

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 19-0055
 Hearing Date 2/13/2019
 Tax Year 2019

APN: 026-452-02
 Owner of Record: BLAND, KELLY & ANNETTE M
 Property Address: 2565 STARKS WAY
 Square Feet (Inc Finished Bsmt) 1,572
 Built / WAY: 1974
 Parcel Size: 0.06 AC
 Description / Location: The subject is a 1,572 square foot single family residence townhome built in 1974. It is located off of Socrates Blvd before entering Sun Valley from McCarran.

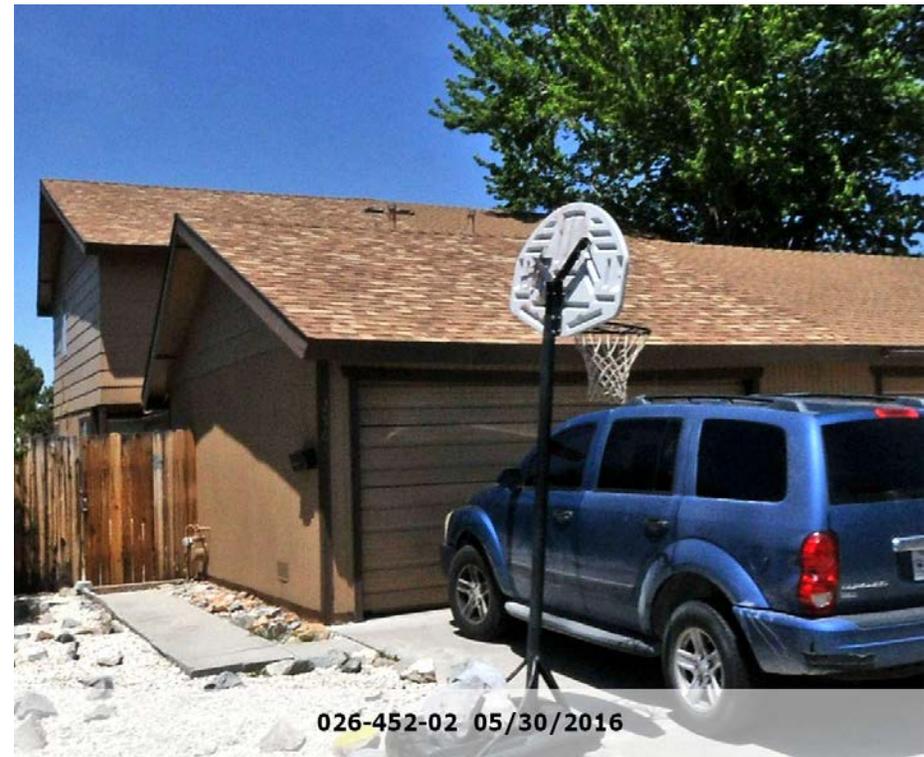
2019/20 Taxable Value:

Land:	\$44,000
Improvements:	\$48,032
Total:	<u>\$92,032</u>
Taxable Value / SF	\$59

Sales Comparison Approach: Indicated Value Range \$197,500 - \$237,000
 Indicated Value Range / SF \$127 - \$195

Conclusions: The taxable value does not exceed full cash value. Therefore, it is our recommendation that the taxable value be upheld.

RECOMMENDATION: Uphold **X** Reduce



ASSESSOR'S EXHIBIT I
12 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$44,000	\$15,400	Txble
IMPROVEMENTS:	\$48,032	\$16,811	\$/SF
TOTAL:	\$92,032	\$32,211	\$59

HEARING:	19-0055
DATE:	2/13/2019
TIME:	TBD
TAX YEAR:	2019
VALUATION:	Reappraisal

OWNER: BLAND, KELLY & 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
026-452-02	2565 STARKS WAY	0.06	AC	1,572	504			R25	TWO	4	2	1974			

IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Half	Built	Sale Date	Sale Price	Sale \$/SF
IS-1	026-490-12	3441 TERRACE KNOLL CT	0.11	AC	1,217	273			R25	SINGLE	3	2 \ 0	1975	12/21/2018	\$237,000	\$195
IS-2	026-482-02	2645 STARKS WAY	0.10	AC	1,308	546			R25	SINGLE	3	2 \ 0	1975	10/19/2018	\$197,500	\$151
IS-3	026-482-05	2615 STARKS WAY	0.08	AC	1,110	273			R25	SINGLE	2	1 \ 0	1975	06/13/2018	\$230,000	\$207
IS-4	026-490-31	3492 TERRACE KNOLL CT	0.08	AC	1,572	312			R25	TWO	4	2 \ 0	1975	09/07/2016	\$200,000	\$127

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis

RECOMMENDATIONS/COMMENTS: UPHOLD: **X** REDUCE:

The subject property is a single family residence/townhome located off of Scottsdale Road prior to entering Sun Valley.

The current improved sales listed above are located within the same townhome community and are of the same quality class and nearly the same age. IS-1 is inferior in size, the number of bedrooms, and garage size. IS-2 is inferior in size and the number of bedrooms, but superior in garage size. IS-3 is inferior in size, the number of bedrooms and bathrooms, and garage size. IS-4 is the only model match but is an older sale. However, IS-4 is inferior in garage size. The smaller garages also have a carport.

The sales indicate a range of \$127 per/SF to \$207 per/SF. The subject's taxable value of \$59 per/SF falls below this range.

Based on the above sales, the taxable value does not exceed full cash value and it is our recommendation this value be upheld.

PREPARED BY: Teresa Olson, Appraiser

REVIEWED BY: Gail Vice, Senior Appraiser

Reappraisal Year 2019 Appraiser TOLSON Date 8/28/2018	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		
	Time Adj. Median Sale Price:	\$244,649		2015 Qtr 4:	None	NA	0	0		
	COD Sales:	8.37		2016 Qtr 1:	None	NA	0	0		
	Median SP @:	0.18	\$44,037	2016 Qtr 2:	None	NA	0	0		
	Rounded Land Value:	\$44,000		2016 Qtr 3:	None	NA	0	0		
				2016 Qtr 4:	None	NA	0	0		
	Misc Data			2017 Qtr 1:	None	NA	0	0		
	Current TV Land Median:	\$29,600		2017 Qtr 2:	None	NA	0	0		
	% Change From Current Land TV:	48.65%		2017 Qtr 3:	\$266,556	31.92%	0	1		
Time Adj. Sales Price:	Min	Max	Monthly % Time Adjustment	2017 Qtr 4:	\$243,435	33.96%	0	3		-8.67%
Bldg SqFt:	212,280	282,932	1.50%	2018 Qtr 1:	\$281,485	26.99%	0	1		15.63%
Land Size (ac):	1110	1439		2018 Qtr 2:	\$231,927	32.28%	0	3		-17.61%
	0.06	0.10		2018 Qtr 3:	None	NA	0	0		
				2018 Qtr 4:	None	NA	0	0		
Total Median Sales % Change:										-12.99%

[Print & Save Final Allocation](#)

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
026-490-07	3483 TERRACE KNOLL CT	1975	R25	11/30/2017	\$204,000	\$225,330	1110	\$203	BFGB	0.08				
026-451-19	3550 BARRYMORE DR	1974	R25	6/7/2018	\$209,900	\$212,280	1110	\$191	BFGB	0.06				
026-482-05	2615 STARKS WAY	1975	R25	6/13/2018	\$230,000	\$231,927	1110	\$209	BFGB	0.08				
026-461-02	2441 MARJAY CT	1976	R25	10/26/2017	\$217,000	\$243,435	1296	\$188	BFGB	0.07				
026-490-02	3493 TERRACE KNOLL CT	1975	R25	9/1/2017	\$232,000	\$266,556	1308	\$204	BFGB	0.10				
026-490-01	3495 TERRACE KNOLL CT	1975	R25	10/5/2017	\$249,900	\$282,932	1308	\$216	BFGB	0.09				
026-451-18	3560 BARRYMORE DR	1974	R25	4/24/2018	\$238,000	\$245,864	1308	\$188	BFGB	0.07				
026-451-17	3570 BARRYMORE DR	1974	R25	3/12/2018	\$267,000	\$281,485	1439	\$196	BFGB	0.07				

A 1.5% 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:
2565 STARKS WAY RENO
MEADOW VIEW TERRACE 1
LT 45

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

WASHOE COUNTY APPRAISAL RECORD 2019

APN: 026-452-02

Card 1 of 1
Bld. 1-1



Tax District: 1000

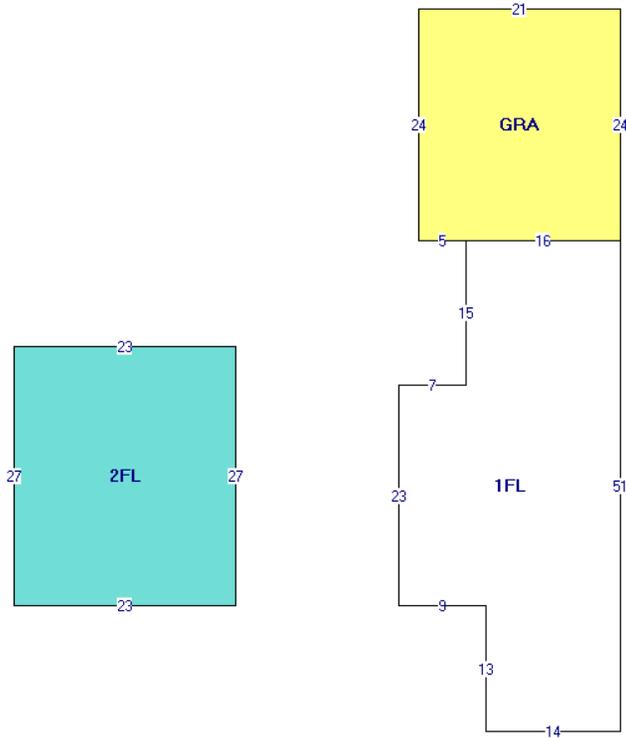
printed: 01/23/2019

ACTIVE

1812.02

BFGB - Meadowview Terrace

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	44,000	0	48,032	0	92,032	32,211	Building Value	44,433													
2018 FV	29,600	0	46,137	0	75,737	26,508	Extra Feature Value	3,599													
2017 FV	24,300	0	46,956	0	71,256	24,940	Land Value	44,000													
2016 FV	20,400	0	49,207	0	69,607	24,362	Taxable Value	92,032													
2015 FV	17,700	0	50,711	0	68,411	23,944	Exemption	0													
2014 FV	13,400	0	50,155	0	63,555	22,244	FLAGS														
2013 FV	9,900	0	49,124	0	59,024	20,658	Type	Value		NC / C	New Land	New Sketch									
2012 FV	10,800	0	48,710	0	59,510	20,828	Common Area Group	BFGB													
2011 FV	16,200	0	47,846	0	64,046	22,416	Cap Code	IF08													
2010 FV	22,900	0	50,421	0	73,321	25,662	Eligible for Form?	YES													
2009 FV	37,485	0	52,067	0	89,552	31,343	Low Cap Percentage	0													
2008 FV	60,000	0	53,118	0	113,118	39,591							By:	Date:							
BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS					BUILDING COST SUMMARY								
Type		Description		Category		Units		Code		Description		Yr Blt		Units		Cost New		Tot Lump Sum Adj		15,662	
Occupancy		002		CONDOMINIUM		Plumbing Fixtures		9		1FL		1FLR - FIRST FLOOR		951		65,400		Sub Area-RCN		136,716	
Story/Frame		02		TWO STORY		Base Appliance From MS		1		2FL		2FLR - SECOND FLOOR		621		42,706		% Incomplete		0	
Quality		25		Fair-Average		Living Units in Building		1		GRA		GARA - GARAGE ATTACHED		504		12,948		% Depreciation		67.50	
Year Built		1974		%Comp		100		Year of Addn/Remodel		Bedrooms		4						\$ Dep & Inc		92,283	
WAY		1974		100		Bath - Full		2		Base Rate Adjustment		Adj.						Obso/Other Adj.		0	
BUILDING CHARACTERISTICS																					
Category		Code		Type		%												Sub Area DRC		44,433	
Ext. Wall		3		HARDBOARD/FR		100												Additive DRC		3,599	
Roof Cover		2		COMP SHINGLE		100												Total DRC		48,032	
Base		1		MS FLOOR ADJ		100												Override			
Heating Type		1		FA ~ FORCED		100												Cost Code		89502	
Sub Floor		2		WOOD		100												PROPERTY CHARACTERISTICS			
Energy		3		MODERATE ~		100												Water		Municipal	
Foundation		3		MODERATE ~		100												Sewer		Municipal	
Seismic		1		SEISMIC FRAME		100												Street		Paved	
				Construction Modifiers				Adj.													
										Gross Living/Building Area		1,572									
										Perimeter		306									
				Activity Notes																	
# Bld Date User ID				1 0-0 11/08/2018 smartell				RALL BY TAO - 08/21/2018													
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	CMNA	COMMON AREA MANUAL			30	1-1	0	0	1	1,686.00	1974		100	1,686	100.0	1,686		BFGB			
2	FWCO	FLATWORK CONCRETE			30	1-1	0	0	450	6.00	1974		100	2,699	32.5	877					
3	YIMP	YARD IMPROVEMENTS			30	1-1	0	0	2	1,593.78	1974		100	3,188	32.5	1,036					
LAND VALUE		DOR Code	210		Neighborhood	1812.02 BFGB - Meadowview Terrace			Land Size	2,805		Unit Type	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	210	Condominium or Townhouse			MF14	1.00	ST		44,000.00					44,000							



BUILDING PERMITS

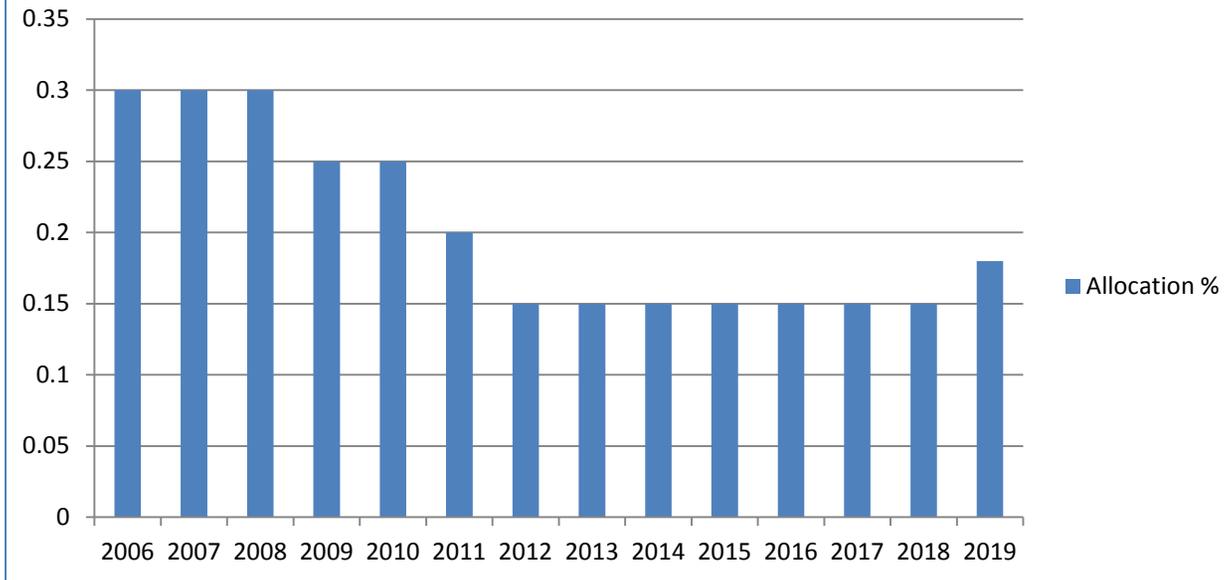
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
BLAND, KELLY	2873661	06/18/2003	210	3NTT			
	1151385	03/31/1987					
	CHK	07/01/1984	210	1GCR		60,365	
	CHK	07/01/1982				70,000	

#	Bld	Date	User ID	Activity Notes
2	0-0	02/06/2018	aholw	AERL-Pictometry Review by AH - 02/06/2018
3	0-0	10/24/2017	rdalt	RALL BY TAO - 10/19/2017
4	0-0	09/27/2016	rlope	RALL BY CG - 09/16/2016
5	0-0	11/06/2015	idiez	TAG FROM 1005 TO 1000 TMUGWB NOW SPECIAL ASSESSMENT
6	0-0	11/06/2015	sjack	RALL BY PAO - OCTOBER, 2015
7	1-1	09/26/2013	polip	RALL BFGB IMPROVEMENT LINE DONE 09/26/2013 BY REVIEWED-NO CHGS ON IMP
8	1-1	08/27/2012	polip	RALL BFGB IMPROVEMENT LINE DONE 08/27/2012 BY REVIEWED-NO CHGS ON IMP
9	1-1	09/12/2011	jthom	RALL BFGB IMPROVEMENT LINE DONE 09/12/2011 BY REVIEWED-NO CHGS ON IMP
10	1-1	09/01/2010	jthom	RALL BFGB IMPROVEMENT LINE DONE 09/01/2010 BY REVIEWED-NO CHGS ON IMP

Washoe County Assessor Historical Allocation



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 026-452-02													
Roll Year	Land Taxable Value	Imps New	Land New	Supplemental	Buildngs Taxable Value	Tax Cap Value	Total Taxable Value	Land Assd	Imps Assd	OBSO	Secured PP Assd	Secured Total Assd	Value Exemption
2019 NR	44,000			0	48,032		92,032	15,400	16,811	0	0	32,211	0
2019 VN	44,000			0	48,032		92,032	15,400	16,811	0	0	32,211	0
2018 FV	29,600			0	46,137	67,212	75,737	10,360	16,148	0	0	26,508	0
2017 FV	24,300			0	46,956	64,503	71,256	8,505	16,435	0	0	24,940	0
2016 FV	20,400			0	49,207	62,868	69,607	7,140	17,222	0	0	24,362	0
2015 FV	17,700			0	50,711	62,742	68,411	6,195	17,749	0	0	23,944	0
2014 FV	13,400			0	50,155	60,797	63,555	4,690	17,554	0	0	22,244	0
2013 FV	9,900			0	49,124	59,026	59,024	3,465	17,193	0	0	20,658	0
2012 FV	10,800			0	48,710	59,510	59,510	3,780	17,049	0	0	20,828	0
2011 FV	16,200			0	47,846	64,046	64,046	5,670	16,746	0	0	22,416	0
2010 FV	22,900			0	50,421	73,322	73,321	8,015	17,647	0	0	25,662	0
2009 FV	37,485			0	52,067	89,551	89,552	13,120	18,223	0	0	31,343	0
2008 FV	60,000			0	53,118	105,789	113,118	21,000	18,591	0	0	39,591	0
2007 FV	50,000			0	52,071	97,956	102,071	17,500	18,225	0	0	35,725	0
2006 FV	50,000			0	52,030	90,953	102,030	17,500	18,211	0	0	35,710	0
2005 FV	41,580			0	48,140	88,301	89,720	14,553	16,849	0	0	31,402	0
2004 FV	33,000			0	49,601		82,601	11,550	17,360	0	0	28,910	0
2003 FV	30,000			0	49,128		79,128	10,500	17,195	0	0	27,695	0
2002 FV	30,000			0	50,380		80,380	10,500	17,633	0	0	28,133	0
2001 FV	30,000			0	49,900		79,900	10,500	17,465	0	0	27,965	0
2000 FV	24,000			0	52,611		76,611	8,400	18,414	0	0	26,814	0
1999 FV	24,000			0	52,611		76,611	8,400	18,414	0	0	26,814	0
1998 FV	24,000			0	51,834		75,834	8,400	18,142	0	0	26,542	0
1997 FV	24,000			0	51,069		75,069	8,400	17,874	0	0	26,274	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	970.17	-109.19	0.00	860.98	0.00	3.6600	67,212
2017	100% High Cap 2.60%	0	912.78	-86.50	0.00	826.28	0.00	3.6600	64,503
2016	100% High Cap 0.20%	0	891.68	-86.34	0.00	805.34	0.00	3.6600	62,868
2015	100% High Cap 3.20%	0	876.33	-72.60	0.00	803.73	0.00	3.6600	62,742
2014	100% High Cap 3.00%	0	814.15	-35.34	0.00	778.81	0.00	3.6600	60,797
2013	100% High Cap 4.20%	0	756.12	0.00	0.00	756.12	0.00	3.6600	59,026
2012	100% High Cap 6.00%	0	762.32	0.00	0.00	762.32	0.00	3.6600	59,510
2011	100% High Cap 4.00%	0	817.24	0.00	0.00	817.24	0.00	3.6458	64,046
2010	100% High Cap 4.90%	0	935.74	0.00	0.00	935.74	0.00	3.6463	73,322
2009	100% High Cap 7.70%	0	1142.82	0.00	0.00	1142.82	0.00	3.6462	89,551
2008	100% High Cap 8.00%	0	1443.61	-93.52	0.00	1350.09	0.00	3.6463	105,789
2007		0	1302.64	-52.56	0.00	1250.08	0.00	3.6462	97,956

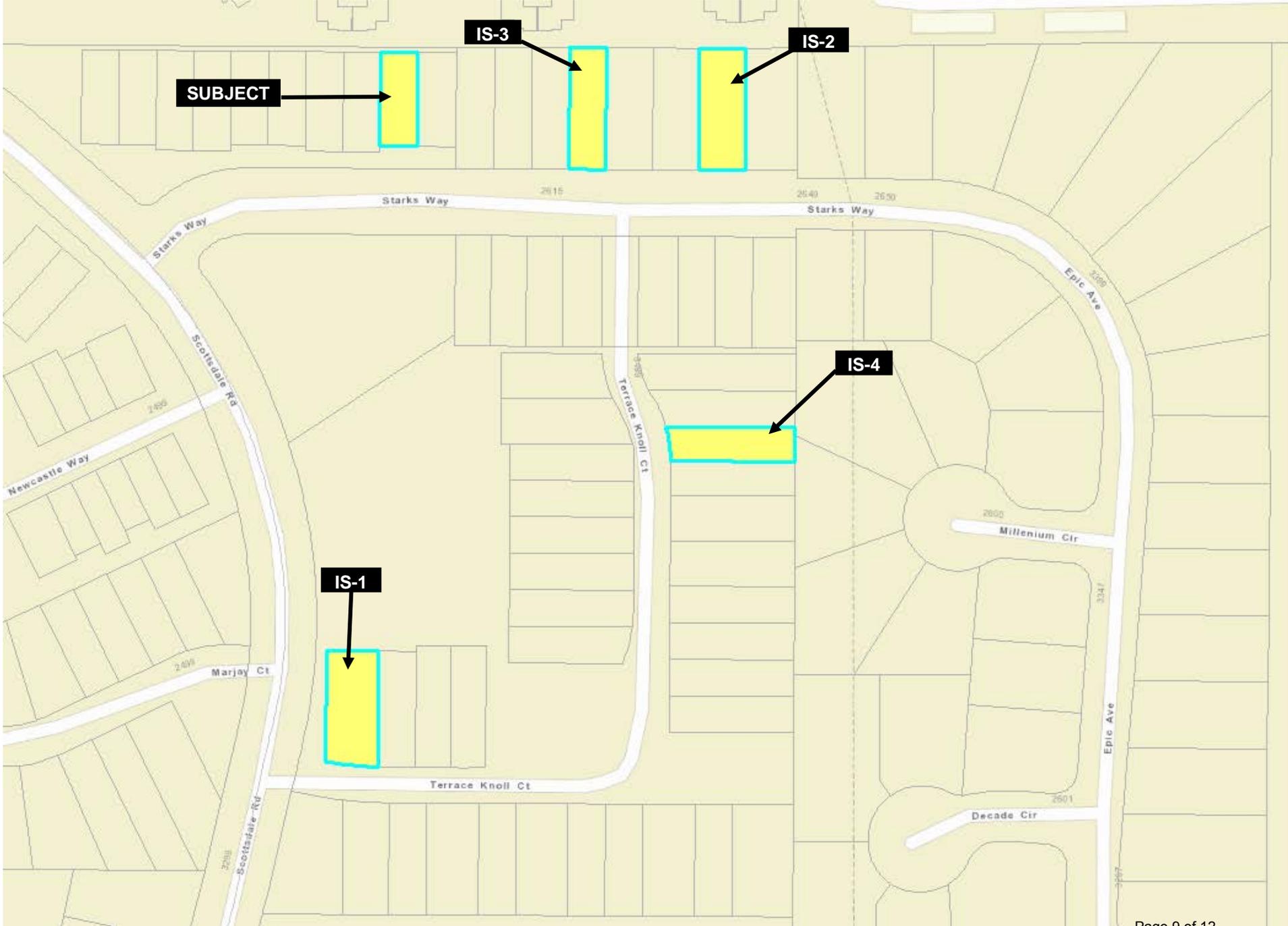
	100% High Cap 7.70%								
2006	100% Low Cap 3.00%	0	1302.03	-141.32	0.00	1160.71	0.00	3.6462	90,953
2005	100% High Cap 6.90%	0	1144.96	-18.06	0.00	1126.90	0.00	3.6463	88,301

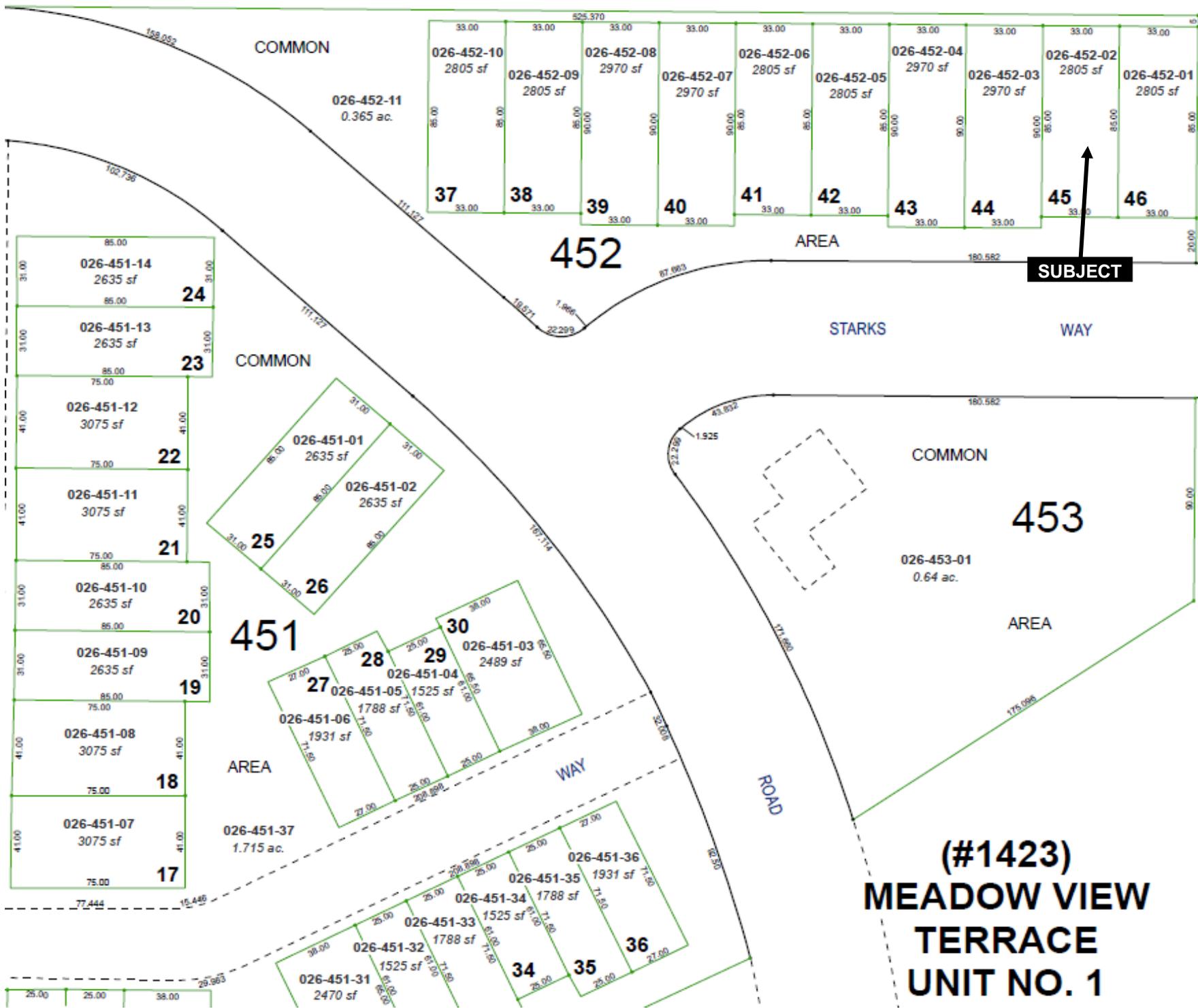
*Net AV Tx is after abatement before exemption and does not include any special assessment, IVGID fees, etc.

Assd = Assessed :: PP = Personal Property

Tax Cap Value = (NetTax/(TaxRate/100))/.35

NEIGHBORHOOD MAP



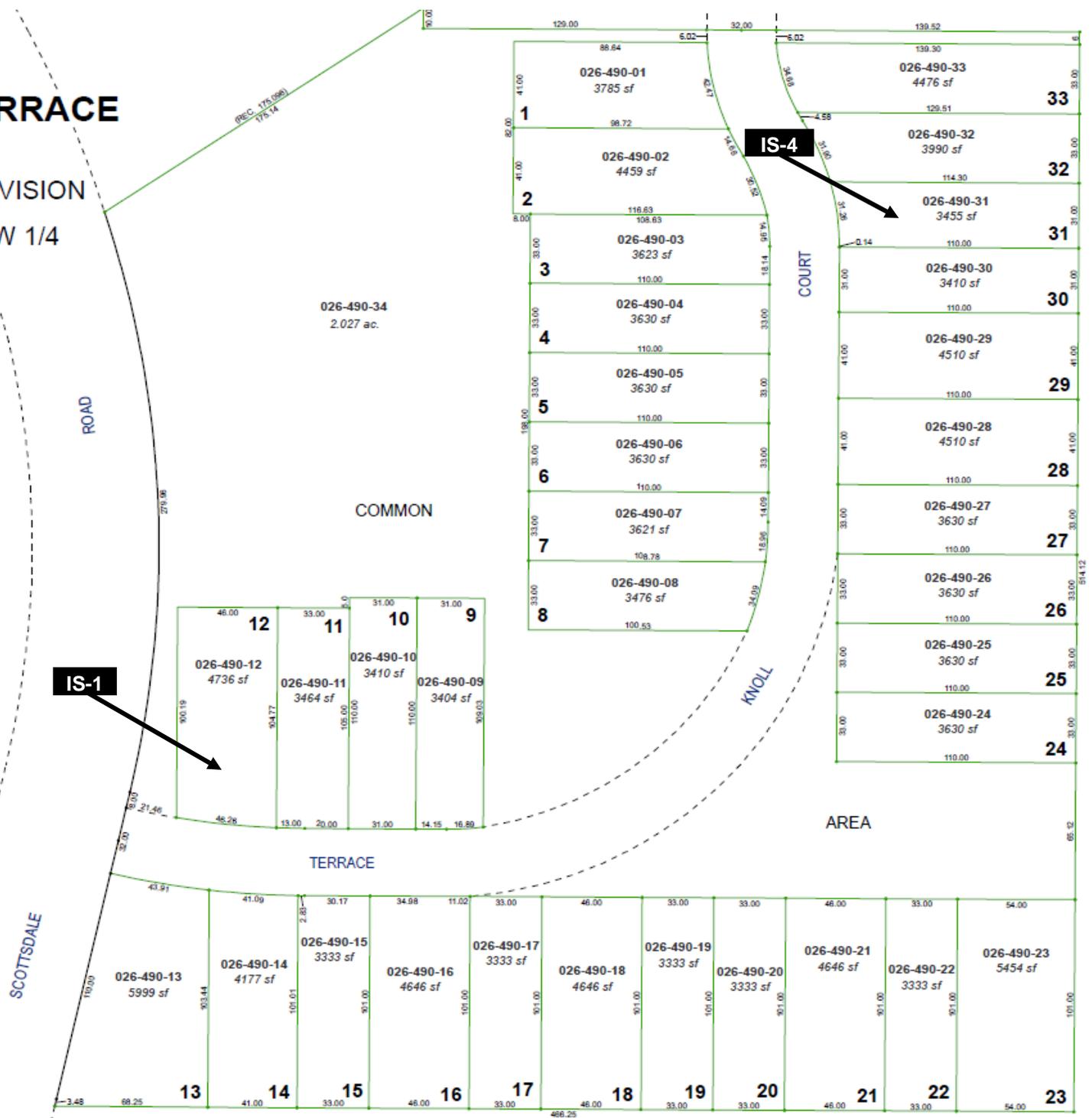


**(#1423)
MEADOW VIEW
TERRACE
UNIT NO. 1**

(#1533)
MEADOW VIEW TERRACE
UNIT NO. 3B

A TOWNHOUSE SUBDIVISION

POR. OF NE 1/4 OF NW 1/4
 OF SEC. 31
 T20N - R20E



(#1513)
MEADOWVIEW TERRACE
UNIT 3A

A TOWNHOUSE SUBDIVISION
 POR. OF NE 1/4 OF NW 1/4 OF SEC. 31
 T20N - R20E

