

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:	<u>\$980,824</u>
	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 ☒ 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 BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Hlf	Built WAY	Sale Date	Sale Price	Sale \$/SF
	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 BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Hlf	Built	Sale Date	Sale Price	Sale \$/SF
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

Owner & Mailing Address:
PALACE LIVING TRUST
PALACE TRUSTEE, WILLIAM W & MARIA A
4235 WILD EAGLE TER
RENO, NV 89511

APN: 150-111-07



EABF - Saddlehorn

Page 3 of 21

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



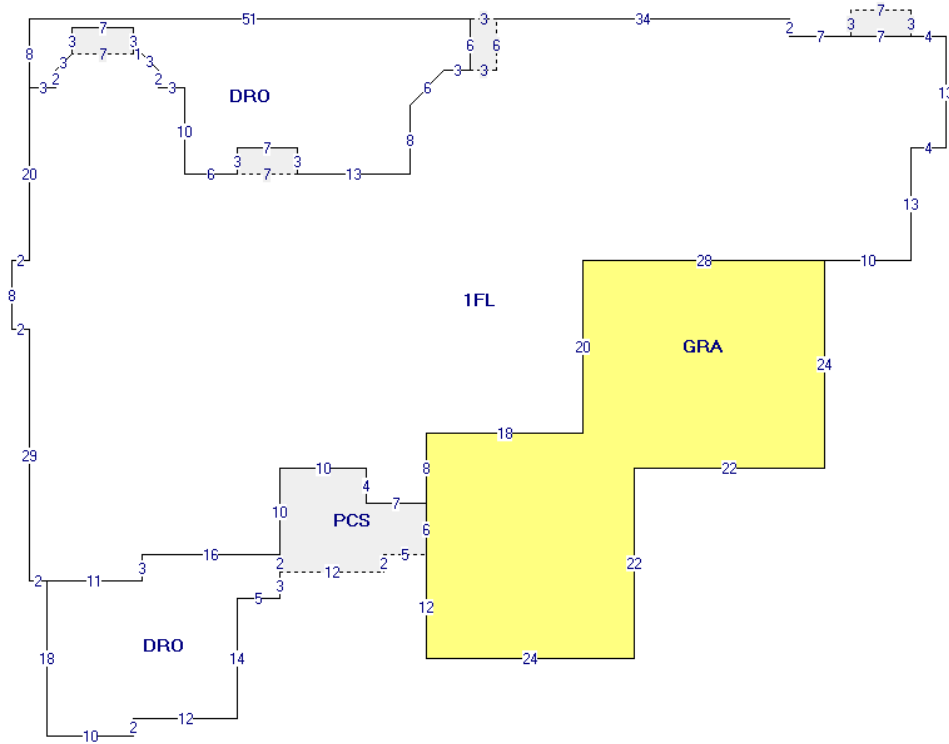
Tax District: 4000

printed: 01/22/2019

ACTIVE

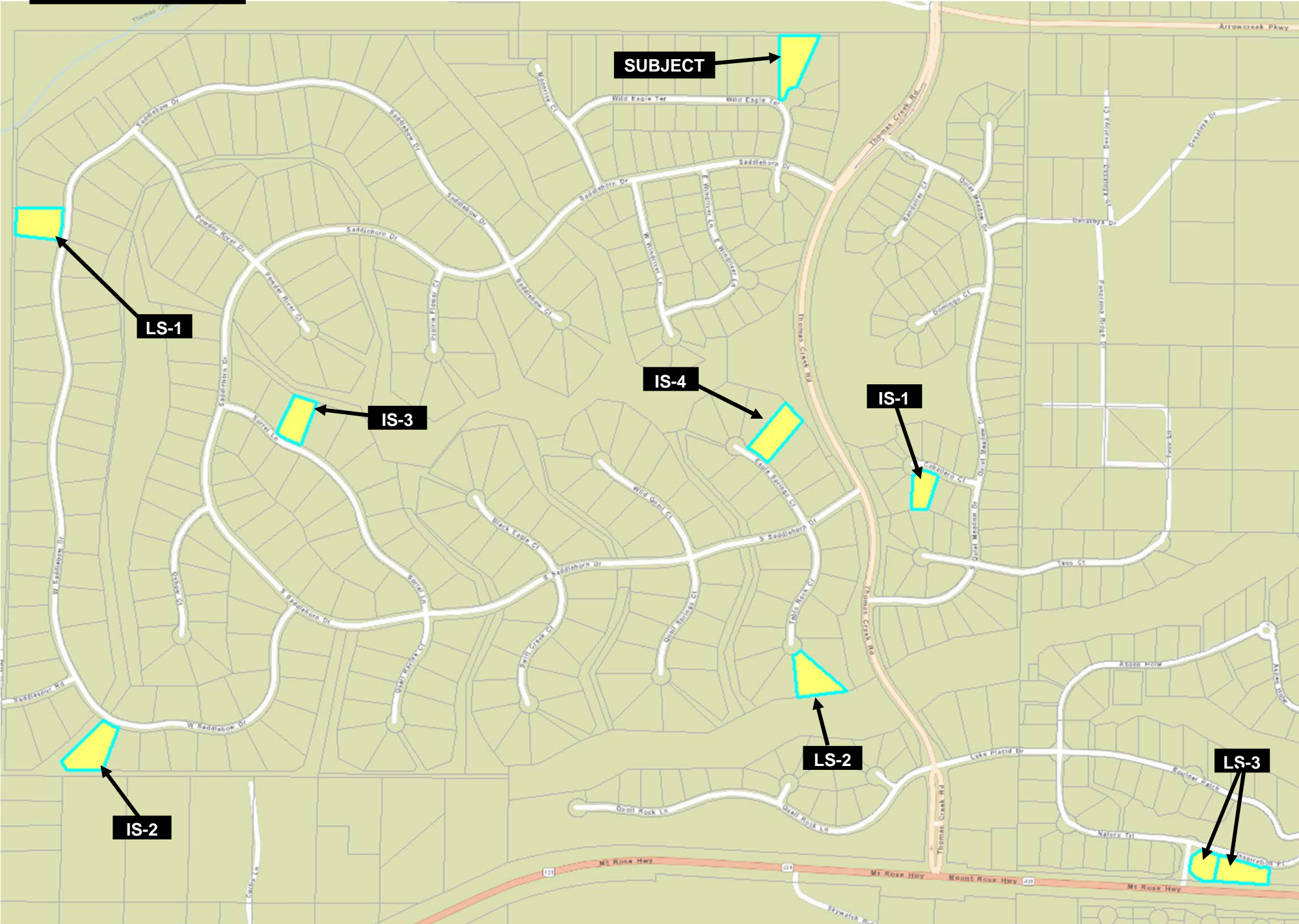
3929.06

EABF - Saddlehorn

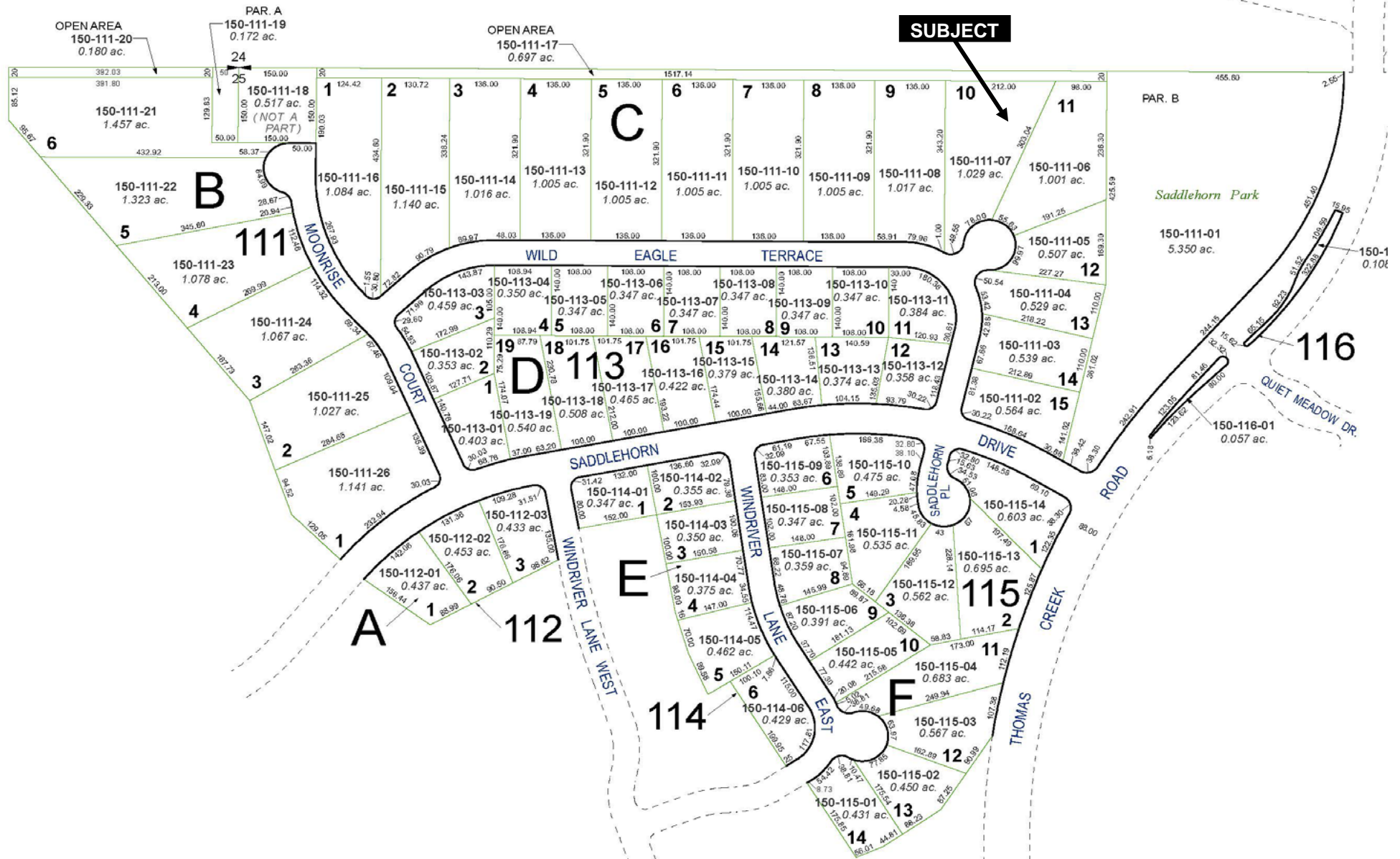


BUILDING PERMITS								
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes	
SALES/TRANSFER INFORMATION								
Grantor		Document	Date	LUC	Verif	Terms	Sales	Notes
PALACE, WILLIAM W & PRUTZMAN 1983 TRUST		4593732	05/27/2016	200	3BGG		900,000	
PRUTZMAN, GEORGE W		3934851	10/20/2010	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				

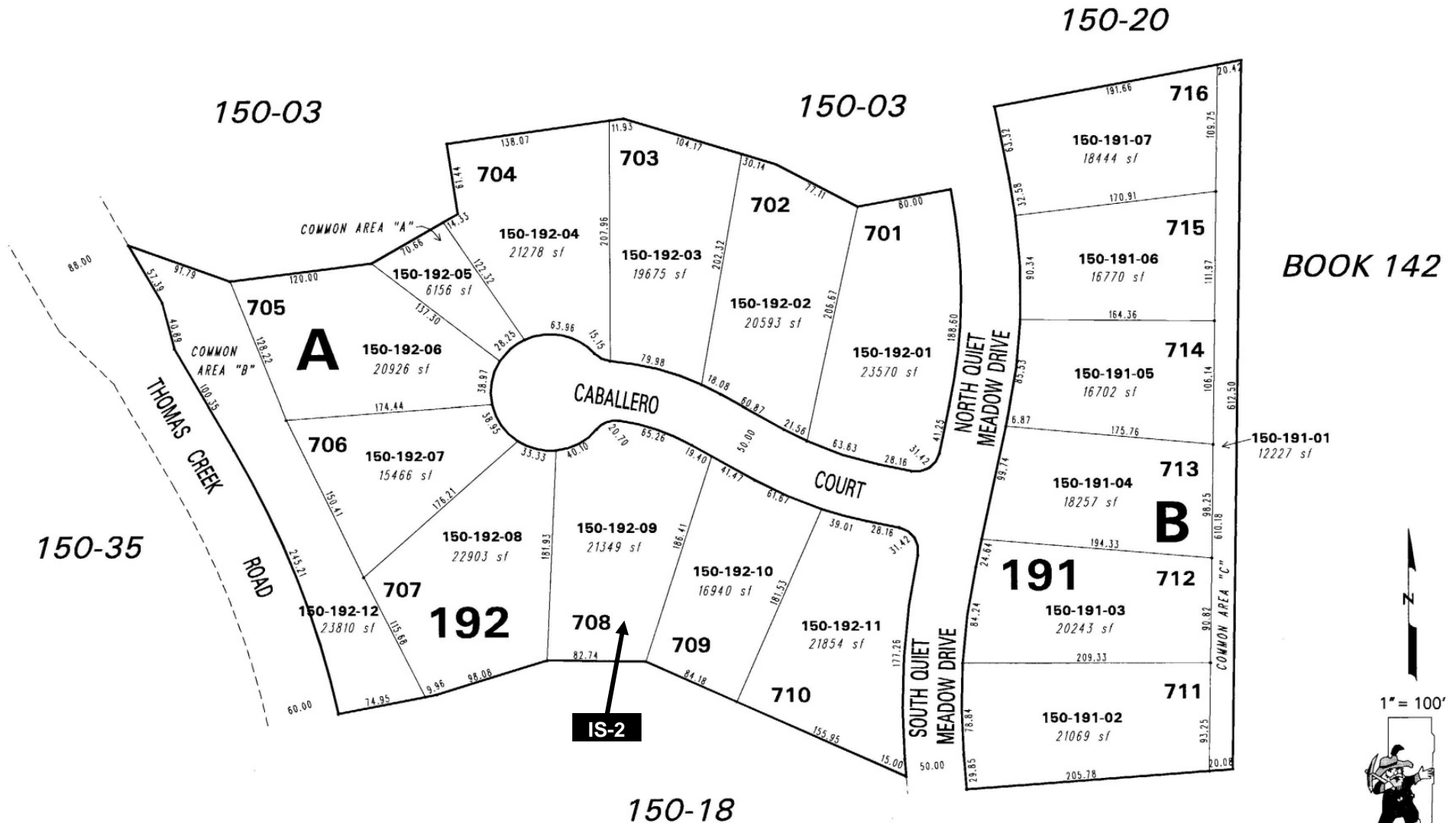
NEIGHBORHOOD MAP



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

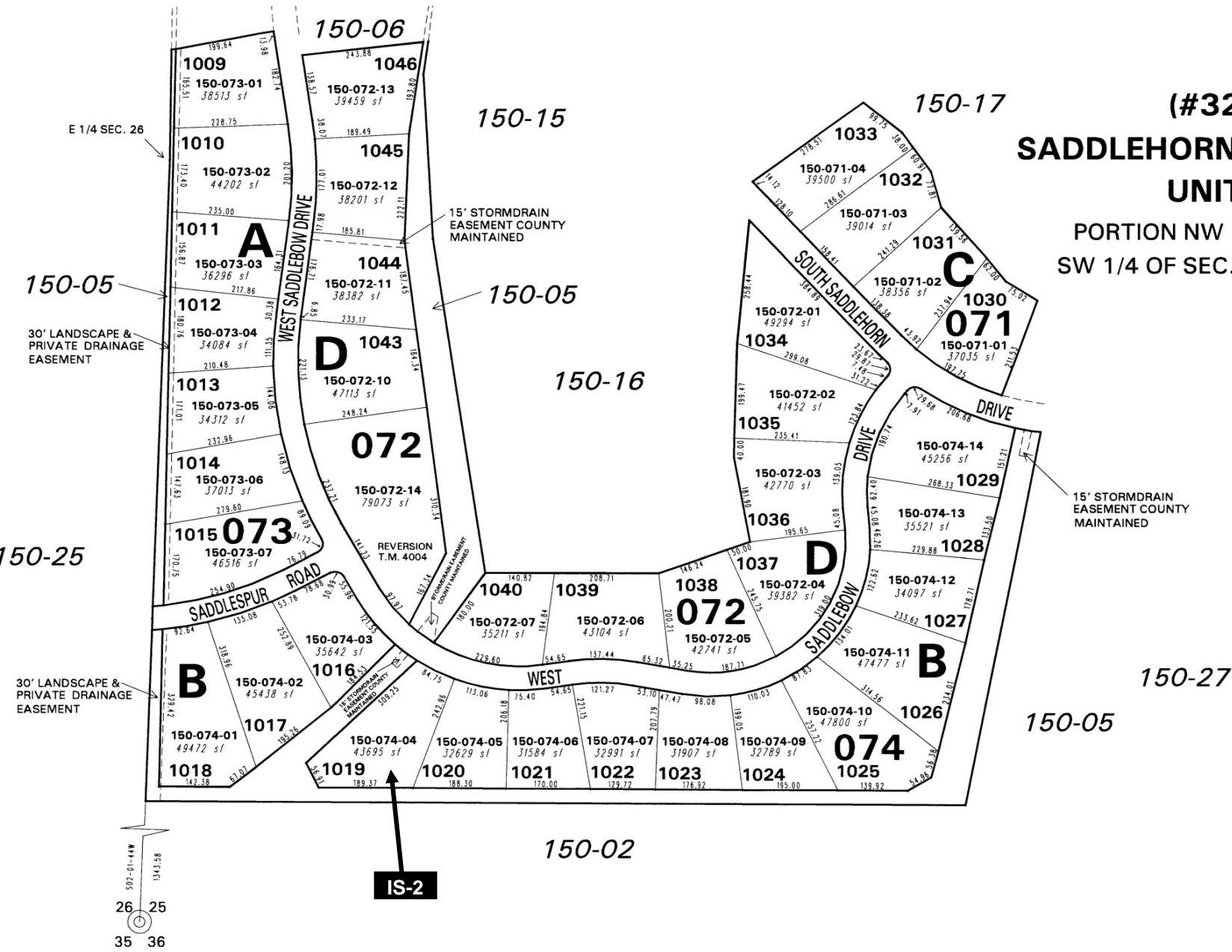


(#3014)
SADDLEHORN SUBDIVISION UNIT 7
 PORTION SECTION 25, T18N - R19E

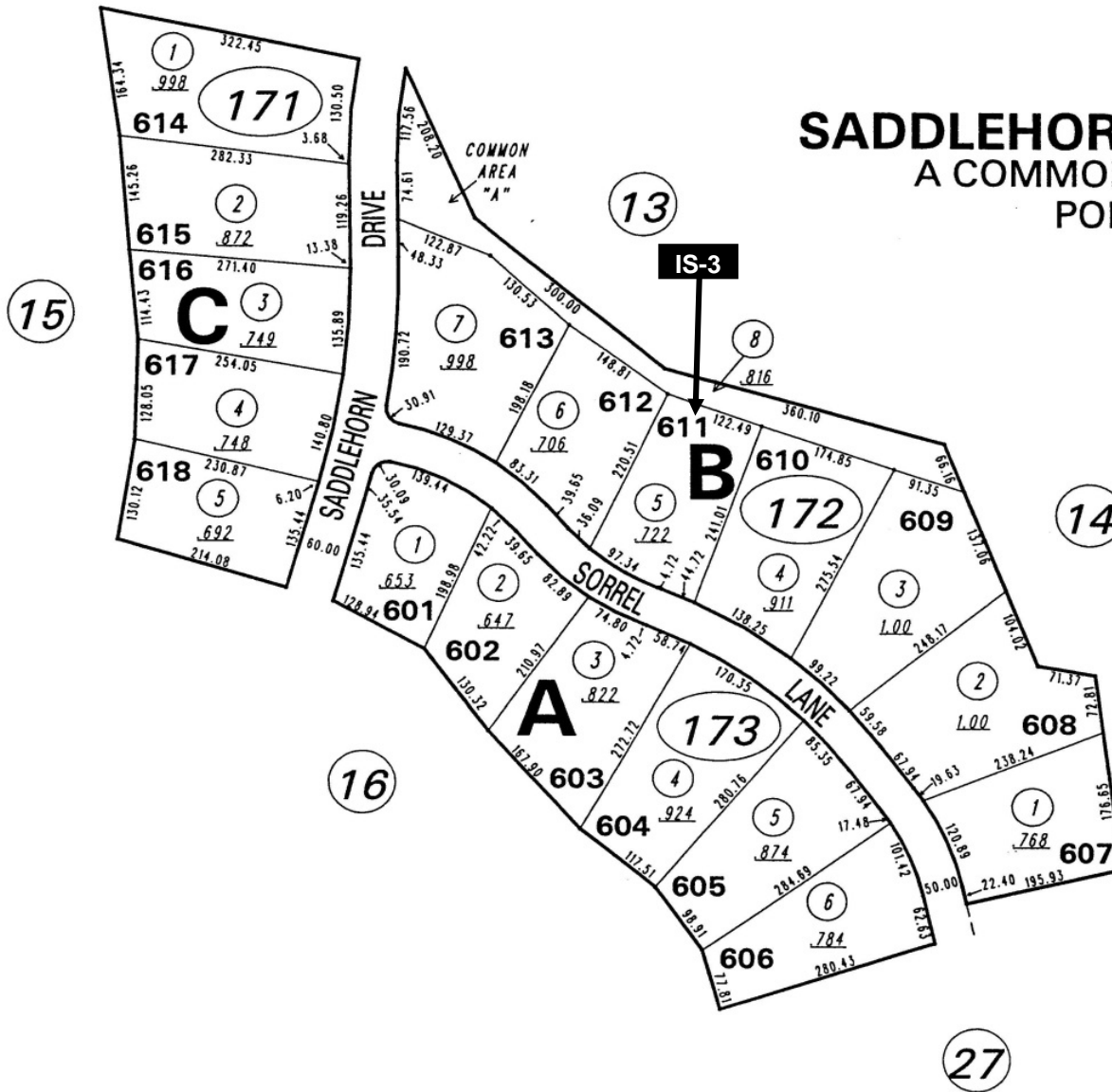


(#3236)
**SADDLEHORN SUBDIVISION
UNIT 10**

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



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

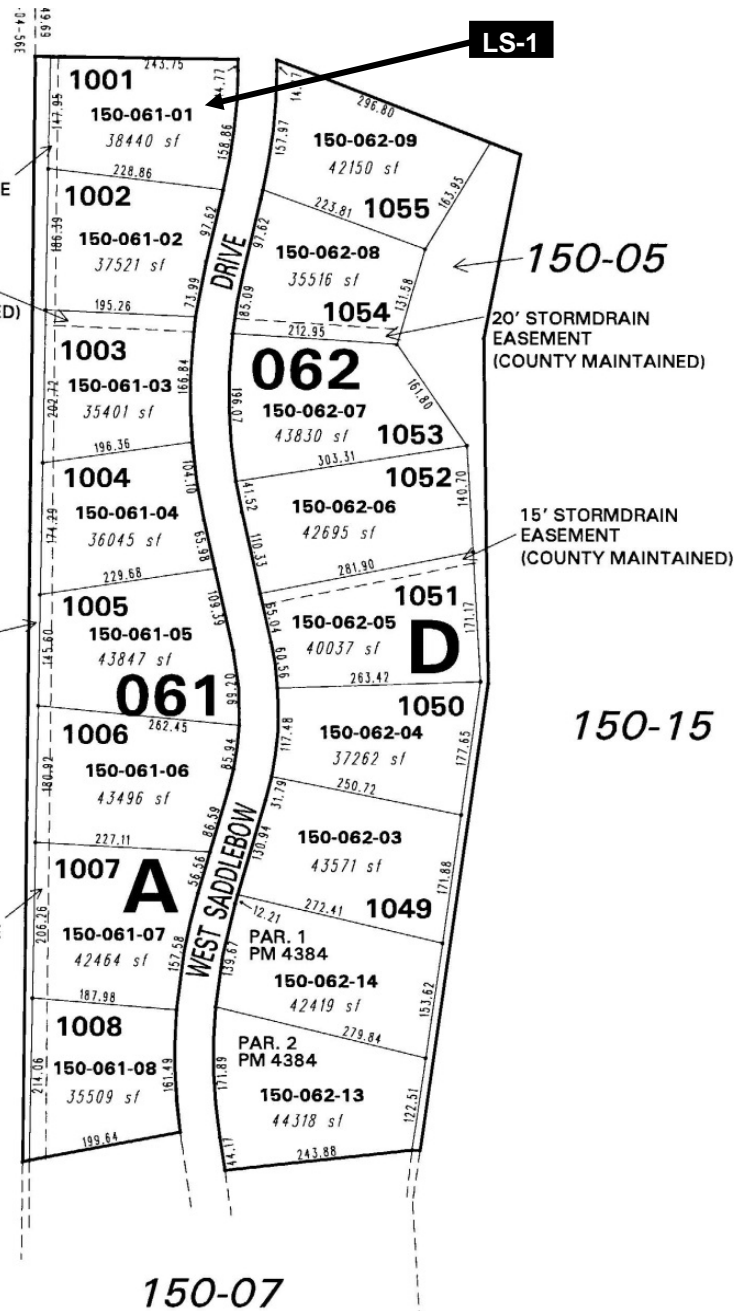


BOOK 152

30' LANDSCAPE &
PRIVATE DRAINAGE
EASEMENT

20' STORMDRAIN
EASEMENT
(COUNTY MAINTAINED)

30' LANDSCAPE &
PRIVATE DRAINAGE
EASEMENT



(#3236)
SADDLEHORN SUBDIVISION
UNIT 10

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

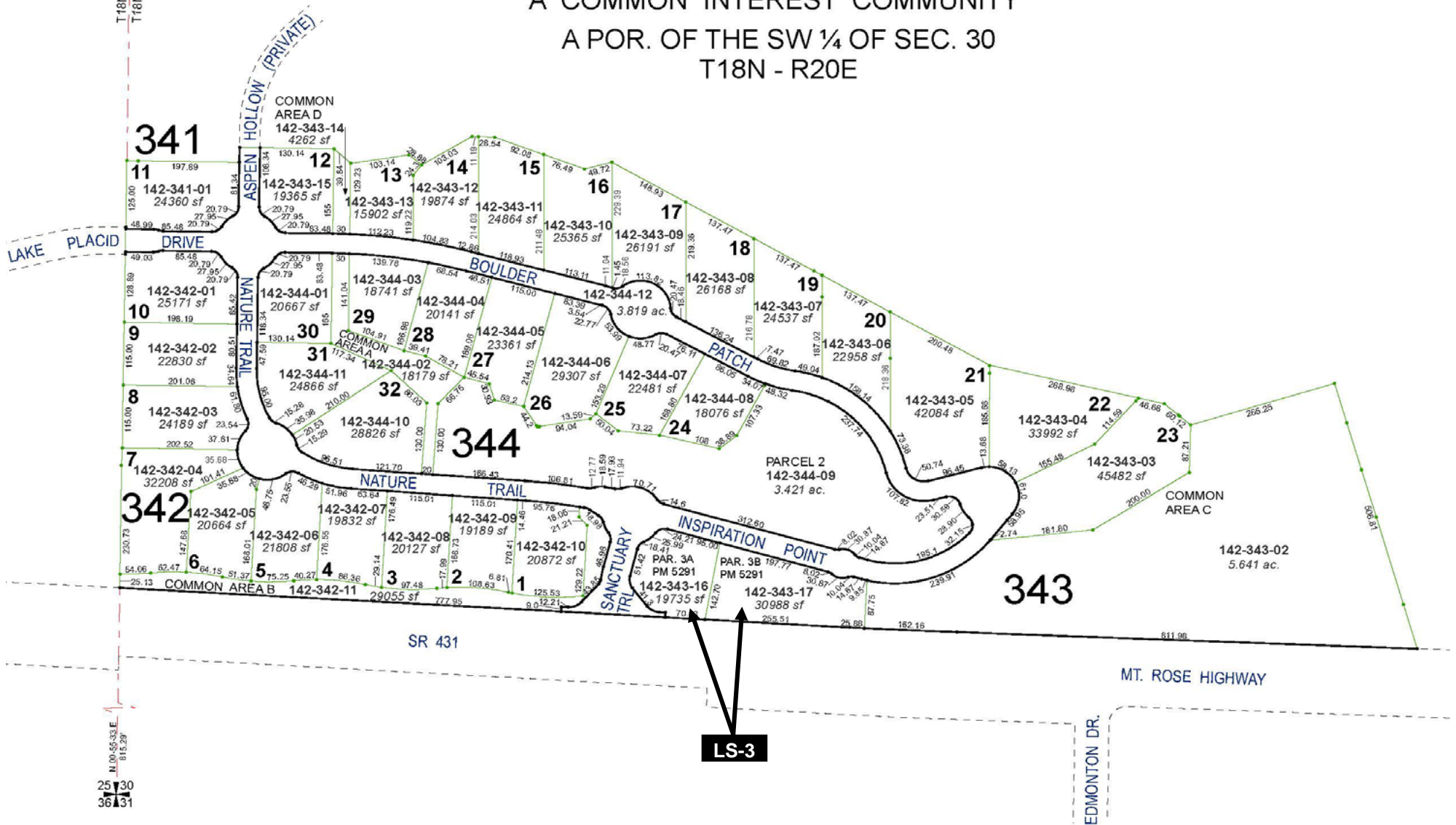
(#4580)

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.

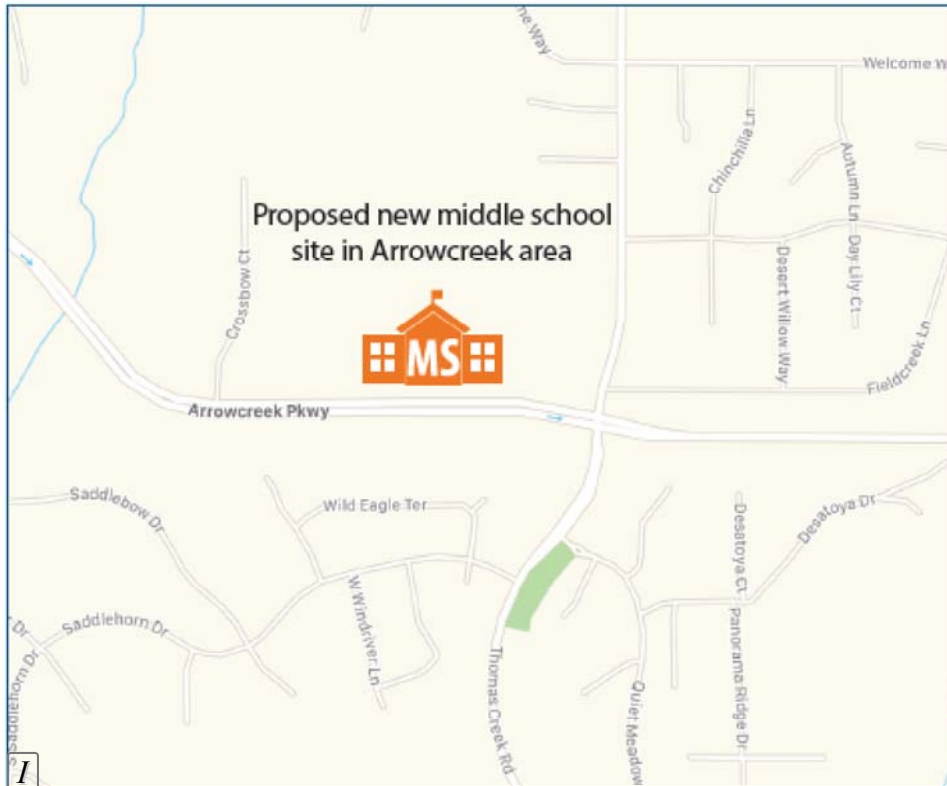
Important Update: WCSD now officially owns the land, and is moving forward with planning and construction! [Submit your proposed name for the school here.](#) Submissions open through November 27.

Actualización Importante: ¡Oficialmente el Distrito es dueño del terreno y estamos iniciando los planes y la construcción! [Envíe 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

14_zm

Flipside Home Page ~ the...

Washoe County FEMA DFL...

Web Slice Gallery

Reno News, Weather, Spo...

RDE QuickInfo

Gail VICE

BuildingReadOnly
WASHOE County

PROD

My 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

ARROWCREEK MIDDLE SCHOOL GROUND MAINTENANCE BUILDING

Job Value

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

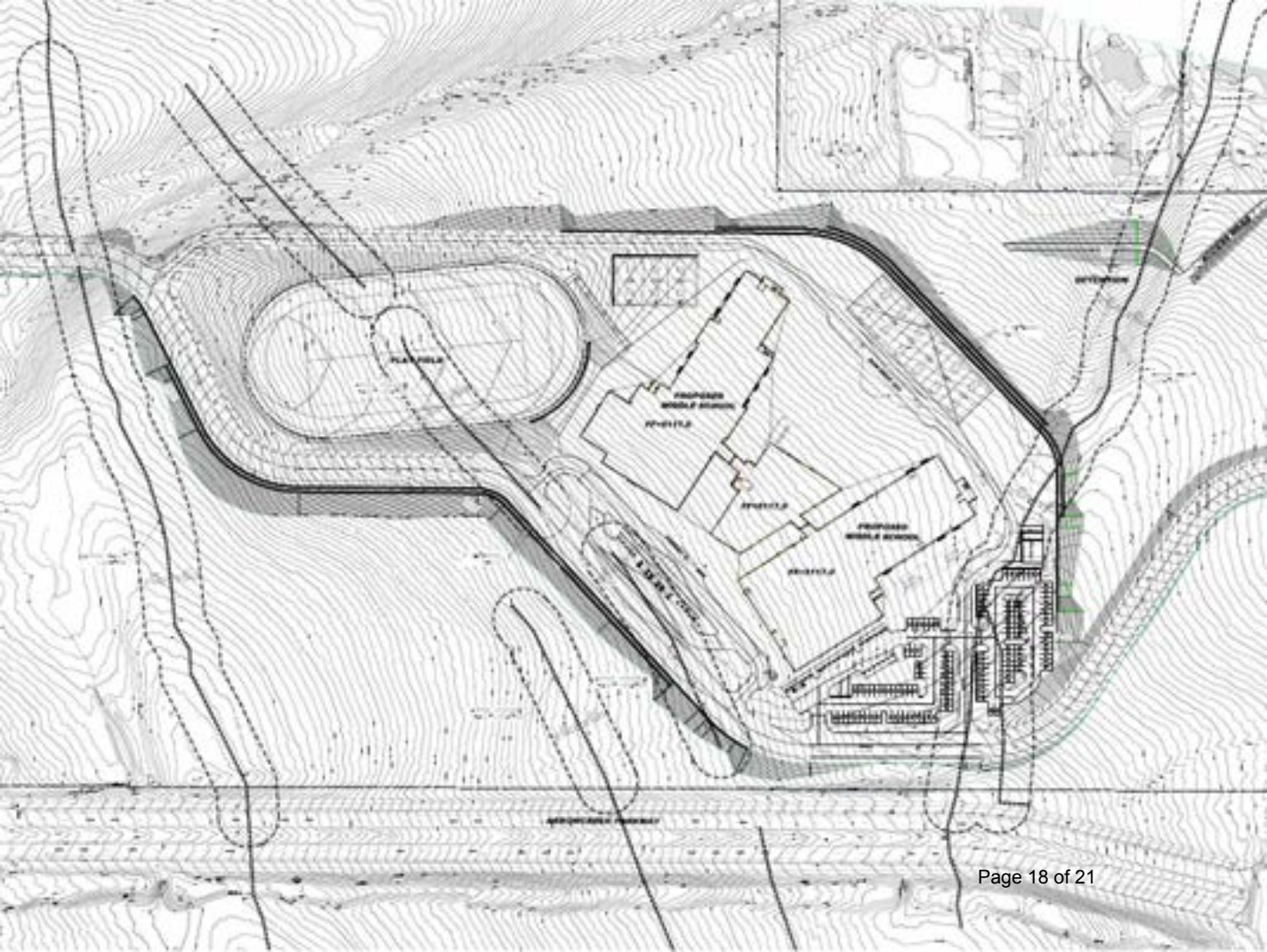
18CAP-00000-00KZ4

Page 16 of 21

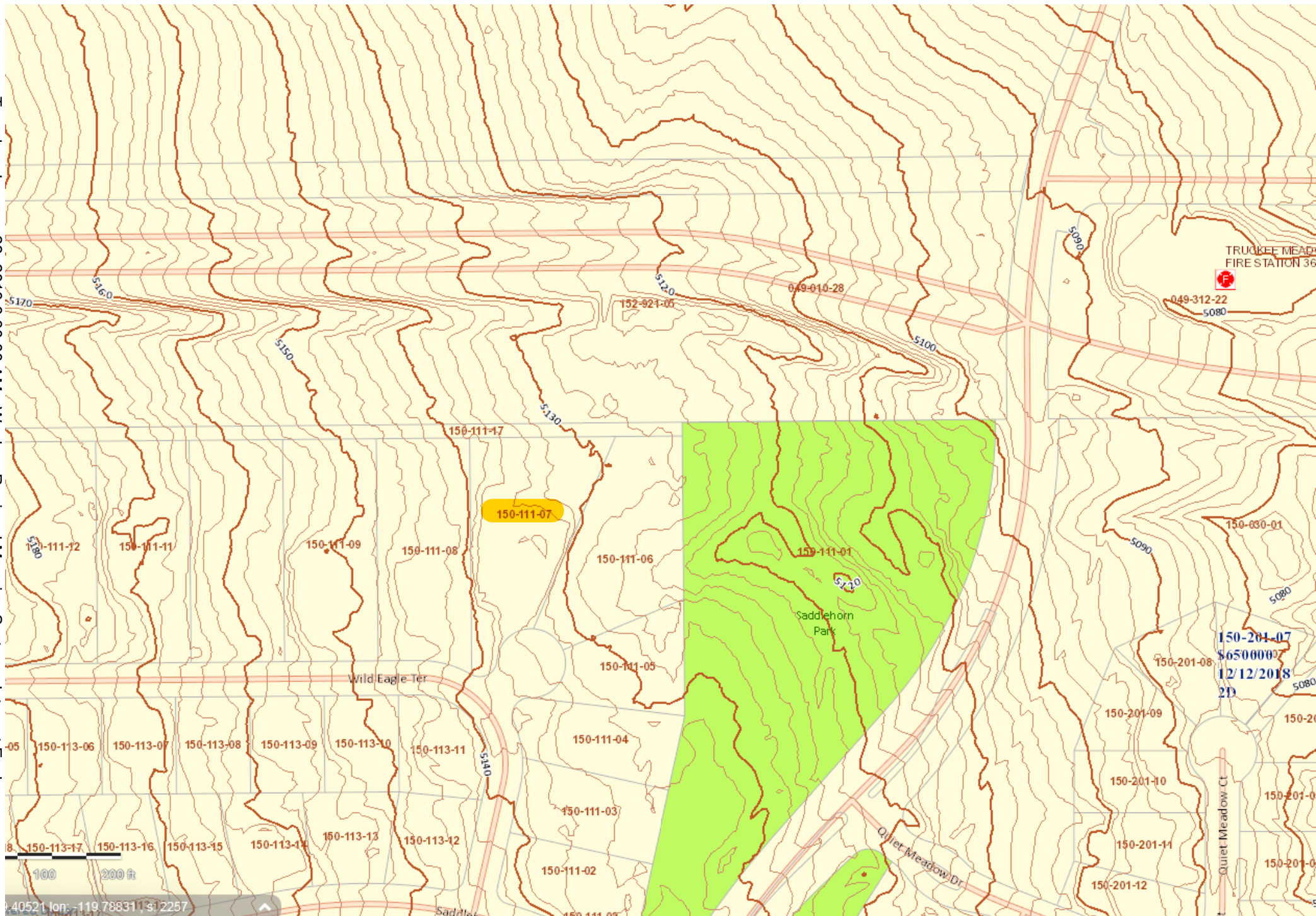
My Navigation

-  [App Spec Info](#)
-  [ASIT Data](#)
-  [Comments](#)
-  [Flags](#)
-  [Contacts](#)
-  [Documents](#)
-  [Expiration Info](#)
-  [Fees](#)
-  [Payments](#)
-  [Professionals](#)
-  [Related Records](#)
-  [Record Summary](#)
-  [Valuation Calc](#)
-  [Workflow](#)

Page 17 of 21







Welcome Jane Tung
v2.1.6.3

Sign Out

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

iLOOKABOUT StreetScape

May 20 2016

Report a problem

Y:08 P:-11 vFov:90 hFov:81 D:178
Location-based (by Rooftop V2)

Map

Center:39.40487, -119.79327 Zoom:17 Year:2016

Map Layers

Pictometry Map

05/07/2017 1 of 5 Select Date

© 2019 Pictometry