

**ASSESSOR'S**

**EVIDENCE**

**Washoe County Board of Equalization**  
**Appeal Summary Page - Secured Roll**

Hearing # 17-0020  
Hearing Date 02/09/2017  
Tax Year 2017

APN: 041-230-14  
Owner of Record: SHAKSTAR LLC  
Property Address: 0 UPPER RANCH RD  
Square Feet (Inc Finished Bsmt) 0  
Built / WAY: 0  
Parcel Size: 42.08 AC  
Description / Location: The subject is a 42 acre vacant residential parcel located to the south of upper Caughlin Ranch.

2017/18	Land:	\$46,294
	Improvements:	\$0
	Total:	\$46,294
	Taxable Value / SF	\$0

Sales Comparison Approach: Indicated Value Range \$46,000 - \$100,000

Conclusions: The comparable land sales reviewed in this analysis range from \$46,000 to \$100,000. All five sales are felt to be inferior in zoning and location as compared to the subject. Based on the land sales, taxable value does not exceed full cash value.

RECOMMENDATION: Uphold      xx      Reduce



**ASSESSOR'S EXHIBIT I**  
**10 PAGES**

\$0.00

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (Vacant Land)

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>		<b>HEARING:</b> 17-0020
<b>LAND:</b>	\$46,294	\$16,203	Txble	<b>DATE:</b> 02/09/2017
<b>IMPROVEMENTS:</b>	\$0	\$0	\$/ Unit	<b>TIME:</b>
<b>TOTAL:</b>	\$46,294	\$16,203	\$46,294	<b>TAX YEAR:</b> 2017
				<b>VALUATION:</b> Reappraisal

OWNER: SHAKSTAR LLC

SUBJECT							
APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
041-230-14	0 UPPER RANCH RD	42.08	AC	PUD			Vacant residential parcel above Caughlin Ranch. This property has dirt road access with steep topography.

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	079-400-18	1260 FRED'S MOUNTAIN RD	41.90	AC	GR	03/29/2016	\$62,500	Vacant residential parcel situated between Antelope Valley Rd and Red Rock Rd. Access is by dirt road. There are adjustments for power and topography. This property was listed for 30 days before it sold.
LS-2	079-400-19	1250 FRED'S MOUNTAIN RD	40.83	AC	GR	03/16/2016	\$60,000	Vacant residential parcel situated between Antelope Valley Rd and Red Rock Rd. Access is by dirt road. Adjustments are for power and topography. This property was listed several different times for approximately 12 months before it sold.
LS-3	076-310-85	815 ENCANTO DR	39.94	AC	GR	08/05/2015	\$100,000	Rectangular shaped parcel with moderate topography and paved road access. Adjustments are for lack of power. This property was listed for 30 days prior to being sold in August 2015 and is currently listed for \$150,000.
LS-4	016-730-01	0 WESTERN SKIES DR	40.00	AC	GR	12/01/2015	\$46,000	Vacant residential parcel in southeast Reno above Virginia Foothills, with relatively steep topography. Access is by dirt road. There are adjustments for topography and lack of power.
LS-5	051-400-29	0 HIDDEN VALLEY DR	40.65	AC	UT40	03/17/2014	\$99,000	Vacant residential parcel in Hidden Valley, with steep topography. Access is paved road.

RECOMMENDATIONS/COMMENTS: UPHOLD: XX

The subject property is a 42.08 vacant residential parcel located just south of upper Caughlin Ranch. The access to this parcel is on a dirt road, less than one mile from a paved road in the Caughlin Ranch neighborhood, Castle Ridge. Three of the land comparables are accessed by dirt road and include downward land adjustments such as utilities, power and access. LS-1 and LS-2 are located between Red Rock Rd and Antelope Valley Rd. approximately 10 miles from Hwy 395 exit at Red Rock Rd. LS-3 is located in a remote area northeast of Pyramid Hwy. LS-4 is in Southeast Reno above Virginia Foothills, and LS-5 is located off of Hidden Valley Dr. All five land sales are inferior in zoning and location when compared to the subject property. In addition, LS-1 through LS-4 are more difficult to access than the subject. The comparable land sales range from \$46,000 TO \$100,000 which supports the subject's total taxable value at \$46,294.

PREPARED BY: Ginny Sutherland, Appraiser

REVIEWED BY: Steve Clement, Senior Appraiser



# WASHOE COUNTY APPRAISAL RECORD 2017

APN: 041-230-14



Tax District: 1000

printed: 01/30/2017

ACTIVE

1026.10

ABAJ - The Pines

## BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

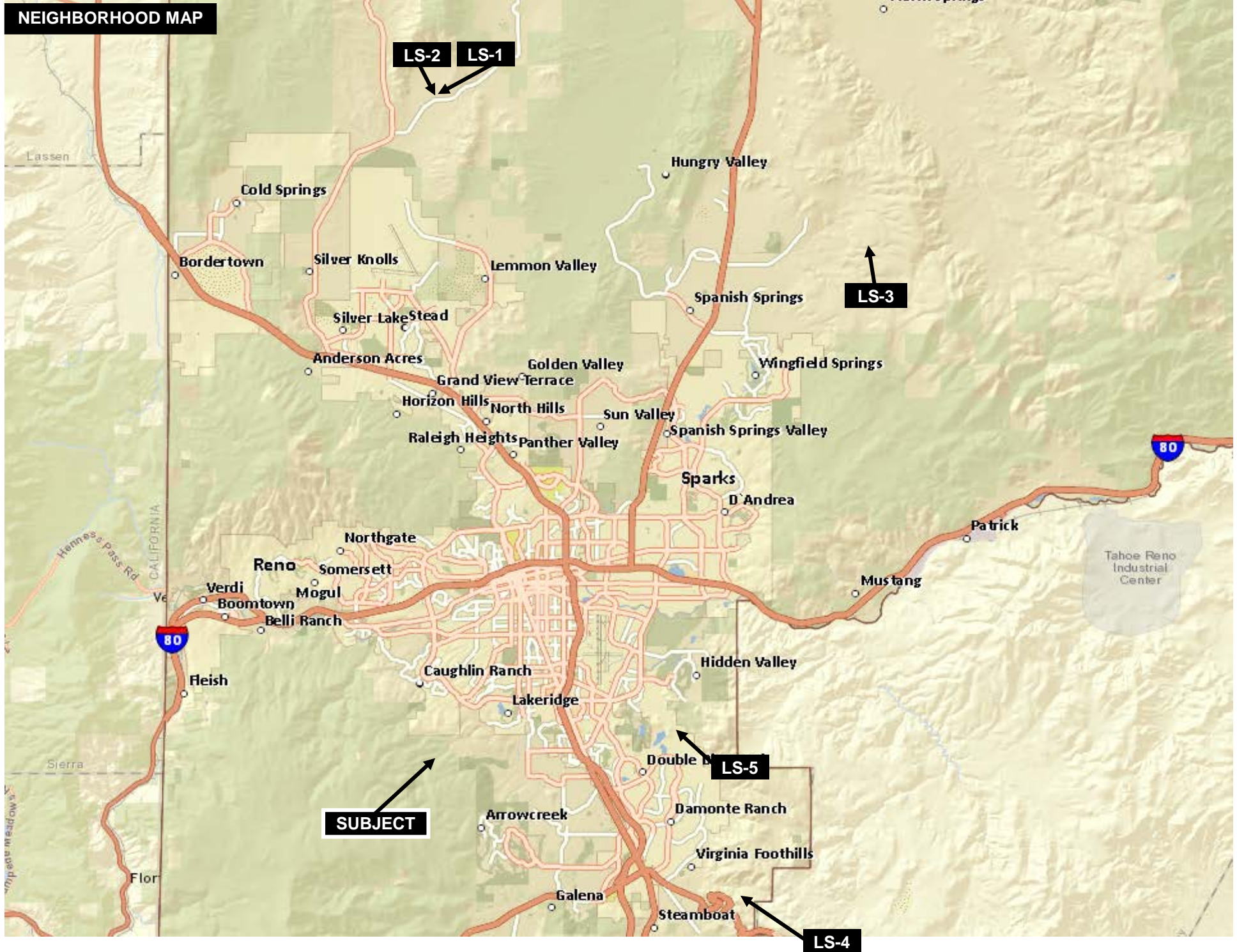
## SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
RUTTER, STEPHEN W &	3583936	10/12/2007	120	3BGG			INTO LLC
RUTTER, STEPHEN W &	3027675	04/26/2004	120	3NTT			INTO TRUST
RUTTER, STEPHEN W &	2978155	01/07/2004	120	3NTT			
	1434584	10/16/1990					
	CHK	10/01/1990	100	1GCR		300,000	
	CHK	07/01/1983	100	1G		81,000	

#	Bld	Date	User ID	Activity Notes
2	0-0	01/25/2017	sjack	Entering Date Scheduled
3	0-0	11/16/2015	sjack	REXT BY X - OCTOBER, 2015
4	0-0	11/06/2015	idiez	TAG FROM 1005 TO 1000 TMUGWB NOW SPECIAL ASSESSMENT
5	0-0	11/05/2015	sjack	REXT BY GS - OCTOBER, 2015
6	0-0	02/11/2014	sjack	DATA CBOE STIPULATION APPROVED - LAND ADJUSTED
7	0-0	10/17/2013	jjohn	REXT ABAJ IMPROVEMENT LINE DONE 10/17/2013 BY REVIEWED-NO CHGS ON IMP
8	0-0	09/21/2012	jjohn	REXT ABAJ IMPROVEMENT LINE DONE 09/21/2012 BY REVIEWED-NO CHGS ON IMP
9	0-0	10/03/2011	jjohn	RALL ABAJ IMPROVEMENT LINE DONE 10/03/2011 BY REVIEWED-NO CHGS ON IMP
10	0-0	10/26/2010	jjohn	REXT ABAJ IMPROVEMENT LINE DONE 10/26/2010 BY REVIEWED-NO CHGS ON IMP



**NEIGHBORHOOD MAP**

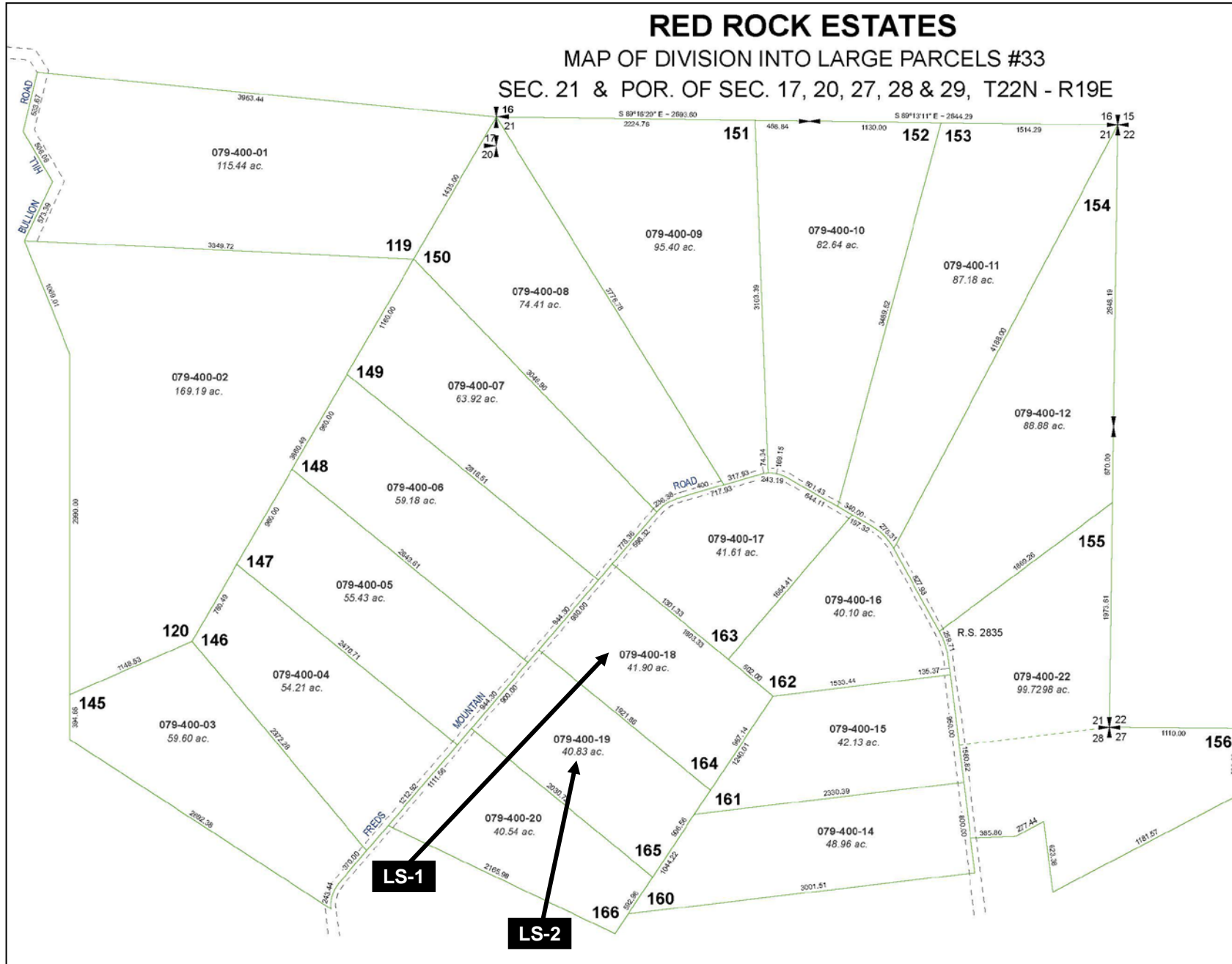




# RED ROCK ESTATES

## MAP OF DIVISION INTO LARGE PARCELS #33

SEC. 21 & POR. OF SEC. 17, 20, 27, 28 & 29, T22N - R19E



Assessor's Map Number

**079-40**

STATE OF NEVADA

**WASHOE COUNTY  
ASSESSOR'S OFFICE**

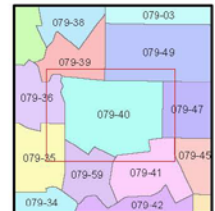
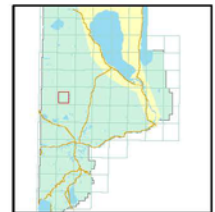
Joshua G. Wilson, Assessor

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



Feet  
0 200 400 600 800

1 inch = 800 feet



created by: TWT 3/21/2011

last updated: \_\_\_\_\_

area previously shown on map(s) \_\_\_\_\_

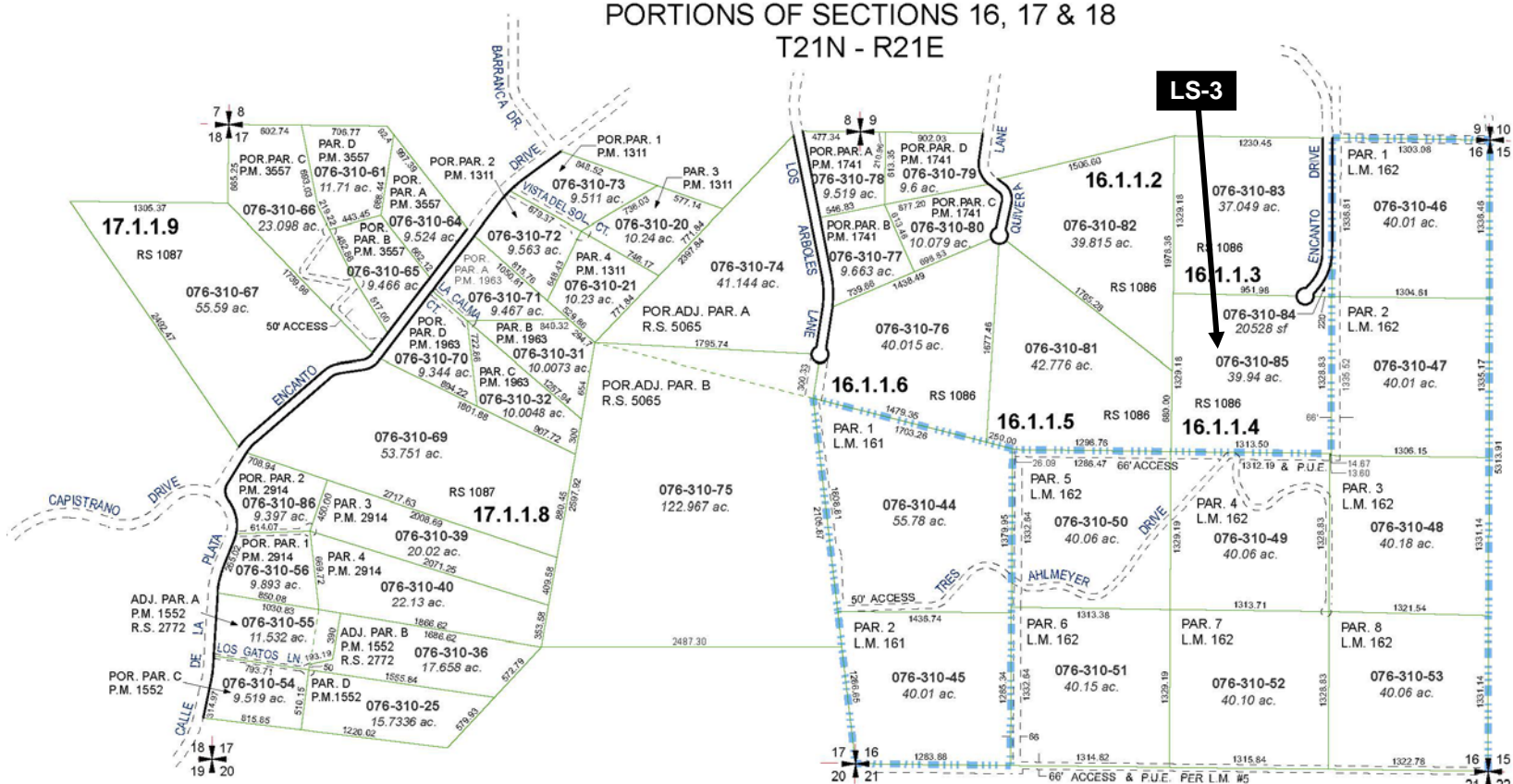
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.



## MAP OF DIVISION INTO LARGE PARCELS # 20

## MAP OF DIVISION INTO LARGE PARCELS # 5

PORTIONS OF SECTIONS 16, 17 &amp; 18



Assessor's Map Number

**076-31**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**

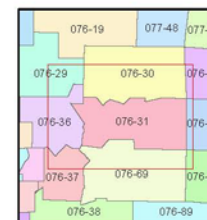
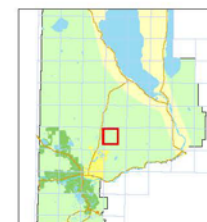
Joshua G. Wilson, Assessor

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



A horizontal scale bar with the word "Feet" centered above it. The bar is divided into four segments by three vertical tick marks. Below the bar, the numbers 0, 500, 750, and 1,000 are aligned with the tick marks. The segments between 0 and 500, and between 750 and 1,000 are black, while the segments between 500 and 750, and between 0 and 0 are white.

1 inch = 1,000 feet



created by: TWT 6/21/2011

last updated: KSB 6/20/12 KSB 6/22/12

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.

# AMENDED DIVISION OF LAND MAP NO. 25

PORTION SECTIONS 22 & 23  
T18N - R20E

Assessor's Map Number

**016-73**

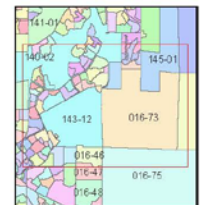
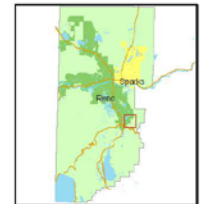
STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 326-2221



Scale  
0 1000 2000 4000 6000 8000  
Feet

1 inch = 800 feet

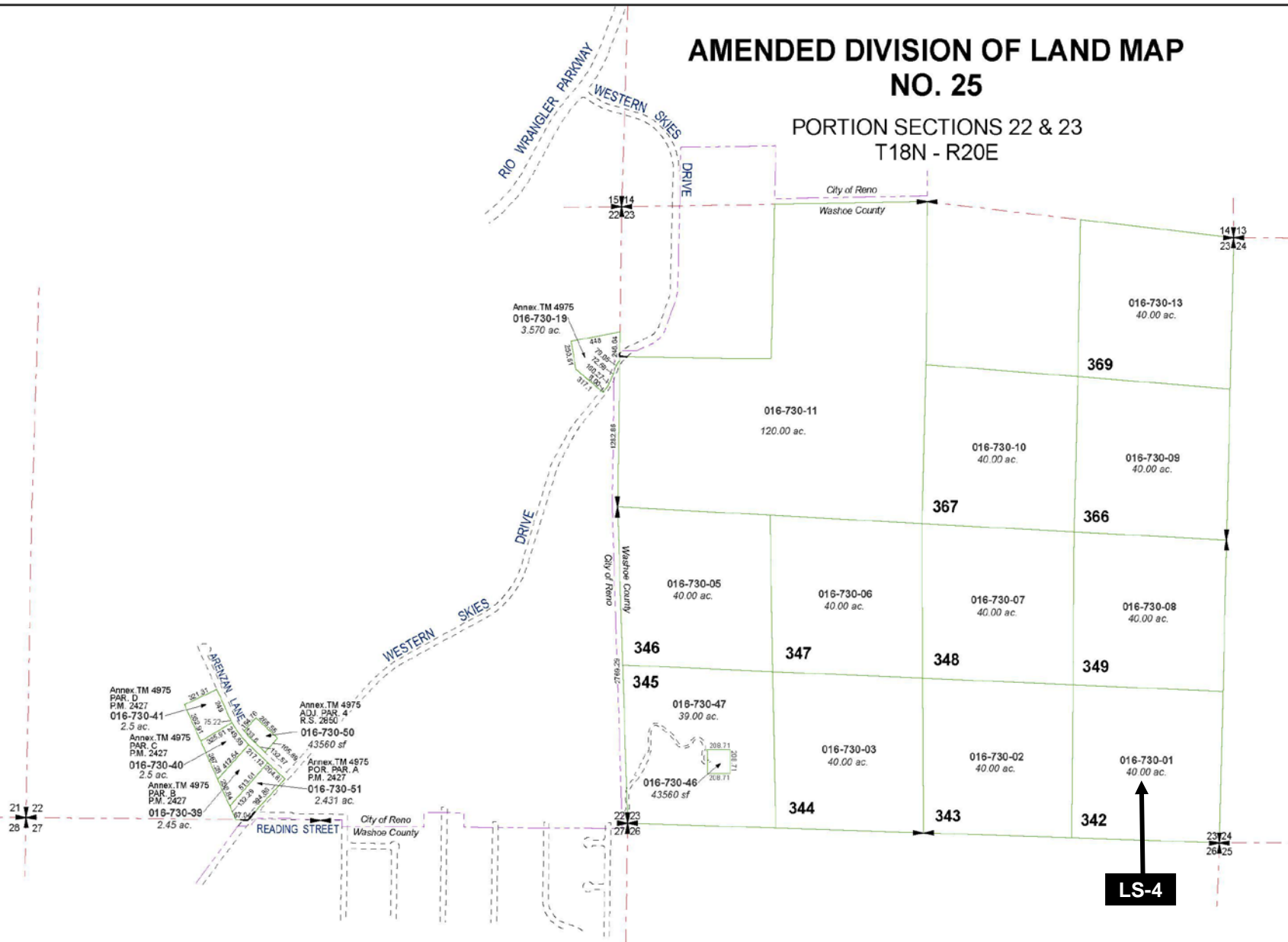


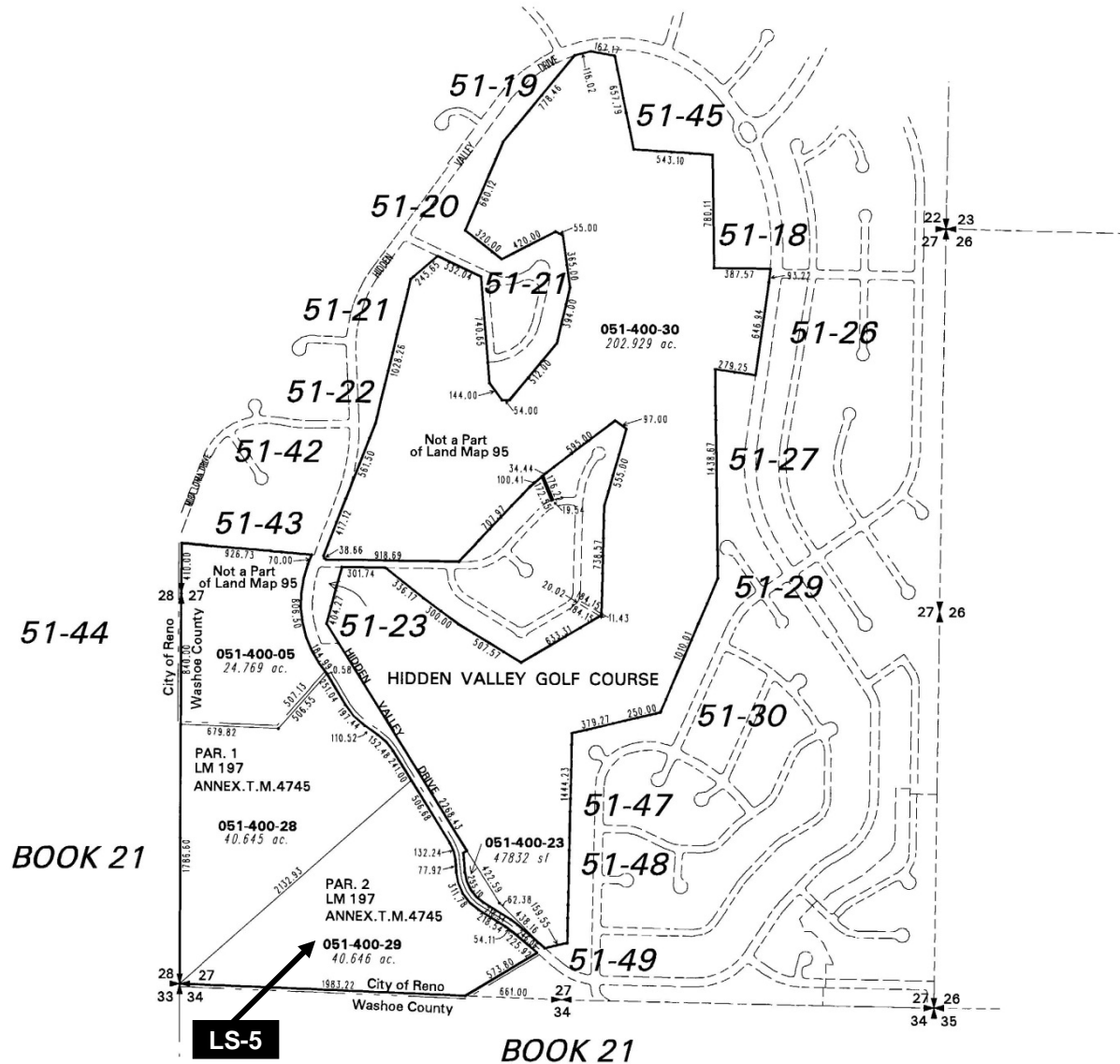
created by **NLH 10/07/2009**  
last updated: **TWT 2/04/10 NLH 7/20/11**

are previously shown on map(s)

**016-36**

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 hereon.





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Office of Washoe County Assessor, Nevada - Joshua G. Wilson

This area previously shown on \_\_\_\_\_

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

Drawn by JC/CFB 9/8/98  
Revised HCS 6/29/01 TWT 3/18/05  
CFB 5/9/2007

ARC/INFO 9.1 WINDOWS 2000 5.0