

UNDERSTANDING YOUR ASSESSMENT NOTICE

Below is a brief outline of the information found on your Assessment Notice.

For additional information, please contact the Assessors office at (775) 887-2130.

In addition to the information shown below, your assessment notice will also provide the parcel number, property location and the current abatement status. NRS 361.4723 provides a partial abatement of taxes by applying a 3% cap on the tax bill of the owner's primary residence or qualified rental dwelling. A cap of no more than 8% is applied to residences that are not owner occupied, land, commercial buildings, business personal property, aircraft, etc. The abatement status is also known as the "tax cap". If you need to change the abatement status, please contact the Assessor's Office, or download a copy of the "PROPERTY TAX CAP CLAIM FORM" from our website. You will find this form under "General Information". This change may not be reflected if the completed form is not received by the Assessor's office by June 15th of the current fiscal year. The percentage of the abatement/cap is determined by the Assessor's Office/Tax Receiver and applied to your tax bill by the Tax Receiver to determine your final tax bill. If you disagree with the partial abatement for this property you can file a petition with the Nevada Tax Commission to review the abatement status at (775) 684-2000. This is a different method than appealing your property value.

OFFICE OF THE CARSON CITY ASSESSOR
 DAVID A. DAWLEY, ASSESSOR
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www.carson.org

2021-2022 NOTICE OF ASSESSED VALUATION
THIS IS NOT A TAX BILL - NOTICE OF VALUE FOR TAX PURPOSES



NOTICE MAILING DATE: Assessment Level: Open Roll

PARCEL NUMBER: PROPERTY LOCATION:
 TAXING DISTRICT: 010 - Downtown DISTRICT APPRAISAL YEAR: 2021

SPECIAL NOTICE: Abatement Status:

	Current Fiscal Year	Next Fiscal Year
Assessed Values	2020-2021	2021-2022
Land Value	25,900	27,300
Structures, Etc.	12,302	12,752
Personal Property	0	0
Personal Exemption	0	0
Exempt Value	0	0
Total Assessed Value	38,202	40,052
Abatement Status	Family Occupied Qualified	Family Occupied Qualified
Abated Taxes are based on Prior Year Gross Assessed Value of	28,159	29,004
Value Excluded From Partial Tax Abatement	0	0
Total Taxable Value	109,149	114,433

The 2021-2022 Assessment Roll is now available per NRS 361.300 on our website www.carson.org

PLEASE NOTE: YOUR PROPERTY TAXES ARE CAPPED NOT YOUR ASSESSED VALUE

Each fiscal year runs from July 1st to June 30th. Tax bills are calculated by the Carson City Treasurer's Office and printed in July. For tax billing questions please contact the Treasurer's Office at (775) 887-2092 or visit their website at www.carson.org.

See other side for additional information
 Carson City is an equal opportunity provider and employer.

<p>Taxing district indicates which district the property is located in.</p>
<p>Appraisal year, meaning the last time the Assessor's office verified the physical characteristics of the property.</p>
<p>The notice provides you with the Current Fiscal Year Values compared to the Next Fiscal Year Values.</p>
<p>The assessed values are broken down by Land and Structures, etc. (any improvement to the land that is Real Property). These values are calculated differently.</p>
<p>Personal Property listed within this section, includes such things as manufactured homes, aircraft, agricultural and business equipment.</p>
<p>Any Personal Exemption that has been applied to the property. Exempt Value are items that are exempt from taxation, i.e., solar panels</p>
<p>The Total Assessed Value for this property, pursuant to Nevada Revised Statute 361.225 is 35% of the Taxable Value.</p>
<p>Abatement Status indicates whether the property is "owner occupied", "family member occupied", a "rental" or if it did not qualify for the lower cap.</p> <p>Abated Taxes is the amount that the property taxes will be based on if the property remains that same.</p> <p>Value Excluded from Partial Tax Abatement is value attributed to new construction or property that has a change of actual or authorized use and therefore does not qualify for the abatement for the first year; but will receive the appropriate cap the following year.</p>
<p>The Taxable Value for the property should be under market value. If you disagree with these values, please contact the Assessors office and we would be more than happy to answer any questions you may have. You may also appeal these values with the County Board of Equalization. The deadline to file is January 15 of each year.</p>