



ROLL CHANGE REQUEST
WASHOE COUNTY, NEVADA
MICHAEL E. CLARK, COUNTY ASSESSOR
P O BOX 11130 RENO NV 89520-0027

RCR # 1640F16

2016 SECURED ROLL

INCREASE

OWNER 1: NICHOLS, MARK A
ADDRESS: 3670 COASTAL ST
RENO NV 89512

DATE: JANUARY 24, 2017

ESCAPING TAXATION 361.769

WE REQUEST THAT THE **WASHOE COUNTY BOARD OF EQUALIZATION** MAKE THE FOLLOWING CHANGES IN VALUATION ON THE PROPERTY SHOWN BELOW:

PARCEL # 003-892-09 **TAX DISTRICT:** 1000 **SITUS ADDRESS:** 3670 COASTAL ST
COMMISSION DISTRICT: 3

	CURRENT VALUE		PROPOSED VALUE		DIFFERENCE IN VALUE	
	<u>TAXABLE</u>	<u>ASSESSED</u>	<u>TAXABLE</u>	<u>ASSESSED</u>	<u>TAXABLE</u>	<u>ASSESSED</u>
LAND	41,900	14,665	41,900	14,665	0	0
IMPROVEMENTS	0	0	191,659	67,080	191,659	67,080
PERSONAL PROP	0	0	0	0	0	0
EXEMPTION (MINUS)		(0)		(0)		0
TOTAL	41,900	14,665	233,559	81,745	191,659	67,080
NEW LAND	41,900	14,665	41,900	14,665	0	0
NEW CONSTRUCTION	0	0	191,659	67,081	191,659	67,081

EXPLANATION:

Assessment of real property not on the secured tax roll: property is escaping taxation. During the 2016 roll year, it was discovered that the residence located on this parcel had never been on the tax roll. Further investigation through photographic evidence and building permits indicates that the construction of the residence was completed prior to the lien date for the 2016/2017 roll year. The proposed valuation corrects the exclusion of these improvements.

Prepared by: Paul Oliphint, Appraiser

Reviewed by: Stacy Ettinger, Senior Appraiser

TAX AMOUNT: 2,455.16

CURRENT ABATEMENT STATUS: No Cap

PROPOSED ABATEMENT STATUS: No Change