

**ASSESSOR'S**

**EVIDENCE**



**WASHOE COUNTY BOARD OF EQUALIZATION**

RESIDENTIAL (SFR)

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

**HEARING:** 18-0029  
**DATE:** \_\_\_\_\_  
**TIME:** \_\_\_\_\_  
**TAX YEAR:** 2018  
**VALUATION:** Reappraisal

**OWNER:** ELLIOTT, EUGENE V

SUBJECT												Baths	Built	Sale			
APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	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 #	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	BSMT	BSMT	QC	STRY	Beds	Baths	Built	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.

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>
<b>LAND:</b>	\$66,300	\$23,205
<b>IMPROVEMENTS:</b>	\$126,034	\$44,112
<b>TOTAL:</b>	\$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								
2018 NR	89,700	0	126,034	0	215,734	75,507	95,313	30,721						
2017 FV	62,330	0	102,705	0	165,035	57,762	89,700							
2016 FV	77,913	0	128,311	0	206,224	72,178	215,734							
2015 FV	63,000	0	130,028	0	193,028	67,560	7,714				Reopen		Code:	
2014 FV	59,850	0	127,890	0	187,740	65,709					Reappraisal			
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					NC / C	New Land	New Sketch	
2009 FV	104,125	0	133,697	0	237,822	83,238					By:		Date:	
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					
RES	001	Residential	Plumbing Fixtures	9	1FLR	1FLR - FIRST FLOOR		1,866	188,615		29,119				
Occupancy	01	Sgl Fam Res ~	Base Appliance From MS	1	DRO	DO - No Value Drawn for Info		1,280	0		238,282				
Story/Frame	01	SINGLE STORY	Living Units in Building	1	GRA	GARA - GARAGE ATTACHED		462	15,167		0				
Quality	35	Average-Good	Bedrooms	4	PCS	POR1 - PORCH CONCRETE SLAB		244	1,662		60.00				
Year Built	1978	%Comp	Bath - Full	2	PRW	PRF1 - PORCH ROOF WOOD		244	3,719		142,969				
WAY	100	Year of Addn/Remodel									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							

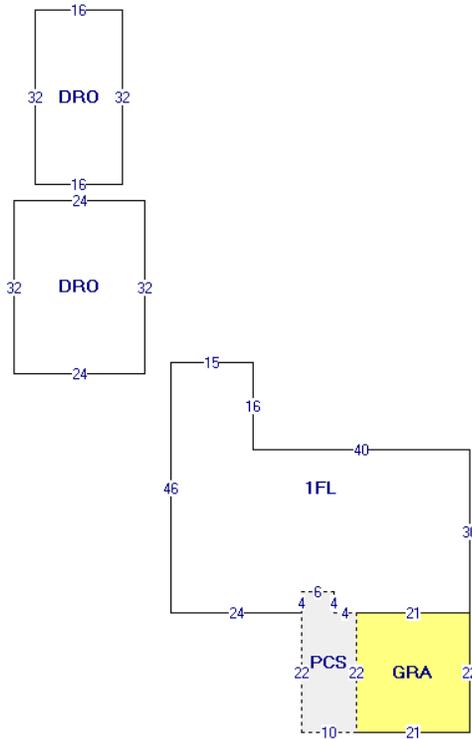
#	Bld	Date	User ID	Activity Notes
1	0-0	02/13/2017	srscott	CBE BOARD YEAR 2017/18, PROTEST YEAR 2017/18, BOARD GRANTED 20% REDUCTION TO TTV DUE TO FLOOD/DRAINAGE ISSUE

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
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#	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		78,000.00	SZ	1.15			89,700	

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

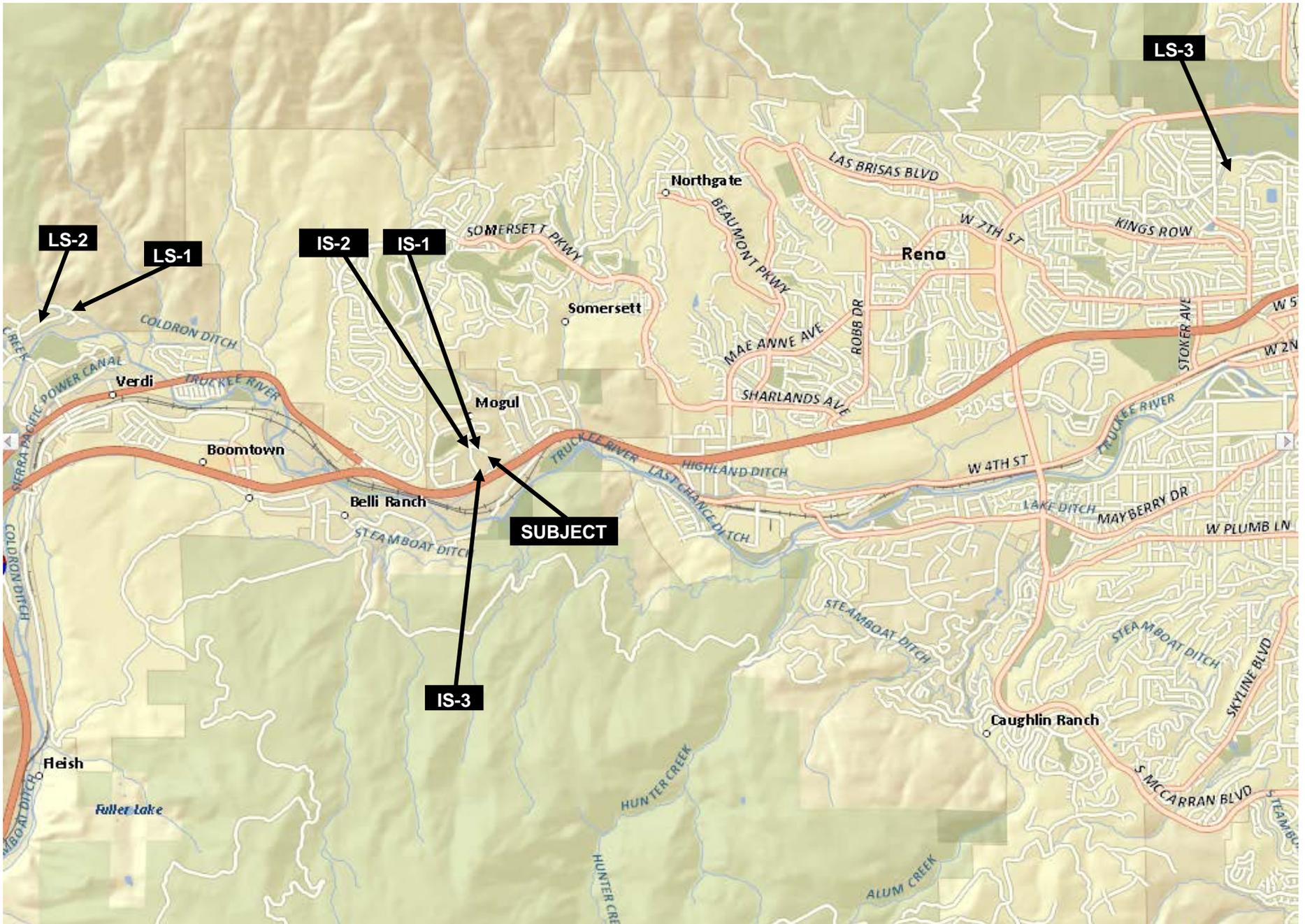


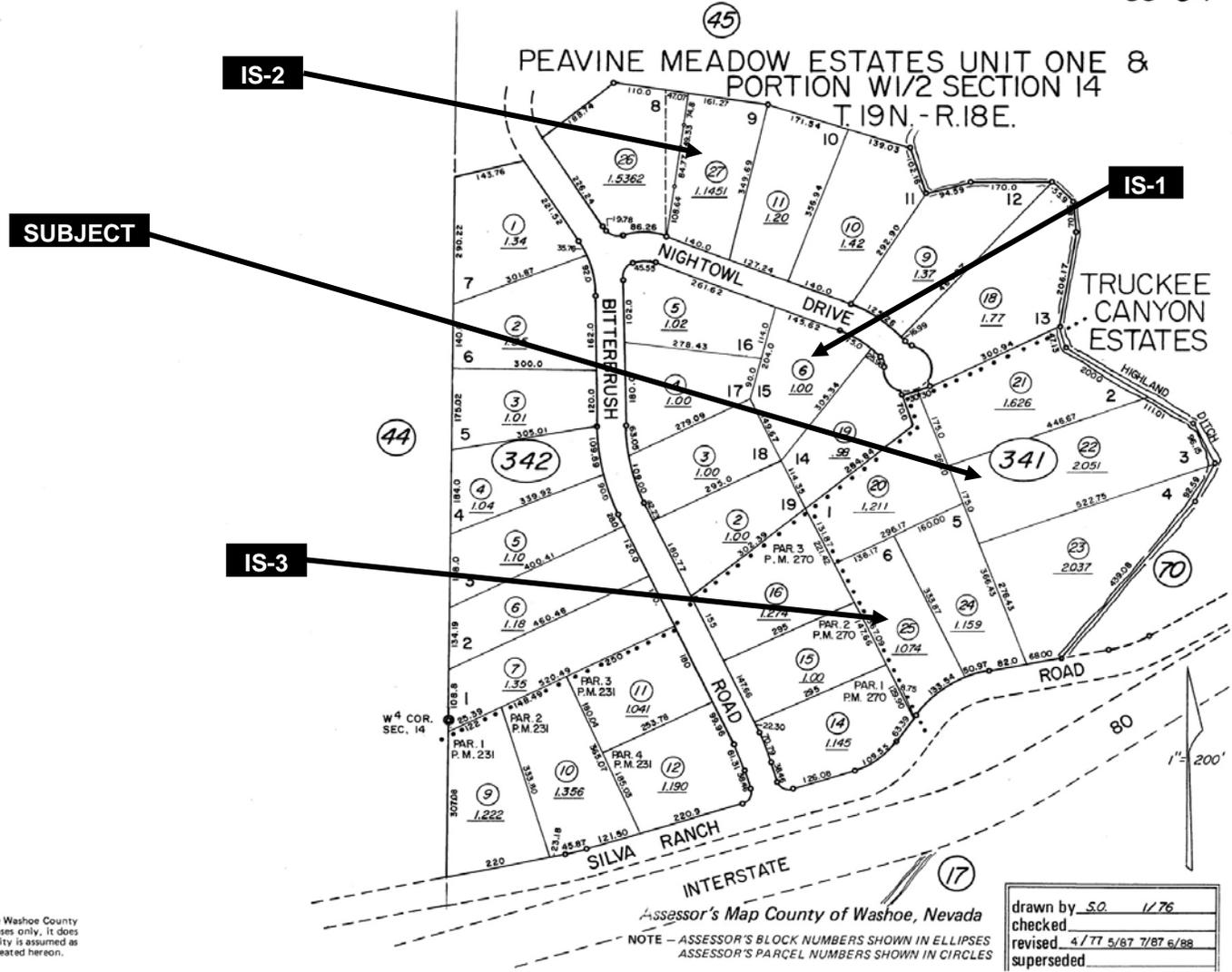
BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
11/17/2009	09-2309	HEATING		0 Compl	0	12/18/09 SKS Compl	NVC

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

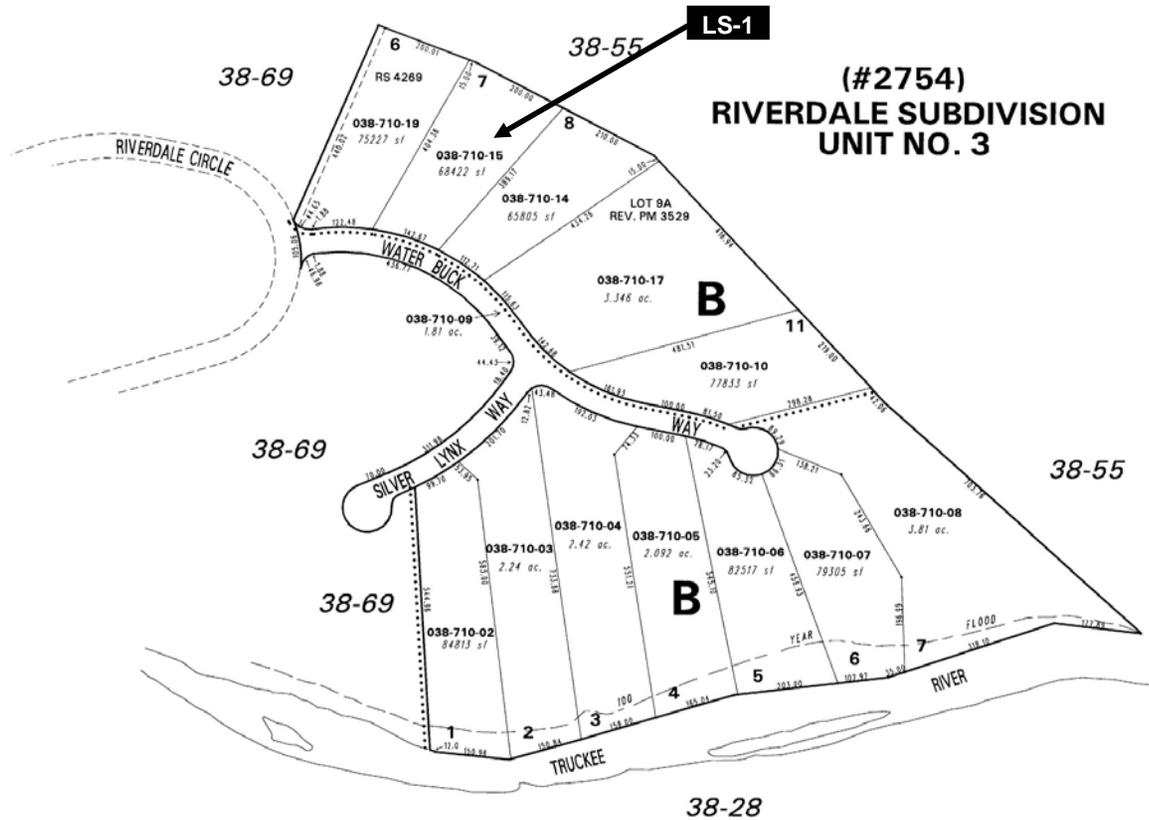
#	Bld	Date	User ID	Activity Notes
2	0-0	02/09/2017	lzimm	UPDATE CBE DECISION
3	0-0	01/25/2017	mjach	CBE Hearing Notice
4	0-0	01/25/2017	sjack	Entering Date Scheduled
6	0-0	09/13/2016	sjack	AERL-Pictometry Review by SLC - 05/02/2016
7	0-0	09/01/2016	rlope	RALL BY AH - 08/23/2016
8	0-0	05/09/2016	idiez	TMPD 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.



038-71

**(#2754)  
RIVERDALE SUBDIVISION  
UNIT NO. 3**

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

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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

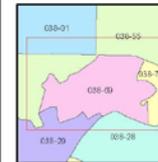
Assessor's Map Number  
**038-69**

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

1001 East Humboldt Street  
 Building D  
 Reno, Nevada 89512  
 (775) 209-2241



Scale bar: 0 50 100 150 200 Feet  
 1 inch = 200 feet

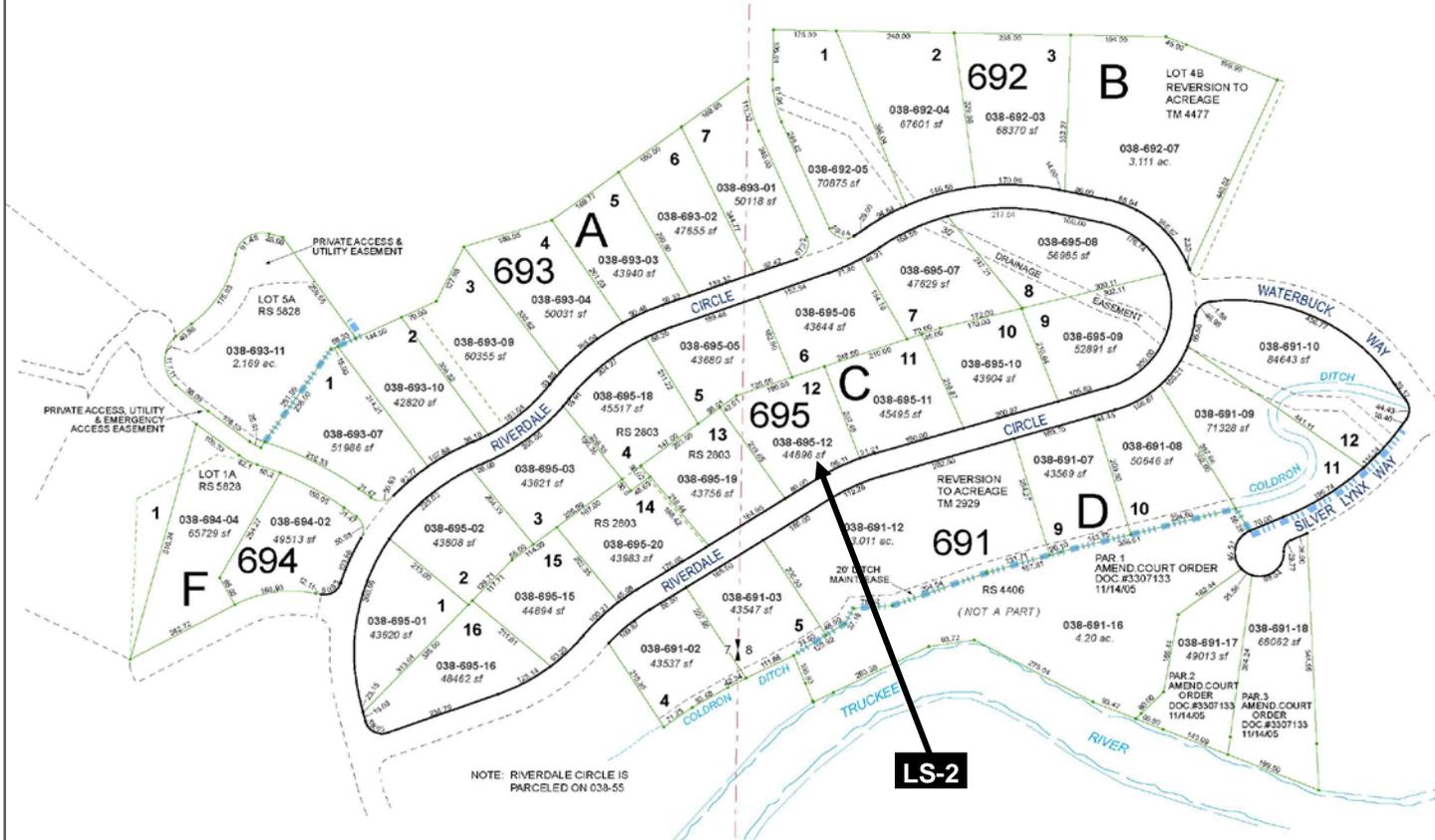


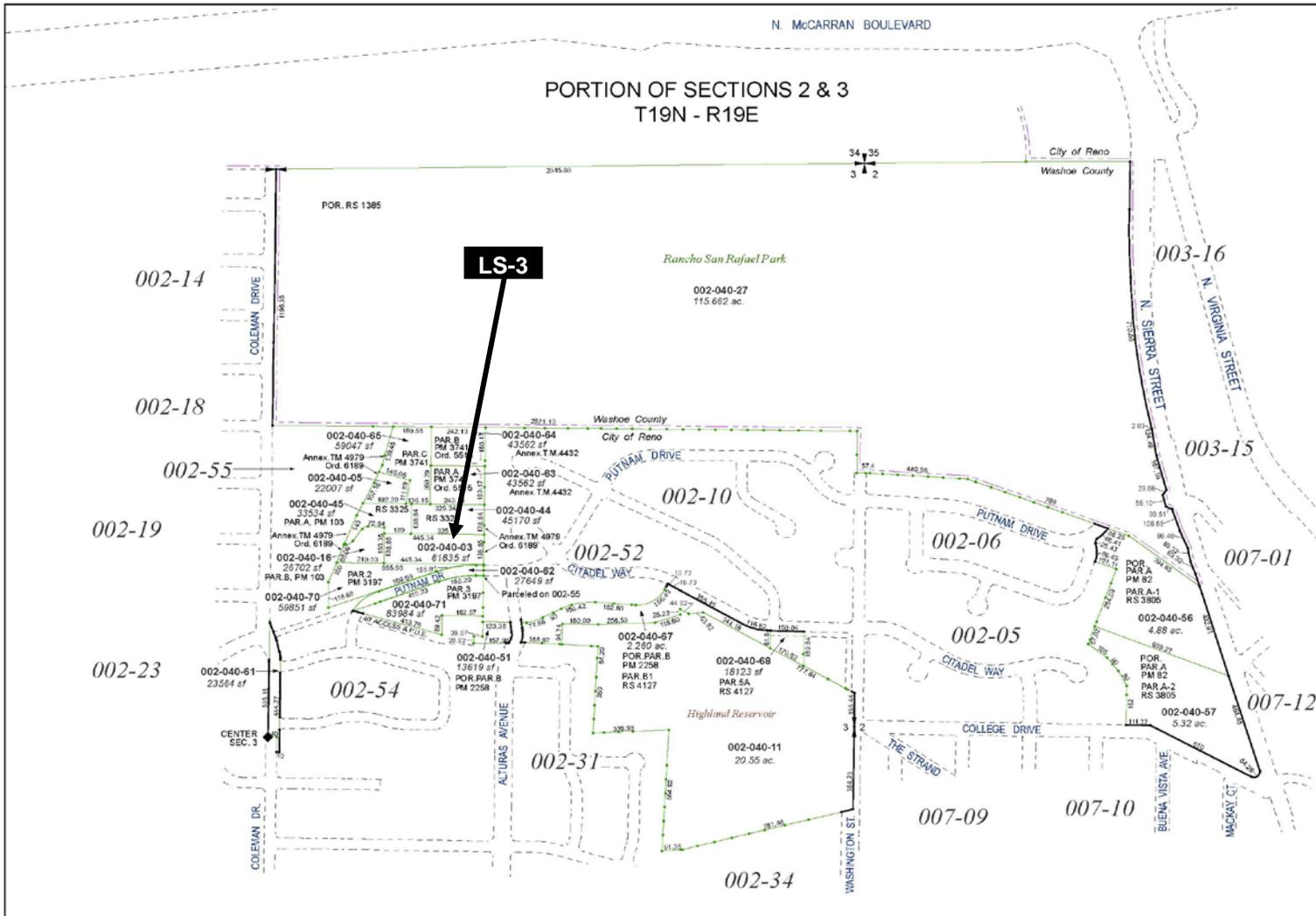
Created by: **KSB 6/18/2017**

Last updated:

area previously shown on map(s)  
**038-55, 038-71**

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Assessor's Map Number  
**002-04**

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

1001 East Fourth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231

0 100 200 300 400  
1 inch = 400 feet

created by: **KSB 07/12/2011**  
last updated: **SR 6/6/17**  
(area previously shown on maps)

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