



WASHOE COUNTY ASSESSOR
Michael E. Clark

Cori Burke, C.A.E.
Chief Deputy Assessor

Rigo Lopez
Chief Property Appraiser

Lora Zimmer
Assessment Services Coordinator

Keirsten Beck, GISP
GIS Mapping Supervisor

Roll Change Request 2017-2018
RCR 5-1 through 5-41
Correction to Valuation 361.345

We request that the Washoe County Board of Equalization make the following changes in valuation for the properties on the attached spreadsheet.

For the 2017/2018 tax year, parcels in the “IGDH and IGWW” neighborhoods were appraised using the sales comparison method with sales that took place prior to July 1, 2016.

On October 14, 2016 “The Little Valley Fire” occurred within west Washoe Valley with severe effects on many parcels within these neighborhoods. The Washoe County Assessor’s Office reviewed the base lot values within this area and made a reduction to the land values based on the severity and impact of the fire that occurred on numerous parcels prior to January 1, 2017.

The Washoe County Assessor’s Office received four appeals regarding their land values, which after analysis of the loss in value due to tree loss and other factors caused the further recommendation to the land value.

For a summary of all the properties affected by this recommendation, please see RCR 5-1 through 5-41 attached hereto.

Prepared by: Pete Kinne, Appraiser

Reviewed by: Gail Vice, Senior Appraiser

RCR Number	APN	NBC	TVImps	TVLand	TVTotal	Rec TVImps	Rec TVLand	Rec TVTotal
AR 5-1	055-021-01	IGDH	\$669,167	\$150,000	\$819,167	\$669,167	\$100,000	\$769,167
AR 5-2	055-021-06	IGDH	\$0	\$120,000	\$120,000	\$0	\$70,000	\$70,000
AR 5-3	055-022-01	IGDH	\$0	\$80,000	\$80,000	\$0	\$50,000	\$50,000
AR 5-4	055-022-03	IGDH	\$16,634	\$125,000	\$141,634	\$16,634	\$50,000	\$66,634
AR 5-5	055-022-04	IGDH	\$0	\$100,000	\$100,000	\$0	\$50,000	\$50,000
AR 5-6	055-022-05	IGDH	\$0	\$100,000	\$100,000	\$0	\$50,000	\$50,000
AR 5-7	055-031-02	IGDH	\$417,926	\$150,000	\$567,926	\$417,926	\$100,000	\$517,926
AR 5-8	055-031-03	IGCG	\$0	\$90,000	\$90,000	\$0	\$80,000	\$80,000
AR 5-9	055-032-03	IGDH	\$14,755	\$125,000	\$139,755	\$14,755	\$75,000	\$89,755
AR 5-10	055-032-10	IGDH	\$232,480	\$155,000	\$387,480	\$232,480	\$105,000	\$337,480
AR 5-11	055-032-11	IGDH	\$18,203	\$155,000	\$173,203	\$18,203	\$105,000	\$123,203
AR 5-12	055-032-13	IGDH	\$0	\$80,000	\$80,000	\$0	\$50,000	\$50,000
AR 5-13	055-032-14	IGDH	\$234,262	\$105,000	\$339,262	\$234,262	\$55,000	\$289,262
AR 5-14	055-032-15	IGDH	\$0	\$125,000	\$125,000	\$0	\$75,000	\$75,000
AR 5-15	055-032-18	IGDH	\$917,528	\$80,000	\$997,528	\$917,528	\$50,000	\$967,528
AR 5-16	055-032-20	IGDH	\$286,420	\$175,000	\$461,420	\$286,420	\$125,000	\$411,420
AR 5-17	055-032-21	IGWW	\$33,780	\$100,064	\$133,844	\$33,780	\$50,064	\$83,844
AR 5-18	055-060-15	IGDH	\$0	\$125,000	\$125,000	\$0	\$75,000	\$75,000
AR 5-19	055-060-20	IGDH	\$778,460	\$150,000	\$928,460	\$778,460	\$100,000	\$878,460
AR 5-20	055-060-35	IGWW	\$3,227,493	\$213,968	\$3,441,461	\$3,227,493	\$163,968	\$3,391,461
AR 5-21	055-092-10	IGDH	\$359,703	\$130,000	\$489,703	\$359,703	\$80,000	\$439,703
AR 5-22	055-092-15	IGDH	\$0	\$130,000	\$130,000	\$0	\$80,000	\$80,000
AR 5-23	055-092-16	IGDH	\$0	\$100,000	\$100,000	\$0	\$50,000	\$50,000
AR 5-24	055-092-17	IGDH	\$664,911	\$170,000	\$834,911	\$664,911	\$120,000	\$784,911
AR 5-25	055-092-20	IGDH	\$643,719	\$175,000	\$818,719	\$643,719	\$125,000	\$768,719
AR 5-26	055-092-21	IGDH	\$419,540	\$150,000	\$569,540	\$419,540	\$100,000	\$519,540
AR 5-27	055-110-18	IGDH	\$0	\$175,000	\$175,000	\$0	\$125,000	\$125,000
AR 5-28	055-110-24	IGZZ	\$0	\$64,544	\$64,544	\$0	\$50,000	\$50,000
AR 5-29	055-110-30	IGDH	\$291,710	\$210,000	\$501,710	\$291,710	\$160,000	\$451,710
AR 5-30	055-110-31	IGDH	\$879,275	\$210,000	\$1,089,275	\$879,275	\$160,000	\$1,039,275
AR 5-31	055-110-34	IGDH	\$0	\$175,000	\$175,000	\$0	\$125,000	\$125,000
AR 5-32	055-110-37	IGZZ	\$0	\$86,104	\$86,104	\$0	\$75,000	\$75,000
AR 5-33	055-110-38	IGZZ	\$155,069	\$245,267	\$400,336	\$155,069	\$125,000	\$280,069
AR 5-34	055-441-02	IGWW	\$0	\$100,518	\$100,518	\$0	\$50,518	\$50,518
AR 5-35	055-441-03	IGDH	\$0	\$100,000	\$100,000	\$0	\$50,000	\$50,000
AR 5-36	055-441-04	IGDH	\$0	\$100,000	\$100,000	\$0	\$50,000	\$50,000
AR 5-37	055-441-05	IGWW	\$122,084	\$100,776	\$222,860	\$122,084	\$50,776	\$172,860
AR 5-38	055-441-06	IGDH	\$360,374	\$150,000	\$510,374	\$360,374	\$100,000	\$460,374
AR 5-39	055-441-07	IGDH	\$78,860	\$190,000	\$268,860	\$78,860	\$140,000	\$218,860
AR 5-40	172-020-01	IGJJ	\$10,405	\$89,600	\$100,005	\$10,405	\$64,000	\$74,405
AR 5-41	172-020-02	IGJJ	\$0	\$41,600	\$41,600	\$0	\$35,000	\$35,000