

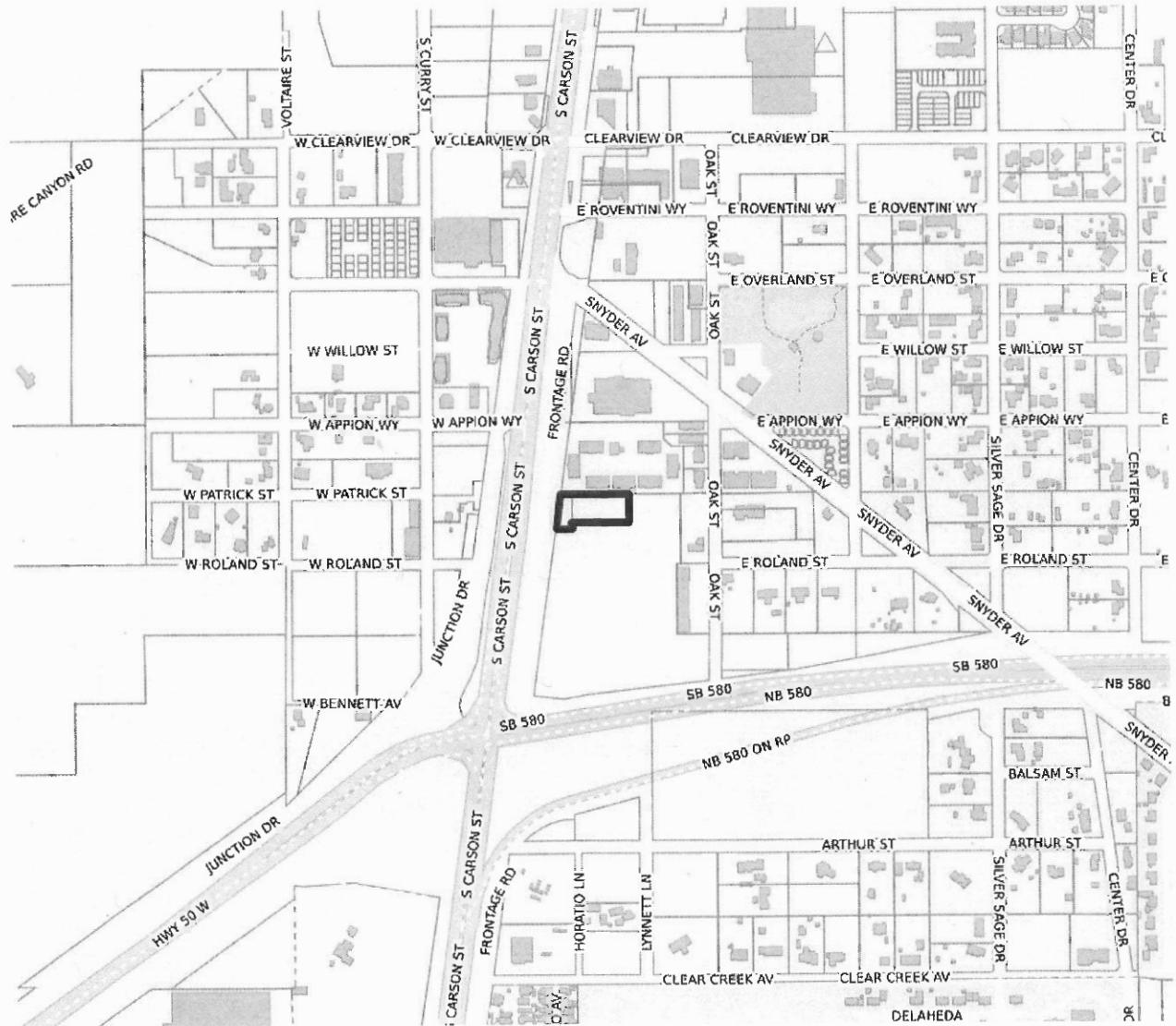


108 E. Proctor Street  
Carson City, Nevada 89701  
(775) 887-2180  
Hearing Impaired: 711

TO: BOARD OF SUPERVISORS  
FROM: HOPE SULLIVAN, COMMUNITY DEV  
DATE: MAY 17, 2022  
RE: SOUTH CARSON NID OBJECTIONS

Late Material  
Item #27D  
Meeting date: 5-19-22

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 is the Assessor's information about the property. A map depicting the location of the Dufur property is below.



## **Hope Sullivan**

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**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.

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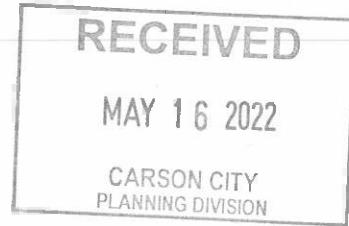
Hi, Hope: Per our telephone conversation, attached is our letter in opposition of the above-referenced SCNID Maintenance Assessment. Thank you for accepting an e-mail attachment. It saved me a special trip to Carson today.

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.

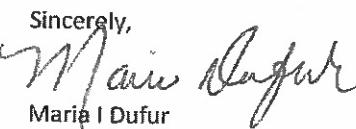
As property owners, we were not in favor of the South Carson Neighborhood Improvements; thus, are opposed to a subsequent annually imposed \$75,746 SCNID property owners' maintenance assessment. Except for a billboard, our property is undeveloped, and currently, we have no development plans. Therefore, 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,  
  
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 <input type="button" value="▼"/>	Acreage	
Land Use	VAC	Assessed	100,214
Group		Value	
Land Use	140 - Vacant -	Tax Rate	3.5700
	Commercial	Total Tax	\$3,428.86
Zoning	GC	Fiscal Year	
Tax District	016	(2021 - 2022)	
Site Address	S CARSON ST	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
<b>Pers. Exempt</b>				0
<b>Total</b>	<b>286,325</b>	<b>0</b>	<b>0</b>	<b>286,325</b>
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
<b>Pers. Exempt</b>				0
<b>Total</b>	<b>100,214</b>	<b>0</b>	<b>0</b>	<b>100,214</b>
	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
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### – 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
<b>Total</b>		<b>\$3,428.86</b>	<b>\$0.00</b>		<b>\$0.00</b>	<b>\$3,428.86</b>	<b>\$0.00</b>

## 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
<a href="#">Show 23 More</a>				

## Related Names

<b>CURRENT MAIL TO FOR 2022 (2022 - 2023)</b>	<b>CURRENT OWNER FOR 2022 (2022 - 2023)</b>
<b>Name</b> DUFUR, ESPERANZA <b>Guardian</b> GUARDIAN ET AL	<b>Name</b> DUFUR, ALBERT
<b>Mailing</b> 602 SUGAR TREE CT <b>Address</b> RENO, NV, 89511-0000 <b>Status</b> Current <b>Account</b>	<b>Address</b> <b>Status</b> Current <b>Account</b>
<b>CURRENT OWNER FOR 2022 (2022 - 2023)</b>	<b>CURRENT OWNER FOR 2022 (2022 - 2023)</b>
<b>Name</b> DUFUR, ESPERANZA <b>Mailing</b> <b>Address</b> <b>Status</b> Current <b>Account</b>	<b>Name</b> DUFUR, JOSEPH <b>Mailing</b> <b>Address</b> <b>Status</b> Current <b>Account</b>
<b>CURRENT OWNER FOR 2022 (2022 - 2023)</b>	<b>CURRENT OWNER FOR 2022 (2022 - 2023)</b>
<b>Name</b> DUFUR, MARIA <b>Mailing</b> <b>Address</b> <b>Status</b> Current <b>Account</b>	<b>Name</b> DUFUR, MICHAEL <b>Trustee</b> <b>Mailing</b> <b>Address</b> <b>Status</b> Current <b>Account</b>
<b>CURRENT OWNER FOR 2022 (2022 - 2023)</b>	<b>MAIL TO FOR 2021 (2021 - 2022)</b>
<b>Name</b> DUFUR, MICHAEL REV LIV <b>Trustee</b> <b>Mailing</b> <b>Address</b> <b>Status</b> Current <b>Account</b>	<b>Name</b> DUFUR, ESPERANZA <b>Guardian</b> GUARDIAN ET AL <b>Mailing</b> 602 SUGAR TREE CT <b>Address</b> RENO, NV, 89511-0000 <b>Status</b> Current <b>Account</b>
<b>OWNER FOR 2021 (2021 - 2022)</b>	<b>OWNER FOR 2021 (2021 - 2022)</b>
<b>Name</b> DUFUR, ALBERT <b>Mailing</b> <b>Address</b> <b>Status</b> Current <b>Account</b>	<b>Name</b> DUFUR, ESPERANZA <b>Mailing</b> <b>Address</b> <b>Status</b> Current <b>Account</b>
<b>OWNER FOR 2021 (2021 - 2022)</b>	<b>OWNER FOR 2021 (2021 - 2022)</b>
<b>Name</b> DUFUR, JOSEPH <b>Mailing</b> <b>Address</b> <b>Status</b> Current <b>Account</b>	<b>Name</b> DUFUR, MARIA <b>Mailing</b> <b>Address</b> <b>Status</b> Current <b>Account</b>
<b>OWNER FOR 2021 (2021 - 2022)</b>	<b>OWNER FOR 2021 (2021 - 2022)</b>
<b>Name</b> DUFUR, MICHAEL <b>Trustee</b> <b>Mailing</b> <b>Address</b> <b>Status</b> Current <b>Account</b>	<b>Name</b> DUFUR, MICHAEL REV LIV <b>Trustee</b> <b>Mailing</b> <b>Address</b> <b>Status</b> Current <b>Account</b>

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	0.1700
Tax Year	2021	Acreage	
Land Use	VAC	Assessed	17,676
Group		Value	
Land Use	140 - Vacant - Commercial	Tax Rate	3.5700
Zoning	GC	Total Tax	\$1,763.06
Tax District	016	Fiscal Year	(2021 - 2022)
Site Address	4769 S CARSON ST	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.	50,503	0	0	50,503
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
<b>Total</b>	<b>50,503</b>	<b>0</b>	<b>0</b>	<b>50,503</b>
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
<b>Total</b>	<b>17,676</b>	<b>0</b>	<b>0</b>	<b>17,676</b>
	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
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## 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
<b>Total</b>		<b>\$1,763.06</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,763.06</b>	<b>\$1,763.06</b>	<b>\$0.00</b>

## 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

### CURRENT MAIL TO FOR 2022 (2022 - 2023)

Name DUFUR, ESPERANZA  
Guardian ET AL  
Mailing 602 SUGAR TREE CT  
Address 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 602 SUGAR TREE CT  
Address 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

No Genealogy Information