

STEVEN T. POLIKALAS, LTD.

A LAW CORPORATION
6119 RIDGEVIEW COURT, SUITE 100
RENO, NEVADA 89519
TELEPHONE: (775) 322-2232

TO: WASHOE COUNTY BOARD OF EQUALIZATION

FROM: STEVEN T. POLIKALAS, ESQ.
ON BEHALF OF OWNER MAYBERRY GARDENS, LLC

PARCEL NO. 009-742-02 HEARING NO. 20-0037

DATE OF HEARING: 2/19/2020 TIME: 9:00 AM

PLACE: WASHOE COUNTY COMMISSION CHAMBERS
Washoe County Administration Complex
1001 E. Ninth Street, Building A
Reno, Nevada

STEVEN T. POLIKALAS, LTD.
A LAW CORPORATION

STEVEN T. POLIKALAS
ATTORNEY AT LAW

6119 RIDGEVIEW COURT
SUITE 100
RENO, NV 89519
(775) 322-2232
SteveP@sp-ltd.com

MEMBER OF CALIFORNIA, NEVADA AND TENNESSEE BAR ASSOCIATIONS

SUBJECT PROPERTY



Petitioner Ex # A Date 2-19-20
APN 009-742-02
Number of Pages 12

THE PROPERTY: The Subject Property is located at 3636 Mayberry Drive, Reno, Nevada (APN 009-742-02). The Subject Property is now known as “Mayberry Gardens.” Significantly, the Subject Property is also known, and famously listed on the City of Reno Register of Historic Places, as “Crissie Caughlin Ranch.”

The Subject Property is comprised of 4,487 sf of improvements, a great portion of which were built in 1986 and 1942, with the improvements’ Weighted Average Year of 1951.

The improvements sit on 3.773 acres (164,351.88 sf) of land in Reno, Nevada. The Subject Property is surrounded by the Betsy Donnelly Caughlin park and grazing area. The Subject Property is zoned OSHL (Open Space/Historical Landmark).

THE ASSESSOR’S TAXABLE VALUE:

2020/2021 Total: \$1,864,478.00

THE OWNER’S OPINION OF TAXABLE VALUE:

2020/2021 Total: \$553,983.64

JUSTIFICATION FOR REDUCTION OF TAXABLE VALUE:

In the Subject Property owner’s opinion, the taxable value should be reduced as set forth above to be consistent with the use to which the improvements are being put and to equalize the Subject Property’s taxable value as compared to other similarly situated properties in Reno, Nevada.

The Subject Property is, again, zoned Open Space/Historical Landmark, the only such dually-constrained zoning of a property in the City of Reno. (RGJ March 9, 2018.) The Subject Property is only of 15 historic places designated by the City of Reno. (<https://www.reno.gov/home/showdocument?id=75714>.)

The property owner points to three properties in Reno, Nevada to justify its position: 1) 925 RIVERSIDE DRIVE, RENO, NV 89503 APN 011-084-02, one of the only other 15 designated Historical Landmarks – 14,652 of improvement on a 2.99 acre parcel (130,244.4 sf) zoned MUDR; 2) 0 PATIDAR DRIVE, RENO. NV 89509 APN 023-090-27, a 36.204 acre (1,577,046.24 sf) property zoned Open Space; and 3) 5405 MAE ANNE AVENUE, RENO, NV 89523 APN 204-020-31, a 19,286 sf Office Building on a 1.724 acre parcel (75,117 sf) with Professional Office zoning.

Property 1 is valued at \$43.87 sf for improvements and \$.0229 sf for land. Property 2 is valued at \$500 for the entire parcel, virtually \$0/sf; Property 3 is valued at \$5.00 sf for land. The owner of the Subject Property requests that the taxable value of the improvements be reduced to that of Property 1, another historic landmark of \$43.87 sf – 25% for development constraints and risk for a total of \$143,103.94 and the parcel be reduced to that of Property 3, \$5.00 sf less 50% for development risk, cost, delay and uncertainty for a total of \$410,879.70. Therefore, the total taxable value of the Subject Property should be reduced to \$553,983.64.

SUBJECT PROPERTY

Photographs of Subject Property 3636 Mayberry Drive

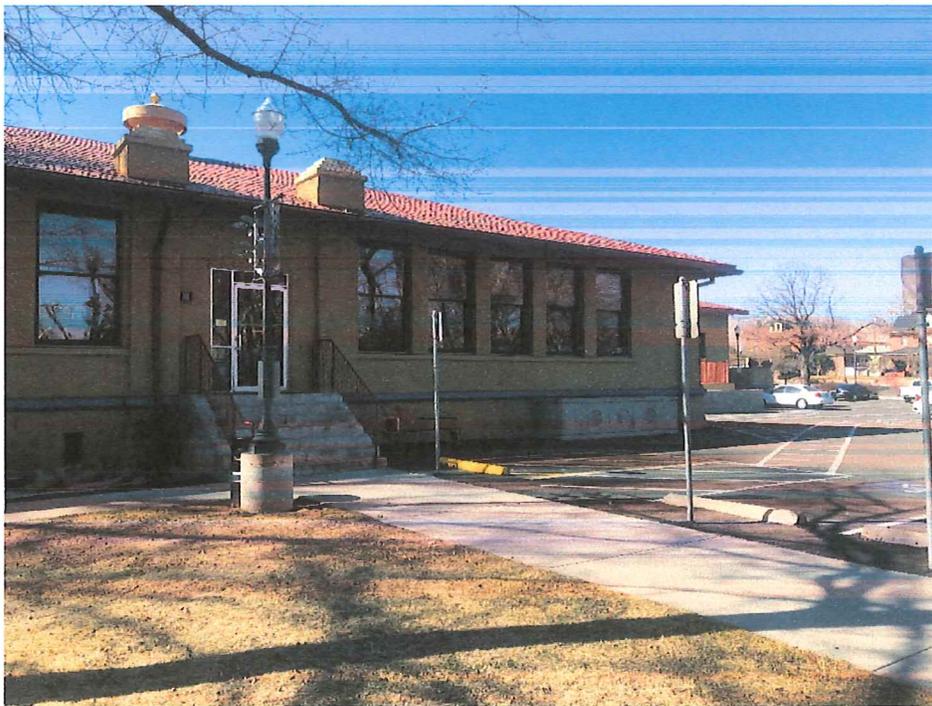


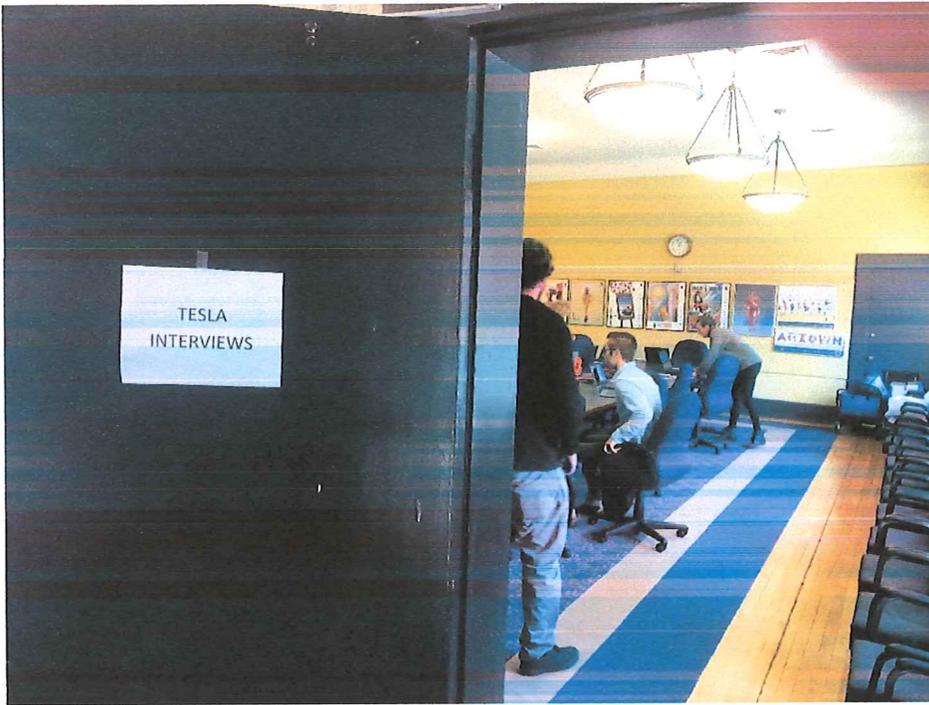
PROPERTY 1

925 Riverside Drive, Reno, Nevada 89503

	Taxable Land Value	New Val	ble Imps	OB SO	Tax Cap Val ue	Taxable Total	Land Asses sed	Imps Asses sed	Total Asses sed	Exemption Value
2020/21 NR	2,990	0	642,861	0		645,851	1,046	225,001	0	226,04



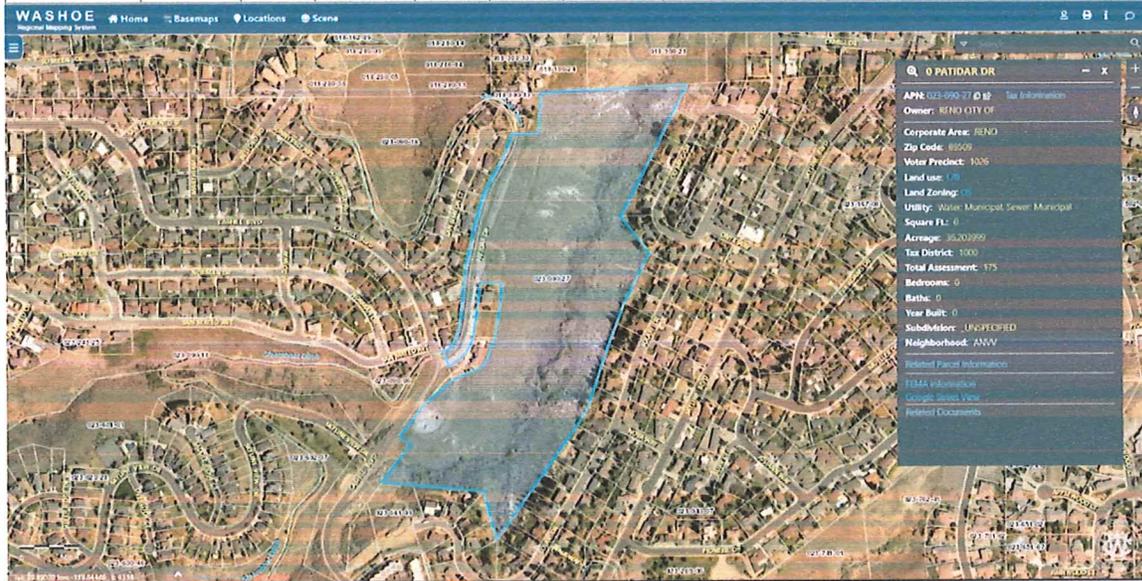


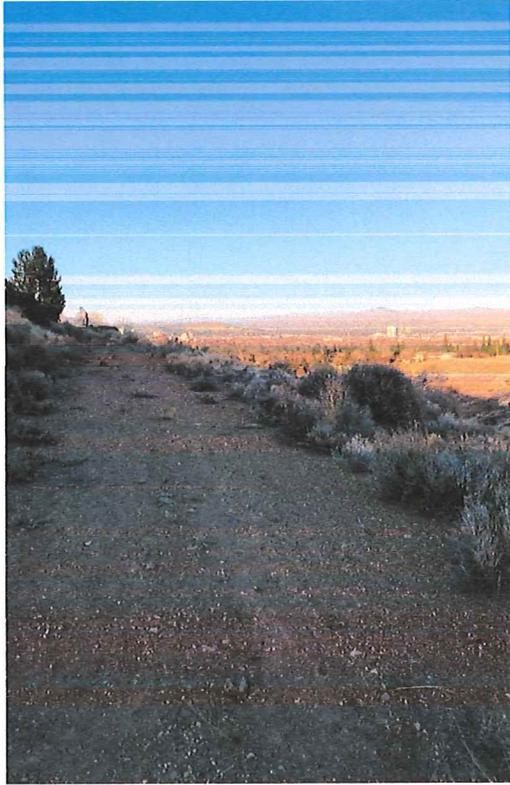
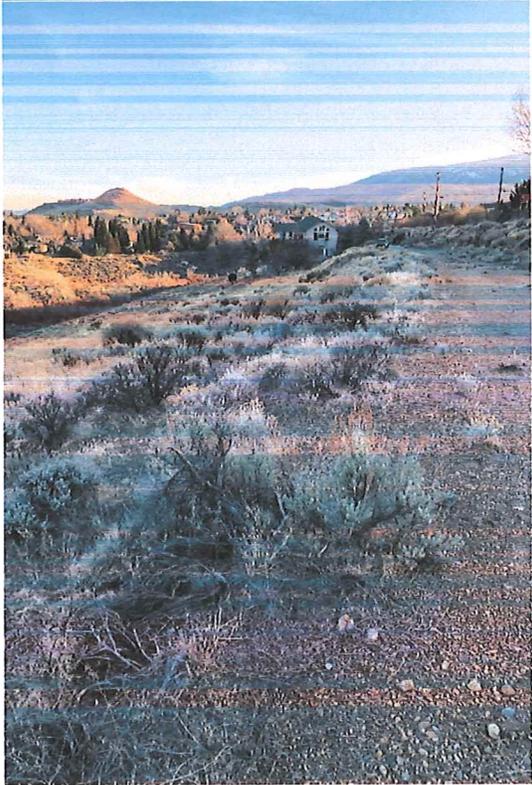
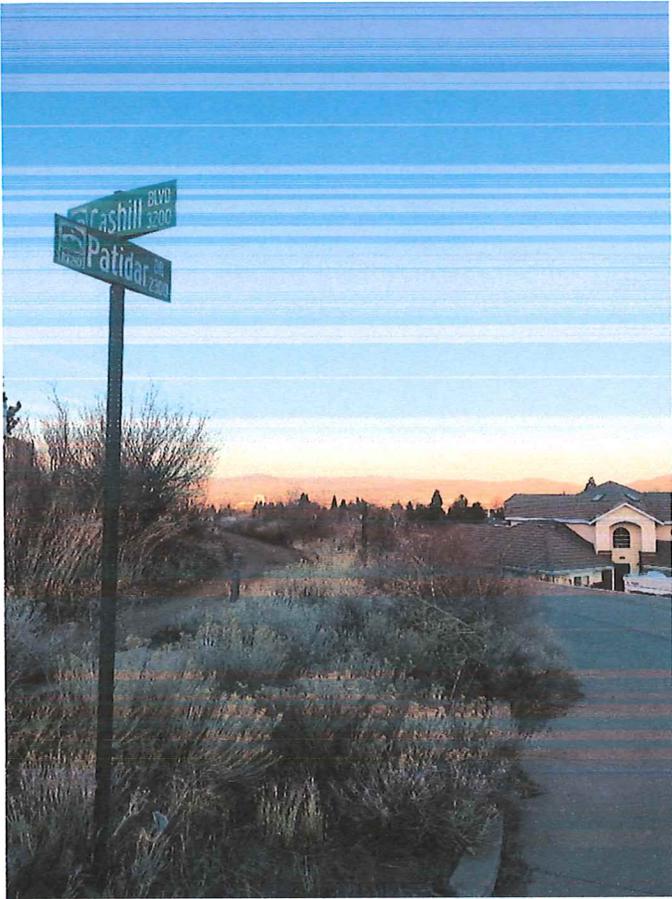


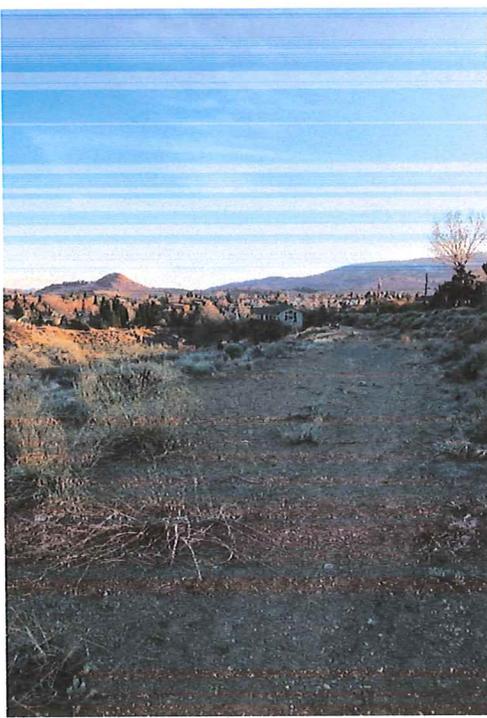
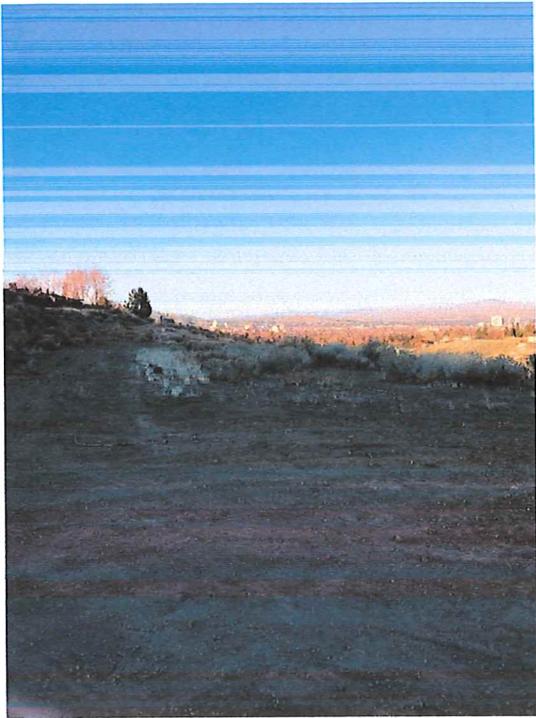
PROPERTY 2

0 Patidar Drive, Reno, Nevada 89509

	Taxable Land	New Value	Taxable Imps	OB SO	Tax Cap Value	Taxable Total	Land Asses sed	Imps Asses sed	Total Asses sed	Exemption Value
2020/21 NR	500	0	0	0		500	175	0	0	175









PROPERTY 3

5405 Mae Anne Avenue, Reno, Nevada 89523

	Taxable Land Value	New Value	Taxable Imps	OB SO	Tax Cap Value	Taxable Total	Land Asses sed	Imps Asses sed	Total Asses sed	Exemption Value
2020/21 NR	375,585	0	1,632,077	0		2,007,662	131,454	571,226	702,682	

