

ASSESSOR'S

EVIDENCE



OFFICE OF WASHOE COUNTY ASSESSOR
MICHAEL E. CLARK

ROLL CHANGE REQUEST
WASHOE COUNTY, NEVADA
MICHAEL E. CLARK, COUNTY ASSESSOR
P O BOX 11130 RENO NV 89520-0027

RCR # 1914F18

2018 SECURED ROLL

INCREASE

OWNER 1: COMPHIL, ZACHARY E & BREANNA L
ADDRESS: 9261 ATOLL DR
RENO NV 89506

DATE: AUGUST 20, 2018

ESCAPING TAXATION 361.769

WE REQUEST THAT THE WASHOE COUNTY BOARD OF EQUALIZATION MAKE THE FOLLOWING CHANGES IN VALUATION ON THE PROPERTY SHOWN BELOW:

PARCEL # 550-583-05

TAX DISTRICT: 1000

SITUS ADDRESS: 9261 ATOLL DR

COMMISSION DISTRICT: 5

	CURRENT VALUE		PROPOSED VALUE		DIFFERENCE IN VALUE	
	TAXABLE	ASSESSED	TAXABLE	ASSESSED	TAXABLE	ASSESSED
LAND	4,310	1,509	43,100	15,084	38,790	13,575
IMPROVEMENTS	0	0	176,179	61,662	176,179	61,662
PERSONAL PROP	0	0	0	0	0	0
EXEMPTION (MINUS)		(0)		(0)		0
TOTAL	4,310	1,509	219,279	76,746	214,969	75,237
NEW LAND	0	0	21,158	7,405	21,158	7,406
NEW CONSTRUCTION	0	0	176,179	61,663	176,179	61,663

EXPLANATION:

Underassessment due to escaping taxation. During the 2018 roll year, it was discovered that the residence located on this parcel had never been on the tax roll. Further investigation through aerial photos and building permits revealed the land development was finished, the home was completed, and the home purchased prior to the commencement of the 2018 roll year. The proposed value corrects the omission of the improvements.

Prepared by: Paul Oliphint, Appraiser

Reviewed by: Stacy Ettinger, Senior Appraiser

TAX AMOUNT: 2,527.93

CURRENT ABATEMENT STATUS: 100% High Cap

PROPOSED ABATEMENT STATUS: No Change

Assessor Ex # 1 Date 2-27-19
APN 550-583-05
Number of Pages 15

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # RCR:1914F18
Hearing Date 2/27/2018
Tax Year 2018

APN: 550-583-05
Owner of Record: COMPHEL, ZACHARY E & BREANNA L
Property Address: 9261 ATOLL DR
Square Feet (Inc Finished Bsmt) 1,442
Built / WAY: 2018
Parcel Size: 6,683 SF
Description / Location: Subject is a 1,442± SF single family residence built in 2018. Subject is located in the new subdivision to the southwest of Military Road at Finnsech Drive.



2018/19 Taxable Value:	Land:	\$4,310
	Improvements:	\$0
	Total:	\$4,310
	Taxable Value / SF	\$3

Sales Comparison Approach:	Indicated Value Range	\$265,000-\$283,000
	Indicated Value Range / SF	\$188 to \$200

Current Obsolescence: \$0

Conclusions: The recommended taxable value does not exceed full cash value.

RECOMMENDATION:

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$43,100	\$15,085
Imps:	\$176,179	\$61,663
Total:	\$219,279	\$76,748

Recommended Total Obsolescence: \$0

RESIDENTIAL (SFR)

WASHOE COUNTY BOARD OF EQUALIZATION

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$43,100	\$15,085	
IMPROVEMENTS:	\$176,179	\$61,663	Txble
TOTAL:	\$219,279	\$76,748	\$/SF
			\$152

HEARING: RCR:1914F18
DATE: 2/27/2019
TIME:
TAX YEAR: 2018
VALUATION: Reopen

OWNER: COMPHEL, ZACHARY E & BREANNA L

SUBJECT		APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Half	Built WAY	Sale Date	Sale Price	Sale \$/SF
		550-583-05	9261 ATOLL DR	0.15	AC	1,442	462			R30	SINGLE	3	2	2018	05/04/2018	\$280,703	\$195

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		080-774-04	7749 WELSH DR	0.19	AC	1,413	ATTACHED	--	--	R25	Single	3	2			08/02/2017	\$265,000	\$188
IS-2		080-781-04	7738 WELSH DR	0.14	AC	1,413	ATTACHED	--	--	R25	Single	3	2			09/29/2017	\$269,000	\$190
IS-3		080-832-15	7716 CORSO ST	0.15	AC	1,413	ATTACHED	--	--	R25	Single	3	2			07/14/2017	\$266,100	\$188
IS-4		080-861-09	7672 CORSO ST	0.12	AC	1,413	ATTACHED	--	--	R25	Single	3	2			11/27/2017	\$283,000	\$200

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis

RECOMMENDATIONS/COMMENTS:

Subject is located in a new subdivision and there were no sales within this subdivision by the date of value. As a result, the comparables are from the directly competing older subdivision located across Military Road.

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$43,100	\$15,085	
IMPROVEMENTS:	\$176,179	\$61,663	
TOTAL:	\$219,279	\$76,748	Recommended Obsolescence
			\$0

Neighborhood: GFCC

Sale Dates Searched 7/1/2016 thru 6/30/2017

Reappraisal Year

2018

Appraiser

POLIPHINT

Date

8/31/2017

Print & Save Final Allocation

Allocation Data

Sale Count: 13
Time Adj. Median Sale Price: \$287,046
COD Sales: 6.14
Median SP @: 0.15 \$43,057
Rounded Land Value: \$43,100

Misc Data

Current TV Land Median: \$38,900
% Change From
Current Land TV: 10.60%

Time Adj. Min Max Monthly
Sales Price: 262,201 318,981
Bldg SqFt: 1346 2605
Land Size (ac): 0.13 0.22

1,675

Time Adj. Median Sales By Qtr

2014 Qtr 3: None
2014 Qtr 4: None
2015 Qtr 1: None
2015 Qtr 2: None
2015 Qtr 3: None
2015 Qtr 4: None
2016 Qtr 1: None
2016 Qtr 2: None
2016 Qtr 3: None
2016 Qtr 4: None
2017 Qtr 1: None
2017 Qtr 2: None
2017 Qtr 3: None
2017 Qtr 4: None

TV/SP Ratio

Sales > 1.0

Qtr Sales

Yrly Chng

Qtrly Chng

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
568-061-21	9165 RAYTHEON CT	2008	R25	4/28/2017	\$262,500	\$265,220	1346	\$197	GFCC	0.22				
568-061-19	9185 RAYTHEON CT	2008	R25	6/15/2017	\$305,000	\$305,753	1528	\$200	GFCC	0.22				
568-075-23	9140 ANDRASTE WAY	2009	R25	4/3/2017	\$265,000	\$268,836	1531	\$176	GFCC	0.17				
568-082-06	8945 CONVAIR WAY	2009	R25	6/2/2017	\$261,000	\$262,201	1531	\$171	GFCC	0.15				
568-061-07	9165 ANDRASTE WAY	2009	R25	4/5/2017	\$266,000	\$269,761	1675	\$161	GFCC	0.17				
080-764-10	8941 KEMMER ST	2004	R25	5/24/2017	\$270,000	\$271,642	1675	\$162	GFCC	0.13				
568-071-01	8948 GRISOM WAY	2007	R25	5/31/2017	\$272,000	\$273,341	1675	\$163	GFCC	0.18				
080-771-04	7877 WELSH DR	2003	R25	5/12/2017	\$312,000	\$314,515	2222	\$142	GFCC	0.13				
080-774-03	7757 WELSH DR	2004	R25	5/17/2017	\$295,000	\$297,133	2222	\$134	GFCC	0.15				
080-822-22	6952 SORCHA ST	2005	R25	4/20/2017	\$299,000	\$302,469	2258	\$134	GFCC	0.16				
080-823-13	8997 SORCHA ST	2005	R25	6/29/2017	\$287,000	\$287,046	2258	\$127	GFCC	0.18				
568-082-01	8901 CONVAIR WAY	2008	R25	6/6/2017	\$300,000	\$301,185	2381	\$126	GFCC	0.17				
080-892-02	8924 FINNSECH DR	2006	R25	5/23/2017	\$317,000	\$318,981	2605	\$122	GFCC	0.15				

A 0.5% Per Month Upward Time Adjustment Has Been Applied To All Sales. These Adjusted Sale Prices Are Used In All Calculations and Projections.

NBC: GFCC
 APN: 550-583-05
 SITUS: 9261 ATOLL DR
 LOT: 152

PERMIT #: BLD18-03294

ISSUED: 11/03/2017

OWNER: COMPHEL, ZACHARY E & BREANNA L

PERMIT SITUS: 9261 ATOLL DR

DOR CODE 200

CONTRACTOR PARADISO COMMUNITIES LLC

DESCRIPTION (RDE stores up to 150 characters)

SFR; REPEAT PLAN 1; 3 BD, 2 BA, 2 CAR; RE:MST17-07 688; 2012 CODE, 2012 IECC; 1/2 C/B NORTH

City of Reno

DATE: _____

RETURN

APPR: _____

CLOSE

REAPPRAISAL REOPEN (code)

NC / C New Land New Sketch

NOTE: _____

DM: _____

PHONE: _____

STATUS: Complete

VALUATION: 157,174

550-583-05

BLDG 1 of 1

BLDG ID: 1 Section 1 Total Bldgs: 1

Building Type: RES
 Occupancy: Sgl Fam Res ~ Single Family Residence

Occ Code: 001

Stories: SINGLE STORY

Quality Class R30

Year Built: 2018

WAY: 2018

% Complete: 100

GLA/GBA: 1,442

IMPROVEMENTS

Ext Walls: STUCCO/FR

Roof Cover: COMP SHINGLE

Heating Types: FA/AC

Subfloor: WOOD

Fixtures: 10

Bedrooms: 3

Baths - Full: 2

Baths - Half:

COMMERCIAL

100% Frame: 01 FRAME

Avg Wall Height/Floor:

No. of Stories:

Shape (M&S):

Sprinklers:

Elevators:

Perimeter:

Units per Building 1

XFOBs

#	CODE	DESCRIPTION	QC	BLDG ID	UNITS	UNIT \$	YR BUILT	% COMP
1	CMNA	COMMON AREA MANUAL	30	1- 1	1		2018	100.00%
2	YIMP	YARD IMPROVEMENTS	30	1- 1	3	1,593.78	2018	100.00%
3	FWCO	FLATWORK CONCRETE	30	1- 1	525	5.17	2018	100.00%
4	PCS	PORCH CONCRETE SLAB	30	1- 1	120	6.88	2018	100.00%

LAND

LUC	DESCRIPTION	UNITS	UNIT TP	WATER	SEWER	STREET	INFLUENCE	SUBD/UDEV	TAXABLE LAND
200	Single Family Residence	1	ST	Municipal	Municipal	Paved			61,200

FIELD NOTES

City of Reno

Certificate of Occupancy

This certificate is hereby issued by the City of Reno, Nevada and indicates that at the time of issuance this structure was inspected and found to be in compliance with the adopted codes and ordinances of the City regarding building construction or the use for the following:

Building Address 9261 ATOLL DR Building Permit Number BLD18-03294
Edition of Code 2012 Building Code International Residential Code Zoning e-Family Residential (6,000 s
Type of Construction Wood Framing-IRC Fire Sprinklers No Fire Alarms No
Occupancy Group R-Dwellings/Repeat of Master-IRC Occupancy Use SINGLE FAMILY RESIDENCE
Owner of Building PARADISO COMMUNITIES LLC
Address 4785 CAUGHLIN PKWY ATTN: ROB WINKEL ESQ RENO, NV 89519
Current Tenant _____ Contractor _____


Community Development Department
Dan Holly, Building Official

By Aurile Arulanantham
Date 05/02/2018



PLEASE POST IN A CONSPICUOUS LOCATION

This certificate of occupancy does not create an express or implied warranty or guarantee

Situs & Keyline Description:
9261 ATOLL DR, RENO
SILVER VISTA VLLG
LT 152

Owner & Mailing Address:
COMPHEL, ZACHARY E & BREANNA L
9261 ATOLL DR
RENO, NV 89506

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 550-583-05

Card 1 of 1
Bld. 1-1



Tax District: 1000

Printed: 10/30/2018

ACTIVE

5036.03

GFCC - Military Road SFRs

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						
2018 FV	4,310	0	0	0	4,310	1,509		Building Value	167,714			RDE_2018			
2017 FV	3,890	0	0	0	3,890	1,362		Extra Feature Value	8,465						
2016 FV	3,350	0	0	0	3,350	1,173		Land Value	43,100						
2015 FV	2,900	0	0	0	2,900	1,015		Taxable Value	219,279						
2014 FV	2,350	0	0	0	2,350	822		Exemption	0						
2013 FV	1,940	0	0	0	1,940	679		FLAGS							
2012 FV	1,910	0	0	0	1,910	668		Type	Value						
2011 FV	2,760	0	0	0	2,760	966		Cap Code	NFM						
2010 FV	4,300	0	0	0	4,300	1,505		Eligible for Form?	NO						
2009 FV	10,115	0	0	0	10,115	3,540		Low Cap Percentage	0						
2008 FV	17,700	17,700	0	0	17,700	6,195		Sub Plat Map	4818						

FOR COST ESTIMATES ONLY

NC / C

New Land

New Sketch

By:

Date:

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY			
Type	Code	Description	Category	Units	Code	Description	Yr Bld	Units	Cost New			Tot Lump Sum Adj			
Occupancy	001	RESidential	Base Appliance From MS	1	CCP	CCP - COVERED CONCRETE PORCH	2018	70	1,590			Sub Area-RCN		167,714	
Story/Frame	01	Sgl Fam Res -	Bedrooms	3	GLA	GLA - GROSS LIVING AREA	2018	1,442	133,904			% Incomplete		0	
Quality	30	Average	Bath - Full	2	GRA	GRA - GARAGE ATTACHED	2018	462	13,047			% Depreciation		.00	
Year Built	2018	WAY	Plumbing Fixtures	10	PCS	POR1 - PORCH CONCRETE SLAB	2018	18	148			\$ Dep & Inc		0	
	2018	%Comp	Living Units in Building	1								Obso/Other Adj.		0	
	100	Addn/Remodel										Sub Area DRC		167,714	
BUILDING CHARACTERISTICS				Base Rate Adjustments				Construction Modifiers				PROPERTY CHARACTERISTICS			
Category	Code	Type	%	CCM SFR Frame		1.03000		Local Reno Frame		1.04000		Water	Municipal		
Base	1	MS FLOOR ADJ	100									Sewer	Municipal		
Ext. Wall	4	STUCCO/FR -	100									Street	Paved		
Heating Type	11	FA/AC -	100												
Roof Cover	2	COMP SHINGLE	100												
Sub Floor	2	WOOD	100												
Energy	3	MODERATE -	100												
Foundation	3	MODERATE -	100												
Seismic	1	SEISMIC FRAME	100												
				Gross Living/Building Area				Perimeter				BUILDING NOTES			
				1,442				192				LEGACY POINTE PLAN 1 'THE GENERATION'			
												PAO 04/04/18			

#	Bld	Date	User ID	Activity Notes
1	0-0	09/28/2017	smansfiel	RALL BY PAO - 08/31/2017

EXTRA FEATURES, ADDITIVES AND ADJUSTMENTS															
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	Comp	RCN	Good	DRC	Override Value
1	CMNA	COMMON AREA MANUAL	30	1-1	0	0	1	0.00	2018	2018	100	0	100.0	0	
2	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	3	1,562.00	2018	2018	100	4,686	100.0	4,686	
3	FWCO	FLATWORK CONCRETE	30	1-1	0	0	525	5.67	2018	2018	100	2,976	100.0	2,976	
4	PCS	PORCH CONCRETE SLAB	30	1-1	0	0	120	6.69	2018	2018	100	803	100.0	803	

LAND VALUE	DOR Code	200	Neighborhood	5036.03	GFCC - Military Road SFRs	Land Area	6,683	Unit Type	SF
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#	Code	Description	Zone	Units	Unit Price	Influence 1 Code	Influence 2 Code	Taxable Value	Land Notes
1	200	Single Family Residence	SF6	1.00	43,100.00			43,100	

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 550-583-05

Card 1 of 1
Bld. 1-1

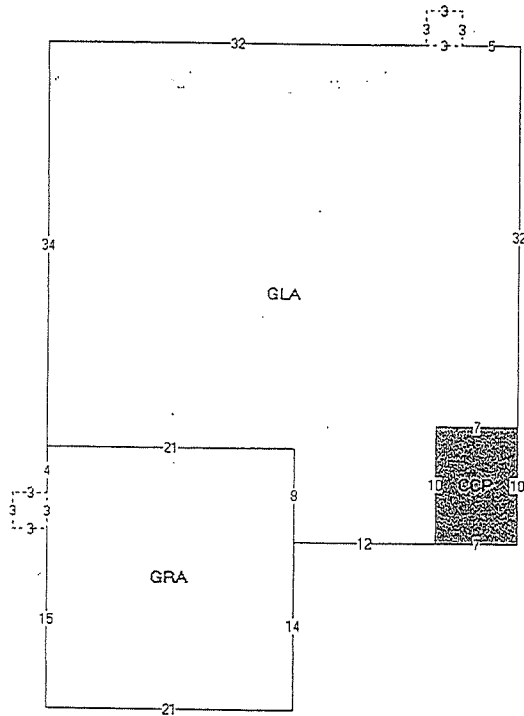
Tax District: 1000

printed: 10/30/2018

ACTIVE

5036.03

GFCC - Military Road SFRs



BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
05/09/2018	BLD18-08790	FENCE/LAWN	2,814	Submt	0	06/05/18 PAO Assgn	Assigned Based On
11/03/2017	BLD18-03294	SFR;	157,174	Submt	100	06/04/18 PAO Submt	

SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
PARADISO COMMUNITIES	4811173	05/04/2018	200	2D	4DEC	280,703	
BARKER-COLEMAN NORTH	4661525	12/13/2016		3MB	3SFB	1,830,000	
BARKER-COLEMAN N	3569123	08/24/2007	110	3NTT			

#	Bld	Date	User ID	Activity Notes
2	0-0	08/22/2016	rlope	RALL BY PAO - 08/17/2016
3	0-0	11/05/2015	sjack	RALL BY JST - SEPTEMBER, 2015
4	0-0	11/04/2015	idiez	TAG FROM 1040 TO 1000 LEMMONVALLEYUWB NOW SPECIAL ASSESSMENT
5	0-0	04/24/2015	jthom	AERL - PICTOMETRY REVIEW
6	1-1	09/04/2013	jthom	RALL GFCC IMPROVEMENT LINE DONE 10/11/2013 BY JAK, LAND LINE DONE
7	1-1	10/11/2012	jthom	RALL GFCC IMPROVEMENT LINE DONE 10/18/2012 BY KH, LAND LINE DONE
8	1-1	08/26/2011	pkinn	RALL GFCC IMPROVEMENT LINE DONE 09/14/2011 BY KH, LAND LINE DONE
9	1-1	05/13/2011	pkinn	RLND NO CHANGE FOR 11/12
10	1-1	09/17/2010	pkinn	RALL GFCC IMPROVEMENT LINE DONE 10/07/2010 BY KH, LAND LINE DONE

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



OFFICE OF WASHOE COUNTY ASSESSOR
MICHAEL E. CLARK

Appraiser	DATE	APN	Fiscal Year
PAO	2/26/2019	550-583-05	2018

NAC 361.610465 CHANGE IN ACTUAL OR AUTHORIZED USE

Has a new improvement been made or a change in the
actual or authorized use occurred?

See NAC 361.61047, 361.610475 or 361.61048.

NO?
STOP - No New
Land

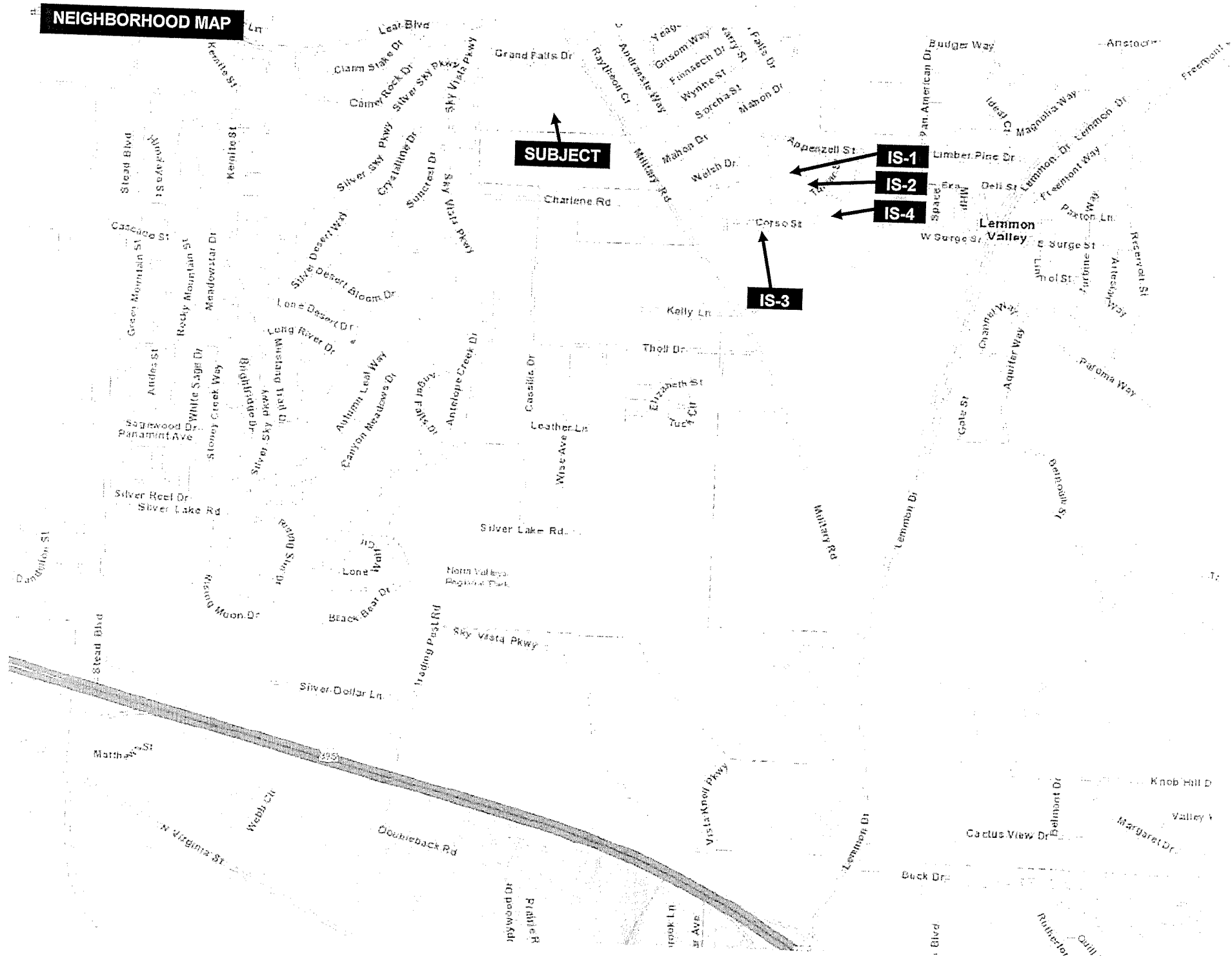
YES?
Continue...

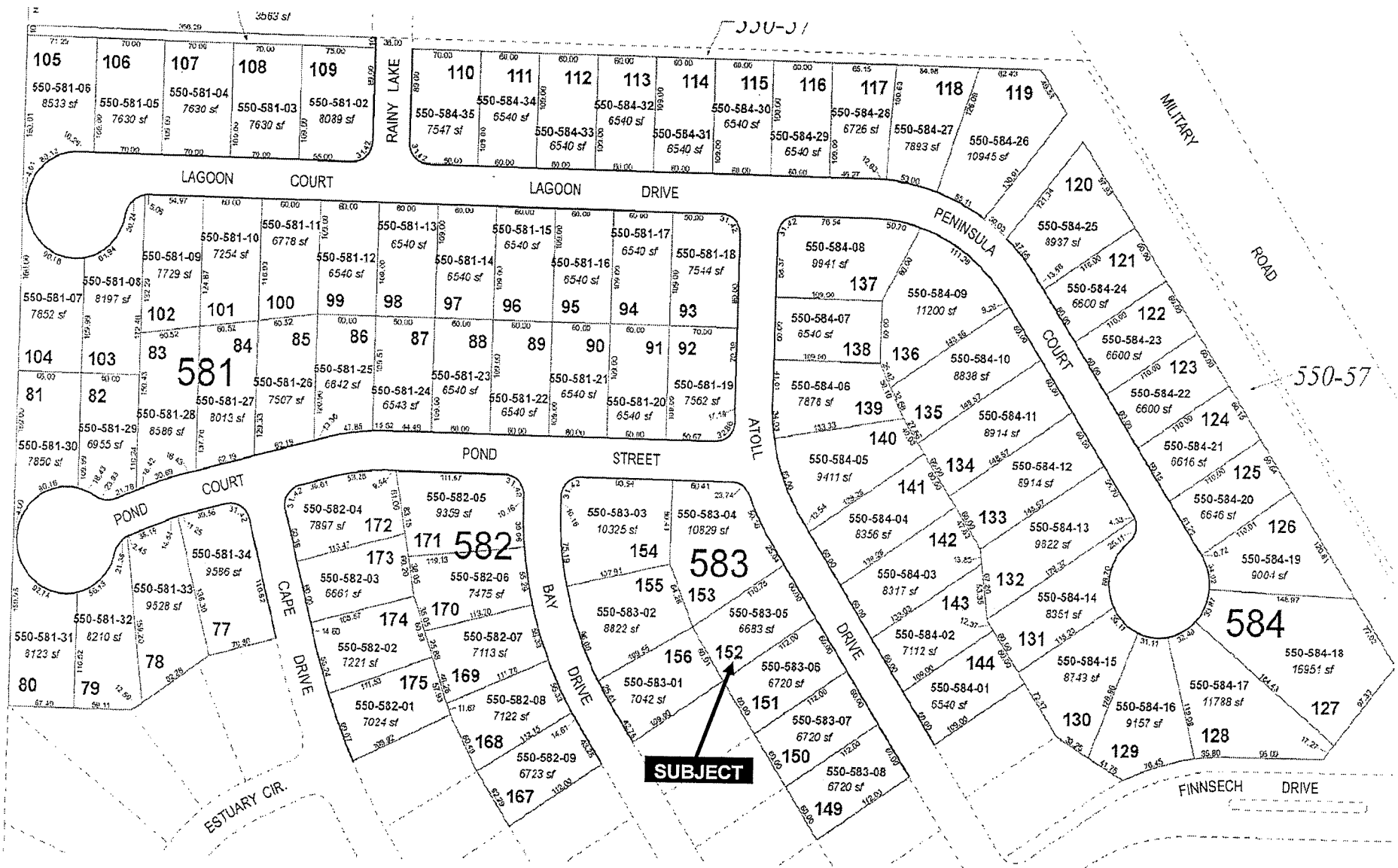
NAC 361.610485 DETERMINATION OF AMOUNT OF PROPERTY TAXES TO BE ADDED TO TAX ROLL

A	2018 Taxable LAND Value AFTER the change in use	43,100	Section 2 Part 2b (1)
B	2018 Taxable LAND Value BEFORE the change in use 2018 FV	4,310	Section 2 Part 2b (2)
C	Change in Value [A - B]	38,790	Section 2 Part 2b (3)
D	Total Taxes from 2017, BEFORE any change in use (Excluding Exemptions)	27.18	Section 2 Part 4
E	2017 Total Taxable Value BEFORE any change in use	3,890	
F	Effective Tax Rate (ETR) (Taxes / Taxable Value [D/E])	0.6987 %	
G	Taxes on New (ETR x Change In Value [F x C])	271.03	Section 2 Part 2b (4)
H	Prior Year Total Tax Rate (From Subject Property's Tax District)	3.6600 %	Section 2 Part 2b (5)
I	Assessed New Land (Taxes on New / Prior year Tax Rate [G / H])	7,405	
	Taxable New Land (Assessed New Land / Assessment Ratio [I / 0.35])	21,158	

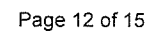
Reason for Change: Change in Improvements : Removed Underdevelopment Discount - NAC 361.61047

NEIGHBORHOOD MAP

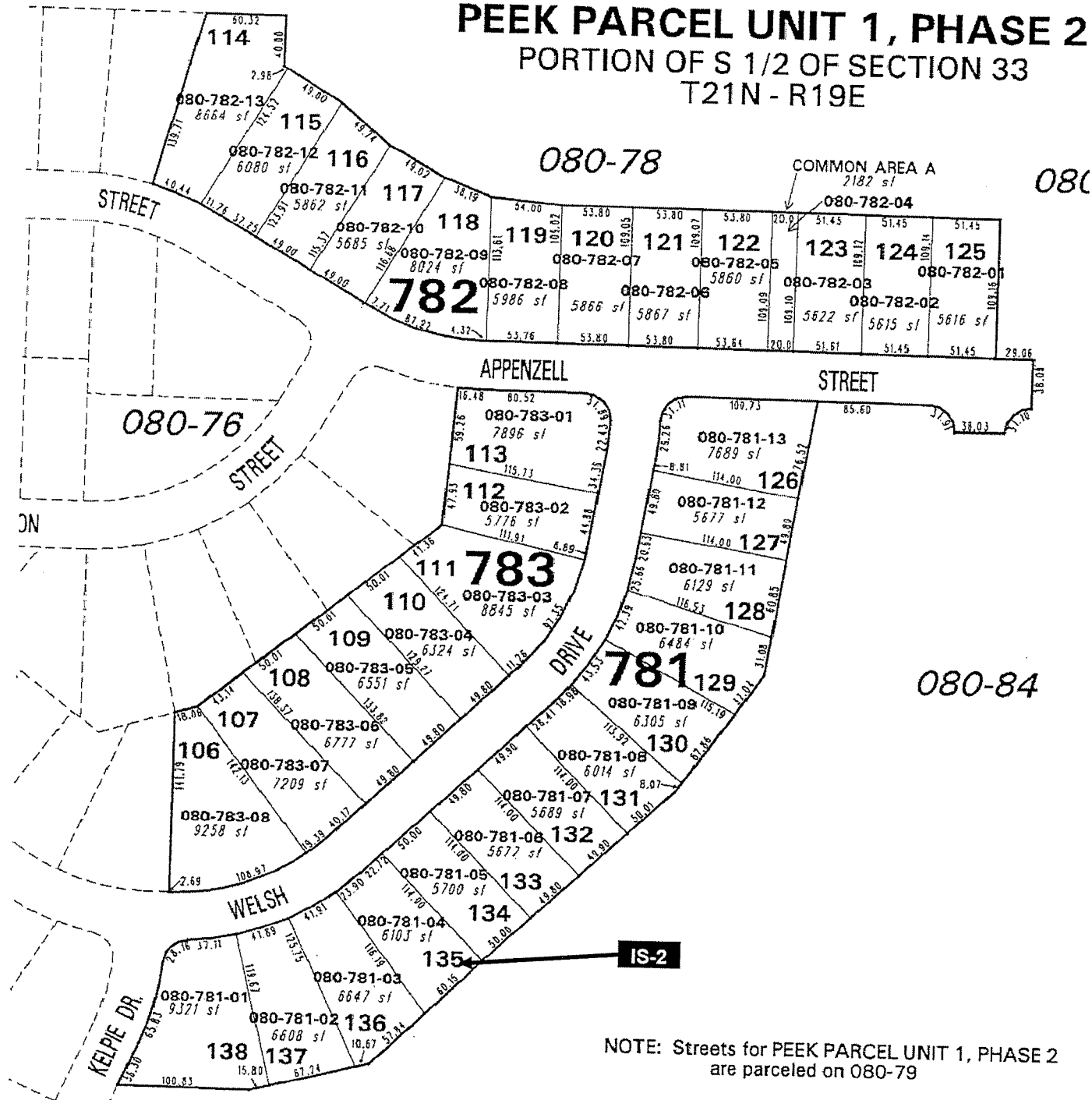


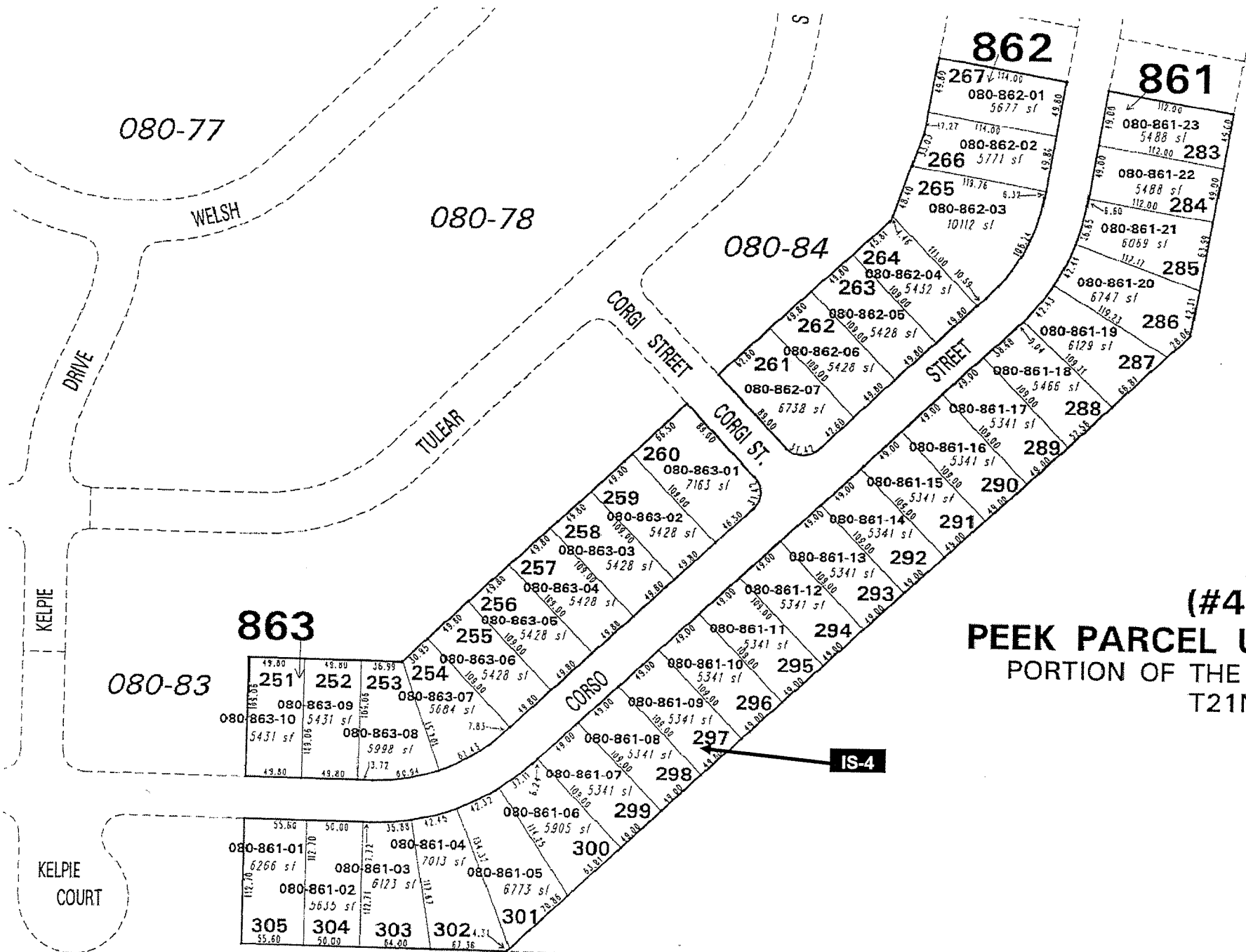


22



PEEK PARCEL UNIT 1, PHASE 2 PORTION OF S 1/2 OF SECTION 33 T21N - R19E





(#4)
PEEK PARCEL I
PORTION OF THE
T211