



Washoe County
ASSESSOR CHRIS SARMAN

State of the Assessor's Office
& the Dynamics of Property Tax Revenue

8-26-25



ESSENTIAL IN ORIGIN

- Washoe County was created in 1861
 - The WC Assessors Office..... also created in 1861
- Our Nevada Constitution was adopted in 1864
 - Article 10 –Taxation and born from it... NRS Chapter 361 – Property Tax
 - We are defined and bound by the provisions within Nevada law
- The *essential* service **enacted** for supporting *essential* services
 - 52% of the revenue to the General Fund stems from our office

STAKEHOLDERS



INTERESTS IN DECISIONS, POLICIES & ACTIONS OF WCAO

- STATE
 - Citizens
 - Department of Taxation
 - Tax Commission
 - Demographer
 - Legislation
 - Other County Assessor Offices
- COUNTY
 - Taxpayers
 - Budget/Finance
 - Treasurer
 - All other Elected Offices
 - All other Departments
- MUNICIPALITIES
 - Reno
 - Sparks
 - Gerlach
 - Incline

DUTY & MISSION OF ASSESSOR'S OFFICE



STATUTORY DUTY: ARTICLE 10, NRS & NAC 361

DISCOVER, LIST, AND VALUE ALL PROPERTY THAT IS SUBJECT TO TAXATION UNLESS OTHERWISE EXEMPT. PROVIDE FOR A JUST VALUATION WITH A UNIFORM AND EQUAL RATE OF ASSESSEMENT.

OUR MISSION:

EFFICIENTLY PRODUCE AND MANAGE FAIR AND EQUITABLE VALUES THAT ARE BUILT UPON ACCURATE PROPERTY RECORDS BY AN IMPARTIAL, TRANSPARENT, AND COURTEOUS STAFF.

VALUATION STATISTICS - FY25



192,380

TOTAL PARCELS
W/DISCOVERY, LISTING, & VALUATION

\$95.7 BILLION

TAXABLE VALUE
PRODUCED AND MAINTAINED

\$1.7 BILLION

INCREASE FROM
MARKET VARIABLES
FY25

\$1.8 BILLION

INCREASE FROM NEW
DISCOVERY FY25

\$3.5 BILLION

TOTAL
NEW TAXABLE VALUE
ADDED FY25

29,361

ACTIVE PERSONAL
PROPERTY ACCOUNTS

\$5 Billion

TAXABLE VALUE
PERSONAL PROPERTY
FY24 (FY25 TBD)

\$1.9B

TAXABLE VALUE
ADDED FY24
(FY25 TBD)

REVENUE STATISTICS - FY25



\$811M
TAXES BILLED

\$54M
NEW TAXES ADDED FY25

\$244 MILLION
TAXES ABATED

* VARIOUS FORMS OF ABATEMENTS EXIST
See Attachment A in Presentation

\$128 Million
TAXES EXEMPTED

* VARIOUS EXEMPTIONS EXIST
See Attachment B in Presentation

KEY PERFORMANCE METRICS - FY25



1.7K
PARCELS
CREATED

192K
PARCELS
APPRAISED

24K
PERMITS
EVALUATED

23K
PROPERTY
RECORDS
REVIEWED

29,361
PP ACCOUNTS
PROCESSED

260
PP AUDITS

171K
PARCELS
ABATED

12,177
EXEMPTIONS
GRANTED

342
ROLL CHANGE
REQUESTS

139
TOTAL
APPEALS
(0.07%)

25K
TRANSFERS
PROCESSED

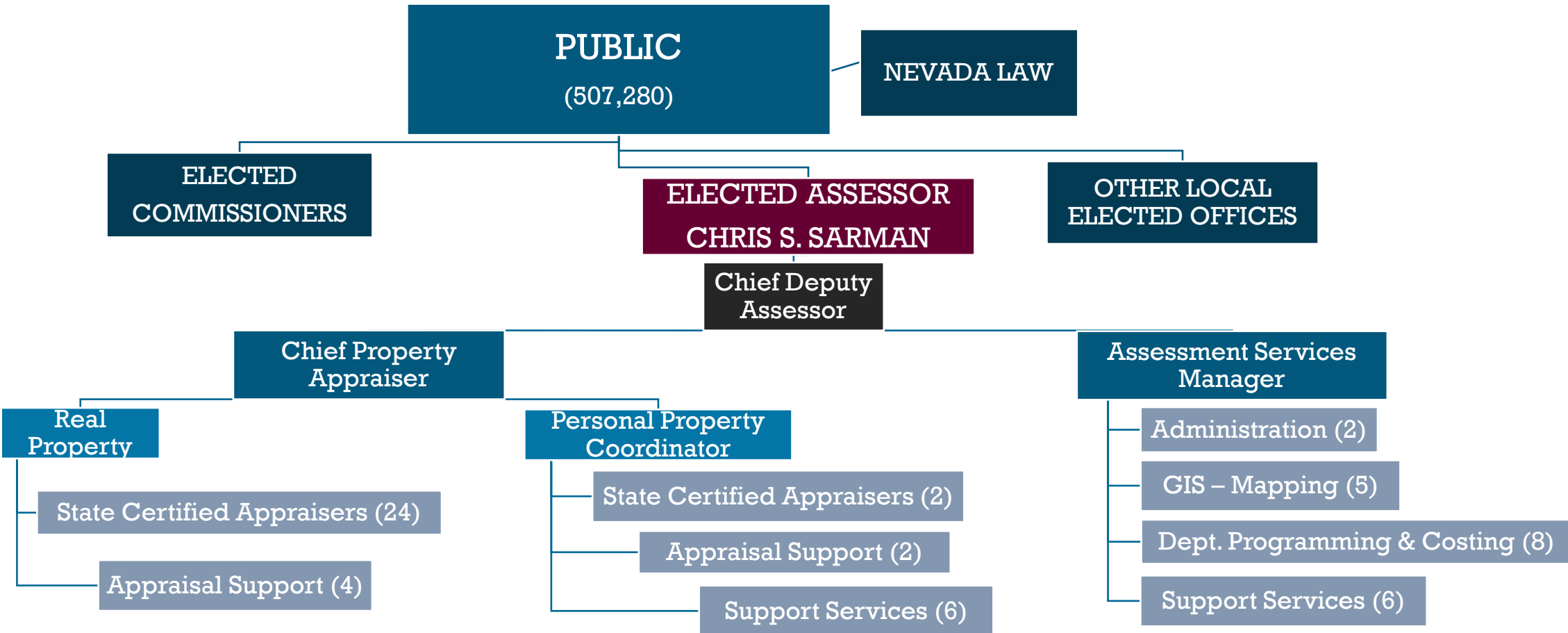
22k
PHONE CALLS

800K
WEBSITE
VISITS

255k
MAILINGS

Organizational Chart

63 FTE's (85 FTE'S PRIOR TO RECESSION!)



ABATEMENTS – Reduction of taxes owed

- AB 489 – TAX CAP – 2005
 - Primary 3%
 - Other 8%
- Others
 - Renewable Energy
 - LEED
 - Economic

EXEMPTIONS – Exclusions from taxation (full or partial)

- Individual - Annual
 - Veterans
 - Surviving spouse
 - Blind
- Others
 - Government
 - Federal, State, County, Local Municipalities
 - Airport (ex. 025-385-06; TV = \$78,617,173; Taxes 1M exempt)
 - Non-Profits
 - Religious, Healthcare, Charter Schools and others
 - Economic

Thank You

