



OFFICE OF WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN

Exhibit A
April 22, 2025

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2024/2025

Proposed tax change for 2024/2025 : -1,453.23 Page 1 of 2

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
3998F24	045-763-01	GUNDLACH LIVING TRUST, MAXIMILIAN M CIR	6000 WINTERGREEN	2	4000	-1249.82	Land	275,000	96,250	275,000	96,250
							Improvements	193,316	67,660	23,368	8,178
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	468,316	163,910	298,368	104,428
							Prepared by: Joel Rivadeneyra Appraiser Reviewed by: Pete Kinne Senior Appraiser Submitted under NRS 361.768(3) Explanation: Overassessment due to partial or complete destruction of a real property improvement. Building and improvements were significantly damaged due to a fire which occurred August 16, 2024. The entire property was fully engulfed and burned rendering the home uninhabitable for more than 90 consecutive days. The pro rata improvement value is \$23,368 for the 2024-25 fiscal year.				
4061F24	050-422-18	TURLEY, ASHLEY & BRADFORD et al	3080 LYON LN	2	4000	-203.41	Land	135,000	47,250	135,000	47,250
							Improvements	470,378	164,632	470,378	164,632
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	605,378	211,882	605,378	211,882
							Prepared by: Harley Olson Appraiser Reviewed by: Rigo Lopez Chief Deputy Assessor Submitted under NRS 361.765 Explanation: Overassessment due to clerical error. RCR# 4061F24 incorrectly increased the new construction value for the 2024/2025 valuation by \$450,696, which accounted for 100% new construction of the SFR. Instead, the new construction value should have been \$88,989, to account for 20% new construction of the SFR.				

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2023/2024

Proposed tax change for 2023/2024 : -620.57

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4062F23	145-311-20	GORIN, SEAN D & ANDREA K	10475 MINE SHAFT DR	2	1000	-471.34	Land	211,410	73,994	211,410	73,994
							Improvements	528,092	184,832	528,092	184,832
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	739,502	258,825	739,502	258,826
							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.				
4060F23	520-153-13	CRAWSHAW, MARDINE I	2832 GROSMONT DR	4	2000	-149.23	Land	155,400	54,390	155,400	54,390
							Improvements	238,935	83,627	238,935	83,627
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	394,335	138,017	394,335	138,017
							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.				



OFFICE OF WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN

Exhibit A
April 22, 2025

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2022/2023

Proposed tax change for 2022/2023 : -81.61 Page 2 of 2

<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>
4062F22	145-311-20	GORIN, SEAN D & ANDREA K	10475 MINE SHAFT DR	2	1000	-81.61

	<u>CURRENT</u>		<u>PROPOSED</u>	
	<u>Taxable</u>	<u>Assessed</u>	<u>Taxable</u>	<u>Assessed</u>
Land	185,760	65,016	185,760	65,016
Improvements	432,817	151,485	432,817	151,485
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	618,577	216,501	618,577	216,501

Prepared by: Jeremy Pidanic
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:

#: _____

Dated this _____ day of _____, 2025

County Clerk

Chair
Washoe County Commission