

City of Carson City Agenda Report

Date Submitted: 01/11/11

Agenda Date Requested: 01/20/11

Time Requested: Consent

To: Mayor and Supervisors

From: Assessor's Office

Subject Title: Action to approve the removal and refund of a portion of the taxes from parcel numbers 010-681-01 and 010-681-02 (parcels located northeast of Hells Bells Rd.) from the 2010/11 Real Property Tax Roll per NRS 361.060 in the amount of \$2,484.12 (Kimberly Adams, Assessors Office).

Staff Summary: Assessors parcel numbers 010-681-01 and 010-681-02 which are both located northeast of Hells Bells Rd., were gifted to Carson City from Vidler Water Company. The deed was recorded on November 10, 2010. These properties are now exempt per NRS 361.060. The Assessors office is asking that the taxes be prorated from July 1, 2010 through November 10, 2010 and that the remaining amount be removed and refunded from the 2010/11 Real Property Tax Roll.

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 and refund of a portion of the taxes from parcel numbers 010-681-01 and 010-681-02 (parcels located northeast of Hells Bells Rd.) from the 2010/11 Real Property Tax Roll per NRS 361.060 in the amount of \$2,484.12 (Kimberly Adams, Assessors Office).

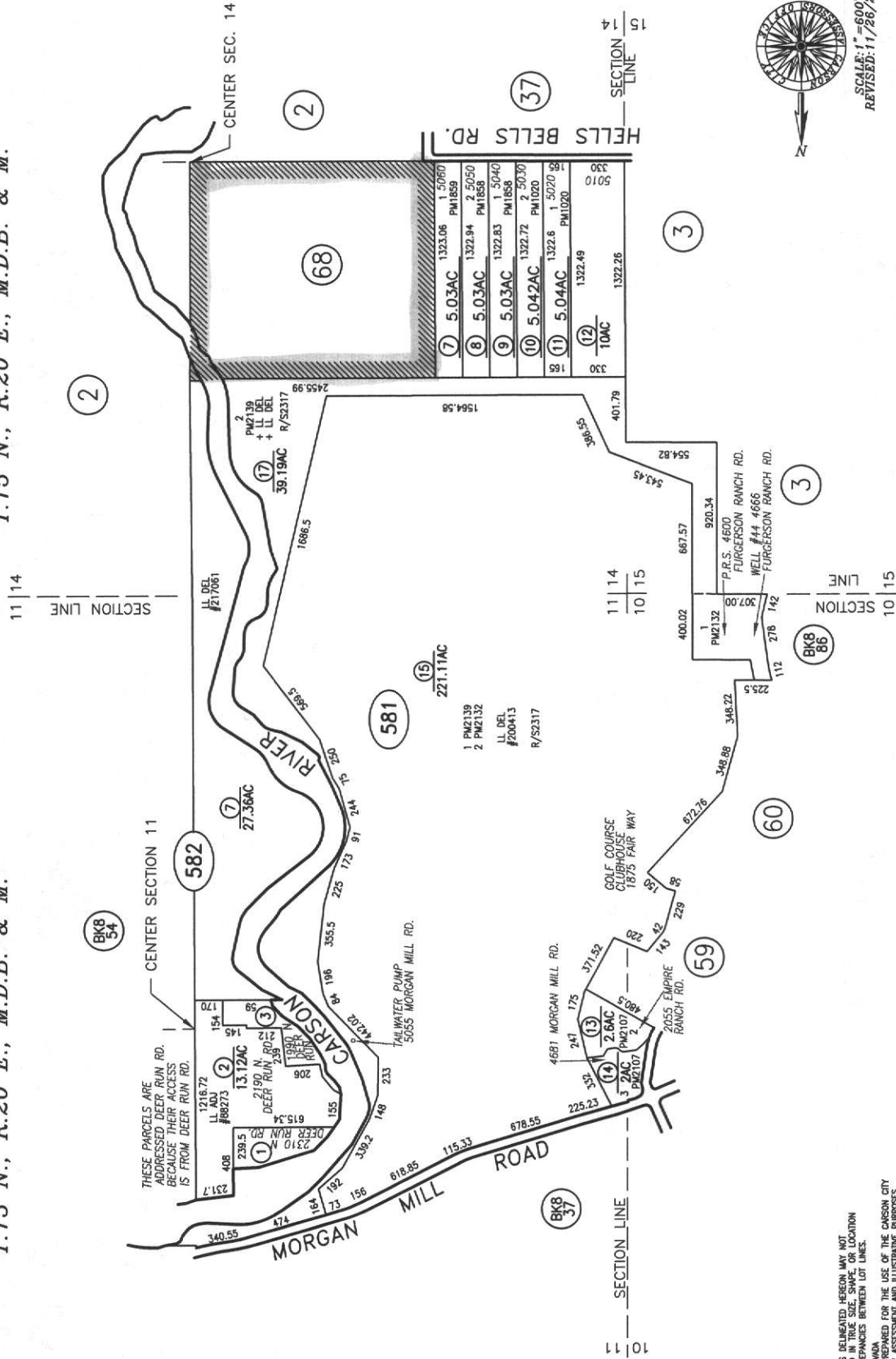
Explanation for Recommended Board Action: Assessors parcel numbers 010-681-01 and 010-681-02 which are both located northeast of Hells Bells Rd., were gifted to Carson City from Vidler Water Company. The deed was recorded on November 10, 2010. These properties are now exempt per NRS 361.060. The Assessors office is asking that the taxes be prorated from July 1, 2010 through November 10, 2010 and that the remaining amount be removed and refunded from the 2010/11 Real Property Tax Roll.

Parcel Number	Tax Year	Tax District	Amount Billed	Amount to remove from Roll	Amount To Remain On Roll	Amount Paid to Date	Amount to Refund
010-681-01	2010/11	2.1	\$3.09	\$1.97	\$1.12	\$3.09	\$1.97
010-681-02	2010/11	2.1	\$3,905.11	\$2,482.15	\$1,422.96	\$3,905.11	\$1,422.96
Totals:				\$2,484.12	\$1,424.08	\$3,908.20	\$2,484.12

PORTION W1/2 SECTION 11
T.15 N., R.20 E., M.D.B. & M.

10-58

NW1/4 SECTION 14
T.15 N., R.20 E., M.D.B. & M.



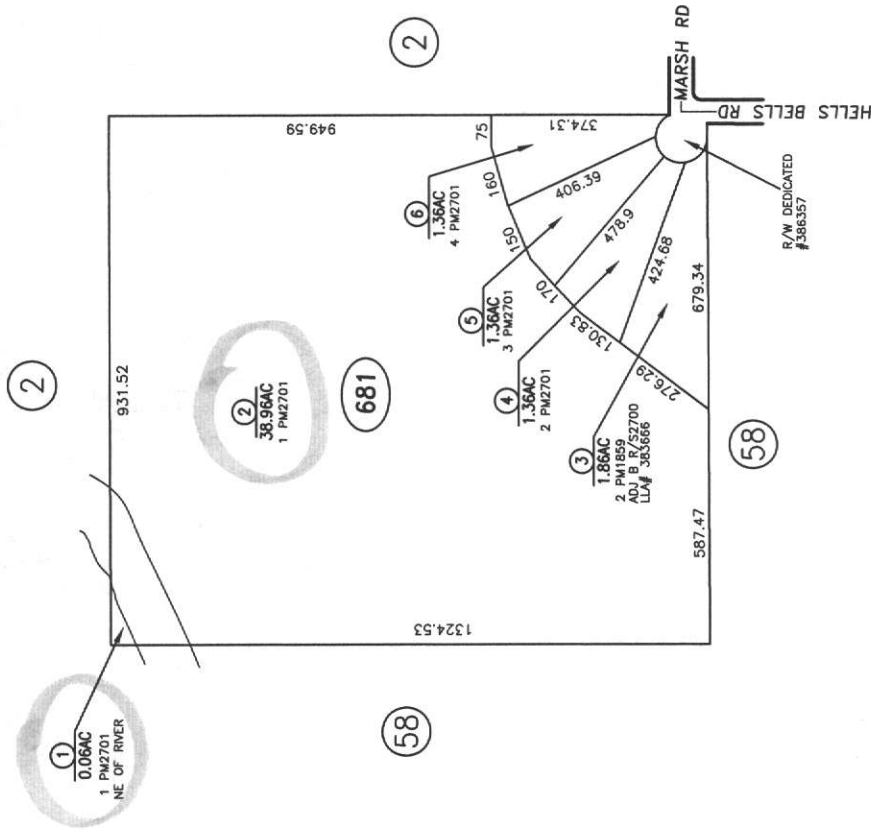
SCALE: 1" = 600'
REVISED: 11/26/2008

NOTE
SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES. THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS. THE DATA DELINEATED HEREON, YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT WWW.CARSON-CITY.NV.US

PORTION E1/2 SECTION 10
T.15 N., R.20 E., M.D.B. & M.

NE1/4 SECTION 15
T.15 N., R.20 E., M.D.B. & M.

PORTION OF THE NW1/4 SECTION 14, T.15 N., R.20 E., M.D.B. & M.



NOTE: SOME PARCELS DELINEATED HEREON MAY NOT BE IDENTICAL TO THE ACTUAL LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.

CANSON CITY, MISSOURI

THIS MAP IS PREPARED FOR THE USE OF THE CANSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR ANY ERRORS OR OMISSIONS IN THE DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT WWW.CANSON-CITY.MO.US

PORTION OF HELLS BELLS RD DEDICATED

WHEN RECORDED RETURN TO:
VIDLER WATER COMPANY
3480 G.S. RICHARDS BLVD, #101
CARSON CITY, NEVADA 89703

RECORDED AT THE
REQUEST OF
**CARSON CITY CLERK TO
THE BOARD**
NOV 10 AM 11:33
DATE NO. **406194**
ALAN GLOVER
CARSON CITY RECORDER
OFF. REC. DEP.

10-681.01
APN: 10-681.02

GIFT DEED

This GIFT DEED is made this 13th day of October 2010, by and between VIDLER WATER COMPANY, a Nevada corporation of 3480 G.S. Richards Blvd., #101, Carson City, Nevada 89703, hereinafter referred to as **GRANTOR**, and CARSON CITY, a Consolidated Municipality under the provisions of the Nevada Revised Statutes of Carson City, Nevada, **GRANTEE**

GRANTOR, out of love and affection for the **GRANTEE**, does by these presents, quitclaim to **GRANTEE** and to **GRANTEE'S** successor and assigns forever, all of **GRANTOR'S** right, title and interest in and to that certain real property located and situate in Carson City, state of Nevada and more particularly described on **EXHIBIT "A"**, attached hereto and incorporated herein by this reference as if fully set forth herein for purposes of open space protection on the Exhibit "A" real property.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversions, remainder and remainders, rents, issues and profits thereof, subject to the retained and existing public utility easements in favor of **GRANTOR** and **GRANTEE**.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the said **GRANTEE** and to the **GRANTEE'S** heirs, successors and assigns forever.

IN WITNESS WHEREOF, the **GRANTORS** have executed this gift deed on the day and year first above written.

406194

GRANTOR

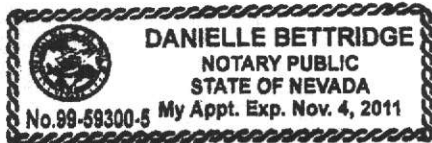
VIDLER WATER COMPANY,
A Nevada corporation

By: *Dorothy A. Timian-Palmer*
Dorothy A. Timian-Palmer
President

State of Nevada)
)ss:
Carson City)

On Oct. 13, 2010, there personally appeared before me, a notary public, Dorothy Timian-Palmer, known to me to be the President of Vidler Water Company who subscribed to the foregoing Gift Deed and who acknowledged to me that she executed the foregoing Deed as President of the Corporation.

Danielle Bettridge
Notary Public



406194

EXHIBIT A

Parcel 1 of the Parcel Map completed for Vidler Water Company recorded as Document #383668 in the Official Records of the Recorder, Carson City, Nevada.

406194

406194

State of Nevada Declaration of Value

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Date of Recording	NOV 10 2010
Notes:	_____

1. Assessor's Parcel Number:

- a) 10-681-02
- b) 10-681-01
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- e) Other _____

3. Total Value/Sales Price of Property:

\$ _____

Deed in Lieu of Foreclosure Only (value of prop.) \$ _____

Transfer/Tax Value: \$ _____

Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section: 2
- b) Explain Reason for Exemption: Transfer to Carson City as a gift

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided therein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Juan F. Guzman Capacity Open Space Manager

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 REQUIRED
 Print Name: Dorothy T. Palmer
 Address: 3400 G5 Richards Blvd Sittler
 City: Carson
 State & Zip: NV 89703

BUYER (GRANTEE) INFORMATION
 REQUIRED
 Print Name: Juan F. Guzman
 Address: 3303 Butti Way
 City: Carson
 State & Zip: NV 89701

COMPANY/PERSON REQUESTING RECORDING (Required If Not Seller Or Buyer)
 Print Name: Juan F. Guzman (Buyer) Escrow # _____
 Address: 3303 Butti Way
 City: Carson City State: NV Zip: 89701