

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 23-0082
Hearing Date 2/15/2023
Tax Year 2023

APN: 079-150-19
Owner of Record: FORT CHURCHILL CORP
Property Address: 0 STATE ROUTE 447

Parcel Size: 80.00 AC

Description / Location: The subject property is eighty acres of vacant rural land. The property is located five miles northwest of Wadsworth with approximately 1.5 miles of dirt road access from State Route 447.

2023/24 Taxable Value:	Land:	\$100,000
	Improvements:	\$0
	Total:	<u>\$100,000</u>
	Taxable Value / AC:	\$1,250

Sales Comparison Approach: Indicated Value Range: \$150,000-\$180,000
Indicated Value Range / A \$1,875-\$2,250



Conclusions: The comparable sales indicate a total value range of \$1,875 per acre to \$2,250 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 the subject at \$1,250 per acre does not exceed full cash value. Therefore, it is recommended that the current total taxable value be upheld.

RECOMMENDATION Uphold X Reduce

\$0.00

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (Vacant Land)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$100,000	\$35,000	Txble
IMPROVEMENTS:	\$0	\$0	\$/ Unit
TOTAL:	\$100,000	\$35,000	\$100,000

HEARING:	23-0082
DATE:	2/15/2023
TIME:	TBD
TAX YEAR:	2023
VALUATION:	Reappraisal

OWNER: Fort Churchill Group

SUBJECT								Comments
APN	Location	Land	Area	Zoning	Sale Date	Sale Price		
079-150-19	0 STATE ROUTE 447	80.00	AC	GR	-	-		The subject is a level rectangular shaped parcel with dirt road access. Like most parcels in this area, utilities are unfeasible and the subject would require a well and septic

LAND SALES

LAND SALES								
SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	076-650-07	3405 BASQUE OVEN RD	82.12	AC	GRA	8/9/2021	\$205,000	LS-1 is a vacant rural parcel. The property is a rectangular shaped parcel with dirt road access and moderate topography.
LS-2	076-650-10	0 BASQUE OVEN RD	80.67	AC	GRA	5/24/2021	\$179,000	LS-2 is a vacant rural parcel. The property is a rectangular shaped parcel with dirt road access and moderate topography.
LS-3	077-430-05	4450 WILCOX RANCH RD	80.10	AC	GRA	12/30/2021	\$100,000	LS-3 is a vacant rural parcel. The property is an octagonal shaped parcel with dirt road access and severe topography.
LS-4	077-450-15	4755 WILCOX RANCH RD	80.50	AC	GRA	8/2/2021	\$95,000	LS-4 is a vacant rural parcel. The property is a rectangular shaped parcel with dirt road access and severe topography.

RECOMMENDATIONS/COMMENTS: UPHOLD: X

The subject property consists of an eighty acre GR zoned parcel. It is located just five miles northwest of Wadsworth with approximately 1.5 miles of dirt road access off of Route 447. The property has level topography, no power, no sewer and no water. All of the sales below are comparable recent sales from the similar rural area.

LS-1 Is the recent sale of 82.12 acres along Basque Oven Rd. in the rural north of Washoe County. The property is a rectangular shaped parcel with moderate topography. LS-1 has no water, no electricity and no septic. LS-1 is similar in size and use, but inferior in access and topography to the subject. LS-1 is inferior in location due to its proximity to services, developed roads and a metropolitan area. LS-1 is approximately thirteen miles from Pyramid Highway with 7.5 miles of dirt road access.

LS-2 Is the recent sale of 80.67 acres along Basque Oven Rd. in the rural north of Washoe County. The property is a rectangular shaped parcel with moderate topography. LS-2 has no water, no electricity and no septic. LS-2 is similar in size and use, but inferior in access and topography to the subject. LS-2 is inferior in location due to its proximity to services, developed roads and a metropolitan area. LS-2 is approximately thirteen miles from Pyramid Highway with 7.5 miles of dirt road access.

LS-3 Is the recent sale of 80 acres along Wilcox Ranch Rd. in the rural north of Washoe County. The property is a rectangular shaped parcel with severe topography. LS-3 has no water, no electricity and no septic. LS-3 is similar in size and use, but inferior in access and topography to the subject. LS-3 is inferior in location due to its proximity to services, developed roads and a metropolitan area. LS-3 is approximately fourteen miles from Pyramid Highway with 8.5 miles of dirt road access.

LS-4 Is the recent sale of 80.5 acres along Wilcox Ranch Rd. in the rural north of Washoe County. The property is a rectangular shaped parcel with no access and severe topography. LS-4 has no water, no electricity and no septic. LS-4 is similar in size and use, but inferior in access and topography to the subject. LS-4 is inferior in location due to its proximity to services, developed roads and a metropolitan area. LS-4 is approximately fourteen miles from Pyramid Highway with 8.5 miles of dirt road access

The comparable sales indicate a total value range of \$1,180 per acre to \$2,496 per acre, however, most weight was given to LS-1 and LS-2 due to being the most comparable to the subject property in location, size and characteristics. The most comparable sales were used to determine a market range of \$1,875 to \$2,250. The total taxable value of \$1,250 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	Steve Clement - Chief Appraiser
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WASHOE COUNTY APPRAISAL RECORD



APN: 079-150-19

2023

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ACTIVE

Roll YR

Code

%Comp

Situs STATE ROUTE 447 WASHOE COUNTY Database WASHOE NBHD LAAJ Appr SDM Exemption AV|Exemption
 Owner FORT CHURCHILL CORP Printed 2/1/2023 Pah Rah Range South
 5560 S FORT APACHE RD STE 100 LAS VEGAS, NV 8914 Tax District 4000
 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	100,000				100,000	35,000	Land Value	100,000			
2023 NR	100,000				100,000	35,000	Building Value				
2022 FV	80,000				80,000	28,000	XFOB Value				
2021 FV	80,000				80,000	28,000	Obsolescence	0		Parcel Total	
2020 FV	80,000				80,000	28,000	Taxable Value	100,000		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	60,000				60,000	21,000	Total Exemption			New Land	
2018 FV	40,000				40,000	14,000				Remainder	<input type="checkbox"/> New Sketch

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	Water	Street	SPC
120	Vacant, single family	GR	80	AC2	1,250.00					100,000		3,484,800	None	None	None
												80,000	Sewer	None	
												120	Street	None	
													SPC		
												CAGC			

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

WASHOE COUNTY APPRAISAL RECORD

APN: 079-150-19

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Owner FORT CHURCHILL CORP
 Keyline Description N2 SW4 SEC 24 TWP 21N RGE 23E

NBHD LAAJ Pah Rah Range South

Appr SDM

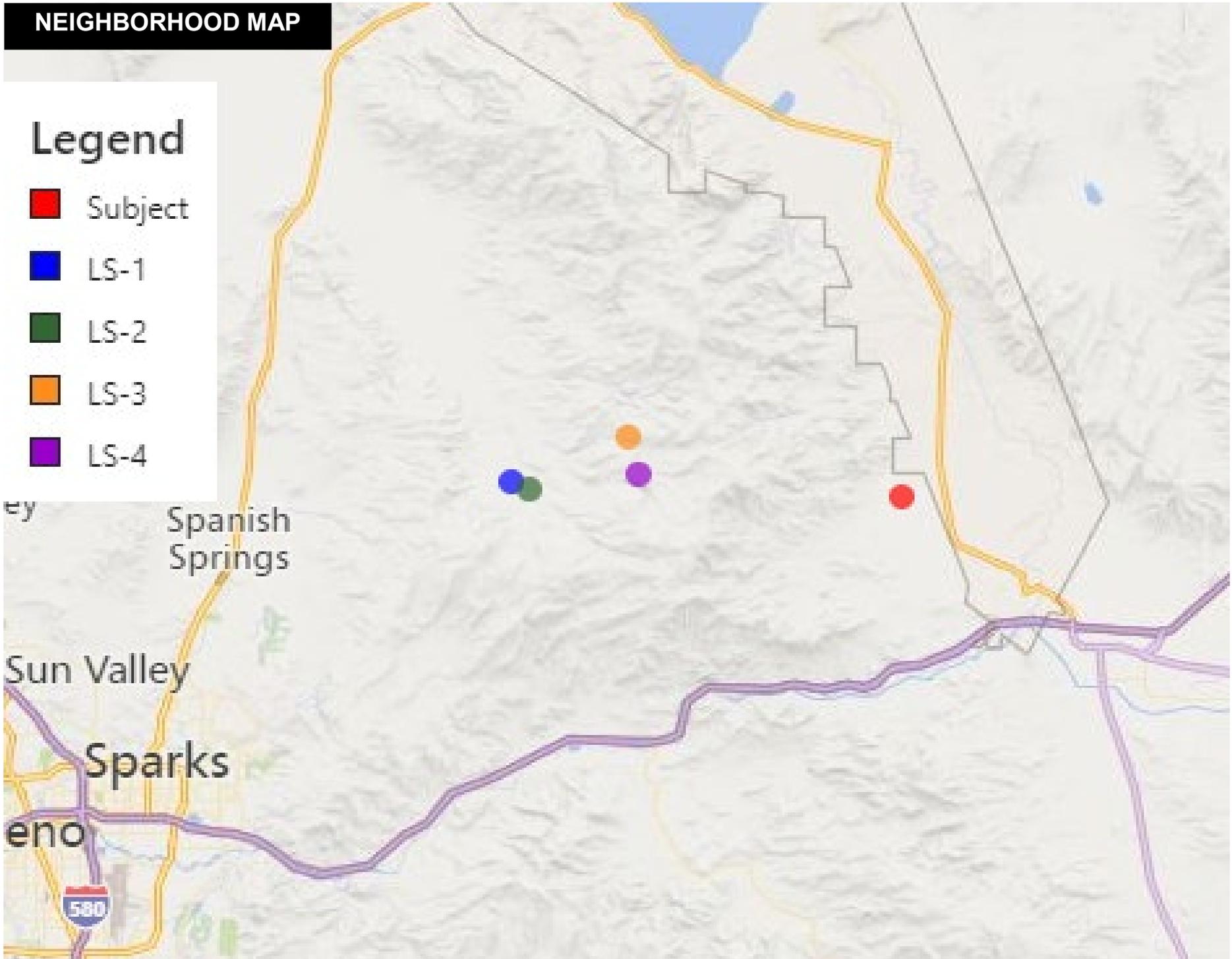
Activity Information						
Date	User ID	Activity Notes				
10/11/2022	SDM	Re-appraisal Review				
7/1/2014	CSS	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
DEJONKER, THOMAS L & ROB	3467900	11/28/2006		82,500	1G	
RISSONE, JOSEPH R & SAND	3317298	12/2/2005	120	80,000	1G	
	1180707	7/27/1987	120	0		
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

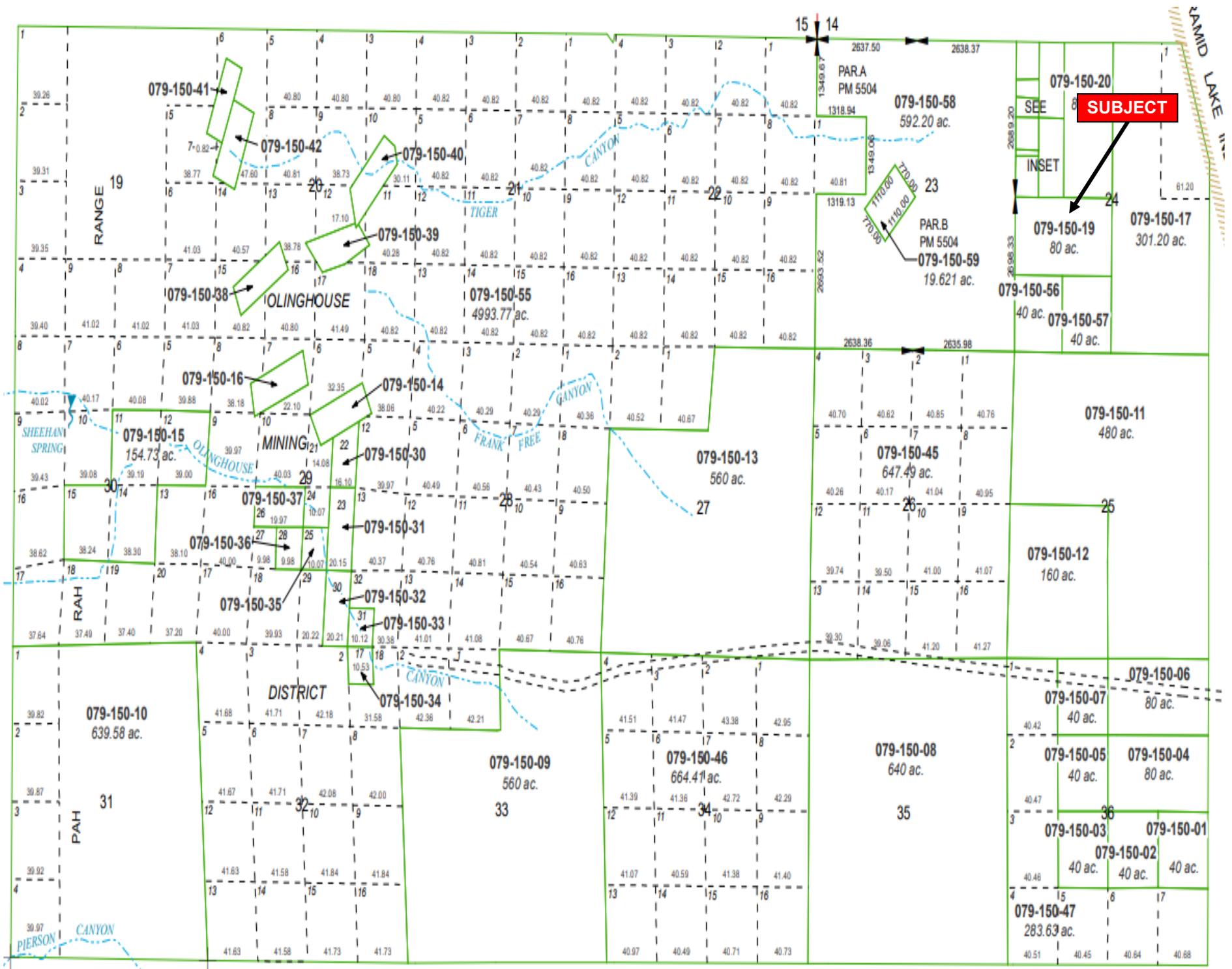
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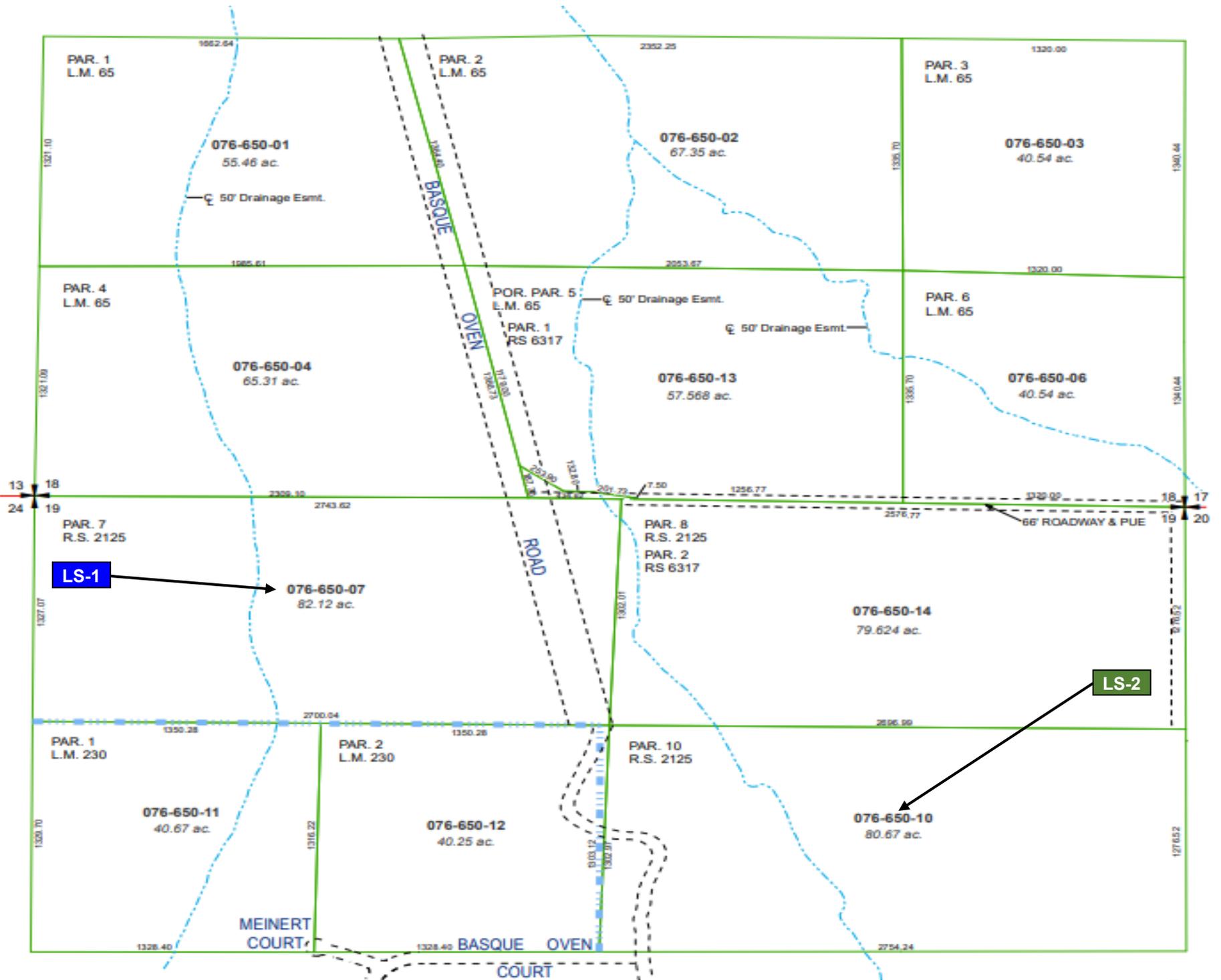
NEIGHBORHOOD MAP

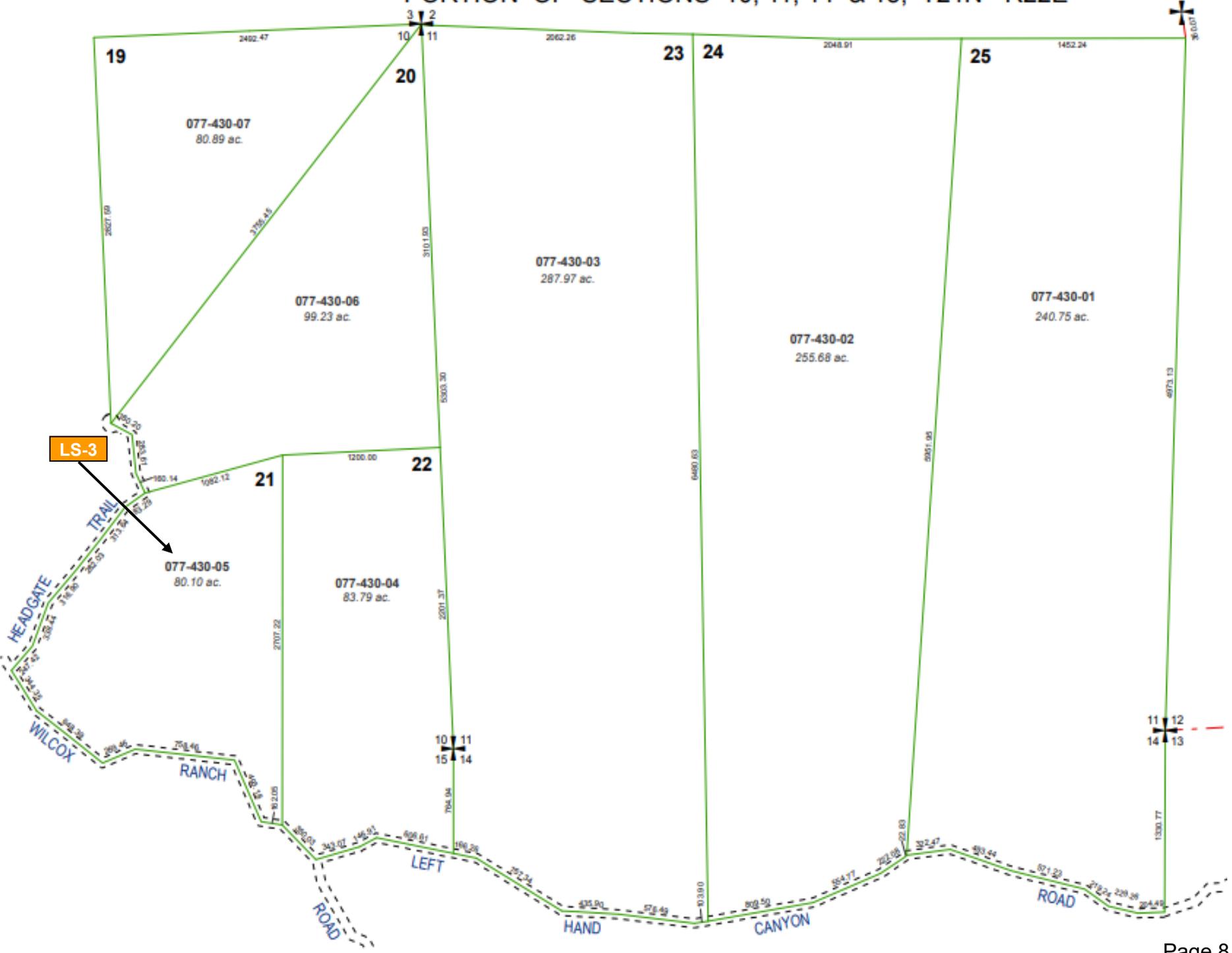
Legend

- Subject
- LS-1
- LS-2
- LS-3
- LS-4







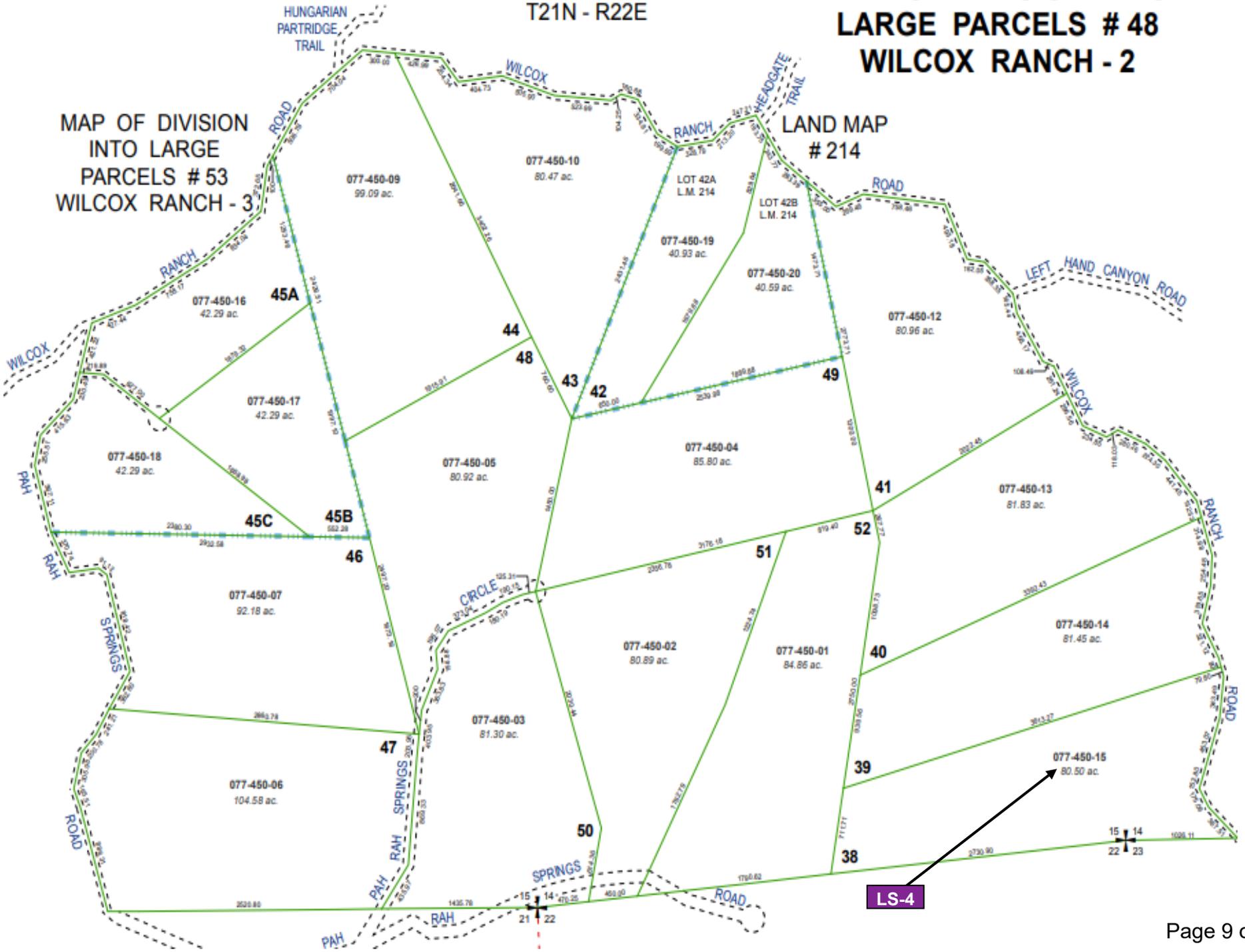


POR. OF SECTIONS 9, 10, 14, 15 & 16
T21N - R22E

MAP OF DIVISION INTO
LARGE PARCELS # 48
WILCOX RANCH - 2

MAP OF DIVISION
INTO LARGE
PARCELS # 53
WILCOX RANCH - 3

LAND MAP
214



LS-4