

CITY OF CARSON CITY AGENDA REPORT

Date Submitted: August 8, 2014

Agenda Date Requested: August 21, 2014
Time Requested: 10 Minutes

To: Mayor & Board of Supervisors

From: Al Kramer, Carson City Treasurer

Subject Title: Action to order and direct the Carson City Treasurer to sell, after giving notice of sale, for a total amount not less than the amount of taxes, costs, penalties and interest legally chargeable against the property as stated in the order the following properties: 001-031-08; 002-134-07; 002-244-04; 002-662-06; 003-063-06; 003-285-02; 003-285-03; 004-055-06; 004-066-02; 004-068-08; 005-073-04; 005-073-05; 007-531-24; 008-161-39; 008-175-31; 008-522-12; 008-522-13; 008-562-25; 008-631-10; 008-691-07; 008-731-05; 009-657-37; 010-351-18; 010-402-10; 010-403-04; 010-425-38; 010-441-21; 010-582-01 While this required step towards a tax sale is now being taken, some of these properties may be protected from sale under US Bankruptcy laws.

Staff Summary: Per NRS 361.595, Section 2. If the property is to be sold, the Board of County Commissioners may make an order, to be entered on the record of its proceedings, directing the county treasurer to sell the property particularly described therein, after giving notice of sale, for a total not less than the amount of the taxes, costs, penalties and interest legally chargeable against the property as stated in the order. Should it be determined that there is a public interest in having the City own any of these parcels, an agenda item will be put before the Supervisors for their acceptance of said parcels.

Type Of Action Requested: (Check One)

Resolutions Ordinance
 Formal Action/Motion Other (Specify)

Does this action require a Business Impact Statement: () Yes (X) No

Recommended Board Action: I move to order and direct the Carson City Treasurer to sell, after giving notice of sale, for a total amount not less than the amount of taxes, costs, penalties and interest legally chargeable against the property as stated for the list of properties set forth in the agenda posted and published for this meeting.

Explanation for Recommended Board Action: Twenty seven parcels of Real Property are delinquent and Carson City has taken a deed as required by Nevada Revised Statutes. The total amount currently due including delinquency is \$371,030.88.

The details are as follows:

Parcels	Owner	Address	Appraised Taxable Value	Amount Del. **
001-031-08	Maxi Million Capital LLC	251 Jeanell Dr	531,960	\$21,950.38
002-134-07	Francis A Ellingwood	306 E Park St	33,394	\$1,150.59
002-244-04	Rand Motel, LLC	1464 Rand Ave.	599,640	\$86,996.15
002-662-06	Barbara L Hickox	2630 Wilma Way	146,854	\$6,068.81
003-063-06	V-R Property Management	1360 S Carson St	345,383	\$12,409.92
003-285-02	Silver Queen Inn LLC	201 W. Caroline Street	435,203	\$47,372.59

003-285-03	Silver Queen Inn LLC	N Curry St.	63,294	\$4,756.21
004-055-06	Carson City Plaza LLC	211 E Ninth St	425,737	\$27,285.03
004-066-02	Panages Investments	651 S Carson St	184,374	\$8,594.58
004-068-08	Carson City Plaza LLC	711 S Plaza St	401,874	\$34,406.38
		Boeing Wy, Sec 33		
005-073-04	Weaver, Jerry & Yvonne	16/20	611,700	\$26,468.88
005-073-05	Weaver, Jerry & Yvonne	1980 Boeing Way	750,040	\$37,082.36
007-531-24	Vincent, John	4340 N Carson St	917,517	\$10,515.64
008-161-39	Lee, Dana	2837 Carmine St	54,711	\$209.19
	Amundson, Robert &			
008-175-31	Shirley	2451 Sneddon Way	71,506	\$4,675.47
008-522-12	Precise Recycling Srvcs	6301 Hwy 50 East	252,034	\$3,500.19
008-522-13	Precise Recycling Srvcs	6311 Hwy 50 East	98,151	\$2,566.11
008-562-25	Valdovinos, Antonio Rivera	2681 Carmine St	25,451	\$1,685.24
008-631-10	Souza, Victoria A	2720 Lovelace Way	44,580	\$2,589.92
008-691-07 ***	CC Treas (Lee, Dawn)	15 Riley Cir	24,229	\$3,867.86
008-731-05	Miller, Richard	1316 Green Dr	35,357	\$1,624.73
009-657-37	Darden, Anna L	1196 Claudia Cir	53,243	\$186.60
010-351-18 ***	CC Treas (Davis, Jeana)	3925 Fairview Dr	146,000	\$14,864.34
	Smith, Jodi & Morley,			
010-402-10	Nanice	4214 Pheasant Dr	60,849	\$2,912.95
010-403-04	Elorreaga, Maryann	4262 Mulligan Dr	62,903	\$198.31
010-425-38	Ussery, Joedy Wayne	971 Airport Rd	98,797	\$963.60
010-441-21	Sporl, Marjorie & Myer,	1053 Monte Rosa Dr	83,311	\$3,879.31
010-582-01	Daniel Jude Mc Craw, Trtte	2310 N Deer Run Dr	54,000	\$2,249.54
Total			6,612,092	\$371,030.88

** As of August 7, 2014 Total Delinquent Now Due: Includes taxes, costs, penalties and interest

A deed was recorded on the above parcels on June 2, 2014

*** Deed was recorded on June 3, 2013

Applicable Statute, Code, Policy, Rule or Regulation: NRS 361.595, Section 2

Fiscal Impact: \$ 371,030.88 in Tax Revenue to be generated

Explanation of Impact: Collection of Delinquent Taxes

Funding Source: Real Property Taxes

Alternatives: Either delay or disapprove

Supporting Material: Treasurer Orders to Sale

Prepared By: Charline Duque-Jones, Accounting Coordinator

Reviewed By: Charline Duque-Jones Date: 8-12-14
(Department Head)

Concurrences: Waldo M. Miano Date: 8/12/14
(City Manager)

Paula M. Miano Date: 8/12/14
(District Attorney)

Unfiled Attachment Date: 8/12/14
(Finance Director)

Board Action Taken:

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

(Vote Recorded By) _____

NOTICE AND ORDER FOR SALE OF REAL PROPERTY

NOTICE IS HEREBY GIVEN that on **August 21, 2014**, the Board of Supervisors of Carson City ORDERED the Carson City Treasurer, Alvin P. Kramer to sell the real property as attached:

Alvin P. Kramer shall conduct said sale by way of auction on Friday, **February 17, 2015** commencing at 9:00 a.m. The location of said sale shall be the Carson City Court House, 885 E. Musser St, Carson City, Nevada.

Written bids may be submitted any time prior to **February 17, 2015** on the day of the auction at the appointed time. Said written bids submitted prior to **February 17, 2015** should be sent to Alvin P. Kramer, Carson City Treasurer, 201 N. Carson St., #5, Carson City, Nevada. Oral bids may also be made at the auction.

No written or oral bid may be less than **noted amount due by parcel** plus any penalties and administrative fees including title searches costs. The successful bidder must pay the full amount at the time of sale in the form of cash or a cashier's check.

This notice and order of sale shall be posted in at least three public places in Carson City, including the Carson City Courthouse and on the above-described property to be sold, for a period of not less than 20 days before **February 17, 2015** and shall be published once a week for four (4) successive weeks in the Nevada Appeal prior to **February 17, 2015**.

APPROVED this 17th day of **February, 2015**

AYES: Supervisors

NAYES: Supervisor
ABSENT: Supervisor

Robert L. Crowell,
Mayor

ATTEST:

Alan Glover,
Clerk-Recorder