



**OFFICE OF WASHOE COUNTY ASSESSOR**  
MICHAEL E. CLARK

**ROLL CHANGE REQUEST**  
WASHOE COUNTY, NEVADA  
MICHAEL E. CLARK, COUNTY ASSESSOR  
1001 E 9TH ST BLDG D RENO NV 89512-2845

**RCR # 3028F21**

**2021** SECURED ROLL

INCREASE

**OWNER 1:** WARD, RACHEL C  
**ADDRESS:** 5547 CHOCOLATE DR  
SUN VALLEY NV 89433

**DATE:** JANUARY 26, 2022

**ESCAPING TAXATION 361.769**

WE REQUEST THAT THE **WASHOE COUNTY BOARD OF EQUALIZATION** MAKE THE FOLLOWING CHANGES IN VALUATION ON THE PROPERTY SHOWN BELOW:

**PARCEL #** 085-632-08      **TAX DISTRICT:** 4020      **SITUS ADDRESS:** 5547 CHOCOLATE DR  
**COMMISSION DISTRICT:** 3

	CURRENT VALUE		PROPOSED VALUE		DIFFERENCE IN VALUE	
	TAXABLE	ASSESSED	TAXABLE	ASSESSED	TAXABLE	ASSESSED
LAND	83,400	29,190	83,400	29,190	0	0
IMPROVEMENTS	9,132	3,196	110,372	38,630	101,240	35,434
PERSONAL PROP	0	0	0	0	0	0
EXEMPTION (MINUS)		(0)		(0)		0
TOTAL	92,532	32,386	193,772	67,820	101,240	35,434
NEW LAND	0	0	0	0	0	0
NEW CONSTRUCTION	0	0	0	0	0	0
PRIOR YEAR SECURED	0	0	215,769	75,520	(215,769)	(75,520)

**EXPLANATION:**

Underassessment due to escaping taxation. During the 2021/2022 roll year, it was discovered that the improvements on this property were not on the tax roll. The manufactured home on the property was converted to real property on April 20, 2021. The Nevada Division of Manufactured Housing processed the conversion on April 20, 2021 and didn't send the Assessor's Office a Real Property Notice signaling that the manufactured home has been converted to real property until December 16, 2021. The Assessor's office received the Real Property Notice for this property after the lien date of July 1, 2021 and therefore the improvements were not placed on the tax roll. The proposed value corrects the omission of the improvements.

Prepared by: Jeff Lewis, Appraiser

Reviewed by: Howard Stockton, Senior Appraiser

**TAX AMOUNT:**

**CURRENT ABATEMENT STATUS:** 100% High Cap

**PROPOSED ABATEMENT STATUS:** No Change