

Item # 5

**Carson City
Agenda Report**

Date Submitted: September 23, 2008

Agenda Date Requested: October 2, 2008

Time Requested: 10 Minutes

To: Mayor and Supervisors

From: Lawrence A. Werner, P.E., P.L.S., City Manager

Subject Title: Action to support an application to the Nevada Commission on Economic Development from Universal Analyzers, Inc. for economic incentives as a result of their business expansion in Carson City.

Staff Summary: Universal Analyzers, Inc. is a manufacturer of sample conditioning systems. Their facility is located on Convair Drive in Carson City. They are expanding their operations, buying additional equipment and creating eight new jobs at an average wage of \$21.33/hr.

Type of Action Requested: (check one)

() Resolution

() Ordinance

(X) Formal Action/Motion

() Other (Specify)

Does This Action Require A Business Impact Statement: () Yes (X) No

Recommended Board Action: I move to support an application to the Nevada Commission on Economic Development from Universal Analyzers, Inc. for economic incentives as a result of their business expansion in Carson City.

Explanation for Recommended Board Action: See Staff Summary.

Applicable Statue, Code, Policy, Rule or Regulation: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

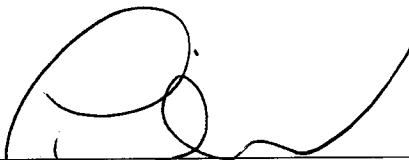
Funding Source: N/A

Alternatives: Do not support.

Supporting Material: Letter from NNDA & Incentives Application.

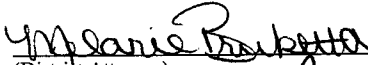
Prepared By: Janet Busse, Office Supervisor

Reviewed By:



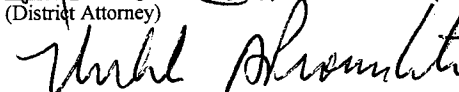
(City Manager)

Date: 8/23/08



(District Attorney)

Date: 9-23-08



(Finance Director)

Date: 9-23-08

Board Action Taken:

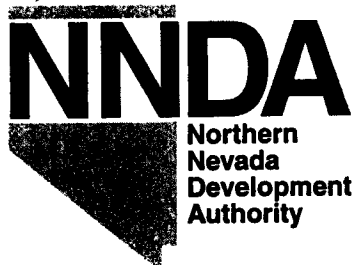
Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)



704 West Nye Lane, Suite 201
Carson City NV 89703
(775) 883-4413 / Fax (775) 883-0494
nnda@nnda.org / www.nnda.org

SEP 11 2008

September 15, 2008

Mr. Larry Werner
Carson City Manager
201 N Carson Street, Ste 2
Carson City, Nevada 89701

Joe
HVI

Dear Mr. Werner,

NNDA is pleased to report that we are working with a local firm that is considering a significant expansion in Carson City. This is a company that is already doing business here but they currently find the need to expand their operations. Any time a company is looking to expand, we consider them an "at risk" company, meaning that if there is any need we are unable to meet, from workforce to incentives, they may leave the area altogether. Therefore we are requesting an action item of acknowledgement of this company's application be placed on the agenda for the next available Supervisor's meeting.

We would be happy to make a very brief presentation concerning the incentive application to the Nevada Commission on Economic Development (NCED) for Universal Analyzers Inc if it is so desired. We have attached a copy of the company's application to NCED as well as the impact analysis performed by staff at NCED.

If someone could notify us regarding the date, time and location of the meeting this issue will be on the agenda, it would be much appreciated. Should you have any questions, please don't hesitate to contact me.

Sincerely,

Tim Rubald, CEC, CMSM

Enclosures

c: Ron Weisinger
file

TR/tr



Incentives Application

Nevada Commission on Economic Development

Type of Incentives (Please check all that the company is applying for on this application)

- | | |
|---|---|
| ☒ Sales & Use Tax Abatement | ☒ Personal Property Tax Abatement |
| ☐ Sales & Use Tax Deferral | ☐ Train Employees Now |
| ☒ Modified Business Tax Abatement | ☐ Recycling Property Tax Abatement |
| ☐ Renewable Energy Storage Abatement | ☐ Other: _____ |

Company Information (Legal name of company, does it do business in Nevada or not?)

Date of Application:	7/15/2008	Federal Tax ID No:	88-0265681
Company Name: Universal Analyzers Inc.			
Mailing Address: 5200 Convair Dr.			
City:	Carson City	State:	NV
		Zip:	89706
Phone:	775-883-2500	Fax:	775-883-6388
Company Contact:	Jim Walden	Title:	CFO
Phone:	775-297-4711	E-mail:	jwalden@universalanalyzers.com
Has your company applied and been approved for incentives programs offered by the Commission on Economic Development?			NO

If yes, list the program awarded, date of approval, and the amounts and status of the accounts:

Nevada Facility - New or Expansion (Location in Nevada where capital goods will be delivered)

Type of Facility:			
☐ Headquarters	☐ Branch Plant		
☐ Division	☐ Distribution		
☐ Back Office Operations	☒ Manufacturing		
☐ Research and Development	☐ Other:		
Date of Opening:	Oct-90	NAICS/SIC:	
		Percentage of Company's Market Outside of Nevada:	95%+
Description of Company's Nevada Operations: Manufacturer of sample conditioning systems			
Mailing Address: 5200 Convair Dr.			
City:	Carson City	State:	NV
		Zip:	89706
Phone:	775-883-2500	Fax:	775-883-6388
Company Contact:	Jim Walden	Title:	CFO
Phone:	775-297-4711	E-mail:	jwalden@universalanalyzers.com
Do you plan to build?		No: XX	Yes:
If yes, what is the cost of:		Land:	Construction:
Are you leasing?		No:	Yes: XX
		Annual Lease Rate: \$	180,000
Did you purchase an existing facility?		No: XX	Yes:
		Current Value: \$	
Current assessed value of all tangible real/personal property in Nevada: (Please provide the most recent assessment schedule from the County Assessor's Office.)			Current Value: \$ 717,000

(Fill in either New Operations or Expansion, not both.)

Employment	
New Operations to Nevada	Expansions
How many full-time equivalent (FTE) employees will there be at the end of the first fourth-quarter of operations? _____	How many <u>new primary jobs</u> will be created by the fourth quarter of operations following the expansion? <u>8</u>
Average hourly wage: _____	Average hourly wage of <u>new employees</u> : <u>21.33</u>
	How many employees prior to expansion? <u>61</u>
	Average hourly wage of <u>current employees</u> : <u>23.85</u>
How much capital investment is planned? Please breakout:	How much capital investment is planned for the total expansion? Please breakout:
Building: \$ _____	Building: \$ <u>40,000</u>
Land: \$ _____	Land: \$ <u>0</u>
Equipment Cost: \$ _____	Equipment Cost: \$ <u>521,000</u>
Total: \$ <u>0</u>	Total: \$ <u>561,000</u>
	Is the equipment purchase a replacement of existing equipment? (Yes/No) _____
	How much physical expansion is involved? (sq. ft.) <u>14,000</u>

Employee Benefit Program

Is health insurance for employees and an option for dependents offered: (Yes/No) _____	
Check one:	
☐ Upon employment	☐ Three months after hire date
☐ Six months after hire date	☒ Other: <u>30 Days</u>
List Benefits Included: <u>Health, dental, vision</u>	
Name of Insurer: <u>Anthem/USP/Best</u>	
Cost of Total Benefit Package: <u>538,000</u>	Cost of Health Insurance for Employees: <u>329,000</u>

Renewable Energy

How many full-time equivalent (FTE) employees will there be at the end of the first fourth-quarter of operations?	
How much capital investment is planned? Please break out:	
Building: \$ _____	
Land: \$ _____	
Equipment Cost: \$ _____	
Total: \$ <u>0</u>	
Type of Renewable Energy (wind, solar, etc.)	
Capacity of System (megawatts)	

Train Employees Now (TEN)

Number of employees participating in training program:	
Average hourly wage for trainees (excluding cost of benefits):	\$ _____
Will these new hires be permanent employees of the company? (Yes/No)	
Have you contacted the Nevada Department of Employment, Training and Rehabilitation for information on other state and federal job training funds? (Yes/No)	
Type of training requested:	
Please attach a completed Request for Training form available with adequate explanation of the types of training to be done. Applications for program development and related costs will be evaluated by a local post-secondary educational institution before final payment is rendered. These training monies, if approved by the Commission on Economic Development, will be granted to the appropriate educational institution.	

Certification

I, the undersigned, hereby grant to the Nevada Commission on Economic Development access to all pertinent and relevant records and documents of the aforementioned company. I understand this requirement is necessary to qualify and to monitor for compliance of all statutory and regulatory provisions pertaining to this application.

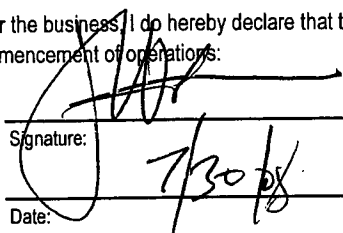
Being owner, member, partner, officer or employee with signatory authorization for the business, I do hereby declare that the facts herein stated are true and that all licensing and permitting requirements will be met prior to the commencement of operations:

James D. Walden

Name of person authorized for signature:

CFO/Secretary-Treasurer

Title:

Signature: 

Date: 7/30/08

7/30/2008

Nevada Commission on Economic Development

108 East Proctor Street • Carson City, Nevada 89701 • 775.687.4325 • (Fax) 775.687.4450 • www.expand2Nevada.com

UNIVERSAL ANALYZERS INC.
2008 Employee Breakdown

NEW JOBS TO BE CREATED							
<u>Employee Category</u>	<u>No. Employees</u>	<u>Annual Wages</u>	<u>Average Wages (p.p.)</u>	<u>Average Hly. Wages</u>	<u>No. Employees</u>	<u>Wages</u>	<u>Average Hly Wage</u>
Administration	10	\$ 675,000	\$ 67,500	\$ 32.45			
Engineering, Support	11	\$ 628,000	\$ 57,091	\$ 27.45	2	\$ 110,000	\$ 26.45
Manufacturing							
Assembly	21	\$ 825,000	\$ 39,286	\$ 18.89	4	\$ 135,000	\$ 16.22
Manager, Supervisor	8	\$ 410,000	\$ 51,250	\$ 24.64	1	\$ 60,000	\$ 28.85
Welding	2	\$ 61,000	\$ 30,500	\$ 14.66			
Machine Shop	7	\$ 350,000	\$ 50,000	\$ 24.04			
O.C.	2	\$ 77,000	\$ 38,500	\$ 18.51	1	\$ 50,000	\$ 24.04
	61	\$ 3,026,000	\$ 49,607	\$ 23.85	8	\$ 355,000	\$ 21.33
		Total Wages	Avg Employee Wage	Avg. Employee Hly Wage			Avg. Employee Hly Wage

RECEIVED

JUL 30 2008

**COMMISSION ON
ECONOMIC DEVELOPMENT**

(Schedule to be attached to State of Nevada Commission Economic Development Incentives Application)

Capital Equipment Purchase Schedule for: Universal Analyzers Corporation

(List all capitalized equipment, (equipment to be depreciated) that may be purchased by company, date of purchase, date received on-site or estimated date equipment will be received in Nevada. Equipment to be listed and considered by the State of Nevada will consist of equipment purchased 60 days prior to submitting application and all equipment that may be purchased by the company for the following 24 months after receipt of first item. Any equipment purchased and not listed below, will not be considered by the State of Nevada for tax abatement. Vehicles licensed for street use are ineligible; if a HQ location, then office equipment may be listed.)

[illegible]

Universal Analyzers, Inc. - Expansion - Carson City

Current Address

Jim Walden
5200 Convair Drive
Carson City, NV 89706
Phone: 775-883-2500
Fax: 775-883-6388
email: jwalden@universalanalyzers.com

Proposed Address

Jim Walden
5200 Convair Drive
Carson City, NV 89706
Phone: 775-883-2500
Fax: 775-883-6388
email: jwalden@universalanalyzers.com

Incentives:

	Sales & Use Tax Abatement	\$26,701
Value of equipment purchased:	\$521,000 0.05125	
	Sales & Use Tax Deferral	<i>Did not Apply</i>
Value of equipment purchased:	0.02	
	Modified Business Tax Abatement	50% for 4 yrs
# of Employees:	8	\$4,473
	Personal Property Tax Abatement	50% for 10 yrs
Value of equipment purchased:	\$521,000	\$18,219
	Train Employees Now	<i>Did not Apply</i>
No. of Trainees:	Co. Match:	
Admin Fee:	Total (S&U and MBT abatements only)	\$31,174

Qualified as:

Manufacturer of sample conditioning systems

Qualifications:

	<u>Statutory</u>	<u>Company's Application</u>
New Primary Jobs	6	8
Average Wage of New Jobs	\$19.69	\$21.33
Capital Investment	\$172,360	\$521,000

Insurance:

Medical, Dental, Vision

Company Representative: Jim Walden, CFO

Development Authority Rep. Tim Rubald, NNDA

9/10/2008

Estimate of Impacts for Universal Analyzers, Inc. Carson City, NV, 2008

New Primary Jobs:

Current state-wide average wage:

Current county-wide average wage:

Average wage of NEW jobs:

	LOCAL					STATE				
	Payroll Property/Tax	Real Property/Tax	Personal Property/Tax	Sales Tax	Total	Real Property/Tax	Personal Property/Tax	Sales Tax	Payroll/Tax	Total
Direct New Revenues	\$355,000	\$13,870	\$2,788	\$1,333	\$17,991	\$771	\$155	\$10,940	\$1,085	\$12,951
Total New Revenues	\$461,626	\$31,385	\$3,623	\$9,493	\$44,501	\$1,193	\$202	\$12,226	\$1,410	\$15,031
TOTAL ECONOMIC IMPACT OF EXPANSION ONLY IN FIRST YEAR OF OPERATION:						\$1,107,598				
Direct Revenues	\$3,381,000	\$13,736	\$2,761	\$1,272,075	\$1,288,572	\$771	\$155	\$210,940	\$10,329	\$222,195
Total Revenues	\$4,398,494	\$80,259	\$10,152	\$1,349,796	\$1,440,207	\$4,505	\$570	\$223,191	\$13,431	\$241,697
TOTAL ECONOMIC IMPACT IN FIRST YEAR OF OPERATION AFTER THE EXPANSION:						\$10,548,704				

Personal Property Tax Calculation Estimate for Universal Analyzers, Inc.

Carson City, Nevada
September 17, 2008

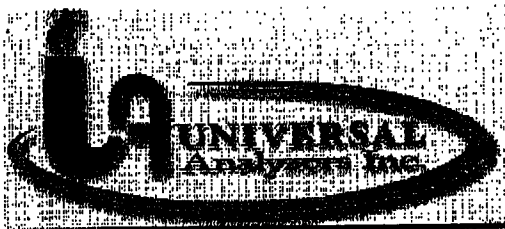
"Fifteen Year Life Schedule" per State of Nevada Department of Taxation Personal Property Manual

	<u>Equipment Acquisition Cost</u> (trended up)	<u>Cost Index</u>	<u>Replacement Cost</u>	<u>"Percent Good" Rate</u>	<u>Depreciated Value</u>	<u>Assessed Value</u>	<u>Tax Rate</u>	<u>Tax Due</u>	<u>50% Abatement</u>
Year 1	\$ 521,000	1.00	521,000	1.00	\$ 521,000	\$ 182,350	0.032278	\$ 5,886	\$ 2,943
Year 2	\$ 521,000	1.00	521,000	0.87	\$ 453,270	\$ 158,645	0.032278	\$ 5,121	\$ 2,560
Year 3	\$ 521,000	1.00	521,000	0.75	\$ 390,750	\$ 136,763	0.032278	\$ 4,414	\$ 2,207
Year 4	\$ 521,000	1.01	526,210	0.65	\$ 342,037	\$ 119,713	0.032278	\$ 3,864	\$ 1,932
Year 5	\$ 526,210	1.03	541,996	0.56	\$ 303,518	\$ 106,231	0.032278	\$ 3,429	\$ 1,714
Year 6	\$ 541,996	1.05	569,096	0.49	\$ 278,857	\$ 97,600	0.032278	\$ 3,150	\$ 1,575
Year 7	\$ 569,096	1.06	603,242	0.42	\$ 253,362	\$ 88,677	0.032278	\$ 2,862	\$ 1,431
Year 8	\$ 603,242	1.07	645,469	0.37	\$ 238,823	\$ 83,588	0.032278	\$ 2,698	\$ 1,349
Year 9	\$ 645,469	1.09	703,561	0.32	\$ 225,140	\$ 78,799	0.032278	\$ 2,543	\$ 1,272
Year 10	\$ 703,561	1.11	780,953	0.28	\$ 218,667	\$ 76,533	0.032278	\$ 2,470	\$ 1,235
TOTAL								\$ 36,439	\$ 18,219

Who Gets What:

School District	37.80%	Entity Tax Rate	1.2200
County	0.00%		0.0000
City	56.94%		1.8378
State	5.27%		0.1700

<u>County Dollars</u>	<u>School Dollars</u>	<u>City Dollars</u>	<u>45% Abatement</u>	<u>40% Abatement</u>	<u>35% Abatement</u>	<u>30% Abatement</u>	<u>25% Abatement</u>
\$0	\$1,112	\$1,676	Year 1 \$ 2,649	\$ 2,354	\$ 2,060	\$ 1,766	\$ 1,471
\$0	\$968	\$1,458	Year 2 \$ 2,304	\$ 2,048	\$ 1,792	\$ 1,536	\$ 1,280
\$0	\$834	\$1,257	Year 3 \$ 1,986	\$ 1,766	\$ 1,545	\$ 1,324	\$ 1,104
\$0	\$730	\$1,100	Year 4 \$ 1,739	\$ 1,546	\$ 1,352	\$ 1,159	\$ 966
\$0	\$648	\$976	Year 5 \$ 1,543	\$ 1,372	\$ 1,200	\$ 1,029	\$ 857
\$0	\$595	\$897	Year 6 \$ 1,418	\$ 1,260	\$ 1,103	\$ 945	\$ 788
\$0	\$541	\$815	Year 7 \$ 1,288	\$ 1,145	\$ 1,002	\$ 859	\$ 716
\$0	\$510	\$768	Year 8 \$ 1,214	\$ 1,079	\$ 944	\$ 809	\$ 675
\$0	\$481	\$724	Year 9 \$ 1,145	\$ 1,017	\$ 890	\$ 763	\$ 636
\$0	\$467	\$703	Year 10 \$ 1,112	\$ 988	\$ 865	\$ 741	\$ 618
\$0	\$6,886	\$10,373	TOTAL \$ 16,397	\$ 14,575	\$ 12,753	\$ 10,932	\$ 9,110



July 30, 2008

ATTN: Nevada Commission on Economic Development
Tim Rubald

Re: Incentive Request

Emil,

- Amongst all considerations, the abatement played a major role in our determination to expand.
- We are expecting to add 8 new employees by the end of the year.
- The average hourly wage is expected to be \$21.33 /hr.
- Our major markets are 79% domestic and 21% international. Domestically, Texas, Oklahoma, Louisiana and the north eastern area. Internationally, Far East, Mexico and Canada. Europe and South America are emerging.
- Our plans are to stay in Nevada for at least 5 years.
- World wide sales will surpass \$10M this year.
- Employment is expected to reach 70 people here in Carson City by end of year.
- Markets include the oil refineries and utility industries.
- A description of the Company's operations are attached.

Sincerely,

James D. Walden
Chief Financial Officer
Secretary/ Treasurer

702 486 2701



SAMPLE SYSTEM SPECIALISTS For Gas Analysis

www.UniversalAnalyzers.com**Barben Analyzer Technology, LLC**

The 3rd generation pH sensor from the same mind that brought you the first two.

Company:

Universal Analyzers, Inc. is our parent company, and specializes in gas sample conditioning systems. These include gas chillers, stack probes, sequencers, sample conditioning system control panels, filter, and a variety of ancillary devices intended to deliver a clean, dry gas sample to the user's analyzer. We serve both the CEMS (constant emission monitoring) and process gas markets. We do not make analyzers, rather we partner with companies that do, or who assemble complete gas analyzer systems using components from us and other vendors.

Barben Analyzer Technology is a subsidiary company that builds analyzers, primarily for liquid analysis. Our unique competencies are in pH, ORP, conductivity, dissolve and gaseous oxygen, turbidity, and suspended solids. Our products are optimized for extremely harsh service, with proven reliability at very high temperatures, pressures, and in the presence of sensor-destroying poisons. We are able to perform measurements and provide control in areas our competitors claim cannot be done.

Chairman:	Ted Barben
President:	Don Peterson
Vice President Sales – UAI:	Bob Bertik
Vice President Sales – BAT:	John Gleeson
Chief Engineer - UAI:	Gary Evans
Chief Engineer – BAT:	Harvey Mitchell
CFO:	Jim Walden
Director of marketing:	Michelle Delaney

We are a basic manufacturer, with many patents, and an on-going commitment to innovation and world-class service.

RECEIVED

775.883.2500 • fax 775.883.6388
1701 S. Sate Terrace • Carson City, NV 89706 USA

SEP 30 2008

Received Time Sep. 3. 9:51AM

MISSION ON
STANDARD

702 486 2701

Clients:

We are an approved and/or primary vendor to the following companies, among many others.

Dow Chemical

Dupont

BASF

Bayer

ADM

Shell Refining

Shell Chemical

ExxonMobil

Chevron

Conoco

Weyerhaeuser

BP Refining

BP Chemical

Tesoro Refining

Siemens

Emerson

ABB

Shaw group

Englobal

TASC

Forney

Valero

International Paper

Koch Industries

Georgia Pacific

Albemarle Chemical

Teck Comico

Newmont Mines

Barrick Goldrush

Bioteq

RECEIVED

JUL 30 2008

COMMISSION ON
ECONOMIC DEVELOPMENT

775.683.2500 • fax 775.493.4344
1701 S. Sistrunk Terrace • Carson City, NV 89706 USA

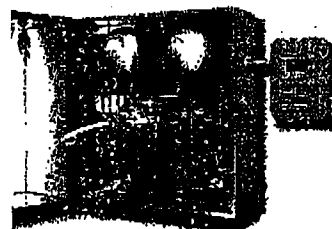
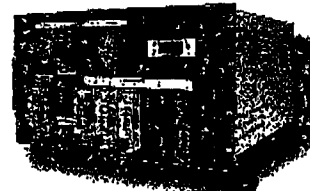
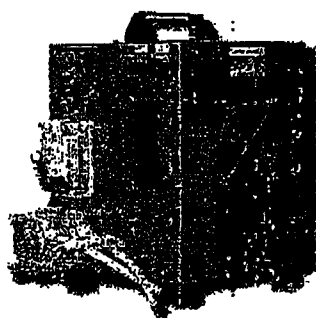
Received Time Sep. 3. 9:51AM

702 486 2701

Products:

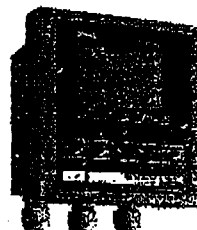
Universal Analyzers

Gas chillers
Stack probes
Sample control panels



Barben Analyzer:

pH/ORP sensors
Conductivity sensors
Dissolved and Gaseous Oxygen analyzers
Turbidity and Suspended Solids analyzers
Sensor auto-cleaning systems
Installation hardware
Transmitters
Signal Conditioning modules



772.883.2500 • fax 772.883.6388
1701 S. Sutra Terrace • Carson City, NV 89706 USA



JIM GIBBONS

Governor

THOMAS R. SHEETS

Chair, Nevada Tax Commission

DINO DI CIANNO

Executive Director

702 486 2701
STATE OF NEVADA
DEPARTMENT OF TAXATION

Web Site: <http://tax.state.nv.us>

1550 College Parkway, Suite 115
 Carson City, Nevada, 89706-7837
 Phone: (775) 684-2000 Fax: (775) 684-2020

LAS VEGAS OFFICE

Grant Sawyer Office Bldg, Suite 1300
 555 E. Washington Avenue
 Las Vegas, Nevada, 89101
 Phone: (702) 486-2300 Fax: (702) 486-2373

RENO OFFICE

4800 Kietzke Lane
 Building L, Suite 235
 Reno, Nevada, 89502
 Phone: (775) 688-1295 Fax: (775) 688-1303

HENDERSON OFFICE

2550 Paseo Verde Parkway, Suite 180
 Henderson, Nevada, 89074
 Phone: (702) 486-2300 Fax: (702) 486-3377

UNIVERSAL ANALYZERS

1771 S SUTRO TER

CARSON CITY NV 89706-0364

Correspondence ID: 0800002519250

Taxpayer ID: 1000181006

Date: 04/04/2008

Dear Taxpayer:

Your Business License registration application has been processed and the taxpayer identification number assigned to you is 1000181006. Please use this number on any correspondence with the Department of Taxation. Please review your attached license. You should advise the Department of Taxation promptly of any changes to your business information or of any additional locations. This license is renewed annually and you will receive a renewal notice in the mail prior to your license expiration. Entities no longer in business in this state must submit a written statement to the Department at least 10 days before their anniversary date in order to avoid the annual fee and a penalty for non-payment.

For more information on filing and payment options, including on-line payment and account inquiries, visit our website at <http://tax.state.nv.us>. To pay your taxes online or view your account online you will need to register your business by answering a few simple questions on our website. Your pre-approved authorization code is: E92F57A3-111A-46C6-87D4-B7ED4C8CAC97.

**NEVADA STATE BUSINESS LICENSE**

State of Nevada
 Department of Taxation

UNIVERSAL ANALYZERS

RECEIVED

JUL 30 2008

COMMISSION ON
 ECONOMIC DEVELOPMENT

Taxpayer Identification Number 1000181006 Expiration Date: 12/31/2008
--

In accordance with Title 32 of Nevada Revised Statutes, pursuant to proper application duly filed and payment of appropriate prescribed fees, the above named is hereby granted a Nevada State Business License for business activities conducted within the State of Nevada. Pursuant to NRS 360.780.5, it shall be considered valid until the expiration date listed above unless suspended or revoked for good cause in accordance with Title 32.

This document is not transferable and is not issued in lieu of any locally required business license, permit or registration.

Al Kramer
Carson City Treasurer
(775) 887-2092

CARSON CITY CONSOLIDATED MUNICIPALITY REAL PROPERTY TAXES FOR FISCAL YEAR 2008 - 2009

TAXES FROM JULY 1, 2008 THRU JUNE 30, 2009



PROPERTY LOCATION / DESCRIPTION

PARCEL NUMBER 008-816-45 DISTRICT 2.4 ROLL NUMBER 004136 PROPERTY LOCATION 5200 CONVAIR DR

D B B HOLDINGS INC
PO BOX 7096
INCLINE VILLAGE NV 89452-7096

14198

MAKE REMITTANCE PAYABLE TO:

CARSON CITY TREASURER
TAX DEPARTMENT
201 N. CARSON STREET # 5
CARSON CITY, NV 89701

YOUR CHECK IS YOUR RECEIPT

IF ADDITIONAL RECEIPT IS NEEDED, RETURN
ENTIRE TAX BILL WITH PAYMENT AND SELF-
ADDRESSED STAMPED ENVELOPE.

NOTE: IF YOU HAVE A LENDER WHO PAYS YOUR TAXES, PLEASE FORWARD THIS TAX BILL TO THEM.

ASSESSED VALUATION

DISTRIBUTION OF TAX AMOUNTS

DESCRIPTION	VALUE	TAXING AGENCY	RATE	PREABATEMENT AMOUNT	ABATEMENT/RECAPTURE AMOUNT	TAX AMOUNT
Real Estate	\$201,705	CITY OPER.	1.4791	\$4,461.40	\$1,879.73-	\$2,581.67
Bldg./Improvements	99,924	CO-OP EXT.	0.0128	38.61	12.65-	25.96
		SR. CIT.	0.0500	150.81	49.42-	101.39
		ST. MFD. INDGT.	0.0150	45.24	14.83-	30.41
		HOSP. SUP. INDG	0.1000	301.63	98.84-	202.79
		CAP. PROJ. (L)	0.0500	150.81	49.42-	101.39
		SCHOOL OPER.	0.7500	2,262.22	741.32-	1,520.90
		SCH. DEBT (V)	0.4700	1,417.66	464.56-	953.10
		STATE OF NV	0.1700	512.77	168.03-	344.74
		E.V. WATER	0.0009	2.71	.88-	1.82
		SUB-CONSERV.	0.0300	90.49	29.65-	60.84
		Ad Valorem Totals	3.1278	9,434.35	3,509.34-	5,925.01

22140

INVOICE # DATE POSTING DATE

#1 INSTALLMENT	5200 #1 08	7/18/2008	7/24/2008 ✓
#2 INSTALLMENT	5200 #2 08	9/9/2008	9/6/2008 ✓
#3 INSTALLMENT	5200 #3 08	12/5/2008	12/5/2008
#4 INSTALLMENT	5200 #4 09	2/2/2009	2/2/2009

NET ASSESSED \$301,629

Information concerning taxing
authorization, rates and uses of
taxes collected can be found at
www.tax.state.nv.us, or by calling
775-887-2092.

TOTAL TAX DUE \$5,925.01

Thank you for remembering to put your parcel # on your check.

You can pay your property tax bill on-line at www.iscintl.com/carsoncity/property_tax.html

TAXES TOTALING \$100 OR LESS MUST BE PAID ON THE FIRST INSTALLMENT AS INDICATED. FAILURE TO RECEIVE AN INDIVIDUAL TAX BILL DOES NOT EXCUSE THE TIMELY PAYMENT OF TAXES. IF ANY PERSON CHARGED WITH TAXES, WHICH ARE A LIEN ON REAL PROPERTY FAILS TO PAY:

1. ANY ONE QUARTER OF SUCH TAXES ON OR WITHIN 10 DAYS FOLLOWING THE DAY SUCH TAXES BECOME DUE, THERE MUST BE ADDED THERETO A PENALTY OF 4 PERCENT.
 2. ANY TWO INSTALLMENTS OF SUCH TAXES, TOGETHER WITH ACCUMULATED PENALTIES, ON OR WITHIN 10 DAYS FOLLOWING THE DAY THE LATER INSTALLMENT OF TAXES BECOME DUE, THERE MUST BE ADDED THERETO A PENALTY OF 5 PERCENT OF THE TWO INSTALLMENTS DUE.
 3. ANY THREE INSTALLMENTS OF SUCH TAXES, TOGETHER WITH ACCUMULATED PENALTIES, ON OR WITHIN 10 DAYS FOLLOWING THE DAY THE LATEST INSTALLMENT OF TAXES BECOME DUE, THERE MUST BE ADDED THERETO A PENALTY OF 6 PERCENT OF THE THREE INSTALLMENTS DUE.
 4. THE FULL AMOUNT OF SUCH TAXES, TOGETHER WITH ACCUMULATED PENALTIES, ON OR WITHIN 10 DAYS FOLLOWING THE FIRST MONDAY OF MARCH, THERE MUST BE ADDED THERETO A PENALTY OF 7 PERCENT OF THE FULL AMOUNT OF SUCH TAXES.
- ALL PROPERTY UPON WHICH THE TAXES ARE NOT PAID IN FULL WITHIN 20 DAYS AFTER THE FIRST MONDAY OF APRIL OF EACH YEAR, WILL BE ADVERTISED IN THE LOCAL NEWSPAPER, WITH ALL PENALTIES, COSTS AND ADVERTISING COSTS ADDED THERETO.

CHANGE OF ADDRESS? PLEASE INDICATE ON STUB, SIGN & RETURN WITH PAYMENT

102035

4TH INSTALLMENT

DETACH AND MAIL THIS STUB WHEN PAYING 4TH INSTALLMENT.

MAIL TO: CARSON CITY TREASURER
TAX DEPARTMENT
201 N. CARSON STREET # 5
CARSON CITY, NV 89701

DUE ON OR BEFORE

March 2, 2009

IF MAILING ADDRESS HAS CHANGED MAKE CHANGE HERE

PARCEL NUMBER

008-816-45

STREET

CITY

STATE

3RD INSTALLMENT

DETACH AND MAIL THIS STUB WHEN PAYING 3RD INSTALLMENT.

MAIL TO: CARSON CITY TREASURER
TAX DEPARTMENT
201 N. CARSON STREET # 5
CARSON CITY, NV 89701

DUE ON OR BEFORE

January 5, 2009

IF MAILING ADDRESS HAS CHANGED MAKE CHANGE HERE

PARCEL NUMBER

008-816-45

STREET

CITY

STATE