

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing #	19-0008
Hearing Date	02/21/2019
Tax Year	2019

APN: 038-341-24

Owner of Record: BRADLEY FAMILY TRUST, THOMAS R

Property Address: 15 ZANE GREY LN

Square Feet (Inc Finished Bsmt) 1,940

Built / WAY: 1978

Parcel Size: 1.16 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 1,940 square feet of living area with a 864 square foot attached garage. The property sits on 1.16 acres of land.

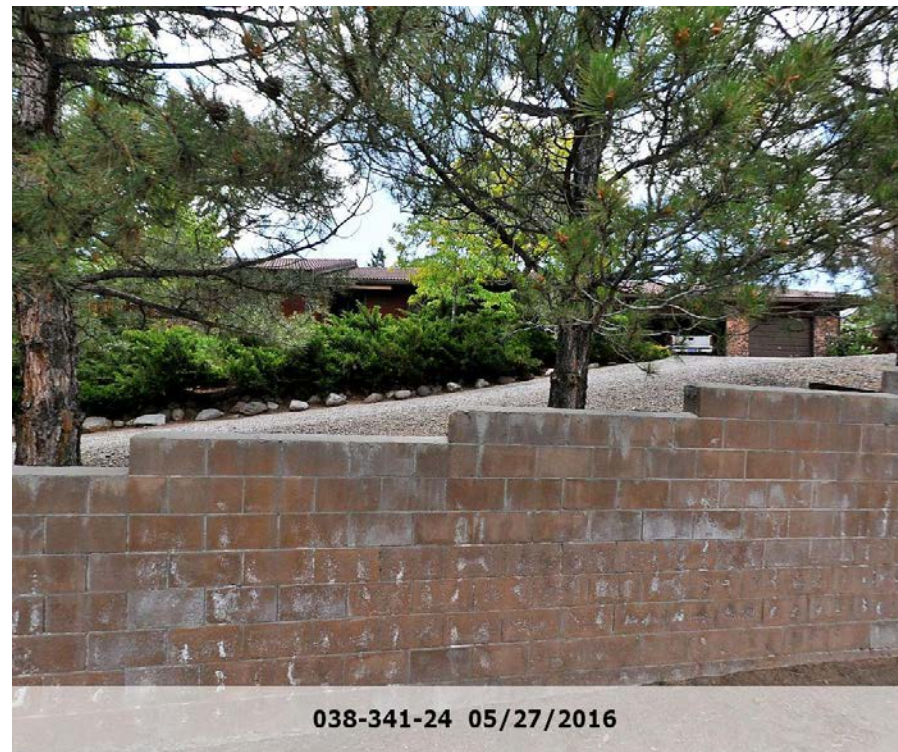
2019/20 Taxable Value:	Land:	\$73,500
	Improvements:	\$120,347
	Total:	<u>\$193,847</u>
	Taxable Value / SF	\$100

Sales Comparison Approach:	Indicated Value	\$410,000
	Indicated Value / SF	\$210.00

Current Obsolescence: \$0

Conclusions: In conclusion, IS-1 through IS-5 indicate a value range of \$191 to \$295 per square foot. The subject's total taxable value of \$100 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
12 Pages

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$73,500	\$25,725	Txble
IMPROVEMENTS:	\$120,347	\$42,121	\$/ SF
TOTAL:	\$193,847	\$67,846	\$100

HEARING:	19-0008
DATE:	
TIME:	
TAX YEAR:	2019
VALUATION:	Reappraisal

OWNER: BRADLEY FAMILY TRUST, THOMAS R

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
	038-341-24	15 ZANE GREY LN	1.16	AC	1,940	864			R35	SINGLE	3	2\1	1978	03/01/1987	\$145,163	\$75

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
IS-5	038-442-26	5 BOBCAT DR	0.60	AC	1,740	483			R30	SINGLE	3	2 \ 0	1980	05/03/2017	\$399,900	\$230

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 1,940 square feet of living area with a 864 square foot attached garage. The property sits on 1.16 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, bedroom and bathroom count, but its lot size is inferior to the subject.

IS-2 is located near the 4th street on/off ramp. This sale is comparable in living area, quality of construction and bathroom count, but somewhat superior in bedroom count and age. Overall, this sale is a good comparable to the subject property.

IS-3 is located directly above the subject property. This sale is comparable in living area, age of construction, bed and bathroom count, and quality. However, this sale has a 1,152 square foot utility shed which the subject property lacks. This sale represents the high end of the value range.

IS-4 is located on the same street as IS-3. This sale is comparable in lot size, quality of construction, bed and bathroom count, but is superior in living area. This home has a total living area of 2,489 square feet - 1,279 square feet of first floor and a 1,210 square foot finished basement which is superior to the subject. Overall, this comparable sale is considered the best indicator of value to the subject property.

IS-5 is a dated sale, but was considered as it is located in close proximity to the subject property. This sale is slightly inferior in land size, living area and garage size, but comparable in quality, bedroom and bathroom count and age.

In conclusion, IS-1 through IS-5 indicate a value range of \$191 to \$295 per square foot. The subject's total taxable value of \$100 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:
BRADLEY FAMILY TRUST, THOMAS R
BRADLEY TRUSTEE, THOMAS R
15 ZANE GREY LN
RENO, NV 89523

APN: 038-341-24



FBBF - Peavine Meadows Estates

3 of 12

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



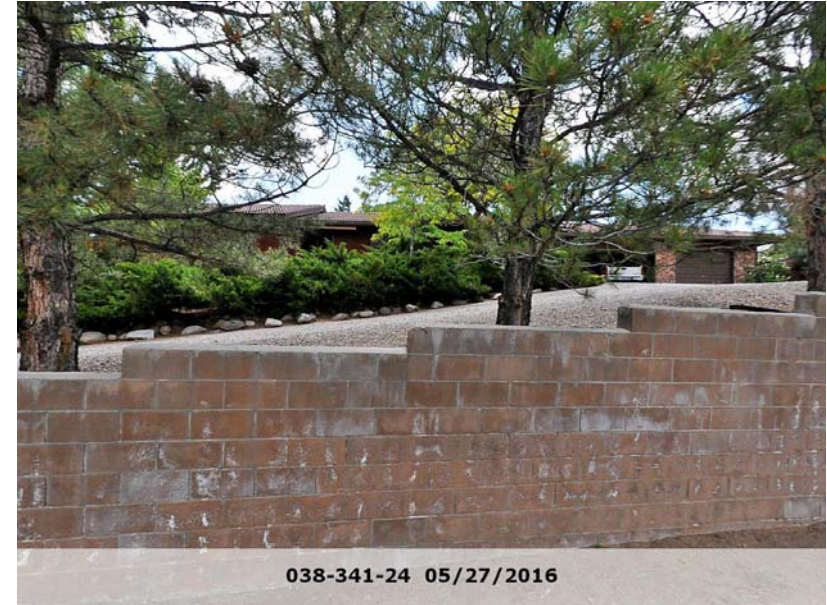
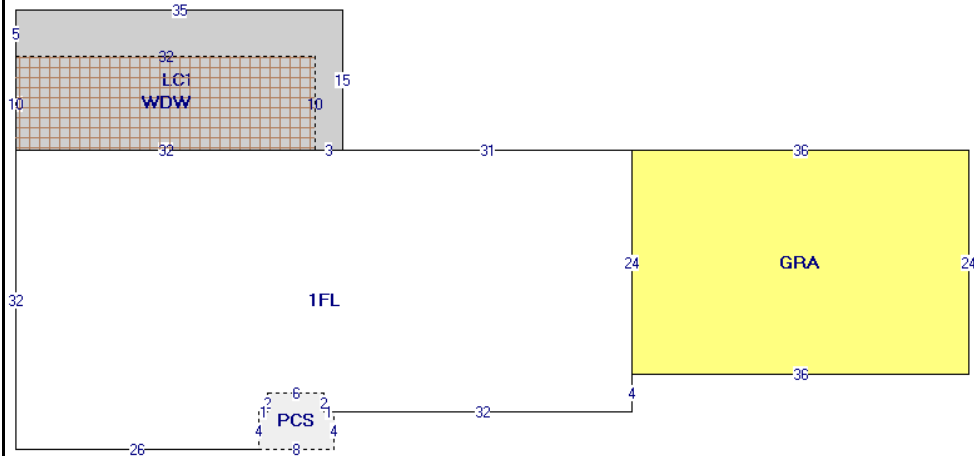
Tax District: 4011

printed: 01/29/2019

ACTIVE

4631.06

FBBF - Peavine Meadows Estates





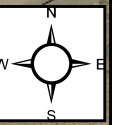
BUILDING PERMITS									
Date		Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results		Notes
SALES/TRANSFER INFORMATION									
Grantor			Document	Date	LUC	Verif	Terms	Sales	Notes
			2123806	08/07/1997					
			CHK	03/01/1987	200	2D		145,163	
			CHK	07/01/1983	200			130,000	
			CHK	06/01/1977				13,413	
#	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	srsco	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					

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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.

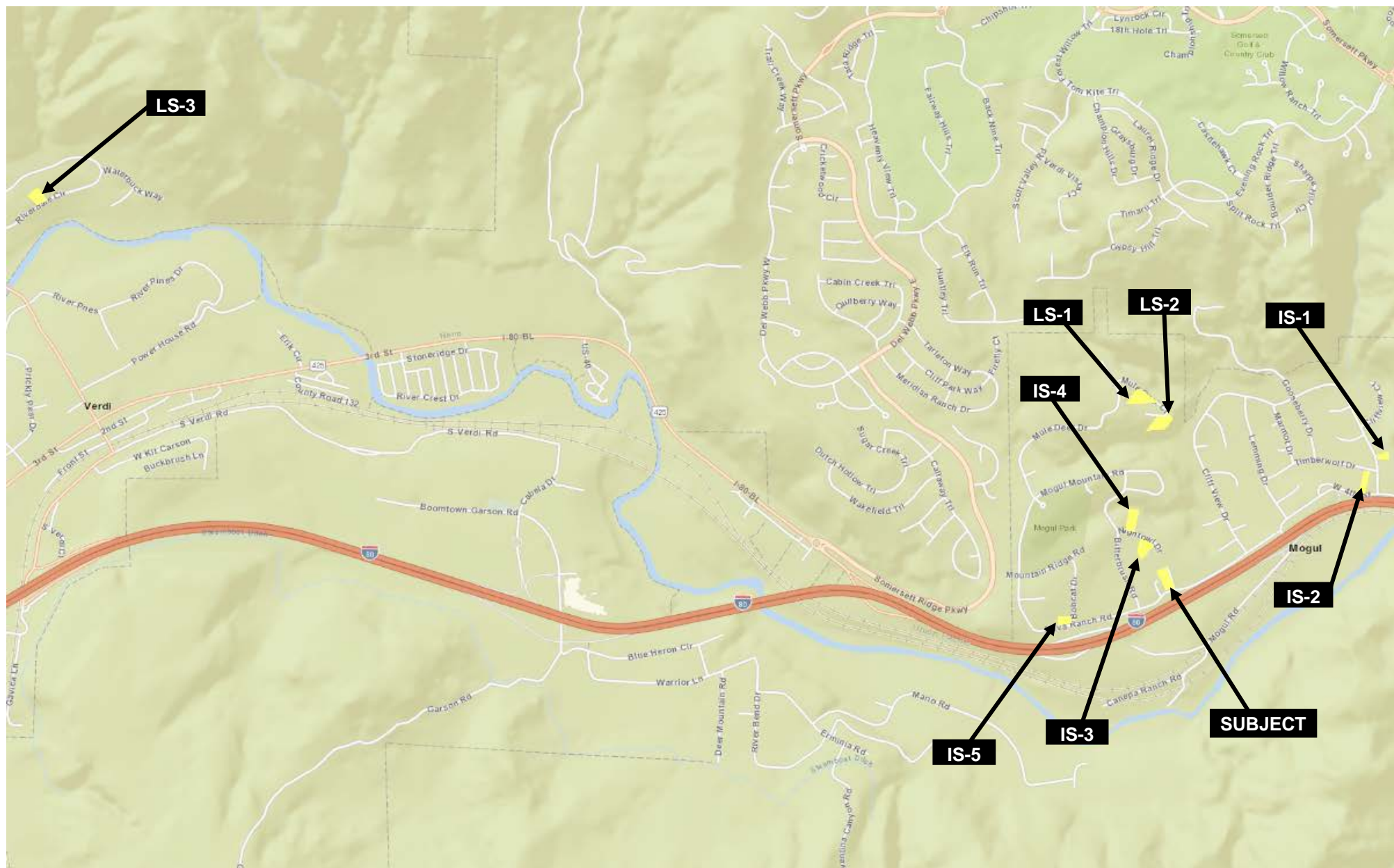


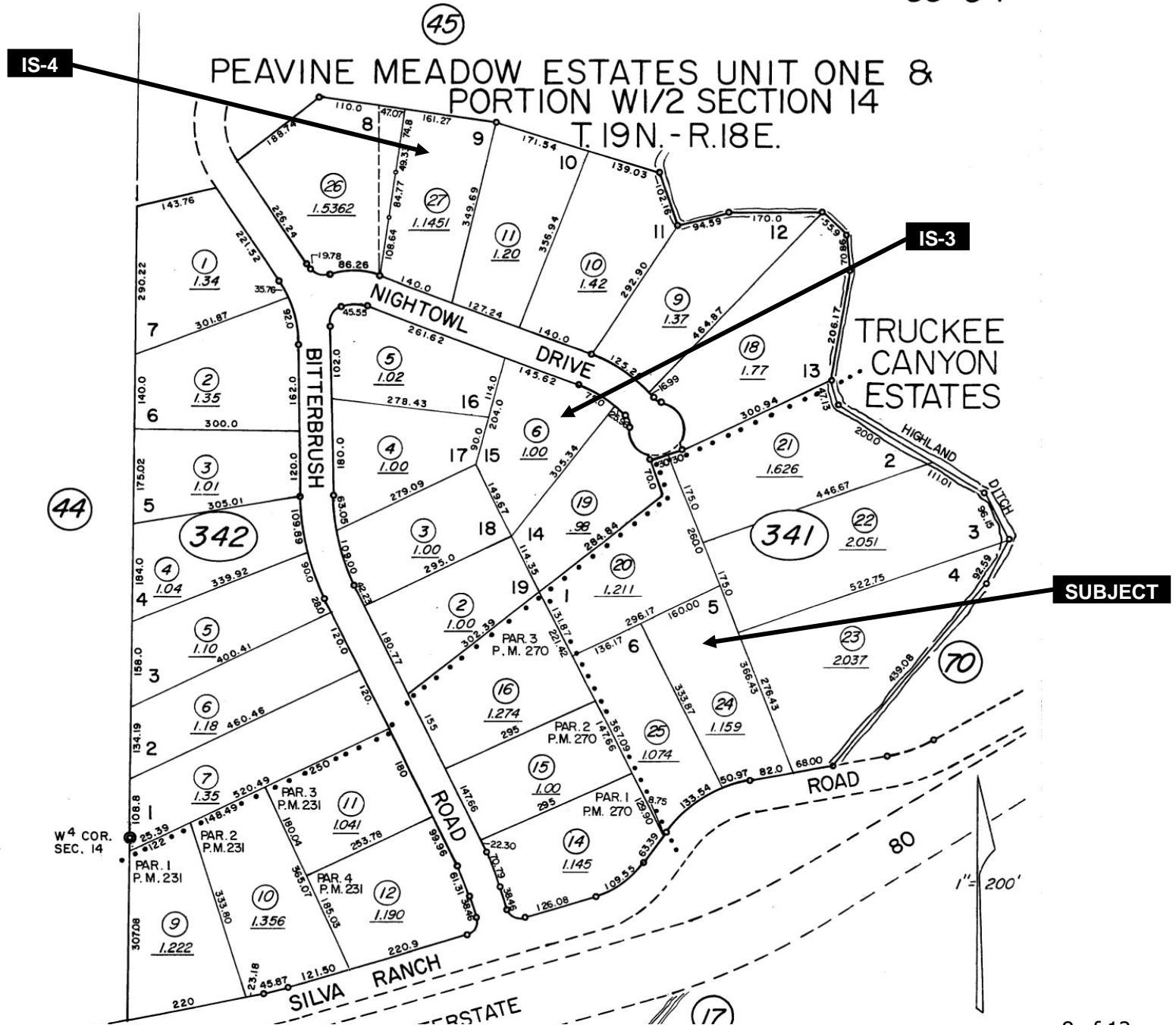
Dry creek bed running north to south along eastern edge of 038-341-20



Looking west from 038-341-22

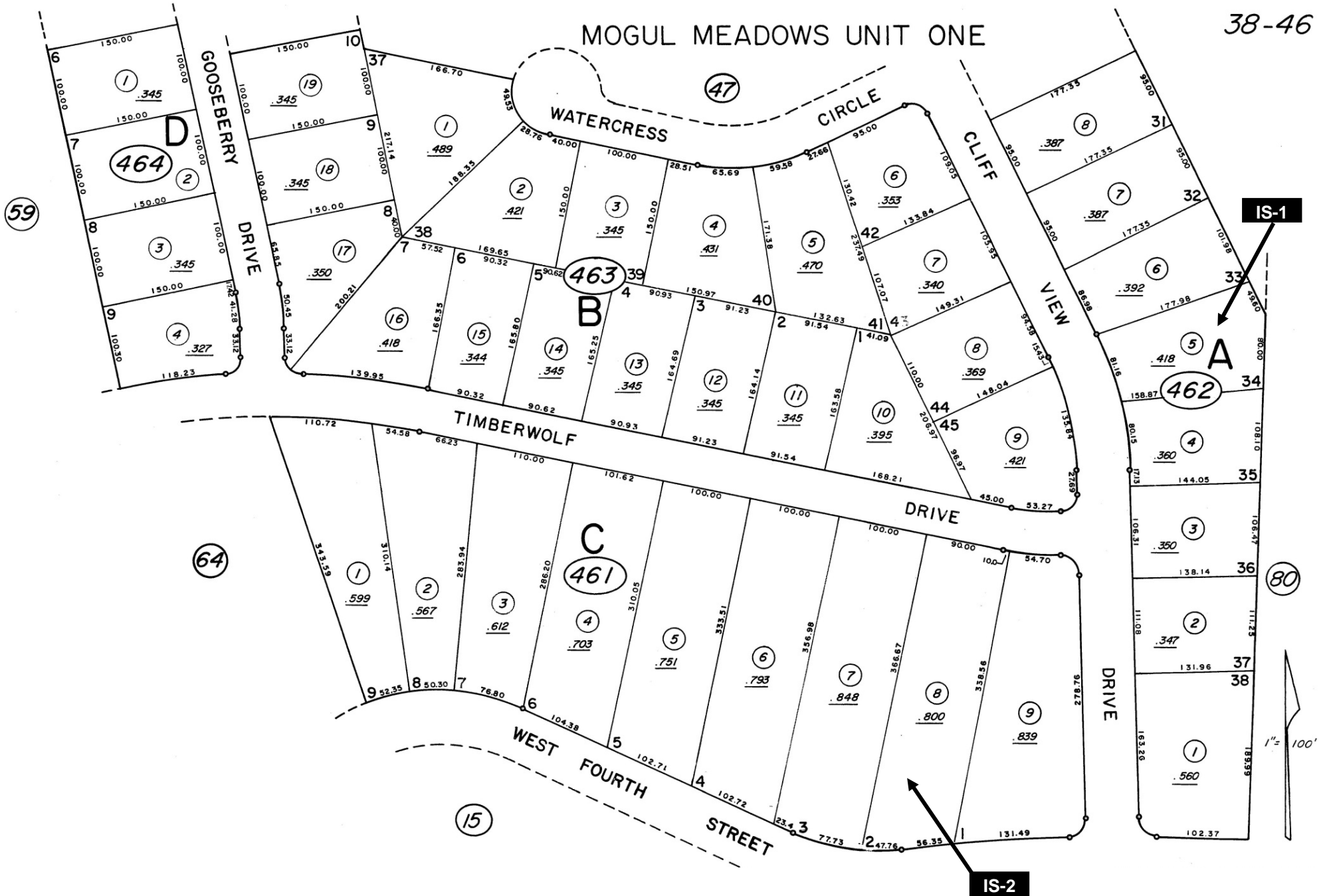
NEIGHBORHOOD MAP

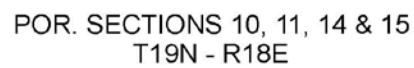




MOGUL MEADOWS UNIT ONE

38-46





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

