

ASSESSOR'S EVIDENCE



WASHOE COUNTY ASSESSOR

Michael E. Clark

Cori Burke
Chief Deputy Assessor

Rigo Lopez,
Chief Property Appraiser

Value Change Stipulation for the Board of Equalization

January 4, 2019

TORS, RYAN W & JANE F
3095 IDLEWILD DR
RENO NV 89509


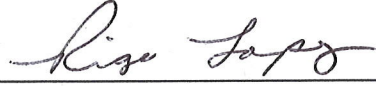
RE: Hearing Number: 19-0005
Assessors Parcel Number: 010-414-34
Address: 3095 IDLEWILD DR

Dear Ryan W & Jane F Tors,

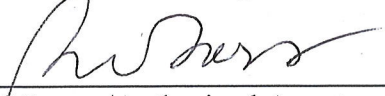
The Appraisal Division of the Washoe County Assessor's Office has completed the review of the **taxable** value of the above property under appeal. After careful consideration of the facts involved and under the authority of NRS 361.345, we are recommending adjusting the taxable value as follows:

Roll Year: 2019/2020	FROM	TO
Land	\$ 149,910	\$ 149,910
Improvements	\$ 101,459	\$ 79,100
Personal Property	\$ -	\$ -
Total Taxable Value	\$ 251,369	\$ 229,010

By signing below, Petitioner agrees to the above stipulation. Please return this letter to our office seven (7) days prior your scheduled hearing or as soon as possible. You may mail to the address below or FAX to (775) 328-3643.

 1/04/2019  01/04/19
Coi Greener Appraiser RL Chief Appraiser

I hereby agree to the value as stipulated above for my appeal to the board of equalization:

RYAN TORS 
Printed Name of Owner/Authorized Agent Signature of Owner/Authorized Agent

Date: 1/8/19

**ASSESSOR'S EXHIBIT I
4 PAGES**

Situs & Keyline Description:
3095 IDLEWILD DR RENO
TRUCKEE PARK 3
LOT 4Owner & Mailing Address:
TORS, RYAN W & JANE F
3095 IDLEWILD DR
RENO, NV 89509WASHOE COUNTY APPRAISAL RECORD
2019

APN: 010-414-34



BLOCK D & FRAC NE4 SEC 16 TWP 19N RGE 19E

Tax District: 1000

printed: 12/27/2018

ACTIVE

1143.03

AFNC - Glenwood 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			
2019 NR	149,910	0	101,459	0	251,369	87,979	Building Value	96,654				
2018 FV	122,600	0	102,684	0	225,284	78,849	Extra Feature Value	4,805				
2017 FV	122,600	0	106,194	0	228,794	80,078	Land Value	149,910				
2016 FV	104,800	0	111,711	0	216,511	75,779	Taxable Value	251,369		2019	Reopen	Code: I8
2015 FV	80,800	0	115,110	0	195,910	68,569	Exemption	0			Reappraisal	
2014 FV	71,500	0	114,646	1,686	186,146	65,151	FLAGS					
2013 FV	58,100	0	112,960	0	171,060	59,871	Type	Value				
2012 FV	66,000	0	116,340	0	182,340	63,819	Cap Code	POQ		NC 10	New Land	New Sketch
2011 FV	66,000	0	111,975	0	177,975	62,291	Eligible for Form?	YES				
2010 FV	90,600	0	116,012	0	206,612	72,314	Low Cap Percentage	1				
2009 FV	113,475	0	120,364	0	233,839	81,843	Parcel Map	0		By: CG		Date: 12/27/2018
2008 FV	148,824	0	122,245	0	271,069	94,874						

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY			
Type	Code	Description	Category	Units	Description	Yr Bld	Units	Cost New	Tot Lump Sum Adj						
Type	RES	Residential	Plumbing Fixtures	12.41	1FLR - FIRST FLOOR		2,232	275,072	Sub Area-RCN		34,280				
Occupancy	001	Sgl Fam Res ~	Base Appliance from MS	1	1FLR - FIRST FLOOR	1999	190	23,416	% Incomplete		0				
Story/Frame	01	SINGLE STORY	Living Units in Building	1	GRA - GARAGE ATTACHED		483	21,088	% Depreciation		73.50				
Quality	40-3	Good AVERAGE	Bedrooms	3	POR1 - PORCH CONCRETE SLAB		195	1,390	\$ Dep & Inc		268,078				
Year Built	1970	1970	Bath - Full	2	PRW - PORCH ROOF WOOD		310	5,298	Obso/Other Adj.		0				
WAY	100		Bath - Half	1	WDW - WOOD DECK WOOD		310	4,188	Sub Area DRC		96,654				
BUILDING CHARACTERISTICS									Additive DRC		4,805				
Category	Code	Type	%						Total DRC		101,459				
Ext. Wall	7	BR VENEER/FR	100						Override						
Roof Cover	2	COMP SHINGLE	100						Cost Code		89502				
Base	1	MS FLOOR ADJ	100						PROPERTY CHARACTERISTICS						
Heating Type	11	FA/AC ~	100						Water		Municipal				
Sub Floor	2	WOOD	100						Sewer		Municipal				
Energy	3	MODERATE ~	100						Street		Paved				
Foundation	3	MODERATE ~	100						BUILDING NOTES						
Seismic	1	SEISMIC FRAME	100												
Base Rate Adjustment				Adj.											
CCM SFR Frame					1.05000										
Local Reno Frame					1.05000										
Construction Modifiers				Adj.											
Gross Living/Building Area					2,422										
Perimeter					274										

#	Bld	Date	User ID	Activity Notes
4	0-0	10/23/2018	eladouceu	RALL BY CG - 09/06/2018

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	5,310.42	1970		100	5,310	26.5	1,407		
2	FWCO	FLATWORK CONCRETE	30	1-1	0	0	500	5.95	1970		100	2,973	26.5	788		
3	WLBR	WALL BRICK	30	1-1	0	0	195	25.99	1970		100	5,068	26.5	1,343		
4	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	3	1,593.78	1970		100	4,781	26.5	1,267		

LAND VALUE		DOR Code	Neighborhood	1143.03 AFNC - Glenwood Estates	Land Size	10,324	Unit Type	SF			
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code %	Influence 2 Code %	Taxable Value	Land Notes
1	200	Single Family Residence	SF9	1.00	ST		78,900.00	NT	1.90	149,910	RIVER FRONTAGE

Situs & Keyline Description:
3095 IDLEWILD DR RENO
TRUCKEE PARK 3
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BLOCK D & FRAC NE4 SEC 16 TWP 19N RGE 19E

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WASHOE COUNTY APPRAISAL RECORD 2019

APN: 010-414-34

Card 1 of 1
Bld. 1-1



Tax District: 1000

printed: 01/02/2019

ACTIVE

1143.03

AFNC - Glenwood Estates

VALUATION HISTORY

PARCEL VALUE SUMMARY

Database	Roll Year	Prior % Complete	% Complete
PROD			
FOR COST ESTIMATES ONLY			
		Reopen	Code:
		Reappraisal	

Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed
2019 NR	149,910	0	101,459	0	251,369	87,979
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2008 FV	148,824	0	122,245	0	271,069	94,874

Primary Valuation	Building Level Cost
Building Value	74,295
Extra Feature Value	4,805
Land Value	149,910
Taxable Value	229,010
Exemption	0
FLAGS	
Type	Value
Cap Code	POQ
Eligible for Form?	YES
Low Cap Percentage	1
Parcel Map	0

NC / C New Land New Sketch
By: Date:

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY			
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Type	RES	Residential	Plumbing Fixtures	12	1FL	1FLR - FIRST FLOOR	1999	2,232	205,210			32,847			
Occupancy	001	Sgl Fam Res ~	Base Appliance From MS	1	1FL	1FLR - FIRST FLOOR		190	17,469			280,357			
Story/Frame	01	SINGLE STORY	Living Units in Building	1	GRA	GARA - GARAGE ATTACHED		483	15,297			73,500			
Quality	30	Average	Bedrooms	3	PCS	POR1 - PORCH CONCRETE SLAB		195	1,390			206,062			
Year Built	WAY	%Comp	Year of Addn/Remodel	2	PRW	PRF1 - PORCH ROOF WOOD		310	3,956						
1970	1970	100		1	WDW	WDK1 - WOOD DECK WOOD		310	4,188						
BUILDING CHARACTERISTICS															
Category	Code	Type	%												
Ext. Wall	7	BR VENEER/FR	100												
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Foundation	3	MODERATE ~	100												
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1	200	Single Family Residence	SF9	1.00	ST		78,900.00	NT	1.90			149,910	RIVER FRONTAGE		

REMARKS

PARCEL: 010-414-34

ADDRESS: 3095 Idlewild Drive, Reno

Appeal #19-0005:

Received inquiry from owner on 12/19/2018:

- Owner questioned his subject property is at Quality Class 4 when most of his surrounding neighbors are at QC 3 and 3.5 and questioned why his taxes are higher than his neighbors when he believes they have better nicer homes.
- Explained the NRS and property assessment & process.
- Also, explained that even with the lowering of the quality class, it may NOT affect his taxes due to the abatement already in placed on his property.

- Completed a site check the following day on 12/20/2018 at 1:30 p.m.
 - Interior and exterior inspection completed.
 - No recent remodeling.
- After a review of the subject property, it has been determined to change the QC from 4 to 3 in agreement with the owner.
- Update change as correction only for the 2019 Reopen.
- Stipulation to be sent once costing is completed.

CG 12/27/2018