

City of Carson City Agenda Report

Date Submitted: 01/11/11

Agenda Date Requested: 01/20/11

Time Requested: Consent

To: Mayor and Supervisors

From: Assessor's Office

Subject Title: Action to approve the removal and refund of a portion of the taxes from parcel numbers 010-681-01 and 010-681-02 (parcels located northeast of Hells Bells Rd.) from the 2010/11 Real Property Tax Roll per NRS 361.060 in the amount of \$2,484.12 (Kimberly Adams, Assessors Office).

Staff Summary: Assessors parcel numbers 010-681-01 and 010-681-02 which are both located northeast of Hells Bells Rd., were gifted to Carson City from Vidler Water Company. The deed was recorded on November 10, 2010. These properties are now exempt per NRS 361.060. The Assessors office is asking that the taxes be prorated from July 1, 2010 through November 10, 2010 and that the remaining amount be removed and refunded from the 2010/11 Real Property Tax Roll.

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: I move to approve the removal and refund of a portion of the taxes from parcel numbers 010-681-01 and 010-681-02 (parcels located northeast of Hells Bells Rd.) from the 2010/11 Real Property Tax Roll per NRS 361.060 in the amount of \$2,484.12 (Kimberly Adams, Assessors Office).

Explanation for Recommended Board Action: Assessors parcel numbers 010-681-01 and 010-681-02 which are both located northeast of Hells Bells Rd., were gifted to Carson City from Vidler Water Company. The deed was recorded on November 10, 2010. These properties are now exempt per NRS 361.060. The Assessors office is asking that the taxes be prorated from July 1, 2010 through November 10, 2010 and that the remaining amount be removed and refunded from the 2010/11 Real Property Tax Roll.

Parcel Number	Tax Year	Tax District	Amount Billed	Amount to remove from Roll	Amount To Remain On Roll	Amount Paid to Date	Amount to Refund
010-681-01	2010/11	2.1	\$3.09	\$1.97	\$1.12	\$3.09	\$1.97
010-681-02	2010/11	2.1	\$3,905.11	\$2,482.15	\$1,422.96	\$3,905.11	\$1,422.96
Totals:				\$2,484.12	\$1,424.08	\$3,908.20	\$2,484.12

Applicable Statue, Code, Policy, Rule or Regulation: NRS 361.060.

Fiscal Impact: A decrease of \$2,484.12 from the Real Property Tax Roll for the 2010/11 fiscal year.

Explanation of Impact: Reduction of the 2010/11 Real Property Tax Roll.

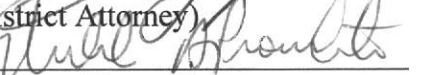
Funding Source: Various Tax Entities.

Alternatives: Approve, Modify, or Deny.

Supporting Material: Assessor Parcel Maps Book 10, pages 58 and 68 and copy of recorded deed.

Prepared By: Kimberly Adams, Senior Property Appraiser

Reviewed By:

 Date: 1/5/10
(Department Head) Assessor
 Date: 1/6/10
(City Manager)
 Date: 1/11/11
(District Attorney)
 Date: 1/11/11
(Finance Director)

Board Action Taken:

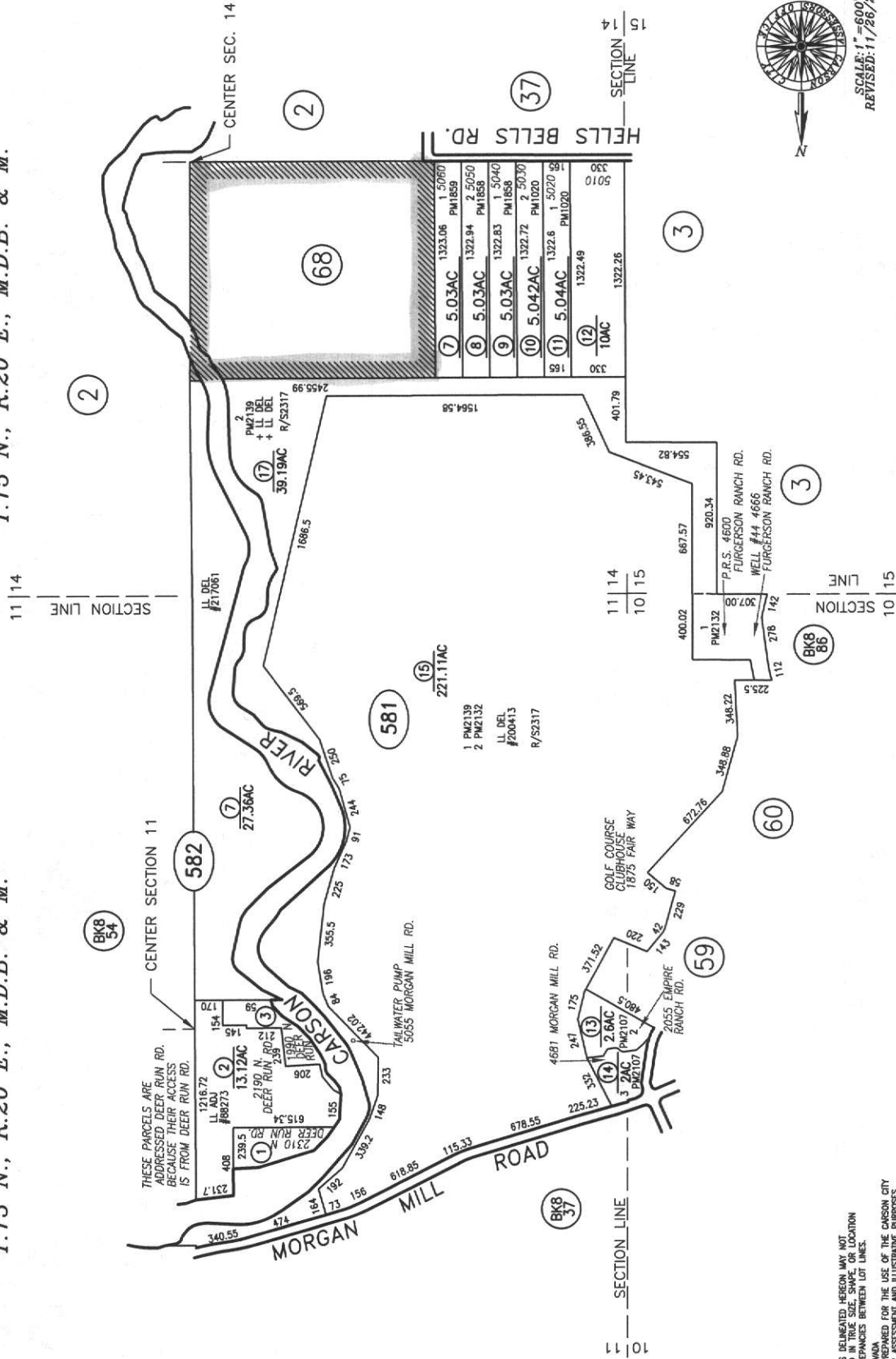
Motion: _____ 1) _____ Aye/Nay
2) _____ _____

(Vote Recorded By)

PORTION W1/2 SECTION 11
T.15 N., R.20 E., M.D.B. & M.

10-58

NW1/4 SECTION 14
T.15 N., R.20 E., M.D.B. & M.



NOTE
 SOME PARCELS DELINEATED HEREON MAY NOT
 BE PRESENTED IN TRUE SIZE, SHAPE OR LOCATION
 DUE TO DISCREPANCIES BETWEEN LOT LINES.
 THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
 ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES
 ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY
 FOR ANY ERRORS OR OMISSIONS SHALL BE ASSUMED BY
 DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR
 MAPS AT NO CHARGE FROM OUR WEBSITE AT
 WWW.CARSON-CITY.NV.US

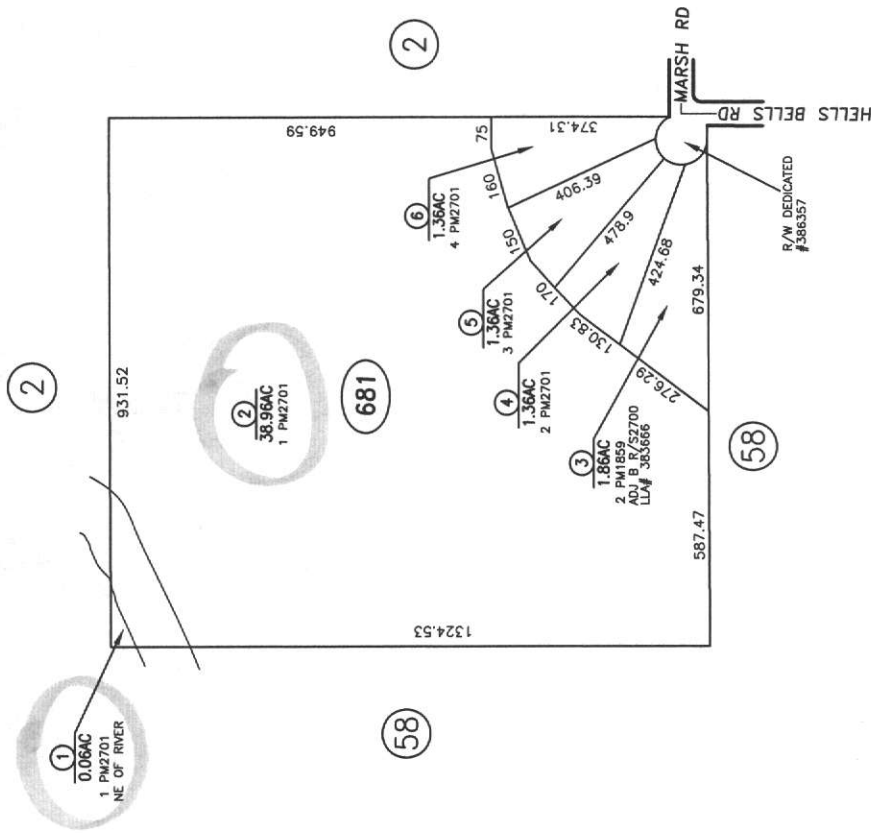
SCALE: 1" = 600'
 REVISED: 11/26/2008



PORTION E1/2 SECTION 10
T.15 N., R.20 E., M.D.B. & M.

NE1/4 SECTION 15
T.15 N., R.20 E., M.D.B. & M.

PORTION OF THE NW1/4 SECTION 14, T.15 N., R.20 E., M.D.B. & M.



NOTE: SOME PARCELS DELINEATED HEREON MAY NOT BE IDENTICAL TO THE ACTUAL LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.

CANSON CITY, MISSOURI

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PORTION OF HELLS BELLS RD DEDICATED

WHEN RECORDED RETURN TO:
VIDLER WATER COMPANY
3480 G.S. RICHARDS BLVD, #101
CARSON CITY, NEVADA 89703

RECORDED AT THE
REQUEST OF
**CARSON CITY CLERK TO
THE BOARD**
2010 NOV 10 AM 11:33
DATE NO. **406194**
ALAN GLOVER
CARSON CITY RECORDER
OFF. REC. DEP.

10-681.01
APN: 10-681.02

GIFT DEED

This GIFT DEED is made this 13th day of October 2010, by and between VIDLER WATER COMPANY, a Nevada corporation of 3480 G.S. Richards Blvd., #101, Carson City, Nevada 89703, hereinafter referred to as **GRANTOR**, and CARSON CITY, a Consolidated Municipality under the provisions of the Nevada Revised Statutes of Carson City, Nevada, **GRANTEE**

GRANTOR, out of love and affection for the **GRANTEE**, does by these presents, quitclaim to **GRANTEE** and to **GRANTEE'S** successor and assigns forever, all of **GRANTOR'S** right, title and interest in and to that certain real property located and situate in Carson City, state of Nevada and more particularly described on **EXHIBIT "A"**, attached hereto and incorporated herein by this reference as if fully set forth herein for purposes of open space protection on the Exhibit "A" real property.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversions, remainder and remainders, rents, issues and profits thereof, subject to the retained and existing public utility easements in favor of **GRANTOR** and **GRANTEE**.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the said **GRANTEE** and to the **GRANTEE'S** heirs, successors and assigns forever.

IN WITNESS WHEREOF, the **GRANTORS** have executed this gift deed on the day and year first above written.

406194