

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 20-0009A
Hearing Date _____
Tax Year 2020

APN: 232-651-07

Owner of Record: MELISSA TRUST

Property Address: 7688 STONE BLUFF WAY

Square Feet (Inc Finished Bsmt) 2,034

Built / WAY: 2005

Parcel Size: 0.06 AC

Description / Location: The subject property is a 2,034 sf residential condominium located in the easterly portion of Somerset in Reno's northwest.

2020/21 Taxable Value:	Land:	\$67,700
	Improvements:	\$189,559
	Total:	\$257,259
	Taxable Value / SF	\$126

Sales Comparison Approach: Indicated Value Range \$394,000-\$385,000
Indicated Value Range / S \$189-\$194

Conclusions: Taxable value does not exceed full cash value.



ASSESSOR'S EXHIBIT I
10 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$67,700	\$23,695	Txble
IMPROVEMENTS:	\$189,559	\$66,346	\$/SF
TOTAL:	\$257,259	\$90,041	\$126

HEARING: 20-0009A
 DATE: _____
 TIME: _____
 TAX YEAR: 2020
 VALUATION: Reappraisal

OWNER: MELISSA TRUST

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	QC	STRY	Beds	Baths	Built	Sale Date	Sale Price	Sale \$/SF
	232-651-07	7688 STONE BLUFF WAY	0.06	AC	2,034	471			R30	2	4	3	2005	12/06/2012	\$181,900	\$89

IMPROVED SALES

SALE	#	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	QC	STRY	Beds	Baths	Built	Sale Date	Sale Price	Sale \$/SF
IS-1	232-651-14	7660 STONE BLUFF WAY	0.06	AC	2,034	471				R30	2	4	2 \ 1	2005	05/01/2019	\$394,000	\$194
IS-2	232-551-08	1678 SPRING HILL DR	0.06	AC	2,034	471				R30	2	3	2 \ 1	2005	08/30/2019	\$385,000	\$189
IS-3	232-661-06	7665 PEBBLESTONE WAY	0.07	AC	2,034	471				R30	2	3	3 \ 0	2005	03/29/2019	\$385,000	\$189
IS-4																	
IS-5																	

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis

RECOMMENDATIONS/COMMENTS:

UPHOLD: **X** REDUCE:

The subject property is a single family residence located in the "Village" neighborhood of the Somerset community in northwest Reno. All comparable sales are the same size, quality, location and year built as the subject. All are duet style homes with no land adjustments.

The sales indicate a range of \$189 to \$194 per square foot which is more than the subject's value of \$126 per square foot. Based on these sales, the taxable value does not exceed cash value and it is recommended that the taxable value be upheld.

PREPARED BY: Stephanie Mansfield, Appraiser

REVIEWED BY: Gail Vice, Senior Appraiser

Neighborhood:		FADA		Sale Dates Searched		07/01/2018		thru		06/30/2019					
Reappraisal Year 2020 Appraiser GSUTHERLAND Date 08/21/2019 <div>Print & Save Final Allocation</div>		Allocation Data				Time Adj. Median Sales By Qtr		TV/SP Ratio	Sales > 1.0	# Qtr Sales	Yrly Chng	Qtrly Chng			
		Sale Count:		17		2016 Qtr 3:		None	NA	0	0				
		Time Adj. Median Sale Price:		\$373,262		2016 Qtr 4:		None	NA	0	0				
		COD Sales:		6.61		2017 Qtr 1:		None	NA	0	0				
		Median SP @:		0.18 \$67,187		2017 Qtr 2:		None	NA	0	0				
		Rounded Land Value:		\$67,200		2017 Qtr 3:		None	NA	0	0				
						2017 Qtr 4:		None	NA	0	0				
		Misc Data				2018 Qtr 1:		None	NA	0	0				
		Current TV Land Median:		\$61,400		2018 Qtr 2:		None	NA	0	0				
		% Change From Current Land TV:		9.45%		2018 Qtr 3:		\$379,777	63.71%	0	2				
				2018 Qtr 4:		\$332,200	70.35%	0	4			-12.53%			
		Time Adj.	Min	Max	Monthly	2019 Qtr 1:	\$390,887	63.75%	0	3			17.67%		
		Sales Price:	293,949	415,854	% Time	2019 Qtr 2:	\$374,748	62.93%	0	8			-4.13%		
		Bldg SqFt:	1526	2106	Adjustment	2019 Qtr 3:	None	NA	0	0					
		Land Size (ac)	0.06	0.10	0.50%	2019 Qtr 4:	None	NA	0	0					
Total Median Sales % Change:													-1.32%		
APN	Location	WAY Built	Qual Class	Sale\List Date	Sale\List Price	Time Adj Sale Price	Bldg SqFt	Price/ SF	Neigh Code	Land Size	Influ1 Code	Influ1 Pct	Influ2 Code	Influ2 Pct	
232-554-05	1673 CLOVER HILL TRL	2005	R30	10/05/2018	\$305,000	\$318,438	1526	\$209	FADA	0.06					
232-552-10	1648 LONE OAK TRL	2005	R30	06/27/2019	\$350,000	\$350,172	1526	\$229	FADA	0.06					
232-442-08	7628 STONE BLUFF WAY	2005	R30	08/22/2018	\$340,000	\$357,439	1851	\$193	FADA	0.06					
232-682-13	1632 SPICEWOOD CIR	2005	R30	04/04/2019	\$368,000	\$373,262	1851	\$202	FADA	0.09					
232-682-08	1628 SPICEWOOD CIR	2005	R30	05/31/2019	\$375,000	\$376,849	1851	\$204	FADA	0.09					
232-651-08	7684 STONE BLUFF WAY	2005	R30	12/21/2018	\$285,000	\$293,949	1882	\$156	FADA	0.06					
232-444-04	1624 LONE OAK TRL	2005	R30	06/27/2019	\$345,000	\$345,169	1882	\$183	FADA	0.06					
232-681-07	1613 SPICEWOOD CIR	2005	R30	06/28/2019	\$362,500	\$362,620	1882	\$193	FADA	0.06					
232-661-07	7675 PEBBLESTONE WAY	2005	R30	07/11/2018	\$380,000	\$402,116	2034	\$198	FADA	0.07					
232-445-04	1623 LONE OAK TRL	2005	R30	12/13/2018	\$335,000	\$345,961	2034	\$170	FADA	0.07					
232-672-05	1648 SPICEWOOD CIR	2005	R30	12/27/2018	\$370,000	\$381,252	2034	\$187	FADA	0.08					
232-444-07	1606 LONE OAK TRL	2005	R30	01/18/2019	\$335,000	\$343,978	2034	\$169	FADA	0.07					
232-661-06	7665 PEBBLESTONE WAY	2005	R30	03/29/2019	\$385,000	\$390,887	2034	\$192	FADA	0.07					
232-651-14	7660 STONE BLUFF WAY	2005	R30	05/01/2019	\$394,000	\$397,885	2034	\$196	FADA	0.06					
232-682-07	1616 SPICEWOOD CIR	2005	R30	05/09/2019	\$392,900	\$396,259	2034	\$195	FADA	0.09					
232-442-14	7600 STONE BLUFF WAY	2005	R30	01/18/2019	\$405,000	\$415,854	2106	\$197	FADA	0.10					
232-651-06	7692 STONE BLUFF WAY	2005	R30	06/10/2019	\$375,000	\$376,234	2106	\$179	FADA	0.07					
A 0.5% Per Month Upward Time Adjustment Has Been Applied To All Sales. These Adjusted Sale Prices Are Used In All Calculations and Projections.															
12 month duet															
Page 3 of 10															

APPRAISAL RECORD



APN: **232-651-07**

2020

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ACTIVE

Roll YR

Code

%Comp

Situs 7688 STONE BLUFF WAY RENO Database PROD NBHD FADA Appr GS Exemption AV|Exemption
 Owner MELISSA TRUST Printed 1/16/2020 Cluster Homes
 7688 STONE BLUFF WAY RENO, NV 89523 Tax District 1011
 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	NewLand		
2020 VN	67,700		189,559		257,259	90,041	Land Value	67,700			
2020 NR	67,700		189,559		257,259	90,041	Building Value	172,984	Initials/Date		
2019 FV	61,400		181,257		242,657	84,930	XFOB Value	16,575			
2018 FV	49,200		177,489		226,689	79,341	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2017 FV	42,700		177,376		220,076	77,027	Taxable Value	257,259	New Const		
2016 FV	38,000		180,698	120	218,698	76,544	Total Exemption		New Land		
2015 FV	38,000		178,025		216,025	75,609			Remainder		

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	RES	Residential	BUILDING LEVEL			BAPL	1	Base Appliance	100	EW	4	STUCCO ON FRAME	70
Occ	001	Single Family Reside	Rate Adj			BED	4	Bedrooms	100	EW	5	SIDING ON FRAME	30
Stry/Frm	02 SFR	2 Story	Lump Sum			BFLR	1	Base Flooring	100	ROOF	2	COMPOSITION SHINGLE	100
Quality	30	Average				BTHF	3	Bath - Full	100	HEAT	11	FA/AC	100
Year Built	2005		PARCEL LEVEL			FIX	14	Plumbing Fixtures	100				
WAY	2005		Lump Sum	0		FND	3	MODERATE	100				
Remodel Yr			%Obso	0.0000		LV	1	Living Units in Building	100				
% Comp	100	%DPR 22.5				SBFL	1	SLAB	100				

Sub Area							Extra Features													
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
1FL	FIRST FLOOR			916	101.37	92,854	1	CMNA	C AREA *	30	1	1	2,046.00	2001		100	2,046	2,046		
2FL	SECOND FLOOR			1,118	101.37	113,331	2	FGS2	FP GAS SGL	EBLD	1	1	4,475.00	2005		100	4,475	3,468		
CTH	CATHEDRAL CEILIN			143	22.80	3,260	3	FVPV	FW PAVERS	30	1	300	10.19	2005		100	3,056	2,368		
DRO	No Value Drawn f			44			4	WLSO	WALL STUCC	30	1	138	22.37	2005		100	3,087	2,392		
GRB	GARAGE BUILT-IN			471	26.78	12,615	5	YIMP	YARD IMPS	30	1	3	1,664.00	2005		100	4,992	3,869		
PCS	PORCH CONCRETE S			46	8.35	384	6	CMNA	C AREA *	30	1	1	865.00	2001	2016	100	865	865		
PRW	PORCH ROOF WOOD			46	16.50	759	7	CMNA	C AREA *	30	1	1	1,567.00	2004	2016	100	1,567	1,567		

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	2,689	Water	Municipal
200	Single Family Residence	PUD	1	ST2	67,700.00					67,700		Acre Size	0.062	Sewer	Municipal
												DOR Code	200	Street	Paved
												Deferment		SPC	
												CAGC	SSTC SSET SSVI		

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

APPRAISAL RECORD

APN: **232-651-07**

PAGE 2 of 1

Owner **MELISSA TRUST**

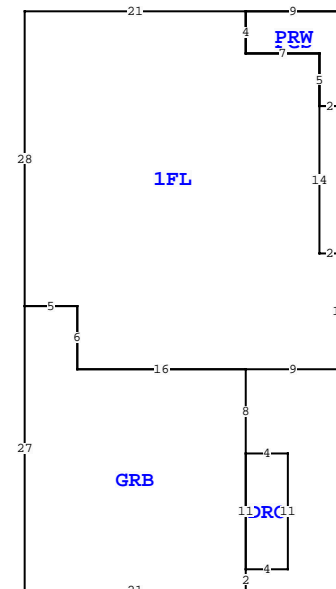
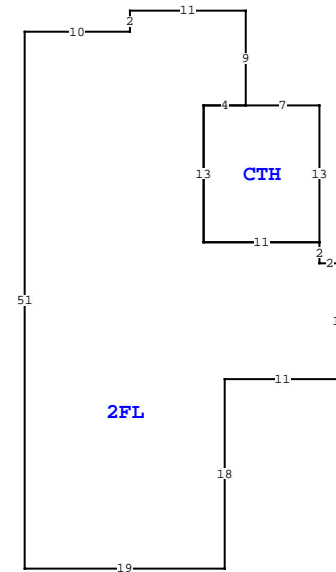
NBHD **FADA Cluster Homes**

Appr **GS**

Keyline Description **SOMERSETT TOWN CENTER RES 3 LT 137**



Activity Information						
Date	User ID	Activity Notes				
8/21/2019	GS	Re-appraisal Inspection				
6/19/2019	GS	Aerial Review				
11/20/2006	CD	Permit Inspection				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SIWARSKI, GLEN D	4761114	11/6/2017	200		0	3BGG
MELISSA TRUST	4753686	10/13/2017	200		0	3BGG
MELISSA TRUST	4753685	10/13/2017	200		0	3BGG
SIWARSKI, GLEN D	4231924	4/30/2013	200		0	3BGG
OSTER, RICHARD M & CONST	4181586	12/6/2012	200	181,900	2D	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
	LDP07-01044	COOLING		C	100%	
	LDP05-00382	SGL FAM RES		C	100%	



2020-21 Reappraisal

Neighborhood: FADA - C Duet

Appraiser: GS

Date: 08/21/19

Base Lot Value: \$67,700

Median Lot Size: 3408
SF / AC SF

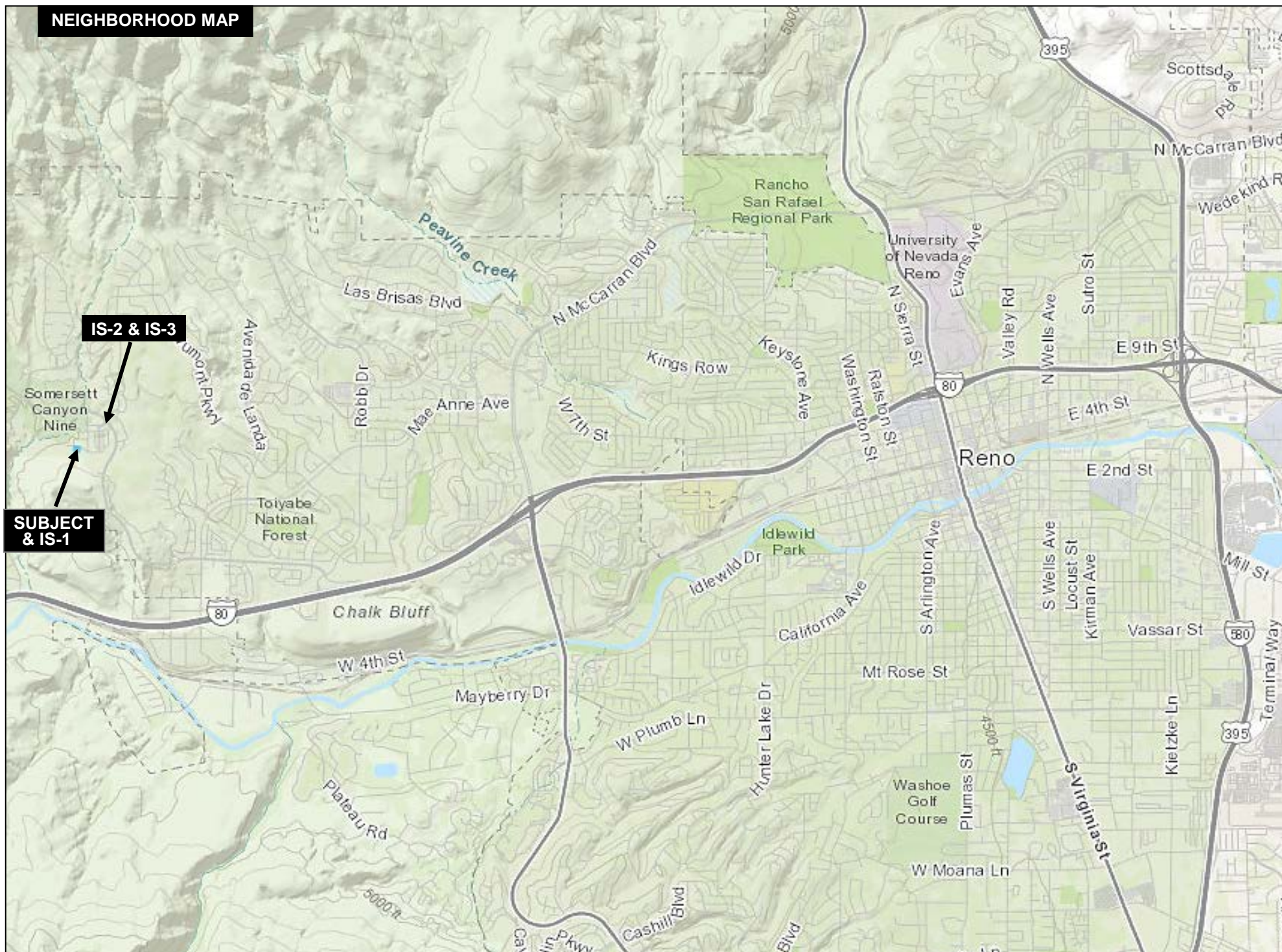
Size Adjustments for Allocation Neighborhoods

SF Range			Adjustment	Land Value	Adjustment	AC Range		
0	to	2,725	-5%	\$64,315	-5%	0	to	0.063
2,726	to	5,112	Base	\$67,700	Base	0.064	to	0.117
5,113	to	6,816	+5%	\$71,085	+5%	0.118	to	0.156
greater than		6,816	+10%	\$74,470	+10%	greater than		0.156

Notes / Other Adjustments

-5 Traffic adjustment was given for those properties that are adjacent to Somerset Parkway

NEIGHBORHOOD MAP



232-65

232-64

TRAIL

ROCK

PAINTED

232-64

652

232-44

232-06

160

232-651-01

232-651-02

232-651-03

232-651-02

4007 sf

161

232-651-05

2850 sf

232-651-06

3017 sf

232-651-07

2541 sf

232-651-08

2607 sf

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2632 sf

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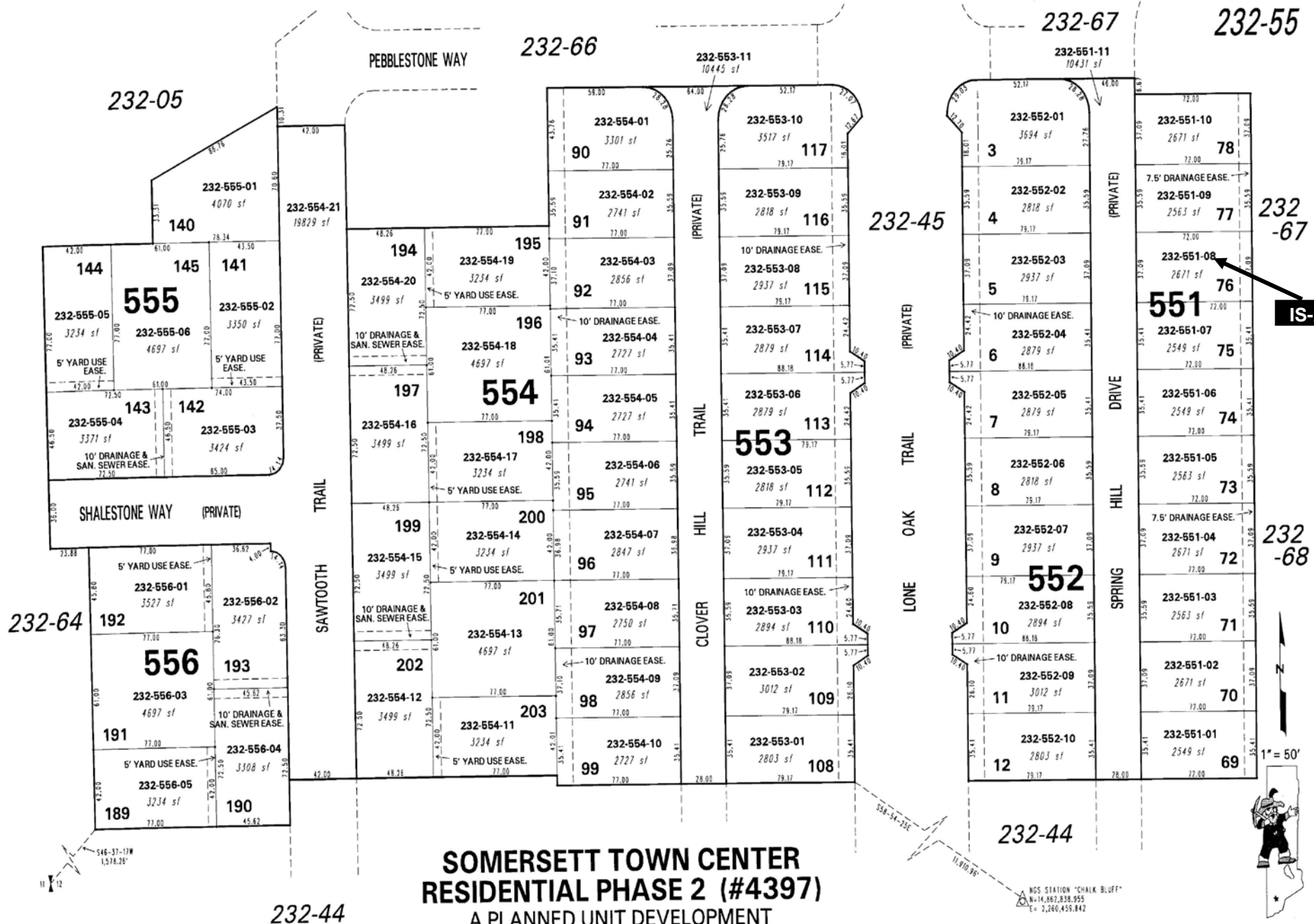
232-651-152

2547 sf

232-651-153

2547 sf

232-651-154



SOMERSETT TOWN CENTER RESIDENTIAL PHASE 2 (#4397)

A PLANNED UNIT DEVELOPMENT

POR. OF NW 1/4 SEC. 12, T19N - R18E

Office of Washoe County Assessor, Nevada - Robert W. McGowan

NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated herein.

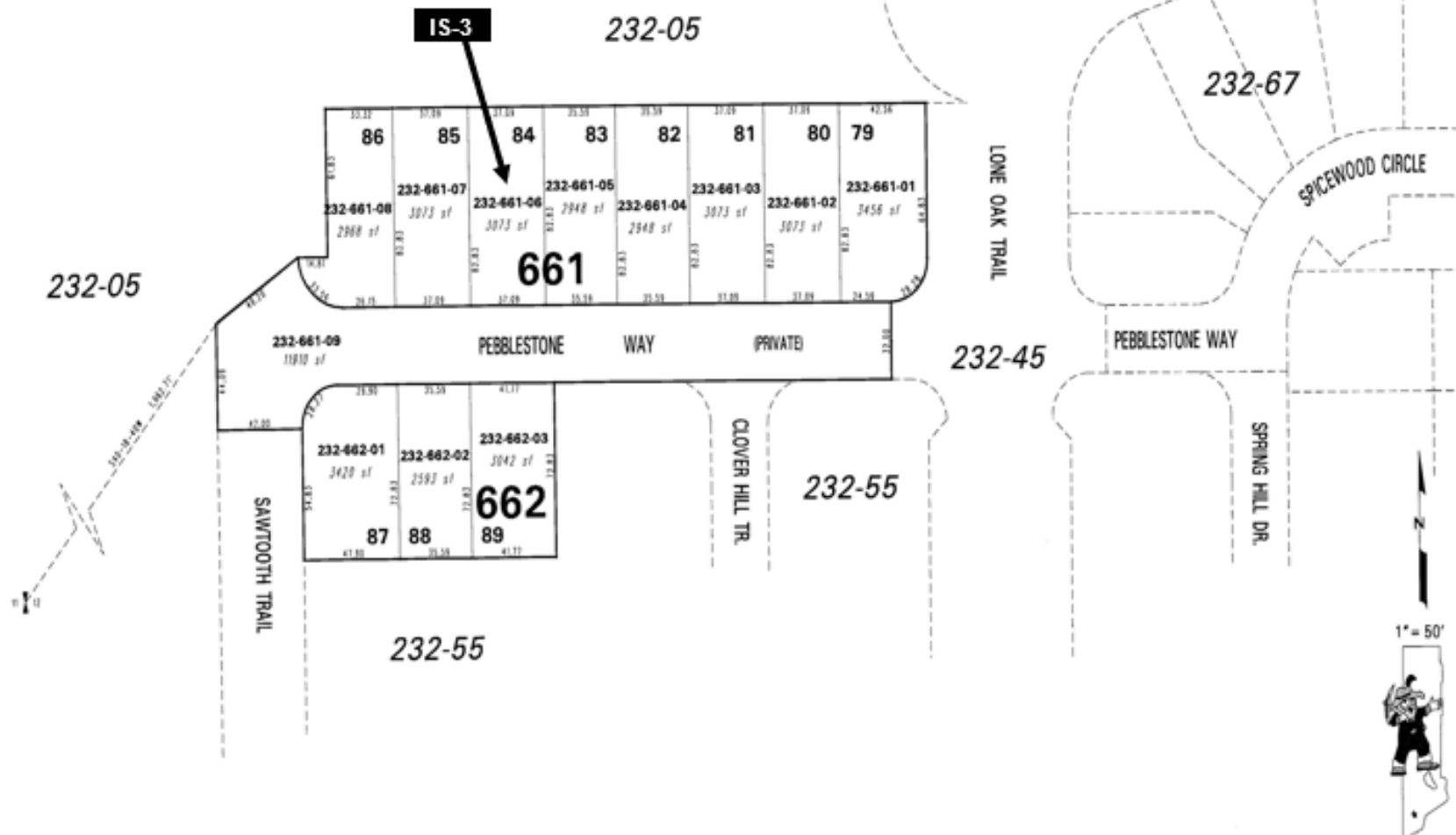
This area previously shown on 232-06

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by KSB 11/17/04
Revised KSB 12/30/04 KSB 8/29/05

ARC/INFO 9.0 WINDOWS 2000/5.0

(#4512)
**SOMERSETT TOWN CENTER
 RESIDENTIAL PHASE 4**
 A PLANNED UNIT DEVELOPMENT
 PORTION OF NW 1/4 SECTION 12
 T19N - R18E



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Office of Washoe County Assessor, Nevada - Robert W. McGowan

This area previously shown on 232-06

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by	KSR 08/25/05
Revised	
ARC/INFO 6.0 WINDOWS 2000/5.0	