

**ASSESSOR'S**

**EVIDENCE**

# Washoe County Board of Equalization

## Appeal Summary Page - Secured Roll

Hearing # 23-0080  
Hearing Date 2/15/2023  
Tax Year 2023

APN: 076-520-08  
Owner of Record: TEXAS LAND & CATTLE CORP  
Property Address: 1405 RODERO RD

Parcel Size: 118.75 AC

Description / Location: The subject is 118.75 acres of vacant land located in the mountainous northeastern portion of Palomino Valley. It sits along northern Rodero Rd., just north of Stallion Dr. and south of Monte Cristo Dr.

2023/24 Taxable Value:	Land:	\$65,000
	Improvements:	\$0
	Total:	\$65,000
	Taxable Value / AC:	\$547

Sales Comparison Approach:	Indicated Value:	\$70,000
	Indicated Value / AC:	\$589

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)**

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	
<b>LAND:</b>	\$65,000	\$22,750	Txble
<b>IMPROVEMENTS:</b>	\$0	\$0	\$/ Unit
<b>TOTAL:</b>	\$65,000	\$22,750	\$65,000

<b>HEARING:</b>	<u>23-0080</u>
<b>DATE:</b>	<u>2/15/2023</u>
<b>TIME:</b>	<u>TBD</u>
<b>TAX YEAR:</b>	<u>2023</u>
<b>VALUATION:</b>	<u>Reappraisal</u>

**OWNER:** TEXAS LAND & CATTLE CORP

<b>SUBJECT</b>							
APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
076-520-08	1405 RODERO RD	118.75	AC	GR	10/3/2003		Mountainous vacant land. Access is limited by dirt road requiring an off-road vehicle. Topography is steep with bisecting ravines. No utilities available.

**LAND SALES**

<b>SALE</b>								
#	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	076-520-09	1505 RODERO RD	122.02	AC	GR	11/12/2021	\$70,000	Adjacent to the subject. Mountainous vacant land. Difficult and limited dirt road access requiring an off-road vehicle. Topography is steep with bisecting ravines. No utilities available.
LS-2	076-590-07	2655 PIUTE CREEK RD	96.69	AC	GR	6/24/2021	\$90,000	Mountainous vacant land. Difficult dirt road access. Topography is steep. No utilities available. The buyer did indicate they have no plans to develop. Bought for recreational use.
LS-3	077-440-02	4700 WILCOX RANCH RD	103.14	AC	GRA	10/28/2021	\$70,000	Mountainous vacant land. Difficult dirt road access. Topography is steep. No utilities available.

**RECOMMENDATIONS/COMMENTS: UPHOLD: X**

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

LS-1 is adjacent to the subject and is 122.02 acres of vacant land. LS-1 sold on 11/21/2021 for \$70,000. LS-1 is considered to be the best comparable because it is adjacent to the subject, both are similar in size, have steep mountainous topography, have difficult dirt road access requiring an off-road vehicle, and lack utilities. An adjustment to LS-1's sale price is not needed.

LS-2 is 96.69 acres of vacant land located south of the subject along Piute Creek Rd. with Wrangler Rd. to the south. LS-2 sold on 6/24/2021 for \$90,000. LS-2 is superior in location because of closer proximity to Palomino Valley flatlands. It is also has superior access because of better maintained dirt roads. LS-2 and the subject have similar steep mountainous topography and lack utilities. A downward adjustment to LS-2's sale price is warranted to reflect the superior location and access.

LS-3 is 103.14 acres of vacant land located south of the subject along Wilcox Ranch Rd., north of the intersection with Pond Peak Rd., and south of the intersection with Left Hand Canyon Rd. LS-3 sold on 10/28/2021 for \$70,000. LS-3 is superior in access because of better maintained dirt roads. LS-3 and the subject have similar mountainous topography and lack utilities. A downward adjustment to LS-3's sale price is warranted to reflect the superior access.

In conclusion, the properties are overall considered similar and provide a range of value from \$70,000 to \$90,000, with most weight put on LS-1's value of \$70,000.

WASHOE COUNTY APPRAISAL RECORD



APN: 076-520-08

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 1405 RODERO RD WASHOE COUNTY Database WASHOE NBHD MAEJ Appr SGW Exemption AV|Exemption  
 Owner TEXAS LAND & CATTLE CORP Printed 2/1/2023 Monte Cristo  
 5560 S FORT APACHE RD STE 100 LAS VEGAS, NV 8914 Tax District 9400  
 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	65,000				65,000	22,750	Land Value	65,000			
2023 NR	65,000				65,000	22,750	Building Value				
2022 FV	35,000				35,000	12,250	XFOB Value				
2021 FV	47,500				47,500	16,625	Obsolescence	0			
2020 FV	35,000				35,000	12,250	Taxable Value	65,000			
2019 FV	28,000				28,000	9,800	Total Exemption				
2018 FV	20,000				20,000	7,000					

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
<b>Building Notes</b>		<b>Building Cost Summary</b>
		Building RCN
		Depreciation
		Building DRC
		Extra Feature DRC
		Building Obso
<b>Building Name</b>		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	None	
120	Vacant, single family	GR	1	ST	65,000.00					65,000		5,172,750	Sewer	Unpaved	None	
												118.750	Street	Unpaved		
												120	SPC			

WASHOE COUNTY APPRAISAL RECORD

APN: 076-520-08

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Owner TEXAS LAND & CATTLE CORP  
 Keyline Description MONTE CRISTO RANCH 1 LT 95

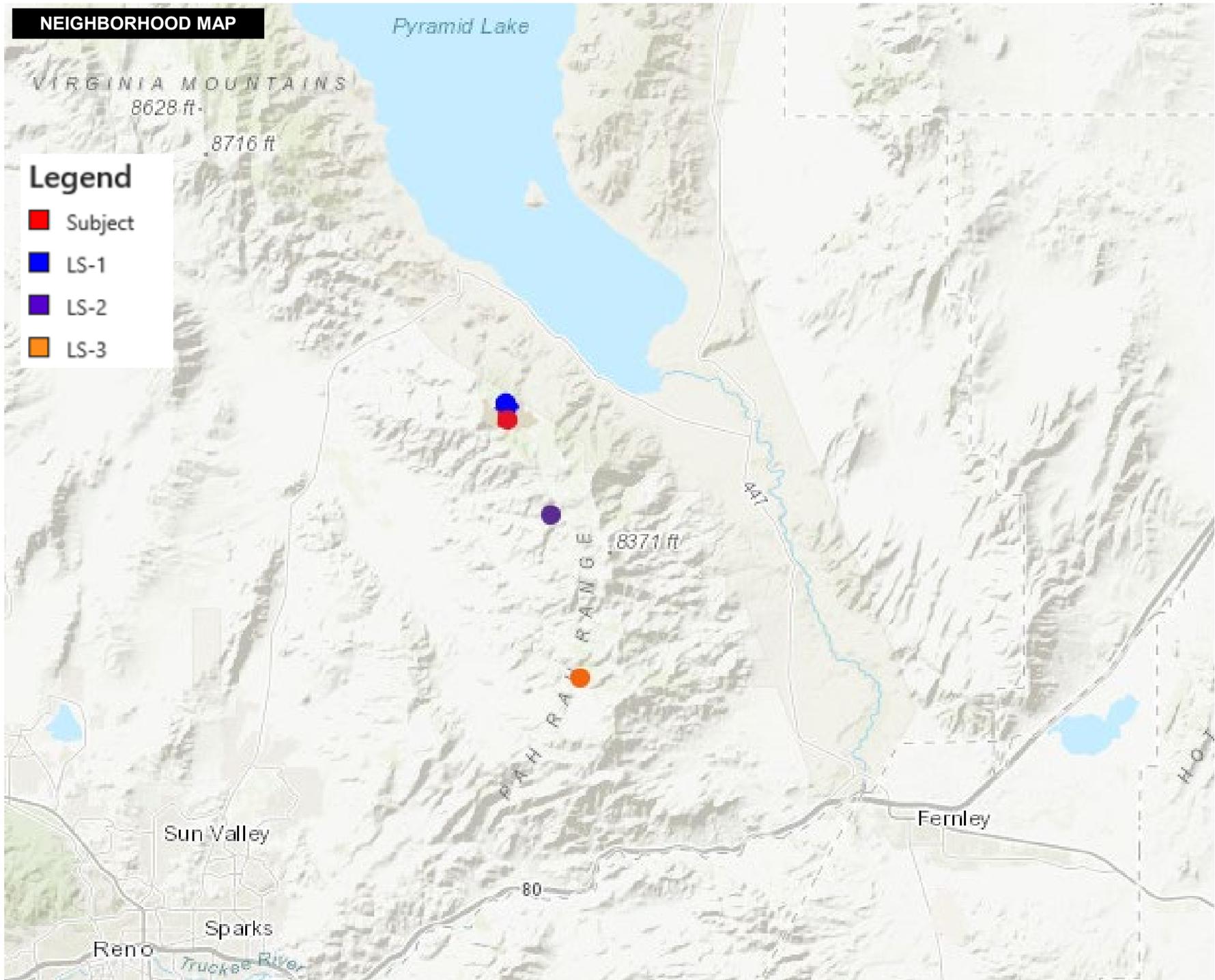
NBHD MAEJ Monte Cristo

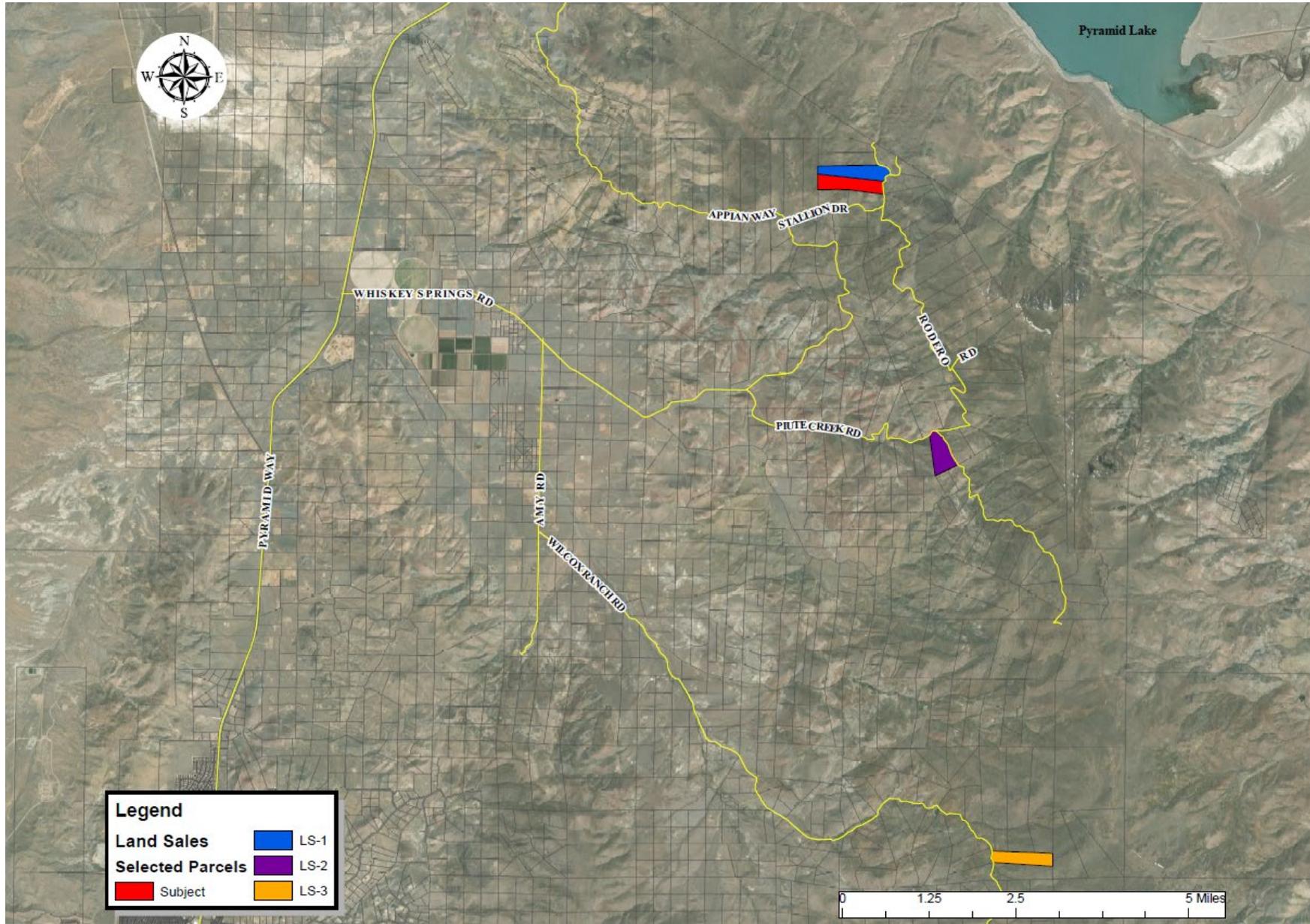
Appr SGW

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	
UNITED HOLDINGS CORPORAT	4025368	7/26/2011		0	3BGG	
UMBAUGH, EVELYN G	2935151	10/3/2003	100	25,000	1G	
	2383430	9/24/1999	120	26,739	3BF	
	CHK	10/9/1997	120	25,900	2D	
	CHK	9/1/1989	120	13,400	1GCR	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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

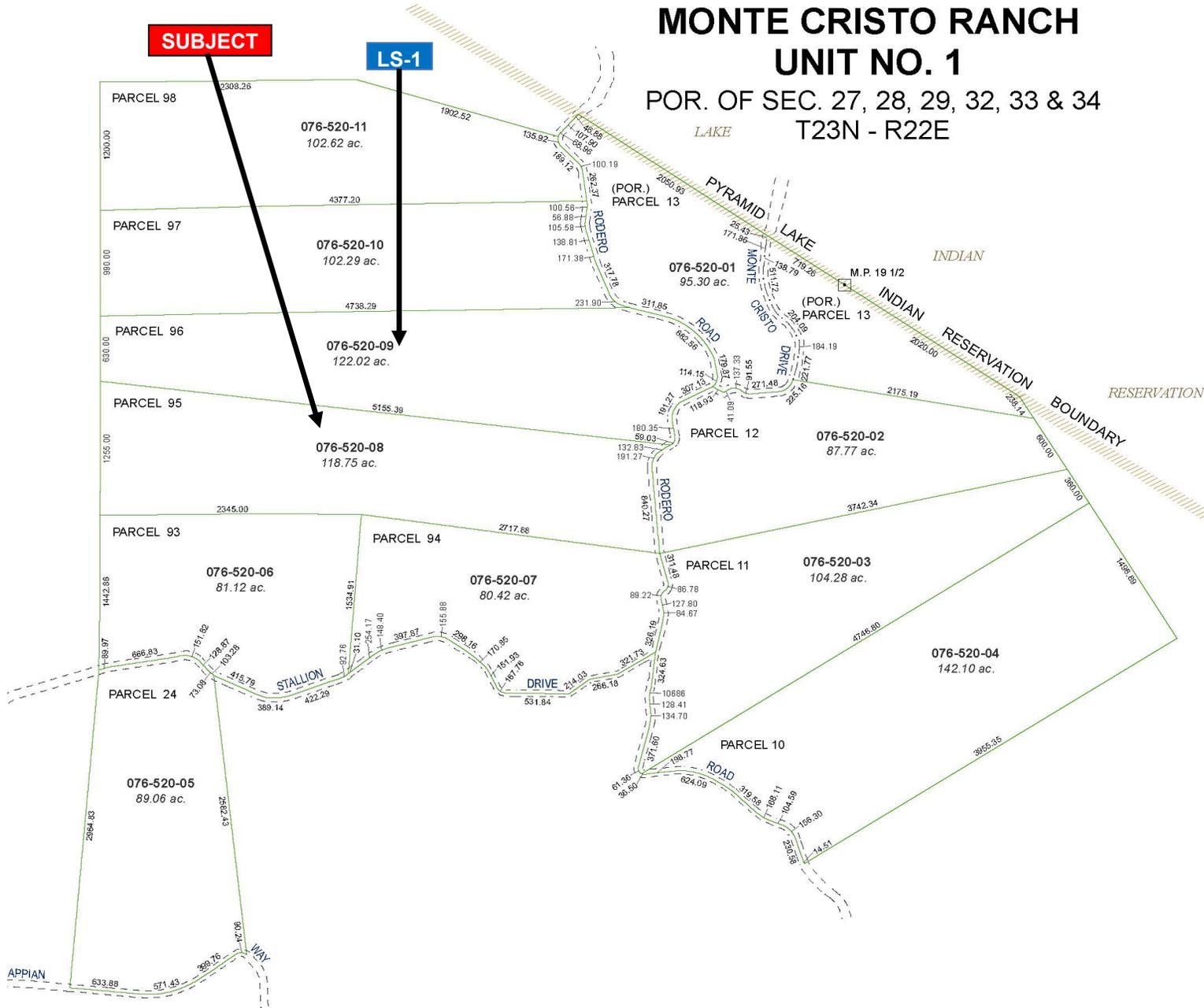
**NEIGHBORHOOD MAP**





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

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



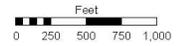
Assessor's Map Number

**076-52**

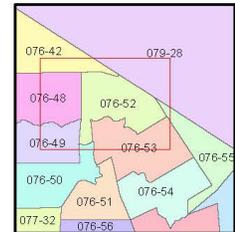
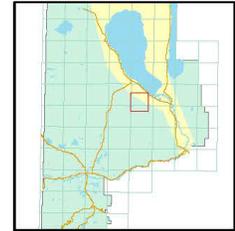
STATE OF NEVADA  
**WASHOE COUNTY  
ASSESSOR'S OFFICE**

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**

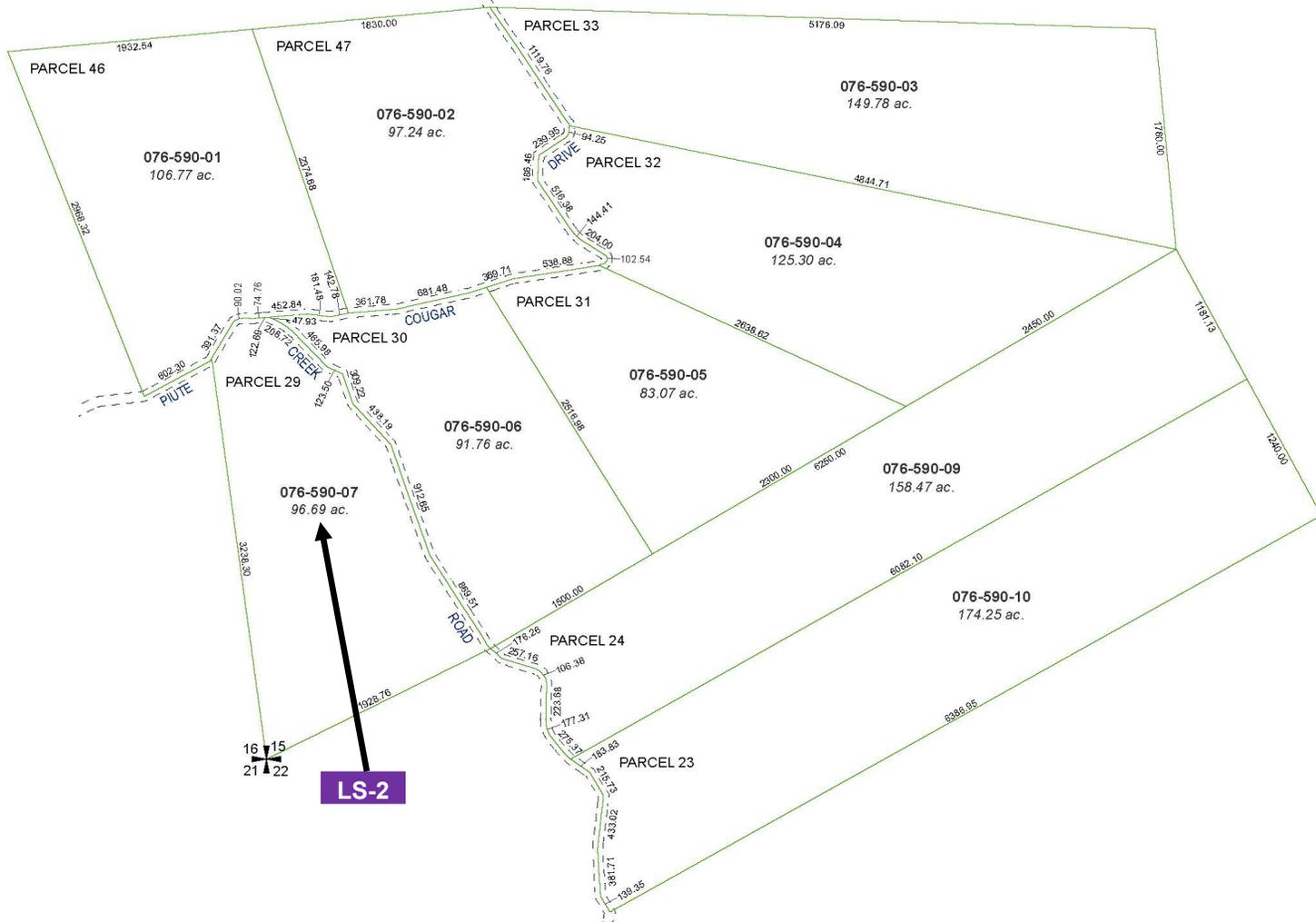
last updated: \_\_\_\_\_

area previously shown on map(s) \_\_\_\_\_

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent

# MAP OF DIVISION INTO LARGE PARCELS # 40 MONTE CRISTO RANCH - UNIT NO. 2

PORTIONS OF SECTIONS  
9, 10, 11, 14, 15, 16 & 22  
T22N - R22E



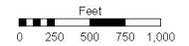
Assessor's Map Number

**076-59**

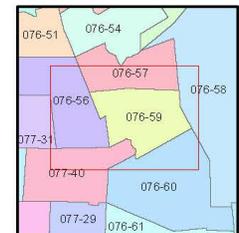
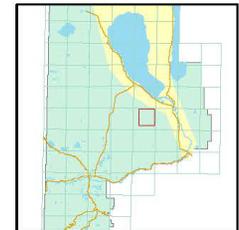
STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**

Joshua G. Wilson, Assessor

1001 East Ninth Street  
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1 inch = 1,000 feet



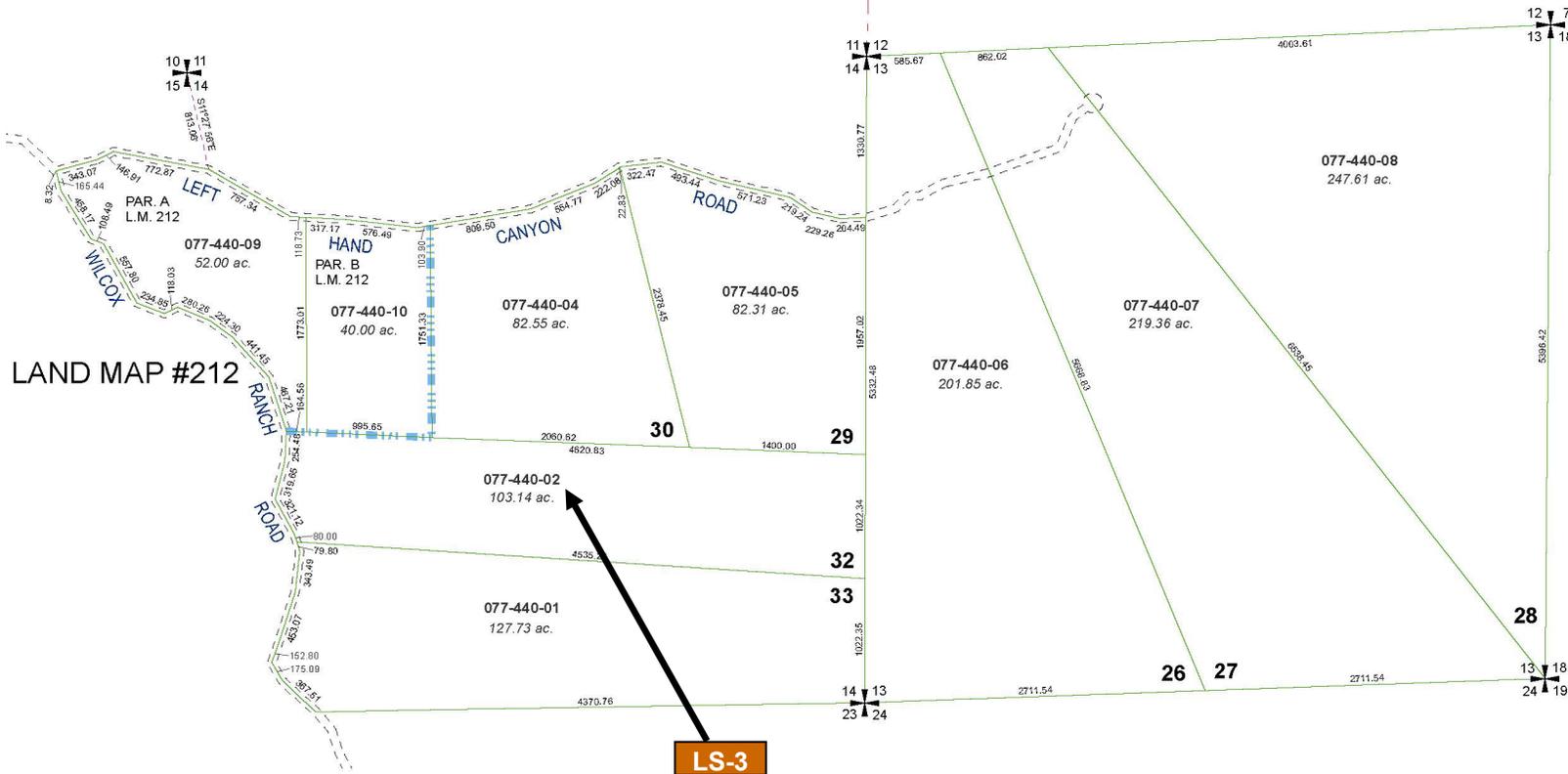
created by: TWT 5/19/2011

last update: \_\_\_\_\_

area provisionally shown on map(s)

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

SEC. 13 & PORTION OF SECTIONS 14 & 15  
T21N - R22E

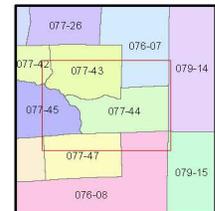
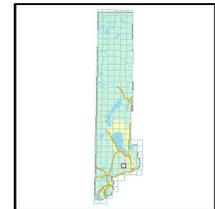


Assessor's Map Number  
**077-44**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor  
1001 East Ninth Street  
Building D  
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Feet  
0 250 500 750 1,000  
1 inch = 1,000 feet



created by: TWT 5/4/2011  
last updated: \_\_\_\_\_  
area previously shown on map(s) \_\_\_\_\_