



# It Pays To Know

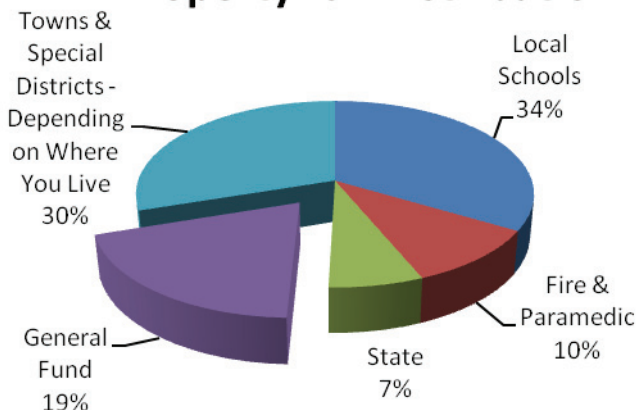
<http://cltr.co.douglas.nv.us>

2009-2010

## Where Do Your Property Taxes Go?

Paying property taxes is not a favorite activity. It can, however, be a little easier if you know what you get for your hard earned dollars. Property Tax dollars are distributed to a wide range of services throughout Douglas County and the State of Nevada. The chart below shows the major recipients. Douglas County's General Fund share is 19%.

### Property Tax Distribution



### Property Taxes are Combined with Other Taxes and Fees to Fund General County Services

Taxes and Fees collected to fund most Douglas County services are deposited into a General Fund and used to pay for operating expenses. Property tax dollars make up 33% of the General Fund's revenue. The remaining 67% of income ranges from federal taxes and state consolidated taxes (which includes sales tax), to county licenses, permits, gaming fees, franchise fees, utility taxes and court fines.

## What Services does the General Fund Provide?

The owner of a home in Douglas County paying \$1,500 a year in property taxes pays approximately \$20 a month to the county's General Fund. That \$20 covers a homeowners share of one month's worth of services such as:

**Law Enforcement and Judicial.** 66% of the General Fund's dollars support services of the Sheriff's Department, District Attorney, District Court, Public Defender, Justice Court, Court Clerk, Juvenile Probation and Detention, Alternative Sentencing, Child Support and Constable.

**General Government.** 24% of the General Fund's dollars go to services provided by County Commissioners, County Manager, Comptroller, Assessor, GIS, Recorder, County Clerk, Treasurer, Elections, Facilities, Tahoe DMV, Communications, Information Systems, Purchasing, Human Resources, Animal Control and Record's Management.

**Community Development.** 10% of the General Fund's dollars go to Building, Planning, Engineering and Public Works. Services include everything from construction permits to comprehensive community master plans.

### Drop Box Reminder:

Ted Thran, Clerk-Treasurer, stands by the drop box that is available for County & **DMV** payments at 1616 8<sup>th</sup> Street on the west side of the building. Tahoe's drop box is at 175 Highway 50.



## How is my Property Assessed?

### What is the role of the Assessor's Office?

The Assessor's Office discovers all taxable property and determines its taxable value for tax purposes in accordance with Nevada Law. Per NRS 361.227, the total taxable value must not exceed a property's most probable sale price in a competitive market. NRS 361.225 requires that the assessed value be 35% of the taxable value calculated in accordance with NRS 361.227. We encourage you to visit the Assessor's website at <http://assessor.co.douglas.nv.us> to compare sales and review your property data. Additional assessment and tax role information is also available at:

<http://assessor.co.douglas.nv.us/2009douglastaxlist2.pdf>

### How is the value of my property determined?

Land value is based on the market value of similar vacant land sales as well as other market information that would indicate a land valuation. The value of the buildings and other items added to the property is based on the replacement cost new less 1-1/2% depreciation per each year of age up to 50 years. Personal property values are based on acquisition cost less depreciation dependent on the life of the asset.

### GLOSSARY

**AD VALOREM** - "According to value" when referring to property taxes.

**AGRICULTURAL PROPERTY** - Land devoted for at least three (3) consecutive years immediately preceding the assessment date to agricultural use on which \$5,000 gross income has been produced in an agricultural pursuit.

**APPRAISAL** - The valuation of property.

**ASSESSED VALUE** - Thirty-five (35) percent of the total appraised value (taxable value) of the property.

**ASSESSMENT ROLL** - There are two rolls, the secured roll and the unsecured roll.

**ASSESSOR** - The Douglas County official responsible for the valuation and assessment of property.

**SECURED ROLL** - The listing of real property values prepared annually by the Assessor. The payment of the tax is secured by a lien against the real property.

**TREASURER** - The Douglas County official responsible for billing and collecting real property taxes.

**UNSECURED ROLL** - Personal property values not secured by the ownership of real property.

## Tax Exemptions:

The State of Nevada offers tax exemptions to eligible surviving spouses, veterans, disabled veterans, and blind individuals. An application to use an exemption on secured (real) property must be made to the Assessor's Office on or before June 15 for the following fiscal tax year.

## How are my Property Taxes Calculated?

To compute the property taxes for a particular parcel of property, the assessed valuation is multiplied by your county area's local tax rate as shown in the following example.

Taxable Value x 35% = Assessed Value x Tax Rate =  
Property Taxes Before Exemptions and Abatement

**NOTE:** Effective starting with FY 2005-2006, the total property tax due must not exceed the total property tax billed the previous year by more than 3% for an owner-occupied single family residence or certain residential rental property, and must not exceed 8% for all other real property. If the property tax due exceeds the applicable cap, it will be adjusted by the County Treasurer before property tax bills are sent to the taxpayers.

### REAL PROPERTY EXAMPLE

Taxable Value	\$ 100,000
	x 35%
Assessed Value	35,000
County Tax Rate x	<u>\$ .0325</u> 1
Property Tax Amount	\$1,137.50 2

### NOTES:

1. Assumes \$3.250 per \$100.00 of assessed valuation (Use the actual rate levied for your area.)
2. At this point, the current year's tax bill amount is compared to the previous year's tax bill, and the appropriate tax cap amount is applied.

## Why Property Values Change?

Assessed value can change because of a zoning or boundary change, new construction, changes in use such as residential to retail, or any combination of these factors. Reappraisal of property is done annually in Douglas County. Additional inspections occur when parcels or improvements are either added or changed.

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<http://ctr.co.douglas.nv.us/ems.cfm>



## Why didn't my Property Taxes go down?

Each year property taxes are calculated based on the assessed value times the tax rate *less exemptions and abatement*. The abatement amount results from tax law changes in 2005 that capped the amount of increase on residential to 3% per year; and 8% for non-residential. The illustration below is for an owner occupied home. In this example, when each year's tax bill is greater than 3% over the previous year's tax bill, the property tax bill is 'capped' or lowered so it does not exceed 3%. The Base Assessed Value beginning with 2005-06 was \$150,000 and taxes were \$1,706.

Taxable Value			
2006-07	2007-08	2008-09	2009-10
\$200,000	\$250,000	\$350,000	\$250,000
Assessed Value (35% of taxable value)			
\$70,000	\$87,500	\$122,500	\$87,500
What Taxes would be Without a Cap			
\$2,275	\$2,844	\$3,981	\$2,844
Taxes Billed with the 3% cap applied			
\$1,757	\$1,810	\$1,864	\$1,920

In the example above, between 2008-09 and 2009-10 the value of the home went down by \$100,000 but the tax due under the 3% cap still went up by 3%. The actual tax due on the property in 2009-10 was \$2,844 but because of the 3% cap, it was lowered to \$1,920. This same rule applies to non-residential property and residential rental property (rents charged over HUD approved rents) under the 8% cap.

## When Are My Taxes Due?

The 2009-10 Real Property Tax due dates are as follows:

- **Installment #1: August 17, 2009**
- **Installment #2: October 5, 2009**
- **Installment #3: January 4, 2010**
- **Installment #4: March 1, 2010**



### Changes in Paying Your Property Taxes Online by Credit Card or e-Check

The Treasurer's Office believes it is important to offer the convenience of paying property taxes online. In order to control costs and to insure compliance with new Federal Regulations, the Treasurer's office will be using a new third party processor. Either a credit card convenience fee of 2.35% of the payment amount **OR** a flat Visa debit card fee of \$3.95 is charged for this service, which is retained by the provider, Govolution.



To pay by credit card, taxpayers will be prompted for the following information:

- Parcel ownership information (You will be prompted to search by name or property address through the property tax database).
- The payment amount.
- Credit card number (Visa, American Express, Discover, and MasterCard are accepted).
- Fee and payment confirmation.



e-Check transactions will be charged a flat fee of \$1.50.

To pay by e-Check, taxpayers will be prompted for the following information:

- Parcel ownership information (You will be prompted to search by name or property address through the property tax database.)
- The payment amount.
- Your bank's ABA routing number.
- Your checking account number.
- Fee and payment confirmation.
- There is a \$25 administrative charge for e-Check payments dishonored by your financial institution.

# We Are Open 24 Hours a Day, 7 Days a Week

## Why Is Online Access So Valuable?

The Clerk-Treasurer's office is committed to providing you the most accurate, efficient and helpful service possible. That's why our Website is available 365 days a year. Being able to find the information you are looking for from the comfort of your home or office saves time, money and energy.

By logging on to <http://cltr.co.douglas.nv.us> you will find a wealth of information at your fingertips. With the click of a mouse, you have instant access to the services shown in the shaded area below. There are also links to other County departments, State offices and Federal agencies.

You can also use our comment box or your regular email to send confidential questions, comments and concerns directly to our office.

## How Can We Serve You Better?

When you have questions, please take a moment to visit our Website. We upload information on a nightly basis and we are continually updating pages to ensure you are accessing the most current information possible.

If you need to visit our office in person, we are open for business from 9:00 a.m. to 5:00 p.m., except for weekends and holidays, at the following locations:

County Treasurer's office at 1616 8<sup>th</sup> Street, (2<sup>nd</sup> floor) Minden, NV. 89423; Phone 775-782-9018.

County Clerk's office at 1594 Esmeralda, Rm. 105, Minden, NV. 89423; Phone 775-782-9014.

**\*Tahoe DMV & General Services** at 175 Highway 50, Stateline, NV. 89449; Phone 775-586-7270.

**\*REMINDER: PROCESS YOUR DMV TRANSACTIONS IN OUR OFFICE & KEEP MORE OF YOUR \$\$ IN DOUGLAS COUNTY**

## FIND IT ONLINE, ANYTIME

### PROPERTY TAXES

Search for property and payment information by name, address or parcel number.

### ONLINE PAYMENTS

Pay your real property taxes, water, sewer, personal property taxes and assessments by credit card, debit card or E-Check.

### FORMS ONLINE

Save time by using fill-able forms (pdfs), printing applications and mailing them from your home or office.

### DISTRICT COURT CLERK

Locate Court Forms, Filing Fees, Law & Motion Calendars along with Jury Summons and Appearance information.

### AGENDAS AND MEETING SCHEDULES

Find County Commission, Planning Commission and other Board meeting dates, agendas, actions and minutes.

### ELECTIONS

See if you are registered to vote, locate your polling location, find election results, elected officials and election worker forms.

### CLERK-TREASURER INFORMATION

Research tools including marriage licenses, property tax guides, tax rates, FAQ's, investment pool reports, fictitious firm name guides, 'how to find' links, tax sale information, special district information and passport applications.

