

Item # 5-4A

**City of Carson City
Agenda Report**

Date Submitted: 07/29/08

Agenda Date Requested: 08/07/08

Time Requested: Consent

To: Mayor and Supervisors

From: Assessor's Office/Treasurer's Office

Subject Title: Action to approve the removal of a portion of the taxes from parcel number 007-042-22 (located at 4270 Old Clear Creek Rd.) from the 2008/09 Real Property Tax Roll per NRS 361.765 in the amount of \$1,506.70.

Staff Summary: Due to a clerical error, the prior year gross override amount value (PYGAV) was increased. This amount is used to calculate the taxes for the next year. The increase caused the taxes to be based on a much higher amount. The Assessor's office is asking that the taxes be adjusted to reflect the correct amount under AB489 (3% increase from last years taxes) and the amount that was billed in excess be removed from the 2008/09 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 of a portion of the taxes from parcel number 007-042-22 (located at 4270 Old Clear Creek Rd.) from the 2008/09 Real Property Tax Roll per NRS 361.765 in the amount of \$1,506.70.

Explanation for Recommended Board Action: Due to a clerical error, the prior year gross override amount value (PYGAV) was increased. This amount is used to calculate the taxes for the next year. The increase caused the taxes to be based on a much higher amount. The Assessor's office is asking that the taxes be adjusted to reflect the correct amount under AB489 (3% increase from last years taxes) and the amount that was billed in excess be removed from the 2008/09 Real Property Tax Roll.

The system calculated the taxes for 2008/09 using the following calculations:

- *PYGAV for 07/08: $\$275,322 \times (07/08 \text{ tax rate}) .030218 = \$8,319.68$
(What the system recognized the taxes as being during the 2007/08 fiscal year)
- * $\$8,319.68 / (08/09 \text{ tax rate}) .032278 = \$257,750$ (PYGAV for 2007/08)
- * $\$257,750 \times 1.03$ (3% tax cap) = $\$265,483$ (PYGAV after tax cap)
- * $\$265,483 \times (08/09 \text{ tax rate}) .032278 = \$8,569.19$ (2008/09 incorrect taxes)

What the tax calculations should have been:

- *2007/08 taxes were $\$6,856.79$
- * $\$6,856.79 / .032278$ (2008/09 tax rate) = $\$212,429$
- * $\$212,429 \times 1.03$ (3% tax cap) = $\$218,802$
- * $\$218,802 \times .032278 = \$7,062.49$

The taxes for 2008/09 should have been $\$7,062.49$. Due to this clerical error, a decrease of $\$1,506.70$ is requested from the 2008/09 Real Property Tax Roll.

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

Fiscal Impact: A decrease of $\$1,506.70$ from the Real Property Tax Roll for the 2008/09 fiscal year.

Explanation of Impact: Reduction of the 2008/09 Real Property Tax Roll.

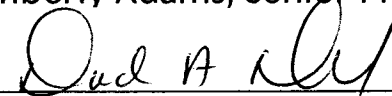
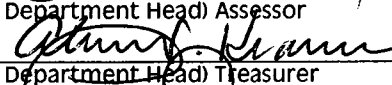

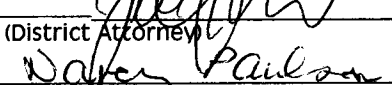
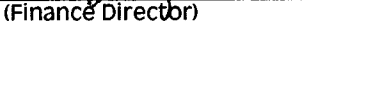
Funding Source: Various Tax Entities.

Alternatives: Approve, Modify, or Deny.

Supporting Material: None.

Prepared By: Kimberly Adams, Senior Property Appraiser

Reviewed By:

	Date: <u>7/25/08</u>
Department Head) Assessor	
	Date: <u>7/28/08</u>
Department Head) Treasurer	
	Date: <u>7/29/08</u>
(City Manager)	
	Date: <u>7/29/08</u>
(District Attorney)	
	Date: <u>7/29/08</u>
(Finance Director)	

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)