

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 19-0035
 Hearing Date _____
 Tax Year 2019

APN: 025-252-02
 Owner of Record: WEIKEL, GILBERT E
 Property Address: 4120 REWANA WAY
 Square Feet: 1,651
 Built / WAY: 1964
 Parcel Size: 1.10 AC



Description / Location: The subject is a 1,651 square foot single family residence; it has a 2,450 square foot equipment shop and two personal property mobile homes located on a 1.10 acre lot. One of the mobile homes is occupied by a family member and the other is vacant. It is located in the Rewana Way neighborhood, which is generally situated to the north of Peckham Lane, east of Neil Road and west of Airway Drive.

2019/20 Taxable Value:	Land:	\$120,000
	Improvements:	\$89,129
	Total:	<u>\$209,129</u>
	Taxable Value / SF	\$127

Sales Comparison Approach:	Indicated Value Range	\$225,000 to \$430,000
	Indicated Value Range / SF	\$146 to \$282

Conclusions: Comparable sales indicate a value range of \$225,000 for an inferior property to \$430,000 for a property similar to the subject. The total taxable value of \$209,129 does not exceed full cash value. Comparable land sales indicate a value range of \$133,000 for an inferior parcel to \$225,000 for a similar parcel. The land value on this parcel of \$120,000 and the total taxable value of \$209,129 do not exceed the land or full cash value of the property. Therefore, it is recommended to uphold the current total taxable value.

RECOMMENDATION: Uphold **X** Reduce

ASSESSOR'S EXHIBIT I
13 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

HEARING: 19-0035

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$120,000	\$42,000	Txble
IMPROVEMENTS:	\$89,129	\$31,195	\$/ SF
TOTAL:	\$209,129	\$73,195	\$127

DATE: _____
 TIME: _____
 TAX YEAR: 2019
 VALUATION: Reappraisal

OWNER: WEIKEL, GILBERT E

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN UNFIN		QC	STRY	Beds	Baths	Built	Sale Date	Sale Price	Sale
							BSMT	BSMT				Full/Hlf	WAY			\$/SF
	025-252-02	4120 REWANA WAY	1.10	AC	1,651	756			R25	SINGLE	3	2\1	1964			

IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN UNFIN		QC	STRY	Beds	Baths	Built	Sale Date	Sale Price	Sale
							BSMT	BSMT				Full/Hlf				WAY
IS-1	025-241-10	3875 REWANA WAY	0.91	AC	2,938	352			R20	TWO	4	4\0	1961	01/18/2018	\$430,000	\$146
IS-2	025-401-06	1585 MARVEL WAY	0.99	AC	1,320	600			R15	SINGLE	2	1\0	1942	02/02/2018	\$225,000	\$170
IS-3	025-265-07	1635 E PECKHAM LN	0.41	AC	1,029				R15	SINGLE	2	1\0	1939	06/04/2018	\$290,000	\$282

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	025-265-03	1635 REWANA WAY	0.725	AC	MUCC	6/4/2018	\$225,000	Irregular semi-trapezoid shaped level parcel. Similar to subject.
LS-2	020-332-25/26	4004 NEIL RD	0.97	AC	MF30	7/18/2018	\$175,000	Rectangular shape, adjoining level lots. Purchased together. Similar to subject.
LS-3	025-241-21	1611 MODEL WAY	0.36	AC	MUCC	8/31/2018	\$133,000	Square shape level parcel. Inferior to the subject.

PREPARED BY: Shannon Scott Appraiser I

REVIEWED BY: Steve Clement Senior Appraiser

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

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 DATE: _____
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 VALUATION: Reappraisal

RECOMMENDATIONS/COMMENTS: UPHOLD: REDUCE:

The subject is a 1,651 square foot single family residence; it has a 2,450 square foot equipment shop and two personal property mobile homes located on a 1.10 acre lot. One of the mobile homes is occupied by a family member and the other is vacant. It is located in the Rewana Way neighborhood, which is generally situated to the north of Peckham Lane, east of Neil Road and west of Airway Drive.

Improved Sales
 IS-1 is similar in age and quality. It is superior in building size, number of bedrooms, and number of bathrooms. It has a smaller attached garage, no equipment shop and no mobile home hook ups. It is approximately 710 feet from the subject on a smaller parcel. After adjusting for items like building size, mobile home hook ups and the equipment shop, this property is most similar to the subject.

IS-2 is inferior in age, quality, building size, number of bedrooms, and number of bathrooms. It has a smaller attached garage that has been converted to living area, and has no equipment shop or mobile home hook ups. It is approximately .70 miles from the subject on a smaller parcel. This property is inferior to the subject.

IS-3 is inferior in age, quality, building size, number of bedrooms, and number of bathrooms. It has a smaller attached garage, no equipment shop and no mobile home hook ups. It is approximately 660 feet from the subject on a smaller parcel. This property is inferior to the subject.

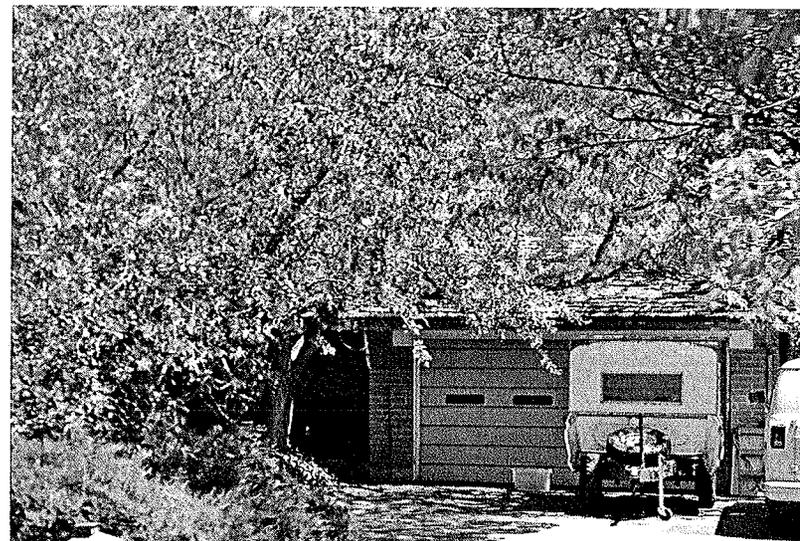
Land Sales
 LS-1 is a irregular semi-trapezoid shape level lot approximately 650 feet to the south of the subject with the same MUCC zoning. The parcel is most like the subject although it was purchased by an adjoining property owner. This might indicate a higher than market sales price however the buyer did feel it was at market value. Due to shared MUCC zoning this parcel is most similar to the subject.

LS-2 is two adjoining level lots, rectangular in shape, located approximately 800 feet northwest from the subject with MF30 zoning. They were purchased together and are similar to the subject.

LS-3 is a square shape, level lot, located approximately 650 feet northwest of the subject with the same MUCC zoning. This parcel is inferior to the subject due to size.

Comparable sales indicate a value range of \$225,000 for an inferior property to \$430,000 for a property similar to the subject. The total taxable value of \$209,129 does not exceed full cash value. Comparable land sales indicate a value range of \$133,000 for an inferior parcel to \$225,000 for a similar parcel. The land value on this parcel of \$120,000 and the total taxable value of \$209,129 do not exceed the land or full cash value of the property. Therefore, it is recommended to uphold the current total taxable value.

PREPARED BY: Shannon Scott Appraiser I REVIEWED BY: Steve Clement Senior Appraiser



025-252-02_05/12/2016

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

SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
	1254972	06/22/1988					
	CHK	09/01/1977				88,500	

#	Bld	Date	User ID	Activity Notes
2	0-0	10/05/2017	kmhun	REXT BY LLL - 09/20/2017
3	0-0	10/03/2016	sjack	REXT BY WJ - 09/20/2016
4	0-0	11/06/2015	idiez	TAG FROM 1005 TO 1000 TMUGWB NOW SPECIAL ASSESSMENT
5	1-1	09/26/2013	drsta	REXT NAHF IMPROVEMENT LINE DONE 09/26/2013 BY REVIEWED-NO CHGS ON IMP
6	1-1	09/05/2012	drsta	REXT NAHF IMPROVEMENT LINE DONE 09/05/2012 BY REVIEWED-NO CHGS ON IMP
7	1-1	08/26/2011	llamb	REXT NAHF IMPROVEMENT LINE DONE 08/26/2011 BY REVIEWED-NO CHGS ON IMP
8	1-1	09/02/2010	llamb	REXT NAHF IMPROVEMENT LINE DONE 09/02/2010 BY REVIEWED-NO CHGS ON IMP
9	1-1	10/20/2009	llamb	REXT NAHF IMPROVEMENT LINE DONE 10/20/2009 BY REVIEWED-NO CHANGES ON
10	1-1	10/11/2008	mbozm	REXT NAHF IMPROVEMENT LINE DONE 10/22/2008 BY WJ, LAND LINE DONE

Situs & Keyline Description:
4120 REWANA WAY RENO
REWANA 2
LT 9

Owner & Mailing Address:
WEIKEL, GILBERT E
PO BOX 10571
RENO, NV 89510

WASHOE COUNTY APPRAISAL RECORD 2019

APN: 025-252-02

Card 2 of 2
Bid. 2-1



Tax District: 1000

printed: 01/22/2019

ACTIVE

2659.06

NAHF - Rewana SFRs, etc.

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	120,000	0	89,129	0	209,129	73,195	Building Value	77,828				
2018 FV	72,000	0	87,030	0	159,030	55,661	Extra Feature Value	11,301				
2017 FV	68,400	0	86,749	0	155,149	54,302	Land Value	120,000				
2016 FV	62,400	0	87,729	0	150,129	52,545	Taxable Value	209,129		Reopen	Code:	
2015 FV	49,920	0	86,982	0	136,902	47,916	Exemption	0		Reappraisal		
2014 FV	40,560	0	84,147	0	124,707	43,647	FLAGS					
2013 FV	31,200	0	85,291	0	116,491	40,772	Type	Value				
2012 FV	31,200	0	88,584	0	119,784	41,924	Eligible for Form?	YES		NC / C	New Land	New Sketch
2011 FV	48,000	0	86,268	0	134,268	46,994	Low Cap Percentage	0				
2010 FV	60,000	0	93,659	0	153,659	53,781	Parcel Map	0				
2009 FV	91,800	0	97,621	0	189,421	66,297	Cap Code	RP18		By:	Date:	
2008 FV	88,290	0	99,758	0	188,048	65,816						

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY			
Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj						
COMM	Commercial/Industr	Units	1	GBA	GBA - GROSS BUILDING AREA		2,450			Sub Area-RCN				62,867	
470	Equipment (Shop)	No of Stories	1		Base Cost		2,450	22,197		% Incomplete				0	
C	MSNRY BRNG ~	Quality Class	1		Exterior Walls		2,450	40,670		% Depreciation				60.00	
0	Commercial	Avg Wall Height/Floor	16							\$ Dep & Inc				37,720	
		Alternate Shape Code	2							Obso/Other Adj.				0	
Year Built	WAY	%Comp	Year of Addn/Remodel												
1979	1979	100													
BUILDING CHARACTERISTICS															
Category	Code	Type	%												
Ext. Wall	812	CONCRETE BLK	100												
Heating Type	649	NO HVAC ~ NO	100												
				Base Rate Adjustment	Adj.										
				Construction Modifiers	Adj.										
							Gross Living/Building Area	2,450							
							Perimeter	210							
#	Bld	Date	User ID	Activity Notes											
13	2-1	04/20/1998	rsauer	LAND											

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

LAND VALUE	DOR Code	320	Neighborhood	2659.06 NAHF - Rewana SFRs, etc.				Land Size	47,960		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				

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

Create Code/Year:

Owner 1: WEIKEL, GILBERT E

Owner 2:

Owner 3:

WASHOE COUNTY APPRAISAL RECORD 2019

APN: 025-252-02

Card 2 of 2
Bld. 2-1



Tax District: 1000

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BUILDING PERMITS

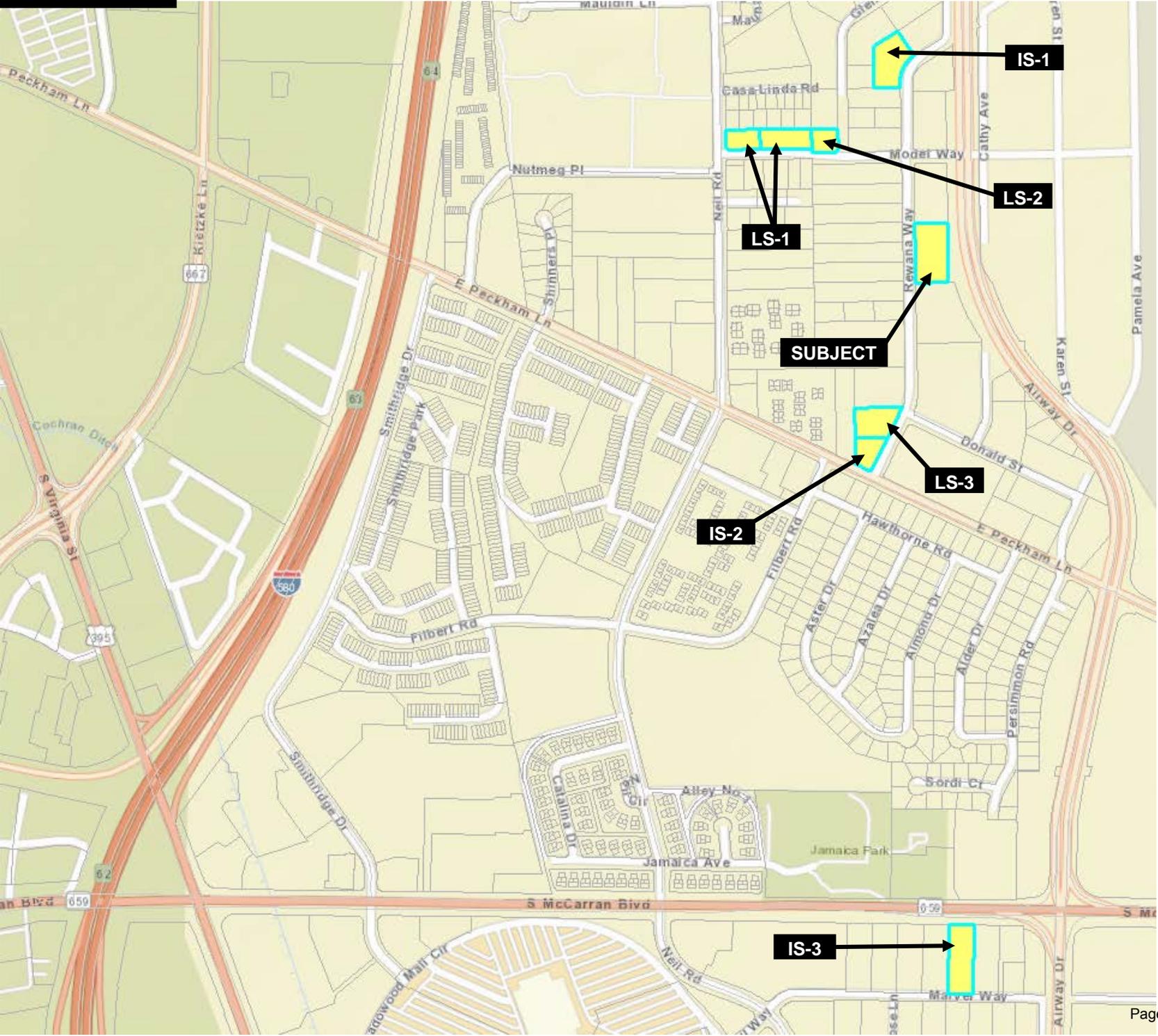
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Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
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	CHK	09/01/1977				88,500	

#	Bld	Date	User ID	Activity Notes
14	2-1	04/14/1998	rsaue	BLDG

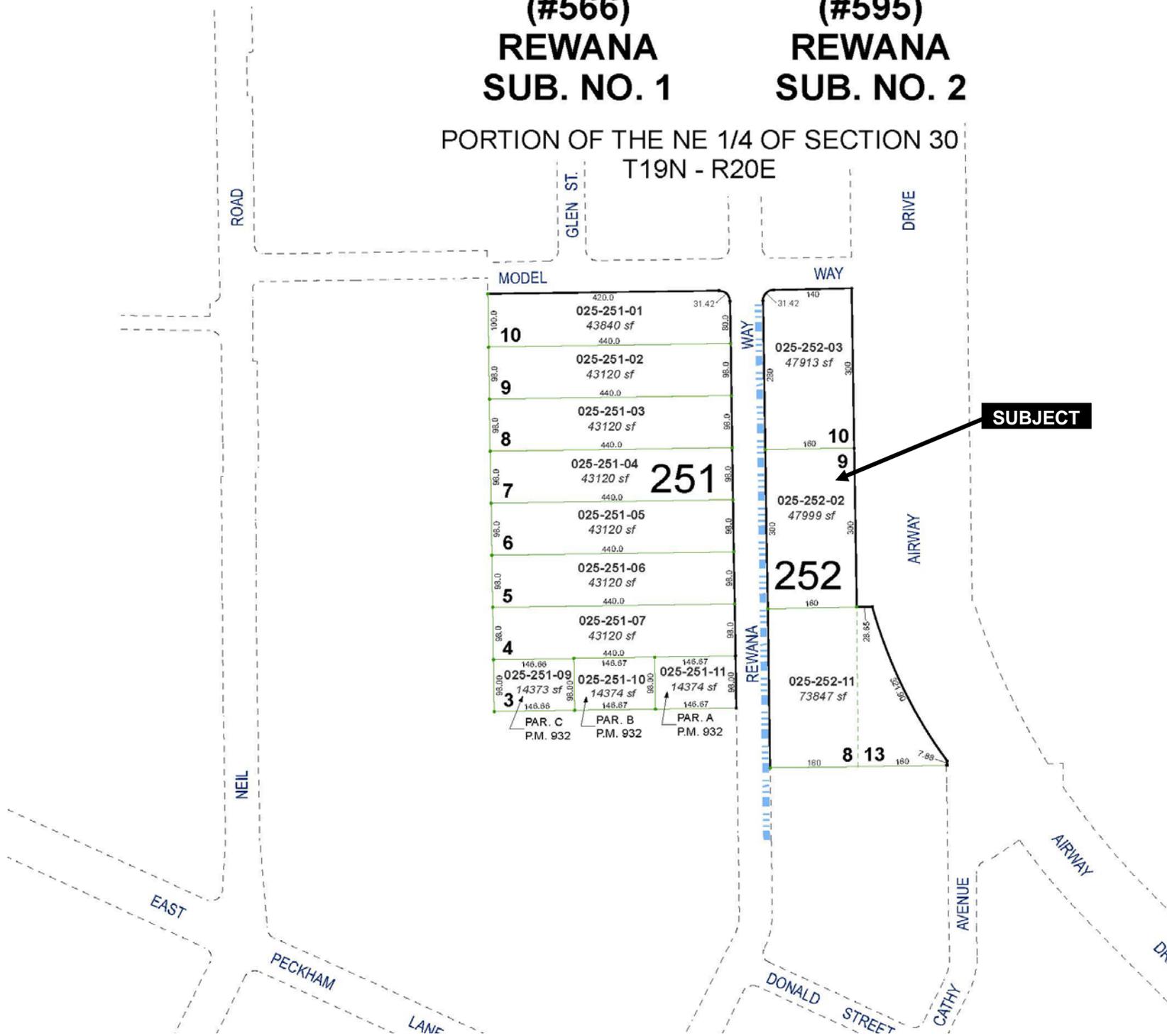
NEIGHBORHOOD MAP



**(#566)
REWANA
SUB. NO. 1**

**(#595)
REWANA
SUB. NO. 2**

PORTION OF THE NE 1/4 OF SECTION 30
T19N - R20E



19

30

N 20°36'-11" W
894.85

NANNETTE CIR.

AIRWAY DRIVE

RENO TAHOE
INTERNATIONAL
AIRPORT

25' STORM DRAIN
EASEMENT

241

80

025-241-04
45000 sf

PAR. 2
R/S 5266
19627 sf

81

025-241-34
68755 sf

PAR. 2
R/S 5266

82

ADJ. 82A
R/S 4359
PAR. 1
R/S 5266

025-241-35
69331 sf

PAR. 2
R/S 5266

83

025-241-20
43073 sf

PAR. 83B
PM 499

84

025-241-30
44217 sf

DED. TM 4946

85

025-241-31
33030 sf

24.72

86

025-241-10
38820 sf

PAR. 83A
PM 499

025-241-19
14999 sf

24.71

87

025-242-04
32649 sf

201

88

025-241-13
26000 sf

280

89

025-241-15
13000 sf

130

90

025-241-18
13000 sf

130

91

R/S 4668
260.03

025-241-22
31028 sf

220.00

92

025-242-01
47914 sf

300

93

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020-36

**(#566)
REWANA SUB.
NO. 1**

**(#595)
REWANA SUB.
NO. 2**

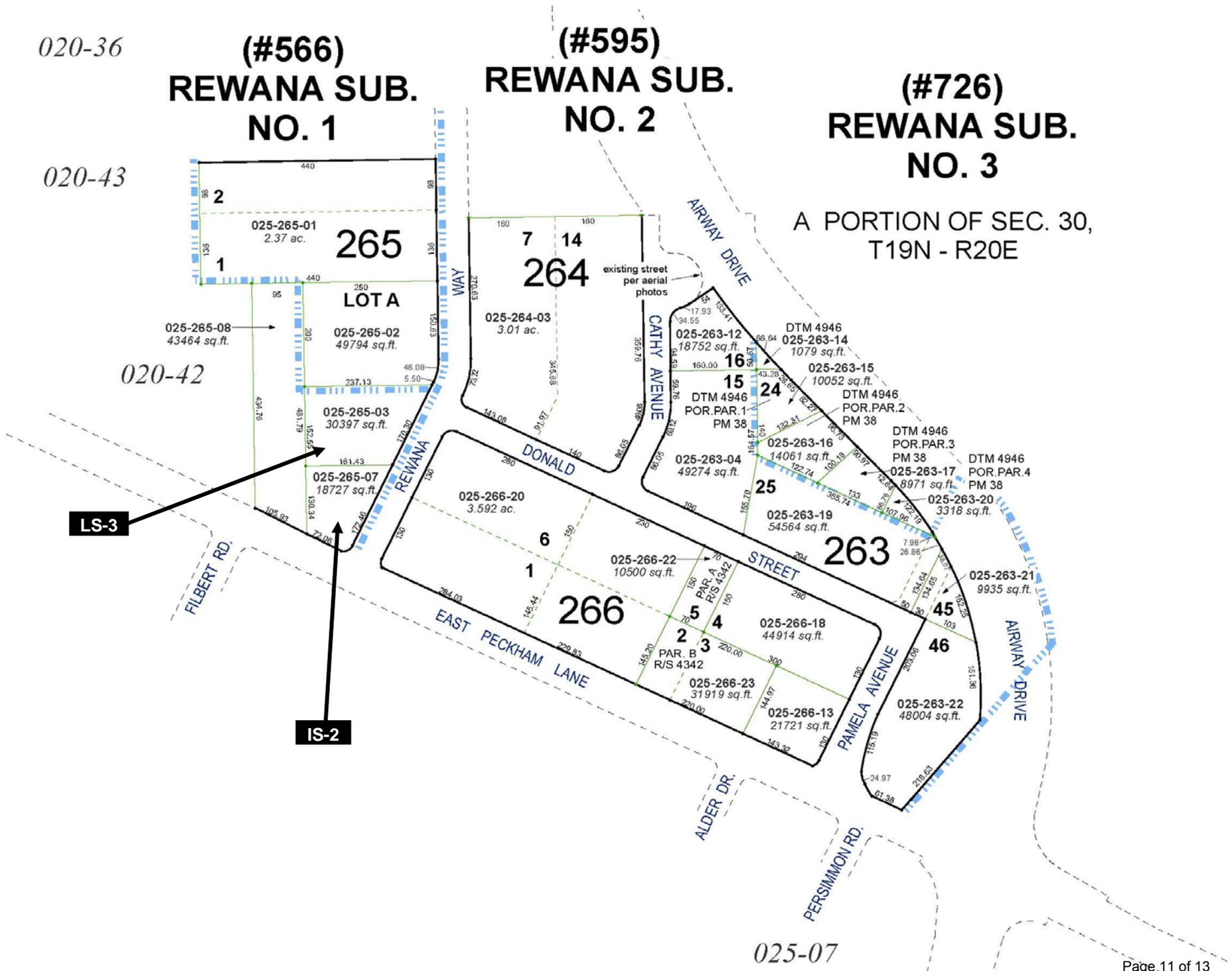
**(#726)
REWANA SUB.
NO. 3**

A PORTION OF SEC. 30,
T19N - R20E

020-43

020-42

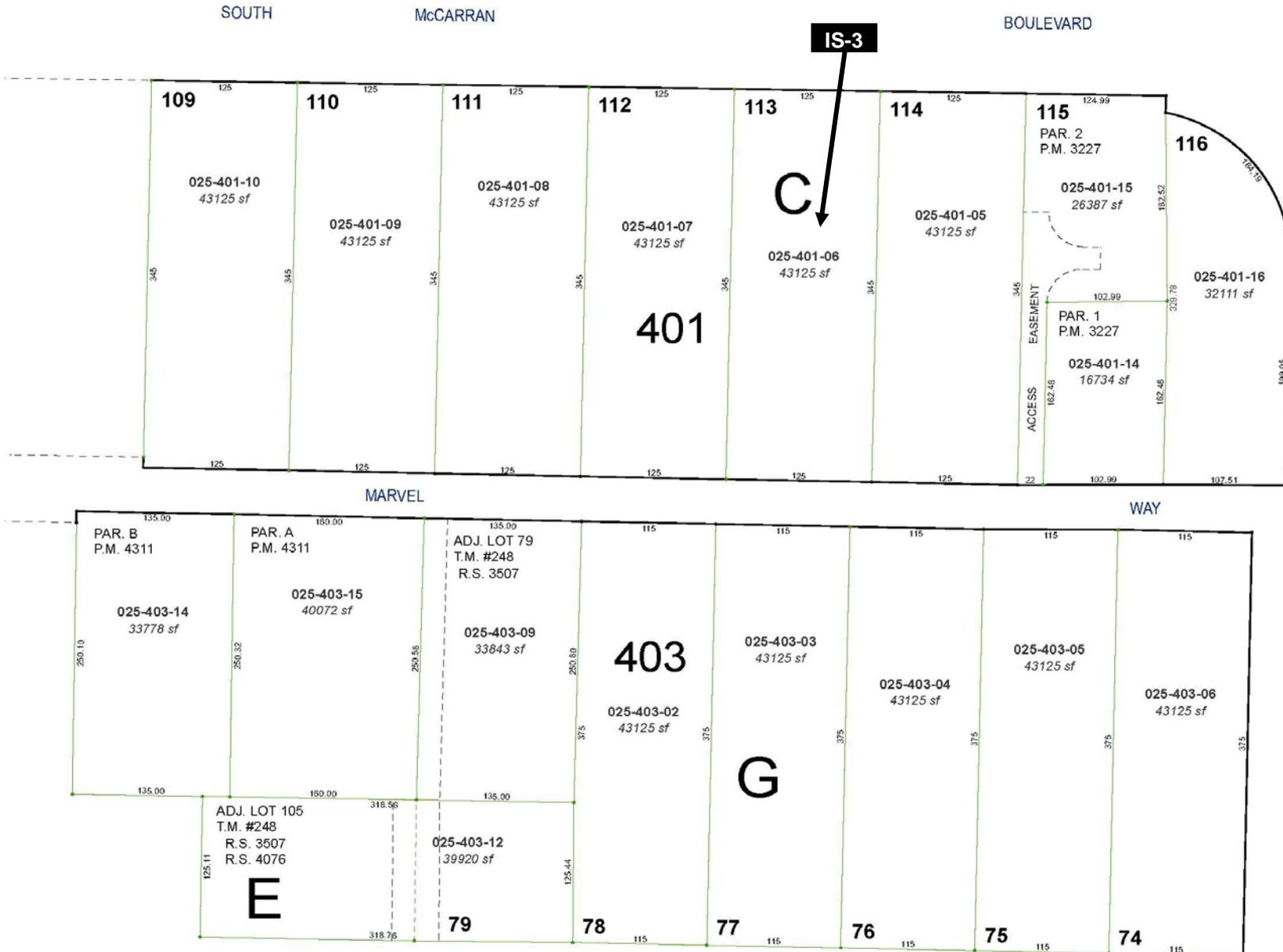
025-07



ANNEX. T.M. 3659
ORD. 4969
(Lots 75, 76, 78, 106, 107)

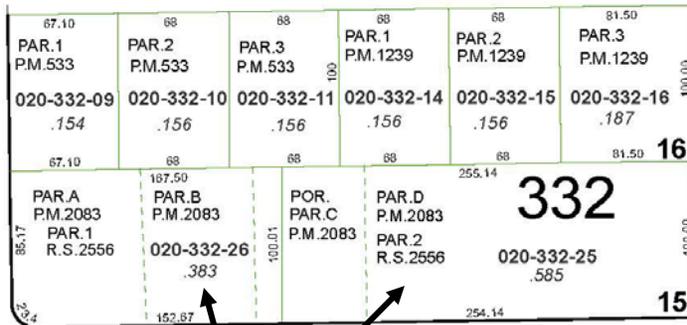
(#248) HOME GARDENS

PORTION OF THE NE 1/4 OF SECTION 31
T19N - R20E



**(#327)
SUN ACRES
TRACT NO. 1**

PORTION OF THE NE ¼ OF SECTION 30
T19N R20E



MODEL WAY

LS-1