

Item # 8-13

**City of Carson City
Agenda Report**

Date Submitted: 12/29/09

Agenda Date Requested: 01/07/10

Time Requested: Consent

To: Mayor and Supervisors

From: Assessor's Office

Subject Title: Action to approve the removal of a portion of the taxes from parcel number 003-225-10 (412 N. Curry St.) from the 2005/06, 2006/07, 2008/09 and the 2009/10 Real Property Tax Roll per NAC 361.61066 in the amount of \$179.65 (Kimberly Adams, Assessors Office).

Staff Summary: The owners of APN 003-225-10 appealed the Assessors determination of the Property Tax Cap Abatement for the fiscal year 2006, 2007 and 2008. Per NAC 361.61066, the Chief Administrative Hearing Office Administrative Law Judge for the Department of Taxation, Mr. Gregory L Zunino, ruled in favor of the appellant and ordered the Assessor to correct the property tax cap. The Assessors office is asking that the amount of taxes be adjusted to reflect the correct tax cap per the "The Findings of Fact and Conclusions of Law" as stated in this decision going back to fiscal year 2005. These recalculations then affect the fiscal year 2009 and 2010 taxes requiring additional adjustments.

Type of Action Requested: (check one)
 Resolution Ordinance
 Formal Action/Motion Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to approve the removal of a portion of the taxes from parcel number 003-225-10 (412 N. Curry St.) from the 2005/06, 2006/07, 2008/09 and the 2009/10 Real Property Tax Roll per NAC 361.61066 in the amount of \$179.65 (Kimberly Adams, Assessors Office).

Explanation for Recommended Board Action: The owners of APN 003-225-10 appealed the Assessor's determination of the Property Tax Cap Abatement for the fiscal year 2006, 2007 and 2008. Per NAC 361.61066, the Chief Administrative Hearing Office Administrative Law Judge for the Department of Taxation, Mr. Gregory L Zunino, ruled in favor of the appellant and ordered the Assessor to correct the property tax cap. The Assessors office is asking that the amount of taxes be adjusted to reflect the correct tax cap per the "The Findings of Fact and Conclusions of Law" as stated in this decision going back to fiscal year 2005. These recalculations then affect the fiscal year 2009 and 2010 taxes requiring additional adjustments.

Parcel # 003-225-10 (412 N Curry St.).

2005-06 Amount paid:	\$ 1525.48 (PYGAV \$ 56,603)
(-) amount to remove:	<u>\$ 29.18</u>
Corrected tax amount:	\$ 1496.30
2006-07 Amount paid:	\$ 1629.21 (PYGAV \$ 52,940)
(-) amount to remove:	<u>\$ 78.75</u>
Correct tax amount:	\$ 1550.46
2007-08 Amount paid:	\$ 1556.53 (PYGAV \$ 53,273)
(-) amount to remove:	<u>\$.00</u>
<u>(property was converted to historical use) no adjustment necessary).</u>	
2008-09 Amount paid:	\$ 1637.20 (PYGAV \$ 51,655)
(-) amount to remove:	<u>\$ 21.52</u>
Correct tax amount:	\$ 1615.68
2009-10 Amount paid:	\$ 1727.26 (PYGAV \$ 53,616)
(-) amount to remove:	<u>\$ 50.20</u>
Correct tax amount:	\$ 1677.06

Total amount of refund \$ 129.45 (2005-06, 2006-07 and 2008-09 Fiscal Years).
Total amount of adjustment \$ 50.20 (2009-10 Fiscal Year).

This property is located in tax district 1.5.

Applicable Statue, Code, Policy, Rule or Regulation: NAC 361.61066

Fiscal Impact: A decrease of \$29.18 from the 2005-06, \$78.75 from the 2006-07, \$21.52 from the 2008/09 and \$50.20 from the 2009-10 Real Property Tax Rolls.

Explanation of Impact: Reduction of the 2005-06, 2006-07, 2008-09 and 2009-10 Real Property Tax Rolls.

Funding Source: Various Tax Entities.

Alternatives: Approve, Modify, or Deny.

Supporting Material: None.

Prepared By: Kimberly Adams, Senior Property Appraiser

Reviewed By: *[Signature]* Date: 12/23/09
 Department Head) Assessor
[Signature] Date: 12/28/09
 (City Manager)
[Signature] Date: 12-29-09
 (District Attorney)
[Signature] Date: 12-29-09
 (Finance Director)

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
 2) _____

 (Vote Recorded By)