

APN:

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Requested By: CC CLERK TO BOARD

Carson City - NV

William "Scott" Hoen Clerk-Recorder

Pg 1 of 11 Fee: \$0.00

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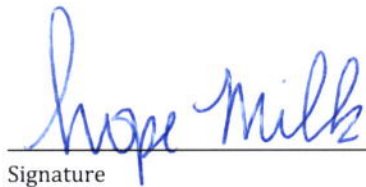
FOR RECORDER'S USE ONLY

RESOLUTION NO. 2025-R-9

Ratifying the City Engineer's Fiscal Year 2026 amended assessment roll for the
South Carson Neighborhood Improvement District (SCNID)

☐ I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain personal information of any person or persons.
(NRS 239B.030)

☐ I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain personal information of a person or persons as required by law. State specific law: _____


Signature

Hope Mills- Chief Deputy Clerk
Print Name & Title

WHEN RECORDED MAIL TO:

Carson City
885 E. Musser Street, suite 1032
Carson City, NV 89701

RESOLUTION NO. 2025-R-9

A RESOLUTION RATIFYING THE CITY ENGINEER'S FISCAL YEAR ("FY") 2026 AMENDED ASSESSMENT ROLL FOR THE SOUTH CARSON NEIGHBORHOOD IMPROVEMENT DISTRICT ("SCNID"); CONFIRMING THE SCNID AMENDED ASSESSMENT ROLL, DISPENSING WITH COMPLAINTS, PROTESTS AND OBJECTIONS TO THE ASSESSMENT AND AMENDED ASSESSMENT ROLL, FINDING NO HARDSHIP DEFERRALS ARE WARRANTED, AND AUTHORIZING CARSON CITY STAFF TO GIVE NOTICE OF THE ASSESSMENT AND TAKE ANY OTHER NECESSARY ACTIONS TO EFFECTUATE THE ASSESSMENT.

WHEREAS, the Carson City Board of Supervisors adopted Ordinance No. 2021-8 pursuant to NRS Chapter 271 establishing the SCNID on June 17, 2021, to help pay for the ongoing maintenance of the project known as the South Carson Street Complete Streets Project, and amended that ordinance through Ordinance No. 2023-8;

WHEREAS, the Board of Supervisors is required to amend the assessment rolls each year for a neighborhood improvement district setting forth the estimate of expenditures and the assessment due for the year;

WHEREAS, the City Engineer is required to prepare an amendment to the assessment roll assessing an amount not greater than the estimated cost of expenditures against the benefited property and to present it to the Board of Supervisors at a meeting prior to adopting the amended assessment roll;

WHEREAS, the Board of Supervisors conducted a public meeting on May 15, 2025 to review a report from the City Engineer estimating the FY 2026 SCNID amended assessment roll and identifying the cost to be paid by the SCNID for the maintenance of the South Carson Street Complete Streets Project in accordance with NRS Chapter 271; and

WHEREAS, the Board of Supervisors considered hardship determinations and complaints, protests and objections at its meeting of May 15, 2025, in accordance with the provisions of Chapter 271 of NRS; and

WHEREAS, no one submitted a hardship request and no one submitted a complaint, protest or objection to the assessment or the amended assessment roll.

NOW, THEREFORE, the Carson City Board of Supervisors hereby resolves that:

1. Pursuant to NRS 271.307, the City Engineer's amended assessment roll for FY 2026 for the SCNID is hereby ratified. The assessment roll contains, among other things:

- (a) The name and address of each last-known owner of each lot, tract or parcel of land to be assessed; or if not known, that the name of the owner is “unknown”; and
 - (b) A description of each lot, tract or parcel of land to be assessed, and the amount of the proposed assessment thereon, apportioned upon the basis of assessment heretofore determined by Ordinance Nos. 2021-8 and 2023-8.
- 2. The ratified amended assessment roll for the SCNID for FY 2026 is hereby confirmed and levied on the property owners in the SCNID. The aggregate assessment to be paid by the property owners in the SCNID in FY 2026 is a total of \$93,337, to be divided among the property owners assessed as provided by the City Engineer’s certified amended assessment roll dated April 1, 2025 (Exhibit A hereto).
- 3. No complaints, protests or objections to the assessments or the amended assessment roll were received at the public hearing for such matters on May 15, 2025, and all complaints, protests and objections to the assessment or the amended assessment roll are hereby dispensed with.
- 4. No applications for a hardship determination were received by the date of the public hearing for such matters on May 15, 2025, and the Board of Supervisors hereby determines that no deferments for hardships are warranted.
- 5. The amended assessment roll ratified herein shall be furnished to the Carson City Treasurer and the Carson City Clerk-Recorder, including the City Engineer’s certificate in the form provided in NRS 271.375, for recording by the Office of the Clerk-Recorder.
- 6. City staff is hereby authorized and directed to provide notice of the assessment to the owner of each tract being assessed and take all other action necessary or appropriate to effectuate the provisions of this resolution. The notice must set forth the date on which the assessment is due and instructions for paying the assessment.

ADOPTED this 5th day of June 2025.

AYES: Supervisor Stacey Giomi
 Supervisor Maurice White
 Supervisor Curtis Horton
 Supervisor Lisa Schuette
 Mayor Lori Bagwell

NAYES: None

ABSENT: None

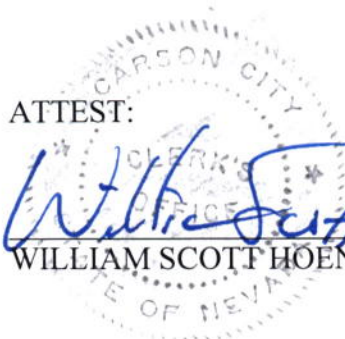


LORI BAGWELL, Mayor

ATTEST:



WILLIAM SCOTT HOEN, Clerk-Recorder



South Carson Neighborhood Improvement District
FY 2026
City Engineer's Assessment Roll

State of Nevada }
 }
County of Carson City }

To the Board of Supervisors of Carson City, Nevada:

I hereby certify and report that the foregoing is the assessment roll and assessments made by me for the purpose of paying that part of the cost which you decided should be paid and borne by special assessment for the South Carson Neighborhood Improvement District for the maintenance of the South Carson Complete Streets Project; that in making such assessments, I have, as near as may be, and according to my best judgement, conformed in all things to the provisions of Chapter 271 of NRS.



Darren Anderson, PE
City Engineer

Dated at Carson City, Nevada, **April 1** , 2025.

SCNID Base Assessment = \$168,364

Existing City Cost to Maintain South Carson Street Corridor = (\$26,383)

Estimated Annual South Carson License Fee Revenue = (\$44,510)

Annual Assessment Cost to SCNID = \$97,471

Assessor Parcel Number*	Legal Owner	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
306301	GENOA FLATS LLC	1010 S CARSON ST	34,674	204	\$583
306304	NEWMAN CONSTRUCTION LTD	1300 S CARSON ST	12,197	72	\$206
306305	LOFTIN & LOFTIN LLC	1356 S CARSON ST	20,473	122	\$347
306306	CARSON PETROLEUM INC	1360 S CARSON ST	20,038	130	\$363
306307	CDX2 LLC	1400 S CARSON ST	15,682	99	\$278
306308	CARSON VALLEY OIL COMPANY, INC	1462 S CARSON ST	33,106	214	\$598
306310	EASTERN SIERRA PROPERTIES LLC	111 W 10TH ST	11,326	68	\$193
306311	VAULTED LLC	1100 S CARSON ST	16,553	99	\$282
306312	1122 SOUTH CARSON LLC	1122 S CARSON ST	16,117	99	\$280
306320	DBB HOLDINGS INC	1218 S CARSON ST	15,681	95	\$269
306315	STATE OF NEVADA DIV OF ST LANDS	S CARSON ST	49,484	649	\$1,602
306321	DBB HOLDINGS INC	1250 S CARSON ST	33,105	196	\$559
306319	1280 S CARSON LLC	UNTITLED	19,123	113	\$322
308201	900 CARSON LLC	845 S CURRY ST	14,375	0	\$60
308202	900 CARSON LLC	800 S CARSON ST	14,375	170	\$425
308203	900 CARSON LLC	S CARSON ST	10,019	66	\$184
308204	900 CARSON LLC	900 S CARSON ST	28,750	169	\$483
309203	CUBIX CORPORATION	600 S CARSON ST	74,488	440	\$1,256
309204	CUBIX CORPORATION	720 S CARSON ST	18,731	210	\$529
309205	CUBIX CORPORATION	107 W 7TH ST	15,682	0	\$65
330201	STATE OF NEVADA DEPT OF TRAN	2180 S CARSON ST	443,876	0	\$1,843
330202	STATE OF NEVADA DIV OF ST LANDS	S CARSON ST	100,188	1	\$418
330305	NEVADA RURAL HOUSING AUTHORITY	2100 CALIFORNIA ST	317,552	1	\$1,320
330401	STATE OF NEVADA DIV OF ST LANDS	2361 S CARSON ST	509,216	0	\$2,114
330402	STATE OF NEVADA DIV OF ST LANDS	UNTITLED	64,033	1	\$268
401101	CARRINGTON COMPANY	1313 S CARSON ST	514,879	977	\$4,239
401102	CARRINGTON COMPANY	1457 S CARSON ST	22,651	203	\$531
401103	STEWART LLC, SER OF CARRINGTON	1108 S STEWART ST	15,682	0	\$65
401104	CARRINGTON COMPANY INC	1105 S CARSON ST	15,246	92	\$261
401207	CCPD PROPERTIES LLC	230 FAIRVIEW DR	18,295	0	\$76
401226	SCP 2006-C23-092 LLC	220 FAIRVIEW DR	63,162	272	\$847
401227	LOWE'S HIW, INC	430 FAIRVIEW DR	499,198	0	\$2,072
401229	JAMES J STEVENSON, A CORP	250 FAIRVIEW DR	63,031	0	\$262
401231	RLS 2021 TRUST	222 FAIRVIEW DR	67,954	443	\$1,235
401232	CARSON OUTPARCEL LLC	236 FAIRVIEW DR	35,719	0	\$148
405107	CARSON CITY PLAZA LLC	801 S CARSON ST - BLDG 1	75,359	186	\$713

Assessor Parcel Number*	Legal Owner	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
405509	M&E, LLC	1055 S CARSON ST	27,443	0	\$114
405512	NH REALTY LLC	1001 S CARSON ST	45,302	261	\$750
405513	LAKE71 LLC	907 S CARSON ST	28,750	170	\$485
406101	VISION INVESTMENTS GROUP, INC	501 S CARSON ST	5,663	69	\$172
406102	CUBIX CORPORATION	515 S CARSON ST	17,424	104	\$296
406104	VISION INVESTMENTS GROUP, INC	E 5TH ST	5,663	0	\$24
406601	SLAUGHTER, SUZANNE E FAM TRUST	603 S CARSON ST	5,663	66	\$165
406602	MAPLE TREE TOWNHOMES LLC	651 S CARSON ST	8,712	103	\$258
406604	MONEY PIT PARTNERSHIP	111 E 5TH ST	16,988	19	\$111
406701	DRUDGE FAMILY TRUST 5/18/17	701 S CARSON ST	8,276	70	\$185
406702	GAVIN FAMILY TRUST 10/19/16	177 E 7TH ST	3,485	0	\$14
406703	TIMBERS LAND LLC	714 S PLAZA ST	2,614	0	\$11
406704	TIMBERS LAND LLC	716 S PLAZA ST	4,008	0	\$17
406705	TIMBERS LAND LLC	E 8TH ST	1,307	0	\$5
406706	711 BUILDING GROUP LLC	711 S CARSON ST	8,276	102	\$254
905110	CAMPAGNI PROPERTIES LP	2590 S CARSON ST	255,262	480	\$2,092
905118	FIRST INTERSTATE BANK OF NEVADA	2424 S CARSON ST #110	79,584	203	\$767
905119	CAMPAGNI PROPERTIES LTD PARTNER	2443 S CURRY ST	43,037	0	\$179
905121	D&P REAL ESTATE GROUP LLC	2680 S CARSON ST	55,565	103	\$452
905207	MAC DONALD FAMILY 1998 TRUST	2292 S CARSON ST	114,998	152	\$804
905209	RNE CAPITAL LLC	2250 S CARSON ST	127,631	163	\$880
905210	LT PILGRIM REV TR 8/4/15	2350 S CARSON ST	7,841	0	\$33
905211	COFFEE ROAD INVESTMENT LLC	2310 S CARSON ST #1	9,148	0	\$38
905212	COMMON GROUND CARSON	2310 S CARSON ST #4	7,405	0	\$31
905215	PENG & WILLIAM LLC	2330 S CARSON ST	5,663	0	\$24
905217	LIBERTY EQUITIES LLC	2300 S CARSON ST	6,970	0	\$29
905219	CARSON QUAIL PARK MAINT ASSOC	2312 S CARSON ST	160,736	0	\$667
905220	SUNRISE LLC	2310 S CARSON ST #5	3,049	0	\$13
905221	BLUE HORIZONS LLC	2310 S CARSON ST #6	2,614	0	\$11
905222	SUMMIT INVESTMENT HOLDINGS LLC	2310 S CARSON ST #7	3,485	0	\$14
905223	2340 CARSON DIALYSIS LLC	2340 S CARSON ST	4,356	0	\$18
905224	2350 CARSON LLC	2350 S CARSON ST #3	3,572	0	\$15
905225	BECKER FAM TR & DANKERS, J & G	2350 S CARSON ST #2A	4,356	0	\$18
905226	CARSON QUAIL PARK MAINT ASSOC	2298 S CARSON ST	32,496	472	\$1,150
905227	LIBERTY EQUITIES LLC	2320 S CARSON ST	7,884	0	\$33
905228	DOGGIE DAYS INVESTMENTS LLC	2405 CURRY ST	37,405	0	\$155
905229	SGCJ HALEN FAM TRUST 6/19/2002	2321 CURRY ST	41,639	0	\$173
911108	MDALE LLC	3212 S CARSON ST	13,068	112	\$295
911126	SFP-B LIMITED PARTNERSHIP	3020 S CARSON ST	94,525	253	\$937
911128	CAPITOL CARWASH LLC	3390 S CARSON ST	66,647	311	\$946
911129	DONNAN SANDOVAL, LLC	3300 S CARSON ST	54,014	215	\$687
911131	MORELAND, DOROTHY REV TRUST	3460 S CARSON ST	36,155	198	\$576

Assessor Parcel Number*	Legal Owner	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
911134	EDWARD & SONG LLC	3130 S CARSON ST	68,825	197	\$709
911141	THEO PROPERTIES LLC	2800 S CARSON ST	152,896	448	\$1,598
911142	THEO PROPERTIES LLC	2910 S CARSON ST	180,774	328	\$1,456
911137	SLR BUILDING INC	3270 S CARSON ST	49,266	147	\$521
911139	CARSON CITY NISSAN RE, LLC	2750 S CARSON ST	58,804	158	\$584
911140	MARTINDALE INVESTMENTS 2 LLC	3244 S CARSON ST	173,369	296	\$1,356
911201	STIVER LLC	3479 S CARSON ST	34,848	129	\$422
911202	HALLE PROPERTIES LLC	3449 S CARSON ST	63,598	208	\$711
911206	ARCATA HOSPITAL CORP	3301 S CARSON ST	39,204	47	\$264
911207	3251 S CARSON STREET LLC	3251 S CARSON ST	153,331	200	\$1,067
911208	TUMBLEWEEDS 4 KIDS INC	3201 S CARSON ST	96,703	130	\$681
911209	A & A MANAGEMENT LLC	3179 S CARSON ST	121,532	247	\$1,036
911210	APARTMENTS 801 LLC	3129 S CARSON ST	30,056	100	\$340
911211	KASSELS, ANDREW S	3101 S CARSON ST	20,909	70	\$237
911217	ARCATA HOSPITAL CORPORATION	3331 S CARSON ST	78,844	97	\$536
911222	INGRAM CLARK PROPERTIES LLC	3355 S CARSON ST	30,492	101	\$344
911223	MARRON FAMILY TRUST 5/9/2002	3349 S CARSON ST	114,127	73	\$631
911225	NORTHERN NEVADA COMSTOCK INV	2811 S CARSON ST	42,689	146	\$491
911227	YEAGER FAMILY TRUST 8/26/96	187 SONOMA ST	44,562	0	\$185
911231	HITTENMILLER-DEAN TRUST	3389 S CARSON ST	29,621	100	\$338
911232	OTRE INVESTMENTS LLC & ET AL	2901 S CARSON ST	30,056	122	\$387
911233	CARSON DODGE-CHRYSLER, INC	2929 S CARSON ST	210,830	373	\$1,678
911245	AMC LAND & CATTLE LLC	3059 S CARSON ST	170,320	249	\$1,243
911246	SHIVJI HOSPITALITY LLC	2829 S CARSON ST	46,086	146	\$505
911247	SANDHU, JAGROOP SINGH & ET AL	SONOMA ST	44,562	0	\$185
911301	BEST VALUE MOTEL LLC	2731 S CARSON ST	52,708	100	\$434
911302	CARSON CITY HOTEL GROUP LLC	2749 S CARSON ST	73,616	250	\$843
911303	MC MILLAN LAND COMPANY	2777 S CARSON ST	21,780	98	\$301
911304	YEAGER FAMILY TRUST 8/26/96	172 SONOMA ST	43,560	0	\$181
912202	NAPOLEON-LOTT LAND LLC	3555 S CARSON ST	84,942	321	\$1,043
912204	NAPOLEON-LOTT LAND LLC	3659 S CARSON ST	93,218	314	\$1,062
912302	PIM EAGLE STATION LLC	3665 S CARSON ST	28,750	154	\$451
912303	PIM EAGLE STATION LLC	3675 S CARSON ST	265,019	0	\$1,100
912310	KOHL'S ILLINOIS INC	3871 S CARSON ST	229,561	28	\$1,013
912311	PIM EAGLE STATION LLC	3667 S CARSON ST	37,462	196	\$577
912312	PIM EAGLE STATION LLC	3815 S CARSON ST	25,265	146	\$419
912314	PIM EAGLE STATION LLC	3849 S CARSON ST	27,007	220	\$585
912315	PIM EAGLE STATION LLC	3883 S CARSON ST	25,265	195	\$524
912502	MC DONALD'S CORPORATION	3905 S CARSON ST	40,075	223	\$646
912508	ZB N A DBA NEVADA STATE BANK	4267 S CARSON ST	36,590	194	\$569
912510	EDEN MANAGERMENTS	3947 S CARSON ST	42,689	238	\$689
912514	PENNEY PROPERTY SUB HOLDINGS LLC	3939 S CARSON ST	256,568	0	\$1,065

Assessor Parcel Number*	Legal Owner	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
912518	CARSON CITY PROPERTY LLC	3921 S CARSON ST	58,806	0	\$244
912519	CARSON CITY PROPERTY LLC	4201 S CARSON ST	86,684	0	\$360
912520	CARSON CITY PROPERTY LLC	EAGLE STATION LN	78,408	0	\$325
912522	CARSON SOUTHGATE LLC	4219 S CARSON ST	210,395	0	\$873
912523	CARSON SOUTHGATE LLC	4277 S CARSON ST	36,939	0	\$153
912524	CARSON SOUTHGATE LLC	4209 S CARSON ST	274,428	69	\$1,288
912525	OLIVE INVESTORS LLC	4253 S CARSON ST	38,333	203	\$596
915207	CAMPAGNI PROPERTIES LTD	3550 S CARSON ST	87,120	274	\$951
915210	CAMPAGNI PROPERTIES LTD PARTNER	S CURRY ST / KOONTZ LN	40,075	0	\$166
915211	CAMPAGNI PROPERTIES LTD PARTNER	3660 S CARSON ST	110,642	292	\$1,087
915305	CARSON GAMING LLC	3910 S CARSON ST	44,867	149	\$507
915306	JJ SUMMERS LLC	4050 S CARSON ST	44,431	157	\$522
915307	WENDPAC NEVADA LLC	4140 S CARSON ST	40,511	152	\$495
915308	GOEL VENTURES LIMITED	4190 S CARSON ST	48,352	185	\$599
915309	SUMMERS FAMILY LLC	288 W CLEARVIEW	45,302	0	\$188
915310	SUMMERS FAMILY LLC	S CURRY ST	45,302	0	\$188
915311	SUMMERS FAMILY LLC	S CURRY ST	45,302	0	\$188
915312	SUMMERS FAMILY LLC	S CURRY ST	45,302	0	\$188
915317	CARSON GAMING LLC	3800 S CARSON ST	324,958	657	\$2,762
915318	CARSON GAMING HOTELS LLC	3870 S CARSON ST	79,933	296	\$969
915319	THEO PROPERTIES LLC	3700 S CARSON ST	369,824	626	\$2,882
916106	AVITIA, AVEL	4389 S CARSON ST	24,829	87	\$290
916115	RED HUT SHOPPING CENTERS LLC	4385 S CARSON ST	14,810	131	\$343
916117	DBB HOLDINGS INC	151 CLEARVIEW DR	40,511	0	\$168
916118	RED HUT SHOPPING CENTERS LLC	CLEARVIEW DR	3,441	33	\$85
916119	DBB HOLDINGS INC	CLEARVIEW DR	3,528	0	\$15
916120	DBB HOLDINGS INC		39,204	0	\$163
916310	JODA LIMITED PARTNERSHIP	4501 S CARSON ST	45,302	0	\$188
916311	JODA LIMITED PARTNERSHIP		19,602	0	\$81
916315	JODA LIMITED PARTNERSHIP	4455 S CARSON ST	158,123	302	\$1,306
916706	4600 SNYDER LLC	4555 S CARSON ST	25,700	195	\$526
916707	4600 SNYDER LLC	4600 SNYDER AVE	161,608	333	\$1,387
919111	C.W. CLARK, INC		34,848	0	\$145
919114	HARRIS HOMES INC	4729 S CARSON ST	171,191	338	\$1,438
919120	C.W. CLARK, INC	4769 S CARSON ST	7,405	163	\$381
926207	CLEARVIEW LLC	4326 S CARSON ST	31,363	0	\$130
926208	SIMEON PROPERTIES LLC	4348 S CARSON ST	190,793	339	\$1,521
926209	CLEARVIEW LLC	4222 S CARSON ST	35,327	262	\$710
926605	BWI PROPERTIES LLC	4530 S CARSON ST #1	21,083	0	\$88
926606	MASSMUTUAL ASSET FINANCE LLC	4500 S CARSON ST	7,841	0	\$33
926607	BWI PROPERTIES LLC	4560 S CARSON ST #1	5,706	0	\$24
926608	CARSON TAHOE QUAIL CENTER		112,515	598	\$1,753

Assessor Parcel Number*	Legal Owner	Physical Address	Parcel Area (Square Feet)	Frontage Length (Linear Feet)	Total Assessment Cost
926609	BWI PROPERTIES LLC	4620 S CARSON ST #1	6,621	0	\$27
926610	BWI PROPERTIES LLC	4640 S CARSON ST	34,761	0	\$144
926802	KR-CARSON & APPION LLC	211 W APPION WAY	17,860	66	\$216
928207	JAMO NURSERY INC	4751 COCHISE ST	52,717	166	\$576
928208	BEACH STREET INN LLC	4849 COCHISE ST	22,658	135	\$384
928209	BEACH STREET INN LLC	4881 COCHISE ST	30,821	240	\$645
928401	HARRAH'S LAKE TAHOE LLC VICI PROPERTIES	4900 S CARSON ST	25,265	401	\$967
*add 00 to left of #		Totals	11,740,425	22,655	\$97,471

SOUTH CARSON STREET NEIGHBORHOOD IMPROVEMENT DISTRICT

