

ASSESSOR'S EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 26-0053
Hearing Date 2/13/2026
Tax Year 2026

126-580-25

Owner of Record: KROLICK, JOHN M & GAIL L

Property Address: 1410 TIROL DR

Square Feet (Inc Finished Bsmt) 2,664

Built / WAY: 2007

Parcel Size: 0.046 AC

Description / Location: The subject consists of a 2,664 square foot free standing condo built in 1981. It is located on Tirol Dr. in Tyrolian Village in Incline Village.



2026/27 Taxable Value:

Land:	\$270,000
Improvements:	\$587,603
Total:	\$857,603
Taxable Value / SF:	\$322

Sales Comparison Approach:

Indicated Value Range:	\$1,400,000-\$1,705,000
Indicated Value Range / SF:	\$597-\$813

Conclusions: The sales comparison approach indicates the subjects total taxable value falls well below the range and does not exceed full cash value. We recommend the taxable value be upheld.

ASSESSOR'S EXHIBIT I
15 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$270,000	\$94,500	Txble
IMPROVEMENTS:	\$587,603	\$205,661	\$/ SF
TOTAL:	\$857,603	\$300,161	\$322

HEARING:	26-0053
DATE:	2/13/2026
TIME:	TBD
TAX YEAR:	2026
VALUATION:	Reappraisal

OWNER: KROLICK, JOHN M & GAIL L

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	BSMT	BSMT	QC	STRY	Beds	Baths	Full/Hlf	WAY	Built	Sale Date	Sale Price	Sale	\$/SF
	126-580-25	1410 TIROL DR	0.046	AC	2,664	552					R50	2	4	3\1			2007				\$0

IMPROVED SALES

SALE	#	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	BSMT	BSMT	QC	STRY	Beds	Baths	Full/Hlf	WAY	Built	Sale Date	Sale Price	Sale	\$/SF
IS-1	126-570-35	1497 TIROL DR	0.046	AC	2,096	528						R35	2	3	2\1			1993	07/24/2024	\$1,705,000		\$813
IS-2	126-081-16	1088 LUCERNE WAY	0.037	AC	1,783							R30	2	3	2			1991	03/06/2024	\$1,525,000		\$855
IS-3	126-430-17	1361 ZURICH LN	0.041	AC	2,344	308						R40	3	3	2\1			1992	08/21/2023	\$1,400,000		\$597
IS-4	126-081-38	1038 LUCERNE WAY	0.037	AC	2,104							R40	2	3	2\1			1996	08/18/2023	\$1,450,000		\$689

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	126-590-04	1395 TIROL DR	0.046	AC	120	3/28/2025	\$340,000	Similar in size and Includes 2,000 SF in coverage.
LS-2	126-521-14	1209 STYRIA WAY	0.046	AC	120	10/31/2024	\$250,000	Similar in size and does not include coverage
LS-3	126-084-10	1073 LUCERNE WAY	0.037	AC	120	6/30/2023	\$450,000	Similar in size and includes 2,300 SF of offsite coverage

RECOMMENDATIONS/COMMENTS:

UPHOLD: XX

REDUCE:

See Next Page

The subject is located on Tirol Dr. in upper Tyrolian Village. The subject is located on a .046-acre lot with a home that is 2,664 square feet and a 552 square feet attached garage. The subject is a two-story home with 4 bedrooms and 3 and a half bathrooms, built in 2007.

IS-1 is located on Tirol Dr. located near the subject property in upper Tyrolian Village. It is similar in lot size to the subject. It has 528 square feet-attached garage like the subject. It is inferior to the subject in age and quality and building size.

IS-2 is located on Lucerne Way south of the subject in lower Tyrolian Village. Inferior to the subject in age, quality and size. It does not have a detached or attached garage compared to the subject.

IS-3 is located on Zurich Ln Northwest of the subject in upper Tyrolian Village. Similar in land and building size to the subject. It has a smaller attached garage than subject and is inferior in quality and age.

IS-4 is located on Lucerne Way South of the subject in lower Tyrolian Village. Inferior in land and building size, age and quality.

Overall, the improved sales are all considered inferior to the subject property and support a range of \$1,400,000 to \$1,705,000 and the subject's total taxable value of \$857,603 does not exceed full cash value.

LS-1 is a vacant land parcel located north of the subject on Tirol Dr in Upper Tyrolian Village. Parcel has steep topography that is typical in the area and has 2,000 SF of coverage.

LS-2 is a vacant land parcel that does not include coverage. Located Southwest of the subject on Styria Way in the middle of Tyrolian Village. Parcel has steep topography. This parcel is a low indicator of value due to the lack of coverage.

LS- 3 is a vacant land parcel that includes 2,300 sf of offsite coverage. Coverage would need to be transferred to build. Located South of the subject on Lucerne Way in Lower Tyrolian Village. Parcel has topography and direct access off street.

Overall, the land sales range in value from \$250,000 to \$450,000, the subject's land value of \$270,000 falls within the lower range and therefore does not exceed full cash value.

In conclusion the subject's taxable value is supported and does not exceed full cash value as we recommend the taxable value be upheld.

WASHOE COUNTY APPRAISAL RECORD



APN: **126-580-25**

2026

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 1410 TIROL DR INCLINE VILLAGE **Database** WASHOE **NBHD** PAAA **Appr** LB **Exemption** AV|Exemption
Owner KROLICK, JOHN M & GAIL L **Printed** 1/27/2026 **Tyrolian Village**
 1410 TIROL DR INCLINE VILLAGE, NV 89451 **Tax District** 5200
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		
2026 NR	270,000		587,603		857,603	300,161	Land Value	270,000			
2026 VN	270,000		587,603		857,603	300,161	Building Value	572,384	Initials/Date		
2025 FV	245,000		596,023		841,023	294,358	XFOB Value	15,219			
2024 FV	230,000		600,300		830,300	290,605	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2023 FV	200,000		564,243		764,243	267,485	Taxable Value	857,603	New Const		
2022 FV	175,000		498,073		673,073	235,576	Total Exemption		New Land		
2021 FV	150,000		488,952		638,952	223,633			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	SBFL	2	WOOD	100
Occ	001	Single Family Reside	Rate Adj			BED	4	Bedrooms	100	EW	5	SIDING ON FRAME	70
Stry/Frm	02 SFR	2 Story	Lump Sum			BFLR	1	Base Flooring	100	EW	4	STUCCO ON FRAME	30
Quality	50	Very Good				BTHF	3	Bath - Full	100	ROOF	2	COMPOSITION SHINGLE	100
Year Built	2007		PARCEL LEVEL			BTHH	1	Bath - Half	100	HEAT	1	FORCED AIR	100
WAY	2007		Lump Sum	0		FIX	17	Plumbing Fixtures	100				
Remodel Yr			%Obso	0.0000		FND	1	EXTREME	100				
% Comp	100	%DPR 28.5				LV	1	Living Units in Building	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			1,332	257.95	343,591	1	CMNA	C AREA *	30	1	1	742.00	1969		100	742	742								
2FL	SECOND FLOOR			1,332	257.95	343,591	2	FGD2	FP GAS DBL	EBLD	1	1	11,680.73	2007		100	11,681	8,352								
BLW	BALCONY WOOD			224	67.97	15,225	3	FGDV	FP GAS DIR	EBLD	1	1	5,264.20	2007		100	5,264	3,764								
GRA	GARAGE ATTACHED			552	70.85	39,110	4	FGDV	FP GAS DIR	EBLD	1	1	5,264.20	2007		100	5,264	3,764								
PCS	PORCH CONCRETE S			40	12.18	487																				
PRW	PORCH ROOF WOOD			230	28.40	6,532																				
STR	STORAGE ROOM			552	85.41	47,146																				
WDW	WOOD DECK WOOD			136	35.69	4,854																				
Gross Bldg Area 2,664 Perimeter 378 Sub Area RCN 800,536																										
Building Notes				Building Cost Summary																						
STR FP WB 126-580-25 1410 TIROL DR PERMIT # 06-3344 4 BEDROOMS 3.5 BATHS 17 FIXTURES COMP ROOF CEDAR SIDING AND STUCCO EXT SS 3/13/07 MAG 3/30/07 MAG 4/9/09 X X FP STR COVERAGE: LOT: 2,000 SF ALLOWALBE: 2,000 SF PROPOSED: 1,994 SF 7/15/13 MAG				Building RCN			800,536																			
				Depreciation			228,153																			
				Building DRC			572,384																			
				Extra Feature DRC			15,219																			
				Building Obso																						
Building Name				Total DRC			587,603																			
				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	2,001	Water	Municipal
210	Condominium or Townhouse	TA_TV	1.000	ST	270,000.00					270,000	IPES 900	Acre Size	0.046	Sewer	Municipal
												DOR Code	240	Street	Paved
												Deferment		SPC	
												CAGC	TYRV		

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

WASHOE COUNTY APPRAISAL RECORD

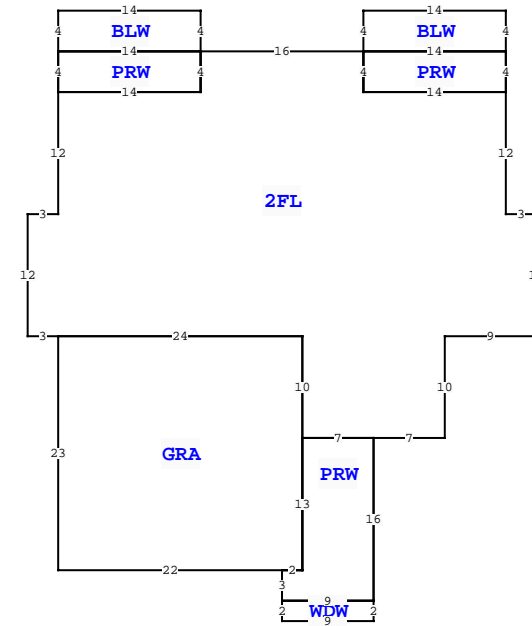
APN: **126-580-25**

PAGE 2 of 1

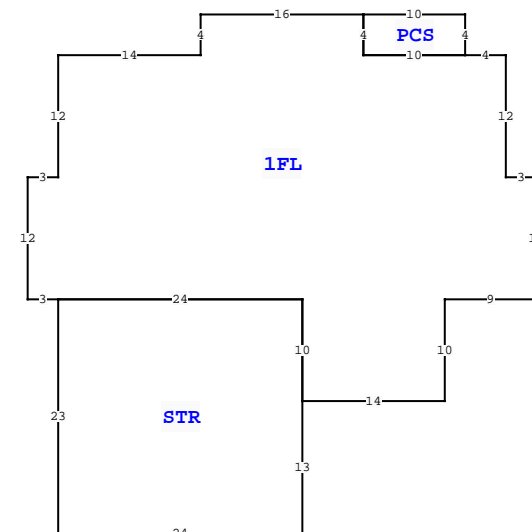
Owner **KROLICK, JOHN M & GAIL L**
 Keyline Description **ROS 4647 LOT C-208-A**

NBHD **PAAA Tyrolian Village**

Appr **LB**

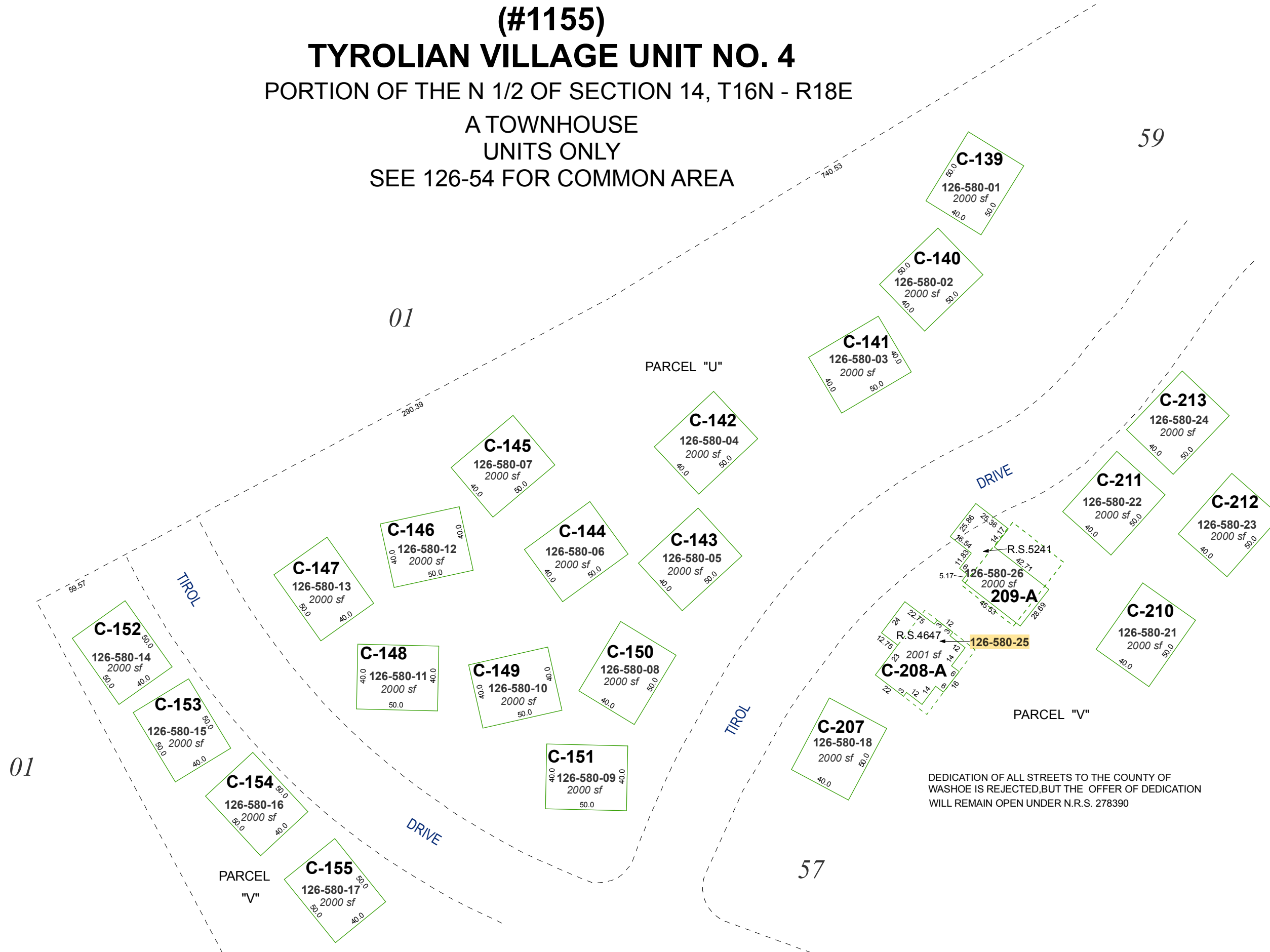


Activity Information						
Date	User ID	Activity Notes				
1/5/2026	LB	Aerial Review				
9/9/2025	AJS	Re-appraisal Review				
1/1/2015	MAG	Aerial Review				
4/4/2008	MAG	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
KROLICK, JOHN M	3620596	2/13/2008	120		0	3BGG
KROLICK, JOHN M & GAIL L	3620095	2/12/2008	120		0	3BCT
KROLICK, JOHN M & GAIL L	3609126	1/7/2008	210		0	3BCT
KROLICK, JOHN M & GAIL L	3404104	6/21/2006	210		0	3BGG
KROLICK, JOHN M & GAIL L	3304173	11/7/2005	210		0	3NTT
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
5/29/2007	07-1734	SPA		C	100%	



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(#1155)
TYROLIAN VILLAGE UNIT NO. 4
PORTION OF THE N 1/2 OF SECTION 14, T16N - R18E
A TOWNHOUSE
UNITS ONLY
SEE 126-54 FOR COMMON AREA

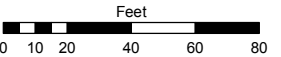


Assessor's Map Number

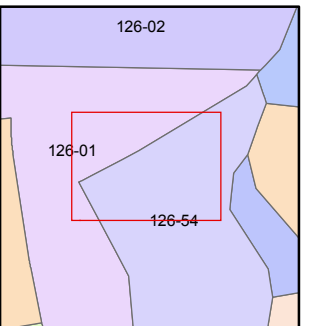
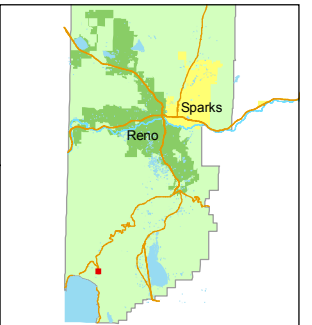
126-58

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 = 60 feet



created by: CFB 06/23/2010

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 a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.



Legend

- Subject Property(s)
- Improved Sale Parcels
- Land Sale Parcels

Appeal 26-0053

Subject: 1410 TIROL DR

2026

Coordinate System: NAD 1983 StatePlane Nevada West FIPS 2703 Feet



0 0.1 0.2 Mi

0 0.23 0.45 Km

Subject: 126-580-25 1410 Tirol Dr



IS-1: 126-570-35 1497 Tirol Dr



IS-2: 126-081-16 1088 Lucerne Way



IS-3: 126-430-17 1361 Zurich Ln



IS-4: 126-081-38 1038 Lucerne Way



LS-1: 126-590-04 1395 Tirol Dr



LS-2: 126-521-14 1209 Styria Way



LS-3: 126-084-10 1073 Lucerne Way

