

**NOTICE OF
ASSESSED VALUATION**
**THIS IS NOT A TAX BILL – IT IS A NOTICE OF
VALUE ONLY**

TRENT A THOLEN
DOUGLAS CO ASSESSOR
PO BOX 218
MINDEN, NV 89423
(775) 782-9830

PRE-SORTED
FIRST CLASS
US POSTAGE PAID
MINDEN, NV
PERMIT # 24

DISTRICT	APPRAISAL YEAR	MAILING DATE
510.0	2020	7/01/21
<u>THIS FISCAL YEAR</u>		<u>NEXT FISCAL YEAR</u>
2020-21		2021-22
<u>ASSESSED VALUES</u>		<u>ASSESSED VALUES</u>
<u>LAND</u>		<u>LAND</u>
110,250		110,250
<u>STRUCTURES, ETC</u>		<u>STRUCTURES, ETC</u>
545,193		547,470
<u>PERSONAL PROPERTY</u>		<u>PERSONAL PROPERTY</u>
<u>EXEMPTIONS</u>		<u>EXEMPTIONS</u>
655,443-		657,720-
<u>ASSESSED TOTAL</u>		<u>ASSESSED TOTAL</u>
0		0
<u>TAXABLE TOTAL</u>		<u>TAXABLE TOTAL</u>
0		0
<u>VALUE EXCLUDED FROM PARTIAL ABATEMENT</u>		<u>VALUE EXCLUDED FROM PARTIAL ABATEMENT</u>

PARCEL NUMBER: 1320-29-410-009

PROPERTY LOCATION:
1616 EIGHTH ST

Abatement Status: OTHER

SEE OTHER SIDE FOR ADDITIONAL INFORMATION.

YOUR PROPERTY TAX BILL IS CAPPED, NOT YOUR ASSESSED VALUE
Assessment Roll is available per NRS 361.300

DOUGLAS COUNTY
C/O CLERK-TREASURER
PO BOX 218
MINDEN, NV 89423

INFORMATION CONCERNING YOUR NOTICE OF ASSESSED VALUATION

If your address is incorrect or you no longer own this property, please notify this office.

PLEASE NOTE: YOUR "TAX BILL", NOT YOUR ASSESSED VALUE, IS CAPPED.

The amount of your tax bill will depend on the rate determined by the County Commissioners, the School Districts, or Towns, and approved by the Nevada Tax Commission. NRS 361.4723 provides a partial abatement of taxes by applying a 3% cap on the tax bill of the owner's primary residence or qualified rental dwelling. A cap of no more than 8% is applied to residences that are not owner occupied, land, commercial buildings, business personal property, aircraft, etc. New construction or property that has a change of actual or authorized use will not qualify for an abatement for the first year, but will receive the appropriate cap the following year. The percentage of the abatement/cap is determined by the Assessor's Office/Tax Receiver and applied to your tax bill by the Tax Receiver to determine your final tax bill.

Please note this is not a tax bill, this is a notice of assessed valuation

Your total taxable value on the front of this card is the full cash value of the land and the current replacement cost of buildings, structures, etc. less statutory depreciation. Your total taxable value is then multiplied by 35% to establish your assessed value per NRS 361.225. Your assessed value may change from the previous year for the following reasons:

- The previous improvement value may have been multiplied by a factor supplied by the State Department of Taxation or your improvements have been recalculated to current cost of replacement, less depreciation, due to reappraisal.
- Your land was revalued.
- New or additional construction during recent years, and removal of developer's discounts.
- A combination of the above.

Personal property listed on the front of this card includes such things as manufactured homes, aircraft, agricultural and business equipment.

Value excluded from partial abatement - This figure is a result of uncapped land and/or uncapped improvements added to your assessment as a result of any improvement to or change in the actual or authorized use of the property. The amount shown in this column, does not qualify for the abatement the first year, but will receive the appropriate cap the following year. Please contact your Tax Receiver/Assessor's office for an estimated tax amount.

What if I disagree with the taxable value? - If you disagree with the taxable value and/or feel that the taxable value is greater than the "market value" of your property, please call or come to the Assessor's Office and discuss your concerns with an appraiser. If, after discussing the matter with the Assessor's staff, and a difference of opinion still exist, you may appeal your assessment to the County Board of Equalization. The deadline to appeal your assessment is **January 15**, unless it falls on a holiday or weekend, then it would be the next business day.

This board meets during January and February each year.

Nevada legislature provides for property tax exemptions to assist individuals meeting certain requirements. Some of these include veterans, disabled veterans, surviving spouses, and blind persons. For more information on these programs, or on your notice of assessed valuation, please contact the Assessor's Office or visit our website.