

**From:** Ray Simms  
**Sent:** Friday, December 27, 2019 9:14 AM  
**To:** Ray Simms  
**Subject:** RE: 25 Bennington Court

RECEIVED  
JAN 02 2020  
WASHOE COUNTY ASSESSOR

Note, original lot purchase price included improvements e.g. rough graded entrance drive, septic system and leeching fields, utility lines extended to 5 feet outside the building line, dry sewer connection piping.

Sent from Mail for Windows 10

**From:** Ray Simms  
**Sent:** Thursday, December 26, 2019 6:50 AM  
**To:** Ray Simms  
**Subject:** RE: 25 Bennington Court

Sent from Mail for Windows 10

**From:** Ray Simms  
**Sent:** Wednesday, December 25, 2019 1:08 PM  
**To:** Ray Simms  
**Subject:** 25 Bennington Court

Washoe County Board of Equalization  
% Washoe County Assessor  
1001 E 9<sup>th</sup> Street, BLDG D  
Reno, Nevada 89512

#### Part G. Statement

The subject property is an improved residential lot located in the St. James's Village [SJV] development subdivision. All lots, regardless of size, are designated or limited to being improved by construction of a single family dwelling unit subject to terms and conditions of the

PETITIONER'S EXHIBIT B  
2 PAGES

Project Documents, Covenants, Conditions and Restrictions  
[CCR's.] Within SJV, lots are generally sized at one [1] acre or more.

See the following supporting comparable pricing generated from  
reliable sources , Developer and Realtor records.

#### Recent Lots Sold

111 Londonderry Court, 11/15/19, \$130,000  
425 Mt. Mahogany Court, 11/18/19, \$160,000  
205 Marchmont Court, 2/12/19, \$178,095  
91 Bennington Court, 4/12/19 \$182,042 \*

#### Vacant Lots Active Listings

455 Mt. Mahogany Court, \$169,000  
45 Bennington Court, \$199,000 \*  
485 Mt. Mahogany, \$199,000  
515 Mt. Mahogany, \$199,000  
41 Bennington Court, \$209,900. \*  
234 Earlham Court, \$ 219,000  
58 Bennington Court, \$239,900 \*  
37 Bennington Court, \$249,900 \*  
32 Bennington Court, \$249,900 \*  
95 Bennington Court, \$249,900 \*  
28 Bennington Court, \$269,900 \*

\*Adjacent lots to Subject on Bennington Court.

We believe an appropriate adjustment to Taxable Value - Land,  
reflecting current market conditions, is in order for 25 Bennington  
Court, APN 046-151-07

Thank you for your consideration.