

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 19-0051
 Hearing Date 2/13/2019
 Tax Year 2019

APN: 001-304-08
 Owner of Record: BLAND, KELLY & ANNETTE M
 Property Address: 1380 SURF WAY
 Square Feet (Inc Finished Bsmt) 1,176
 Built / WAY: 1964
 Parcel Size: 0.14 AC
 Description / Location: The subject is a 1,176 square foot single family residence built in 1964. It is located in Reno's 'Old Northwest', southwest of Kings Row and McCarran Boulevard.

2019/20 Taxable Value:

Land:	\$58,000
Improvements:	\$33,995
Total:	<u>\$91,995</u>
Taxable Value / SF	\$78

Sales Comparison Approach: Indicated Value Range \$282,000 - \$300,000
 Indicated Value Range / SF \$240 - \$255

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

RECOMMENDATION: Uphold **X** Reduce



001-304-08 05/16/2016

ASSESSOR'S EXHIBIT I
16 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$58,000	\$20,300	Txble
IMPROVEMENTS:	\$33,995	\$11,898	\$/ SF
TOTAL:	\$91,995	\$32,198	\$78

HEARING:	<u>19-0051</u>
DATE:	<u>2/13/2019</u>
TIME:	<u>TBD</u>
TAX YEAR:	<u>2019</u>
VALUATION:	<u>Reappraisal</u>

OWNER: BLAND, KELLY & ANNETTE M

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	QC	STRY	Beds	Baths	Built	Sale Date	Sale Price	Sale \$/SF
							BSMT	BSMT				Full/Hlf	WAY			
	001-304-08	1380 SURF WAY	0.14	AC	1,176	441			R20	SINGLE	3	2	1964			

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	005-111-10	637 IBIS LN	0.15	AC	1,176	441			R20	SINGLE	3	2 \ 0	1963	12/10/2018	\$282,000	\$240
IS-2	005-163-20	3645 DOWNEY AVE	0.15	AC	1,176	441			R20	SINGLE	3	2 \ 0	1963	10/19/2018	\$300,000	\$255
IS-3	005-032-15	1220 BELDON WAY	0.14	AC	1,176	441			R20	SINGLE	3	2 \ 0	1962	09/11/2018	\$299,000	\$254

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	006-111-33	0 UNIVERSITY TER	0.21	AC	SF6	10/14/16	\$60,000	A rectangular, gentle sloping upward, lot just NW of Keystone and 7th streets.
LS-2	002-181-10	2255 ELLENDALE RD	0.17	AC	SF6	7/11/18	\$75,000	The listing stated property sold 'as-is' for the land value only. Demo costs not included. Structural inadequacies for foundation settlement. Mostly rectangular lot with slight downslope at one end.

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

The subject property is a single family residence located in Reno's Old Northwest.

The current improved sales listed above are located within the same subdivision as the subject and are of the same size, and quality class. The age differs slightly as the subject is located in a later phase of the subdivision. These sales indicate a price range of \$240 per/SF to \$255 per/SF. The subject's taxable value of \$78 per/SF falls below this range.

The most recent land sales within the neighborhood range from \$60,000 to \$75,000. Although slightly superior in size, they support the taxable land value of \$58,000.

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	Allocation Data				Time Adj. Median Sales By Qtr			TV/SP Ratio	Sales > 1.0	# Qtr Sales	Yrly Chng	Qtrly Chng
	Sale Count:		51		2015 Qtr 3:	None		NA	0	0		
2019	Time Adj. Median Sale Price:		\$322,043		2015 Qtr 4:	None		NA	0	0		
	COD Sales:		9.65		2016 Qtr 1:	None		NA	0	0		
Appraiser	Median SP @:		0.18 \$57,968		2016 Qtr 2:	None		NA	0	0		
	Rounded Land Value:		\$58,000		2016 Qtr 3:	None		NA	0	0		
TOLSON	Misc Data				2016 Qtr 4:	None		NA	0	0		
	Current TV Land Median:		\$41,300		2017 Qtr 1:	None		NA	0	0		
Date	% Change From		40.44%		2017 Qtr 2:	None		NA	0	0		
	Current Land TV:				2017 Qtr 3:	None		NA	0	0		
9/7/2018	Time Adj.	Min	Max	Monthly	2017 Qtr 4:	None		NA	0	0		
	Sales Price:	212,209	402,104	% Time	2018 Qtr 1:	None		NA	0	0		
Print & Save Final Allocation	Bldg SqFt:	872	2100	Adjustment	2018 Qtr 2:	\$322,043	25.89%	0	51			
	Land Size (ac)	0.13	0.21	1.00%	2018 Qtr 3:	None		NA	0	0		
					2018 Qtr 4:	None		NA	0	0		

Total Median Sales % Change: 0.00%

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
002-191-07	1925 LASSEN DR	1953	R20	5/18/2018	\$285,000	\$289,030	872	\$331	BCAC	0.16				
006-064-26	810 STOKER AVE	1953	R20	5/31/2018	\$265,000	\$267,613	875	\$306	BCAC	0.15				
005-361-09	1120 AKARD DR	1962	R20	6/15/2018	\$330,000	\$331,627	988	\$336	BCAC	0.19				
001-304-07	1350 SURF WAY	1964	R20	6/18/2018	\$286,000	\$287,130	988	\$291	BCAC	0.15				
006-041-07	775 RUBY AVE	1955	R20	5/24/2018	\$307,000	\$310,736	1026	\$303	BCAC	0.15				
006-041-19	740 MCDONALD DR	1955	R20	5/31/2018	\$315,000	\$318,106	1092	\$291	BCAC	0.14				
005-076-05	925 AKARD DR	1964	R20	6/18/2018	\$310,000	\$311,225	1108	\$281	BCAC	0.14				
005-103-16	3285 EVERETT DR	1963	R20	4/27/2018	\$282,000	\$287,933	1176	\$245	BCAC	0.15				
005-111-11	3101 STATLER CIR	1963	R20	5/29/2018	\$319,000	\$322,356	1176	\$274	BCAC	0.18				
001-353-07	3015 SLATER AVE	1964	R20	5/31/2018	\$272,000	\$274,682	1176	\$234	BCAC	0.17				
005-152-23	3220 HEIGHTS DR	1963	R20	6/29/2018	\$285,000	\$285,094	1176	\$242	BCAC	0.13				
002-131-11	2355 IVES AVE	1962	R20	5/25/2018	\$298,500	\$302,034	1188	\$254	BCAC	0.14				
002-382-04	2080 WINDSOR WAY	1965	R25	6/8/2018	\$309,500	\$311,738	1204	\$259	BCAC	0.14				
002-502-04	1815 SEVERN DR	1976	R25	5/29/2018	\$210,000	\$212,209	1208	\$176	BCAC	0.15				
002-143-18	1895 BRISBANE AVE	1956	R25	4/27/2018	\$237,500	\$242,497	1210	\$200	BCAC	0.14				
006-101-16	1765 W 6TH ST	1959	R20	6/22/2018	\$289,990	\$290,753	1224	\$238	BCAC	0.14				
002-503-09	1965 PRINCE CHARLES CT	1976	R25	6/18/2018	\$312,000	\$313,232	1227	\$255	BCAC	0.19				
005-084-16	880 PENNSYLVANIA DR	1962	R25	4/20/2018	\$295,000	\$301,885	1296	\$233	BCAC	0.16				
001-231-03	1360 BRIDGEWOOD LN	1964	R20	6/13/2018	\$340,000	\$341,901	1296	\$264	BCAC	0.14				
001-242-09	2740 GELLERT DR	1965	R20	6/28/2018	\$343,000	\$343,226	1296	\$265	BCAC	0.14				
002-134-14	2225 ARCANE AVE	1960	R20	4/24/2018	\$355,000	\$362,821	1323	\$274	BCAC	0.16				

006-042-24	920 MUNLEY DR	1957	R20	6/29/2018	\$325,000	\$325,107	1362	\$239	BCAC	0.17
006-064-12	765 LODGE AVE	1962	R20	4/11/2018	\$305,000	\$313,022	1363	\$230	BCAC	0.14
002-441-11	1025 CROWN DR	1964	R25	4/19/2018	\$320,000	\$327,574	1529	\$214	BCAC	0.17
002-453-08	2010 PRINCE WAY	1971	R25	5/29/2018	\$355,000	\$358,735	1560	\$230	BCAC	0.14
001-242-21	1420 EXETER WAY	1969	R20	6/6/2018	\$349,000	\$351,754	1567	\$224	BCAC	0.14
002-144-14	2095 COLEMAN DR	1967	R20	4/3/2018	\$300,000	\$308,679	1570	\$197	BCAC	0.16
005-082-16	885 MONTANA DR	1962	R25	5/18/2018	\$275,000	\$278,889	1604	\$174	BCAC	0.19
001-401-10	1560 BOYER CT	1976	R20	5/8/2018	\$336,000	\$341,856	1650	\$207	BCAC	0.17
001-151-05	1350 KIRSTON ST	1972	R20	6/14/2018	\$400,000	\$402,104	1668	\$241	BCAC	0.14
001-142-15	3630 BRYAN ST	1972	R20	6/28/2018	\$369,000	\$369,244	1668	\$221	BCAC	0.15
002-402-38	1580 MAJESTIC DR	1968	R25	5/11/2018	\$294,000	\$298,833	1676	\$178	BCAC	0.14
001-132-05	1500 EBBETTS DR	1965	R20	5/4/2018	\$355,000	\$361,653	1695	\$213	BCAC	0.15
002-491-04	1590 SEVERN DR	1977	R25	4/27/2018	\$349,900	\$357,262	1697	\$211	BCAC	0.21
006-108-01	725 REEVES AVE	1965	R20	6/26/2018	\$345,000	\$345,455	1703	\$203	BCAC	0.14
005-363-11	1010 CASA LOMA DR	1972	R20	6/1/2018	\$319,000	\$322,043	1706	\$189	BCAC	0.16
006-109-06	720 REEVES AVE	1954	R20	5/8/2018	\$329,000	\$334,734	1724	\$194	BCAC	0.14
002-282-10	1311 WESLEY DR	1950	R20	4/4/2018	\$347,500	\$357,442	1767	\$202	BCAC	0.16
005-031-17	1394 FRONTIER ST	1974	R25	5/18/2018	\$265,000	\$268,747	1815	\$148	BCAC	0.16
002-494-01	1555 VAN PETTEN ST	1977	R25	5/1/2018	\$290,000	\$295,722	1818	\$163	BCAC	0.16
005-103-05	3200 SANDRA DR	1967	R20	5/21/2018	\$359,000	\$363,721	1819	\$200	BCAC	0.17
001-281-06	1070 MARK ALLEN CIR	1971	R20	4/16/2018	\$355,000	\$363,754	1854	\$196	BCAC	0.20
002-433-03	1615 GEARY ST	1965	R25	6/18/2018	\$355,000	\$356,402	1863	\$191	BCAC	0.14
001-131-07	1415 EBBETTS DR	1971	R20	5/1/2018	\$338,000	\$344,669	1932	\$178	BCAC	0.15
001-372-03	1480 LOCKSLEY WAY	1969	R20	6/6/2018	\$300,000	\$302,367	1932	\$157	BCAC	0.14
006-052-39	1820 ELMCREST DR	1959	R20	4/25/2018	\$260,000	\$265,642	2013	\$132	BCAC	0.14
002-511-02	1960 SEVERN DR	1978	R25	5/16/2018	\$365,500	\$370,909	2056	\$180	BCAC	0.20
002-491-05	1610 SEVERN DR	1977	R25	6/15/2018	\$371,000	\$372,829	2056	\$181	BCAC	0.21
001-132-19	1451 SURF WAY	1968	R20	5/10/2018	\$280,000	\$284,696	2095	\$136	BCAC	0.15
006-102-16	1775 CARLIN ST	1963	R20	5/22/2018	\$345,000	\$349,423	2100	\$166	BCAC	0.14
006-102-19	1835 CARLIN ST	1963	R20	6/25/2018	\$350,000	\$350,574	2100	\$167	BCAC	0.14

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:
 1380 SURF WAY RENO
 SIERRA HEIGHTS RENO 4
 LT 74
 BLK 7

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

WASHOE COUNTY APPRAISAL RECORD 2019

APN: 001-304-08

Card 1 of 1
 Bld. 1-1



Tax District: 1000

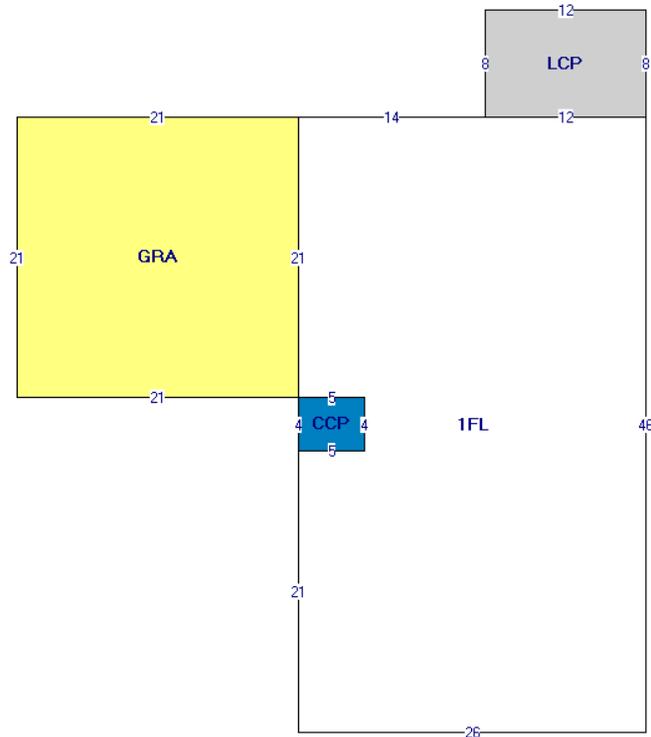
printed: 01/23/2019

ACTIVE

1728.03

BCAC - SFRs (QC 2 thru 3)

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	58,000	0	33,995	0	91,995	32,198	31,358	2,637	58,000										
2018 FV	41,300	0	32,271	0	73,571	25,750													
2017 FV	36,900	0	31,703	0	68,603	24,011													
2016 FV	32,400	0	31,658	0	64,058	22,420													
2015 FV	27,500	0	31,192	0	58,692	20,542													
2014 FV	24,500	0	29,385	0	53,885	18,860													
2013 FV	17,500	0	30,276	0	47,776	16,722													
2012 FV	17,900	0	31,532	0	49,432	17,301													
2011 FV	25,900	0	30,735	0	56,635	19,822													
2010 FV	35,700	0	32,607	0	68,307	23,907													
2009 FV	46,750	0	34,185	0	80,935	28,328													
2008 FV	74,400	0	34,558	0	108,958	38,135													
							FLAGS												
							Type	Value											
							Cap Code	IF08											
							Eligible for Form?	YES											
							Low Cap Percentage	0											
							Sub Plat Map	886											
											By:	Date:							
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		12,175				
Type		RES Residential		Plumbing Fixtures		9	1FL	1FLR - FIRST FLOOR		1964	1,176	99,654	Sub Area-RCN		125,432				
Occupancy		001 Sgl Fam Res ~		Base Appliance From MS		1	CCP	CCP - COVERED CONCRETE PORCH		1964	20	480	% Incomplete		0				
Story/Frame		01 SINGLE STORY		Living Units in Building		1	GRA	GARA - GARAGE ATTACHED		1964	441	11,298	% Depreciation		75.00				
Quality		20 Fair		Bedrooms		3	LCP	LTC2/POR1 - LATTICE COVERED		1964	96	1,825	\$ Dep & Inc		94,074				
Year Built		WAY	%Comp	Year of Addn/Remodel		2										Obso/Other Adj.		0	
1964		1964	100												Sub Area DRC		31,358		
BUILDING CHARACTERISTICS																			
Category		Code	Type													Additive DRC		2,637	
Ext. Wall		1	ASPH SHNG/FR	70												Total DRC		33,995	
Ext. Wall		3	HARDBOARD/FR	30												Override			
Roof Cover		2	COMP SHINGLE	100												Cost Code		89502	
Base		1	MS FLOOR ADJ	100												PROPERTY CHARACTERISTICS			
Heating Type		1	FA ~ FORCED	100		Base Rate Adjustment		Adj.									Water		Municipal
Sub Floor		2	WOOD	100		CCM SFR Frame		1.05000									Sewer		Municipal
Energy		3	MODERATE ~	100		Local Reno Frame		1.05000									Street		Paved
Foundation		3	MODERATE ~	100		Construction Modifiers		Adj.									BUILDING NOTES		
Seismic		1	SEISMIC FRAME	100												Gross Living/Building Area		1,176	
										Perimeter								196	
Activity Notes																			
#	Bld	Date	User ID	Activity Notes															
1	0-0	11/21/2018	eladouceu	RALL BY TAO - 09/07/2018															
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	3,527.07	1964		100	3,527	25.0	882			
2	FWCO	FLATWORK CONCRETE			30	1-1	0	0	650	5.89	1964		100	3,831	25.0	958			
3	YIMP	YARD IMPROVEMENTS			30	1-1	0	0	2	1,593.78	1964		100	3,188	25.0	797			
LAND VALUE		DOR Code	200	Neighborhood	1728.03 BCAC - SFRs (QC 2 thru 3)				Land Size	6,142		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	200	Single Family Residence		SF6	1.00	ST		58,000.00					58,000						



BUILDING PERMITS

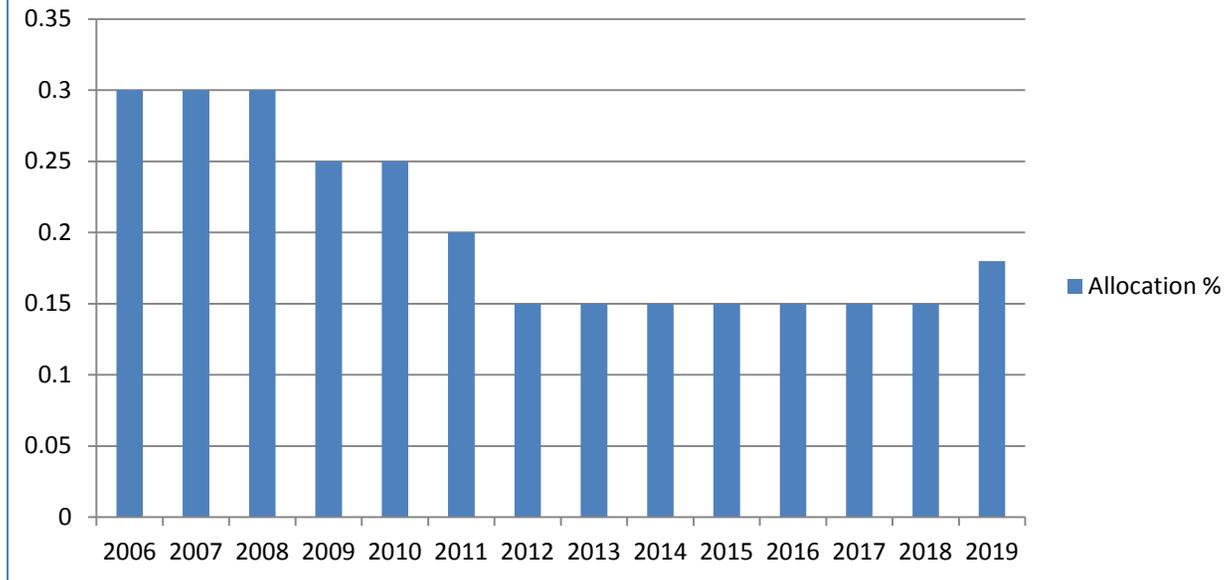
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
BLAND, KELLY	2874783	06/19/2003	200	3NTT			
	1687827	06/30/1993					
	1326516	05/24/1989					
	1217856	01/08/1988	200	2D		85,500	
	1159195	04/30/1987	200	2D		85,500	
	609906	06/07/1979				62,500	

#	Bld	Date	User ID	Activity Notes
2	0-0	04/16/2018	smans	AERL-Pictometry Review by SMM - 04/16/2018
3	0-0	10/02/2017	srsco	RALL BY TAO - 09/11/2017
4	0-0	09/09/2016	rlope	RALL BY LLL - 08/17/2016
5	0-0	11/06/2015	idiez	TAG FROM 1005 TO 1000 TMUGWB NOW SPECIAL ASSESSMENT
6	0-0	11/05/2015	sjack	RALL BY LLL - OCTOBER, 2015
7	1-1	08/28/2013	llamb	RALL BCAC IMPROVEMENT LINE DONE 08/28/2013 BY REVIEWED-NO CHGS ON IMP
8	1-1	08/13/2012	llamb	RALL BCAC IMPROVEMENT LINE DONE 08/13/2012 BY REVIEWED-NO CHGS ON IMP
9	1-1	08/26/2011	csarm	RALL BCAC IMPROVEMENT LINE DONE 08/04/2011 BY REVIEWED-NO CHGS ON IMP
10	1-1	09/28/2010	csarm	RALL BCAC IMPROVEMENT LINE DONE 09/10/2010 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 001-304-08													
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	58,000			0	33,995		91,995	20,300	11,898	0	0	32,198	0
2019 VN	58,000			0	33,995		91,995	20,300	11,898	0	0	32,198	0
2018 FV	41,300			0	32,271	54,404	73,571	14,455	11,295	0	0	25,750	0
2017 FV	36,900			0	31,703	52,211	68,603	12,915	11,096	0	0	24,011	0
2016 FV	32,400			0	31,658	50,888	64,058	11,340	11,080	0	0	22,420	0
2015 FV	27,500			0	31,192	50,786	58,692	9,625	10,917	0	0	20,542	0
2014 FV	24,500			0	29,385	49,212	53,885	8,575	10,285	0	0	18,860	0
2013 FV	17,500			0	30,276	47,778	47,776	6,125	10,597	0	0	16,722	0
2012 FV	17,900			0	31,532	49,431	49,432	6,265	11,036	0	0	17,301	0
2011 FV	25,900			0	30,735	56,635	56,635	9,065	10,757	0	0	19,822	0
2010 FV	35,700			0	32,607	68,305	68,307	12,495	11,412	0	0	23,907	0
2009 FV	46,750			0	34,185	80,937	80,935	16,363	11,965	0	0	28,328	0
2008 FV	74,400			0	34,558	95,727	108,958	26,040	12,095	0	0	38,135	0
2007 FV	60,000			0	33,965	88,638	93,965	21,000	11,888	0	0	32,888	0
2006 FV	60,000			0	35,210	82,301	95,210	21,000	12,324	0	0	33,323	0
2005 FV	49,795			0	32,546	76,202	82,341	17,428	11,391	0	0	28,819	0
2004 FV	39,520			0	34,464		73,984	13,832	12,062	0	0	25,894	0
2003 FV	38,000			0	34,135		72,135	13,300	11,947	0	0	25,247	0
2002 FV	38,000			0	35,005		73,005	13,300	12,252	0	0	25,552	0
2001 FV	38,000			0	34,671		72,671	13,300	12,135	0	0	25,435	0
2000 FV	35,000			0	38,766		73,766	12,250	13,568	0	0	25,818	0
1999 FV	35,000			0	38,766		73,766	12,250	13,568	0	0	25,818	0
1998 FV	35,000			0	38,191		73,191	12,250	13,367	0	0	25,617	0
1997 FV	35,000			0	37,629		72,629	12,250	13,170	0	0	25,420	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	942.48	-245.57	0.00	696.91	0.00	3.6600	54,404
2017	100% High Cap 2.60%	0	878.79	-209.97	0.00	668.82	0.00	3.6600	52,211
2016	100% High Cap 0.20%	0	820.55	-168.68	0.00	651.87	0.00	3.6600	50,888
2015	100% High Cap 3.20%	0	751.84	-101.27	0.00	650.57	0.00	3.6600	50,786
2014	100% High Cap 3.00%	0	690.30	-59.90	0.00	630.40	0.00	3.6600	49,212
2013	100% High Cap 4.20%	0	612.03	0.00	0.00	612.03	0.00	3.6600	47,778
2012	100% High Cap 6.00%	0	633.21	0.00	0.00	633.21	0.00	3.6600	49,431
2011	100% High Cap 4.00%	0	722.68	0.00	0.00	722.68	0.00	3.6458	56,635
2010	100% High Cap 4.90%	0	871.71	0.00	0.00	871.71	0.00	3.6463	68,305
2009	100% High Cap 7.70%	0	1032.90	0.00	0.00	1032.90	0.00	3.6462	80,937
2008	100% High Cap 8.00%	0	1390.51	-168.84	0.00	1221.67	0.00	3.6463	95,727
2007		0	1199.21	-68.04	0.00	1131.17	0.00	3.6462	88,638

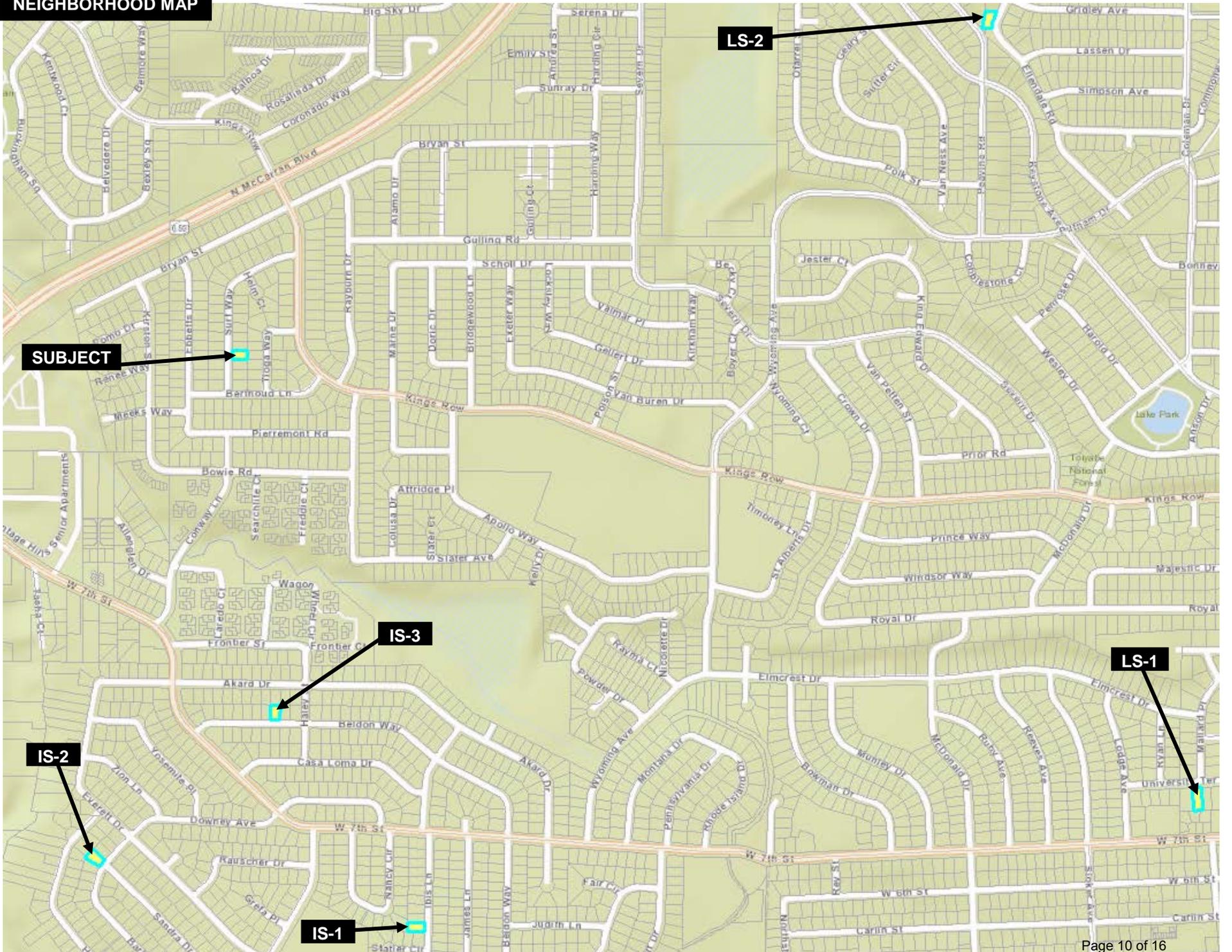
	100% High Cap 7.70%								
2006	100% High Cap 8.00%	0	1215.04	-164.74	0.00	1050.30	0.00	3.6462	82,301
2005	100% Low Cap 3.00%	0	1050.85	-78.35	0.00	972.50	0.00	3.6463	76,202

*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))/0.35

NEIGHBORHOOD MAP



SUBJECT

LS-2

IS-3

LS-1

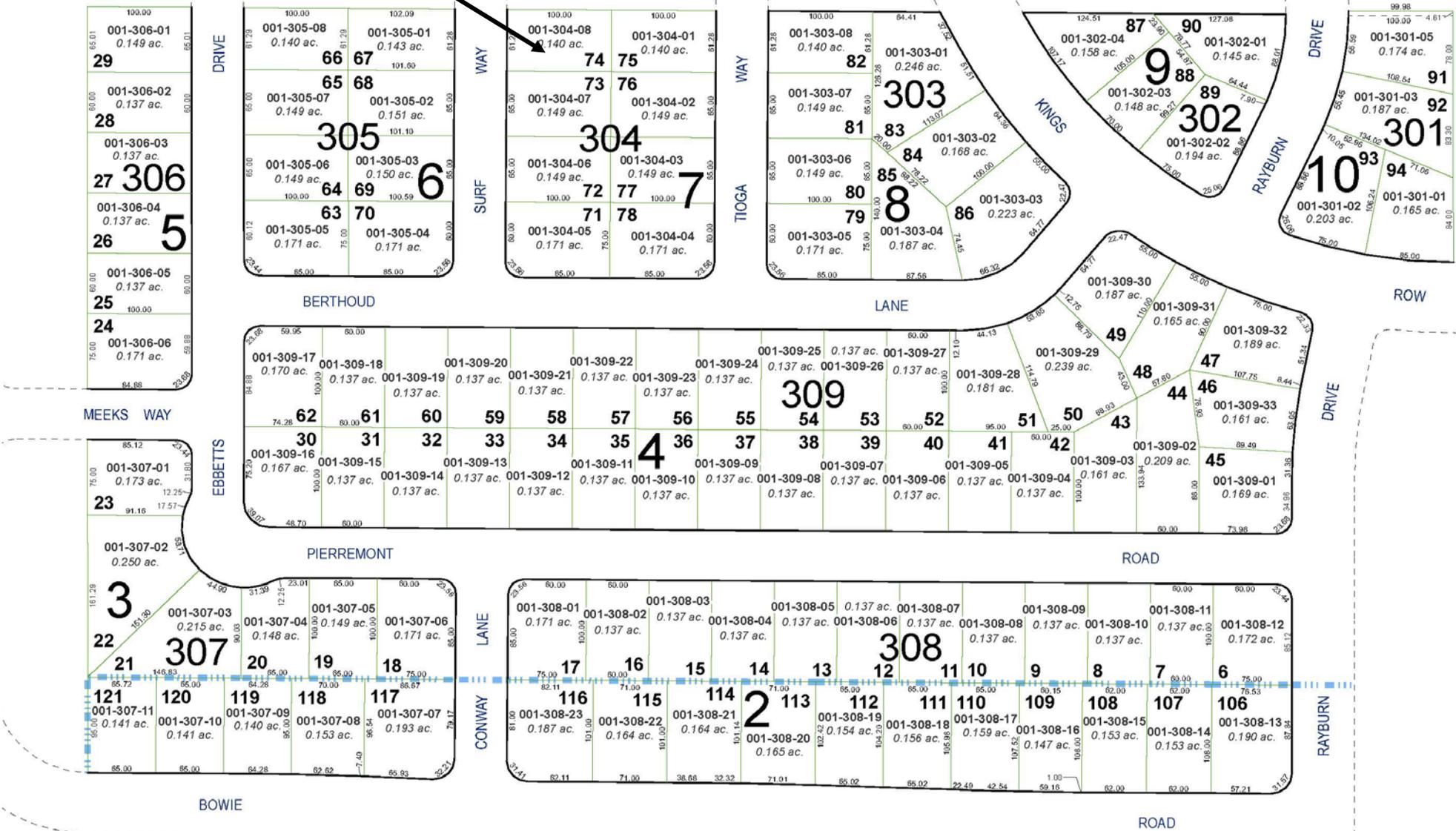
IS-2

IS-1

**(#886)
SIERRA HEIGHTS RENO
UNIT NO. 4**

POR. OF SW 1/4 OF SEC. 4
T19N - R19E

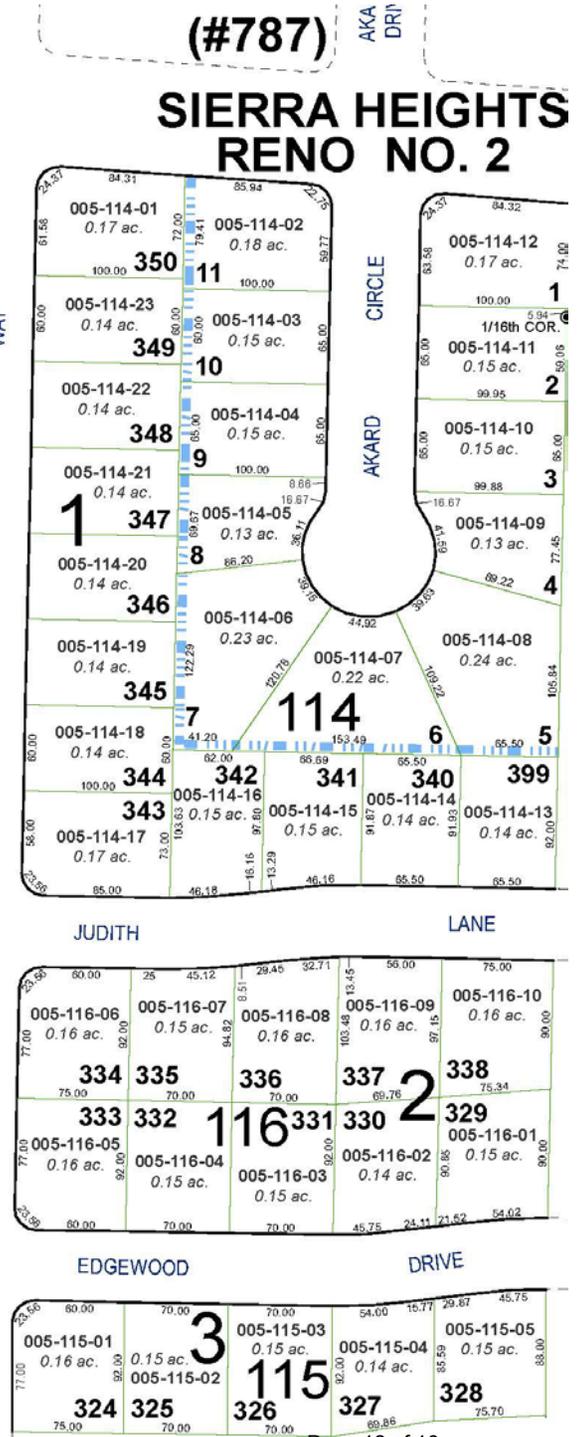
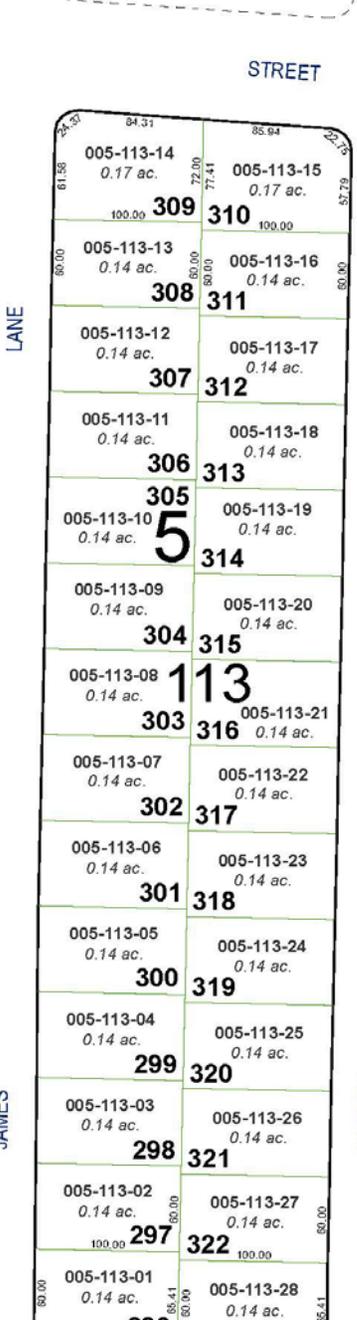
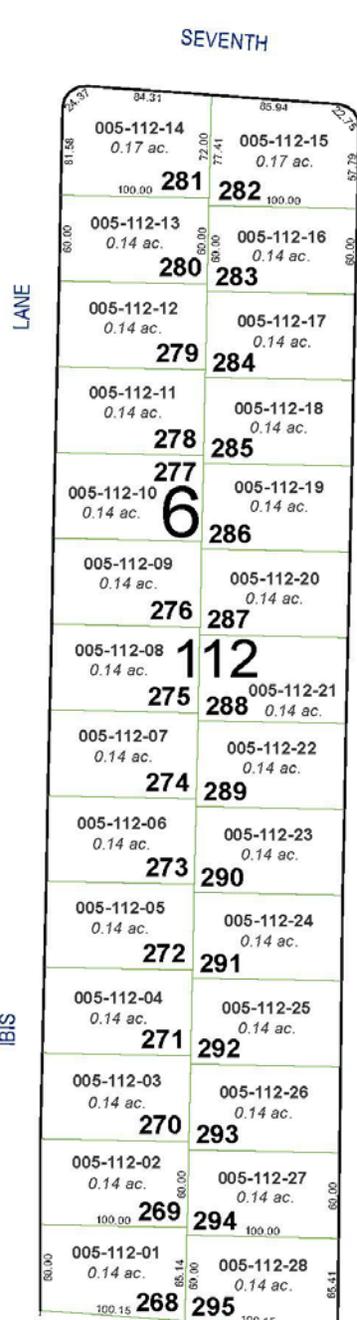
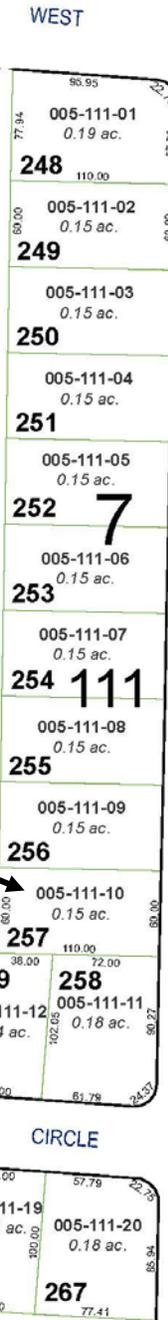
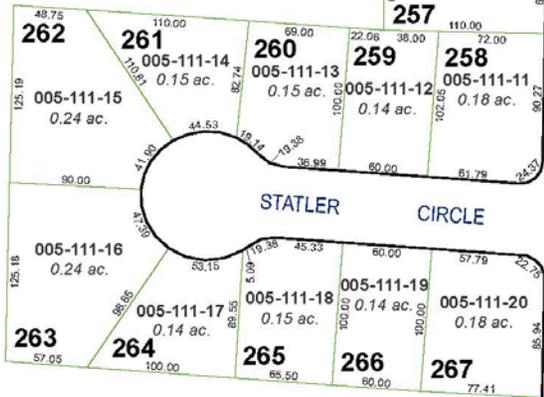
SUBJECT



**(#1357)
SIERRA LOMA - UNIT NO. 3**

**(#831)
SIERRA HEIGHTS
RENO NO. 2-B**

POR. OF THE
NE 1/4 OF SEC. 9
T19N - R19E



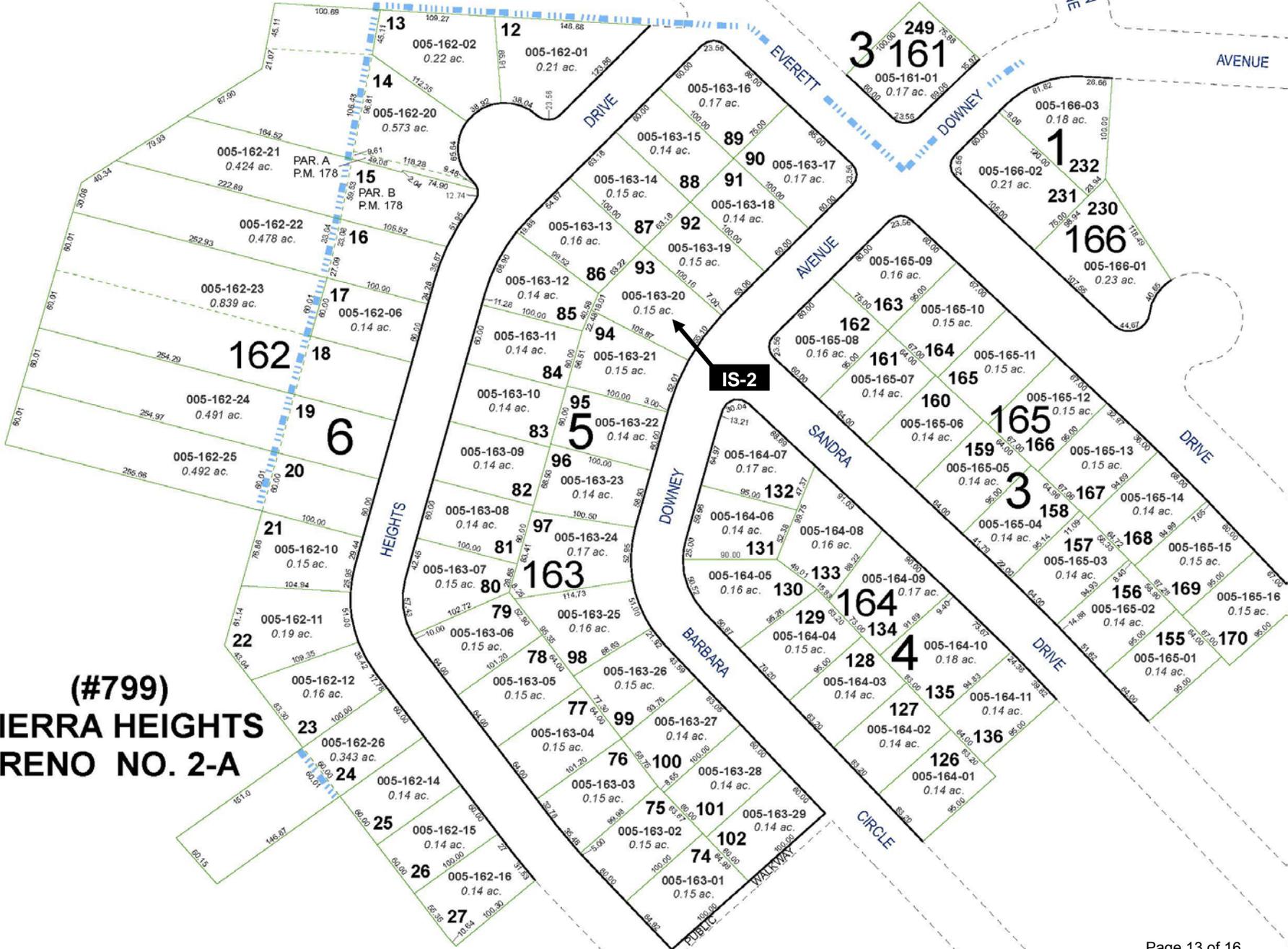
PORTION OF THE NW 1/4 OF SECTION 9
T19N - R19E

**(#795)
SIERRA HEIGHTS RENO
NO. 1-C**

3161

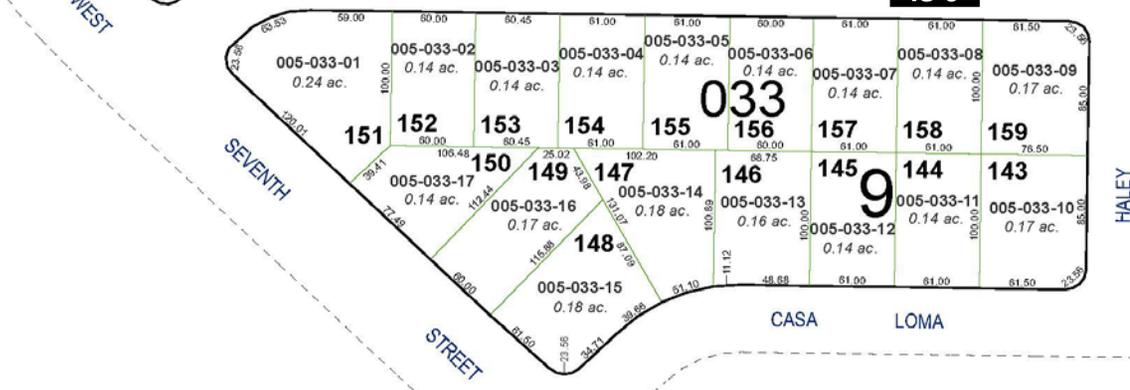
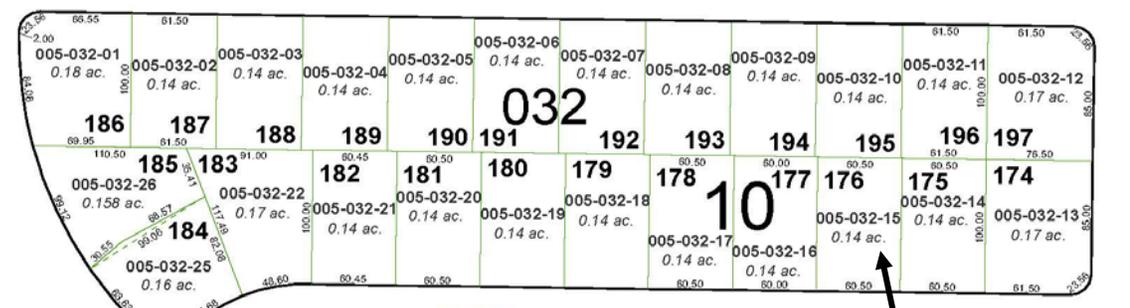
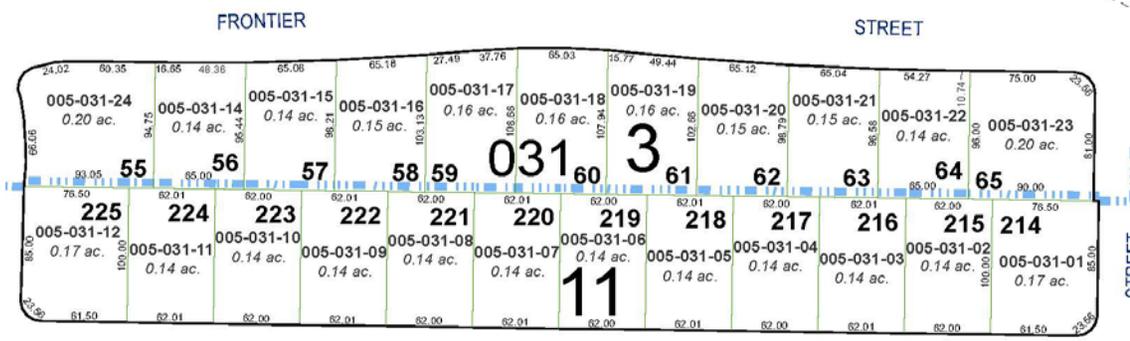
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AVENUE

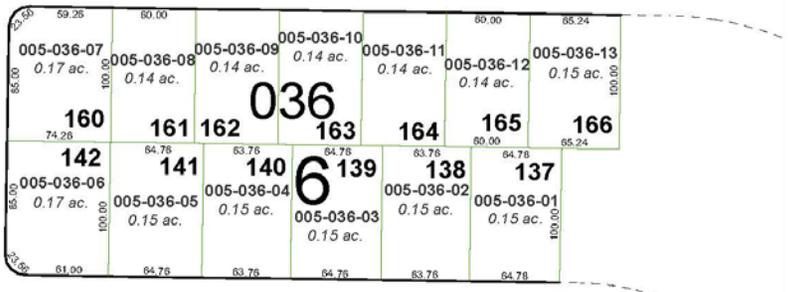
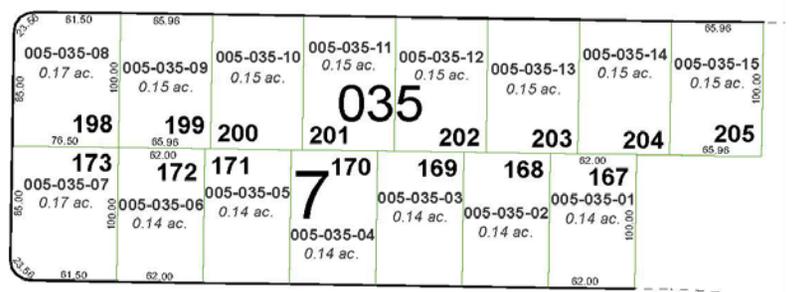
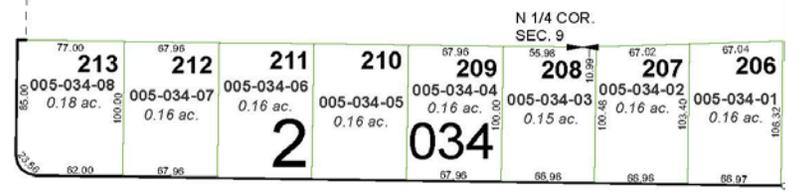


**(#799)
SIERRA HEIGHTS
RENO NO. 2-A**

**(#1309)
SIERRA LOMA UNIT 1**

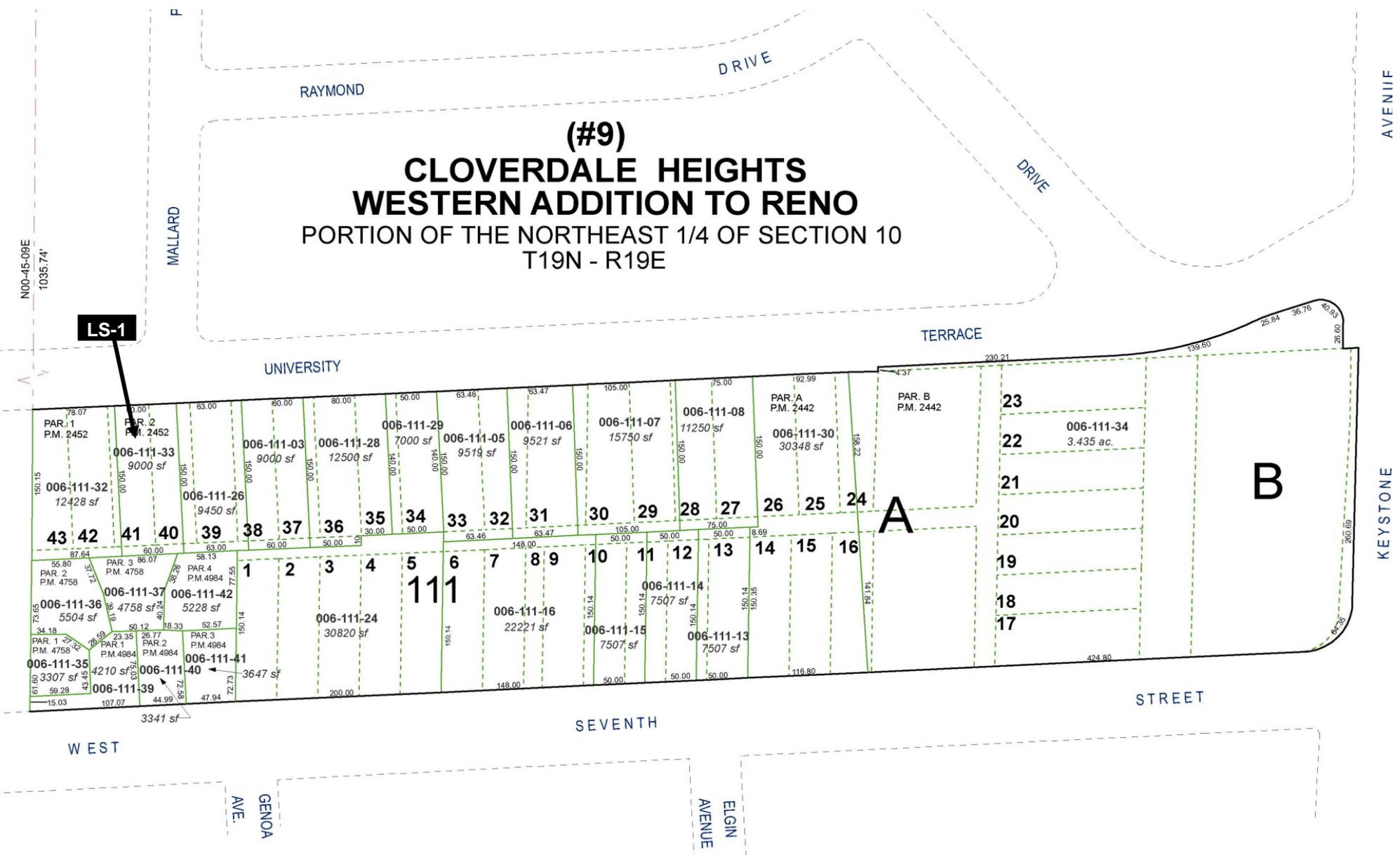


**(#784)
SIERRA HEIGHTS RENO
NO. 1-B**



PORTION OF THE NORTH 1/2 OF SECTION 9
& THE SW 1/4 OF SECTION 4
T19N - R19E

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



(#509)
RENO HIGHLANDS SUBDIVISION NO. 2
UNIT NO. 1
 PORTION OF NW 1/4 OF SECTION 3
 T19N - R19E

