

LOCAL GOVERNMENT
FISCAL NOTE

AGENCY'S ESTIMATES

Date Prepared: April 9, 2023

Agency Submitting: Carson City

| Items of Revenue or Expense, or Both | Fiscal Year 2022-23 | Fiscal Year 2023-24 | Fiscal Year 2024-25 | Effect on Future Biennia |
|--------------------------------------|---------------------|---------------------|---------------------|--------------------------|
| Personnel (Expense) | | \$175,000 | \$175,000 | \$350,000 |
| System (Expense) | | \$150,000 | | |
| Total | 0 | \$325,000 | \$175,000 | \$350,000 |

Explanation

(Use Additional Sheets of Attachments, if required)

We are unable to determine the increase in property taxes and the effect on the taxpayer, due to the loss of depreciation as this will adjust as properties are sold, Carson City had 1,146 sales in Fiscal Year 2022. The removal of the abatement/cap would be a significant impact on increased property taxes, as currently Carson City has almost \$12 million dollars in abated property taxes on the books. We would not be able to recapture, but charging the full amount without the cap would significantly increase property taxes. We would need to increase staff hiring possibly two more appraisers as we anticipate a lot of questions, and revamping of the entire system. The city would also need significant programing changes to accommodate the many changes to the costing and tax calculation. I have included an attachment with samples of 9 property taxes from 2023, which shows a list of properties and what the impact would be on their property taxes.

Name Sheri Russell-Benabou

Title Chief Financial officer

| APN | 22/23 Assessed | 22/23 Tax Bill | New Assess | New Tax | Net Tax Increase | % Increase |
|------------|----------------|----------------|------------|----------|------------------|-------------|
| 004-042-18 | \$ 36,818 | \$ 940.88 | \$ 73,774 | \$ 2,634 | \$ 1,693 | 180% |
| 004-311-74 | \$ 30,426 | \$ 812.28 | \$ 63,144 | \$ 2,254 | \$ 1,442 | 178% |
| 008-211-12 | \$ 39,950 | \$ 889.71 | \$ 89,453 | \$ 3,193 | \$ 2,303.75 | 259% |
| 008-831-12 | \$ 41,875 | \$ 942.61 | \$ 77,735 | \$ 2,775 | \$ 1,832.53 | 194% |
| 010-562-11 | \$ 101,319 | \$ 3,032.58 | \$ 155,386 | \$ 5,547 | \$ 2,514.69 | 83% |
| 010-734-06 | \$ 126,931 | \$ 4,649.39 | \$ 147,615 | \$ 5,270 | \$ 620.48 | 13% |
| 001-111-22 | \$ 57,008 | \$ 1,257.51 | \$ 121,018 | \$ 4,320 | \$ 3,063 | 244% |
| 009-341-14 | \$ 78,570 | \$ 1,546.22 | \$ 142,353 | \$ 5,082 | \$ 3,536 | 229% |
| 009-653-01 | \$ 29,453 | \$ 685.13 | \$ 38,685 | \$ 1,381 | \$ 696 | 102% |
| AVG | | | | | | 165% |