

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # **17-0026**
Hearing Date **2/9/2017**
Tax Year **2017**

APN: 038-341-22

Owner of Record: ELLIOTT, EUGENE V

Property Address: 10 ZANE GREY LN

Square Feet (Inc Finished Bsmt) 1,866

Built / WAY: 1978

Parcel Size: 2.05 AC

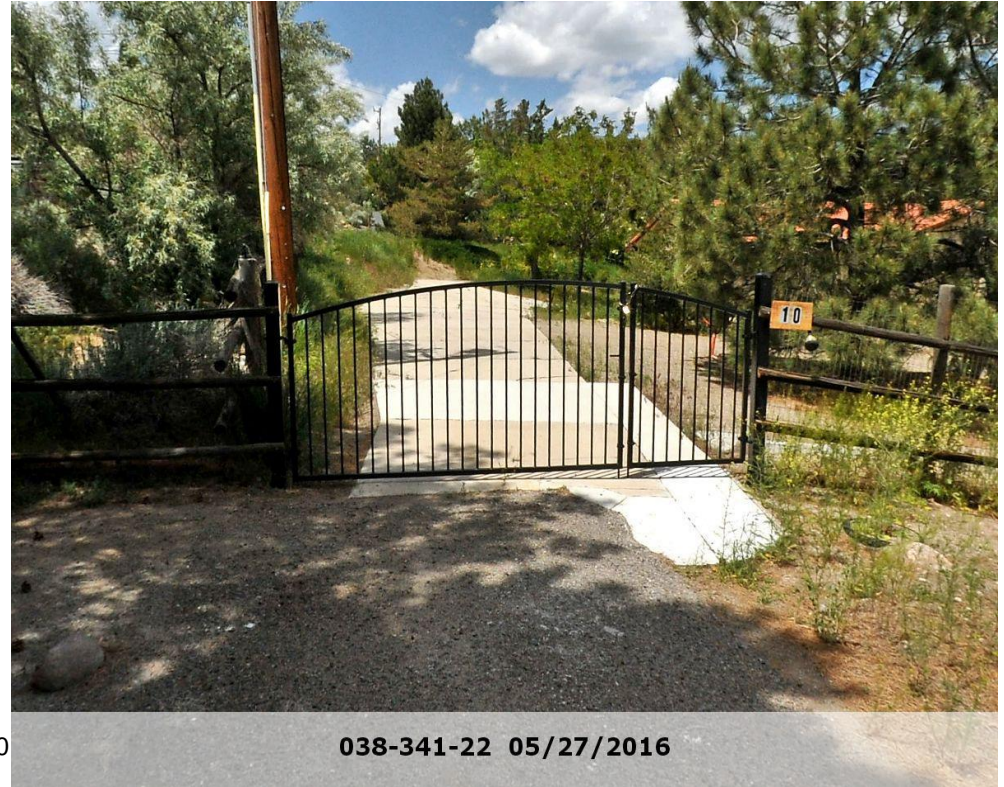
Description / Location: The subject comprises a 1,866 square foot single family home, built in 1978 on a 2.05 acre lot. The subject is located in Mogul on Zane Grey Ln just off Silva Ranch Rd.

2016/17 Taxable Value:

Land:	\$77,913
Improvements:	\$128,381
Total:	<u>\$206,294</u>
Taxable Value / SF	\$111

Sales Comparison Approach:

Indicated Value Range	\$300,000-\$475,000
Indicated Value Range / SF	\$107-\$269



Conclusions: Taxable value does not exceed full cash value. However, after heavy rain falls during December 2016 it was brought to our attention that the subject's parcel suffers from drainage issues. After a site inspection on 12/12/2016 it was determined that a -10% adjustment for drainage should be deducted from the land value. The values below reflect this adjustment.

RECOMMENDATION: Uphold Reduce X

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$71,138	\$24,898
Imps:	\$128,381	\$44,933
Total:	<u>\$199,519</u>	<u>\$69,832</u>

ASSESSOR'S EXHIBIT I
10 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$77,913	\$27,270	Txble
IMPROVEMENTS:	\$128,381	\$44,933	\$/ SF
TOTAL:	\$206,294	\$72,203	\$111

HEARING:	17-0026
DATE:	2/9/2017
TIME:	
TAX YEAR:	2017
VALUATION:	Reappraisal

OWNER: ELLIOTT, EUGENE V

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Hlf	Built WAY	Sale Date	Sale Price	Sale \$/SF
	038-341-22	10 ZANE GREY LN	2.05	AC	1,866	1,230			R35	SINGLE	4	2	1978			

IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Hlf	Built	Sale Date	Sale Price	Sale \$/SF
IS-1	038-341-25	10505 SILVA RANCH RD	1.07	AC	1,691	462			R30	SINGLE	3	2 \ 0	1978	08/08/2016	\$365,000	\$216
IS-2	038-341-04	50 BITTERBRUSH RD	1.00	AC	2,135	532			R30	SINGLE	3	2 \ 1	1978	04/25/2014	\$310,000	\$145
IS-3	038-342-09	10545 SILVA RANCH RD	1.22	AC	1,768	1344			R40	SPLIT	3	2 \ 0	1988	03/20/2015	\$475,000	\$269
IS-4	038-341-26	80 BITTERBRUSH RD	1.54	AC	1,430	546	1378		R30	BL_	3	3 \ 0	1978	11/10/2014	\$300,000	\$107

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis.

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	038-074-44	1055 E KIT CARSON	1.28	AC	LDS	12/10/2015	\$100,000	Adjusted price of \$96,799. Fair market sale of single home site in superior location with superior views however approximately 60% of the site is unbuildable due to topo.
LS-2	038-132-07	2255 WARRIOR LN	0.96	AC	LDS	8/24/2015	\$130,000	Inferior size however located in a superior location. Largely flat single home site which was rough graded.
LS-3	038-045-43	0 BRIDGE ST	1.19	AC	LDS	2/27/2015	\$175,000	Adjusted price of \$170,000. Fair market sale of a single home site in a slightly superior location although is inferior in size.

RECOMMENDATIONS/COMMENTS: UPHOLD: REDUCE: X

<p>The subject property is a single family residence built in 1978. It is of average to good quality and has 1,866 square feet of living area and 1,230 square feet of garage area. It is located on a 2.05 acre parcel in Mogul.</p> <p>IS-1 is located 0.1 miles from the subject on a smaller parcel. Similar in age but inferior in size, garage area, bedroom count and quality. Overall IS-1 is considered inferior to the subject.</p> <p>IS-2 is located 0.3 miles from the subject on a smaller parcel. It is superior in size however inferior in quality, garage size and bedroom count. Overall IS-2 is considered inferior to the subject.</p> <p>IS-3 is also located 0.3 miles from the subject on a smaller parcel. It is inferior in size and bedroom count. It is superior in garage size, quality and has outbuildings. Overall IS-3 is considered similar to the subject.</p> <p>IS-4 is located 0.4 miles from the subject on a smaller parcel. It is inferior in size, quality and bedroom count. It is inferior in garage size although has a superior finished basement and greater number of baths. Overall IS-4 is considered inferior to the subject.</p> <p>LS-1 is located 5.2 miles from the subject. It is an inferior parcel size and has topographic detriments. It is superior in location and views. Overall LS-1 is considered inferior to the subject.</p> <p>LS-2 is located 3.5 miles from the subject. It is an inferior parcel size however is located in a slightly superior location. Overall LS-2 is considered inferior to the subject.</p> <p>LS-3 is located 5 miles from the subject. It is inferior in parcel size however is location in a superior location. Overall LS-3 is considered inferior to the subject.</p> <p>In conclusion, the above improved sales range from \$107/SF to \$269/SF and provide strong evidence that the subject's taxable value does not exceed full cash value. However, after heavy rain falls during December 2016 it was brought to our attention that the subject's parcel suffers from drainage issues. After a site inspection on 12/12/2016 it was determined that a -10% adjustment for drainage should be deducted from the land value. The values below reflect this adjustment.</p>

	TAXABLE VALUE	ASSESSED VALUE
LAND:	\$71,138	\$24,898
IMPROVEMENTS:	\$128,381	\$44,933
TOTAL:	\$199,519	\$69,832

PREPARED BY: Al Holwill, Appraiser II

REVIEWED BY: Steve Clement, Senior Appraiser

Neighborhood: **FBBF**

Sale Dates Searched 7/1/2014 thru 6/30/2016

Reappraisal Year 2017 Appraiser AHOLWILL Date 8/24/2016 <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:	2			2013 Qtr 3:	None	NA	0	0					
	Time Adj. Median Sale Price:	\$420,520			2013 Qtr 4:	None	NA	0	0					
	COD Sales:	21.65			2014 Qtr 1:	None	NA	0	0					
	Median SP @:	0.15 \$63,078			2014 Qtr 2:	None	NA	0	0					
	Rounded Land Value:	\$63,100			2014 Qtr 3:	None	NA	0	0					
	Misc Data				2014 Qtr 4:	\$329,493	56.03%	0	1					
	Current TV Land Median:	\$62,669			2015 Qtr 1:	\$511,547	56.83%	0	1		55.25%			
	% Change From	0.63%			2015 Qtr 2:	None	NA	0	0					
	Current Land TV:				2015 Qtr 3:	None	NA	0	0					
	Time Adj.	Min			Max	Monthly	2015 Qtr 4:	None	NA	0	0			
	Sales Price:	329,493			511,547	% Time	2016 Qtr 1:	None	NA	0	0			
	Bldg SqFt:	1768			2808	Adjustment	2016 Qtr 2:	None	NA	0	0			
	Land Size (ac)	1.22			1.54	0.50%	2016 Qtr 3:	None	NA	0	0			
						2016 Qtr 4:	None	NA	0	0				
Total Median Sales % Change: 55.25%														
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
038-342-09	10545 SILVA RANCH RD	1988	R40	3/20/2015	\$475,000	\$511,547	1768	\$289	FBBF	1.22	TR	-10		
038-341-26	80 BITTERBRUSH RD	1978	R30	11/10/2014	\$300,000	\$329,493	2808	\$117	FBBF	1.54	TP	-5		

[Print & Save Final Allocation](#)

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.

Owner & Mailing Address:
ELLIOTT, EUGENE V
10 ZANE GREY LN
RENO, NV 89523

WASHOE COUNTY APPRAISAL RECORD

APN: 038-341-22

Card 1 of 1
Bld. 1-1



Tax District: 4011

printed: 1/27/2017

ACTIVE

4631.06

FBBF - Peavine Meadows Estates

VALUATION HISTORY								PARCEL VALUE SUMMARY				Database	Roll Year	Prior % Complete	% Complete			
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost		PROD								
							Building Value	97,018										
							Extra Feature Value	31,363										
							Land Value	77,913										
2017 NR	77,913	0	128,381	3,231	206,294	72,203												
2016 FV	77,913	0	128,311	0	206,224	72,178												
2015 FV	63,000	0	130,028	0	193,028	67,560												
2014 FV	59,850	0	127,890	0	187,740	65,709												
2013 FV	52,800	0	126,682	0	179,482	62,819												
2012 FV	52,800	0	128,464	0	181,264	63,442						Reopen	Code:					
2011 FV	71,500	0	122,320	0	193,820	67,837	FLAGS						Reappraisal					
2010 FV	88,000	0	130,015	0	218,015	76,305	Type	Value										
2009 FV	104,125	0	133,697	0	237,822	83,238	Cap Code	POQ										
2008 FV	159,572	0	133,197	0	292,769	102,469	Eligible for Form?	YES				NC / C	New Land	New Sketch				
2007 FV	82,680	0	128,601	0	211,281	73,948	Low Cap Percentage	1				By:		Date:				
2006 FV	78,000	0	131,350	0	209,350	73,272	Parcel Map	0										
BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY						
Type	Code	Description	Category	Units	Code	Description	Yr.Blt	Units	Cost.New	Tot Lump Sum Adj	28,558							
Occupancy	001	RESidential	Plumbing Fixtures	9	1FL	1FLR - FIRST FLOOR		1,866	184,977	Sub Area-RCN	233,779							
Story/Frame	01	Sgl Fam Res ~	Base Appliance From MS	1	DRO	DO - No Value Drawn for Info		1,280	0	% Incomplete	0							
Quality	35	SINGLE STORY	Living Units in Building	1	GRA	GARA - GARAGE ATTACHED		462	14,876	% Depreciation	58.50							
		Average-Good	Bedrooms	4	PCS	POR1 - PORCH CONCRETE SLAB		244	1,630	\$ Dep & Inc	136,761							
Year Built	WAY	%Comp	Year of Addn/Remodel	2	PRW	PRF1 - PORCH ROOF WOOD		244	3,738	Obso/Other Adj.	0							
1978	1978	100								Sub Area DRC	97,018							
BUILDING CHARACTERISTICS																		
Category	Code	Type	%															
Ext. Wall	2	PLYWOOD/FR ~	100															
Roof Cover	6	CONCRETE TIL	100															
Base	1	MS FLOOR ADJ	100															
Heating Type	1	FA ~ FORCED	100															
Sub Floor	2	WOOD	100															
Energy	3	MODERATE ~	100															
Foundation	3	MODERATE ~	100															
Seismic	1	SEISMIC FRAME	100															
Base Rate Adjustment				Adj.														
CCM SFR Frame				1.02000														
Local Reno Frame				1.03000														
Construction Modifiers				Adj.														
Gross Living/Building Area								1,866										
Perimeter								254										
#	Bld	Date	User ID	Activity Notes														
1	0-0	1/25/2017	mjachimow	CBE Hearing Notice														
EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																		
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes		
1	FPS1	FIREPLACE SINGLE 1 STORY	EBLD	1-1	0	0	1	4,354.74	1978		100	4,355	41.5	1,807				
2	FWCO	FLATWORK CONCRETE	30	1-1	0	0	2500	5.15	1978		100	12,870	41.5	5,341				
3	GARD	GARAGE DETACHED	35	1-1	0	0	768	33.43	1984		100	25,675	50.5	12,966				
4	LOU	LOFT TYPE U - UNFINISHED	30	1-1	0	0	512	11.36	1984		100	5,815	50.5	2,936				
5	WPRS	WELL, PRESSURE SYSEM & SEPTIC	30	1-1	0	0	1	10,498.00	1978		100	10,498	41.5	4,357				
6	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	5	1,550.00	1978		100	7,750	41.5	3,216				
7	CLE1	EVAP 3,000 CFP	30	1-1	0	0	1	1,783.00	1978	2017	100	1,783	41.5	740				
LAND VALUE		DOR Code	200	Neighborhood				4631.06	FBBF - Peavine Meadows Estates				Land Size		2.0500	Unit Type		AC
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	%	Influence 2 Code	%	Taxable Value	Land Notes					
1	200	Single Family Residence	LDS	1.00	ST		67,750.00	SZ	1.15			77,913						
															4 of 10			



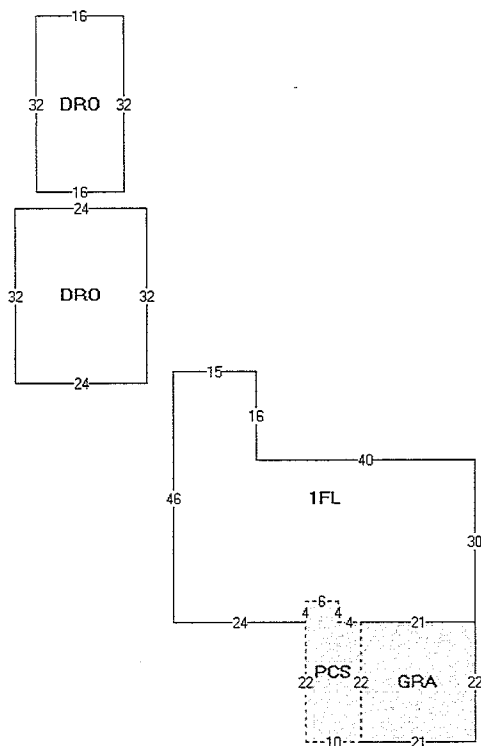
Tax District: 4011

printed: 1/27/2017

ACTIVE

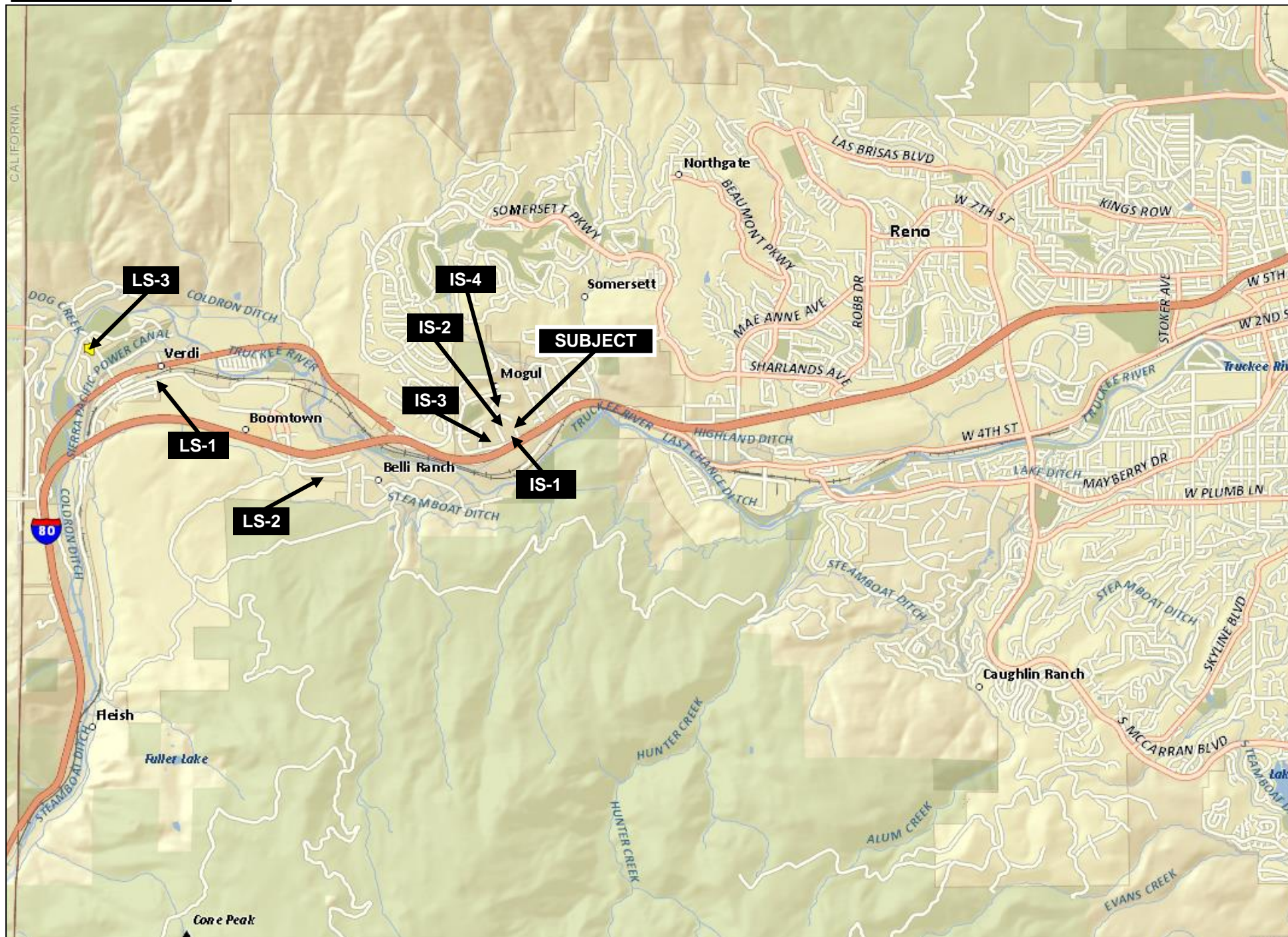
4631.06

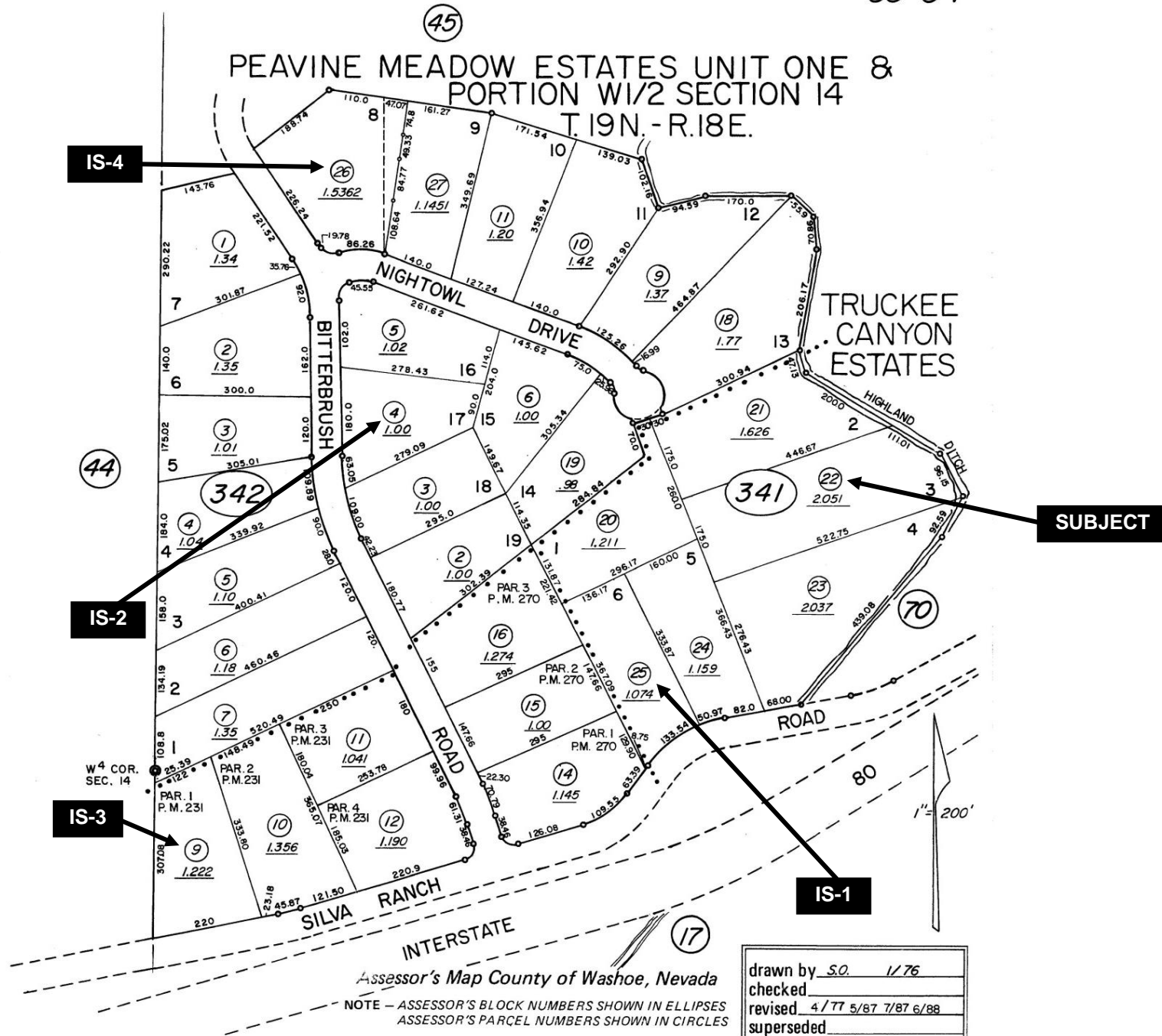
FBBF - Peavine Meadows Estates



BUILDING PERMITS									
Date	Permit #	Description	Amount	Status	% Comp	Last Visit	Appr/Results	Notes	
11/17/2009	09-2309	HEATING	0	Compl	0	12/18/09	SKS Compl	NVC	
SALES/TRANSFER INFORMATION									
Grantor		Document	Date	LUC	Verif	Terms	Sales	Notes	
ELLIOTT, EUGENE V &		4100845	4/6/2012	200	3BCT				
		570934	11/16/1978						
		CHK	11/1/1978				90,950		
#	Bld	Date	User ID	Activity Notes					
2	0-0	1/25/2017	sjack	Entering Date Scheduled					
4	0-0	9/13/2016	sjack	AERL-Pictometry Review by SLC - 05/02/2016					
5	0-0	9/1/2016	rlope	RALL BY AH - 08/23/2016					
6	0-0	5/9/2016	idiez	TMFD MERGER WITH SFPD					
7	0-0	11/6/2015	sjack	RALL BY SLC - SEPTEMBER, 2015					
8	1-1	9/30/2013	kjohn	RALL FBBF IMPROVEMENT LINE DONE 09/30/2013 BY REVIEWED-NO CHGS ON IMP					
9	1-1	9/10/2012	kjohn	RALL FBBF IMPROVEMENT LINE DONE 10/04/2012 BY JAK, LAND LINE DONE					
10	1-1	9/12/2011	sclem	REXT FBBF IMPROVEMENT LINE DONE 10/17/2011 BY JAK, LAND LINE DONE					
11	1-1	5/20/2011	SKS	DATA IMPORT NEW SKETCH					

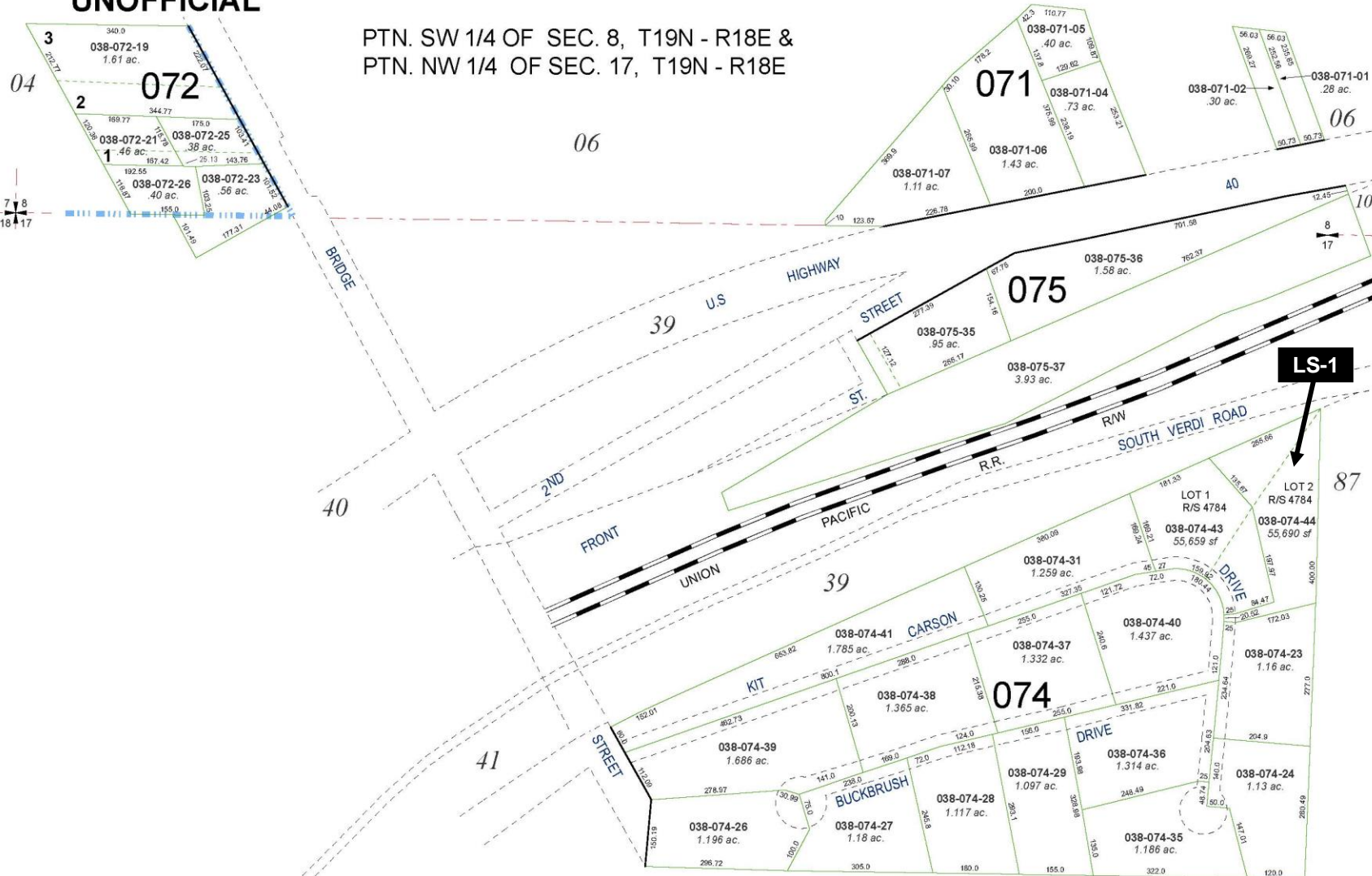
NEIGHBORHOOD MAP





KATZ ADDITION UNOFFICIAL

PTN. SW 1/4 OF SEC. 8, T19N - R18E &
PTN. NW 1/4 OF SEC. 17, T19N - R18E



Assessor's Map Number

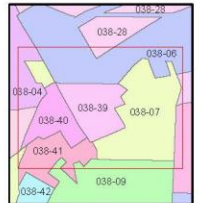
038-07

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 25 50 100 150 200
1 inch = 200 feet



created by: CFB 01/04/2011

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

(#749)
BLUE HERON PARK
SUBDIVISION UNIT 1
 PORTION S 1/2 SEC. 16,
 T19N - R18E

Assessor's Map Number

038-13

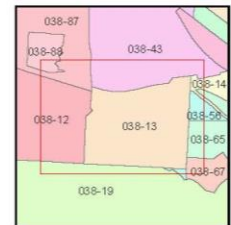
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
 Michael E. Clark, Assessor

1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 328-2231



0 75 150 225 300
 Feet

1 inch = 300 feet

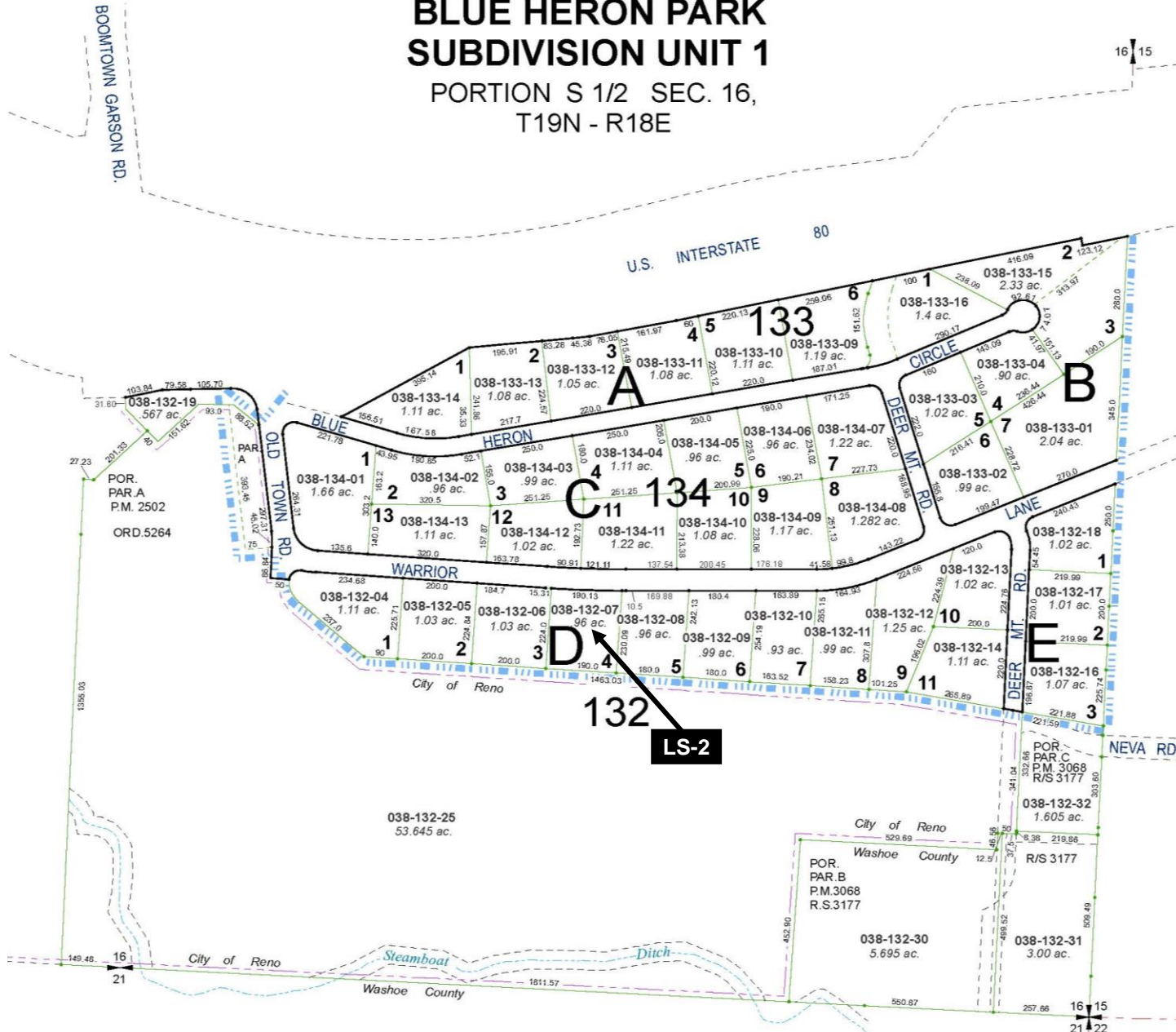


created by: CFB 09/23/2014

last updated: CFB 11/23/2015

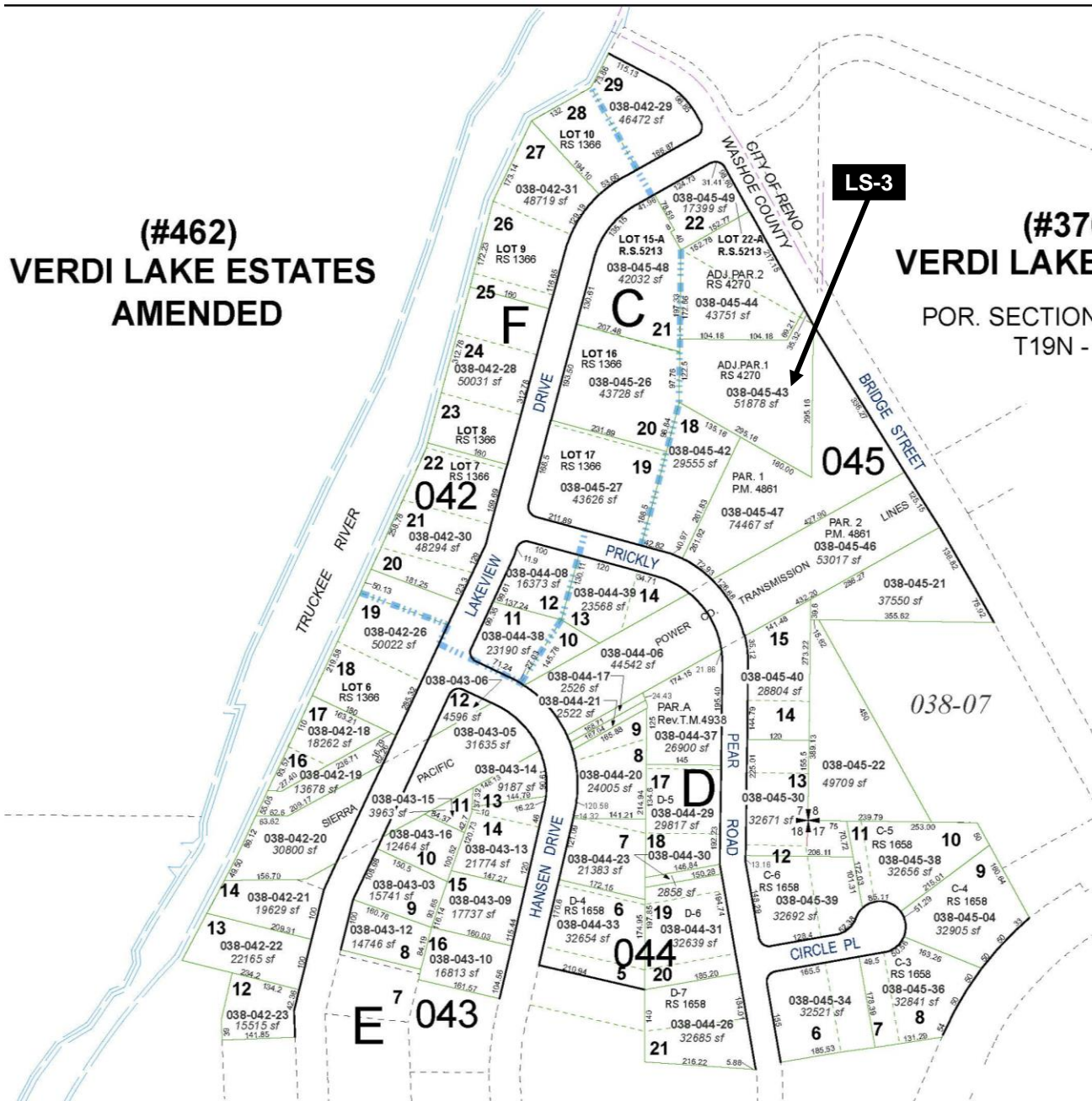
area previously shown on map(s)

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.



(#462)
VERDI LAKE ESTATES
AMENDED

(#370)
VERDI LAKE ESTATES
POR. SECTION 7,8,17 & 18
T19N - R18E



Assessor's Map Number

038-04

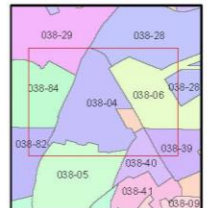
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 25 50 100 150 200

1 in = 200 ft



created by: CFB 03/26/2010

last updated: CFB 6/17/2010

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.