



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** April 7, 2016

**Staff Contact:** Kimberly Adams, kadams@carson.org

**Agenda Title:** To approve the correction, decrease and partial refund of the Real Property Taxes for the 2015/16 fiscal year for parcel number 009-822-08 (7492 Mackinly Ct.) per NRS 361.768 in the amount of \$144.02. (Kimberly Adams, kadams@carson.org)

**Staff Summary:** Due to a clerical error, the property located at 7492 Mackinly Ct, owned by Robert and Robina Walter, did not receive the necessary economic obsolescence/reduction in value to their 2015/16 valuation. This reduction insures that the taxable value remains under the market value per NRS 361.768.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 5 min

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## **Proposed Motion**

I move to approve the correction, decrease and partial refund of the Real Property Taxes for the 2015/16 fiscal year for parcel number 009-822-08 (7492 Mackinly Ct.) per NRS. 361.768 in the amount of \$144.02.

## **Board's Strategic Goal**

Efficient Government

## **Previous Action**

N/A

## **Background/Issues & Analysis**

Due to a clerical error, the improvement value did not receive the necessary economic obsolescence to lower the taxable value below the market value for the 2015/16 fiscal year. In 2015, the property owners added a large detached garage which when using the replacement cost new less depreciation (taxable value); caused the property to go over market value. The Assessors office should have applied economic obsolescence to reduce the improvement value below market. A comparable sales analysis was completed on this property which determined that the recommended market value was \$500,000. The current 2015/16 assessed value is \$218,422 (\$624,062), the corrected assessed value should be \$175,000 for a corrected total taxable value of \$500,000. The 2015/16 billed amount was \$6,304.02, the corrected real property tax amount is \$6,160.00, a difference of \$144.02.

## **Applicable Statute, Code, Policy, Rule or Regulation**

NRS 361.768

## **Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number: Various Tax Entities.

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact: Decease to the 2015/2016 Real Property Taxes.

**Alternatives**

Approve, Modify and Deny.

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

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(Vote Recorded By)