

**City of Carson City
Agenda Report**

Date Submitted: 08/23/11

Agenda Date Requested: 09/01/11

Time Requested: Consent

To: Mayor and Supervisors

From: Assessor's Office

Subject Title: For Possible Action: To approve the correction/increase of the taxes for the 2009/10 2010/11 and 2011/12 tax years for parcel number 008-523-05 (5875 Hwy 50 East) per NRS 361.765 in the amount of \$159.33 (Kimberly Adams, Assessors Office).

Staff Summary: The owner of assessor parcel number 008-523-05 (5875 Hwy 50 East) was receiving the 3% tax cap on the above stated property located in Carson City. This property is a commercial property with an apartment and was previously receiving the 3% tax cap on 9% of the property. However, in 2009/10 the owner began declaring a property located in Douglas County as their primary residence as well, thereby, claiming two properties as their "primary Nevada residence". NAC 361.606 (2) (c) states the property is the primary residence of the owner of the property, exclusive of any other residence in Nevada. The Assessors office is requesting that the abatement be adjusted from 3.0% to 7.8% (2009/10), 6.7% (2010/11) and 4.8% (2011/12) for a total of three years per NRS 361.765. This will result in an increase to the Real Property tax rolls in the amount of \$73.11 (2009/10), \$58.04 (2010/11) and \$28.18 (2011/12), for a total of \$159.33.

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: To approve the correction/increase of the taxes for the 2009/10 2010/11 and 2011/12 tax years for parcel number 008-523-05 (5875 Hwy 50 East) per NRS 361.765 in the amount of \$159.33 (Kimberly Adams, Assessors Office).

Explanation for Recommended Board Action: The owner of assessor parcel number 008-523-05 (5875 Hwy 50 East) was receiving the 3% tax cap on the above stated property located in Carson City. This property is a commercial property with an apartment and was previously receiving the 3% tax cap on 9% of the property. However, in 2009/10 the owner began declaring a property located in Douglas County as their primary residence as well, thereby, claiming two properties as their "primary Nevada residence". NAC 361.606 (2) (c) states the property is the primary residence of the owner of the property, exclusive of any other residence in Nevada. The Assessors office is requesting that the abatement be adjusted from 3.0% to 7.8% (2009/10), 6.7% (2010/11) and 4.8% (2011/12) for a total of three years per NRS 361.765. This will result in an increase to the Real Property tax rolls in the amount of \$73.11 (2009/10), \$58.04 (2010/11) and \$28.18 (2011/12), for a total of \$159.33.

Applicable Statue, Code, Policy, Rule or Regulation: NRS 361.765 and NAC 361.606.

Fiscal Impact: An increase of \$73.11 (2009/10), \$58.04 (2010/11) and \$28.18 (2011/12), for a total of \$159.33 to Real Property Tax Rolls.

Explanation of Impact: Increase of the 2009/10, 2010/11 and the 2011/12 Real Property Tax Rolls.

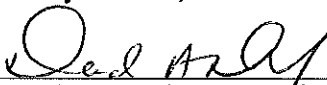
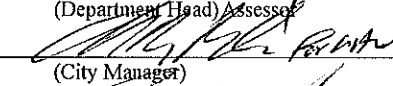
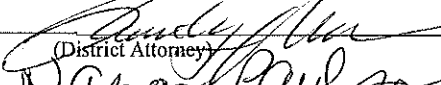
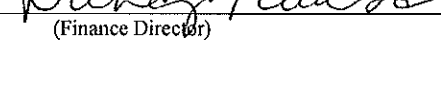
Funding Source: Various Tax Entities.

Alternatives: Approve, Modify, or Deny.

Supporting Material: None.

Prepared By: Kimberly Adams, Senior Property Appraiser

Reviewed By:


(Department Head) Assessor

(City Manager)

(District Attorney)

(Finance Director)

Date: 8/22/2011

Date: 8-23-11

Date: 8/23/11

Date: 8/23/11

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)