

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing #	17-0054A
Hearing Date	02/10/2017
Tax Year	2017/18

APN: 041-211-04

Owner of Record: LORENZ LIVING TRUST, DAVID L & BARBARA S

Property Address: 235 BRUNSWICK MILL RD

Square Feet (Inc Finished Bsmt) 0

Built / WAY: 0

Parcel Size: 2.50 AC

Description / Location: The subject property consists of a 2.5 acre vacant lot located on Brunswick Mill Road off of Bellhaven in the Lakeside Ranches. The subject property is 2.50 acres.



2017/18 Taxable Value:	Land:	\$300,000
	Improvements:	\$0
	Total:	\$300,000
	Taxable Value / SF	\$2.75

Sales Comparison Approach:	Indicated Value Range	\$507,594
	Indicated Value Range / SF	\$4.66

Current Obsolescence: \$0

Conclusions: Based on the sales comparables, the current taxable value of \$300,000 is well supported. Therefore, it is recommended that the total taxable value be upheld for the 2017/2018 tax year.

RECOMMENDATION:	Uphold	XXX	Reduce
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ASSESSOR'S EXHIBIT I
13 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (Vacant Land)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$300,000	\$105,000	Txble
IMPROVEMENTS:	\$0	\$0	\$/ Unit
TOTAL:	\$300,000	\$105,000	\$300,000

HEARING:	17-0054A
DATE:	02/10/2017
TIME:	
TAX YEAR:	2017
VALUATION:	Reappraisal

OWNER: LORENZ LIVING TRUST, DAVID L & BARBARA S

SUBJECT							
APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
041-211-04	235 BRUNSWICK MILL RD	2.50	AC	MDR			The subject property is a level 2.5 acre lot that has a small creek on the rear corner portion.

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'd.
LS-4	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.

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

The subject property is a vacant lot that is being appealed due to the parcel being located in a 100 year floodplain, however no flooding has ever occurred and the parcel has an amenity of a creek which sits significantly lower than where a home would potentially be constructed. If the floodplain was a ten year and the potential of flooding was high, an adjustment would be warranted. However, based on discussions with the owner regarding no flooding ever occurring, and researching the 100 year flood plane no adjustment is currently necessary.

The sales comparables used are all located in the Lakeside Ranches near the subject property. The most comparable land sale to the subject is land sale 4, which is located less than a quarter mile from the subject on Shellborne Street. Land Sale 4 is larger than the subject, but does not have paved road access or utilities in as close proximity as the subject since Schellborne is an undeveloped street. The second most comparable sale is land sale 1 which is located 1.5 miles south of the subject lot on Maverick Lane, which is located off of Johnson Lane. This land sale is similar in size, but is inferior from an access standpoint since Johnson Lane and Maverick Lane are not paved. Land Sales 3 and 4 are superior to the subject since both lots were landscaped at the time of sale, however both lots are located in similar locations to the subject. Based on the vacant land sales comparables, the subject's current total taxable value of \$300,000 is well supported, therefore it is our recommendation that the 2017/2018 total taxable value 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.



Tax District: 4000

printed: 02/02/2017

ACTIVE

3015.07

OCLG - Fairview Rd. 2.5 Ac. Parcels

BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr	Results	Notes

SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
	1859578	12/27/1994					
	CHK	12/17/1993	120	1GCR		102,000	
	CHK	12/01/1990	100	1G		86,500	
	CHK	04/01/1989	100	1G		95,000	
	CHK	04/01/1988	100	3B		65,000	

#	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 TMUB NOW SPECIAL ASSESSMENT
5	0-0	10/22/2013	magon	REXT OCLG IMPROVEMENT LINE DONE 10/29/2013 BY JAK, LAND LINE DONE
6	0-0	09/17/2012	PSR	REXT OCLG IMPROVEMENT LINE DONE 10/18/2012 BY JAK, LAND LINE DONE
7	0-0	09/16/2011	PSR	REXT OCLG IMPROVEMENT LINE DONE 10/18/2011 BY KH, LAND LINE DONE
8	0-0	09/07/2010	PSR	REXT OCLG IMPROVEMENT LINE DONE 09/07/2010 BY REVIEWED-NO CHGS ON IMP
9	0-0	10/23/2009	PSR	REXT OCLG IMPROVEMENT LINE DONE 11/13/2009 BY MM, LAND LINE DONE
10	0-0	02/13/2009	lzimm	BOE BOE UPHELD 09/10 APPEAL

Washoe County Board of Equalization

Photos of Sales Comparables



Sales Comparable 1 (11355 Maverick Ln.)



Sales Comparable 2 (2680 Olive Pl.)



Sales Comparable 3 (1675 View Crest Dr.)



Sales Comparable 4 (775 Shellbourne St.)

Washoe County Board of Equalization

Photos of Subject



Subject Property (235 Brunswick Mill Rd.)

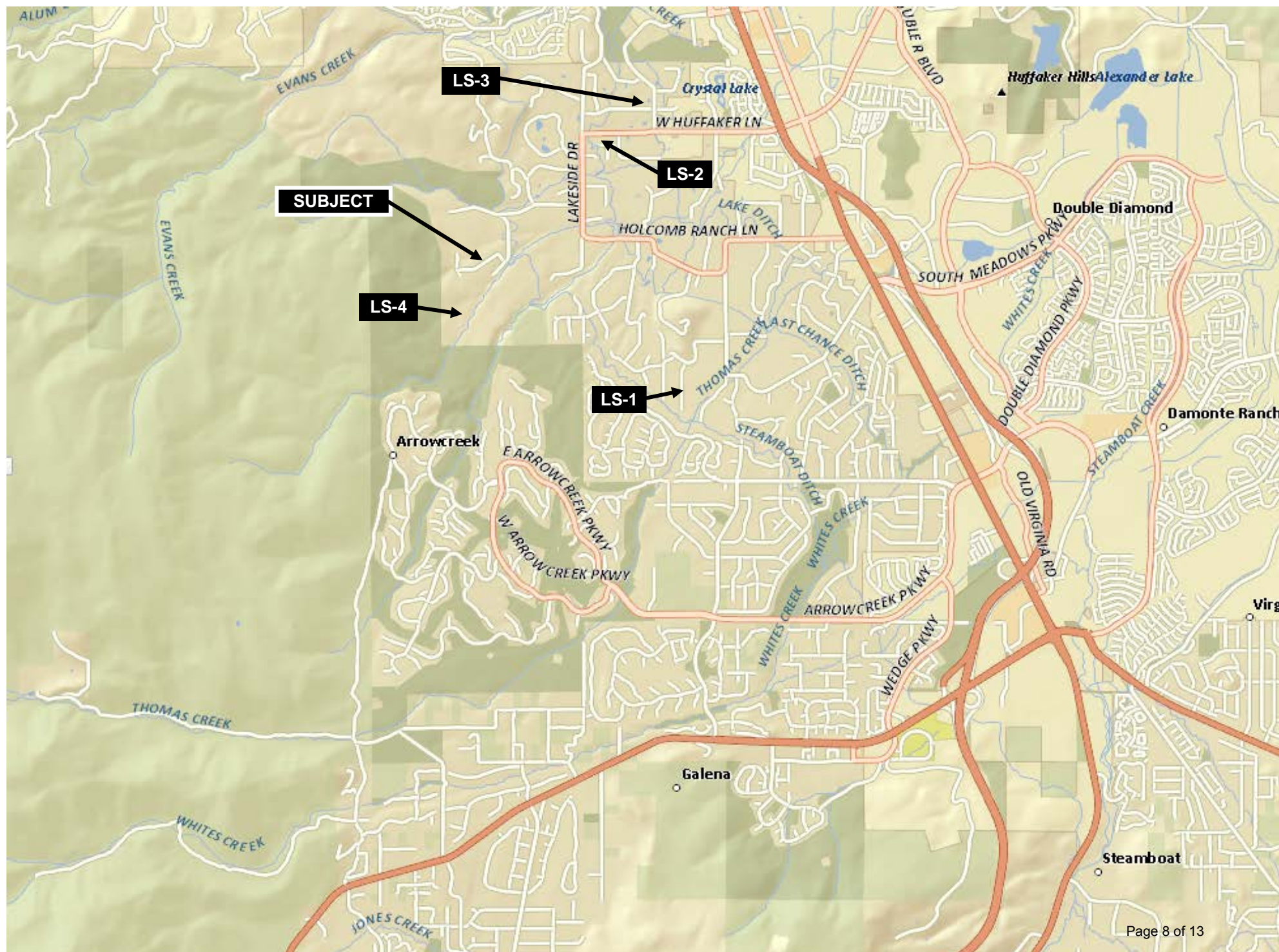


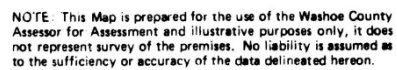
Subject Property (235 Brunswick Mill Rd.)



Subject Property (235 Brunswick Mill Rd.)

NEIGHBORHOOD MAP

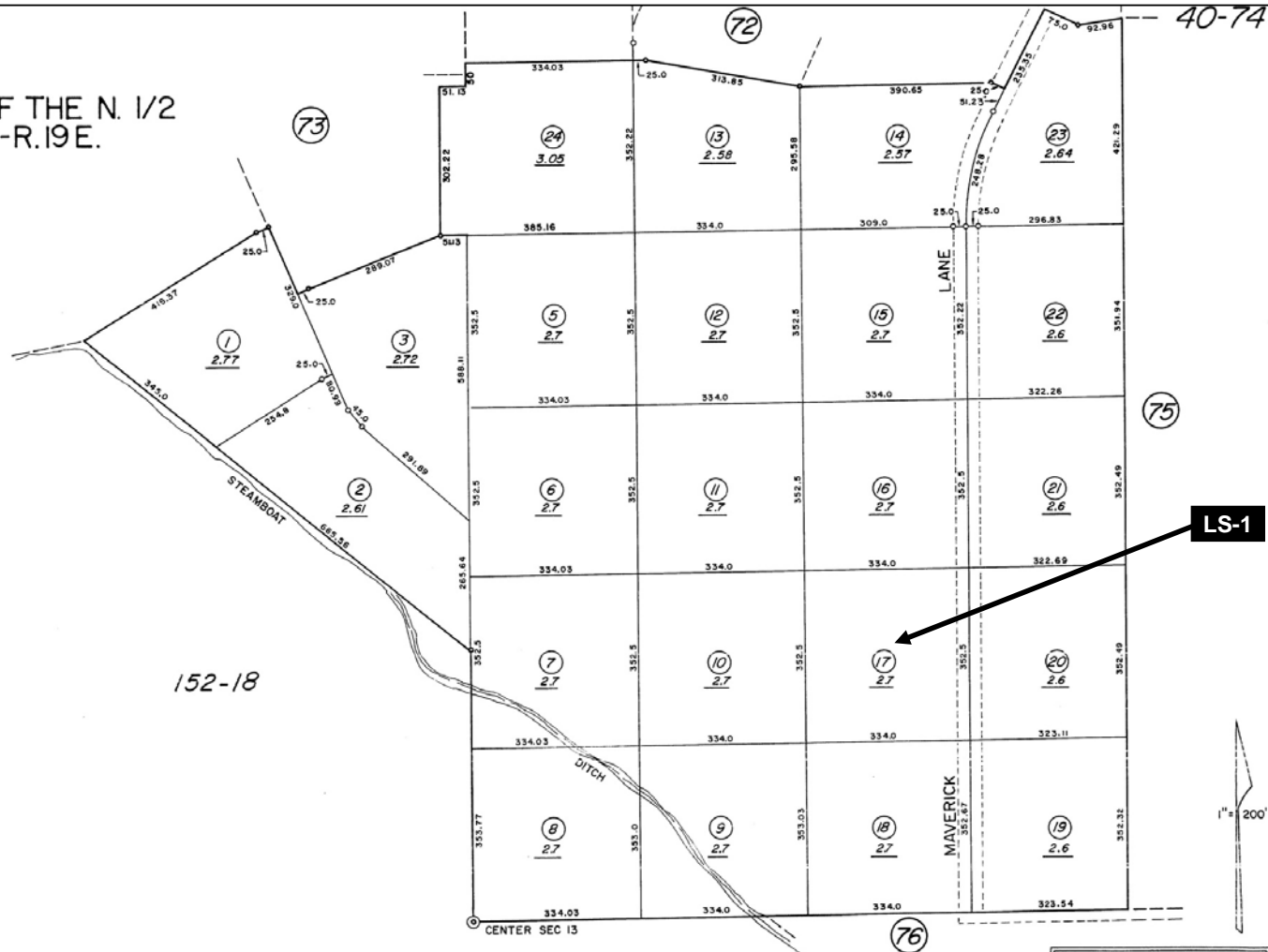




**NOTE – ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES**

superseded_

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

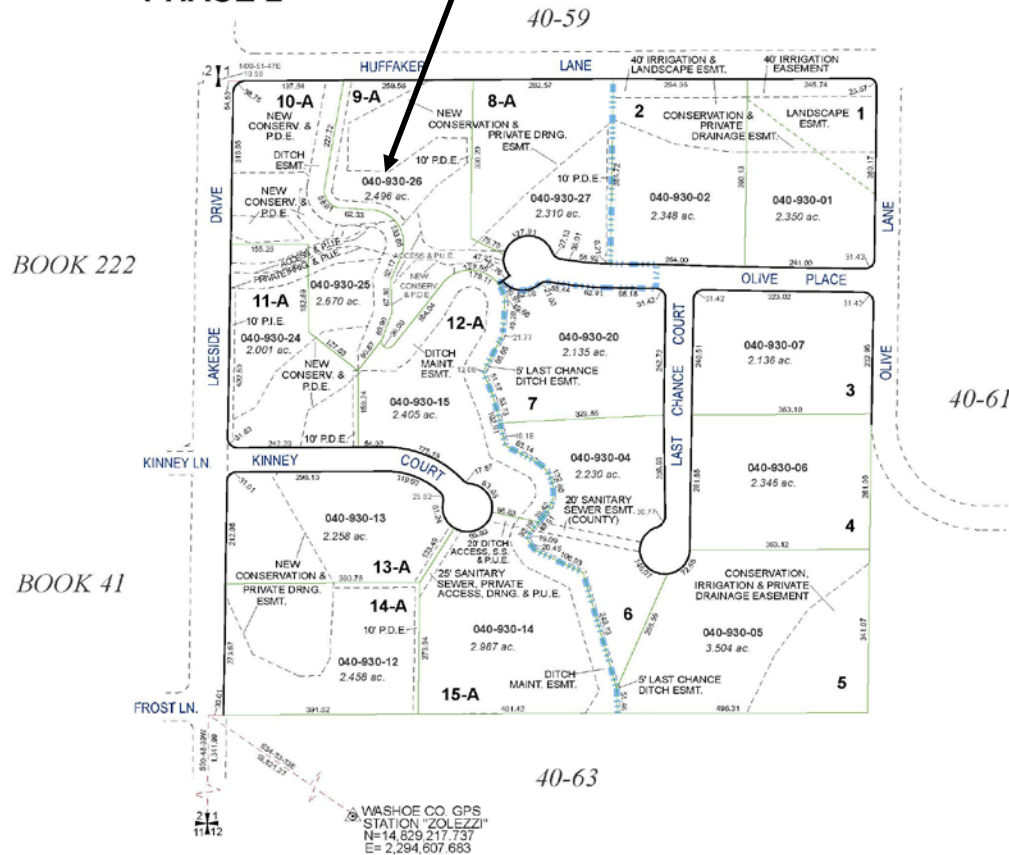
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

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

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

LS-2

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



Assessor's Map Number

040-93

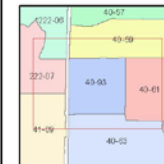
STATE OF NEVADA
**WASHOE COUNTY
ASSESSOR'S OFFICE**
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building 10
Reno, Nevada 89512
(775) 828-2231



Foot
0 25 50 100 150 200

1 inch = 200 feet



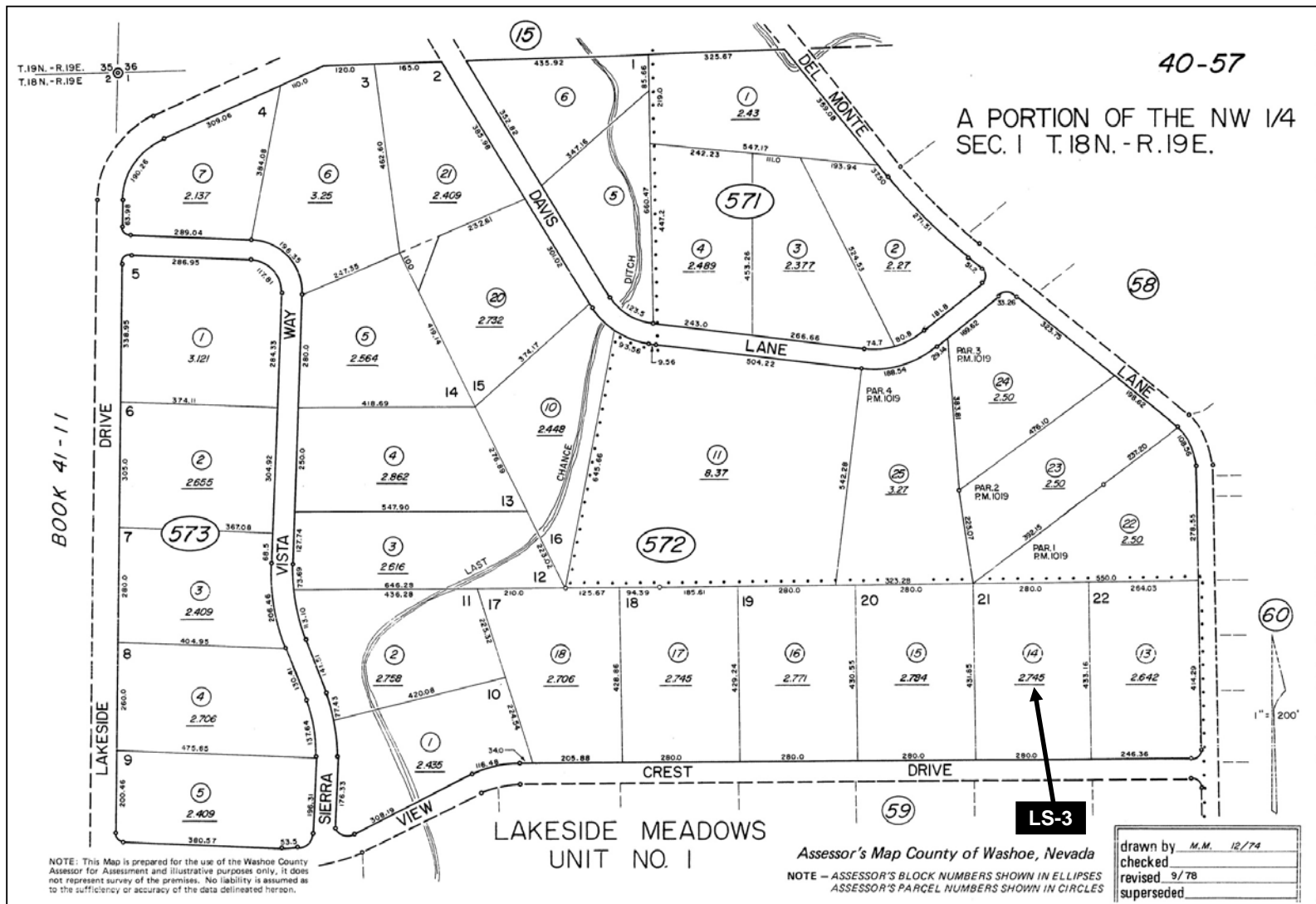
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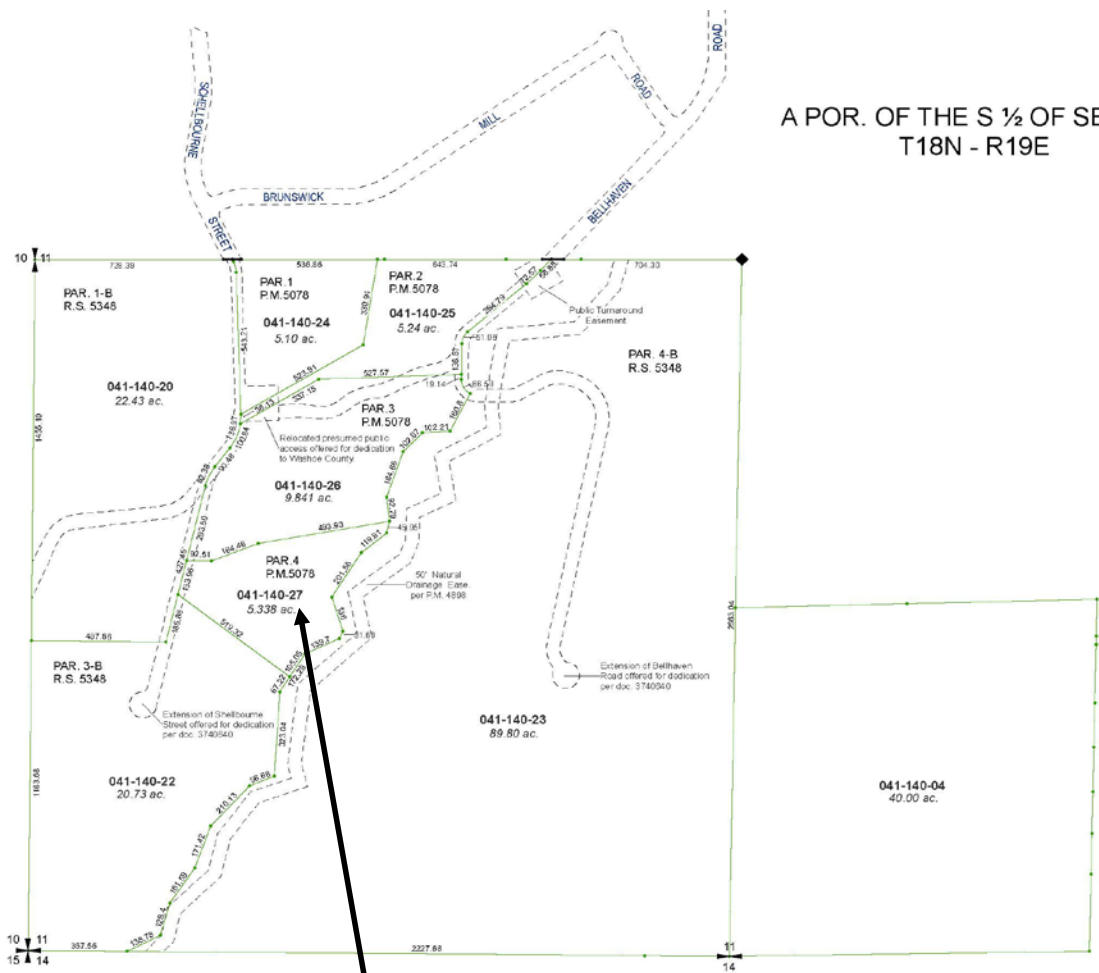
last updated: _____

area previously shown on map(s)

040-61

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

LS-4

Assessor's Map Number
041-14

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

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

0 100 200 300 400
Feet
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)

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