

**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

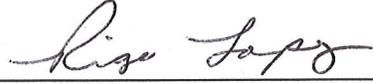
RE: Hearing Number: 19-0005
Assessors Parcel Number: 010-414-34
Address: 3095 IDLEWILD DR

Dear Ryan W & Jane F Tors,

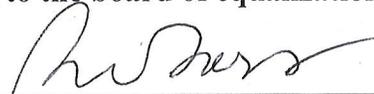
The Appraisal Division of the Washoe County Assessor's Office has completed the review of the **taxable** value of the above property under appeal. After careful consideration of the facts involved and under the authority of NRS 361.345, we are recommending adjusting the taxable value as follows:

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 4
BLOCK D & FRAC NE4 SEC 16 TWP 19N RGE 19E

Owner & Mailing Address:
TORS, RYAN W & JANE F
3095 IDLEWILD DR
RENO, NV 89509

WASHOE COUNTY APPRAISAL RECORD

2019

APN: 010-414-34



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: 18	
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						
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						
2008 FV	148,824	0	122,245	0	271,069	94,874								

COPY

NC 10
By: CG

New Land
New Sketch
Date: 12/27/2018

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY			
Type	Code	Description	Category	Code	Description	Yr Bld	Units	Cost New	Tot Lump Sum Adj	Code	Description	Yr Bld	Units	Cost New	Tot Lump Sum Adj
Type	RES	Residential	Plumbing Fixtures	4FL	1FLR - FIRST FLOOR		2,232	275,072	34,280		Sub Area-RCN				364,732
Occupancy	001	Sgl Fam Res	Base Appliance From MS	1FL	1FLR - FIRST FLOOR	1999	190	23,416	0		% Incomplete				0
Story/Frame	01	SINGLE STORY	Living Units in Building	1GRA	GARA - GARAGE ATTACHED		483	21,088	73.50		% Depreciation				73.50
Quality	4-3	Good AVERAGE	Bedrooms	3PCS	POR1 - PORCH CONCRETE SLAB		195	1,390	268,078		\$ Dep & Inc				268,078
Year Built	1970	1970	Bath - Full	2PRW	PRF1 - PORCH ROOF WOOD		310	5,298	0		Obsol/Other Adj.				0
WAY	100	100	Bath - Half	1WDW	WDK1 - WOOD DECK WOOD		310	4,188	96,654		Sub Area DRC				96,654
<p style="text-align: center;">UPDATE QPC FROM 4 TO 3 PER APPEAL # 19-0005. SEE ATTACHED NOTES.</p>															
<p style="text-align: right;">Gross Living/Building Area: 2,422 Perimeter: 274</p>															

#	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	Land Size		Unit Type
200	1143.03	AFNC - Glenwood Estates	10,324	SF		

#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	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:
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 TRUCKEE PARK 3
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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	
Type		Value	
Cap Code	POQ	NC / C	New Land
Eligible for Form?	YES		New Sketch
Low Cap Percentage	1		
Parcel Map	0	By:	Date:

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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2014 FV	71,500	0	114,646	1,686	186,146	65,151
2013 FV	58,100	0	112,960	0	171,060	59,871
2012 FV	66,000	0	116,340	0	182,340	63,819
2011 FV	66,000	0	111,975	0	177,975	62,291
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RES	Residential	Plumbing Fixtures	12	1FL	1FLR - FIRST FLOOR		2,232	205,210	Sub Area-RCN	32,847									
001	Sgl Fam Res -	Base Appliance From MS	1	1FL	1FLR - FIRST FLOOR	1999	190	17,469	% Incomplete	280,357									
01	SINGLE STORY	Living Units in Building	1	GRA	GARA - GARAGE ATTACHED		483	15,297	% Depreciation	0									
30	Average	Bedrooms	3	PCS	POR1 - PORCH CONCRETE SLAB		195	1,390	\$ Dep & Inc	73.50									
		Bath - Full	2	PRW	PRF1 - PORCH ROOF WOOD		310	3,956	Obso/Other Adj.	206,062									
		Bath - Half	1	WDW	WDK1 - WOOD DECK WOOD		310	4,188	Sub Area DRC	0									
1970	1970	100							Additive DRC	74,295									
BUILDING CHARACTERISTICS																			
Category	Code	Type	%																
Ext. Wall	7	BR VENEER/FR	100																
Roof Cover	2	COMP SHINGLE	100																
Base	1	MS FLOOR ADJ	100																
Heating Type	11	FA/AC -	100																
Sub Floor	2	WOOD	100																
Energy	3	MODERATE -	100																
Foundation	3	MODERATE -	100																
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											
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1	200	Single Family Residence	SF9	1.00	ST		78,900.00	NT	1.90			149,910	RIVER FRONTAGE

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

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