

**CITY OF CARSON CITY
AGENDA REPORT**

Date Submitted: November 2, 2012

Agenda Date Requested: November 13, 2012

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: 001-032-05; 001-153-01; 001-201-20; 001-201-23; 002-441-21; 002-441-23; 002-482-30; 003-233-04; 003-282-01; 004-133-07; 004-342-02; 004-342-03; 004-342-04; 005-052-01; 005-052-04; 005-053-01; 005-053-02; 005-054-09; 005-054-10; 008-083-18; 008-161-40; 008-161-41; 008-241-08; 008-262-02; 008-263-02; 008-551-03; 009-341-02; 009-573-02; 010-593-09. While this required step towards a tax sale is now being taken, some of these properties are protected from sale under US Bankruptcy laws.

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: Thirty 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 \$289,635.64. The details are as follows:

Parcel	Owner	Address	Assessed Value	**Taxes Owed
001-032-05	V-R Prop	2152 N. Carson St.	\$444,406	\$18,368.33
001-153-01	Five Star Motel	1718 N. Carson St.	\$680,277	\$31,152.98
001-201-20 *	Allred, E&V	913 Mountain Street	\$175,023	\$6,628.42
001-201-23 *	Allred, E&V	907 Mountain Street	\$1,012,886	\$50,106.93
002-441-21	DGD, Devlop	1208 E. William Street	\$603,909	\$28,017.52
002-441-23	Mills Landing LLC	State Street	\$654,903	\$24,055.80
002-482-30	Smart Trust	3493 Northgate Lane	\$111,066	\$5,590.17
003-233-04 *	Daughterman, L	502 W. Robinson Street	\$225,871	\$8,350.13
003-282-01	Froland, Tracy	711 N. Nevada Street	\$311,369	\$2,004.03
004-133-07	Borst, Cherie	209 Rawhide Street	\$80,766	\$2,248.24
004-342-02	Clark, P&T	520 Linda Kay Ct.	\$52,500	\$3,788.06
004-342-03	Clark, P&T	530 Linda Kay Ct.	\$52,500	\$3,782.06

004-342-04	Clark, P&T	540 Linda Kay Ct.	\$52,500	\$3,782.06
005-052-01	Tahoe IV LLC	Arrowhead Drive	\$377,534	\$13,364.18
005-052-04	Tahoe IV LLC	La Motte Dr, Sec 03	\$297,894	\$11,354.06
005-053-01	Tahoe IV LLC	La Motte Dr, Sec 03	\$260,426	\$7,451.03
005-053-02	Tahoe IV LLC	La Motte Dr, Sec 03	\$209,014	\$5,983.99
005-054-09	Tahoe IV LLC	La Motte Dr, Sec 03	\$145,651	\$3,864.32
005-054-10	Tahoe IV LLC	La Motte Dr, Sec 03	\$306,754	\$11,884.59
008-083-18	Smart Trust	4196 Mina Way	\$110,077	\$4,614.25
008-161-40	Perry, Juanita	2841 Carmine Street	\$65,243	\$3,211.19
008-161-41	Perry, Juanita	2851 Carmine Street	\$89,494	\$3,973.16
008-241-08	Perry, Juanita	3339 Champion Street	\$51,923	\$1,472.26
008-262-02	Schultz, Neil	3409 Sherman Lane	\$89,563	\$7,134.96
008-263-02	Deskin, M&D	2304 Mayflower Way	\$108,857	\$3,407.49
008-551-03	Morrow, R&S	2900 Lorraine Street	\$85,409	\$1,984.49
009-341-02	Burnett, K&S	4019 Bigelow Drive	\$168,089	\$9,679.85
009-573-02	McRoberts, James	3317 Dilday Drive	\$116,986	\$7,430.18
010-593-09 *	Stanton Park	4622 Short Putt	\$95,000	\$4,950.91
Total			\$7,035,890	\$289,635.64

* This owner is in Bankruptcy

** As of November 2, 2012 Total Delinquent Now Due: Includes taxes, costs, penalties and interest
A deed was recorded on the above parcels on June 4, 2012

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

Fiscal Impact: \$ 289,635.64 in Tax Revenue to be generated

Explanation of Impact: Collection of Delinquent Taxes

Funding Source: Real Property Taxes

Alternatives: Either delay or disapprove

Supporting Material: Treasurer Orders to Sale

Prepared By: Charline Duque-Jones
Charline Duque-Jones, Accounting Coordinator

Reviewed By: [Signature] Date: 11-5-12
(Department Head)

Concurrences: [Signature] Date: 11/5/12
(City Manager)

[Signature] Date: 11/5/12
(District Attorney)

[Signature] Date: 11-5-12
(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 **November 13, 2012**, 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 Friday, **May 15, 2013** 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 **May 15, 2013** on the day of the auction at the appointed time. Said written bids submitted prior to **May 15, 2013** 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 amount due by parcel** plus any penalties and administrative fees including title searches accruing after **November 13, 2012**. 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 **May 15, 2013** and shall be published once a week for four (4) successive weeks in the Nevada Appeal prior to **May 15, 2013**.

APPROVED this 13 day of November, 2012.

AYES: Supervisors

NAYES: Supervisor

ABSENT: Supervisor

Robert L. Crowell,
Mayor

ATTEST:

Alan Glover,
Clerk-Recorder