

INDEX OF EXHIBITS
TO PETITION FOR REVIEW OF TAXABLE VALUATION

<i>Exhibit No.</i>	<i>Description</i>	<i>Bates-Stamp</i>	<i>Length of Exhibit</i>
1	Summary of all Available Parcels (Jan 2020)	SJV-001	1 page
2	Summary of all Available Parcels (Feb 2021)	SJV-002	1 page
3	CMA Summary Report (Vacant Land Summary Statistics)	SJV-003	1 page
4	Part D (3) – Multiple Parcel List	SJV-004	1 page
5	St. James's Village Subdivisions Map (in pink and yellow)	SJV-005	1 page

PETITIONER'S EXHIBIT B
6 PAGES

Summary of all Available Parcels

(Jan 2020)

OFFERED BY ST JAMES VILLIAGE

• 455 Mt Mahogany	519	1.04	190011925	\$169,000	
• 640 Sand Cherry Court	1010	1.01	180001718	\$180,000	
• 620 Sand Cherry Court	1011	1.05	180001721	\$185,000	
• 45 Bennington Court	323	1.44	180001685	\$199,000	
• 41 Bennington Court	322	1.51	190011931	\$209,900	
• 58 Bennington Court	309	1.46	190013200	\$239,900	
• 32 Bennington Court	316	1.62	190013205	\$249,900	
• 95 Bennington Court	330	1.36	190013199	\$249,900	
• 45 Bennington Court	323	1.44	180001685	\$199,000	<i>duplicate</i>
• 37 Bennington Court	321	2.27	190008568	\$229,900	<i>Typo. Not an SJV lot.</i>
• 28 Bennington Court	317	1.66	190013202	\$269,900	
• 600 Sand Cherry Court	1012	1.66	180001898	\$165,000	

DRAKULICH LUXURY PROPERTIES

Amanda Stefani

S.0182987

775-722-8266



Summary of all Available Parcels

(Feb 2021)

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• 58 Bennington Court	309	1.46	190013200	\$230,900
• 32 Bennington Court	316	1.62	190013205	\$249,900(Pending)
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DRAKULICH LUXURY PROPERTIES

Amanda Stefani

S.0182987

775-722-8266



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CMA Summary Report

Vacant Land Summary Statistics

High	Low	Average	Median
LP:\$276,000	\$165,000	\$213,578	\$199,000
SP:\$278,000	\$160,000	\$202,544	\$185,000

Vacant Land - Sold

Number of Properties: 14

Num	MLS #	ADD	AR	ACR	OMD	ACR	DOM	LP	LP/ACR	SP	SP/ACR
1	190008606	665 Sand Cherry Ct	Reno-Southwest Suburban	1.28	2/14/2020	1.28	249	\$267,000	\$208,593.75	\$247,000	\$192,968.75
2	190017581	4565 W Pinewild Road	Reno-Southwest Suburban	1.05	7/20/2020	1.05	236	\$199,000	\$189,523.81	\$180,000	\$171,428.57
3	180001898	600 Sand Cherry	Reno-Southwest Suburban	1.16	9/4/2020	1.16	933	\$165,000	\$142,241.38	\$160,000	\$137,931.03
4	200001770	95 Keaton Ct	Reno-Southwest Suburban	1.08	9/23/2020	1.08	224	\$205,000	\$189,814.81	\$200,000	\$185,185.19
5	200005244	154 Antigua Ct	Reno-Southwest Suburban	1.19	9/23/2020	1.19	156	\$174,900	\$146,974.79	\$175,000	\$147,058.82
6	200010615	91 Bennington Ct	Reno-Southwest Suburban	1.42	9/25/2020	1.42	50	\$276,000	\$194,366.20	\$278,000	\$195,774.65
7	180011344	150 E Willis Ln	Reno-Southwest Suburban	1.04	10/22/2020	1.04	774	\$165,000	\$158,653.85	\$160,000	\$153,846.15
8	200013883	163 Antigua Court	Reno-Southwest Suburban	1.05	10/23/2020	1.05	22	\$275,000	\$261,904.76	\$250,000	\$238,095.24
9	190010432	485 Mount Mahogany	Reno-Southwest Suburban	1.02	10/27/2020	1.02	476	\$199,000	\$195,098.04	\$185,000	\$181,372.55
10	200008388	4720 W Pinewild Road	Reno-Southwest Suburban	1.03	11/3/2020	1.03	131	\$194,900	\$189,223.30	\$185,000	\$179,611.65
11	190030235	178 Nottingham Ct	Reno-Southwest Suburban	1.00	12/2/2020	1.00	520	\$190,000	\$190,000.00	\$180,000	\$180,000.00
12	190013202	28 Bennington Court	Reno-Southwest Suburban	1.66	12/4/2020	1.66	508	\$269,900	\$162,590.36	\$255,000	\$153,614.46
13	190008548	37 Bennington Court	Reno-Southwest Suburban	2.27	12/29/2020	2.27	570	\$229,500	\$101,101.32	\$210,000	\$92,511.01
14	190012358	625 Sand Cherry Court	Reno-Southwest Suburban	1.13	12/31/2020	1.13	511	\$179,900	\$159,203.54	\$170,625	\$150,995.58
Avg				1.24		1.24	382	\$213,579	\$177,806.42	\$202,545	\$168,599.55
Min				1.00		1.00	22	\$165,000	\$101,101.32	\$160,000	\$92,511.01
Max				2.27		2.27	933	\$276,000	\$261,904.76	\$278,000	\$238,095.24
Med				1.11		1.11	362	\$199,000	\$189,373.56	\$185,000	\$175,520.11

Petition for Review of Taxable Valuation:

Part D (3)- Multiple Parcel List

APN: 156-040-14

APN: 156-040-15

APN: 156-040-09

APN: 156-141-04

APN: 156-111-23

