

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 # 1952F18

2018 SECURED ROLL

INCREASE

OWNER 1: BOND, MARION O & MARIA MELINDA A
ADDRESS: 7140 QUILL DR
RENO NV 89506

DATE: DECEMBER 3, 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 # 552-351-03

TAX DISTRICT: 1000

SITUS ADDRESS: 7140 QUILL DR

COMMISSION DISTRICT: 5

	CURRENT VALUE		PROPOSED VALUE		DIFFERENCE IN VALUE	
	TAXABLE	ASSESSED	TAXABLE	ASSESSED	TAXABLE	ASSESSED
LAND	51,400	17,990	51,400	17,990	0	0
IMPROVEMENTS	0	0	276,088	96,630	276,088	96,630
PERSONAL PROP	0	0	0	0	0	0
EXEMPTION (MINUS)		(0)		(0)		0
TOTAL	51,400	17,990	327,488	114,620	276,088	96,630

NEW LAND	7,981	2,793	7,981	2,793	0	0
NEW CONSTRUCTION	0	0	276,088	96,631	276,088	96,631

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: 3,536.66

CURRENT ABATEMENT STATUS: 100% High Cap

PROPOSED ABATEMENT STATUS: No Change

Assessor Ex # 1 Date 2-27-19
APN 552-351-03
Number of Pages 13

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # RCR:1952F18
Hearing Date 2/27/2018
Tax Year 2018

APN: 552-351-03
Owner of Record: BOND, MARION O & MARIA MELINDA A
Property Address: 7140 QUILL DR
Square Feet (Inc Finished Bsmt) 2,563
Built / WAY: 2018
Parcel Size: 0.27 AC
Description / Location: Subject is a 2,563± SF single family residence built in 2018. Subject is located in the Lennar subdivision that is being built out in phases north of Alice Smith Elementary in Golden Valley.



2018/19 Taxable Value: Land: \$51,400
Improvements: \$0
Total: \$51,400
Taxable Value / SF \$20.05

Sales Comparison Approach: Indicated Value Range \$384,868-\$427,110
Indicated Value Range / SF \$150-\$167

Current Obsolescence: \$0

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

RECOMMENDATION:

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$51,400	\$17,990
Imps:	\$276,088	\$96,631
Total:	\$51,400	\$114,621
Recommended Total Obsolescence:	\$0	

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$51,400	\$17,990	
IMPROVEMENTS:	\$276,088	\$96,631	Txble
TOTAL:	\$51,400	\$17,990	\$/SF
			\$20

HEARING: RCR:1952F18
 DATE: 2/27/2019
 TIME:
 TAX YEAR: 2018
 VALUATION: Reopen

OWNER: BOND, MARION O & MARIA MELINDA A

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	
552-351-03	7140 QUILL DR	0.27	AC	2,563	659			R30	SINGLE	4	3	2018	02/28/2018	\$436,905	\$170	
IMPROVED SALES																

IMPROVED SALES

SALE		#	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Baths				Sale Date	Sale Price	Sale
													Beds	Full/Half	Built	\$/SF			
IS-1	552-322-02			7310 QUILL DR	0.22	AC	2,563	659	--	--	R30	Single	4	3	2017	04/18/2017	\$384,868	\$150	
IS-2	552-322-05			7370 QUILL DR	0.24	AC	2,563	659	--	--	R30	Single	4	3	2017	05/02/2017	\$395,349	\$154	
IS-3	552-332-02			375 BUCK DR	1.03	AC	2,563	659	--	--	R30	Single	4	3	2017	05/11/2017	\$427,110	\$167	
IS-4	552-322-16			7240 QUILL DR	0.22	AC	2,563	659	--	--	R30	Single	4	3	2017	12/05/2017	\$399,212	\$156	
IS-5	552-351-09			7200 QUILL DR	0.20	AC	2,563	659	--	--	R30	Single	4	3	2017	12/28/2017	\$407,814	\$159	
ALLOCATION SALES: See attached Neighborhood CSD 2-1-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-12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29-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502																			

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis

RECOMMENDATIONS/COMMENTS:

The comparable sales are model matches for the subject, but the options vary. In addition, there were increases in the base price of the homes and/or lot premiums. The Total Taxable Value is well supported.

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$51,400	\$17,990	
IMPROVEMENTS:	\$276,088	\$96,631	
TOTAL:	\$51,400	\$17,990	Recommended Obsolescence \$0

Neighborhood: GBBC

Reappraisal Year		Allocation Data		Sale Dates Searched		7/1/2016 thru 6/30/2017		Time Adj. Median Sales By Qtr		TV/SP Ratio		Sales > 1.0		# Qtr Sales		Yrly Chng		Qtrly Chng	
2018		Sale Count: 17		Time Adj. Median Sale Price: \$342,591		COD Sales: 6.64		Median SP @: 0.15		\$51,389		Rounded Land Value: \$51,400		2014 Qtr 3: None NA 0 0		2014 Qtr 4: None NA 0 0		2015 Qtr 1: None NA 0 0	
Appraiser		Misc Data		Current TV Land Median: \$54,300		% Change From: -5.34%		Time Adj. Min Max Monthly		Sales Price: 304,169 399,184 % Time		Bldg SqFt: 1725 2563 Adjustment		Land Size (ac): 0.16 0.24 0.50%		2015 Qtr 2: None NA 0 0		2015 Qtr 3: None NA 0 0	
Date		Current Land TV:		2015 Qtr 4: None NA 0 0		2016 Qtr 1: None NA 0 0		2016 Qtr 2: None NA 0 0		2016 Qtr 3: None NA 0 0		2016 Qtr 4: None NA 0 0		2017 Qtr 1: None NA 0 0		2017 Qtr 2: \$342,591 81.72% 0 17		2017 Qtr 3: None NA 0 0	
9/19/2017		Time Adj. Min Max Monthly		Sales Price: 304,169 399,184 % Time		Bldg SqFt: 1725 2563 Adjustment		Land Size (ac): 0.16 0.24 0.50%		2017 Qtr 4: None NA 0 0		Total Median Sales % Change: 0.00%		Influ1 Code		Influ1 Pct		Influ2 Code	
Print & Save Final Allocation		APN		Location		WAY Built		Qual Class		Sale/List Date		Sale/List Price		Time Adj Sale Price		Bldg SqFt		Price/SF	
		552-321-06		7288 RUTHERFORD DR		2017		R30		4/21/2017		\$305,092		\$308,604		1725		\$179	
		552-333-05		390 BUCK DR		2017		R30		5/16/2017		\$301,935		\$304,169		1725		\$176	
		552-321-07		7296 RUTHERFORD DR		2016		R30		4/6/2017		\$342,947		\$347,738		1943		\$179	
		552-321-10		7275 QUILL DR		2016		R30		4/14/2017		\$323,950		\$328,051		1943		\$169	
		552-333-04		360 BUCK DR		2017		R30		5/12/2017		\$343,032		\$345,797		1943		\$178	
		552-321-03		7264 RUTHERFORD DR		2017		R30		5/15/2017		\$319,640		\$322,056		1943		\$166	
		552-321-05		7280 RUTHERFORD DR		2017		R30		5/15/2017		\$324,579		\$327,033		1943		\$168	
		552-331-05		7392 RUTHERFORD DR		2017		R30		5/23/2017		\$325,808		\$327,844		1943		\$169	
		552-322-03		7330 QUILL DR		2017		R30		4/17/2017		\$326,018		\$329,986		2178		\$152	
		552-333-03		370 BUCK DR		2017		R30		5/5/2017		\$337,950		\$341,063		2178		\$157	
		552-323-12		7271 RUTHERFORD DR		2017		R30		5/12/2017		\$339,852		\$342,591		2178		\$157	
		552-322-04		7350 QUILL DR		2017		R30		4/24/2017		\$371,753		\$375,846		2402		\$156	
		552-323-13		7263 RUTHERFORD DR		2017		R30		5/12/2017		\$360,000		\$362,902		2402		\$151	
		552-321-04		7272 RUTHERFORD DR		2017		R30		5/23/2017		\$363,952		\$366,227		2402		\$152	
		552-333-02		360 BUCK DR		2017		R30		6/12/2017		\$386,970		\$388,115		2402		\$162	
		552-322-02		7310 QUILL DR		2017		R30		4/18/2017		\$384,868		\$389,486		2563		\$152	
		552-322-05		7370 QUILL DR		2017		R30		5/2/2017		\$395,349		\$399,184		2563		\$156	

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: GBBC
APN: 552-351-03
SITUS: 7140 QUILL DR
LOT: 454

City of Reno

DATE: _____

RETURN

APPR: _____

CLOSE

REAPPRAISAL REOPEN (code)

NC / C New Land New Sketch

NOTE: _____

DM: _____

PHONE: (775)825-7733

STATUS: Submitted

VALUATION: 271,333

PERMIT #: BLD18-01820 ISSUED: 09/08/2017

OWNER: BOND, MARION O & MARIA MELINDA A

PERMIT SITUS: 7140 QUILL DR

DOR CODE: 200

CONTRACTOR: LENNAR HOMES

DESCRIPTION (RDE stores up to 150 characters)

SFR; REPEAT PLAN 2547; 4 BD, BONUS RM, 3 BA, 3 CARTANDUM, A/C;
RE:MST16-04993; 2012 CODE, 2012 IECC - 1/2 CB - North

BLDG ID: 1 Section 1 Total Bldgs: 1

IMPROVEMENTS

COMMERCIAL

Building Type:	RES	Ext Walls:	STUCCO/FR	95%	Frame:	01	FRAME
Occupancy:	Sgl Fam Res ~ Single Family Residence		STN VEN/FR	5	Avg Wall Height/Floor:		
Occ Code:	001	Roof Cover:	COMP SHINGLE		No. of Stories:		
Stories:	SINGLE STORY	Heating Types:	FA/AC		Shape (M&S):		
Quality Class	R30	Subfloor:	SLAB		Sprinklers:		
Year Built:	2018	Fixtures:	17		Elevators:		
WAY:	2018	Bedrooms:	4		Perimeter:		
% Complete:	100	Baths - Full:	3		Units per Building:	1	
GLA/GBA:	2,563	Baths - Half:					

XFOBs

#	CODE	DESCRIPTION	QC	BLDG ID	UNITS	UNIT \$	YR BUILT	% COMP
1	CMNA	COMMON AREA MANUAL	30	1- 1	1		2017	100.00%
2	FWCO	FLATWORK CONCRETE	30	1- 1	500	5.17	2018	100.00%
3	YIMP	YARD IMPROVEMENTS	30	1- 1	5	1,593.78	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			74,300


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 7140 QUILL DR Building Permit Number BLD18-01820
Edition of Code 2012 Building Code International Residential Code Zoning SPD
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 LENNAR RENO LLC
Address 10345 PROFESSIONAL CIR STE 100, RENO, NV 89521
Current Tenant _____ Contractor LENNAR HOMES



Community Development Department
Dan Holly, Building Official

By Aurile Arulanantham
Date 02/15/2018



PLEASE POST IN A CONSPICUOUS LOCATION
This certificate of occupancy does not create an express or implied warranty or guarantee

Situs & Keyline Description:
7140 QUILL DR RENO
WILD STALLION ESTATES PHASE 7
LOT 454

Owner & Mailing Address:
BOND, MARION O & MARIA MELINDA A
7140 QUILL DR
RENO, NV 89506

WASHOE COUNTY APPRAISAL RECORD
2018

APN: 552-351-03

Card 1 of 1
Bld. 1-1

Tax District: 1000

printed: 10/23/2018

ACTIVE

4931.03

GBBC - Golden Valley - Wild Stallion Est

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			RDE_2018					
2018 FV	51,400	7,981	0	0	51,400	17,990	Building Value	265,443								
2017 FV	43,440	43,440	0	0	43,440	15,204	Extra Feature Value	10,645								
							Land Value	51,400								
							Taxable Value	327,488								
							Exemption	0								
										FLAGS						
										Type	Value					
										Eligible for Form?	NO					
										Low Cap Percentage	0					
										Sub Plat Map	5187					
										Cap Code	NFM					
BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY				
Type	Code	Description	Category	Units	Code	Description	Yr.Blt	Units	Cost New	Tot Lump Sum Adj						
Occupancy	RES	Residential	Base Appliance From MS	1	1FL	1FLR - FIRST FLOOR		2,563	214,651	Sub Area-RCN			265,443			
Story/Frame	001	Sgl Fam Res ~	Bedrooms	4	CCP	CCP - COVERED CONCRETE PORCH		88	1,951	% Incomplete			0			
Quality	01	SINGLE STORY	Bath - Full	3	GARA	GARA - GARAGE ATTACHED		659	16,818	% Depreciation			.00			
	30	Average	Plumbing Fixtures	17	PCS	POR1 - PORCH CONCRETE SLAB		27	221	\$ Dep & Inc			0			
Year Built	WAY	%Comp	Year of Addn/Remodel							Obso/Other Adj.			0			
2018	2018	100								Sub Area DRC			265,443			
BUILDING CHARACTERISTICS																
Category	Code	Type	%	Base Rate Adjustment		Adj.										
Base	1	MS FLOOR ADJ	100	CCM SFR Frame		1.03000										
Ext. Wall	4	STUCCO/FR ~	95	Local Reno Frame		1.04000										
Ext. Wall	8	STN VEN/FR ~	5	Construction Modifiers		Adj.										
Heating Type	11	FA/AC ~	100													
Roof Cover	2	COMP SHINGLE	100													
Sub Floor	1	SLAB	100													
Energy	3	MODERATE ~	100													
Foundation	3	MODERATE ~	100													
Seismic	1	SEISMIC FRAME	100													
										Gross Living/Building Area		2,563				
										Perimeter		296				
#	Bld	Date	User ID	Activity Notes												
1	0-0	03/22/2018	dcufva	AERL-Pictometry Review by PAO - 03/22/2018												
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	CMNA	COMMON AREA MANUAL	30	1-1	0	0	1	0.00	2017	2017	100	0	100.0	0		
2	FWCO	FLATWORK CONCRETE	30	1-1	0	0	500	5.67	2018	2018	100	2,835	100.0	0		GBBC
3	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	5	1,562.00	2018	2018	100	7,810	100.0	2,835	7,810	
LAND VALUE																
DOR Code	200	Neighborhood	4931.03	GBBC - Golden Valley - Wild	Land Size	11,783	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	SPD	1.00	ST		51,400.00					51,400				
This information is for use by the Washoe County Assessor for assessment purposes only.																
Page 7 of 13																

WASHOE COUNTY APPRAISAL RECORD
2018

APN: 552-351-03

Card 1 of 1
Bld. 1-1

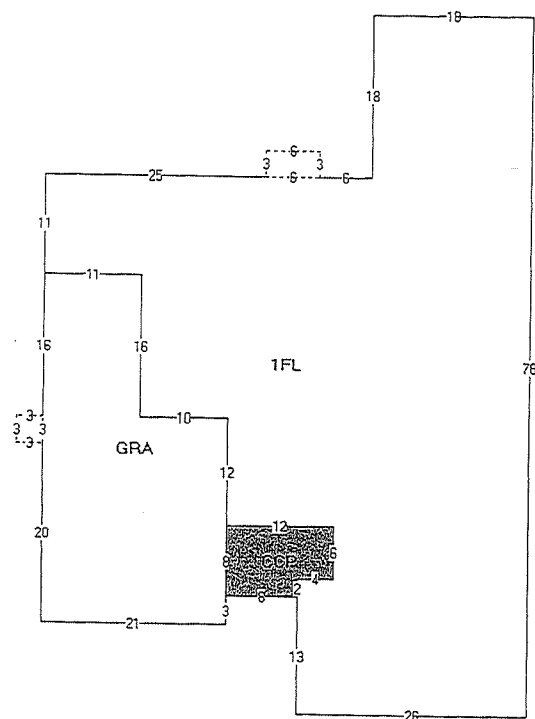
Tax District: 1000

printed: 10/23/2018

ACTIVE

4931.03

GBBC - Golden Valley - Wild Stallion Est



BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
09/08/2017	BLD18-01769	FENCE/LAWN	5,000	Submt	100	12/06/17 PAO Submt	
09/08/2017	BLD18-01820	SFR;	271,333	Submt	0	12/06/17 PAO Submt	
SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
LENNAR RENO LLC	4791927	02/28/2018	200	2D	4DEC	436,905	
LENNAR RENO LLC	4649157	11/02/2016		3NTT			
#	Bld	Date	User ID	Activity Notes			
2	0-0	10/19/2017	ltett	RALL BY PAO - 09/19/2017			
3	1-1	03/31/2017	srsco	2/21/2017 / PAO / SUB / Split # 75R17			
4	0-0	03/31/2017	srsco	New land on New Sub			

0% use Adj
Phase 7

Removal From A Qualified Subdivision

Washoe County APN		Factor Formula Assumes High Cap														
		calculations assume the parcel did NOT qualify for the abatement the first year														
YEAR	General High Cap History	Taxable Value with discount *	T.V.w/o discount	T.V. NEW	Amt Subject to abatement	Actual Tax Rate	Gross Tax subject to abatement	Gross tax on NEW	Total Gross Taxes	Parcel Partial Abatement % (Tax Cap)	Tax limit for Abatement	Abatement	Net Taxes	Tax District	Actual Ad Valorem Tax	Actual Abatement
2004																
2005	6.90%															
2006	8.00%															
2007	7.70%															
2008	8.00%															
2009	7.70%															
2010	4.90%															
2011	4.00%															
2012	6.00%															
2013	4.20%															
2014	3.00%															
2015	3.20%															
2016	0.20%															
2017	2.60%	43,440	54,300	43,440	10,860	0.0366	139.12	556.47	695.58	2.60%			695.58			
2018	8.00%	41,120	51,400	-	51,400	0.0366	658.43	0.00	658.43	8.00%	751.23	0.00	658.43		556.47	0

2018 taxes are a projection only
2018 tax rate assumes no change in rate

RDE LAND DATA

Tax Year	Num OfUnits	UnitType	BaseUnit Price	Adj 1 Code	Adj 1 amount	Adj 2 Code	Adj 2 amount	Notes	Lump Sum	Adj. Tax. Land Val	Improvement Tax. Val
2014	1	ST		40100 SB		0.5					
2015	1	ST		48700 SB		0.5					
2016	1	ST		48700 SB		0.5					
2017	1	ST		54300 SB		0.8					

ADJUSTMENTS ARE MULTIPLICATIVE

you may need to click in a cell to see the full land note

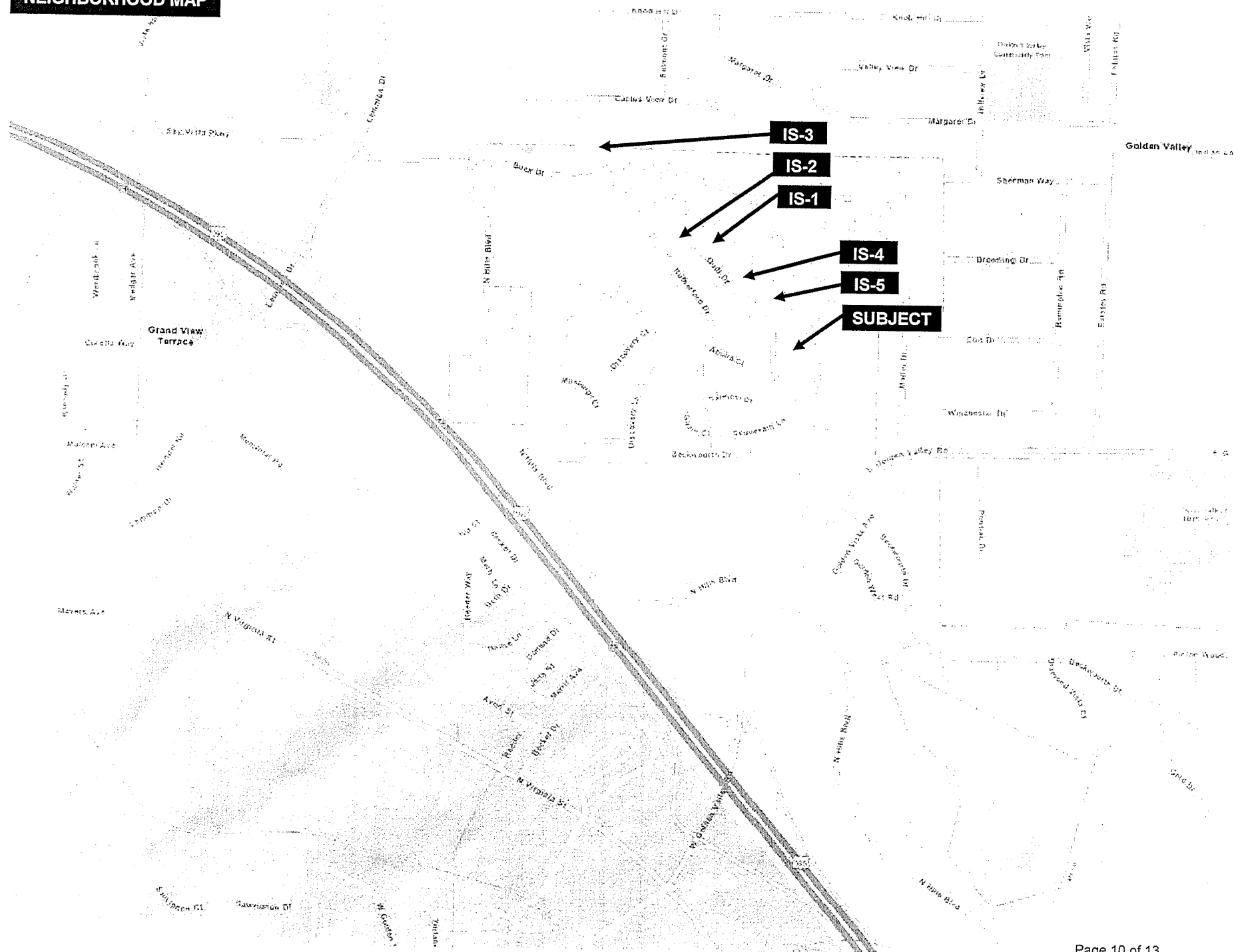
New Tax Calcs Reference

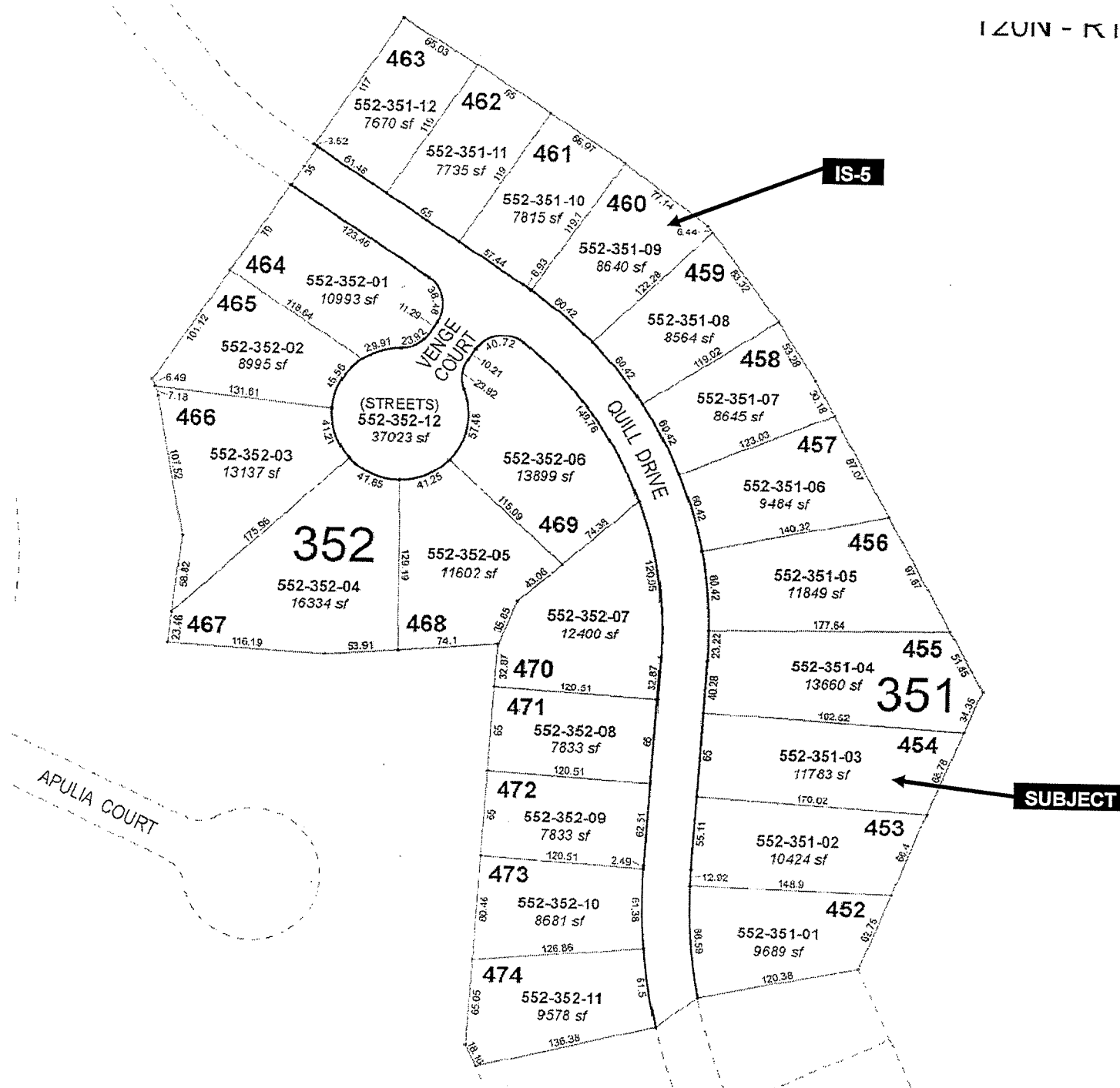
AS IF 2017 Taxes	695.58	658.71	projected 2018 Taxes
-2017 Actual	556.47	556.47	-2017 Actual
139.11 102.24 = projected new land tax			
6) Click button to find minimum. Adjust tax on NEW if necessary			
102.24 Tax on New			
minimum of new land taxes or projected new land tax			

2018	Taxable	7,981
552-341-03	Assessed	2,793
*Tax on New/Tax Rate/Assessment Ratio		

NAC 361.610475(1)(c) The property was assessed and taxed as part of a qualified subdivision but is no longer part of that qualified subdivision upon the commencement of the current fiscal year. The amount of any partial abatement that applies to the property must be calculated as if the property had not been assessed and taxed as part of a qualified subdivision during the immediately preceding or any other prior fiscal year. As used in this paragraph, "qualified subdivision" has the meaning ascribed to it in NAC 361.117.

NEIGHBORHOOD MAP



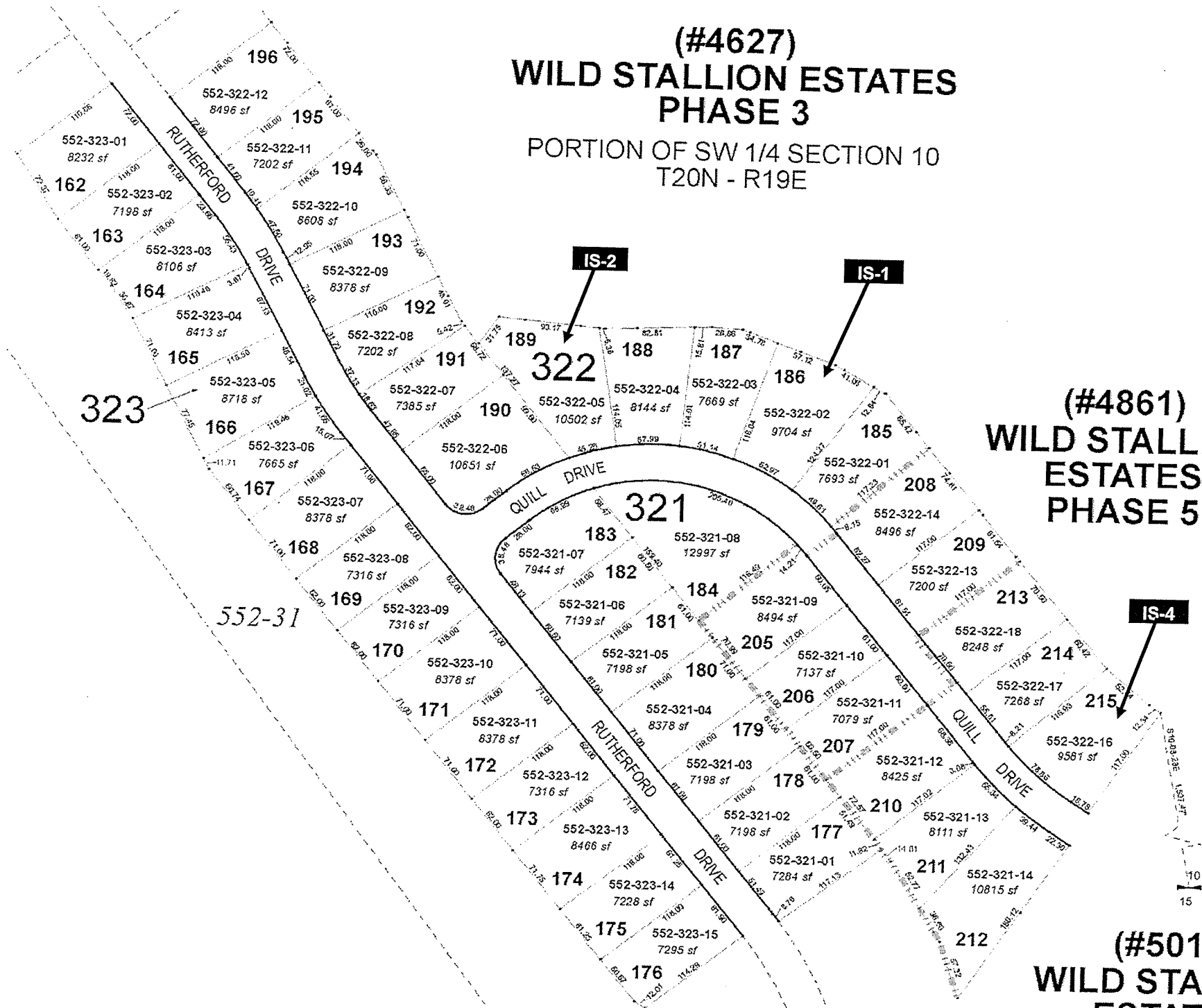


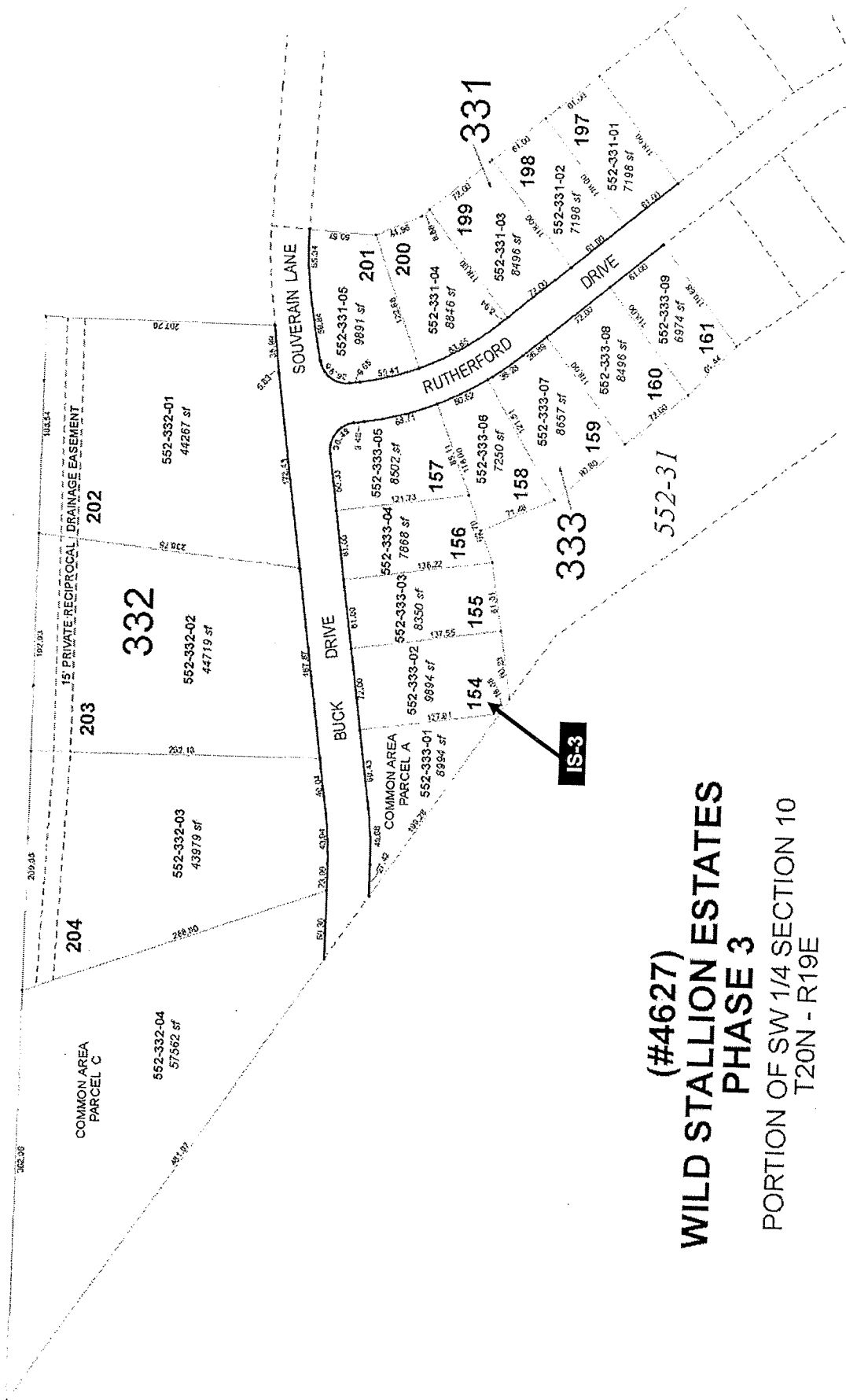
(#4627)
**WILD STALLION ESTATES
PHASE 3**

PORTION OF SW 1/4 SECTION 10
T20N - R19E

(#4861)
**WILD STALLION
ESTATES
PHASE 5**

(#501)
**WILD STALLION
ESTATES**





(#4627)
WILD STALLION ESTATES
PHASE 3
PORTION OF SW 1/4 SECTION 10
T20N - R19E