



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

Exhibit A  
May 27, 2025

**ROLL CHANGE REQUESTS SECURED ROLL**  
**TAX YEAR 2024/2025**

Proposed tax change for 2024/2025 : -7,946.01

Page 1 of 1

RCR #	PARCEL/PPID	NAME	SITUS ADDRESS	COMMISSION DISTRICT	TAX DISTRICT	ESTIMATED TAX \$ CHANGE	CURRENT		PROPOSED		
							Taxable	Assessed	Taxable	Assessed	
4116F24	009-120-59	COLTON FAMILY TRUST	755 JUNIPER HILL RD	1	4000	-3395.21	Land	845,000	295,750	845,000	295,750
Prepared by: Sean Moses		Submitted under NRS 361.765					Improvements	1,815,634	635,471	1,516,251	530,687
Appraiser		Explanation: Overassessment due to clerical error. The asphalt flatwork located on this parcel was costed as 120,000 square feet in error. Based on an aerial inspection done 04/15/2025, it was determined that the correct area of the asphalt flatwork is 12,000 square feet. The proposed value represents these corrections.					Personal Property	0	0	0	0
Reviewed by: Jane Tung							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	2,660,634	931,221	2,361,251	826,437
3997F24	520-371-05	PARISOTTO 2020 LIVING TRUST, ANDREW & SHANNON	2485 OLD WAVERLY CT	4	2000	-2427.60	Land	175,000	61,250	175,000	61,250
Prepared by: Jeff Lewis		Submitted under NRS 361.768					Improvements	1,350,301	472,605	1,160,793	406,277
Appraiser		Explanation: Overassessment due to a factual error. The single family residence was costed as a quality 55 single family residence. Based on a video inspection of the interior of the residence, a reduction in the quality class was deemed appropriate based on the Marshal and Swift guidelines. Along with the reduction to a 50 quality class, the inspection revealed the lack of a fire pit and a spa, both of which were removed from the record. The proposed value represents these corrections to the valuation.					Personal Property	0	0	0	0
Reviewed by: Shannon Scott							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	1,525,301	533,855	1,335,793	467,527
4128F24	076-310-70	HENNINGSSEN, RYAN J & ELIZABETH A	675 ENCANTO DR	4	4000	-2123.20	Land	165,000	57,750	165,000	57,750
Prepared by: Erica Bower		Submitted under NRS 361.768(3)					Improvements	388,051	135,817	156,701	54,845
Appraiser		Explanation: Overassessment due to factual error - existence. According to Kolo 8 News and verified by physical inspection, the single family residence located on this parcel was severely damaged by fire on November 16, 2024. The damage rendered the residence uninhabitable for the remainder of the roll year. Using November 16, 2024, as the date of damage, the proposed value represents the prorated improvement value for the portion of the 2024 roll year the building existed.					Personal Property	0	0	0	0
Reviewed by: Wendy Jackins							Exemption (minus)		(0)		(0)
Senior Appraiser							Total	553,051	193,567	321,701	112,595

**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