

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 17-0045
 Hearing Date 02/10/2017
 Tax Year 2017

APN: 050-210-16
 Owner of Record: HAHN, CYNTHIA et al
 Property Address: 880 OLD OPHIR RD
 Square Feet (Inc Finished Bsmt) 2,633
 Built / WAY: 2005
 Parcel Size: 6.41 AC

Description / Location: The subject property is located in Old Washoe City. This neighborhood is bound by Old US 395 to the west and Little Washoe Lake to the north. The residences in this area vary greatly in quality, age, home size and parcel size. The subject was built in 2005 with 2,633 square feet of living area. The parcel size is 6.41 acres and backs to large acreage that is owned by the US government.



2016/17 Taxable Value: Land: \$227,500
 Improvements: \$316,233
 Total: \$543,733
 Taxable Value / SF \$207

Sales Comparison Approach: Indicated Value Range \$197 to \$316
 Indicated Value \$650,000

Current Obsolescence: \$0

Conclusions: The comparable sales have a range of value from \$197 to \$316 per square foot. The range of value far exceeds the recommended total taxable value of \$177 per square foot of the subject property.

RECOMMENDATION: Uphold Reduce X

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$150,000	\$52,500
Imps:	\$316,233	\$110,682
Total:	<u>\$466,233</u>	<u>\$163,182</u>

Recommended Total Obsolescence: \$0

**ASSESSOR'S EXHIBIT I
12 PAGES**

RESIDENTIAL (SFR)

HEARING: 17-0045

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$227,500	\$79,625	Txble
IMPROVEMENTS:	\$316,233	\$110,682	\$/ SF
TOTAL:	\$543,733	\$190,307	\$206.51

DATE: _____
TIME: _____
TAX YEAR: 2017
VALUATION: Reappraisal

OWNER: HAHN, CYNTHIA et al

SUBJECT												Baths	Built	Sale			
APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	BSMT	BSMT	QC	STRY	Beds	FII/Hif	WAY	Sale Date	Sale Price	\$/SF
050-210-16	880 OLD OPHIR RD	6.41	AC	2,633	2,920					R35	SINGLE	3	3	2005	11/12/2008	\$450,000	\$170.91

IMPROVED SALE Garage area includes a 1,800 square foot detached garage

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	BSMT	BSMT	QC	STRY	Beds	Baths Full/Hif	Built	Sale Date	Sale Price	\$/SF
IS-1	055-281-22	7472 PALOMA LINDA WAY	2.50	AC	2,925	769					R35	SINGLE	3	3 \ 0	1990	10/07/2016	\$721,000	\$246
IS-2	050-304-27	3970 DOC OLENA CT	4.96	AC	3,017	1816					R45	SINGLE	3	2 \ 1	2003	08/31/2016	\$750,000	\$249
IS-3	055-282-17	STEPTOE	2.64	AC	2,310	675					R35	SINGLE	3	2 \ 1	2000	06/09/2016	\$730,000	\$316
IS-4	046-031-37	50 MARANATHA RD	2.58	AC	2,790	720					R40	SINGLE	4	2 \ 1	1986	01/25/2016	\$550,000	\$197

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	050-210-15	0 OLD OPHIR RD	6.41	AC	LDS	11/19/2015	\$181,682	Sale verified by SVL. The subject included minimal improvements including fence, horse loafing shed, pump house, and well. Sales price of \$200,000 less \$18,318 (XFOB DRC) equals an adjusted sales price of \$181,682. The parcel is located in Old Washoe City off of Old 395; parcel is level with paved road access and backs to large acreage owned by US Government. No muni services available.
LS-2	156-050-04	0 CASEY RANCH DR	4.96	AC	See Note:	05/17/2016	\$178,000	Sale verified by SVL. The subject is located in the northwest portion of Washoe Valley on Winters Creek Ranch Drive. Access to the parcel is through a private road easement of which most is paved, but the remaining +/-300' is dirt. The parcel is irregular in shape, has Winters Creek running through the southern portion of the lot, and has up sloping topography. No muni services available- A well and septic is required; parcel also near the new I-580 freeway.
LS-3	055-051-04	4900 SUSAN LEE CIR	5.05	AC	GR	03/02/2016	\$260,000	Verified by SVL. Parcel is a level pie shaped parcel that backs to large acreage.
LS-4	050-303-13	3675 POCO LENA CT	4.98	AC	HDR	05/10/2016	\$151,958	SVL REC'D LISTED FOR 1.5 MONTHS WITH COLDWELL BANKER FOR \$165,000. ADJ. SALES PRICE: 165,000 - 13,042 (DRC FOR VINYL FENCE) = \$151,958

RECOMMENDATIONS/COMMENTS: UPHOLD: REDUCE: X

The subject property is located in Old Washoe City. This neighborhood is bound by Old US 395 to the west and Little Washoe Lake to the north. The residences in this area vary greatly in quality, age, home size and parcel size. The subject was built in 2005 with 2,633 square feet of living area. The parcel size is 6.41 acres and backs to large acreage that is owned by the US government.

All improved sales are located in Washoe Valley. IS-1 is the most recent sale and is located south of the subject. This sale is comparable to the subject in living area, quality class, bedroom and bathroom count, but is inferior in garage size, age of construction, and its parcel area is much smaller than the subject. IS-2 is located in East Washoe Valley. This sale is superior in living area and quality of construction, but comparable in bedroom and bathroom count, year built, and lot size. IS-3 is comparable in size, construction quality and bedroom and bathroom count, but inferior in parcel size. Overall, this sale is considered a very good comparable to the subject. Improved sale IS-4 involves a sale that is inferior to the subject in age and garage size, but comparable in living area, quality class and bedroom and bathroom count. The parcel size is much smaller, but is located in an area of Washoe Valley with some pine trees but access to the parcel is through a dirt road easement. The comparable sales have a range of value from \$197 to \$316 per square foot. The range of value far exceeds the recommended total taxable value of \$177 per square foot of the subject property.

The four comparable land sales are all located within the greater Washoe Valley area. Land sale LS-1 is the best comparable to the subject as it is located adjacent to the subject property. This parcel is identical in size and backs to the same large acreage as the subject. This parcel sold for \$200,000, but was adjusted downward to account for the \$18,318 in minor improvements. The adjusted sales price was \$181,682. Land sale LS-2 is located southwest of the subject. This parcel is slightly smaller, has an irregular shape, is located close to the I-580 freeway extension, has steep topography, and access to the parcel is through a dirt road access easement. Overall, this sale is inferior to the subject property. LS-3 is comparable in land size, but its location is superior to the subject. Land sale LS-4 is a 5.0 acre sale located in east Washoe Valley. This sale is smaller in size and is in an area that is inferior to the subject. Based upon the above land sales, with most emphasis on land sale LS-1, the recommended land value of \$150,000 does not exceed its full cash value.

	TAXABLE VALUE	ASSESSED VALUE
LAND:	\$150,000	\$52,500
IMPROVEMENTS:	\$316,233	\$110,682
TOTAL:	\$466,233	\$163,182

PREPARED BY: Pete Kinne, Appraiser

REVIEWED BY: Gail Vice, Senior Appraiser

Situs & Keyline Description:
880 OLD OPHIR RD WASHOE COUNTY
FR NW4 NE4 SEC 26 TWP 17 RGE 19

Owner & Mailing Address:
HAHN, CYNTHIA
COWAN, DAVID
880 OLD OPHIR RD
WASHOE VALLEY, NV 89704

WASHOE COUNTY APPRAISAL RECORD 2017

APN: 050-210-16

Card 1 of 1
Bld. 1-1



Tax District: 4000

printed: 01/31/2017

ACTIVE

5881.08

IABH - 5 Acre parcels

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	227,500	0	316,233	0	543,733	190,307	Building Value	268,161							
2016 FV	97,500	0	322,485	0	419,985	146,995	Extra Feature Value	48,072							
2015 FV	84,500	0	322,655	0	407,155	142,504	Land Value	227,500							
2014 FV	84,500	0	313,884	0	398,384	139,434	Taxable Value	543,733							
2013 FV	84,500	0	307,519	0	392,019	137,207	Exemption	0							
2012 FV	104,000	0	308,063	0	412,063	144,222	FLAGS Type Value Cap Code POQ Eligible for Form? YES Low Cap Percentage 1				Reopen	Code:			
2011 FV	136,500	0	289,314	0	425,814	149,035					Reappraisal				
2010 FV	152,100	0	301,572	0	453,672	158,785					NC / C	New Land	New Sketch		
2009 FV	204,000	0	449,175	0	653,175	228,611					By:	Date:			
2008 FV	300,000	0	442,228	0	742,228	259,780									
2007 FV	133,652	0	423,277	0	556,929	194,925									
2006 FV	116,219	0	428,680	38,480	544,899	190,715									

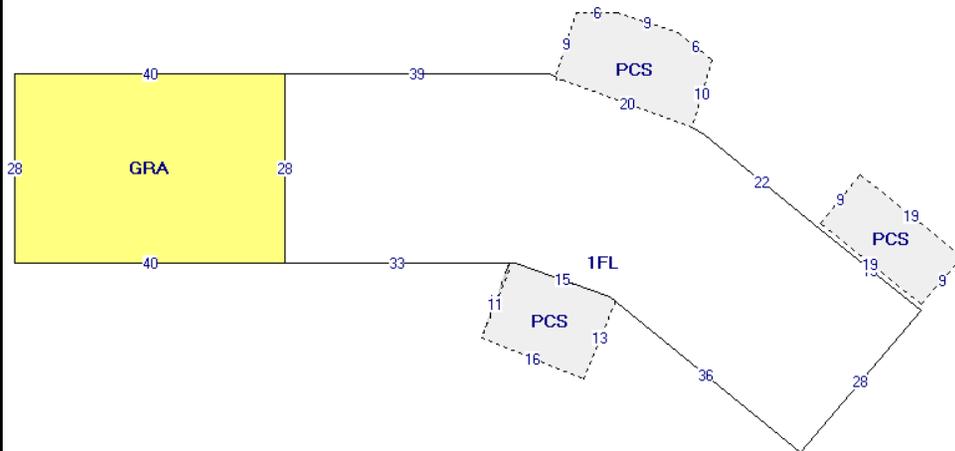
BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY					
Type	Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj							
RES	001	Residential	Plumbing Fixtures	15	1FL	1FLR - FIRST FLOOR		2,633	247,133	Sub Area-RCN	327,025						
Occupancy	01	Sgl Fam Res ~	Base Appliance From MS	1	GRA	GARA - GARAGE ATTACHED		1,120	30,330	% Incomplete	0						
Story/Frame	01	SINGLE STORY	Living Units in Building	1	PCS	POR1 - PORCH CONCRETE SLAB		633	4,133	% Depreciation	18.00						
Quality	35	Average-Good	Bedrooms	3	PRW	PRF1 - PORCH ROOF WOOD		208	3,286	\$ Dep & Inc	58,864						
Year Built	2005	WAY	Bath - Full	3										Obso/Other Adj.	0		
%Comp	100	Year of Addn/Remodel										Sub Area DRC	268,161				
BUILDING CHARACTERISTICS														Additive DRC	48,072		
Category	Code	Type	%										Total DRC	316,233			
Ext. Wall	4	STUCCO/FR ~	70										Override				
Ext. Wall	5	SIDING/FR ~	30										Cost Code	89502			
Roof Cover	2	COMP SHINGLE	100										PROPERTY CHARACTERISTICS				
Base	1	MS FLOOR ADJ	100										Water	Well			
Heating Type	11	FA/AC ~	100										Sewer	Septic			
Sub Floor	2	WOOD	100										Street	Paved			
Energy	3	MODERATE ~	100										BUILDING NOTES				
Foundation	3	MODERATE ~	100										FP				
Seismic	1	SEISMIC FRAME	100										STORAGE				
				Base Rate Adjustment				Adj.					050-210-16 880 OLD OPHIR RD PERMIT				
				CCM SFR Frame				1.02000					# 03-3012 3 BEDROOMS + OFFICE 3				
				Local Reno Frame				1.03000									
				Construction Modifiers				Adj.									
				Gross Living/Building Area				2,633									
				Perimeter				325									

#	Bld	Date	User ID	Activity Notes
1	0-0	01/31/2017	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	FWCO	FLATWORK CONCRETE	30	1-1	0	0	1000	5.54	2005		100	5,544	82.0	4,546		
2	GARD	GARAGE DETACHED	30	1-1	0	0	1800	26.63	2000		100	47,926	74.5	35,705		
3	WPRS	WELL, PRESSURE SYSEM & SEPTIC	30	1-1	0	0	1	10,498.00	2000		100	10,498	74.5	7,821		

LAND VALUE	DOR Code	200	Neighborhood	5881.08	IABH - 5 Acre parcels	Land Size	6.4100	Unit Type	AC		
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 2 %	Taxable Value	Land Notes
1	200	Single Family Residence	LDS	1.00	ST	1	175,000.00	SZ	1.30	227,500	

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



050-210-16 08/20/2016

BUILDING PERMITS

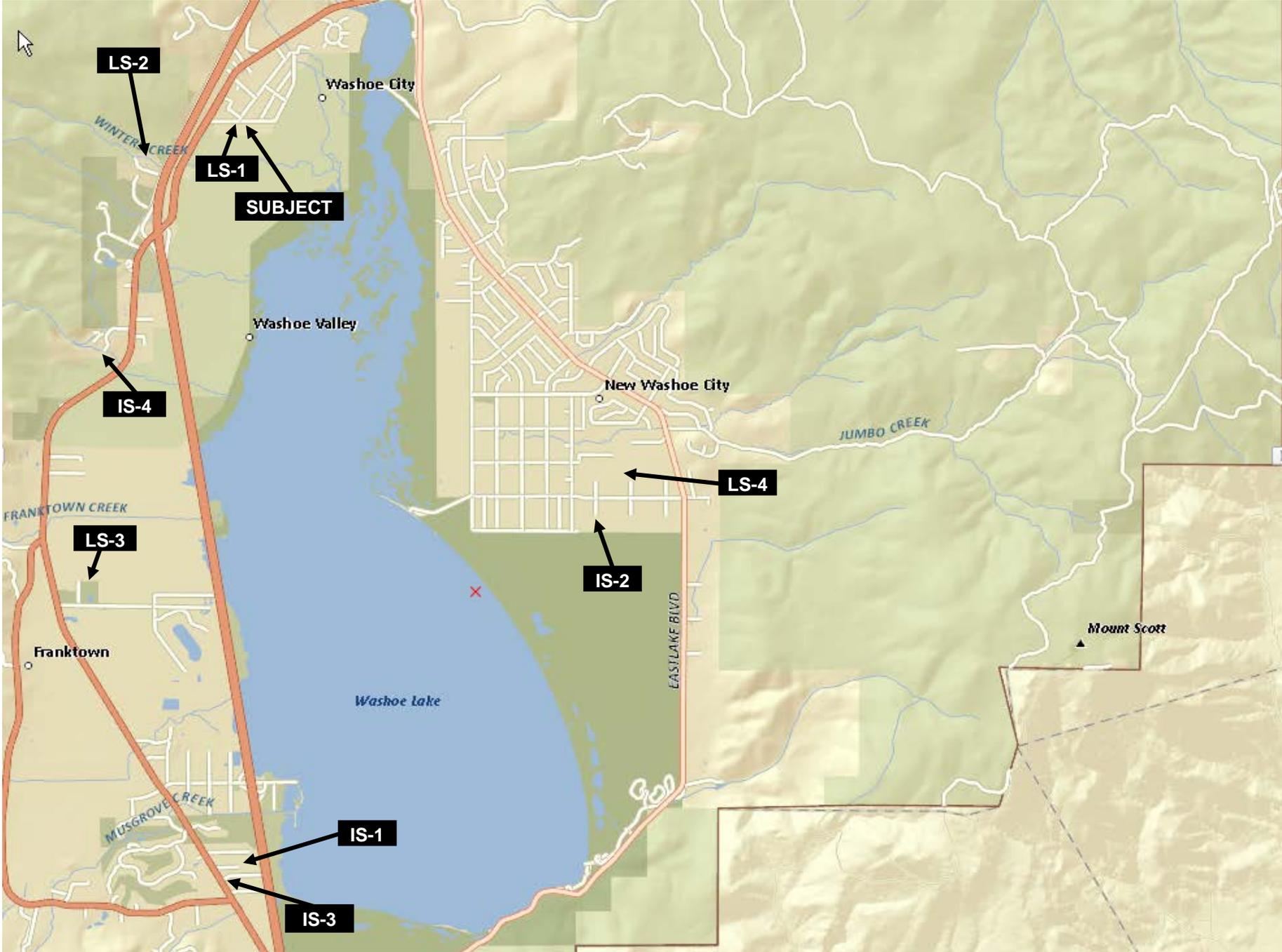
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
02/25/2004	03-3012	CUS SGL	239,467	Compl	0	04/27/05 PSR Compl	
06/27/2000	00-2126	SEE NOTES	27,720	Compl	0	10/16/00 RLF Compl	1 STORY BARN/1/2

SALES/TRANSFER INFORMATION

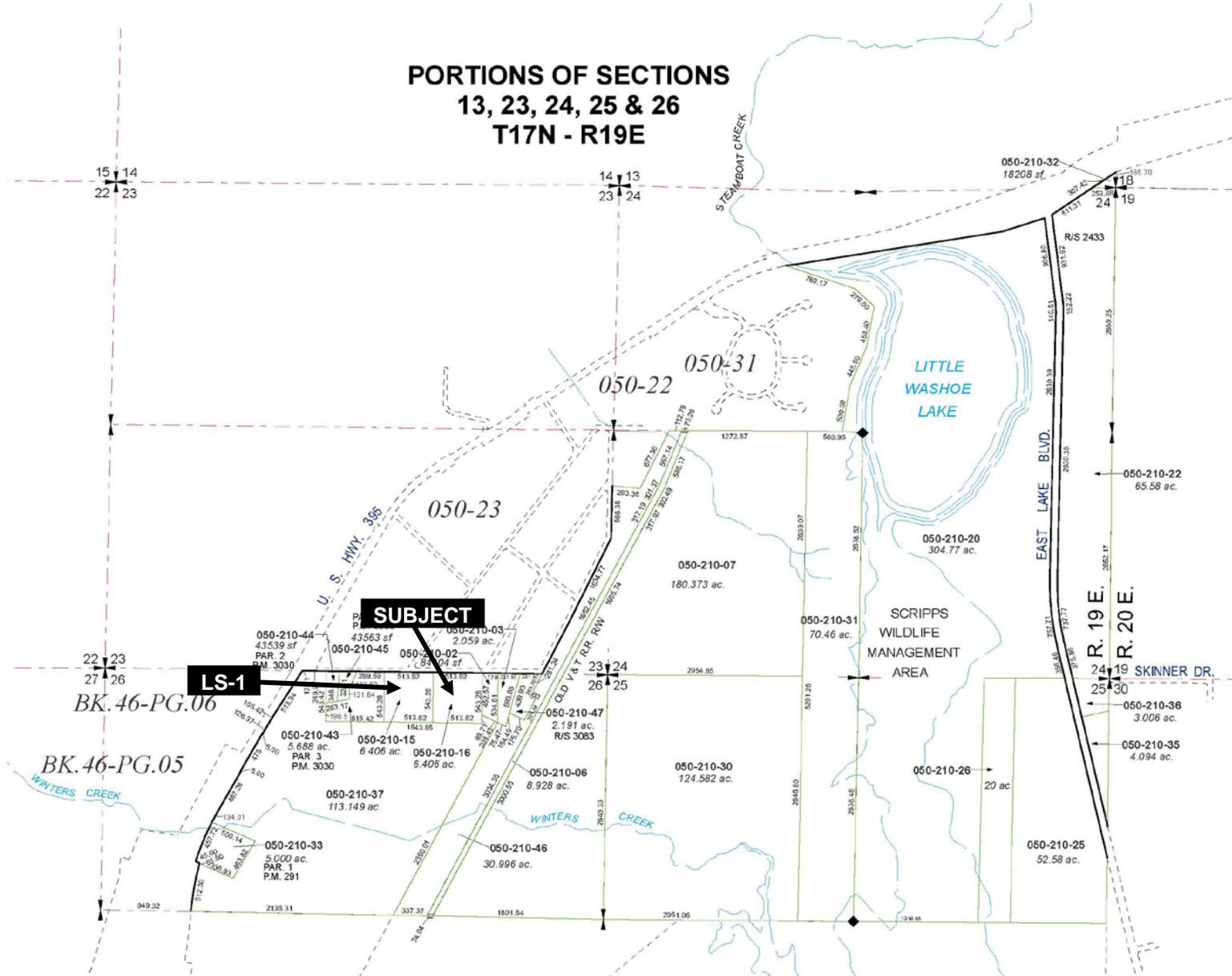
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
D'AMATO, PAT A	3704671	11/12/2008	200	2D		450,000	
D'AMATO, PAT A	2984018	01/22/2004	180	3BEA		145,504	
BALDWIN, MONTY	2544043	04/17/2001	120	1G	1SFM	85,000	S TC
	2414099	01/12/2000	120	2D	4DEC	54,000	S NO TITLE COMPANY
	CHK	04/14/1992	100	3B		29,771	

#	Bld	Date	User ID	Activity Notes
2	0-0	01/27/2017	mjach	CBB HEARING NOTICE
3	0-0	01/25/2017	sjack	Entering Date Scheduled
4	1-1	09/04/2013	HStoc	REXT IACG IMPROVEMENT LINE DONE 09/25/2013 BY JAK, LAND LINE DONE
5	1-1	09/07/2012	HStoc	REXT IACG IMPROVEMENT LINE DONE 09/07/2012 BY REVIEWED-NO CHGS ON IMP
6	1-1	09/19/2011	HStoc	REXT IACG IMPROVEMENT LINE DONE 09/19/2011 BY REVIEWED-NO CHGS ON IMP
7	1-1	10/07/2010	HStoc	REXT IACG IMPROVEMENT LINE DONE 10/07/2010 BY REVIEWED-NO CHGS ON IMP
8	1-1	10/25/2009	HStoc	REXT IACG IMPROVEMENT LINE DONE 11/10/2009 BY WJ, LAND LINE DONE
9	1-1	10/25/2009	HStoc	REXT IACG IMPROVEMENT LINE DONE 11/10/2009 BY WJ, LAND LINE DONE
10	1-1	10/08/2009	HStoc	DATA CHNG QUALITY CLASS FROM R055 TO R035

NEIGHBORHOOD MAP



**PORTIONS OF SECTIONS
13, 23, 24, 25 & 26
T17N - R19E**



Assessor's Map Number
050-21

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

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 326-2231

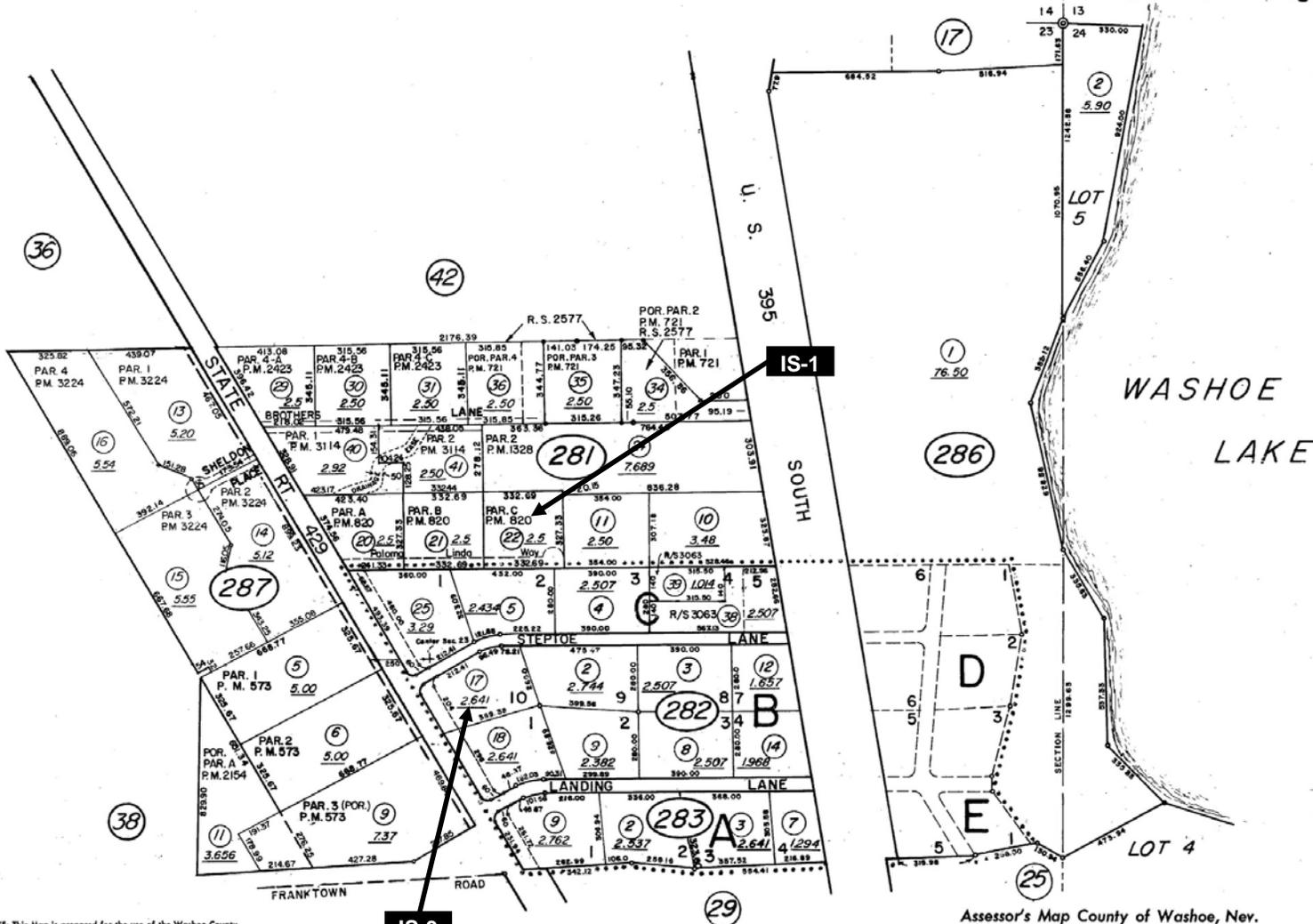
0 1,250 500 750 1,000 Feet
1 inch = 1,000 feet

created by: CFB 05/12/2010
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.

PORTIONS SEC'S 23 & 24, T16 N-R 19 E — BAER SUBDIVISION (#668)

55-28

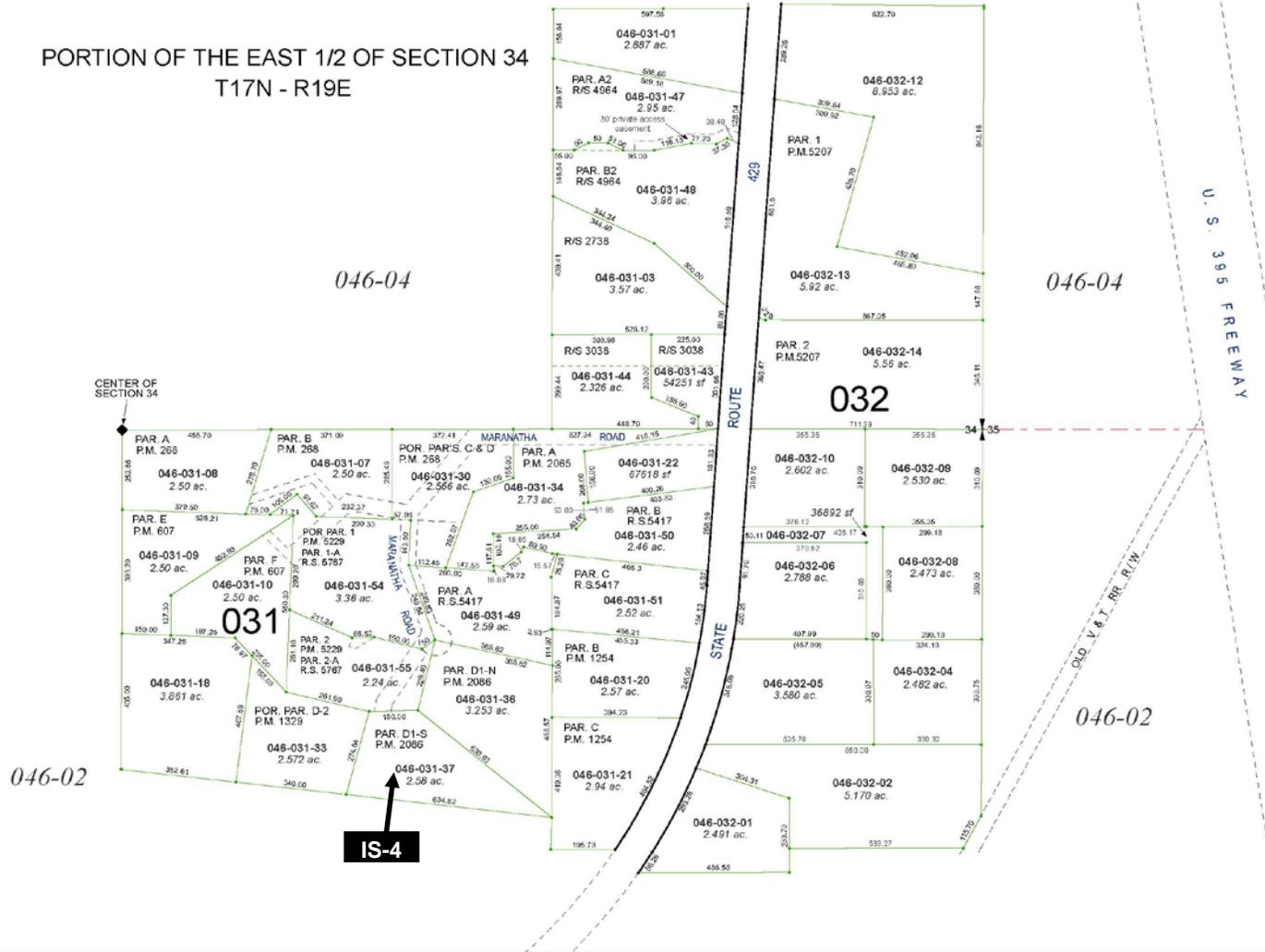


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Assessor's Map County of Washoe, Nev.
 NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

MKC
 11/9/72
 REVISED

PORTION OF THE EAST 1/2 OF SECTION 34
T17N - R19E



Assessor's Map Number
046-03

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

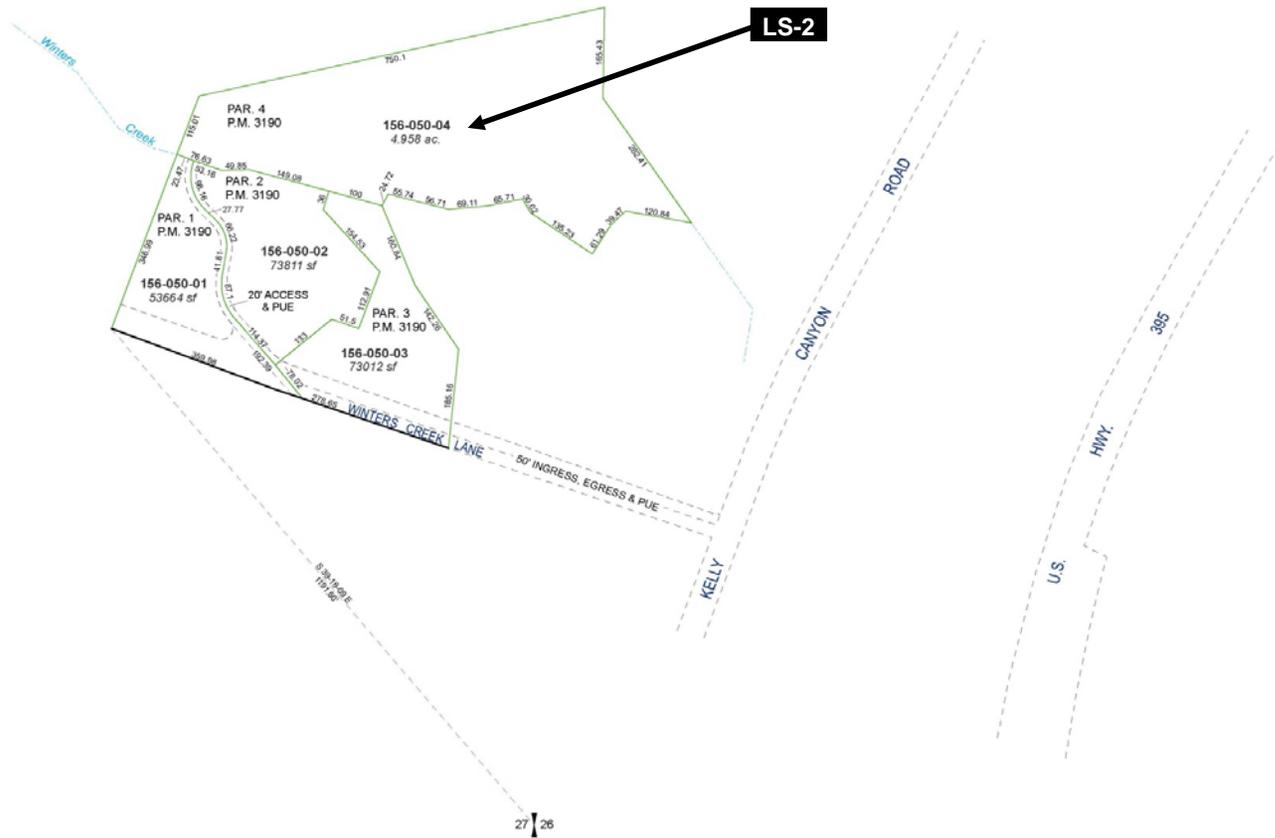
1001 East Ninth Street
Reno, Nevada, 89512
(775) 328-2231

1 inch = 300 feet

created by CFB 03/19/2012
last updated EMG 6/5/16 SR 08/26/16
area previously shown on map(s)

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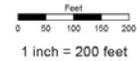
A POR. OF THE NW ¼ OF SEC. 26
AND OF THE NE ¼ OF SEC. 27
T17N - R19E



Assessor's Map Number
156-05

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

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 336-2201



created by NLH 01/12/2012

last updated: _____

area previously shown on map(s)

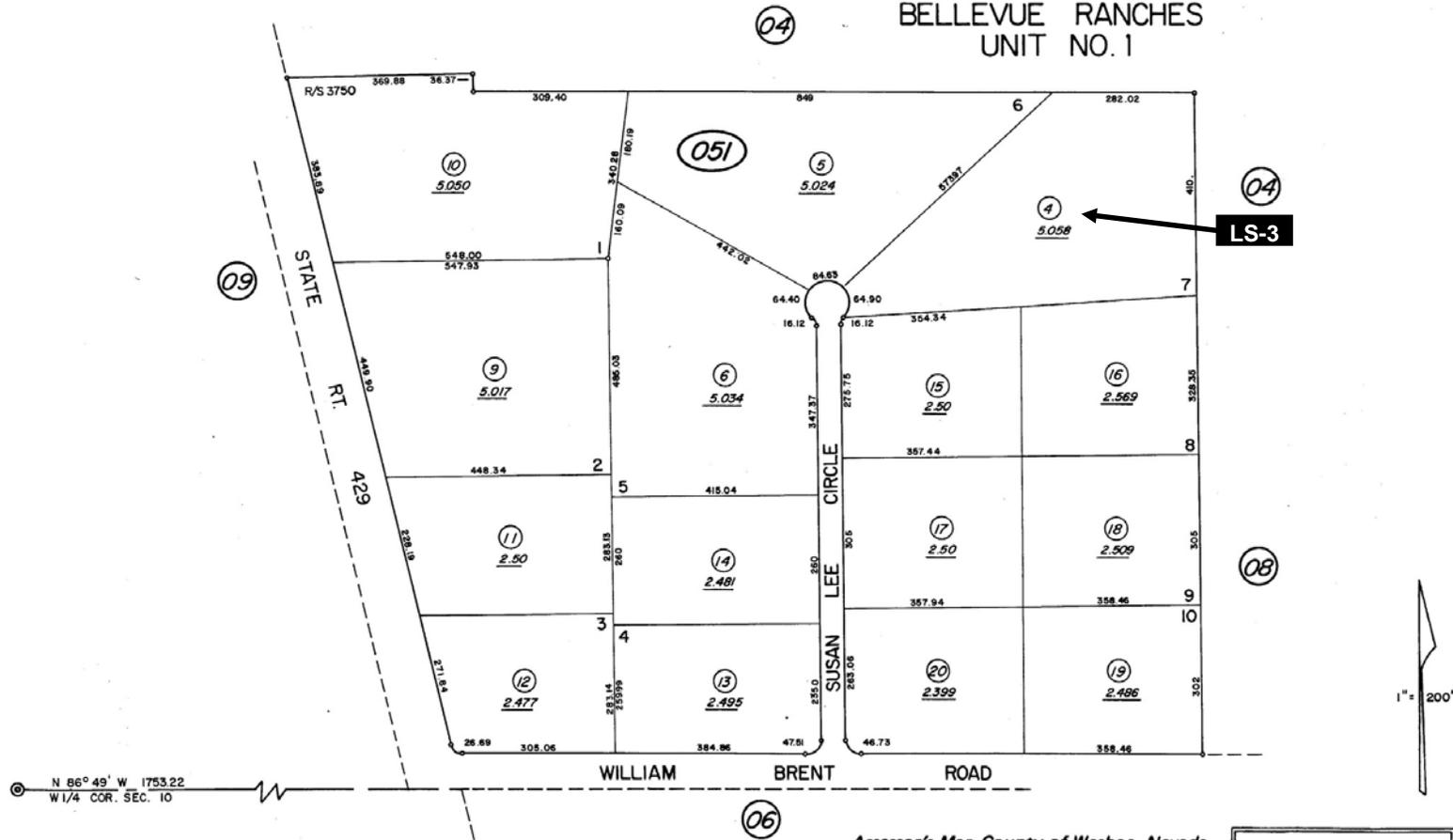
046-05

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PORTION OF N² SEC. 10
T. 16 N. - R. 19 E.

55-05

BELLEVUE RANCHES
UNIT NO. 1



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Assessor's Map County of Washoe, Nevada

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by CR 10/69
revised 7/73 TWT 6/19/06
superseded