

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 17-0051
Hearing Date 02/10/2017
Tax Year 2017

APN: 200-010-03
Owner of Record: MAE ANNE LLC
Property Address: 0 MAE ANNE AVE
Parcel Size: 9.30 AC

Description / Location: The subject consists of a 9.3 AC multi-family zoned vacant land parcel located in Northwest Reno off of Mae Anne Ave and Avenida De Landa.

2016/17 Taxable Value:	Land:	\$279,000
	Improvements:	\$0
	Total:	\$279,000
	Taxable Value / AC	\$30,000



Sales Comparison Approach: Indicated Value Range \$837,000 - \$930,000
Indicated Value Range / AC \$90,000-\$100,000

Conclusions: After adjusting for size, topography and location, the comparable sales indicate a range of \$90,000 to \$100,000 per acre or \$837,000 to \$930,000 for the subject. Therefore, the taxable value of \$279,000 does not exceed full cash value and we ask that the 2017/18 taxable value be upheld.

RECOMMENDATION: Uphold XX Reduce

ASSESSOR'S EXHIBIT I
26 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (Vacant Land)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$279,000	\$97,650	Txble
IMPROVEMENTS:	\$0	\$0	\$/ AC
TOTAL:	\$279,000	\$97,650	\$30,000

HEARING:	17-0051
DATE:	02/10/2017
TIME:	
TAX YEAR:	2017
VALUATION:	Reappraisal

OWNER: MAE ANNE LLC

SUBJECT									
APN	Location	Land	Area	Zoning	Sale Date	Sale Price	\$/AC	Comments	
200-010-03	0 MAE ANNE AVE	9.30	AC	MF14				The subject taxable value includes a 70% downward adjustment for topography, drainage and development costs. Was purchased by current owner on 02/28/2003 for \$500,000 (\$57,763 AC).	

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price		Comments
LS-1	208-610-01	0 BEAUMONT PKWY	6.21	AC	MF14	11/18/2016	\$650,000	\$104,619	Parcel has severe topography, ravine, TMWA pumphouse, and open space. Parcel is 6.2 acres but owner estimates about 4 acres of usable land. 48 units are planned for this development.
LS-2	200-610-05	STONE VALLEY DR	3.39	AC	NC	06/18/2015	\$550,000	\$162,242	Parcel has no direct access to Stone Valley Dr or Robb Dr., accessed through an easement. 44 unit apartment in process with extensive dirt work required per owner.
LS-3	039-162-01 (02/03 now)	5200 INTERSTATE 80 W	12.30	AC	MF14	12/02/2014	\$2,395,000	\$194,747	Parcel has visibility from I-80. Had slight topography but required a good share of dirtwork/fill before construction commenced on the nursing facility.
LS-4	003-020-47	0 N VIRGINIA ST	21.02	AC	MUNV	01/12/2016	\$4,200,000	\$199,838	Parcel has severe topography, visibility from N Virginia but access from Vista Rafael Pkwy. Previously sold on 12/16/14 for \$95,000 an acre. Approximately 300 student housing units are planned.
Listing#	APN	Location	Land	Area	Zoning	Sale Date	Listing Price		Comments
List-1	200-010-03	0 MAE ANNE AVE	9.30	AC	MF14	N/A	\$1,250,000	\$134,380	This is a current listing of the subject property. It was purchased by current owner on 02/28/2003 for \$500,000 or \$53,763 p/acre.

RECOMMENDATIONS/COMMENTS: UPHOLD: XX

Conclusion:

The subject property is a 9.3 acre multi-family zoned vacant land parcel located close the corner of Mae Anne Ave and Avenida De Landa in Northwest Reno. The subject is zoned MF14 which allows for fourteen units per acre. The subject has severe topography and drainage issues and has been given a 70% downward adjustment to reflect these detriments. There have been several highly comparable vacant land sales in very close proximity to the subject in the past few years. The subject parcel is also currently listed for sale at \$1,250,000.

LS-1 is located one mile from the subject on Beaumont Pkwy. LS-1 is zoned MF14 like the subject but is inferior in size. It has similar detriments to the land as the subject such as severe topography and a ravine, it also has the detriment of a pump house owned by TMWA sitting at the front of the parcel right off of Beaumont Parkway. Overall, LS-1 is the most comparable to the subject property.

LS-2 is located approximately half a mile from the subject property off of Stone Valley Dr and Robb Dr. This property is zoned NC (neighborhood commercial), it is inferior to the subject in size and access as it has no frontage to either Robb Dr or Stone Valley Dr. The property is accessed through an easement on an adjacent parcel which fronts Stone Valley Dr. (200-610-04). LS-2 has topographical detriments as the subject does, and although not as severe there was a substantial amount of dirt work required to level out the building pads for the 44 unit apartment complex currently under construction. There was also the dirt work involved spanning over three parcels to create the access roads granted in the access easements. With considerations given for size and amount of topography, LS-2 is comparable to the subject property.

LS-3 is located off of Robb Dr and Sharlands Ave with visibility from I-80 and is approximately 1.25 miles from the subject. LS-3 is zoned MF14 like the subject, is inferior in size and had slight topography as compared to the subject. LS-3 still required a substantial amount of fill and dirt work prior to the construction of the 147-bed skilled nursing facility currently under construction. LS-3 is superior to the subject property.

LS-4 is located approximately 5.75 miles from the subject on the corner of N Virginia and Vista Rafael Pkwy. LS-4 is zoned MUNV (Mixed Use N Virginia) , it is superior in size, but shares the severe topography with the subject parcel. It has approximately 15 acres of usable land due to the steep topography. Per conversations with the current and previous owners, the dirt work costs could range between \$2.6 and \$3.2 million dollars (\$4-5 per square foot) for the 15 acres of developable land. Although substantially larger than the subject property, the topographical detriments and amount of dirt work required make LS-4 comparable to the subject property.

In conclusion, after adjusting for size, topography and location, the above sales indicate a range of \$90,000 to \$100,000 per acre or \$837,000 to \$930,000 for the subject. Therefore, the taxable value of \$279,000 does not exceed full cash value and we ask that the 2017/18 taxable value be upheld.

PREPARED BY: Wendy Jackins, Appraiser

REVIEWED BY: Steve Clement, Senior Appraiser

Situs & Keyline Description:
0 MAE ANNE AVE RENO
RS 2508 FR
LT 1 2

Owner & Mailing Address:
MAE ANNE LLC
6875 DIAMOND GLEN DR
RENO, NV 89523

WASHOE COUNTY APPRAISAL RECORD 2017

APN: 200-010-03

Card 1 of 1
Bld. 0-0



Tax District: 1000

printed: 01/30/2017

ACTIVE

1678.11

BACK - Vacant Multi Family

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							
2017 NR	279,000	0	0	0	279,000	97,650	Building Value									
2016 FV	192,164	0	0	0	192,164	67,257	Extra Feature Value									
2015 FV	192,164	0	0	0	192,164	67,257	Land Value	279,000								
2014 FV	192,164	0	0	0	192,164	67,257	Taxable Value	279,000								
2013 FV	192,164	0	0	0	192,164	67,257	Exemption	0			Reopen	Code:				
2012 FV	192,164	0	0	0	192,164	67,257	FLAGS			Reappraisal						
2011 FV	192,164	0	0	0	192,164	67,257	Type	Value								
2010 FV	219,500	0	0	0	219,500	76,825	Cap Code	NFM								
2009 FV	261,035	0	0	0	261,035	91,362	Eligible for Form?	NO								
2008 FV	561,988	0	0	0	561,988	196,696	Low Cap Percentage	0								
2007 FV	338,547	0	0	0	338,547	118,491	Parcel Map	2310								
2006 FV	319,384	0	0	0	319,384	111,784										
BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY				
Code		Description		Category		Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj	0			
Type												Sub Area-RCN	0			
Occupancy												% Incomplete	100			
Story/Frame												% Depreciation	.00			
Quality												\$ Dep & Inc	0			
Year Built		WAY	%Comp	Year of Addn/Remodel								Obso/Other Adj.	0			
0		0										Sub Area DRC	0			
BUILDING CHARACTERISTICS												Additive DRC	0			
Category		Code	Type	%								Total DRC				
												Override	0			
												Cost Code	89502			
												PROPERTY CHARACTERISTICS				
												Water Sewer Street	Municipal Municipal Paved			
BUILDING NOTES																
Gross Living/Building Area 0																
Perimeter 0																
Activity Notes																
#	Bld	Date	User ID	CBE HEARING NOTICE												
1	0-0	01/27/2017	mjachimow													
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
LAND VALUE DOR Code 130 Neighborhood 1678.11 BACK - Vacant Multi Family Land Size 9.3020 Unit Type AC																
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes			
1	130	Vacant, multi-residential	MF14	9.30	AC		100,000.00	NT	0.30			279,000	TOPO/DEVELOPMENT/DRAINAGE			

WASHOE COUNTY APPRAISAL RECORD 2017

APN: 200-010-03



Tax District: 1000

printed: 01/30/2017

ACTIVE

1678.11

BACK - Vacant Multi Family

BUILDING PERMITS

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

SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
CRAIG, VINCE & ASHIE ROMAN CATHOLIC	3226852	06/08/2005	110	3BGG			
	2813901	02/28/2003	130	2QC	1CTS	500,000	A SELLER IS CATHOLIC
	1621761	11/13/1992					
	CHK	04/01/1989	100	1G		291,000	
	CHK	09/01/1988	100	2MQC		5,400,000	

#	Bld	Date	User ID	Activity Notes
2	0-0	01/25/2017	sjack	Entering Date Scheduled
3	0-0	11/06/2015	idiez	TAG FROM 1005 TO 1000 TMUGWB NOW SPECIAL ASSESSMENT
4	0-0	11/06/2015	sjack	REXT BY WJ - OCTOBER, 2015
5	0-0	09/01/2015	wjack	AERL
6	0-0	09/26/2014	PRCL	SEE ENGINEERING LETTER = 7.302 AC UNBUILDABLE LAND, 2 AC USEABLE
7	0-0	10/03/2013	gsuth	REXT BACK IMPROVEMENT LINE DONE 10/03/2013 BY REVIEWED-NO CHGS ON IMP
8	0-0	09/28/2012	gsuth	REXT BACK IMPROVEMENT LINE DONE 09/28/2012 BY REVIEWED-NO CHGS ON IMP
9	0-0	10/04/2011	gsuth	REXT BACK IMPROVEMENT LINE DONE 10/04/2011 BY REVIEWED-NO CHGS ON IMP
10	0-0	02/03/2011	mluns	BOE CBE HEARING #11-0140, HEARD 2/1/2011, INCREASE DEVELOPMENT COST

This information is for use by the Washoe County Assessor for assessment purposes only.

From: Jackins, Wendy
To: Patricia Silvestre
Cc:
Subject: parcel 200-010-03

Sent: Tue 12/20/2016 1:47 PM

Hey there,

How are you doing? It's been way too long! I was wondering if you could help me out or point me in the right direction. Mr. Craig, the owner of this property, called to discuss the valuation we have on his property. It is zoned MF14 but he said that due to the hillside ordinances and the drainage issues, the land is basically unbuildable. I was wondering if you could send over any info you have on this property and that ordinance? I'm trying to determine if there is actually any portion of the parcel which is buildable/usable. Mr. Craig made reference to the City of Reno's planning department not approving plans due to restrictions to the land. Any information you can provide would be greatly appreciated.

Thanks so very much,

Wendy Jackins - Appraiser

email: wjackins@washoecounty.us | direct phone: (775) 328-2236 | fax (775) 328-3643

From: Kyle Chisholm <kchisholmk@reno.gov>
To: Patricia Silvestre
Cc: Jackins, Wendy; Jackie Schalberg; PlanningDesk@reno.gov
Subject: Re: parcel 200-010-03

Sent: Thu 12/22/2016 8:26 AM

Hello Wendy,

I am responding to your question on behalf of Planning. Any development of this parcel would require the approval of a special use permit (SUP) for: a) Hillside Development; b) Cuts of slopes in excess of 20 feet in depth and/or fill slopes in excess of 10 feet in height; and possibly c) disturbance of a major drainage way. In 2006 there was a proposal for a SUP and Variance to the Hillside Development standards (letter attached). The SUP was approved and upheld by City Council, however the Variance was denied as the findings could not be met. It seems that the project did not meet the hillside development standards for the project. A time extension was filed and approved (letter attached) in 2008 but building permits were never filed for, thus letting the SUP expire. That being said, this parcel is definitely develop-able, but may not be develop-able to the expectations of the owner.

Please see [RMC 18.06.405](#) for Special Use Permit procedures; [RMC 18.12.1603](#) for Hillside Development Standards; [RMC 18.12.1901](#) for Drainage Way Protection Standards.

I hope this helps.

Regards,

Kyle Chisholm

City of Reno

kchisholmk@reno.gov

(775) 326-6665

From: Jackie Schalberg <schalbergj@reno.gov>
To: Kyle Chisholm
Cc: Patricia Silvestre; Jackins, Wendy; PlanningDesk@reno.gov
Subject: Re: parcel 200-010-03

Sent: Thu 12/22/2016 8:30 AM

Hello,

For the Engineering portion, I do not see this as unbuildable. There is access from 2 sides and the drainage can be managed by a Civil Engineer. They could probably pipe the drainage. Curb, gutter and sidewalk already exist, so that is not an issue. There would be obvious issues with the topography, but could be managed.

I hope this helps. Jackie

Jackie Schalberg, Sr. Engineering Tech I
Community Development Department
Phone: 775-334-3858
Cell Phone: 775-870-6496
Fax: 775-334-2043

FOR SALE

12.34 ACRES MULTIFAMILY LAND

MAE ANNE AVENUE & COURTNEY LANE

Reno, NV 89523



PROPERTY SUMMARY

APN	(1) 200-010-03	(2) 212-121-05
Price	\$1,250,000	\$815,000
Size	±9.302 Acre	±3.04 Acres
Zoned	MF-14, designated mixed use residential 14-21 dwellings per acre.	Currently A-1, designated mixed use residential 14-21 dwellings per acre
Location	Located between Mae Anne Avenue and Avenida De Landa adjacent to George Westergard Elementary School.	Located at the end of Courtney Lane just south of Mae Anne Ave.



CONTACT US

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CBRE

FOR SALE 12.34 ACRES MULTIFAMILY LAND

Reno, Nevada 89523



PROPERTY SUMMARY

MAE ANNE AVENUE 9 ACRE SITE

Parcel is zoned MF-14 and is an excellent infill opportunity in northwest Reno. Parcel is designated mixed use residential (14-21 dwellings per acre) under the McQueen Neighborhood Plan. The site offers outstanding views of the surrounding mountains, easy access to I-80, and is within walking distance to schools. Utilities are on-site. Previous approval for 72 multifamily units.

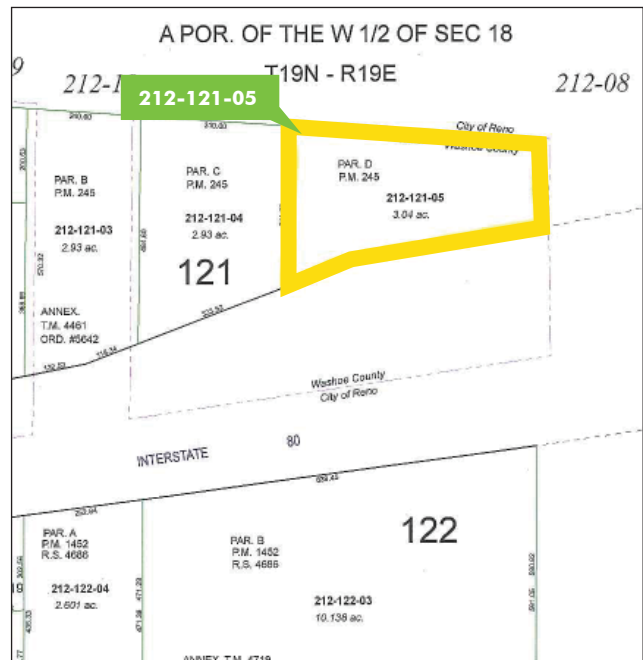


PARCEL MAPS



COURTNEY LANE 3 ACRE SITE

Parcel is currently zoned A-1 and is within the City of Reno Sphere of influence and designated mixed use residential 14-21 dwelling units an acre under the McQueen Neighborhood Plan. Site is adjacent to I-80 and has excellent freeway visibility. Level parcel with views of surrounding mountains. All utilities on site. Single-family home is occupied with tenant, do not disturb. Ideal site for small multifamily development or assisted living.



FOR SALE 12.34 ACRES MULTIFAMILY LAND

Reno, Nevada 89523



SITE PHOTOS | MAE ANNE AVENUE (200-101-03)



View of site facing southwest



View of site facing southward toward Billingshurst Middle School



View from site facing southeast, toward Reno

FOR SALE 12.34 ACRES MULTIFAMILY LAND

Reno, Nevada 89523



SITE PHOTOS | COURTNEY LANE (212-121-05)



View of site, facing south



View of site facing southwest

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**Subject: 200-010-03
Topography**

6635
200-010-04

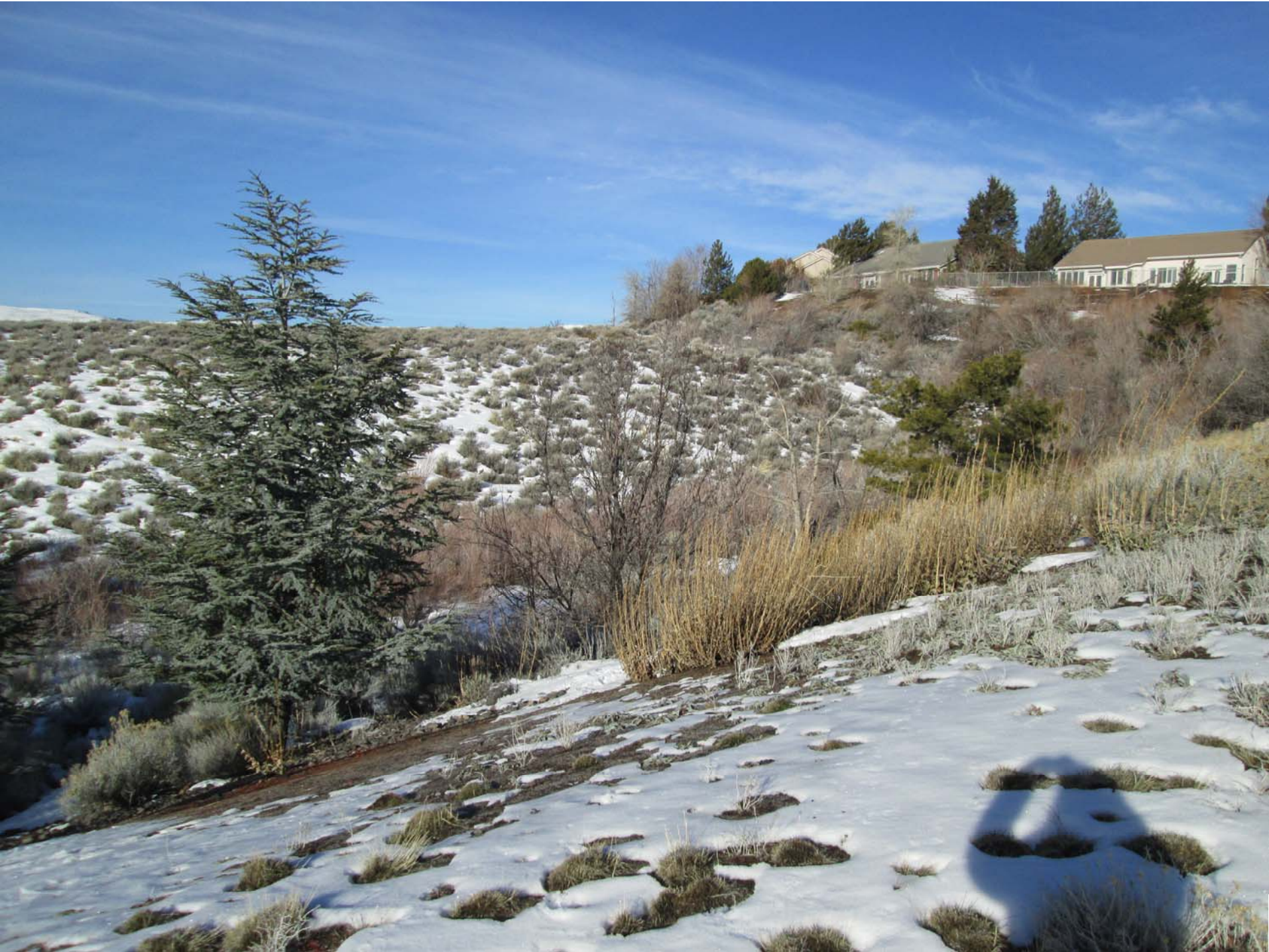
200-010-03

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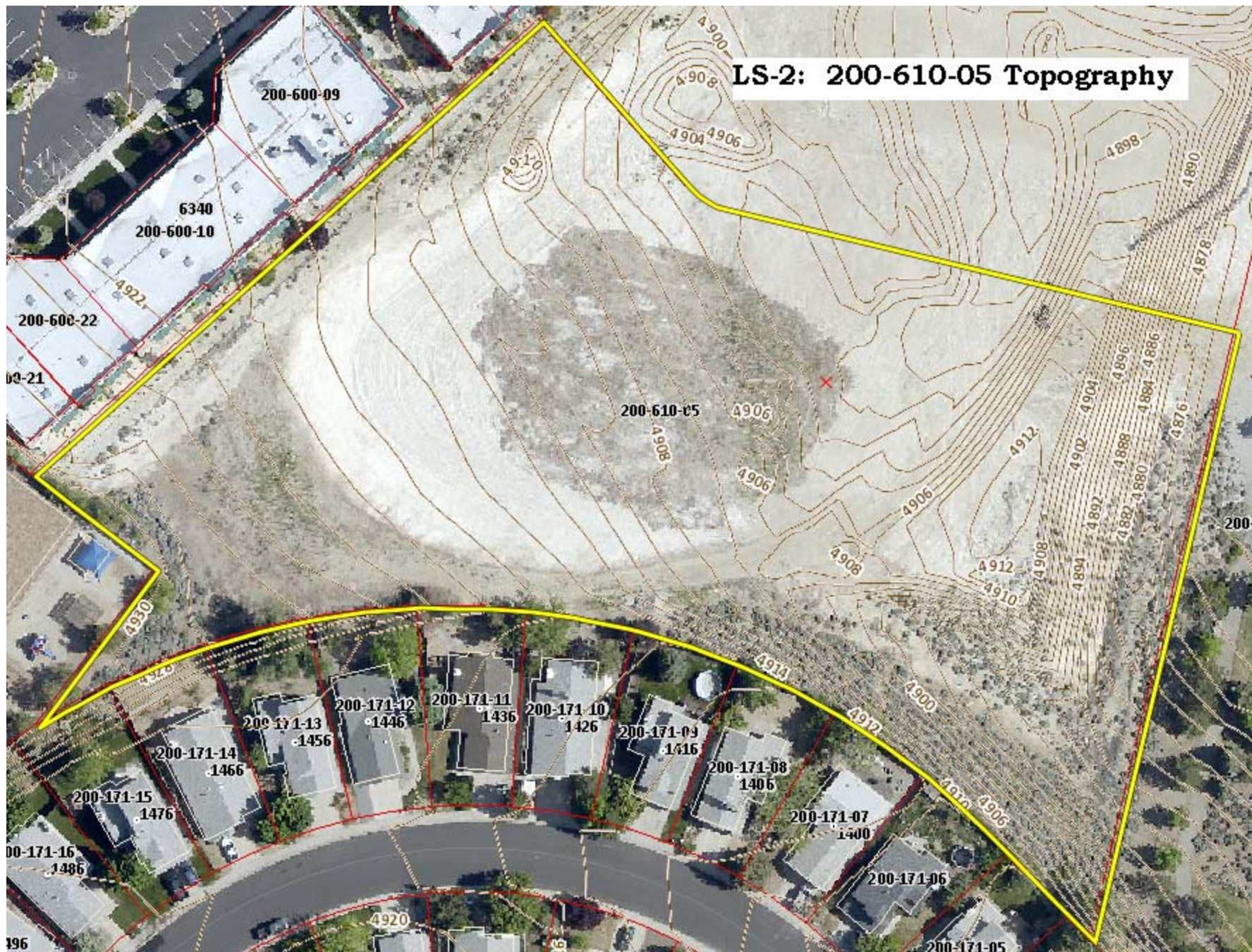
MAE ANNE AVE



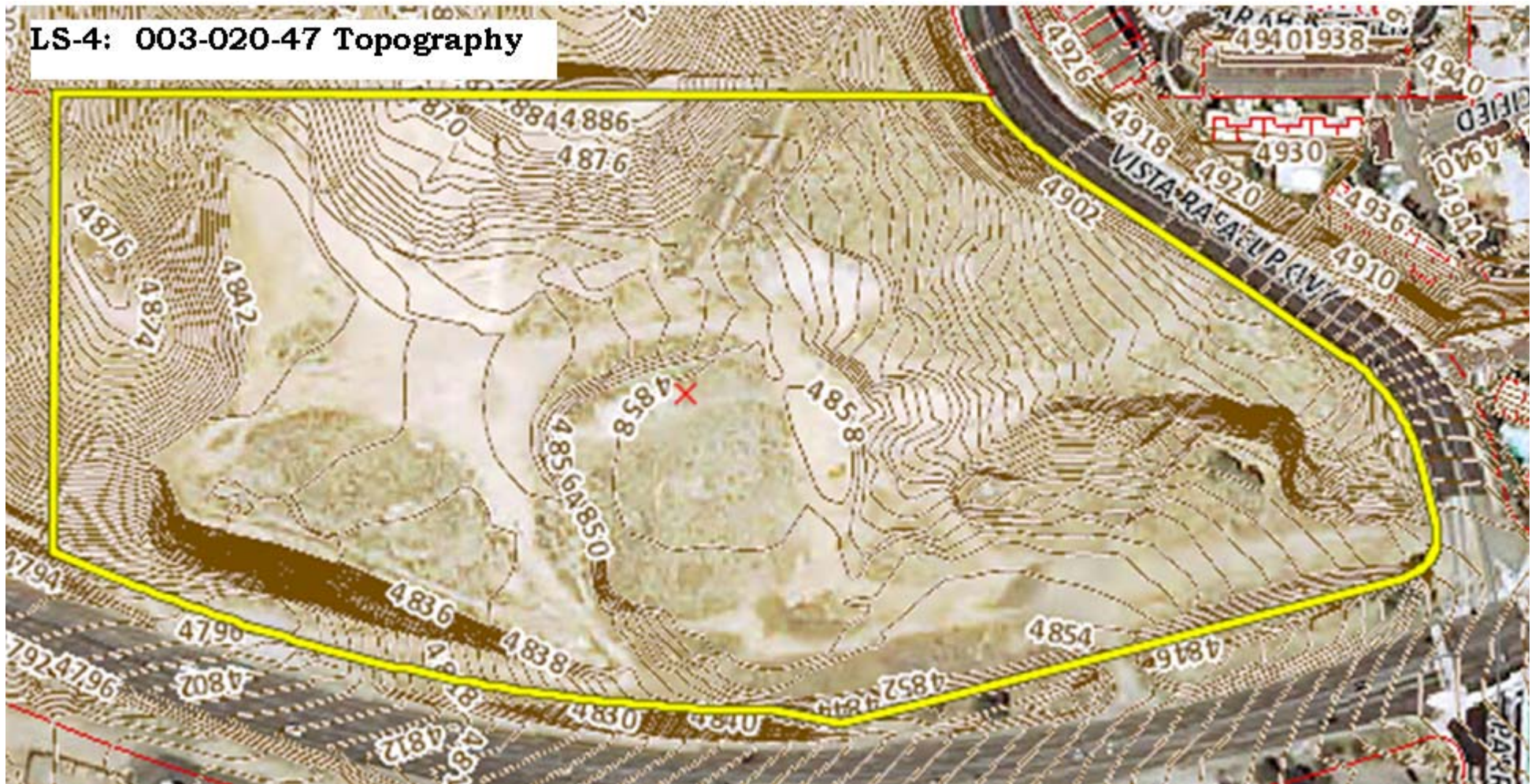




LS-2: 200-610-05 Topography



LS-4: 003-020-47 Topography

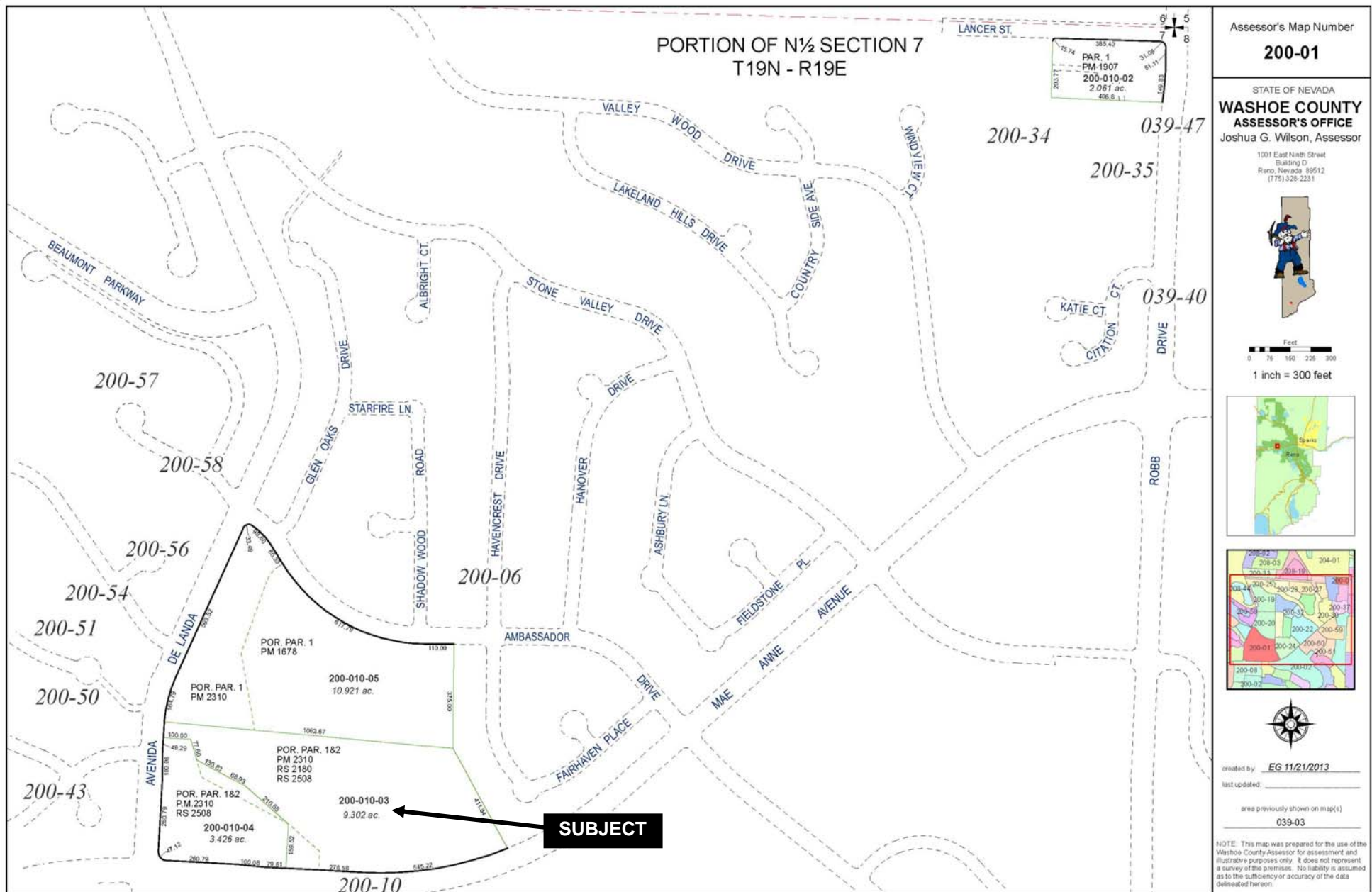


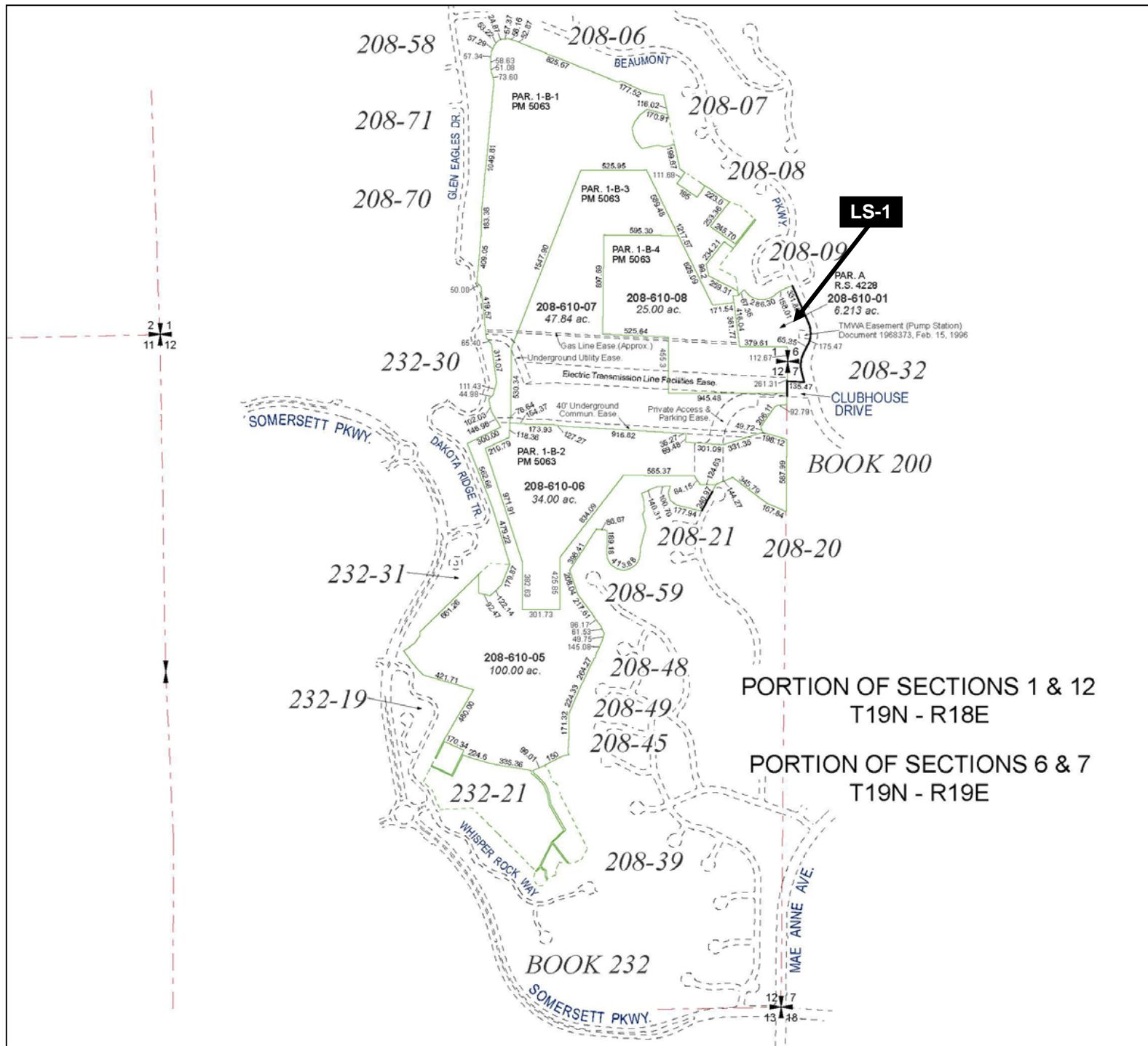






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Assessor's Map Number
208-61

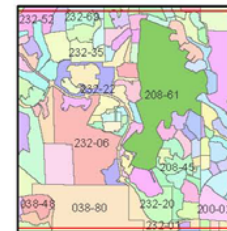
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

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



Feet
0 200 400 600 800

1 inch = 800 feet

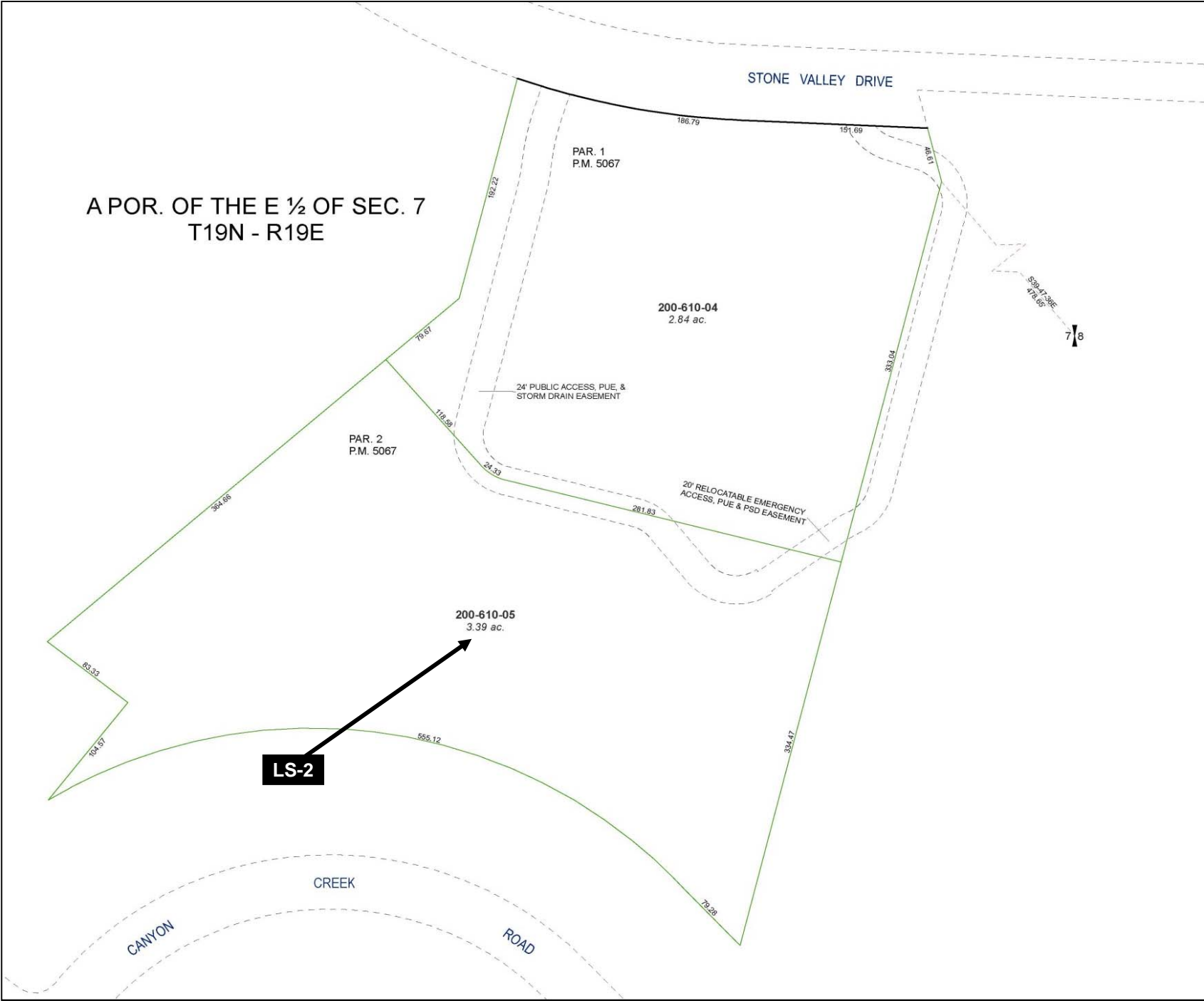


created by: CFB 01/06/2011

last updated: KSB 1/10/12

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.



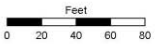
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T19N - R19E

Assessor's Map Number

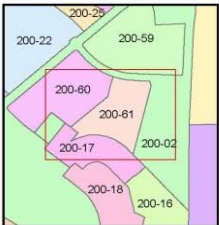
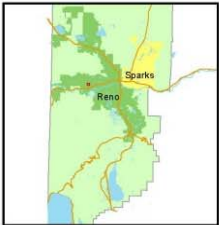
200-61

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 = 80 feet



created by: NLH 6/29/2011

last updated: NLH 5/10/12

area previously shown on map(s)
200-02, 62 & 63

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STATE OF NEVADA

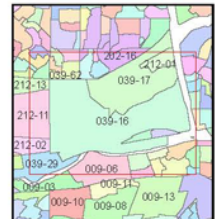
WASHOE COUNTY**ASSESSOR'S OFFICE**

Michael E. Clark, Assessor

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

Feet
0 125 250 375 500

1 inch = 500 feet



created by: TWT 1/14/2010

last updated: EMG 6/10/15

area previously shown on map(s)

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**PORTION W 1/2 OF SECTION 16, T19N - R19E
N 1/2 AND PORTION OF THE S 1/2 SECTION 17, T19N - R19E**

BOOK 202

BOOK 400

