

**CITY OF CARSON CITY  
AGENDA REPORT**

**Date Submitted:** September 4, 2015

**Agenda Date Requested:** September 17, 2015

**Time Requested:** 10 Minutes

**To:** Mayor & Board of Supervisors

**From:** Gayle Robertson, 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: 001-156-03; 002-123-05; 002-601-03; 005-072-15; 005-073-06; 005-073-07; 007-231-03; 008-035-02; 008-083-14; 008-141-19; 008-161-24; 008-184-36; 008-241-10; 008-262-02; 008-303-13; 008-303-28; 008-501-06; 008-631-03; 008-752-21; 008-798-26; 008-821-09; 008-821-10; 009-216-01; 009-238-12; 009-341-02; 009-393-08; 009-511-09; 009-657-30. While this required step towards a tax sale is now being taken, some of these properties may be 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. Should it be determined that there is a public interest in having the City own any of these parcels, an agenda item will be put before the Supervisors for their acceptance of said parcels.

**Type Of Action Requested:** (Check One)

- ( ) Resolutions                      ( ) Ordinance  
(X) Formal Action/Motion        ( ) Other (Specify)

**Does this action require a Business Impact Statement:** ( ) Yes    (X) 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:** Twenty-eight parcels of Real Property are delinquent and Carson City has taken a deed as required by Nevada Revised Statutes. The total amount currently due including delinquency is \$693,487.65.

The details are as follows:

APN	Property Owner	Property Location	Appraised Taxable Value FY 15-16	Amount Del. *
001-156-03	HANDRA, HARBANS S & THIND, B S	1600 N CARSON ST	359,394	19,143.55
002-123-05	ORTEGA, LINO & NORMA & ET AL	910 E WILLIAM ST	238,054	947.30
002-601-03	ANDERSON FAMILY TRUST 6/23/99	2569 CARRIAGE CREST DR	172,086	10,504.52
005-072-15	WEAVER, JERRY L & YVONNE	BOEING WY	139,394	5,434.37
005-073-06	WEAVER, JERRY L & YVONNE	1800 BOEING WY	203,411	10,165.47

005-073-07	WEAVER, JERRY L & YVONNE	GONI RD	201,206	9,052.63
007-231-03	DUSTER, CONSTANCE A	2010 NEWMAN PL	320,694	4,059.06
008-035-02	WEAVER, JERRY L & YVONNE	4696 WEST SUTRO TERR	153,526	6,848.32
008-083-14	FOSTER, PAUL R	4236 MINA WAY	122,863	1,546.88
008-141-19	ALLEN, WILLIAM C SR TRUST	2601 COLLEGE PKWY	630,226	539,428.62
008-161-24	HEKMAN, STEVEN W	1890 NICHOLS LN	30,820	4,608.16
008-184-36	PEARSON, VINCENT & MARY ANNE	2530 AIRPORT RD	124,763	12,662.39
008-241-10	RAINEY, WALTER	3319 CHAMPION ST	65,520	3,688.70
008-262-02	SCHULTZ, NEIL	3409 SHERMAN LN	57,863	15,193.17
008-303-13	S A W ENTERPRISES INC	3481 HWY 50 EAST	129,300	2,937.09
008-303-28	HAYES, MICHAEL J	1830 BROWN ST	34,240	2,967.17
008-501-06	BRADLEY, JAY B	3421 DEBBIE WY	44,454	2,083.69
008-631-03	ROBINSON, SANDY	3060 BUNCH WY	42,363	1,223.75
008-752-21	CHAPIN, BEVERLY & MC KEE, ET AL	4805 PURPLE SAGE CT	168,500	10,588.54
008-798-26	MC IVER, PAULA	4102 MONTEZ DR	103,929	1,141.83
008-821-09	WEAVER, ROBERT & TY TRUST	5730 SALK RD	64,620	1,674.58
008-821-10	WEAVER, ROBERT & TY TRUST	5800 SALK RD	64,620	2,465.01
009-216-01	WARNER FAMILY TRUST	1049 E ROLAND ST	103,140	2,606.05
009-238-12	JENSEN, PAUL	320 CLEAR CREEK AVE	141,737	1,548.74**
009-341-02	BURNETT, KENNETH R & SHARON L	4019 BIGELOW DR	168,829	7,433.08
009-393-08	LEE, SARAH E & HUNT, THOMAS J	880 ARMSTRONG LN	69,523	4,098.65
009-511-09	ELY, KATHRYN R	2460 WOODCREST LN	101,100	4,837.20
009-657-30	KINDRED, KENNETH DALE TRUST	1148 DENISE CIR	53,623	4,599.13
<b>Total</b>			<b>4,109,798</b>	<b>693,487.65</b>

\* As of September 3, 2015 Total Delinquent Now Due: Includes Taxes, costs, penalties, and interest  
\*\* Prior parcel number was 009-238-10  
A Deed was recorded on the above parcels on June 1, 2015

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

**Fiscal Impact:** \$ 693,487.65 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 Order to Sell

Prepared By: Charline Duque-Jones, Accountant

Reviewed By: Hayle Roberts Date: 9-08-15  
(Department Head)

Concurrences: Locky Usman Date: 9/8/15  
(City Manager)

[Signature] Date: 9/8/15  
(District Attorney)

Nancy Paulson Date: 9/8/15  
(Finance Director)

Board Action Taken:

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

**NOTICE OF ORDER TO SELL REAL PROPERTY**

NOTICE IS HEREBY GIVEN that on **September 17, 2015**, the Board of Supervisors of Carson City ORDERED the Carson City Treasurer, Gayle Robertson to sell the real property as attached:

Gayle Robertson shall conduct said sale by way of auction on Thursday **March 31, 2016** 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 **March 31, 2016** on the day of the auction at the appointed time. Said written bids submitted prior to **March 31, 2016** should be sent to Gayle Robertson, Carson City Treasurer, and 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 penalties and administrative fees including title search costs. 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 listed property to be sold, for a period of not less than 20 days before **March 31, 2016** and shall be published once a week for four (4) successive weeks in the Nevada Appeal prior to **March 31, 2016**.

APPROVED THIS 17<sup>th</sup> of September, 2015

AYES: Supervisors

NAYES: Supervisor

ABSENT: Supervisor

\_\_\_\_\_  
Robert L. Crowell,  
Mayor

ATTEST:

\_\_\_\_\_  
Susan (Sue) Merriwether  
Clerk Recorder