



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

TO: BOARD OF SUPERVISORS

Late Material

Item #27D

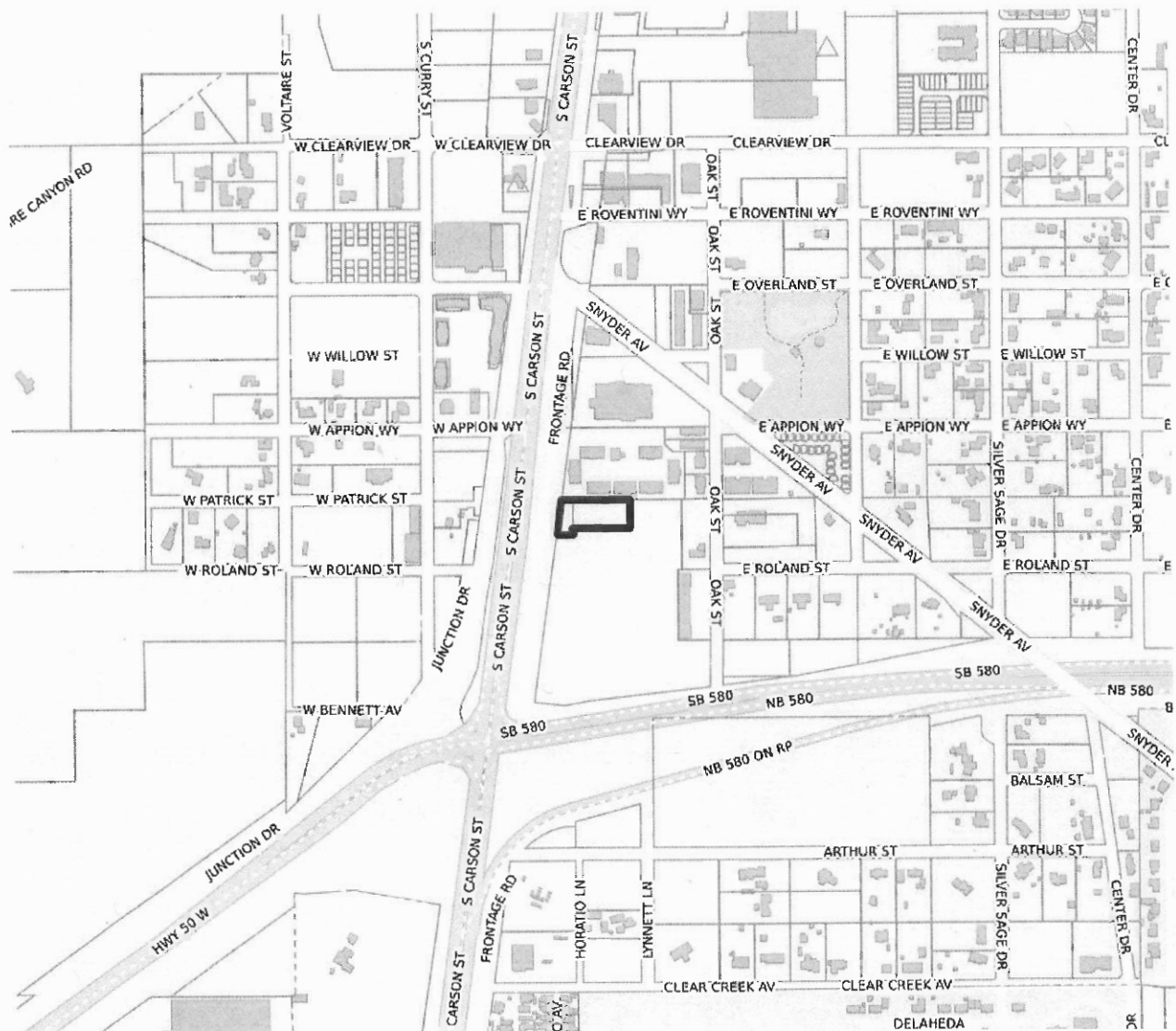
Meeting date: 5-19-22

FROM: HOPE SULLIVAN, COMMUNITY DEVELOPMENT DIRECTOR

DATE: MAY 17, 2022

RE: SOUTH CARSON NID OBJECTIONS

The City has received a single objection to the South Carson Neighborhood Improvement District (SCNID) from Maria I. Dufur on behalf of the Dufur Family. The letter of objection is attached as it the Assessor's information about the property. A map depicting the location of the Dufur property is below.



Hope Sullivan

From: comicrelief@charter.net
Sent: Monday, May 16, 2022 9:13 AM
To: Hope Sullivan
Subject: Dufur, SCNID Maintenance Assessment
Attachments: Carson City SCNID Assessment.pdf

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

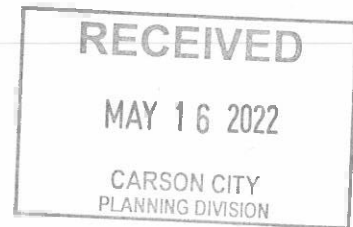
Hi, Hope: Per our telephone conversation, attached is our letter in opposition of the above-referenced SCNID Maintenance Assessment. Thank you for accepting an e-mail attachment. It saved me a special trip to Carson today.

We will see you Thursday at the meeting. Thanks again!

Maria Dufur

May 15, 2022

Carson City Board of Supervisors
c/o Hope Sullivan
Community Development Director
108 E. East Proctor Street
Carson City, NV 89701



RE: Maintenance Assessment South Carson Street Neighborhood Improvement District (SCNID)
Parcel Nos: 919111 and 919120

Dear Board of Supervisors:

We are in receipt of the certified mailing of the Notice of Hearing for the above-referenced SCNID maintenance assessment, which was received a few weeks ago. We would suggest that the scheduled hearing, and the time allotted for filing an objection are very compressed in relation to the receipt of the Notice of Hearing. The constrained timing has not allowed us to prudently consider and possibly retain legal representation.

As property owners, we were not in favor of the South Carson Neighborhood Improvements; thus, are opposed to a subsequent annually imposed \$75,746 SCNID property owners' maintenance assessment. Except for a billboard, our property is undeveloped, and currently, we have no development plans. Therefore, we do not believe the assessment amount is accurate, that it should be levied or that it should apply to the above-referenced parcels. The current taxes, together with the proposed SCNID maintenance assessment (approximately \$1,500) would significantly exceed revenues. The tax and assessment situation we find ourselves in may result in the sale of this property.

As Carson City property owners, we have experienced increased property taxes over the years, which include, but are not limited to, the City's bailout/enticement of the Carson City car dealerships to remain in Carson versus moving to Douglas County where they would have enjoyed a more favorable tax environment, the planned SCNID improvements, and now the SCNID's maintenance assessment.

Our personal observation would reveal that the intended SCNID pedestrian and bicycle use improvements have not seemed to attract the intended foot and pedal activity along this corridor as anticipated. Furthermore, if the City of Carson was/is unable to support the required SCNID ongoing maintenance, it would seem that this should have been a consideration prior to approving the initial SCNID improvements. As property owners, we are opposed to Carson City continuing to seek recovery through increased taxation from property owners rather than decreasing its expenditures and reallocating and redirecting funds where otherwise needed. This has to stop! Covid has dealt all of us a blow, and we continue to recover from the physical and financial toll it has created. It's time that the taxpayers receive some relief!

We would ask that Board of Supervisors instruct its staff to explore other avenues of decreasing its expenditures in the amount of \$75,746 and reallocate those funds to the ongoing annual SCNID maintenance program, and relieve the SCNID property owners of this assessment burden.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Maria I Dufur".

Maria I Dufur
On Behalf of the Dufur Family

Carson City Property Inquiry

Property Information

Parcel ID	009-191-11	Parcel	0.8000
Tax Year	2021	Acreage	
Land Use	VAC	Assessed	100,214
Group		Value	
Land Use	140 - Vacant - Commercial	Tax Rate	3.5700
Zoning	GC	Total Tax	\$3,428.86
Tax District	016	Fiscal Year	
Site Address	S CARSON ST	(2021 - 2022)	
		Total Unpaid	\$0.00
		All Years	

Pay Taxes

No Sketches or Photos

Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	286,325	0	0	286,325
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	286,325	0	0	286,325
Assessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	100,214	0	0	100,214
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	100,214	0	0	100,214
	New Land	New Const.	New P.P.	Omit Bldg
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Totals	0	0	0	0

Assessor Descriptions

Assessor Descriptions	Subdivision Name	Section	Township	Range	Block & Lot
Created by consolidation of these parcel #'s: 009-191-02, 96-97, *****		32	T15N	R20E	

No Personal Exemptions

Billing Fiscal Year (2021 - 2022)

Installment	Date Due	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/16/2021	\$858.70	\$0.00	\$0.00	\$858.70	\$858.70	\$0.00
2	10/4/2021	\$856.72	\$0.00	\$0.00	\$856.72	\$856.72	\$0.00
3	1/3/2022	\$856.72	\$0.00	\$0.00	\$856.72	\$856.72	\$0.00
4	3/7/2022	\$856.72	\$0.00	\$0.00	\$856.72	\$856.72	\$0.00
Total		\$3,428.86	\$0.00	\$0.00	\$3,428.86	\$3,428.86	\$0.00

Payment History

	Fiscal Year	Total Due	Total Paid	Amount Unpaid
+	(2021 - 2022)	\$3,428.86	\$3,428.86	\$0.00
+	(2020 - 2021)	\$3,205.63	\$3,205.63	\$0.00
+	(2019 - 2020)	\$3,094.27	\$3,094.27	\$0.00
Show 23 More				

Related Names

CURRENT MAIL TO FOR 2022 (2022 - 2023)

Name DUFUR, ESPERANZA
GUARDIAN ET AL
Mailing Address 602 SUGAR TREE CT
RENO, NV, 89511-0000
Status Current
Account

CURRENT OWNER FOR 2022 (2022 - 2023)

Name DUFUR, ALBERT
Mailing Address
Status Current
Account

CURRENT OWNER FOR 2022 (2022 - 2023)

Name DUFUR, ESPERANZA
Mailing Address
Status Current
Account

CURRENT OWNER FOR 2022 (2022 - 2023)

Name DUFUR, JOSEPH
Mailing Address
Status Current
Account

CURRENT OWNER FOR 2022 (2022 - 2023)

Name DUFUR, MARIA
Mailing Address
Status Current
Account

CURRENT OWNER FOR 2022 (2022 - 2023)

Name DUFUR, MICHAEL
TRUSTEE
Mailing Address
Status Current
Account

CURRENT OWNER FOR 2022 (2022 - 2023)

Name DUFUR, MICHAEL REV LIV
TRUST
Mailing Address
Status Current
Account

MAIL TO FOR 2021 (2021 - 2022)

Name DUFUR, ESPERANZA
GUARDIAN ET AL
Mailing Address 602 SUGAR TREE CT
RENO, NV, 89511-0000
Status Current
Account

OWNER FOR 2021 (2021 - 2022)

Name DUFUR, ALBERT
Mailing Address
Status Current
Account

OWNER FOR 2021 (2021 - 2022)

Name DUFUR, ESPERANZA
Mailing Address
Status Current
Account

OWNER FOR 2021 (2021 - 2022)

Name DUFUR, JOSEPH
Mailing Address
Status Current
Account

OWNER FOR 2021 (2021 - 2022)

Name DUFUR, MARIA
Mailing Address
Status Current
Account

OWNER FOR 2021 (2021 - 2022)

Name DUFUR, MICHAEL
TRUSTEE
Mailing Address
Status Current
Account

OWNER FOR 2021 (2021 - 2022)

Name DUFUR, MICHAEL REV LIV
TRUST
Mailing Address
Status Current
Account

No Structure Information

No Sales History Information

Parcel Genealogy

Relationship	Parcel Number	Action	Year	Change Effective Year	Completed
Parent Parcel	00919102	Combination	1997	1997	Yes

Carson City Property Inquiry

Property Information

Parcel ID	009-191-20	Parcel Acreage	0.1700
Tax Year	2021	Assessed Value	17,676
Land Use Group	VAC	Tax Rate	3.5700
Land Use	140 - Vacant - Commercial	Total Tax	\$1,763.06
Zoning	GC	Fiscal Year (2021 - 2022)	
Tax District	016	Total Unpaid All Years	\$0.00
Site Address	4769 S CARSON ST		

Pay Taxes

No Sketches or Photos

Assessments

Taxable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	50,503	0	0	50,503
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	50,503	0	0	50,503
Assessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	17,676	0	0	17,676
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	17,676	0	0	17,676
	New Land	New Const.	New P.P.	Omit Bldg
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Totals	0	0	0	0

Assessor Descriptions

Assessor Descriptions	Subdivision Name	Section	Township	Range	Block & Lot
Changed from Parcel # 009-287-02					

No Personal Exemptions

Billing Fiscal Year (2021 - 2022)

Installment	Date Due	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/16/2021	\$442.25	\$0.00	\$0.00	\$442.25	\$442.25	\$0.00
2	10/4/2021	\$440.27	\$0.00	\$0.00	\$440.27	\$440.27	\$0.00
3	1/3/2022	\$440.27	\$0.00	\$0.00	\$440.27	\$440.27	\$0.00
4	3/7/2022	\$440.27	\$0.00	\$0.00	\$440.27	\$440.27	\$0.00
Total		\$1,763.06	\$0.00	\$0.00	\$1,763.06	\$1,763.06	\$0.00

Payment History

	Fiscal Year	Total Due	Total Paid	Amount Unpaid
+	(2021 - 2022)	\$1,763.06	\$1,763.06	\$0.00
+	(2020 - 2021)	\$529.87	\$529.87	\$0.00
+	(2019 - 2020)	\$511.46	\$511.46	\$0.00
Show 23 More				

Related Names

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Name DUFUR, ESPERANZA
GUARDIAN ET AL
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Mailing Address
Status Current
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Mailing Address
Status Current
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No Structure Information

No Sales History Information

No Genealogy Information