

**ASSESSOR'S**

**EVIDENCE**

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

Hearing # 17-0049  
Hearing Date 02/15/2017  
Tax Year 2017

APN: 046-153-05  
Owner of Record: PANKOPF, TORY M & PATRICIA  
Property Address: 50 BENNINGTON CT  
Square Feet (Inc Finished Bsmt) 6,034  
Built / WAY: 2006  
Parcel Size: 1.70 AC  
Description / Location: The subject consists of a 6,034 square foot single family residence built in 2006. It is located 2.5 miles south of the Mount Rose Highway off Joy Lake Road in the upper Saint James's Village neighborhood.



2017/18 Taxable Value: Land: \$165,000  
Improvements: \$1,471,048  
Total: \$1,636,048  
Taxable Value / SF \$271

Sales Comparison Approach: Indicated Value \$1,540,000  
Indicated Value Per SF \$255

Current Obsolescence: \$0

Conclusions: The comparable improved sales IS-1, IS-2, and IS-4 are considered most similar to the subject property, indicating a value range of \$249 to \$277 per square foot. The subject's total taxable value of \$1,636,048 or \$271 is within the high side of the range. Therefore, it is recommended to reduce the total taxable value to \$1,540,000 or \$255 per square foot with the obsolescence of -\$96,048.

RECOMMENDATION: Uphold Reduce X

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$165,000	\$57,750
Imps:	\$1,375,000	\$481,250
Total:	\$1,540,000	\$539,000

Recommended Total Obsolescence: -\$96,048

**ASSESSOR'S EXHIBIT I**  
**11 PAGES**

**WASHOE COUNTY BOARD OF EQUALIZATION**

RESIDENTIAL (SFR)

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	
<b>LAND:</b>	\$165,000	\$57,750	Txble
<b>IMPROVEMENTS:</b>	\$1,471,048	\$514,867	\$/ SF
<b>TOTAL:</b>	\$1,636,048	\$572,617	\$271

<b>HEARING:</b>	<b>17-0049</b>
<b>DATE:</b>	<b>02/15/2017</b>
<b>TIME:</b>	<b>9:00</b>
<b>TAX YEAR:</b>	<b>2017</b>
<b>VALUATION:</b>	<b>Reappraisal</b>

**OWNER:** PANKOPF, TORY M & PATRICIA

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Hlf	Built WAY	Sale Date	Sale Price	Sale \$/SF
	046-153-05	50 BENNINGTON CT	1.70	AC	5,673	1,670	361		RHE	TWO	5	4\1	2006			

**IMPROVED SALES**

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Hlf	Built	Sale Date	Sale Price	Sale \$/SF
IS-1	047-090-23	1670 GREEN ASH RD	1.67	AC	6,165	2,148			R60	SINGLE	4	5 \ 1	1999	08/12/2016	\$1,532,500	\$249
IS-2	156-084-06	4660 W PINEWILD RD	1.70	AC	3,015	1,396	2,227	7	R60	SINGLE	3	3 \ 2	2005	02/02/2016	\$1,450,000	\$277
IS-3	049-751-03	6470 LEGEND VISTA	2.14	AC	6,122	1346			RHC	TWO	5	5 \ 1	2008	12/08/2015	\$2,050,000	\$335
IS-4	156-084-02	4810 W PINEWILD RD	1.03	AC	5,297	1577			RHA	TWO	4	5 \ 0	2006	08/17/2015	\$1,330,000	\$251

**LAND SALES**

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	156-082-09	60 PINE VIEW CT	1.32	AC	LDS	1/28/2016	\$110,000	This sale is inferior to the typical lot as it is irregular in shape and has filtered views.
LS-2	046-132-07	0 W WILLIS LN	1.23	AC	LDS	01/22/2016	\$175,000	This sale is a good comparable as it represents the typical lot size to the upper part of St. James's Village.
LS-3	046-153-01	34 BENNINGTON CT	1.60	AC	LDS	11/02/2015	\$165,000	This lot is within the subject neighborhood and represents the typical lot well in size and location.
LS-4	156-121-03	645 SAND CHERRY CT	1.26	AC	LDS	07/05/2016	\$200,000	This lot is within the subject neighborhood and represents the typical lot in this neighborhood as well. It is wooded, has upward sloping and typical mountain views.

**RECOMMENDATIONS/COMMENTS:**

UPHOLD:                      REDUCE: X

The subject property is located in the gated community of Saint James's Village. This neighborhood is located 2.5 miles south of Mount Rose Highway. The main access to this neighborhood is on Saint James Parkway and Joy Lake Road. It is comprised of custom homes ranging in quality class from 6.0 up to 12. This property is a high value custom home, built in 2006 with 6,034 square feet of living area which includes 361 square feet finished basement.

IS-1 is most similar to the subject in size but is inferior in age and quality. IS-2 is located within the same neighborhood with similar lot size, age, and total living area but is inferior in construction quality. IS-3 is similar to the subject in size and slightly lower quality. Although it is located on the other side of Mount Rose Highway, it is considered to be in a competitive gated neighborhood comprising of similar like homes as the subject's neighborhood. On the other hand, this sale is superior in lot size and slightly superior in age. More weight is given to the other sales. Lastly, IS-4 is also located in the same neighborhood but is inferior in quality and size.

The four above vacant land sales are all located within the Saint James community. These sales range from \$110,000 to \$200,000 and support the subject's land value of \$165,000.

Improved sales IS-1, IS-2, and IS-4 are considered most similar to the subject property, indicating a value range of \$249 to \$277 per square foot. The subject's total taxable value of \$1,636,048 or \$271 falls on the high side of the range. It is our recommendation to reduce the total taxable value to \$1,540,000 or \$255 per square foot.

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>		
<b>LAND:</b>	\$165,000	\$57,750		
<b>IMPROVEMENTS:</b>	\$1,375,000	\$481,250	Recommended Obsolescence	-\$96,048
<b>TOTAL:</b>	\$1,540,000	\$539,000		

PREPARED BY: C. Greener, Appraiser

REVIEWED BY: G. Vice, Senior Appraiser

Situs & Keyline Description:  
50 BENNINGTON CT WASHOE COUNTY  
BENNINGTON COURT  
LT 311

Owner & Mailing Address:  
PANKOPF, TORY M & PATRICIA  
50 BENNINGTON CT  
RENO, NV 89511

WASHOE COUNTY APPRAISAL RECORD  
2017

APN: 046-153-05

Card 1 of 1  
Bld. 1-1



Tax District: 4000

printed: 01/31/2017

ACTIVE

6234.07

JCCG - Bennington Ct/Ridge Crest

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	165,000	0	1,471,048	0	1,636,048	572,617	Building Value	1,347,265						
2016 FV	135,000	0	1,512,107	0	1,647,107	576,487	Extra Feature Value	123,783						
2015 FV	130,000	0	1,532,419	482	1,662,419	581,847	Land Value	165,000						
2014 FV	100,000	0	1,424,878	0	1,524,878	533,707	Taxable Value	1,636,048						
2013 FV	55,000	0	1,450,491	0	1,505,491	526,922	Exemption	0				Reopen	Code:	
2012 FV	70,000	0	1,329,871	0	1,399,871	489,955	<b>FLAGS</b> Type Value Common Area Group JCBF Cap Code POQ Eligible for Form? YES Low Cap Percentage 1						Reappraisal	
2011 FV	150,000	0	1,096,460	0	1,246,460	436,261								
2010 FV	175,000	0	1,271,913	0	1,446,913	506,420								
2009 FV	212,500	0	1,292,210	0	1,504,710	526,649								
2008 FV	300,000	0	1,377,015	928,944	1,677,015	586,955								
2007 FV	316,710	0	438,260	438,260	754,970	264,239								
2006 FV	275,400	0	275,400	0	275,400	96,390								

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Type	Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj			
RES		Residential	Plumbing Fixtures	25	1FL	1FLR - FIRST FLOOR		3,571	842,577	Sub Area-RCN	1,613,491		
Occupancy	001	Sgl Fam Res ~	Base Appliance From MS	1	2FL	2FLR - SECOND FLOOR		2,102	495,967	% Incomplete	0		
Story/Frame	02	TWO STORY	Living Units in Building	1	BH1	BMH1 - BASEMENT HIGH VALUE DUG		361	17,700	% Depreciation	16.50		
Quality	HE	9.0 HIGH VALUE	Bedrooms	5	BLW	BALW - BALCONY WOOD		152	7,641	\$ Dep & Inc	266,226		
Year Built	2006	2006	Bath - Full	4	GRA	GARA - GARAGE ATTACHED		1,670	68,270	Obso/Other Adj.	0		
WAY	100	100	Bath - Half	1	PCS	POR1 - PORCH CONCRETE SLAB		421	3,141	Sub Area DRC	1,347,265		
Year of Addn/Remodel					PRW	PRF1 - PORCH ROOF WOOD		97	3,197	Additive DRC	123,783		
Category	Code	Type	%		WDW	WDK1 - WOOD DECK WOOD		371	5,357	Total DRC	1,471,048		
Ext. Wall	404	HV STUCCO/FR	90							Override			
Ext. Wall	411	HV STONE/MS	10							Cost Code	89502		
Roof Cover	6	CONCRETE TIL	100							<b>PROPERTY CHARACTERISTICS</b>			
Base	1	MS FLOOR ADJ	100							Water	Municipal		
Heating Type	16	HV COMPLETE	100							Sewer	Septic		
Sub Floor	2	WOOD	100							Street	Paved		
Energy	3	MODERATE ~	100										
Foundation	3	MODERATE ~	100										
Seismic	1	SEISMIC FRAME	100										
<b>Base Rate Adjustment</b>				<b>Adj.</b>									
CCM SFR Frame -HV					1.16500								
Local Reno Frame Hig					1.03000								
<b>Construction Modifiers</b>				<b>Adj.</b>									
Gross Living/Building Area							5,673				PERMIT # 04-5009 TO 9/12/05		
Perimeter							745						

#	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	BP30	BASEMENT FINISH PARTITIONED HV3 (9.0)	30	1-1	0	0	361	77.41	2006		100	27,945	83.5	23,334		
2	CMNA	COMMON AREA MANUAL	30	1-1	0	0	1	2,589.00	1996		100	2,589	100.0	2,589		JCBF
3	FGS1	FIREPLACE GAS SINGLE 1-STORY	EBLD	1-1	0	0	3	6,084.00	2006		100	18,252	83.5	15,240		
4	FWPV	FLATWORK PAVERS	30	1-1	0	0	8000	6.91	2006		100	55,246	83.5	46,131		
5	SEPT	SEPTIC	30	1-1	0	0	1	4,950.00	2006		100	4,950	83.5	4,133		
6	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	25	1,550.00	2006		100	38,750	83.5	32,356		

LAND VALUE	DOR Code	200	Neighborhood	6234.07 JCCG - Bennington Ct/Ridge Crest	Land Size	74,118	Unit Type	SF					
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes
1	200	Single Family Residence	LDS	1.00	ST	1	165,000.00					165,000	



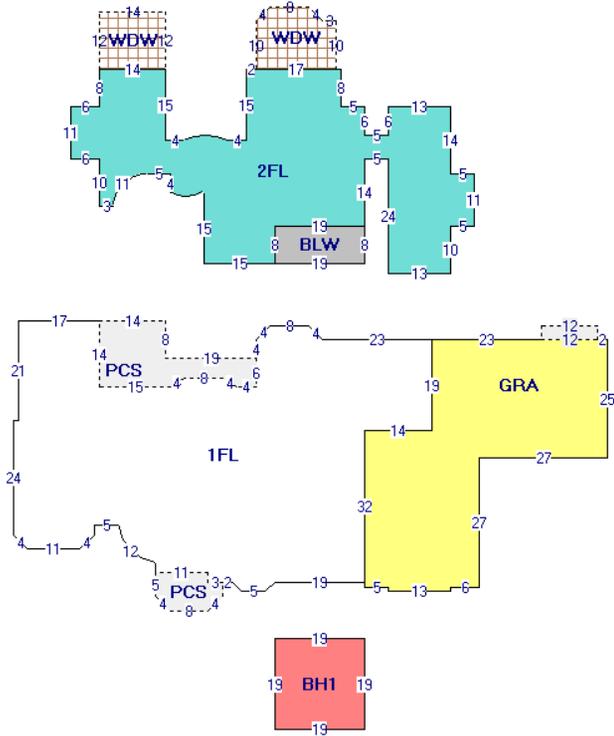
Tax District: 4000

printed: 01/31/2017

ACTIVE

6234.07

JCCG - Bennington Ct/Ridge Crest



**BUILDING PERMITS**

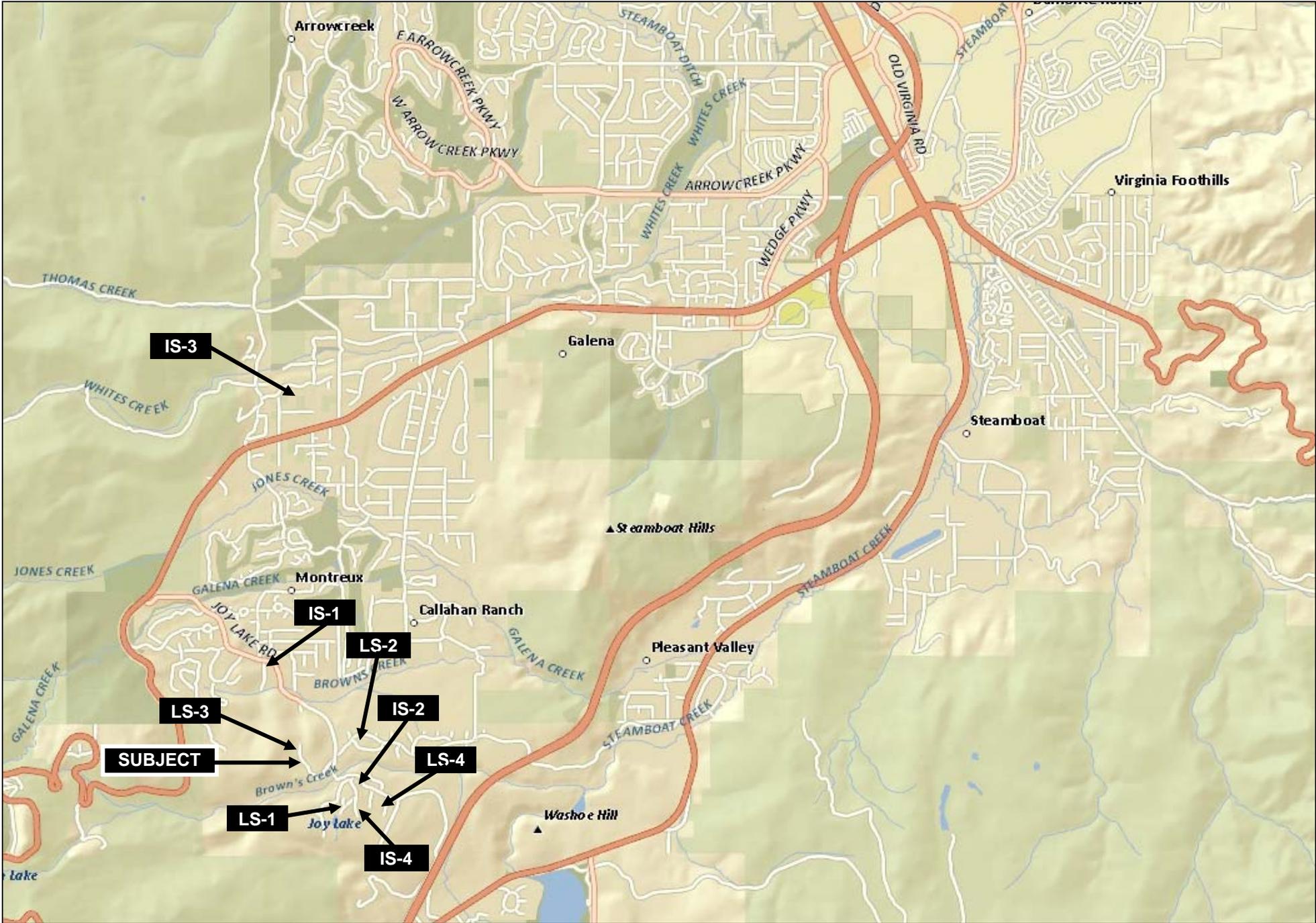
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
11/15/2010	10-2484	HEATING		0 Compl	0	03/04/11 SKS Compl	NVC
02/22/2008	08-0420	GRADING		0 Compl	0	03/28/08 GLV Compl	NVC
07/06/2005	04-5009	CUS SGL	451,629	Compl	0	03/28/08 GLV Compl	

**SALES/TRANSFER INFORMATION**

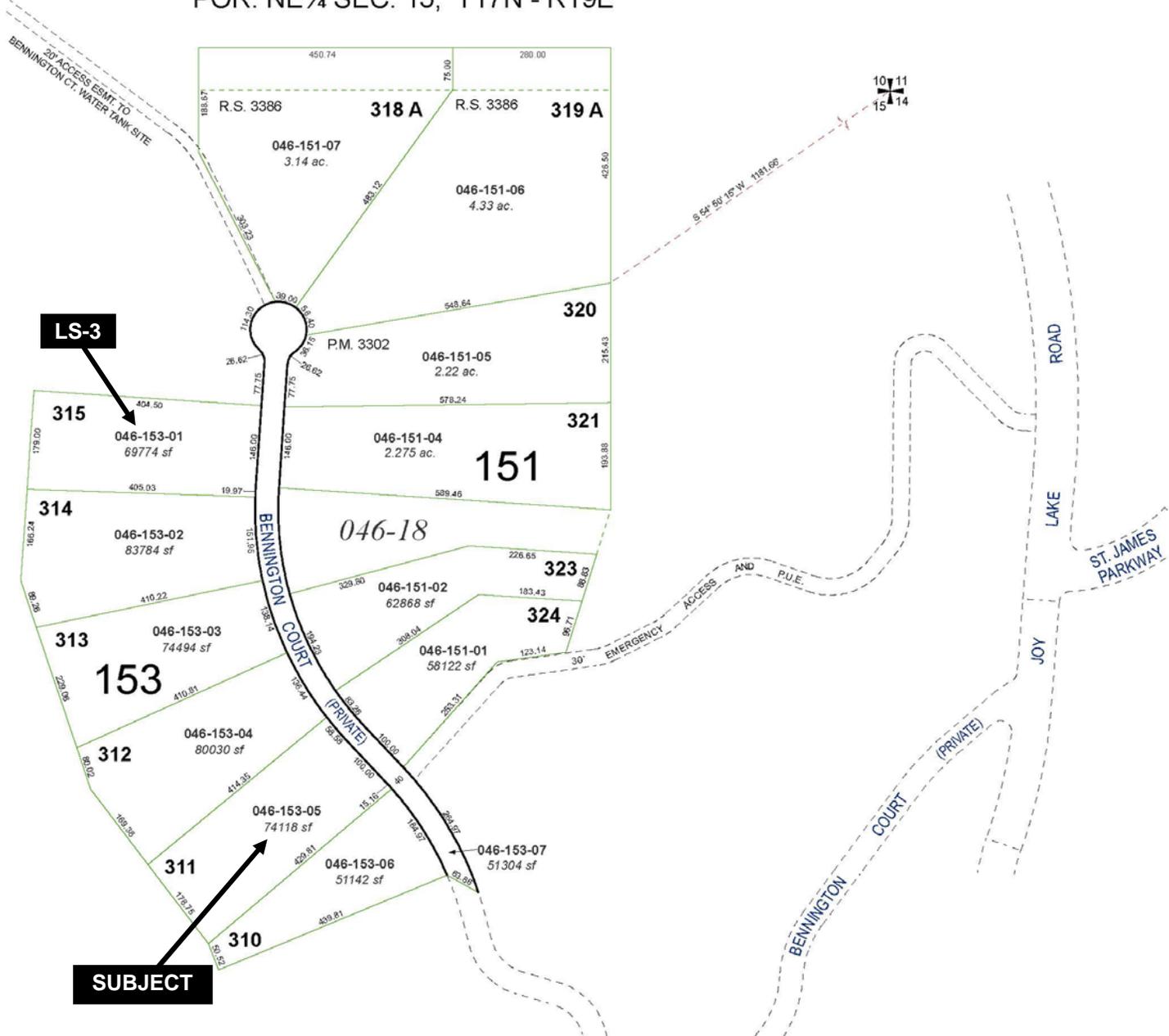
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
ST JAMES VILLAGE INC	3021060	04/12/2004	120	2D		279,900	
ST JAMES'S VILLAGE	2855185	05/15/2003	120	3MNT			
	2036381	10/04/1996					

#	Bld	Date	User ID	Activity Notes
2	0-0	01/25/2017	sjack	Entering Date Scheduled
3	0-0	05/09/2016	idiez	TMFD MERGER WITH SFPD
4	0-0	11/06/2015	sjack	REXT BY PJK - OCTOBER, 2015
5	1-1	09/10/2013	pkinn	REXT JCCG IMPROVEMENT LINE DONE 10/21/2013 BY RD, LAND LINE DONE
6	1-1	09/10/2012	pkinn	REXT JCCG IMPROVEMENT LINE DONE 10/31/2012 BY RD, LAND LINE DONE
7	1-1	02/10/2012	mluns	BOE CBE #12-0256, BOARD REDUCED-PETITIONER'S EVIDENCE, APPLY \$100,000
8	1-1	12/14/2011	wjack	TINQ SEE WEBXTENDER FOR TAXPAYER INQUIRY.
9	1-1	10/14/2011	pkinn	REXT JCCG IMPROVEMENT LINE DONE 10/26/2011 BY JAK, LAND LINE DONE
10	1-1	10/11/2010	pkinn	REXT JCCG IMPROVEMENT LINE DONE 10/25/2010 BY KH, LAND LINE DONE

**NEIGHBORHOOD MAP**

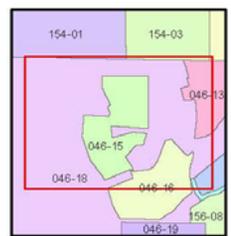


**(#3314)**  
**BENNINGTON COURT (THE WOODS - PHASE 3)**  
 POR. NE¼ SEC. 15, T17N - R19E



Assessor's Map Number  
**046-15**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
 Joshua G. Wilson, Assessor  
 1001 East Ninth Street  
 Building D  
 Reno, Nevada 89512  
 (775) 328-2231



created by: TWT 10/19/2011  
 last updated: KSB 8/12/13  
 area previously shown on map(s)  
046-06

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.

Assessor's Map Number

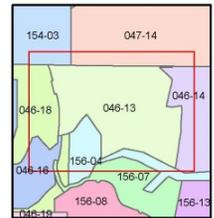
**046-13**

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 = 200 feet



created by: TWTT 11/20/2009

last updated: CFB 06/06/2012

area previously shown on map(s)

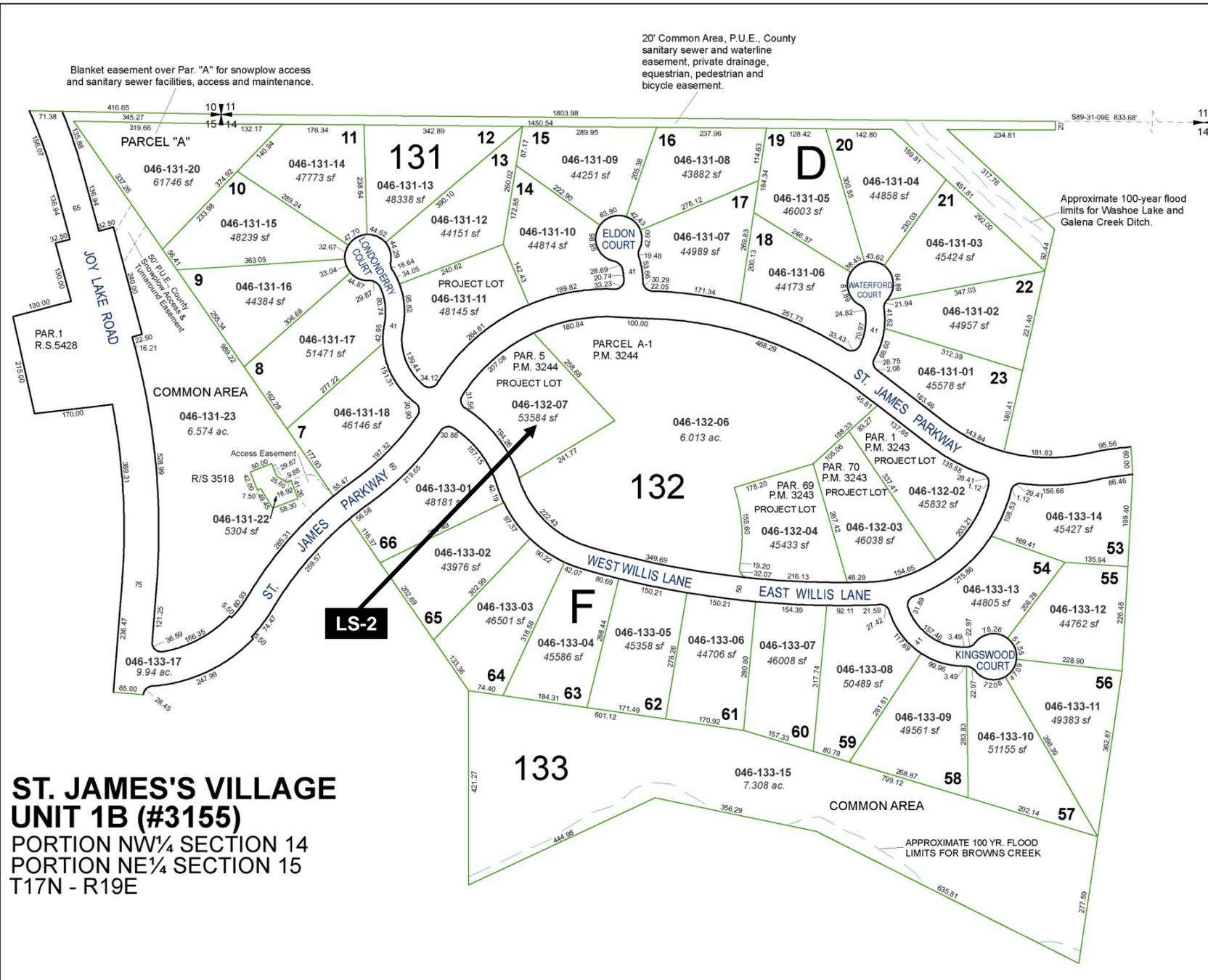
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20' Common Area, P.U.E., County sanitary sewer and waterline easement, private drainage, equestrian, pedestrian and bicycle easement.

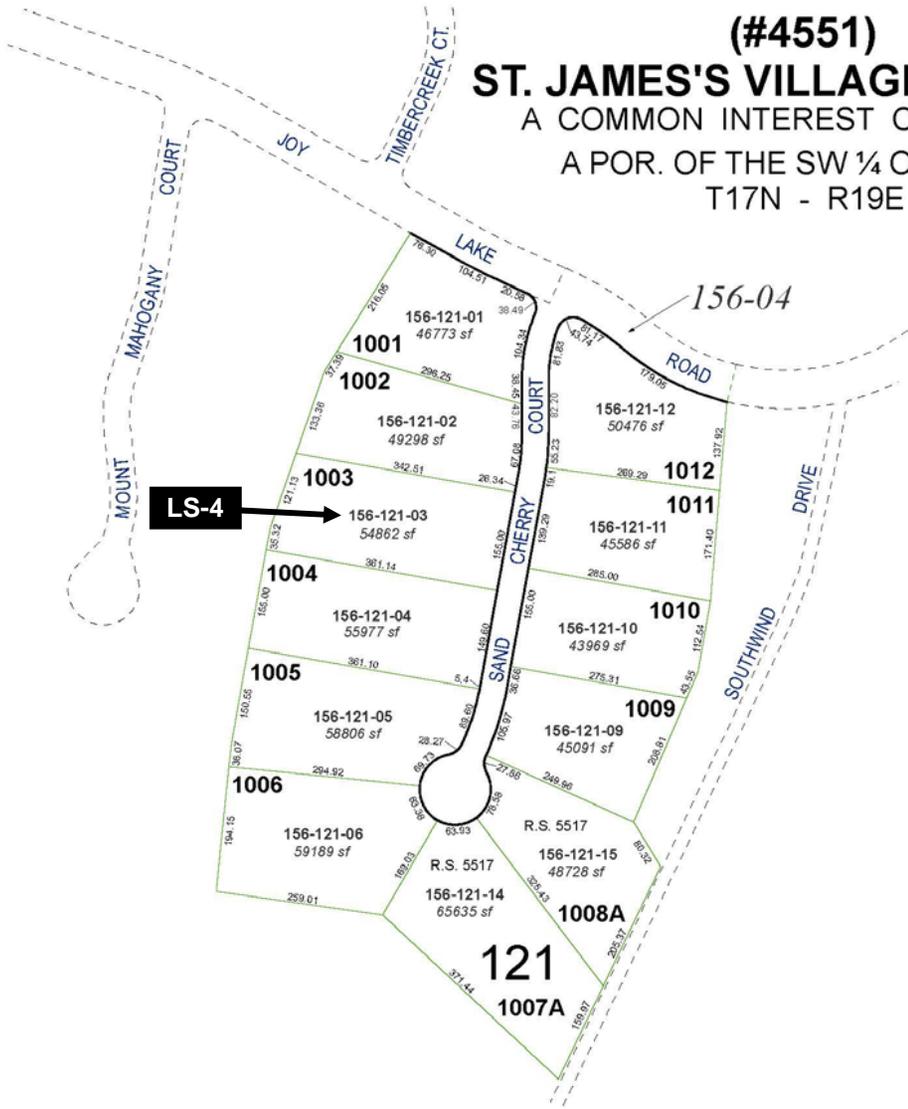
Blanket easement over Par. "A" for snowplow access and sanitary sewer facilities, access and maintenance.

Approximate 100-year flood limits for Washoe Lake and Galena Creek Ditch.

APPROXIMATE 100 YR. FLOOD LIMITS FOR BROWNS CREEK



**ST. JAMES'S VILLAGE**  
**UNIT 1B (#3155)**  
PORTION NW¼ SECTION 14  
PORTION NE¼ SECTION 15  
T17N - R19E

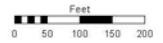


Assessor's Map Number

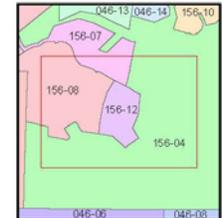
**156-12**

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 = 200 feet



created by: **NLH 01/12/2012**

last updated: **KSB 6/12/2013 CFB 09/25/2013**

area previously shown on map(s)

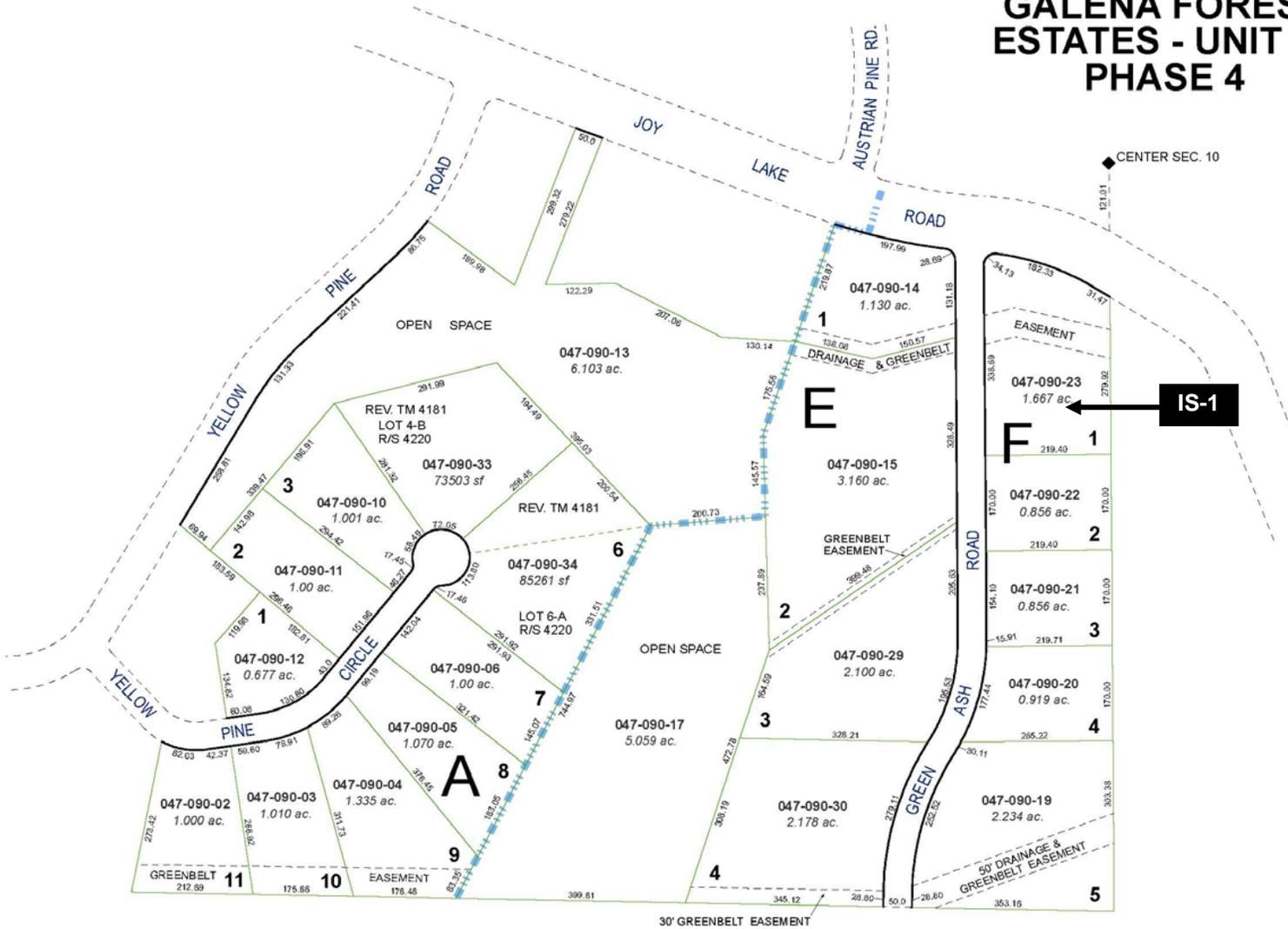
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**(#2027)**  
**GALENA FOREST ESTATES - UNIT 2-A**  
 A DENSITY SUBDIVISION

POR. OF W 1/2 SECTION 10, T17N - R19E

**(#2603)**  
**GALENA FOREST ESTATES - UNIT 2E PHASE 4**

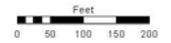


Assessor's Map Number

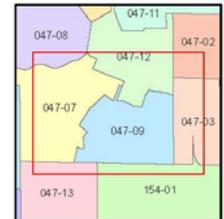
**047-09**

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

1001 East Ninth Street  
 Building D  
 Reno, Nevada 89512  
 (775) 528-2231



1 inch = 200 feet



created by: **KSB 4/05/2012**

last updated:

area previously shown on map(s)

**047-01**

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049-75

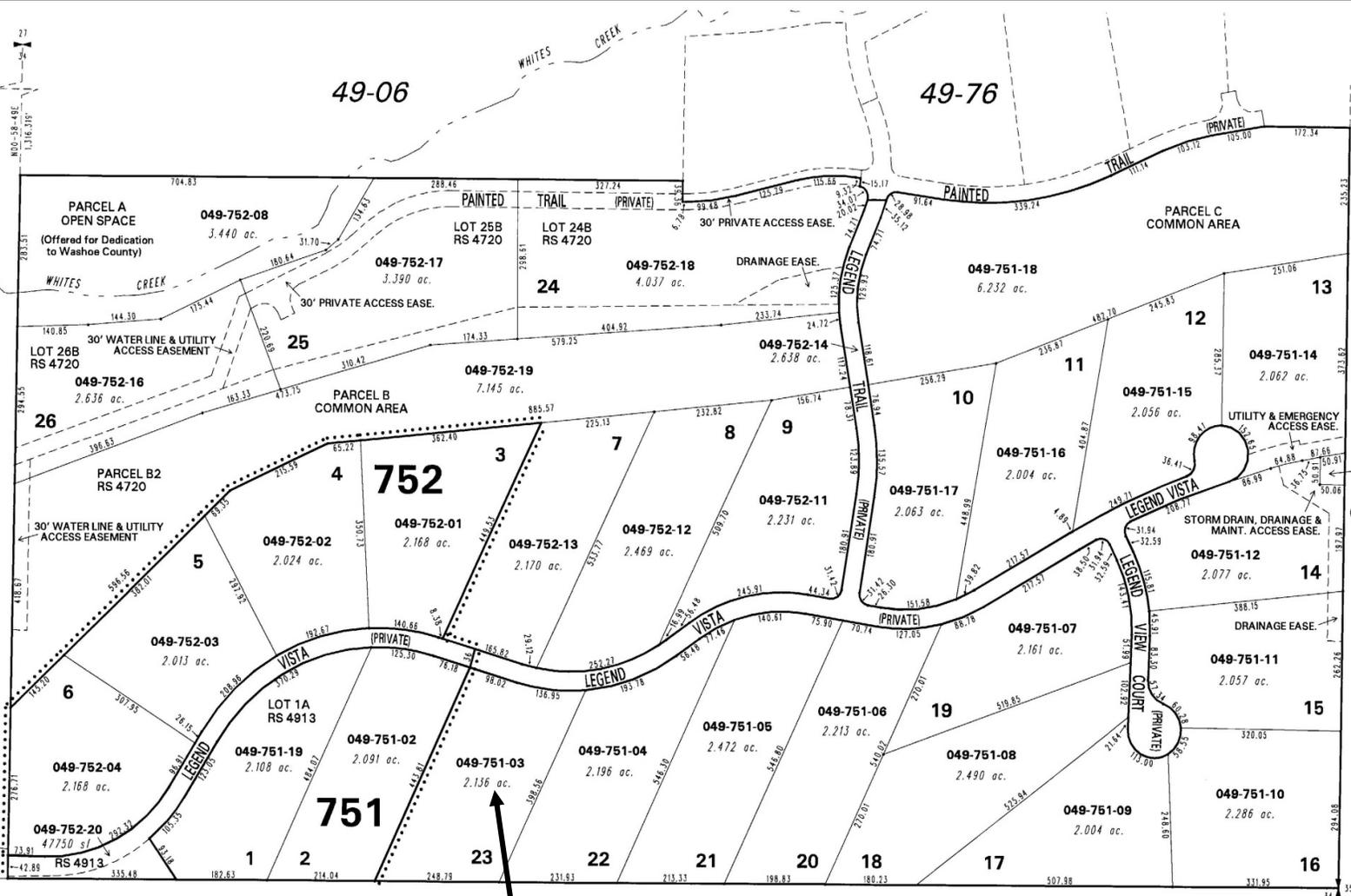
49-06

49-76

49-87

49-86

BOOK  
150



**(#4356)**  
**LEGEND TRAIL - PHASE 1A**  
 PORTION OF NE 1/4 SECTION 34  
 T18N - R19E

49-07

**IS-3**

**(#4470)**  
**LEGEND TRAIL - PHASE 1B**

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 - Joshua G. Wilson

This area previously shown on 49-06

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

Drawn by	KSB 07/23/04
Revised	KSB 5/04/05 KSB 7/07/06
	NLH 8/16/07

ARC/INFO 8.2 WINDOWS 2000 S.O.

