

**ASSESSOR'S**

**EVIDENCE**

# Washoe County Board of Equalization

## Appeal Summary Page - Secured Roll

Hearing # 18-0023  
Hearing Date \_\_\_\_\_  
Tax Year 2018

APN: 234-212-03

Owner of Record: HEINEN FAMILY TRUST

Property Address: 8686 EAGLE CHASE TRL

Square Feet (Inc Finished Bsmt) 4,093

Built / WAY: 2016

Parcel Size: 0.47 AC

Description / Location: The subject property is a 4,093 custom built single family residence in the Somerset community.

2018-19 Taxable Value:	Land:	\$162,500
	Improvements:	<u>\$932,923</u>
	Total:	\$1,095,423
	Taxable Value / SF	\$268

Sales Comparison Approach: Indicated Value Range \$1,105,110-\$1,424,364  
Indicated Value Range / S \$270-\$348

Current Obsolescence: \$0

Conclusions: Taxable value does not exceed full cash value.



ASSESSOR'S EXHIBIT 1  
11 PAGES

RECOMMENDATION: Uphold      xx      Reduce

# WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$162,500	\$56,875	Txble
IMPROVEMENTS:	\$932,923	\$326,523	\$/ SF
TOTAL:	\$1,095,423	\$383,398	\$268

HEARING: 18-0023  
DATE:  
TIME:  
TAX YEAR: 2018  
VALUATION: Reappraisal

OWNER: HEINEN FAMILY TRUST

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	BSMT	BSMT	QC	STRY	Beds	Baths	Built	Sale Date	Sale Price	Sale \$/SF
	234-212-03	8686 EAGLE CHASE TRL	0.47	AC	4,093	1,320					RHA	SINGLE	3	3 1/2	2016			

## IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	BSMT	BSMT	QC	STRY	Beds	Baths	Built	Sale Date	Sale Price	Sale \$/SF
1	232-523-01	2300 PAINTED RIVER TRL	0.51	AC	3,946	1,007					R60	TWO	4	4 \ 1	2016	06/06/2017	\$1,375,000	\$348
2	232-602-08	1680 BOULDER RIDGE CT	0.97	AC	4,196	704					R60	SINGLE	5	4 \ 1	2016	12/09/2016	\$1,368,567	\$326
3	234-140-07	8700 GOLF CANYON CT	0.52	AC	3,334	1245					R50	SINGLE	4	3 \ 1	2017	09/13/2017	\$899,000	\$270

## LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
1	234-212-05	8674 EAGLE CHASE TRL	0.55	AC	PUD	7/12/2017	\$205,000	Custom lot, smaller than the average lot in Somersett, with good views and some topo. Sold for over market value due to high demand and several other offers, per buyer.
2	234-191-10	2330 EAGLE BEND TRL	0.73	AC	PUD	04/05/2017	\$245,000	Custom lot with good views of Somersett community and golf course. Mild downsloping topo.
3	232-270-04	2120 CANDLE ROCK CT	0.59	AC	PUD	05/05/2017	\$245,000	Custom lot on level cul de sac with good views of community in Somersett. This lot has downward adjustment for size, smaller than average in Somersett.

RECOMMENDATIONS/COMMENTS: UPHOLD: xx REDUCE:

The subject is a custom built 4,093 square foot high value (7.0) quality class single family residence in Somersett. The above sales represent sales of current similar properties in this area. It should be noted that there were no sales of quality class 7.0 in the last 12 months in the Somersett area and therefore lower quality 6.0 and 5.0 sales were utilized. Sale #1 is similar in size and age to the subject but inferior in quality. The same builder was used for sale #1 as the subject. Sale #2 is also similar in age and size but again it is lower in quality than the subject. Sale #3 is only a quality class 5.0 and is inferior in size to the subject. These comparables indicate a range of \$270/sf to \$348/sf which supports the subject's taxable value of \$268/sf.

The land sales above are also in the Somersett community and are current sales. They range from \$205,000 to \$245,000 which support the subject's land value of \$162,500. Based on these sales the taxable value does not exceed full cash value and it is recommended the taxable value be upheld.

PREPARED BY: Ginny Sutherland, Appraiser

REVIEWED BY: Gail Vice, Senior Appraiser

**Owner & Mailing Address:**  
HEINEN FAMILY TRUST  
HEINEN TRUSTEE, RONALD F & ARDEA H  
8686 EAGLE CHASE TRL  
RENO, NV 89523-6872

# WASHOE COUNTY APPRAISAL RECORD

## 2018

**APN: 234-212-03**

Card 1 of 1  
Bld. 1-1



**Tax District:** 1011

printed: 01/18/2018

**ACTIVE**

4604.06

FAAF - Somerset Custom Lots

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								
2018 NR	162,500	0	932,923	0	1,095,423	383,398	Building Value		899,473										
2017 FV	150,000	0	924,540	-16,992	1,074,540	376,089	Extra Feature Value		33,450										
2016 FV	125,000	0	961,062	956,977	1,086,062	380,122	Land Value		162,500										
2015 FV	96,500	20,253	4,085	0	100,585	35,205	Taxable Value		1,095,423				Reopen	Code:					
2014 FV	42,750	19,000	2,621	0	45,371	15,880	Exemption		0				Reappraisal						
2013 FV	23,750	0	2,628	0	26,378	9,233	FLAGS												
2012 FV	28,500	0	1,533	0	30,033	10,512	Type		Value										
2011 FV	27,000	0	1,509	0	28,509	9,978	Common Area Group		SSET										
2010 FV	47,300	0	1,535	0	48,835	17,092	Cap Code		CF17				NC / C	New Land	New Sketch				
2009 FV	53,550	0	1,561	0	55,111	19,289	Eligible for Form?		YES			By:	Date:						
2008 FV	300,000	0	0	0	300,000	105,000	Low Cap Percentage		0										
2007 FV	345,000	0	0	0	345,000	120,750													
BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY							
Code		Description		Category		Units		Code		Description		Yr Blt	Units	Cost New	Tot Lump Sum Adj		88,637		
Type	RES	Residential		Base Appliance From MS		1		1FL	1FLR - FIRST FLOOR			4,093	772,472	Sub Area-RCN		927,292			
Occupancy	001	Sgl Fam Res ~		Bedrooms		3		GRA	GARA - GARAGE ATTACHED			1,320	55,334	% Incomplete		0			
Story/Frame	01	SINGLE STORY		Bath - Full		3		PCS	POR1 - PORCH CONCRETE SLAB			7	66	% Depreciation		3.00			
Quality	HA	7.0 HIGH VALUE		Bath - Half		2		PPA	POR6 - PORCH PAVERS			864	10,783	\$ Dep & Inc		27,819			
Year Built	WAY	%Comp	Year of Addn/Remodel	Plumbing Fixtures		22									Obso/Other Adj.		0		
2016	2016	100		Living Units in Building		1									Sub Area DRC		899,473		
BUILDING CHARACTERISTICS				Base Rate Adjustment		Adj.									Additive DRC		33,450		
Category	Code	Type	%	CCM SFR Frame -HV		1.18300									Total DRC		932,923		
Base	1	MS FLOOR ADJ	100	Local Reno Frame Hig		1.04000									Override				
Ext. Wall	404	HV STUCCO/FR	100	Construction Modifiers		Adj.									Cost Code				
Heating Type	16	HV COMPLETE	100												PROPERTY CHARACTERISTICS				
Roof Cover	6	CONCRETE TIL	100												Water		Municipal		
Sub Floor	2	WOOD	100												Sewer		Municipal		
Energy	3	MODERATE ~	100												Street		Paved		
Foundation	3	MODERATE ~	100												BUILDING NOTES				
Seismic	1	SEISMIC FRAME	100												BLD15-03183 KDH 06/03/15				
												Gross Living/Building Area		4,093		8/30/16 CORRECTIONS			
												Perimeter		440		GS			
#	Bld	Date	User ID	Activity Notes															
1	0-0	06/18/2015	kdhyde	CORRECTION YR BLT ON CMNA XF0B															
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	CMNA	COMMON AREA MANUAL	30	1-1	0	0	1	888.00	2001		100	886	100.0	886		SSET			
2	CMNA	COMMON AREA MANUAL	30	1-1	0	0	1	1,649.00	2004	2016	100	1,649	100.0	1,649		SSVI			
3	FWPV	FLATWORK PAVERS	30	1-1	0	0	1000	8.15	2016	2016	100	8,150	97.0	7,905					
4	FGDV	FIREPLACE GAS SINGLE-DIRECT VENT	EBLD	1-1	0	0	1	4,401.15	2016	2016	100	4,401	97.0	4,269					
5	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	10	1,562.00	2016	2016	100	15,620	97.0	15,151					
6	FSSI	FIREPLACE STEEL SINGLE 1-STORY	EBLD	1-1	0	0	1	3,701.10	2016	2016	100	3,701	97.0	3,590					
7	SLEC	SOLAR ELECTRICITY SYSTEM	ENCN	1-1	0	0	33	0.00	2016	2016	100	0	97.0	0					
LAND VALUE		DOR Code	200	Neighborhood	4604.06	FAAF - Somerset	Custom Lots	Land Size		20,581		Unit Type		SF					
#	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	PUD	1.00	ST		130,000.00	NT	1.25			162,500		SZ-5/VW+30					
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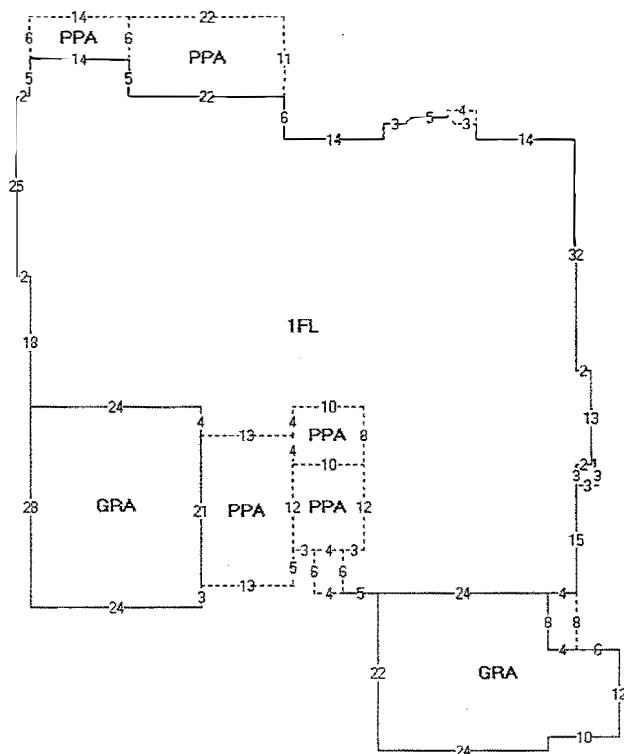
Tax District: 1011

printed: 01/18/2018

ACTIVE

4604.06

FAAF - Somerset Custom Lots



## BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
10/06/2015	BLD16-02193	PHOTOVOLTA	18,678	Compl	100	05/05/16 WJ Compl	
03/25/2015	BLD15-03183	SFR NEW	446,493	Compl	100	05/05/16 GS Compl	

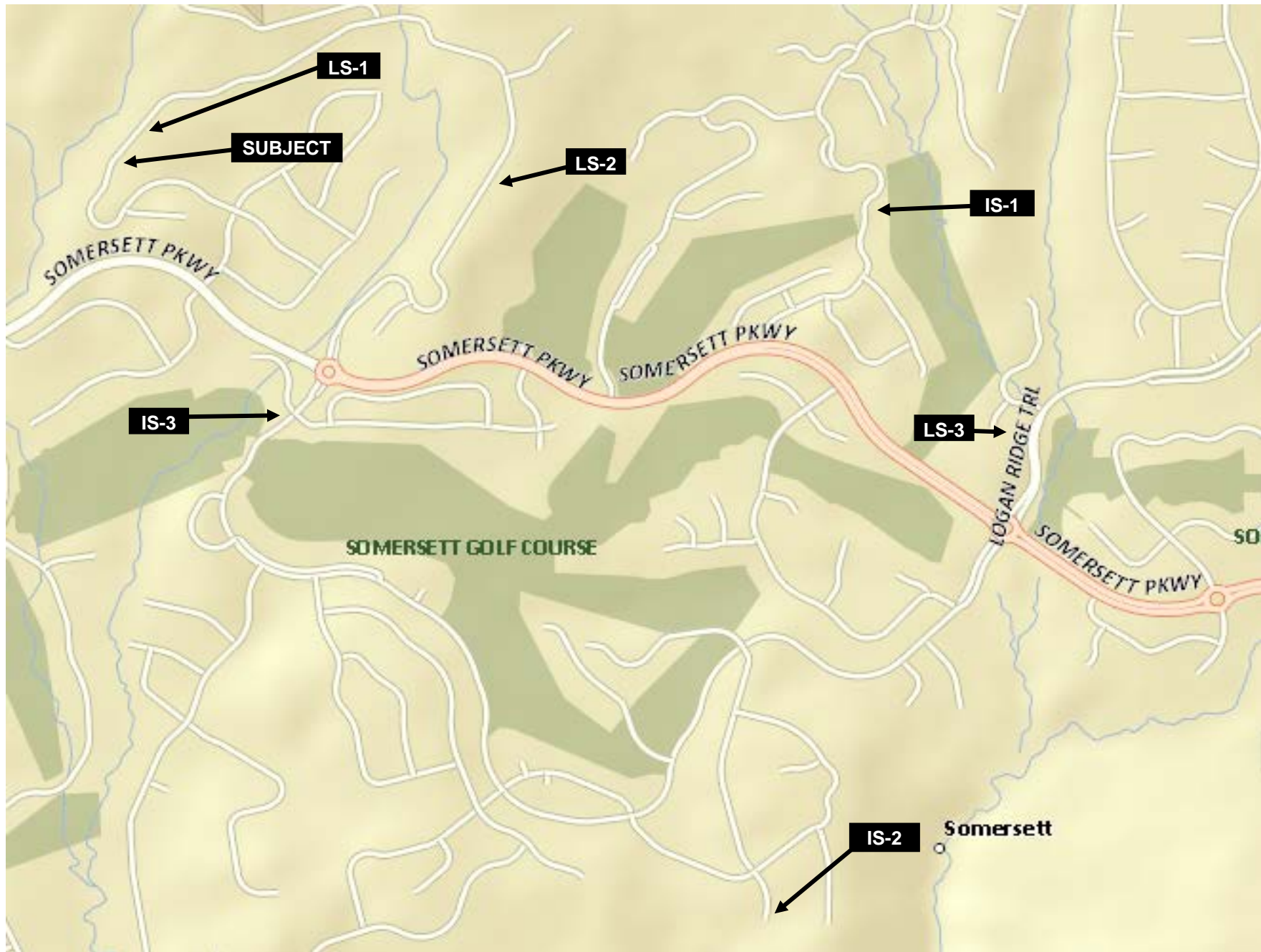
## SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
HEINEN, RONALD F &	4468753	05/13/2015	120	3BGG			INTO TRUST
HEINEN FAMILY TRUST	4468751	05/13/2015	120	3BGG			OUT OF TRUST
COMPUTERIZED	4350107	04/30/2014	120	1GCA	1CTS	117,500	
COMPUTERIZED	4192166	01/07/2013	120	3BGG			
BLUTH TRUST,	4190327	12/31/2012	120	3BGG			TO CORPORATION
NEVADA SECURITY	4065106	12/08/2011	120	2MF	1CTS	850,000	2F- BULK SALE OF 56

#	Bid	Date	User ID	Activity Notes
2	1-1	04/30/2014	dpest	DATA SP \$117,500 + SPEC ASSMT \$11,412 = ADJ SP \$128,912
3	1-1	09/27/2013	gsuth	REXT FAAF IMPROVEMENT LINE DONE 10/09/2013 BY RD, LAND LINE DONE
4	1-1	10/09/2012	gsuth	RALL FAAF IMPROVEMENT LINE DONE 11/02/2012 BY RD, LAND LINE DONE
5	1-1	09/23/2011	GD	REXT FAAF IMPROVEMENT LINE DONE 10/17/2011 BY KH, LAND LINE DONE
6	1-1	10/22/2010	GD	REXT FAAF IMPROVEMENT LINE DONE 10/23/2010 BY JAK, LAND LINE DONE
7	1-1	10/13/2009	GD	REXT FAAF IMPROVEMENT LINE DONE 10/14/2009 BY MM, LAND LINE DONE
8	1-1	11/19/2008	GD	REXT FAAF IMPROVEMENT LINE DONE 11/24/2008 BY JAK, LAND LINE DONE
9	1-1	12/05/2007	CD	RLND ADJUSTED LAND VALUE FOR 2008. TAXABLE EXCEEDING MARKET IN THIS
10	1-1	04/28/2006	CD	RLND REMOVED CODE 11 FOR 2006

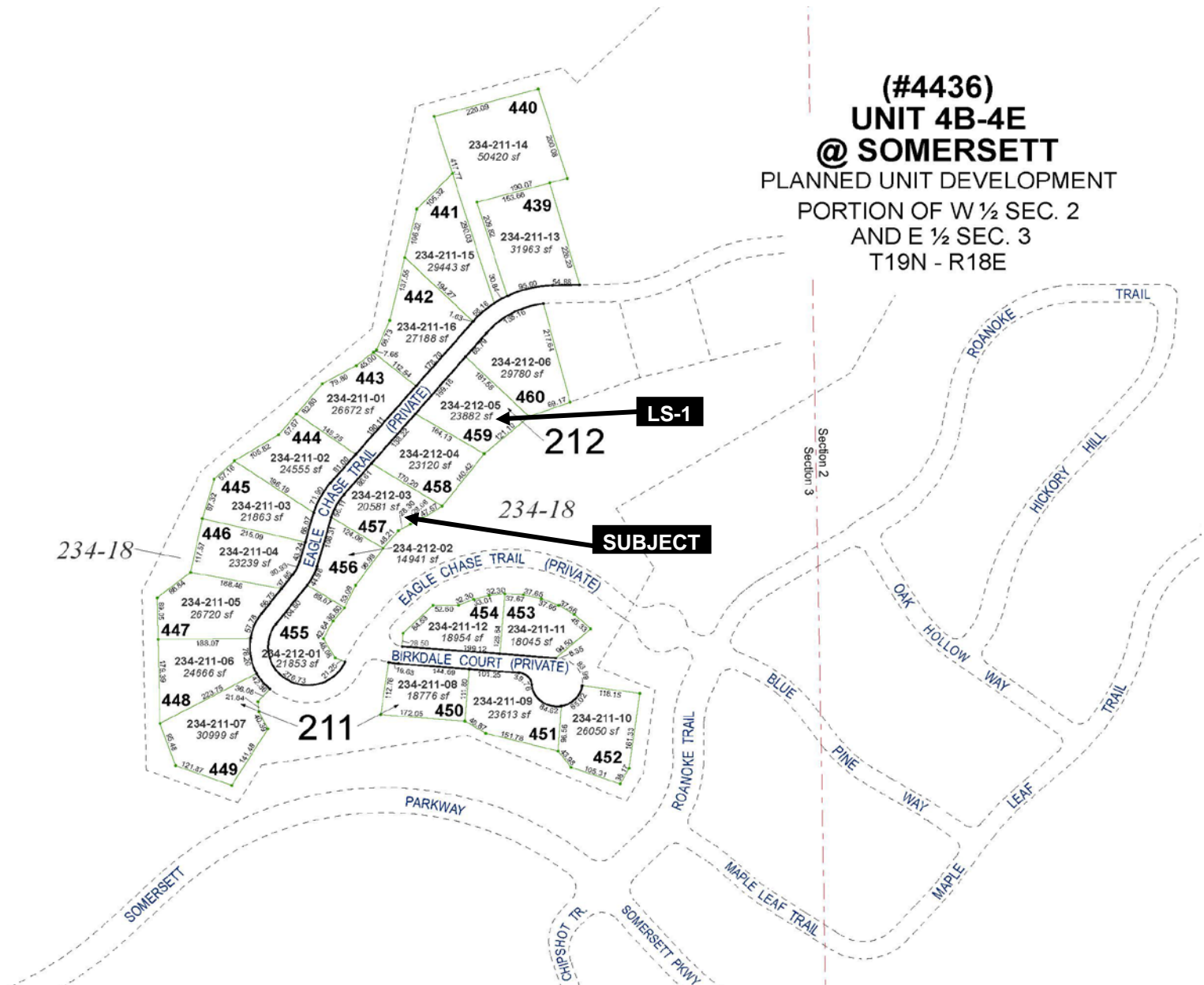
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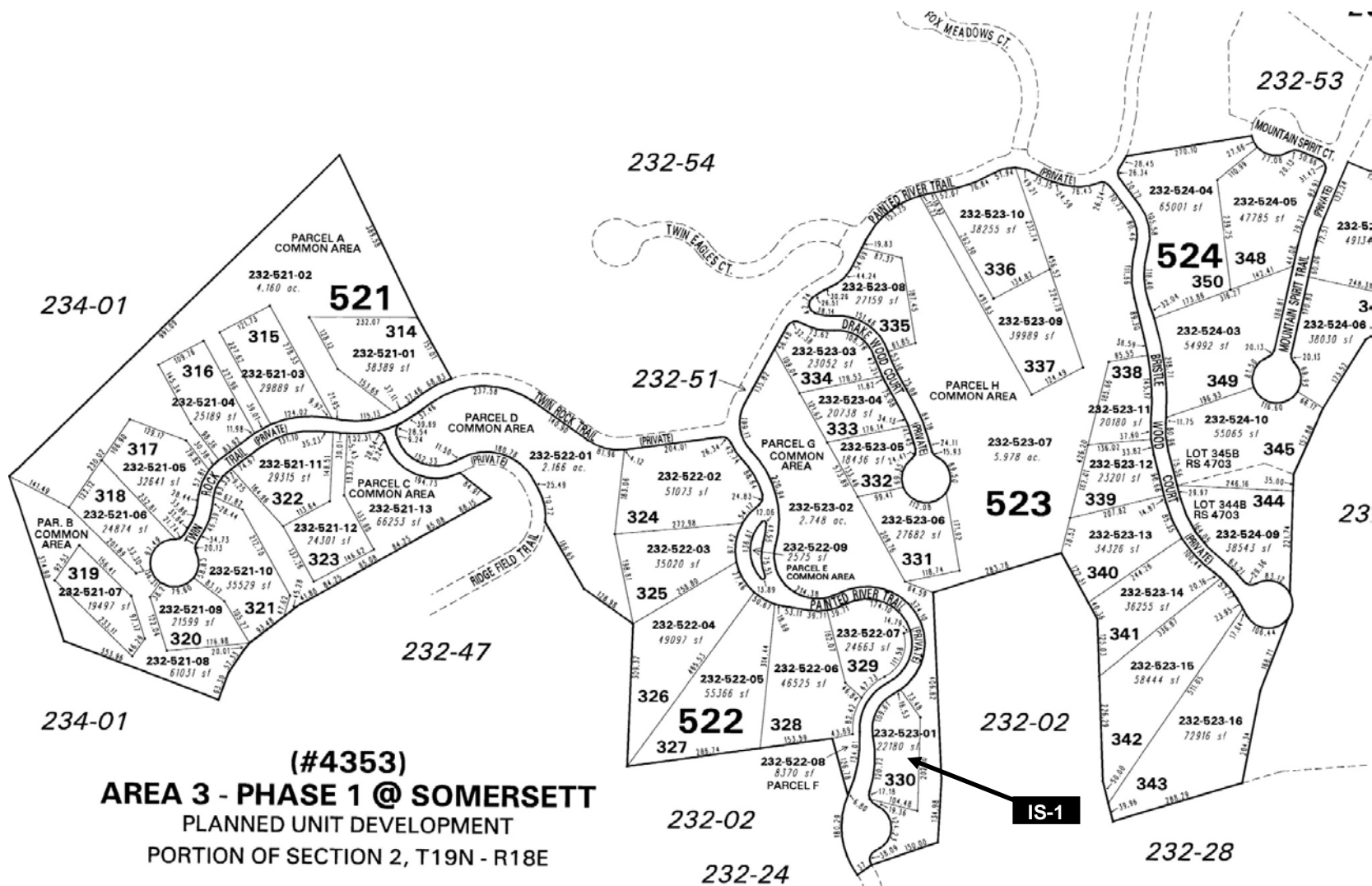
## NEIGHBORHOOD MAP



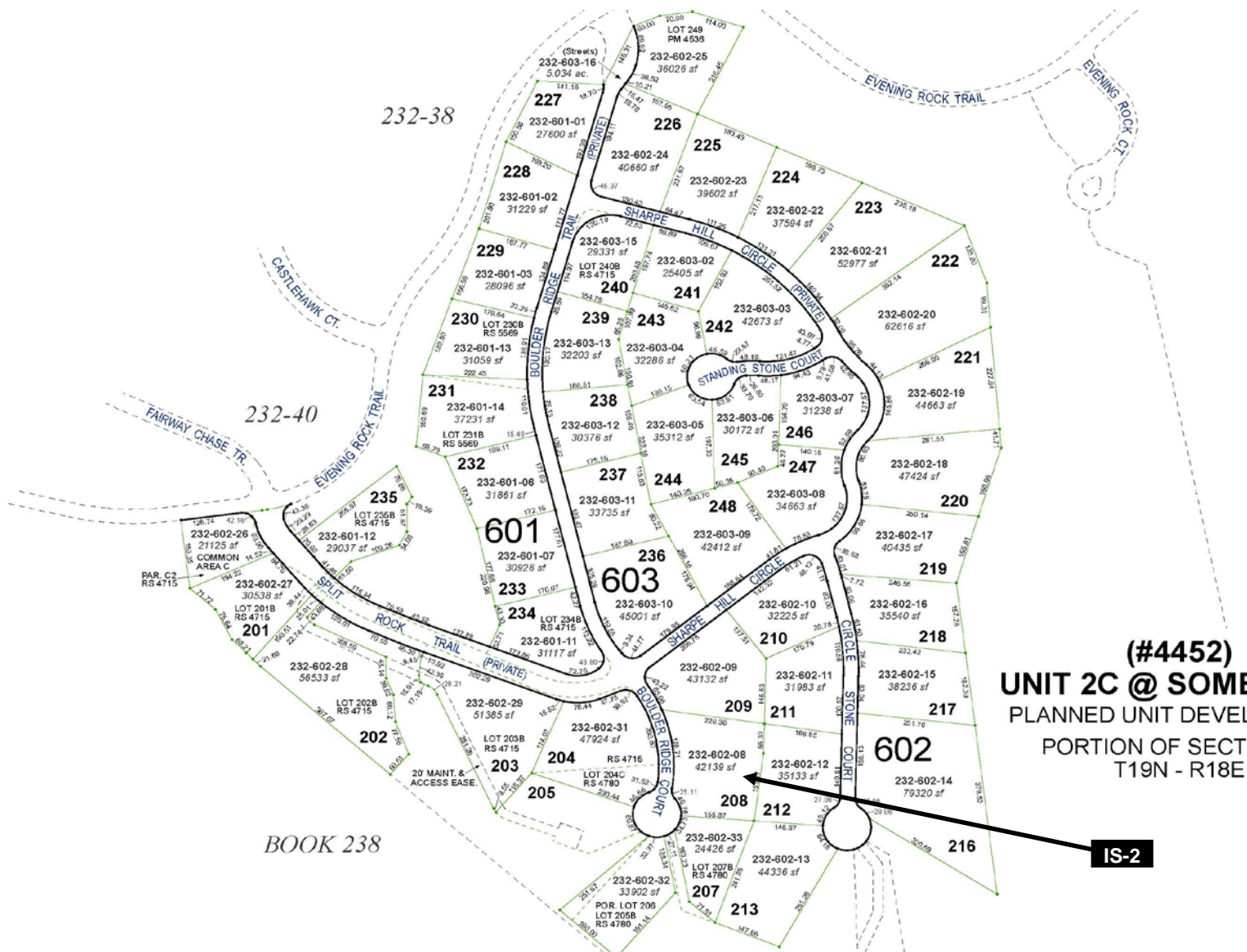


(#4436)  
**UNIT 4B-4E**  
**@ SOMERSETT**  
 PLANNED UNIT DEVELOPMENT  
 PORTION OF W ½ SEC. 2  
 AND E ½ SEC. 3  
 T19N - R18E







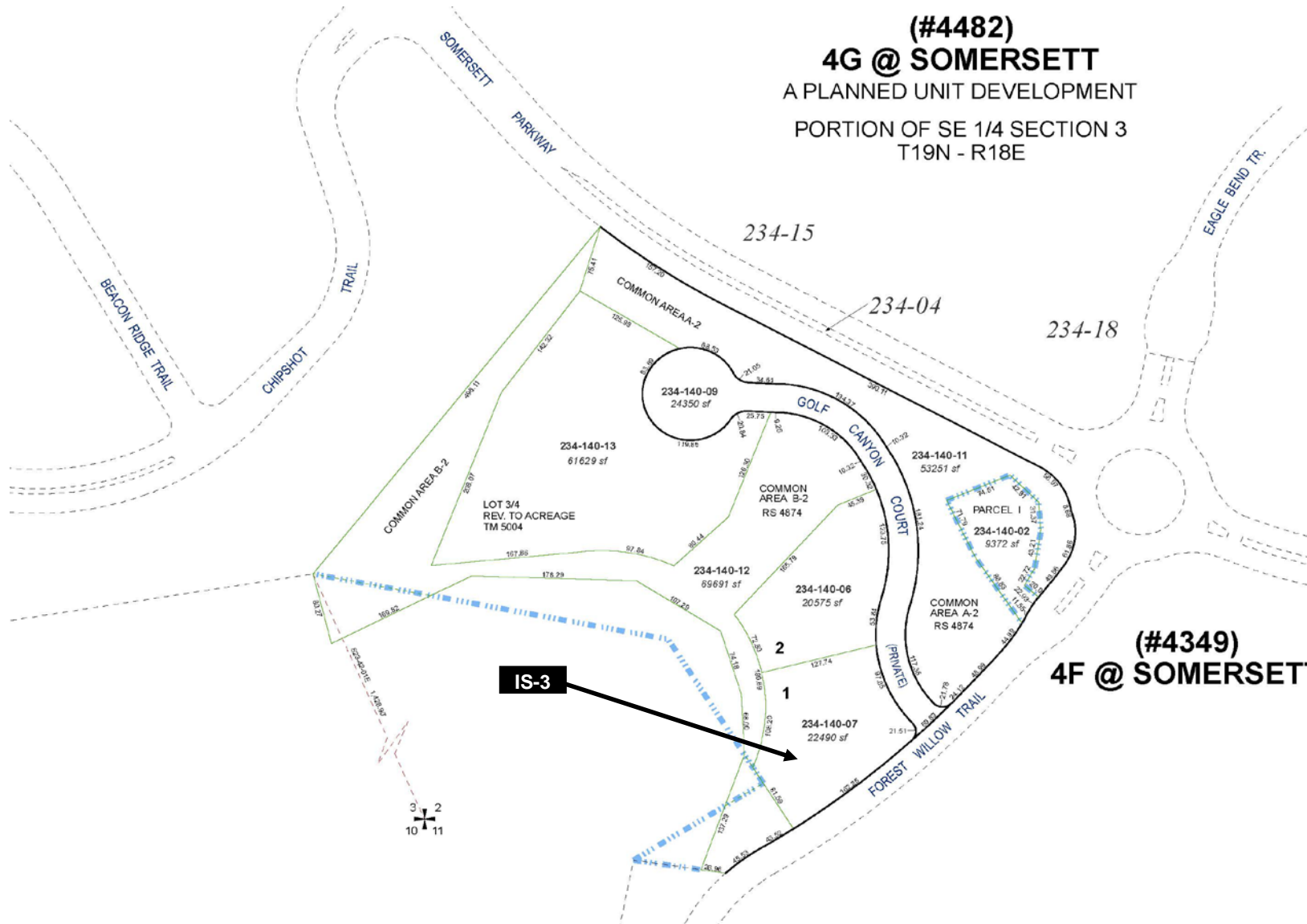


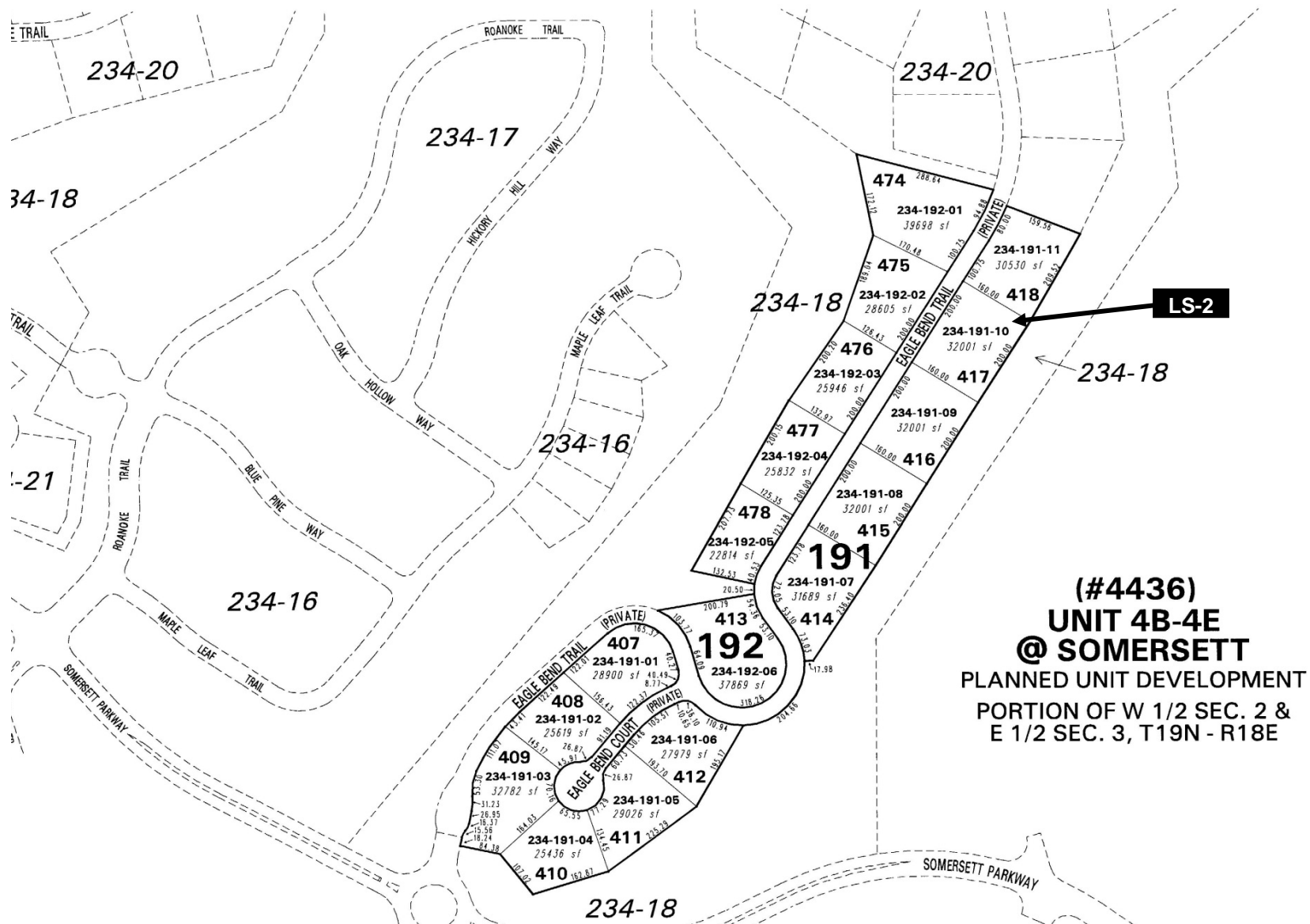
**(#4452)**  
**UNIT 2C @ SOMERSETT**  
 PLANNED UNIT DEVELOPMENT  
 PORTION OF SECTION 11  
 T19N - R18E

**IS-2**

**(#4482)**  
**4G @ SOMERSETT**  
 A PLANNED UNIT DEVELOPMENT  
 PORTION OF SE 1/4 SECTION 3  
 T19N - R18E

**(#4349)**  
**4F @ SOMERSETT**





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