivadeneyra
Appraiser

Reviewed by: Pete Kinne
Senior Appraiser

Submitted under NRS 361.768
Explanation: Overassessment due to factual error. In 2022 a building permit was issued to build 8 self storage buildings at the subject property. However, a revision to the permit was subsequently made reducing the number of buildings from 8 to 3. For the 2023 tax year 5 buildings were incorrectly added to the appraisal record. This roll change request corrects the error and adjusts the valuation for the 2023 tax year.

	<u>CURRENT</u>		<u>PROPOSED</u>	
	<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
Land	1,193,367	417,678	1,193,367	417,678
Improvements	3,742,436	1,309,852	2,965,569	1,037,949
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	4,935,803	1,727,531	4,158,936	1,455,627

<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>
3852F23	039-170-36	TOMANEK GROUP LLC	5200 SUMMIT RIDGE DR	1	1000	-3493.37

Prepared by: Jeff Lewis
Appraiser

Reviewed by: Shannon Scott
Senior Appraiser

Submitted under NRS 361.768(3)
Explanation: Overassessment due to factual error - existence. On January 4, 2024 this office was notified that the clubhouse located on this parcel was severely damaged by a fire on February 2, 2022. The damage rendered the building unusable for the 2023/2024 roll year. An estimated 45% of the building was deemed usable after the fire, the proposed value represents the improvement value for the 2023/2024 roll year with the building at 45% complete.

	<u>CURRENT</u>		<u>PROPOSED</u>	
	<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
Land	10,450,000	3,657,500	10,450,000	3,657,500
Improvements	40,424,631	14,148,620	40,123,698	14,043,294
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	50,874,631	17,806,120	50,573,698	17,700,794

<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>
3717F23	048-112-12	MT ROSE DEVELOPMENT CO	22222 MOUNT ROSE HWY	2	4000	-2936.07

Prepared by: Joel Rivadeneyra
Appraiser

Reviewed by: Pete Kinne
Senior Appraiser

Submitted under NRS 361.768(3)
Explanation: Overassessment due to factual error - existence. A demolition permit issued for the old lake view chairlift and was finalized on 10/30/2023. The proposed value represents the improvement value with the old chair lift removed.

	<u>CURRENT</u>		<u>PROPOSED</u>	
	<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
Land	2,000,295	700,103	2,000,295	700,103
Improvements	7,787,345	2,725,570	7,522,492	2,632,872
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	9,787,640	3,425,674	9,522,787	3,332,975



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Proposed tax change for 2023/2024 : -21,705.21

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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
3837F23	140-853-03	MCELWEE, CURTIS C & JEAN E	2675 BRENTINA CT	2	1000	-2706.72	Land	227,000	79,450	227,000	79,450
							Improvements	483,665	169,282	202,409	70,843
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	710,665	248,732	429,409	150,293
							Prepared by: Harley Olson Appraiser Reviewed by: Jane Tung Senior Appraiser		Submitted under NRS 361.768(3) Explanation: Overassessment due to factual error - existence. On November 22, 2023 the single family residence located on this parcel was severely damaged by fire. The damage rendered the residence uninhabitable for the remainder of the roll year. Using November 22, 2023, as the date of damage, the proposed value represents the prorated improvement value for the portion of the 2023 roll year the building existed.		
3873F23	142-241-41	FRITZ, JASON & ANGELA	3415 JENNA WAY	2	4000	-1324.62	Land	238,500	83,475	238,500	83,475
							Improvements	596,685	208,839	479,882	167,958
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	835,185	292,314	718,382	251,433
							Prepared by: Ken Johns Appraiser Reviewed by: Jane Tung Senior Appraiser		Submitted under NRS 361.768 Explanation: Overassessment due to factual error. The taxpayer brought to our attention that when the drawing was created for the new house, an error was made which resulted in the 3,230 square foot home being assessed as 4,380 square feet. The correct square footage was first confirmed using aerial measurements and then confirmed by field inspection. This RCR will correct the taxable value for the 23/24 tax roll.		
3844F23	016-482-04	RIEBELING, ERIC H	14475 VIRGINIA FOOTHILLS DR	2	4000	-636.43	Land	150,000	52,500	150,000	52,500
							Improvements	132,204	46,271	43,762	15,316
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	282,204	98,771	193,762	67,816
							Prepared by: Harley Olson Appraiser Reviewed by: Jane Tung Senior Appraiser		Submitted under NRS 361.768(3) Explanation: Overassessment due to factual error - existence. According to the KOLO News 8 and verified by physical inspection, the single-family residence located on this parcel was severely damaged by fire on May 29, 2022. As of July 1, 2023, there was no repairs/remodeling done to the property, rendering it 30% complete for the 2023/2024 roll year.		
3905F23	079-551-14	GARDNER, RICHARD U & JESSICA	515 RAVEN WING RD	5	4000	-492.34	Land	84,700	29,645	84,700	29,645
							Improvements	69,216	24,225	3,699	1,294
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	153,916	53,870	88,399	30,939
							Prepared by: William Thompson Appraiser Reviewed by: Shannon Scott Senior Appraiser		Submitted under NRS 361.768 Explanation: Overassessment due to factual error. Taxpayer/owner of the property, Mrs. Jessica Gardner, called our office Friday, August 23 and spoke to one of our appraisers asking about the improvements on her property record, specifically informing us that the raised breezeway roof and barn on parcel 079- 551-14 had been demolished in Spring of 2021. This was verified via aerial photography records with date confirmation. Thus, for Fiscal Years starting July 1, 2021-2024, the raised breezeway roof and barn extra-feature improvements were incorrectly on the roll. We are requesting a roll change request due to this factual error for the Fiscal Years 2021-2024.		



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RCR #	PARCEL/PPID NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
						Taxable	Assessed	Taxable	Assessed	
3920F23	084-611-13	O'ROURKE FAMILY TRUST, RICHARD D & ELLA L	4	2000	-163.97	Land	123,700	43,295	123,700	43,295
						Improvements	303,899	106,364	303,899	106,364
						Personal Property	0	0	0	0
						Exemption (minus)		(0)		(0)
						Total	427,599	149,659	427,599	149,659

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 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.

	CURRENT		PROPOSED	
	Taxable	Assessed	Taxable	Assessed
Land	123,700	43,295	123,700	43,295
Improvements	303,899	106,364	303,899	106,364
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	427,599	149,659	427,599	149,659

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

Proposed tax change for 2022/2023 : -4,791.63

RCR #	PARCEL/PPID NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
						Taxable	Assessed	Taxable	Assessed	
3852F22	039-170-36	TOMANEK GROUP LLC	1	1000	-3234.60	Land	8,360,000	2,926,000	8,360,000	2,926,000
						Improvements	33,758,094	11,815,332	33,505,590	11,726,956
						Personal Property	0	0	0	0
						Exemption (minus)		(0)		(0)
						Total	42,118,094	14,741,332	41,865,590	14,652,956

Prepared by: Jeff Lewis
Appraiser
Reviewed by: Shannon Scott
Senior Appraiser

Submitted under NRS 361.768(3)
Explanation: Overassessment due to factual error - existence. On January 4, 2024 this office was notified that the clubhouse located on this parcel was severely damaged by a fire on February 2, 2022. The damage rendered the building unusable for the 2022/2023 roll year. An estimated 45% of the building was deemed usable after the fire, the proposed value represents the improvement value for the 2022/2023 roll year with the building at 45% complete.

	CURRENT		PROPOSED	
	Taxable	Assessed	Taxable	Assessed
Land	8,360,000	2,926,000	8,360,000	2,926,000
Improvements	33,758,094	11,815,332	33,505,590	11,726,956
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	42,118,094	14,741,332	41,865,590	14,652,956

RCR #	PARCEL/PPID NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
						Taxable	Assessed	Taxable	Assessed	
3844F22	016-482-04	RIEBELING, ERIC H	2	4000	-617.89	Land	133,700	46,795	133,700	46,795
						Improvements	111,529	39,035	36,939	12,928
						Personal Property	0	0	0	0
						Exemption (minus)		(0)		(0)
						Total	245,229	85,830	170,639	59,723

Prepared by: Harley Olson
Appraiser
Reviewed by: Jane Tung
Senior Appraiser

Submitted under NRS 361.768(3)
Explanation: Overassessment due to factual error - existence. According to the KOLO News 8 and verified by physical inspection, the single-family residence located on this parcel was severely damaged by fire on May 29, 2022. Using May 29, 2022, as the date of damage, and 30% of the original building remaining, the proposed value represents the improvement value as it existed July 1, 2022.

	CURRENT		PROPOSED	
	Taxable	Assessed	Taxable	Assessed
Land	133,700	46,795	133,700	46,795
Improvements	111,529	39,035	36,939	12,928
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	245,229	85,830	170,639	59,723

RCR #	PARCEL/PPID NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
						Taxable	Assessed	Taxable	Assessed	
3905F22	079-551-14	GARDNER, RICHARD U & JESSICA	5	4000	-455.87	Land	68,200	23,870	68,200	23,870
						Improvements	59,840	20,944	3,150	1,102
						Personal Property	0	0	0	0
						Exemption (minus)		(0)		(0)
						Total	128,040	44,814	71,350	24,972

Prepared by: William Thompson
Appraiser
Reviewed by: Shannon Scott
Senior Appraiser

Submitted under NRS 361.768
Explanation: Overassessment due to factual error. Taxpayer/owner of the property, Mrs. Jessica Gardner, called our office Friday, August 23 and spoke to one of our appraisers asking about the improvements on her property record, specifically informing us that the raised breezeway roof and barn on parcel 079- 551-14 had been demolished in Spring of 2021. This was verified via aerial photography records with date confirmation. Thus, for Fiscal Years starting July 1, 2021-2024, the raised breezeway roof and barn extra-feature improvements were incorrectly on the roll. We are requesting a roll change request due to this factual error for the Fiscal Years 2021-2024.

	CURRENT		PROPOSED	
	Taxable	Assessed	Taxable	Assessed
Land	68,200	23,870	68,200	23,870
Improvements	59,840	20,944	3,150	1,102
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	128,040	44,814	71,350	24,972



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Proposed tax change for 2022/2023 : -4,791.63

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RCR # **PARCEL/PPID** **NAME** **SITUS ADDRESS** **COMMISSION DISTRICT** **TAX DISTRICT** **TAX \$ CHANGE**

3873F22 142-241-41 FRITZ, JASON & ANGELA 3415 JENNA WAY 2 4000 -262.16

Prepared by: Ken Johns
Appraiser
Reviewed by: Jane Tung
Senior Appraiser

Submitted under NRS 361.768
Explanation: Overassessment due to factual error. The taxpayer brought to our attention that when the drawing was created for the new house, an error was made which resulted in the 3,230 square foot home being assessed as 4,380 square feet. The correct square footage was first confirmed using aerial measurements and then confirmed by field inspection. This RCR will correct the taxable value for the 22/23 tax roll.

	CURRENT		PROPOSED	
	Taxable	Assessed	Taxable	Assessed
Land	202,500	70,875	202,500	70,875
Improvements	119,167	41,708	96,049	33,617
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	321,667	112,583	298,549	104,492

3920F22 084-611-13 O'ROURKE FAMILY TRUST, RICHARD D & ELLA L 3744 BIG DIPPER CT 4 2000 -151.82

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.

Land	101,400	35,490	101,400	35,490
Improvements	253,185	88,614	253,185	88,614
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	354,585	124,104	354,585	124,104

3901F22 014-081-06 BARRON FAMILY TRUST 1270 SHARON WAY 1 1000 -69.29

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.

Land	138,700	48,545	138,700	48,545
Improvements	65,730	23,005	65,730	23,005
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	204,430	71,550	204,430	71,550

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

Proposed tax change for 2021/2022 : -14,185.44

RCR # **PARCEL/PPID** **NAME** **SITUS ADDRESS** **COMMISSION DISTRICT** **TAX DISTRICT** **TAX \$ CHANGE**

3181F21 034-050-18 WNP LLC 950 S ROCK BLVD 3 2000 -11255.81

Prepared by: Shannon Scott
Senior Appraiser
Reviewed by: Steve Clement
Chief Appraiser

Submitted under NRS 361.768
Explanation: Overassessment due to factual error-existence. The new storage warehouse on this parcel was valued at 70% complete with 100% HVAC heating and cooling for the 2021/22 roll year in error. Based on 2022 quality control and a field inspection conducted on 5/17/2022, it was determined that the storage warehouse addition was actually 80% complete with space heat and dock high flooring. This roll change request would correct the 2021/22 tax roll to reflect the actual percent complete and improvements as July 1, 2021.

	CURRENT		PROPOSED	
	Taxable	Assessed	Taxable	Assessed
Land	3,122,814	1,092,985	3,122,814	1,092,985
Improvements	6,893,166	2,412,608	6,014,492	2,105,072
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	10,015,980	3,505,593	9,137,306	3,198,057



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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
3852F21	039-170-36	TOMANEK GROUP LLC	5200 SUMMIT RIDGE DR	1	1000	-2367.40	6,688,000	2,340,800	6,688,000	2,340,800	
Prepared by: Jeff Lewis Appraiser Reviewed by: Shannon Scott Senior Appraiser Submitted under NRS 361.768(3) Explanation: Overassessment due to factual error - existence. On January 4, 2024 this office was notified that the clubhouse at the Montebello Apartments was severely damaged by fire on February 2, 2022. The damage rendered the clubhouse unusable for the remainder of the fiscal year. Using February 2, 2022 as the date of damage, the proposed value represents the prorated improvement value for the portion of the 2021 roll year the building existed.							Land				
							Improvements	34,681,942	12,138,679	34,497,136	12,073,997
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	41,369,942	14,479,479	41,185,136	14,414,797
3905F21	079-551-14	GARDNER, RICHARD U & JESSICA	515 RAVEN WING RD	5	4000	-422.10	68,200	23,870	68,200	23,870	
Prepared by: William Thompson Appraiser Reviewed by: Shannon Scott Senior Appraiser Submitted under NRS 361.768 Explanation: Overassessment due to factual error. Taxpayer/owner of the property, Mrs. Jessica Gardner, called our office Friday, August 23 and spoke to one of our appraisers asking about the improvements on her property record, specifically informing us that the raised breezeway roof and barn on parcel 079- 551-14 had been demolished in Spring of 2021. This was verified via aerial photography records with date confirmation. Thus, for Fiscal Years starting July 1, 2021-2024, the raised breezeway roof and barn extra-feature improvements were incorrectly on the roll. We are requesting a roll change request due to this factual error for the Fiscal Years 2021-2024.							Land				
							Improvements	57,808	20,232	3,075	1,076
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	126,008	44,102	71,275	24,946
3920F21	084-611-13	O'ROURKE FAMILY TRUST, RICHARD D & ELLA L	3744 BIG DIPPER CT	4	2000	-94.27	81,000	28,350	81,000	28,350	
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 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.							Land				
							Improvements	251,405	87,991	251,405	87,991
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	332,405	116,341	332,405	116,341
3024F21	208-024-03	CRANDALL, CHRISTOPHER L & LINDSAY B	2281 ALMOND CREEK DR	1	1000	-45.86	80,325	28,114	80,325	28,114	
Prepared by: Steven Wood Appraiser Reviewed by: Chris Sarman Senior Appraiser Submitted under NRS 361.768 Explanation: Overassessment due to factual error - existence: This parcel has been incorrectly valued. Upon discovery of an improvement that did not exist, the error was corrected. By removing a lattice porch cover that no longer existed, the correction resulted in an overall decrease to the improvement value. This recommendation remedies the error.							Land				
							Improvements	181,583	63,554	178,003	62,301
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	261,908	91,667	258,328	90,415



OFFICE OF WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN

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