



STATEMENT OF EXCESS PROCEEDS

Tax Sale 2025

Wednesday, 4/23/2025

Summary of Tax Sale:

On Thursday, 11/21/2024, the Carson City Board of Supervisors approved and directed the Carson City Treasurer to conduct a tax sale of five properties in Carson City, Nevada for which the property owners owed delinquent taxes. The Carson City Board of Supervisors further directed the Carson City Treasurer to hold the tax deed sale on Wednesday, 4/23/25, from 8 a.m. to 8 p.m., PST using Bid4assets.com, a company which conducts public auctions online.

From Thursday, 11/21/24 until Friday, 4/18/25, three business days before the scheduled tax sale for 2025, the Carson City Treasurer's Office received payments for the outstanding taxes owed on four of the five properties scheduled for tax sale, and as such, removed these four properties from the public tax sale and auction. The only property that went to public tax sale and auction to recover taxes owed was:

Address: 2597 Kit Sierra Way, Carson City, Nevada Assessor
Parcel Number: 008-231-03
Registered owner: William E Norris
Total amount owed: \$10,852.32

At the start of the public auction held online through Bid4assets.com on Wednesday, 4/23/25, the minimum bid started at \$13,049.14. At the conclusion of this public tax sale and auction performed, the successful and final bid amount which the Carson City Treasurer's Office received for 2597 Kit Sierra Way was \$26,100.00. On Thursday, 5/15/25, the Carson City Treasurer issued a Tax Sale Quitclaim Deed for 2597 Kit Sierra Way to David Lanza, the successful bidders of this tax sale.

Amount of Excess Proceeds:

From the total of \$26,100.00 received from the successful bidder, the Carson City Treasurer's Office had to first satisfy the following:

Delinquent property taxes/ penalties:	\$ 10,852.32
Delinquent water/sewer/stormwater charges:	\$ 2,484.22
Carson City General Fund (NRS.361.610 3A):	\$ 300.00
<u>Carson City General Fund (NRS.361.610 3B):</u>	<u>\$ 1,000.00</u>
Total:	\$14,636.54



After subtracting the amount owed for delinquent property taxes, the amount owed for delinquent water/sewer/stormwater charges, and the amount due to the Carson City General Fund as required by Nevada Revised Statute, NRS.361.610 (3)(a)(b), this left the following amount of excess proceeds:

Successful/final bid amount:	\$26,100.00
<u>Amount owed to Carson City:</u>	<u>\$14,636.54</u>
Excess Proceeds Amount:	\$11,463.46

Status of Excess Proceeds:

Per NRS 361.610(4)(1), *the amount remaining after the county treasurer has paid the amounts required by subsection 3 (of NRS 361.610) must be deposited in an interest-bearing account maintained for the purpose of holding excess proceeds separate from other money of the county. If no claim is made for the excess proceeds within 1 year after the deed given by the county treasurer is recorded, the county treasurer shall pay the money into the genera/fund of the county, and it must not thereafter be refunded to the former property owner or his or her successors in interest. All interest paid on money deposited in the account required by this subsection is the property of the county.*

APN# 008-231-03

Recording Requested by/Mall to:

Name: DAVID LANZA
Address: 887 VISTA PARK DRIVE
City/State/Zip: CARSON CITY, NV 89705

Mall Tax Statements to:

Name: DAVID LANZA
Address: 887 VISTA PARK DRIVE
City/State/Zip: CARSON CITY, NV 89705

TAX SALE QUIT CLAIM DEED

Title of Document (required)

Document # _____ is being (re-)recorded to correct;

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death - NRS 440.380(1)(A) & NRS 40.525(5)

Judgment - NRS 17.150(4)

Military Discharge - NRS 419.020(2)

Signature

Printed Name



TAX SALE QUITCLAIM DEED

THIS INDENTURE, made this 15th day of May, 2025, in Carson City, State of Nevada, by Andrew Rasor, the elected Treasurer and Ex-Officio Tax Receiver of the Consolidated Municipality of Carson City, Nevada, Grantor as Trustee under the provisions of Nevada Revised Statute 361 for the real property identified as 2597 Kit Sierra Way in Carson City, Nevada/ Assessor's Parcel Number (APN) 008-231-03 to:

Mr. David Lanza, as Grantee
887 Vista Park Drive
Carson City, Nevada 89705

WHEREAS, the real property taxes remained delinquent for the parcel identified as 2597 Kit Sierra Way, Carson City, Nevada/ APN 008-231-03, and pursuant to NRS 361.570, the owners of this property had a two-year redemption period in which to pay all delinquent taxes, costs, penalties, and interest legally chargeable against this property; and

WHEREAS, after the period of redemption had expired, Andrew Rasor as the Carson City Treasurer recorded a Tax Deed against this parcel as required by NRS 361.590 on Tuesday, 6/4/24 to begin the process to sell this parcel at a tax deed sale to recover all property taxes, penalties, and other fees owed to Carson City; and

WHEREAS, on Thursday, 11/21/24, the Carson City Board of Supervisors directed Andrew Rasor as Treasurer of Carson City to sell 2597 Kit Sierra Way, Carson City, Nevada/ APN 008-231-03 at public auction for the amount of delinquent property taxes, penalties, and other fees owed to Carson City for this parcel; and

WHEREAS, after providing due legal notice, Andrew Rasor as Carson City Treasurer sold the real property located at 2597 Kit Sierra Way, Carson City, Nevada/ APN 008-231-03 on Wednesday, 4/23/25 at public auction by contracting with Bid4assets (www.bid4assets.com), an online auction company; and

WHEREAS, the Grantee bid the sum of twenty-six thousand one hundred dollars (\$26,100.00) which the Carson City Treasurer's Office accepted as the highest bid and received for 2597 Kit Sierra Way, Carson City, Nevada/ APN 008-231-03; and

WHEREAS, Mr. David Lanza submitted to Andrew Rasor as the Carson City Treasurer (through Bid4assets) payment in the sum of twenty-six thousand one hundred dollars (\$26,100.00) on Thursday, 5/1/25 in accordance with the rules of the auction conducted through Bid4assets; and

OFFICE OF THE TREASURER
Consolidated Municipality of Carson City, Nevada
201 North Carson Street, Suite 5 • Carson City, NV 89701
Office: (775) 887-2092 • Fax: (775) 887-2102
Email: treasurer@carson.org



NOW THEREFORE, in consideration of the payment submitted by Mr. David Lanza as Grantee in the amount of twenty-six thousand one hundred dollars (\$26,100.00) Andrew Rasor as Grantor does hereby release, quitclaim, and convey unto the Grantee and his heirs and assigns forever all of the Grantor's right, title, interest, and estate in and to the real property located at 2597 Kit Sierra Way, Carson City, Nevada/ APN 008-231-03 together with all and singular tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining, described as follows:

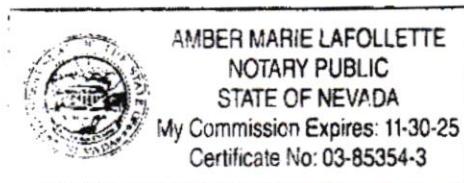
Lot 3, Block E, of Eagle Valley Mobile Home Estates Unit No. 2, according to the map thereof, filed in the office of the Ormsby County Recorder on April 12, 1965, in Book 2 of Maps, Page 254, as File No. 89198.
(Commonly known as 2597 Kit Sierra Wy, Carson City, Nevada.)

Andrew Rasor, Treasurer and Ex-Officio Tax Receiver
Consolidated Municipality of Carson City, Nevada

State of Nevada)
) ss
County of Carson City)

On this 15th day of May 2025, Andrew Rasor, Treasurer and Ex-Officio Tax Receiver of the Consolidated Municipality of Carson City, Nevada, appeared before me, a Notary Public, and proved to me or personally known by me to the person whose name is subscribed to the above-entitled instrument TAX SALE QUITCLAIM DEED, and who further acknowledged to me that he executed the same of his own free will and choice.

In witness of my hand and official seal. Number Month Year
NOTARY PUBLIC



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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 008-231-03
 b)
 c)
 d)

FOR RECORDERS OPTIONAL USE ONLY
 BOOK _____ PAGE _____
 DATE OF RECORDING: _____
 NOTES: _____

2. Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input checked="" type="checkbox"/>	Single Fam. Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg	f) <input type="checkbox"/>	Comm'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other _____		

3. Total Value/Sales Price of Property:

\$ 28780.00

Deed in Lieu of Foreclosure Only (value of property)

(31.90

Transfer Tax Value:

\$75.40

Real Property Transfer Tax Due:

\$ 113.105.80

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section # N/A
 b. Explain Reason for Exemption: bid plus costs

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Andrew Rasor Capacity Grantor Thurs. 5/15/25

Signature DAVID LANZA Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Andrew Rasor, Treasurer
 Address: 201 N.. Carson St., Suite 5
 City: Carson City
 State: Nevada Zip: 89701

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: David Lanza
 Address: 887 Vista Park Drive
 City: Carson City
 State: Nevada Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



STATE OF NEVADA)
) ss
CARSON CITY)

**AFFIDAVIT IN SUPPORT OF
POSTING, PUBLICATION, AND RETURN OF TAX DEED SALE**

I, Andrew Rasor, Carson City Treasurer and Ex-Officio Tax Receiver, do hereby certify in accordance with Nevada Revised Statute (NRS) 361.595(9) that:

1. As the elected Treasurer of Carson City, I am responsible for the sale of delinquent parcels to recover all property taxes, penalties, and other fees owed to Carson City pursuant to the provisions of NRS Chapter 361.
2. On Thursday, 11/21/24, the Carson City Board of Supervisors ordered 15 delinquent properties to be sold per NRS 361.595. (Please see Attachment A.)
3. In compliance with the Order and NRS Chapter 361, the Carson City Treasurer's Office mailed, between Thursday, 12/12/24 and Wednesday, 12/18/24, first class letters via the United States Postal Service (USPS) to the owners of the delinquent properties (as listed in Attachment A) advising them of the approval by the Carson City Board of Supervisors to sell their properties at public tax deed auction. On Tuesday, 1/21/25, the Carson City Treasurer's Office further sent certified letters via the USPS to those legal owners of any properties that still had outstanding amounts owed as of that date regarding the "Notice of Sale" of their property. (Please see Attachment B for a sample letter.)
4. In compliance with the Order of the Board of Supervisors and NRS Chapter 361, the Carson City Treasurer's Office published the "Notice of Sale" of the delinquent properties in the *Nevada Appeal* in accordance with NRS 361.595(3). (Please see Attachments C and D.):
 - Saturday, 3/22/25
 - Saturday, 3/29/25
 - Saturday, 4/5/25
 - Saturday, 4/12/25
 - Saturday, 4/19/25
5. On Wednesday, 4/2/25, in compliance with the Order of the Board of Supervisors and NRS Chapter 361.595, I personally posted the "Notice of Sale" at the following locations. (Please see Attachment E.):
 - Carson City City Hall: 201 N. Carson Street, Carson City, Nevada
 - Carson City Courthouse: 885 E. Musser Street, Carson City, Nevada

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- Carson City Community Center: 851 E. Williams Street, Carson City, Nevada
- APN 004-333-07:400 S. Saliman Road, Carson City, Nevada
- APN 008-231-03:2597 Kit Sierra Way, Carson City, Nevada

6. Prior to 5 p.m. on Friday, 4/18/25, the third business day prior to the scheduled tax deed sale of Wednesday, 4/23/25, the Carson City Treasurer's Office received the full payment of property taxes, penalties, and other fees owed to Carson City for 14 of the 15 parcels listed under item #2/ Attachment A. The only parcel for which the Carson City Treasurer's Office did not receive any payment of delinquent taxes, penalties, and other fees owed to Carson City prior to 5 p.m. on Friday, 4/18/25 was for APN 008-231-03/ 2597 Kit Sierra Way, Carson City, Nevada. As such, the Carson City Treasurer's Office moved forward with the public tax deed auction of APN 008-231-03/ 2597 Kit Sierra Way, Carson City, Nevada as originally ordered by the Carson City Board of Supervisors.

7. Consistent with the Order of the Carson City Board of Supervisors on Thursday, 11/21/24, and NRS Chapter 361, the Carson City Treasurer's Office conducted an online public tax deed auction with Bid4assets (www.bid4assets.com) on Wednesday, 4/23/25 from 8 a.m. to 8 p.m. Pacific Standard Time. The results of this public tax deed auction for APN 008-231-03/ 2597 Kit Sierra Way, Carson City, Nevada were as follows:

- APN 008-231-03/ 2597 Kit Sierra Way, Carson City, Nevada
 - Base Bid: \$13,049.00
 - Disposition/ Winning Bid: Sold for \$26,100.00
 - Successful Bidder: Mr. David Lanza

8. On Thursday, 5/1/25, the Carson City Treasurer's Office received \$26,100 in payment from Bid4assets following the transfer of funds from Mr. Lanza to Bid4assets.

9. The Carson City Treasurer's Office paid the outstanding balance of \$10,852.32 in real property taxes, penalties, and other fees owed by APN 008-231-03/ 2597 Kit Sierra Way to Carson City, and the Carson City Treasurer's Office will further pay the remaining balance owed by APN 008-231-03/ 2597 Kit Sierra Way for unpaid water, sewer, and stormwater fees owed to Carson City. As of Friday, 5/2/25, the unpaid balance in water, sewer, and stormwater fees owed to Carson City is \$2,307.89, and the Carson City Treasurer's Office must wait for Carson City Public Works/ Utility Billing to issue the Final Billing before the Carson City Treasurer's Office can apply the payment for the unpaid water service. However, based on the billing estimates of this property, the CCTO expects the Final Billing will be around \$300, bringing the estimated Final Billing for this parcel to be \$2,607.89.

10. In summary, the estimated distribution from the winning bid of \$26,100 for

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this tax deed sale will go as follows; however it is subject to change based on the Final Billing received from Carson City Public Works/ Utility Billing:

- $\$26,100.00 - \$10,852.32 = \$15,247.68$: payment for outstanding property taxes, penalties, and other fees owed to Carson City.
- $\$15,247.68 - \$2,607.89 = \$12,639.79$: outstanding amounts owed to Carson City for unpaid water, sewer, and storm water drainage fees.
- $\$12,639.79 - \$1,300.00 = \$11,339.79$: CCTO to submit \$1,300 to the Carson City general fund pursuant to NRS 361.610(3).
- \$11,339.79 in remaining excess proceeds.

The CCTO will hold this estimated \$11,339.79 in excess proceeds in trust account 101-239054 for one year from the date of issuance of the Quitclaim Deed for APN 008-231-03/ 2597 Kit Sierra Way pursuant to NRS 361.610(4).

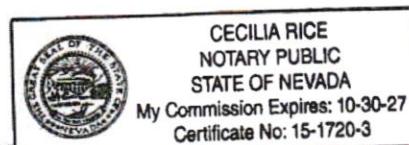
11. The Carson City Treasurer's Office conducted this public tax deed auction in conformance with the Order of the Board of Supervisors dated Thursday, 11/21/24 and NRS Chapter 361.
12. As the Carson City Treasurer conducting the sale, I was not directly or indirectly interested therein in my private or individual right.

I have issued this affidavit to the Clerk of the Carson City Board of Supervisors pursuant to NRS 361.595(9).

Dated Friday, 5/2/25.

Andrew Rasor
Treasurer and Ex-Officio Tax Receiver of
Consolidated Municipality of Carson City, Nevada

State of Nevada)
) ss
County of Carson City)
Signed and affirmed to before me by
Andrew Rasor this 2nd day of May 2025



Notary



ATTACHMENT A: Copy of the "Notice of Order and Order To Sell Real Property" issued by the Carson City Board of Supervisors on Thursday, 11/21/24 to include the list of delinquent properties approved by the Board of Supervisors for public tax deed sale.



NOTICE OF ORDER
AND
ORDER TO SELL REAL PROPERTY

NOTICE IS HEREBY GIVEN that on Thursday, November 21, 2024, the Board of Supervisors of Carson City ORDERED the Carson City Treasurer, Andrew Rasor, to sell the real property shown on the attached "Trustee's Deed and Conveyance of Property Held in Trust by County Treasurer" for all outstanding property taxes, penalties, and any other fees owed to Carson City.

Pursuant to this order, Andrew Rasor, Treasurer for the Consolidated Municipality of Carson City, or his duly appointed Deputy Treasurer, shall conduct said sale by way of public auction on Wednesday, April 23, 2025 commencing at 8:00 a.m. Pacific Standard Time and ending that same day at 8 p.m. Pacific Standard Time. The Treasurer has contracted with Bid4Assets (<https://www.bid4assets.com>), an online auction company that conducts online auctions for government entities, and those individuals wishing to make a bid will need to establish a user account with Bid4Assets and review the terms of conditions and instructions for this website.

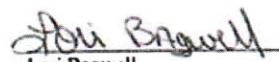
This Notice of Order and Order to Sell Real Property shall be posted on Carson City's website at <https://www.carson.org> and at least three (3) public places in Carson City, Nevada including the Carson City Courthouse and on the property to be sold, not less than 20 days before Wednesday, April 23, 2025 and shall be published at least once a week for four (4) consecutive weeks in the *Nevada Appeal* prior to Wednesday, April 23, 2025.

APPROVED this 21 day of November 2024

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

NAYS: None

ABSENT: None


Lori Bagwell
Mayor

ATTEST:


William Scott Hoen
Clerk Recorder

CONSOLIDATED MUNICIPALITY OF CARSON CITY, NEVADA
201 North Carson Street • Carson City, NV 89701
Office: (775) 887-2100 • Fax: (775) 887-2286
<https://www.carson.org>

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ATTACHMENT A (cont.): Copy of the "Notice of Order and Order To Sell Real Property" issued by the Carson City Board of Supervisors on Thursday, 11/21/24 to include the list of delinquent properties approved by the Board of Supervisors for public tax deed sale.



**CARSON CITY TREASURER'S OFFICE
TRUSTEE'S DEED
AND
CONVEYANCE OF PROPERTY HELD IN TRUST BY COUNTY TREASURER**

Trustee's Deeds (tax deeds) filed on Tuesday, 6/4/2024 with the Carson City Clerk Recorder's Office.
The amounts and information contained in this list are subject to change and are current as of Thursday 11/7/24.

Assessor's Parcel Number (APN)	Property Owner	Property Location (all properties located in Carson City, NV)	Estimated Total Due	Other Fees Owed to Carson City: Water/Code Enforcement	FY 2024-2025 Net Assessed Value	Legal Description
001-194-01	Maffi, Terry Richard Dr & Maffi, Gregory J & Bernard, Jennifer Lynn	800 N Carson Street	\$111,890.53	\$1,294.48 (w) \$3,000.00 (ce)	\$670,662.00	ATTACHMENT A
002-131-04	Webster- Anderson, David Jon & Hall, Eve Linda	114 E Adams Street	\$2,508.07	\$571.12 (w)	\$41,702.00	ATTACHMENT B
002-548-09	Mc Culloch, David R	2074 Beverly Drive	\$5,245.76	\$573.42 (w)	\$74,245.00	ATTACHMENT C
002-594-06	Whiting, Kathleen D	1871 Bobarly Court	\$8,924.64	\$573.55 (w)	\$77,099.00	ATTACHMENT D
004-311-17	Sanchez, Jose A Gill	401 Allouette Way #08	\$7,167.56	\$634.29 (w)	\$44,028.00	ATTACHMENT E
004-333-07	Barry, Michael C	400 S Saliman Road #107	\$1,290.43	No other fees owed	\$29,095.00	ATTACHMENT F
007-445-21	Glenn Laursen 2006 Fam Trust & Laursen, Glenn Trustee	1631 Evergreen Drive	\$28,177.30	\$1,166.08 (w)	\$176,632.00	ATTACHMENT G
008-184-17	Nelson, Amber & Nelson, Mazzarick	2921 Concord Drive	\$2,041.39	\$529.56 (w)	\$24,486.00	ATTACHMENT H
008-221-01	Casillas, Sonia	2540 Bel Aire Way	\$6,150.56	\$310.22 (w)	\$62,016.00	ATTACHMENT I
008-231-03	Norris, William E	2597 Kit Sierra Way	\$8,933.12	\$1,012.59 (w)	\$32,628.00	ATTACHMENT J
008-261-01	Sperry, Ruben & Sperry, Donald	3439 Sherman Lane	\$5,264.48	\$649.70 (w)	\$24,660.00	ATTACHMENT K
008-632-20	Richey, Elmer G	3050 Melante Lane	\$3,446.60	\$996.85 (w)	\$29,701.00	ATTACHMENT L

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ATTACHMENT A (cont.): Copy of the "Notice of Order and Order To Sell Real Property" issued by the Carson City Board of Supervisors on Thursday, 11/21/24 to include the list of delinquent properties approved by the Board of Supervisors for public tax deed sale.



Assessor's Parcel Number (APN)	Property Owner	Property Location (all properties located in Carson City, NV)	Estimated Total Due	Other Fees Owed to Carson City: Water/Code Enforcement	FY 2024-2025 Net Assessed Value	Legal Description
008-795-28	Tanner, Victoria L Trustee & Tanner 1995 Exemption Trust	4180 Sherman Lane	\$6,858.37	No other fees owed.	\$87,489.00	ATTACHMENT M
008-795-29	Tanner, Victoria L Trustee & Tanner 1995 Exemption Trust	4204 Sherman Lane	\$8,310.86	No other fees owed.	\$86,975.00	ATTACHMENT N
009-657-30	Kindred, Robin	1148 Denise Circle	\$6,286.43	\$599.82 (w)	\$45,059.00	ATTACHMENT O
		TOTAL AMOUNTS	\$212,496.10	\$11,911.68	\$1,506,477.00	

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ATTACHMENT B: copy of sample letter sent by USPS certified mail to Mr. William Norris, the registered property owner of APN 008-231-03/ 2597 Kit Sierra Way, Carson City, Nevada.



**FINAL NOTICE OF PROPERTY TAX DELINQUENCY
AND INTENT TO SELL PROPERTY
PLEASE READ CAREFULLY**

January 21, 2025

Certified Letter: 7020 0090 0001 1191 2915

Norris, William
2597 Kit Sierra Way
Carson City, NV 89701

APN: 008-231-03
Property Owner: Norris, William E
Property Location: 2597 Kit Sierra Way

Tax delinquencies and subsequent unpaid penalties and interest charges have caused the Carson City Treasurer to file a deed on the parcel listed above pursuant to Nevada Revised Statute (NRS) 361.590. You are receiving this final notice to inform you that if you do not pay these outstanding tax obligations, the Carson City Treasurer's Office must recover any unpaid taxes and penalties owed on your property in one of the following two ways:

- Sale of your property at an online public auction on Wednesday, April 23, 2025 pursuant to NRS 361.595
- Transfer of your property to any local government for public purpose as provided under NRS 361.603

If the Consolidated Municipality of Carson City transfers your property to any local government for public purposes as provided under NRS 361.603 and does not sell your property at a public auction, you will have **NO RIGHT TO REDEEM** the property after 90 calendar days from the date of this notice, and the Consolidated Municipality of Carson City will transfer your property as provided under Nevada law. Upon receipt of this notice, it is your responsibility to contact the Carson City Treasurer to find out if your property is being considered for transfer.

If the Consolidated Municipality of Carson City does not transfer your property as provided under NRS 361.603, and you want to keep your title to or interest in the property and avoid the property going to sale at public auction, you **MUST PAY** all delinquent taxes, penalties, interest, and any applicable administrative costs. You must make payment in full to the Carson City Treasurer and must be received in this office no later than 5:00 P.M. on Friday, April 18, 2025. You must make payment in the form of cash or a cashier's check, or you can make the payment with an electronic check or credit card online at <https://carsoncitynv.devnetwedge.com/>. Please note that the credit card vendor will charge an additional fee of 2.45% if you pay with a credit or debit card, and the Carson City Treasurer's Office does not receive any portion of or apply this credit card fee to any delinquent taxes owed towards your property. Prior to making any payment, please contact the Carson City Treasurer's Office for the exact amount required to pay the total delinquent tax bill in full.

Whether you are the owner, beneficiary under a deed of trust, or a lien holder, you will lose **all** of your rights, title, and interest in the property if you do not pay the delinquent amount by 5 p.m. on Friday, April 18, 2025. If you have filed for bankruptcy and are currently in bankruptcy proceedings, please send evidence of this to the Carson City Treasurer as soon as possible to stop any further action on this property. Please note that all post-bankruptcy petition taxes must be kept current according to the bankruptcy laws, and failing to do so could force the conversion of your bankruptcy to Chapter 7 status.

Respectfully,

Andrew Rasor, Treasurer and Ex-Officio Tax Receiver
Consolidated Municipality of Carson City, Nevada

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ATTACHMENT C: copy of the "Proof and Statement of Publication" provided by Ms. Jodi Lynn Dark that attests to the publication of the "Notice of Sale" by the *Nevada Appeal* for the tax deed sale referenced in this affidavit.

NEVADA APPEAL

PO Box 648, Carson City, NV 89702
1071 S Carson St, Carson City, NV 89701
(775) 881-1201 FAX: (775) 887-2408

Proof and Statement of Publication
AD #: 51181

Customer Account #: 2047

Legal Account
CARSON CITY TREASURER

201 N CARSON ST. STE: 5
CARSON CITY, NV 89701

Jodi Lynn Dark says:
That she is a legal clerk of the
Nevada Appeal a newspaper published
Wednesday and Saturday
at Carson City, in the State of Nevada.

Copy Line
3/22, 29, 4/5, 12, 19 NAP Notice of Sale

PO #:

AD #: 51181

of which a copy is hereto attached, was published
in said newspaper for the full required period of 5
time(s) commencing on 3/22/2025
and ending on, 4/19/2025
all days inclusive.

Signed:

Jodi Lynn Dark

Statement:

Date	Amount	Balance
4/21/25	3,103.45	

OFFICE OF THE TREASURER
Consolidated Municipality of Carson City, Nevada
201 North Carson Street, Suite 5 • Carson City, NV 89701
Office: (775) 887-2092 • Fax: (775) 887-2102
Email: treasurer@carson.org



ATTACHMENT D: copy of the "Notice of Sale of Property" as first appeared on Saturday, 3/22/25 in the Legals section of the *Nevada Appeal*.

legals-carson city	legals-carson city	legals-carson city
NOTICE OF SALE OF PROPERTY HELD IN TRUST BY THE CARSON CITY TREASURER		
<p>NOTICE IS HEREBY GIVEN, that pursuant to an order of the Carson City Board of Supervisors made on Thursday, November 21, 2024, the undersigned Treasurer of Carson City, Nevada, will sell at public auction to the highest bidder, for cash, legal money of the United States of America, on Wednesday, April 23, 2025, from 8 a.m. Pacific Standard Time until 8 p.m. Pacific Standard Time. This tax deed sale will take place online, and the Carson City Treasurer's Office has contracted with Bid4Assets (www.Bid4Assets.com), an online auction company.</p> <p>In accordance with the provisions of NRS 361.595, all the right, title, and interest of Carson City, Nevada in and to all that certain lot, piece or parcel of land lying and being in Carson City, State of Nevada, and particularly described as follows, to wit:</p> <p>PARCEL - 004-333-07: Parcel No. 1, Unit 107, of Carson Park, a Condominium Subdivision, according to the map thereof, filed in the office of the County Recorder of Carson City, Nevada, on May 9, 1979, as File No. 87810. Together with the following appurtenant easements: The exclusive right to use the Balcony or Patio shown on said Condominium Plan adjacent to the aforementioned unit. Parcel No. 2: An undivided 1/16th interest in the common area as said common area is shown on the map of said condominium project. Parcel No. 3: An appurtenant easement for the exclusive right to use for vehicle parking purposes the parking Space 107D and 107C, as shown on Exhibit "B" of the Condominium Declaration of Carson Park, a Condominium Subdivision, recorded July 16, 1979, as File No. 89376, Carson City, Official Records. (Commonly known as 400 S Saffron Rd #107, Carson City, Nevada.) ESTIMATED BASE BID: \$2,803.31</p> <p>PARCEL - 008-231-03: Lot 3, Block E, of Eagle Valley Mobile Home Estates Unit No. 2, according to the map thereof, filed in the office of the County Recorder of Carson City, Nevada, on April 12, 1965, in Book 2 of Maps, Page 254, as File No. 69198. (Commonly known as 2597 Kit Sierra Wy, Carson City, Nevada.) ESTIMATED BASE BID: \$10,812.53</p> <p>PARCEL - 009-657-30: Lot 169 in Block F, as shown on the map of Country Club Estates, a Mobile Home Subdivision, recorded May 7, 1985, in Book 4 of Maps, Page 1126, Official Records of Carson City, Nevada, as Document No. 34063. (Commonly known as 1148 Denise Cr, Carson City, Nevada.) ESTIMATED BASE BID: \$5,067.04</p> <p>All bidders and prospective purchasers have the burden and responsibility to understand and accept the responsibilities, financial requirements and obligations, and process involved with this online tax sale. All bidders and prospective purchasers further have the burden and responsibility to research and examine any parcel for which the bidder wishes to bid prior to the auction and before submitting a bid. Neither the Carson City Treasurer's Office nor any entity of the Consolidated Municipality of Carson City make any representations or claims as to the fitness for purpose, conditions, covenants, or restrictions of any parcel scheduled for this tax sale. The sole interest of the Carson City Treasurer's Office is to recover any taxes, penalties, or fees amount owed toward any parcel to the Consolidated Municipality of Carson City. No bid less than the amount of delinquent taxes, delinquent assessments, interest, penalties, and costs will be accepted. Carson City does not offer any type of financing for the sale of any parcel. All sales are final. Buyer is responsible for the real property transfer fees and recording fees.</p> <p>All sales will be made subject to existing right of way and easements of Carson City, Nevada and the State of Nevada.</p> <p>THE CARSON CITY TREASURER'S OFFICE RECOMMENDS THAT ALL PROSPECTIVE BUYERS OBTAIN A TITLE SEARCH ON THE PROPERTY OR PROPERTIES FOR WHICH THEY ARE INTERESTED AS THE CONSOLIDATED MUNICIPALITY OF CARSON CITY DOES NOT GUARANTEE TITLE.</p> <p>Further information concerning the sale may be obtained from the Carson City Treasurer's Office at 775-887-2092 or on our website www.carson.org/treasurer or www.bid4assets.com by consulting the records of the Carson City Assessor's Office and the Carson City Clerk-Recorder's Office. The Carson City Treasurer's Office reserves the right to withdraw from the sale any parcel for any legally valid reason. Please check our website for updates regarding the above-listed properties.</p> <p>Dated at Carson City, Nevada March 19, 2025</p> <p>Andrew Raser Treasurer and Ex-Officio Tax Receiver Consolidated Municipality of Carson City, Nevada</p> <p>Pub Date: March 22, 23, April 5, 12, & 19, 2025 Ad # 51181</p>		

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ATTACHMENT E: (page 1 of 2) copy of the "Notice of Sale" as physically posted in three public locations as (as described below) and also at 2597 Kit Sierra Way, Carson City, Nevada and 400 S. Saliman Road, #107, Carson City, Nevada prior to the full payment of property taxes and other fees submitted for 400 S. Saliman, #107 on Thursday, 4/3/25.



NOTICE OF SALE OF PROPERTY HELD IN TRUST BY THE CARSON CITY TREASURER

NOTICE IS HEREBY GIVEN, that pursuant to an order of the Carson City Board of Supervisors made on Thursday, November 21, 2024, the undersigned Treasurer of Carson City, Nevada, will sell at public auction to the highest bidder, for cash, legal money of the United States of America, on Wednesday, April 23, 2025, from 8 a.m. Pacific Standard Time until 8 p.m. Pacific Standard Time. This tax deed sale will take place online, and the Carson City Treasurer's Office has contracted with Bid4assets (www.bid4assets.com), an online auction company.

In accordance with the provisions of NRS 361.595, all the right, title, and interest of Carson City, Nevada in and to all that certain lot, piece or parcel of land lying and being in Carson City, State of Nevada, and particularly described as follows to wit:

PARCEL: 004-333-07: Parcel No. 1, Unit 107, of Carson Park, a Condominium Subdivision, according to the map thereof, filed in the office of the County Recorder of Carson City, Nevada, on May 9, 1979, as File No. 87810. Together with the following appurtenant easements: The exclusive right to use the Balcony or Patio shown on said Condominium Plan adjacent to the aforementioned unit. **Parcel No. 2:** An undivided 1/156th interest in the common area as said common area is shown on the map of said condominium project. **Parcel No. 3:** An appurtenant easement for the exclusive right to use for vehicle parking purposes the parking Space 1070 and 107C, as shown on Exhibit "B" of the Condominium Declaration of Carson Park, a Condominium Subdivision, recorded July 16, 1979, as File No. 89376, Carson City, Official Records. (Commonly known as 400 S Saliman Rd #107, Carson City, Nevada.)

ESTIMATED BASE BID: \$1,128.72

PARCEL: 008-231-03: Lot 3, Block E, of Eagle Valley Mobile Home Estates Unit No. 2, according to the map thereof, filed in the office of the County Recorder of Carson City, Nevada, on April 12, 1965, in Book 2 of Maps, Page 254, as File No. 89198. (Commonly known as 2597 Kit Sierra Wy, Carson City, Nevada.)

ESTIMATED BASE BID: \$12,649.14

All bidders and prospective purchasers have the burden and responsibility to understand and accept the responsibilities, financial requirements and obligations, and process involved with this online tax sale. All bidders and prospective purchasers further have the burden and responsibility to research and examine any parcel for which the bidder wishes to bid prior to the auction and before submitting a bid. Neither the Carson City Treasurer's Office nor any entity of the Consolidated Municipality of Carson City make any representations or claims as to the fitness for purpose, conditions, covenants, or restrictions of any parcel scheduled for this tax sale. The sole interest of the Carson City Treasurer's Office is to recover any taxes, penalties, or fees amount owed toward any parcel to the Consolidated Municipality of Carson City. No bid less than the amount of delinquent taxes, delinquent assessments, interest, penalties, and costs will be accepted. Carson City does not offer any type of financing for the sale of any parcel. All sales are final. Buyer is responsible for the real property transfer fees and recording fees.

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ATTACHMENT E (cont.): (page 2 of 2) copy of the "Notice of Sale" as physically posted in three public locations as (as described below) and also at 2597 Kit Sierra Way, Carson City, Nevada and 400 S. Saliman Road, #107, Carson City, Nevada prior to the full payment of property taxes and other fees submitted for 400 S. Saliman, #107 on Thursday, 4/3/25.



All sales will be made subject to existing right of way and easements of Carson City, Nevada and the State of Nevada.

THE CARSON CITY TREASURER'S OFFICE RECOMMENDS THAT ALL PROSPECTIVE BUYERS OBTAIN A TITLE SEARCH ON THE PROPERTY OR PROPERTIES FOR WHICH THEY ARE INTERESTED AS THE CONSOLIDATED MUNICIPALITY OF CARSON CITY DOES NOT GUARANTEE TITLE.

Further information concerning the sale may be obtained from the Carson City Treasurer's Office at 775-887-2092 or on our website www.carson.org/treasurer or www.bids4assets.com by consulting the records of the Carson City Assessor's Office and the Carson City Clerk-Recorder's Office. The Carson City Treasurer's Office reserves the right to withdraw from the sale any parcel for any legally valid reason. Please check our website for updates regarding the above-listed properties.

Dated Wednesday, March 19, 2025

Andrew Rasor
Treasurer and Ex-Officio Tax Receiver
Consolidated Municipality of Carson City, Nevada

Published in the *Nevada Appeal* on March 22, 29, April 5, 12, and 19

Posted at the following physical locations pursuant to NRS 361.595 on Wednesday, 4/2/25:

1. Carson City City Hall: 201 N. Carson Street, Carson City, Nevada 89701
2. Carson City Courthouse: 885 E. Musser Street, Carson City, Nevada 89701
3. Carson City Community Center: 851 E. Williams Street, Carson City, Nevada 89701
4. APN 004-333-07: 400 S. Saliman Road, Carson City, Nevada 89701
5. APN 008-231-03: 2597 Kit Sierra Way, Carson City, Nevada 89701

Posted online at the following website addresses:

1. Carson.org (official Carson City website): <https://www.carson.org/government/departments-g-z/treasurer/tax-sale/-fsiteid-1#!/>
2. Bid4assets (designated auction site for this tax deed sale) <https://www.bid4assets.com/storefront/CarsonCityApr25>

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STAFF REPORT

Report To:	Board of Supervisors	Meeting Date:	November 21, 2024
Staff Contact:	Andrew Rasor, Carson City Treasurer		
Agenda Title:	<p>For Possible Action: Discussion and possible action regarding whether 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 following properties listed by Assessor Parcel Number ("APN"): 001-194-01 (800 N. Carson Street); 002-131-04 (114 E. Adams Street); 002-548-09 (2074 Beverly Drive); 002-594-06 (1871 Bobarly Court); 004-311-17 (401 Allouette Way, #08); 004-333-07 (400 S. Saliman Road, #107); 007-445-21 (1631 Evergreen Drive); 008-184-17 (2921 Concord Drive); 008-221-01 (2540 Bel Aire Way); 008-231-03 (2597 Kit Sierra Way); 008-261-01 (3439 Sherman Lane); 008-632-20 (3050 Melanie Lane); 008-795-28 (4180 Sherman Lane); 008-795-29 (4204 Sherman Lane); and 009-657-30 (1148 Denise Circle). (Andrew Rasor, arasor@carson.org)</p>		

Staff Summary: Nevada Revised Statutes ("NRS") 361.595(2) provides that if a "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 amount not less than the amount of the taxes, costs, penalties and interest legally chargeable against the property as stated in the order."

Agenda Action: Formal Action / Motion **Time Requested:** 10 Minutes

Proposed Motion

I move to direct the Carson City Treasurer to sell each property, as described, in accordance with NRS 361.595.

Board's Strategic Goal

Efficient Government

Previous Action

N/A

Background/Issues & Analysis

The Board last approved a tax deed sale on November 16, 2023 for five properties identified as being delinquent for the required payment of taxes and approved this tax deed sale to take place on Wednesday, April 24, 2024. While this tax deed sale was scheduled to take place, the Carson City Treasurer's Office received the full amount of real property taxes owed for all five parcels, and as such, the Treasurer's Office canceled the tax deed sale originally scheduled to take place on Wednesday,

French comments

April 24, 2024.

Taxes have been delinquent on each of the properties included on the list of properties submitted as supporting material for this agenda item. Pursuant to NRS 361.570, the owners of those properties had a two-year redemption period in which to pay all delinquent taxes, costs, penalties and interest legally chargeable against the property. The period of redemption has expired, and the Carson City Treasurer recorded a deed on the properties as required by NRS 361.590 on Tuesday, June 4, 2024. The taxes on the 15 properties listed with this agenda item remain delinquent, and the combined total for all 15 properties that is currently due is \$212,496.10. In addition, a combined amount of \$11,911.68 in other fees for water service and Code Enforcement liens are also due. While this required step towards a tax sale is now being taken, some of these properties may be protected from sale under U.S. Bankruptcy laws.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 361.595

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: Various citywide property tax collecting funds.

Is it currently budgeted? No

Explanation of Fiscal Impact: Collection of delinquent taxes in the amount of \$212,496.10 and the collection of \$11,911.68 of other fees for water service and Code Enforcement liens owed to Carson City.

Alternatives

Delay or do not approve the tax sale and/or provide alternative direction.

Attachment(s):

CCTO- trustee deeds filed 6.4.24 for tax sale with property descriptions 11.21.24 BOS.pdf

BOS- notice of order and order to sell property Thurs., 11.21.24.pdf

Motion: APPROVED

1) Henton
2) Gomi

Aye/Nay

5/0
—

Willie Scott Klem
(Vote Recorded By)