



OFFICE OF WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN

Exhibit A
June 25, 2024

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2023/2024

Proposed tax change for 2023/2024 : -11,847.49

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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
3723F23	041-051-17	MURPHY FAMILY TRUST	4700 WOODCHUCK CIR	1	4000	-9313.99	Land	630,000	220,500	630,000	220,500
							Improvements	3,176,603	1,111,811	2,145,819	751,036
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	3,806,603	1,332,311	2,775,819	971,536
3755F23	015-193-28	SANDPIPER PLUMB LANE LLC	880 E PLUMB LN	2	1002	-2215.18	Land	1,236,484	432,769	1,236,484	432,769
							Improvements	498,495	174,473	272,044	95,215
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	1,734,979	607,242	1,508,528	527,984
3783F23	009-271-08	WILSON FAMILY TRUST, CALVIN & SUSAN	2055 HEATHERIDGE LN	1	1000	-318.32	Land	158,400	55,440	158,400	55,440
							Improvements	129,944	45,480	88,833	31,091
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	288,344	100,920	247,233	86,531

Prepared by: Joel Rivadeneyra
Appraiser
Reviewed by: Pete Kinne
Senior Appraiser

Submitted under NRS 361.768
Explanation: Overassessment due to factual error. There was no final interior inspection completed on the subject property at time of completion. An interior inspection was made on 01/25/2024. The proposed value represents corrections that were made after the inspection.

Prepared by: Wendy Jackins
Appraiser
Reviewed by: Alasdair Holwill
Senior Appraiser

Submitted under NRS 361.768(3)
Explanation: Overassessment due to factual error - existence. A field inspection on April 11, 2024 confirmed the building has been demolished. Per the City of Reno, the demolition was final on 12/11/2023. Using December 11, 2023, the actual date of demolition as stated by the City of Reno building department inspection record, the proposed value represents the prorated improvement value for the portion of the 2023 roll year the building existed.

Prepared by: Wendy Jackins
Appraiser
Reviewed by: Howard Stockton
Chief Appraiser

Submitted under NRS 361.768(3)
Explanation: Overassessment due to factual error - existence. According to Kolo8 News Now and verified by physical inspection, the single family residence located on this parcel was severely damaged by fire on October 28, 2022. The damage rendered the residence uninhabitable for the remainder of the 2022 roll year. For the 2023 roll year, the extent of the damage was assessed and the property was deemed to be 65% complete. This value represents the improvement value for the portion of the home that remained unaffected by the fire.

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2022/2023

Proposed tax change for 2022/2023 : -3,634.42

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
3781F22	019-182-23	AUERS, JOHN R & LESLIE A	2435 FOLEY WAY	1	1000	-2689.54	Land	171,000	59,850	171,000	59,850
							Improvements	252,875	88,506	38,955	13,634
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	423,875	148,356	209,955	73,484

Prepared by: Wendy Jackins
Appraiser
Reviewed by: Howard Stockton
Chief Appraiser

Submitted under NRS 361.768(3)
Explanation: Overassessment due to factual error - existence. According to Kolo8 News Now and verified by physical inspection, the single family residence located on this parcel was severely damaged by fire on August 01, 2022. The damage rendered the residence uninhabitable for the remainder of the roll year. Using August 01, 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.



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ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2022/2023

Proposed tax change for 2022/2023 : -3,634.42

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

3783F22 009-271-08 WILSON FAMILY TRUST, CALVIN & SUSAN 2055 HEATHERIDGE LN 1 1000 -608.32

Prepared by: Wendy Jackins
Appraiser
Reviewed by: Howard Stockton
Chief Appraiser

Submitted under NRS 361.768(3)
Explanation: Overassessment due to factual error - existence. According to Kolo8 News Now and verified by physical inspection, the single family residence located on this parcel was severely damaged by fire on October 28, 2022. The damage rendered the residence uninhabitable for the remainder of the roll year. Using October 28, 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.

	CURRENT		PROPOSED	
	Taxable	Assessed	Taxable	Assessed
Land	127,400	44,590	127,400	44,590
Improvements	104,781	36,673	39,605	13,861
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	232,181	81,263	167,005	58,451

3749F22 023-022-19 SMITH, JUSTIN R 2555 SKYLINE BLVD 1 1000 -257.22

Prepared by: Wendy Jackins
Appraiser
Reviewed by: Alasdair Holwill
Senior Appraiser

Submitted under NRS 361.768
Explanation: Overassessment due to factual error. A permit was issued for a change in occupancy where the residential property is being used as a care facility/assisted living home. The occupancy was changed to conversion and the land was erroneously changed to be valued in commercial use resulting in new land being captured. This RCR corrects the changes to the land valuation and removes the new land which was added to the value.

Land	165,792	58,027	165,000	57,749
Improvements	305,055	106,769	305,055	106,769
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	470,847	164,796	470,055	164,518

3805F22 528-493-03 RIEDEL, ROBERT A & LYDIA W 2205 SELWAY DR 4 2000 -79.34

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 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	93,500	32,725	93,500	32,725
Improvements	299,978	104,992	299,978	104,992
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	393,478	137,717	393,478	137,717

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2021/2022

Proposed tax change for 2021/2022 : -127.18

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

3793F21 047-161-03 BAYLIES, RHETT L 16755 MOUNT ROSE HWY 2 4000 -106.93

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

Submitted under NRS 361.765
Explanation: Overassessment due to clerical error. This property received the general tax cap of 6.3% for the 2021/2022 tax year. It has been discovered that there was a clerical error in notifying the property owner of the tax cap change to the property. The property was the owner's primary residence for the 2021/2022 tax year. Based on this information, the property should receive the low tax cap of 3% for the 2021/2022 tax year and approval of this roll change request will correct this error.

	CURRENT		PROPOSED	
	Taxable	Assessed	Taxable	Assessed
Land	150,000	52,500	150,000	52,500
Improvements	74,654	26,128	74,654	26,128
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	224,654	78,628	224,654	78,628



Exhibit A
June 25, 2024

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

Proposed tax change for 2021/2022 : -127.18 Page 3 of 3

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

3805F21 528-493-03 RIEDEL, ROBERT A & LYDIA W 2205 SELWAY DR 4 2000 -20.25

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	79,500	27,825	79,500	27,825
Improvements	296,504	103,776	296,504	103,776
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	376,004	131,601	376,004	131,601

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

Proposed tax change for 2020/2021 : -47.04

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

3793F20 047-161-03 BAYLIES, RHETT L 16755 MOUNT ROSE HWY 2 4000 -38.71

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

Submitted under NRS 361.765
Explanation: Overassessment due to clerical error. This property received the general tax cap of 5% for the 2020/2021 tax year. It has been discovered that there was a clerical error in notifying the property owner of the tax cap change to the property. The property was the owner's primary residence for the 2020/2021 tax year. Based on this information, the property should receive the low tax cap of 3% for the 2020/2021 tax year and 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	145,000	50,750	145,000	50,750
Improvements	78,924	27,623	78,924	27,623
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	223,924	78,373	223,924	78,373

3805F20 528-493-03 RIEDEL, ROBERT A & LYDIA W 2205 SELWAY DR 4 2000 -8.33

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.

Land	79,600	27,860	79,600	27,860
Improvements	295,294	103,352	295,294	103,352
Personal Property	0	0	0	0
Exemption (minus)		(0)		(0)
Total	374,894	131,212	374,894	131,212

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.

THEFORE, 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