

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 18-0029
Hearing Date _____
Tax Year 2018

APN: 038-341-22

Owner of Record: ELLIOTT, EUGENE V

Property Address: 10 ZANE GREY LN

Square Feet (Inc Finished Bsmt) 1,866

Built / WAY: 1978

Parcel Size: 2.05 AC

Description / Location: The subject property is located in Mogul. This residence is a quality class 3.5 home, built in 1978 with a total of 1,866 square feet of living area with a 1,230 square foot attached garage and an additional 768 square foot detached garage. The property sits on 2.05 acres of land.



2018/19 Taxable Value:	Land:	\$89,700
	Improvements:	\$126,034
	Total:	\$215,734
	Taxable Value / SF	\$116

Sales Comparison Approach:	Indicated Value	\$410,520
	Indicated Value	\$220

Current Obsolescence: \$0

Conclusions: Although the three above sales are good comparable sales to the subject property, these sales are all superior to the subject as their land is not affected by drainage, flooding, erosion, etc. like the subject. After a site inspection on 01/23/2018, it was determined a recommended adjustment of -30% was required to account for these detriments. After applying this adjustment, the total net adjustment was -15% because the subject is currently receiving an upward adjustment of 15% for its land size. This adjustment should be applied to the land value only.

RECOMMENDATION: Uphold Reduce X

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$66,300	\$23,205
Imps:	\$126,034	\$44,112
Total:	\$192,334	\$67,317

ASSESSOR'S EXHIBIT I
10 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$89,700	\$31,395	Txble
IMPROVEMENTS:	\$126,034	\$44,112	\$/ SF
TOTAL:	\$215,734	\$75,507	\$116

HEARING: 18-0029
DATE: _____
TIME: _____
TAX YEAR: 2018
VALUATION: Reappraisal

OWNER: ELLIOTT, EUGENE V

SUBJECT					FIN		UNFIN				Baths		Built		Sale	
APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Fll/Hlf	WAY	Sale Date	Sale Price	\$/SF	
038-341-22	10 ZANE GREY LN	2.05	AC	1,866	1,230			R35	SINGLE	4	2		1978			

IMPROVED SALES

SALE					FIN		UNFIN				Baths		Built		Sale	
#	APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Fll/Hlf	WAY	Sale Date	Sale Price	\$/SF
IS-1	038-341-06	65 NIGHTOWL DR	1.00	AC	2,117	600			R30	SINGLE	3	2 \ 0	1978	10/12/2017	\$625,000	\$295
IS-2	038-341-27	80 NIGHTOWL DR	1.14	AC	1,279	520	1210		R30	SINGLE	3	2 \ 1	1979	08/18/2017	\$475,000	\$191
IS-3	038-341-25	10505 SILVA RANCH RD	1.07	AC	1,691	462			R30	SINGLE	3	2 \ 0	1978	08/08/2016	\$365,000	\$216

LAND SALES

SALE								
#	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	038-710-15	45 WATERBUCK WAY	1.57	AC	LDS	8/28/2017	\$200,000	The subject is located in the gated Riverdale subdivision within Verdi. This non-river parcel has moderate up sloping topography that backs to large acreage; a well and septic system is required. This sale is a good comparable for the typical non-river lot within the Riverdale community.
LS-2	038-695-12	560 RIVERDALE CIR	1.03	AC	LDS	09/29/2017	\$198,900	The subject is located in the gated Riverdale subdivision within Verdi. This parcel is not located on the river, has level topography and a regular shape, views to the south are compromised due to existing large SFR. No muni services available; this site requires a well and septic system.
LS-3	002-040-03	1419 COLEMAN DR	1.42	AC	LDS	04/07/2017	\$140,000	This sale comprises a 1.42 acre lot on Coleman Dr. This was sold to a neighboring property owner (who own both houses to the north)

RECOMMENDATIONS/COMMENTS:

UPHOLD:

REDUCE: X

The subject property is located in Mogul. This residence is a quality class 3.5 home, built in 1978 with a total of 1,866 square feet of living area with a 1,230 square foot attached garage and an additional 768 square foot detached garage. The home sits on 2.05 acres of land.

IS-1 is located directly above the subject property. This sale is comparable in living area, age, bathroom count, quality of construction and has a 1,152 square foot utility shed similar to the subject property. Overall, this sale represents the high end of the value range.

IS-2 is located on the same street as IS-1. This sale is comparable in lot size, quality of construction, bathroom count; but is superior in size. This home has a total living area of 2,489 (first floor) 1,279 and a finished basement of 1,210 which is superior to the subject.

IS-3 is a dated sale, but was considered because it is on the same street as the subject property. This sale is a good comparable to the subject property in terms of living area, quality class, bedroom and bathroom count. Overall, this considered the best indicator of value to the subject property.

Although the three above sales are good comparable sales to the subject property, these sales are all superior to the subject as their land is not affected by drainage, flooding, erosion, etc. like the subject. After a site inspection on 01/23/2018, it was determined a recommended adjustment of -30% was required to account for these detriments. After applying this adjustment, the total net adjustment was -15% because the subject is currently receiving an upward adjustment of 15% for its land size. This adjustment should be applied to the land value only.

	TAXABLE VALUE	ASSESSED VALUE
LAND:	\$66,300	\$23,205
IMPROVEMENTS:	\$126,034	\$44,112
TOTAL:	\$192,334	\$67,317

PREPARED BY: Pete Kinne, Appraiser

REVIEWED BY: Gail Vice, Senior Appraiser

Situs & Keyline Description:
10 ZANE GREY LN WASHOE COUNTY
TRUCKEE CANYON ESTATES
LT 3

Owner & Mailing Address:
ELLIOTT, EUGENE V
10 ZANE GREY LN
RENO, NV 89523

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 038-341-22

Card 1 of 1
Bld. 1-1



Tax District: 4011

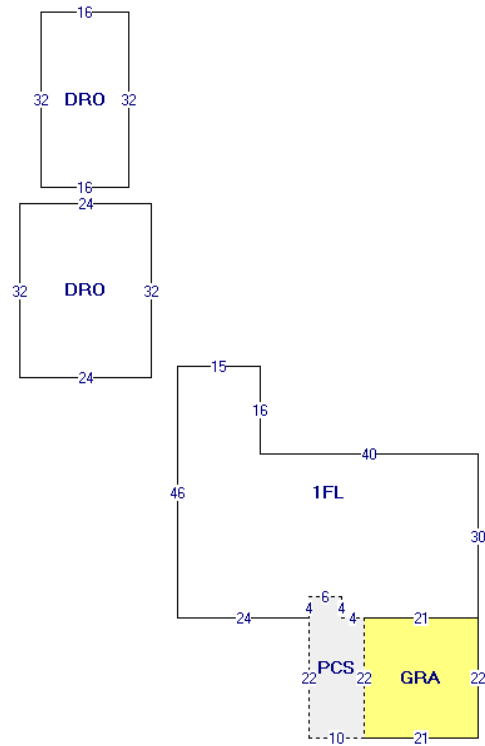
printed: 01/30/2018

ACTIVE

4631.06

FBBF - Peavine Meadows Estates

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	95,313								
							Extra Feature Value	30,721								
							Land Value	89,700								
							Taxable Value	215,734								
							Exemption	7,714								
								FLAGS								
								Type	Value							
								Cap Code	POQ							
								Eligible for Form?	YES							
								Low Cap Percentage	1							
								Parcel Map	0							
2018 NR	89,700	0	126,034	0	215,734	75,507										
2017 FV	62,330	0	102,705	0	165,035	57,762										
2016 FV	77,913	0	128,311	0	206,224	72,178										
2015 FV	63,000	0	130,028	0	193,028	67,560										
2014 FV	59,850	0	127,890	0	187,740	65,709										
2013 FV	52,800	0	126,682	0	179,482	62,819										
2012 FV	52,800	0	128,464	0	181,264	63,442										
2011 FV	71,500	0	122,320	0	193,820	67,837										
2010 FV	88,000	0	130,015	0	218,015	76,305										
2009 FV	104,125	0	133,697	0	237,822	83,238										
2008 FV	159,572	0	133,197	0	292,769	102,469										
2007 FV	82,680	0	128,601	0	211,281	73,948										
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						
Occupancy	001	RESidential	Plumbing Fixtures	9	1FL	1FLR - FIRST FLOOR		1,866	188,615	Sub Area-RCN	238,282					
Story/Frame	01	Sgl Fam Res ~	Base Appliance From MS	1	DRO	DO - No Value Drawn for Info		1,280	0	% Incomplete	0					
Quality	35	SINGLE STORY	Living Units in Building	1	GRA	GARA - GARAGE ATTACHED		462	15,167	% Depreciation	60.00					
Year Built	WAY	%Comp	Year of Addn/Remodel		PCS	POR1 - PORCH CONCRETE SLAB		244	1,662	\$ Dep & Inc	142,969					
1978	1978	100			PRW	PRF1 - PORCH ROOF WOOD		244	3,719	Obso/Other Adj.	0					
BUILDING CHARACTERISTICS																
Category	Code	Type	%													
Ext. Wall	2	PLYWOOD/FR ~	100													
Roof Cover	6	CONCRETE TIL	100													
Base	1	MS FLOOR ADJ	100													
Heating Type	1	FA ~ FORCED	100													
Sub Floor	2	WOOD	100													
Energy	3	MODERATE ~	100													
Foundation	3	MODERATE ~	100													
Seismic	1	SEISMIC FRAME	100													
				Base Rate Adjustment				Adj.								
				CCM SFR Frame				1.03000								
				Local Reno Frame				1.04000								
				Construction Modifiers				Adj.								
								Gross Living/Building Area				1,866				
								Perimeter				254				
#	Bld	Date	User ID	Activity Notes												
1	0-0	02/13/2017	srscott	CBE BOARD YEAR 2017/18, PROTEST YEAR 2017/18, BOARD GRANTED 20% REDUCTION TO TTV DUE TO FLOOD/DRAINAGE ISSUE												
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	FPS1	FIREPLACE SINGLE 1 STORY	EBLD	1-1	0	0	1	4,438.98	1978		100	4,439	40.0	1,776		
2	FWCO	FLATWORK CONCRETE	30	1-1	0	0	2500	5.13	1978		100	12,818	40.0	5,127		
3	GARD	GARAGE DETACHED	35	1-1	0	0	768	34.09	1984		100	26,181	49.0	12,829		
4	LOU	LOFT TYPE U - UNFINISHED	30	1-1	0	0	512	11.58	1984		100	5,929	49.0	2,905		
5	WPRS	WELL, PRESSURE SYSEM & SEPTIC	30	1-1	0	0	1	10,601.00	1978		100	10,601	40.0	4,240		
6	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	5	1,562.00	1978		100	7,810	40.0	3,124		
7	CLE1	EVAP 3,000 CFP	30	1-1	0	0	1	1,801.00	1978	2017	100	1,801	40.0	720		
LAND VALUE		DOR Code	200	Neighborhood		4631.06 FBBF - Peavine Meadows Estates		Land Size		2.0500		Unit Type		AC		
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	1 %	Influence 2 Code	2 %	Taxable Value		Land Notes		
1	200	Single Family Residence	LDS	1.00	ST		78,000.00	SZ	1.15			89,700				



038-341-22 05/27/2016

BUILDING PERMITS

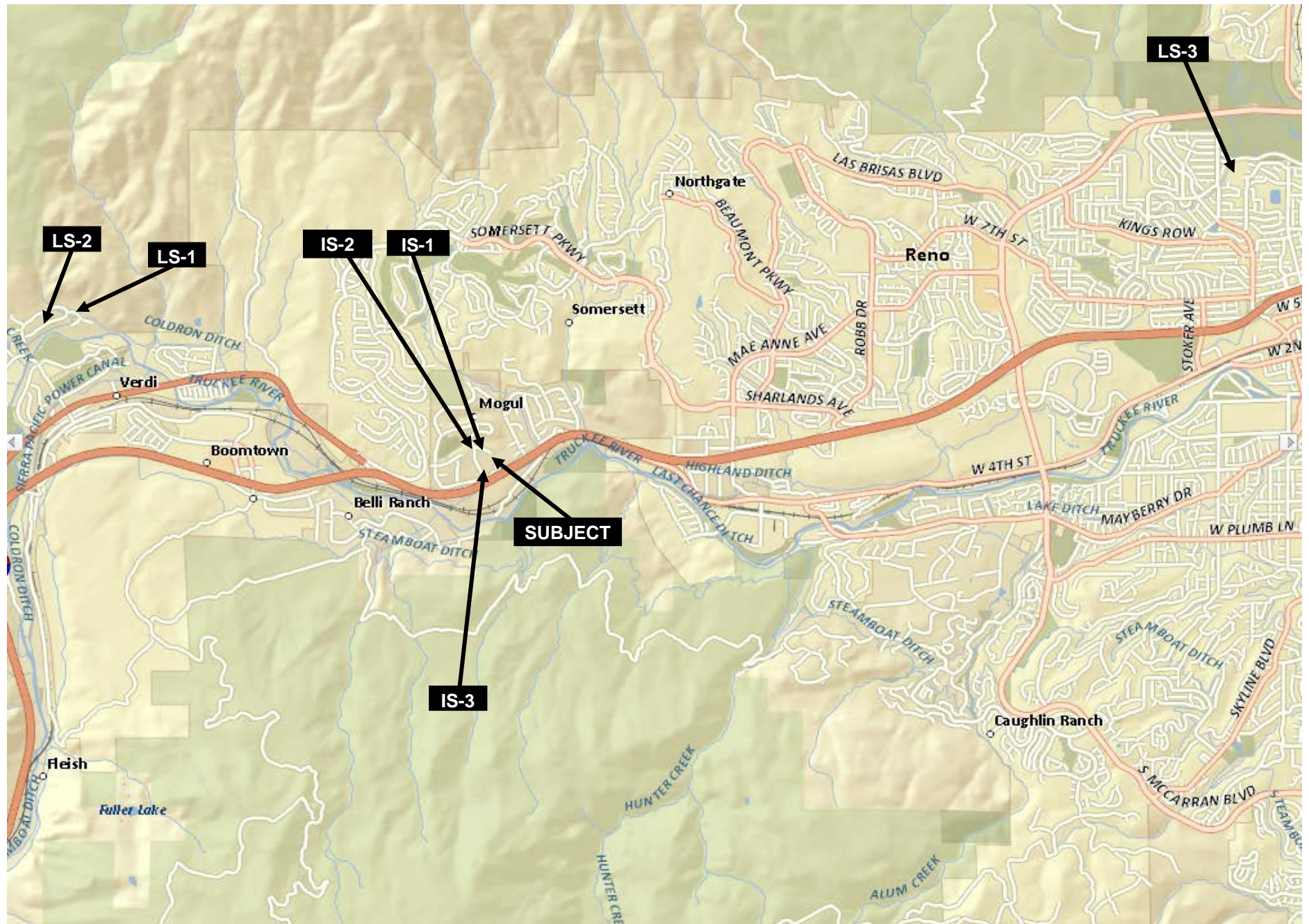
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
11/17/2009	09-2309	HEATING		0 Compl	0	12/18/09 SKS Compl	NVC

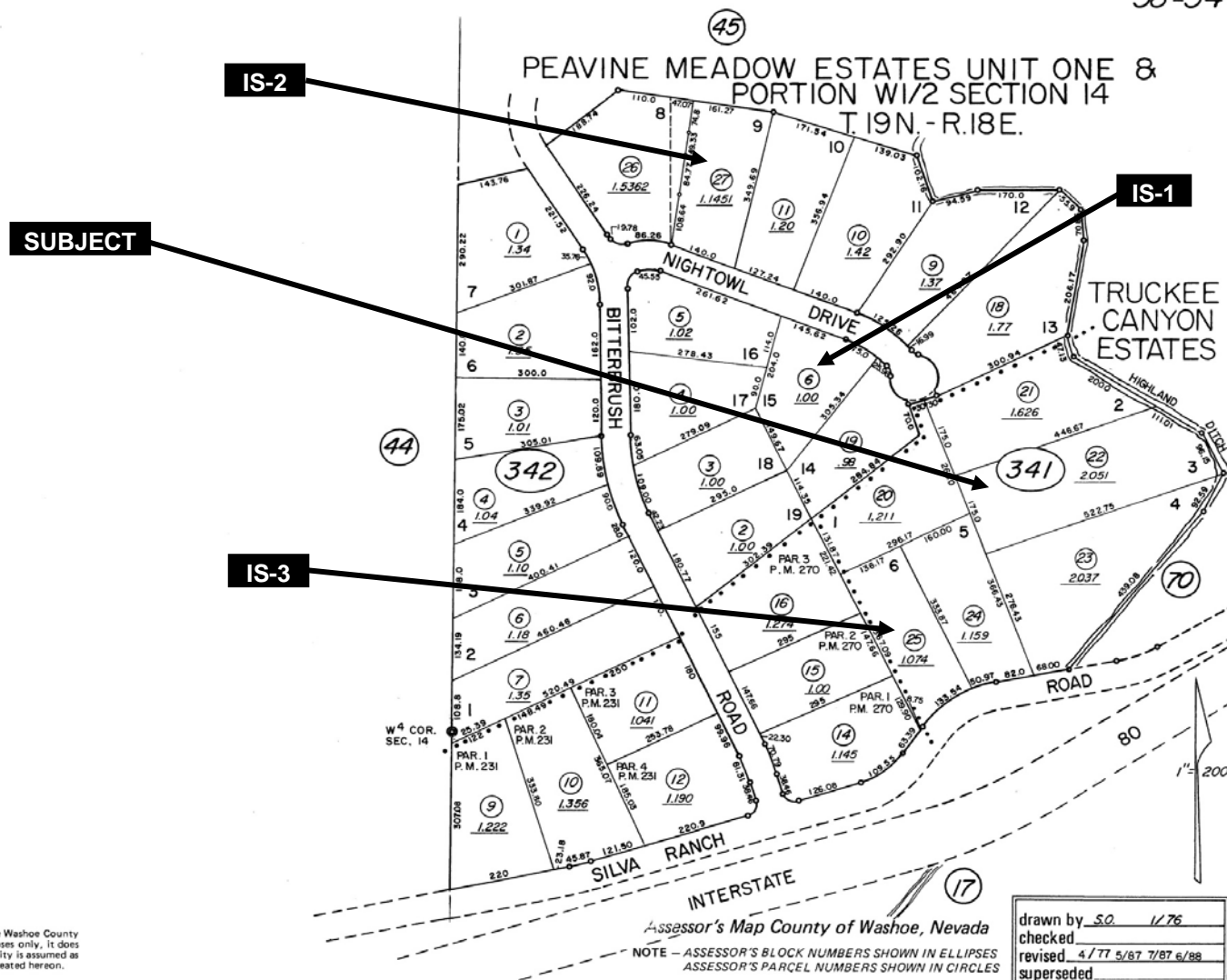
SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
ELLIOTT, EUGENE V &	4100845	04/06/2012	200	3BCT			
	570934	11/16/1978					
	CHK	11/01/1978				90,950	

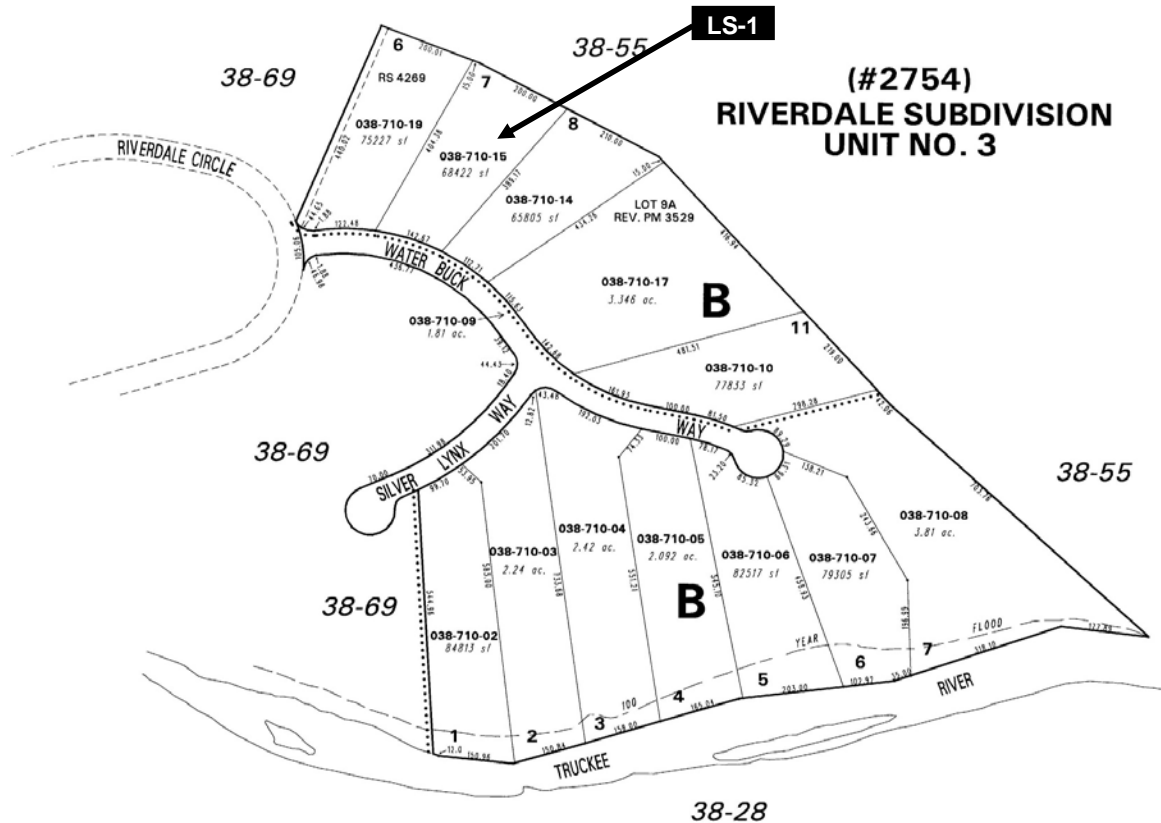
#	Bld	Date	User ID	Activity Notes
2	0-0	02/09/2017	lzimm	UPDATE CBE DECISION
3	0-0	01/25/2017	mjack	CBE Hearing Notice
4	0-0	01/25/2017	sjack	Entering Date Scheduled
6	0-0	09/13/2016	sjack	AERL-Pictometry Review by SLC - 05/02/2016
7	0-0	09/01/2016	rlope	RALL BY AH - 08/23/2016
8	0-0	05/09/2016	idiez	TMFD MERGER WITH SFPD
9	0-0	11/06/2015	sjack	RALL BY SLC - SEPTEMBER, 2015
10	1-1	09/30/2013	kjohn	RALL FBBF IMPROVEMENT LINE DONE 09/30/2013 BY REVIEWED-NO CHGS ON IMP
11	1-1	09/10/2012	kjohn	RALL FBBF IMPROVEMENT LINE DONE 10/04/2012 BY JAK, LAND LINE DONE

NEIGHBORHOOD MAP





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.



RIVERDALE SUBDIVISION UNIT NO. 2 (#2663)
PORTION OF THE W 1/2 SECTION 8, T19N, R18E

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 hereon.

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

This area previously shown on 38-55

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

Drawn by CFB 6/90
Revised 3/91 TWT 8/10/99 KSB 7/16/03
PK 7/22/04 CFB 2/4/2006

ARC/INFO 8.0 WINDOWS 2000 5.0



(#2500)
RIVERDALE SUBDIVISION UNIT NO. 1
 PORTION OF E 1/2 SECTION 7 & W 1/2 SECTION 8
 T19N - R18E

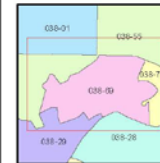
Assessor's Map Number
038-69

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
 Michael E. Clark, Assessor

1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 325-2241

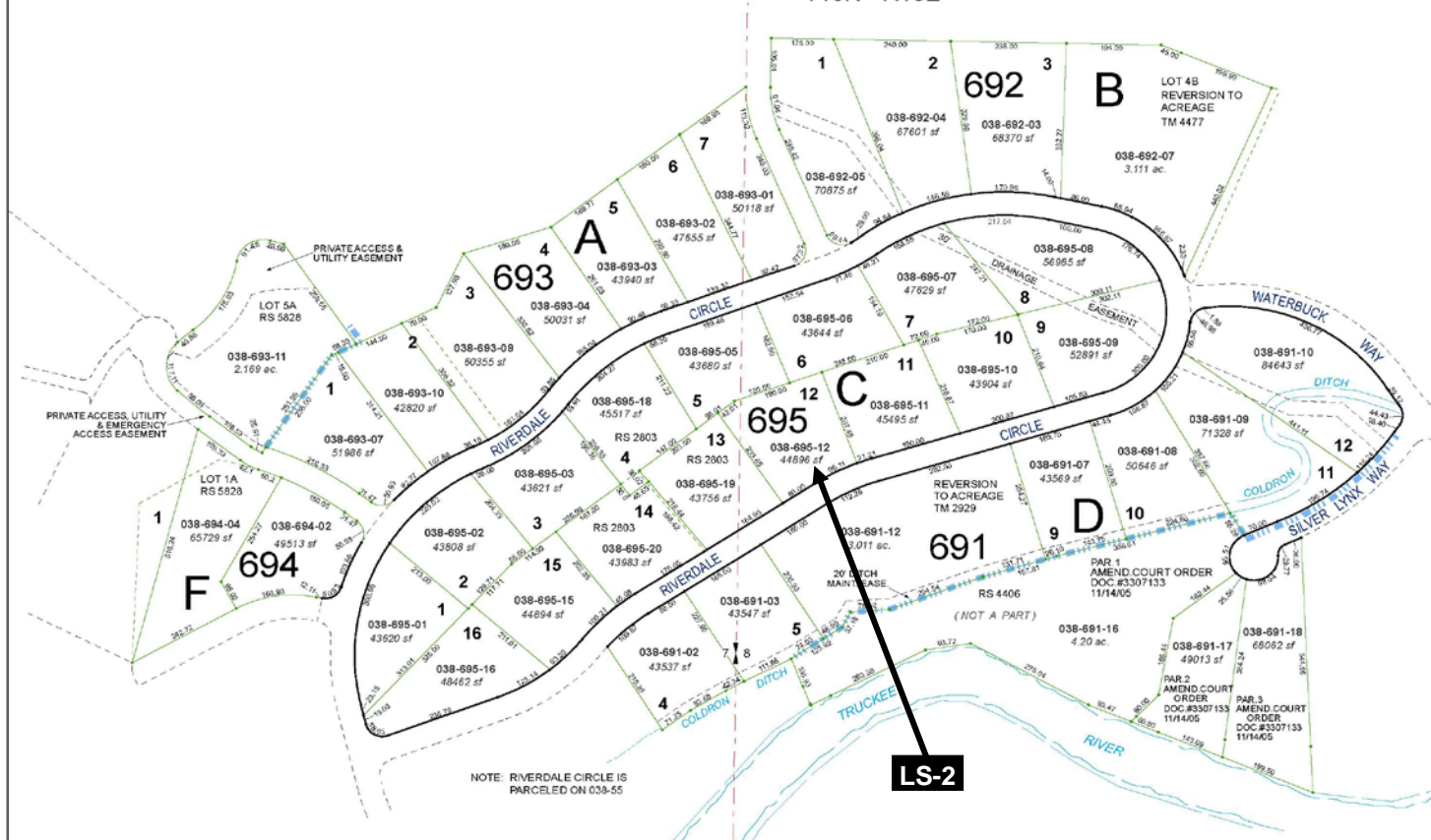


0 50 100 150 200
 Feet
 1 inch = 200 feet



created by: **KSB 6/19/2017**
 last updated:
 area previously shown on map(s)
038-55, 038-71

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NOTE: RIVERDALE CIRCLE IS PARCELED ON 038-55

