



WASHOE COUNTY ASSESSOR
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Roll Change Request 2019-2020
RCR 1-1 through 1-255
Correction to Valuation 361.345

We request that the Washoe County Board of Equalization approve the following changes in valuation for those properties presented on the attached spreadsheet. Please see RCR 1-1 through 1-255 for a thorough summary of the requested change in value.

For the 2019/2020 tax year, parcels in the ADOC neighborhood were appraised with a land allocation method using sales that took place prior to July 1, 2018. This value was further supported by vacant land sales in the ADOC neighborhood. However, after additional review of land values in the surrounding area, it was found the land values were out of equalization with similarly situated properties within adjacent and surrounding neighborhood(s).

To avoid inequities that currently exist, the Washoe County Assessors Department asks that the subject land values be reduced as presented on the attached spreadsheet. Approval will be applicable to the 2019/2020 fiscal year and will address the equalization concern that currently exists.

Prepared by: Shannon Scott, Appraiser

Reviewed by: Steve Clement, Senior Appraiser

RCR Number	APN	NBC	TVImps	TVLand	TVTotal	Rec TVImps	Rec TVLand	Rec TVTotal
RCR 1-1	019-041-02	ADOC	50040	111055	161095	50040	90250	140290
RCR 1-2	019-041-03	ADOC	43987	111055	155042	43987	90250	134237
RCR 1-3	019-041-04	ADOC	40757	116900	157657	40757	95000	135757
RCR 1-4	019-041-05	ADOC	106963	116900	223863	106963	95000	201963
RCR 1-5	019-041-06	ADOC	104649	116900	221549	104649	95000	199649
RCR 1-6	019-041-07	ADOC	84356	116900	201256	84356	95000	179356
RCR 1-7	019-041-08	ADOC	75507	122745	198252	75507	99750	175257
RCR 1-8	019-041-09	ADOC	98110	116900	215010	98110	95000	193110
RCR 1-9	019-041-10	ADOC	72917	111055	183972	72917	90250	163167
RCR 1-10	019-041-11	ADOC	54628	111055	165683	54628	90250	144878
RCR 1-11	019-041-15	ADOC	205084	105210	310294	205084	85500	290584
RCR 1-12	019-041-18	ADOC	189843	99365	289208	189843	80750	270593
RCR 1-13	019-041-19	ADOC	43771	105210	148981	43771	85500	129271
RCR 1-14	019-041-20	ADOC	43609	105210	148819	43609	85500	129109
RCR 1-15	019-041-21	ADOC	41726	105210	146936	41726	85500	127226
RCR 1-16	019-041-22	ADOC	63009	105210	168219	63009	85500	148509
RCR 1-17	019-041-23	ADOC	108681	105210	213891	108681	85500	194181
RCR 1-18	019-041-24	ADOC	39298	99365	138663	39298	80750	120048
RCR 1-19	019-041-26	ADOC	42616	93520	136136	42616	76000	118616
RCR 1-20	019-041-30	ADOC	64110	93520	157630	64110	76000	140110
RCR 1-21	019-041-32	ADOC	59361	99365	158726	59361	80750	140111
RCR 1-22	019-041-33	ADOC	54389	93520	147909	54389	76000	130389
RCR 1-23	019-043-01	ADOC	45180	116900	162080	45180	95000	140180
RCR 1-24	019-043-02	ADOC	49773	116900	166673	49773	95000	144773
RCR 1-25	019-043-03	ADOC	52793	116900	169693	52793	95000	147793
RCR 1-26	019-043-04	ADOC	44348	116900	161248	44348	95000	139348
RCR 1-27	019-043-05	ADOC	36501	116900	153401	36501	95000	131501
RCR 1-28	019-043-06	ADOC	47333	116900	164233	47333	95000	142333
RCR 1-29	019-043-07	ADOC	32963	116900	149863	32963	95000	127963
RCR 1-30	019-043-08	ADOC	78366	116900	195266	78366	95000	173366
RCR 1-31	019-043-09	ADOC	31432	111055	142487	31432	90250	121682
RCR 1-32	019-043-10	ADOC	43173	116900	160073	43173	95000	138173
RCR 1-33	019-043-11	ADOC	53627	116900	170527	53627	95000	148627
RCR 1-34	019-043-12	ADOC	26820	105210	132030	26820	85500	112320
RCR 1-35	019-043-13	ADOC	35645	99365	135010	35645	80750	116395
RCR 1-36	019-043-15	ADOC	39532	105210	144742	39532	85500	125032
RCR 1-37	019-043-20	ADOC	42937	116900	159837	42937	95000	137937
RCR 1-38	019-043-21	ADOC	42297	116900	159197	42297	95000	137297
RCR 1-39	019-043-22	ADOC	88698	128590	217288	88698	104500	193198
RCR 1-40	019-043-23	ADOC	57880	116900	174780	57880	95000	152880
RCR 1-41	019-043-24	ADOC	51008	116900	167908	51008	95000	146008
RCR 1-42	019-043-25	ADOC	42318	111055	153373	42318	90250	132568
RCR 1-43	019-043-32	ADOC	110289	105210	215499	110289	85500	195789
RCR 1-44	019-052-07	ADOC	39129	116900	156029	39129	95000	134129
RCR 1-45	019-052-26	ADOC	62563	105210	167773	62563	85500	148063
RCR 1-46	019-092-01	ADOC	34589	105210	139799	34589	85500	120089
RCR 1-47	019-092-02	ADOC	40860	116900	157760	40860	95000	135860
RCR 1-48	019-092-03	ADOC	33036	111055	144091	33036	90250	123286
RCR 1-49	019-092-04	ADOC	33955	111055	145010	33955	90250	124205
RCR 1-50	019-092-05	ADOC	43716	111055	154771	43716	90250	133966
RCR 1-51	019-092-06	ADOC	33009	111055	144064	33009	90250	123259

RCR 1-52	019-092-08	ADOC	52780	116900	169680	52780	95000	147780
RCR 1-53	019-092-09	ADOC	38106	116900	155006	38106	95000	133106
RCR 1-54	019-092-10	ADOC	42085	116900	158985	42085	95000	137085
RCR 1-55	019-092-12	ADOC	109152	105210	214362	109152	85500	194652
RCR 1-56	019-092-13	ADOC	73381	111055	184436	73381	90250	163631
RCR 1-57	019-092-14	ADOC	144942	116900	261842	144942	95000	239942
RCR 1-58	019-092-15	ADOC	84561	116900	201461	84561	95000	179561
RCR 1-59	019-092-16	ADOC	36025	116900	152925	36025	95000	131025
RCR 1-60	019-092-17	ADOC	175774	116900	292674	175774	95000	270774
RCR 1-61	019-092-18	ADOC	34862	116900	151762	34862	95000	129862
RCR 1-62	019-092-19	ADOC	30715	105210	135925	30715	85500	116215
RCR 1-63	019-092-20	ADOC	82736	111055	193791	82736	90250	172986
RCR 1-64	019-092-21	ADOC	34971	116900	151871	34971	95000	129971
RCR 1-65	019-092-23	ADOC	136868	105210	242078	136868	85500	222368
RCR 1-66	019-092-24	ADOC	136803	105210	242013	136803	85500	222303
RCR 1-67	019-092-25	ADOC	53962	105210	159172	53962	85500	139462
RCR 1-68	019-092-26	ADOC	91777	105210	196987	91777	85500	177277
RCR 1-69	019-093-01	ADOC	113802	116900	230702	113802	95000	208802
RCR 1-70	019-093-06	ADOC	116224	111055	227279	116224	90250	206474
RCR 1-71	019-093-07	ADOC	102856	111055	213911	102856	90250	193106
RCR 1-72	019-093-08	ADOC	95317	111055	206372	95317	90250	185567
RCR 1-73	019-093-09	ADOC	155356	105210	260566	155356	85500	240856
RCR 1-74	019-093-14	ADOC	56140	116900	173040	56140	95000	151140
RCR 1-75	019-093-15	ADOC	81595	111055	192650	81595	90250	171845
RCR 1-76	019-093-18	ADOC	95634	116900	212534	95634	95000	190634
RCR 1-77	019-093-26	ADOC	199430	116900	316330	199430	95000	294430
RCR 1-78	019-093-29	ADOC	159449	105210	264659	159449	85500	244949
RCR 1-79	019-093-30	ADOC	94664	116900	211564	94664	95000	189664
RCR 1-80	019-093-31	ADOC	110005	111055	221060	110005	90250	200255
RCR 1-81	019-093-32	ADOC	38219	111055	149274	38219	90250	128469
RCR 1-82	019-093-34	ADOC	53569	111055	164624	53569	90250	143819
RCR 1-83	019-093-35	ADOC	38824	111055	149879	38824	90250	129074
RCR 1-84	019-093-37	ADOC	378605	122745	501350	378605	99750	478355
RCR 1-85	019-093-40	ADOC	122362	116900	239262	122362	95000	217362
RCR 1-86	019-093-41	ADOC	19849	122745	142594	19849	99750	119599
RCR 1-87	019-093-42	ADOC	169191	116900	286091	169191	95000	264191
RCR 1-88	019-151-02	ADOC	92170	116900	209070	92170	95000	187170
RCR 1-89	019-151-03	ADOC	80011	116900	196911	80011	95000	175011
RCR 1-90	019-151-04	ADOC	78000	116900	194900	78000	95000	173000
RCR 1-91	019-151-05	ADOC	60782	122745	183527	60782	99750	160532
RCR 1-92	019-151-06	ADOC	48935	122745	171680	48935	99750	148685
RCR 1-93	019-151-07	ADOC	55666	116900	172566	55666	95000	150666
RCR 1-94	019-151-08	ADOC	85990	116900	202890	85990	95000	180990
RCR 1-95	019-151-09	ADOC	59037	116900	175937	59037	95000	154037
RCR 1-96	019-151-10	ADOC	44189	116900	161089	44189	95000	139189
RCR 1-97	019-151-11	ADOC	37213	116900	154113	37213	95000	132213
RCR 1-98	019-151-12	ADOC	55184	116900	172084	55184	95000	150184
RCR 1-99	019-151-14	ADOC	142647	111055	253702	142647	90250	232897
RCR 1-100	019-151-15	ADOC	138413	111055	249468	138413	90250	228663
RCR 1-101	019-151-16	ADOC	259641	105210	364851	259641	85500	345141
RCR 1-102	019-151-17	ADOC	156051	105210	261261	156051	85500	241551
RCR 1-103	019-151-18	ADOC	115217	105210	220427	115217	85500	200717
RCR 1-104	019-151-19	ADOC	118369	111055	229424	118369	90250	208619

RCR 1-105	019-151-20	ADOC	132604	111055	243659	132604	90250	222854
RCR 1-106	019-151-21	ADOC	191071	128590	319661	191071	104500	295571
RCR 1-107	019-152-01	ADOC	78971	116900	195871	78971	95000	173971
RCR 1-108	019-152-02	ADOC	93624	122745	216369	93624	99750	193374
RCR 1-109	019-152-03	ADOC	60762	116900	177662	60762	95000	155762
RCR 1-110	019-152-05	ADOC	64037	116900	180937	64037	95000	159037
RCR 1-111	019-152-06	ADOC	78233	116900	195133	78233	95000	173233
RCR 1-112	019-152-07	ADOC	69797	116900	186697	69797	95000	164797
RCR 1-113	019-152-08	ADOC	55601	116900	172501	55601	95000	150601
RCR 1-114	019-152-09	ADOC	41581	116900	158481	41581	95000	136581
RCR 1-115	019-152-10	ADOC	86816	116900	203716	86816	95000	181816
RCR 1-116	019-152-11	ADOC	48890	116900	165790	48890	95000	143890
RCR 1-117	019-152-12	ADOC	39340	116900	156240	39340	95000	134340
RCR 1-118	019-152-13	ADOC	70335	116900	187235	70335	95000	165335
RCR 1-119	019-152-14	ADOC	102720	116900	219620	102720	95000	197720
RCR 1-120	019-152-15	ADOC	55191	116900	172091	55191	95000	150191
RCR 1-121	019-152-16	ADOC	61780	116900	178680	61780	95000	156780
RCR 1-122	019-152-17	ADOC	70483	116900	187383	70483	95000	165483
RCR 1-123	019-152-18	ADOC	66177	116900	183077	66177	95000	161177
RCR 1-124	019-152-19	ADOC	92641	116900	209541	92641	95000	187641
RCR 1-125	019-152-20	ADOC	99445	122745	222190	99445	99750	199195
RCR 1-126	019-152-21	ADOC	54520	122745	177265	54520	99750	154270
RCR 1-127	019-152-22	ADOC	56119	116900	173019	56119	95000	151119
RCR 1-128	019-152-23	ADOC	59652	111055	170707	59652	90250	149902
RCR 1-129	019-152-24	ADOC	86580	116900	203480	86580	95000	181580
RCR 1-130	019-153-02	ADOC	183142	122745	305887	183142	99750	282892
RCR 1-131	019-153-03	ADOC	104431	116900	221331	104431	95000	199431
RCR 1-132	019-153-04	ADOC	103035	116900	219935	103035	95000	198035
RCR 1-133	019-153-05	ADOC	107525	116900	224425	107525	95000	202525
RCR 1-134	019-153-06	ADOC	87242	116900	204142	87242	95000	182242
RCR 1-135	019-153-07	ADOC	128373	116900	245273	128373	95000	223373
RCR 1-136	019-153-08	ADOC	117187	116900	234087	117187	95000	212187
RCR 1-137	019-153-09	ADOC	135838	116900	252738	135838	95000	230838
RCR 1-138	019-153-10	ADOC	105950	111055	217005	105950	90250	196200
RCR 1-139	019-153-11	ADOC	137646	111055	248701	137646	90250	227896
RCR 1-140	019-153-16	ADOC	152698	116900	269598	152698	95000	247698
RCR 1-141	019-153-17	ADOC	127011	128590	255601	127011	104500	231511
RCR 1-142	019-153-18	ADOC	99578	116900	216478	99578	95000	194578
RCR 1-143	019-153-19	ADOC	43695	116900	160595	43695	95000	138695
RCR 1-144	019-153-20	ADOC	62936	116900	179836	62936	95000	157936
RCR 1-145	019-153-21	ADOC	54525	116900	171425	54525	95000	149525
RCR 1-146	019-153-22	ADOC	47031	116900	163931	47031	95000	142031
RCR 1-147	019-153-23	ADOC	52494	116900	169394	52494	95000	147494
RCR 1-148	019-153-24	ADOC	87625	116900	204525	87625	95000	182625
RCR 1-149	019-153-26	ADOC	82301	116900	199201	82301	95000	177301
RCR 1-150	019-153-27	ADOC	60706	116900	177606	60706	95000	155706
RCR 1-151	019-153-28	ADOC	115230	116900	232130	115230	95000	210230
RCR 1-152	019-153-29	ADOC	225909	116900	342809	225909	95000	320909
RCR 1-153	019-153-31	ADOC	150323	111055	261378	150323	90250	240573
RCR 1-154	019-153-32	ADOC	144761	111055	255816	144761	90250	235011
RCR 1-155	019-191-03	ADOC	37288	116900	154188	37288	95000	132288
RCR 1-156	019-191-04	ADOC	48533	116900	165433	48533	95000	143533
RCR 1-157	019-191-05	ADOC	35788	111055	146843	35788	90250	126038

RCR 1-158	019-191-06	ADOC	46117	111055	157172	46117	90250	136367
RCR 1-159	019-191-07	ADOC	32166	111055	143221	32166	90250	122416
RCR 1-160	019-191-08	ADOC	27112	111055	138167	27112	90250	117362
RCR 1-161	019-191-10	ADOC		105210	105210		85500	85500
RCR 1-162	019-191-11	ADOC	81527	105210	186737	81527	85500	167027
RCR 1-163	019-191-12	ADOC	57594	105210	162804	57594	85500	143094
RCR 1-164	019-191-13	ADOC	62118	105210	167328	62118	85500	147618
RCR 1-165	019-191-14	ADOC	87132	105210	192342	87132	85500	172632
RCR 1-166	019-191-15	ADOC	26161	111055	137216	26161	90250	116411
RCR 1-167	019-191-16	ADOC	60781	111055	171836	60781	90250	151031
RCR 1-168	019-191-17	ADOC	112650	105210	217860	112650	85500	198150
RCR 1-169	019-191-18	ADOC	74713	105210	179923	74713	85500	160213
RCR 1-170	019-192-01	ADOC	53092	116900	169992	53092	95000	148092
RCR 1-171	019-192-04	ADOC	51277	111055	162332	51277	90250	141527
RCR 1-172	019-192-05	ADOC	49367	116900	166267	49367	95000	144367
RCR 1-173	019-192-06	ADOC	60447	116900	177347	60447	95000	155447
RCR 1-174	019-192-07	ADOC	32490	116900	149390	32490	95000	127490
RCR 1-175	019-192-08	ADOC	203980	116900	320880	203980	95000	298980
RCR 1-176	019-192-09	ADOC	64451	116900	181351	64451	95000	159451
RCR 1-177	019-192-10	ADOC	44001	116900	160901	44001	95000	139001
RCR 1-178	019-192-11	ADOC	54835	116900	171735	54835	95000	149835
RCR 1-179	019-192-12	ADOC	59931	116900	176831	59931	95000	154931
RCR 1-180	019-192-13	ADOC	58501	116900	175401	58501	95000	153501
RCR 1-181	019-192-14	ADOC	44507	116900	161407	44507	95000	139507
RCR 1-182	019-192-15	ADOC	62293	116900	179193	62293	95000	157293
RCR 1-183	019-192-16	ADOC	46988	116900	163888	46988	95000	141988
RCR 1-184	019-192-17	ADOC	133153	116900	250053	133153	95000	228153
RCR 1-185	019-192-18	ADOC	53550	116900	170450	53550	95000	148550
RCR 1-186	019-193-03	ADOC	94176	116900	211076	94176	95000	189176
RCR 1-187	019-193-04	ADOC	71146	116900	188046	71146	95000	166146
RCR 1-188	019-193-05	ADOC	139825	116900	256725	139825	95000	234825
RCR 1-189	019-193-06	ADOC	65808	116900	182708	65808	95000	160808
RCR 1-190	019-193-07	ADOC	63335	116900	180235	63335	95000	158335
RCR 1-191	019-193-08	ADOC	99937	116900	216837	99937	95000	194937
RCR 1-192	019-193-09	ADOC	62975	116900	179875	62975	95000	157975
RCR 1-193	019-193-10	ADOC	115845	116900	232745	115845	95000	210845
RCR 1-194	019-193-11	ADOC	173049	122745	295794	173049	99750	272799
RCR 1-195	019-193-17	ADOC	77844	116900	194744	77844	95000	172844
RCR 1-196	019-193-18	ADOC	59274	116900	176174	59274	95000	154274
RCR 1-197	019-193-19	ADOC	1063920	467600	1531520	1063920	380000	1443920
RCR 1-198	019-232-12	ADOC	53329	116900	170229	53329	95000	148329
RCR 1-199	019-232-13	ADOC	56913	111055	167968	56913	90250	147163
RCR 1-200	019-232-14	ADOC	45202	111055	156257	45202	90250	135452
RCR 1-201	019-232-17	ADOC	57983	116900	174883	57983	95000	152983
RCR 1-202	019-232-18	ADOC	26796	116900	143696	26796	95000	121796
RCR 1-203	019-232-30	ADOC	72649	111055	183704	72649	90250	162899
RCR 1-204	019-232-37	ADOC	59974	116900	176874	59974	95000	154974
RCR 1-205	019-232-38	ADOC	58188	116900	175088	58188	95000	153188
RCR 1-206	019-232-42	ADOC	57301	111055	168356	57301	90250	147551
RCR 1-207	019-303-31	ADOC	26067	105210	131277	26067	85500	111567
RCR 1-208	019-432-19	ADOC	36752	116900	153652	36752	95000	131752
RCR 1-209	019-650-01	ADOC	35912	99365	135277	35912	80750	116662
RCR 1-210	019-650-02	ADOC	36142	99365	135507	36142	80750	116892

RCR 1-211	019-650-03	ADOC	37709	99365	137074	37709	80750	118459
RCR 1-212	019-650-04	ADOC	35865	99365	135230	35865	80750	116615
RCR 1-213	019-650-05	ADOC	34495	99365	133860	34495	80750	115245
RCR 1-214	019-650-06	ADOC	40198	99365	139563	40198	80750	120948
RCR 1-215	019-650-07	ADOC	36724	99365	136089	36724	80750	117474
RCR 1-216	019-650-08	ADOC	40972	99365	140337	40972	80750	121722
RCR 1-217	019-650-09	ADOC	36630	105210	141840	36630	85500	122130
RCR 1-218	019-650-11	ADOC	42213	105210	147423	42213	85500	127713
RCR 1-219	019-650-12	ADOC	42140	105210	147350	42140	85500	127640
RCR 1-220	019-650-13	ADOC	42683	111055	153738	42683	90250	132933
RCR 1-221	019-650-14	ADOC	96012	99365	195377	96012	80750	176762
RCR 1-222	019-650-16	ADOC	45119	99365	144484	45119	80750	125869
RCR 1-223	019-650-17	ADOC	30180	105210	135390	30180	85500	115680
RCR 1-224	019-650-18	ADOC	45943	111055	156998	45943	90250	136193
RCR 1-225	019-650-19	ADOC	53477	111055	164532	53477	90250	143727
RCR 1-226	019-650-20	ADOC	49636	111055	160691	49636	90250	139886
RCR 1-227	019-650-21	ADOC	44946	111055	156001	44946	90250	135196
RCR 1-228	019-650-22	ADOC	55904	116900	172804	55904	95000	150904
RCR 1-229	019-650-23	ADOC	64409	111055	175464	64409	90250	154659
RCR 1-230	019-670-01	ADOC	54832	116900	171732	54832	95000	149832
RCR 1-231	019-670-02	ADOC	41107	116900	158007	41107	95000	136107
RCR 1-232	019-670-03	ADOC	62763	122745	185508	62763	99750	162513
RCR 1-233	019-670-04	ADOC	83201	122745	205946	83201	99750	182951
RCR 1-234	019-670-05	ADOC	55509	122745	178254	55509	99750	155259
RCR 1-235	019-670-06	ADOC	60944	122745	183689	60944	99750	160694
RCR 1-236	019-670-07	ADOC	54456	122745	177201	54456	99750	154206
RCR 1-237	019-670-08	ADOC	39849	122745	162594	39849	99750	139599
RCR 1-238	019-670-09	ADOC	55789	116900	172689	55789	95000	150789
RCR 1-239	019-670-10	ADOC	100125	105210	205335	100125	85500	185625
RCR 1-240	019-670-11	ADOC	58336	105210	163546	58336	85500	143836
RCR 1-241	019-670-12	ADOC	64066	105210	169276	64066	85500	149566
RCR 1-242	019-670-13	ADOC	42559	111055	153614	42559	90250	132809
RCR 1-243	019-670-14	ADOC	45481	111055	156536	45481	90250	135731
RCR 1-244	019-670-15	ADOC	61400	111055	172455	61400	90250	151650
RCR 1-245	019-670-16	ADOC	53061	111055	164116	53061	90250	143311
RCR 1-246	019-670-17	ADOC	56395	111055	167450	56395	90250	146645
RCR 1-247	019-670-18	ADOC	46080	105210	151290	46080	85500	131580
RCR 1-248	019-670-19	ADOC	2714	105210	107924	2714	85500	88214
RCR 1-249	019-670-20	ADOC	48390	122745	171135	48390	99750	148140
RCR 1-250	019-670-21	ADOC	43953	122745	166698	43953	99750	143703
RCR 1-251	019-670-22	ADOC	55203	122745	177948	55203	99750	154953
RCR 1-252	019-670-23	ADOC	43421	122745	166166	43421	99750	143171
RCR 1-253	019-670-24	ADOC	126923	111055	237978	126923	90250	217173
RCR 1-254	019-670-25	ADOC	43231	116900	160131	43231	95000	138231
RCR 1-255	019-670-26	ADOC	39327	116900	156227	39327	95000	134327