

**ASSESSOR'S**

**EVIDENCE**

# Washoe County Board of Equalization

## Appeal Summary Page - Secured Roll

Hearing # 18-0039B  
Hearing Date                       
Tax Year 2018

APN: 232-651-07  
Owner of Record: MELISSA TRUST  
Property Address: 7688 STONE BLUFF WAY  
Square Feet (Inc Finished Bsmt) 2,034  
Built / WAY: 2005  
Parcel Size: 0.06 AC

Description / Location: The subject consists of a 2,034 square foot single family residence built in 2005. It is located in the easterly portion of Somerset within Reno's northwest.

2016/17 Taxable Value:	Land:	\$49,200
	Improvements:	\$177,489
	Total:	\$226,689
	Taxable Value / SF	\$111

Sales Comparison Approach: Indicated Value Range \$329,500 - \$341,700  
Indicated Value Range / S\$162 - \$168 SF

Current Obsolescence: \$0

Conclusions: Taxable value does not exceed full cash value.

RECOMMENDATION: Uphold **XX** Reduce



ASSESSOR'S EXHIBIT 1  
10 PAGES

# WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$49,200	\$17,220	Txble
IMPROVEMENTS:	\$177,489	\$62,121	\$/SF
TOTAL:	\$226,689	\$79,341	\$111

HEARING: 18-0039B  
 DATE: \_\_\_\_\_  
 TIME: \_\_\_\_\_  
 TAX YEAR: 2018  
 VALUATION: Reappraisal

OWNER: MELISSA TRUST

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Half	Built WAY	Sale Date	Sale Price	Sale \$/SF
	232-651-07	7688 STONE BLUFF WAY	0.06	AC	2,034	471			R30	TWO	4	3	2005			

## IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Half	Built	Sale Date	Sale Price	Sale \$/SF
IS-1	232-551-04	1654 SPRING HILL DR	0.06	AC	2,034	471			R30	TWO	3	2 \ 1	2005	08/23/2017	\$332,000	\$163
IS-2	232-672-15	1692 SPICEWOOD CIR	0.07	AC	2,034	471			R30	TWO	3	2 \ 1	2005	09/20/2017	\$329,000	\$162
IS-3	232-682-07	1616 SPICEWOOD CIR	0.09	AC	2,034	471			R30	TWO	3	3 \ 0	2005	12/14/2017	\$342,000	\$168

**ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis**

RECOMMENDATIONS/COMMENTS: UPHOLD: **XX** REDUCE:

The subject property is a single family residence located in the Somerset community. The current sales above are located in the same neighborhood as the subject and are of the same model, size, quality class, and year built as the subject.

The sales indicate a range of \$162 per/sf to \$168 per/sf. The subject's taxable value of \$111 per/sf falls below this range.

Based on the above sales, the taxable value does not exceed full cash value and it is our recommendation this value be upheld.

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$49,200	\$17,220	
IMPROVEMENTS:	\$177,489	\$62,121	Recommended Obsolescence
TOTAL:	\$226,689	\$79,341	

PREPARED BY: Teresa Olson, Appraiser

REVIEWED BY: Gail Vice, Senior Appraiser

Situs & Keyline Description:  
7688 STONE BLUFF WAY RENO  
SOMERSETT TOWN CENTER RES 3  
LT 137

Owner & Mailing Address:  
MELISSA TRUST  
SIWASKI TRUSTEE, MELISSA & ANDREW  
7688 STONE BLUFF WAY  
RENO, NV 89523

# WASHOE COUNTY APPRAISAL RECORD 2018

APN: 232-651-07

Card 1 of 1  
Bld. 1-1



Tax District: 1011

printed: 01/22/2018

ACTIVE

4607.01

FADA - Cluster Homes

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			
							Building Value	163,165				
							Extra Feature Value	14,324				
							Land Value	49,200				
							Taxable Value	226,689				
2018 NR	49,200	0	177,489	0	226,689	79,341	Exemption	77,143				
2017 FV	42,700	0	177,376	0	220,076	77,027	FLAGS					
2016 FV	38,000	0	180,698	120	218,698	76,544	Type	Value				
2015 FV	38,000	0	178,025	0	216,025	75,609	Common Area Group	SSTC				
2014 FV	31,400	0	170,053	0	201,453	70,509	Eligible for Form?	YES				
2013 FV	22,300	0	121,138	0	143,438	50,203	Low Cap Percentage	1				
2012 FV	22,500	0	115,354	0	137,854	48,249	Sub Plat Map	4413				
2011 FV	34,600	0	126,856	0	161,456	56,510						
2010 FV	48,300	0	145,681	0	193,981	67,893						
2009 FV	53,125	0	173,449	0	226,574	79,301						
2008 FV	85,100	0	195,641	0	280,741	98,259						
2007 FV	76,440	0	188,465	0	264,905	92,717						

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		24,559	
	RES	Residential		Plumbing Fixtures	14	1FL	1FLR - FIRST FLOOR		916	73,069		Sub Area-RCN		202,690	
Occupancy	001	Sgl Fam Res ~		Base Appliance From MS		2FL	2FLR - SECOND FLOOR		1,118	89,183		% Incomplete		0	
Story/Frame	02	TWO STORY		Living Units in Building	1	CTH	CATH - CATHEDRAL CEILING		143	3,100		% Depreciation		19.50	
Quality	30	Average		Bedrooms	4	DRO	DO - No Value Drawn for Info		44	0		\$ Dep & Inc		39,525	
Year Built	WAY	%Comp	Year of Addn/Remodel	Bath - Full	3	GRB	GARB - GARAGE BUILT-IN		471	11,686		Obso/Other Adj.		0	
2005	2005	100				PCS	POR1 - PORCH CONCRETE SLAB		46	351		Sub Area DRC		163,165	
BUILDING CHARACTERISTICS						PRW	PRF1 - PORCH ROOF WOOD		46	742		Additive DRC		14,324	
Category	Code	Type	%	Base Rate Adjustment				Adj.			Total DRC		177,489		
Ext. Wall	4	STUCCO/FR ~	70	CCM SFR Frame				1.03000			Override				
Ext. Wall	5	SIDING/FR ~	30	Local Reno Frame				1.04000			Cost Code		89502		
Roof Cover	2	COMP SHINGLE	100	Construction Modifiers				Adj.			PROPERTY CHARACTERISTICS				
Base	1	MS FLOOR ADJ	100								Water			Municipal	
Heating Type	11	FA/AC ~	100								Sewer			Municipal	
Sub Floor	1	SLAB	100								Street			Paved	
Energy	3	MODERATE ~	100								BUILDING NOTES				
Foundation	3	MODERATE ~	100												
Seismic	1	SEISMIC FRAME	100												
						Gross Living/Building Area					2,034				
						Perimeter					344				

#	Bld	Date	User ID	Activity Notes
1	0-0	11/16/2015	sjackson	RALL BY X - OCTOBER, 2015

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	1,961.00	2001		100	1,961	100.0	1,961		SSTC
2	FGS2	FIREPLACE GAS SINGLE 2-STORY	EBLD	1-1	0	0	1	4,108.00	2005		100	4,108	80.5	3,307		
3	FWCO	FLATWORK CONCRETE	30	1-1	0	0	100	6.06	2005		100	606	80.5	488		
4	WLSO	WALL STUCCO (BLOCK WALL W/STUCCO FINISH)	30	1-1	0	0	138	20.35	2005		100	2,808	80.5	2,261		
5	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	3	1,562.00	2005		100	4,686	80.5	3,772		
6	CMNA	COMMON AREA MANUAL	30	1-1	0	0	1	886.00	2001	2016	100	886	100.0	886		SSET
7	CMNA	COMMON AREA MANUAL	30	1-1	0	0	1	1,649.00	2004	2016	100	1,649	100.0	1,649		SSVI

LAND VALUE	DOR Code	200	Neighborhood	4607.01	FADA - Cluster Homes	Land Size	2,689	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	2	49,200.00					49,200				

This information is for use by the Washoe County Assessor for assessment purposes only.



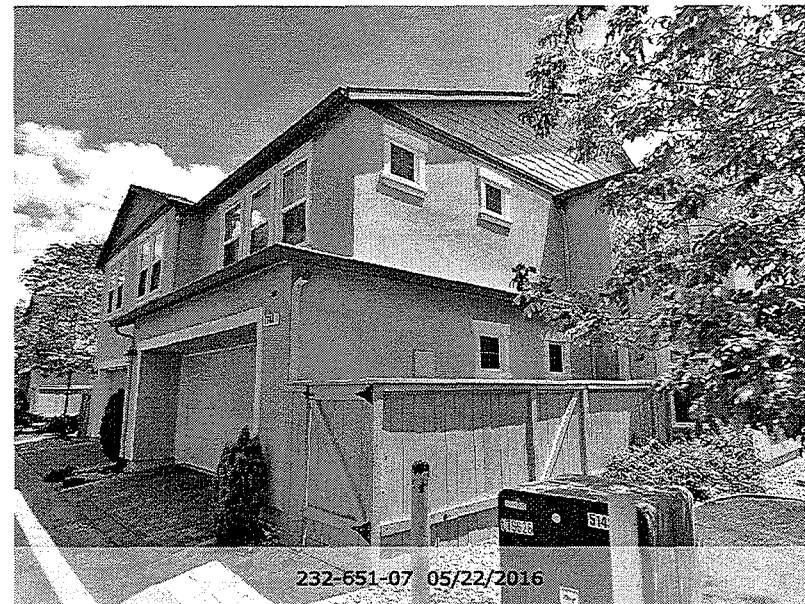
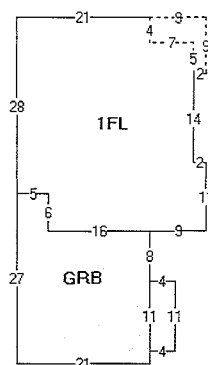
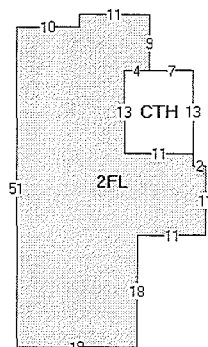
Tax District: 1011

printed: 01/22/2018

ACTIVE

4607.01

FADA - Cluster Homes



## BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
09/14/2006	LDP07-01044	COOLING	3,600	Compl	0	11/20/06 CD Compl	NVC
03/09/2005	LDP05-00382	SGL FAM	136,885	Compl	0	10/24/05 CD Compl	

## SALES/TRANSFER INFORMATION

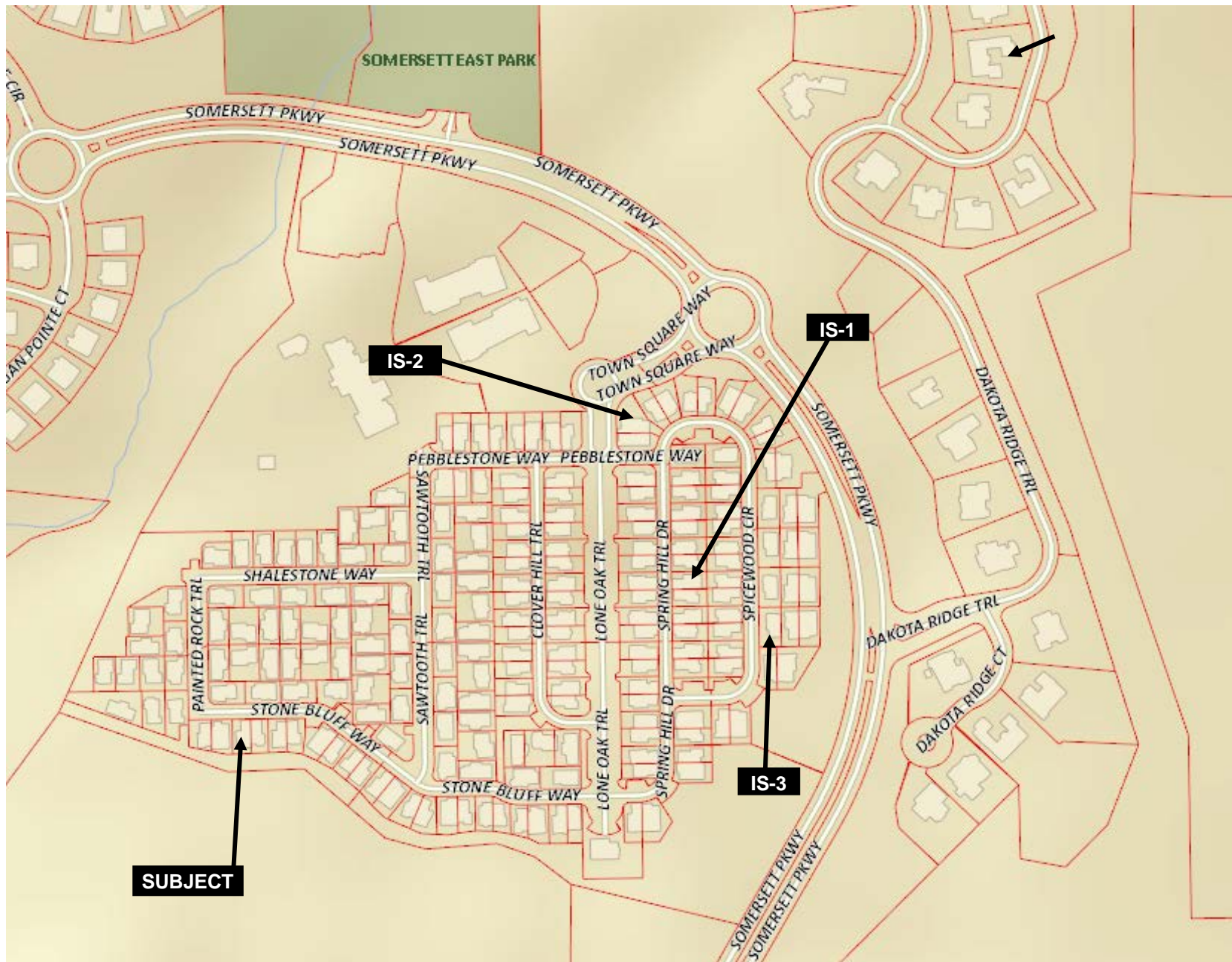
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
SIWARSKI, GLEN D	4761114	11/06/2017	200	3BGG			
MELISSA TRUST	4753686	10/13/2017	200	3BGG			
MELISSA TRUST	4753685	10/13/2017	200	3BGG			
SIWARSKI, GLEN D	4231924	04/30/2013	200	3BGG			"TRANSFERRED BUT"
OSTER, RICHARD M &	4181586	12/06/2012	200	2D		181,900	
SIWARSKI, GLEN D	4181585	12/06/2012	200	3BCT			RECORDED OUT OF ORDER

#	Bld	Date	User ID	Activity Notes
2	0-0	11/05/2015	idiez	TAG FROM 1016 TO 1011 TMUWB NOW SPECIAL ASSESSMENT
3	0-0	11/05/2015	sjack	RALL BY GS - OCTOBER, 2015
4	0-0	10/13/2015	idiez	UPDATING BLD NUMBER FROM 0 TO 1
5	0-0	10/13/2015	idiez	UPDATING BLD NUMBER FROM 0 TO 1
6	0-0	06/18/2015	kdhyd	CORRECTION YR BLT ON CMNA XF08
7	1-1	03/10/2014	gsuth	DATA RECOMMENDATION TO STATE BOARD TO CORRECT FIXTURE COUNT
8	1-1	09/25/2013	gsuth	RALL FADA IMPROVEMENT LINE DONE 09/25/2013 BY REVIEWED-NO CHGS ON IMP
9	1-1	09/26/2012	gsuth	RALL FADA IMPROVEMENT LINE DONE 10/15/2012 BY KH, LAND LINE DONE
10	1-1	07/30/2012	gsuth	AERL

Neighborhood: FADA		Sale Dates Searched 07/01/2016 thru 06/30/2017													
Reappraisal Year 2018  Appraiser GSUTHERLAND  Date 08/07/2017	Allocation Data					Time Adj. Median Sales By Qtr		TV/SP Ratio	Sales > 1.0	# Qtr Sales	Yrly Chng	Qtrly Chng			
	Sale Count: 4					2014 Qtr 3:		None	NA	0	0				
	Time Adj. Median Sale Price: \$327,682					2014 Qtr 4:		None	NA	0	0				
	COD Sales: 4.90					2015 Qtr 1:		None	NA	0	0				
	Median SP @: 0.15 \$49,152					2015 Qtr 2:		None	NA	0	0				
	Rounded Land Value: \$49,200					2015 Qtr 3:		None	NA	0	0				
						2015 Qtr 4:		None	NA	0	0				
						2016 Qtr 1:		None	NA	0	0				
						2016 Qtr 2:		None	NA	0	0				
						2016 Qtr 3:		None	NA	0	0				
Print & Save Final Allocation	Misc Data					2016 Qtr 4:		None	NA	0	0				
	Current TV Land Median: \$42,700					2017 Qtr 1:		None	NA	0	0				
	% Change From Current Land TV: 15.22%					2017 Qtr 2:		\$327,682	67.66%	0	4				
	Time Adj. Min Max Monthly					2017 Qtr 3:		None	NA	0	0				
	Sales Price: 303,265 363,558					2017 Qtr 4:		None	NA	0	0				
	Bldg SqFt: 1851 2106														
	Land Size (ac): 0.06 0.10														
Total Median Sales % Change: 0.00%															
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	Influ2 Code	Influ2 Pct	
232-551-09	1684 SPRING HILL DR	2005	R30	05/31/2017	\$301,777	\$303,265	1851	\$164	FADA	0.06					
232-442-04	7644 STONE BLUFF WAY	2005	R30	06/16/2017	\$325,000	\$325,748	2034	\$160	FADA	0.07					
232-662-01	7696 PEBBLESTONE WAY	2005	R30	05/31/2017	\$328,000	\$329,617	2106	\$157	FADA	0.08					
232-442-14	7600 STONE BLUFF WAY	2005	R30	06/29/2017	\$363,500	\$363,558	2106	\$173	FADA	0.10					
A 0.5% Per Month Upward Time Adjdtment Has Been Applied To All Sales. These Adjusted Sale Prices Are Used In All Calculations and Projections.															
duet models															

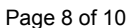


## NEIGHBORHOOD MAP

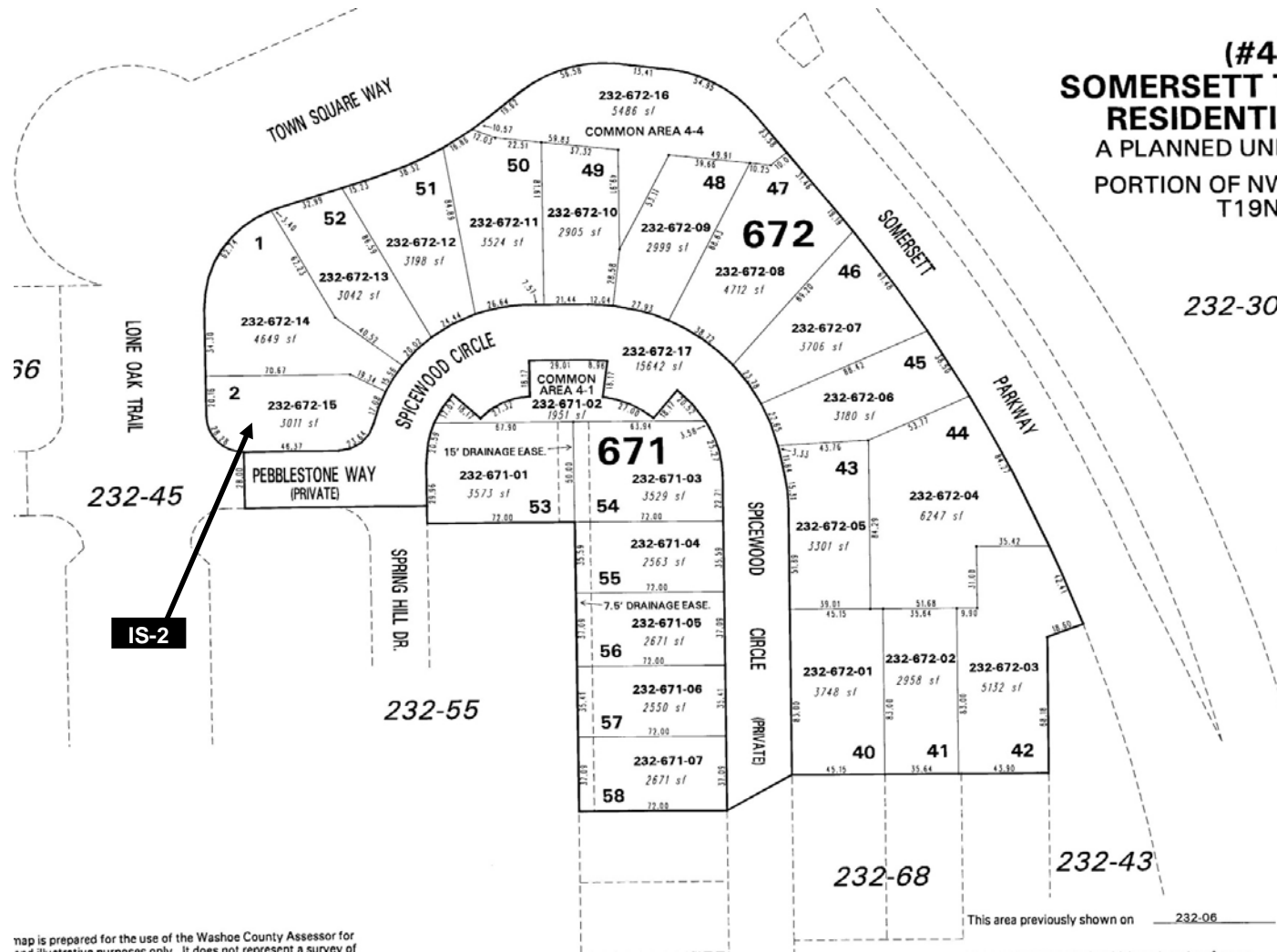








(#4512)  
**SOMERSETT TOWN CENTER**  
**RESIDENTIAL PHASE 4**  
 A PLANNED UNIT DEVELOPMENT  
 PORTION OF NW 1/4 SECTION 12  
 T19N - R18E



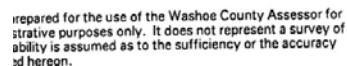
map is prepared for the use of the Washoe County Assessor for and illustrative purposes only. It does not represent a survey of i. No liability is assumed as to the sufficiency or the accuracy delineated hereon.

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

This area previously shown on 232-06  
 NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by KSB 08/29/05  
 Revised  
 ARC/INFO 8.0 WINDOWS 2000 5.0

232-55



This area previously shown on 232-06

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

Drawn by KSB 08/29/05  
Revised \_\_\_\_\_