



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** October 3, 2019

Staff Contact: Gayle Robertson

Agenda Title: For Possible Action: Discussion and possible action on whether 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 properties, the following properties: APN Nos. 002-401-03; 004-133-07; 008-171-08; 008-241-01; 008-252-15; 008-501-06; 008-798-24; 010-351-10; 010-351-14; 010-503-09. (Gayle Robertson, grobertson@carson.org)

Staff Summary: Nevada Revised Statutes (NRS) 361.595(2) provides that if a "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

Proposed Motion

I move to order and direct the Carson City Treasurer to sell each property described on the record, after giving notice of sale, for a total amount not less than the amount of taxes, costs, penalties and interest legally chargeable against each property.

Board's Strategic Goal

N/A

Previous Action

N/A

Background/Issues & Analysis

Taxes have been delinquent on each of the properties included on the list of properties submitted as supporting material for this agenda item. Pursuant to NRS 361.570, the owners of those properties had a two-year redemption period in which to pay all delinquent taxes, costs, penalties and interest legally chargeable against the property. The period of redemption has expired and Carson City recorded a deed on the properties as required by NRS 361.590 on June 3, 2019. The taxes on ten properties remain delinquent. The total amount currently due is \$91,010.51. 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.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 361.595

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: \$91,010.51 in Tax Revenue to be collected

Is it currently budgeted? Yes

Explanation of Fiscal Impact: Delinquent tax revenue to various taxing entities.

Alternatives

Delay or not approve.

Attachments:

[NOTICE_OF_ORDER_TO_SELL_REAL_PROPERTY_10.3.19\(1\).docx](#)

[List of Parcels.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

NOTICE OF ORDER TO SELL REAL PROPERTY

NOTICE IS HEREBY GIVEN that on **October 3, 2019**, 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.

Gayle Robertson shall conduct said sale by way of auction on Thursday, **April 23, 2020** commencing at 10:00 a.m. The location of said sale shall be Carson City Sheriff's Office 911 E. Musser Street, 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 **April 23, 2020** and shall be published at least once a week for four (4) consecutive weeks in the Nevada Appeal prior to **April 23, 2020**.

APPROVED THIS 3rd of October, 2019

AYES: Supervisors

NAYS: Supervisor

ABSENT: Supervisor

Robert L. Crowell,
Mayor

ATTEST:

Aubrey Rowlett
Clerk Recorder

List of Properties for Possible Tax Sale as of September 20, 2019

APN	Property Owner	Property Location	FY 2019/2020 Net Assessed Value	Delinquent Amount*
002-401-03	COLEMAN, DEBORAH L	1912 SUNLAND DR	47,005	9,777.06
004-133-07	BORST, CHERIE ANN	209 RAWHIDE WY	38,601	8,140.60
008-171-08	WOODWARD, DAVID & KIRA	2280 POOLE WY	22,017	7,866.99
008-241-01	BOX, SHIRLEY % GREGORY BOX	3449 CHAMPRION ST	26,062	4,755.94
008-252-15	ANDERSON, LUCAS	2105 COLUMBIA WY	14,774	7,770.33
008-501-06	BRADLEY, JAY B	3421 DEBBIE WY	18,971	8,718.35
008-798-24	POPE, PETER L & BARBARA L	4136 MONTEZ DR	43,028	11,057.47
010-351-10	WISINSKI, KRZYSZTOF 2005 TRUST	3915 FAIRVIEW DR	301,781	26,029.83
010-351-14	STANDARD STREET LLC	4015 LEPURE DR	17,325	2,112.73
010-503-09	FISHER, JOHN EDWARD II	6366 SIERRA VISTA LN	47,250	4,781.21
				91,010.51

* Total Delinquent Amount Includes Taxes, costs, penalties, and interest due as of September 20, 2019
Additional taxes, costs, penalties, and interest will continue to accrue until paid in full.