



**WASHOE COUNTY ASSESSOR**  
Michael E. Clark

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Roll Change Request 2019-2020  
RCR 2-1 thru 2-16  
Correction to Valuation 361.345

We request that the Washoe County Board of Equalization make the following changes in valuation for the properties on the attached spreadsheet.

For the 2019/2020 tax year, parcels located on Vista Occhio in the OABD neighborhood (Villagio, Reno) were reappraised using a paired sales analysis to make view adjustments to the land. The paired sales analysis indicated that the parcels on this street should have a 75% upward view adjustment for a “superior city view”. This is an increase from 50% the prior year. A property owner contacted the Washoe County Assessor’s Office to question the land value, and in particular the view adjustment. Due to the inquiry, a site analysis was done in which it was determined that not all of the homes on Vista Occhio enjoy the same “superior city view”. Therefore, it is recommended that the view adjustment of +75% be decreased to +50% for an “average valley view” and one parcel 042-461-01 be decreased to +25% for a “fair valley view”. For a summary of all the parcels included in this recommendation, please refer to RCR 2-1 thru 2-16 attached.

Prepared by: Stephanie Mansfield, Appraiser

Reviewed by: Mike Gonzales, Senior Appraiser

RCR Number	APN	NBC	TVImps	TVLand	TVTotal	Rec Land Adj	Rec TVImps	Rec TVLand	Rec TVTotal
RCR 2-1	042-453-02	OABD	700660	305200	1005860	1.5	700660	261600	962260
RCR 2-2	042-453-03	OABD	720078	305200	1025278	1.5	720078	261600	981678
RCR 2-3	042-453-04	OABD	745790	305200	1050990	1.5	745790	261600	1007390
RCR 2-4	042-453-05	OABD	491814	305200	797014	1.5	491814	261600	753414
RCR 2-5	042-453-06	OABD	550136	305200	855336	1.5	550136	261600	811736
RCR 2-6	042-453-07	OABD	631051	305200	936251	1.5	631051	261600	892651
RCR 2-7	042-461-01	OABD	733150	313920	1047070	1.3	733150	226720	959870
RCR 2-8	042-461-02	OABD	594412	305200	899612	1.5	594412	261600	856012
RCR 2-9	042-461-03	OABD	682471	305200	987671	1.5	682471	261600	944071
RCR 2-10	042-461-04	OABD	660448	305200	965648	1.5	660448	261600	922048
RCR 2-11	042-461-05	OABD	583606	305200	888806	1.5	583606	261600	845206
RCR 2-12	042-461-06	OABD	560564	305200	865764	1.5	560564	261600	822164
RCR 2-13	042-461-07	OABD	524248	305200	829448	1.5	524248	261600	785848
RCR 2-14	042-461-08	OABD	495551	296480	792031	1.45	495551	252880	748431
RCR 2-15	042-461-09	OABD	542480	305200	847680	1.5	542480	261600	804080
RCR 2-16	042-461-11	OABD	1293936	322640	1616576	1.6	1293936	278400	1572336