

**ASSESSOR'S**

**EVIDENCE**

# Washoe County Board of Equalization

## Appeal Summary Page - Secured Roll

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

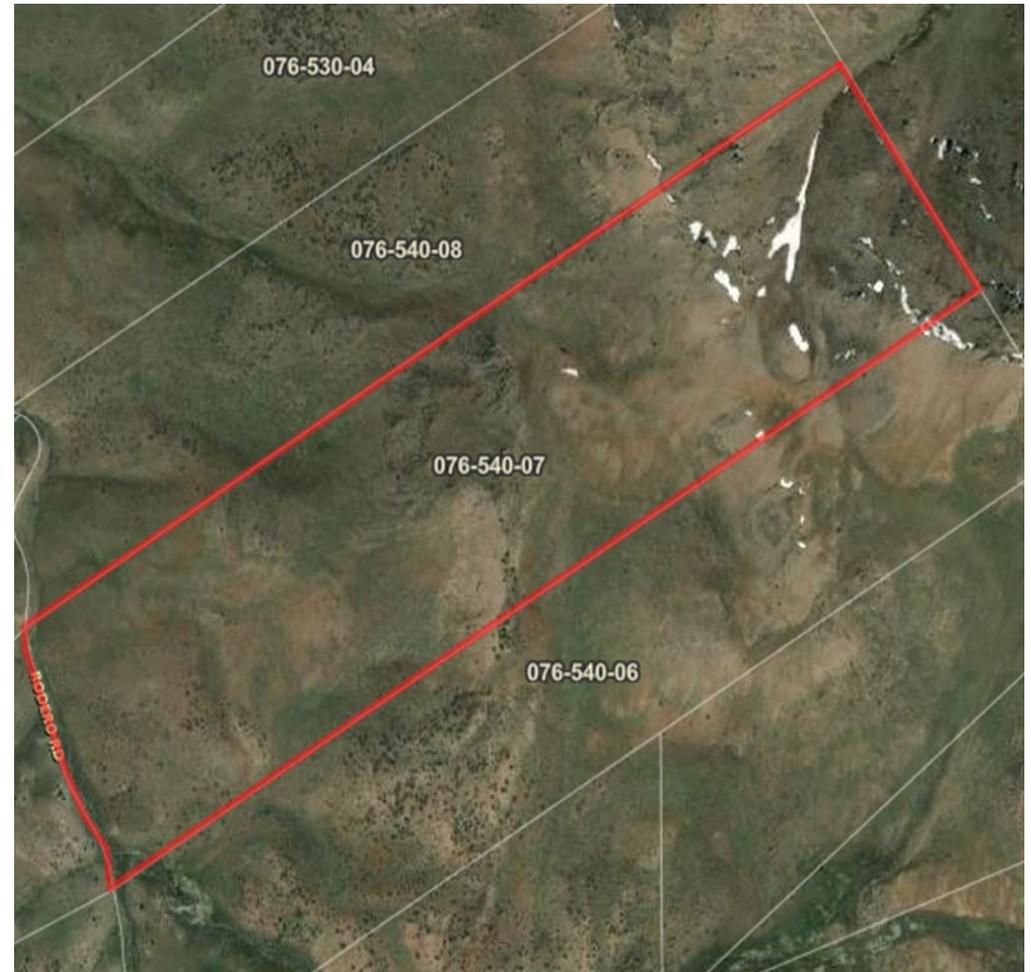
APN: 076-540-07  
Owner of Record: ALL AMERICAN CAPITAL CORP  
Property Address: 400 RODERO RD

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.

2016/17 Taxable Value:	Land:	\$80,346
	Improvements:	\$0
	Total:	\$80,346
	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.

PREPARED BY: Steven Wood, Appraiser

REVIEWED BY:

ASSESSOR'S EXHIBIT I  
10 PAGES

**WASHOE COUNTY BOARD OF EQUALIZATION**

**RESIDENTIAL (Vacant Land)**

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	
<b>LAND:</b>	\$80,346	\$28,121	Txble
<b>IMPROVEMENTS:</b>	\$0	\$0	\$/ Unit
<b>TOTAL:</b>	\$80,346	\$28,121	\$80,346

<b>HEARING:</b>	23-0081
<b>DATE:</b>	2/15/2023
<b>TIME:</b>	TBD
<b>TAX YEAR:</b>	2023
<b>VALUATION:</b>	<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

2023

PAGE 1 of 2

ACTIVE

Roll YR

Code

%Comp

Situs 400 RODERO RD WASHOE COUNTY Database WASHOE NBHD MAEJ Appr SGW Exemption AV|Exemption  
 Owner ALL AMERICAN CAPITAL CORP Printed 2/2/2023 Monte Cristo  
 5560 S FORT APACHE RD STE 100 LAS VEGAS, NV 8914 Tax District 4400  
 8 Property Name

Reopen			
Reappraisal			

Valuation History							Parcel Value Summary		OBSO	<input type="checkbox"/> Change <input type="checkbox"/> No Change	
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD			
2023 VN2	80,346				80,346	28,121	Land Value	80,346			
2023 NR	80,346				80,346	28,121	Building Value				
2022 FV	35,000				35,000	12,250	XFOB Value				
2021 FV	47,500				47,500	16,625	Obsolescence	0		Parcel Total	
2020 FV	35,000				35,000	12,250	Taxable Value	80,346		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	28,000				28,000	9,800	Total Exemption			New Land	<input type="checkbox"/> New Sketch
2018 FV	20,000				20,000	7,000				Remainder	

Building Data													
Type	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Occ			BUILDING LEVEL										
Stry/Frm			Rate Adj										
Quality			Lump Sum										
Year Built			PARCEL LEVEL										
WAY			Lump Sum										
Remodel Yr			%Obso										
% Comp		%DPR											

Sub Area																				
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes

Gross Bldg Area	Perimeter	Sub Area RCN	
Building Notes		Building Cost Summary	
		Building RCN	
		Depreciation	
		Building DRC	
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	
		Override Value	

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	Acre Size	DOR Code	Deferment	Water	Street	Sewer
120	Vacant, single family	GR	247	AC	325.00					80,346		10,768,903	247.220	120		None	Unpaved	None
																SPC		

WASHOE COUNTY APPRAISAL RECORD

APN: 076-540-07

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

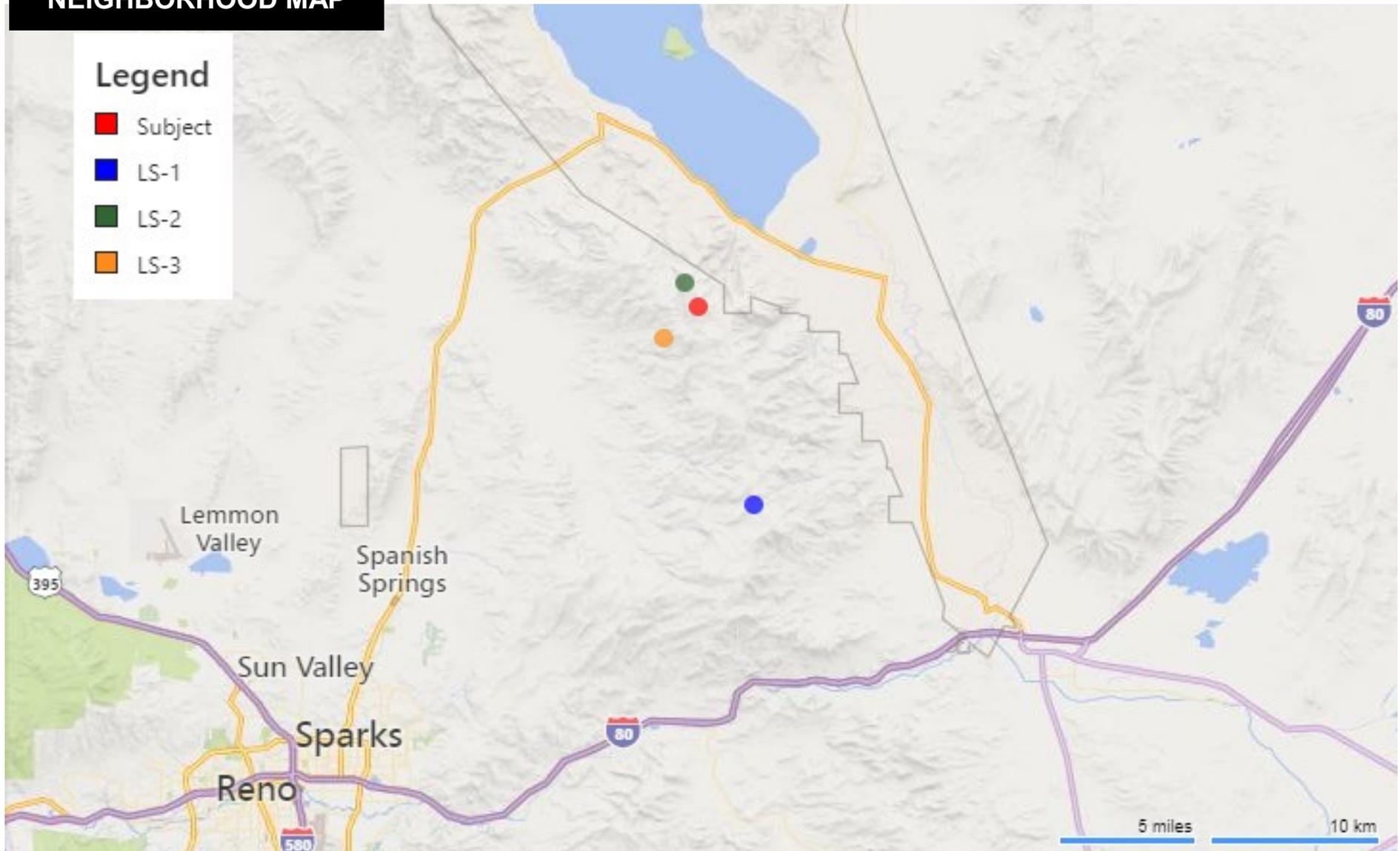
NBHD MAEJ Monte Cristo

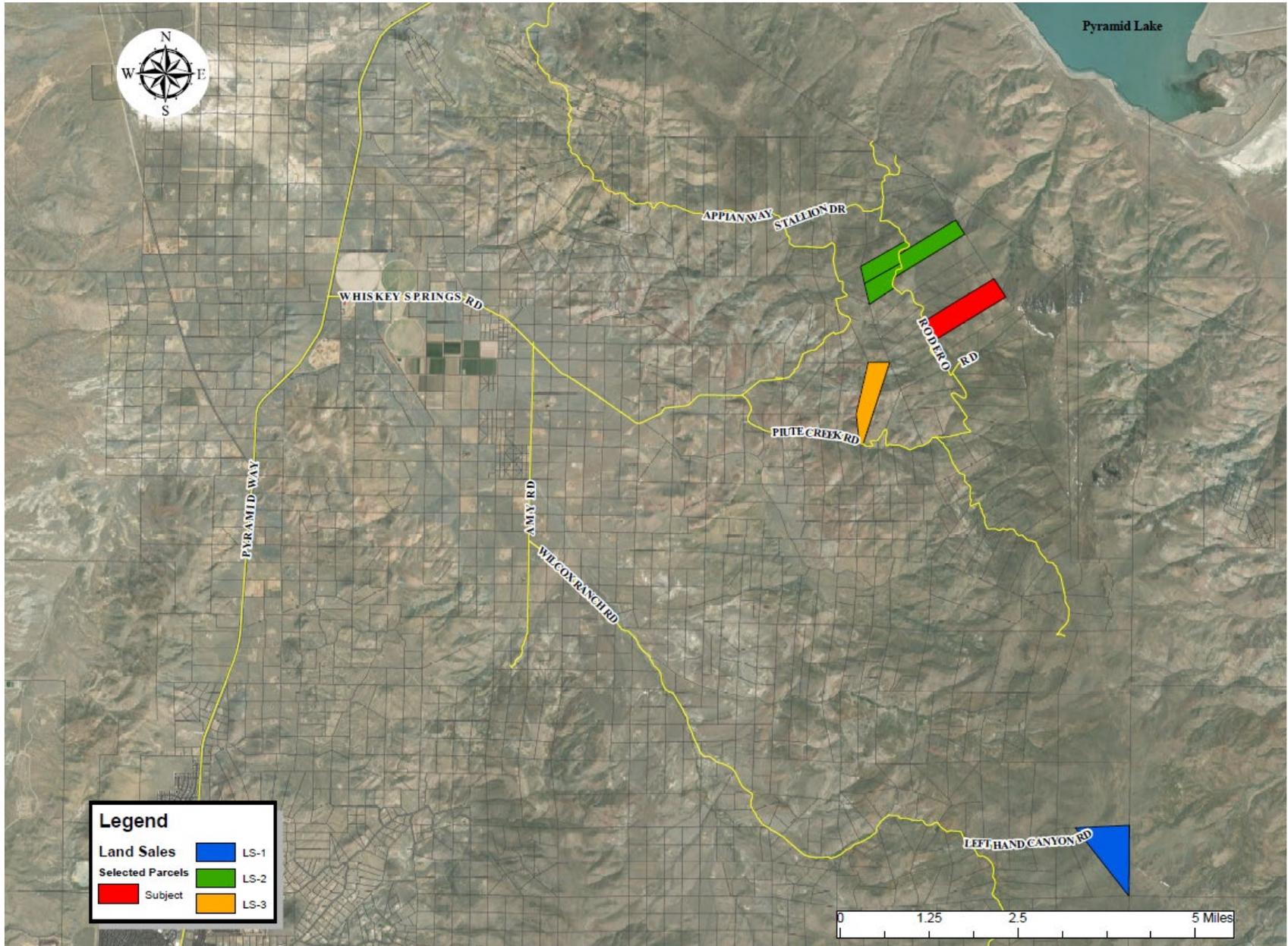
Appr SGW

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	

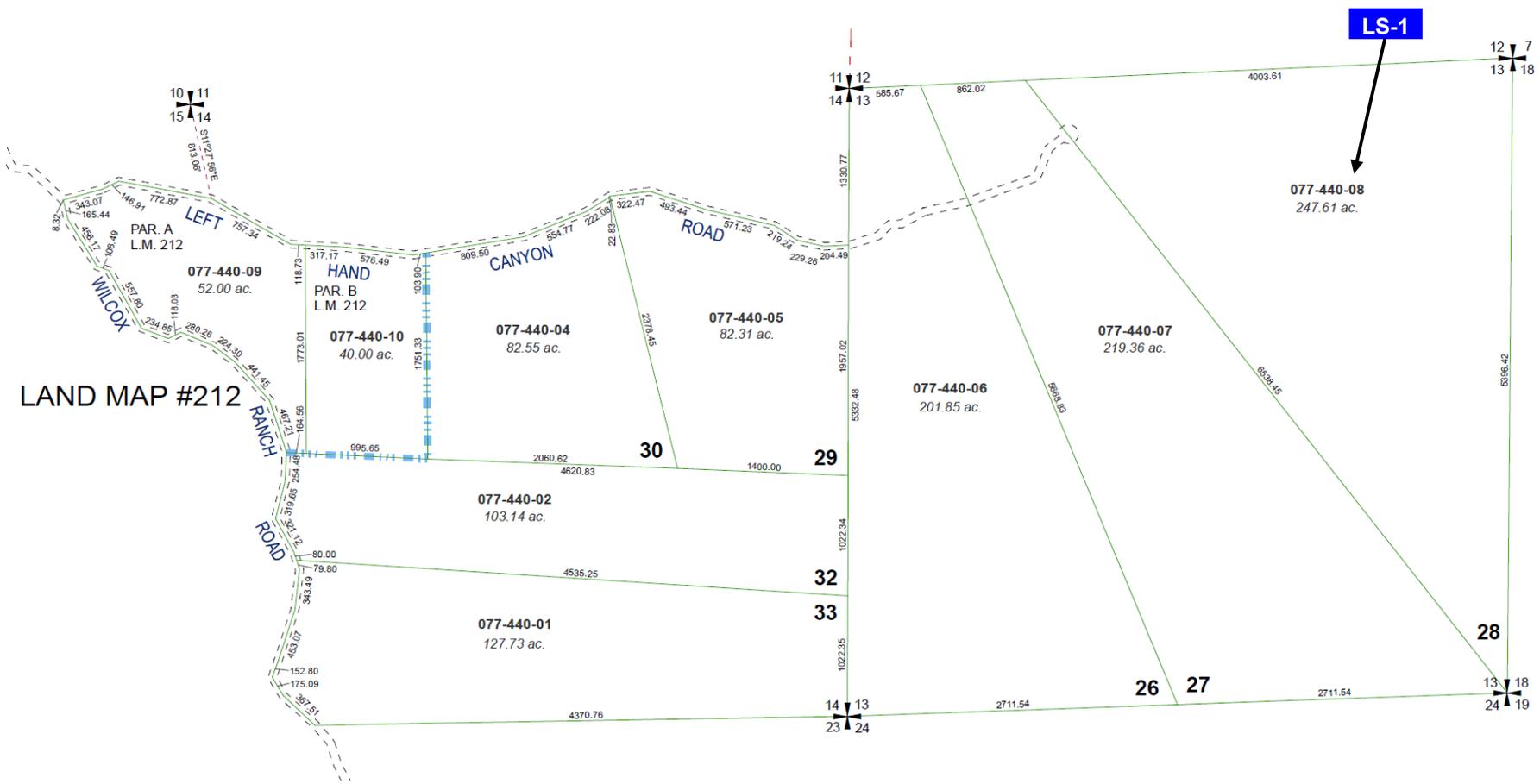
This information is for use by the WASHOE COUNTY Assessor for assessment purposes only.

## NEIGHBORHOOD MAP



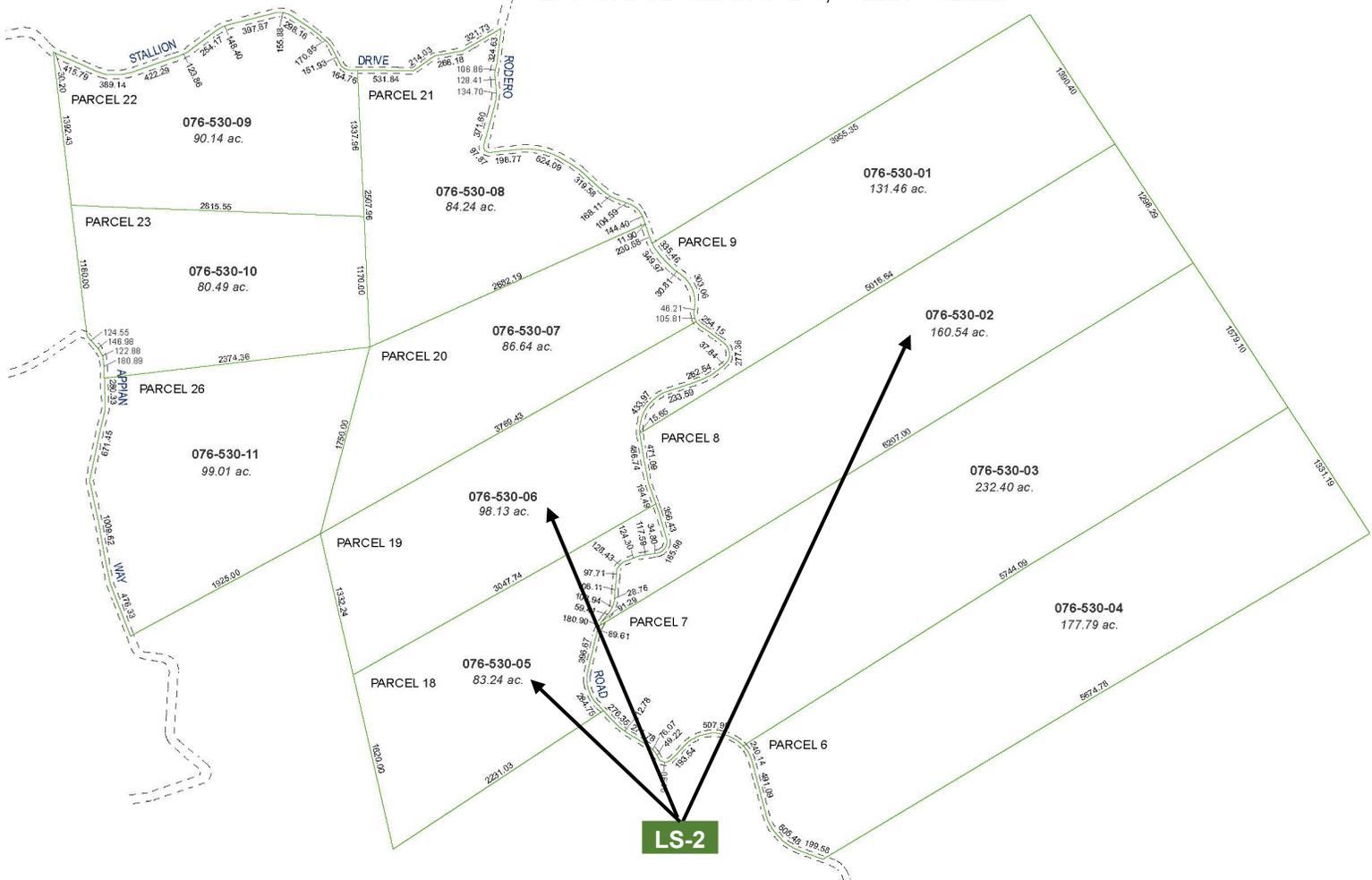






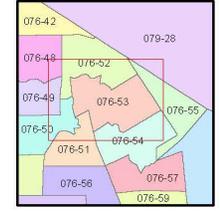
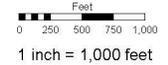
# MAP OF DIVISION INTO LARGE PARCELS #34 MONTE CRISTO RANCH UNIT NO. 1

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



created by: **TWT 5/16/2011**  
last updated: \_\_\_\_\_  
area previously shown on map(s) \_\_\_\_\_

NOTE: This map was prepared for the use of the

