

**City of Carson City
Agenda Report**

Item # 4-1

Date Submitted: 03/06/07

Agenda Date Requested: 03/15/07

Time Requested: Consent

To: Mayor and Supervisors

From: Assessor's Office

Subject Title: Action to approve the removal and partial refund of a portion of the taxes from parcel number 009-143-11 (located at 3949 Ponderosa Dr.) from the 2006/07 Real Property Tax Roll per NRS 361.765 in the amount of \$379.96.

Staff Summary: On April 18, 2006, the property located at 3949 Ponderosa Dr. was split from a 2.06 acre parcel to two 1.031 acre parcels. Parcel number 009-143-11 and 009-143-12. Parcel number 009-143-11 is considered the remainder parcel and falls within the tax cap. Parcel 009-143-12 is considered to be a new parcel and was not eligible for the tax cap. In order for the remainder parcel to receive the tax cap, an assessed value override amount needs to be entered so that the taxes do not increase more than 3% (owner occupied single family residence). This assessed value override amount was not entered and therefore, the 2006/07 taxes for parcel 009-143-11 did not receive the tax cap. The Assessor's office is asking for a decrease of \$379.96 from the 2006/07 Real Property taxes and that a partial refund be issued if necessary.

Type of Action Requested: (check one)
☐ Resolution ☐ Ordinance
☒ Formal Action/Motion ☐ Other (Specify)

Does This Action Require A Business Impact Statement: ☐ Yes
☒ No

Recommended Board Action: Move to approve the removal and partial refund of a portion of the taxes from parcel number 009-143-11 (located at 3949 Ponderosa Dr.) from the 2006/07 Real Property Tax Roll per NRS 361.765 in the amount of \$379.96.

Explanation for Recommended Board Action: On April 18, 2006, the property located at 3949 Ponderosa Dr. was split from a 2.06 acre parcel to two 1.031 acre parcels. Parcel number 009-143-11 and 009-143-12. Parcel number 009-143-11 is considered the remainder parcel and falls within the tax cap. Parcel 009-143-12 is considered to be a new parcel and was not eligible for the tax cap. In order for the remainder parcel to receive the tax cap, an assessed value override amount needs to be entered so that the taxes do not increase more than 3% (owner occupied single family residence). This

assessed value override amount was not entered and therefore, the 2006/07 taxes for parcel 009-143-11 did not receive the tax cap. The Assessor's office is asking for a decrease of \$379.96 from the 2006/07 Real Property taxes and that a partial refund be issued if necessary. As of March 2, 2007 the final and forth installment as not been paid. If at the time of the approved consent agenda item, the final installment has not been paid, than an adjustment only will be necessary, not a refund.

Parcel Number	Tax Year	Tax District	Assessed Value	Assessed Value For taxes	Correct Tax Amount	Tax Amount To Remove & Refund
009-143-11	2006/07	2.4	\$ 59,975	\$47,001	\$1376.53	\$ 379.96

Applicable Statue, Code, Policy, Rule or Regulation: NRS 361.765 (a).

Fiscal Impact: A decrease of \$ 379.96 from the Real Property Tax Roll for the 2006/07 fiscal year.

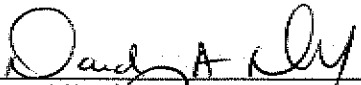
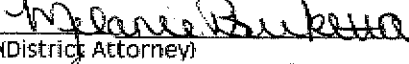
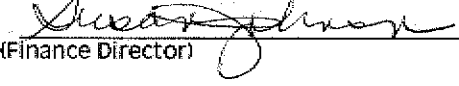
Explanation of Impact: Reduction of the 2006/07 Real Property Tax Roll.

Funding Source: Various Tax Entities.

Alternatives: Approve, Modify, or Deny.

Supporting Material: None.

Prepared By: Kimberly Adams, Property Appraiser I

Reviewed By:  Date: 3/2/07
 (Department Head)
 Date: 3/6/07
 (City Manager)
 Date: 3-6-07
 (District Attorney)
 Date: 3-6-7
 (Finance Director)

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
 2) _____

(Vote Recorded By)