

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 20-0009B
Hearing Date _____
Tax Year 2020

APN: 132-030-25

Owner of Record: MELISSA TRUST

Property Address: 801 NORTHWOOD BLVD

Square Feet (Inc Finished Bsmt) 960

Built / WAY: 1965

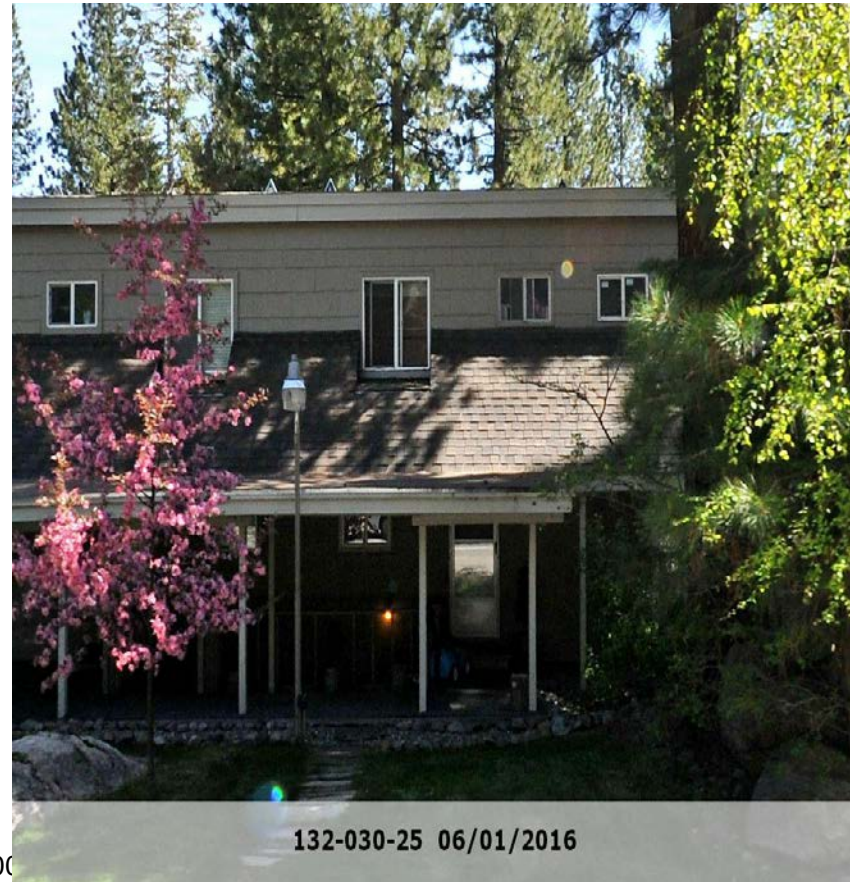
Parcel Size: 0.00 AC

Description / Location: The subject property is a 960 sf residential condominium located at the Incline Manor condominium complex at Incline Village. The parcel is situated north of Tahoe Boulevard and south of Northwood Boulevard.

| | | |
|------------------------|--------------------|----------|
| 2020/21 Taxable Value: | Land: | \$57,700 |
| | Improvements: | \$31,366 |
| | Total: | \$89,066 |
| | Taxable Value / SF | \$93 |

Sales Comparison Approach: Indicated Value Range \$205,000-\$302,500
Indicated Value Range / S \$214-\$315

Conclusions: Taxable value does not exceed full cash value.



ASSESSOR'S EXHIBIT I
8 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

| | TAXABLE VALUE | ASSESSED VALUE | |
|---------------|---------------|----------------|-------|
| LAND: | \$57,700 | \$20,195 | Txble |
| IMPROVEMENTS: | \$31,366 | \$10,978 | \$/SF |
| TOTAL: | \$89,066 | \$31,173 | \$93 |

| | |
|------------|-------------|
| HEARING: | 20-0009B |
| DATE: | |
| TIME: | |
| TAX YEAR: | 2020 |
| VALUATION: | Reappraisal |

OWNER: MELISSA TRUST

| 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 |
|---------|------------|--------------------|------|------|---------|-----|-------------|---------------|-----|----------------|------|--------------------|--------------|------------|------------|---------------|
| | 132-030-25 | 801 NORTHWOOD BLVD | 0.00 | AC | 960 | | | 480 | R20 | 2 Story Inside | 2 | 1 \ 1 | 1965 | 03/17/1993 | \$80,200 | \$84 |

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 | 132-030-19 | 801 NORTHWOOD BLVD | 0.00 | AC | 960 | | | 480 | R20 | 2 Story Inside | 2 | 1 \ 1 | 1965 | 01/02/2019 | \$302,500 | \$315 |
| IS-2 | 132-030-06 | 801 NORTHWOOD BLVD | 0.00 | AC | 960 | | | | R20 | 2 Story Inside | 2 | 1 \ 1 | 1965 | 11/13/2019 | \$205,000 | \$214 |
| IS-3 | 132-030-17 | 801 NORTHWOOD BLVD | 0.00 | AC | 960 | | | 480 | R20 | 2 Story Inside | 2 | 1 \ 1 | 1965 | 07/24/2019 | \$292,000 | \$304 |

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis

RECOMMENDATIONS/COMMENTS:

UPHOLD: **X** REDUCE:

The subject property is a residential condominium located at the Incline Manor condominium complex at Incline Village. The parcel is situated north of Tahoe Boulevard and south of Northwood Boulevard. All comparable sales are located in the same neighborhood as the subject.

Residences at Incline Manor have carports or unfinished basements areas for parking. All comparables are model matches in the same condominium complex as the subject.

The sales indicate a range of \$214 to \$315 per square foot, which is well above the subject's taxable value of \$93 per square foot. Based on these sales, the taxable value does not exceed full cash value and it is recommended that the taxable value be upheld.

PREPARED BY: Stephanie Mansfield, Appraiser

REVIEWED BY: Gail Vice, Senior Appraiser

| | | | | | | | | | | | | | | |
|---|--------------------|----------------|--------------------------------|----------------|-----------------|-------------------------------|-----------|-------------|-------------|-------------|-------------|------------|-------------|------------|
| | Neighborhood: PACA | | | | | Sale Dates Searched | | 07/01/2018 | thru | 06/30/2019 | | | | |
| Reappraisal Year 2020 Appraiser TLBURNS Date 08/23/2019 | Allocation Data | | | | | Time Adj. Median Sales By Qtr | | TV/SP Ratio | Sales > 1.0 | # Qtr Sales | Yrly Chng | Qtrly Chng | | |
| | | | Sale Count: | 9 | | 2016 Qtr 3: | None | NA | 0 | 0 | | | | |
| | | | Time Adj. Median Sale Price: | \$320,305 | | 2016 Qtr 4: | None | NA | 0 | 0 | | | | |
| | | | COD Sales: | 4.79 | | 2017 Qtr 1: | None | NA | 0 | 0 | | | | |
| | | | Median SP @: | 0.18 | \$57,655 | 2017 Qtr 2: | None | NA | 0 | 0 | | | | |
| | | | Rounded Land Value: | \$57,700 | | 2017 Qtr 3: | None | NA | 0 | 0 | | | | |
| | | | | | | 2017 Qtr 4: | None | NA | 0 | 0 | | | | |
| | | | Misc Data | | | 2018 Qtr 1: | None | NA | 0 | 0 | | | | |
| | | | Current TV Land Median: | \$54,900 | | 2018 Qtr 2: | None | NA | 0 | 0 | | | | |
| | | | % Change From Current Land TV: | 5.10% | | 2018 Qtr 3: | \$327,783 | 27.09% | 0 | 3 | | | | |
| | | Time Adj. | Min | Max | Monthly | 2018 Qtr 4: | \$343,170 | 24.28% | 0 | 2 | | 4.69% | | |
| | | Sales Price: | 284,765 | 366,978 | % Time | 2019 Qtr 1: | \$315,085 | 27.46% | 0 | 4 | | -8.18% | | |
| | | Bldg SqFt: | 728 | 1088 | Adjustment | 2019 Qtr 2: | None | NA | 0 | 0 | | | | |
| | | Land Size (ac) | 0.00 | 0.00 | 1.00% | 2019 Qtr 3: | None | NA | 0 | 0 | | | | |
| | | | | | | 2019 Qtr 4: | None | NA | 0 | 0 | | | | |
| Total Median Sales % Change: | | | | | | | | | | | | -3.87% | | |
| 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 |
| 132-030-83 | 810 ALDER AVE | 1965 | R20 | 07/17/2018 | \$265,000 | \$295,321 | 728 | \$406 | PACA | 0.00 | | | | |
| 132-030-71 | 810 ALDER AVE | 1973 | R20 | 08/31/2018 | \$300,000 | \$329,889 | 756 | \$436 | PACA | 0.00 | | | | |
| 132-030-77 | 810 ALDER AVE | 1973 | R20 | 03/14/2019 | \$275,000 | \$284,765 | 756 | \$377 | PACA | 0.00 | | | | |
| 131-170-01 | 945 HAROLD DR | 1965 | R20 | 10/22/2018 | \$339,000 | \$366,978 | 782 | \$469 | PACA | 0.00 | | | | |
| 131-170-07 | 945 HAROLD DR | 1978 | R20 | 07/27/2018 | \$295,000 | \$327,783 | 954 | \$344 | PACA | 0.00 | | | | |
| 132-030-19 | 801 NORTHWOOD BLVD | 1965 | R20 | 01/02/2019 | \$302,500 | \$320,305 | 960 | \$334 | PACA | 0.00 | | | | |
| 132-410-07 | 870 SOUTHWOOD BLVD | 1965 | R25 | 10/05/2018 | \$293,500 | \$319,363 | 1040 | \$307 | PACA | 0.00 | | | | |
| 132-410-01 | 870 SOUTHWOOD BLVD | 1965 | R25 | 03/22/2019 | \$300,000 | \$309,864 | 1040 | \$298 | PACA | 0.00 | | | | |
| 132-030-40 | 801 NORTHWOOD BLVD | 1965 | R20 | 01/25/2019 | \$307,000 | \$322,746 | 1088 | \$297 | PACA | 0.00 | | | | |
| A 1% Per Month Upward Time Adjustment Has Been Applied To All Sales. These Adjusted Sale Prices Are Used In All Calculations and Projections. | | | | | | | | | | | | | | |
| Page 3 of 8 | | | | | | | | | | | | | | |

APPRAISAL RECORD



APN: **132-030-25**

2020

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 801 NORTHWOOD BLVD INCLINE VIL Database PROD NBHD PACA Appr TLB Exemption AV|Exemption
 Owner MELISSA TRUST Printed 1/16/2020 Village Court/Southwood
 3284 MEADOW RUN CT VENICE, FL 34293 Tax District 5200
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| Valuation History | | | | | | | Parcel Value Summary | | OBSO | <input type="checkbox"/> Change <input type="checkbox"/> No Change | |
|-------------------|--------------|----------|--------------|----------|---------------|----------------|----------------------|----------|---------------|--|---|
| Yr Roll | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed | Primary Valuation | STANDARD | NewLand | | |
| 2020 VN | 57,700 | | 31,366 | | 89,066 | 31,173 | Land Value | 57,700 | | | |
| 2020 NR | 57,700 | | 31,366 | | 89,066 | 31,173 | Building Value | 29,884 | Initials/Date | | |
| 2019 FV | 54,900 | | 30,099 | | 84,999 | 29,750 | XFOB Value | 1,482 | | | |
| 2018 FV | 41,600 | | 28,708 | | 70,308 | 24,608 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2017 FV | 36,900 | | 27,803 | | 64,703 | 22,646 | Taxable Value | 89,066 | New Const | | |
| 2016 FV | 36,900 | | 26,817 | | 63,717 | 22,301 | Total Exemption | | New Land | | |
| 2015 FV | 28,800 | | 25,617 | | 54,417 | 19,046 | | | Remainder | | |

| Building Data | | | | | | | | | | | | | | |
|---------------|--------|---------------------|-------------------------|--|--|------|------------|--------------------------|-----|------|------------|---------------------|-----|--|
| 1-1 | Code | Description | Adjustments & Modifiers | | | Name | Code/Units | Description | % | Name | Code/Units | Description | % | |
| Type | COND | Condominium | BUILDING LEVEL | | | BAPL | 1 | Base Appliance | 100 | SBFL | 2 | WOOD | 100 | |
| Occ | 002 | Townhouse | Rate Adj | | | BED | 2 | Bedrooms | 100 | EW | 5 | SIDING ON FRAME | 100 | |
| Stry/Frm | 02 THI | 2 Story Inside Unit | Lump Sum | | | BFLR | 1 | Base Flooring | 100 | ROOF | 2 | COMPOSITION SHINGLE | 100 | |
| Quality | 20 | Fair | | | | BTHF | 1 | Bath - Full | 100 | HEAT | 8 | BASEBOARD, ELECTRIC | 100 | |
| Year Built | 1965 | | PARCEL LEVEL | | | BTHH | 1 | Bath - Half | 100 | | | | | |
| WAY | 1965 | | Lump Sum 0 | | | FIX | 8 | Plumbing Fixtures | 100 | | | | | |
| Remodel Yr | | | %Obso 0.0000 | | | FND | 1 | EXTREME | 100 | | | | | |
| % Comp | 100 | %DPR 75.0 | | | | LV | 1 | Living Units in Building | 100 | | | | | |

| Sub Area | | | | | | | Extra Features | | | | | | | | | | | | | |
|-----------------------|------------------|----------|--------|-----------------------|----------------|----------------------|----------------|------|-------------|------|--------|-------|----------|----------|-----------|-------|-------|-------|----------------|-------|
| Code | Description | Yr Built | DPR Yr | Units | Price Per Unit | RCN | # | Code | Description | QC | BLDG # | Units | \$/Unit | Yr Built | Roll Year | %Comp | RCN | DRC | Override Value | Notes |
| BLW | BALCONY WOOD | | | 168 | 32.33 | 5,431 | 1 | CMNA | C AREA * | 30 | 1 | 1 | 338.00 | 1965 | | 100 | 338 | 338 | | |
| BT1 | BASEMENT DUGOUT | | | 480 | 30.00 | 14,400 | 2 | FPS2 | FP SGL 2-S | EBLD | 1 | 1 | 4,577.27 | 1965 | | 100 | 4,577 | 1,144 | | |
| GLA | GROSS LIVING ARE | | | 960 | 99.54 | 95,556 | | | | | | | | | | | | | | |
| PCS | PORCH CONCRETE S | | | 192 | 7.58 | 1,455 | | | | | | | | | | | | | | |
| PRW | PORCH ROOF WOOD | | | 192 | 14.01 | 2,690 | | | | | | | | | | | | | | |
| Gross Living Area 960 | | | | Perimeter | | Sub Area RCN 119,532 | | | | | | | | | | | | | | |
| Building Notes | | | | Building Cost Summary | | | | | | | | | | | | | | | | |
| | | | | Building RCN | | 119,532 | | | | | | | | | | | | | | |
| | | | | Depreciation | | 89,648 | | | | | | | | | | | | | | |
| | | | | Building DRC | | 29,884 | | | | | | | | | | | | | | |
| | | | | Extra Feature DRC | | 1,482 | | | | | | | | | | | | | | |
| | | | | Building Obso | | | | | | | | | | | | | | | | |
| Building Name | | | | Total DRC | | 31,366 | | | | | | | | | | | | | | |
| | | | | Override Value | | | | | | | | | | | | | | | | |

| Land Value: 1 Lines Total | | | | | | | | | | | | Land Data | | Property Characteristics | |
|---------------------------|--------------------------|--------|-------|------|------------|-------|------|-------|------|--------------|------|--------------|-------|--------------------------|-----------|
| Code | Description | Zoning | Units | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note | Land Size-Sf | 43 | Water | Municipal |
| 210 | Condominium or Townhouse | MDU | 1 | ST | 57,700.00 | | | | | 57,700 | | Acre Size | 0.001 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 210 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | PQAA | | |

APPRAISAL RECORD

APN: **132-030-25**

Owner **MELISSA TRUST**
 Keyline Description **INCLINE MANOR UNIT 25**

NBHD **PACA Village Court/Southwood Court**

Appr **TLB**



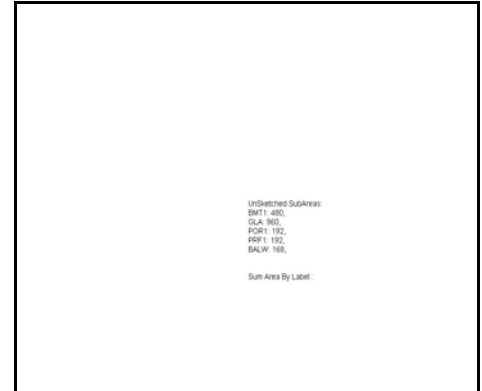
132-030-25 06/01/2016

| Activity Information | | | | | | |
|----------------------------|---------|---|--------|--------|--------|--|
| Date | User ID | Activity Notes | | | | |
| 8/22/2019 | TLB | Re-appraisal Inspection Aerial Review Permit Inspection | | | | |
| 3/3/2014 | TLS | | | | | |
| 3/16/2012 | MAG | | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| SIWARSKI, GLEN D | 3600879 | 12/7/2007 | 210 | 0 | 3NTT | |
| | 1655983 | 3/17/1993 | 210 | 80,200 | 2D | |
| | CHK | 3/1/1989 | 210 | 60,000 | 2D | |
| | CHK | 5/1/1980 | | 72,076 | | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| 10/18/2011 | 11-2277 | REPAIR | | C | 100% | |
| 7/24/2008 | 08-2086 | REROOF | | C | 100% | |

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

SKETCH / AREA TABLE

| | | | | | |
|--------------|--|--------|---------------|-------------|-----------------|
| Site Address | 801 NORTHWOOD BLVD, INCLINE VILLAGE | | | Parcel ID: | 13203025 |
| City | INCLINE VILLAGE | County | Washoe | State | |
| Owner Name | MELISSA TRUST | | | Building ID | 1 |

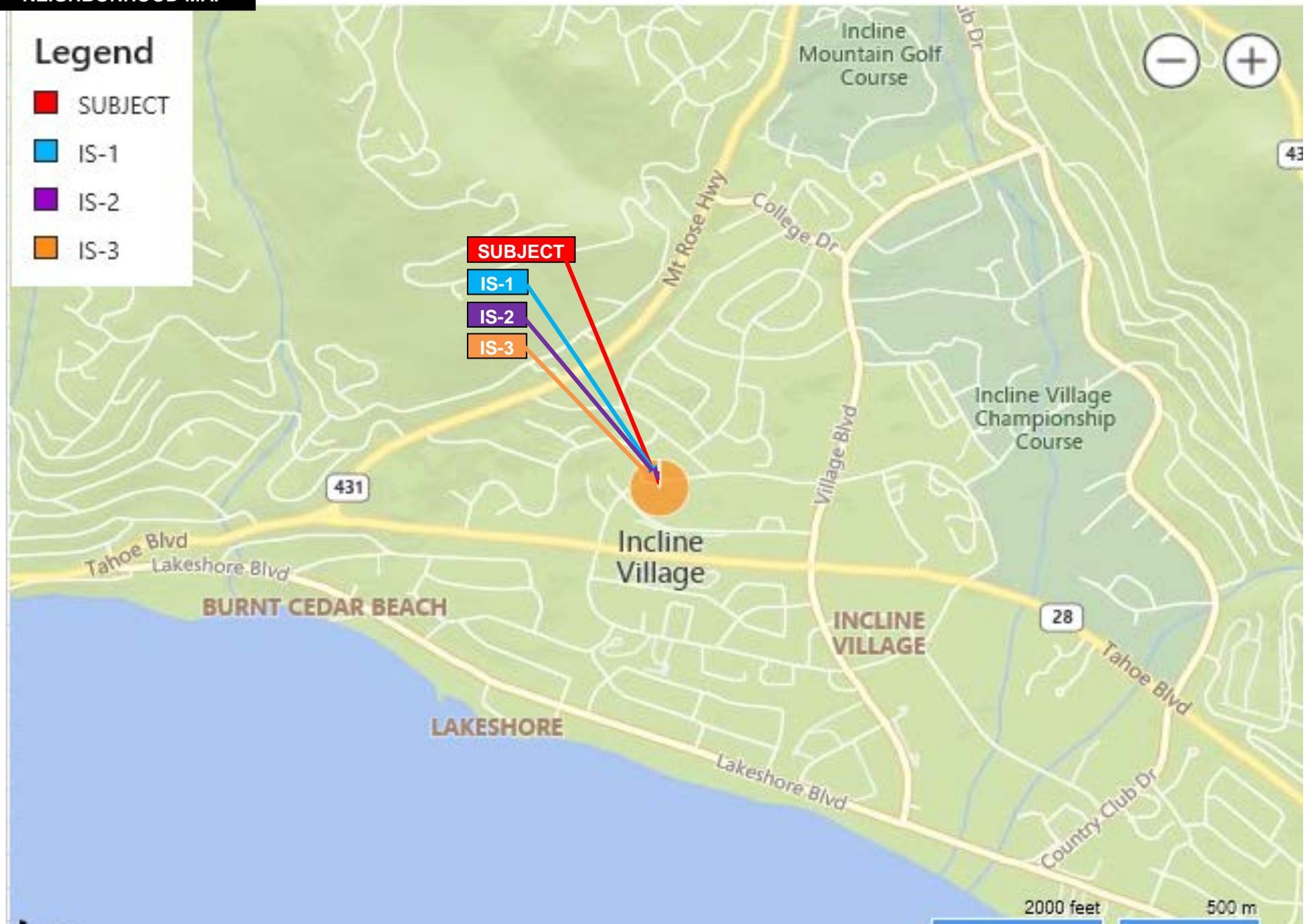


UNSEARCHED SUBAREAS:
BMT1: 480,
GLA: 960,
PORT: 192,
PRFT: 192,
SALR: 192,
Sum Area By Label:

Comments

| SUBAREA DETAIL | | | | | | | | |
|----------------|----------------------|---------|-----------|-------------|----------------|-------------|-----------|------------------------|
| Code | Description | Year On | % of Base | Actual Area | Effective Area | Heated Area | Perimeter | Depreciated CAMA Value |
| 1FL | 1FLR - FIRST FLOOR | 1965 | 100.00% | 480 | 480 | 480 | 92 | \$ 0 |
| 2FL | 2FLR - SECOND FLOOR | 1965 | 100.00% | 480 | 480 | 480 | 92 | \$ 0 |
| BLW | BALW - BALCONY WOOD | 1965 | 100.00% | 168 | 168 | 0 | 0 | \$ 0 |
| BT1 | BMT1 - BASEMENT DUGO | 1965 | 100.00% | 480 | 480 | 0 | 0 | \$ 0 |
| CCP | CCP - COVERED CONCRE | 1982 | 100.00% | 192 | 192 | 0 | 0 | \$ 0 |

NEIGHBORHOOD MAP



**INCLINE MANOR
A CONDOMINIUM**

3K. 124

NORTHWOOD BLVD

IS-1

IS-3

IS-2

SUBJECT

COMMON

AREA

ALDER

AVENUE

132-030-00
3.43 ac.

TO EACH AN UNDIVIDED