

**ASSESSOR'S**

**EVIDENCE**

**Washoe County Board of Equalization**  
**Appeal Summary Page - Secured Roll**

Hearing #	<b>17-0015</b>
Hearing Date	<b>02/10/2017</b>
Tax Year	<b>2017</b>

APN: 040-660-01

Owner of Record: HEMMINGER TRUST

Property Address: 9700 TIMOTHY DR

Square Feet 5,127

Built / WAY: 1991

Parcel Size: 9.65 AC

Description / Location: The subject property consists of a 5,127 square foot home located on Timothy Lane off of Holcomb Ranch Road in the Lakeside Ranches. The subject property sold for \$1,367,000 on October 17th, 2013.

2017/18 Taxable Value:	Land:	\$630,000
	Improvements:	\$640,712
	Total:	<u>\$1,270,712</u>
	Taxable Value / SF	\$248

Sales Comparison Approach:	Indicated Value Range	\$1,700,000
	Indicated Value Range / S	\$333

Current Obsolescence: \$0

Conclusions: It is recommended that the subject property's land value be reduced from \$630,000 to \$495,000 by adding a -30% downward flood zone adjustment to the site value. Additionally, it is recommended that the improvement value be reduced from \$640,712 to \$490,462 per a reduction in quality class from a 6 to a 5. Based on the recommended reductions, an overall new taxable value of \$985,462 is indicated.

RECOMMENDATION: Uphold Reduce XXX

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$495,000	\$173,250
Imps:	\$490,462	\$171,662
Total:	<u>\$985,462</u>	<u>\$344,912</u>

Recommended Total Obsolescence: \$0



**ASSESSOR'S EXHIBIT I**  
**17 PAGES**

# WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$630,000	\$220,500	Txble
IMPROVEMENTS:	\$640,712	\$224,249	\$/ SF
TOTAL:	\$1,270,712	\$444,749	\$248

HEARING:	17-0015
DATE:	02/10/2017
TIME:	
TAX YEAR:	2017
VALUATION:	Reappraisal

OWNER: HEMMINGER TRUST

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	BSMT	BSMT	QC	STRY	Beds	Baths	Built	Way	Sale Date	Sale Price	Sale \$/SF
	040-660-01	9700 TIMOTHY DR	9.65	Ac	5,127	1,158					R60	1.5 ST	4	4 1/1	1991		10/17/2013	\$1,367,000	\$267

## IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	BSMT	BSMT	QC	STRY	Beds	Baths	Built	Way	Sale Date	Sale Price	Sale \$/SF
IS-1	222-073-05	2600 Kinney Lane	5.27	Ac	4,621	1,001					R60	1.5 ST	2	3	1988		10/25/2016	\$1,612,500	\$349
IS-2	041-092-09	3405 Lunsford Court	2.51	Ac	3,142	1,131					R35	1 ST	3	4 1/1	1977		11/17/2016	\$1,105,000	\$352
IS-3	040-572-11	300 Davis Lane	8.37	Ac	7,386	2,840					R80	2 ST	5	5 1/1	1991		06/09/2016	\$2,500,000	\$338
IS-4	040-632-10	9001 Timothy Lane	10.07	Ac	10,431	1,568					R50	1 ST	4	3 1/1	1970		06/26/2015	\$3,050,000	\$292

## LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	040-740-17	11355 Maverick Lane	2.70	Ac	HDR	4/20/2016	\$320,000	Square lot located off of Johnson Lane, sale was adjusted \$10,000 for a well.
LS-2	040-930-26	2680 Olive Place	2.50	Ac	HDR	09/15/2015	\$500,000	Ready to build on lot that was adjusted down for water and extensive landscaping.
LS-3	040-572-14	1675 View Crest Dr.	2.74	Ac	HDR	07/31/2015	\$710,374	Ready to build on lot. Adjusted sales price down from \$816,500 due to prior SFR being demo'
LS-4	040-591-10	1725 W Huffaker Ln.	2.46	Ac	HDR	09/11/2015	\$232,141	fairly level lot that was adjusted due to barn that will need to be removed prior to developmen

RECOMMENDATIONS/COMMENTS: UPHOLD: REDUCE: XXX

The subject property is located off of Holcomb Ranch Road on Timothy Lane in the Lakeside Ranches. A portion of the subject property is designated in the flood plane and had major flooding issues occur on roughly 4.5 of the 9.65 acres, therefore 5.15 acres remain unaffected by flooding. After multiple meetings with the home owner and inspections, it has been determined that the land value warrants a 30% downward flood zone adjustment. The typical lot size in neighborhood OCLG for a site like the subject is 4 acres with a base value of \$350,000. Due to the subject property being so much larger than the typical lot, an upward size adjustment of 40% was applied, however with the additional -30% downward adjustment for being in a flood zone the overall land value is recommended to be reduced to \$495,000 from \$630,000. It is additionally recommended that the quality class for 9700 Timothy Drive be reduced from a 6 to a 5 based on the interior inspection with the owner of the property. IS-1 through IS-4 vary substantially, but the most comparable improved sale to the subject is 2600 Kinney Lane. This sales comparable is superior from a quality and location perspective; however it is the most similar comparable in size and age. It is recommended that the subject property's improvement value be reduced from \$640,712 to \$490,462 per the reduction in quality from a 6 to a 5. Based on the recommended reductions to both the land and improvement values, a new total taxable value of \$985,462 has been determined by recosting the property at a 5 quality class and adding a -30% downward floodzone adjustment to the land.

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$495,000	\$173,250	
IMPROVEMENTS:	\$490,462	\$171,662	Recommended Obsolescence
TOTAL:	\$985,462	\$344,912	

PREPARED BY: Mike Churchfield

REVIEWED BY: Gail Vice

OCKG										
Vacant Lot Sales										
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										
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 locaed 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 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 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 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.

OCKG Improved Sales																				
APN	Location	WAY Built	Qual Class	Sale\List Date	Sale\List Price	Time Adj Sale Price	Bldg SqFt	Price/ SF	Neigh Code	Land Size	Influ1 Code	Influ1 Pct	Verif Code	2017 Imp Val	2017 Land	Cur. TV Total	Cur. TV/SP	Cur. Obsol	Cur.% Comp.	
040-162-28	740 DEL MONTE LN	1983	R20	12/11/2015	\$905,000	\$935,055	1980	\$472	OCKG	2.50	LC	-20	2QC	\$241,829	\$280,000	\$521,829	0.56		100%	
040-572-22	2525 DEL MONTE LN	1942	R35	08/14/2015	\$695,000	\$731,675	4055	\$180	OCKG	2.50	SH	-10	2D	\$142,497	\$315,000	\$457,497	0.63		100%	
222-073-07	7855 KEVIN CIR	1966	R40	11/13/2015	\$620,000	\$643,442	2544	\$253	OCKG	3.53	SZ	10	2D	\$107,038	\$385,000	\$492,038	0.76		100%	
040-411-03	2110 GREEN TREE LN	1979	R40	05/25/2016	\$677,520	\$681,531	1778	\$383	OCKG	2.50			2D	\$149,600	\$350,000	\$499,600	0.73		100%	
230-080-06	2150 HOLCOMB RANCH LN	1973	R40	05/06/2016	\$955,000	\$963,633	2088	\$462	OCKG	2.51			2D	\$139,009	\$350,000	\$489,009	0.51		100%	
040-601-14	1450 VIEW CREST CT	1988	R55	08/07/2015	\$1,375,000	\$1,449,140	4937	\$294	OCKG	2.51			2D	\$538,684	\$350,000	\$888,684	0.61		100%	
040-412-04	2135 GREEN TREE LN	1981	R60	04/08/2016	\$1,700,000	\$1,723,205	5716	\$301	OCKG	2.28			2D	\$539,007	\$350,000	\$889,007	0.52		100%	
043-062-22	1190 MILE CIRCLE DR	2011	R70	11/18/2015	\$1,950,000	\$2,022,131	4939	\$409	OCKG	2.54			2D	\$1,161,811	\$350,000	\$1,511,811	0.75		100%	
230-060-14	2730 HOLCOMB RANCH LN	1991	R75	07/21/2015	\$1,687,500	\$1,783,215	4940	\$361	OCKG	4.02			2D	\$700,391	\$350,000	\$1,050,391	0.59		100%	
040-572-11	300 DAVIS LN	2005	R80	06/09/2016	\$2,500,000	\$2,508,625	7386	\$340	OCKG	8.37	SZ	20	2D	\$1,714,194	\$540,000	\$2,254,194	0.90		100%	
041-092-12	3560 LUNS福德 CT	2008	R95	05/31/2016	\$1,600,000	\$1,607,888	4259	\$378	OCKG	2.88	ES	-10	2D	\$1,337,568	\$315,000	\$1,652,568	1.03	\$133,757	100%	

Situs & Keyline Description:  
9700 TIMOTHY DR WASHOE COUNTY  
FR N2 N2 SEC 12 TWP 18 RGE 19

Owner & Mailing Address:  
HEMMINGER TRUST  
HEMMINGER TRUSTEE, GEORGE M &  
9700 TIMOTHY DR  
RENO, NV 89511

# WASHOE COUNTY APPRAISAL RECORD 2017

APN: 040-660-01

Card 1 of 1  
Bld. 1-1



Tax District: 4000

printed: 02/01/2017

ACTIVE

3014.07

OCKG - East Side - Lakeside Dr. 2.5 Ac.

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	630,000	0	640,712	0	1,270,712	444,749	Building Value	562,504		PROD						
2016 FV	630,000	0	596,019	0	1,226,019	429,107	Extra Feature Value	78,208								
2015 FV	630,000	0	580,648	0	1,210,648	423,727	Land Value	630,000								
2014 FV	630,000	0	553,083	0	1,183,083	414,079	Taxable Value	1,270,712			Reopen		Code:			
2013 FV	630,000	0	480,193	0	1,110,193	388,568	Exemption	0			Reappraisal					
2012 FV	630,000	0	482,836	0	1,112,836	389,493	FLAGS									
2011 FV	630,000	0	607,673	49,194	1,237,673	433,186	Type	Value								
2010 FV	665,000	0	558,479	0	1,223,479	428,218	Eligible for Form?	YES								
2009 FV	650,250	0	569,858	0	1,220,108	427,038	Low Cap Percentage	1			NC / C	New Land	New Sketch			
2008 FV	717,883	0	564,202	0	1,282,085	448,730	Cap Code	POQ			By:		Date:			
2007 FV	717,883	0	542,272	0	1,260,155	441,054										
2006 FV	677,248	0	548,710	409,650	1,225,958	429,085										
BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY				
Type	Code	Description	Category	Units	Code	Description	Yr Bld	Units	Cost/New	Tot Lump Sum Adj	95,376					
Occupancy	001	RESidential	Plumbing Fixtures	26	1FL	1FLR - FIRST FLOOR		3,565	535,285	Sub Area-RCN	922,138					
Story/Frame	06	Sgl Fam Res ~	Base Appliance From MS	1	2FL	2FLR - SECOND FLOOR	2005	1,562	234,534	% Incomplete	0					
Quality	60	1.5 STRY FN	Living Units in Building	1	GRB	GARB - GARAGE BUILT-IN		1,158	39,476	% Depreciation	39.00					
Year Built	WAY	%Comp	Year of Addn/Remodel		PCS	POR1 - PORCH CONCRETE SLAB		982	6,412	\$ Dep & Inc	359,634					
1950	1991	100			PRW	PRF1 - PORCH ROOF WOOD		117	3,317	Obso/Other Adj.	0					
BUILDING CHARACTERISTICS					STR	STRM - STORAGE ROOM		104	7,738	Sub Area DRC	562,504					
Category	Code	Type	%							Additive DRC	78,208					
Ext. Wall	4	STUCCO/FR ~	100							Total DRC	640,712					
Roof Cover	2	COMP SHINGLE	100							Override						
Base	1	MS FLOOR ADJ	100							Cost Code	89502					
Heating Type	11	FA/AC ~	100							PROPERTY CHARACTERISTICS						
Sub Floor	2	WOOD	100							Water	Well					
Energy	3	MODERATE ~	100							Sewer	Septic					
Foundation	3	MODERATE ~	100							Street	Paved					
Seismic	1	SEISMIC FRAME	100							BUILDING NOTES						
Base Rate Adjustment				Adj.												
CCM SFR Frame				1.02000												
Local Reno Frame				1.03000												
Construction Modifiers				Adj.												
Gross Living/Building Area				5,127												
Perimeter				649												
#	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	FNS3	FENCE 3 RAIL SPLIT	30	1-1	0	0	500	14.74	1950		100	7,370	25.0	1,843		
2	FNW3	FENCE VINYL 3 RAIL	30	1-1	0	0	2560	17.41	2010		100	44,570	89.5	39,890		
3	FPD1	FIREPLACE DOUBLE 1 STORY	EBLD	1-1	0	0	1	10,161.45	1950		100	10,161	25.0	2,540		
4	FWAS	FLATWORK ASPHALT	30	1-1	0	0	8400	2.53	2010		100	21,284	89.5	19,049		
5	FWCO	FLATWORK CONCRETE	30	1-1	0	0	865	5.54	1950		100	4,796	25.0	1,199		
6	HBR2	RAISED BREEZWAY BARN AVERAGE	30	1-1	0	0	480	27.60	1950		100	13,248	25.0	3,312		
7	WPRS	WELL, PRESSURE SYSEM & SEPTIC	30	1-1	0	0	1	10,498.00	1950		100	10,498	25.0	2,625		
8	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	20	1,550.00	1950		100	31,000	25.0	7,750		
LAND VALUE		DOR Code	200	Neighborhood		3014.07	OCKG - East Side - Lakeside Dr.		Land Size		9.6480	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	2	450,000.00	SZ	1.40			630,000				



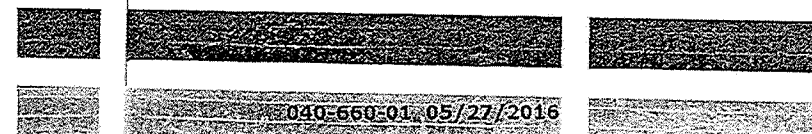
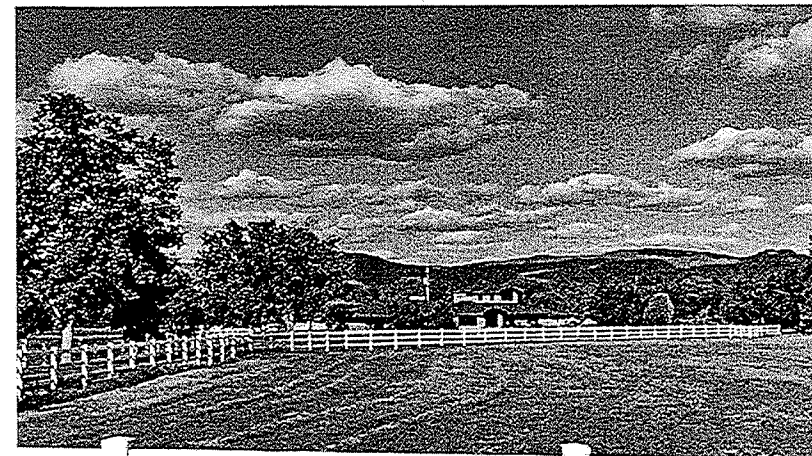
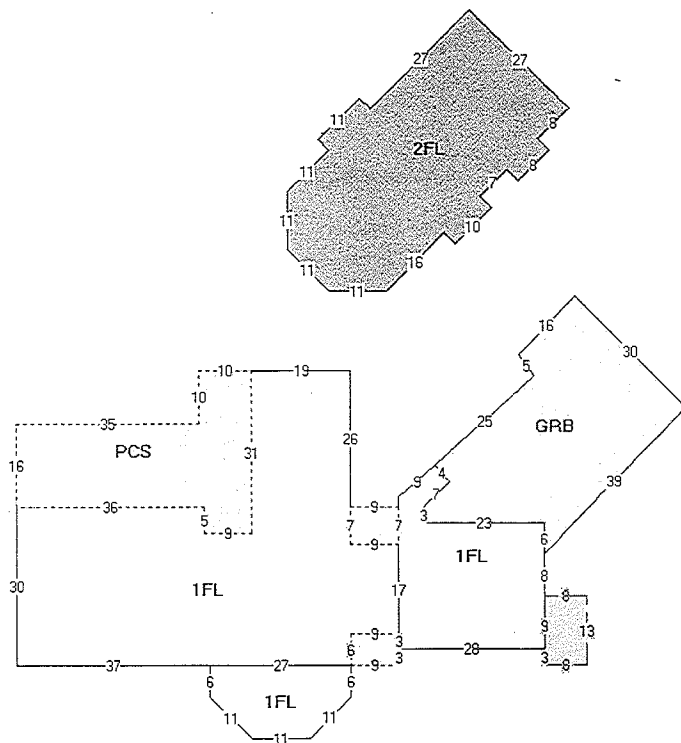
Tax District: 4000

printed: 02/01/2017

ACTIVE

3014.07

OCKG - East Side - Lakeside Dr. 2.5 Ac.



BUILDING PERMITS								
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes	
04/13/2011	11-0660	FENCE	20,488	Compl		0 05/20/11 PSR Compl	100% COMPLETE 2011	
02/04/2005	04-4938	REMODEL	191,730	Compl		19 06/01/05 GKB Compl	19% 05, 19% 06	

SALES/TRANSFER INFORMATION								
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes	
HEMMINGER, GEORGE M	4601845	06/21/2016	200	3BGG			CORRECTION TO REDFILE	
HEMMINGER, GEORGE M	4589177	05/13/2016	200	3BGG			REDFILE - INCORRECT	
TRANIELLO, JENNIFER	4290511	10/17/2013	200	2D		1,367,000		
WELLS FARGO BANK NA,	3964435	01/18/2011	200	2F		1,210,000		
GANSER, JOHN H &	3924602	09/21/2010	200	3BF		214,397		
THORNTON, WILLIAM C	2728769	08/29/2002	200	1G	1CTS	1,100,000	S SFR	

#	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	11/05/2015	idiez	TAG FROM 4005 TO 4000 TMUWB NOW SPECIAL ASSESSMENT
5	1-1	10/17/2013	magon	REXT OCKG IMPROVEMENT LINE DONE 11/08/2013 BY JAK, LAND LINE DONE
6	1-1	09/24/2012	PSR	REXT OCKG IMPROVEMENT LINE DONE 10/23/2012 BY JAK, LAND LINE DONE
7	1-1	08/30/2011	PSR	REXT OCKG IMPROVEMENT LINE DONE 10/11/2011 BY JAK, LAND LINE DONE
8	1-1	09/09/2010	PSR	REXT OCKG IMPROVEMENT LINE DONE 09/09/2010 BY REVIEWED-NO CHGS ON IMP
9	1-1	10/23/2009	PSR	REXT OCKG IMPROVEMENT LINE DONE 10/23/2009 BY REVIEWED-NO CHANGES ON
10	1-1	10/02/2008	PJO	REXT OCKG IMPROVEMENT LINE DONE 10/27/2008 BY WJ, LAND LINE DONE

**Washoe County Board of Equalization**  
**Photos of Sales Comparables**



**Sales Comparable 1 (2600 Kinney Lane.)**



**Sales Comparable 2 (3405 Lunsford Court)**

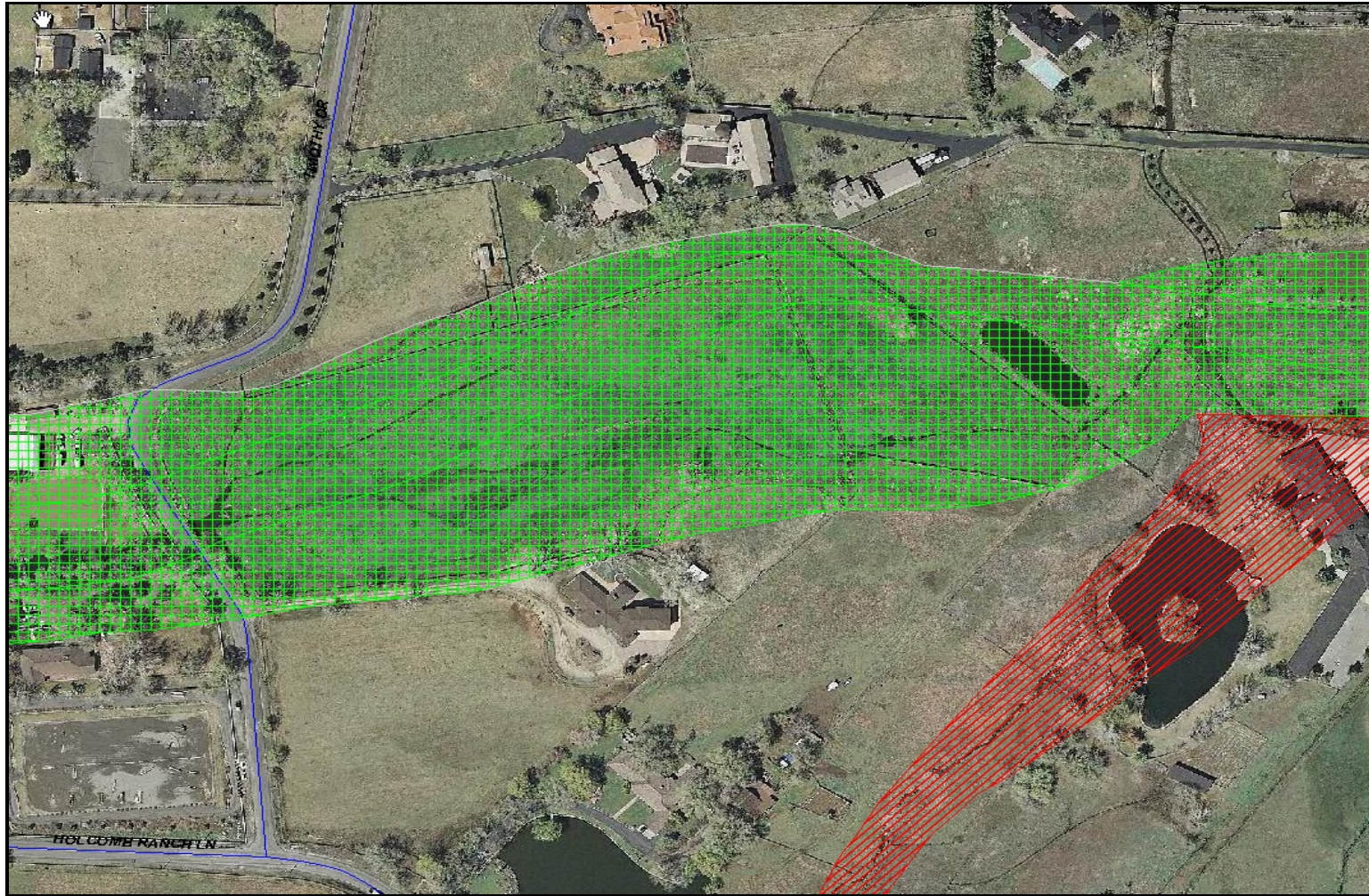


**Sales Comparable 3 (300 Davis Lane.)**

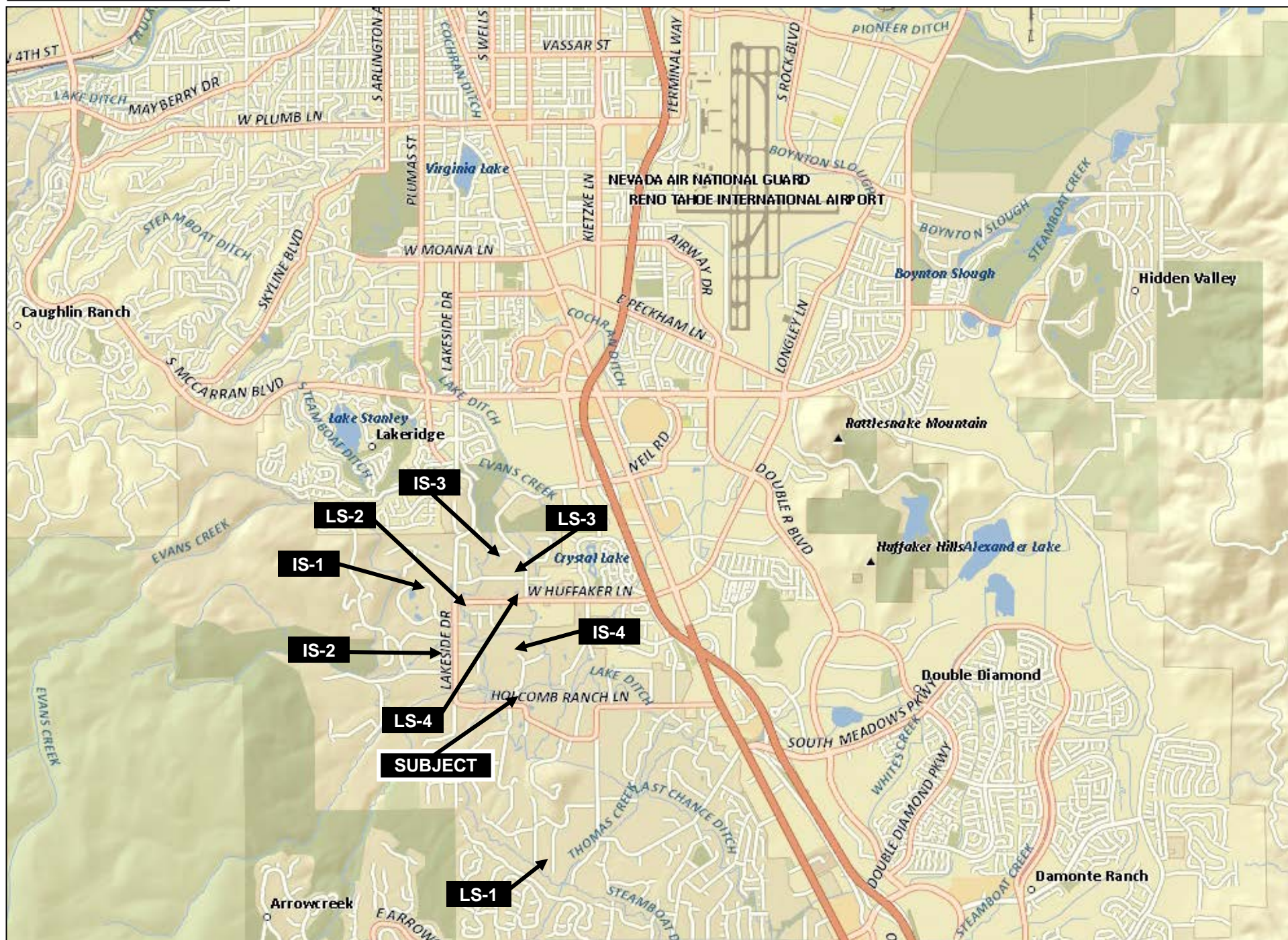


**Sales Comparable 4 (9001 Timothy Lane)**

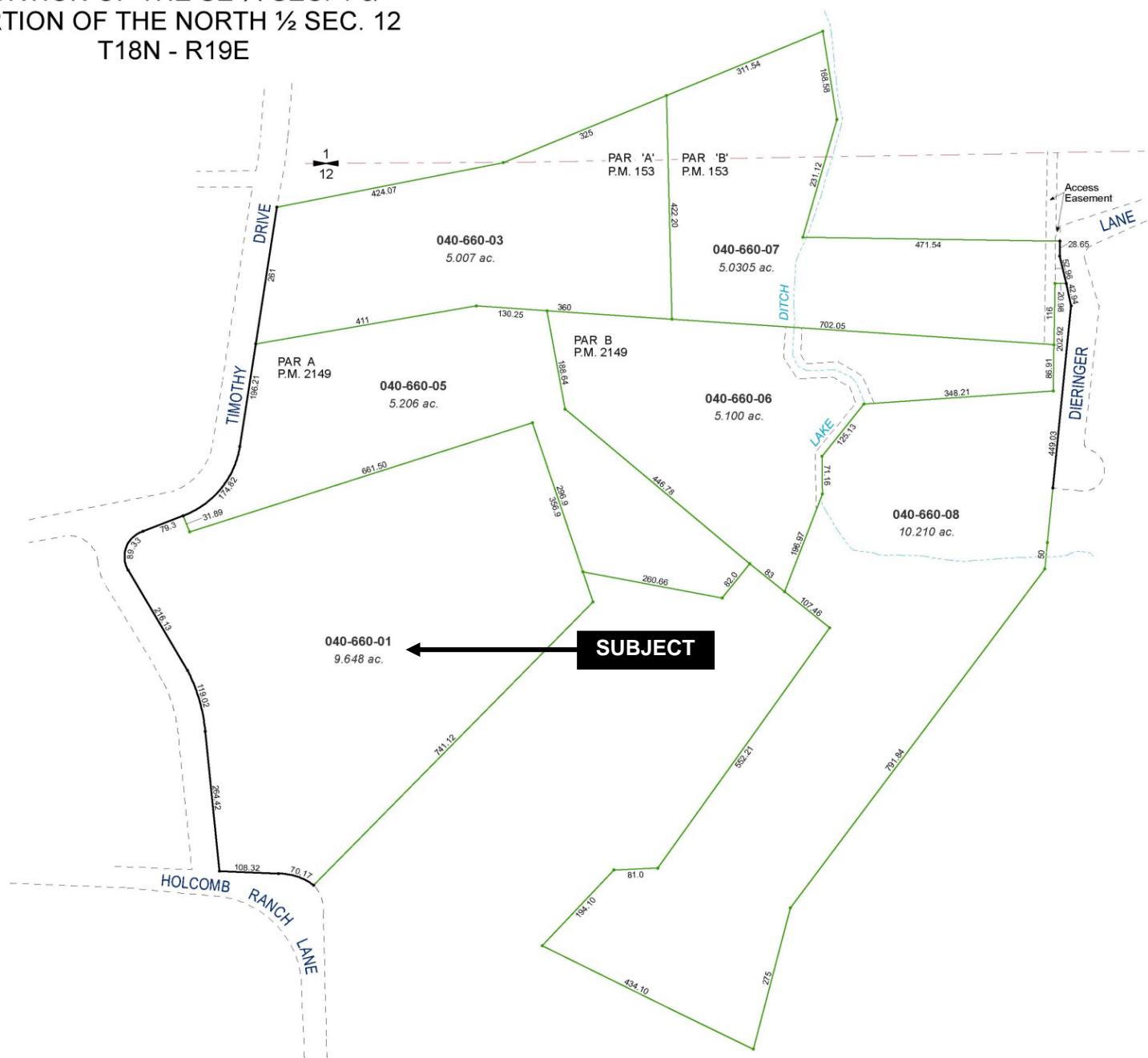
**Washoe County Board of Equalization**  
**Photo of Flood Zone on Subject Property 9700 Timothy Drive**



# NEIGHBORHOOD MAP



PORTION OF THE SE ¼ SEC. 1 &  
PORTION OF THE NORTH ½ SEC. 12  
T18N - R19E



Assessor's Map Number

**040-66**

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

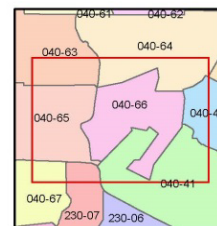
1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



Feet

0 50 100 150 200

1 inch = 200 feet



created by: **EMG 9/23/2014**

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.

POR. E½ SECTION 2, T18N - R19E

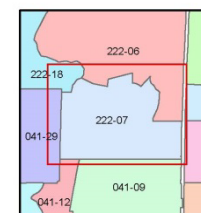
**222-07**

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

Feet

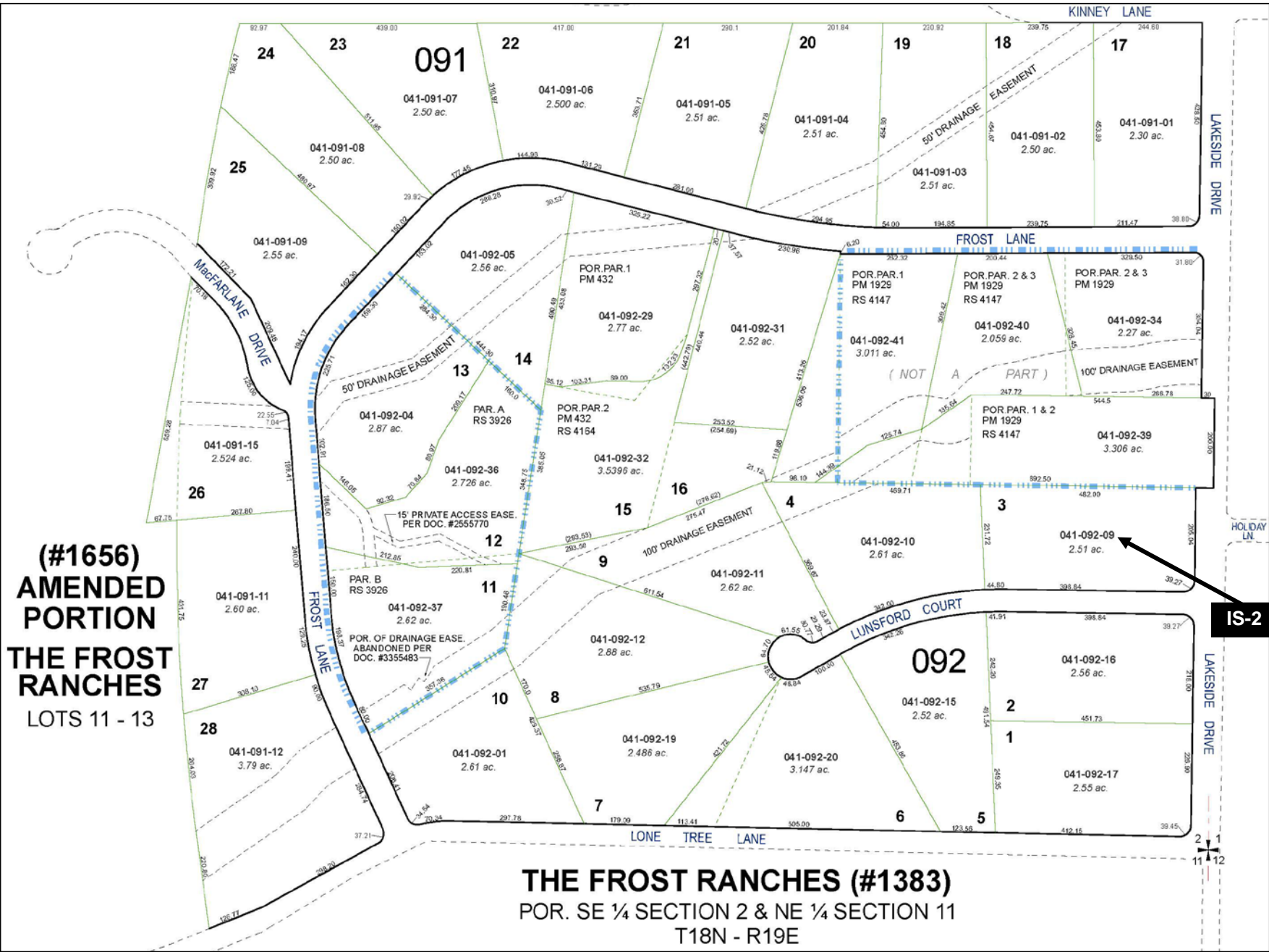
0 50 100 150 200

1 inch = 200 feet



041-25

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.



**(#1656)  
AMENDED  
PORTION  
THE FROST  
RANCHES  
LOTS 11 - 13**

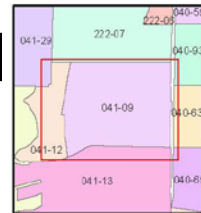
**THE FROST RANCHES (#1383)**  
 POR. SE ¼ SECTION 2 & NE ¼ SECTION 11  
 T18N - R19E

Assessor's Map Number  
**041-09**

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 50 100 150 200  
 1 inch = 200 feet



created by: **KSB 10/24/11**  
 last updated: \_\_\_\_\_  
 area previously shown on map(s):  
**041-12**

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.

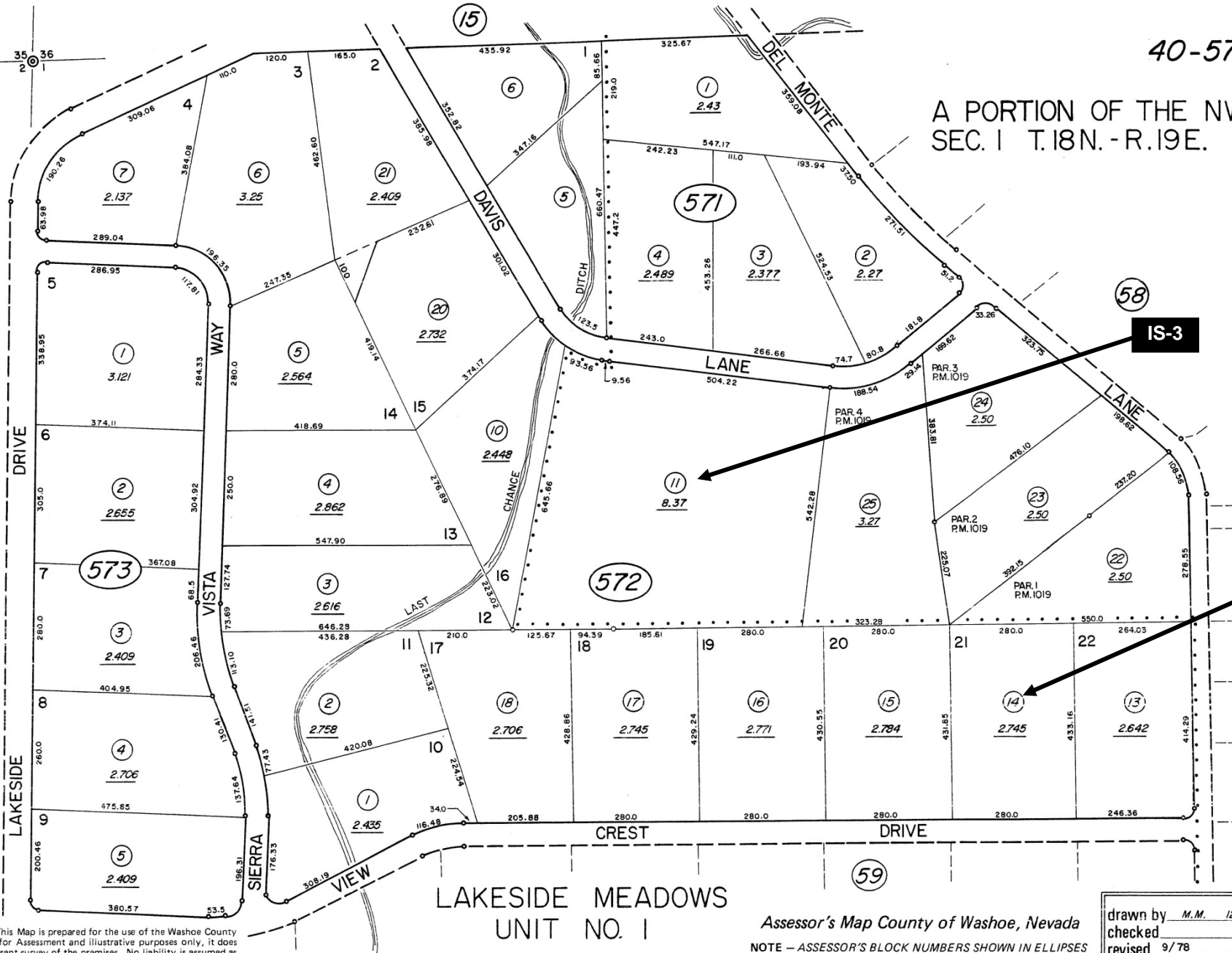
**IS-2**

T.19N.-R.19E. 35 36  
T.18N.-R.19E. 2 1

40-57

A PORTION OF THE NW 1/4  
SEC. 1 T.18N.-R.19E.

BOOK 41-11



IS-3

LS-3

60

1" = 200'

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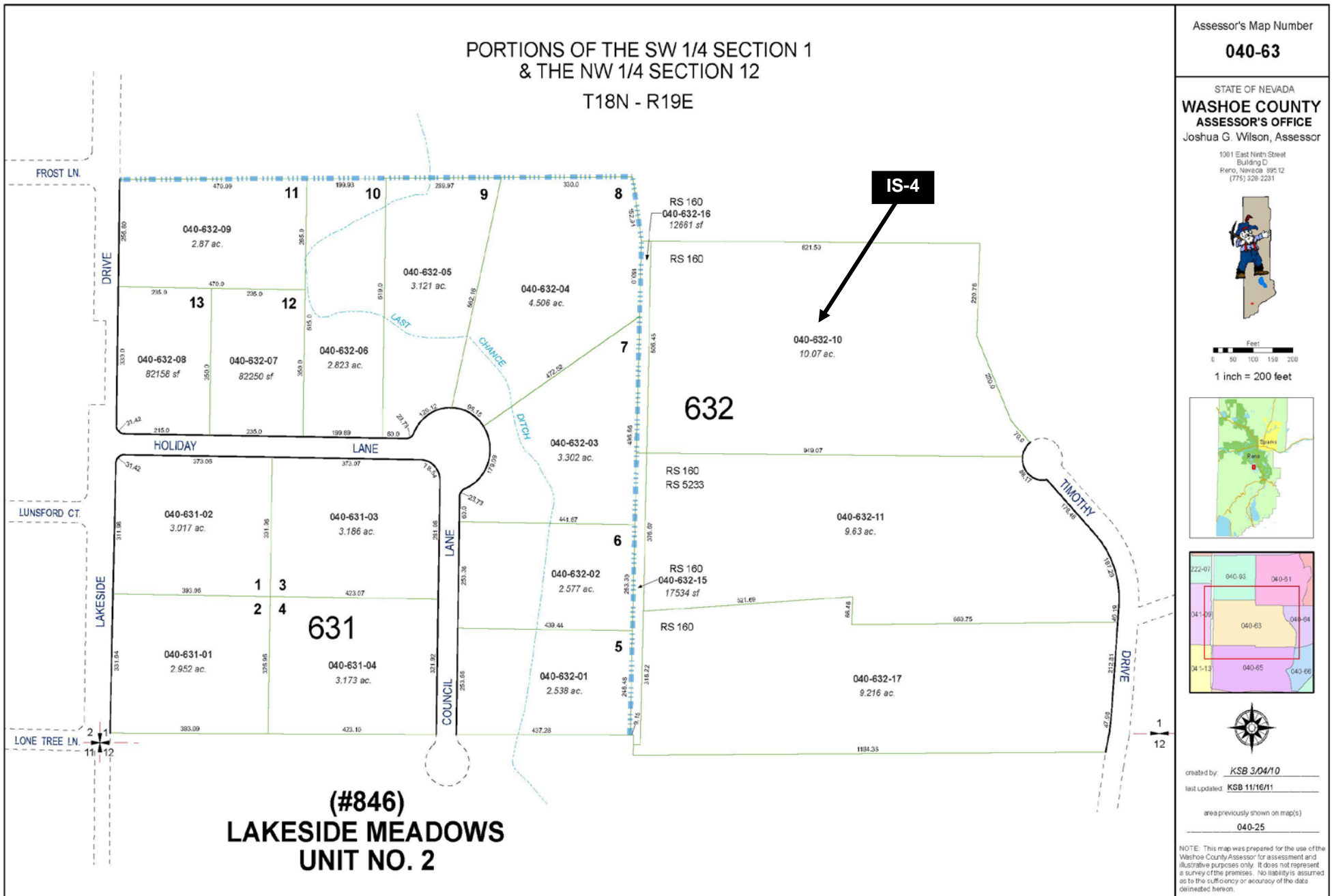
LAKESIDE MEADOWS  
UNIT NO. 1

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.	12/74
checked		
revised	9/78	
superseded		

PORTIONS OF THE SW 1/4 SECTION 1  
& THE NW 1/4 SECTION 12  
T18N - R19E



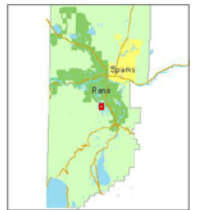
Assessor's Map Number  
**040-63**

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 50 100 150 200  
1 inch = 200 feet



created by: **KSB 3/04/10**

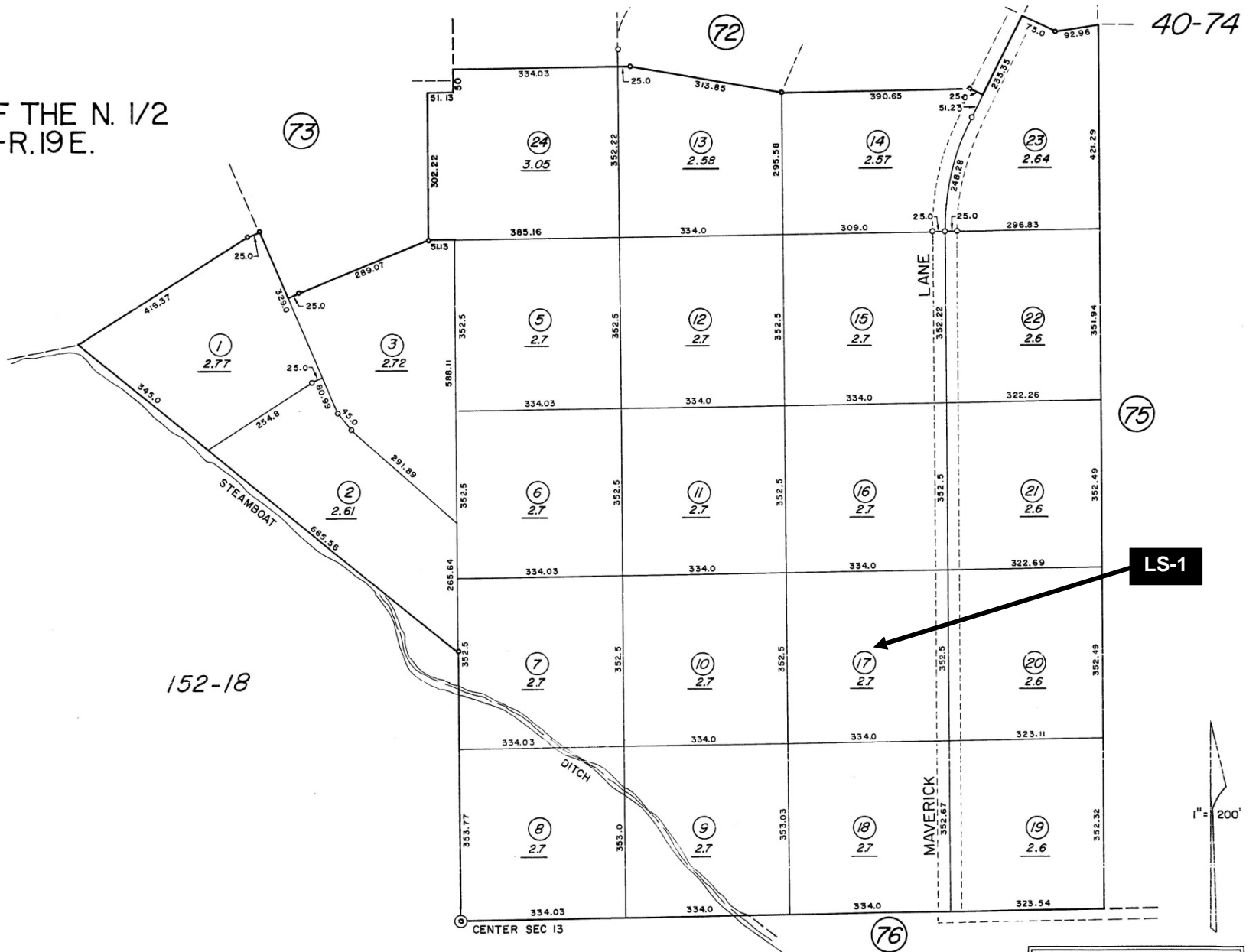
last updated: **KSB 11/16/11**

area previously shown on map(s)

**040-25**

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.

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



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.

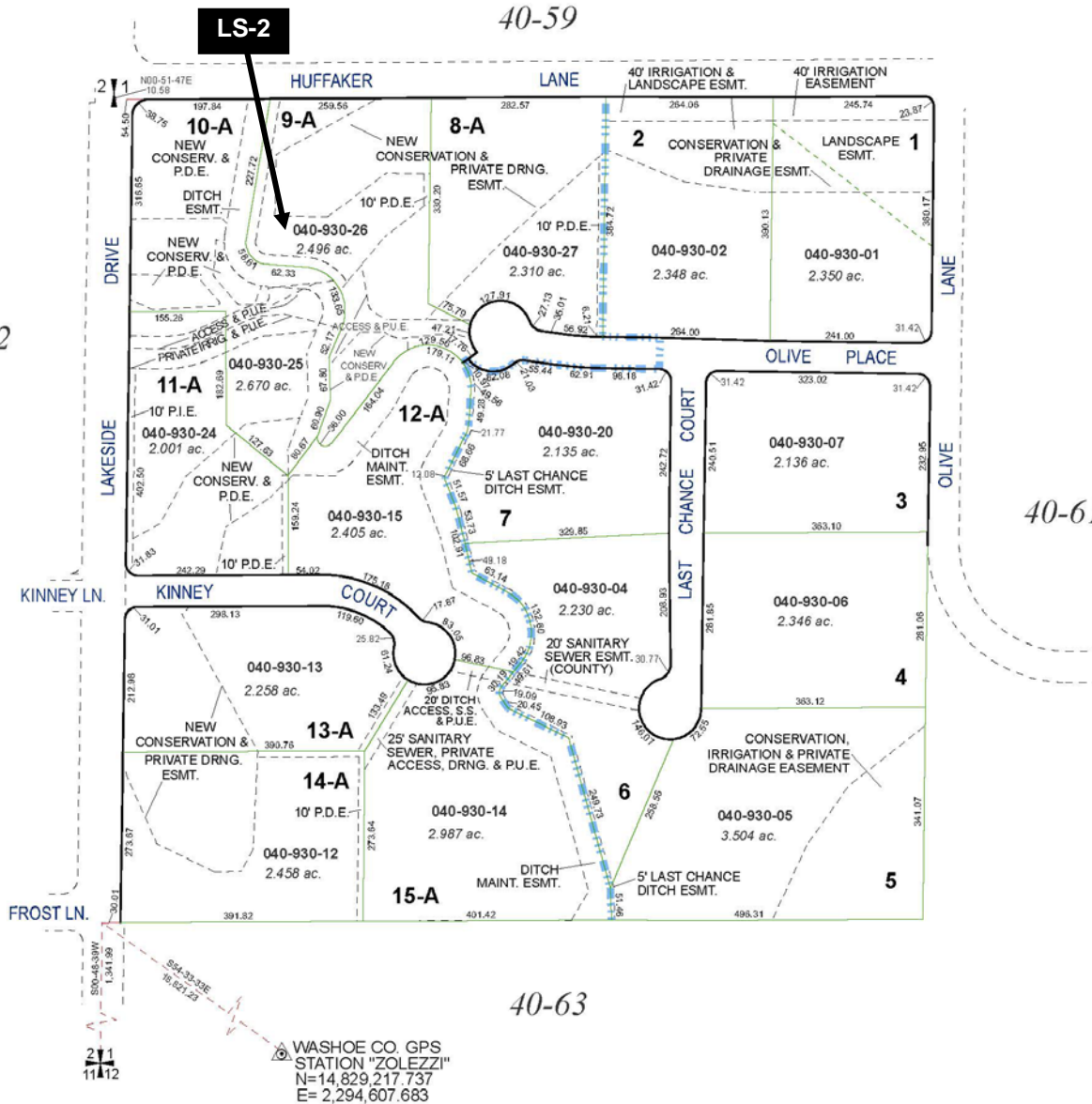
Assessor's Map County of Washoe, Nevada

**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 RLT  
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**

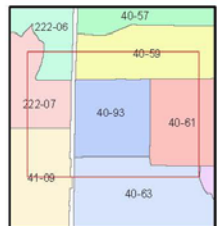
STATE OF NEVADA  
**WASHOE COUNTY  
ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor

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



0 25 50 100 150 200  
Feet

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 hereon.

040-59

040-58

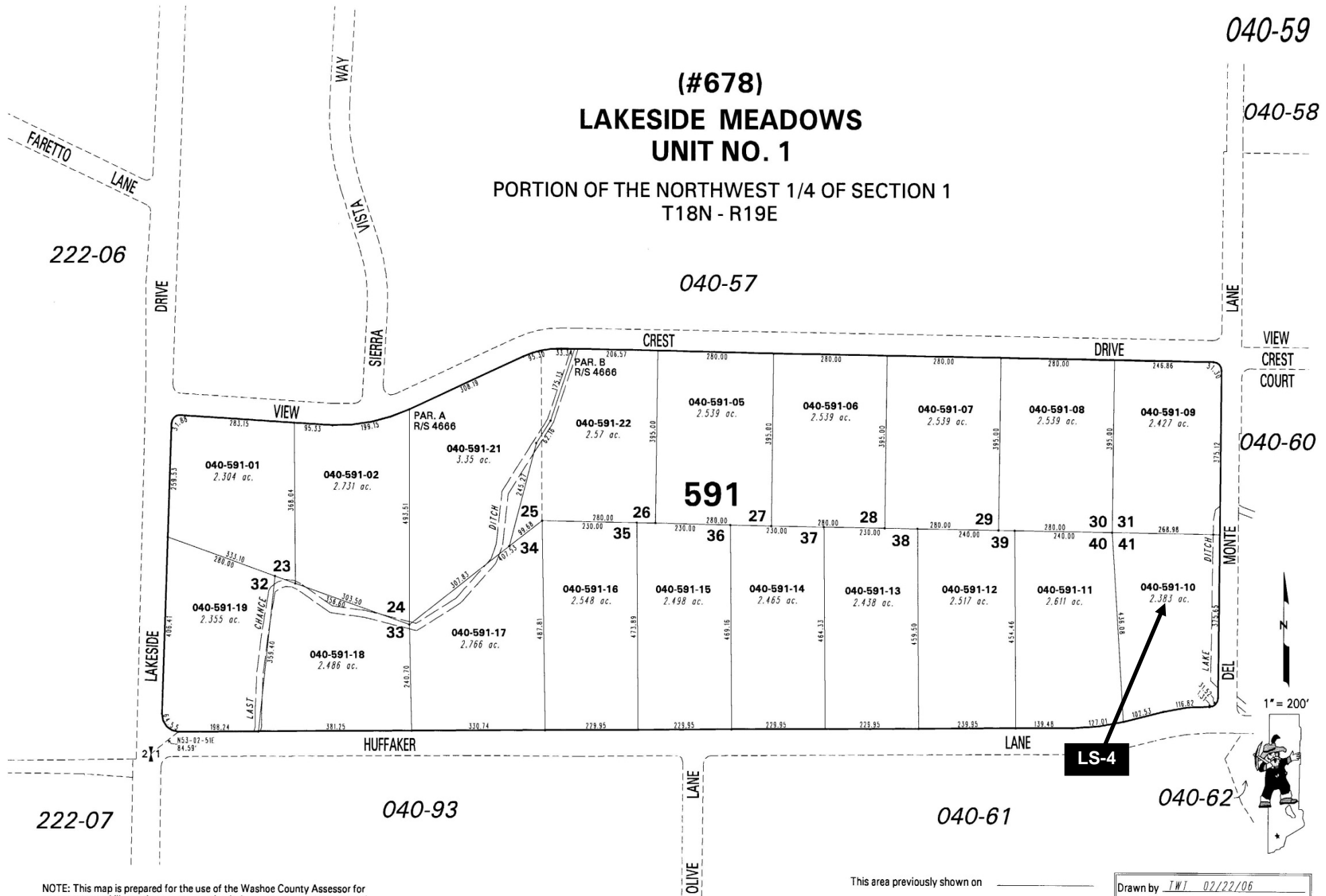
(#678)

# LAKESIDE MEADOWS UNIT NO. 1

PORTION OF THE NORTHWEST 1/4 OF SECTION 1  
T18N - R19E

040-57

222-06



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 herein.

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

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

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

Drawn by TWT 02/22/06  
Revised \_\_\_\_\_

ARC/INFO 8.0 WINDOWS 2000 6.0