



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 # 2336F19

2019 SECURED ROLL

INCREASE

OWNER 1: LOPEZ-GUTIERREZ, LUIS S et al

ADDRESS: 5375 SIDEHILL DR
SUN VALLEY NV 89433

OWNER 2: MARTINEZ-ARENAS, LORENA G

DATE: JANUARY 8, 2020

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 # 085-730-03

TAX DISTRICT: 4020

SITUS ADDRESS: 5375 SIDEHILL DR

COMMISSION DISTRICT: 3

	CURRENT VALUE		PROPOSED VALUE		DIFFERENCE IN VALUE	
	TAXABLE	ASSESSED	TAXABLE	ASSESSED	TAXABLE	ASSESSED
LAND	75,200	26,320	75,200	26,320	0	0
IMPROVEMENTS	9,710	3,398	52,478	18,367	42,768	14,969
PERSONAL PROP	0	0	0	0	0	0
EXEMPTION (MINUS)		(0)		(0)		0
TOTAL	84,910	29,719	127,678	44,687	42,768	14,969
NEW LAND	0	0	0	0	0	0
NEW CONSTRUCTION	0	0	13,039	4,564	13,039	4,564

EXPLANATION:

Underassessment due to escaping taxation. Assessment of real property not on the secured tax roll-property, escaping taxation. During the 2019 roll year, it was discovered that the mobile home located on this parcel had never been on the secured tax roll. The Assessor's office was not made aware of the conversion until August 2019. The mobile home was removed from the unsecured tax roll, but it was past the deadline to make corrections to the secured tax roll. The proposed value corrects the omission of the improvements.

Prepared by: Diana Arias,

Reviewed by: Stacy Ettinger, Senior Appraiser

TAX AMOUNT: 167.04

CURRENT ABATEMENT STATUS: 100% Low Cap

PROPOSED ABATEMENT STATUS: No Change

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

RCR # 2336F19
Hearing Date 2/7/2020
Tax Year 2019

APN: 085-730-03
Owner of Record: LOPEZ-GUTIERREZ, LUIS S et al
Property Address: 5375 SIDEHILL DR
Square Feet (Inc Finished Bsmt) 1,536
Built / WAY: 1976
Parcel Size: 0.41 AC
Description / Location: The subject consists of a 1,536 square foot single mobile home real property home built in 1976. It is located on Sidehill Dr in Sun Valley.



Recommended

2019/20 Taxable Value: Land: \$75,200
Improvements: \$52,478
Total: \$127,678
Taxable Value / SF \$83

Sales Comparison Approach: Indicated Value Range \$160,000-\$230,500
Indicated Value Range / S \$108-\$161

Recommendation: Uphold ☒ Reduce

Conclusions: Underassessment due to escaping taxation. Assessment of real property not on the secured tax roll, property escaping taxation. During the 2019 roll year, it was discovered that the mobile home located on this parcel had never been on the secured tax roll. the Assessor's office was not made aware of the conversion until August 26, 2019. The mobile home was removed from the unsecured tax roll, but it was past the deadline to make corrections to the secured tax roll. The proposed value corrects the omission of the improvements.

Prepared by: Diana Arias, Appraiser

Reviewed by: Stacy Ettinger, Senior Appraiser

ASSESSOR'S EXHIBIT I
24 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE
LAND:	\$75,200	\$26,320
IMPROVEMENTS:	\$9,710	\$3,398
TOTAL:	\$84,910	\$29,719

RCR:	2336F19
DATE:	2/7/2020
TIME:	
TAX YEAR:	2019
VALUATION:	Reappraisal

OWNER: LOPEZ-GUTIERREZ, LUIS S et al

SUBJECT																	
APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	BSMT	BSMT	QC	STRY	Beds	Baths	Built	Sale Date	Sale Price	Sale \$/SF
085-730-03	5375 SIDEHILL DR	0.41	AC	1,536	660					R20	Mobile Home Double	2	2	1976	04/24/2019	\$210,000	\$137

IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	QC	STRY	Baths			Sale Date	Sale Price	Sale \$/SF	
							BSMT	BSMT			FULL	H/LF	Built				
IS-1	085-702-23	5268 SIDEHILL DR	0.39	AC	1,440					R20	Mobile Home Double	3	2	1977	06/29/2018	\$180,000	\$125
IS-2	508-144-05	5955 LEON DR	0.37	AC	1,483	864				R20	Mobile Home Double	3	2	1974	05/29/2018	\$160,000	\$108
IS-3	508-091-05	215 DANFORTH DR	0.37	AC	1,430	576				R20	Mobile Home Double	3	2	1978	09/29/2017	\$230,500	\$161

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	085-750-45	5467 SIDEHILL DR	0.38	AC	MDS	9/29/2017	\$87,000	.38 acre vacant lot with mobile home hookups and .2 miles from the subject.
LS-2	085-610-55	5622 CHOCOLATE DR	0.32	AC	MDS	4/24/2018	\$85,000	.32 Acre vacant sale with mobile home hookups. Investor purchase. .8 miles from subject
LS-3	035-113-09	5090 SUNFLOWER DR	0.43	AC	MDS	3/28/2018	\$80,000	.43 Acre vacant sale with mobile home hookups and 1.1 miles from the subject.

RECOMMENDATIONS/COMMENTS:

UPHOLD: X

REDUCE:

The subject property comprises a mobile home converted to real property, built/complete in 1976. The subject comprises 1,536 square feet of living area and is located on a .414 acre lot, on Sidehill Dr in Sun Valley.

IS-1 through IS-3 are located between .3 and 2.1 miles from the subject. All of the improved sales are similiar mobile homes converted to real property. IS-1 through IS-3 are slightly smaller than the subject, but have similiar quality to the subject and similiar year built. IS-1 through IS-3 have an extra bedroom, but they have the same bathroom count. IS-1 through IS-3 have an inferior lot size and have a median lot size of .37. IS-1 has an inferior lot location, due to it being a flag lot. IS-2 and IS-3 have a detached garage, similiar to the subject.

LS-1 through LS-3 are located between .2 and 1.1 miles from the subject. LS-1 through LS-2 are inferior in size and LS-3 is superior in size. LS-1 remains vacant. LS-2 has been improved and has an inferior location, due to it being a flag lot. LS-3 is a corner lot and has been improved.

In conclusion, the improved sales range from \$108 - \$161/SF provide evidence that the taxable does not exceed full cash value.

	TAXABLE VALUE	ASSESSED VALUE
LAND:	\$75,200	\$26,320
IMPROVEMENTS:	\$52,478	\$18,367
TOTAL:	\$127,678	\$44,687

PREPARED BY: DIANA ARIAS, APPRAISER

REVIEWED BY:

STACY ETTINGER, SENIOR APPRAISER

Situs & Keyline Description:
5375 SIDEHILL DR, WASHOE COUNTY
FRAC SW4 OF NW4

Owner & Mailing Address:
LOPEZ-GUTIERREZ, LUIS S
MARTINEZ-ARENAS, LORENA G
5375 SIDEHILL DR
SUN VALLEY, NV 89433

WASHOE COUNTY APPRAISAL RECORD 2019

APN: 085-730-03

Card 1 of 1
Bld. 1-1



NC=13,039

Tax District: 4020

printed: 10/29/2019

ACTIVE

2352.04

CAAD - Sun Valley -- Mobile Homes

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								
2019 FV	75,200	0	9,710	0	84,910	29,719	Building Value	29,406	RDE_2019							
2018 FV	63,000	0	9,835	0	72,835	25,492	Extra Feature Value	23,072								
2017 FV	49,000	0	10,228	0	59,228	20,730	Land Value	75,200								
2016 FV	45,000	0	11,234	0	56,234	19,682	Taxable Value	127,678								
2015 FV	38,000	0	11,468	1,946	49,468	17,314	Exemption	0								
2014 FV	30,000	0	9,522	0	39,522	13,833	FOR COST ESTIMATES ONLY									
2013 FV	20,000	0	9,683	0	29,683	10,389										
2012 FV	17,000	0	9,871	0	26,871	9,405	Type Value									
2011 FV	30,000	0	9,615	0	39,615	13,865	Cap Code	CF19								
2010 FV	49,000	0	11,595	0	60,595	21,208	Eligible for Form?	YES		NC / C	New Land	New Sketch				
2009 FV	60,350	0	12,031	0	72,381	25,334	Low Cap Percentage	0								
2008 FV	76,000	0	11,115	0	87,115	30,490	Parcel Map	0		By:	Date:					
BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY				
Type	MRES	Manufactured	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj	10,113					
Occupancy	006	MH Real Prop ~	Base Appliance From MS	1	MBH	MOBILE HOME MAIN LIVING AREA	1976	1,536	68,168	Sub Area-RCN	82,833					
Story/Frame	MHD	Mobile Home	Bedrooms	2	PRM	PRF2 - PORCH ROOF METAL	1976	128	1,455	% Incomplete	0					
Quality	20	Fair	Bath - Full	2	WDW	WDK1 - WOOD DECK WOOD	1976	146	3,097	% Depreciation	64.50					
Year Built	1976	%Comp	Plumbing Fixtures	11						\$ Dep & Inc	53,427					
WAY	1976	100	Mobile Home Length	64						Obso/Other Adj.	0					
Year of Addn/Remodel			Mobile Home Width	24						Sub Area DRC	29,406					
BUILDING CHARACTERISTICS				Living Units in Building	1					Additive DRC	23,072					
Category	Code	Type	%							Total DRC	52,478					
Base	1	MS FLOOR ADJ	100							Override						
Ext. Wall	3	HARDBOARD ON	100							Cost Code						
Heating Type	1	FA ~ FORCED	100							PROPERTY CHARACTERISTICS						
Mobile Home	13	METAL,	100							Water	Municipal					
Seismic	1	SEISMIC FRAME	100							Sewer	Municipal					
MBH Wall	3	MODERATE ~	100							Street	Paved					
Base Rate Adjustment				Adj.						Special Prop Code	PPMH on record.					
CCM Mobile/Manufactu				1.07000						BUILDING NOTES						
Local Reno Frame				1.05000						PERMIT# MHC-3101686						
Construction Modifiers				Adj.						DA - 10/29/2019						
Gross Living/Building Area				1,536												
Perimeter				176												
#	Bld	Date	User ID	Activity Notes												
1	0-0	6/7/2019	aclancy	2ND RV LETTER SENT												
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	GARD	GARAGE DETACHED	10	1-1	0	0	660	24.92	1970		100	16,449	26.5	4,359		
2	MHU6	MH WATER/SEWER/ELEC/GAS	30	1-1	0	0	1	4,517.00	1970		100	4,517	26.5	1,197		
3	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	3	1,593.78	1970		100	4,781	26.5	1,267		
4	FWAS	FLATWORK ASPHALT	30	1-1	0	0	1700	2.96	1970	2015	100	5,039	26.5	1,335		
5	MHF1	MH POST/PIER (BASE)	30	1-1	0	0	176	0.00	1976	2019	100	0	35.5	0		
6	SHD2	SHED METAL	30	1-1	0	0	120	14.62	1976	2019	100	1,754	35.5	623		
7	FWCO	FLATWORK CONCRETE	30	1-1	0	0	2500	5.38	2017	2019	100	13,442	97.0	13,039		
8	FPS1	FIREPLACE SINGLE 1 STORY	EBLD	1-1	0	0	1	3,527.07	1976	2019	100	3,527	35.5	1,252		
LAND VALUE		DOR Code	220	Neighborhood		2352.04. CAAD - Sun Valley -- Mobile Homes			Land Size		18,034		Unit Type		SF	
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	%	Influence 2 Code	%	Taxable Value		Land Notes		
1	220	Mobile Home: Converted to	MDS	1.00	ST		75,200.00					75,200				

Create Code/Year:

Owner 1: LOPEZ-GUTIERREZ, LUIS S
 Owner 2: MARTINEZ-ARENAS, LORENA G
 Owner 3:

WASHOE COUNTY APPRAISAL RECORD 2019

APN: 085-730-03

Card 1 of 1
 Bld. 1-1



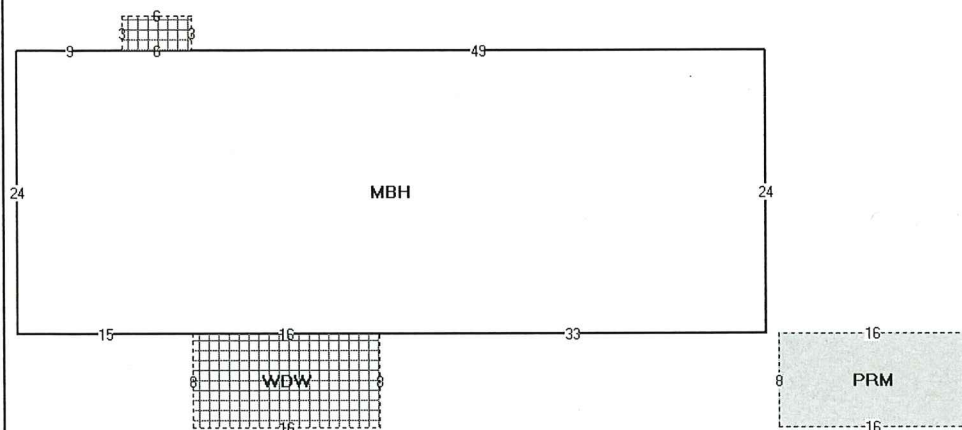
Tax District: 4020

printed: 10/29/2019

ACTIVE

2352.04

CAAD - Sun Valley -- Mobile Homes



BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appri/Results	Notes

SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
BRUKHARDT TRUST,	4904603	4/24/2019	230	2D	4DEC	210,000	
BURKHARDT, LUCY M	4791298	2/27/2018	230	3BGG			
BURKHARDT, RAYMOND S	4786715	2/9/2018	230	3BEA			
	584447	1/25/1979				55,000	
	CHK	1/1/1979					

#	Bld	Date	User ID	Activity Notes
2	0-0	5/10/2019	aclan	1ST RV LETTER
3	0-0	10/24/2018	smart	RAAB BY JW - 10/01/2018
4	0-0	10/24/2017	srsco	AERL-Pictometry Review by JW - 09/01/2017
5	0-0	10/23/2017	rdalt	RAAB BY JW - 09/01/2017
6	0-0	8/22/2016	rlope	RAAB BY JW - 08/12/2016
7	0-0	11/5/2015	sjack	RAAB BY JW - SEPTEMBER, 2015
8	0-0	11/4/2015	idiez	TAG FROM 4025 TO 4020 TMUWB NOW SPECIAL ASSESSMENT
9	0-0	7/1/2014	jwalt	AERL - PICTOMETRY REVIEW
10	1-1	9/3/2013	jwalt	RAAB CAAD IMPROVEMENT LINE DONE 10/04/2013 BY RD, LAND LINE DONE

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

Situs
Property Name
Keyline
Description

Number
5375
Street
SIDEHILL DR
Unit

APN
085-730-03
Bld#

Manufactured Home Conversion to Real Property DATA 2020/21

CH20:

year	Prior% Complete	% Complete
2020		100

Reopen Code: NOV 12 2019 Appraiser DA

Insp Date 10/29/2019

BUILDING DETAILS	BUILDING CHARACTERISTICS	BUILDING FEATURES	BASE RATE ADJUSTMENTS
Bld # Section# Type Occupancy Story Quality Year Built WAY %Complete Remodel Yr	Type MS Floor Adj (BFLR) Exterior Wall(EW) Exterior Wall(EW) Heat Type(HEAT) Heat Type(HEAT) Roof Cover (ROOF) Energy Adj (ENRG) Seismic	% BFLR 3 HARDBOARD ON FRAME 1 FA ~ FORCED AIR 13 CORRUGATED METAL 3-Moderate Seismic Frame	Units MS Base Appliance (BAPL) Bedrooms (BED) Bath - Full (BTHF) Bath - Half (BTHH) SFR Plumbing Fixtures (FIX) Living Units in Building (LV) Basement Garage Door single Basement Garage Door double Mobile Home Length (MBLN) Mobile Home Width(MBWD)
1 1 MRES Manufactured Resident 006 Mobile Home Real Proper MHD~Double 20 Fair 1976 1976 100	100 100 100 100 100 100 100	1 count 2 count* 2 count* count* 1 count* count count 64 LF* 24 LF*	Modifies the Sub Area Base Rate Current Cost Multiplier Local Cost Multiplier Building Adjustment (BD) Const Mod - Class (CL) Multi Story (MS) Other (OT) Quality - Multi Story (QS) Site Split (SS) Site (ST)

Multi-Res - Count of Unit Type per Bldg & # Fixtures per Type

Type	Count	#Fix per unit type
Apartment - Studio (AP0)		(FIX)
Apartment - 1 BR (AP1)		(FIX)
Apartment - 2 BR (AP2)		(FIX)
Apartment - 3 BR (AP3)		(FIX)
Apartment - 4 BR (AP4)		(FIX)
Apartment - 5 BR (AP5)		(FIX)
Apartment - 6 BR (AP6)		(FIX)
Apartment - 7 BR (AP7)		(FIX)

and modify type as necessary

Living Area SF: 1536 *

Common Area Group Code
Common Area Group Code

PROPERTY CHARACTERISTICS

Type	Code
Water (WT)	1 1-Municipal, 2-Well, 3-None
Sewer (SW)	1 1-Municipal, 2-Septic, 3-None
Street (ST)	1 1-Paved, 2-Unpaved, 3-None
Special Property Code (SP)	047
Special Property Code (SP)	

CONSTRUCTION MODIFIERS

Adjusts depreciation applied to Sub Areas

Type	%
Site (ST)	% good
Other (OT)	% good

example of % good: 90% = 10% downward adj.

☒ New sketch in SKETCH database

Extra Features, Additives, and adjustments:

Code	Description	Quality	Bld	Sec	Units	Unit Price	Yr Bld	Roll Yr	% Complete	Notes	Manual Cost	Manual Description/Notes
GARD	GARAGE DETACHED	10	0		660	34.73	1970	0	100			
MHU6	MOBILE HOME WATER/SEWER/	30	0		1	4517	1970	0	100			
SHD3	SHED WOOD	30	0		256	22.88	1976	0	100	REMOVE		
YIMP	YARD IMPROVEMENTS	30	0		3	1593.78	1970	0	100			
FWAS	FLATWORK ASPHALT	30	0		1700	table	1970	2015	100			
MHF1	MOBILE HOME POST/PIER	30	1	1	176	In Base	1976	2020	100	C		
FWCO	FLATWORK CONCRETE	30	1	1	2500	table	2017	2020	100	NC		
SHD2	SHED METAL	30	1	1	120	14.62	1976	2020	100	C IT WAS ON PP RECORD		
FPS1	FIREPLACE SINGLE 1 STORY	30	1	1	1	3963	1976	2020	100	NC SAW ON LISTING PHOTO		

Land Use Code	Zoning	# Units	Sub Type	Unit Price	Total Adj	Adj Value	LAND SIZE	Influence 1 Code	%	Adj2 Code	%	Zoning Note
220	MDS	1	ST	75200	1	75200	18034 SF	0	0	0	0	

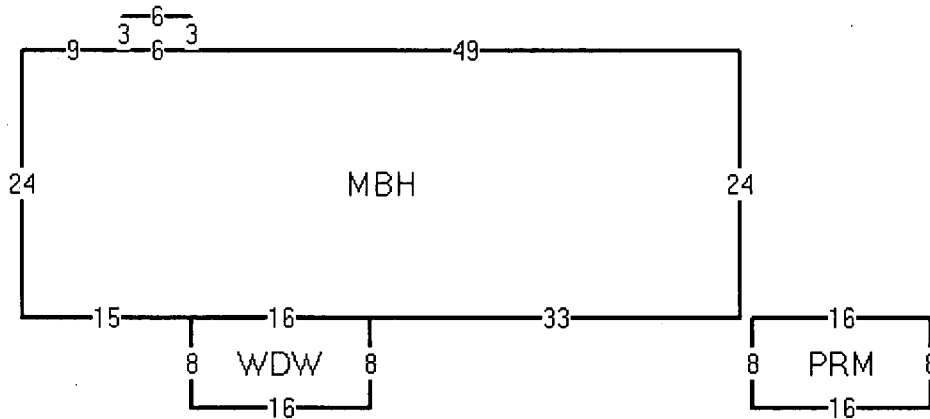
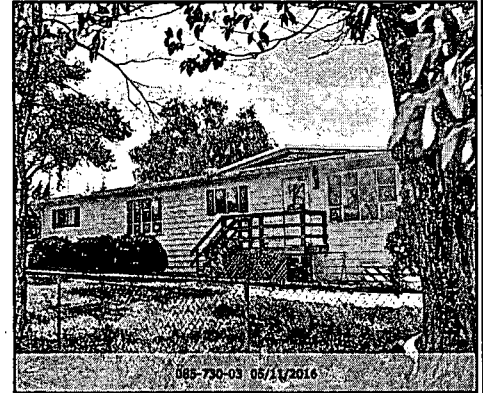
Total Adjusted Taxable Land Value:

75200

NBC CAAD DOR CODE: 220

SKETCH / AREA TABLE

Site Address	5375 SIDEHILL DR, WASHOE COUNTY	Parcel ID:	08573003
City	WASHOE COUNTY	County	Washoe
		State	Zip 89502-
Owner Name	BURKHARDT, RAYMOND S & LUCY M	Building ID	1



Comments **PERMIT# MHC-3101686**
DA - 10/29/2019

SUBAREA DETAIL								
Code	Description	Year On	% of Base	Actual Area	Effective Area	Heated Area	Perimeter	Depreciated CAMA Value
MBH	MOBILE HOME MAIN LIV	1976	100.00%	1,536	1,536	1,536	176	\$ 0
PRM	PRF2 - PORCH ROOF ME	1976	100.00%	128	128	0	0	\$ 0
WDW	WDK1 - WOOD DECK WOO	1976	100.00%	146	146	0	0	\$ 0

Active Permits for Parcel: 1

Buildings on parcel:

NBC: CAAD
 APN: 085-730-03
 SITUS: 5375 SIDEHILL DR
 LOT: FRAC SW4 OF NW4

PERMIT #: MHC-3101686 ISSUED:

OWNER: LOPEZ-GUTIERREZ, LUIS S et al

PERMIT SITUS:

DATE: 10/29/2019

APPR: ~~DA~~

REAPPRAISAL REOPEN (code)

NC / C New Land New Sketch

NOTE: 100% 2020/21 REAPP

DM: _____

RETURN

CLOSE

085-730-03

CONTRACTOR:

PHONE:

DESCRIPTION: MOBILE HOME CONVERTED TO RP ✓

STATUS: A Assigned

VALUATION:

APN: 085-730-03

BLDG of

BLDG of

MISC.

BLDG ID: Section Total Bldgs:

IMPROVEMENTS

COMMERCIAL

Building Type:

Ext Walls:

Occupancy: MRES

HB

Occ Code: 006

Roof Cover: metal

Stories: 001

Heating Types: FA

Quality Class 2

Year Built: 1976

Subfloor: 11 - double sink & sep tub & shower

WAY:

Fixtures: 11

% Complete: 100

Bedrooms: 2

Baths - Full: 2

GLA/GBA:

Baths - Half:

Frame:

Avg Wall Height/Floor:

No. of Stories:

Shape (M&S):

Sprinklers:

Elevators:

Perimeter:

Units per Building: 0

BLDG ID: Section Total Bldgs:

IMPROVEMENTS

COMMERCIAL

Building Type:

Ext Walls:

Occupancy:

Occ Code:

Roof Cover:

Stories:

Heating Types:

Quality Class

Year Built:

Subfloor:

WAY:

Fixtures:

% Complete:

Bedrooms:

Baths - Full:

GLA/GBA:

Baths - Half:

Frame:

Avg Wall Height/Floor:

No. of Stories:

Shape (M&S):

Sprinklers:

Elevators:

Perimeter:

Units per Building: 0

Code

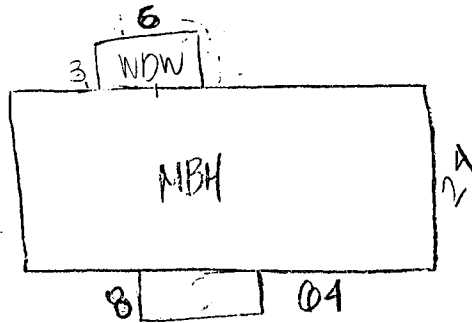
Description

Area

XFOBs

#	CODE	DESCRIPTION	QC	BLDG ID	UNITS	UNIT \$	YR BUILT	% COMP
1	GARD	GAR DETACH	10	-	660	25.73	1970	100%
2	MHU6	MH W/S/E/G	30	-	1	4,517.00	1970	100%
3	SHD3	SHED WOOD	30	-	256	24.20	1970	100%
4	YIMP	YARD IMPS	30	-	3	1,664.00	1970	100%
5	FWAS	FW ASPHALT	30	-	1,700	3.10	1970	100%

⑥ MHFI P&P 30 1 1 1976 100% (C)
 ⑦ FWCO concrete 30 1 2,500 2017 100% (NC)
 ⑧ SHD2 metal shed 30 1 120 1976 100% (C)
 ⑨ FPS1 fireplace 30 1 1 1976 100% (NC)



porch roof
 wood deck, roof metal

WDW PRM

(C)

LAND

LUC	DESCRIPTION	UNITS	UNIT TP	STREET	WATER	SEWER	INFLUENCE	SUBD/UDEV	TAXABLE LAND
230	Mobile Home: Personal Property	1	ST	Paved	Municipal	Septic			75,200

owner was not home, per sale listing, 2 bed, 2 bath. see listing document.

FIELD NOTES



OFFICE OF WASHOE COUNTY ASSESSOR
MICHAEL E. CLARK

MANUFACTURED HOME CONVERSION CH20 LINE CALCULATION

	APN / PPID	2018 Tax Rate	2018 Total Net Taxes	2018 Tax District
RP	085-730-03	3.4330 %	397.32	4020
PP	3101686	3.4330 %	150.25 Q	4020

	APN / PPID	2018 Taxable Land	2018 Taxable Imps	Total Taxable
RP	085-730-03	63,000	9,835	72,834
PP	3101686	0	12,504	12,504

% land and improvements per NAC 361

	APN / PPID	% Land	% Imps	Taxes Land	Taxes Imps	Taxes Total
RP	085-730-03	86.5 %	13.5 %	343.67	53.65	397.33
PP	3101686	0.00 %	100 %	0.00	150.25	150.25
Cross Check			Total Tax \$	343.67	203.90	547.58
Sum of 2018 Total Net Taxes						150.25

	APN / PPID	% Land to 085-730-03	Land Taxes	% Imps to 085-730-03	Imp Taxes	Total Taxes
RP	085-730-03	100.00 %	343.67	100.00 %	53.65	397.33
PP	3101686	0.00 %	0.00	100.00 %	150.25	150.25
Totals				343.67	203.90	547.58

	APN / PPID	Parent Tax Rate	Land Taxable Value	Imps Taxable Value
RP	085-730-03	3.4330 %	28,603	4,465
PP	3101686	3.4330 %	0	12,505

	Land Taxable Value	Imps Taxable Value	Total Taxable	Total Assessed
2018 CH20 Line for 085-730-03	28,603	16,970	45,572	15,950



Steve Sisolak
Governor

STATE OF NEVADA
DEPARTMENT OF BUSINESS & INDUSTRY
HOUSING DIVISION, MANUFACTURED HOUSING
1830 College Parkway Ste. 120
Carson City, Nevada 89706
(775) 684-2940/Fax: (775) 684-2949
www.mhd.nv.gov

MICHAEL BROWN
Director

TAO

STEVE AICHROTH
Administrator

RECEIVED

AUG 26 2019

REAL PROPERTY NOTICE

WASHOE COUNTY ASSESSOR

Lucy Burkhardt
5375 Sidehill Dr.
Sun Valley, NV. 89433

085-730-03

5375 SIDEHILL DR

SUN VALLEY NV 89433

3101686

Date: 05/29/2019
Subject: MANUFACTURED/MOBILE HOME CONVERSION
Year: 1976
Make: MRL
Serial #: 24264JAC60144AB
Owner: The Lucy M. Burkhardt Trust Dated 2-7-18, Lucy M. Burkhardt - Trustee
Lien Holder: None

PP RCR for 2019 TAXES

The above manufactured/mobile home has been converted to real property on the division's records. This will serve as written verification from the Manufactured Housing Division to the assessor of Washoe County that the conversion has been completed and that:

- ☒ This unit was not subject to a security interest.
- ☐ This division has no knowledge that the new holder of a security interest, as shown on the Affidavit, Conversion of Manufactured/Mobile Home to Real Property has consented to the conversion as the Affidavit form does not provide for that consent.

PLEASE NOTE:

This home is now converted to Real Property. If this home is to be moved, the home is required to be converted back to Personal Property no less than 30 days PRIOR to the 361.2445.

NO SKETCH
FOUND

WASHOE COUNTY ASSESSOR
Attn: LYNN SATO / Personal Property Division
1001 E. 9th St. Building D
RENO, NV 89512

3101686

COUNTY OF WASHOE

Assessor's Parcel # 085-730-03

243683-0213

**AFFIDAVIT
CONVERSION OF
MANUFACTURED/MOBILE HOME
TO REAL PROPERTY
NRS 361.244**

DOC #4901366

04/11/2019 02:06:10 PM
Electronic Recording Requested By
FIRST CENTENNIAL - RENO (MAIN OF
Washoe County Recorder
Kalie M. Work
Fee: \$41.00 RPTT: \$0
Page 1 of 2

PART I TO BE COMPLETED BY APPLICANT: MANUFACTURED/MOBILE HOME INFORMATION

1. Owner/Buyer name LUCY M. BURKHARDT AS TRUSTEE OF ☐ AND
THE LUCY M. BURKHARDT TRUST DATED 2-7-18 ☐ OR
☐ JT WROS

2. Owner of land (if leased) N/A

3. Physical location of manufactured/mobile home 5375 SIDEHILL DR, SUN VALLEY, NV 89433

4. Manufactured/mobile home description: Manufacturer MRL Model HS
Model Year 1976 Serial # 24264JAC60144AB Length 64' Width 24'

5. New lienholder:
Name NONE
Address _____

PART II LAND OWNER SIGNATURE (If real property is leased in accordance with NRS 361.244.1.B)

As the owner of the real property listed at _____, I,
_____ consent to the conversion of the above described manufactured
home from personal property to real property.

SIGNATURE-OWNER/BUYER _____ DATE _____ SIGNATURE-OWNER/BUYER _____ DATE _____

PRINT NAME _____ PRINT NAME _____

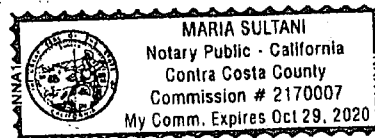
STATE OF California COUNTY OF Contra Costa

This affidavit was acknowledged before me on 4/4/19, 20__ by

Lucy Burkhardt
Person(s) appearing before notary

Maria Sultani Notary Public
Signature of notarial officer

Page 1 of 2



ASSESSOR'S PARCEL # 085-730-03

PART III OWNER/BUYER SIGNATURE(S)

The undersigned, as owner(s)/buyer(s) of the above described manufactured/mobile home and real property (unless leased as indicated in Part II and financed in accordance with NRS 361.244.1.B), affirm that the home has been installed in accordance with all state and local building codes and agree(s) to the conversion of the above described home to real property, understanding that any liens or encumbrances on the unit may become a lien on the land.

ALL DOCUMENTS RELATING TO THE MANUFACTURED/MOBILE HOME AS PERSONAL PROPERTY MUST BE SURRENDERED TO THE MANUFACTURED HOUSING DIVISION. THIS CONVERSION IS NOT VALID UNTIL ISSUANCE OF A "REAL PROPERTY NOTICE". THE MANUFACTURED/MOBILE HOME WILL THEN BE PLACED ON THE SUCCEEDING TAX ROLL AS REAL PROPERTY.

Lucy Burkhardt 02/04/19
SIGNATURE-OWNER/BUYER DATE

SIGNATURE-OWNER/BUYER DATE

LUCY M. BURKHARDT, TRUSTEE

PRINT NAME

PRINT NAME

SIGNATURE-OWNER/BUYER DATE

SIGNATURE-OWNER/BUYER DATE

PRINT NAME

PRINT NAME

California
STATE OF ~~NEVADA~~, COUNTY OF WASHOE contra costa

This affidavit was acknowledged before me on 4-4, 2019

LUCY M. BURKHARDT
Person(s) appearing before notary

Maria Sultani Notary Public
Signature of notarial officer



ENDORSEMENT REQUIRED BY COUNTY ASSESSOR WHERE MOBILE HOME IS SITUATED
THAT PERSONAL PROPERTY TAXES ARE PAID IN FULL FOR THE CURRENT FISCAL YEAR
PER NRS 361.244

[Signature] 4/10/2019 FOR TAX YEAR 2018/19
Signature of County Assessor Date

LYNN SATO
Print Name

WHEN RECORDED MAIL TO:

NAME:

ADDRESS/ CITY/ STATE/ ZIP:

DISTRIBUTION:

ORIGINAL TO MANUFACTURED HOUSING DIV.
COPY TO LIENHOLDER OR OWNER/BUYER

rev 09/13

Page 1 of 1

[illegible]

35 31/01-686

STATE OF NEVADA

DEPARTMENT OF MOTOR VEHICLES - REGISTRATION DIVISION

TRAILER DEALER'S REPORT OF SALE

IMPORTANT—Check New or Used Sale

☒ New ☐ Used

Full Cash List Price

\$ 34,500.00

Use this form to report all
trailer sales.NEW vehicle, are you an author-
ized, franchised dealer for this make?☒ Yes ☐ No

34,500 X .35 = 12,075

12,075 X .1667 = 2013

Trade 10,862 X .5

T 72624 503.10

3

DEALER: Give this copy to purchaser to submit to Branch Office or County Assessor for
registration. If this form is not completed in its entirety, vehicle
will not be processed for registration.

Year 76 Make Marquette

Model No. Dimensions 24 x 64

IMPORTANT
Serial or ID No. 560144A+B must be correctDescription of unit/units: ☐ SINGLE ☒ DOUBLES ☐ EXPANDO ☐ TRAVEL TRAILER ☐ TENT TRAILER ☐ BOAT ☐ OTHER

Date of purchase 8 13 76 Residence County of Washoe

PLEASE PRINT
Name sold to James H Lee or Judith Lee Registered owner's name

Residence address 5375 Sidehill Dr.

City Sun Valley State Nevada

Legal owner 1605 Dove Green Tree Acres

NOTICE: Legal owner's name will be shown on the title certificate as shown above.

Mailing address 1605 Dove City Newport Beach

County Orange State Calif

Dealer's name AMH Industries Dealer's No. JR691

Address 455 Centry Way

Salesman's name Terry Wiegert Salesman's No. 0153

Nevada Compliance No.

Washoe County Assessor's Office
Personal Property Inquiry

COPY

Identifier: *3101686* Date: 08/26/2019

Re: Tax Year: 2019

Entity Name: BURKHARDT, LUCY M TR DTD 2-7-18
Situs/Physical Address: 5375 SIDEHILL DR, SUN VALLEY NV 89433
Person Making Inquiry: STAFF
Relationship to Entity: N/A
Email:
Phone:
Taken by: LSATO Referred to: APPRAISER
Inquiry by: _ phone _ in person _ fax X OTHER
Problem/Concerns:

REC'D REAL PROPERTY NOTICE DATED 5/29/2019. VERIFIED W/PPEABODY AT MHD. MH IS NOT TO BE ASSESSED AS PERSONAL PROPERTY FOR 2019.

Action Taken:

RCR Begun:	Yes/No	No RCR Reason:	
RCR # (s):	2190019	RCR Year(s):	2019
Processed By:	Shannon	RCR Type:	
Processed Date:	9/12/19	RCR Reason:	Mobile Converted to RP before Lien date
Revised Assessed Value:	\$0	Revised New to the Roll Value:	
Referral to Appeal Process:	Yes/No	Appeal Board:	CBE/SBE

COPY

From: Penny Peabody
To: Sato, Lynn
Subject: RE: Date of Conversion to Real Property
Date: Monday, August 26, 2019 9:55:50 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[24264JAC60144AB.pdf](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

It's 5/29/2019.

Penny Peabody
Administrative Assistant III
Nevada Housing Division
Manufactured Housing
1830 E. College Parkway #120
Carson City, Nv. 89706
(775)684-2940
www.mhd.nv.gov
ppeabody@housing.nv.gov



*Please allow a **minimum** of 4 weeks for any title transactions*

From: Sato, Lynn [mailto:LSato@washoecounty.us]
Sent: Monday, August 26, 2019 9:48 AM
To: Penny Peabody
Subject: Date of Conversion to Real Property

Conversion at 5375 SIDEHILL DR SUN VALLEY NV 89433 – 1976 MARLETTE # 24264JAC60144AB

Hi Penny,

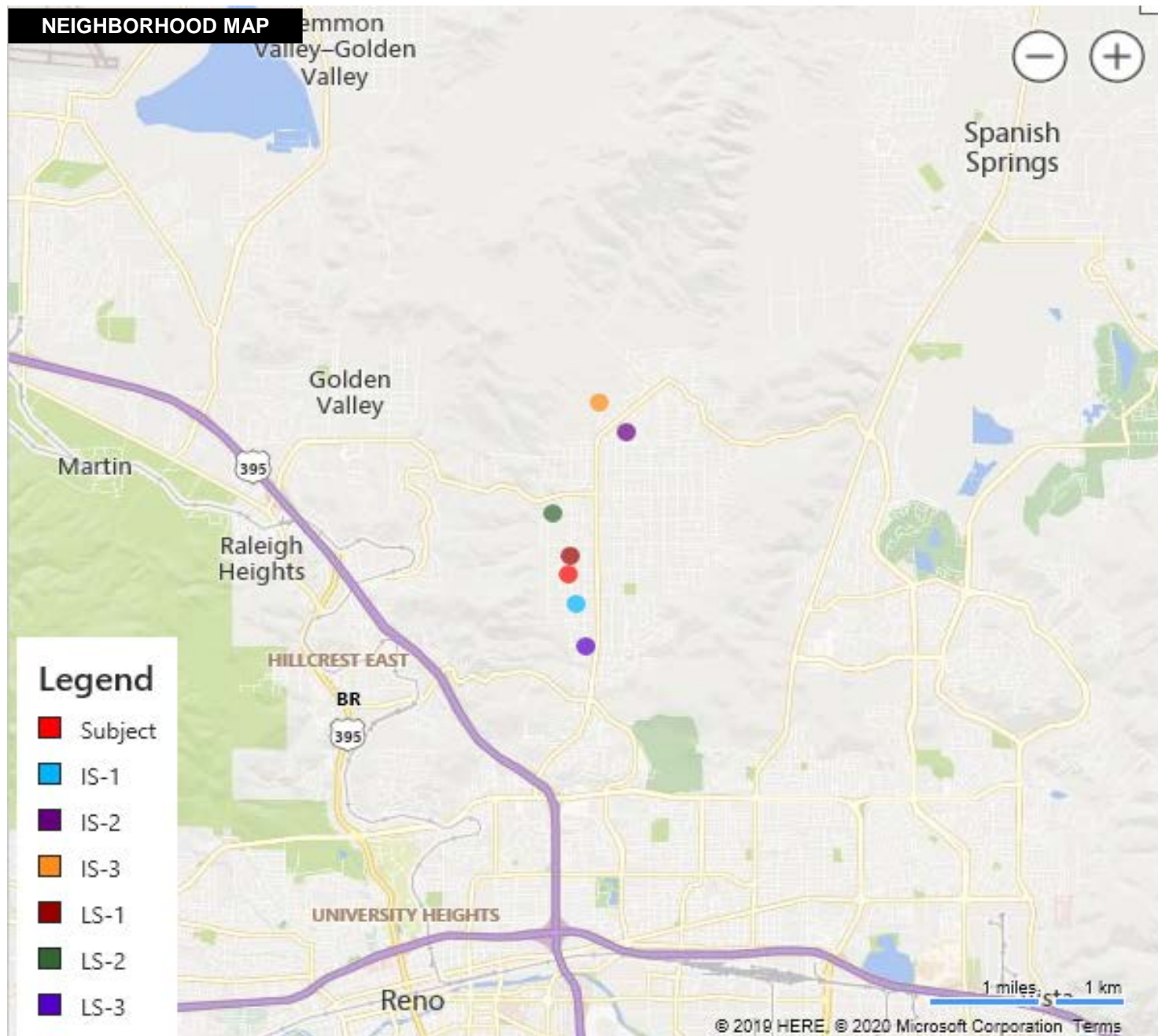
Could you please verify the date of the conversion to real property on the above home? Notes in our file state our staff had checked the MHD status and found it not yet showing as converted on 7/26/2019. If this is a correction on MHD's end, we will write up a change request for the 2019 assessment. I appreciate your time to confirm the date of the conversion.

Sincerely,

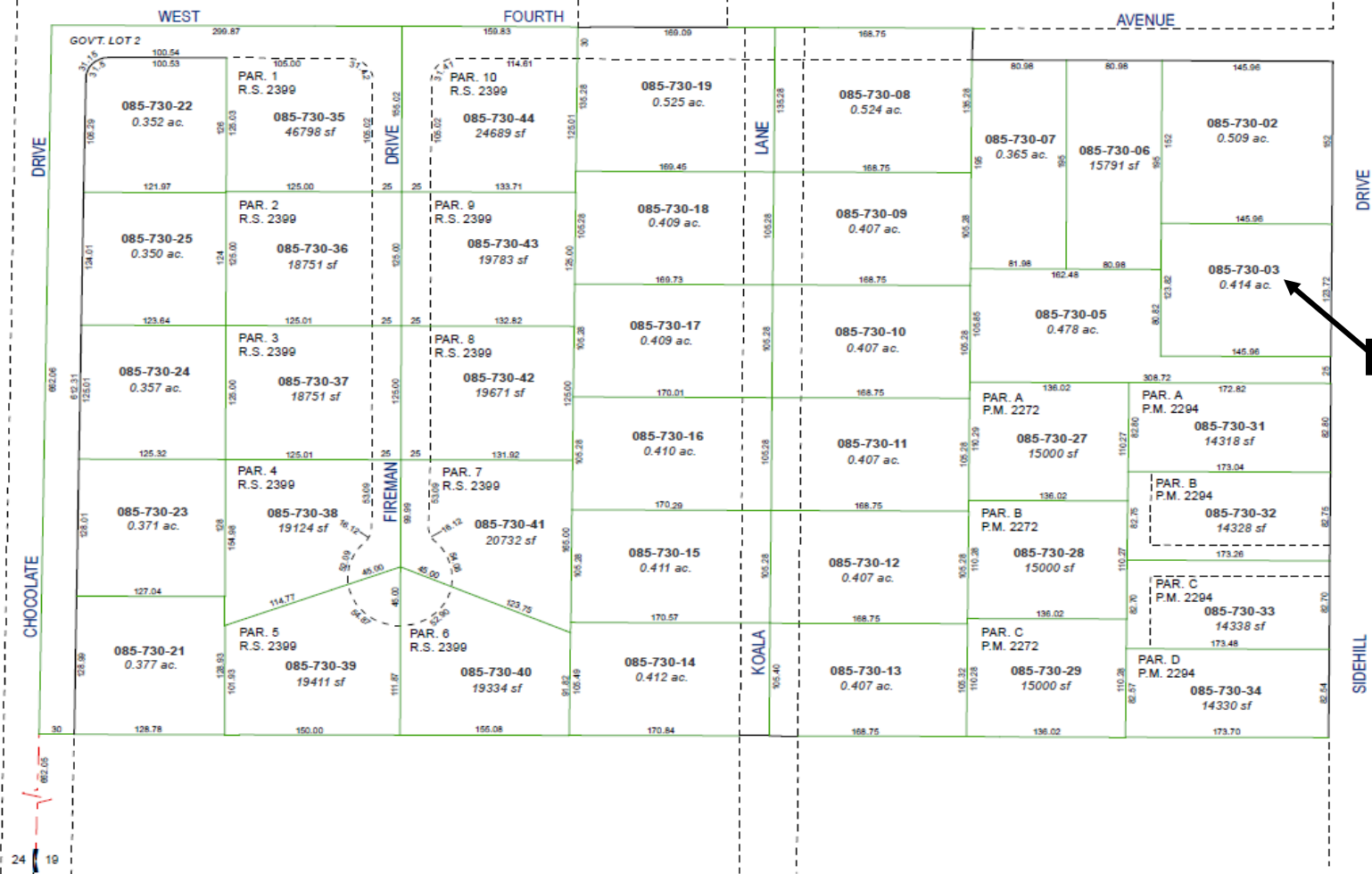


Lynn Sato
Washoe County Assessor's Office | Personal Property Division
LSato@washoecounty.us | Office: 775-328-2212
1001 E Ninth St, Bldg D, Reno NV 89512-2845





N ½ OF SW ¼ OF NW ¼ OF SECTION 19
T20N - R20E



Assessor's Map Number

085-73

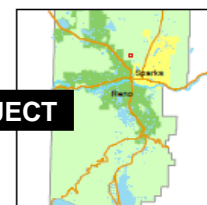
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231

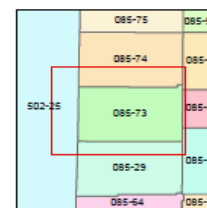


0 25 50 75 100
Feet

1 inch = 100 feet



SUBJECT



created by: TWT 8/22/2011

last updated:

area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

(#496)

SUN VALLEY SUBDIVISION NO.4

N ½ OF THE NE ¼ OF THE SW ¼ OF SECTION 19
T20N - R20E

Assessor's Map Number

085-70

STATE OF NEVADA

WASHOE COUNTY

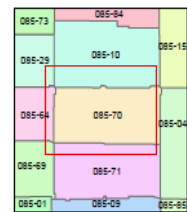
ASSESSOR'S OFFICE

Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



0 25 50 75 100
1 inch = 100 feet



created by: TWT 9/27/2011

last updated:

area previously shown on map(s)

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CENTER OF SECTION 19

GEPPORD

PARKWAY

DRIVE

DRIVE

BOULEVARD

VALLEY

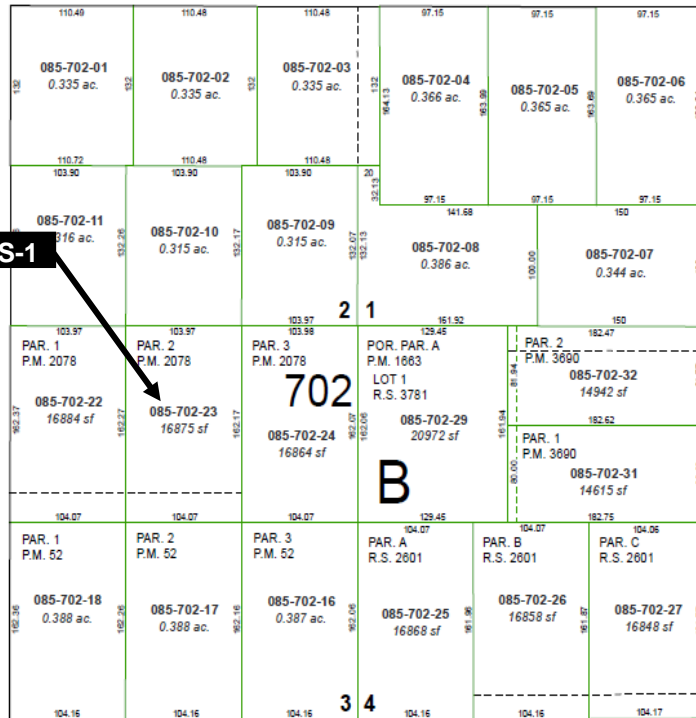
SUN

MARIA COURT

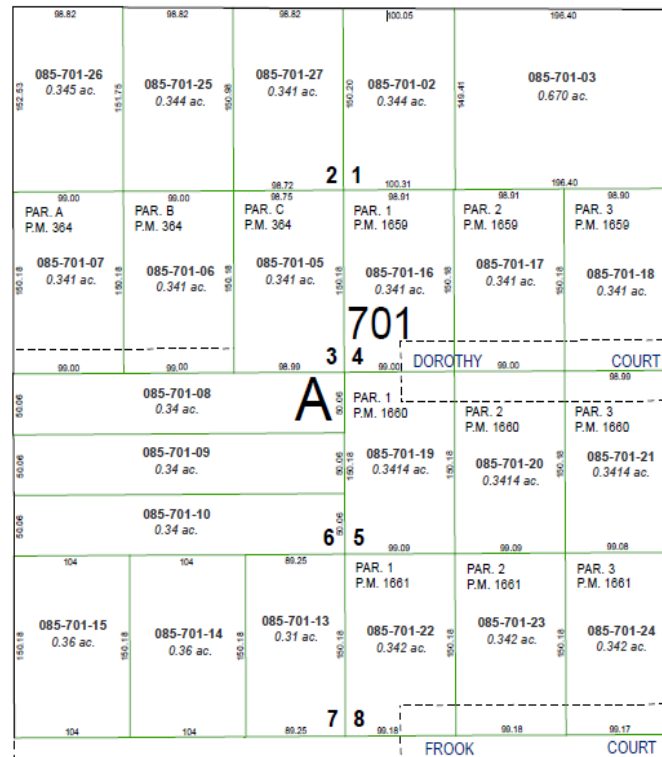
SIDEHILL

BROWNLEE LANE

IS-1



SLOPE



FROOK COURT

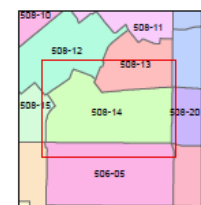
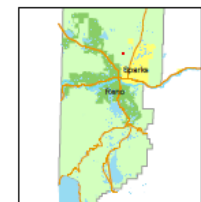
POR. S.E. 1/4 SECTION 7, T20N - R20E

508-14

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 100 feet



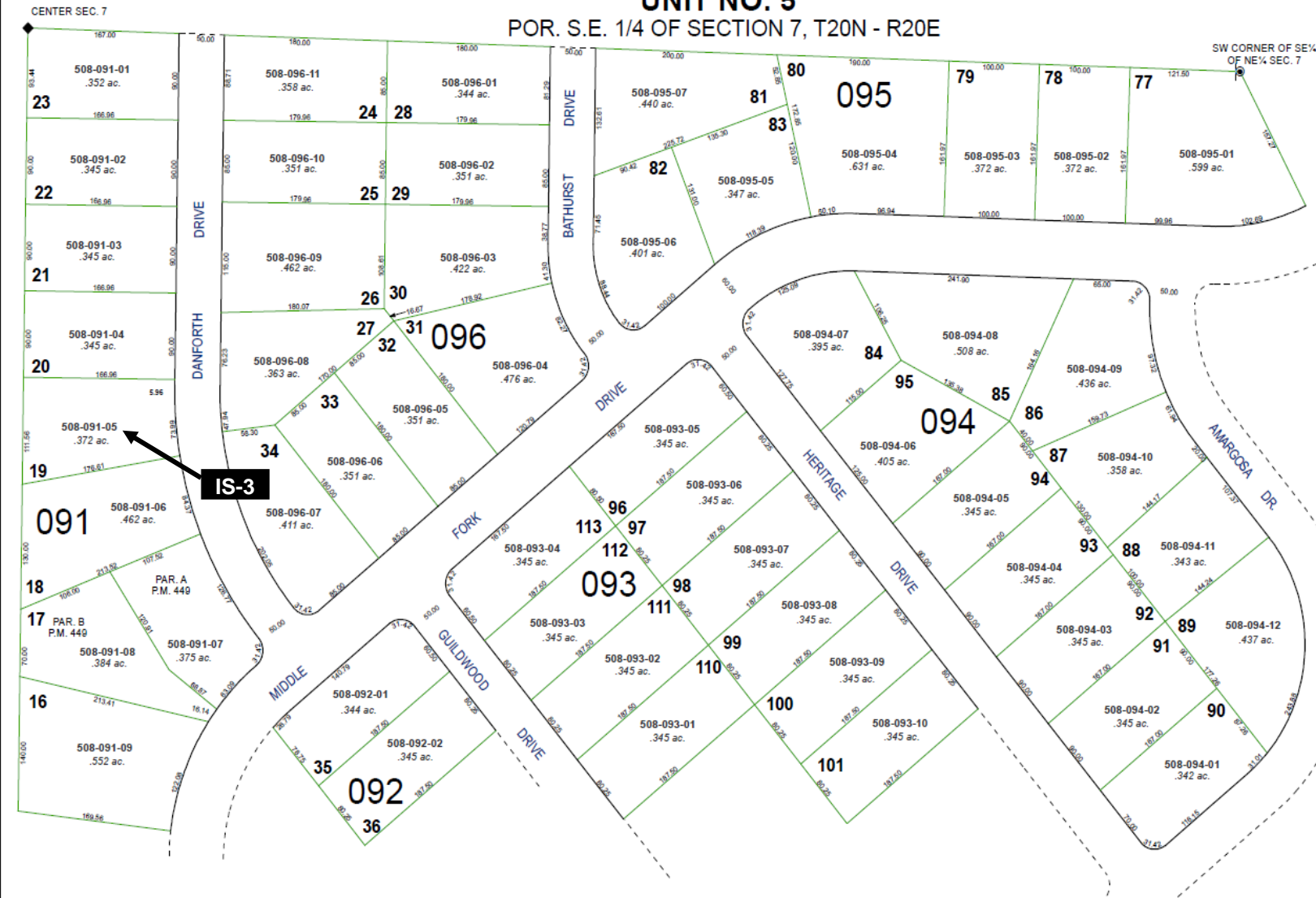
last updated: _____

083-03

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

**(#1194)
JUNIPER TERRACE MOBILE HOME ESTATES
UNIT NO. 5**

POR. S.E. 1/4 OF SECTION 7, T20N - R20E



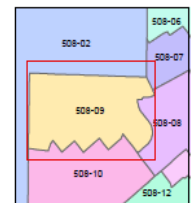
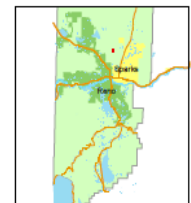
Assessor's Map Number
508-09

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-3231



Feet
0 25 50 75 100
1 inch = 100 feet



created by: DSR 1/13/2011

last updated:

area previously shown on map(s)

083-33 083-34 083-35

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N ½ OF NW ¼ OF NW ¼ OF SECTION 19
T20N - R20E

WESTHILL COURT

WEST FIFTH AVENUE

DRIVE

SIDEHILL

Assessor's Map Number

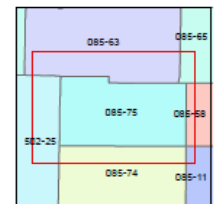
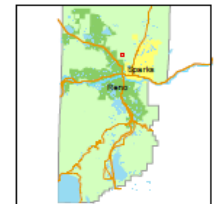
085-75

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 100 feet



created by: **TWT 08/18/2011**

last updated: **SR 10/2/17**

area previously shown on map(s)

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LS-1

R19E
R20E

13 18
24 19

DRIVE

CHOCOLATE

085-750-01
0.492 ac.

085-750-02
0.490 ac.

085-750-34
0.273 ac.

085-750-05
0.99 ac.

085-750-20
0.75 ac.

PAR. 1
P.M. 733

PAR. 2
P.M. 733

085-750-19
0.13 ac.

085-750-21
0.591 ac.

085-750-22
0.344 ac.

085-750-23
0.33 ac.

085-750-18
0.468 ac.

085-750-27
0.534 ac.

085-750-26
0.404 ac.

085-750-25
0.469 ac.

085-750-24
0.469 ac.

PAR. 1
P.M. 5309

PAR. 2
P.M. 5309

085-750-47
15022 sf

PAR. 1-A
P.M. 2402

085-750-40
13746 sf

POR. PAR. 2
P.M. 403

085-750-37
13746 sf

PAR. 1-B
P.M. 2402

085-750-41
13746 sf

POR. PAR. 3
P.M. 403

085-750-38
13746 sf

PAR. 1-C
P.M. 2402

085-750-42
13746 sf

POR. PAR. 4
P.M. 403

085-750-39
13746 sf

PAR. A
P.M. 1402

085-750-11
0.4367 ac.

PAR. B
P.M. 1402

085-750-12
0.3607 ac.

PAR. C
P.M. 1402

085-750-13
0.3624 ac.

R.S. 1116

085-750-15
34820 sf

R.S. 1116

085-750-28
15151 sf

R.S. 1116

085-750-29
16736 sf

PAR. A
R.S. 2404

085-750-43
16043 sf

PAR. B
R.S. 2404

085-750-44
18011 sf

PAR. C
R.S. 2404

085-750-45
16539 sf

ACCESS EASEMENT

PORTION OF NE ¼ OF SE ¼ OF SECTION 13, T20N - R19E &
S ½ OF NW ¼ OF SW ¼ OF SECTION 18, T20N - R20E

Assessor's Map Number

085-61

STATE OF NEVADA

WASHOE COUNTY

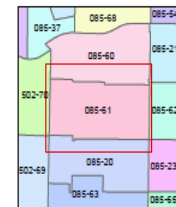
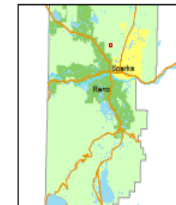
ASSESSOR'S OFFICE

Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 326-2231



Feet
0 25 50 75 100
1 inch = 100 feet



created by: TWT 8/2/2011

last updated:

area previously shown on map(s)

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ROSS PARK ESTATES & PTN NE 1/4 NW 1/4, SEC. 30, T20N-R20E

35-11

