

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 19-0017
Hearing Date 02/11/2019
Tax Year 2019

APN: 150-111-07
Owner of Record: PALACE LIVING TRUST
Property Address: 4235 WILD EAGLE TER
Square Feet (Inc Finished Bsmt) 4,081
Built / WAY: 2002
Parcel Size: 1.03 AC
Description / Location: The subject consists of a 4,081 square foot single family residence built in 2002. It is a one acre lot located in the Saddlehorn neighborhood near the intersection of Thomas Creek Road and Arrowcreek Pkwy.

2019/2020 Taxable Value: Land: \$250,000
Improvements: \$730,824
Total: \$980,824
Taxable Value / SF \$240

Sales Comparison Approach: Indicated Total Value Range \$1M - \$1.5M
Indicated Land Value Range \$260K - 290K

Conclusions: Taxable value does not exceed full cash value. Impact of the new Arrowcreek middle school is unclear at this time dues to lack of information. It is recommended to revisit when there is more information.

RECOMMENDATION: Uphold **X** Reduce



PREPARED BY: Jane Tung, Appraiser

REVIEWED BY: Mike Gonzales, Senior Appraiser

ASSESSOR'S EXHIBIT 1
21 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$250,000	\$87,500	Txble
IMPROVEMENTS:	\$730,824	\$255,788	\$/ SF
TOTAL:	\$980,824	\$343,288	\$240

HEARING: 19-0017
DATE: 02/11/2019
TAX YEAR: 2019
VALUATION: Reappraisal

OWNER: PALACE LIVING TRUST

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN		UNFIN		QC	STRY	Beds	Baths	Full/Hlf	Built	Way	Sale Date	Sale Price	Sale \$/SF
							BSMT	BSMT	BSMT	BSMT										
	150-111-07	4235 WILD EAGLE TER	1.03	AC	4,081	1,272					R60	SINGLE	3	4\1	2002	07/23/2015	\$900,000	\$221		

IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN		UNFIN		QC	STRY	Beds	Baths	Full/Hlf	Built	Way	Sale Date	Sale Price	Sale \$/SF
							BSMT	BSMT	BSMT	BSMT										
IS-1	150-192-09	14240 CABALLERO CT	0.49	AC	4,077	1,276					R55	TWO	5	4\0	2004	06/22/2018	\$1,015,000	\$249		
IS-2	150-074-04	13230 W SADDLEBOW DR	1.00	AC	4,382	762					R50	SINGLE	5	3\1	2009	11/14/2017	\$1,048,000	\$239		
IS-3	150-172-05	14220 SORREL LN	0.72	AC	3,830	1179					R55	SINGLE	5	4\1	1999	10/24/2018	\$995,000	\$260		
IS-4	150-351-05	14200 EAGLE SPRINGS CT	0.90	AC	3,830	1056					R60	SINGLE	5	5\1	2014	12/28/2018	\$1,599,000	\$417		

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	150-061-01	13390 W SADDLEBOW DR	0.88	AC	LDS	6/19/2018	\$265,000	Level lot in West Saddlehorn. It backs up to the Arrowcreek open space and enjoys mountain views.
LS-2	150-352-08	14290 TABLE ROCK CT	0.85	AC	LDS	02/21/2018	\$295,000	Fan-shaped lot on a cul-de-sac. It is generally flat with slope in the back down to Whites Creek in the south end of Saddlehorn.
LS-3	142-343-16 & -17	INSPIRATION POINT	1.16	AC	MDS/GR	06/17/2017	\$250,000	Located by Mt Rose Hwy at the entrance but outside of Monte Rosa HOA. Downward adjusted for traffic and location.

RECOMMENDATIONS/COMMENTS:

UPHOLD: **X** REDUCE:

The comparable improved sales in the saddlehorn neighborhood in 2017 and 2018 range from \$995,000 to \$1,599,000. The range of price per square foot is from \$239 to \$417. IS-1 is the closest in house square footage and age but half the size in land acreage. IS-2 is the most similar in land size with larger living area square footage but smaller garage. IS-3 is a sale in 10/2018 for a smaller home, slightly older on a smaller lot in the neighborhood. IS-4 is the most recent sale which is similar in house quality and land size but superior in age. All four improved sales are inferior in view in comparison to the subject and require an upward adjustment for the amenity.

The land sales in the saddlehorn and nearby neighborhoods in 2017 and 2018 range from \$250,000 to \$295,000 for parcels of about an acre. LS-1 and LS-2 are slightly under an acre in the Saddlehorn West area. Both are inferior in view as compared to the subject. LS-3 situated just south of the Saddlehorn East area by Mt Rose Hwy is larger than an acre with traffic detriment and inferior location. All three parcels require upward adjustments to be comparable to the subject.

To address the concern of the new Arrowcreek middle school, information on the WCSD website and Washoe County permit record was researched and reviewed. Please reference the attached pages. The location of the new school was confirmed on the WCSD website with the status "In design" and no further details. As of 1-25-19 permits for a 1734 SF ground maintenance building and a 188,281 SF school building are being processed on the county permit record website with the status "In Review". They are not approved or issued yet. No plans of specific dimensions, footprints and elevations of the buildings are available on the website. The most specific data on the new school is a conceptual layout drawing made available to the news media in 9/2018 showing the proposed site and an illustration of the new school. It is unclear whether revisions were needed from the concept drawing and the extent of changes needed. Due to the lack of detailed information, it is recommended to revisit at a later date for a possible adjustment when more information becomes available.

PREPARED BY: Jane Tung, Appraiser

REVIEWED BY: Mike Gonzales, Senior Appraiser



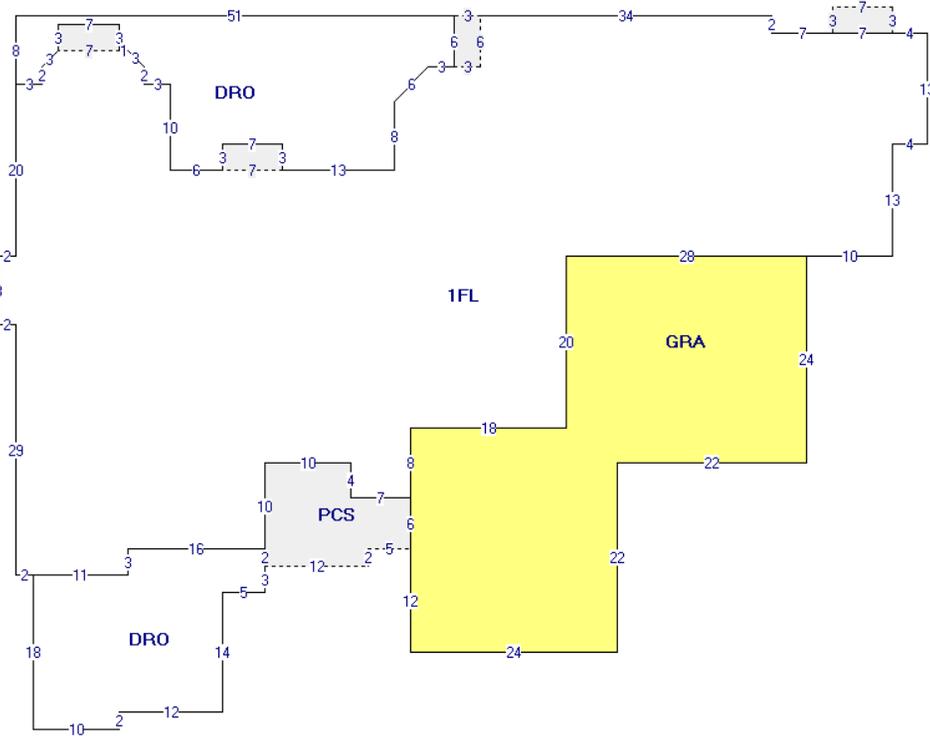
Tax District: 4000

printed: 01/22/2019

ACTIVE

3929.06

EABF - Saddlehorn



BUILDING PERMITS

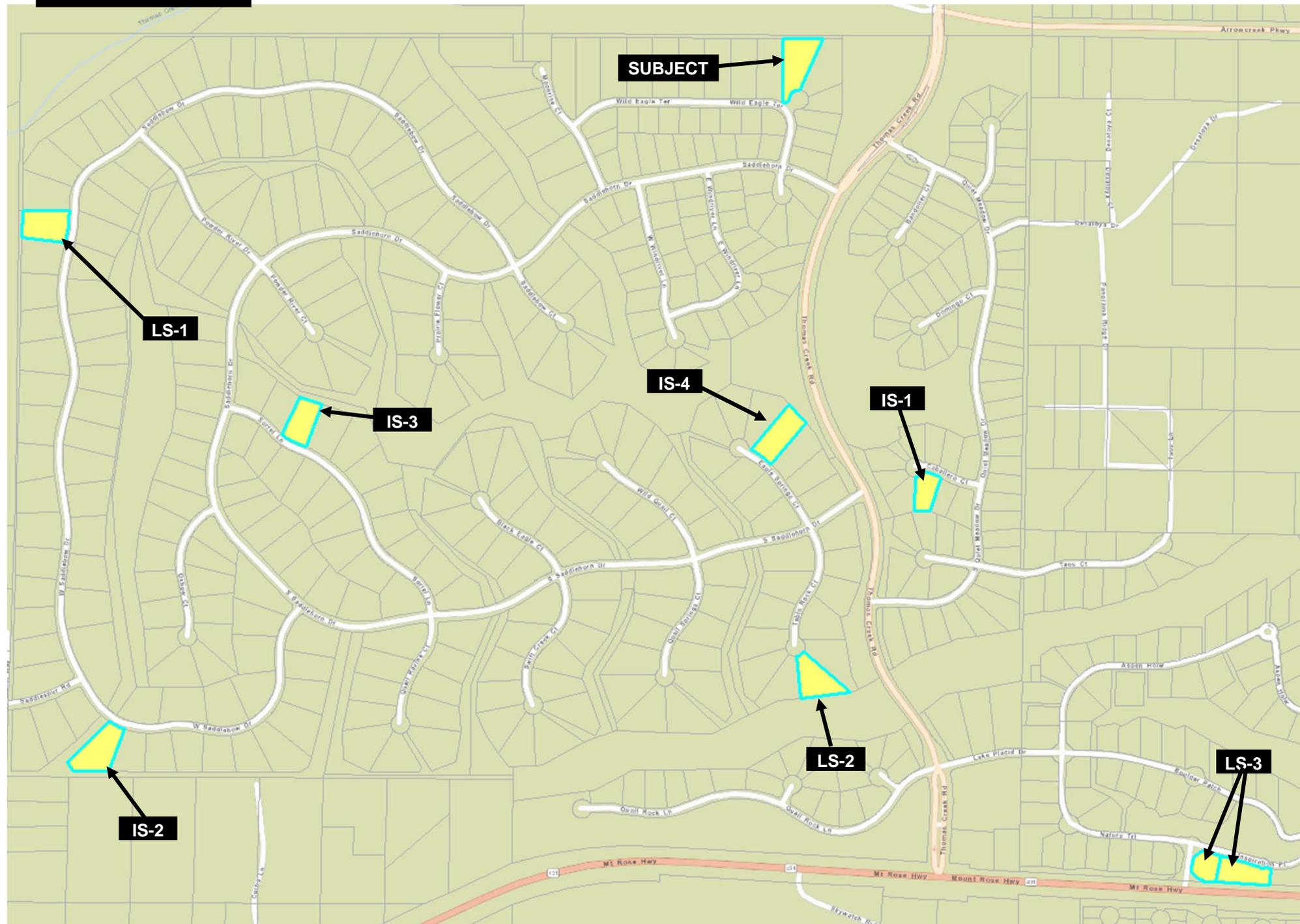
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

SALES/TRANSFER INFORMATION

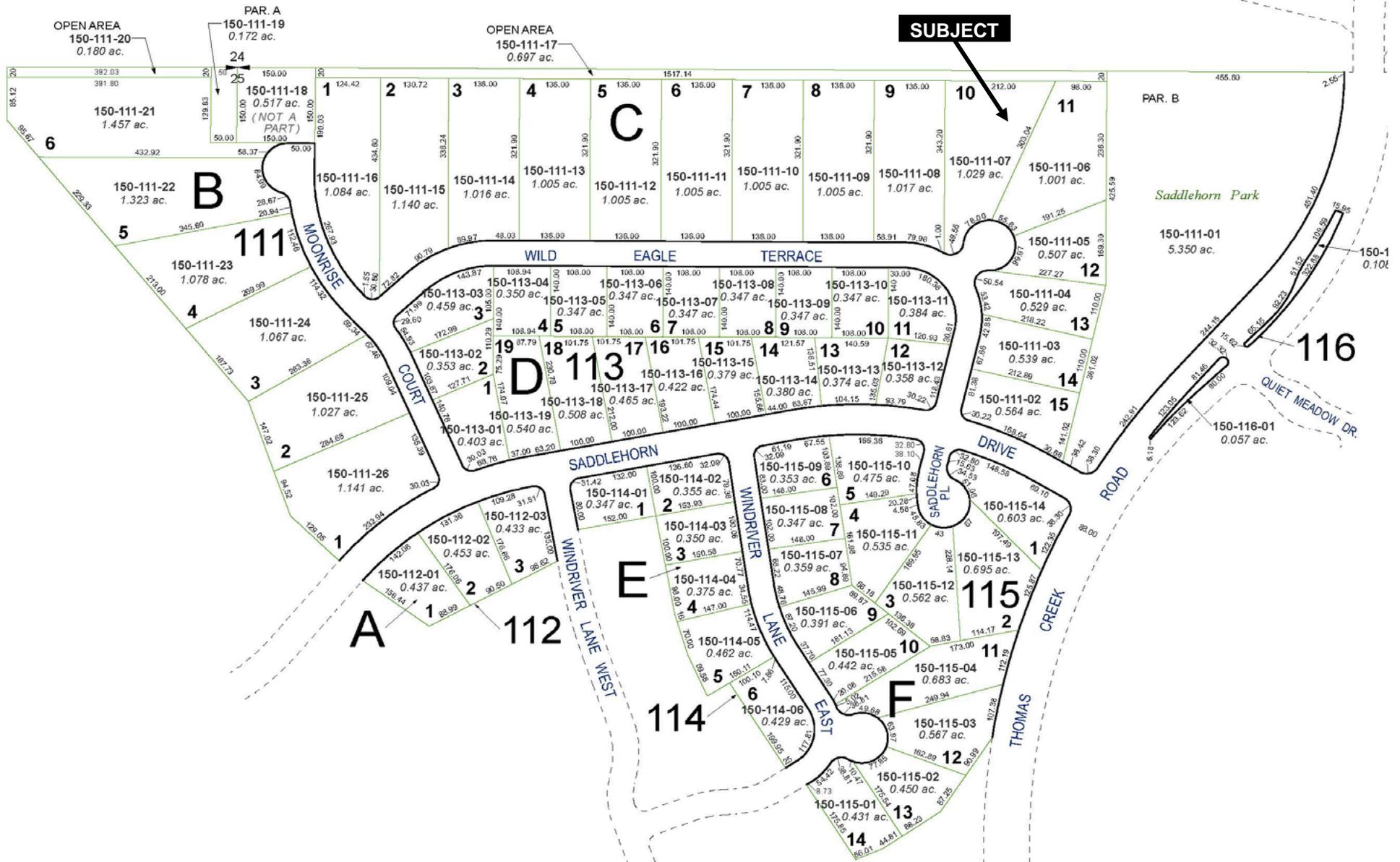
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
PALACE, WILLIAM W & PRUTZMAN 1983 TRUST	4593732	05/27/2016	200	3BGG		900,000	
PRUTZMAN, GEORGE W	3934851	10/20/2010	200	3BGG			INTO TRUST
PRUTZMAN TRUST,	3928384	09/30/2010	200	3BGG			OUT OF TRUST
PRUTZMAN, GEORGE W	3861979	03/22/2010	200	3BGG			INTO TRUST
PRUTZMAN TRUST,	3861731	03/19/2010	200	3BGG			OUT OF TRUST

#	Bld	Date	User ID	Activity Notes
4	0-0	10/19/2017	rdalt	REXT BY JCT - 09/13/2017
5	0-0	10/31/2016	rlope	REXT BY JCT - 09/13/2016
6	0-0	05/09/2016	idiez	TMFD MERGER WITH SFPD
7	0-0	11/04/2015	idiez	TAG FROM 6005 TO 6000 TMUWB NOW SPECIAL ASSESSMENT
8	0-0	06/18/2015	kdhyd	CORRECTION YR BLT ON CMNA XFOB
9	0-0	05/13/2015	idiez	TAG UPDATE DUE TO STMGID DISSOLVING
10	0-0	01/01/2015	sclem	AERL - PICTOMETRY REVIEW
11	1-1	09/12/2013	sclem	REXT EABE IMPROVEMENT LINE DONE 10/19/2013 BY RD, LAND LINE DONE
12	1-1	08/22/2012	sclem	REXT EABE IMPROVEMENT LINE DONE 10/02/2012 BY KH, LAND LINE DONE

NEIGHBORHOOD MAP



(#2576)
SADDLEHORN SUBDIVISION UNIT 1
 POR. N 1/2 SECTION 25, T18N - R19E

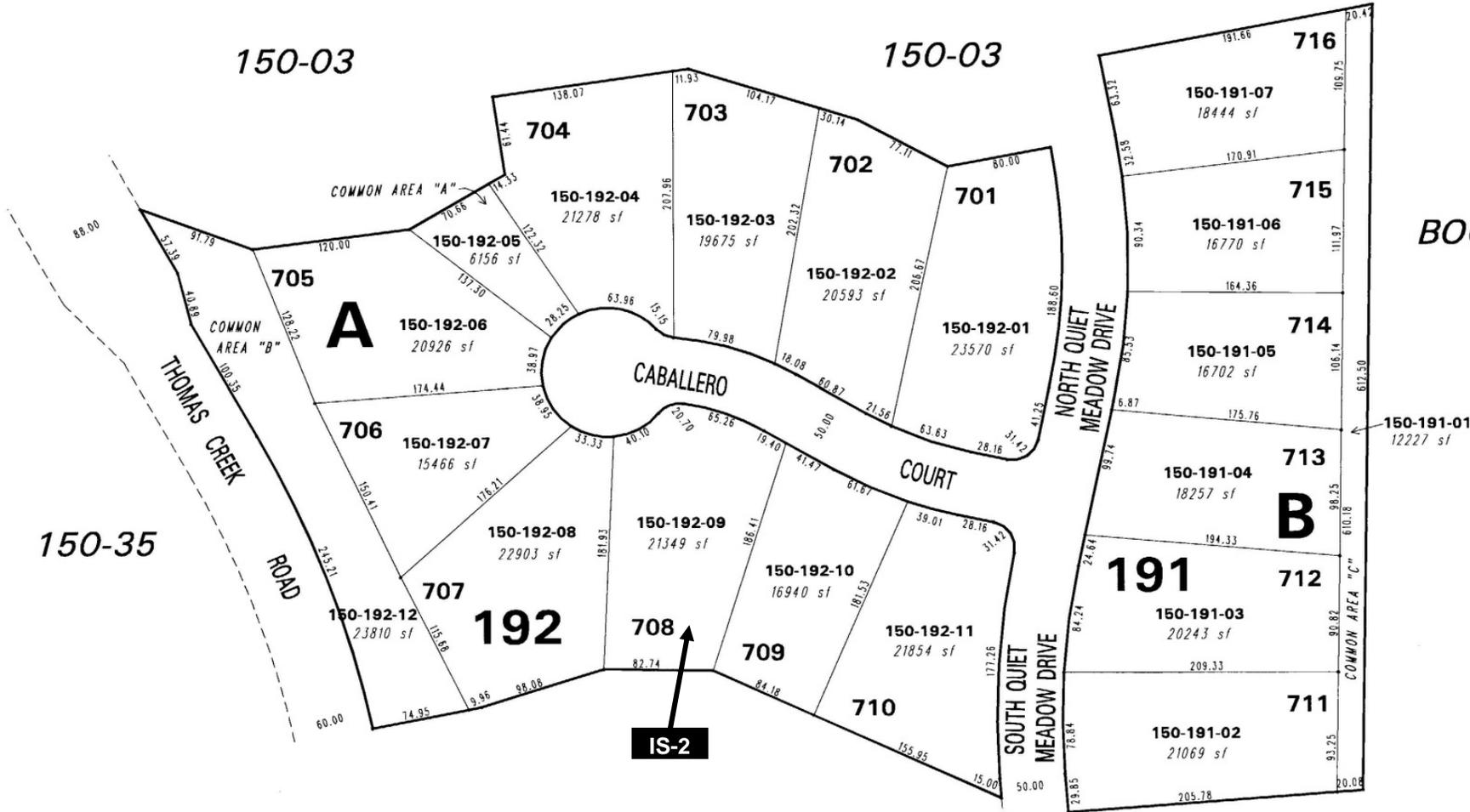


(#3014)
SADDLEHORN SUBDIVISION UNIT 7
PORTION SECTION 25, T18N - R19E

150-20

150-03

150-03



BOOK 142



1" = 100'

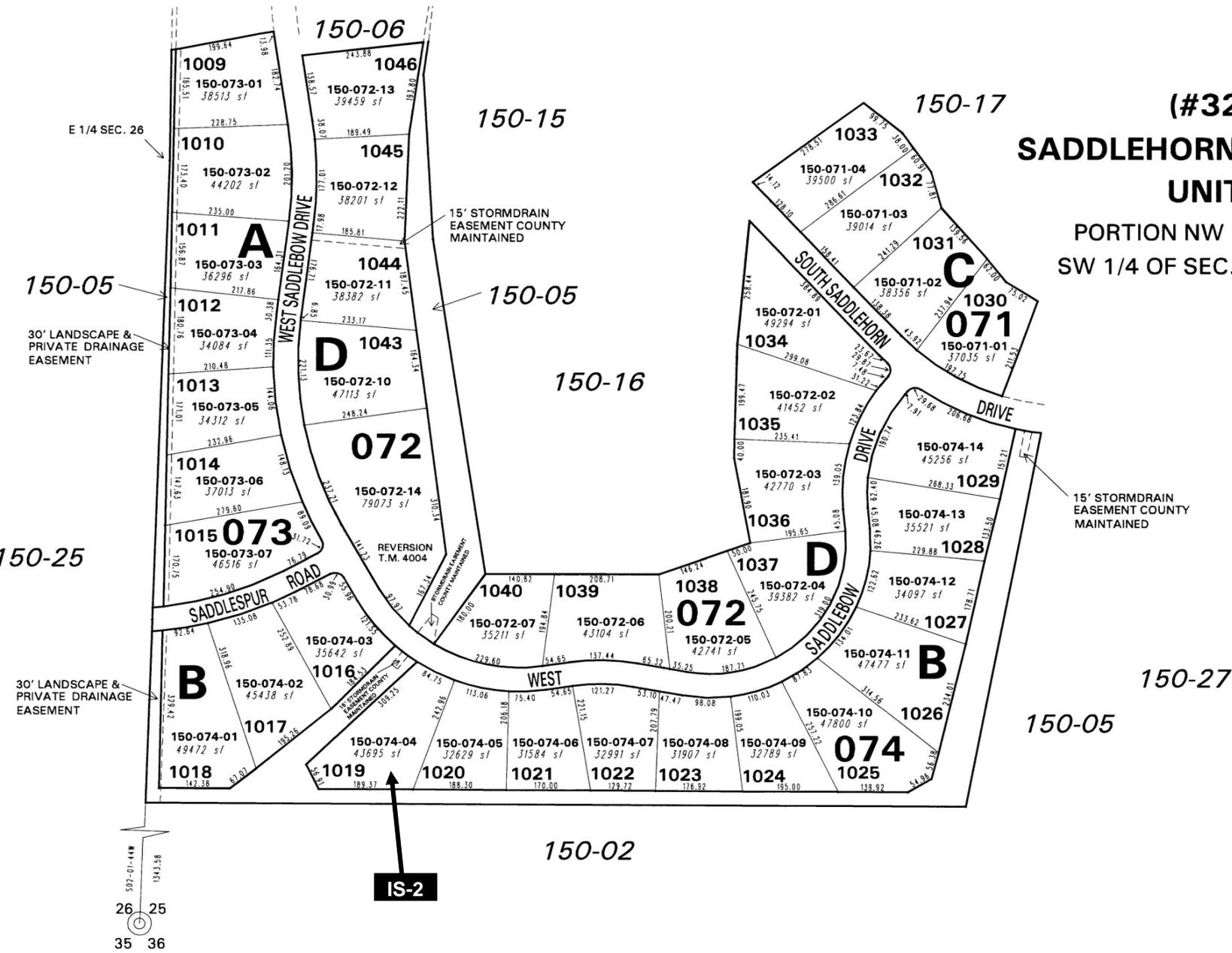


150-18

IS-2

(#3236) SADDLEHORN SUBDIVISION UNIT 10

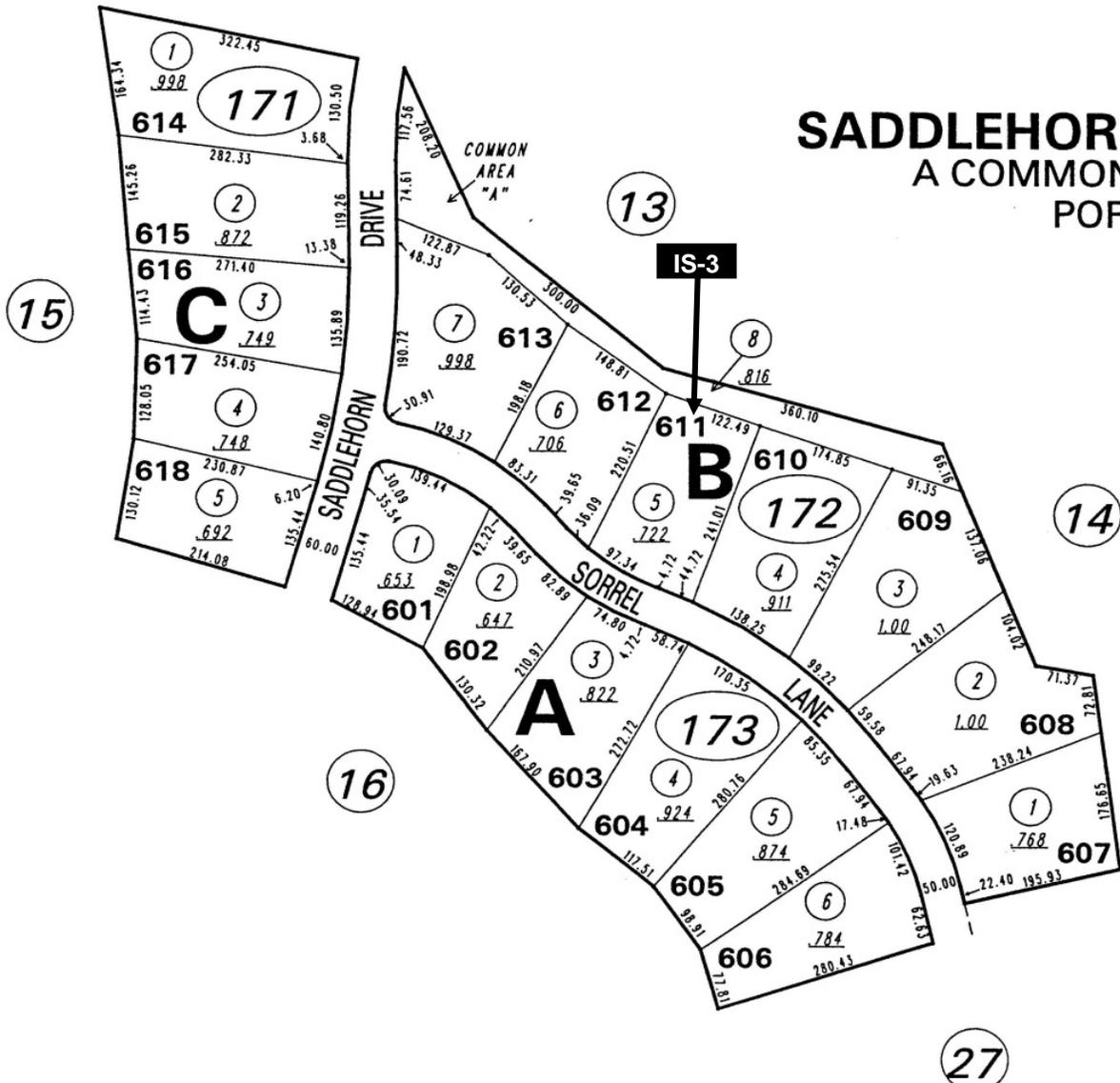
PORTION NW 1/4 & N 1/2 OF
SW 1/4 OF SEC. 25, T18N - R19E

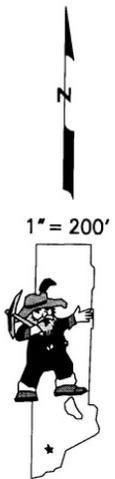
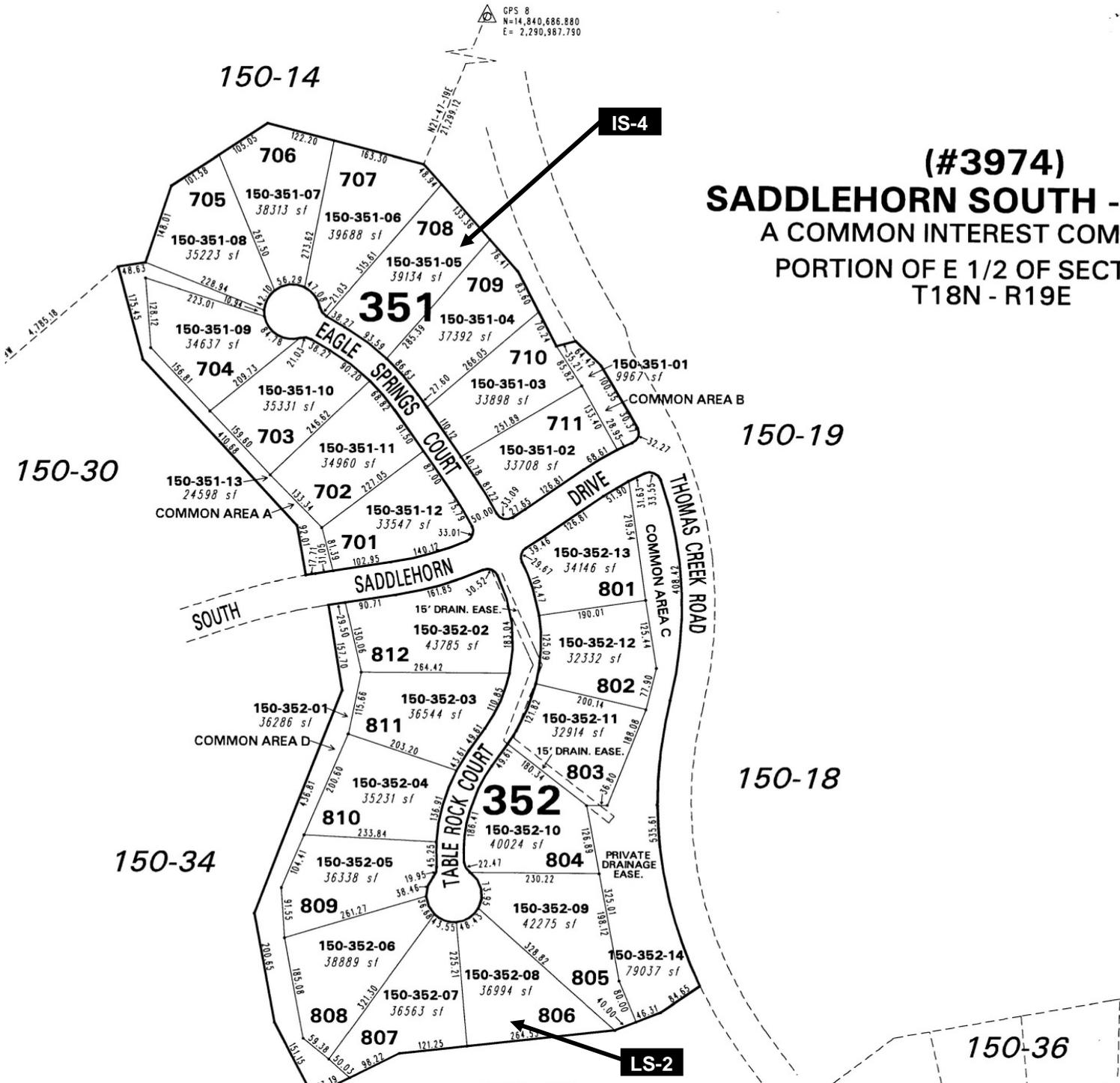


IS-2



(#3007)
SADDLEHORN SUBDIVISION UNIT 6
A COMMON INTEREST COMMUNITY
PORTION SECTION 25
T18N - R19E



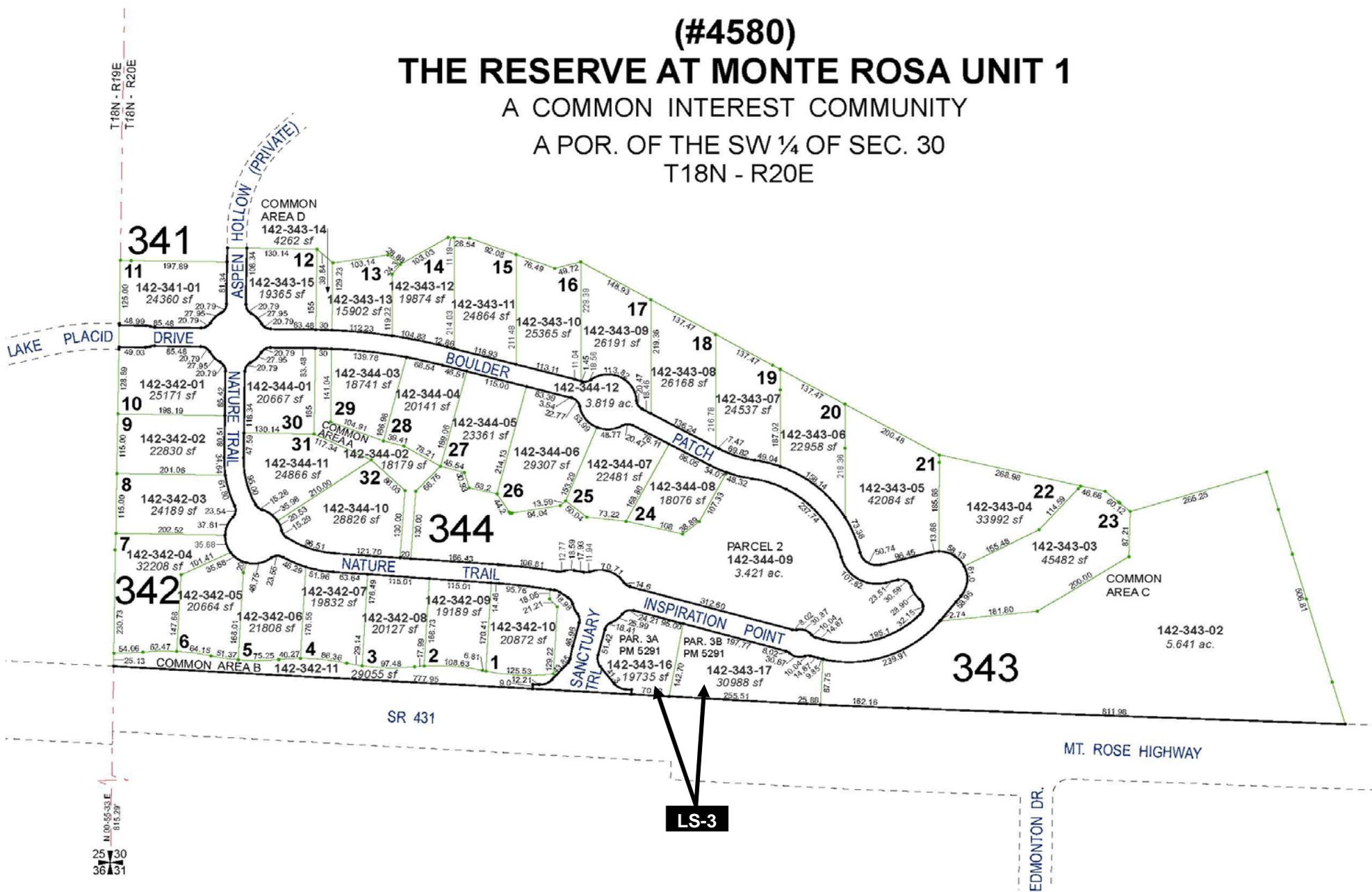


(#4580)

THE RESERVE AT MONTE ROSA UNIT 1

A COMMON INTEREST COMMUNITY

A POR. OF THE SW ¼ OF SEC. 30
T18N - R20E





WCSD INFRASTRUCTURE PLAN

Building Tomorrow's Future, Today

[HOME](#) [NEW SCHOOLS](#) [SCHOOL REPAIRS](#) [SCHOOL NAMING](#) [REZONING](#) [BLOG AND NEWS](#)

[CONTACT US](#) [FAQ](#) [ENERGY EFFICIENCY](#)



New Middle School

Middle School – South Reno/Arrowcreek

Written by **crahn** on February 1st, 2017.

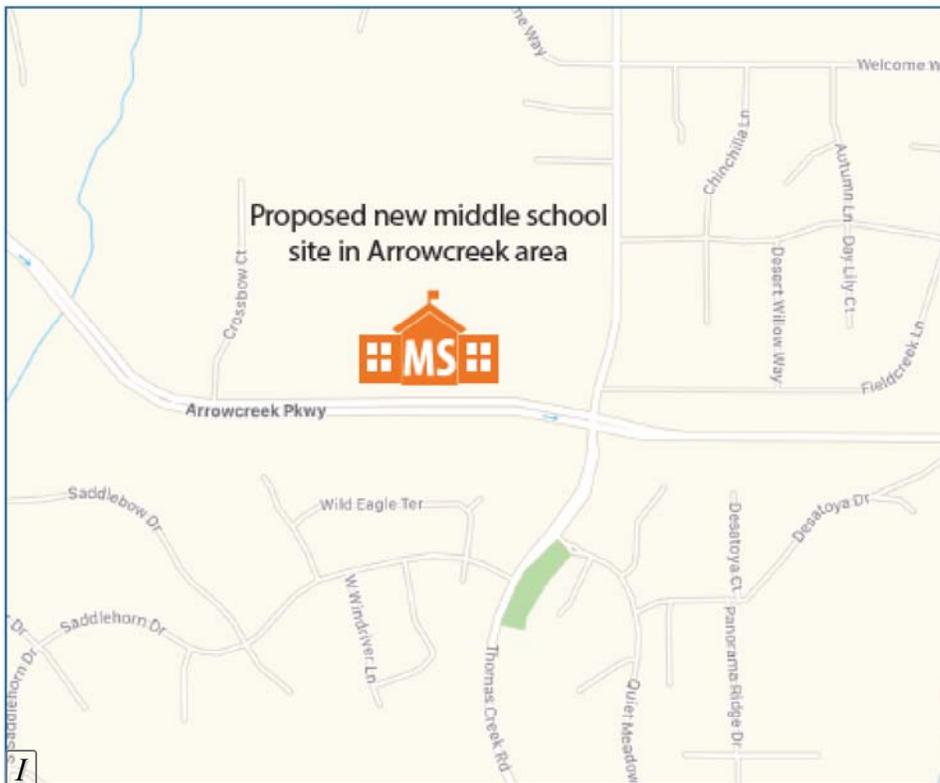
Important Update: WCSD now officially owns the land, and is moving forward with planning and construction! [Submit your proposed name for the school here.](#) Submissions open through November 27.

Actualización Importante: ¡Oficialmente el Distrito es dueño del terreno y estamos iniciando los planes y la construcción! [Envié aquí el nombre que usted sugiere para la escuela.](#) Hasta 27 de noviembre.

Projected completion: Goal to open for the start of school in 2020!

Status: In design

Purpose: Relieve overcrowding at area middle and elementary schools, accommodate projected growth in the area.



📍 Arrow Creek 📍 Hunsberger 📍 NMS03 📍 second

Previous Post:

**High School - Butler
Ranch/Donner Springs area**

Next Post:

An introduction

Tuesday, January 22, 2019 9:47:27 AM - Program Manager

>> Gail Vice
 BuildingReadOnly
 WASHOE County
PROD

Reports

- > My Reports
- > AQM Reports
- > Ad Hoc Reports
- > Assessor Reports
- > Building Financial Rep
- > Building Reports
- > Business License Rep
- > EHS Area Reports
- > Engineering Reports
- > For Mobile
- > Health Data Reports
- > Health Reports
- > Standard Reports

Quicklinks

- > Clear Cache
- > CSD Map

My Navigation

- > App Spec Info
- > ASIT Data
- > Comments
- > Flags
- > Contacts
- > Documents
- > Expiration Info
- > Fees
- > Payments
- > Professionals
- > Related Records
- > Record Summary
- > Valuation Calc
- > Workflow

Menu Refine Search GIS View Log Reports Help My Filters --Select-- Module Building

Showing 1-5 of 8

Record #	Status	Record Type	App Name	Opened	Street #	Dir	Street Name	Type	Unit #	First	Last
<input type="checkbox"/> WBLD18-108228	In Review	Commercial Accessory Structures Permit	ARROWCREEK MIDDLE S...	11/26/2018	13455		THOMAS CREEK	RD		LENNARD	DAVIS
<input type="checkbox"/> WBLD18-108046	Ready to Issue	Utility Permit	ARROWCREEK MIDDLE S...	11/08/2018	13455		THOMAS CREEK	RD		TASHA	EHLERS
<input type="checkbox"/> APCP18-0194	Permit Issued	Pollution Control Plans	WCSD ARROWCREEK MID...	11/02/2018	0		THOMAS CREEK	RD			
<input type="checkbox"/> WBLD18-107908	In Review	Commercial New, Add or Tenant Improvement Permit	ARROWCREEK MIDDLE S...	11/01/2018	13455		THOMAS CREEK	RD		TASHA	EHLERS
<input type="checkbox"/> WBLD18-107907	In Review	Commercial New, Add or Tenant Improvement Permit	ARROWCREEK MIDDLE S...	11/01/2018	13455		THOMAS CREEK	RD		TASHA	EHLERS

Page 1 of 2

WBLD18-108228 - ARROWCREEK MIDDLE SCHOOL GROUND MAINTENANCE BUILDING

Summary Reports Help

Go To Record Summary Workflow Inspections (0) Comments (3) Conditions (0) Fee (4) Payment Valuation Calc (1) Activities (0) Activit

Permit Number	Opened Date	Status	Record Type	Priority		
WBLD18-108228	11/26/2018	In Review	Building/Commercial/Accessory Structures/NA			
Application Name	Job Value					
ARROWCREEK MIDDLE SCHOOL GROUND MAINTENANCE BUILDING	64,001.94					
Detailed Description						
1734 SQ GROUND MAINTENANCE BUILDING AT ARROWCREEK MIDDLE SCHOOL						
Total Invoiced	Total Paid	Balance	Initiated by Product	Assigned Date	Assigned to Department	Assigned to Staff
561.87	561.87	0.00	AV360		Building	Bert Soffiotto
Completed Date	Completed by Department	Completed by Staff	Closed Date	Closed by Department	Closed by Staff	
Short Notes						
Record ID						
18CAP-00000-00KZ4						

Tuesday, January 22, 2019 9:45:43 AM - Accela Automation® - Internet Explorer

Gail Vice
 BuildingReadOnly
 WASHOE County
PROD

- Reports**
- My Reports
 - AQM Reports
 - Ad Hoc Reports
 - Assessor Reports
 - Building Financial Rep
 - Building Reports
 - Business License Rep
 - EHS Area Reports
 - Engineering Reports
 - For Mobile
 - Health Data Reports
 - Health Reports
 - Standard Reports

- Quicklinks**
- Clear Cache
 - CSD Map

- My Navigation**
- App Spec Info
 - ASIT Data
 - Comments
 - Flags
 - Contacts
 - Documents
 - Expiration Info
 - Fees
 - Payments
 - Professionals
 - Related Records
 - Record Summary
 - Valuation Calc
 - Workflow

Menu Refine Search GIS View Log Reports Help My Filters --Select-- Module Building

Showing 1-5 of 8

Record #	Status	Record Type	App Name	Opened	Street #	Dir	Street Name	Type	Unit #	First	Last
<input type="checkbox"/> WBLD18-108228	In Review	Commercial Accessory Structures Permit	ARROWCREEK MIDDLE S...	11/26/2018	13455		THOMAS CREEK	RD		LENNARD	DAVIS
<input type="checkbox"/> WBLD18-108046	Ready to Issue	Utility Permit	ARROWCREEK MIDDLE S...	11/08/2018	13455		THOMAS CREEK	RD		TASHA	EHLERS
<input type="checkbox"/> APCP18-0194	Permit Issued	Pollution Control Plans	WCSD ARROWCREEK MID...	11/02/2018	0		THOMAS CREEK	RD			
<input checked="" type="checkbox"/> WBLD18-107908	In Review	Commercial New, Add or Tenant Improvement Permit	ARROWCREEK MIDDLE S...	11/01/2018	13455		THOMAS CREEK	RD		TASHA	EHLERS
<input type="checkbox"/> WBLD18-107907	In Review	Commercial New, Add or Tenant Improvement Permit	ARROWCREEK MIDDLE S...	11/01/2018	13455		THOMAS CREEK	RD		TASHA	EHLERS

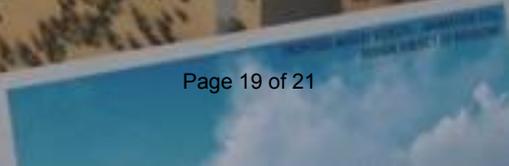
Page 1 of 2

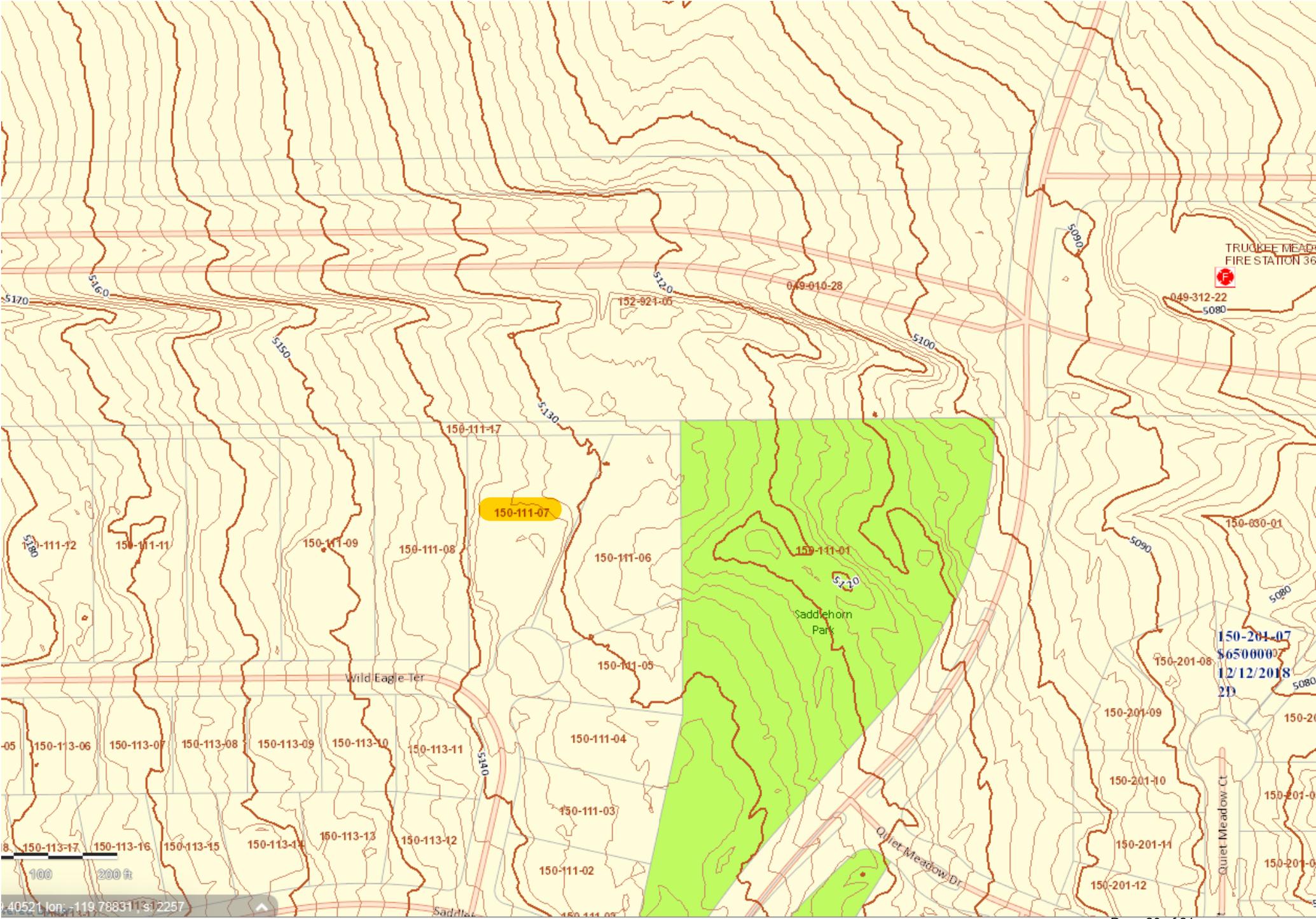
WBLD18-107908 - ARROWCREEK MIDDLE SCHOOL BUILDING

Summary Reports Help

Go To Record Summary Workflow Inspections (1) Comments (6) Conditions (1) Fee (4) Payment Valuation Calc (5) Activities (0) Activity Su

Permit Number WBLD18-107908	Opened Date 11/01/2018	Status In Review	Record Type Building/Commercial/New, Addition or TI/NA	Priority
Application Name ARROWCREEK MIDDLE SCHOOL BUILDING				Job Value 27,768,061.44
Detailed Description NEW 188,281 SQUARE FOOT ARROWCREEK MIDDLE SCHOOL				
Total Invoiced 52,849.65	Total Paid 52,849.65	Balance 0.00	Initiated by Product AV360	Assigned Date
Assigned to Department Building		Assigned to Staff Bert Soffiotto		
Completed Date	Completed by Department	Completed by Staff	Closed Date	Closed by Department
Closed by Staff				
Short Notes				
Record ID 18CAP-00000-00JWX				





Welcome Jane Tung Sign Out

v2.1.6.3

Privacy | Feedback | Settings | Help | Service

▼ Search Single Property

PID Address Review

Current Dataset Washoe County, NV

Roll Number

	150-132-01	X
	150-111-07	X
	037-013-04	X
	034-162-11	X
	131-012-20	X
	150-201-09	X

Page 1 of 9



Map

Center: 39.40487, -119.79327 Zoom: 17 Year: 2015

200 Yards

Map Layers

Pictometry Map

05/07/2017 1 of 5 Select Date

© 2019 Pictometry

100%

The Map panel displays a top-down satellite-style map of the same area. It features a red location pin, a scale bar for 200 yards, and a small inset map showing the current location within a larger regional context. The Pictometry Map panel shows a historical aerial photograph of the same area, dated 05/07/2017. It includes a compass rose, zoom controls, and a date selection dropdown. A red pin is also present on this map.