

**CITY OF CARSON CITY  
AGENDA REPORT**

**Date Submitted:** November 8, 2010

**Agenda Date Requested:**

December 2, 2010

**Time Requested:**

Consent Agenda

**To:** Mayor & Board of Supervisors

**From:** Al Kramer, Carson City Treasurer

**Subject Title:** Action to order and direct the Carson City Treasurer to sell, after giving notice of sale, for a total amount not less than the amount of taxes, costs, penalties and interest legally chargeable against the property as stated in the order the following properties: APN #1-032-04 at 2110 N. Carson St., for \$11,882.06; #2-093-10 at 325 Dan St., for \$848.04; #2-244-04 1464 at Rand Ave., for \$44,439.83; #2-272-07 at 1975 Marian Ave., for \$3,259.99; #2-368-04 at 1881 E. Long St, for \$25,741.56; #2-593-03 at 1779 Spooner Dr., for \$5,046.23; #3-142-16 at 221 S. Richmond Ave., for \$6,241.77; #3-285-02 at 201 W. Caroline St., for \$28,444.78; #3-285-03 at N. Curry St., for \$3,345.40; #4-141-02 at 1200 Palo Verde Dr., for \$8,127.51; #5-061-01 at 2205 Arrowhead Dr., for \$50,864.32; #7-473-20 at 2043 Emily Ct., for \$22,939.94; #8-123-29 at Old Hot Springs Rd., for \$7,245.87; #8-152-09 at 1727 Hwy 50 East. for \$27,278.03; #8-172-14 at 2190 Dori Way, for \$4,094.74; #8-352-02 at 1603 Brown St., for \$8,594.82; #8-352-03 at 1615 Brown St., for \$ 25,159.85; #8-591-01 at 3501 Sherman Ln., for \$1,482.00; #9-311-64 at 1200 Race Track Rd., for \$7,339.22; #9-413-02 at 725 Sonoma St., for \$2,250.93; #9-481-10 at 508 Lander Dr., for \$7,595.41; #9-527-05 at 1116 Fremont St., for \$3,606.23; #9-542-11 at 4 Hazelwood Ct., for \$4,428.01; #9-551-34 at 1851 S. Roop St # 115 for \$59,434.04; #9-692-14 at 304 Somerset Dr., for \$2,828.27; #10-351-10 at 3915 Fairview Dr., for \$24,136.54; #10-541-19 at Airport Rd., for \$2,731.37.

**Staff Summary:** Per NRS 361.595, Section 2. If the property is to be sold, the board of county commissioners may make an order, to be entered on the record of its proceedings, directing the county treasurer to sell the property particularly described therein, after giving notice of sale, for a total not less than the amount of the taxes, costs, penalties and interest legally chargeable against the property as stated in the order.

**Type Of Action Requested:** (Check One)

Resolutions

Ordinance

Formal Action/Motion

Other (Specify)

**Does this action require a Business Impact Statement:**  Yes  No

**Recommended Board Action:** I move to order and direct the Carson City Treasurer to sell, after giving notice of sale, for a total amount not less than the amount of taxes, costs, penalties and interest legally chargeable against the property as stated for the list of properties set forth in the agenda posted and published for this meeting.

**Explanation for Recommended Board Action:** Twenty seven parcels of Real Property are delinquent and Carson City has taken a deed as required by Nevada Revised Statutes. The next step is to proceed to recover tax delinquencies on these parcels. The total amount currently due including delinquency is \$399,386.76.

**Applicable Statute, Code, Policy, Rule or Regulation:** NRS 361.595, Section 2

\$ 399,386.76

**Fiscal Impact:** \$ ~~369,386.76~~ in Tax Revenue to be generated

**Explanation of Impact:** Collection of delinquent taxes

**Funding Source:** Real Property Taxes

**Alternatives:** Do not approve


**Supporting Material:** Treasurer Orders to Sale; Summary of delinquency; and Assessor's Appraised Taxable values for each parcel.

Prepared By: Charline Duque, Accounting Coordinator

Reviewed By:  Date: 11-16-10  
(Department Head)

Concurrences:  Date: 11/22/10  
(City Manager)

 Date: 11/22/10  
(District Attorney)

 Date: 11/22/10  
(Finance Director)

Board Action Taken:

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

**NOTICE AND ORDER FOR SALE OF REAL PROPERTY**

NOTICE IS HEREBY GIVEN that on **December 2, 2010**, the Board of Supervisors of Carson City ORDERED the Carson City Treasurer, Alvin P. Kramer to sell the real property as attached:

Alvin P. Kramer shall conduct said sale by way of auction on Wednesday, **June 15, 2011** commencing at 9:00 a.m. The location of said sale shall be the Carson City Court House, 885 E. Musser St, Carson City, Nevada.

Written bids may be submitted any time prior to **June 15, 2011** on the day of the auction at the appointed time. Said written bids submitted prior to **June 15, 2011** should be sent to Alvin P. Kramer, Carson City Treasurer, 201 N. Carson St., #5, Carson City, Nevada. Oral bids may also be made at the auction.

No written or oral bid may be less than **noted by parcel** plus any penalties and administrative fees including title searches accruing after **December 1, 2010**. The successful bidder must pay the full amount at the time of sale in the form of cash or a cashier's check.

This notice and order of sale shall be posted in at least three public places in Carson City, including the Carson City Courthouse and on the above-described property to be sold, for a period of not less than 20 days before **June 15, 2011** and shall be published once a week for four (4) successive weeks in the Nevada Appeal prior to **June 15, 2011**.

APPROVED this 2 day of December, 2010.

AYES: Supervisors

NAYES: Supervisor

ABSENT: Supervisor

---

Robert L. Crowell,  
Mayor

ATTEST:

---

Alan Glover,  
Clerk-Recorder

**List of Delinquent Properties Carson City has Recorded a Deed:**

<u>Name of Taxpayer</u>	<u>Address</u>	<u>Parcel #</u>	<u>Years Del.</u>	<u>Amount Del.*</u>
V-R Property Management	2110 N. Carson St.	1-032-04	3	\$11,882.06
Estrada A., & Sanchez, A	325 Dan St.	2-093-10	3	\$ 848.04
Rand Motel LLC	1464 Rand Ave.,	2-244-04	3	\$44,439.83
Wells Fargo Financial NV 2	1975 Marian Ave.	2-272-07	3	\$ 3,259.99
Adaven Investments LLC	1881 E. Long St.	2-368-04	3	\$25,741.56
Millard Family Business LLC	1779 Spooner Dr.	2-593-03	3	\$ 5,046.23
Neihart Jr., Larry O'Dell	221 S. Richmond Ave.	3-142-16	3	\$6,241.77
Silver Queen Inn LLC	201 W. Caroline St.	3-285-02	3	\$28,444.78
Silver Queen Inn LLC	N. Curry St.	3-285-03	3	\$ 3,345.40
Akins, Melodie	1200 Palo Verde Dr.	4-141-02	3	\$8,127.51
Weddell, Rolland	2205 Arrowhead Dr.	5-061-01	3	\$50,864.32
Plum, Patricia	2043 Emily Ct.	7-473-20	3	\$22,939.94
Langson, Don K & Toni K.	Old Hot Springs Rd.	8-123-29	3	\$ 7,245.87
Sawyers, Steve	1727 Hwy 50 East	8-152-09	3	\$27,278.03
Watrous, Bonnie F.	2190 Dori Wy	8-172-14	3	\$4,094.74
Schultz, Earl	1603 Brown St.	8-352-02	3	\$8,594.82
Schultz, Earl	1615 Brown St.	8-352-03	3	\$25,159.85
Revell, Frank & Esther	3501 Sherman Ln	8-591-01	3	\$1,482.00
Reynen & Bardis (Carson) LLC	1200 Race Track Rd.	9-311-64	3	\$ 7,339.22
Conteras, Julian	725 Sonoma St.	9-413-02	3	\$2,250.93
Silsby, Thomas & Betty	508 Lander Dr.	9-481-10	3	\$7,595.41
Stuyvesant, Seth & Heather	1116 Fremont St.	9-527-05	3	\$ 3,606.23
Manfredo, Andrea D.	4 Hazelwood Ct.	9-542-11	3	\$ 4,428.01
Linkside Place LLC	1851 S. Roop St 115	9-551-34	3	\$59,434.04
Holcomb, David & Christy	304 Somerset Dr.	9-692-14	3	\$2,828.27
Wisinski, Krzysztof	3915 Fairveiw Dr.	10-351-10	3	\$24,136.54
Stanton Park Development Inc	Airport Rd.	10-541-19	3	\$2,731.37
				\$ 399,386.76

As of December 1, 2010 Total Delinquent Now Due:

A deed was recorded on the above parcels on June 7, 2010

\*Includes penalties (penalties accrue monthly)