



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** July 16, 2026

Staff Contact: Kimberly Adams, Assessor

Agenda Title: For Possible Action: Discussion and possible action regarding a request to correct factual errors for Fiscal Years ("FYs") 2024, 2025 and 2026 to Assessor's Parcel Number ("APN") 004-226-01, located at 323 N. Stewart Street, pursuant to NRS 361.765 and 361.768, and authorization for the Carson City Treasurer ("Treasurer") to correct the real property taxes ("RPT") as requested. (Kimberly Adams, kadams@carsoncity.gov)

Agenda Action: Formal Action / Motion **Time Requested:** Consent

Proposed Motion

I move to approve the partial removal and increase of real property taxes as requested.

Board's Strategic Goal

Efficient Government

Previous Action

N/A

Background/Issues & Analysis

The Carson City Assessor's office is requesting the correction of factual errors that were discovered while converting the existing permit tracking system to a more streamlined and uniformed format within the office. The property located at 323 N Stewart Street, otherwise known as "323 Flats", APN 004-226-01 converted an existing motel to apartments that was finalized in 2024 and should have been added to FY 2025 assessment roll for taxation. Additionally, it was discovered that some of the existing motel site improvements were duplicated on the assessment roll in FY 2022, which created an overassessment. If the Board of Supervisors corrects the factual errors as requested by staff, the property owner will owe a difference of \$4,850.30, as follows:

FISCAL YEAR	PRIOR ASSESSED VALUE ("AV")	BILLED REAL PROPERTY TAX ("RPT")
FY 2024	\$468,982	\$16,559.95
FY 2025	\$498,030	\$17,779.67
FY 2026	\$482,419	\$17,222.36
	Total Prior "RPT"	\$51,561.98
	CORRECTED "AV"	CORRECTED "RPT"
FY 2024	\$453,321	\$16,183.56
FY 2025	\$480,779	\$17,163.81

FY 2026	\$646,076	\$23,064.91
	Total Corrected "RPT"	\$56,412.28
	"RPT" BALANCE DUE:	\$4,850.30

Applicable Statute, Code, Policy, Rule or Regulation

NRS 361.765 and 361.768

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: FY 2024, FY 2025, FY 2026 Real Property Taxes, various taxing entities.

Is it currently budgeted? No

Explanation of Fiscal Impact: Reduction of \$376.39 from FY 2024, reduction of \$615.86 to FY 2025 and increase of \$5,842.55 to FY 2026 Real Property Tax Rolls for a total amount due of \$4,850.30.

Alternatives

Do not approve the removal/increase of the taxes and/or provide alternative direction.

Motion: _____ 1) _____ Aye/Nay
 2) _____

 (Vote Recorded By)