

RECEIVED

APPEAL CASE # 23-0048

JAN 12 2023

Washoe County Board of Equalization

APN 222-161-08

NBC RBBE

APPR GS

WASHOE COUNTY ASSESSOR PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.

Please Print or Type:

Part A. PROPERTY OWNER/ PETITIONER INFORMATION (Agent's information to be completed in Part H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: Barcia Family Trust
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Thomas Barcia
TITLE: TRUSTEE
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 490 Haleb ct
CITY: Reno STATE: NV ZIP CODE: 89521 DAYTIME PHONE: (775) 348-7919

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

- Trust (checked)
Sole Proprietorship
Limited Liability Company (LLC)
General or Limited Partnership
Government or Governmental Agency
Other, please describe:

The organization described above was formed under the laws of the State of

The organization described above is a non-profit organization. Yes No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: Additional information may be necessary.

- Trustee of Trust (checked)
Self
Co-owner, partner, managing member
Employee of Property Owner
Employee or Officer of Management Company
Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
Other, please describe:

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS: 4848 STREET/ROAD: Sierra Pine ct CITY (IF APPLICABLE): Reno COUNTY: Washoe
Purchase Price: 179,000 Purchase date: 9-29-2017

2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN): 222-161-08 ACCOUNT NUMBER:

3. Does this appeal involve multiple parcels? Yes No (checked) List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels: Multiple parcel list is attached.

4. Check Property Use Type: (checked)

Vacant Land (checked)
Residential Property
Multi-Family Residential Property
Possessory Interest in Real or Personal property
Mobile Home (Not on foundation)
Commercial Property
Agricultural Property
Mining Property
Industrial Property
Personal Property

5. Check Year and Roll Type of Assessment being appealed: (checked)

2023-2024 Secured Roll (checked)
2022-2023 Reopen
2022-2023 Unsecured/Supplemental
2022-2023 Exemption Value

Part E. VALUE OF PROPERTY

Table with 3 columns: Property Type, Assessor's Taxable Value, Owner's Opinion of Value. Rows include Land, Buildings, Personal Property, Possessory Interest in real property, Exempt Value, Total.



**PETITIONER'S  
EVIDENCE**

1/12/2023

To: Washoe County Assessor's Office

From: Thomas and Elisa Barcia, Trustees of the Barcia Family Trust

Subject: Taxable Value of Land Review

To Whom it may Concern:

Regarding APN # 222-161-08 we recently received the assessment notice and realized the computed value of the property did not match market prices.

We believe the value was computed much higher due to our property being within close proximity of other land that has sold very close to our property that has a complete city view of all Reno. These properties have consistently been priced over 2 times as much as our property that has NO city view.

Please see attached of the recent comparable land sales that are closer in line to our property.

Thank you for your consideration.

Sincerely,

Thomas Barcia

PETITIONER'S EXHIBIT A  
7 PAGES

Client All Fields

3111



**MLS #** 210010888  
**Status** SOLD  
**Class** Vacant Land  
**Address** 4881 sierra pine dr.  
**City** Reno  
**State** NV  
**Zip** 89523  
**Area** 163 Reno-Southwest  
**County** Washoe

**Asking Price** \$210,000  
**Acreage** 0.57  
**Price/Acre** 368,421.05

*Sale Price = \$190,000*



General

<b>Lot #</b>	2	<b>Leased</b>	No
<b>Source Lot Size</b>	Assessor	<b>Permit</b>	No
<b>Outbuildings</b>	No	<b>Possession</b>	COE
<b>Horses Okay</b>	No	<b>Sale/Lease</b>	For Sale
<b>Zoning Actual</b>	pu	<b>Sale/Rent</b>	For Sale
<b>Source of Zoning</b>	Assessor	<b>Special Condition of Sale</b>	None
<b>HOA</b>	No	<b>CC/R Restrictions</b>	No
<b>Assoc Fee \$</b>		<b>Days on Market</b>	46
<b>Assoc Trans Fee \$</b>		<b>IPES</b>	
<b>Setup Fee</b>		<b>Coverage</b>	
<b>Other Fee</b>		<b>Original Price</b>	\$210,000
<b>Elementary School</b>	Caughlin Ranch	<b>Virtual Tour</b>	
<b>Middle School</b>	Swope	<b>Xstreet/Directions</b>	PineHaven Dr.
<b>High School</b>	Reno		
<b>Parcel #</b>	22216125		
<b>Taxes \$</b>	\$455.00		
<b>Special Assessments and Bonds (Other than CIC) \$</b>	0.00		
<b>Water Rights</b>	No		
<b>City Limits</b>	No		
<b>BLM Grazing Rights</b>	No		
<b>Sign on Property</b>	Yes		
<b>Subdividable</b>	No		

*See back Page*



Features

<b>ADJOINS</b>	Forest, Greenbelt, Street	<b>DEED RESTRICTIONS</b>	No
<b>VIEW</b>	Mountain, Yes, Trees, Wooded	<b>EASEMENTS</b>	None
<b>TOPOGRAPHY</b>	Upslope, Cul-de-Sac, Gentle, Cleared/Open	<b>UTILITIES AT SITE</b>	Electricity, Underground Electricity
<b>ACCESS TYPE</b>	Public Access	<b>ELECTRICITY</b>	Yes, on Property
<b>ACCESS ROAD</b>	Paved/Concrete	<b>DOMESTIC WATER</b>	City/County on Property
<b>SURFACE WATER</b>	None	<b>EXISTING SEWER/SEPTIC</b>	City/County on Property
<b>LOT IMPROVEMENTS</b>	None, Rough Grade	<b>LANDSCAPED</b>	None
<b>CROPS</b>	None	<b>FENCING</b>	None
<b>CORNERS MARKED</b>	None	<b>DOCUMENTS ON FILE</b>	Legal Description, Recorded Plat Map
		<b>OWNER(S) MAY SELL</b>	Cash, Exchange 1031

MLS Remarks

Fantastic Piece of property in Whispering Pines Vista , ready for your Dream Home, Drive -by and walk the property

Extended Remarks

Ron Boles                      B.31985                      775-720-3100                      [ron@bolesrealty.com](mailto:ron@bolesrealty.com)                      Boles Realty

Sold Information

<b>Contract Date</b>	8/2/2021	<b>How Sold</b>	Cash
<b>Closing Date</b>	9/3/2021	<b>Sold Price</b>	\$190,000
<b>Sold Price per Acre</b>	333,333.33		

Information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed

The seller of this property is represented by: Trans-Action Realty 500  
210010888                      S.177895

Damon Drakulich

01/12/2023

Page 2 of 2

Client All Fields

3111



**MLS #** 210004568  
**Status** SOLD  
**Class** Vacant Land  
**Address** 4873 Sierra Pine Dr  
**City** Reno  
**State** NV  
**Zip** 89519  
**Area** 161 Reno-West Southwest  
**County** Washoe

**Asking Price** \$252,000  
**Acreage** 0.63  
**Price/Acre** 400,000.00

*Sale Price = \$240,000*



General

**Lot #** 3  
**Source Lot Size** Assessor  
**Outbuildings** No  
**Horses Okay** No  
  
**Zoning Actual** PD  
**Source of Zoning** Assessor  
**HOA** Yes  
**Assoc Fee \$** 200.00 Quarterly  
**Assoc Trans Fee \$** 250.00  
**Setup Fee** 0.00  
**Other Fee** 0.00  
**Elementary School** Caughlin Ranch  
**Middle School** Swope  
**High School** Reno  
**Parcel #** 22216124  
**Taxes \$** \$1,466.76  
**Special Assessments and Bonds (Other than CIC) \$** 0.00  
**Water Rights** No  
**City Limits** Yes  
**BLM Grazing Rights** No  
**Sign on Property** Yes  
**Subdividable** No

**Leased** No  
**Permit** No  
**Possession** COE  
**Sale/Lease** For Sale  
**Sale/Rent** For Sale  
**Special Condition of Sale** None  
**CC/R Restrictions** Yes  
**Days on Market** 346  
**IPES**  
**Coverage**  
**Original Price** \$299,000  
**Virtual Tour** [UnBranded Virtual Tour](#)  
**Xstreet/Directions**  
 Village Green to Pine Haven

*See back Page*



Features

<b>ADJOINS</b>	Street	<b>DEED RESTRICTIONS</b>	Unknown
<b>TOPOGRAPHY</b>	Upslope, Gentle	<b>EASEMENTS</b>	Utility
<b>ACCESS TYPE</b>	Public Access	<b>UTILITIES AT SITE</b>	Electricity, Cable TV
<b>ACCESS ROAD</b>	Paved/Concrete	<b>ELECTRICITY</b>	Less Than 100 from PL
<b>SURFACE WATER</b>	None	<b>DOMESTIC WATER</b>	City/County on Property, City/County Available
<b>LOT IMPROVEMENTS</b>	None	<b>EXISTING SEWER/SEPTIC</b>	City/County Available
<b>CROPS</b>	Yes, See Remarks	<b>LANDSCAPED</b>	None
<b>CORNERS MARKED</b>	Partly	<b>FENCING</b>	None
		<b>DOCUMENTS ON FILE</b>	Topography Map
		<b>OWNER(S) MAY SELL</b>	Conventional, Cash, Exchange 1031

MLS Remarks

Beautiful lot located in the Caughlin Ranch in Whispering pines subdivision, with a peek view of Reno. One of the few lots left in this exclusive neighborhood of Custom Homes Surrounded by mountain views. Within minutes to dining, shopping, golf, & the Reno-Tahoe International Airport. Living at it's finest in this quite neighborhood.

Extended Remarks

Owner will consider carrying some paper with substantial down.

Ron Boles                      B.31985                      775-720-3100                      [ron@bolesrealty.com](mailto:ron@bolesrealty.com)                      Boles Realty

Sold Information

<b>Contract Date</b>	2/10/2022	<b>How Sold</b>	Cash
<b>Closing Date</b>	3/21/2022	<b>Sold Price</b>	\$240,000
<b>Sold Price per Acre</b>	380,952.38		

Information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed

Client All Fields

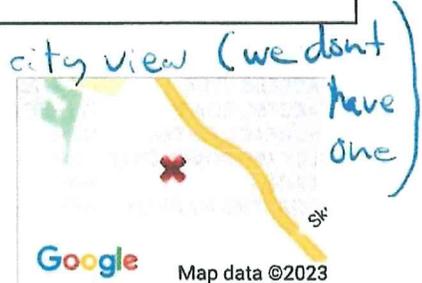
3111



**MLS #** 220001545  
**Status** SOLD  
**Class** Vacant Land  
**Address** 4830 Aberfeldy Rd  
**City** Reno  
**State** NV  
**Zip** 89519  
**Area** 161 Reno-West Southwest  
**County** Washoe

**Asking Price** \$300,000  
**Acreage** 0.25  
**Price/Acre** 1,200,000...

*Sales Price*  
*\$240,000*

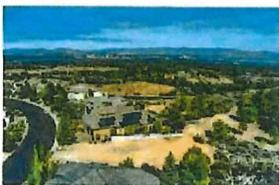
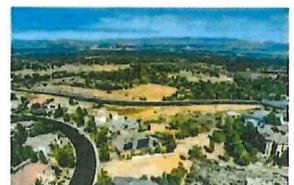
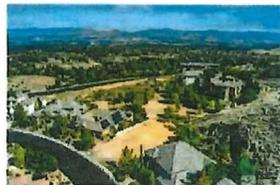
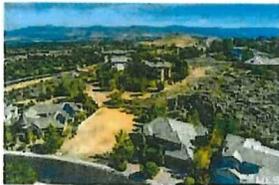
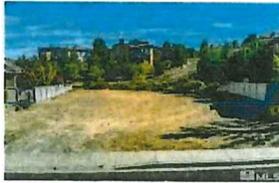


General

**Lot #**  
**Source Lot Size** Assessor  
**Outbuildings** No  
**Horses Okay** No  
**Zoning Actual** PUD  
**Source of Zoning** Assessor  
**HOA** Yes  
**Assoc Fee \$** 193.56 Quarterly  
**Assoc Trans Fee \$** 200.00  
**Setup Fee** 0.00  
**Other Fee** 0.00  
**Elementary School** Caughlin Ranch  
**Middle School** Swope  
**High School** Reno  
**Parcel #** 21823306  
**Taxes \$** \$855.00  
**Special Assessments and Bonds (Other than CIC) \$** 0.00  
**Water Rights** No  
**City Limits** Yes  
**BLM Grazing Rights** No  
**Sign on Property** Yes  
**Subdividable** No

**Leased** No  
**Permit** No  
**Possession** COE  
**Sale/Lease** For Sale  
**Sale/Rent** For Sale  
**Special Condition of Sale** None  
**CC/R Restrictions** Yes  
**Days on Market** 98  
**IPES**  
**Coverage**  
**Original Price** \$300,000  
**Virtual Tour**  
**Xstreet/Directions**  
 Village Green PKWY to Dunkeld Rd

*See back*



Features

<b>ADJOINS</b>	Common Area, Street	<b>DEED RESTRICTIONS</b>	No
<b>TOPOGRAPHY</b>	Level	<b>EASEMENTS</b>	Utility
<b>ACCESS TYPE</b>	Public Access	<b>UTILITIES AT SITE</b>	Natural Gas
<b>ACCESS ROAD</b>	Paved/Concrete	<b>ELECTRICITY</b>	Yes, on Property
<b>SURFACE WATER</b>	None	<b>DOMESTIC WATER</b>	City/County on Property, City/County Available
<b>LOT IMPROVEMENTS</b>	None	<b>EXISTING SEWER/SEPTIC</b>	City/County on Property
<b>CROPS</b>	None	<b>LANDSCAPED</b>	None
<b>CORNERS MARKED</b>	Fully	<b>FENCING</b>	None
		<b>DOCUMENTS ON FILE</b>	None
		<b>OWNER(S) MAY SELL</b>	Conventional, Cash, Exchange 1031

MLS Remarks

Build your dream home in this incredible neighborhood with unique houses all around located in Caughlin Ranch! Conveniently close to shopping and common areas. Beautiful neighborhood for walks to the park or nearby trails.

Extended Remarks

Ron Boles                      B.31985                      775-720-3100                      [ron@bolesrealty.com](mailto:ron@bolesrealty.com)                      Boles Realty

Sold Information

**Contract Date**      4/10/2022  
**Closing Date**      5/16/2022  
**Sold Price per Acre**    960,000.00

<b>How Sold</b>	Conventional
<b>Sold Price</b>	\$240,000

Information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed

The seller of this property is represented by: M&A Real Estate, LLC  
220001545                      S.188334

Eeshaan Kahlon

01/12/2023