

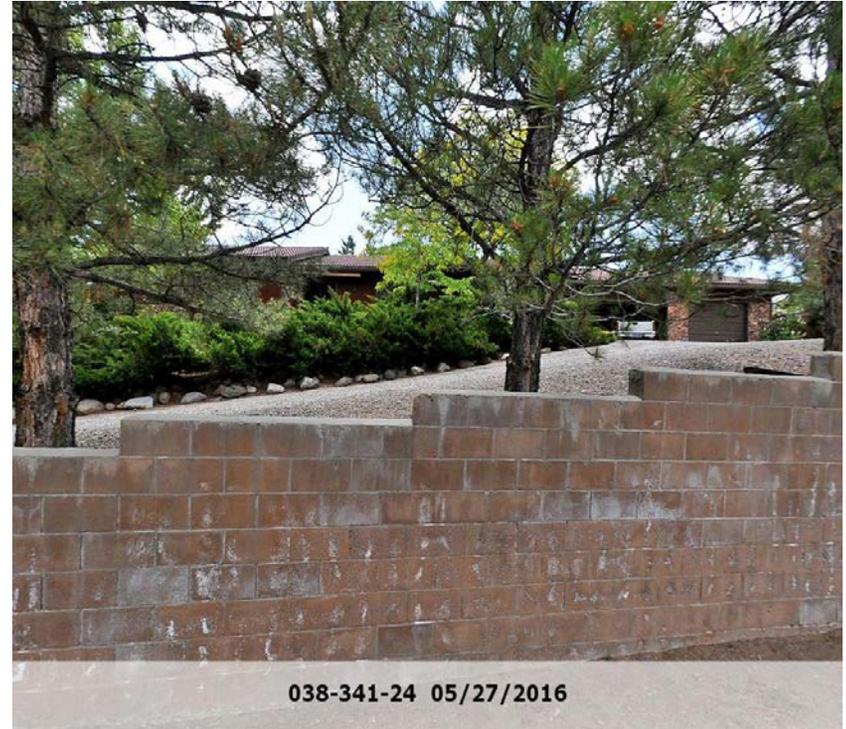
ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 18-0030
Hearing Date _____
Tax Year 2018

APN: 038-341-24
Owner of Record: BRADLEY FAMILY TRUST, THOMAS R
Property Address: 15 ZANE GREY LN
Square Feet (Inc Finished Bsmt) 1,940
Built / WAY: 1978
Parcel Size: 1.16 AC
Description / Location: The subject is a 1,940 square foot single family residence, built in 1978 on a 1.16 acre lot. This property is located in Mogul on Zane Grey Lane.



2016/17 Taxable Value: Land: \$70,200
Improvements: \$119,630
Total: \$189,830
Taxable Value / SF \$98

Sales Comparison Approach: Indicated Value \$417,100
Indicated Value per SF \$215

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 total adjustment of -30% was required to account for these detriments. This adjustment was applied to the land value only.

RECOMMENDATION: Uphold Reduce X

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$54,600	\$19,110
Imps:	\$119,630	\$41,871
Total:	\$174,230	\$60,981

ASSESSOR'S EXHIBIT 1
9 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$70,200	\$24,570	Txble
IMPROVEMENTS:	\$119,630	\$41,871	\$/ SF
TOTAL:	\$189,830	\$66,441	\$98

HEARING:	18-0030
DATE:	_____
TIME:	_____
TAX YEAR:	2018
VALUATION:	Reappraisal

OWNER: BRADLEY FAMILY TRUST, THOMAS R

SUBJECT	APN	Location	TAXABLE VALUE			ASSESSED VALUE				Beds	Baths	Built	Sale Date	Sale Price	Sale \$/SF	
			Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC							STRY
	038-341-24	15 ZANE GREY LN	1.16	AC	1,940	864			R35	SINGLE	3	2\1	1978	03/01/1987	\$145,163	\$75

IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths	Built	Sale Date	Sale Price	Sale \$/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 1,940 square feet of living area with a 864 square foot attached garage. The property sits on 1.16 acres of land.

IS-1 is located directly above the subject property. This sale is comparable in living area, age of construction, bed and bathroom count, and quality. However, this sale has an 1,152 square foot utility shed which the subject lacks. 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, bed and 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 adjacent to 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. This adjustment was applied to the land value only.

	TAXABLE VALUE	ASSESSED VALUE
LAND:	\$54,600	\$19,110
IMPROVEMENTS:	\$119,630	\$41,871
TOTAL:	\$174,230	\$60,981

PREPARED BY: Pete Kinne, Appraiser

REVIEWED BY: Gail Vice, Senior Appraiser

Situs & Keyline Description:
 15 ZANE GREY LN WASHOE COUNTY
 TRUCKEE CANYON EST
 LT 5

Owner & Mailing Address:
 BRADLEY FAMILY TRUST, THOMAS R
 BRADLEY TRUSTEE, THOMAS R
 15 ZANE GREY LN
 RENO, NV 89523

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 038-341-24

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			
2018 NR	70,200	0	119,630	0	189,830	66,441	Building Value	105,430				
2017 FV	48,780	0	97,470	0	146,250	51,188	Extra Feature Value	14,200				
2016 FV	60,975	0	120,608	0	181,583	63,554	Land Value	70,200				
2015 FV	54,000	0	122,543	0	176,543	61,790	Taxable Value	189,830				
2014 FV	51,300	0	120,639	0	171,939	60,179	Exemption	0				
2013 FV	48,000	0	119,566	0	167,566	58,648	FLAGS					
2012 FV	48,000	0	121,393	0	169,393	59,288	Type	Value				
2011 FV	65,000	0	115,505	0	180,505	63,177	Cap Code	POQY				
2010 FV	80,000	0	123,417	0	203,417	71,196	Eligible for Form?	YES				
2009 FV	94,690	0	126,977	2,160	221,667	77,584	Low Cap Percentage	1				
2008 FV	135,743	0	124,402	0	260,145	91,051	Parcel Map	0				
2007 FV	70,333	0	120,005	0	190,338	66,619						

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Type	Code	Description	Category	Units	Code	Description	Yr Bld	Units	Cost New	Tot Lump Sum Adj			
RES	001	Residential	Plumbing Fixtures	11	1FL	1FLR - FIRST FLOOR		1,940	194,679	263,574			
Occupancy	01	Sgl Fam Res ~	Base Appliance From MS	1	GRA	GARA - GARAGE ATTACHED		864	24,382	0			
Story/Frame	01	SINGLE STORY	Living Units in Building	1	LC1	LTC1 - LATTICE LOW-SMALL BEAMS		525	5,791	60.00			
Quality	35	Average-Good	Bedrooms	3	PCS	POR1 - PORCH CONCRETE SLAB		44	339	158,144			
Year Built	1978	WAY	Bath - Full	2	PRW	PRF1 - PORCH ROOF WOOD		12	253	0			
	1978	%Comp	Bath - Half	1	WDW	WDK1 - WOOD DECK WOOD		320	4,189	105,430			
		Year of Addn/Remodel											
		100											
BUILDING CHARACTERISTICS				Base Rate Adjustment		Construction Modifiers		Gross Living/Building Area		Perimeter		BUILDING NOTES	
Category	Code	Type	%	Adj.	Adj.	1.03000	1.04000	1,940	272	GLA[1](1940) GRA[1](864) LC1[1](525) PCS[1](44) PRW[1](12) WDW[1](320) .			
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										

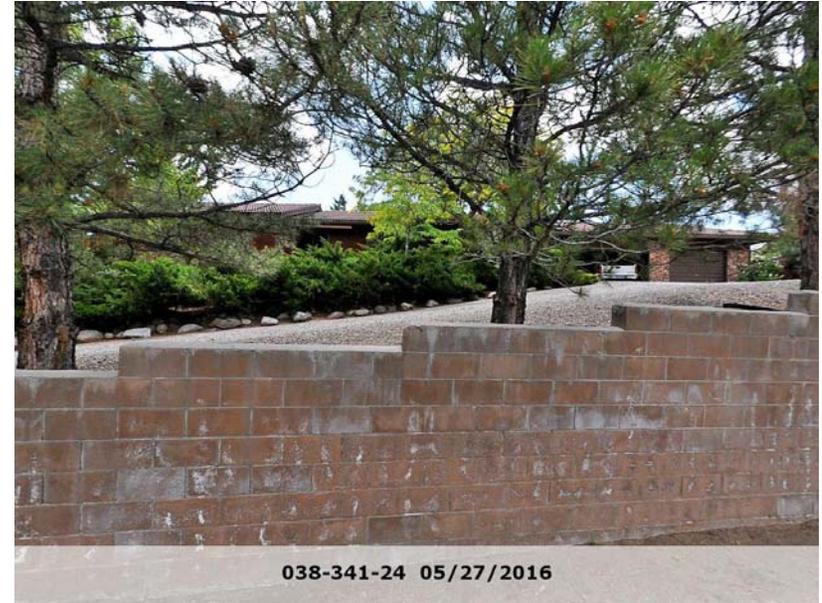
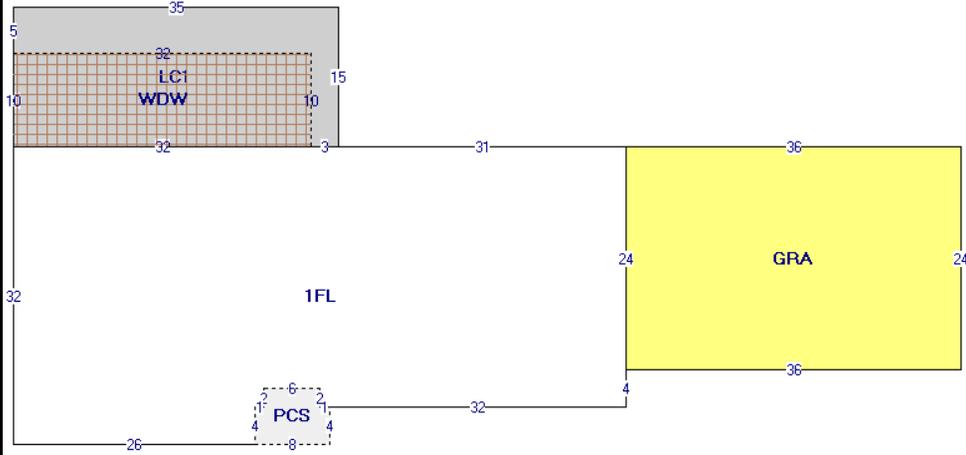
#	Bld	Date	User ID	Activity Notes
1	0-0	02/13/2017	srscott	CBE BOARD YEAR 2017/18, PROTEST YEAR 2017/18, BOARD GRANTED 20% REDUCTION TO TTV DUE TO FLOOD/DRAINAGE ISSUE

#	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	WPRS	WELL, PRESSURE SYSEM & SEPTIC	30	1-1	0	0	1	10,601.00	1978		100	10,601	40.0	4,240		
3	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	4	1,562.00	1978		100	6,248	40.0	2,499		
4	FWPV	FLATWORK PAVERS	30	1-1	0	0	750	8.47	2011	2017	100	6,352	89.5	5,685		

LAND VALUE	DOR Code	Neighborhood	Land Size	Unit Type
4631.06	200	FBBF - Peavine Meadows Estates	50,486	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		78,000.00	TR	0.90			70,200	

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



BUILDING PERMITS

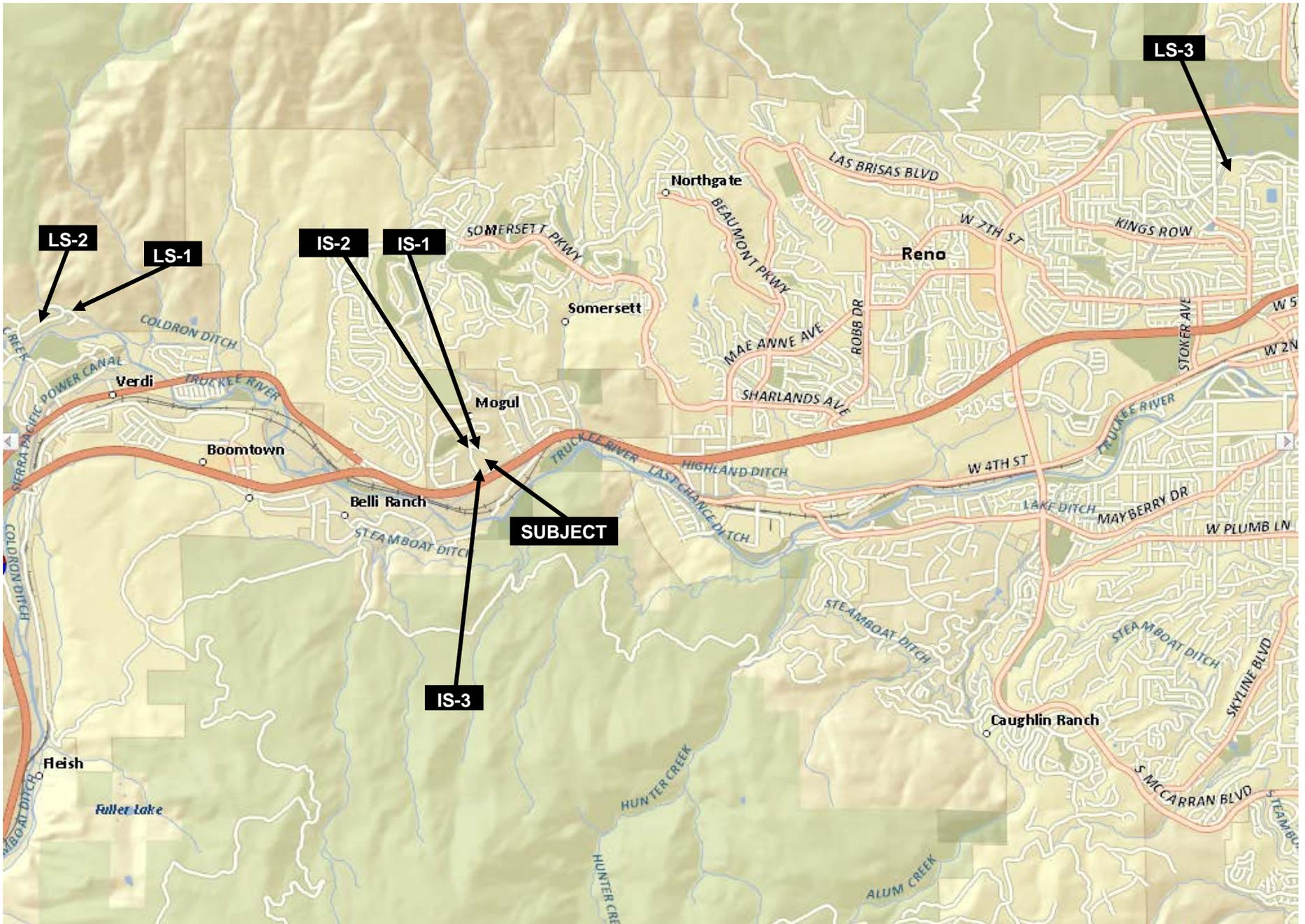
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

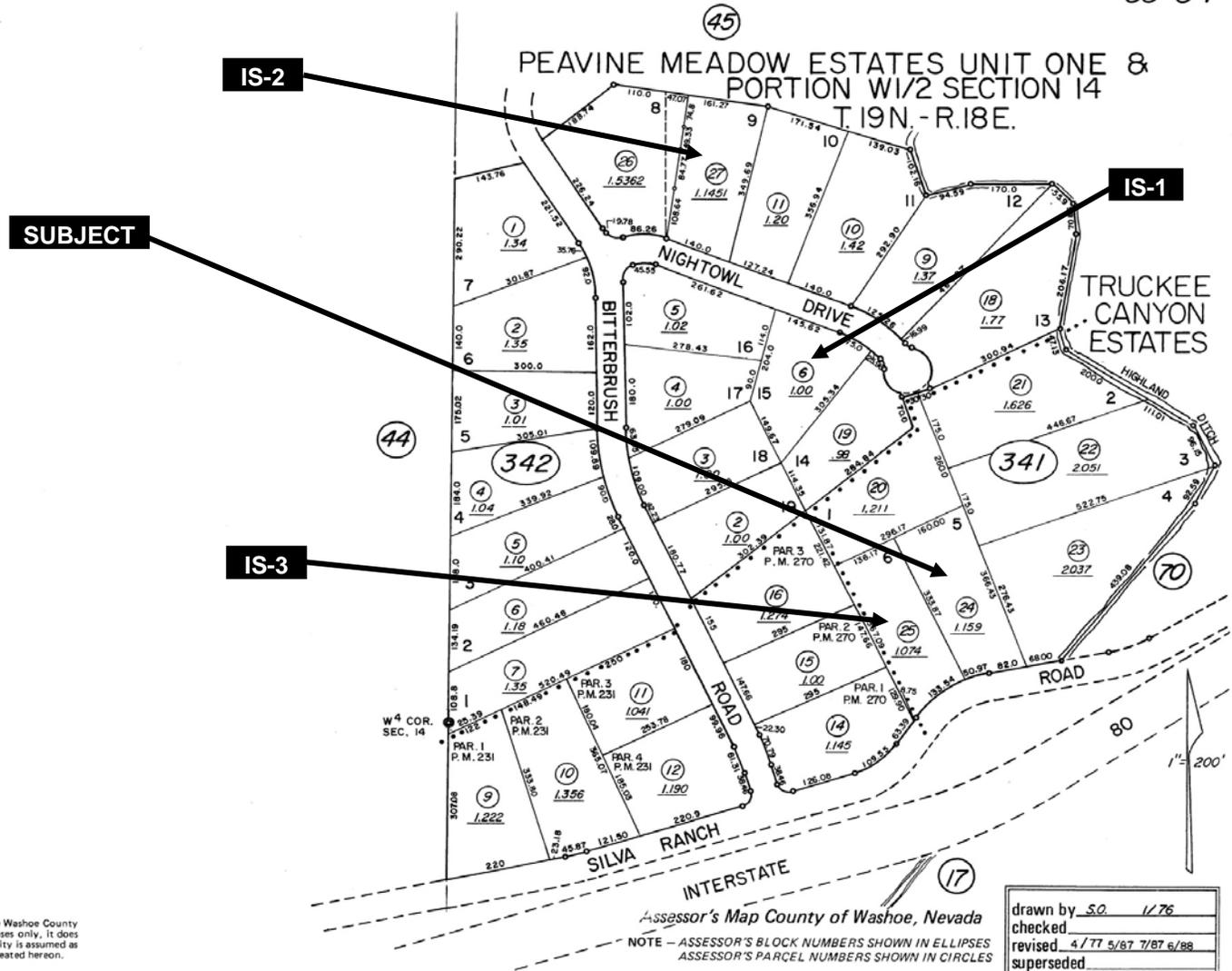
SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
	2123806	08/07/1997					
	CHK	03/01/1987	200	2D		145,163	
	CHK	07/01/1983	200			130,000	
	CHK	06/01/1977				13,413	

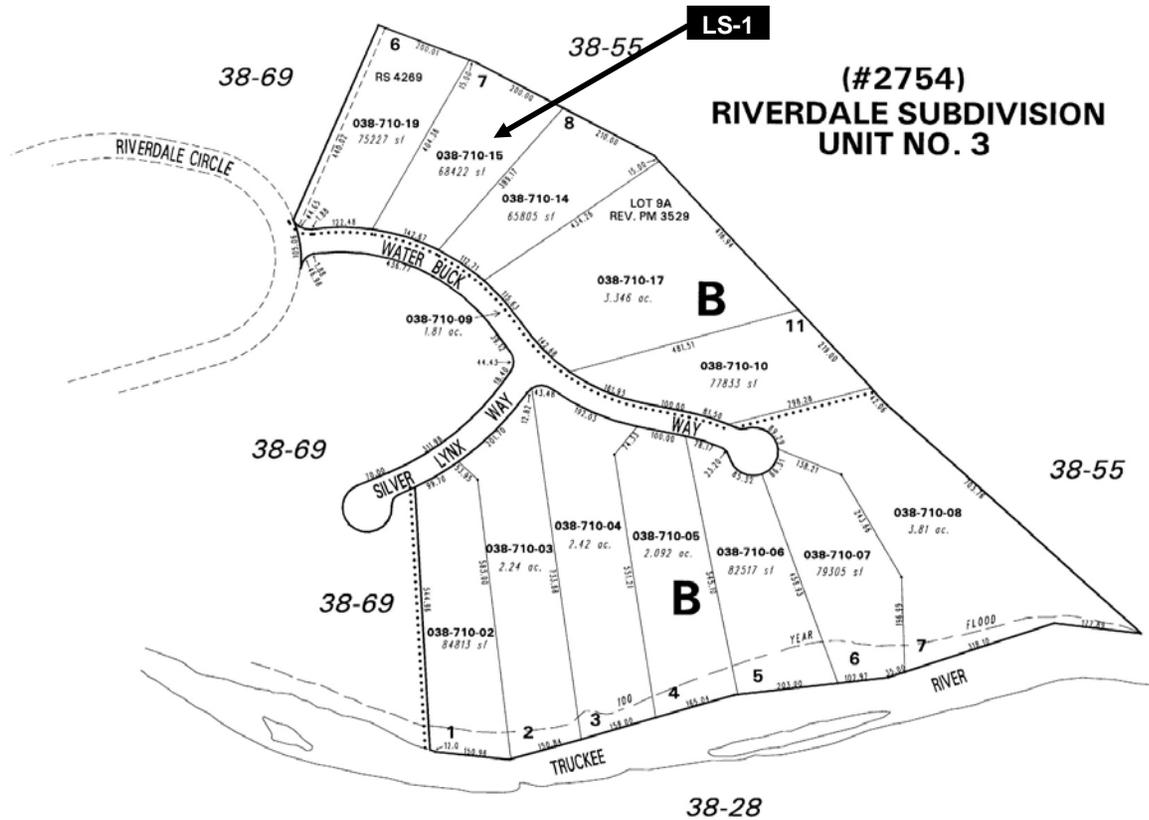
#	Bld	Date	User ID	Activity Notes
2	0-0	02/09/2017	lzimm	UPDATE CBE DECISION
3	0-0	01/25/2017	mjach	CBE Hearing Notice
4	0-0	01/25/2017	sjack	Entering Date Scheduled
6	0-0	09/13/2016	sjack	AERL-Pictometry Review by SLC - 05/02/2016
7	0-0	09/01/2016	rlope	RALL BY AH - 08/23/2016
8	0-0	05/09/2016	idiez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



038-71

LS-1

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

**RIVERDALE SUBDIVISION UNIT NO. 2 (#2663)
PORTION OF THE W 1/2 SECTION 8, T19N, R18**

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.

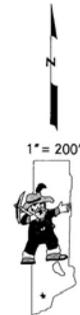
Office of Washoe County Assessor, Nevada - Robert W. McGowan

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

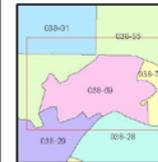
Assessor's Map Number
038-69

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

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



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

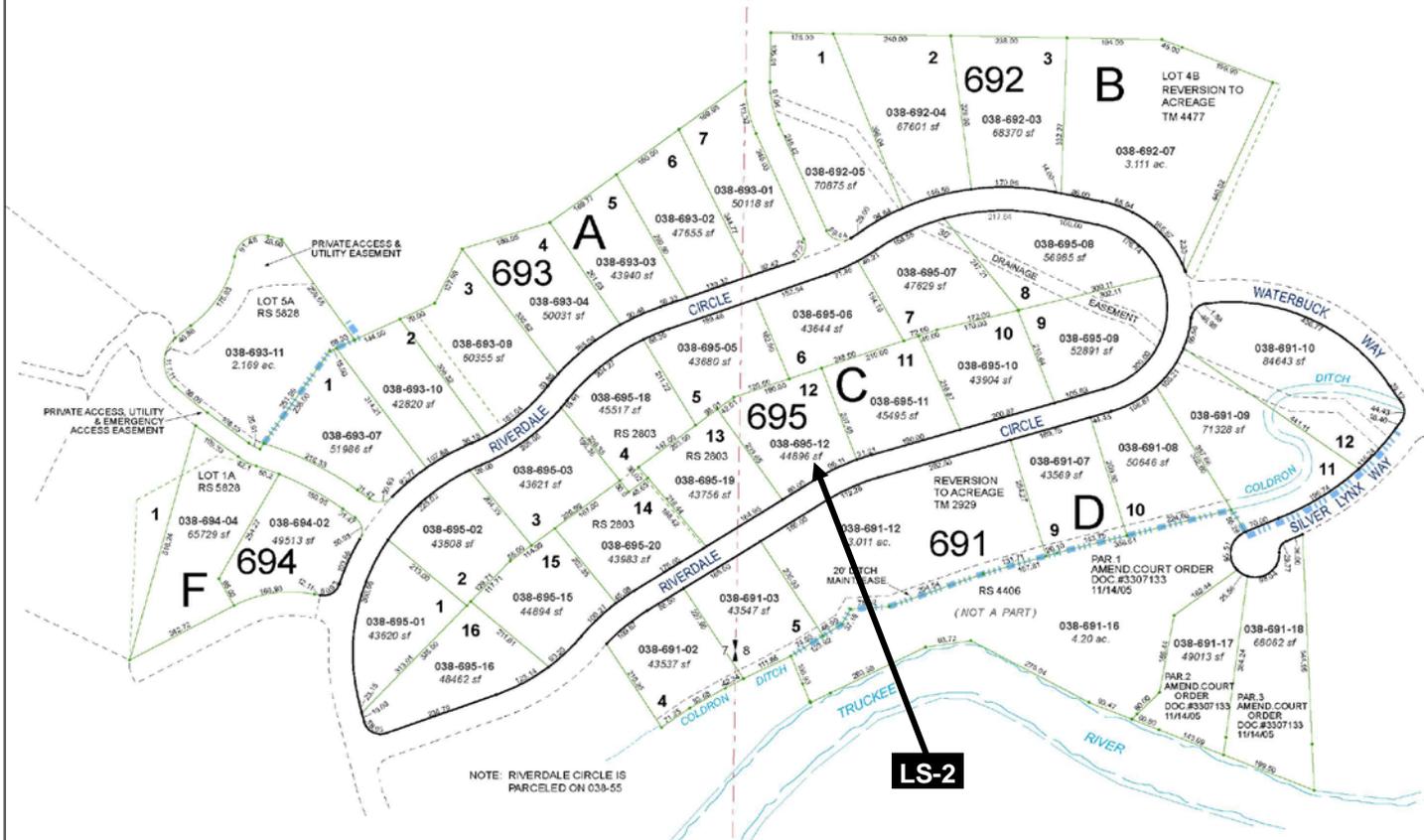


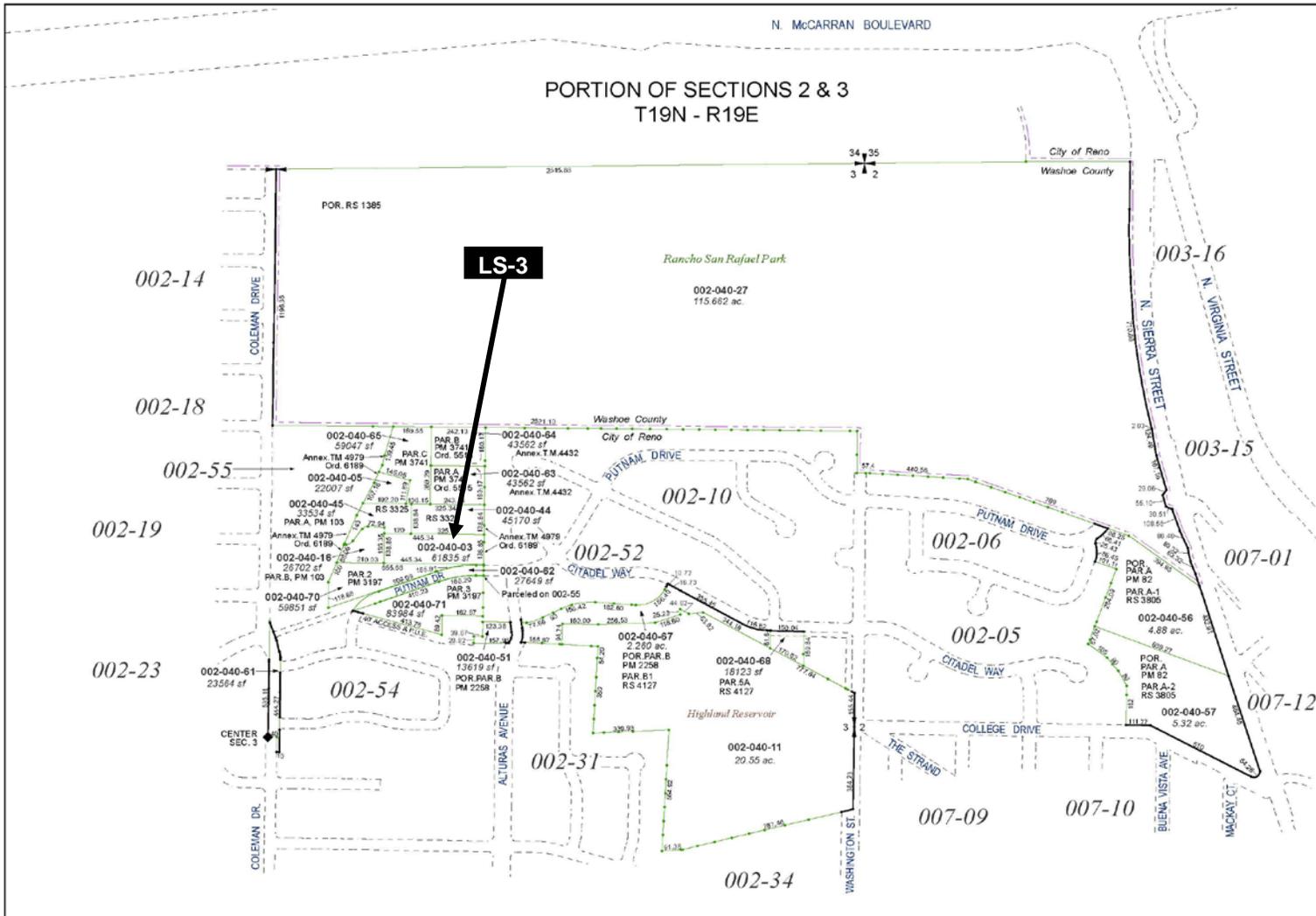
Created by: **KSB 6/18/2017**

Last updated:

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

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. Its liability is assumed as to the sufficiency or accuracy of the data delineated thereon.





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)

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 contained herein.