



Carson City Community Development

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www.carson.org/planning

To: Board of Supervisors **LATE MATERIAL: ITEM #34B**

FROM: Lee Plemel, Community Development Director *LP*

DATE: May 16, 2017

SUBJECT: Amendment to Downtown NID Assessment—412 N. Curry Street

The City has received a protest to the assessment for 412 N. Curry Street, APN 3-225-10. The property includes a building that is 85% residential and 15% commercial, as assessed by the Assessor's Office. The proposed assessment for the Downtown NID assesses the property as 100% commercial.

Staff recommends making a correction to the Downtown NID assessment for 412 N. Curry Street as follows:

Building size: 3,331 square feet
Current NID assessment: \$366
Commercial building area: 500 s.f. (= 3,331 s.f. x 0.15)
Proposed Assessment: \$55 (= \$366 x 0.15)
Difference in assessment: \$311

It is recommended that the Board only adjust the assessment for this property and leave the assessment for the remainder of the properties the same rather than adjusting all the property assessments to make up the \$311 difference. Staff will accurately reflect the 500 square feet of non-residential floor area for this particular property for the future NID assessments.

Please contact Lee Plemel at lpemel@carson.org or 283-7075 if you have questions regarding the Downtown NID assessment.

Attachments:

- 1) Protest letter from Jennifer Verive & Gary Cane, 412 N. Curry Street
- 2) Assessor's database notes regarding the 85%/15% commercial/residential split

RECEIVED

MAY 16 2017

CARSON CITY
EXECUTIVE OFFICES

May 11, 2017

TO: Lee Plemel, Community Development Director, Planning Division, City of Carson City

FR: Gary Cain and Jennifer Verive, Property Owners, 412 N. Curry St

RE: Protest of the Correctness of the Assessment Roll for the NID

Dear Mr. Plemel:

We own the property at 412 N. Curry St. in Carson City. This property is within the Carson City Downtown NID (Neighborhood Improvement District). We understand that only non-residential properties are subject to an assessment to help pay for the Downtown Streetscape Enhancement Project maintenance. Our property is mixed-used. As reflected on the Carson City Assessor's tax rolls, our property is deemed 85% residential and 15% non-residential. However, the NID Assessment Roll for FYI 2017-2017 have us assessed at 100% non-residential:

W SPEAR AND N CURRY 00322510 412 N CURRY ST VERIVE, JENNIFER AND CAIN, GARY 3,331
100% 3,331 0.72% \$ 366

Assessing our property in this manner is inaccurate. We request that the roll be corrected to properly reflect the mixed-use ratio of our property and thereby lowering our financial burden.

Thank you.

Sincerely,

Jennifer Verive & Gary Cain

Parcel Number 003-225-10
Location 412 N CURRY ST

Owner VERIVE, JENNIFER & CAIN, GARY
Town

ASU100

Miscellaneous Notes

3/10/10 % OF OCCUPANCY VERIFICATION LETTER SENT AND RETURNED ON 3/16/10
INDICATING THAT THEY OCCUPY 85% AS PRIMARY RES. AND THAT 15% IS USED AS
FAMILY BUSINESS. KA

12/21/10 85% res/ 15% bus. ka

4/9/12 85% prim res/ 15% bus ka

13/14 no change. KA 85% @ 3%, rest is a commercial bus.

14/15 no change, same as last year. KA

15/16 no change

16/17 no change ka

17/18 no change

Page 1 of 1 F4=Insert Line Pg Fwd/Back Botton
F3=Save & Exit F10=Other Functions F12=Cancel F13=Ownership/Description
F14=Imprv/Appraisal Data F15=Legal Descrip F17=Factoring Hist F20=Tax Years
F21=Personal Property F22=Ag Land F23=Exemptions F24=Livestock Counts