City of Carson City
Agenda Report

Date Submitted: 09/25/12

Agenda Date Requested: 10/04/12
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, 2011/12 and 2012/13 tax years for parcel number 009-302-15 (5400 S Carson St) per NRS 361.765 in the amount of $3,768.55 (Kimberly Adams, Assessors Office).

Staff Summary: The owner of assessor parcel number 009-302-15 (5400 S Carson St) was receiving the 3% tax cap on the above stated property located in Carson City. This property is a commercial property with residence and was previously receiving the 3% tax cap on 20% of the property. However, due to a programming change, the property started receiving the 3% tax cap on the entire property instead of only 20%. This error affected the 2009/10, 2010/11, 2011/12 and the 2012/13 real property taxes. The Assessors office is requesting that the abatement be adjusted so that the taxes reflect the correct percentage of the 3% tax cap for a total of three years plus the current tax year per NRS 361.765. This will result in an increase to the Real Property tax rolls in the amount of $481.17 (2009/10), $840.42 (2010/11), $1,036.20 (2011/12) and $1,410.76 (2012/13), for a total of $3,768.55.

Type of Action Requested: (check one)

(___) Resolution
(_X_) Formal Action/Motion
(____) Ordinance
(____) Other (Specify)

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

Recommended Board Action: To approve the correction/increase of the taxes for the 2009/10 2010/11, 2011/12 and 2012/13 tax years for parcel number 009-302-15 (5400 S Carson St) per NRS 361.765 in the amount of $3,768.55 (Kimberly Adams, Assessors Office).

Explanation for Recommended Board Action: The owner of assessor parcel number 009-302-15 (5400 S Carson St) was receiving the 3% tax cap on the above stated property located in Carson City. This property is a commercial property with residence and was previously receiving the 3% tax cap on 20% of the property. However, due to a programming change, the property started receiving the 3% tax cap on the entire property instead of only 20%. This error affected the 2009/10, 2010/11, 2011/12 and the 2012/13 real property taxes. The Assessors office is requesting that the abatement be adjusted so that the taxes reflect the correct percentage of the 3% tax cap for a total of three years plus the current tax year per NRS 361.765. This will result in an increase to the Real Property tax rolls in the amount of $481.17 (2009/10), $840.42 (2010/11), $1,036.20 (2011/12) and $1,410.76 (2012/13), for a total of $3,768.55.

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

Fiscal Impact: An increase of $481.17 (2009/10), $840.42 (2010/11), $1,036.20 (2011/12) and $1,410.76 (2012/13), for a total of $3,768.55 to Real Property Tax Rolls.

Explanation of Impact: Increase of the 2009/10, 2010/11, 2011/12 and the 2012/13 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: ______________________ Date: 9/25/12
(Department Head) Assessor

______________________ Date: 9/25/12
(City Manager)

______________________ Date: 9/25/12
(District Attorney)

______________________ Date: 9/25/12
(Finance Director)

Board Action Taken:

Motion: ______________________ 1) ______________ Aye/Nay
2) ______________ ________

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(Vote Recorded By)