

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing #	21-0019
Hearing Date	2/5/2021
Tax Year	2021

APN:	132-560-10		
Owner of Record:	G & C PROPERTIES LTD		
Property Address:	872 TANAGER ST		
Square Feet (Inc Finished Bsmt)	600		
Built / WAY:	1980		
Parcel Size:	0.00	AC	
Description / Location:	The subject consists of a 600 sf residential condominium built in 1980. It is located at the Pinebrook condominium complex in Incline Village, south of Tahoe Blvd and north of Tanager Street.		
2021/22 Taxable Value:	Land:	\$43,700	
	Improvements:	\$26,943	
	Total:	\$70,643	
	Taxable Value / SF:	\$118	
Sales Comparison Approach:	Indicated Value Range:	\$270,000 to \$318,500	
	Indicated Value Range / SF:	\$450 to \$531	
Conclusions:	Taxable value does not exceed full cash value.		



PREPARED BY: Diana Arias, Appraiser

REVIEWED BY: Michael Gonzales, Senior Appraiser

ASSESSOR'S EXHIBIT I
8 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$43,700	\$15,295	Txble
IMPROVEMENTS:	\$26,943	\$9,430	\$/SF
TOTAL:	\$70,643	\$24,725	\$118

HEARING:	21-0019
DATE:	2/5/2021
TIME:	TBD
TAX YEAR:	2021
VALUATION:	Reappraisal

OWNER: G & C PROPERTIES LTD

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Half	Built WAY
	132-560-10	872 TANAGER ST	0.00	AC	600				R20	1 Story End	1	1	1980

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	132-560-05	872 TANAGER ST	0.00	AC	600				R20	1 Story End	1	1 \ 0	1980	09/28/2020	\$270,000	\$450
IS-2	132-570-28	872 TANAGER ST	0.00	AC	600				R20	1 Story End	1	1 \ 0	1980	02/13/2020	\$285,000	\$475
IS-3	132-570-27	872 TANAGER ST	0.00	AC	600				R20	1 Story End	1	1 \ 0	1980	01/08/2020	\$318,500	\$531
IS-4	132-560-02	872 TANAGER ST	0.00	AC	600				R20	1 Story End	1	1 \ 0	1980	08/16/2019	\$270,000	\$450

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis

RECOMMENDATIONS/COMMENTS:	UPHOLD: XX	REDUCE:
<p>The subject consists of a 600 sf residential condominium built in 1980. It is located at the Pinebrook condominium complex in Incline Village, south of Tahoe Blvd and north of Tanager Street. All comparable sales are located in the same neighborhood as the subject.</p> <p>Improved sales 1 through 4 are all located in the Pinebrook complex and are model matches to the subject.</p> <p>The sales indicates a value range of \$450/sf to \$531/sf, which supports the subject's taxable value of \$118/sf. Based on these sales, the taxable value does not exceed full cash value and it is recommended that the taxable value be upheld.</p>		

Prepared by: Diana Arias, Appraiser

Reviewed by: Michael Gonzales, Senior Appraiser

Neighborhood: PAKA						Sale Dates Searched		7/1/2019	thru	6/30/2020						
Reappraisal Year 2021 Appraiser DIARIAS Date 10/8/2020 <div>Print & Save Final Allocation</div>	Allocation Data					Time Adj. Median Sales By Qtr		TV/SP Ratio	Sales > 1.0	# Qtr Sales	Yrly Chng	Qtrly Chng				
	Sale Count: 2					2017 Qtr 3:		None	NA	0	0					
	Time Adj. Median Sale Price: \$277,500					2017 Qtr 4:		None	NA	0	0					
	COD Sales: 2.70					2018 Qtr 1:		None	NA	0	0					
	Median SP @: 0.18 \$49,950					2018 Qtr 2:		None	NA	0	0					
	Rounded Land Value: \$50,000					2018 Qtr 3:		None	NA	0	0					
						2018 Qtr 4:		None	NA	0	0					
	Misc Data					2019 Qtr 1:		None	NA	0	0					
	Current TV Land Median: \$37,400					2019 Qtr 2:		None	NA	0	0					
	% Change From Current Land TV: 33.69%					2019 Qtr 3:		\$270,000	23.95%	0	1					
					2019 Qtr 4:		None	NA	0	0						
Time Adj.					Min	Max	Monthly	2020 Qtr 1:	\$285,000	22.69%	0	1				
Sales Price:					270,000	285,000	% Time	2020 Qtr 2:	None	NA	0	0				
Bldg SqFt:					600	600	Adjustment	2020 Qtr 3:	None	NA	0	0				
Land Size (ac)					0.00	0.00	0.00%	2020 Qtr 4:	None	NA	0	0				
Total Median Sales % Change:											5.56%					
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		
132-560-02	872 TANAGER ST	1980	R20	08/16/2019	\$270,000	\$270,000	600	\$450	PAKA	0.00						
132-570-28	872 TANAGER ST	1980	R20	02/13/2020	\$285,000	\$285,000	600	\$475	PAKA	0.00						

%Comp

Reopen			
Reappraisal			

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	EW	5	SIDING ON FRAME	100
Occ	002	Townhouse	Rate Adj	90.0000	Other	BED	1	Bedrooms	100	ROOF	2	COMPOSITION SHINGLE	100
Stry/Frm	01 THE	1 Story End Unit	Lump Sum			BFLR	1	Base Flooring	100	HEAT	1	FORCED AIR	100
Quality	20	Fair				BTHF	1	Bath - Full	100				
Year Built	1980		PARCEL LEVEL			FIX	5	Plumbing Fixtures	100				
WAY	1980		Lump Sum	0		FND	1	EXTREME	100				
Remodel Yr			%Obso	0.0000		LV	1	Living Units in Building	100				
% Comp	100	%DPR 61.5				SBFL	2	WOOD	100				

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		Water	Municipal
210	Condominium or Townhouse	MDU	1	ST	43,700.00					43,700		Acre Size	0.001	Sewer	Municipal
												DOR Code	210	Street	Paved
												Deferment		SPC	
												CAGC	PAKA	Page 4 of 8	

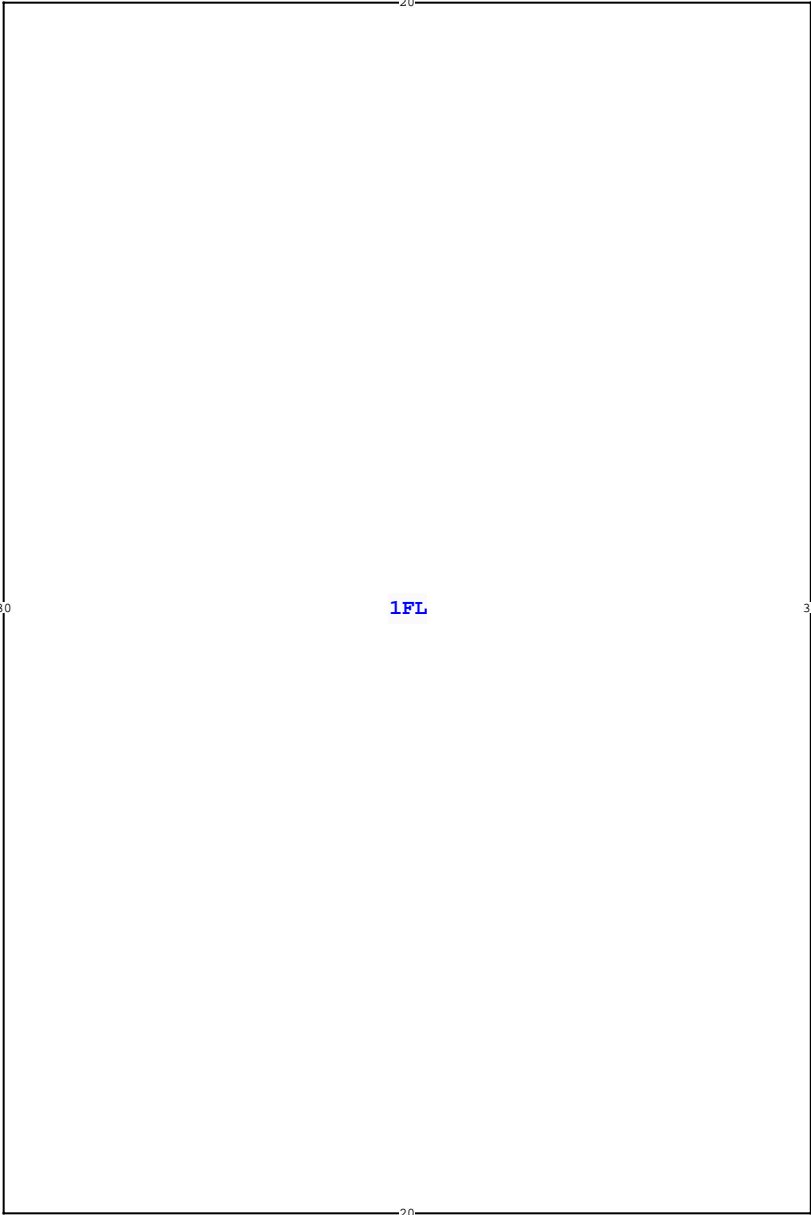
Washoe County PRODUCTION APPRAISAL RECORD

APN: 132-560-10

Owner G & C PROPERTIES LTD
Keyline Description MT BROOK STATION LT 19

NBHD PAKA Mt. Brook Station

Appr DA

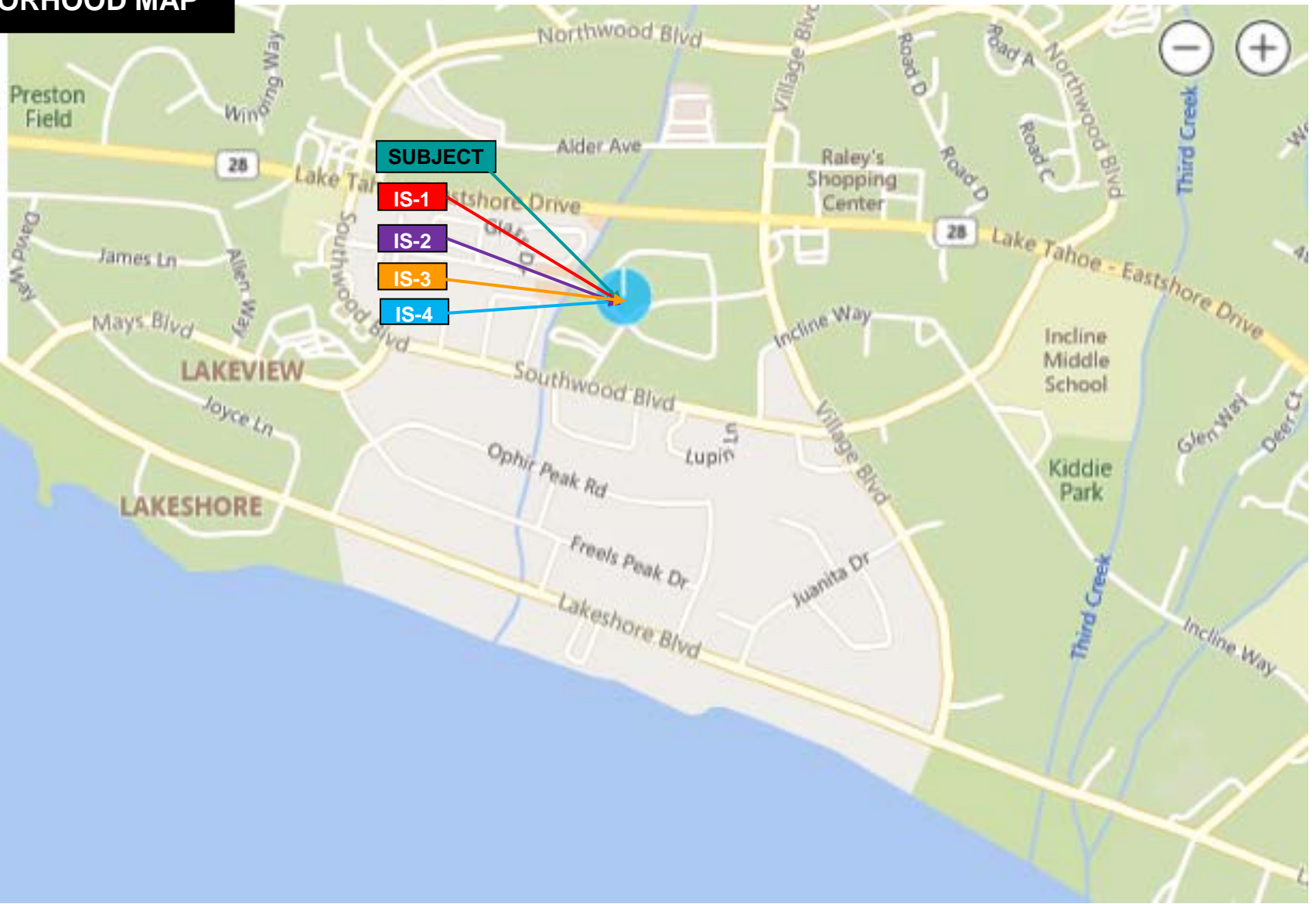


Activity Information						
Date	User ID	Activity Notes				
10/8/2020 3/10/2014	DA TLS	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
HALIMI, EMIL	2900656	8/6/2003	210	300,000	2MD	
G & C PROPERTIES LTD,	2900655	8/6/2003	210	0	3MNT	
MT BROOK STATION COOP AP	2549151	5/1/2001	210	75,000	2D	
	2425976	2/29/2000		0		
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

NEIGHBORHOOD MAP

Legend

- Subject
- IS-1
- IS-2
- IS-3
- IS-4

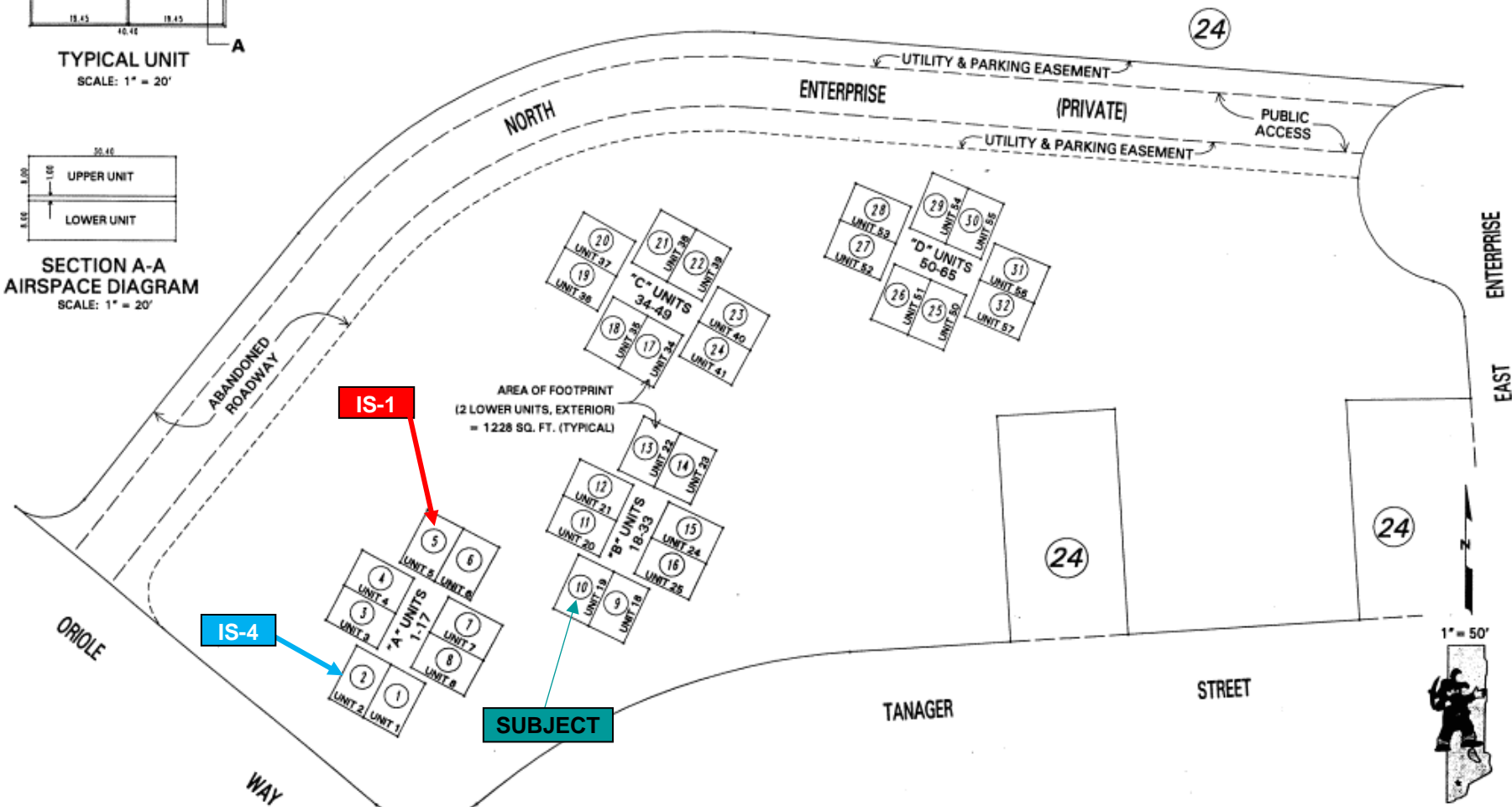
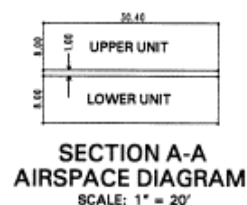
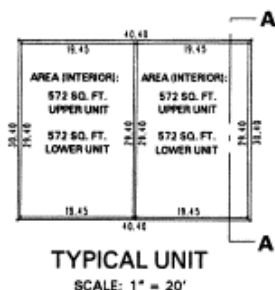


132-56

MT. BROOK STATION CONDOMINIUMS (#3807)

FIRST FLOOR

PORTION OF SW 1/4 OF SECTION 15, T16N - R18E



NOTE: This map is 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 the accuracy of the data delineated hereon.

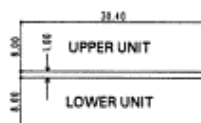
Office of Washoe County Assessor, Nevada - Robert W. McGowan

This area previously shown on 132-24

NOTE:
ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Drawn by TWT 4/7/00
Revised: _____
AEC INFO 7.3.1 WINDOWS NT WORKSTATION 4.0

SCALE: 1" = 20'

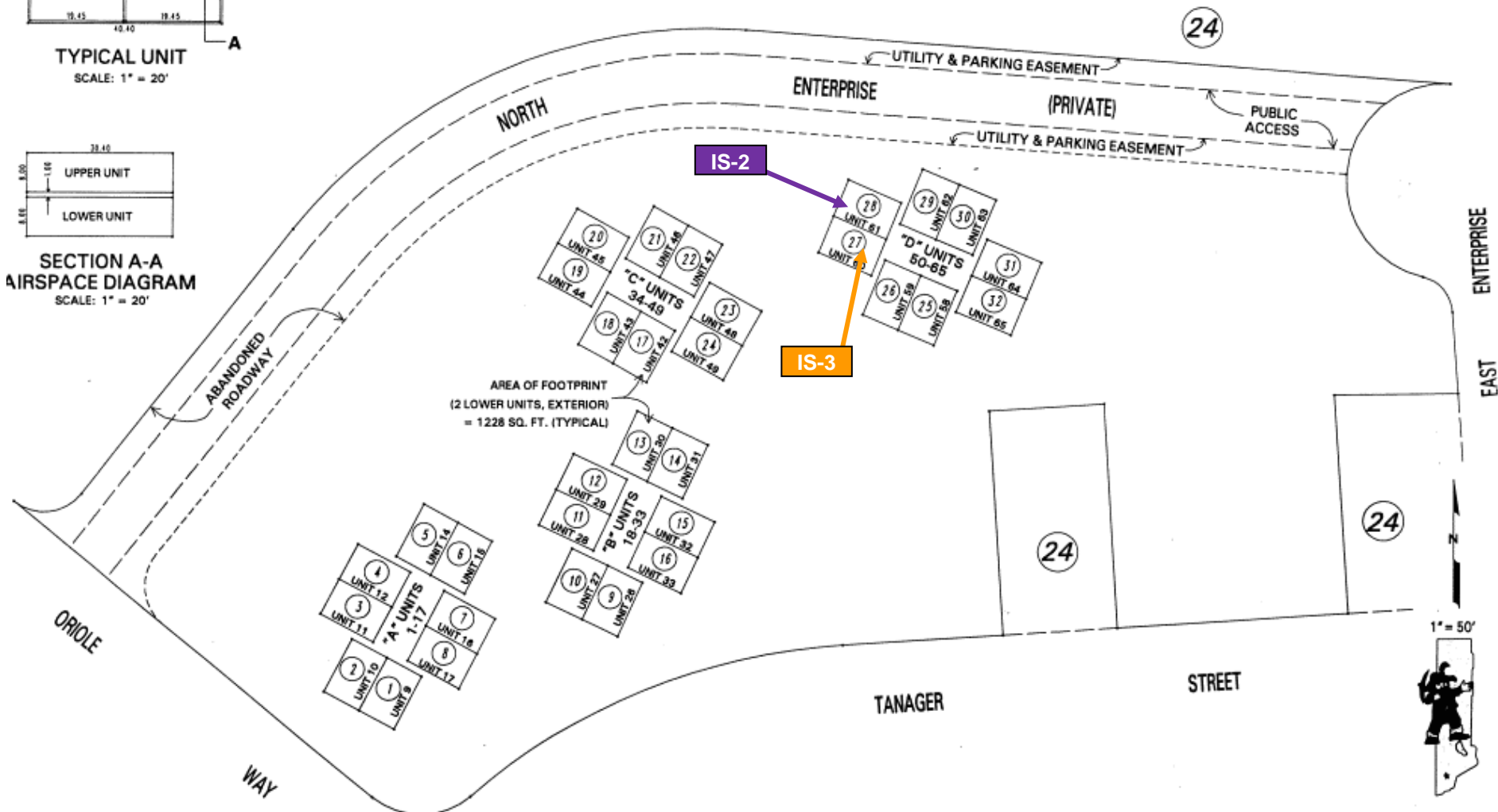


SECTION A-A AIRSPACE DIAGRAM

SCALE: 1" = 20'

SECOND FLOOR

PORTION OF SW 1/4 OF SECTION 15, T16N - R18E



This map is prepared for the use of the Washoe County Assessor for
ment and illustrative purposes only. It does not represent a survey of

This area previously shown on 132-24

NOTE:

Drawn by TWT 4/7/00
Revised _____