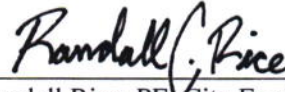


Downtown Neighborhood Improvement District  
FY 2024  
City Engineer's Assessment Roll

State of Nevada        }  
                                  }  
County of Carson City }

To the Board of Supervisors of Carson City, Nevada:

I hereby certify and report that the foregoing is the assessment roll and assessments made by me for the purpose of paying that part of the cost which you decided should be paid and borne by special assessment for the Downtown Neighborhood Improvement District for the maintenance of the Downtown Streetscape Enhancement Project; that in making such assessments, I have, as near as may be, and according to my best judgement, conformed in all things to the provisions of Chapter 271 of NRS.



\_\_\_\_\_  
Randall Rice, PE, City Engineer

Dated at Carson City, Nevada, April 11, 2023.

<u>WEST SIDE OF CARSON ST</u>		Parcel No	Property Location	Owner Name	Non-Res. Bldg size	Specia Benefit Factor	% total bldg size	Assessment \$
<u>W WILLIAMS AND N CARSON</u>		00118499	1020 N CARSON ST	HEIDI'S DUTCH MILL	2,259	100%	2,259	0.50% \$ 244
		00118407	1020 N CARSON ST	ROSENTHAL, DONALD M ET AL	0	100%	-	0.00% \$ -
		00118408	1000 N CARSON ST	TERVEER, JOHN & BELL, MICHELLE	1,500	100%	1,500	0.33% \$ 162
<u>SOPHIA AND N CARSON</u>		00118802	922 N CARSON STREET	BROGISH LLC	516	100%	516	0.11% \$ 56
		00118804	900 N CARSON STREET	BROOKS, BENTLEY Y & MONICA	2,100	100%	2,100	0.47% \$ 226
<u>ANN AND N CARSON</u>		00119401	800 N CARSON STREET	MAFFI, JOE ROBERT	37,838	100%	37,838	8.39% \$ 4,080
<u>W WASHINGTON AND N CARSON</u>		00328304	716 N CARSON ST	KAPLAN FAMILY TRUST	19,927	100%	19,927	4.42% \$ 2,149
<u>W ROBINSON AND N CARSON</u>		00322301	500 N CARSON ST	ADAMS CARSON LLC	0	100%	-	0.00% \$ -
<u>W SPEAR AND N CARSON</u>		00322402	420 N CARSON ST	NORTHERN NV COMSTOCK INV LLC	5,439	100%	5,439	1.21% \$ 586
		00322403	410 N CARSON ST	DOUGLASS DEVELOPMENT LLC	2,552	100%	2,552	0.57% \$ 275
		00322404	408 N CARSON ST	CHANEY, EUGENE FAM LIMITED PART	2,769	100%	2,769	0.61% \$ 299
		00322409	402 N CARSON ST	CHANEY, EUGENE FAM LIMITED PART	5,951	100%	5,951	1.32% \$ 642
<u>W TELEGRAPH AND N CARSON</u>		00322902	320 N CARSON ST	320 NORTH CARSON STREET LLC	2,690	100%	2,690	0.60% \$ 290
		00322903	318 N CARSON ST	COLE, JEFFREY N & DENISE M	13,441	100%	13,441	2.98% \$ 1,449
		00322904	310 N CARSON ST	SCHMIDT, MARK & KIMBERLY TRUST	1,020	100%	1,020	0.23% \$ 110
		00322905	308 N CARSON ST	SCHMIDT, MARK & KIMBERLY TRUST	1,275	100%	1,275	0.28% \$ 137
		00322906	306 N CARSON ST	ADAMS 302 CARSON LLC	2,053	100%	2,053	0.46% \$ 221
<u>W PROCTOR AND N CARSON</u>		00322907	302 N CARSON ST	ADAMS 302 CARSON LLC	8,748	100%	8,748	1.94% \$ 943
		00321301	111 W PROCTOR ST	CARSON INCUBATOR I LLC	8,390	100%	8,390	1.86% \$ 905
		00321302	206 N CARSON ST	WARREN, RICHARD & WARREN, DC TR	11,519	100%	11,519	2.56% \$ 1,242
		00321303	202 N CARSON ST	KNASIAK, JAMES W & BETTY TRUST	9,426	100%	9,426	2.09% \$ 1,016
<u>SECOND AND S CARSON</u>		00311206	123 W SECOND ST	LOPICCOLO FAMILY 1998 TRUST	10,243	100%	10,243	2.27% \$ 1,104
		00311203	210 S CARSON ST	BODIE NEVADA TRUST 12/27/11	1,924	100%	1,924	0.43% \$ 207
		00311204	217 S CURRY ST	MERCURY CLEANERS INC	5,746	100%	5,746	1.27% \$ 620
		00311205	224 S CARSON ST	LOPICCOLO FAMILY 1998 TRUST	5,685	100%	5,685	1.26% \$ 613
<u>THIRD AND S CARSON</u>		00311309	310 S CARSON ST	LOPICCOLO INVESTMENTS LLC	12,906	100%	12,906	2.86% \$ 1,392
		00311310	S CARSON ST	BERNARD LLC	0	100%	-	0.00% \$ -
		00311311	312 S CARSON ST	BERNARD LLC	2,890	100%	2,890	0.64% \$ 312
		00311312	314 S CARSON ST	BERNARD LLC	1,925	100%	1,925	0.43% \$ 208
<u>FOURTH AND S CARSON</u>		00311602	400 S CARSON ST	BORTOLIN LLC	0	100%	-	0.00% \$ -
		00311601	410 S CARSON ST	BORTOLIN LLC	4,208	100%	4,208	0.93% \$ 454
		00311605	418 S CARSON ST	NEVADA BUILDERS ALLIANCE	2,180	100%	2,180	0.48% \$ 235
<u>EAST SIDE OF CARSON ST</u>		00216503	1017 N CARSON ST	MAPP ENTERPRISES, INC	1,653	100%	1,653	0.37% \$ 178
<u>E WILLIAMS AND N CARSON</u>		00216502	917 N CARSON ST	B P HOTEL, LLC	31,890	100%	31,890	7.07% \$ 3,439
<u>SOPHIA AND N CARSON</u>		00216501	901 N CARSON STREET	B P HOTEL, LLC	0	100%	-	0.00% \$ -
		00216402	801 N CARSON ST	CAPITAL CITY FLATS LLC	10,531	100%	10,531	2.34% \$ 1,136
<u>ANN AND N CARSON</u>		00426101	113 E WASHINGTON ST	CARSON LODGE #1 - MASONIC LODGE	739	100%	739	0.16% \$ 80
<u>E WASHINGTON AND N CARSON</u>		00426102	705 N CARSON ST	LAMKIN, ROBERT L & ROBERTA J	1,731	100%	1,731	0.38% \$ 187
<u>EAST CAROLINE AND N CARSON</u>		00426301	617 N CARSON ST	ADAMS CARSON LLC	0	100%	-	0.00% \$ -

FY 2024 Downtown Neighborhood Improvement District Maintenance Engineer's Assessment Roll

EXHIBIT B

Account Number	Property Address	Assessment Type	Assessment Rate	Assessment Amount	Assessment Date	Assessment Status	Assessment Type	Assessment Rate	Assessment Amount	Assessment Date	Assessment Status
<u>E. ROBINSON AND N. CARSON</u>	601 N CARSON ST	PARDINI FAMILY PROPERTIES LLC	0.87%	3,920	100%	3,920	ADAMS CARSON LLC	17.61%	79,378	100%	79,378
	507 N CARSON ST	ADAMS CARSON LLC	0.00%	0	100%	0	ADAMS CARSON LLC	0.00%	-	100%	-
	E SPEAR ST	DAVIS / BENTHAM LLC	0.96%	4,320	100%	4,320	YAPLE, JON M AND JEANNE	0.43%	1,958	100%	1,958
<u>E. TELEGRAPH AND N. CARSON</u>	319 N CARSON ST	JOHNSON, THOMAS Y AND LINDA E	1.70%	7,644	100%	7,644	JOHNSON FAMILY REV TR 1/31/92	2.06%	9,282	100%	9,282
	315 N CARSON ST										
	311 N CARSON ST										
	301 N CARSON ST										
<b>CURRY STREET FRONTAGE - EAST</b>											
<u>W. WILLIAM AND N. CURRY</u>	1007 N CURRY STREET	NDBT PROPERTIES LLC	0.75%	4,506	75%	3,380	BROGISH LLC	0.00%	-	75%	-
<u>SOPHIA AND N. CURRY</u>	115 W SOPHIA	PROPERTY MANAGEMENT, CARSON CITY	0.00%	0	75%	0	NORTHERN NEVADA COMSTOCK INVEST	2.10%	9,467	100%	9,467
	110 W ANN	OLD GLOBE SALOON INC	0.36%	1,641	100%	1,641	JONES, K & M TRUST	1.37%	6,160	100%	6,160
<u>SPEAR AND N. CURRY</u>	411 N CURRY ST	CROWELL ENTERPRISES INC	0.51%	2,311	100%	2,311	BRUUN-ANDERSEN FAMILY EST TRUST	2.44%	11,019	100%	11,019
	407 N CURRY ST	LOPICCOLO INVESTMENTS LLC	0.24%	1,080	100%	1,080	LOPICCOLO INVESTMENTS LLC	0.00%	0	100%	0
	110 W TELEGRAPH ST	BERNARD LLC	0.24%	1,092	75%	1,092	BERNARD LLC	0.00%	0	75%	0
	108 W TELEGRAPH ST	NEVADA BUILDERS ALLIANCE	0.00%	0	75%	0	SHEERIN, MARY J & SHEERIN, ETAL	0.00%	-	75%	-
<u>W. TELEGRAPH AND N. CURRY</u>	111 W TELEGRAPH ST	FOUR WINDS, LLC	0.15%	924	75%	693	LORENZ, ALLEN R TRUST 1/19/07	0.34%	1,540	75%	1,540
	111 W TELEGRAPH ST	C & A INVESTMENTS LLC	0.00%	0	75%	0	T C J ENTERPRISES LLC	0.16%	702	75%	702
<u>THIRD AND N. CURRY</u>	S CURRY / THIRD	ADAMS 800 N CURRY LLC	0.00%	0	75%	0	ADAMS 800 N CURRY LLC	0.00%	-	75%	-
	W THIRD ST	ADAMS 800 N CURRY LLC	0.00%	0	75%	0	ADAMS 800 N CURRY LLC	0.00%	-	75%	-
	110 W FOURTH ST	MKR VENTURES LLC	0.24%	1,433	75%	1,075	GRAVES, BRANDI & JONES, LINDSEY	1.94%	8,763	75%	8,763
	309 S CURRY ST	CARSON HEIGHTS LLC	0.00%	0	75%	0	CHIM MARK H K & MARILYN M	0.41%	1,835	75%	1,835
	114 W FIFTH ST	CHIM MARK H K & MARILYN M	0.16%	713	100%	713	KLETTE S & M E FAMILY TRUST	0.16%	713	100%	713
<u>W. FOUTH AND N. CURRY</u>	1012 N CURRY ST	RPJ NV LLC	0.54%	2,448	100%	2,448	BENGOCHEA LLC	0.73%	3,307	100%	3,307
<u>WILLIAM AND N. CURRY</u>	1008 N CURRY ST	CAIN GARY	0.12%	528	100%	528	PRUETT FAMILY TRUST 6/10/04	0.51%	2,297	100%	2,297
	1002 N CURRY ST	PRUETT FAMILY TRUST	0.29%	1,309	100%	1,309	ADAMS 308 N CURRY LLC	4.83%	21,777	100%	21,777
	1008 N CURRY ST	ADAMS 308 N CURRY LLC	0.00%	0	100%	0	ADAMS 308 N CURRY LLC	0.00%	-	100%	-
	1002 N CURRY ST	PLATINUM QUAIL LLC SERIES A	0.41%	1,853	100%	1,853					
<u>SOPHIA AND N. CURRY</u>	910 N CURRY ST										
	904 N CURRY ST										
<u>ANN AND N. CURRY</u>	812 N CURRY ST										
	808 N CURRY ST										
	802 N CURRY ST										
<u>W. WASHINGTON AND N. CURRY</u>	714 N CURRY ST										
	710 N CURRY ST										
<u>W. CAROLINE AND N. CURRY</u>	201 W CAROLINE ST										
	N CURRY ST										
<u>W. ROBINSON AND N. CURRY</u>	602 N CURRY ST										
	512 N CURRY ST										
	508 N CURRY ST										
<u>W. SPEAR AND N. CURRY</u>	204 W SPEAR ST										
	412 N CURRY ST										
	402 N CURRY ST										
	405 N NEVADA ST										
<u>W. TELEGRAPH AND N. CURRY</u>	308 N CURRY ST										
<u>W. PROCTOR AND N. CURRY</u>	234 N CURRY ST										
	208 N CURRY ST										

FY 2024 Downtown Neighborhood Improvement District Maintenance Engineer's Assessment Roll

EXHIBIT B

	00321204	206 N CURRY ST	CC CONCIERGE LLC	1,333	100%	1,333	0.30%	\$	144
	00321205	202 N CURRY ST	WARREN, RICHARD AND WARREN DC TR	1,242	100%	1,242	0.28%	\$	134
<u>W.MUSSER AND N.CURRY</u>	00321502	112 N CURRY ST	CURRY MUSSER PROCTOR & GREEN LLC	1,303	75%	977	0.22%	\$	105
	00321504	102 N CURRY ST	NEVADA PRESS FOUNDATION	3,541	75%	2,656	0.59%	\$	286
<u>W.KING AND N.CURRY</u>	00321710	201 W KING ST	201 W KING STREET LLC	2,788	75%	2,091	0.46%	\$	225
	00321711	106 S CURRY ST	JOOST, KAREN	954	75%	716	0.16%	\$	77
	00321713	110 S CURRY ST	SUMMO, DONALD W & EILENE H TR	1,123	75%	842	0.19%	\$	91
<u>W.SECOND AND S.CURRY</u>	00311401	300 S CURRY ST	SIERRA NV ASSOC OF REALTORS INC	5,528	75%	4,146	0.92%	\$	447
	00311403	314 S CURRY ST	SIERRA NV ASSOC OF REALTORS INC	0	75%	-	0.00%	\$	-
	00311404	310 S CURRY ST	BROWN, RANDY J INVESTMENTS LLC	1,419	75%	1,064	0.24%	\$	115
<u>W.FOURTH AND S.CURRY</u>	00311503	201 W FOURTH ST	BROWN, RANDY J INVESTMENTS LLC	0	75%	-	0.00%	\$	-
	00311505	202 W FIFTH ST	LANGSON, DON K	0	75%	-	0.00%	\$	-
	00311502	205 W FOURTH ST	BROWN, RANDY J INVESTMENTS LLC	0	75%	-	0.00%	\$	-
<b>PLAZA STREET FRONTAGE</b>									
<u>WILLIAMS AND PLAZA</u>	00216504	1000 N PLAZA STREET	M & M BIGUE INVESTMENTS LLC	5,239	75%	3,929	0.87%	\$	424
<u>SOPHIA AND PLAZA</u>	00216505	110 E ANN STREET	SALAS, ANGELICA	2,465	75%	1,849	0.41%	\$	199
<u>E TELEGRAPH AND PLAZA</u>	00421502	107 E TELEGRAPH	T.L.A.C.P., LLC	2,150	75%	1,613	0.36%	\$	174
	00421501	111 E TELEGRAPH	WONG FAMILY TRUST 11/22/97	2,948	75%	2,211	0.49%	\$	238
<b>Total</b>				<b>464,847</b>		<b>450,761</b>	<b>100%</b>	<b>\$</b>	<b>48,604</b>