

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 19-0053
Hearing Date _____
Tax Year 2019

APN: 007-118-08
Owner of Record: BLAND, KELLY E & ANNETTE M
Property Address: 1255 N SIERRA ST
Square Feet (Inc Finished Bsmt) 1,163
Built / WAY: 1950
Parcel Size: 0.10 AC
Description / Location: The subject consists of a 1,163 square foot single family residence built in 1950. It is located on Sierra Street, west of the University of Nevada Reno.



2019/20 Taxable Value:	Land:	\$54,000
	Improvements:	\$28,466
	Total:	<u>\$82,466</u>
	Taxable Value / SF	\$71

Sales Comparison Approach:	Indicated Value	\$300,000
	Indicated Value / SF	\$258.00

Current Obsolescence: \$0

Conclusions: All four improved sales are good comparable sales to the subject property. The subject property's total taxable value of \$82,466 (or \$71/SF) falls well below the price per square foot indicated by these sales. As a result, it is our recommendation the total taxable value be upheld.

RECOMMENDATION: Uphold **X** Reduce

ASSESSOR'S EXHIBIT I
18 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$54,000	\$18,900	Txble
IMPROVEMENTS:	\$28,466	\$9,963	\$/SF
TOTAL:	\$82,466	\$28,863	\$71

HEARING:	19-0053
DATE:	_____
TIME:	_____
TAX YEAR:	2019
VALUATION:	Reappraisal

OWNER: BLAND, KELLY E & ANNETTE M

SUBJECT		FIN	UNFIN	Baths	Built	Sale									
APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Half	WAY	Sale Date	Sale Price	\$/SF
007-118-08	1255 N SIERRA ST	0.10	AC	1,163				R20	SINGLE	3	1\1	1950	05/15/1997	\$84,390	\$73

IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	BSMT	UNFIN BSMT	QC	STRY	Beds	Baths	Built	Sale Date	Sale Price	\$/SF
IS-1	007-123-04	1333 TERRACE DR	0.13	AC	1,193				R20	TWO	4	1\0	1961	09/21/2018	\$458,000	\$384
IS-2	007-373-06	1105 RALSTON ST	0.16	AC	1,026	276			R20	SINGLE	2	1\0	1952	07/27/2018	\$329,000	\$321
IS-3	002-371-11	923 WASHINGTON ST	0.16	AC	1,048			784	R15	SINGLE	3	1\0	1941	02/28/2018	\$325,000	\$310
IS-4	007-164-03	945 NEVADA ST	0.16	AC	912				R20	SINGLE	1	1\0	1951	01/05/2018	\$225,000	\$247

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis

RECOMMENDATIONS/COMMENTS: UPHOLD: X REDUCE:

The subject property is located on North Sierra Street, just west of the University of Nevada Reno campus. This single family residence was built in 1950 with 1,163 square feet of living area. The home sits on .10 ac. or 4,356 square feet of land.

IS-1 is comparable in living area, quality, and location; but slightly superior in bedroom count and age.
 IS-2 and IS-3 are located close to the subject and comparable in living area, quality and bathroom count.
 IS-3 is comparable in living area, bedroom and bathroom count, but inferior in age.
 IS-4 is slightly inferior in size and only has one bedroom, but is similar in quality and age.

In conclusion, all four improved sales are good comparable sales to the subject property. The subject property's total taxable value of \$82,466 (or \$71/SF) falls well below the price per square foot indicated by these sales. As a result, it is our recommendation the total taxable value be upheld.

**When arriving at the land value for the subject and all 815 parcels within this neighborhood, the land allocation approach was utilized. To further support the land value of \$60,000, please see page (3) for comparable vacant land sales.

PREPARED BY: Pete Kinne, Appraiser

REVIEWED BY: Gail Vice, Senior Appraiser

\$0.00

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (Vacant Land)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$54,000	\$18,900	Txble
IMPROVEMENTS:	\$28,466	\$9,963	\$/ Unit
TOTAL:	\$82,466	\$28,863	\$54,000

HEARING: 19-0053
DATE: _____
TIME: _____
TAX YEAR: 2019
VALUATION: Reappraisal

OWNER: BLAND, KELLY E & ANNETTE M

SUBJECT							
APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
007-118-08	1255 N SIERRA ST	0.10	AC	MF30	05/15/1997	\$84,390	Parcel located on Sierra Street just west of the University.

LAND SALES

SALE								
#	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	002-462-49	0 KEYSTONE AVE	0.18	AC	SF6	08/15/2018	\$79,900	The subject is located on Keystone Avenue near the corner of Keystone Ave. and Alturas. This 7,884 square foot lot is a typical residential lot within the area; the parcel is level with full hookups at the street. Overall, this is a good comparable to the typical lot within this area.
LS-2	002-052-22 002-052-23	Citadel Way	.17 .17	AC	SF-6	04/20/2017	\$135,000 or \$67,500 per lot	Sale verified by contacting owner by phone. Parcels are located on Citadel Way, south of Rancho San Rafael Park, these parcels are level residential lots and are considered typical lots within this area.
LS-3	006-111-33	University Terrace	0.21	AC	SF-6	10/14/2016	\$60,000	to build a SFR a typical lot for the neighborhood, rectangular, and gently slopes up from the street

Neighborhood: **BDBC**

Sale Dates Searched 07/01/2017 thru 06/30/2018

Reappraisal Year	Allocation Data			Time Adj. Median Sales By Qtr		TV/SP Ratio	Sales > 1.0	# Qtr Sales	Yrly Chng	Qtrly Chng	
	Sale Count:	8		2015 Qtr 3:	None	NA	0	0			
2019	Time Adj. Median Sale Price:	\$335,311		2015 Qtr 4:	None	NA	0	0			
	COD Sales:	15.11		2016 Qtr 1:	None	NA	0	0			
Appraiser	Median SP @:	0.18	\$60,356	2016 Qtr 2:	None	NA	0	0			
	Rounded Land Value:	\$60,400		2016 Qtr 3:	None	NA	0	0			
PKINNE	Misc Data			2016 Qtr 4:	None	NA	0	0			
	Current TV Land Median:	\$42,500		2017 Qtr 1:	None	NA	0	0			
Date	% Change From	42.12%		2017 Qtr 2:	None	NA	0	0			
	Current Land TV:			2017 Qtr 3:	None	NA	0	0			
01/25/2019	Time Adj. Min	Max	Monthly	2017 Qtr 4:	None	NA	0	0			
	Sales Price:	238,021	470,862	% Time	2018 Qtr 1:	\$362,535	22.34%	0	4		
Print & Save Final Allocation	Bldg SqFt:	898	2480	Adjustment	2018 Qtr 2:	\$317,709	24.72%	0	4	-12.36%	
	Land Size (ac)	0.13	0.21	1.00%	2018 Qtr 3:	None	NA	0	0		
				\$1						Total Median Sales % Change:	-12.36%

APN	Location	WAY Built	Qual Class	Sale\List Date	Sale\List Price	Time Adj Sale Price	Bldg SqFt	Price/SF	Neigh Code	Land Size	Influ1 Code	Influ1 Pct	Influ2 Code	Influ2 Pct
002-361-26	980 GEAR ST	1950	R20	06/06/2018	\$290,000	\$292,288	898	\$325	BDBC	0.21				
007-164-03	945 NEVADA ST	1951	R20	01/05/2018	\$225,000	\$238,021	912	\$261	BDBC	0.16				
002-296-14	1670 GRANDVIEW AVE	1956	R20	05/22/2018	\$299,000	\$302,833	972	\$312	BDBC	0.15				
002-371-11	923 WASHINGTON ST	1941	R15	02/28/2018	\$325,000	\$338,036	1048	\$323	BDBC	0.16				
007-017-06	1401 HILLSIDE DR	1947	R25	03/16/2018	\$374,000	\$387,034	1663	\$233	BDBC	0.14				
006-083-16	1033 UNIVERSITY TER	1950	R25	06/29/2018	\$375,000	\$375,124	1705	\$220	BDBC	0.18				
007-114-16	320 IMPERIAL BLVD	1932	R20	04/20/2018	\$325,000	\$332,586	1800	\$185	BDBC	0.13				
007-082-02	1056 EVANS AVE	1930	R35	02/09/2018	\$450,000	\$470,862	2480	\$190	BDBC	0.19				

A 1% Per Month Upward Time Adjustment Has Been Applied To All Sales. These Adjusted Sale Prices Are Used In All Calculations and Projections.

Situs & Keyline Description:
 1255 N SIERRA ST RENO
 UNIVERSITY TERRACE AMD
 LT 2
 BLK 2

Owner & Mailing Address:
 BLAND, KELLY E & ANNETTE M
 4950 ABERFELDY RD
 RENO, NV 89519

WASHOE COUNTY APPRAISAL RECORD 2019

APN: 007-118-08

Card 1 of 1
 Bld. 1-1



Tax District: 1000

printed: 01/25/2019

ACTIVE

1755.03

BDBC - Washington Street

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					
							Building Value	Extra Feature Value	Land Value						
2019 NR	54,000	0	28,466	0	82,466	28,863	28,068	398	54,000						
2018 FV	38,250	0	27,256	0	65,506	22,927									
2017 FV	30,855	0	26,741	0	57,596	20,159									
2016 FV	30,600	0	26,849	0	57,449	20,107									
2015 FV	22,950	0	26,268	0	49,218	17,226									
2014 FV	19,380	0	24,645	0	44,025	15,409									
2013 FV	14,280	0	24,049	0	38,329	13,415									
2012 FV	14,880	0	23,676	0	38,556	13,495									
2011 FV	23,600	0	21,875	0	45,475	15,916									
2010 FV	36,000	0	22,255	0	58,255	20,389									
2009 FV	44,795	0	22,255	0	67,050	23,467									
2008 FV	62,712	0	21,463	0	84,175	29,461									

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY			
Type	Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj					
RES		Residential	Plumbing Fixtures	8	1FL	1FLR - FIRST FLOOR		1,163	100,727	10,879	112,271				
Occupancy	001	Sgl Fam Res ~	Base Appliance From MS	1	CCP	CCP - COVERED CONCRETE PORCH		28	665		0				
Story/Frame	01	SINGLE STORY	Living Units in Building	1							75.00				
Quality	20	Fair	Bedrooms	3							84,203				
Year Built	WAY	%Comp	Year of Addn/Remodel								0				
1950	1950	100									28,068				
BUILDING CHARACTERISTICS											398				
Category	Code	Type	%								28,466				
Ext. Wall	6	WOOD SHNG/FR	100								Override				
Roof Cover	2	COMP SHINGLE	100								Cost Code 89502				
Base	1	MS FLOOR ADJ	100								PROPERTY CHARACTERISTICS				
Heating Type	1	FA ~ FORCED	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								GLA[1](1163) PCS[1](28) PRW[1](28) .				
Base Rate Adjustment				Adj.											
Construction Modifiers				Adj.											
Gross Living/Building Area							1,163								
Perimeter							152								

#	Bld	Date	User ID	Activity Notes
3	0-0	11/06/2018	aclancy	RALL BY PJK - 08/30/2018

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	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	1	1,593.78	1950		100	1,594	25.0	398		

LAND VALUE				Neighborhood				Land Size				Unit Type	
#	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	MF30	1.00	ST		60,000.00	NT	0.90			54,000	SZ-5/TR-5

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



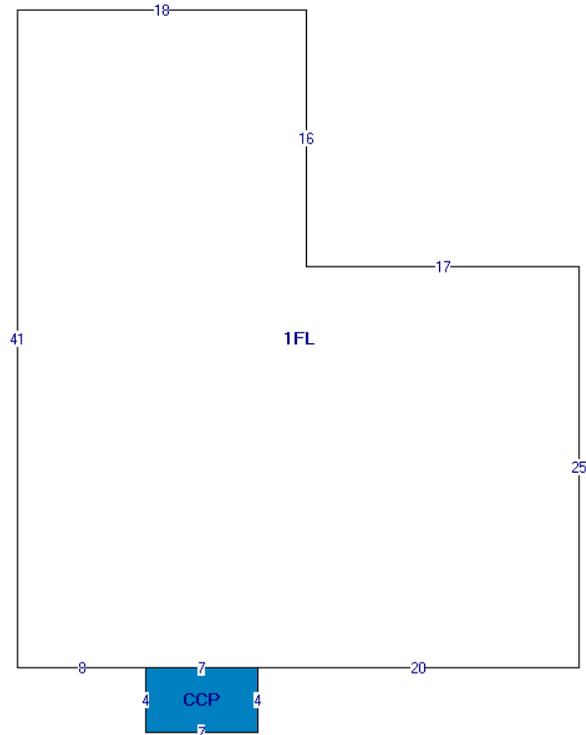
Tax District: 1000

printed: 01/25/2019

ACTIVE

1755.03

BDBC - Washington Street



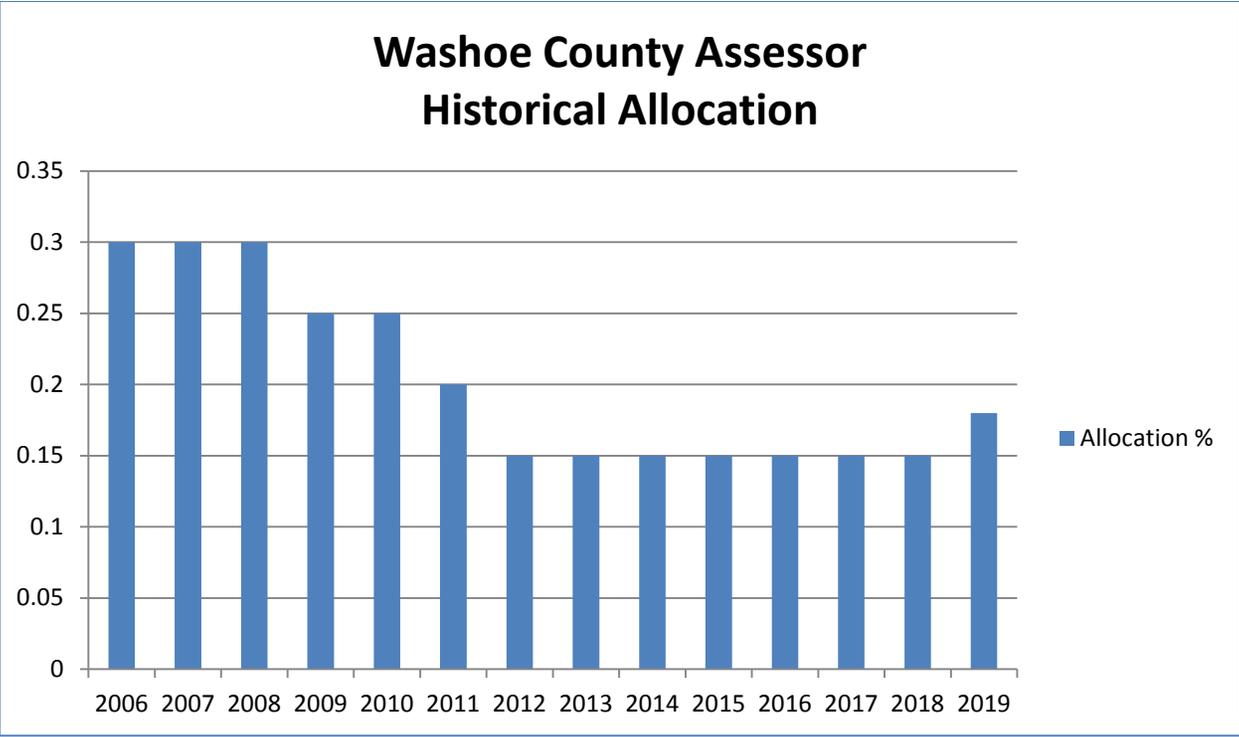
BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
BLAND, KELLY E	2874785	06/19/2003	200	3NTT			ADDING SPOUSE
	2098366	05/15/1997	200	2D		84,390	

#	Bld	Date	User ID	Activity Notes
4	0-0	09/27/2017	smans	RALL BY PJK - 08/30/2017
5	0-0	08/31/2016	rlope	RALL BY SLC - 08/11/2016
6	0-0	11/06/2015	idiez	TAG FROM 1005 TO 1000 TMUGWB NOW SPECIAL ASSESSMENT
7	0-0	11/06/2015	sjack	RALL BY SLC - SEPTEMBER, 2015
8	1-1	08/21/2013	jjohn	RALL BDBC IMPROVEMENT LINE DONE 08/21/2013 BY REVIEWED-NO CHGS ON IMP
9	1-1	08/20/2012	jjohn	RALL BDBC IMPROVEMENT LINE DONE 08/22/2012 BY REVIEWED-NO CHGS ON IMP
10	1-1	08/12/2011	mbozm	RALL BDBC IMPROVEMENT LINE DONE 08/12/2011 BY REVIEWED-NO CHGS ON IMP
11	1-1	08/26/2010	mbozm	RALL BDBC IMPROVEMENT LINE DONE 08/26/2010 BY REVIEWED-NO CHGS ON IMP
12	1-1	09/01/2009	mbozm	RALL BDBC IMPROVEMENT LINE DONE 10/06/2009 BY WJ, LAND LINE DONE



The above chart shows the historical allocation ratio in Washoe County. As you can see in 2006 it was 30%. It was reduced to 25% in 2009, 20% in 2011 and 15% in 2012. It remained at 15% until the 2019/2020 Reappraisal cycle where it was increased to 18%.

All data on this form is for use by the Washoe County Assessor for assessment purposes only.

For best print results change printer orientation to landscape.

Show All Lines

Valuation History -Final Value & Current Year Summary Only													
APN 007-118-08													
Roll Year	Land Taxable Value	Imps New	Land New	Supplemental	Buildings Taxable Value	Tax Cap Value	Total Taxable Value	Land Assd	Imps Assd	OBSO	Secured PP Assd	Secured Total Assd	Value Exemption
2019 NR	54,000			0	28,466		82,466	18,900	9,963	0	0	28,863	0
2019 VN	54,000	18%		0	28,466		82,466	18,900	9,963	0	0	28,863	0
2018 FV	38,250	15%		0	27,256	43,645	65,506	13,388	9,540	0	0	22,927	0
2017 FV	30,855	15%		0	26,741	41,885	57,596	10,799	9,359	0	0	20,159	0
2016 FV	30,600	15%		0	26,849	40,824	57,449	10,710	9,397	0	0	20,107	0
2015 FV	22,950	15%		0	26,268	40,742	49,218	8,033	9,194	0	0	17,226	0
2014 FV	19,380	15%		0	24,645	39,479	44,025	6,783	8,626	0	0	15,409	0
2013 FV	14,280	15%		0	24,049	38,329	38,329	4,998	8,417	0	0	13,415	0
2012 FV	14,880	15%		0	23,676	38,558	38,556	5,208	8,287	0	0	13,495	0
2011 FV	23,600	15%		0	21,875	45,475	45,475	8,260	7,656	0	0	15,916	0
2010 FV	36,000	25%		0	22,255	58,255	58,255	12,600	7,789	0	0	20,389	0
2009 FV	44,795	25%		0	22,255	67,049	67,050	15,678	7,789	0	0	23,467	0
2008 FV	62,712	30%		0	21,463	64,045	84,175	21,949	7,512	0	0	29,461	0
2007 FV	46,800	30%		0	20,231	59,302	67,031	16,380	7,081	0	0	23,461	0
2006 FV	40,000	30%		0	20,070	55,062	60,070	14,000	7,025	0	0	21,024	0
2005 FV	40,000			0	17,765	50,982	57,765	14,000	6,218	0	0	20,218	0
2004 FV	31,616			0	16,074		47,690	11,066	5,626	0	0	16,692	0
2003 FV	30,400			0	15,921		46,321	10,640	5,572	0	0	16,212	0
2002 FV	30,400			0	16,327		46,727	10,640	5,714	0	0	16,354	0
2001 FV	30,400			0	16,171		46,571	10,640	5,660	0	0	16,300	0
2000 FV	30,400			0	16,171		46,571	10,640	5,660	0	0	16,300	0
1999 FV	26,249			0	18,457		44,706	9,187	6,460	0	0	15,647	0
1998 FV	26,249			0	18,186		44,434	9,187	6,365	0	0	15,552	0
1997 FV	26,249			0	17,914		44,163	9,187	6,270	0	0	15,457	0
Abatement Information													
Abatement information supplied here is only a partial representation of the abatement history. For a complete history, refer to the Treasurer's system. The tax cap is on the Ad Valorem (AV) taxes only. There may be additional special fees and assessments not shown below. Net AV Tax has been rounded to the nearest dollar. The Tax Cap Value (Taxable) is the value at the time of billing.													
Tax Year	Tax Cap	New Assd Value	Gross tax (excluding new)	Abatement	Tax On New	Net AV Tax *	Exemption	Tax Rate	Tax Cap Value (Taxable)				
2018	100% High Cap 4.20%	0	839.13	-280.04	0.00	559.09	0.00	3.6600	43,645				
2017	100% High Cap 2.60%	0	737.82	-201.27	0.00	536.55	0.00	3.6600	41,885				
2016	100% High Cap 0.20%	0	735.91	-212.96	0.00	522.95	0.00	3.6600	40,824				
2015	100% High Cap 3.20%	0	630.48	-108.57	0.00	521.91	0.00	3.6600	40,742				
2014	100% High Cap 3.00%	0	563.98	-58.25	0.00	505.73	0.00	3.6600	39,479				
2013	100% High Cap 4.20%	0	490.99	0.00	0.00	490.99	0.00	3.6600	38,329				
2012	100% High Cap 6.00%	0	493.93	0.00	0.00	493.93	0.00	3.6600	38,558				
2011	100% High Cap 4.00%	0	580.28	0.00	0.00	580.28	0.00	3.6458	45,475				
2010	100% High Cap 4.90%	0	743.45	0.00	0.00	743.45	0.00	3.6463	58,255				
2009	100% High Cap 7.70%	0	855.66	0.00	0.00	855.66	0.00	3.6462	67,049				
2008	100% High Cap 8.00%	0	1074.25	-256.90	0.00	817.35	0.00	3.6463	64,045				
2007		0	855.42	-98.62	0.00	756.80	0.00	3.6462	59,302				

2019 Reappraisal

Neighborhood: **BDBC**

Appraiser: **PJK**

Date: **08/07/18**

Base Lot Value: \$60,000

Median Lot Size: **6752**
SF / AC **SF**

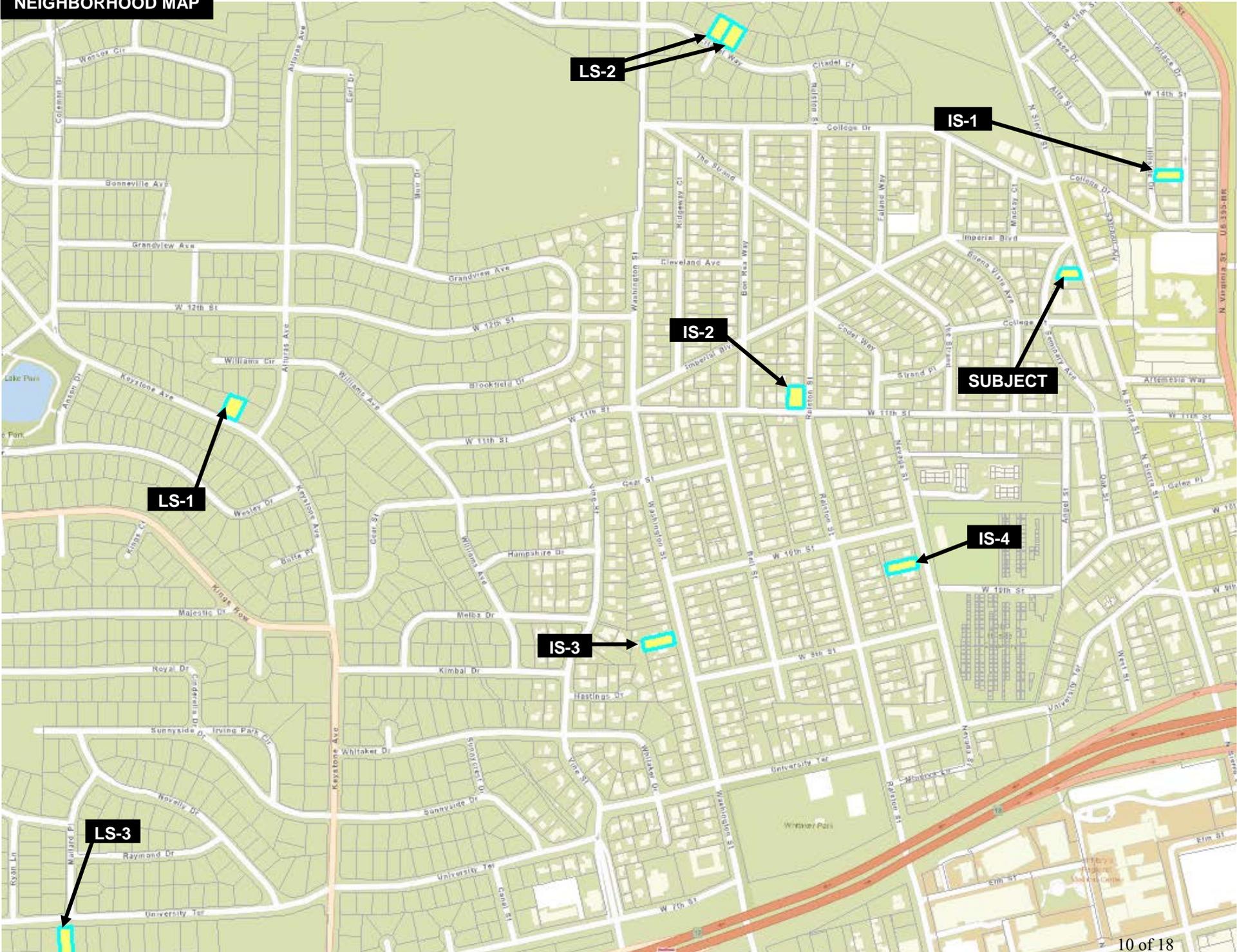
Size Adjustments for Allocation Neighborhoods

SF Range			Adjustment	Land Value	Adjustment	AC Range		
0	to	4,050	-10%	\$54,000	-10%	0	to	0.093
4,051	to	5,401	-5%	\$57,000	-5%	0.094	to	0.124
5,402	to	10,128	Base	\$60,000	Base	0.125	to	0.233
10,129	to	13,504	+5%	\$63,000	+5%	0.234	to	0.310
13,505	to	16,880	+10%	\$66,000	+10%	0.311	to	0.388
16,881	to	20,256	+15%	\$69,000	+15%	0.389	to	0.465
20,257	to	23,632	+20%	\$72,000	+20%	0.466	to	0.543
23,633	to	27,008	+25%	\$75,000	+25%	0.544	to	0.620
greater than		27,008	+30%	\$78,000	+30%	greater than		0.620

Notes / Other Adjustments

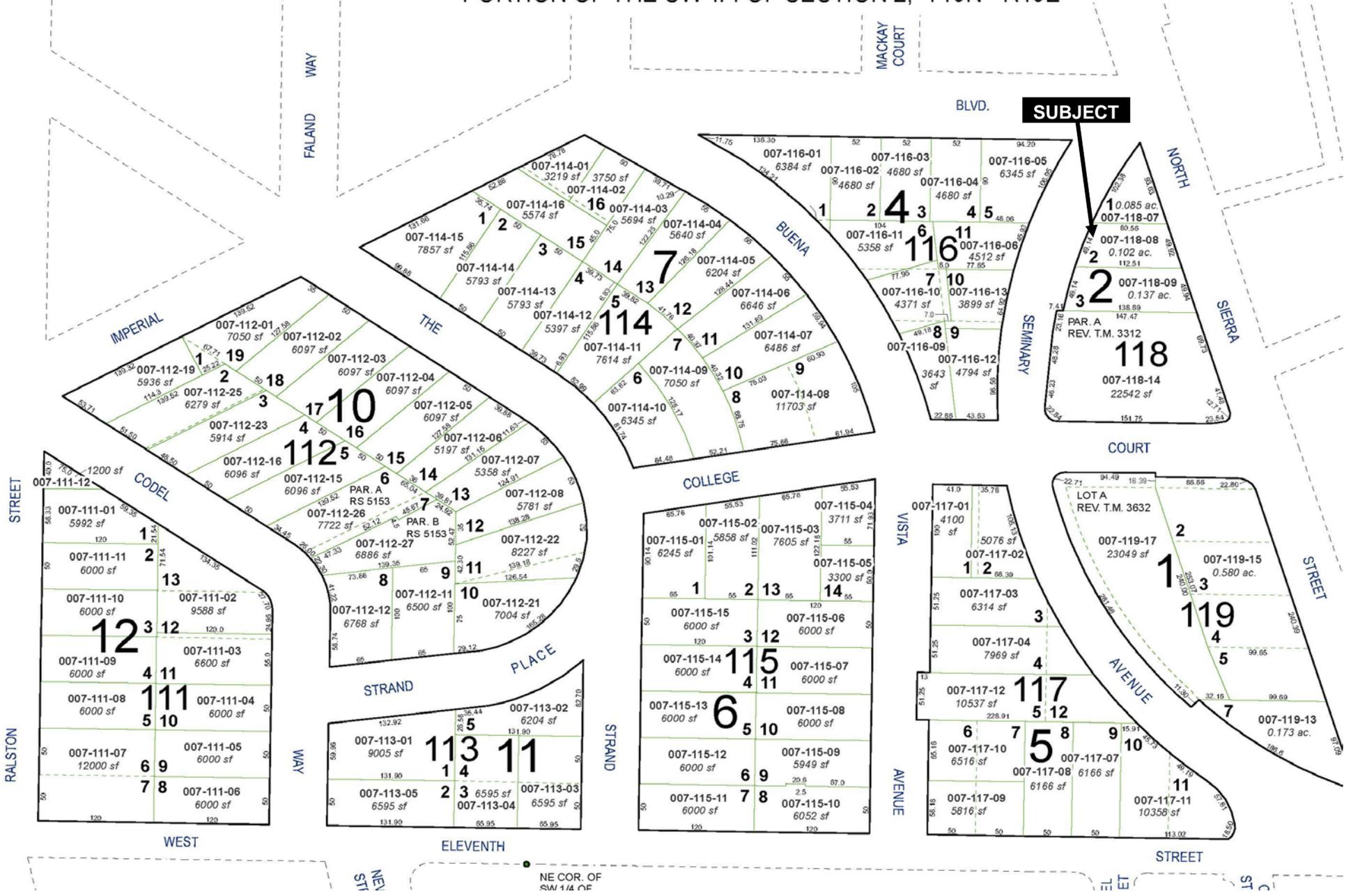
Additional adjustments were made for shape, easement, access, traffic and location.

NEIGHBORHOOD MAP



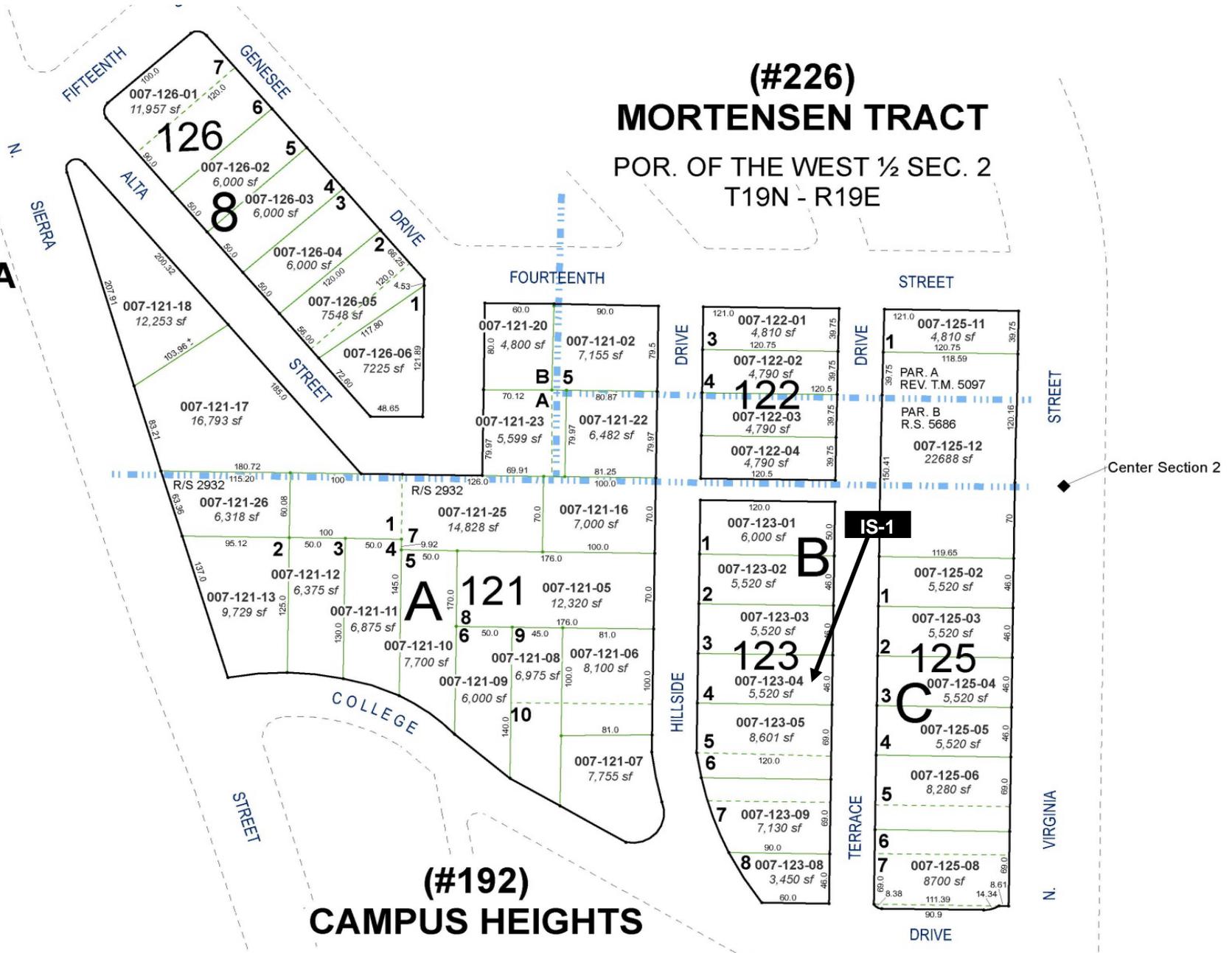
(#199) AMENDED UNIVERSITY TERRACE ADDITION

PORTION OF THE SW 1/4 OF SECTION 2, T19N - R19E



**(#260)
AMENDED
EVANS VISTA
SUB.**

**(#226)
MORTENSEN TRACT
POR. OF THE WEST 1/2 SEC. 2
T19N - R19E**

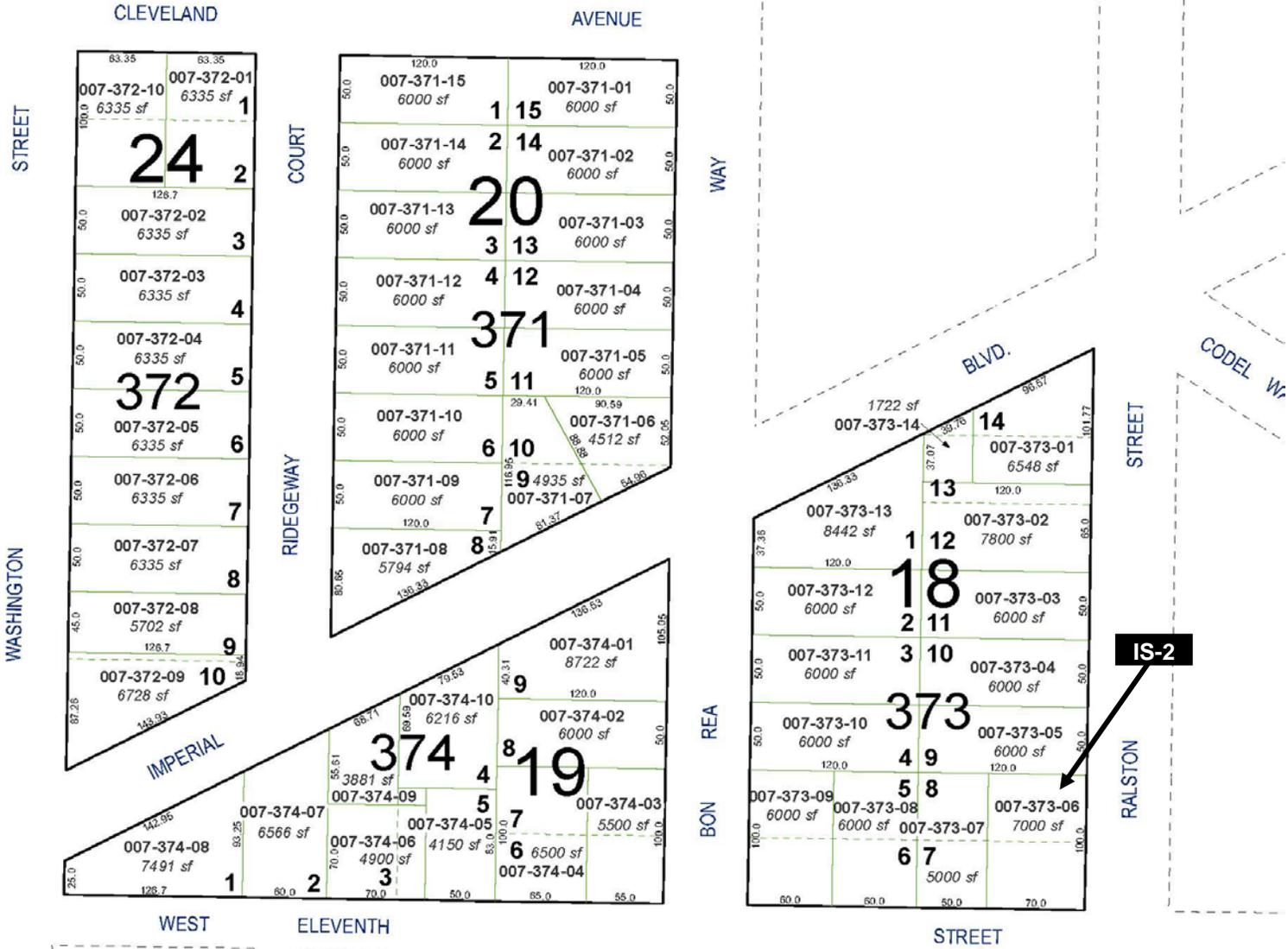


**(#192)
CAMPUS HEIGHTS**

(#199)

AMENDED UNIVERSITY TERRACE ADDITION

PORTION OF THE SW 1/4 OF SECTION 2
T19N - R19E



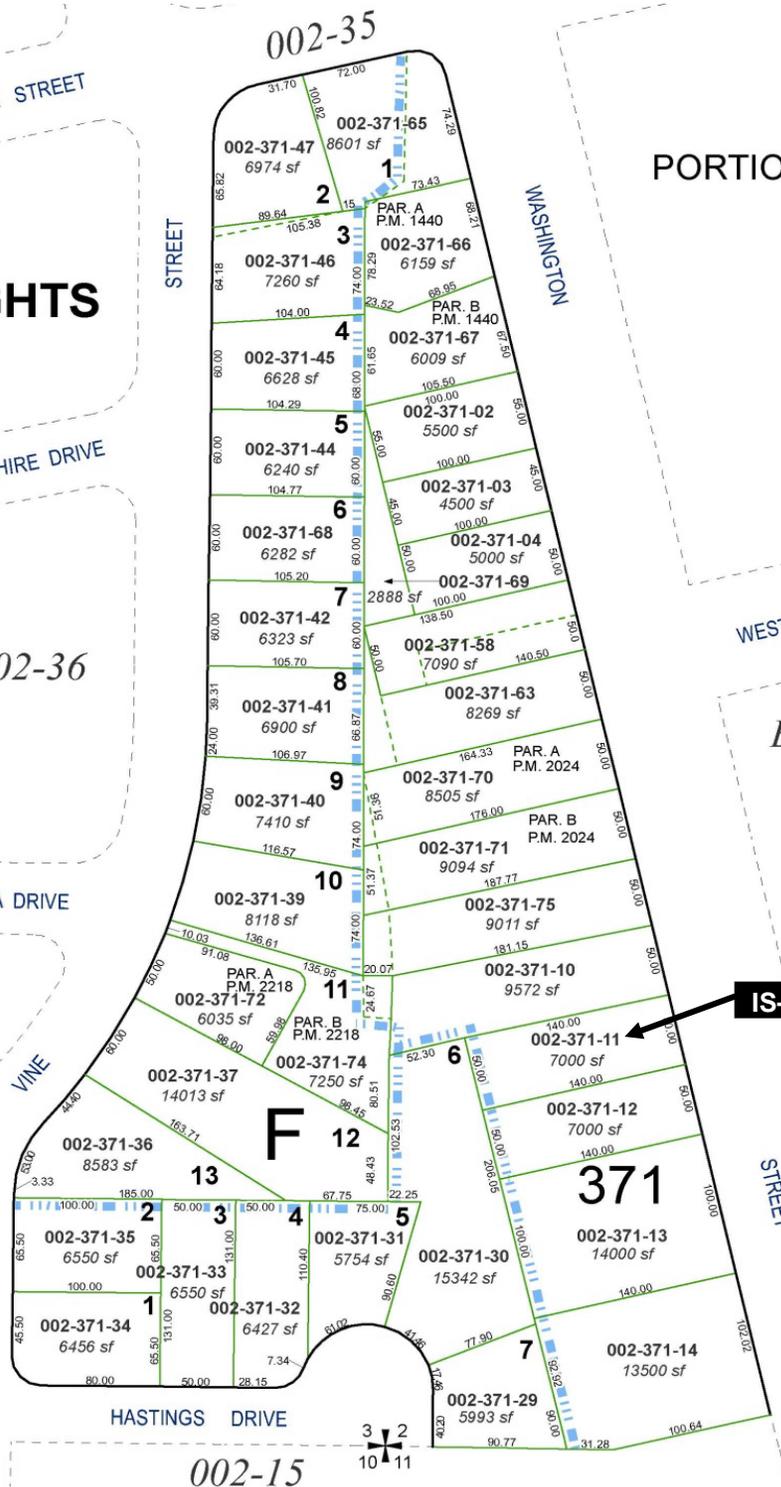
**(#274 B)
WASHINGTON HEIGHTS
SUBDIVISION #1**

PORTIONS OF SEC.'S 2 & 3,
T19N - R19E

002-36

WEST 10th STREET

BOOK 007



KIMBAL DRIVE

MELBA DRIVE

HAMPSHIRE DRIVE

GEAR STREET

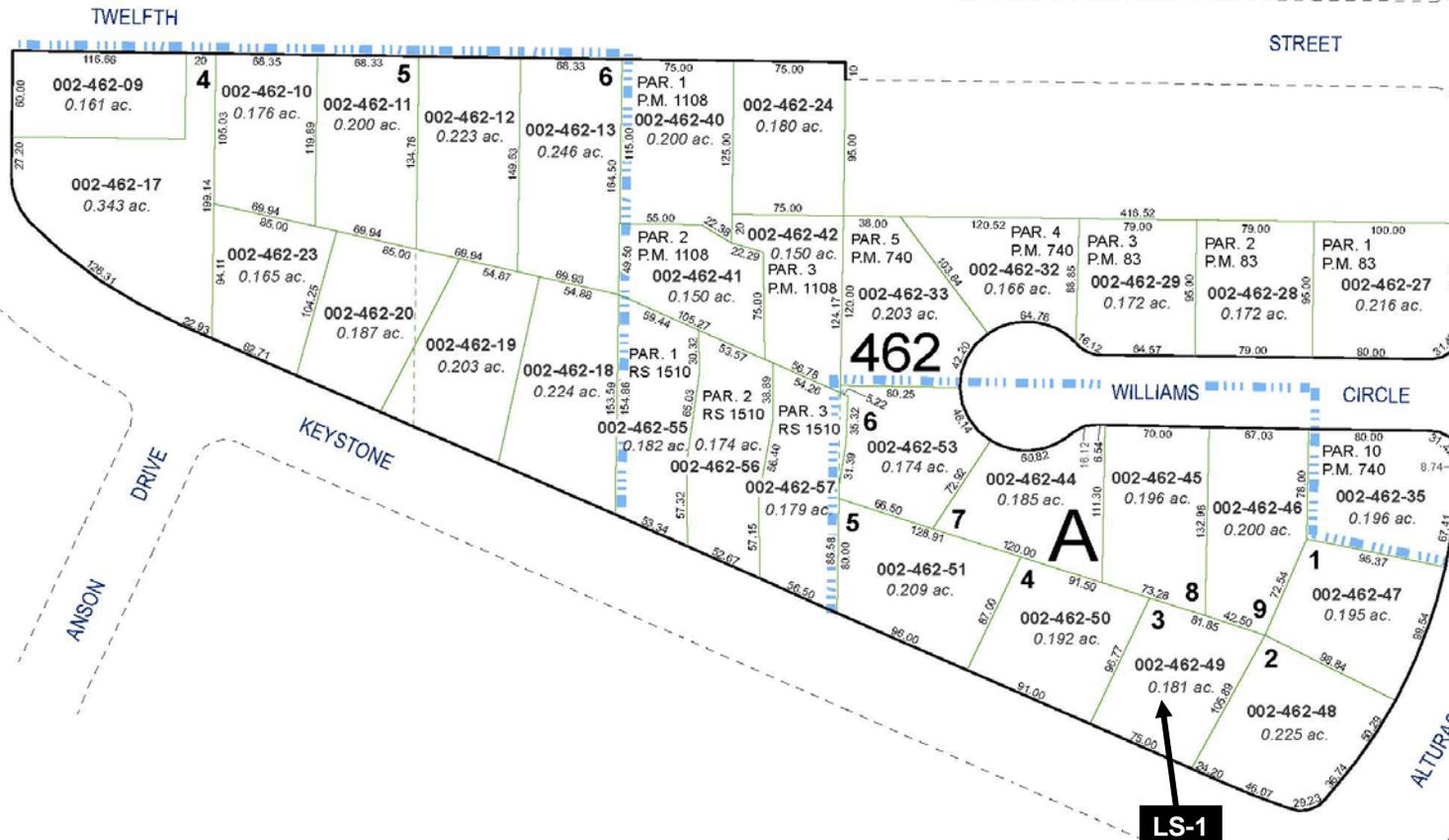
HASTINGS DRIVE

002-15

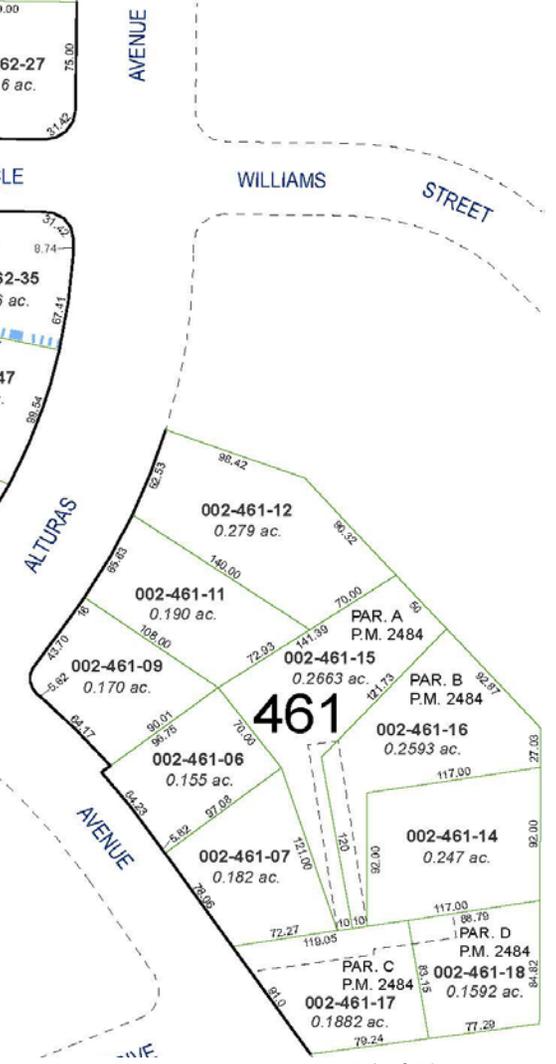
**(#427)
PRAY ADDITION**

**(#405)
GRAND VIEW HEIGHTS**

PORTION OF THE SE 1/4 OF SECTION 3
T19N - R19E

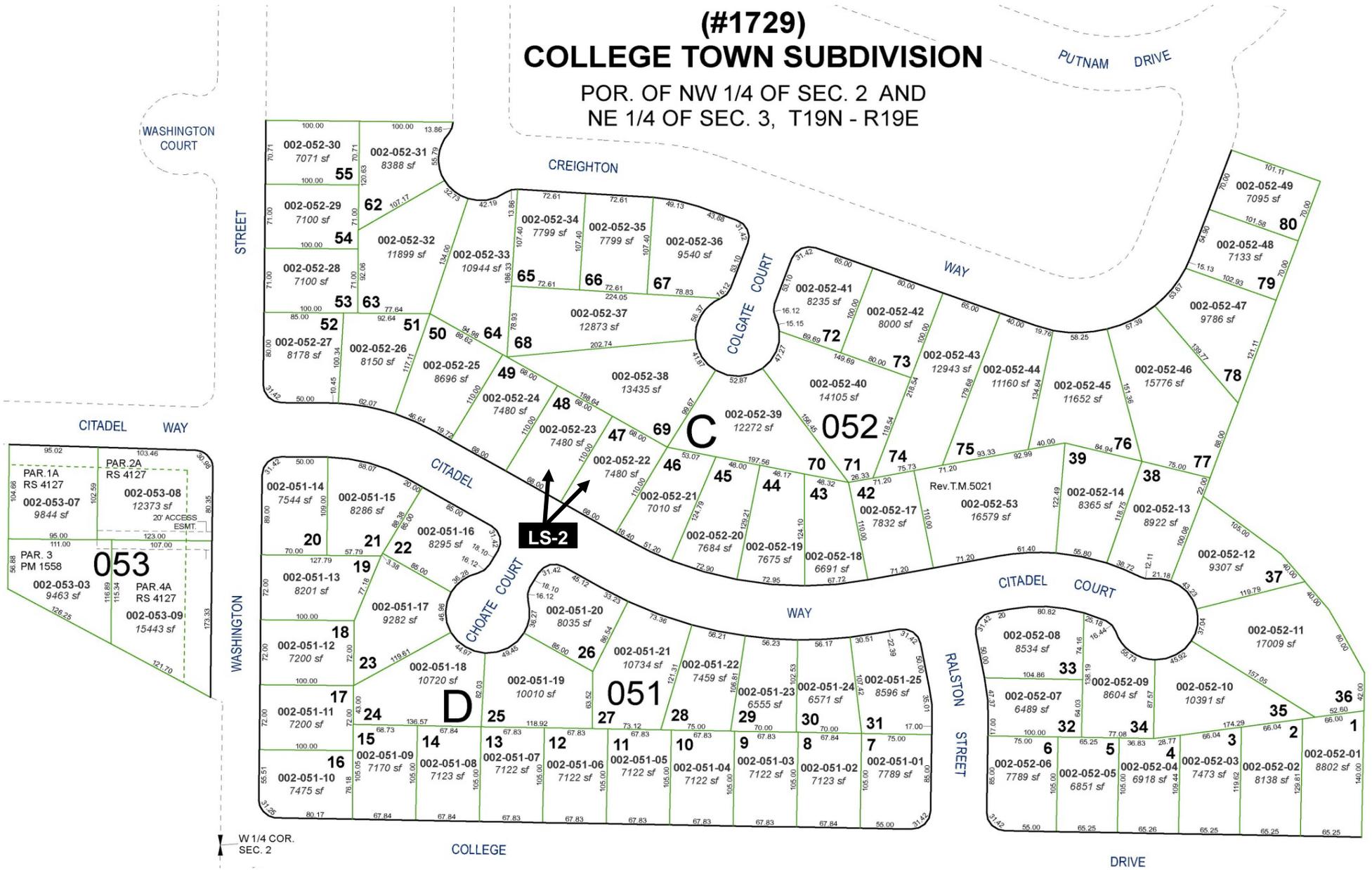


**(#1988)
KEYSTONE ESTATES
AN R-1 SUBDIVISION
A SUBDIVISION OF PARCEL 6 OF PARCEL MAP #740**



(#1729) COLLEGE TOWN SUBDIVISION

POR. OF NW 1/4 OF SEC. 2 AND
NE 1/4 OF SEC. 3, T19N - R19E



RAYMOND

(#9)
CLOVERDALE HEIGHTS
WESTERN ADDITION TO RENO
 PORTION OF THE NORTHEAST 1/4 OF SECTION 10
 T19N - R19E

N00-45-09E
 1035.74'

LS-3

MALLARD

DRIVE

AVENU

TERRACE

UNIVERSITY

B

A

KEYSTONE

STREET

SEVENTH

WEST

GENOA
 AVE.

ELGIN
 AVENUE

