

**ASSESSOR'S**

**EVIDENCE**

**Washoe County Board of Equalization****Appeal Summary Page - Secured Roll**Hearing # 17-0058Hearing Date                     Tax Year 2017

APN: 050-303-08

Owner of Record: MULLIN FAMILY TRUST

Property Address: 4515 DOUGLAS DR

Square Feet 2,666

Built / WAY: 2002

Parcel Size: 4.45 AC

Description / Location: The subject consists of a 2,666 square foot single family residence built in 2002. It is located in southeast Washoe Valley in a development commonly referred to as Parkview Estates.

2017/18 Taxable Value:	Land:	\$130,000
	Improvements:	\$400,417
	Total:	\$530,417
	Taxable Value / SF	\$199

Sales Comparison Approach: Indicated Value Range \$605,000 - \$750,000  
Indicated Value Range / S \$170 - \$249

Current Obsolescence: \$0

Conclusions: Taxable value does not exceed full cash value.



RECOMMENDATION:                      Uphold XX                      Reduce                     

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$0	\$0
Imps:	\$0	\$0
Total:	\$0	\$0
Recommended Total Obsolescence:	\$0	

**ASSESSOR'S EXHIBIT I  
13 PAGES**

# WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	
<b>LAND:</b>	\$130,000	\$45,500	Txble
<b>IMPROVEMENTS:</b>	\$400,417	\$140,146	\$/ SF
<b>TOTAL:</b>	\$530,417	\$185,646	\$199

**HEARING:** 17-0058  
**DATE:** \_\_\_\_\_  
**TIME:** \_\_\_\_\_  
**TAX YEAR:** 2017  
**VALUATION:** Reappraisal

OWNER: MULLIN FAMILY TRUST

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	DET GAR	QC	STRY	Beds	Baths Full/Half	Built WAY	Sale Date	Sale Price	Sale \$/SF
	050-303-08	4515 DOUGLAS DR	4.45	AC	2,666	2,331	1,140	R40	SINGLE	3	2 \ 1	2002			\$0

## IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	DET GAR	QC	STRY	Beds	Baths Full/Half	Built	Sale Date	Sale Price	Sale \$/SF
IS-1	050-304-27	3970 DOC OLENA CT	4.96	AC	3,017	1,816	960	R45	SINGLE	3	2 \ 1	2003	08/31/2016	\$750,000	\$249
IS-2	050-303-16	2955 DOUGLAS DR	4.44	AC	3,638	840		R45	SINGLE	4	3 \ 0	2004	09/29/2015	\$620,000	\$170
IS-3	050-351-28	5365 EASTLAKE BLVD	2.50	AC	3,735	3780	3456	R35	SINGLE	5	3 \ 1	1982	07/29/2016	\$675,000	\$181
IS-4	050-320-06	3865 LAKESHORE DR	9.52	AC	3,515	806		R45	SINGLE	3	2 \ 1	1996	07/24/2015	\$605,000	\$172

## LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	050-470-01	4800 LEO BINGO CT	5.33	AC	See Note:	06/15/2016	\$111,817	Listed on MLS for 3 yrs. Adj. sales price: \$120,000 - 8,183 (DRC for well & vinyl fence)= \$111,817. Parcel is located in a flood zone. Zoning is HDR 49%/GR 51%. Level lot with Mtn Views.
LS-2	050-303-13	3675 POCO LENA CT	4.98	AC	HDR	05/10/2016	\$151,958	Listed on MLS for 1.5 months. Adjusted sales price \$165,000 (DRC of vinyl fence) = \$151,958
LS-3	050-303-17	3720 JACOBS CT	4.79	AC	HDR	10/09/2015	\$153,241	Not listed on MLS. Owner had a for sale sign on the parcel and the buyer contacted the seller direct. Owner was asking \$179,000, but after negotiations, settled on \$159,000. Sale price included 415 lf of 3 rail vinyl fencing with a DRC of \$5,759. SP = \$159,900 - \$5,759 = \$153,241 which is the adjusted sales price.

## RECOMMENDATIONS/COMMENTS:

UPHOLD: XX

REDUCE:

See Attached.

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	
<b>LAND:</b>			
<b>IMPROVEMENTS:</b>			Recommended Obsolescence
<b>TOTAL:</b>			

PREPARED BY: Dona Stafford, Appraiser III

REVIEWED BY: Gail Vice, Senior Appraiser

**APN 050-303-08**

**2017/2018**

**SUBJECT PROPERTY:**

The subject property is located in southeast Washoe Valley in a development commonly referred to as Parkview Estates. The parcels in this neighborhood are typically 4.0 to 5.0 acres in size with individual well and septic systems. This location enjoys convenient access to the trails of Washoe Lake State Park and surrounding foothills. The size and location of these parcels makes them well-suited for horse owners.

The residence consists of a single-story; custom-built home which offers 2,666 square feet of living area containing three bedrooms and two and one-half baths. For comparison purposes, the stated finished area includes a 400 square foot garage conversion containing a living room. The home was constructed in 2002 featuring two fireplaces and 888 square feet of covered porch. There is a 1,191 square foot attached garage built in 2004 and a 1,140 square foot detached garage built in 2005. Quality class for the residence is 4.0 or "Good".

Other outside improvements include 10,900 square feet of flatwork concrete, 1,350 linear feet of vinyl fencing, 450 linear feet of four foot high chain link fencing and a 144 square foot wood-framed arched bridge.

**IMPROVED SALES:**

Four improved sales from the subject neighborhood were presented ranging from \$605,000 to \$750,000.

**Sale IS-1** is a 3,017 square foot single-story residence constructed in 2003 and located on a 4.96 acre parcel. The residence is rated as a quality class 4.5-Good/Very Good and contains three bedrooms, and two and one-half baths. It has an 856 square foot built-in garage. It also has a 960 square foot detached garage and a 1,296 square foot metal horse barn. While the building quality class is a half class higher than the subject, lot size, year built, living area, attached and detached garages and exterior hardscape are all very comparable to the subject.

**Sale IS-2** is a 3,638 square foot, single-story residence constructed in 2004. It is a quality class 4.5 and has an 840 square foot attached garage, 1,050 linear feet of vinyl fencing, and 850 square feet of flatwork concrete. It contains four bedrooms and three baths. While lot size is comparable to the subject, the quality class is a half class higher than the subject. However, the concrete driveway and the quality and size of the detached garage for the subject make this comparable inferior to the subject.

**Sale IS-3** is a 3,735 square foot single-story residence with a weighted average construction year of 1982. It contains five bedrooms and three and one-half baths. It offers a 324 square foot attached garage and two detached garages. One is 1,152 square feet and the second detached garage is 2,304 square feet. It also has 2,000 square feet of concrete flatwork. The quality class of 3.5 or Average/Good is one-half grade lower than the subject. Additionally, the subject is 20 years newer. This comparable's smaller lot size, and minimal hardscape further contribute to its' inferiority.

**Sale IS-4** is a 3,515 square foot single-story residence constructed in 1996. It is a quality class 4.5 and contains three bedrooms and two and one-half baths. It offers an 806 square foot attached garage. While the lot size is much larger and the quality class at 4.5-Good-Very Good is one-half class higher than the subject, it is 6 years older. Also, there is minimal exterior hardscape and no detached shop/horse barn.

#### **LAND SALES:**

The land sales presented represent the last three land transactions in the subject neighborhood.

**LS-1** sold June 15, 2016 for \$111,817. The parcel was listed on MLS with an original listing price of \$148,000 for over 3 years. Adjusted sales price of \$120,000 - \$8,183 (DRC for well & fence) = \$111,817. Parcel is located in a flood zone. Therefore, this sale is a low indicator of value for the subject site.

**LS-2** sold for \$151,958 on May 10, 2016. The purchase price included 890 linear feet of three-rail vinyl fencing along the perimeter of the property. Removing the contributory value of the vinyl fencing of \$13,042, provides an adjusted sales price of \$151,958. This sale is considered the best indication of value for the subject site.

**LS-3** sold for \$153,241 on October 9, 2015. The parcel was not listed on MLS. The owner had a for sale sign on the parcel and the buyer contacted the seller direct. Owner was asking \$179,000 but after negotiations, settled o \$159,000. Sale price included 415 lf of 3 rail vinyl fencing with a DRC of \$5,759. Sales price of \$159,900 - \$5,759 = the adjusted sales price of \$153,241. This sale is considered a good indication of value for the subject.

**CONCLUSION:**

Sale IS-1 is the most recent sale from the subject neighborhood selling in August of 2016 and is considered most comparable. It is closest in square footage, year built, bedroom and bath count offering a similar lot size. The subject is smaller than any of the sales presented requiring an upward adjustment in selling price per square foot. Using \$245.00 per square foot would produce a subject value of \$653,000.

The current taxable value for the subject is \$530,417. Based upon the above analysis, total taxable value does not exceed market value.

Situs & Keyline Description:  
4515 DOUGLAS DR WASHOE COUNTY  
PM 3342 Page 6 of 13  
FRAC LT E1

Owner & Mailing Address:  
MULLIN FAMILY TRUST  
MULLIN TRUSTEE, BRUCE & RHONDA  
4515 DOUGLAS DR  
WASHOE VALLEY, NV 89704

# WASHOE COUNTY APPRAISAL RECORD 2017

APN: 050-303-08

Card 1 of 1  
Bld. 1-1



Tax District: 4000

printed: 01/30/2017

ACTIVE

5909.08

IBDH - Douglas Drive 5 Acre Parcels

VALUATION HISTORY								PARCEL VALUE SUMMARY				Database	Roll Year	Prior % Complete	% Complete				
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost											
2017 NR	130,000	0	400,417	0	530,417	185,646	Building Value	282,682			PROD								
2016 FV	120,000	0	366,985	0	486,985	170,445	Extra Feature Value	117,735											
2015 FV	100,000	0	365,862	37,492	465,862	163,052	Land Value	130,000											
2014 FV	95,000	0	312,694	0	407,694	142,693	Taxable Value	530,417											
2013 FV	90,000	0	271,514	0	361,514	126,530	Exemption	0											
2012 FV	100,000	0	272,332	0	372,332	130,316	FLAGS												
2011 FV	140,000	0	272,099	0	412,099	144,235	Type	Value											
2010 FV	140,000	0	331,562	0	471,562	165,047	Eligible for Form?	YES											
2009 FV	185,360	0	337,184	0	522,544	182,890	Low Cap Percentage	1											
2008 FV	285,000	0	332,722	0	617,722	216,203	Parcel Map	3342											
2007 FV	118,356	0	317,916	1,097	436,272	152,696	Cap Code	POQ											
2006 FV	102,918	0	320,850	30,980	423,768	148,318													
BUILDING DETAILS								BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY			
Type	Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj									
Occupancy	001	RESidential	Plumbing Fixtures	14	1FL	1FLR - FIRST FLOOR		2,266	246,699	Sub Area-RCN	37,270								
Story/Frame	01	Sgl Fam Res ~	Base Appliance From MS	1	GC2	GCV2 - GARAGE CONVERSION 2	2004	400	18,808	% Incomplete	0								
Quality	40	SINGLE STORY	Living Units in Building	1	GRA	GARA - GARAGE ATTACHED		411	15,684	% Depreciation	22.50								
		Good	Bedrooms	3	GRA	GARA - GARAGE ATTACHED	2004	780	25,592	\$ Dep & Inc	82,069								
Year Built	WAY	%Comp	Year of Addn/Remodel		2	PCS	POR1 - PORCH CONCRETE SLAB	900	5,877	Obso/Other Adj.	0								
2002	2002	100			1	PRW	PRF1 - PORCH ROOF WOOD	888	14,821	Sub Area DRC	282,682								
BUILDING CHARACTERISTICS																Additive DRC		117,735	
Category	Code	Type	%									Total DRC		400,417					
Ext. Wall	3	HARDBOARD/FR	100									Override							
Roof Cover	2	COMP SHINGLE	100									Cost Code		89502					
Base	1	MS FLOOR ADJ	100									PROPERTY CHARACTERISTICS							
Heating Type	11	FA/AC ~	100									Water		Well					
Sub Floor	2	WOOD	100									Sewer		Septic					
Energy	3	MODERATE ~	100									Street		Paved					
Foundation	3	MODERATE ~	100									BUILDING NOTES							
Seismic	1	SEISMIC FRAME	100																
Base Rate Adjustment								Adj.											
CCM SFR Frame								1.02000											
Local Reno Frame								1.03000											
Construction Modifiers								Adj.											
Gross Living/Building Area								2,266											
Perimeter								364											
#	Bld	Date	User ID	Activity Notes															
1	0-0	01/25/2017	mjachimow	CBE Hearing Notice															
EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																			
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes			
1	FGS1	FIREPLACE GAS SINGLE 1-STORY	EBLD	1-1	0	0	1	4,180.80	2004		100	4,181	80.5	3,366					
2	FNC4	FENCE CHAIN LINK 4 FT	30	1-1	0	0	450	12.23	2006		100	5,504	83.5	4,595					
3	FN3	FENCE VINYL 3 RAIL	30	1-1	0	0	1350	17.41	2002		100	23,504	77.5	18,215					
4	FPS1	FIREPLACE SINGLE 1 STORY	EBLD	1-1	0	0	1	4,987.48	2004		100	4,987	80.5	4,015					
5	FWCO	FLATWORK CONCRETE	30	1-1	0	0	10900	4.41	2002		100	48,020	77.5	37,215					
6	GARD	GARAGE DETACHED	40	1-1	0	0	1140	35.68	2005		100	40,673	82.0	33,352					
7	GAT1	METAL GATE Q1	30	1-1	0	0	100	21.51	2002		100	2,151	77.5	1,667					
8	WIND	WINDMILL ENERGY ENCN	ENCN	1-1	0	0	1	0.00	2010		100	0	89.5	0					
9	WPRS	WELL, PRESSURE SYSEM & SEPTIC	30	1-1	0	0	1	10,498.00	2002		100	10,498	77.5	8,136					
10	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	3	1,550.00	2002		100	4,650	77.5	3,604					
11	WDW	WOOD DECK	40	1-1	36	4	144	26.80	2012	2015	100	3,860	92.5	3,570		THIS DECK IS FOR BRIDGE			
LAND VALUE		DOR Code	200	Neighborhood		5909.08 IBDH - Douglas Drive 5 Acre		Land Size		4.4480		Unit Type		AC					
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	%	Influence 2 Code	%	Taxable Value		Land Notes					
1	200	Single Family Residence	HDR	1.00	ST		130,000.00					130,000							

This information is for use by the Washoe County Assessor for assessment purposes only.

# WASHOE COUNTY APPRAISAL RECORD 2017

APN: 050-303-08



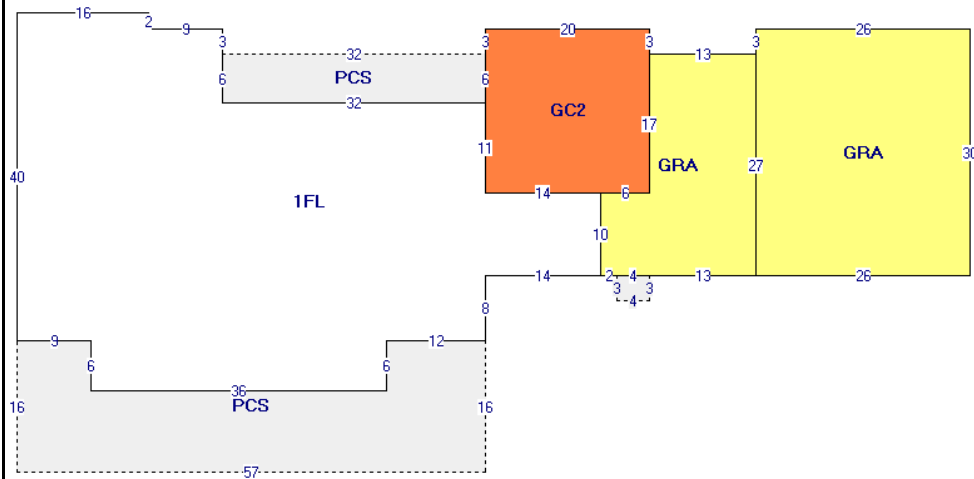
Tax District: 4000

printed: 01/30/2017

ACTIVE

5909.08

IBDH - Douglas Drive 5 Acre Parcels



## BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
10/23/2013	13-2669	ROOF	3,350	Compl	0	11/17/13 IRD Compl	Complete before
04/09/2010	09-2578	WINDMILL	9,000	Compl	0	04/22/11 GD Compl	100% COMPLETE 2011
12/14/2006	06-4840	FENCE	240	Compl	0	03/20/07 GD Compl	100% COMPLETE 2007
11/28/2005	05-4693	DET GARAGE	25,080	Compl	0	02/22/06 PJO Compl	100% COMPLETE 2006
11/14/2003	03-4614	GARAGE	22500	Compl	0	07/23/04 SE Compl	50% 04, 0% 05
07/15/2002	23256	AWNING	8064	Compl	0	04/02/03 WCB Compl	100% COMPLETE 2003

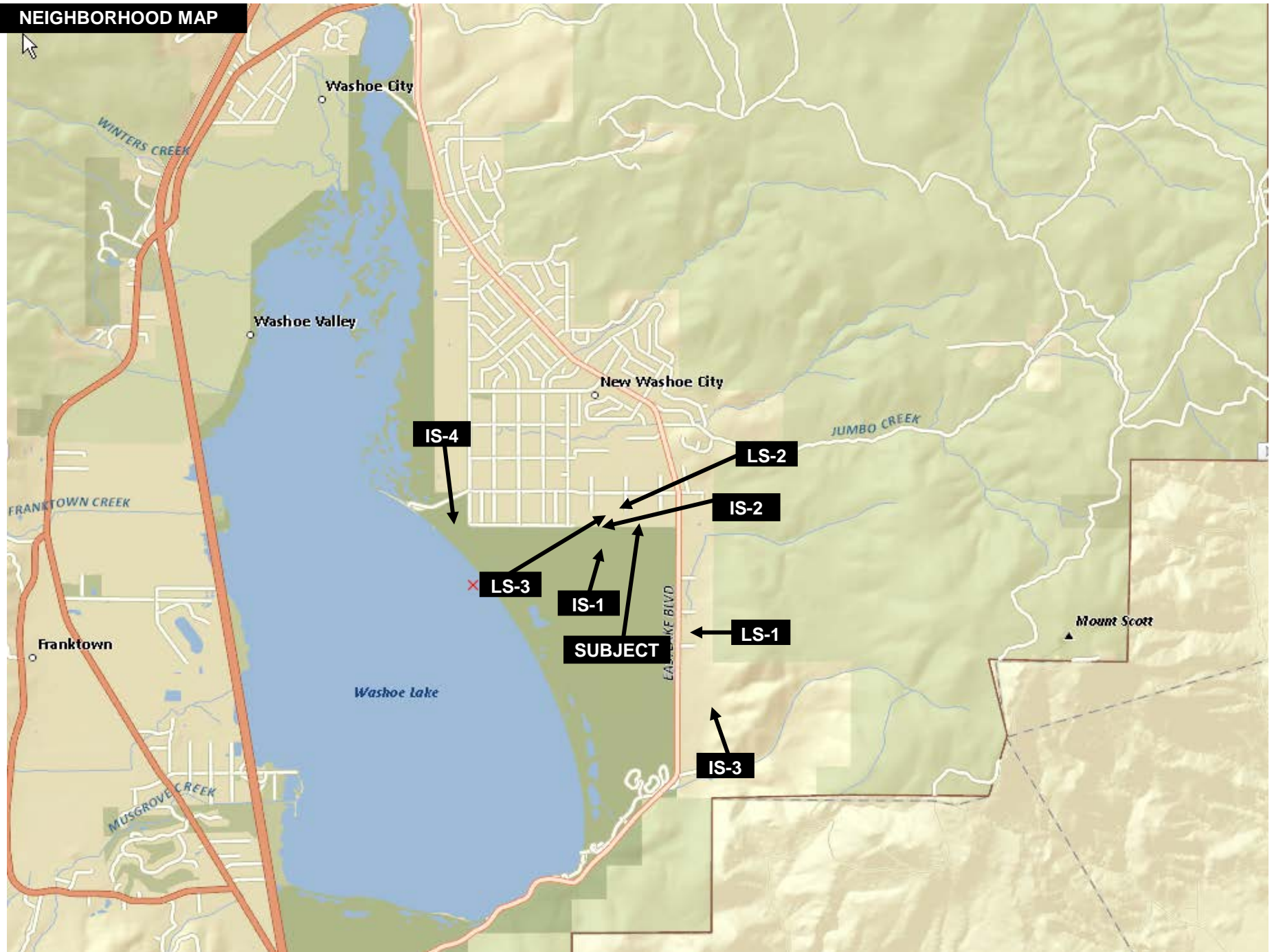
## SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
MULLIN, BRUCE E &	4386361	08/26/2014	200	3BGG			
QUINN, ROBERT	2702018	06/20/2002	200	2D		345,000	
QUINN, ROBERT	2650985	02/08/2002	110	3NTT			

#	Bld	Date	User ID	Activity Notes
2	0-0	01/25/2017	sjack	Entering Date Scheduled
3	1-1	02/17/2015	mluns	2015/16 CBE, ASSESSORS VALUE UPHELD
4	1-1	05/12/2014	ds	DATA- AERIAL
5	1-1	10/08/2013	drsta	REXT IBDH IMPROVEMENT LINE DONE 11/05/2013 BY JAK, LAND LINE DONE
6	1-1	08/24/2012	HStoc	REXT IBDH IMPROVEMENT LINE DONE 10/09/2012 BY JAK, LAND LINE DONE
7	1-1	09/26/2011	HStoc	REXT IBDH IMPROVEMENT LINE DONE 11/01/2011 BY WJ, LAND LINE DONE
8	1-1	02/04/2011	mluns	BOE ASSESSORS VALUE UPHELD.
9	1-1	01/11/2011	canac	TINQ OWNER MISPLACED NEW ASSESSMENT CARD. DISCUSSED 2011-12 VALUATION
10	1-1	09/01/2010	HStoc	REXT IBDH IMPROVEMENT LINE DONE 10/25/2010 BY KH, LAND LINE DONE



**NEIGHBORHOOD MAP**



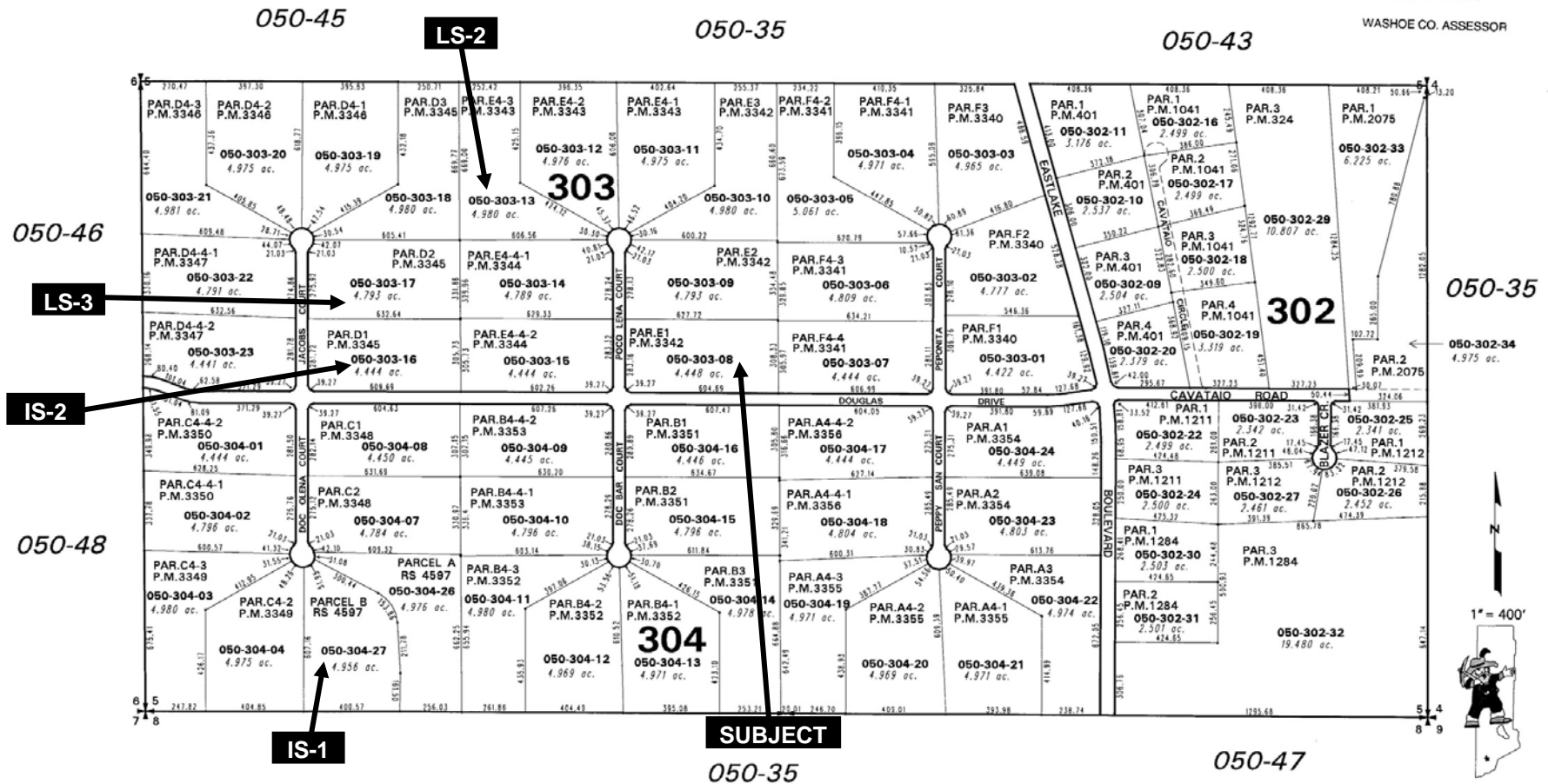
050-30

## SOUTH 1/2 OF SECTION 5, T16N - R20E

CURRENT AS OF

SEP 13 2005

WASHOE CO. ASSESSOR



NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated hereon.

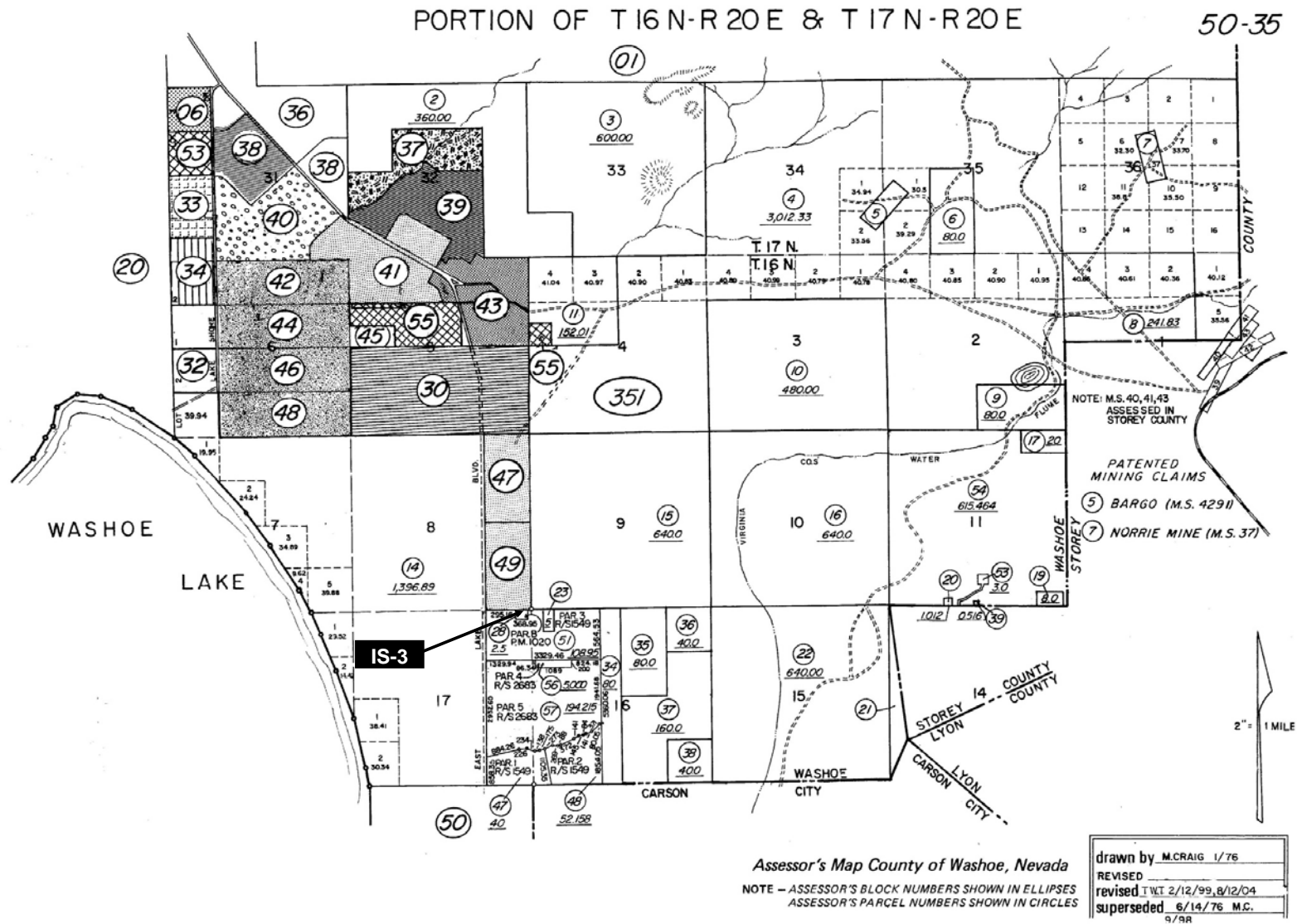
Office of Washoe County Assessor, Nevada - Robert W. McGowan

This area previously shown on \_\_\_\_\_

Drawn by CFB 7/16/98  
Revised HCS 6/21/03 PK 8/3/05

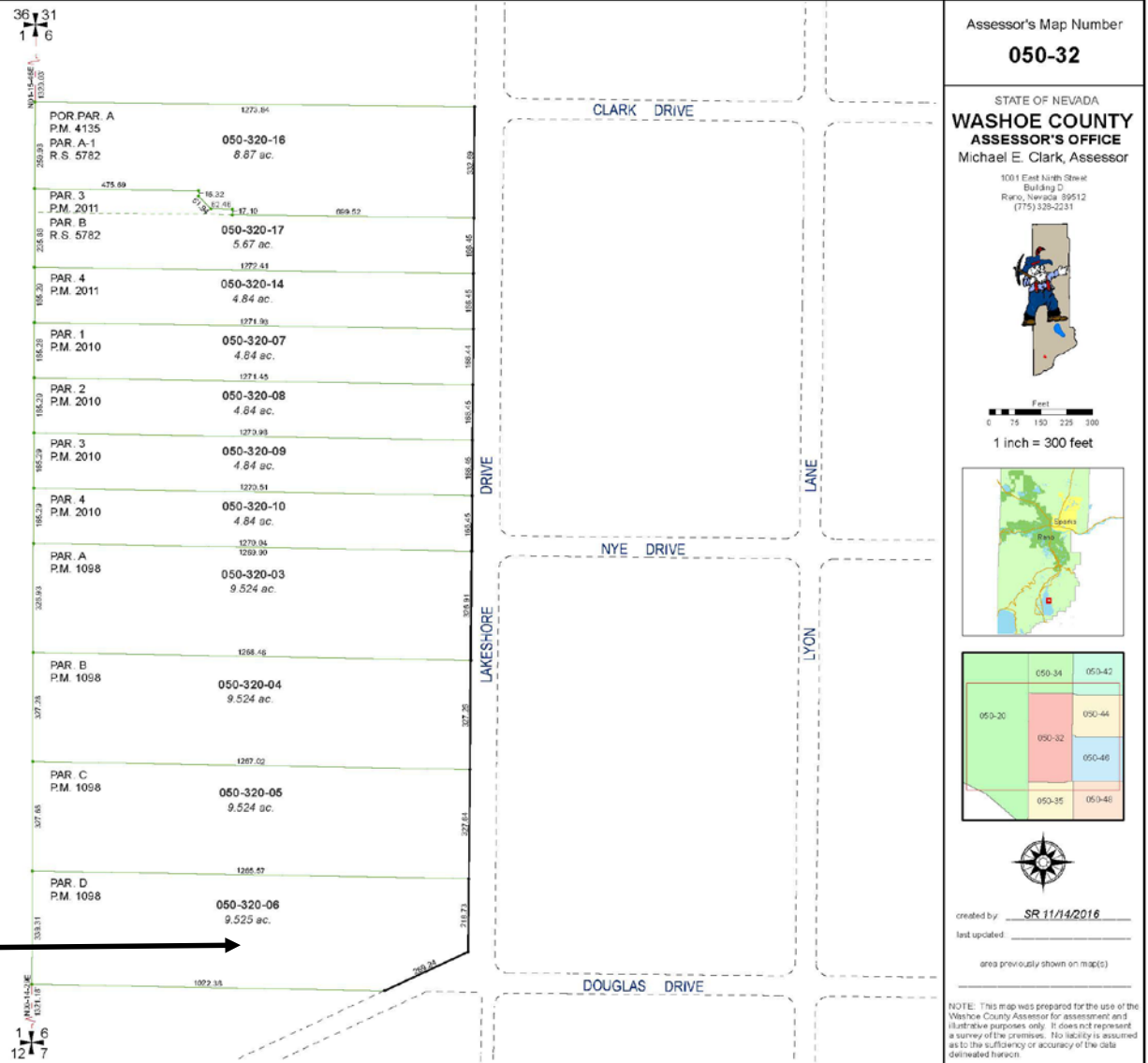
NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

AIRC INFO 8.0 WINDOWS 2000 5.0



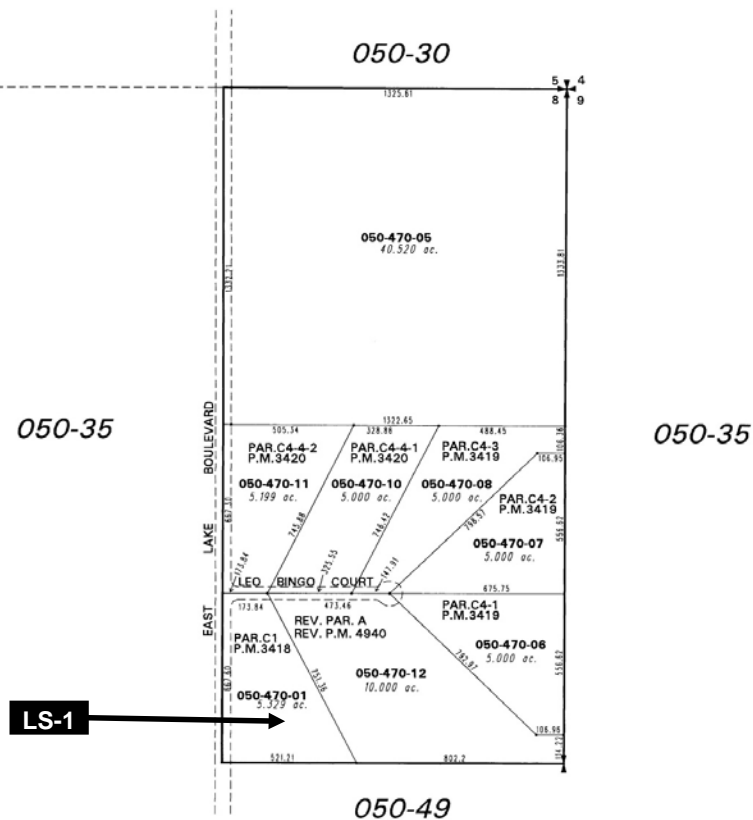
NW1/4 OF SW1/4 &  
SW1/4 OF NW1/4  
SECTION 6  
T16N - R20E

IS-4



050-47

**THE E 1/2 OF THE NE 1/4 OF SECTION 8, T16N - R20E**



NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated hereon.

Office of Washoe County Assessor, Nevada - Joshua G. Wilson

This area previously shown on 50-35

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by CFB 9/11/98  
Revised CFB 9/11/98\* NLH 9/09/08



