



OFFICE OF WASHOE COUNTY ASSESSOR
CHRIS S. SARMAN

Exhibit A
March 17, 2026

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2025/2026

Proposed tax change for 2025/2026 : -3,179.07 Page 1 of 3

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4287F25	005-122-09	AMH NV18 DEVELOPMENT LLC	2400 W 7TH ST	1	1000	-2394.40	Land	364,597	127,609	364,597	127,609
							Improvements	301,899	105,664	114,970	40,239
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	666,496	233,273	479,567	167,848
Prepared by: Bryce Wiele		Submitted under NRS 361.768(3)									
Reviewed by: Shannon Scott		Explanation: DEMOLITION PERMIT BLD25-10433E FINALED 11/17/2025. CONFIRMED WITH SITE INSPECTION 11/25/2025 THAT ALL IMPROVEMENTS HAVE BEEN REMOVED (SEE ATTACHEMENTS). IMPROVEMENTS PRORATED TO 38.08% TO REFLECT EXISTENCE FROM 7/1/2025 - 11/16/2025.									
Senior Appraiser											
4277F25	078-222-03	ACHTER, EDWARD M & JEANNINE K	16750 N RED ROCK RD	5	9000	-784.67	Land	63,000	22,050	63,000	22,050
							Improvements	181,498	63,524	49,402	17,290
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	244,498	85,574	112,402	39,340
Prepared by: William Thompson		Submitted under NRS 361.768(3)									
Reviewed by: Sean Moses		Explanation: Overassessment: A fire on 8/18/25 resulted in 100% destruction of the home and the attached garage. This fire was documented by KOLO News Channel 8 the same day as the fire.									
Appraiser											
4318F25	165-212-14	BORLAND, DANIEL & LEE	2471 STONETRACK TRL	2	1000	0.00	Land	222,200	77,770	222,200	77,770
							Improvements	689,747	241,411	669,537	234,337
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	911,947	319,181	891,737	312,107
Prepared by: Kelson Powell		Submitted under NRS 361.768									
Reviewed by: Alasdair Holwill		Explanation: Overassessment due to factual error. Changed class of Sunroom 2 to Sunroom 1 and corrected 1st floor square footage after physical inspection on 1/7/26.									
Senior Appraiser											
4276F25	502-652-14	MULLEN LIVING TRUST	7605 JASMINE CT	5	1000	0.00	Land	109,100	38,185	109,100	38,185
							Improvements	323,621	113,267	284,782	99,673
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	432,721	151,452	393,882	137,858
Prepared by: William Thompson		Submitted under NRS 361.765									
Reviewed by: Sean Moses		Explanation: Overassessment due to clerical error. Home was originally a model home with garage converted to living area. It was converted back to garage in 2015 without a permit. This correction fixes the living area square footage discrepancy.									
Appraiser											



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March 17, 2026

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2024/2025

Proposed tax change for 2024/2025 : 0.00

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RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4276F24	502-652-14	MULLEN LIVING TRUST	7605 JASMINE CT	5	1000	0.00	Land	96,600	33,810	96,600	33,810
							Improvements	324,670	113,634	285,532	99,936
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	421,270	147,444	382,132	133,746
4318F24	165-212-14	BORLAND, DANIEL & LEE	2471 STONETRACK TRL	2	1000	0.00	Land	222,200	77,770	222,200	77,770
							Improvements	689,828	241,439	669,237	234,232
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	912,028	319,209	891,437	312,002
4102F24	032-220-28	UNION PACIFIC RAILROAD COMPANY	599 NUGGET AVE	3	2000	0.00	Land	1,107,290	387,552	1,107,290	387,552
							Improvements	694,381	243,033	496,530	173,785
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	1,801,671	630,584	1,603,820	561,337

Prepared by: William Thompson
Appraiser
Reviewed by: Sean Moses
Appraiser

Submitted under NRS 361.765
Explanation: Overassessment due to clerical error. Home was originally a model home with garage converted to living area. It was converted back to garage in 2015 without a permit. This correction fixes the living area square footage discrepancy.

Prepared by: Kelson Powell
Appraiser
Reviewed by: Alasdair Holwill
Senior Appraiser

Submitted under NRS 361.768
Explanation: Overassessment due to factual error. Overassessment due to factual error. Changed class of Sunroom 2 to Sunroom 1 and corrected 1st floor square footage after physical inspection on 1/7/26.

Prepared by: Jeffrey Cronin
Appraiser
Reviewed by: Wendy Jackins
Senior Appraiser

Submitted under NRS 361.768(3)
Explanation: Overassessment due to factual error - existence. A demolition permit was issued for the structure on January 24, 2025. The final remnants of the structure were observed being demolished at a field inspection on March 19, 2025. Using March 19, 2025 as the actual date of demolition, the proposed value represents the prorated improvement value for the portion of the 2024 roll year the building existed.

Proposed tax change for 2023/2024 : -188.85

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2023/2024

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4318F23	165-212-14	BORLAND, DANIEL & LEE	2471 STONETRACK TRL	2	1000	-188.85	Land	206,900	72,415	206,900	72,415
							Improvements	638,500	223,475	623,757	218,314
							Personal Property	0	0	0	0
							Exemption (minus)		(0)		(0)
							Total	845,400	295,890	830,657	290,729

Prepared by: Kelson Powell
Appraiser
Reviewed by: Alasdair Holwill
Senior Appraiser

Submitted under NRS 361.768
Explanation: Overassessment due to factual error. Overassessment due to factual error. Changed class of Sunroom 2 to Sunroom 1 and corrected 1st floor square footage after physical inspection on 1/7/26.



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Exhibit A
March 17, 2026

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2023/2024

Proposed tax change for 2023/2024 : -188.85 Page 3 of 3

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4276F23	502-652-14	MULLEN LIVING TRUST	7605 JASMINE CT	5	1000	0.00	109,900	38,465	109,900	38,465	
Prepared by: William Thompson Appraiser Reviewed by: Sean Moses Appraiser							Improvements	306,156	107,154	269,132	94,196
Submitted under NRS 361.765							Personal Property	0	0	0	0
Explanation: Overassessment due to clerical error. Home was originally a model home with garage converted to living area. It was converted back to garage in 2015 without a permit. This correction fixes the living area square footage discrepancy.							Exemption (minus)		(0)		(0)
							Total	416,056	145,619	379,032	132,661

ROLL CHANGE REQUESTS SECURED ROLL
TAX YEAR 2022/2023

Proposed tax change for 2022/2023 : 0.00

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4276F22	502-652-14	MULLEN LIVING TRUST	7605 JASMINE CT	5	1000	0.00	91,100	31,885	91,100	31,885	
Prepared by: William Thompson Appraiser Reviewed by: Sean Moses Appraiser							Improvements	246,312	86,209	223,373	78,180
Submitted under NRS 361.765							Personal Property	0	0	0	0
Explanation: Overassessment due to clerical error. Home was originally a model home with garage converted to living area. It was converted back to garage in 2015 without a permit. This correction fixes the living area square footage discrepancy.							Exemption (minus)		(0)		(0)
							Total	337,412	118,094	314,473	110,065

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 _____, 2026

County Clerk

Chair
Washoe County Commission