



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** October 20, 2016

**Staff Contact:** Gayle Robertson, Carson City Treasurer

**Agenda Title:** For Possible 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; 001-102-21; 002-093-06; 002-482-30; 002-593-03; 002-742-10; 004-162-05; 004-242-05; 004-333-07; 005-072-07; 008-161-41; 008-191-37; 008-191-38; 008-191-39; 008-222-13; 008-271-08; 008-271-26; 008-344-01; 008-591-23; 008-797-35; 008-816-28; 009-393-09; 010-458-25. 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. (Gayle Robertson, grobertson@carson.org)

**Staff Summary:** NRS 361.595, Section 2 states that " 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 amount not less than the amount of the taxes, costs, penalties and interest legally chargeable against the property as stated in the order " .

**Agenda Action:** Formal Action/Motion

**Time Requested:** 10 Minutes

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## **Proposed Motion**

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 on the attached list of properties.

## **Board's Strategic Goal**

N/A

## **Previous Action**

## **Background/Issues & Analysis**

Taxes have been delinquent on the attached list of properties since June 2013. The owners had a 2 year period in which to redeem the property by payment of all delinquent taxes, costs, penalties and interest legally chargeable against the property. The period of redemption expired June 6, 2016. Carson City recorded a deed on the properties as required by NRS 361.590 on that day. Twenty-three parcels of Real Property remain delinquent. The total amount currently due is \$169,370.09.

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

NRS 361.595

**Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number: \$169,370.09 in Tax Revenue to be collected

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact: Collection of Delinquent Taxes

**Alternatives**

Either delay or not approve

**Board Action Taken:**

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

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_

Aye/Nay

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

## List of Properties for Possible Sale as of October 11, 2016

APN	Property Owner	Property Location	FY	
			2016/2017	
			Taxable Value	Delinquent Amount *
001-032-05	V-R PROPERTY MANAGEMENT	2152 N CARSON ST	293,609	16,945.47
001-102-21	FLANDERS, JOHN FAMILY TRUST	1836 N NEVADA ST	66,629	6,071.33
002-093-06	JAMES, ROBERT & REYNELDA	370 DAVID ST	35,980	1,623.36
002-482-30	SMART LIVING TRUST	3493 NORTHGATE LN	133,366	8,427.95
002-593-03	MILLARD FAMILY BUSINESS LLC	1779 SPOONER DR	153,791	6,025.94
002-742-10	NGUYEN, MIKE VAN & HUONG BIRH	2657 NEW RIDGE DR	229,397	3,418.12
004-162-05	ROJO, CHRISTOPHER F	1000 E ROBINSON ST	78,020	1,877.56
004-242-05	BLOMBERG, EMIL F & DEANNA GALE	708 N WALSH ST	59,557	2,835.64
004-333-07	BARRY, MICHAEL C	400 S SALIMAN RD # 107	36,600	1,779.04
	SOLAURO PROPERTIES LLC and/or RUINS			
005-072-07	TO RICHES LLC c/o JEFFREY PISIOTTA	2100 ARROWHEAD DR	730,414	35,042.54
008-161-41	PERRY, CASSIDY & KYLE TRUST	2851 CARMINE ST	72,977	3,317.17
008-191-37	MILLARD FAMILY BUSINESS LLC	3440 OTHA ST	152,731	7,088.97
008-191-38	MILLARD FAMILY BUSINESS LLC	3430 OTHA ST	152,731	7,088.97
008-191-39	MILLARD FAMILY BUSINESS LLC	3420 OTHA ST	148,469	6,911.35
008-222-13	BERG, DOROTHY M INTER VIVOS TR	2810 MAYFLOWER WY	35,229	1,878.95
008-271-08	WHITING, D JR & K & WHITING, J	3620 HWY 50 EAST	455,949	14,258.02
008-271-26	FLANDERS, JOHN FAMILY TRUST	3600 HWY50 EAST	85,211	4,000.47
008-344-01	C.B.F.A.S. INC	3426 WOODSIDE DR	125,037	4,165.54
008-591-23	FLANDERS, JOHN FAMILY TRUST	31 KIT SIERRA LOOP	28,814	1,861.95
008-797-35	HARTLEY, R G & L M & HOLLOWAY	2510 PANAMINT RD	110,323	4,795.97
008-816-28	MARIE WALTER 1998 TRUST	2509 KELVIN RD	298,357	15,972.32
009-393-09	DOUGLAS, CATHY MARIE	881 COLORADO ST	73,326	1,582.99
010-458-25	BROWN, FORREST & ALICE TRUST	2613 BLOSSOM VIEW LN	159,463	12,400.47
			<b>Total Taxes</b>	<b>\$ 169,370.09</b>

\* Total Delinquent Amount Includes Taxes, costs, penalties, and interest due as of October 11, 2016.  
 Additional taxes, costs, penalties, and interest will continue to accrue until paid in full.

## **NOTICE OF ORDER TO SELL REAL PROPERTY**

NOTICE IS HEREBY GIVEN that on **October 20, 2016**, the Board of Supervisors of Carson City ORDERED the Carson City Treasurer, Gayle Robertson to sell the real property shown on the attached List of Properties for Possible Sale as of October 11, 2016.

Gayle Robertson shall conduct said sale by way of auction on Friday, **March 31, 2017** 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.

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 property to be sold, not less than 20 days before **March 31, 2017** and shall be published at least once a week for four (4) consecutive weeks in the Nevada Appeal prior to **March 31, 2017**.

APPROVED THIS 20<sup>th</sup> of October, 2016

AYES: Supervisors

NAYES: Supervisor

ABSENT: Supervisor

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Robert L. Crowell,  
Mayor

ATTEST:

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Susan (Sue) Merriwether  
Clerk Recorder