

ASSESSOR'S

EVIDENCE

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (Vacant Land)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$10,342	\$3,620	Txble
IMPROVEMENTS:	\$0	\$0	\$/ Unit
TOTAL:	\$10,342	\$3,620	\$10,342

HEARING:	<u>20-0030</u>
DATE:	<u>02/20/2020</u>
TIME:	<u>TBD</u>
TAX YEAR:	<u>2020</u>
VALUATION:	<u>Reappraisal</u>

OWNER: BREARTON, JAMES J

SUBJECT							
APN	Location	Land	Area	Zoning	Sale Date	Sale	Comments
074-082-02	0 MARINA LN	63.84	AC	GR			The subject is a level rectangular shaped parcel with dirt road access. Like most rural parcels in this area the subject lacks power and would require a well and septic.

LAND SALES

SALE								
#	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	074-161-39	0 UNSPECIFIED	40.00	AC	GR	11/22/2019	\$14,000	This property is a level square shaped parcel with dirt road access. This parcel lacks power and would require a well and septic. The property is inferior in size to the subject.
LS-2	074-442-32	0 UNSPECIFIED	30.00	AC	GR	07/23/2019	\$22,000	This property is a level L shaped parcel with dirt road access. This parcel lacks power and would require a well and septic. The property is inferior in size to the subject.
LS-3	074-431-51	0 UNSPECIFIED	25.00	AC	GR	10/08/2019	\$12,000	This property is a level L shaped parcel with dirt road access. This parcel lacks power and would require a well and septic. The property is inferior in size to the subject.
LS-4	074-431-47	40490 RAINBOW WAY	20.00	AC	GR	02/27/2019	\$15,000	This property is a level rectangular shaped parcel with dirt road access. This parcel lacks power and would require a well and septic. The property is inferior in size to the subject.

RECOMMENDATIONS/COMMENTS: **UPHOLD: X** **REDUCE:**

The subject property consists of a 63.84 acre lot. It is located on Marina Ln and can be accessed via Marina Ln to the South or Calvado Way to the West of the property. The property has level topography, with utilities unfeasible. All the sales below are comparable recent sales from the same surrounding large acre area.

LS-1 Is the recent sale of 40 acres roughly only 3 miles from the subject property. LS-1 is a square level parcel that is inferior in size and similar in location to the subject property. LS-1 also lacks power, has dirt road access and would require a well and septic. Although inferior in size, LS-1 is very comparable to the subject.

LS-2 Is the recent sale of 30 acres roughly only 2 miles from the subject property. LS-2 is an L-shaped level parcel that is inferior in size and similar in location to the subject property. LS-2 also lacks power, has dirt road access and would require a well and septic. Although inferior in size, LS-2 is very comparable to the subject.

LS-3 Is the recent sale of 25 acres roughly only 2.15 miles from the subject property. LS-3 is an L-shaped parcel that is inferior in size and similar in location to the subject property. LS-3 also lacks power, has dirt road access and would require a well and septic. Although inferior in size, LS-3 is comparable to the subject.

LS-4 Is the recent sale of 20 acres roughly only 1.75 miles from the subject property. LS-4 is a rectangular level parcel that is inferior in size and similar in location to the subject property. LS-4 also lacks power, has dirt road access and would require a well and septic. Although inferior in size, LS-4 is comparable to the subject

The comparable sales indicate a total value range of \$12,000 to \$22,000 or \$350 per acre to \$750 per acre. Most weight was given to LS-1 and LS-2 due to being the most similar to the subject property in location, size and characteristics. The total taxable value of \$10,432 or \$162 per acre does not exceed full cash value. Therefore, it is recommended that the current total taxable value be upheld.

PREPARED BY: Sean Moses - Appraiser

REVIEWED BY: Steve Clement - Senior Appraiser

APPRAISAL RECORD

APN: **074-082-02**

PAGE 2 of 2

Owner BREARTON, JAMES J

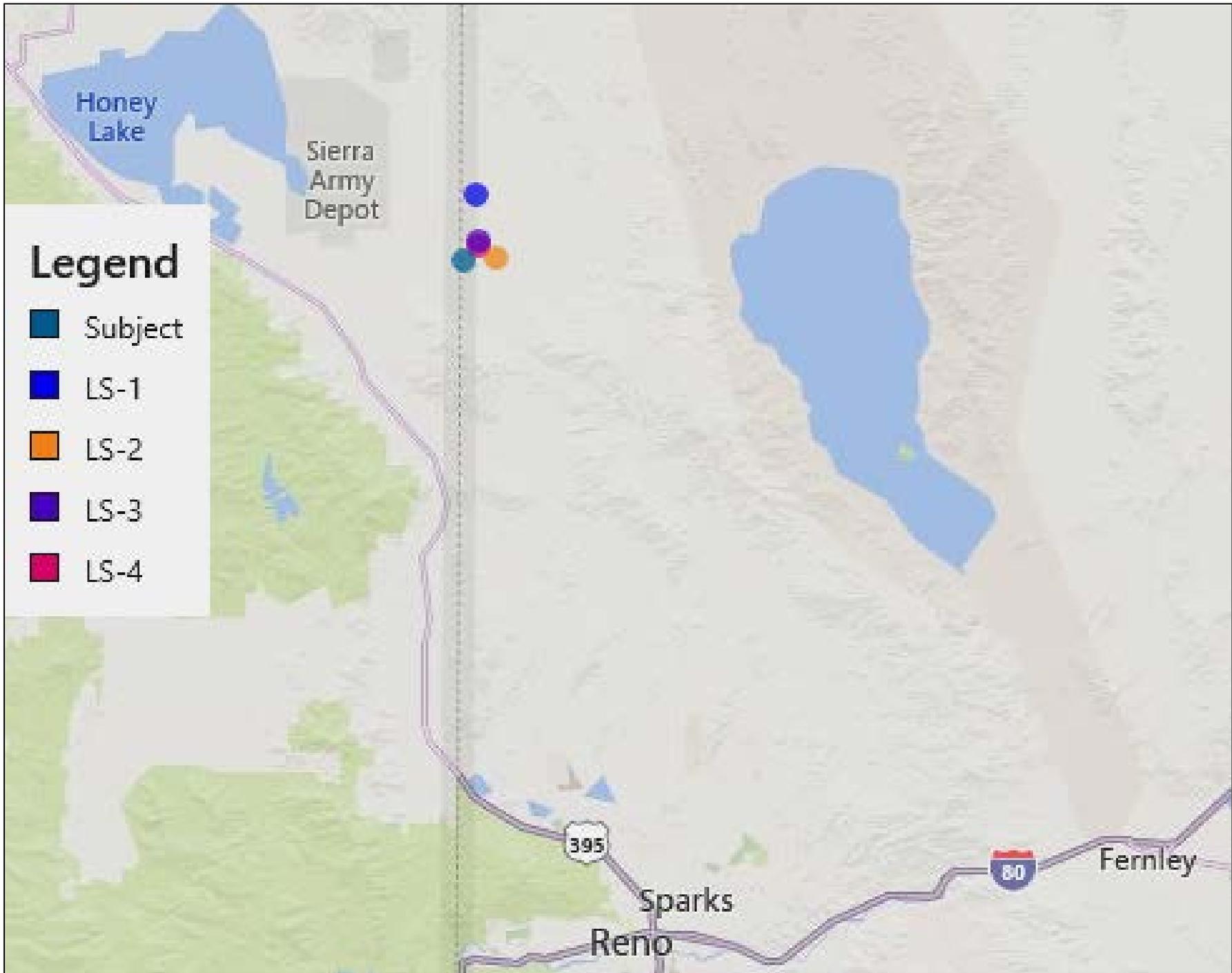
NBHD KAAZ Flanigan > 100 AC

Appr CSS

Keyline Description DIVISION OF LAND MAP #46

Activity Information						
Date	User ID	Activity Notes				
10/18/2019	CSS	Re-appraisal Inspection Aerial Review				
8/3/2012	CSS					
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
BREARTON, JAMES J	4693105	4/4/2017	120	0	3BEA	
BREARTON, JAMES J	4572733	3/23/2016	120	0	3BCT	
HARRAH, BRYAN & LAURA	4572732	3/23/2016	120	7,500	1SVR	
SILVA, ANTHONY R	4398462	10/7/2014	120	0	3BGG	
	770691	12/1/1981		0		
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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

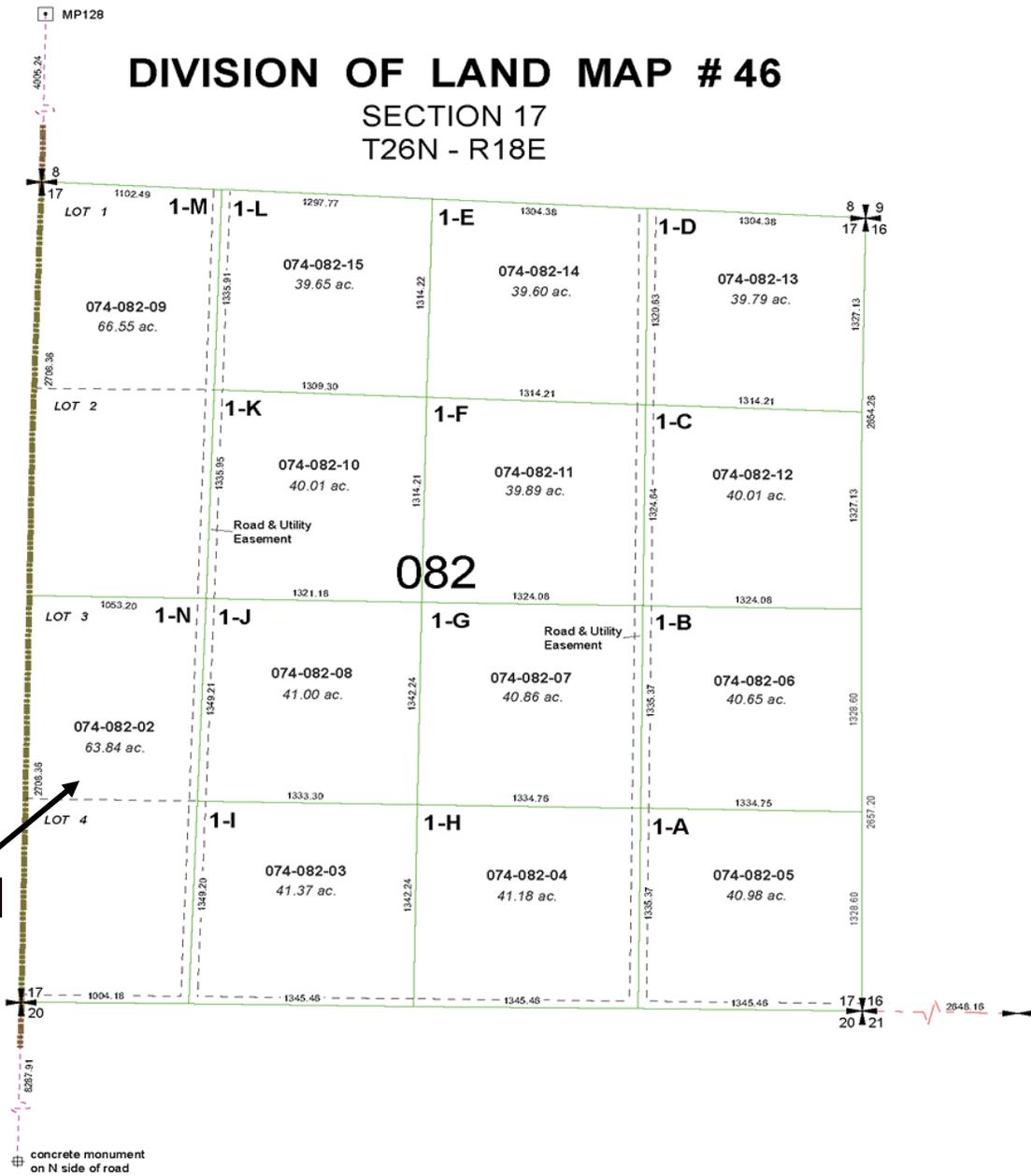


DIVISION OF LAND MAP # 46

SECTION 17 T26N - R18E

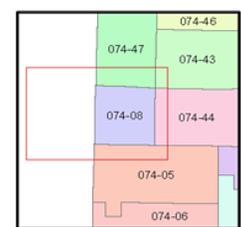
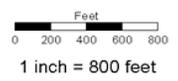
CALIFORNIA

SUBJECT



Assessor's Map Number
074-08

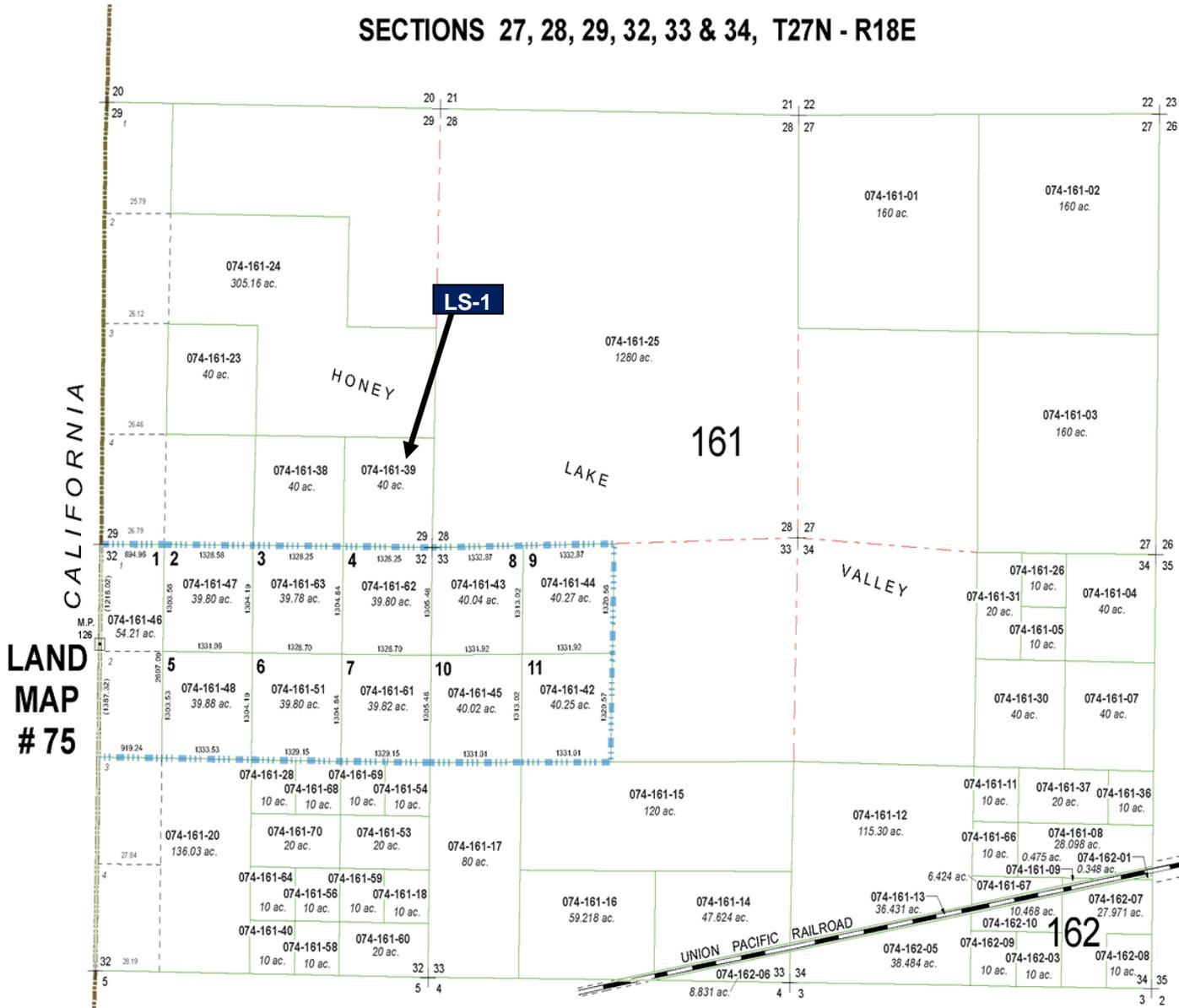
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 326-2231



created by: TWT 1/6/2011
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.

SECTIONS 27, 28, 29, 32, 33 & 34, T27N - R18E



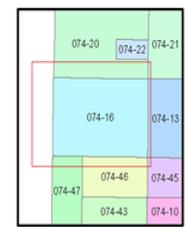
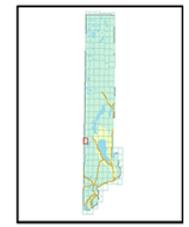
LAND MAP # 75

Assessor's Map Number
074-16

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



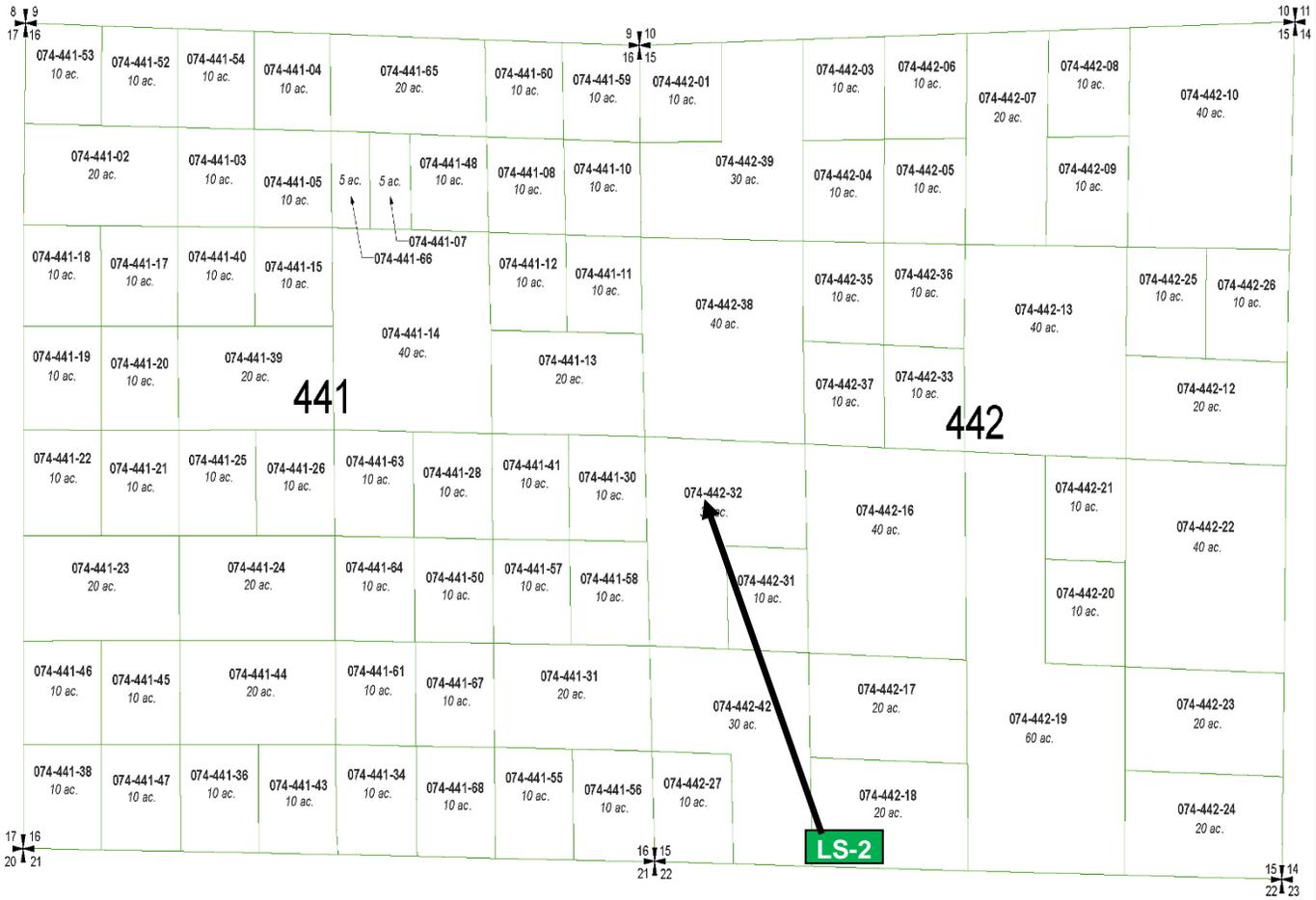
0 330 660 990 1,320
Feet
1 inch = 1,320 feet



created by: TWT 12/27/2010
last updated: _____
area previously shown on map(s) _____

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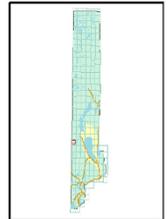
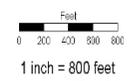
SECTIONS 15 & 16 T26N - R18E



Assessor's Map Number
074-44

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

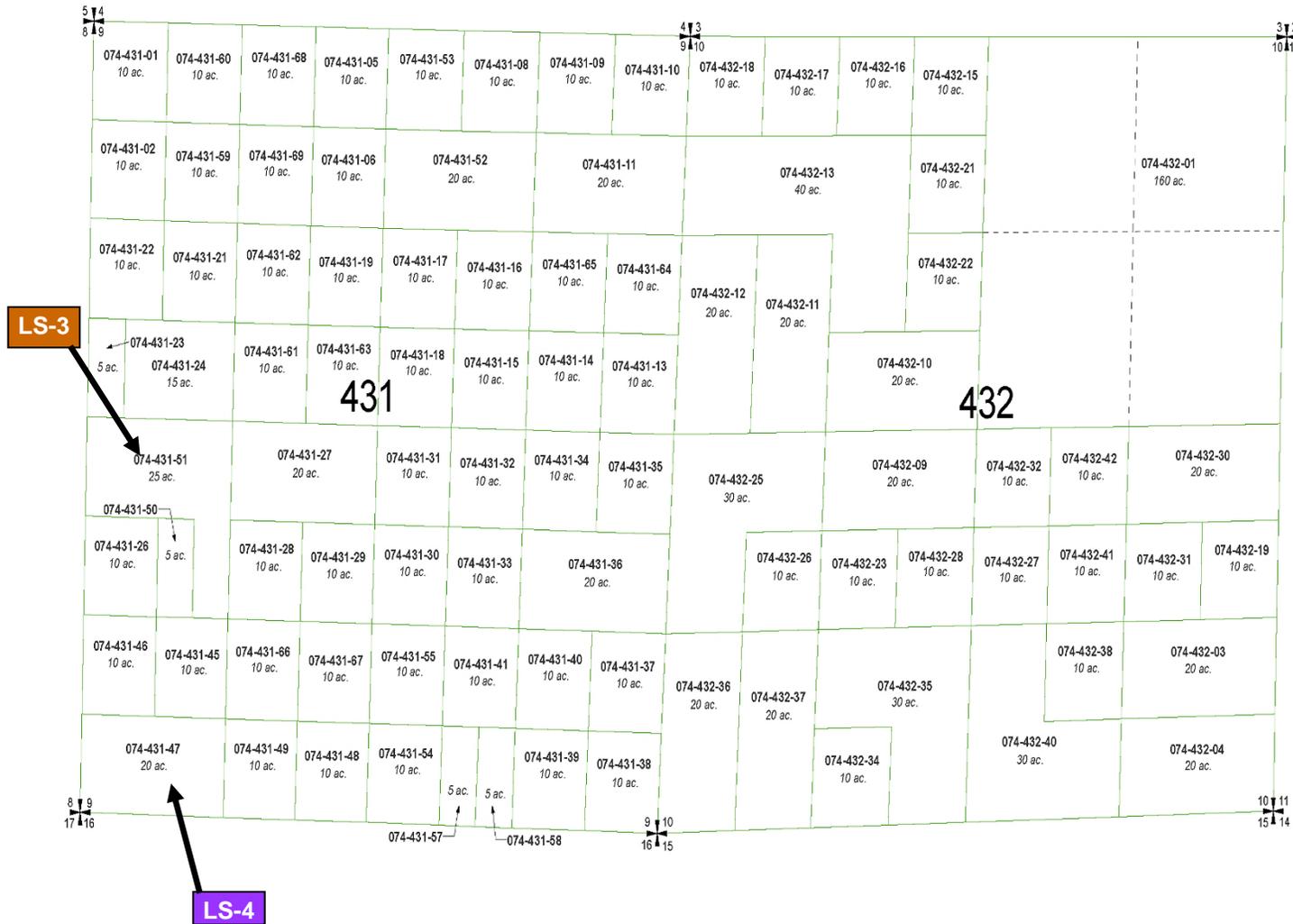
1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



created by TWT 1/7/2011
last updated: _____
area previously shown on map(s): _____

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SECTIONS 9 & 10 T26N - R18E

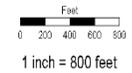


Assessor's Map Number

074-43

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

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



created by **TWT 1/6/2011**

last updated: _____

area previously shown on map(s): _____

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