

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing #	19-0021
Hearing Date	02/21/2019
Tax Year	2019

APN: 038-341-22

Owner of Record: ELLIOTT, EUGENE V

Property Address: 10 ZANE GREY LN

Square Feet (Inc Finished Bsmt) 1,866

Built / WAY: 1978

Parcel Size: 2.05 AC

Description / Location: The subject property is located in Mogul. This residence is a quality class 3.5 home, built in 1978 with a total of 1,866 square feet of living area with a 462 square foot attached garage and an additional 768 square foot detached garage. The home sits on 2.05 acres of land.

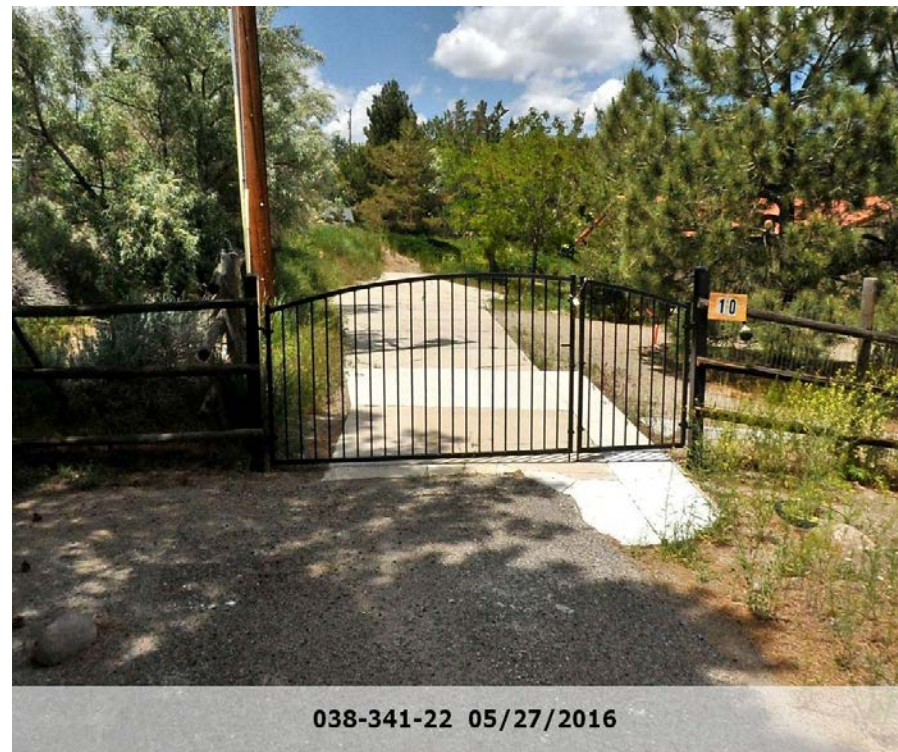
2019/20 Taxable Value:	Land:	\$99,750
	Improvements:	\$126,855
	Total:	<u>\$226,605</u>
	Taxable Value / SF	\$121

Sales Comparison Approach:	Indicated Value	\$410,000
	Indicated Value / SF	\$220.00

Current Obsolescence: \$0

Conclusions: In conclusion, IS-1 through IS-4 indicate a value range of \$191 to \$295 per square foot. The subject's total taxable value of \$121 per SF falls on the extreme low end. It is our recommendation the total taxable value be upheld.

RECOMMENDATION:	Uphold X	Reduce
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ASSESSOR'S EXHIBIT I
11 PAGES

Prepared by: Pete Kinne, Appraiser

Reviewed by: Gail Vice

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$99,750	\$34,913	Txble
IMPROVEMENTS:	\$126,855	\$44,399	\$/ SF
TOTAL:	\$226,605	\$79,312	\$121

HEARING:	19-0021
DATE:	
TIME:	
TAX YEAR:	2019
VALUATION:	Reappraisal

OWNER: ELLIOTT, EUGENE V

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Hlf	Built WAY	Sale Date	Sale Price	Sale \$/SF
	038-341-22	10 ZANE GREY LN	2.05	AC	1,866	1,230			R35	SINGLE	4	2	1978			\$0

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	038-462-05	115 CLIFF VIEW DR	0.42	AC	2,006	1,076			R30	TWO	3	2 \ 1	1984	11/29/2018	\$489,900	\$244
IS-2	038-461-08	9990 TIMBERWOLF DR	0.80	AC	2,207	471			R30	SINGLE	4	2 \ 1	1988	07/20/2018	\$475,000	\$215
IS-3	038-341-06	65 NIGHTOWL DR	1.00	AC	2,117	600			R30	SINGLE	3	2 \ 0	1978	10/12/2017	\$625,000	\$295
IS-4	038-341-27	80 NIGHTOWL DR	1.14	AC	1,279	520	1,210		R30	SINGLE	3	2 \ 1	1979	08/18/2017	\$475,000	\$191

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	038-730-41	0 MULE DEER CT	1.48	AC	LDS	11/14/2018	\$170,000	The subject is an irregular/triangular shaped parcel located in Mogul. This parcel has an access easement running along the northeasterly boundary; the topography is moderate; typical mt. views looking to the NE.
LS-2	038-730-47	0 MULE DEER CT	1.30	AC	LDS	10/25/2018	\$235,000	The subject is located in Mogul on a private road maintained by a HOA. The parcel is slightly irregular with moderate sloping topography; the parcel has unfiltered mountain views looking to the SW.
LS-3	038-695-19	580 RIVERDALE CIR	1.00	AC	LDS	09/11/2018	\$185,000	The subject is located in the gated Riverdale subdivision within Verdi. This parcel is not located on the river, has level topography and a regular shape, views to the south are compromised due to existing large SFR. No muni services available; this site requires a well and septic system.

RECOMMENDATIONS/COMMENTS:

UPHOLD: X

REDUCE:

The subject property is located in Mogul. This residence is a quality class 3.5 home, built in 1978 with a total of 1,866 square feet of living area with a 462 square foot attached garage and an additional 768 square foot detached garage. The home sits on 2.05 acres of land.

IS-1 is located northwest of the subject property. This sale is the most recent sale and comparable in living area, quality class, and bathroom count. However, this sale is far inferior in land size as it over 1.50 acres smaller than the subject's parcel.

IS-2 is located near the 4th street on/off ramp. This sale is comparable in living area, quality of construction, bedroom and bathroom count; but inferior in parcel size and garage area. Overall, this is a low indicator of value for the subject property.

IS-3 is located directly above the subject property. This sale is comparable in living area, age, bathroom count, quality of construction and has a 1,152 square foot utility shed similar to the subject property. Overall, this sale is a good indicator of value for the subject property.

IS-4 is located on the same street as IS-3. This sale is comparable in quality of construction, bathroom count, and age, but inferior in lot size. Overall, this sale represents the low end of the value range.

In conclusion, IS-1 through IS-4 indicate a value range of \$191 to \$295 per square foot. The subject's total taxable value of \$121 per SF falls on the extreme low end. It is our recommendation the total taxable value be upheld.

PREPARED BY: Pete Kinne, Appraiser

REVIEWED BY: Gail Vice, Senior Appraiser

Owner & Mailing Address:
ELLIOTT, EUGENE V
10 ZANE GREY LN
RENO, NV 89523

WASHOE COUNTY APPRAISAL RECORD

2019

APN: 038-341-22

Card 1 of 1
Bld. 1 - 1



Tax District: 4011

printed: 01/28/2019

ACTIVE

4631.06

FBBF - Peavine Meadows 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							
							Building Value		95,995									
							Extra Feature Value		30,860									
							Land Value		99,750									
2019 NR	99,750	0	126,855	0	226,605	79,312	Taxable Value		226,605				Reopen	Code:				
2018 FV	58,500	0	126,034	0	184,534	64,587	Exemption		8,000									
2017 FV	62,330	0	102,705	0	165,035	57,762	FLAGS											
2016 FV	77,913	0	128,311	0	206,224	72,178	Type		Value									
2015 FV	63,000	0	130,028	0	193,028	67,560	Cap Code		POQ <th rowspan="4">NC / C</th> <th rowspan="4">New Land</th> <th rowspan="4">New Sketch</th>		NC / C	New Land	New Sketch					
2014 FV	59,850	0	127,890	0	187,740	65,709	Eligible for Form?		YES									
2013 FV	52,800	0	126,682	0	179,482	62,819	Low Cap Percentage		1									
2012 FV	52,800	0	128,464	0	181,264	63,442	Parcel Map		0									
2011 FV	71,500	0	122,320	0	193,820	67,837									By:	Date:		
2010 FV	88,000	0	130,015	0	218,015	76,305												
2009 FV	104,125	0	133,697	0	237,822	83,238												
2008 FV	159,572	0	133,197	0	292,769	102,469												
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		30,336		
Type	RES	Residential		Plumbing Fixtures		9		1FL	1FLR - FIRST FLOOR			1,866	197,852	Sub Area-RCN		249,337		
Occupancy	001	Sgl Fam Res ~		Base Appliance From MS		1		DRO	DO - No Value Drawn for Info			1,280	0	% Incomplete		0		
Story/Frame	01	SINGLE STORY		Living Units in Building		1		GRA	GARA - GARAGE ATTACHED			462	15,611	% Depreciation		61.50		
Quality	35	Average-Good		Bedrooms		4		PCS	POR1 - PORCH CONCRETE SLAB			244	1,710	\$ Dep & Inc		153,342		
Year Built	WAY	%Comp	Year of Addn/Remodel	Bath - Full		2		PRW	PRF1 - PORCH ROOF WOOD			244	3,828	Obso/Other Adj.		0		
1978	1978	100												Sub Area DRC		95,995		
BUILDING CHARACTERISTICS														Additive DRC		30,860		
Category	Code	Type	%											Total DRC		126,855		
Ext. Wall	2	PLYWOOD/FR ~	100											Override				
Roof Cover	6	CONCRETE TIL	100											Cost Code		89502		
Base	1	MS FLOOR ADJ	100											PROPERTY CHARACTERISTICS				
Heating Type	1	FA ~ FORCED	100											Water		Well		
Sub Floor	2	WOOD	100											Sewer		Septic		
Energy	3	MODERATE ~	100											Street		Paved		
Foundation	3	MODERATE ~	100											BUILDING NOTES				
Seismic	1	SEISMIC FRAME	100															
#	Bld	Date	User ID	Activity Notes														
1	0-0	10/30/2018	smartell	REXT BY PJK - 09/12/2018														
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	4,636.71	1978		100	4,637	38.5	1,785				
2	FWCO	FLATWORK CONCRETE	30	1-1	0	0	2500	5.38	1978		100	13,442	38.5	5,175				
3	GARD	GARAGE DETACHED	35	1-1	0	0	768	35.35	1984		100	27,150	47.5	12,896				
4	LOU	LOFT TYPE U - UNFINISHED	30	1-1	0	0	512	12.16	1984		100	6,224	47.5	2,956				
5	WPRS	WELL, PRESSURE SYSEM & SEPTIC	30	1-1	0	0	1	11,088.00	1978		100	11,088	38.5	4,269				
6	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	5	1,593.78	1978		100	7,969	38.5	3,068				
7	CLE1	EVAP 3,000 CFP	30	1-1	0	0	1	1,846.00	1978	2017	100	1,846	38.5	711				
LAND VALUE		DOR Code	200	Neighborhood	4631.06 FBBF - Peavine Meadows Estates			Land Size		2.0500		Unit Type		AC				
#	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	LDS	1.00	ST		105,000.00	NT	0.95			99,750		SZ+15/FLOOD-20				
This information is for use by the Washoe County Assessor for assessment purposes only.																		
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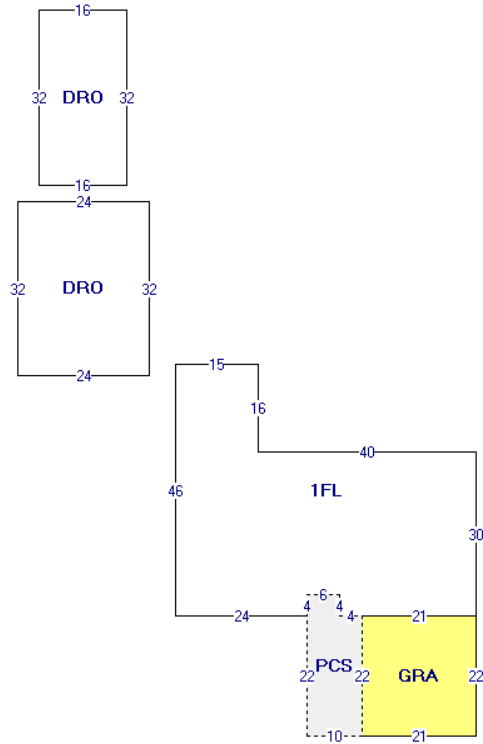
Tax District: 4011

printed: 01/28/2019

ACTIVE

4631.06

FBBF - Peavine Meadows Estates



038-341-22 05/27/2016

BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
11/17/2009	09-2309	HEATING		0 Compl	0	12/18/09 SKS Compl	NVC



SALES/TRANSFER INFORMATION

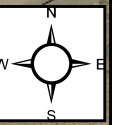
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
ELLIOTT, EUGENE V &	4100845	04/06/2012	200	3BCT			
	570934	11/16/1978					
	CHK	11/01/1978				90,950	

#	Bld	Date	User ID	Activity Notes
2	0-0	03/02/2018	elado	CBE BOARD YEAR 2018, PROTEST YEAR 2018/2019, LAND REDUCED IMP UPHELD
3	0-0	10/30/2017	jkare	REXT BY PJK - 08/30/2017
4	0-0	02/13/2017	srsc	CBE BOARD YEAR 2017/18, PROTEST YEAR 2017/18, BOARD GRANTED 20%
5	0-0	02/09/2017	lzimm	UPDATE CBE DECISION
6	0-0	01/25/2017	mjach	CBE Hearing Notice
7	0-0	01/25/2017	sjack	Entering Date Scheduled
9	0-0	09/13/2016	sjack	AERL-Pictometry Review by SLC - 05/02/2016
10	0-0	09/01/2016	rlope	RALL BY AH - 08/23/2016
11	0-0	05/09/2016	idiez	TMFD MERGER WITH SFPD

Legend

Parcels

-  Subject parcels
-  Powning property



038-341-20
Powning property



Detention basin located on the southeast corner of 038-341-20



Detention basin with creek bed lined with river rock; creek bed running west to east on property line of 038-341-20 and 038-341-24.

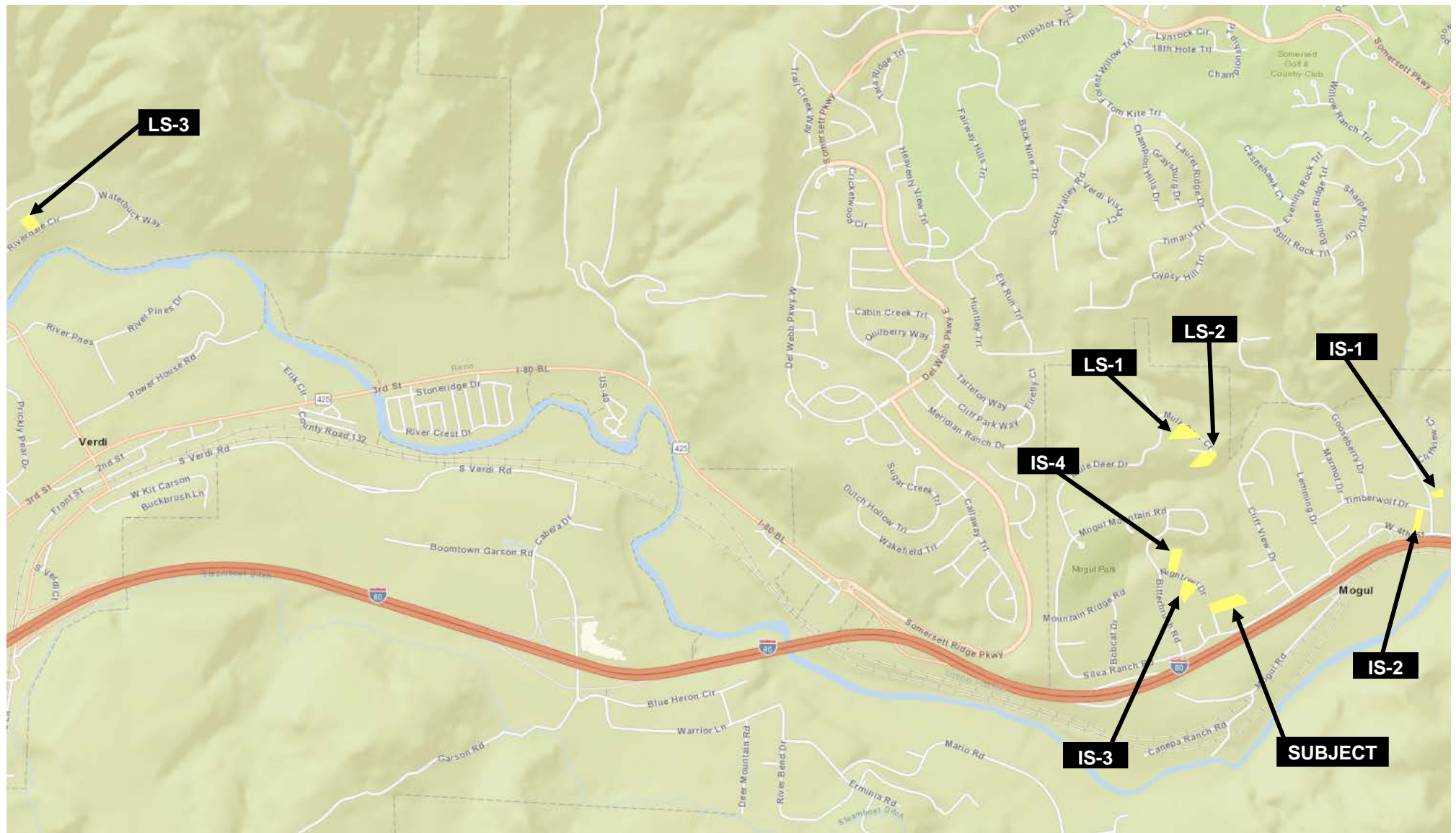


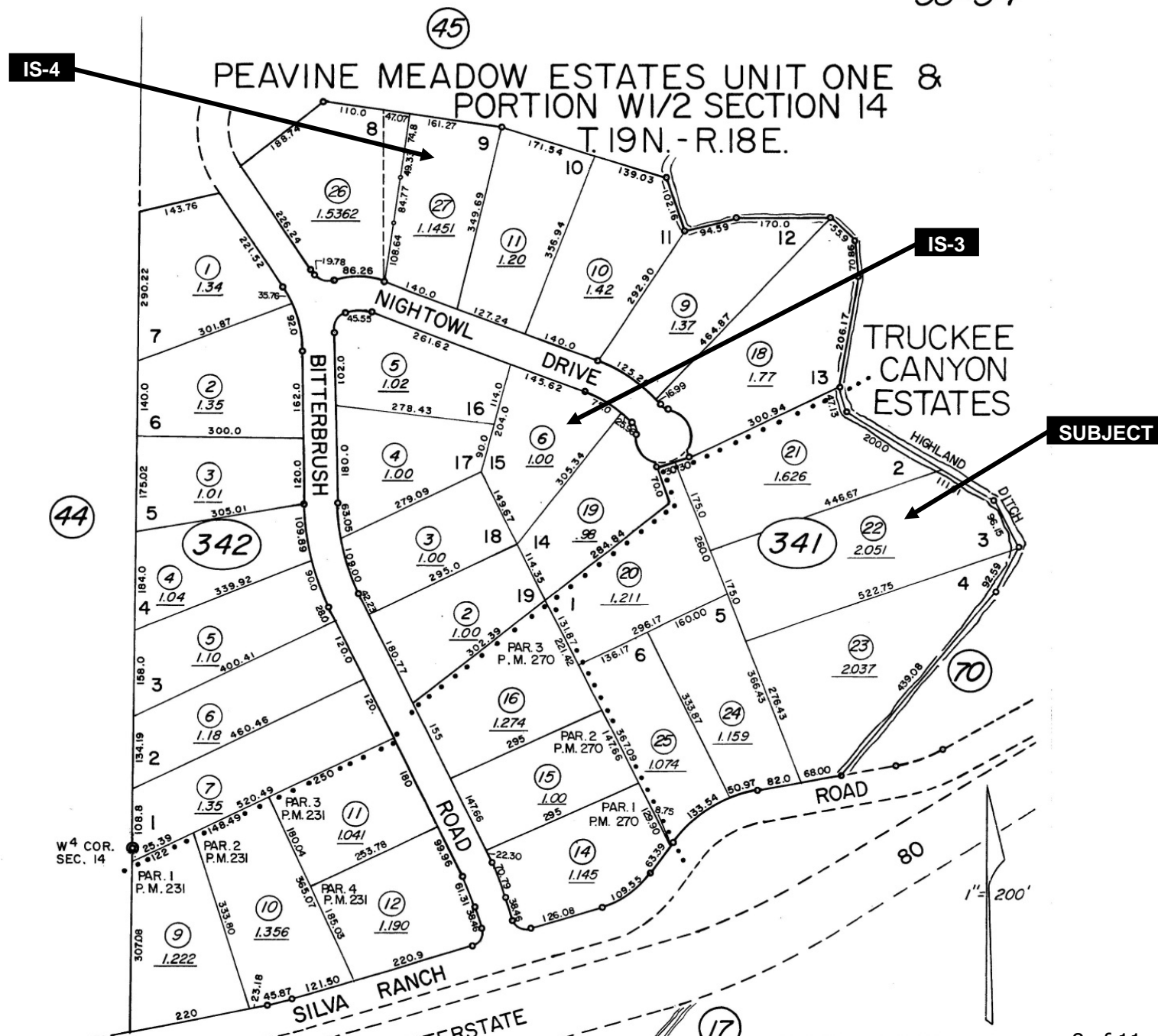
Dry creek bed running north to south along eastern edge of 038-341-20



Looking west from 038-341-22

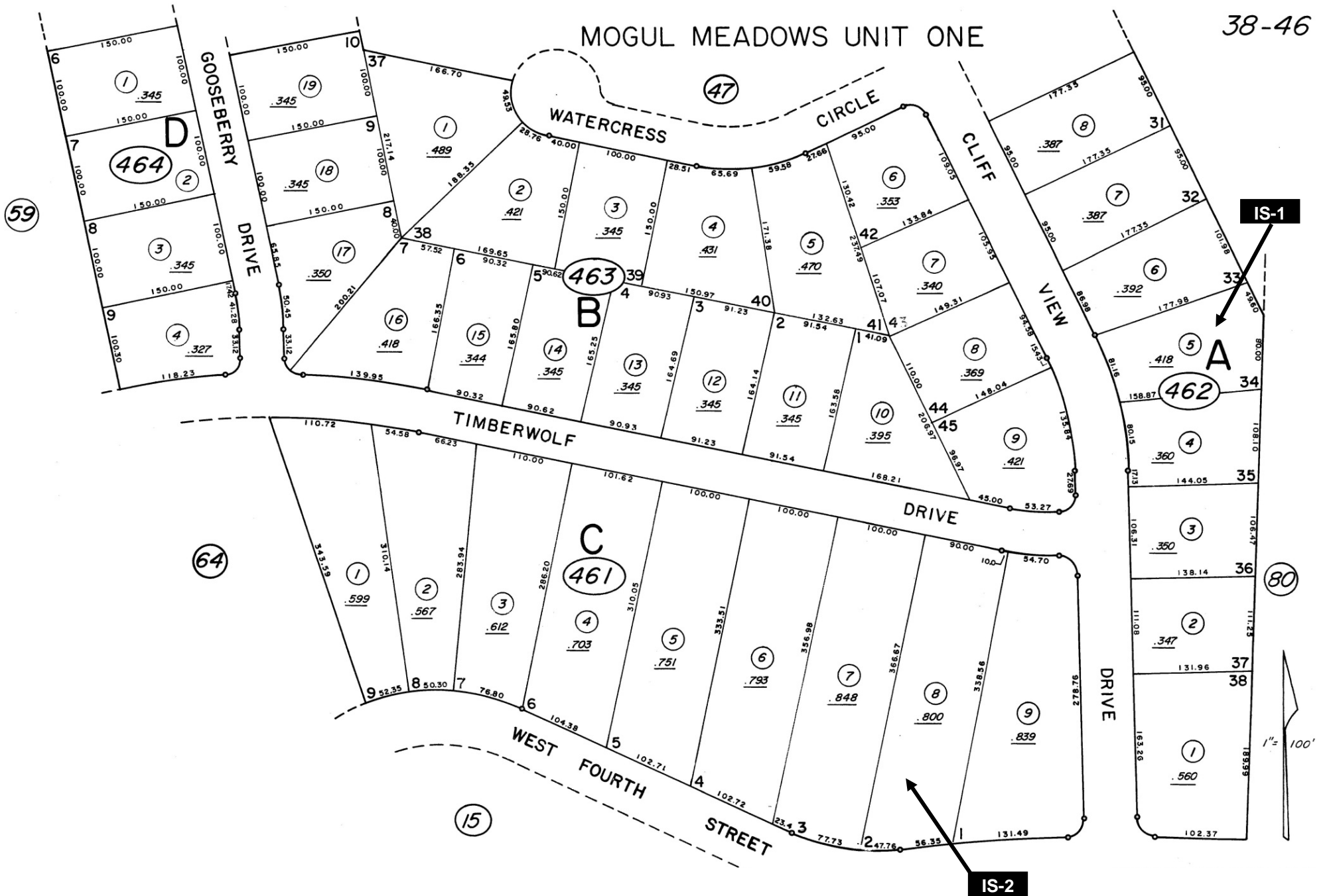
NEIGHBORHOOD MAP





MOGUL MEADOWS UNIT ONE

38-46



(#2500)
RIVERDALE SUBDIVISION UNIT NO. 1
 PORTION OF E 1/2 SECTION 7 & W 1/2 SECTION 8
 T19N - R18E

