

ASSESSOR'S EVIDENCE

Hearing # 23-0081- Date 2-15-23

Petitioner Exhibit # _____
(A, B, C)

Assessor Exhibit # 1 _____
(I, II, III)

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 23-0081
Hearing Date 2/15/2023
Tax Year 2023

APN: 076-540-07
Owner of Record: ALL AMERICAN CAPITAL CORP
Property Address: 400 RODERO RD

Parcel Size: 247.22 AC

Description / Location: The subject is 247.22 acres of vacant land located in the mountainous northeastern portion of Palomino Valley. It sits along northern Rodero Rd., just north of the intersection with Cougar Dr.

2023/24 Taxable Value:	Land:	\$80,346
	Improvements:	\$0
	Total:	<u>\$80,346</u>
	Taxable Value / AC:	\$325

Sales Comparison Approach: Indicated Value / AC: \$363



Conclusions: Recommend upholding taxable value. Based on the analysis herein, the taxable value of this property does not exceed market value.

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (Vacant Land)

	TAXABLE VALUE	ASSESSED VALUE		HEARING: 23-0081
LAND:	\$80,346	\$28,121	Txble	DATE: 2/15/2023
IMPROVEMENTS:	\$0	\$0	\$/ Unit	TIME: TBD
TOTAL:	\$80,346	\$28,121	\$80,346	TAX YEAR: 2023
				VALUATION: <u>Reappraisal</u>

OWNER: ALL AMERICAN CAPITAL CORP

SUBJECT							
APN	Location	Land	Area	Zoning	Sale Date	Sale Price; Price Per Acre	Comments
076-540-07	400 RODERO RD	247.22	AC	GR	6/5/2003		Mountainous vacant land. Location is remote with limited dirt road access requiring an off-road vehicle. The topography is steep with bisecting ravines. There are no utilities available.

LAND SALES

SALE								
#	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	077-440-08	1510 LEFT HAND CANYON RD	247.61	AC	GRA 76% / GR 24%	12/29/2021	\$90,000 \$363	Mountainous vacant land. Location is remote with limited dirt road access. The topography is steep with bisecting ravines. There are no utilities available.
LS-2	076-530-02, 076-530-05, 076-530-06	800 RODERO RD	341.91	AC	GR	10/8/2021	\$128,000 \$374	This is a multiple parcel sale. Mountainous vacant land. Location is remote with limited dirt road access requiring an off-road vehicle. A seasonal creek bisects 077-530-02. There are no utilities available.
LS-3	076-560-05	2200 PIUTE CREEK RD	166.60	AC	GR	3/4/2022	\$115,000 \$690	Mountainous vacant land. Location is remote with dirt road access requiring an off-road vehicle. The topography is steep with bisecting ravines. There are not available utilities; however, powerlines run nearby.

RECOMMENDATIONS/COMMENTS: UPHOLD: XX

Like the subject, the properties used in this comparable sales chart are vacant land sales within the same Palomino Valley neighborhood.

LS-1 is 247.61 acres of vacant land located south of the subject at the eastern end of Left Hand Canyon Rd. LS-1 sold on 12/29/2021 for \$90,000 or \$363 per acre. LS-1 is considered the best comparable to the subject because of their similarities in location, access, size, topography, and lack of utilities. An adjustment to LS-1's sale price is not needed.

LS-2 consists of three vacant parcels totaling 341.91 acres. The APNs included in the sale are 076-530-02, 076-530-05, and 076-530-06. The parcels are all adjacent to each other and located just north of the subject along Rodero Rd. LS-2 sold on 10/8/2021 for \$128,000 or \$374 per acre. LS-2 is superior in size to subject, but similar in location, limited difficult access, mountainous topography, high elevation, lack of utilities, and detriments such as a small creek and ravines bisecting them. A downward adjustment to LS-2's sale price is warranted to account for superior size.

LS-3 is 166.60 acres of vacant land located southwest of the subject. LS-3 sold on 3/4/2022 for \$115,000 or \$690 per acre. LS-3 is superior to subject in location because of closer proximity to Palomino Valley flatlands and it has superior access because of better maintained dirt roads; however, it is inferior in size. LS-3 and the subject have similar mountainous topography, ravines bisecting them, and lack utilities. A downward adjustment to LS-3's sale price is warranted to account for superior location and access.

In conclusion, the properties are overall considered similar and provide a range of value from \$363 to \$690 per acre, with most weight put on LS-1's value of \$363 per acre.

WASHOE COUNTY APPRAISAL RECORD

APN: **076-540-07**

PAGE 2 of 2

Owner ALL AMERICAN CAPITAL CORP
 Keyline Description MONTE CRISTO RANCH 1 LT 4

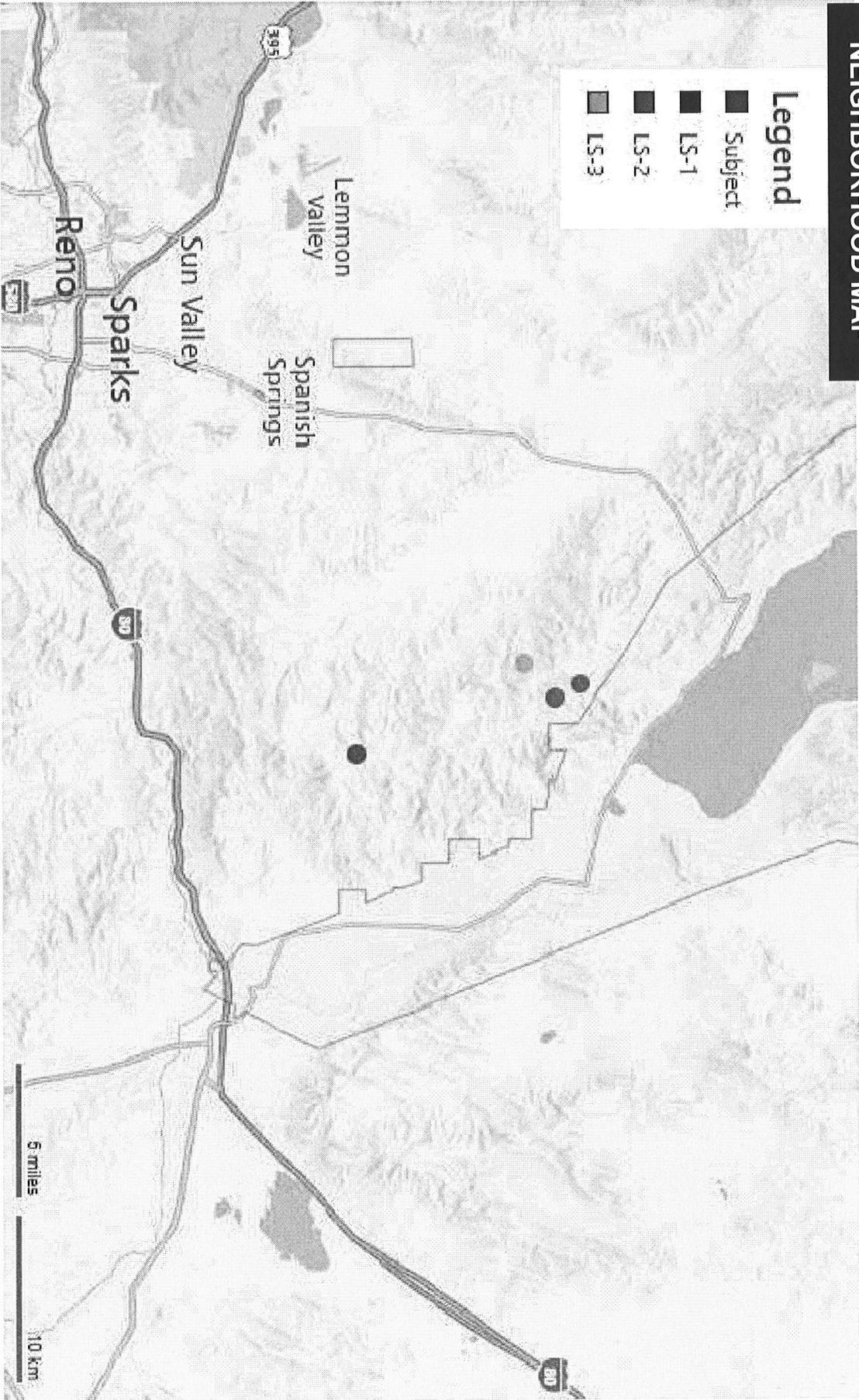
NBHD MAEJ Monte Cristo

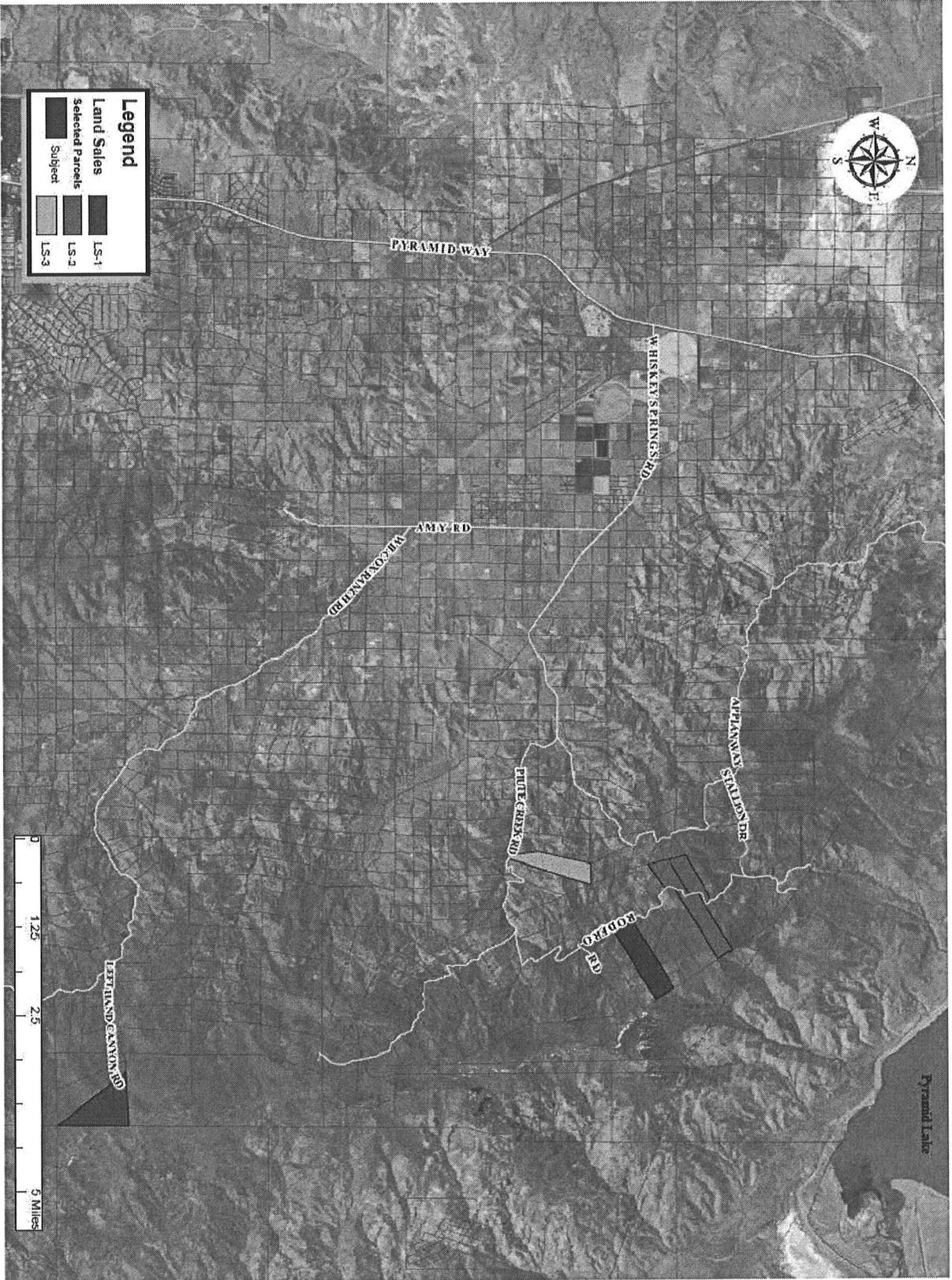
Appr SGW

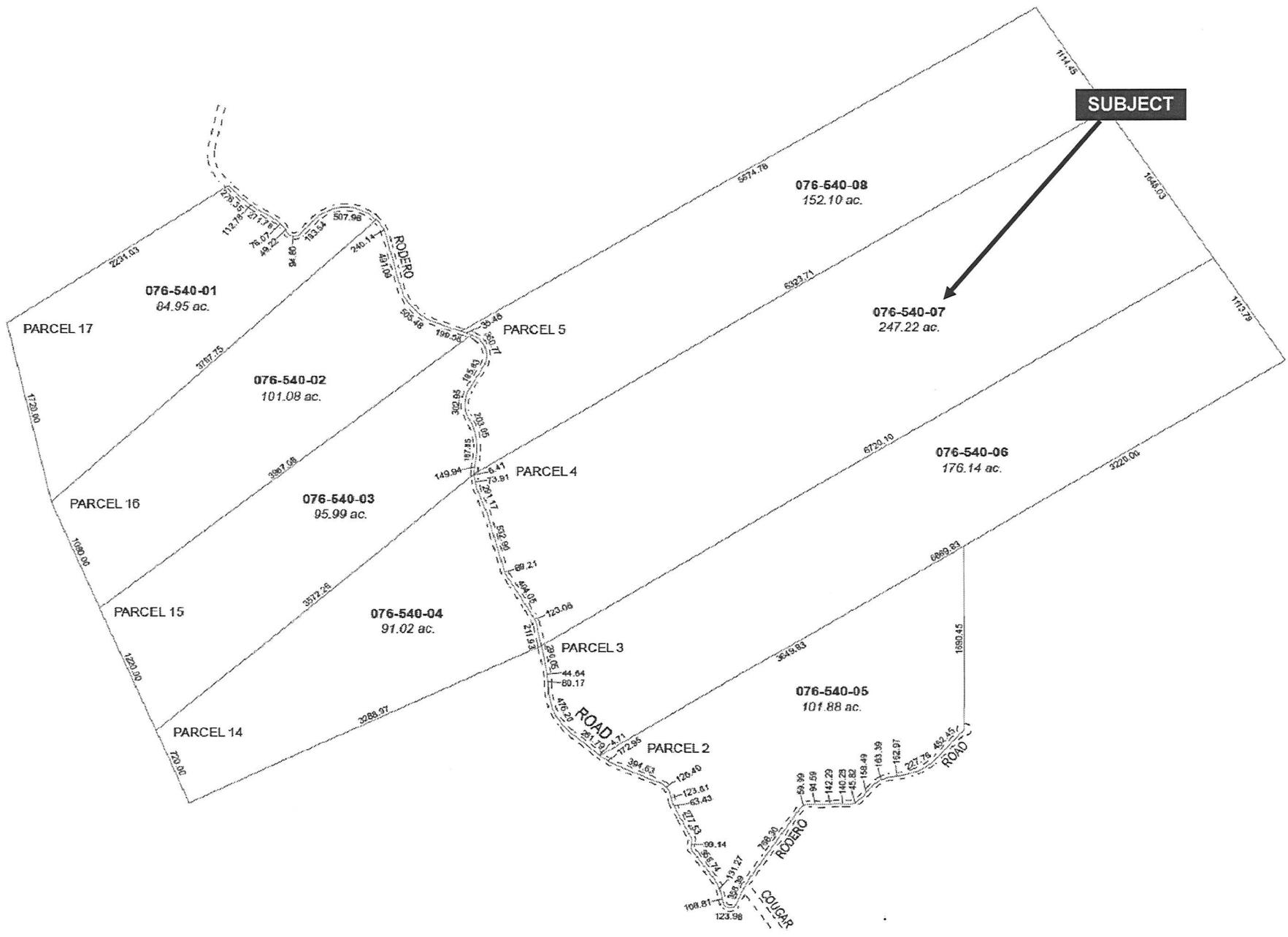
Activity Information						
Date	User ID	Activity Notes				
11/2/2022	SGW	Re-appraisal Review				
5/1/2015	MB	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
GOLDEN STATE HOLDINGS LL	4618507	8/3/2016	100	0	3BGG	
ARNOLD, RON & JEAN	2867139	6/5/2003	120	85,000	1G	
VESCO INCORPORATED,	2677177	4/17/2002	120	36,677	1G	
	1933824	10/13/1995	120	25,000	2D	
	CHK	9/1/1990	120	25,000	1G	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

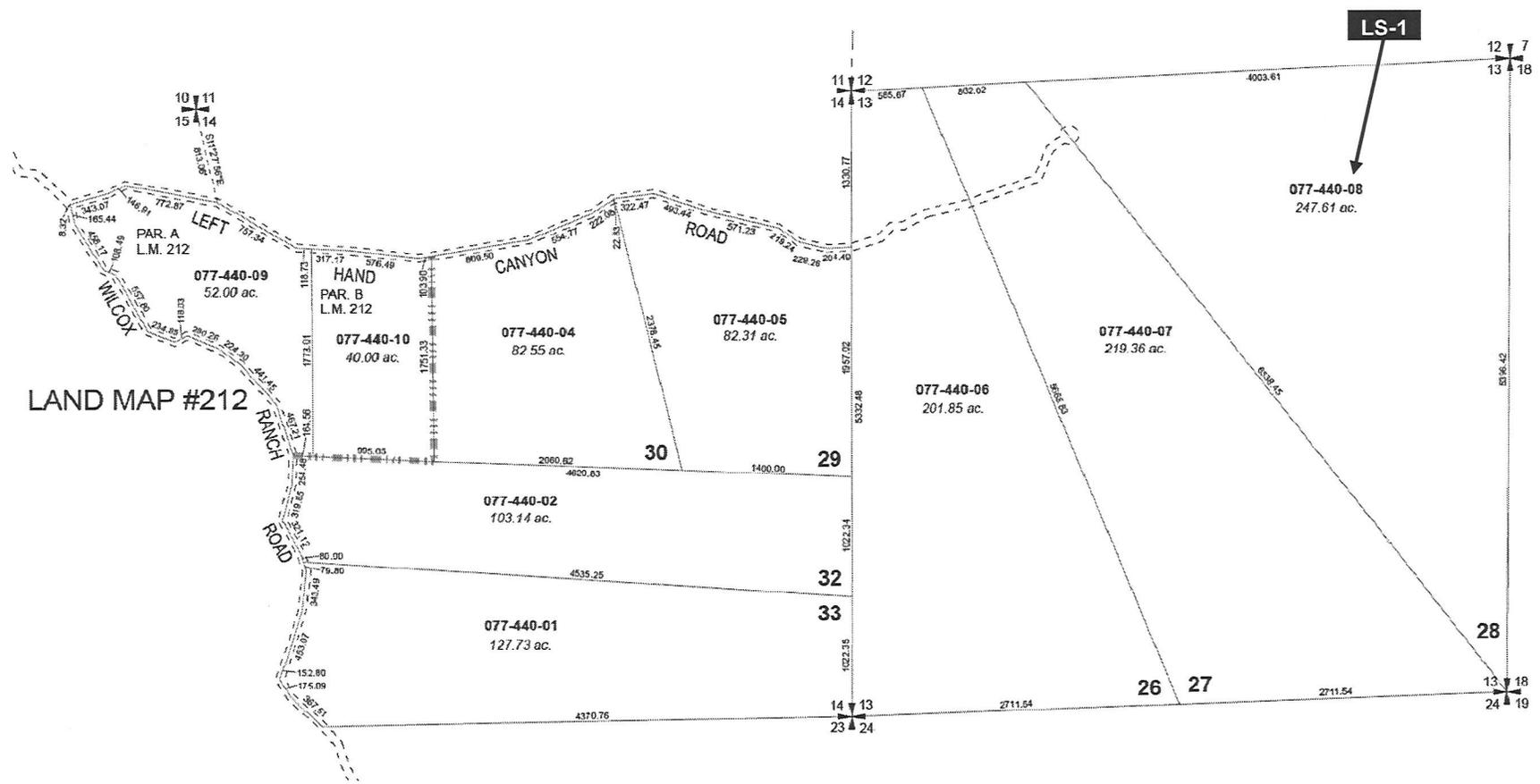
This information is for use by the WASHOE COUNTY Assessor for assessment purposes only.

NEIGHBORHOOD MAP



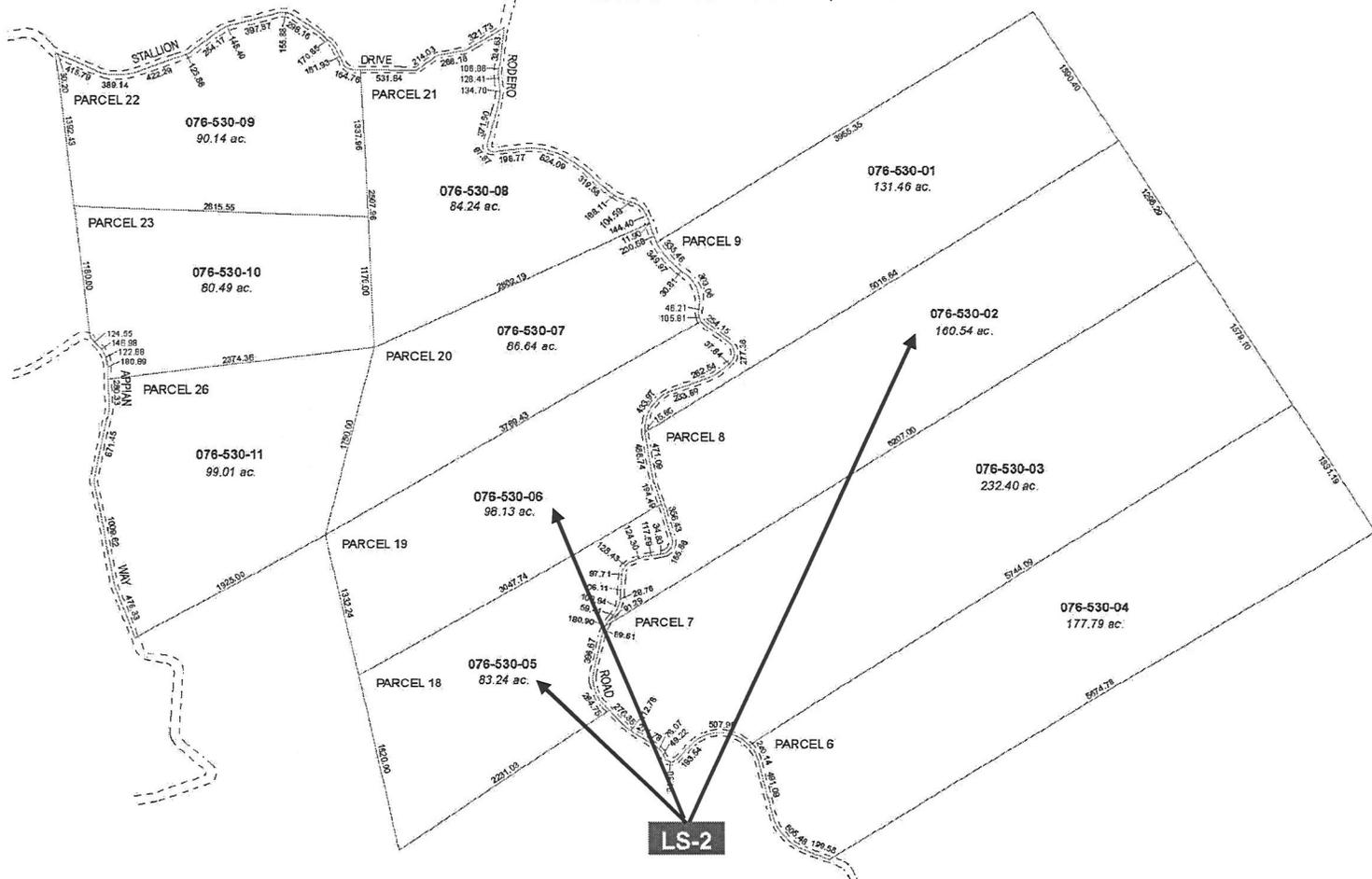






MAP OF DIVISION INTO LARGE PARCELS #34 MONTE CRISTO RANCH UNIT NO. 1

POR. OF SEC. 27, 28, 29, 32, 33 & 34, T23N - R22E
& POR. OF SEC. 3 & 4, T22N - R22E



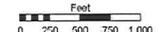
Assessor's Map Number

076-53

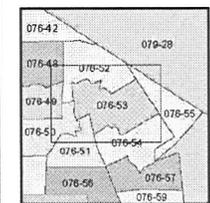
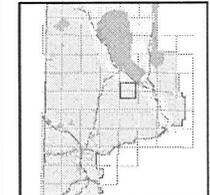
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

Joshua G. Wilson, Assessor

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



1 inch = 1,000 feet



created by: TWT 5/16/2011

last updated: _____

area previously shown on map(s) _____

NOTE: This map was prepared for the use of the

