

**ASSESSOR'S**

**EVIDENCE**

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

Hearing # 17-0015  
Hearing Date 02/10/2017  
Tax Year 2017

APN: 040-660-01  
Owner of Record: HEMMINGER TRUST  
Property Address: 9700 TIMOTHY DR  
Square Feet 5,127  
Built / WAY: 1991  
Parcel Size: 9.65 AC

Description / Location: The subject property consists of a 5,127 square foot home located on Timothy Lane off of Holcomb Ranch Road in the Lakeside Ranches. The subject property sold for \$1,367,000 on October 17th, 2013.

2017/18 Taxable Value: Land: \$630,000  
Improvements: \$640,712  
Total: \$1,270,712  
Taxable Value / SF \$248

Sales Comparison Approach: Indicated Value Range \$1,700,000  
Indicated Value Range / S \$333

Current Obsolescence: \$0

Conclusions: It is recommended that the subject property's land value be reduced from \$630,000 to \$495,000 by adding a -30% downward flood zone adjustment to the site value. Additionally, it is recommended that the improvement value be reduced from \$640,712 to \$490,462 per a reduction in quality class from a 6 to a 5. Based on the recommended reductions, an overall new taxable value of \$985,462 is indicated.

RECOMMENDATION: Uphold Reduce XXX



|        | <u>Taxable Value</u> | <u>Assessed Value</u> |
|--------|----------------------|-----------------------|
| Land:  | \$495,000            | \$173,250             |
| Imps:  | \$490,462            | \$171,662             |
| Total: | <u>\$985,462</u>     | <u>\$344,912</u>      |

Recommended Total Obsolescence: \$0

**ASSESSOR'S EXHIBIT I**  
**17 PAGES**

**WASHOE COUNTY BOARD OF EQUALIZATION**

RESIDENTIAL (SFR)

|                      |                      |                       |        |
|----------------------|----------------------|-----------------------|--------|
|                      | <b>TAXABLE VALUE</b> | <b>ASSESSED VALUE</b> |        |
| <b>LAND:</b>         | \$630,000            | \$220,500             | Txble  |
| <b>IMPROVEMENTS:</b> | \$640,712            | \$224,249             | \$/ SF |
| <b>TOTAL:</b>        | \$1,270,712          | \$444,749             | \$248  |

|                   |                    |
|-------------------|--------------------|
| <b>HEARING:</b>   | <u>17-0015</u>     |
| <b>DATE:</b>      | <u>02/10/2017</u>  |
| <b>TIME:</b>      |                    |
| <b>TAX YEAR:</b>  | <u>2017</u>        |
| <b>VALUATION:</b> | <u>Reappraisal</u> |

**OWNER:** HEMMINGER TRUST

| SUBJECT | APN        | Location        | Land |         |       | FIN UNFIN |      |    |      | Beds   | Baths    |     | Built | Sale Date  | Sale Price  | Sale \$/SF |
|---------|------------|-----------------|------|---------|-------|-----------|------|----|------|--------|----------|-----|-------|------------|-------------|------------|
|         |            |                 | Area | Sq Feet | GAR   | BSMT      | BSMT | QC | STRY |        | Full/Hlf | WAY |       |            |             |            |
|         | 040-660-01 | 9700 TIMOTHY DR | 9.65 | Ac      | 5,127 | 1,158     |      |    | R60  | 1.5 ST | 4        | 4/1 | 1991  | 10/17/2013 | \$1,367,000 | \$267      |

**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   | 222-073-05 | 2600 Kinney Lane    | 5.27  | Ac   | 4,621   | 1,001 |          |            | R60 | 1.5 ST | 2    | 3              | 1988  | 10/25/2016 | \$1,612,500 | \$349      |
| IS-2   | 041-092-09 | 3405 Lunsford Court | 2.51  | Ac   | 3,142   | 1,131 |          |            | R35 | 1 ST   | 3    | 4/1            | 1977  | 11/17/2016 | \$1,105,000 | \$352      |
| IS-3   | 040-572-11 | 300 Davis Lane      | 8.37  | Ac   | 7,386   | 2,840 |          |            | R80 | 2 ST   | 5    | 5/1            | 1991  | 06/09/2016 | \$2,500,000 | \$338      |
| IS-4   | 040-632-10 | 9001 Timothy Lane   | 10.07 | Ac   | 10,431  | 1,568 |          |            | R50 | 1 ST   | 4    | 3/1            | 1970  | 06/26/2015 | \$3,050,000 | \$292      |

**LAND SALES**

| SALE # | APN        | Location            | Land | Area | Zoning | Sale Date  | Sale Price | Comments  |
|--------|------------|---------------------|------|------|--------|------------|------------|---|
| LS-1   | 040-740-17 | 11355 Maverick Lane | 2.70 | Ac   | HDR    | 4/20/2016  | \$320,000  | Square lot located off of Johnson Lane, sale was adjusted \$10,000 for a well.                  |
| LS-2   | 040-930-26 | 2680 Olive Place    | 2.50 | Ac   | HDR    | 09/15/2015 | \$500,000  | Ready to build on lot that was adjusted down for water and extensive landscaping.               |
| LS-3   | 040-572-14 | 1675 View Crest Dr. | 2.74 | Ac   | HDR    | 07/31/2015 | \$710,374  | Ready to build on lot. Adjusted sales price down from \$816,500 due to prior SFR being demo'    |
| LS-4   | 040-591-10 | 1725 W Huffaker Ln. | 2.46 | Ac   | HDR    | 09/11/2015 | \$232,141  | fairly level lot that was adjusted due to barn that will need to be removed prior to developmen |

**RECOMMENDATIONS/COMMENTS:** UPHOLD: REDUCE: XXX

The subject property is located off of Holcomb Ranch Road on Timothy Lane in the Lakeside Ranches. A portion of the subject property is designated in the flood plane and had major flooding issues occur on roughly 4.5 of the 9.65 acres, therefore 5.15 acres remain unaffected by flooding. After multiple meetings with the home owner and inspections, it has been determined that the land value warrants a 30% downward flood zone adjustment. The typical lot size in neighborhood OCLG for a site like the subject is 4 acres with a base value of \$350,000. Due to the subject property being so much larger than the typical lot, an upward size adjustment of 40% was applied, however with the additional -30% downward adjustment for being in a flood zone the overall land value is recommended to be reduced to \$495,000 from \$630,000. It is additionally recommended that the quality class for 9700 Timothy Drive be reduced from a 6 to a 5 based on the interior inspection with the owner of the property. IS-1 through IS-4 vary substantially, but the most comparable improved sale to the subject is 2600 Kinney Lane. This sales comparable is superior from a quality and location perspective; however it is the most similar comparable in size and age. It is recommended that the subject property's improvement value be reduced from \$640,712 to \$490,462 per the reduction in quality from a 6 to a 5. Based on the recommended reductions to both the land and improvement values, a new total taxable value of \$985,462 has been determined by recosting the property at a 5 quality class and adding a -30% downward floodzone adjustment to the land.

|                      |                      |                       |                          |
|----------------------|----------------------|-----------------------|--------------------------|
|                      | <b>TAXABLE VALUE</b> | <b>ASSESSED VALUE</b> |                          |
| <b>LAND:</b>         | \$495,000            | \$173,250             |                          |
| <b>IMPROVEMENTS:</b> | \$490,462            | \$171,662             | Recommended Obsolescence |
| <b>TOTAL:</b>        | \$985,462            | \$344,912             |                          |

PREPARED BY: Mike Churchfield

REVIEWED BY: Gail Vice

| OCKG                  |            |                      |      |            |              |           |     |        |              |  |
|-----------------------|------------|----------------------|------|------------|--------------|-----------|-----|--------|--------------|--|
| Vacant Lot Sales      |            |                      |      |            |              |           |     |        |              |  |
| Land Sale #           | APN        | Address              | NBC  | Sale Date  | Sale Price   | Land Size | LUC | Zoning | Verification | Notes  |
| LS-1                  | 040-591-10 | 1725 W Huffaker Ln.  | OCKG | 09/11/2015 | \$232,141    | 2.46      | 120 | HDR    | 1GCA         | Fairly level lot located on the corner of Huffaker and Del Monte. Adjusted sales price from \$275,000 to \$232,141 for the barn on the property that will need to be removed prior to development. Regular shaped. No Water & Easement.  |
| LS-2                  | 040-930-26 | 2680 Olive Pl.       | OCKG | 09/15/2015 | \$500,000    | 2.50      | 120 | HDR    | 1GCA         | Ready to build on lot that was adjusted down from \$700,000 for water and extensive landscaping.   |
| LS-3                  | 040-572-14 | 1675 View Crest Dr.  | OCKG | 07/31/2015 | \$710,374    | 2.74      | 120 | HDR    | 1GCA         | Ready to build on level lot. Adjusted sale price down from \$816,500 due to prior SFR being demo'd.  |
| Listings              |            |                      |      |            |              |           |     |        |              |  |
| Land Listing #        | APN        | Address              | NBC  | List Date  | Asking Price | Land Size | LUC | Zoning | DOM          | Notes  |
| LL-1                  | 040-930-04 | 2715 Last Chance Ct. | OCKG | 01/23/2015 | \$489,000    | 2.23      | 120 | HDR    | 396          | Irregular shaped level lot, located off of Olive Lane.   |
| LL-2                  | 040-930-05 | 2720 Last Chance Ct. | OCKG | 08/05/2016 | \$625,000    | 3.504     | 120 | HDR    | 56           | Square lot located off of Olive Lane.  |
| LL-3                  | 041-101-12 | 6667 Windy Hill Way  | OCKG | 05/16/2016 | \$1,799,000  | 6.42      | 120 | HDR    | 132          | Large somewhat square lot located on Windy Hill. Panoramic City views. Parcel had a home that was burned down.   |
| Vacant Lot Sales OCLG |            |                      |      |            |              |           |     |        |              |  |
| Land Sale #           | APN        | Address              | NBC  | Sale Date  | Sale Price   | Land Size | LUC | Zoning | Verification | Notes  |
| LS-1                  | 040-740-17 | 11355 Maverick Ln.   | OCLG | 04/20/2016 | \$330,000    | 2.70      | 120 | HDR    | 1SVR         | Square level lot located off of Johnson Lane, sale was adjusted \$10,000 for a well.   |
| LS-2                  | 041-140-20 | 800 Schellbourne St. | OCLG | 07/02/2015 | \$600,000    | 22.43     | 100 | N/A    | 1SVR         | Large topo'd lot that is located at the top of Bellhaven Rd. Only a portion of the lot is buildable.   |
| Vacant Lot Sales EABG |            |                      |      |            |              |           |     |        |              |  |
| Land Sale #           | APN        | Address              | NBC  | Sale Date  | Sale Price   | Land Size | LUC | Zoning | Verification | Notes  |
| LS-1                  | 150-260-25 | 5900 ROCK FARM RD    | EABG | 10/09/2015 | \$144,000    | 3.08      | 120 | HDR    | 1SVR         | Arms length transaction. Rectangular shaped parcel with moderate to steep rolling topography. Parcel has an access easement running through the middle of the parcel severely limiting the utility of the lot. Parcel is located in the Government lots with dirt road access. |
| LS-2                  | 150-260-33 | 0 ROCK FARM RD       | EABG | 06/02/2015 | \$169,445    | 5.00      | 120 | HDR    | 1SVR         | Arms length transaction. Rectangular shaped parcel with moderate to steep topography. Parcel is located in the Government lots with dirt road access. No special conditions to the sale.   |
| LS-3                  | 049-070-28 | 16130 MOUNT ROSE HWY | EABG | 05/22/2015 | \$175,000    | 4.06      | 120 | HDR    | 1SVR         | Arms length transaction. Rectangular shaped parcel with moderate sloping topography. Parcel is located in the Government lots with dirt road access. Backs to Mount Rose Hwy.  |

| OCKG Improved Sales |                       |           |            |                |                 |                     |           |          |            |           |             |            |            |              |           |               |            |            |             |
|---------------------|-----------------------|-----------|------------|----------------|-----------------|---------------------|-----------|----------|------------|-----------|-------------|------------|------------|--------------|-----------|---------------|------------|------------|-------------|
| 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 | Verif Code | 2017 Imp Val | 2017 Land | Cur. TV Total | Cur. TV/SP | Cur. Obsol | Cur.% Comp. |
| 040-162-28          | 740 DEL MONTE LN      | 1983      | R20        | 12/11/2015     | \$905,000       | \$935,055           | 1980      | \$472    | OCKG       | 2.50      | LC          | -20        | 2QC        | \$241,829    | \$280,000 | \$521,829     | 0.56       |            | 100%        |
| 040-572-22          | 2525 DEL MONTE LN     | 1942      | R35        | 08/14/2015     | \$695,000       | \$731,675           | 4055      | \$180    | OCKG       | 2.50      | SH          | -10        | 2D         | \$142,497    | \$315,000 | \$457,497     | 0.63       |            | 100%        |
| 222-073-07          | 7855 KEVIN CIR        | 1966      | R40        | 11/13/2015     | \$620,000       | \$643,442           | 2544      | \$253    | OCKG       | 3.53      | SZ          | 10         | 2D         | \$107,038    | \$385,000 | \$492,038     | 0.76       |            | 100%        |
| 040-411-03          | 2110 GREEN TREE LN    | 1979      | R40        | 05/25/2016     | \$677,520       | \$681,531           | 1778      | \$383    | OCKG       | 2.50      |             |            | 2D         | \$149,600    | \$350,000 | \$499,600     | 0.73       |            | 100%        |
| 230-080-06          | 2150 HOLCOMB RANCH LN | 1973      | R40        | 05/06/2016     | \$955,000       | \$963,633           | 2088      | \$462    | OCKG       | 2.51      |             |            | 2D         | \$139,009    | \$350,000 | \$489,009     | 0.51       |            | 100%        |
| 040-601-14          | 1450 VIEW CREST CT    | 1988      | R55        | 08/07/2015     | \$1,375,000     | \$1,449,140         | 4937      | \$294    | OCKG       | 2.51      |             |            | 2D         | \$538,684    | \$350,000 | \$888,684     | 0.61       |            | 100%        |
| 040-412-04          | 2135 GREEN TREE LN    | 1981      | R60        | 04/08/2016     | \$1,700,000     | \$1,723,205         | 5716      | \$301    | OCKG       | 2.28      |             |            | 2D         | \$539,007    | \$350,000 | \$889,007     | 0.52       |            | 100%        |
| 043-062-22          | 1190 MILE CIRCLE DR   | 2011      | R70        | 11/18/2015     | \$1,950,000     | \$2,022,131         | 4939      | \$409    | OCKG       | 2.54      |             |            | 2D         | \$1,161,811  | \$350,000 | \$1,511,811   | 0.75       |            | 100%        |
| 230-060-14          | 2730 HOLCOMB RANCH LN | 1991      | R75        | 07/21/2015     | \$1,687,500     | \$1,783,215         | 4940      | \$361    | OCKG       | 4.02      |             |            | 2D         | \$700,391    | \$350,000 | \$1,050,391   | 0.59       |            | 100%        |
| 040-572-11          | 300 DAVIS LN          | 2005      | R80        | 06/09/2016     | \$2,500,000     | \$2,508,625         | 7386      | \$340    | OCKG       | 8.37      | SZ          | 20         | 2D         | \$1,714,194  | \$540,000 | \$2,254,194   | 0.90       |            | 100%        |
| 041-092-12          | 3560 LUNSFORD CT      | 2008      | R95        | 05/31/2016     | \$1,600,000     | \$1,607,888         | 4259      | \$378    | OCKG       | 2.88      | ES          | -10        | 2D         | \$1,337,568  | \$315,000 | \$1,652,568   | 1.03       | \$133,757  | 100%        |

Situs & Keyline Description:  
 9700 TIMOTHY DR WASHOE COUNTY  
 FR N2 N2 SEC 12 TWP 18 RGE 19

Owner & Mailing Address:  
 HEMMINGER TRUST  
 HEMMINGER TRUSTEE, GEORGE M &  
 9700 TIMOTHY DR  
 RENO, NV 89511

WASHOE COUNTY APPRAISAL RECORD  
 2017

APN: 040-660-01

Card 1 of 1  
 Bld. 1-1



Tax District: 4000

printed: 02/01/2017

ACTIVE

3014.07

OCKG - East Side - Lakeside Dr. 2.5 Ac.

| 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           | 630,000      | 0        | 640,712              | 0               | 1,270,712     | 444,749        | Building Value   | 562,504             |  |      |          |           |                  |            |
| 2016 FV           | 630,000      | 0        | 596,019              | 0               | 1,226,019     | 429,107        | Extra Feature Value  | 78,208              |  |      |          |           |                  |            |
| 2015 FV           | 630,000      | 0        | 580,648              | 0               | 1,210,648     | 423,727        | Land Value   | 630,000             |  |      |          |           |                  |            |
| 2014 FV           | 630,000      | 0        | 553,083              | 0               | 1,183,083     | 414,079        | Taxable Value  | 1,270,712           |  |      |          |           |                  |            |
| 2013 FV           | 630,000      | 0        | 480,193              | 0               | 1,110,193     | 388,568        | Exemption  | 0                   |  |      |          |           |                  |            |
| 2012 FV           | 630,000      | 0        | 482,836              | 0               | 1,112,836     | 389,493        | <b>FLAGS</b><br>Type Value<br>Eligible for Form? YES<br>Low Cap Percentage 1<br>Cap Code POQ |                     |  |      |          |           |                  |            |
| 2011 FV           | 630,000      | 0        | 607,673              | 49,194          | 1,237,673     | 433,186        |  |                     |  |      |          |           |                  |            |
| 2010 FV           | 665,000      | 0        | 558,479              | 0               | 1,223,479     | 428,218        | NC / C New Land New Sketch<br>By: Date:  |                     |  |      |          |           |                  |            |
| 2009 FV           | 650,250      | 0        | 569,858              | 0               | 1,220,108     | 427,038        |  |                     |  |      |          |           |                  |            |
| 2008 FV           | 717,883      | 0        | 564,202              | 0               | 1,282,085     | 448,730        |  |                     |  |      |          |           |                  |            |
| 2007 FV           | 717,883      | 0        | 542,272              | 0               | 1,260,155     | 441,054        |  |                     |  |      |          |           |                  |            |
| 2006 FV           | 677,248      | 0        | 548,710              | 409,650         | 1,225,958     | 429,085        |  |                     |  |      |          |           |                  |            |

| 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        | 26                                | 1FL   | 1FLR - FIRST FLOOR         |        | 3,565              | 535,285  |                  | 95,376  |                       |                          |         |
| Occupancy        | 001  | Sgl Fam Res ~ | Base Appliance From MS   | 1                                 | 2FL   | 2FLR - SECOND FLOOR        | 2005   | 1,562              | 234,534  |                  | 922,138 |                       |                          |         |
| Story/Frame      | 06   | 1.5 STRY FN   | Living Units in Building | 1                                 | GRB   | GARB - GARAGE BUILT-IN     |        | 1,158              | 39,476   |                  | 0       |                       |                          |         |
| Quality          | 60   | Excellent     | Bedrooms                 | 4                                 | PCS   | POR1 - PORCH CONCRETE SLAB |        | 982                | 6,412    |                  | 39.00   |                       |                          |         |
| Year Built       | WAY  | %Comp         | Year of Addn/Remodel     |                                   | 4 PRW | PRF1 - PORCH ROOF WOOD     |        | 117                | 3,317    |                  | 359,634 |                       |                          |         |
| 1950             | 1991 | 100           |                          |                                   | 1 STR | STRM - STORAGE ROOM        |        | 104                | 7,738    |                  | 0       |                       |                          |         |
| BATH - Full      |      |               |                          |                                   |       |                            |        |                    |          |                  |         |                       | Sub Area DRC             | 562,504 |
| BATH - Half      |      |               |                          |                                   |       |                            |        |                    |          |                  |         |                       | Additive DRC             | 78,208  |
|                  |      |               |                          |                                   |       |                            |        |                    |          |                  |         |                       | Total DRC                | 640,712 |
|                  |      |               |                          |                                   |       |                            |        |                    |          |                  |         |                       | Override                 |         |
|                  |      |               |                          |                                   |       |                            |        |                    |          |                  |         |                       | Cost Code                | 89502   |
|                  |      |               |                          |                                   |       |                            |        |                    |          |                  |         |                       | PROPERTY CHARACTERISTICS |         |
|                  |      |               |                          |                                   |       |                            |        |                    |          |                  |         |                       | Water                    | Well    |
|                  |      |               |                          |                                   |       |                            |        |                    |          |                  |         |                       | Sewer                    | Septic  |
|                  |      |               |                          |                                   |       |                            |        |                    |          |                  |         |                       | Street                   | Paved   |
|                  |      |               |                          |                                   |       |                            |        |                    |          |                  |         |                       | BUILDING NOTES           |         |
|                  |      |               |                          |                                   |       |                            |        |                    |          |                  |         |                       | FP                       |         |
|                  |      |               |                          |                                   |       |                            |        |                    |          |                  |         |                       | STR                      |         |
|                  |      |               |                          |                                   |       |                            |        |                    |          |                  |         |                       | X                        |         |
|                  |      |               |                          |                                   |       |                            |        |                    |          |                  |         |                       | X                        |         |

| # | 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  | FNS3 | FENCE 3 RAIL SPLIT            | 30      | 1-1   | 0      | 0     | 500   | 14.74      | 1950       |           | 100    | 7,370  | 25.0   | 1,843  |                |       |
| 2  | FNV3 | FENCE VINYL 3 RAIL            | 30      | 1-1   | 0      | 0     | 2560  | 17.41      | 2010       |           | 100    | 44,570 | 89.5   | 39,890 |                |       |
| 3  | FPD1 | FIREPLACE DOUBLE 1 STORY      | EBLD    | 1-1   | 0      | 0     | 1     | 10,161.45  | 1950       |           | 100    | 10,161 | 25.0   | 2,540  |                |       |
| 4  | FWAS | FLATWORK ASPHALT              | 30      | 1-1   | 0      | 0     | 8400  | 2.53       | 2010       |           | 100    | 21,284 | 89.5   | 19,049 |                |       |
| 5  | FWCO | FLATWORK CONCRETE             | 30      | 1-1   | 0      | 0     | 865   | 5.54       | 1950       |           | 100    | 4,796  | 25.0   | 1,199  |                |       |
| 6  | HBR2 | RAISED BREEZWAY BARN AVERAGE  | 30      | 1-1   | 0      | 0     | 480   | 27.60      | 1950       |           | 100    | 13,248 | 25.0   | 3,312  |                |       |
| 7  | WPRS | WELL, PRESSURE SYSEM & SEPTIC | 30      | 1-1   | 0      | 0     | 1     | 10,498.00  | 1950       |           | 100    | 10,498 | 25.0   | 2,625  |                |       |
| 8  | YIMP | YARD IMPROVEMENTS             | 30      | 1-1   | 0      | 0     | 20    | 1,550.00   | 1950       |           | 100    | 31,000 | 25.0   | 7,750  |                |       |

| LAND VALUE |      | DOR Code                | 200  | Neighborhood | 3014.07   | OCKG - East Side - Lakeside Dr. | Land Size  | 9.6480           | 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 | HDR  | 1.00         | ST        | 2                               | 450,000.00 | SZ               | 1.40      |                  |   | 630,000       |            |



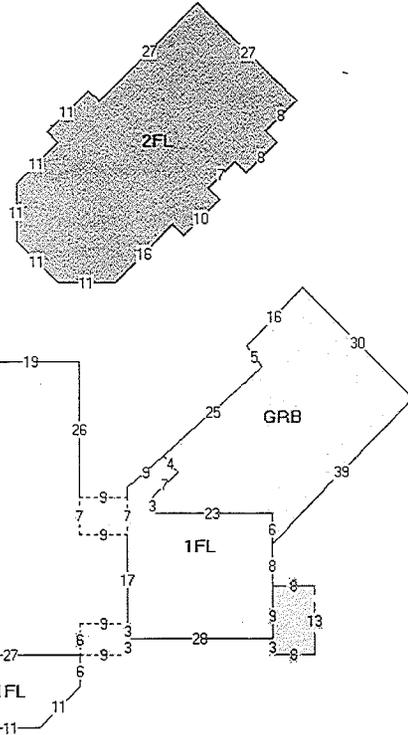
Tax District: 4000

printed: 02/01/2017

ACTIVE

3014.07

OCKG - East Side - Lakeside Dr. 2.5 Ac.



| BUILDING PERMITS |          |             |         |        |        |                         |                    |
|------------------|----------|-------------|---------|--------|--------|-------------------------|--------------------|
| Date             | Permit # | Description | Amount  | Status | % Comp | Last Visit/Appr/Results | Notes              |
| 04/13/2011       | 11-0660  | FENCE       | 20,488  | Compl  | 0      | 05/20/11 PSR Compl      | 100% COMPLETE 2011 |
| 02/04/2005       | 04-4938  | REMODEL     | 191,730 | Compl  | 19     | 06/01/05 GKB Compl      | 19% 05, 19% 06     |

| SALES/TRANSFER INFORMATION |          |            |     |       |       |           |                       |
|----------------------------|----------|------------|-----|-------|-------|-----------|-----------------------|
| Grantor                    | Document | Date       | LUC | Verif | Terms | Sales     | Notes                 |
| HEMMINGER, GEORGE M        | 4601845  | 06/21/2016 | 200 | 3BGG  |       |           | CORRECTION TO REDFILE |
| HEMMINGER, GEORGE M        | 4589177  | 05/13/2016 | 200 | 3BGG  |       |           | REDFILE - INCORRECT   |
| TRANIELLO, JENNIFER        | 4290511  | 10/17/2013 | 200 | 2D    |       | 1,367,000 |                       |
| WELLS FARGO BANK NA,       | 3964435  | 01/18/2011 | 200 | 2F    |       | 1,210,000 |                       |
| GANSER, JOHN H &           | 3924602  | 09/21/2010 | 200 | 3BF   |       | 214,397   |                       |
| THORNTON, WILLIAM C        | 2728769  | 08/29/2002 | 200 | 1G    | 1CTS  | 1,100,000 | S SFR                 |

| #  | Bld | Date       | User ID | Activity Notes  |
|----|-----|------------|---------|---|
| 2  | 0-0 | 01/27/2017 | mjach   | CBE HEARING NOTICE  |
| 3  | 0-0 | 01/25/2017 | sjack   | Entering Date Scheduled   |
| 4  | 0-0 | 11/05/2015 | idiez   | TAG FROM 4005 TO 4000 TMUWB NOW SPECIAL ASSESSMENT                    |
| 5  | 1-1 | 10/17/2013 | magon   | REXT OCKG IMPROVEMENT LINE DONE 11/08/2013 BY JAK, LAND LINE DONE     |
| 6  | 1-1 | 09/24/2012 | PSR     | REXT OCKG IMPROVEMENT LINE DONE 10/23/2012 BY JAK, LAND LINE DONE     |
| 7  | 1-1 | 08/30/2011 | PSR     | REXT OCKG IMPROVEMENT LINE DONE 10/11/2011 BY JAK, LAND LINE DONE     |
| 8  | 1-1 | 09/09/2010 | PSR     | REXT OCKG IMPROVEMENT LINE DONE 09/09/2010 BY REVIEWED-NO CHGS ON IMP |
| 9  | 1-1 | 10/23/2009 | PSR     | REXT OCKG IMPROVEMENT LINE DONE 10/23/2009 BY REVIEWED-NO CHANGES ON  |
| 10 | 1-1 | 10/02/2008 | PJO     | REXT OCKG IMPROVEMENT LINE DONE 10/27/2008 BY WJ, LAND LINE DONE      |

**Washoe County Board of Equalization**  
**Photos of Sales Comparables**



**Sales Comparable 1 (2600 Kinney Lane.)**



**Sales Comparable 2 (3405 Lunsford Court)**



**Sales Comparable 3 (300 Davis Lane.)**

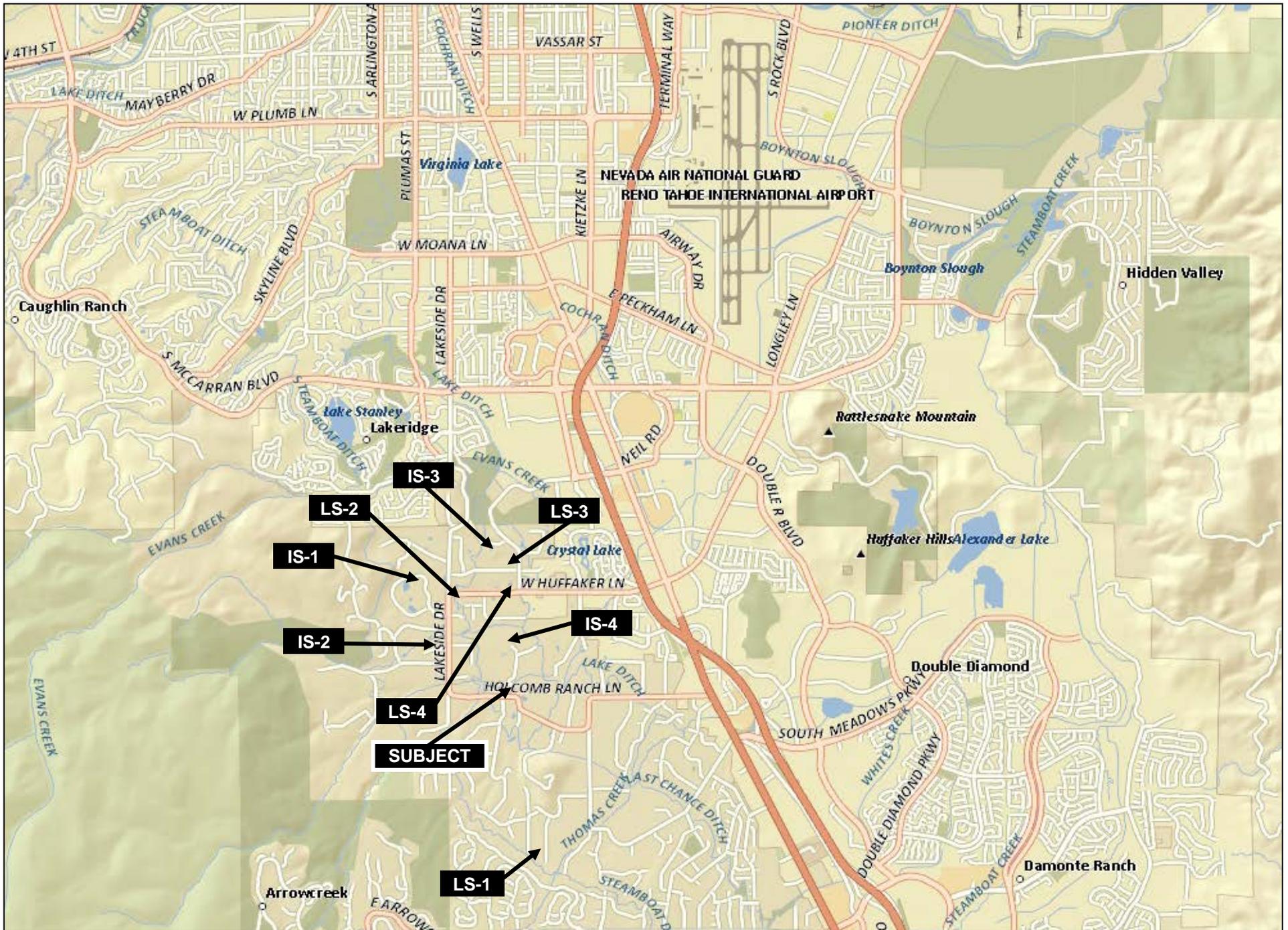


**Sales Comparable 4 (9001 Timothy Lane)**

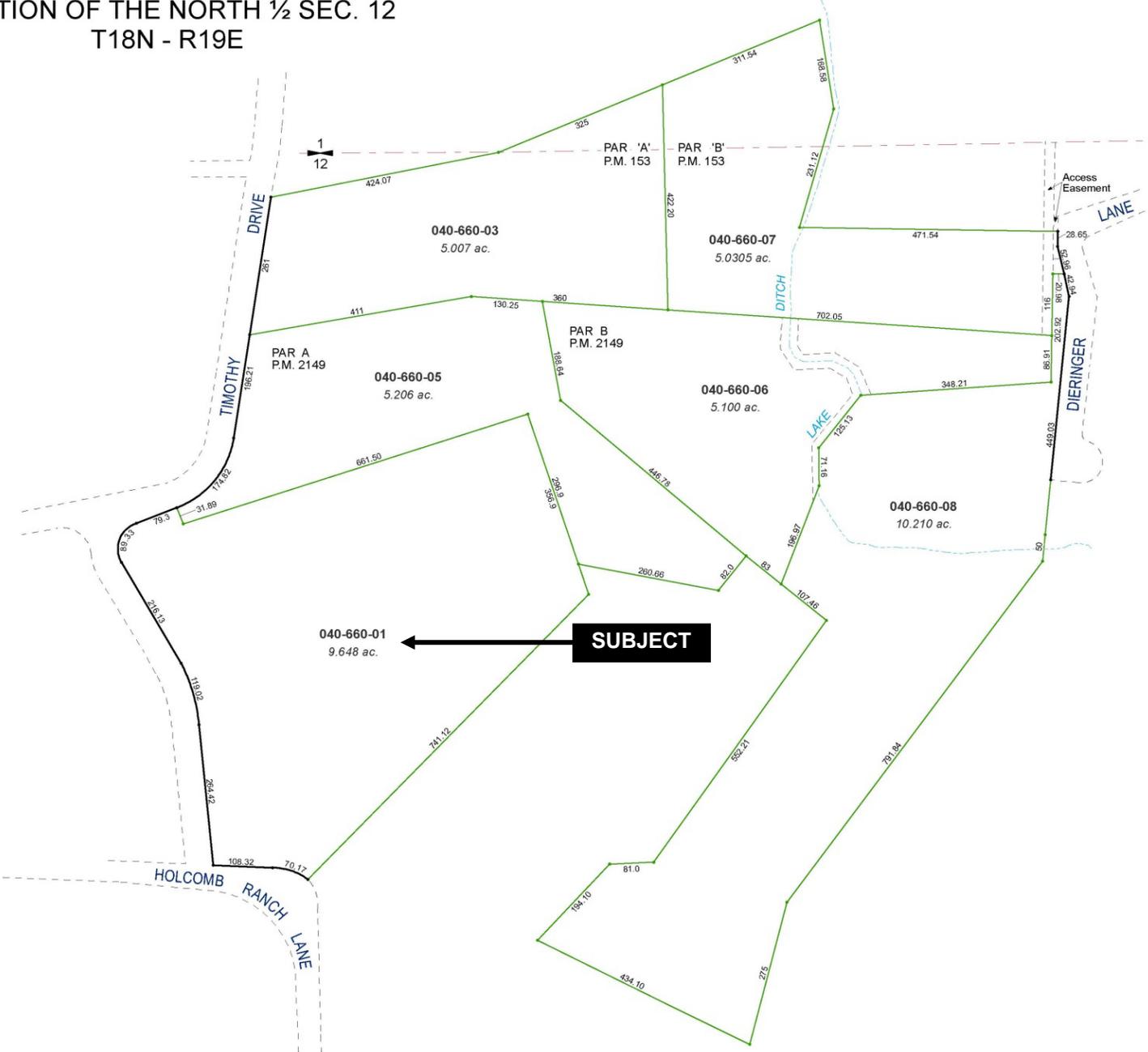
**Washoe County Board of Equalization**  
**Photo of Flood Zone on Subject Property 9700 Timothy Drive**



**NEIGHBORHOOD MAP**

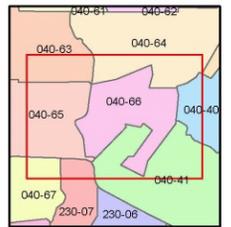
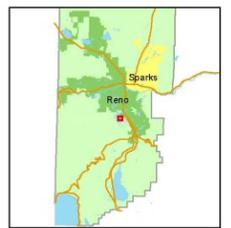
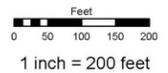


PORTION OF THE SE ¼ SEC. 1 &  
 PORTION OF THE NORTH ½ SEC. 12  
 T18N - R19E



Assessor's Map Number  
**040-66**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
 Joshua G. Wilson, Assessor  
 1001 East Ninth Street  
 Building D  
 Reno, Nevada 89512  
 (775) 328-2231

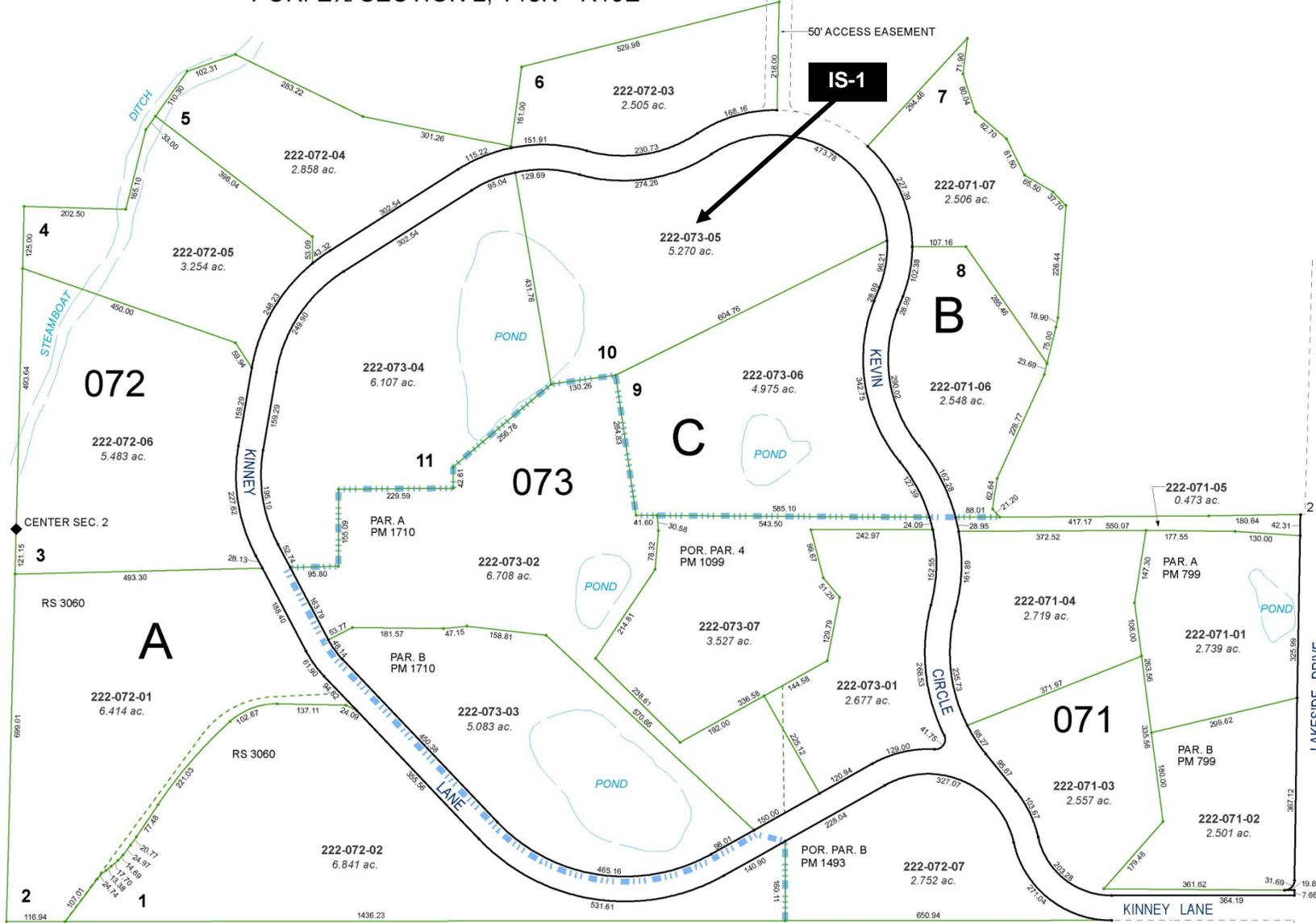


created by: EMG 9/23/2014  
 last updated: \_\_\_\_\_  
 area previously shown on map(s) \_\_\_\_\_

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 hereon.

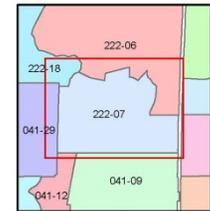
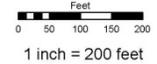
# COTTONWOOD ESTATES (#2151)

POR. E 1/2 SECTION 2, T18N - R19E



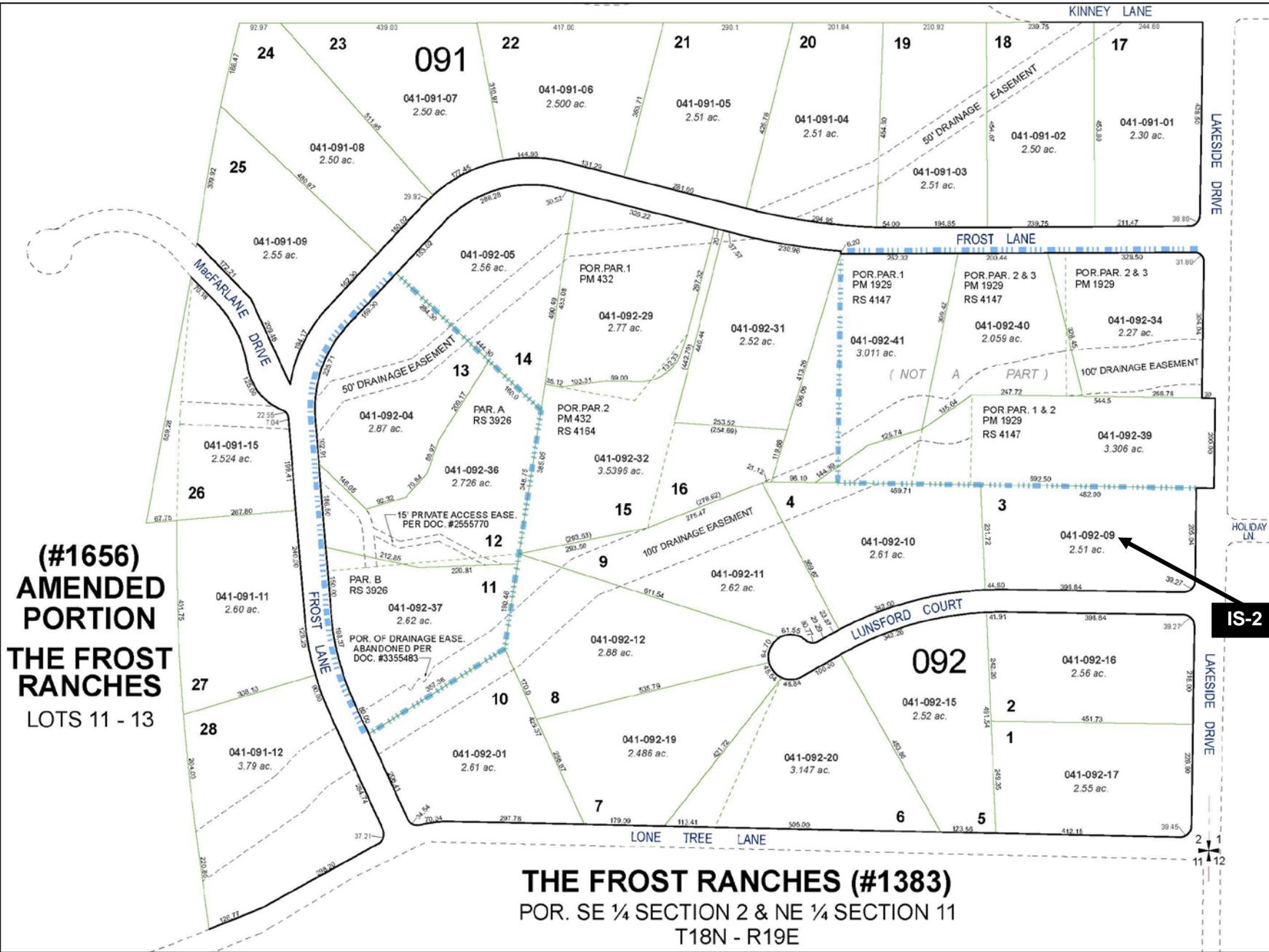
Assessor's Map Number  
**222-07**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor  
1001 East Ninth Street  
Building D  
Reno, Nevada, 89512  
(775) 328-2231



created by: KSB 8/14/2012  
last updated: EMG 9/26/14  
area previously shown on map(s)  
041-25

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.



**(#1656)  
AMENDED  
PORTION  
THE FROST RANCHES  
LOTS 11 - 13**

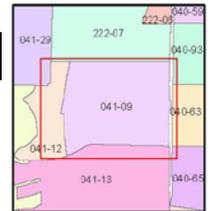
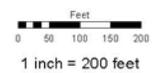
**THE FROST RANCHES (#1383)  
POR. SE ¼ SECTION 2 & NE ¼ SECTION 11  
T18N - R19E**

Assessor's Map Number

**041-09**

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

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



created by: **KSB 10/24/11**

last updated:

area previously shown on map(s)

**041-12**

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.

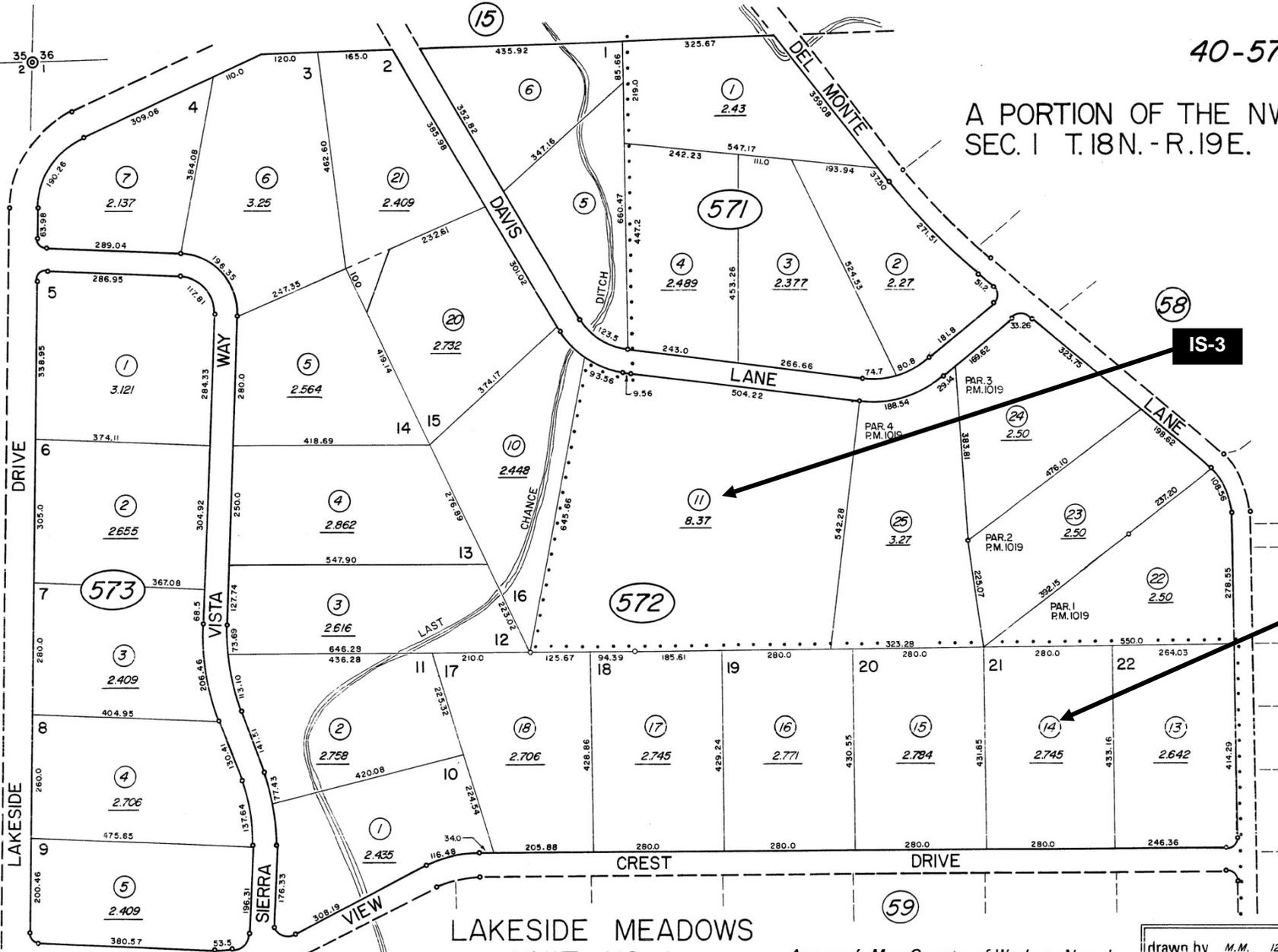
**IS-2**

T.19N.-R.19E. 35 36  
T.18N.-R.19E. 2 1

40-57

A PORTION OF THE NW 1/4  
SEC. 1 T.18N.-R.19E.

BOOK 41-11



IS-3

LS-3

60

1" = 200'

NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only, it does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

LAKESIDE MEADOWS  
UNIT NO. 1

Assessor's Map County of Washoe, Nevada  
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

|            |            |
|------------|------------|
| drawn by   | M.M. 12/74 |
| checked    |            |
| revised    | 9/78       |
| superseded |            |

PORTIONS OF THE SW 1/4 SECTION 1  
& THE NW 1/4 SECTION 12  
T18N - R19E

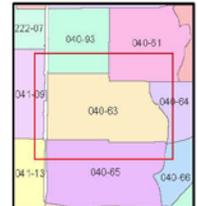
Assessor's Map Number  
**040-63**

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

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

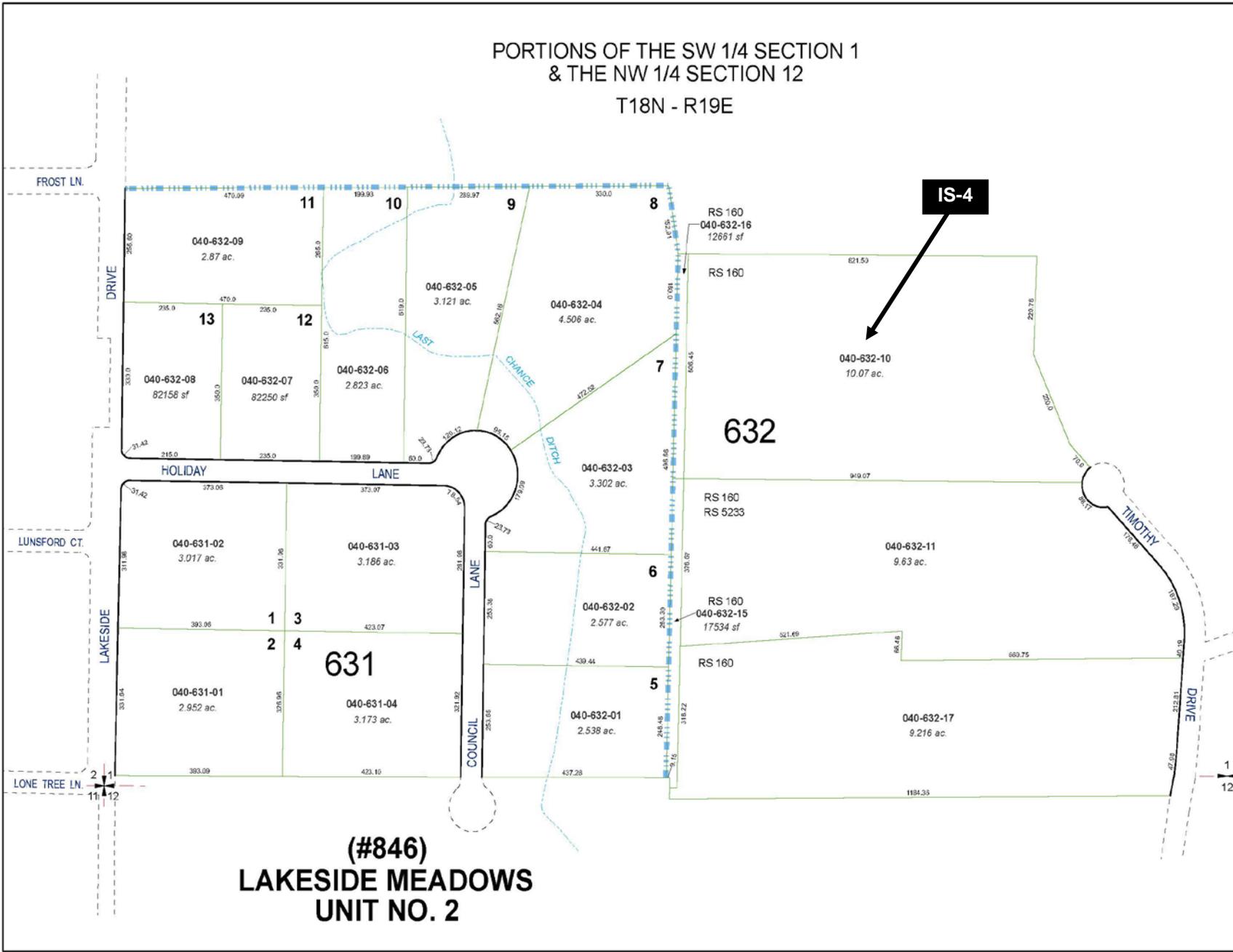


Feet  
0 50 100 150 200  
1 inch = 200 feet



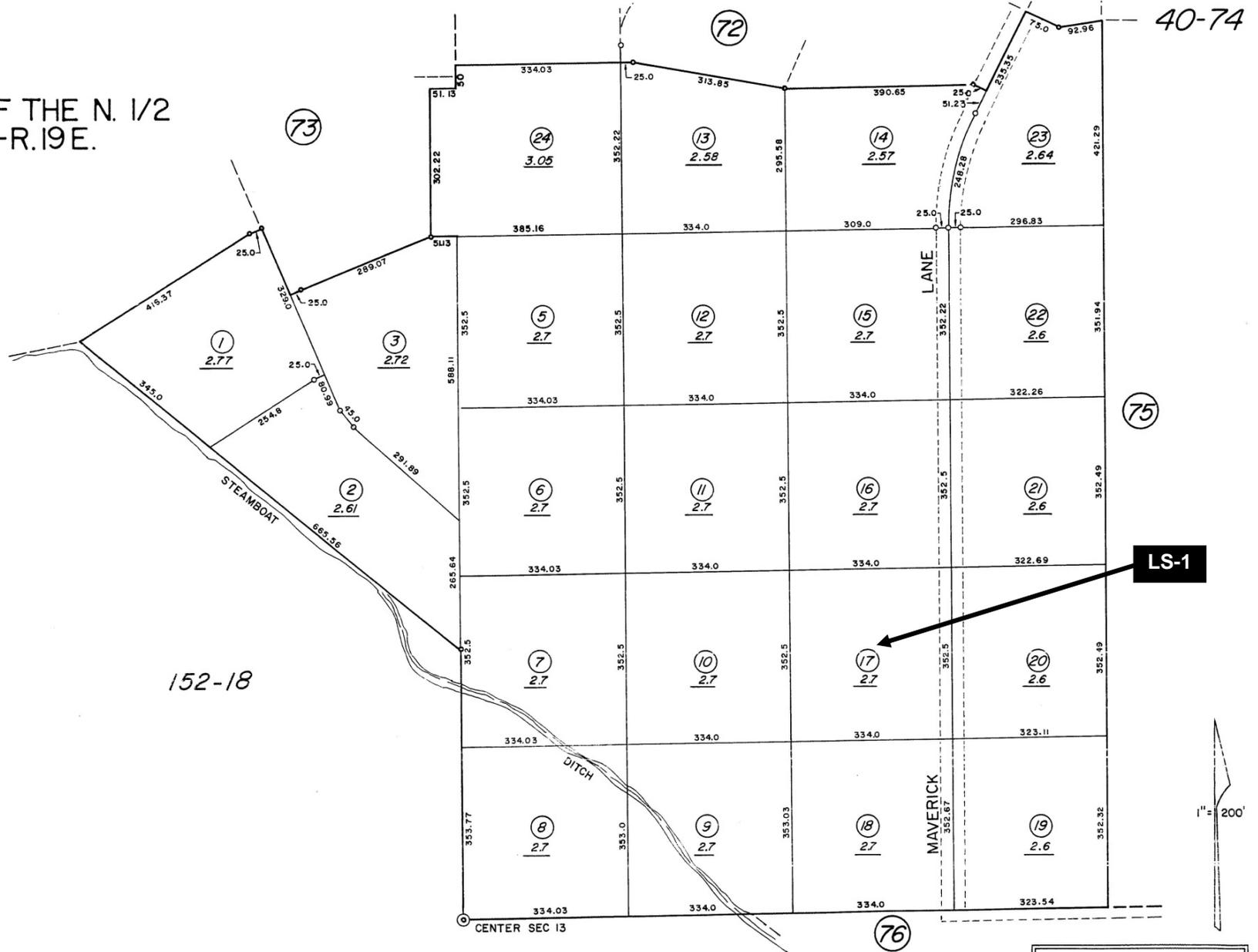
created by: KSB 3/04/10  
last updated: KGB 11/16/11  
area previously shown on map(s)  
040-25

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.



**(#846)**  
**LAKESIDE MEADOWS**  
**UNIT NO. 2**

A PORTION OF THE N. 1/2  
SEC 13 T.18N.-R.19E.



NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only, it does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

Assessor's Map County of Washoe, Nevada

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

|            |                  |
|------------|------------------|
| drawn by   | M.M. 1/75        |
| checked    | 6/78 2/18/99 RLT |
| superseded |                  |
| GZ         | 6/24/97          |

**(#4074)  
AMENDED  
LAKESIDE RANCH ESTATES  
PHASE 2**

**(#3814)  
LAKESIDE RANCH ESTATES - PHASE 1  
POR. OF THE SW 1/4 OF SEC. 1, T18N - R19E**

Assessor's Map Number  
**040-93**

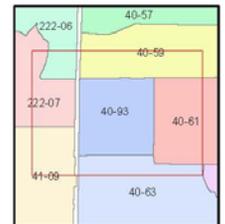
STATE OF NEVADA  
**WASHOE COUNTY  
ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor

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



0 25 50 100 150 200  
Feet

1 inch = 200 feet



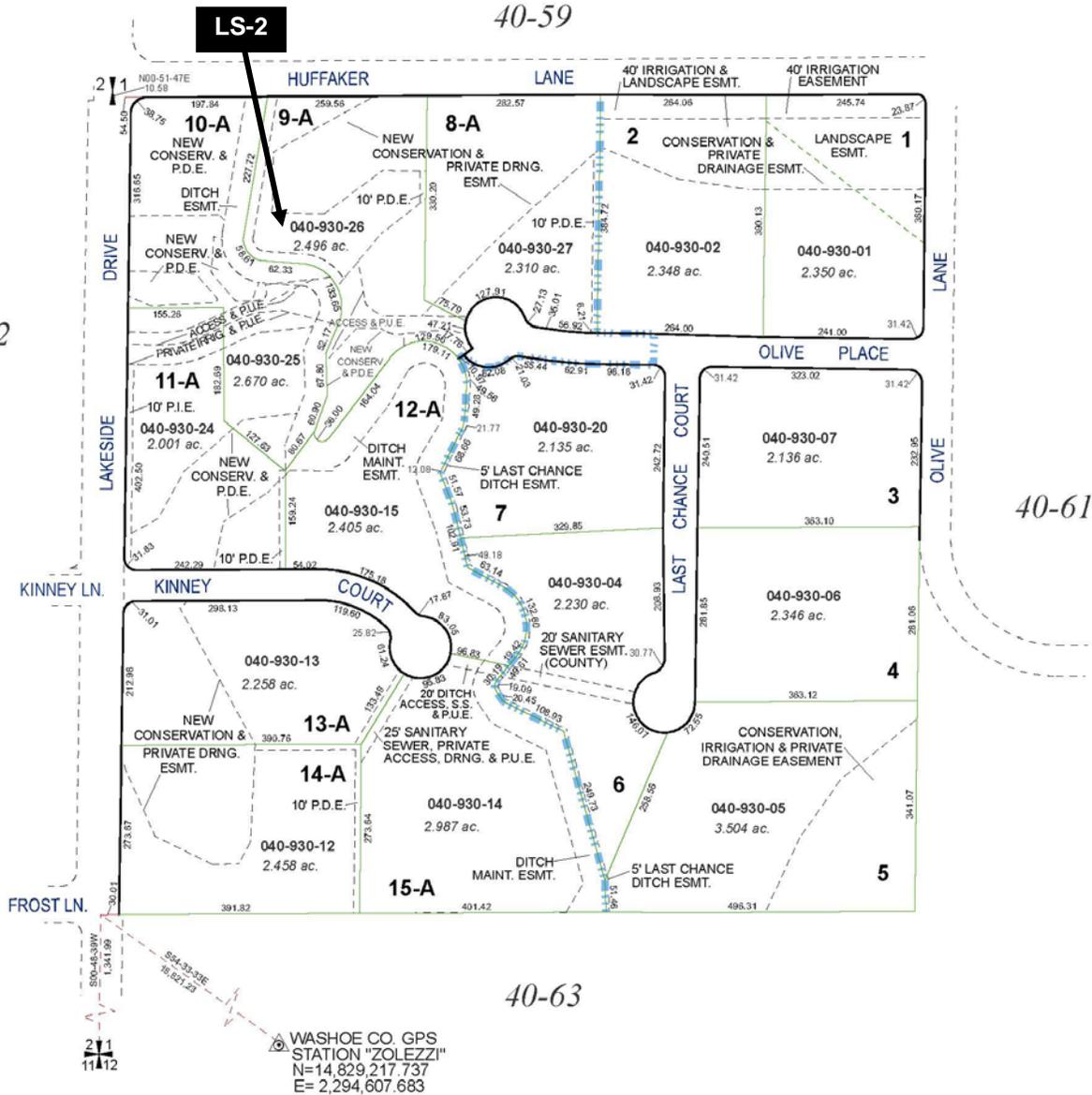
created by **TWT 9/9/2009**

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

area previously shown on map(s)

**040-61**

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.



BOOK 222

BOOK 41

40-59

40-61

40-63

WASHOE CO. GPS STATION "ZOLEZZI"  
N=14,829,217.737  
E=2,294,607.683

040-59

040-58

(#678)

# LAKESIDE MEADOWS UNIT NO. 1

PORTION OF THE NORTHWEST 1/4 OF SECTION 1  
T18N - R19E

040-57

222-06

VIEW  
CREST  
COURT

040-60

CREST

DRIVE

040-591-05 2.539 ac.  
 040-591-06 2.539 ac.  
 040-591-07 2.539 ac.  
 040-591-08 2.539 ac.  
 040-591-09 2.427 ac.

PAR. B  
R/S 4666  
 040-591-22 2.57 ac.

PAR. A  
R/S 4666  
 040-591-21 3.35 ac.

## 591

040-591-01 2.304 ac.  
 040-591-02 2.731 ac.

040-591-19 2.355 ac.  
 040-591-18 2.486 ac.

040-591-16 2.548 ac.  
 040-591-15 2.498 ac.  
 040-591-14 2.465 ac.  
 040-591-13 2.438 ac.  
 040-591-12 2.517 ac.  
 040-591-11 2.611 ac.  
 040-591-10 2.383 ac.

040-591-17 2.766 ac.

LAKESIDE

21

HUFFAKER

LANE

LS-4

222-07

040-93

040-61

040-62



1" = 200'



NOTE: This map is 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 the accuracy of the data delineated hereon.

Office of Washoe County Assessor, Nevada - Robert W. McGowan

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

Drawn by TWT 02/22/06  
Revised \_\_\_\_\_

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

ARC/INFO 8.0 WINDOWS 2000 6.0