

UNDERSTANDING YOUR ASSESSMENT NOTICE

Below is a brief outline of the information found on your Assessment Notice.

For additional information, please contact the Assessors office at (775) 887-2130.

In addition to the information shown below, your assessment notice will also provide the parcel number, property location and the current abatement status. NRS 361.4723 provides a partial abatement of taxes by applying a 3% cap on the tax bill of the owner's primary residence or qualified rental dwelling. A cap of no more than 8% is applied to residences that are not owner occupied, land, commercial buildings, business personal property, aircraft, etc. The abatement status is also known as the "tax cap". If you need to change the abatement status, please contact the Assessor's office or download a copy of the "Owner Occupancy Verification Card" from our website. You will find this form under "General Information". This change may not be reflected if the completed form is not received by the Assessor's office by June 15th of the current fiscal year. The percentage of the abatement/cap is determined by the Assessor's Office/Tax Receiver and applied to your tax bill by the Tax Receiver to determine your final tax bill. If you disagree with the partial abatement for this property you can file a petition with the Nevada Tax Commission to review the abatement status at (775) 684-2000. This is a different method than appealing your property value.

NOTICE OF ASSESSED VALUATION		
THIS IS NOT A TAX BILL – IT IS A NOTICE OF VALUE ONLY		
DISTRICT	APPRAISAL YEAR	MAILING DATE
2. 5	2005	11/30/09
<u>THIS FISCAL YEAR</u>		<u>NEXT FISCAL YEAR</u>
2009-10		2010-11
<u>ASSESSED VALUES</u>		<u>ASSESSED VALUES</u>
<u>LAND</u>		<u>LAND</u>
77, 000		73, 500
<u>STRUCTURES, ETC</u>		<u>STRUCTURES, ETC</u>
95, 992		81, 196
<u>PERSONAL PROPERTY</u>		<u>PERSONAL PROPERTY</u>
<u>EXEMPTIONS</u>		<u>EXEMPTIONS</u>
<u>ASSESSED TOTAL</u>		<u>ASSESSED TOTAL</u>
172, 992		154, 696
<u>TAXABLE TOTAL</u>		<u>TAXABLE TOTAL</u>
494, 263		441, 989
<u>VALUE EXCLUDED FROM PARTIAL ABATEMENT</u>		<u>VALUE EXCLUDED FROM PARTIAL ABATEMENT</u>

- This identifies the tax district we have on record for the property. The appraisal year, meaning the last time the Assessor's office verified the physically characteristics of the property.
- For your convenience our office supplies you with prior values and current values.
- This is the assessed value for this property. It is broken down into land and improvements as they are each valued differently.
- Personal Property listed with in this section, includes such things as manufactured homes, aircraft, agricultural and business equipment.
- The value indicated here shows any exemption that has been applied to the property.
- This is the total assessed value for this property. Pursuant to Nevada Revised Statute 361.225 the assessed value is 35% of the taxable value.
- This is the taxable value for this property. If you disagree with these values please contact the Assessors office and we would be more than happy to answer any questions you may have. You may also appeal these values with the County Board of Equalization. The deadline to file is January 15 of each year.

This section will indicate any value attributed to new construction or property that has a change of actual or authorized use and therefore does not qualify for the abatement for the first year, but will receive the appropriate cap the following year.