

LATE MATERIAL

ITEM #20

Board of Supervisors

November 6, 2014

Downtown Carson Street Project

Submitted by:

John Rutledge, property owner

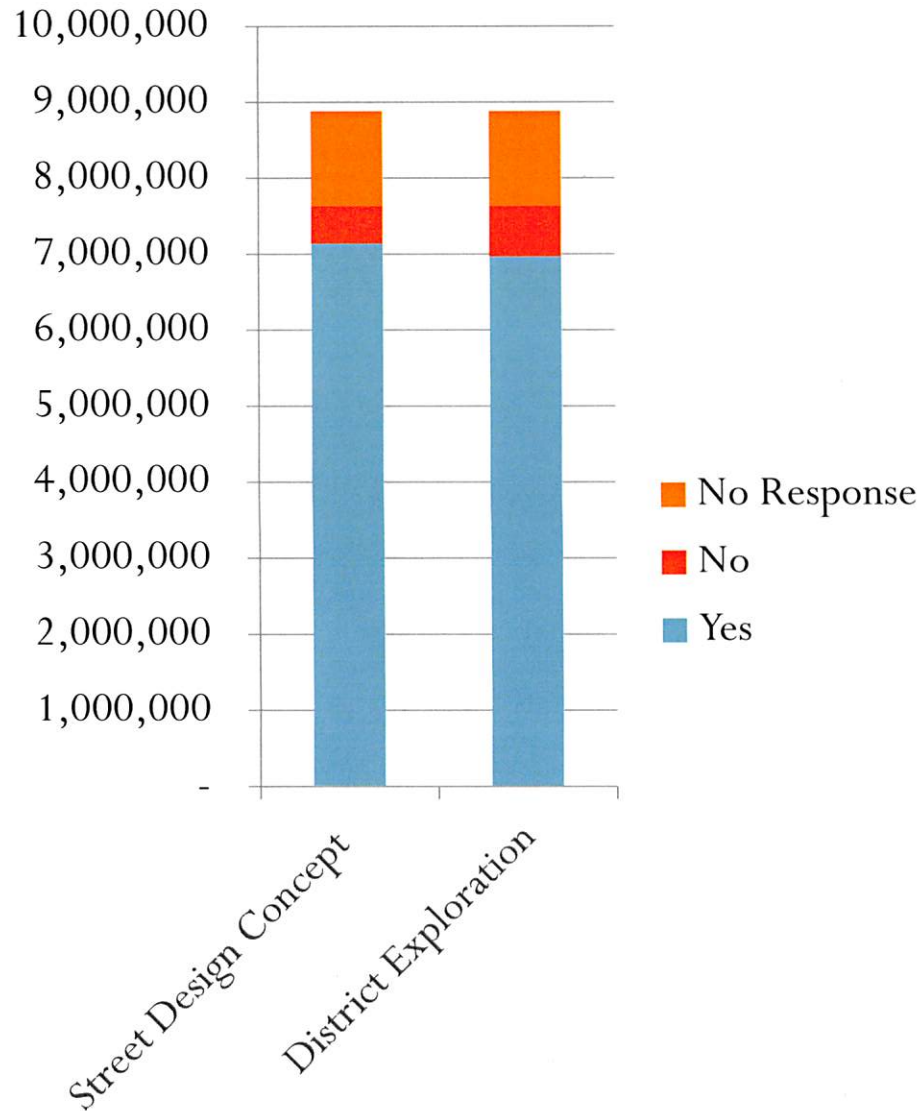
320 N. Carson Street

LATE MATERIAL

MEETING DATE 11/6/14

ITEM # 20

Responses by Assessed Valuation



Questions posed:

1. Do you support the street design concept proposed by Carson City (concept picture attached)? You can find more information on the concept at www.completestreetscarson.com.

2. Are you interested in continuing to explore the creation of a Commercial Area Vitalization District, with an understanding that a final petition for creation has yet to be developed and your final approval will be made only if you approve of the detail of the district, including assessment amounts?

Survey of downtown Carson City property owners

Traveling south...	Parcel No	Property Location	Design	CAVD	AV	Land size	Bldg size
WEST SIDE OF CARSON ST							
<u>W WILLIAMS AND N CARSON</u>	00118407	1020 N CARSON ST	Yes	Yes	34581	7480	0
	00118408	1000 N CARSON ST	No	No	43724	7480	1500
<u>SOPHIA AND N CARSON</u>	00118802	922 N CARSON STREET	No	No	39255	4828	2625
	00118804	900 N CARSON STREET	Yes	Yes	79926	10132	2100
<u>ANN AND N CARSON</u>	00119401	800 N CARSON STREET	Yes	Yes	447805	29711	37838
<u>W WASHINGTON AND N CARSON</u>	00328304	716 N CARSON ST	Yes	Yes	362628	11080	19927
	00328307	600 N CARSON ST	Exempt		991530	60830	36109
<u>W ROBINSON AND N CARSON</u>	00322301	500 N CARSON ST	Yes	Yes	146125	28900	0
<u>W SPEAR AND N CARSON</u>	00322402	420 N CARSON ST	Yes	No	87827	5409	5439
	00322403	410 N CARSON ST	Yes	Yes	64592	2898	4403
	00322404	408 N CARSON ST	Yes	Yes	66524	2890	4945
	00322409	402 N CARSON ST	Yes	Yes	147856	2788	5951
<u>W TELEGRAPH AND N CARSON</u>	00322902	320 N CARSON ST	Yes	Yes	40832	2890	2690
	00322903	318 N CARSON ST	Yes	Yes	183498	7990	13441
	00322904	310 N CARSON ST	Exempt		32037	1020	1020
	00322905	308 N CARSON ST	Exempt		26282	1275	1275
	00322906	306 N CARSON ST	Yes	Yes	31043	1275	2053
	00322907	302 N CARSON ST	Yes	Yes	124619	8670	8840
<u>W PROCTOR AND N CARSON</u>	00321301	111 W PROCTOR ST	Yes	Yes	102829	5178	8390
	00321302	206 N CARSON ST	Yes	Yes	139717	13522	11519
	00321303	202 N CARSON ST	Yes	Yes	134698	10200	9426
<u>W MUSSER AND N CARSON</u>	00321801	198 N CARSON ST	Exempt		309633	26357	9480
	00321802	198 S CARSON ST	Exempt		956696	44846	40568
<u>SECOND AND S CARSON</u>	00311206	123 W SECOND ST	Yes	Yes	167655	13423	10251
	00311203	210 S CARSON ST	No response		33239	3910	1924
	00311204	217 S CURRY ST	No response		58120	5780	5746
	00311205	224 S CARSON ST	Yes	Yes	66349	5780	5685
<u>THIRD AND S CARSON</u>	00311309	310 S CARSON ST	Yes	Yes	115635	5440	12906
	00311310	S CARSON ST	No	Yes	20877	3995	0
	00311311	312 S CARSON ST	No	Yes	32605	2975	2890
	00311312	314 S CARSON ST	No	Yes	23694	1700	1920
<u>FOURTH AND S CARSON</u>	00311602	400 S CARSON ST	No	Yes	14241	2890	0
	00311601	408 S CARSON ST	No	Yes	106,089	17772	3776
	00311604	418 S CARSON ST	No response		26,304	2507	2079
EAST SIDE OF CARSON ST							
<u>E WILLIAMS AND N CARSON</u>	00216201	1017 N CARSON ST	Yes	Yes	171319	19278	1653
<u>SOPHIA AND N CARSON</u>	00216304	917 N CARSON ST	No response		284836	12070	31890
	00216305	901 N CARSON STREET	No response		46046	14365	0
	00216401	813 N CARSON ST	Exempt		212578	14450	7146
	00216402	801 N CARSON ST	No response		117140	14450	10531
<u>E WASHINGTON AND N CARSON</u>	00426101	113 E WASHINGTON ST	No	No	72968	8500	4929
	00426102	705 N CARSON ST	No	Yes	132886	20400	1731
<u>EAST CAROLINE AND N CARSON</u>	00426301	617 N CARSON ST	Yes	Yes	120281	22100	0
	00426302	601 N CARSON ST	No response		65475	6800	3920

Survey of downtown Carson City property owners

Traveling south...	Parcel No	Property Location	Design	CAVD	AV	Land size	Bldg size
	00421111	507 N CARSON ST	Yes	Yes	2776035	68389.2	79378
	00421402	E SPEAR ST	Yes	Yes	10192	2040	0
	00421105	590 N FALL ST	Yes	Yes	49057	10625	0
	00421107	E ROBINSON STREET	Yes	Yes	14914	3230	0
	00421108	E ROBINSON STREET	Yes	Yes	15699	3400	0
	00421109	E ROBINSON STREET	Yes	Yes	22763	4930	0
	00421110	S FALL STREET	Yes	Yes	13423	2890	0
	00421301	411 N PLAZA STREET	Yes	Yes	54859	11560	0
	00421302	411 N PLAZA STREET	Yes	Yes	13423	2890	0
	00421303	E TELEGRAPH STREET	Yes	Yes	14914	3230	0
	00421304	E TELEGRAPH STREET	Yes	Yes	11844	2550	0
	00421305	206 E TELEGRAPH STREET	Yes	Yes	26688	5780	0
	00421306	202 E TELEGRAPH STREET	Yes	Yes	13423	2890	0
<u>E TELEGRAPH AND N CARSON</u>	00421503	319 N CARSON ST	Yes	Yes	48543	2278	4320
	00421504	315 N CARSON ST	Yes	Yes	24631	2125	1958
	00421508	311 N CARSON ST	Yes	Yes	98013	2860	7644
	00421506	301 N CARSON ST	Yes	Yes	121214	6995	9282
	00421507	108 E PROCTOR STREET		Exempt	108319	5330	8408
<u>E PROCTOR AND N CARSON</u>	00420104	201 N CARSON ST		Exempt	1074509	28990	17661
<u>E MUSSER AND N CARSON</u>	00420301	STATE CAPITAL GROUNDS		Exempt	2769997	71665	197762.4
	00407101	STATE CAPITAL GROUNDS		Exempt	15787674	428691	253024
CURRY STREET FRONTAGE - EAST							
<u>SPEAR AND N CURRY</u>	00322401	411 N CURRY ST	Yes	No	365364	6119	9467
	00322407	407 N CURRY ST		No response	36026	2006	1641
	00322406	110 W TELEGRAPH ST		No response	60871	4056	6160
<u>W TELEGRAPH AND N CURRY</u>	00322901	111 W TELEGRAPH ST		No response	139213	5780	11019
	00322907	302 N CARSON ST	Yes	Yes	124619	8670	8840
CURRY STREET FRONTAGE - WEST							
<u>W ROBINSON AND N CURRY</u>	00322202	512 N CURRY ST		No response	21875	2890	713
	00322203	508 N CURRY ST		No response	96342	5780	2448
	00322204	204 W SPEAR ST		No response	56345	8228	3307
<u>W SPEAR AND N CURRY</u>	00322510	412 N CURRY ST	Yes	No	52180	6808	3331
	00322503	402 N CURRY ST	Yes	Yes	28143	4419	2297
	00322506	405 N NEVADA ST	Yes	Yes	38195	28098	10097
<u>W TELEGRAPH AND N CURRY</u>	00322801	308 N CURRY ST	Yes	Yes	189590	29843	18352
<u>W PROCTOR AND N CURRY</u>	00321201	234 N CURRY ST	Yes	Yes	86390	13005	0
	00321203	208 N CURRY ST		No response	38212	2890	2118
	00321204	206 N CURRY ST	Yes	Yes	25103	2890	1333
	00321205	202 N CURRY ST		No response	27313	2890	1242
TELEGRAPH FRONTAGE							
<u>WEST SIDE OF CARSON</u>	00322408	108 W TELEGRAPH ST	Yes	Yes	30926	1774	2311
PLAZA STREET FRONTAGE							
<u>WILLIAMS AND PLAZA</u>	00216202	1000 N PLAZA STREET		No response	57966	9622	5239
<u>SOPHIA AND PLAZA</u>	00216303	110 E ANN STREET		No response	24708	2465	2465
<u>E TELEGRAPH AND PLAZA</u>	00421502	107 E TELEGRAPH	Yes		37683	2636	2150
	00421501	111 E TELEGRAPH		No response	61071	3612	2948

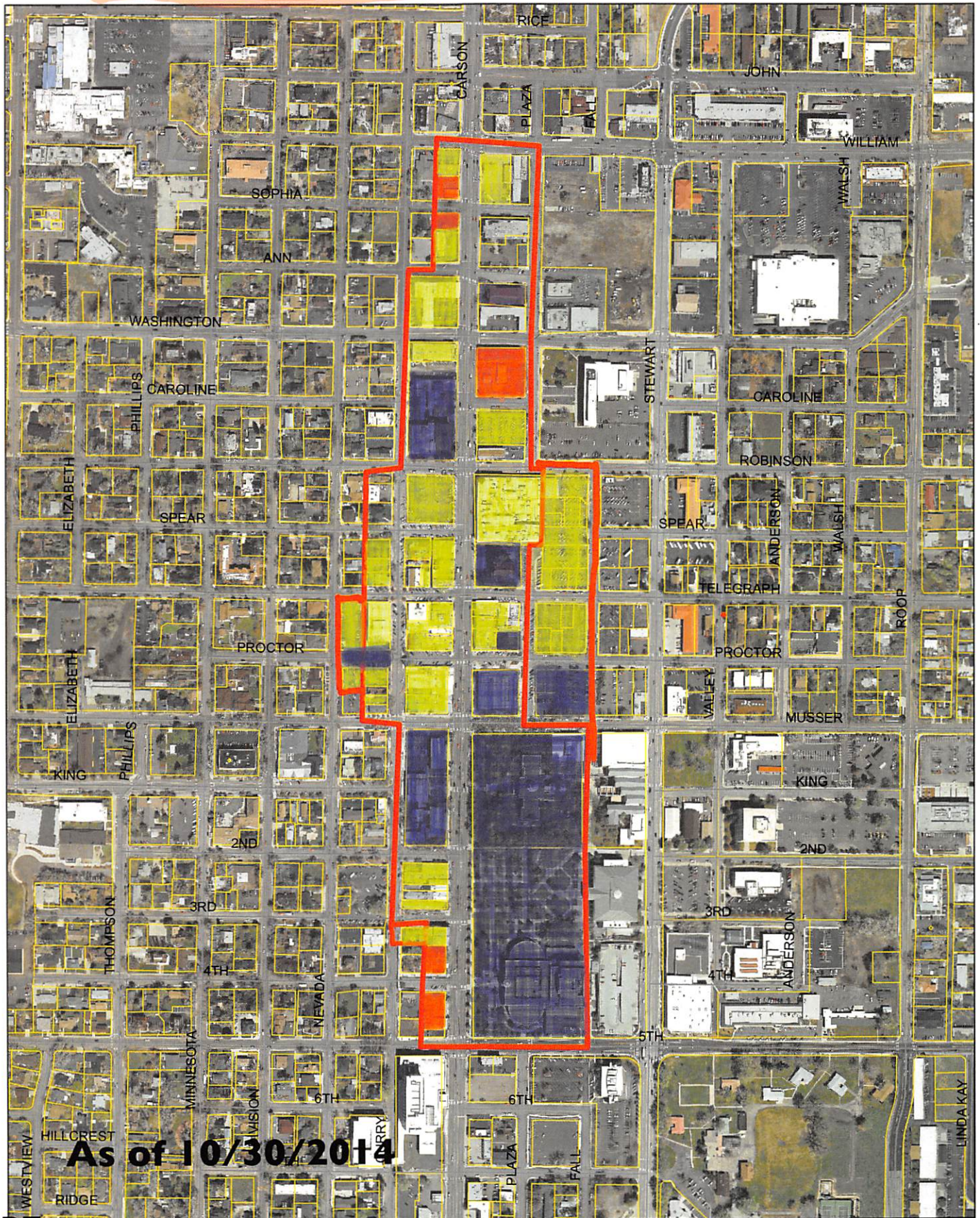
Street Design Concept

legend: State and City Properties

In favor of street design concept

Opposed to design concept

No response

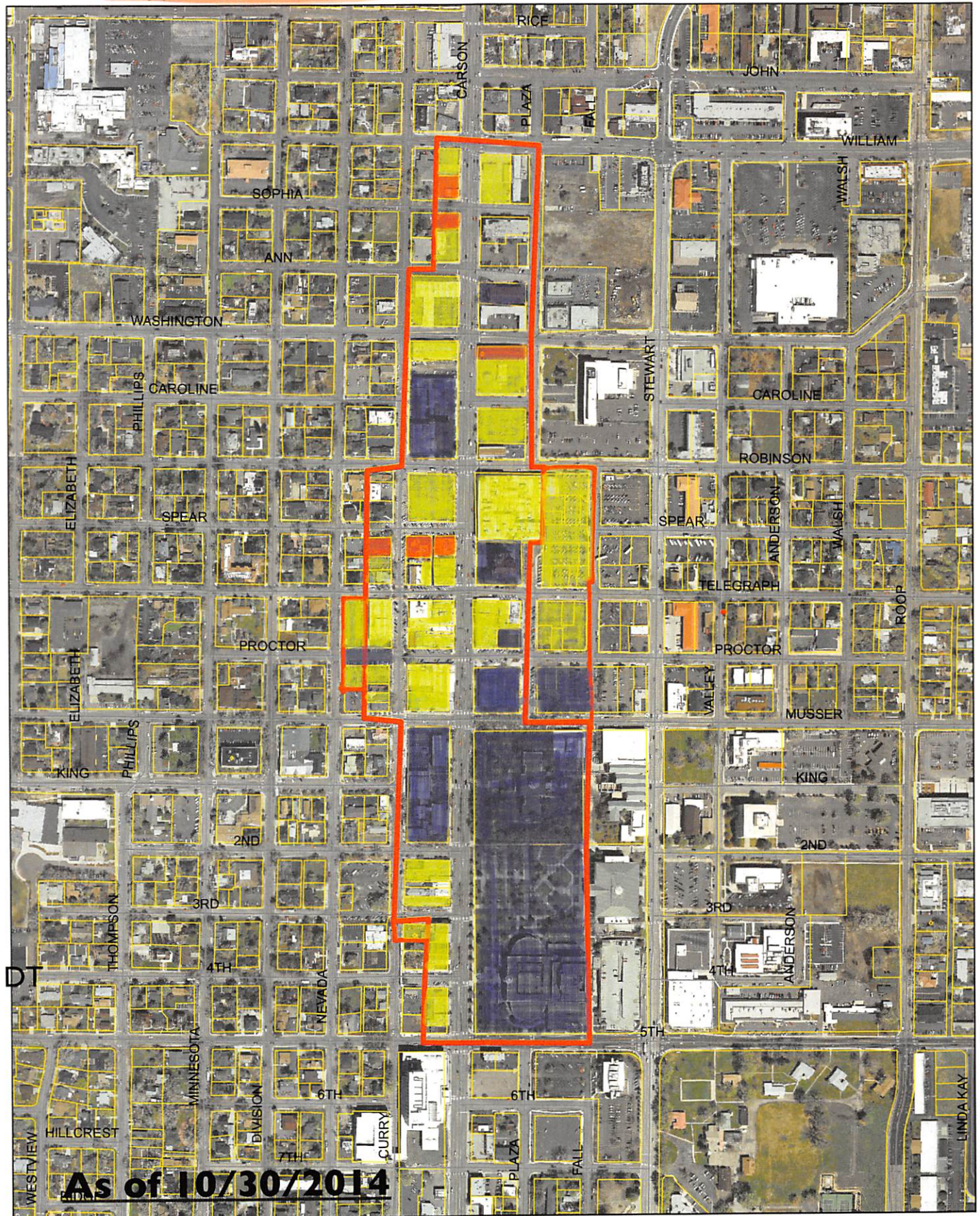


As of 10/30/2014

DT

Properties in favor and opposed to possible formation of a district

Legend: State and City properties In favor of a possible district
Opposed to a possible district No response



Summary Results

	Total AV
<u>The numbers by Assessed Valuation</u>	
Total Assessed Value	31,150,863
Total Assessed Value for Exempt Properties	22,269,255
Private Assessed Valuation	8,881,608
Total assessed value that did not respond	1,251,102 14%
Total private assessed value that did respond	7,630,506 86%
Total Assessed Value in favor of Street Concept	7,144,167
Of those that responded	94%
Of total private assessed value	80%
Total Assessed Value opposed to Street Concept	486,339
Of those that responded	6%
Of total private assessed value	5%
Total Assessed Value in favor of exploring a CAVD	6,969,188
Of those that responded	91%
Of total private assessed value	78%
Total Assessed Value opposed to exploring a CAVD	661,318
Of those that responded	9%
Of total private assessed value	7%

The numbers by parcel

Number of parcels	85	
Number of State /City parcels	10	12%
Number of private parcels	75	88%
Number of private parcels not responding	18	24%
Number of private parcels responding	57	76%
Number of parcels in favor of Street Concept	48	
Of those that responded	84%	
Of total private parcels	64%	
Number of parcels opposed to the Street Concept	9	
Of those that responded	16%	
Of total private parcels	12%	
Number of parcels in favor of possible CAVD	51	
Of those that responded	89%	
Of total private parcels	68%	
Number of parcels opposed to possible CAVD	6	
Of those that responded	11%	
Of total private parcels	8%	