

Greener, Coi S

From: Clement, Steve
Sent: Thursday, February 13, 2020 9:19 AM
To: jramasastry2@gmail.com
Cc: Burke, Cori; Lopez, Rigo
Subject: Parcel #011-251-06, Appeal Case #20-0049, 634 Saint Lawrence Avenue

Hello Mr. Ramasastry,

I am Ms. Greeners Supervisor at the Washoe County Assessor's office. I have been following the work Ms. Greener, Mr. Kinne and Mr. Johns have done to address your questions and issues concerning taxes and your appeal on parcel 011-251-06. At this point I want to explain the duties of the Washoe County Assessor's office. The duties of this office are outlined in detail in chapters 361 of the Nevada Revised Statutes <https://www.leg.state.nv.us/NRS/NRS-361.html> and Nevada Administrative Code <https://www.leg.state.nv.us/NAC/NAC-361.html>. In short, the function of the Assessor's office is threefold: 1). to discover 2). to list 3). and to value all property, both real and personal subject to taxation, within Washoe County.

NRS 361.227 is the statute adhered to by Nevada Assessors for determining taxable value for real property. Simply stated Nevada is a Modified Cost Approach to Value, not a Market Value Approach like other States. Therefore in Nevada, the land is valued at full cash value or market value, added to this is the RCN (replacement cost new according to the Marshal & Swift costing manual) of any improvements to the land i.e., the structure, paver patios, driveways, patio covers, landscaping etc., less 1.5% statutory depreciation up to 50 years or 75%:

NRS 361.227 Determination of taxable value.

1. Any person determining the taxable value of real property shall appraise:

(a) The full cash value of:

(1) Vacant land by considering the uses to which it may lawfully be put, any legal or physical restrictions upon those uses, the character of the terrain, and the uses of other land in the vicinity.

(2) Improved land consistently with the use to which the improvements are being put.

(b) Any improvements made on the land by subtracting from the cost of replacement of the improvements all applicable depreciation and obsolescence. Depreciation of an improvement made on real property must be calculated at 1.5 percent of the cost of replacement for each year of adjusted actual age of the improvement, up to a maximum of 50 years. Continued

Mr. Ramasastry, I have reviewed your appeal packet and concerns. Let's address them again and what steps this office has taken to address them:

Note-1 and Note-2). Livable building space, building measurements are always taken from the outside of the building not the inside of the building. Measurements are always rounded to the nearest foot. Appraisers Greener and Johns completed a site inspection with your permission on Thursday, January 30, 2020 at 2:00 PM. At this time they verified the square footage and attributes of your house and adjusted the record accordingly.

Other Factors:

1). The extra fireplace was removed from the record.

2a). Slanted ceilings on the second floor are accounted for in the Marshal & Swift costing manual by classification as a 1.5 Story Finished Single Family Residence (see illustrations below).

2b). Bedroom count change to 2.

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After the onsite review and re-costing of your property with the above changes a recommendation to the County Board of Equalization (CBOE) will be presented on February 28, 2020 to reduce the improvement value on your property to \$86,256 for a total taxable value of \$214,256 for the 2020/2021 tax year. After this adjustment the taxable value on 011-251-06 has been corrected and the duties of this office have been fulfilled.

Please be aware, that do to the tax cap outlined in Assembly Bill 489 (NRS 361.471), parcel 011-251-06 has a tax cap value of \$129,590. Because the CAP value is lower than the taxable value of the property the above reduction will not result in any tax savings.

During the inspection real property items were discovered on the property that were not on the record. Please be advised that under NRS 361.227 it is the duty of this office to add those items to the property record. Any items discovered during the inspection that were not on the record will be added during the 2021/2022 reappraisal cycle.

To address other statements/questions:

The Assessor's office does not enact laws or rules concerning property taxes, that is the duty of the Nevada State Legislature, if you have questions or comments concerning the inequity of Nevada Property Tax Laws please contact your State Senators and Assembly Persons.

The Assessor's office does bill or collect property taxes. That is the duty of the Washoe County Treasurer's office. If you believe that your property taxes have been billed incorrectly you can contact the Treasurer's Office between 8:00am – 5:00pm Monday through Friday at 775-328-2510 or *email: tax@washoecounty.us*.

The Assessor's office does not determine the tax rate. The property tax rates are proposed in April of each year based on the budgets prepared by the various local governments: counties, cities, school districts, special districts such as fire protection districts, etc. Prior to the budget hearings, the County will publish a newspaper ad which identifies any property tax rate increases, as well as the times and locations of the budget hearings. These hearings present an opportunity for the public to hear discussion about expenditures and the property tax rates which will be set to cover the proposed expenditures. Budgets for local governments must be adopted no later than June 1. In June of each year, the Nevada Tax Commission certifies the property tax rates and the budgets submitted by the local governments.

Mr. Ramasastry, If you have any further questions or comments please address them to the County Board of Equalization at your appeal hearing on February 28, 2020.

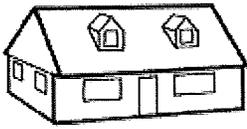
Sincerely,
Steve Clement
Senior Appraiser | Washoe County Assessor's Office
sclement@washoecounty.us | (775) 328-2249 | 1001 E. Ninth St., Bldg. D, Reno, NV 89512



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Illustrations:

***ONE AND ONE HALF STORY:**



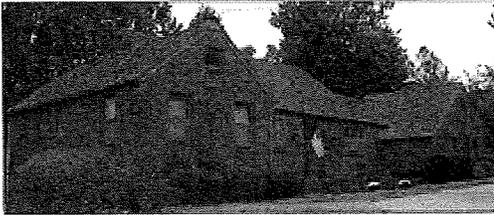
One-and-one-half-story residences have two levels of living area. Characterized by a steep roof slope and dormers, the area of the upper level, whether finished or unfinished, is usually 40% to 60% of the lower level. For one-and-one-half-story residences with a finished upper level, enter the respective cost table at the total floor area of both levels. For one-and-one-half-story residences with an unfinished upper level, enter the applicable cost table at the first floor area only.

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ILLUSTRATIONS Good Quality

ONE-AND-ONE-HALF-STORY (Page Good-18 or Good-19)



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