

CITY OF CARSON CITY  
AGENDA REPORT

Item # 9-1

Date Submitted: July 24, 2009

Agenda Date Requested:

August 6, 2009

Time Requested:

Consent Agenda

To: Mayor & Board of Supervisors

From: Al Kramer, Carson City Treasurer

**Subject Title:** 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: APN #2-123-05 at 910 E. William St. for \$3,851.97; #2-225-05 at 1808 Hwy 50 East for \$14,985.46; #2-401-03 at 1912 Sunland Dr. for \$3,035.67; #2-462-07 at 3189 Imperial Way for \$2,068.09; #2-481-02 at 53 East Gardengate Wy, for \$778.04; #2-569-14 at 1041 Slide Mountain Dr. for \$5,393.53; #2-723-13 at 856 Ridgefield Dr. for \$4,325.65; #3-013-04 at 616 Terrace St. for \$3,585.93; #4-141-02 at 1200 Palo Verde Dr. for \$4,262.88; #5-061-01 at 2205 Arrowhead Dr. for \$38,650.77; #8-044-01 at 120 East Bonanza Dr. for \$6,072.16; #8-241-22 at 3119 Champion St. for \$3,494.35; #8-241-23 at 3107 Champion St. for \$4,594.61; #8-303-28 at 1830 Brown St. for \$187.21; #8-342-10 at 1324 Monte Rosa Dr. for 2,593.82; #8-343-12 at 3416 Selby St. for \$2,428.05; #8-691-07 at 15 Riley Cir. for \$4,072.73; #8-782-35 at 2922 Century Dr. for \$3,605.98; #9-151-09 at Voltaire Canyon Rd. for \$1,286.38; #9-682-08 at 348 Sandalwood Dr. for \$6,228.30; #10-351-14 at 4015 Lepire Dr. for \$1,242.82; #10-351-15 at 3993 Lepire Dr. for \$1,242.82; #10-361-05 at 4044 Hells Bells Dr. for \$1,521.29; #10-361-06 at 4080 Hells Bells Rd. for \$1,734.72.

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

**Type Of Action Requested:** (Check One)

Resolutions

Ordinance

Formal Action/Motion

Other (Specify)

**Does this action require a Business Impact Statement:**  Yes  No

**Recommended Board Action:** 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 for the list of properties set forth in the agenda posted and published for this meeting.

**Explanation for Recommended Board Action:** Twenty four parcels of Real Property are delinquent and Carson City has taken a deed as required by Nevada Revised Statutes. The next step is to proceed to recover tax delinquencies on these parcels. The total amount currently due including delinquency is \$121,243.23.

**Applicable Statute, Code, Policy, Rule or Regulation:** NRS 361.595, Section 2

**Fiscal Impact:** \$121,243.23 in Tax Revenue to be generated

**Explanation of Impact:** Collection of delinquent taxes

**Funding Source:** Real Property Taxes

**Alternatives:** Do not approve

**Supporting Material:** Treasurer Orders to Sale; Summary of delinquency; and Assessor's Appraised Taxable values for each parcel.

Prepared By: Christine Burchiel, Accounting Coordinator

Reviewed By: *Robert V. Kurr* Date: 7-29-09  
(Department Head)

Concurrences: *[Signature]* Date: 7/29/09  
(City Manager)

*Melanie Bunketta* Date: 7-29-09  
(District Attorney)

*Walter Skowronski* Date: 7/29/09  
(Finance Director)

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_

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

**NOTICE AND ORDER FOR SALE OF REAL PROPERTY**

NOTICE IS HEREBY GIVEN that on **August 6, 2009**, the Board of Supervisors of Carson City ORDERED the Carson City Treasurer, Alvin P. Kramer to sell the real property as attached:

Alvin P. Kramer shall conduct said sale by way of auction on Tuesday, **February 16, 2010** 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.

Written bids may be submitted any time prior to **February 16, 2010** on the day of the auction at the appointed time. Said written bids submitted prior to **February 16, 2010** should be sent to Alvin P. Kramer, Carson City Treasurer, 201 N. Carson St., #5, Carson City, Nevada. Oral bids may also be made at the auction.

No written or oral bid may be less than **noted by parcel** plus any penalties and administrative fees including title searches accruing after **August 1, 2009**. The successful bidder must pay the full amount at the time of sale in the form of cash or a cashier's check.

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 above-described property to be sold, for a period of not less than 20 days before **February 16, 2010** and shall be published once a week for four (4) successive weeks in the Nevada Appeal prior to **February 16, 2010**.

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2009.

AYES: Supervisors

NAYES: Supervisor

ABSENT: Supervisor

\_\_\_\_\_  
Robert L. Crowell,  
Mayor

ATTEST:

\_\_\_\_\_  
Alan Glover,  
Clerk-Recorder

**List of Delinquent Properties Carson City has Recorded a Deed:**

<u>Name of Taxpayer</u>	<u>Address</u>	<u>Parcel #</u>	<u>Years Del.</u>	<u>Amount Del.*</u>
Ortega, Lino & Norma & Et Al	910 E. William St.	2-123-05	3	\$ 3,851.97
Stewart, Robert	1808 Hwy 50 East	2-225-05	3	\$ 14,985.46
Coleman, Deborah	1912 Sunland Dr.	2-401-03	3	\$ 3,035.67
Jarrad, Jana	3189 Imperial Wy.	2-462-07	3	\$ 2,068.09
Lykke, Steven P. & Deborah A.	53 East Gardengate Wy.	2-481-02	3	\$ 778.04
Tellez, Martha Y. Rafael M.	1041 Slide Mountain Dr.	2-569-14	3	\$ 5,393.53
Hartman, Patrick P. & Lynda S.	856 Ridgefield Dr.	2-723-13	3	\$ 4,325.65
Crump, Nancy Lee & Wolf Crump	616 Terrace St.	3-013-04	3	\$ 3,585.93
Mahla, Erich & Margie Family Trust	1200 Palo Verde Dr.	4-141-02	3	\$ 4,262.88
Weddell, Roland P.	2205 Arrowhead Dr.	5-061-01	3	\$ 38,650.77
Iverson, Robert	120 East Bonanza Dr.	8-044-01	3	\$ 6,072.16
Wing, James F. & Sandra M.	3119 Champion St.	8-241-22	3	\$ 3,494.35
Wing, James F. & Sandra M.	3107 Champion St.	8-241-23	3	\$ 4,594.61
Hayes, Michael J.	1830 Brown St.	8-303-28	3	\$ 187.21
Wungnema, Vernon & Pamela	1324 Monte Rosa Dr.	8-342-10	3	\$ 2,593.82
Carson, Jerry	3416 Selby St.	8-343-12	3	\$ 2,428.05
Lee, Dawn	15 Riley Cir.	8-691-07	3	\$ 4,072.73
Page, Marie A.	2922 Century Dr.	8-782-35	3	\$ 3,605.98
Van Sickle Enterprises	Voltaire Canyon Rd.	9-151-09	3	\$ 1,286.38
Beach, Bret A. & Brandy B.	348 Sandalwood Dr.	9-682-08	3	\$ 6,228.30
Jackson-McCraw LLC	4015 Lepire Dr.	10-351-14	3	\$ 1,242.82
Jackson-McCraw LLC	3993 Lepire Dr.	10-351-15	3	\$ 1,242.82
Jackson-McCraw LLC	4044 Hells Bells Dr.	10-361-05	3	\$ 1,521.29
Jackson-McCraw LLC	4080 Hells Bells Dr.	10-361-06	3	\$ 1,734.72
				<u>\$121,243.23</u>

As of August 1, 2009 Total Delinquent Now Due:

A deed was recorded on the above parcels on June 1, 2009

\*Includes penalties (Penalties accrue monthly).

DATE: July 17, 2009

TO: Dave Dawley, Carson City Assessor

FROM: Christine Burchiel, Accounting Coordinator

SUBJECT: PROPERTY APPRAISALS ON CERTAIN PARCELS IN CARSON CITY WHERE CARSON CITY HAS TAKEN TRUSTEE DEEDS

The Carson City Treasurer's Office has taken a trustee deed on the parcels listed below and we are in the process of going to the Board of Supervisors for Direction and Order to Sale these properties. Please provide this office with the current appraised "taxable" value of the parcels listed below as of this date.

<u>PARCEL#</u>	<u>TAX YEAR</u>	<u>APPRAISED TAXABLE VALUE</u>
#002-123-05	2008-2009	\$354,954
#002-225-05	2008-2009	\$639,386
#002-401-03	2008-2009	\$169,017
#002-462-07	2008-2009	\$97,054
#002-481-02	2008-2009	\$130,026
#002-569-14	2008-2009	\$206,223
#002-723-13	2008-2009	\$282,706
#003-013-04	2008-2009	\$168,014
#004-141-02	2008-2009	\$147,683
#005-061-01	2008-2009	\$1,554,917
#008-044-01	2008-2009	\$306,054
#008-241-22	2008-2009	\$108,511
#008-241-23	2008-2009	\$117,640
#008-303-28	2008-2009	\$98,811
#008-342-10	2008-2009	\$117,514
#008-343-12	2008-2009	\$126,751
#008-691-07	2008-2009	\$92,903
#008-782-35	2008-2009	\$176,617
#009-151-09	2008-2009	\$100,000
#009-682-08	2008-2009	\$187,814
#010-351-14	2008-2009	\$105,000
#010-351-15	2008-2009	\$105,000
#010-361-05	2008-2009	\$82,000
#010-361-06	2008-2009	\$92,000
TOTAL VALUE		<u>\$5,566,595</u>