City of Carson City Agenda Report

Date Submitted: 03/09/11 Agenda Date Requested: 03/17/11

Time Requested: Consent

To: Mayor and Supervisors

From: Assessor's Office

Subject Title: Action to approve the correction/increase of the taxes for the 2009/10 and 2010/11 tax years for parcel numbers 008-303-03 and 008-303-25 (located at 3363 and 3369 Hwy 50 East) per NRS 361.765 in the amount of \$ 2904.00 (Kimberly Adams, Assessors Office).

Staff Summary: Due to a clerical error, parcel numbers 008-303-03 and 008-303-25 (located at 3363 and 3369 Hwy 50 East) received the 3% tax cap for both the 2009/10 and 2010/11 year. These properties are both commercial properties but have a small portion that is used as a residence. Only 8% of parcel number 008-303-03 qualified for the 3% tax cap, the remaining 92% should have increased by the alternate tax cap. Only 3% of parcel number 008-303-25 should have increased by the 3%, the remaining 97% should have increased by the alternate tax cap. The Assessors/Treasurer office is asking that the taxes be adjusted to reflect the correct amount under AB489. The 09/10 taxes will be increased by \$1,015.77 and the 10/11 taxes will be increased by \$1,888.23.

Type of Action Requested:	(check one)
() Resolution	() Ordinance
(_X_) Formal Action/Motion	() Other (Specify)
Does This Action Require A Busines	s Impact Statement: () Yes (_X_) No

Recommended Board Action: I move to approve the correction/increase of the taxes for the 2009/10 and 2010/11 tax years for parcel numbers 008-303-03 and 008-303-25 (located 3363 and 3369 Hwy 50 East) per NRS 361.765 in the amount of \$ 2904.00 (Kimberly Adams, Assessors Office).

Explanation for Recommended Board Action: Due to a clerical error, parcel numbers 008-303-03 and 008-303-25 (located at 3363 and 3369 Hwy 50 East) received the 3% tax cap for both the 2009/10 and 2010/11 year. These properties are both commercial properties but have a small portion that is used as a residence. Only 8% of parcel number 008-303-03 qualified for the 3% tax cap, the remaining 92% should have increased by the alternate tax cap. Only 3% of parcel number 008-303-25 should have increased by the 3%, the remaining 97% should have increased by the alternate tax cap. The Assessors office is asking that the taxes be adjusted to reflect the correct amount under AB489. The 09/10 taxes will be increased by \$1,015.77 and the 10/11 taxes will be increased by \$1,888.23.

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

Fiscal Impact: The following fiscal years will be increased by the listed amounts: 09/10 (\$1,015.77), 10/11 (\$1,888.23), for a total of \$2,904.00.

Explanation of Impact: Increase of the 09/10 and the 10/11 Real Property Tax Rolls.

Funding Source: Various Tax Entities.

Alternatives: Approve, Modify, or Deny.									
Supporting Material: Tax calculations spreadsheet.									
Prepared By: Kim Reviewed By:	(Department Head) Treasurer (City Manager) (District Aftorney)	Date: 3/2/2 Date: 3/4/II Date: 3/5/4/ Date: 3/9//	011						
Board Action Tak		1)	Aye/Nay						

BOARD OF SUPERVISORSTAX CALCULATIONS												
008-303-03												
08/09 tax a	mount	\$ 11,585.4	10	(only 8% of the p	rop	erty qualified	for the 3% ta	ХC	ар)		
09/10 tax ca	09/10 tax calculation			%	of bldg for cap		% of tax	(x) 3% cap	T	otal amount		
		\$ 11,585.4	0		80. (x)	\$	926.83	(x)1.03	\$	954.63		
		\$ 11,585.4	0		(-) 926.83	\$	10,658.57	(x)1.078	\$	11,489.94		
				cor		rect 09/10 tax amo		ount	\$ 12,444.57			
10/11 tax calculation			%	of bldg for cap		% of tax	(x)3% cap	Te	otal amount			
		\$ 12,444.5	7		(x).08	\$	995.57	(x)1.03	\$	1,025.43		
		\$ 12,444.5	7		(-) 1025.43	\$	11,419.14	(x)1.067	\$	12,184.22		
				Cor		rect 10/11 tax amount		ount	\$ 13,209.65			
008-303-25												
08/09 tax a	mount	\$ 10,828.0	2	(-	only 3% of the p	rope	erty qualified	for the 3% ta	x c	ар)		
09/10 tax ca	09/10 tax calculation				of bldg for cap			(x) 3% cap		otal amount		
OUT TO LUX OF		\$ 10,828.0	2	,,,	(x).03	\$	324.84	(x)1.03		334.59		
		\$ 10,828.0	2		(-) 324.84	\$	10,503.18	(x)1.078	\$	11,322.43		
						rect	09/10 tax amo	ount	\$	11,657.01		
10/11 tax ca	10/11 tax calculation			%	of bldg for cap		% of tax	(x)3% cap	To	otal amount		
		\$ 11,657.0	1		(x).03	\$	349.10	(x)1.03	\$	359.57		
		\$ 11,657.0	1		(-) 349.10	\$	11,307.91	(x)1.067	\$	12,065.54		
				Cor		rect 10/11 tax amount		\$	12,425.11			
	Tax Year	Current PYGAV	-	Actual Tax Amount			Tax District	Tax Rate	Correct PYGAV		-	Corrected Tax
Parcel #	Tour	Value			Billed		Diotriot	ruto		Value		Amount
008-303-03	09/10	\$ 381,501.0	0	\$	11,932.96		2.4	0.031279	\$	397,857.00	\$	12,444.57
	10/11	\$ 398,075.0	0	\$	12,290.96		2.4	0.030876	\$	428,861.00	\$	13,241.51
				\$	24,223.92						\$	25,686.08
008-303-25	09/10	\$ 356,560.0	0	\$	11,152.85		2.4	0.031279	\$	372,678.00	\$	11,657.01
	10/11	\$ 372,050.0	0	\$	11,487.43		2.4	0.030876	\$	402,419.00	\$	12,425.11
				\$	22,640.28						\$	24,082.12
	09/10	taxes increased b	y:	\$	1,015.77							
	10/11	taxes increased b	y:	\$	1,888.23	tota	al: \$2,904.00					

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