

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 17-0048
Hearing Date 02/10/2017
Tax Year 2017/18

APN: 041-140-23
Owner of Record: ARJ PROPERTIES LLC
Property Address: 9000 Bellhaven Rd.
Square Feet (Inc Finished Bsmt) 13,571
Built / WAY: 2011
Parcel Size: 89.80 AC
Description / Location: The subject property consists of a 13,571 square foot, quality class 12 home that is situated on 89.8 acres at the top of Bellhaven Road in the Lakeside Ranches.

2017/18 Taxable Value:

Land:	\$1,500,000
Improvements:	\$5,246,971
Total:	<u>\$6,746,971</u>
Taxable Value / SF	\$497

Sales Comparison Approach: Indicated Value Range \$9,078,999
Indicated Value Range / SF \$669

Current Obsolescence: -\$582,814

Conclusions: Based on the sales comparables, the current taxable value of \$6,746,971 is supported. Of the sales comparables the subject is the newest property and the only one constructed of Insulated Foam Concrete. Therefore, it is recommended that the total taxable value be upheld for the 2017/2018 tax year.

RECOMMENDATION: Uphold XXX Reduce



ASSESSOR'S EXHIBIT I
15 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$1,500,000	\$525,000	Txble
IMPROVEMENTS:	\$5,246,971	\$1,836,440	\$/ SF
TOTAL:	\$6,746,971	\$2,361,440	\$497

HEARING:	<u>17-0048</u>
DATE:	<u>02/10/2017</u>
TIME:	<u></u>
TAX YEAR:	<u>2017/18</u>
VALUATION:	<u>Reappraisal</u>

OWNER: ARJ PROPERTIES LLC

SUBJECT					FIN	UNFIN				Baths	Built	Sale			
APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	FII/Hlf	WAY	Sale Date	Sale Price	\$/SF
041-140-23	9000 Bellhaven Rd.	89.80	Ac	9,991	14,036	3,580		R12	1.5 ST	6	6/3		2011		

IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN				Baths	Built	Sale Date	Sale Price	Sale \$/SF
						Arena	BSMT	BSMT	QC	STRY	Beds	Full/Hlf				
IS-1	040-720-16 040-750-01	11095 Thomas Creek Rd.	60.07	Ac	6,977	39,824	984	194	R12	Split	4	6/1	2004	12/19/2014	\$8,500,000	\$1,218
IS-2	023-260-47	2490 Manzanita Ln.	14.32	Ac	11,953	2,606	7,394		R12	1 ST	4	4/3	2004	05/15/2015	\$8,000,000	\$414
IS-3	126-271-20,21	790 Fairview Blvd.	2.47	Ac	6,251	1,216	2121	522	R11	2 ST	5	5/2	2007	11/22/2016	\$5,600,000	\$669

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	041-140-20	800 Schellbourne St.	22.43	Ac	HDR	7/2/2015	\$600,000	Large topo's lot that is located at the top of Bellhaven Road. Only a portion of the lot is buildable.
LS-2	041-140-27	775 Schellbourne St.	5.34	Ac	HDR	07/02/2015	\$500,000	Extensively topo'd lot with a very small building envelope. Owner plans to construct a custom home.
LS-3	040-740-17	11355 Maverick Ln.	2.70	Ac	HDR	04/20/2016	\$320,000	Square level lot located off of Johnson Ln, sale was adjusted down by \$10,000 for having a well.
LS-4	040-930-26	2680 Olive Place	2.50	Ac	HDR	07/02/2015	\$500,000	Ready to build on lot that was adjusted down from \$700,000 for water and extensive landscaping.

RECOMMENDATIONS/COMMENTS: UPHOLD: **XXX** REDUCE:

The subject property being appealed is a quality class 12 home that was constructed in 2011 of insulated foam concrete or (ICF). The home is 13,571 square feet with a 14,036 square foot garage. The property is compromised of 89.80 acres located at the top of Bellhaven Road, which has an amenity of a valley view. The subject property is a currently valued at \$6,746,971 or \$497 per foot.

The subject property is very unique due to being constructed of such high quality, therefore it is difficult to find relevant sales comparables. The most comparable sale to the subject property is IS-1 or 11095 Thomas Creek Road. This comparable was constructed in 2004 and is also a quality class 12 home like the subject. 11095 Thomas Creek Road is situated on 60.07 acres of subdividable land. The property sold on December 19th, 2014 for \$8,500,000 or \$1,218 per foot. This sale included a 30,856 square foot horse arena that was constructed in 1999, a 3,486 square foot kennel building, an 1,800 square foot detached garage, another 864 square foot detached garage, a 625 square foot pool house, and lastly a 645 square foot guest house. This property has more out buildings compared to the subject, but it is inferior in regards to age considering the new owner has since remodeled 11095 Thomas Creek Road. All things considered this is the most comparable sale to the subject property. The second improved sale is the prior Pennington mansion located at 2490 Manzanita Lane. Like the subject, this property is a quality class 12 and was constructed in 2004. This home is considered inferior to the subject in regards to construction since the subject is ICF and also 2490 Manzanita is inferior in lot size and lastly in garage size. This home sold on May 15th of 2015 for \$8,000,000 or \$414 per foot. The last improved sales comparable is 790 Fairview Boulevard, which is located in Incline Village, but has little to no lake view since it is located near the top of Country Club Drive. The home is similar to the subject in regards to quality, but is still inferior at an 11 quality class. This comparable was constructed in 2007 and consists of 8,372 square feet and sold for \$5,600,000 or \$669 per foot. The improved sales are the most comparable sales found to the subject with most weight being placed on 11095 Thomas Creek Road.

The subject property consists of 89.80 acres which is subdividable. The first two land sales were sold by the owner of the subject property and are located adjacent to the subject. The first land sale consisted of 22.43 acres and sold for \$600,000 on July 2nd, 2015. Only a portion of the 22.43 acres are buildable. The second notable land sale was again sold by the owner of the subject property and is located adjacent to the subject. The second land sale consisted of 5.34 acres that were purchased for \$500,000 on July 2nd, 2015. The other two land sales are not as comparable as the first two, however they are still comparable since both sales are located in the Lakeside Ranches like the subject.

Based on the sales with most emphasis on Improved Sale 1, the subject's current taxable value is well supported, therefore it is recommended that the subject's total taxable value of \$6,746,971 be upheld.

PREPARED BY: Mike Churchfield

REVIEWED BY: Gail Vice

OCLG (2.5 Acre Parcels Fairview Road)										
Vacant Lot Sales OCLG										
Land Sale #	APN	Address	NBC	Sale Date	Sale Price	Land Size	LUC	Zoning	Verification	Notes
LS-1	040-740-17	11355 Maverick Ln.	OCLG	04/20/2016	\$330,000	2.70	120	HDR	1SVR	Square level lot located off of Johnson Lane, sale was adjusted \$10,000 for a well.
LS-2	041-140-20	800 Schellbourne St.	OCLG	07/02/2015	\$600,000	22.43	100	N/A	1SVR	Large topo'd lot that is located at the top of Bellhaven Rd. Only a portion of the lot is buildable.
Vacant Lot Sales OCKG										
Land Sale #	APN	Address	NBC	Sale Date	Sale Price	Land Size	LUC	Zoning	Verification	Notes
LS-1	040-591-10	1725 W Huffaker Ln.	OCKG	09/11/2015	\$232,141	2.46	120	HDR	1GCA	Fairly level lot located on the corner of Huffaker and Del Monte. Adjusted sales price from \$275,000 to \$232,141 for the barn on the property that will need to be removed prior to development. Regular shaped. No Water & Easement.
LS-2	040-930-26	2680 Olive Pl.	OCKG	09/15/2015	\$500,000	2.50	120	HDR	1GCA	Ready to build on lot that was adjusted down from \$700,000 for water and extensive landscaping.
LS-3	040-572-14	1675 View Crest Dr.	OCKG	07/31/2015	\$710,374	2.74	120	HDR	1GCA	Ready to build on level lot. Adjusted sale price down from \$816,500 due to prior SFR being demo'd.
Listings OCKG										
Land Listing #	APN	Address	NBC	List Date	Asking Price	Land Size	LUC	Zoning	DOM	Notes
LL-1	040-930-04	2715 Last Chance Ct.	OCKG	01/23/2015	\$489,000	2.23	120	HDR	396	Irregular shaped level lot, located off of Olive Lane.
LL-2	040-930-05	2720 Last Chance Ct.	OCKG	08/05/2016	\$625,000	3.504	120	HDR	56	Square lot located off of Olive Lane.
LL-3	041-101-12	6667 Windy Hill Way	OCKG	05/16/2016	\$1,799,000	6.42	120	HDR	132	Large somewhat square lot located on Windy Hill. Panoramic City views. Parcel had a home that was burned down.
Vacant Lot Sales EABG										
Land Sale #	APN	Address	NBC	Sale Date	Sale Price	Land Size	LUC	Zoning	Verification	Notes
LS-1	150-260-25	5900 ROCK FARM RD	EABG	10/09/2015	\$144,000	3.08	120	HDR	1SVR	Arms length transaction. Rectangular shaped parcel with moderate to steep rolling topography. Parcel has an access easement running through the middle of the parcel severely limiting the utility of the lot. Parcel is located in the Government lots with dirt road access.
LS-2	150-260-33	0 ROCK FARM RD	EABG	06/02/2015	\$169,445	5.00	120	HDR	1SVR	Arms length transaction. Rectangular shaped parcel with moderate to steep topography. Parcel is located in the Government lots with dirt road access. No special conditions to the sale.
LS-3	049-070-28	16130 MOUNT ROSE HWY	EABG	05/22/2015	\$175,000	4.06	120	HDR	1SVR	Arms length transaction. Rectangular shaped parcel with moderate sloping topography. Parcel is located in the Government lots with dirt road access. Backs to Mount Rose Hwy.

High Value Home Sales

APN	Location	WAY Built	QC	QC #	Sale\List Date	Sale Price	Bldg SqFt	Price SF	NBC	Land Size
040-632-10	9001 TIMOTHY DR	1988	R50	5	06/26/2015	\$3,050,000	9,671	\$315	OCKG	10.07
041-130-53	8741 LAKESIDE DR	2001	RHC	8	10/03/2014	\$2,100,000	5,435	\$386	OCKG	2.48
040-572-11	300 DAVIS LN	2005	RHC	8	06/09/2016	\$2,500,000	7,386	\$338	OCKG	8.37
040-582-04	490 MIL DRAE LN	2002	RHC	8	12/21/2012	\$2,850,000	9,273	\$307	OCKG	2.50
050-573-23	17300 MAJESTIC VIEW DR	2006	RHE	9	04/25/2016	\$2,500,000	7,269	\$344	IELG	16.97
040-620-09	8355 PANORAMA DR	2004	RHG	10	12/31/2012	\$2,584,000	6,360	\$406	OCKG	5.00
222-180-01	2600 FARETTO LN	2000	RHH	11	12/13/2012	\$3,600,000	10,622	\$339	OCKG	5.28
126-271-21	790 FAIRVIEW BLVD	2007	RHI	11	11/22/2016	\$5,600,000	8,372	\$669	TAHE	2.47
023-260-47	2490 MANZANITA LN	2004	RHK	12	05/15/2015	\$8,000,000	19,347	\$414	ANPD	14.32
040-720-16	11095 THOMAS CREEK RD	2004	RHK	12	12/19/2014	\$8,500,000	6,977	\$1,218	OCWW	60.07
040-890-03	6001 TALBOT LN	1994	RHK	12	10/13/2015	\$25,000,000	24,786	\$16,305	OCKG	15.81

High Value Listings

APN	Location	WAY Built	QC	QC #	List Date	List Price	Bldg SqFt	Price SF	NBC	Land Size
041-290-21	339 ANITRA DR	1994	R60	6	06/01/2015	\$3,250,000	6,198	\$524	OCHF	9.293
038-821-18	860 BRIDGE ST	2002	R60	6	04/21/2016	\$4,500,000	5,740	\$784	FCDH	10.205
162-141-33	11000 BOULDER GLEN WAY	2007	RHE	9	09/07/2016	\$4,300,000	8,795	\$489	ECJG	2
011-141-34	631 CALIFORNIA AVE	1982	RHG	10	LISTING	\$13,900,000	20,910	\$665	AFVE	2.03
222-060-44	2600 FARETTO LN	2000	RHH	10.5	LISTING	\$4,375,000	10,622	\$412	OCKG	5.28
142-200-13	13030 SILVER WOLF RD	2007	RHI	11	02/09/2016	\$4,850,000	7,778	\$624	ECDF	1.03
148-240-03	20203 BORDEAUX DR	2008	RHK	12	03/08/2015	\$4,500,000	8,489	\$530	JCIF	1.28

Situs & Keyline Description:
 9000 BELLHAVEN RD WASHOE COUNTY
 RS 5348
 PAR 4-B

Owner & Mailing Address:
 ARJ PROPERTIES LLC
 9000 BELLHAVEN RD
 RENO, NV 89511

WASHOE COUNTY APPRAISAL RECORD 2017

APN: 041-140-23

Card 1 of 1
 Bld. 1-1



Tax District: 4000

printed: 02/02/2017

ACTIVE

3015.07

OC LG - Fairview Rd. 2.5 Ac. 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		PROD				
2017 NR	1,500,000	0	5,246,971	0	6,746,971	2,361,440	Building Value	4,982,828						
2016 FV	1,350,000	0	3,846,000	0	5,196,000	1,818,600	Extra Feature Value	264,143						
2015 FV	1,250,000	0	3,846,078	1,368,019	5,096,078	1,783,627	Land Value	1,500,000						
2014 FV	1,125,000	0	2,478,059	241,059	3,603,059	1,261,071	Taxable Value	6,746,971						
2013 FV	1,250,000	0	2,185,633	1,035,977	3,435,633	1,202,472	Exemption	0						
2012 FV	1,250,000	0	1,149,656	1,149,656	2,399,656	839,880	FLAGS							
2011 FV	1,661,300	0	0	0	1,661,300	581,455	Type	Value		Reappraisal				
							Cap Code	CF16		NC / C				
							Eligible for Form?	YES		New Land				
							Low Cap Percentage	0		New Sketch				
							Record of Survey	5348		By: _____ Date: _____				

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY			
Code	Description	Category	Units	Code	Description	Yr Bld	Units	Cost New	Tot Lump	Sum Adj					
Type	RES Residential	Plumbing Fixtures	47	1FL	1FLR - FIRST FLOOR		8,687	3,285,250			595,936				
Occupancy	001 Sgl Fam Res ~	Base Appliance From MS		2FL	2FLR - SECOND FLOOR		1,304	493,147			5,475,635				
Story/Frame	06 1.5 STRY FN	Living Units in Building	1	BH4	BMH4 - BASEMENT HIGH VALUE		3,593	107,071			0				
Quality	HK 12.0 HIGH VALUE	Bedrooms	6	CCP	CCP - COVERED CONCRETE PORCH		428	18,134			9.00				
Year Built	2011	Year of Addn/Remodel		6	CTH CATH - CATHEDRAL CEILING		5,583	251,849			492,807				
WAY	2011	%Comp	100	3	DRO - No Value Drawn for Info		6,407	0			-582,814				
BUILDING CHARACTERISTICS				Base Rate Adjustment				Gross Living/Building Area				PROPERTY CHARACTERISTICS			
Category	Code	Type	%	Adj.	Units	Units	Units	Units	Units	Units	Units	Water			
Ext. Wall	414	HV STCCO/SIP	70		1.14300							None			
Ext. Wall	419	HV RSTCST/SP	30		1.04000							Sewer			
Roof Cover	9	SLATE ~ SLATE	100									Street			
Base	1	MS FLOOR ADJ	100									Unpaved			
Heating Type	16	HV COMPLETE	100									BUILDING NOTES			
Sub Floor	2	WOOD	100									9000 BELLHAVEN RD PERMIT 11-2152			
Energy	3	MODERATE ~	100									6 BDRMS+LOFT+DEN 6 BATHS 3 HLF BATHS			
Foundation	3	MODERATE ~	100									47 FIXTURES CONC TILE RF STUCCO EXT			
Seismic	3	SEISMIC	100									W/STN VNR WELL SEPTIC PROPANE TANK			
												BBALL CRT RV GAR CRAWL SPACE			
												2/22/12 TLS			

#	Bld	Date	User ID	Activity Notes
1	0-0	01/31/2017	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	BP60	BASEMENT FINISH PARTITIONED HV6 (12.0)	30	1-1	0	0	3580	108.62	2011		100	388,860	91.0	353,862		
2	ELE3	ELEVATOR RESIDENTIAL AVG 2-STORY	30	1-1	0	0	2	30,789.00	2013		100	61,578	94.0	57,883		
3	MN	MANUAL COST	30	1-1	0	0	1232	104.04	2012		100	128,177	92.5	118,564		BRIDGE
4	SPRF	SPRINKLER SYSTEM FIRE - RESIDENTIAL	30	1-1	0	0	28216	3.48	2013		100	98,192	94.0	92,300		
5	FWAS	FLATWORK ASPHALT	30	1-1	0	0	35000	2.26	2014	2015	100	79,212	95.5	75,647		
6	FWBO	FLATWORK BOMANITE (STAMPED)	30	1-1	0	0	450	14.90	2014	2015	100	6,703	95.5	6,402		
7	VACS	VACUUM SYSTEM	30	1-1	0	0	1	1,835.00	2011	2015	100	1,835	91.0	1,670		
8	PLGN	POOL GUNITE	30	1-1	0	0	800	59.65	2014	2015	100	47,722	95.5	45,574		
9	PLCE	POOL COVER ELECTRIC	30	1-1	0	0	800	19.22	2014	2015	100	15,376	95.5	14,684		
10	PND4	POND +/- 100 SF	30	1-1	0	0	1	8,789.00	2015	2015	100	8,789	97.0	8,525		
11	FNP4	FENCE PREFAB IRON 4 FT	30	1-1	0	0	230	30.56	2015	2015	100	7,029	97.0	6,818		
12	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	30	1,550.00	2015	2015	100	46,500	97.0	45,105		
13	FFS2	FIREPLACE SINGLE 2 STORY	EBLD	1-1	0	0	1	9,026.55	2013	2015	100	9,027	94.0	8,485		
14	FGS1	FIREPLACE GAS SINGLE 1-STORY	EBLD	1-1	0	0	2	6,084.00	2013	2015	100	12,168	94.0	11,438		
15	OBSO	OBSOLESCENCE	30	1-1	0	0	1	-582,814.00	2017	2017	100	-582,813	100.0	-582,814		

LAND VALUE		DOR Code	Neighborhood	3015.07 OCLG - Fairview Rd. 2.5 Ac.				Land Size	89.8000	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	See	1.00	ST		300,000.00	SZ	5.00	1,500,000	

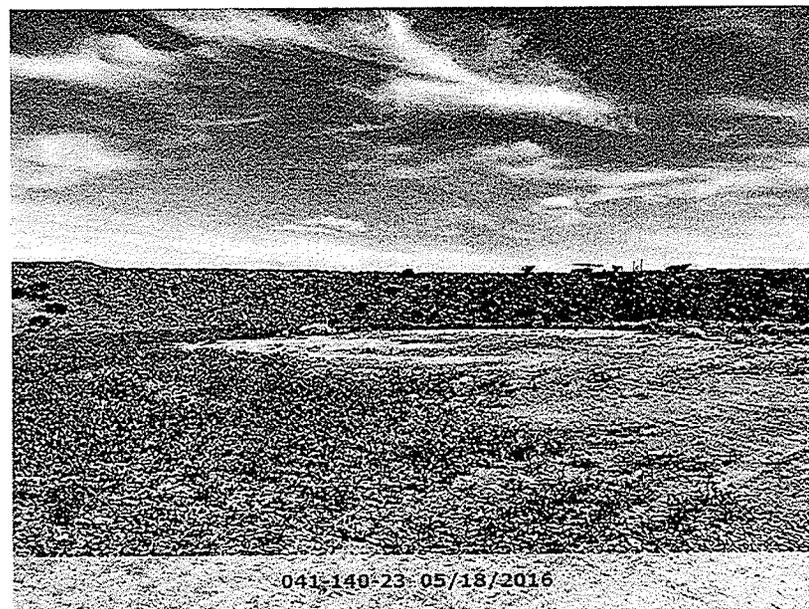
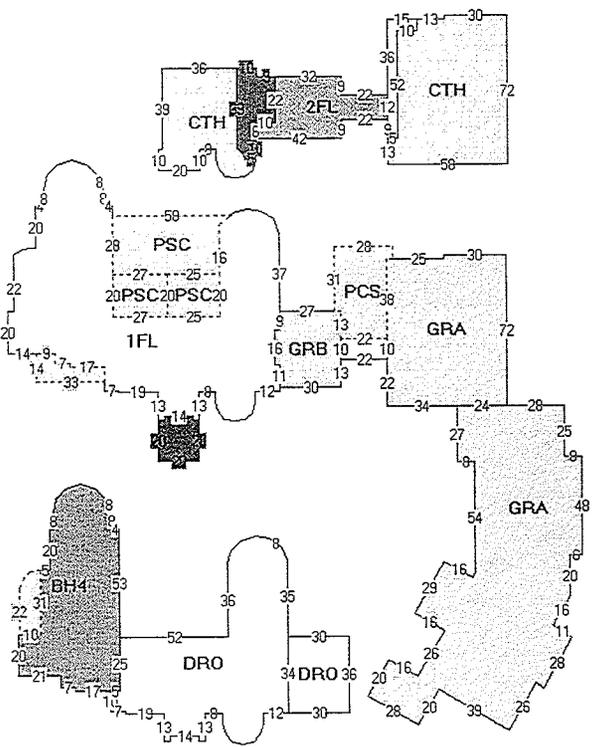
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Tax District: 4000

printed: 02/02/2017 ACTIVE

3015.07 OCLG - Fairview Rd. 2.5 Ac. Parcels



041-140-23-05/18/2016

BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
09/08/2016	16-1755	1728 SQ	63,780	Assgn	0	10/03/16 MJC Assgn	Assigned Based On
03/20/2014	14-0429	39,790	50,000	Compl	100	06/02/15 MAG Compl	
05/02/2013	13-0763	FIRE	38,000	Compl	100	06/02/15 MAG Compl	
12/19/2011	11-2152	CUS SGL	2,139,850	Compl	100	06/02/15 MAG Compl	
06/05/2009	08-2730	GRADING	0	Compl	0	05/17/13 MAG Compl	NVC
06/05/2009	09-0700	SEE NOTES	150000	Compl	0	05/17/13 MAG Compl	100% COMPLETE 2013

SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
ARJ PROPERTIES LLC,	4018698	06/30/2011	100	3NTT			

#	Bld	Date	User ID	Activity Notes
2	0-0	01/27/2017	mjach	CBE HEARING NOTICE
3	0-0	01/25/2017	sjack	Entering Date Scheduled
4	0-0	05/09/2016	idiez	TMFD MERGER WITH SFPD
5	0-0	11/04/2015	idiez	TAG FROM 6005 TO 6000 TMUWB NOW SPECIAL ASSESSMENT
6	1-1	09/26/2014	PRCL	2007 REM LAND \$1,640,371---2010 REM LAND 1,661,359
7	1-1	10/22/2013	magon	REXT OCLG IMPROVEMENT LINE DONE 10/29/2013 BY JAK, LAND LINE DONE
8	1-1	05/17/2013	magon	DATA NEW SFR (HIGH VALUE) @ 40% INCOMPLETE, NEW SKETCH & SFYIS, CHANGE
9	1-1	09/17/2012	PSR	REXT OCLG IMPROVEMENT LINE DONE 10/18/2012 BY JAK, LAND LINE DONE
10	1-1	04/09/2012	rsaue	DATA NBHD MOVE FROM OCM2 TO OCLG, LUC TO 012

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

Washoe County Board of Equalization
Photos of Subject and Sales Comparables



Sales Comparable 1 (9000 Belhaven Rd.)



Sales Comparable 1 (11095 Thomas Creek Rd.)

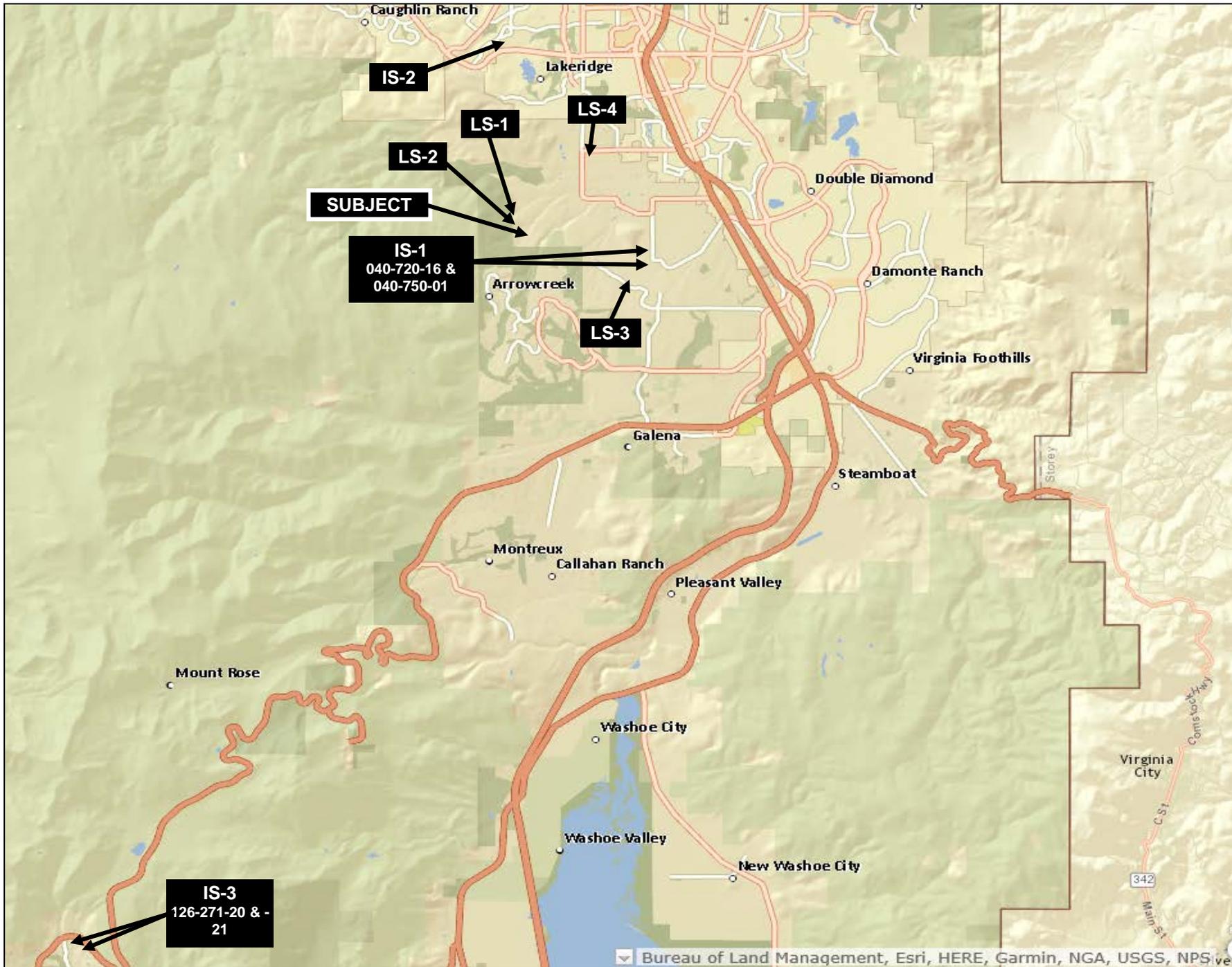


Sales Comparable 2 (2490 Manzanita Ln.)

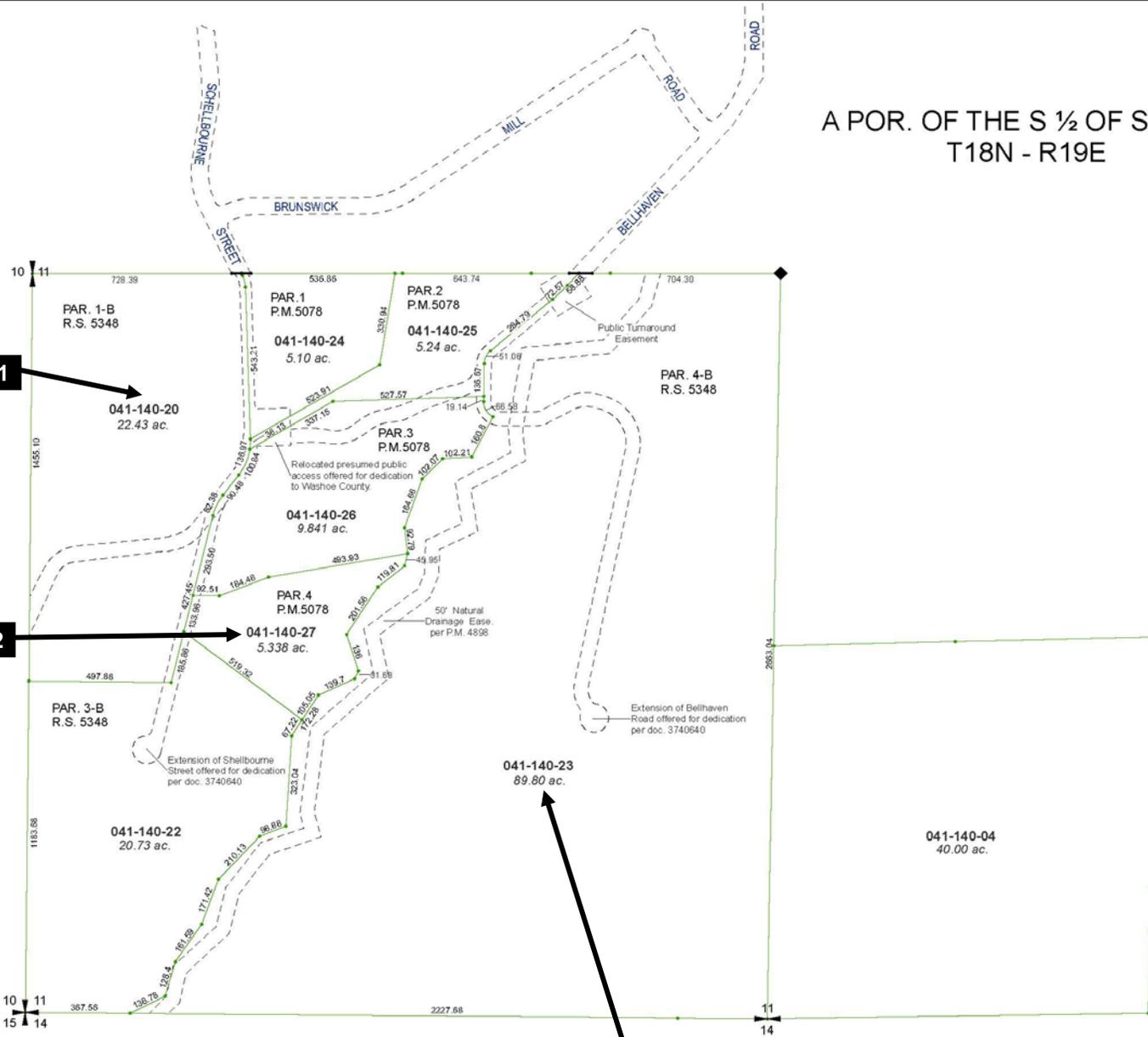


Sales Comparable 3 (790 Fairview Blvd.)

NEIGHBORHOOD MAP



A POR. OF THE S ½ OF SEC. 11
T18N - R19E



LS-1

LS-2

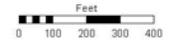
SUBJECT

Assessor's Map Number

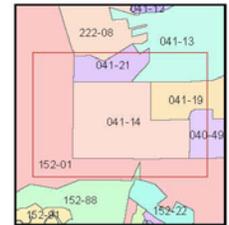
041-14

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 400 feet



created by: **CFB 04/21/2009**

last updated: **CFB 10/22/2012 11/21/2014**

area previously shown on map(s)

NOTE: This map was 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 accuracy of the data delineated hereon.

POR. SE 1/4 SECTION 12
AND POR. NE 1/4 SECTION 13
T18N - R19E

BOOK 230

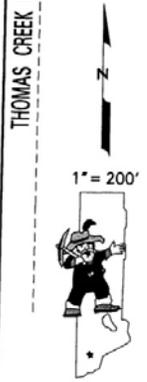
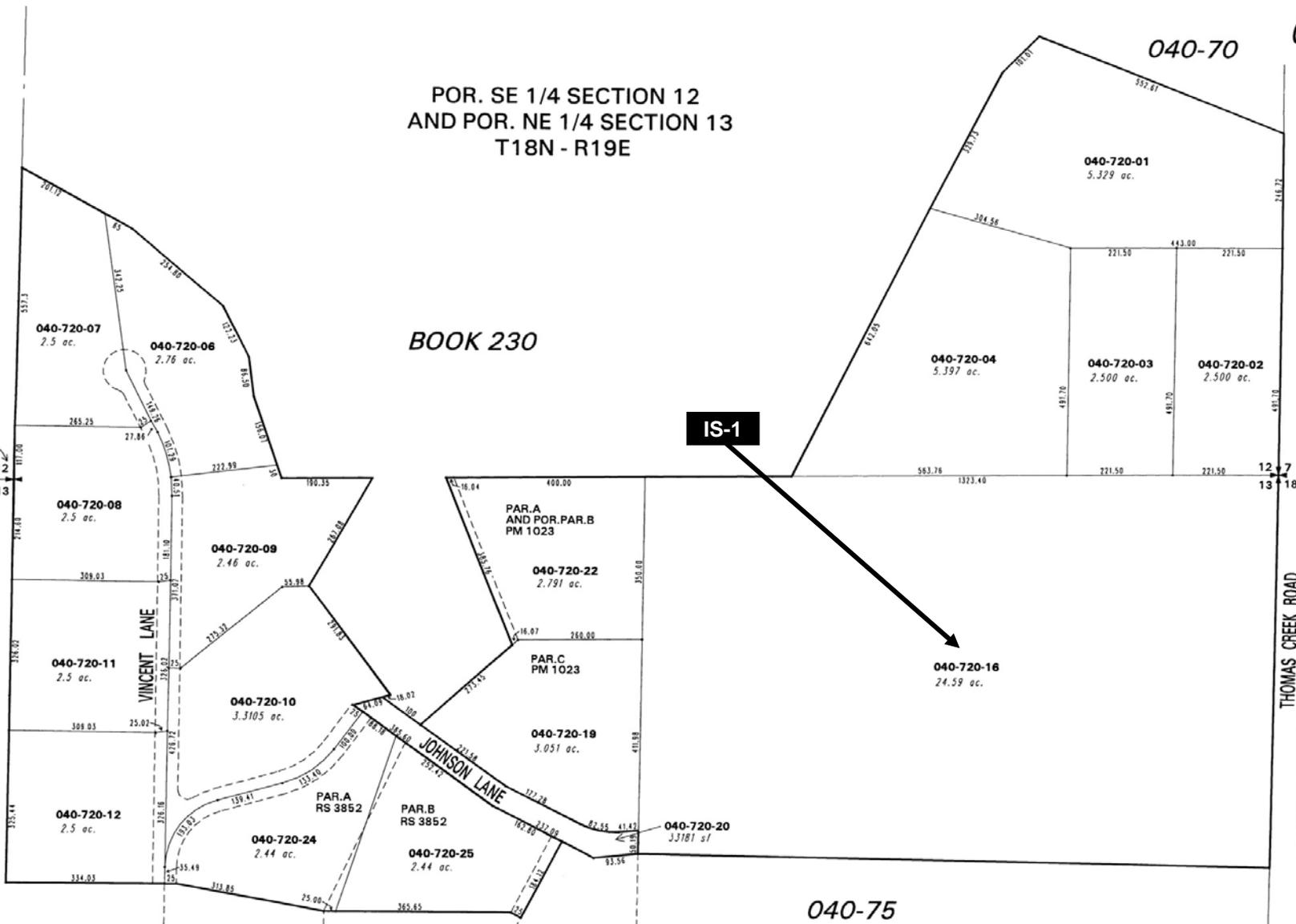
040-72

040-70

040-73

BK. 44

IS-1



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.

040-74
Office of Washoe County Assessor, Nevada - Robert W. McGowan

040-75
This area previously shown on _____

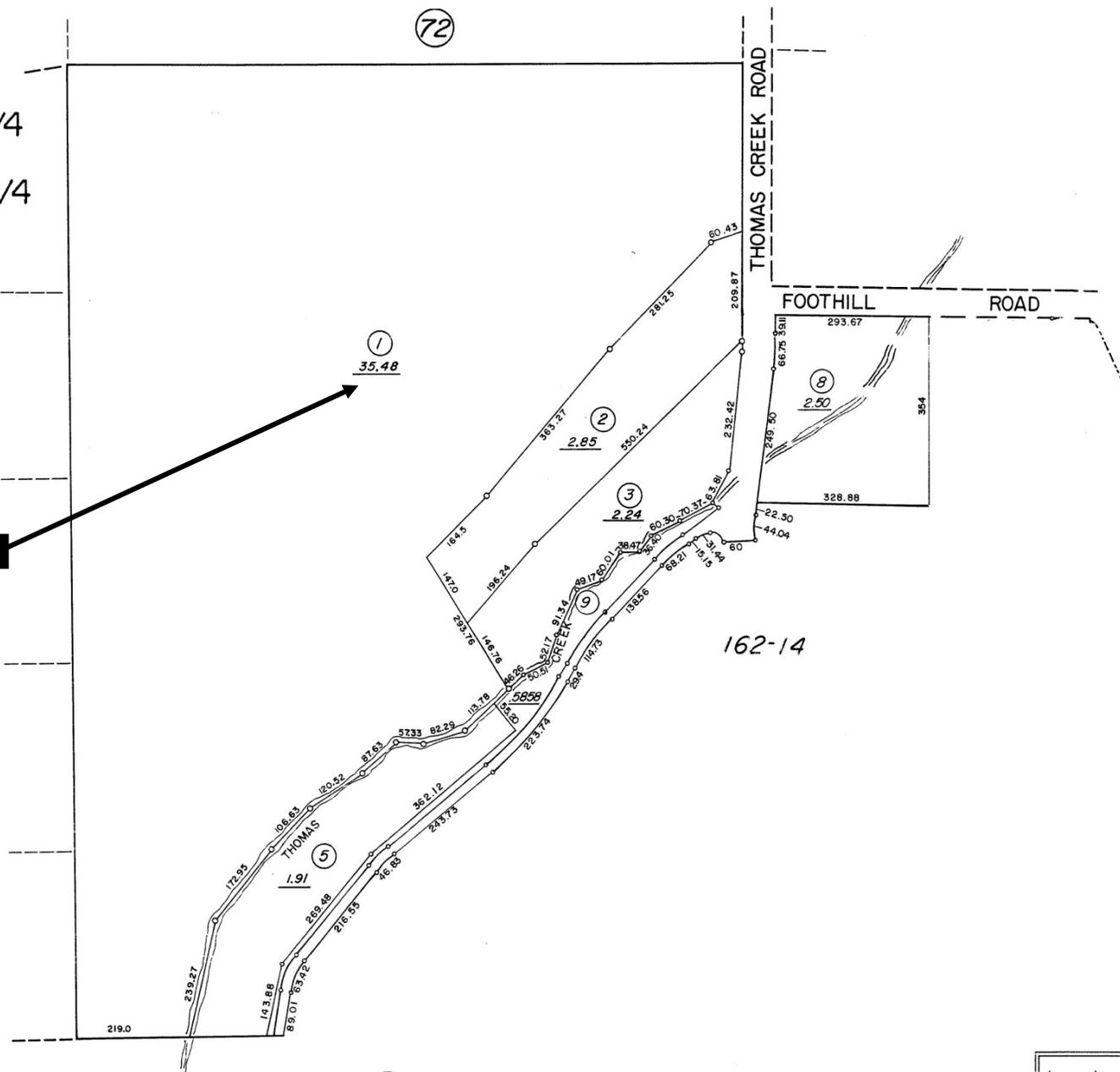
NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by	HCS	05/06/03
Revised		

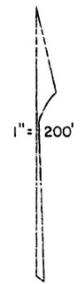
ARC/INFO 8.1.2 WINDOWS 2000 5.0

A PORTION OF THE NE 1/4
SEC. 13, T.18 N.-R.19 E. &
A PORTION OF THE NW 1/4
SEC. 18, T.18 N.-R.20 E.

74
IS-1



162-14

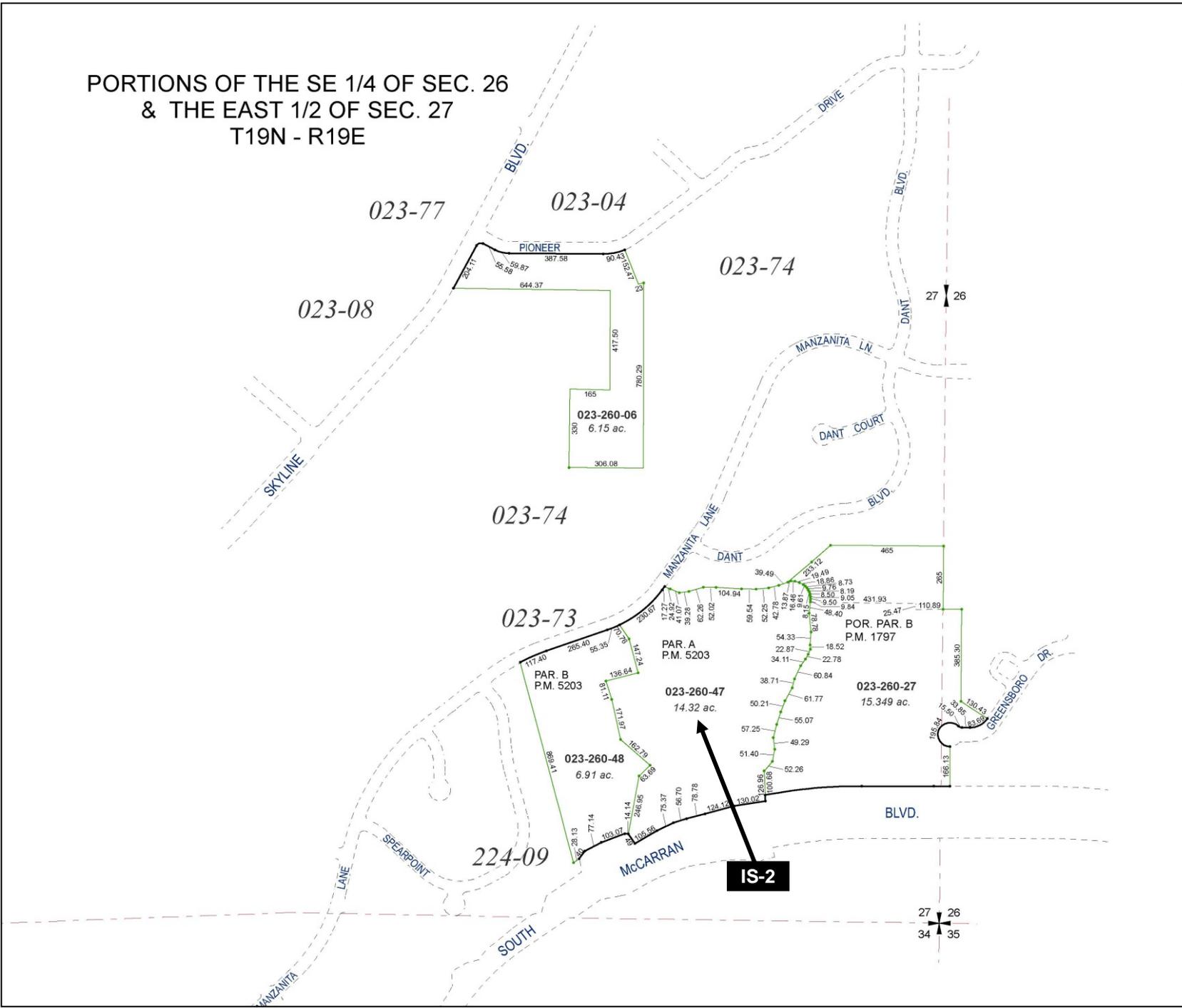


NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only, it does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

Assessor's Map County of Washoe, Nevada
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by	M.M. 1/75
checked	
revised	9/85 2/86 1/95
superseded	DR 10/99

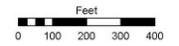
PORTIONS OF THE SE 1/4 OF SEC. 26
& THE EAST 1/2 OF SEC. 27
T19N - R19E



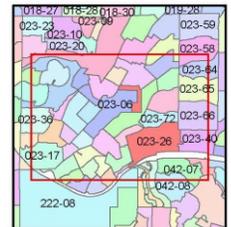
Assessor's Map Number
023-26

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 400 feet



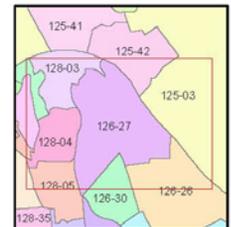
created by: TWT 5/21/2015
last updated: EMG 1/21/16

area previously shown on map(s)

NOTE: This map was 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 accuracy of the data delineated hereon.



Feet
0 25 50 100 150 200
1 inch = 200 feet

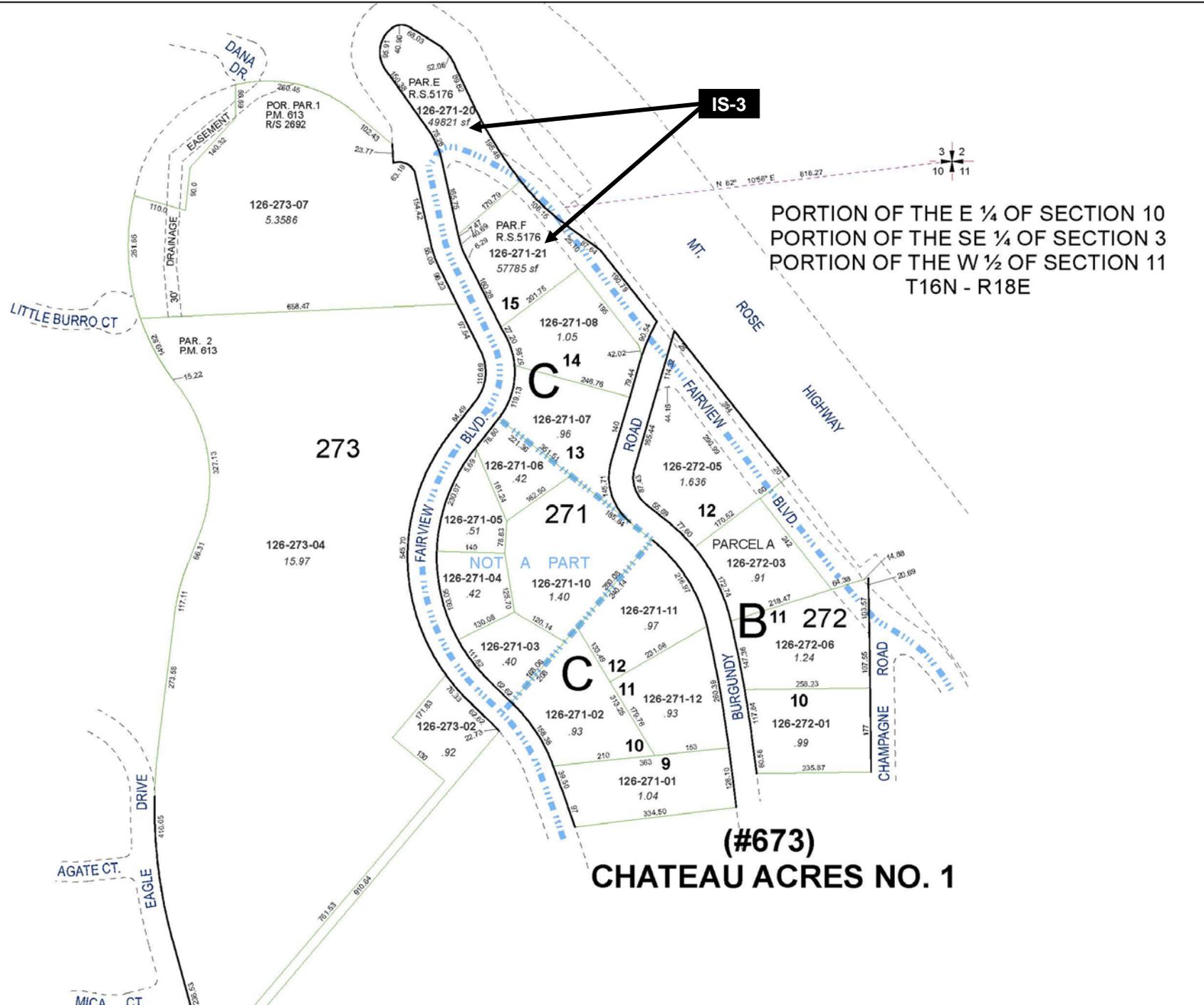


created by: CFB 7/08/2009

last updated: _____

area previously shown on map(s)

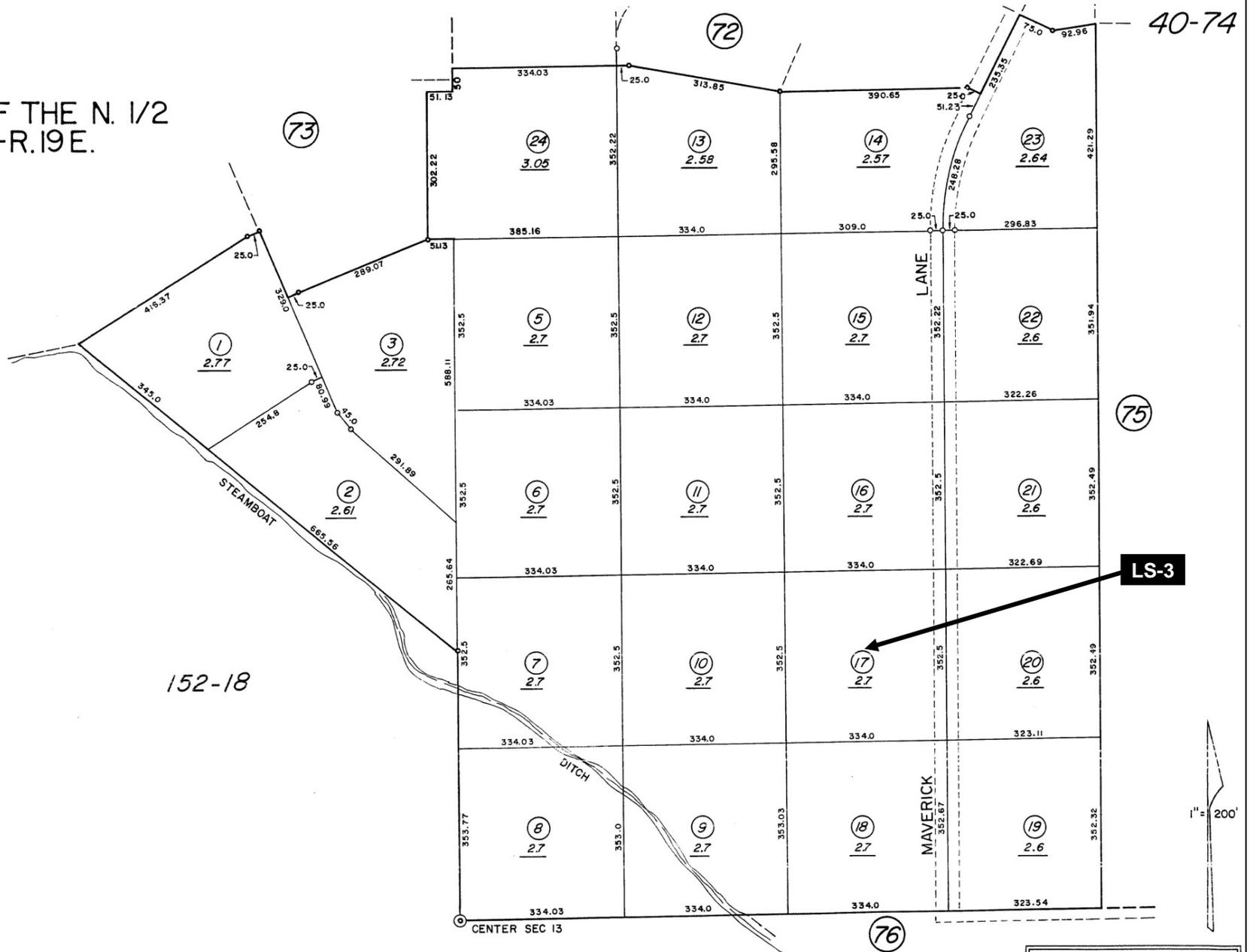
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



PORTION OF THE E ¼ OF SECTION 10
PORTION OF THE SE ¼ OF SECTION 3
PORTION OF THE W ½ OF SECTION 11
T16N - R18E

**(#673)
CHATEAU ACRES NO. 1**

A PORTION OF THE N. 1/2
SEC 13 T.18N.-R.19E.



152-18

LS-3

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

Assessor's Map County of Washoe, Nevada
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by	M.M. 1/75
checked	
revised	6/78 2/18/99 FLT
superseded	
GZ 6/24/97	



**(#4074)
AMENDED
LAKESIDE RANCH ESTATES
PHASE 2**

**(#3814)
LAKESIDE RANCH ESTATES - PHASE 1
POR. OF THE SW 1/4 OF SEC. 1, T18N - R19E**

Assessor's Map Number

040-93

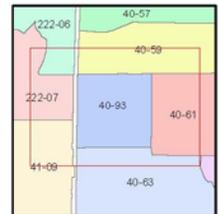
STATE OF NEVADA
**WASHOE COUNTY
ASSESSOR'S OFFICE**
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 25 50 100 150 200

1 inch = 200 feet



created by: **TWT 9/9/2009**

last updated: _____

area previously shown on map(s)

040-61

NOTE: This map was 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 accuracy of the data delineated herein.

BOOK 222

BOOK 41

