

**ASSESSOR'S**

**EVIDENCE**



**WASHOE COUNTY BOARD OF EQUALIZATION**

**RESIDENTIAL (Vacant Land)**

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	
<b>LAND:</b>	\$100,000	\$35,000	Txble
<b>IMPROVEMENTS:</b>	\$0	\$0	\$/ Unit
<b>TOTAL:</b>	\$100,000	\$35,000	\$100,000

<b>HEARING:</b>	17-0036
<b>DATE:</b>	_____
<b>TIME:</b>	_____
<b>TAX YEAR:</b>	2017
<b>VALUATION:</b>	Reappraisal

**OWNER:** ASH, RICHARD D & CATHELINE M

<b>SUBJECT</b>							
APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
055-021-03	5255 FRANKTOWN RD	5.25	AC	MDR			Parcel located within the Little Valley Fire burn area. Tree loss estimated at 100%.

**PRE-FIRE Land Sales located within the trees**

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	055-180-25	8020 Aspen Creek Court	5.00	AC	GR	03/18/2016	\$295,000	Sale verified by online websites. Irregular shaped wooded parcel with steep topography located off of Franktown Road on Aspen Creek Court. This street is paved, but no muni services available.
LS-2	055-382-06	7340 Franktown Road	2.52	AC	MDR	07/01/2015	\$275,000	The front half of parcel is relatively flat and the remaining portion gently slopes down to the golf course. No muni water or sewer service available, but all utilities, including underground power are available.
LS-3	055-200-78	7000 Franktown Drive	5.00	AC	GR	03/30/2015	\$400,000	Sale verified through SVL. Parcel is located on San Antonio Road which is a small gated community. The lot is wooded, and 5.0 acres in size but has an irregular shape with moderate topography. No muni water or sewer available.

**PRE-FIRE Land Sales with NO trees, valley/pasture sales**

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-4	055-051-04	4900 Susan Lee Circle	5.05	AC	GR	03/02/2016	\$260,000	Level lot that backs to large acreage
LS-5	055-140-21	0 State Route 429	5.01	AC	MDR	06/30/2015	\$260,000	The parcel is rectangular in shape, has level topography, enjoys full mountain views in a pasture setting, access is off of State Route 429; well and septic needed
LS-6	055-169-01	53 Bellevue Road	5.01	AC	MDR	03/11/2015	\$250,000	The parcel backs to Lightning W golf course, but is not a part of it. Access to the parcel is on Bellevue Road. The lot is rectangular in shape, has level topography, and full mountain views. No municipal water or sewer service available at the site.

**Post-fire land sales Washoe Valley**

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
PF-LS-1	055-180-21	7650 Aspen Creek Court	10.96	AC	GR	12/09/2016	\$295,000	Irregular shaped parcel located within the trees with paved road access; Aspen creek bisects the lot; topography is moderate to steep. The size is offset by its shape and topography.
PF-LS-2	055-382-01	7390 Franktown Road	2.5	AC	GR	12/01/2016	\$175,000	Sparsely wooded lot located on Franktown Drive. Parcel is 2.5 acres in size, has level topography with paved road access. Parcel previously sold on 2/26/2015 for \$150,000
PF-LS-3	050-490-07	4940 Freckles Court	5	AC	GR	12/29/2016	\$162,500	Parcel located in East Washoe Valley; lot is irregular in shape, topography is level with no trees

**Land Listings West Washoe Valley**

LL-#	APN	Location	Land	Area	Zoning	Listing	Listing Price	Comments
LL-1	172-010-05	Will Sauer Road	5.03	AC	GR	LISTING	\$450,000	Wooded lot on Will Sauer Road, irregular shaped lot
LL-2	055-010-51	Will Sauer Road	5.01	AC	GR	LISTING	\$449,000	Wooded lot on Will Sauer Road, steep topography; paved road access
LL-3	055-092-09	Old Ranch Road	5.1	AC	GR	LISTING	\$449,000	Parcel located on Old Ranch Road; wooded lot with steep topography and paved road access; southern portion of parcel is adjacent to Little Valley Fire perimeter---no trees burned

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>
LAND:	\$50,000	\$17,500
IMPROVEMENTS:	0	0
<b>TOTAL:</b>	<b>\$50,000</b>	<b>\$17,500</b>

LL-1  
172-010-05  
5.03 ac  
  
LISTING  
\$450,000

LL-2  
055-010-51  
5.01 ac

LISTING  
\$449,000

LL-3  
055-092-09  
5.10 ac

LISTING  
\$449,000

LS-4  
055-051-04  
5.00 ac

03/18/2016  
\$295,000

LS-5  
055-140-21  
5.01 ac

06/30/2015  
\$260,000

LS-6  
055-169-01  
5.01 ac

03/11/2015  
\$250,000

LS-3  
055-200-78  
5.00 ac

03/30/2015  
\$400,000

LS-2  
055-382-06  
2.52

07/04/2015  
\$275,000

PF-LS-2  
055-382-01  
2.50 ac

12/01/2016  
\$175,000

LS-1  
055-180-25  
5.00

03/18/2016  
\$295,000

PF-LS-1  
055-180-21  
10.96 ac

12/09/2016  
\$295,000

**Legend**

-  Little Valley Fire Perimeter
- Land sales and listings**
-  SUBJECT
-  Land Sales
-  Post Fire Land Sales
-  Land Listings

SUBJECT

UNSE  
CLIFIED  
GREEN  
CT  
ASPEN

# Legend

Post fire land sales



PF-LS-3  
050-490-07  
5.0 ac  
12/29-2016  
\$162,500

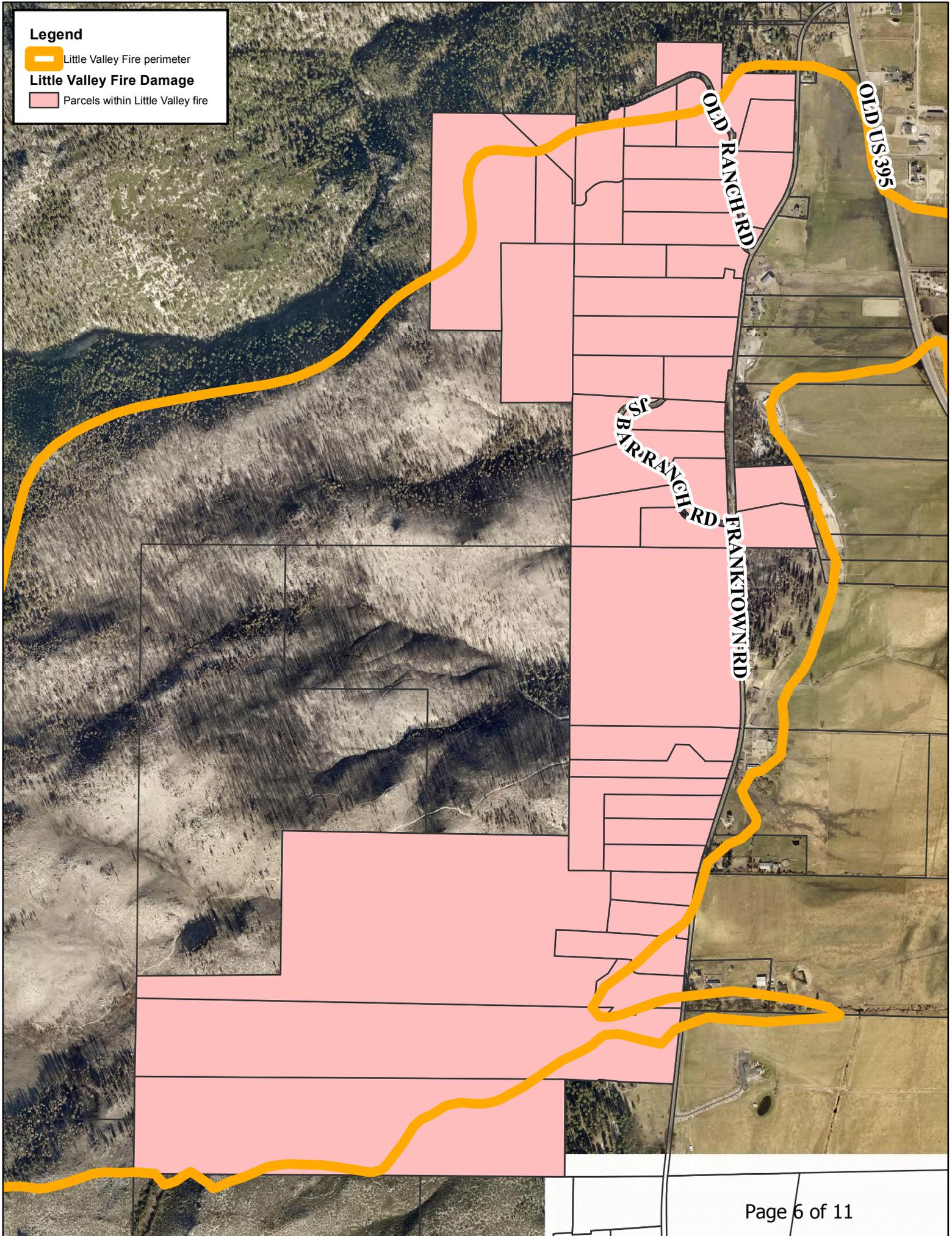
# Little Valley Fire

10-14-2016

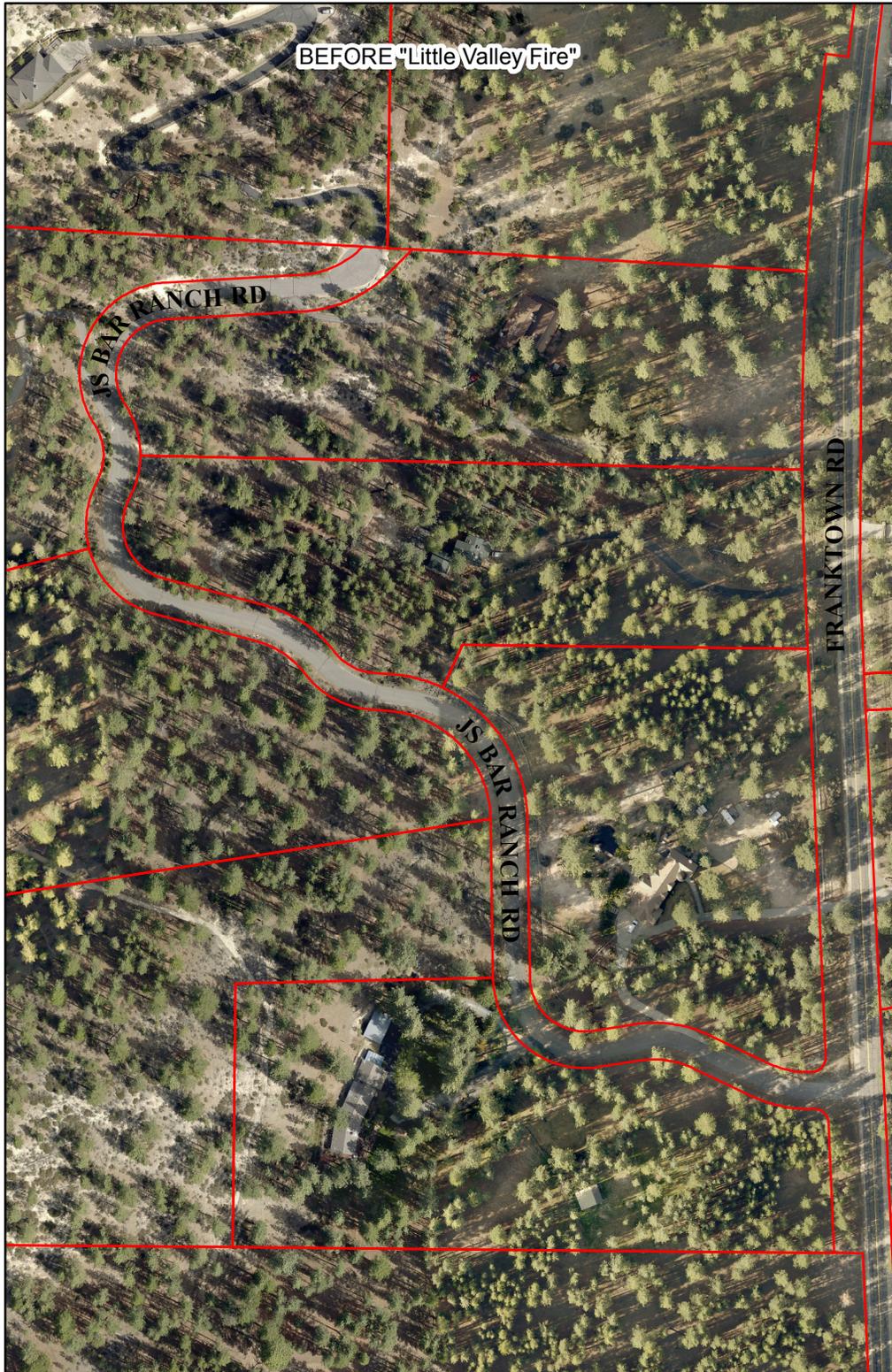


**Legend**

-  Little Valley Fire perimeter
- Little Valley Fire Damage**
-  Parcels within Little Valley fire



BEFORE "Little Valley Fire"



After "Little Valley Fire"







Parcels have an estimated 100% tree loss.

5 ACRES - MOUNTAINSIDE Adjustment Schedule						
Original 17/18 Base Value *Before Fire*	Adjustments After Fire	\$ or %	New 17/18 Taxable Land Value	Difference from Original 17/18 Base Value	% Difference from \$300,000	
\$300,000	New and unknown market conditions *adjustment not labeled on record	-\$50,000	\$250,000	-\$50,000	83.33%	
	Aesthetics Litigation	-20%	\$200,000	-\$100,000	66.67%	
	Tree Loss	0.00%	\$0	\$200,000	-\$100,000	66.67%
		10.00%	-\$10,000	\$190,000	-\$110,000	63.33%
		25.00%	-\$25,000	\$175,000	-\$125,000	58.33%
		50.00%	-\$50,000	\$150,000	-\$150,000	50.00%
		75.00%	-\$75,000	\$125,000	-\$175,000	41.67%
		100.00%	-\$100,000	\$100,000	-\$200,000	33.33%

2017/2018 Land Values were reconsidered and new values were ultimately attained by the following: Values prior to the fire were re-established (ex. \$300,000 for 5 acres along the mountainside); A 50K decrease to the initial base value was made for new and unknown market conditions. Additional variables creating loss to land value were recognized such as aesthetics, physical restrictions and litigation issues. Lastly, the value associated with a loss of trees was identified and a cost to remove potential dead trees was made. Please note that adjustments were applied on a per parcel basis.

**Assessor Recommendation to further reduce**

**5 ACRES - MOUNTAINSIDE  
Adjustment Schedule**

<b>Original 17/18 Base Value *Before Fire*</b>	<b>Adjustments After Fire</b>	<b>\$ or %</b>	<b>New 17/18 Taxable Land Value</b>	<b>Difference from Original 17/18 Base Value</b>	<b>% Difference from \$300,000</b>	
<b>\$300,000</b>	New and unknown market conditions *adjustment not	-\$50,000	<b>\$250,000</b>	-\$50,000	83.33%	
	Aesthetics Litigation	-20%	<b>\$200,000</b>	-\$100,000	66.67%	
	Tree Loss	0.00%	\$0	<b>\$200,000</b>	-\$100,000	66.67%
		10.00%	-\$60,000	<b>\$140,000</b>	-\$160,000	46.67%
		25.00%	-\$75,000	<b>\$125,000</b>	-\$175,000	41.67%
		50.00%	-\$100,000	<b>\$100,000</b>	-\$200,000	33.33%
		75.00%	-\$125,000	<b>\$75,000</b>	-\$225,000	25.00%
		100.00%	-\$150,000	<b>\$50,000</b>	-\$250,000	16.67%

2017/2018 Land Values were reconsidered and new values were ultimately attained by the following: Values prior to the fire were re-established (ex. \$300,000 for 5 acres along the mountainside); A 50K decrease to the initial base value was made for new and unknown market conditions. Additional variables creating loss to land value were recognized such as aesthetics, physical restrictions and litigation issues. Lastly, the value associated with a loss of trees was identified and a cost to remove potential dead trees was made. Please note that adjustments were applied on a per parcel basis.