

**ASSESSOR'S**

**EVIDENCE**

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

Hearing # 17-0054B  
Hearing Date 02/10/2017  
Tax Year 2017/18

APN: 041-211-05  
Owner of Record: LORENZ LIVING TRUST, DAVID L & BARBARA S  
Property Address: 245 BRUNSWICK MILL RD  
Square Feet (Inc Finished Bsmt) 3,682  
Built / WAY: 1986  
Parcel Size: 2.50 AC

Description / Location: The subject property consists of a 3,682 square foot home located on Brunswick Mill Road off of Bellhaven in the Lakeside Ranches. The subject property is situated on a 2.59 acre property.



2017/18 Taxable Value: Land: \$300,000  
Improvements: \$317,316  
Total: \$617,316  
Taxable Value / SF \$168

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

Current Obsolescence: \$0

Conclusions: Based on the sales comparables, the current taxable value of \$617,316 is well supported. Therefore, it is recommended that the total taxable value be upheld for the 2017/2018 tax year.

RECOMMENDATION: Uphold      XXX      Reduce

**ASSESSOR'S EXHIBIT I**  
**18 PAGES**

**WASHOE COUNTY BOARD OF EQUALIZATION**

RESIDENTIAL (SFR)

HEARING: 17-0054B  
 DATE: 02/10/2017  
 TIME: \_\_\_\_\_  
 TAX YEAR: 2017  
 VALUATION: Reappraisal

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	
<b>LAND:</b>	\$300,000	\$105,000	Txble
<b>IMPROVEMENTS:</b>	\$317,316	\$111,061	\$/ SF
<b>TOTAL:</b>	\$617,316	\$216,061	\$168

**OWNER:** LORENZ TRUST, DAVID L & BARBARA S

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	QC	STRY	Beds	Baths	Built	Way	Sale Date	Sale Price	Sale \$/SF
	041-211-05	245 Brunswick Mill Rd.	2.59	Ac	3,682	1,444			R45	1 ST	4	2 1/2	1986				

**IMPROVED SALES**

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	QC	STRY	Beds	Baths	Built	Sale Date	Sale Price	Sale \$/SF
IS-1	041-092-19	3525 Lunsford Ct.	2.49	Ac	3,096	1,040	984	194	R40	1 ST	4	3	1979	11/20/2015	\$694,000	\$170
IS-2	044-291-03	10067 Dixon Ln.	1.25	Ac	2,931	760			R40	1 ST	3	2 1/2	1989	09/29/2015	\$729,000	\$198
IS-3	162-053-06	15040 Edmands Dr.	0.99	Ac	2,997	1,748			R35	SPLIT	4	3 1/2	1986	12/04/2015	\$664,000	\$222
IS-4	162-074-13	2525 Homeland Dr.	1.01	Ac	3,082	768			R35	1 ST	4	2	1983	08/26/2015	\$600,000	\$349

**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	041-140-27	775 Schellbourne St.	5.34	Ac	HDR	07/02/2015	\$500,000	Extensively topo'd lot with a very small building envelope. Owner plans to construct a custom ho

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

The subject property is being appealed due to the parcel being located in a 100 year floodplain, however no flooding has ever occurred and the backyard has an amenity of a creek which sits significantly lower than the house. If the floodplain was a ten year and the potential of flooding was high, an adjustment would be warranted. However, based on discussions with the owner regarding no flooding ever occurring and researching the 100 year flood plane no adjustment is currently necessary. The subject property is located on Brunswick Mill Road off of Lone Tree Lane in the Lakeside Ranches. The subject property is a 3,682 square foot quality class 4.5 home that was constructed in 1986 and is situated on a 2.59 acre lot. The 2017/18 total taxable value is \$617,316 or \$168 per square foot. The comparable range in quality from 3.5 to 4.0 and range in size from 2,931 square feet to 4,080 square feet. IS-1 is the most comparable sale to the subject in regards to size, however it is inferior in quality and age. IS-1 is considered a low indicator of value even though it supports the subject's current taxable value of \$168 per square foot. IS-2 is the most comparable sale to the subject in regards to quality and age, but is inferior in both building and land size. IS-2 sold for \$198 per square foot which again supports the subject's taxable value. IS-3 and IS-4 are both inferior in regards to quality and both land and building size. It is recommended that the total taxable value of \$617,316 be upheld based on the support of the sales comparable, and the price per square foot falls below the range of all the sales. No land adjustment for flooding was deemed appropriate for this parcel per a review of the floodplains in the subject's basin.

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	
<b>LAND:</b>	\$300,000	\$105,000	
<b>IMPROVEMENTS:</b>	\$317,316	\$111,061	Recommended Obsolescence
<b>TOTAL:</b>	\$617,316	\$216,061	

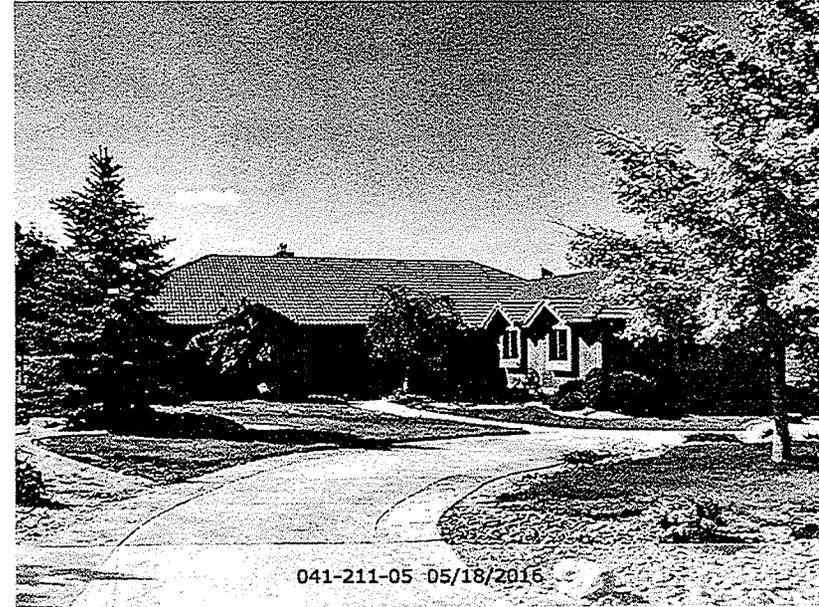
PREPARED BY: Mike Churchfield

REVIEWED BY: Gail Vice

OCLG (2.5 Acre Parcels Fairview Road)										
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 OCKG										
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 OCKG										
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 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.

OCLG Improved Sales																			
APN	Location	WAY Built	Qual Class	SaleList Date	SaleList Price	Time Adj Sale Price	Bldg SqFt	Price/SF	Neigh Code	Land Size	Influ Code	Influ Pct	Verif Code	Imp Value	Cur. Land	Cur. TV Total	Cur. TV/SP	Cur. Obsol	Cur.% Comp.
040-720-09	11050 VINCENT LN	1968	R35	12/07/2015	\$610,000	\$630,661	2033	\$310	OCLG	2.46	NT	-10	2D	\$90,161	\$270,000	\$360,161	0.53		100%
040-730-21	11040 DRYDEN DR	1978	R45	04/06/2016	\$600,000	\$608,382	6824	\$89	OCLG	2.50	NT	-10	2F	\$274,263	\$270,000	\$544,263	0.85		100%
041-212-03	900 SCHELLBOURNE ST	1994	RHA	12/11/2015	\$955,000	\$986,716	4872	\$203	OCLG	2.99	TP	-10	2D	\$673,878	\$270,000	\$943,878	0.93		100%
230-091-15	10865 DRYDEN DR	1992	R40	09/29/2015	\$520,000	\$543,509	2656	\$205	OCLG	2.15	NT	-20	2D	\$213,938	\$240,000	\$453,938	0.79		100%





BUILDING PERMITS									
Date	Permit #	Description	Amount	Status	% Comp	Last Visit	Appr/Results	Notes	
06/29/2005	05-1418	DET GARAGE	14,872	Compl		0	01/05/06 JV Compl	100% COMPLETE 2006	
SALES/TRANSFER INFORMATION									
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes		
	1859579	12/27/1994							
	CHK	04/01/1989	200	2D		355,000			
	CHK	06/01/1987	200	2D		340,000			
#	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	10/22/2013	magon	REXT OCLG IMPROVEMENT LINE DONE 10/29/2013 BY JAK, LAND LINE DONE					
6	1-1	09/17/2012	PSR	REXT OCLG IMPROVEMENT LINE DONE 10/18/2012 BY JAK, LAND LINE DONE					
7	1-1	09/16/2011	PSR	REXT OCLG IMPROVEMENT LINE DONE 10/18/2011 BY KH, LAND LINE DONE					
8	1-1	09/07/2010	PSR	REXT OCLG IMPROVEMENT LINE DONE 09/07/2010 BY REVIEWED-NO CHGS ON IMP					
9	1-1	10/23/2009	PSR	REXT OCLG IMPROVEMENT LINE DONE 11/13/2009 BY MM, LAND LINE DONE					
10	1-1	10/07/2009	CD	DATA WELL PROJECT, SEE RECORD CARD IN WEBXTENDER FOR DETAILS					

# Washoe County Board of Equalization

## Photos of Subject



Subject Property (245 Brunswick Mill Rd.)



Subject Property (245 Brunswick Mill Rd.)



Subject Property (245 Brunswick Mill Rd.)

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



**Sales Comparable 1 (3525 Lunsford Ct.)**



**Sales Comparable 2 (10067 Dixon Ln.)**

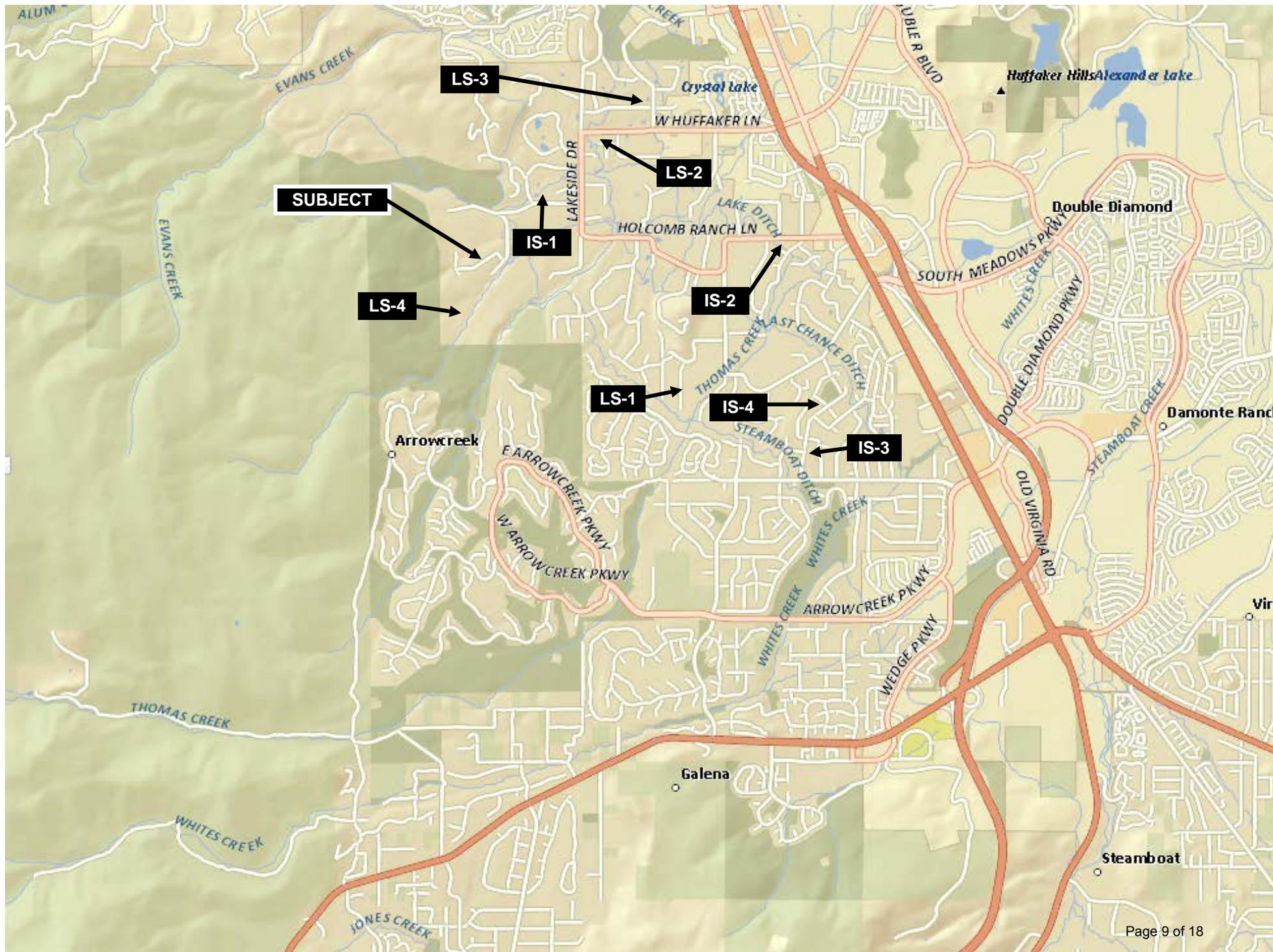


**Sales Comparable 3 (15040 Edmands Dr.)**

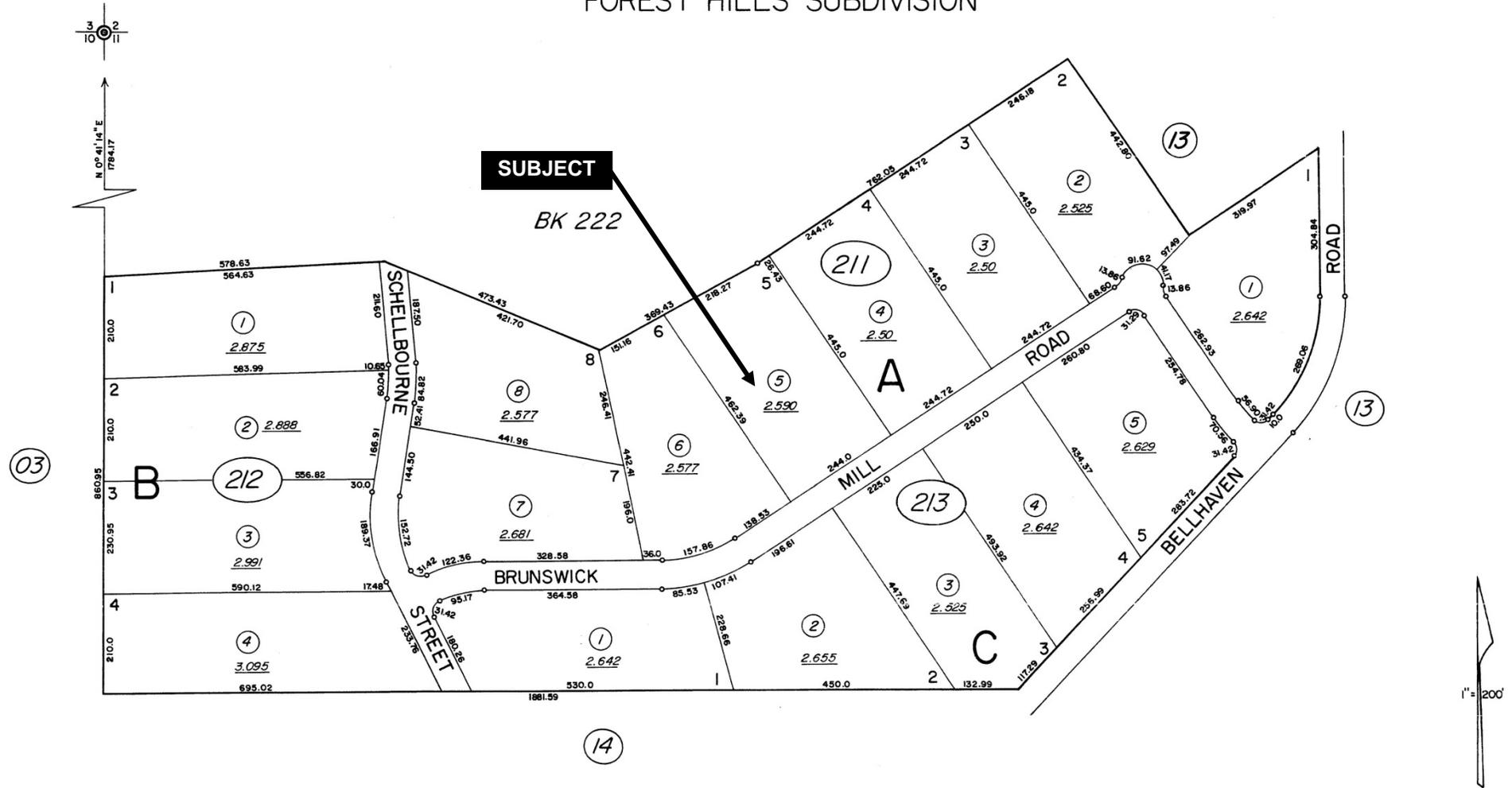


**Sales Comparable 4 (2525 Homeland Dr.)**

**NEIGHBORHOOD MAP**



# FOREST HILLS SUBDIVISION



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	CFB 9/79
revised	11/97
superseded	

Assessor's Map Number  
**041-09**

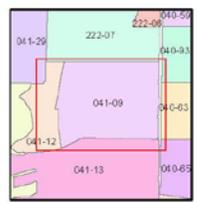
STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor

1001 East North Street  
Building D  
Reno, Nevada 89512  
(775) 325-2231



0 50 100 150 200 Feet

1 inch = 200 feet



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

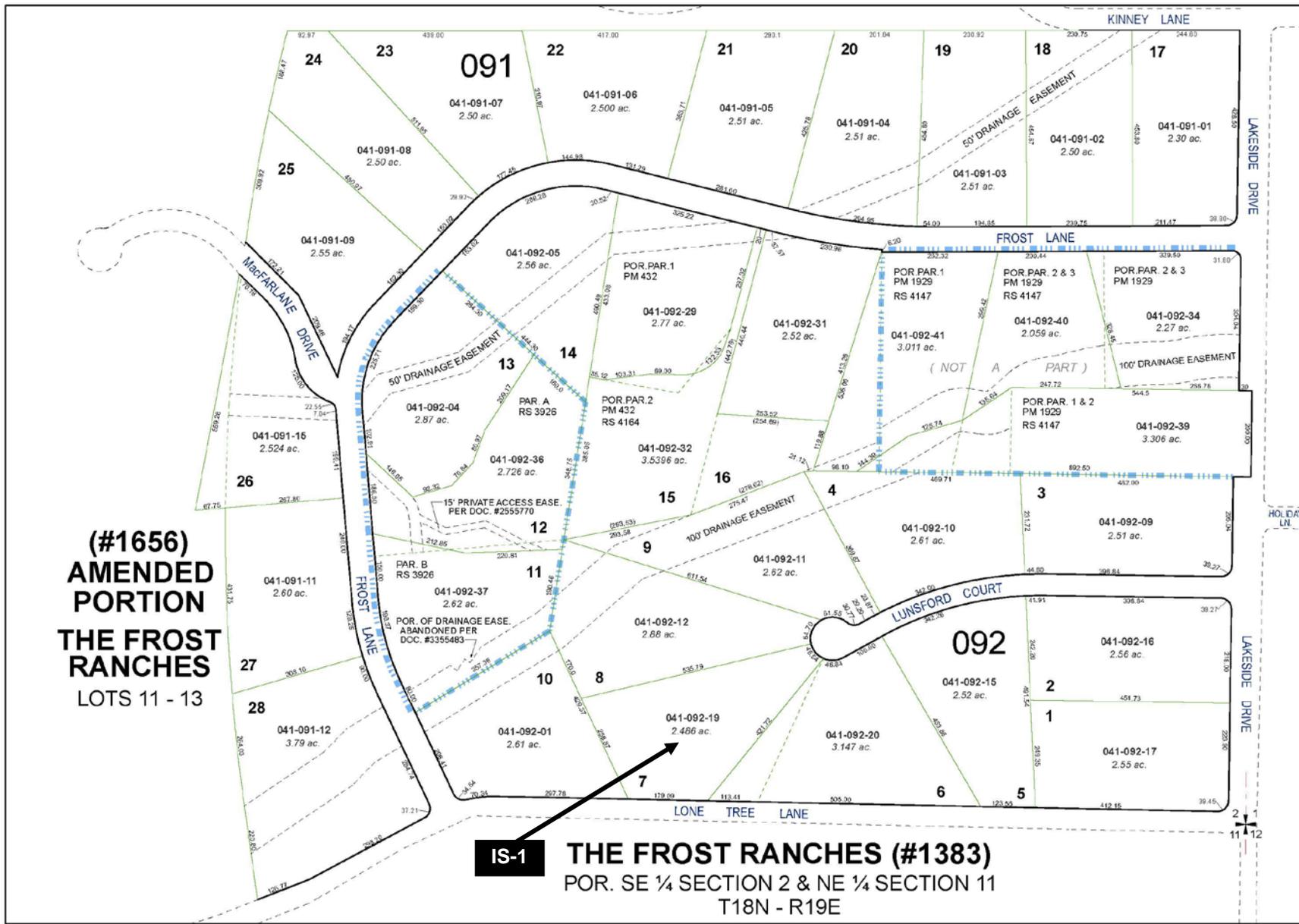
last updated: \_\_\_\_\_

area previously shown on map(s):  
**041-12**

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

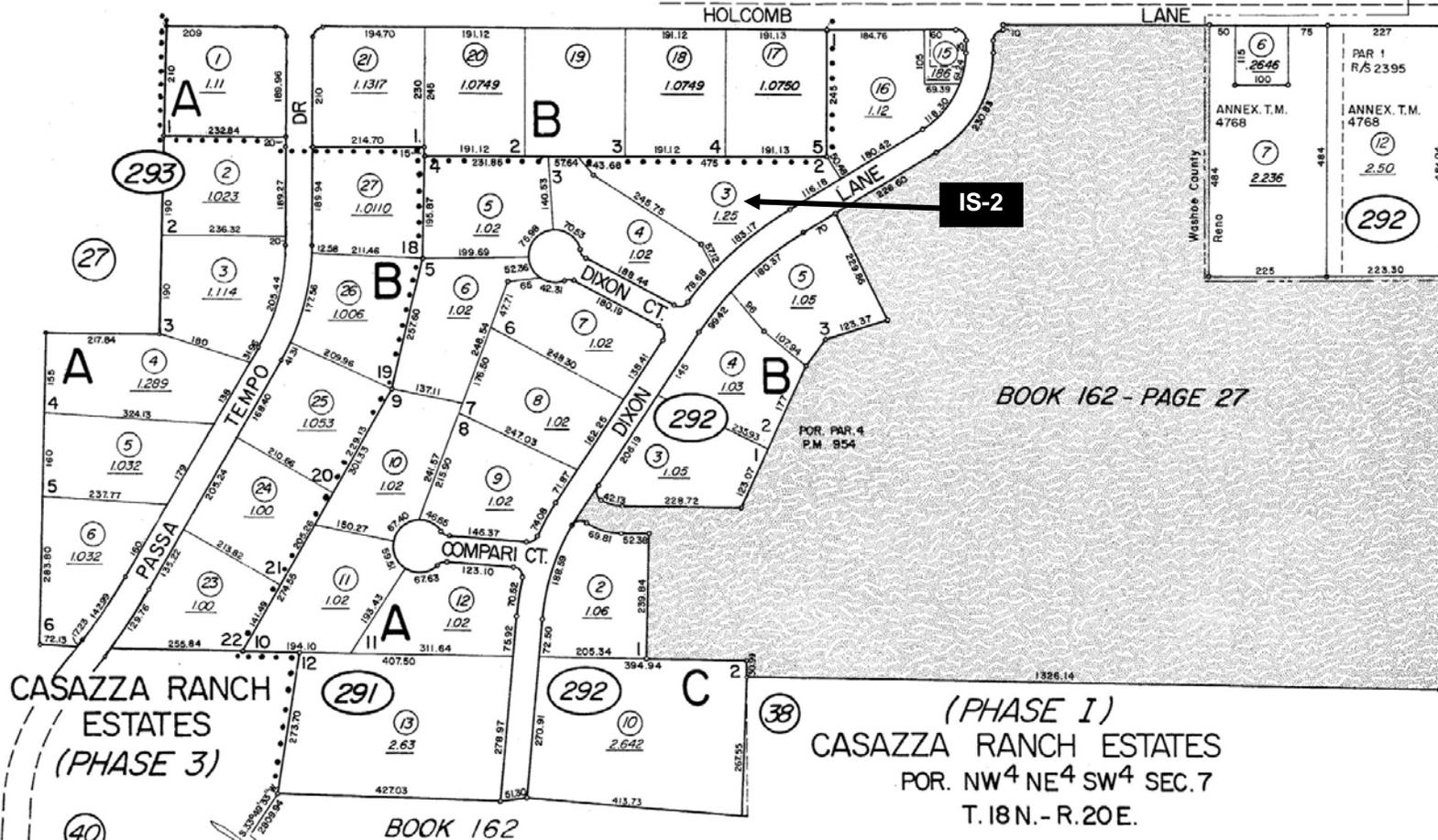
**IS-1 THE FROST RANCHES (#1383)  
POR. SE ¼ SECTION 2 & NE ¼ SECTION 11  
T18N - R19E**



CASAZZA RANCH ESTATES (PHASE 2)

BOOK 43

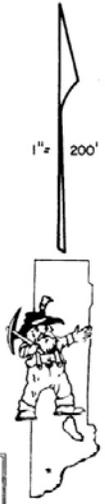
44 - 29



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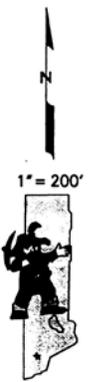
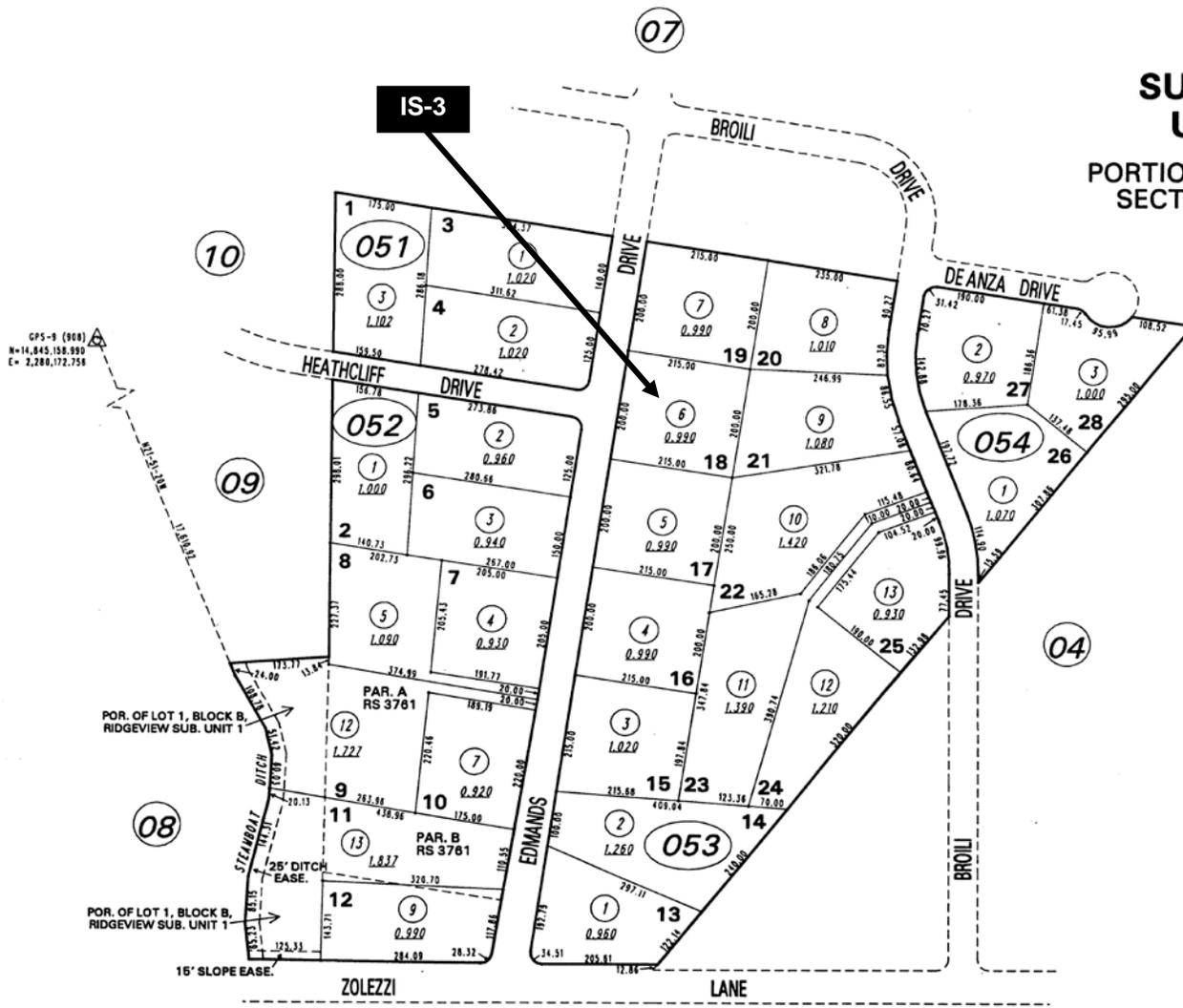
Assessor's Map County of Washoe, Nevada  
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 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Drawn by G.S. / 1/87  
 Revised by CFB 5/08/07



(#1636)  
**SUNNY ACRES  
UNIT NO. 2**

PORTION OF SW 1/4 OF SE 1/4  
SECTION 18, T18N - R20E



**BOOK 49**

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

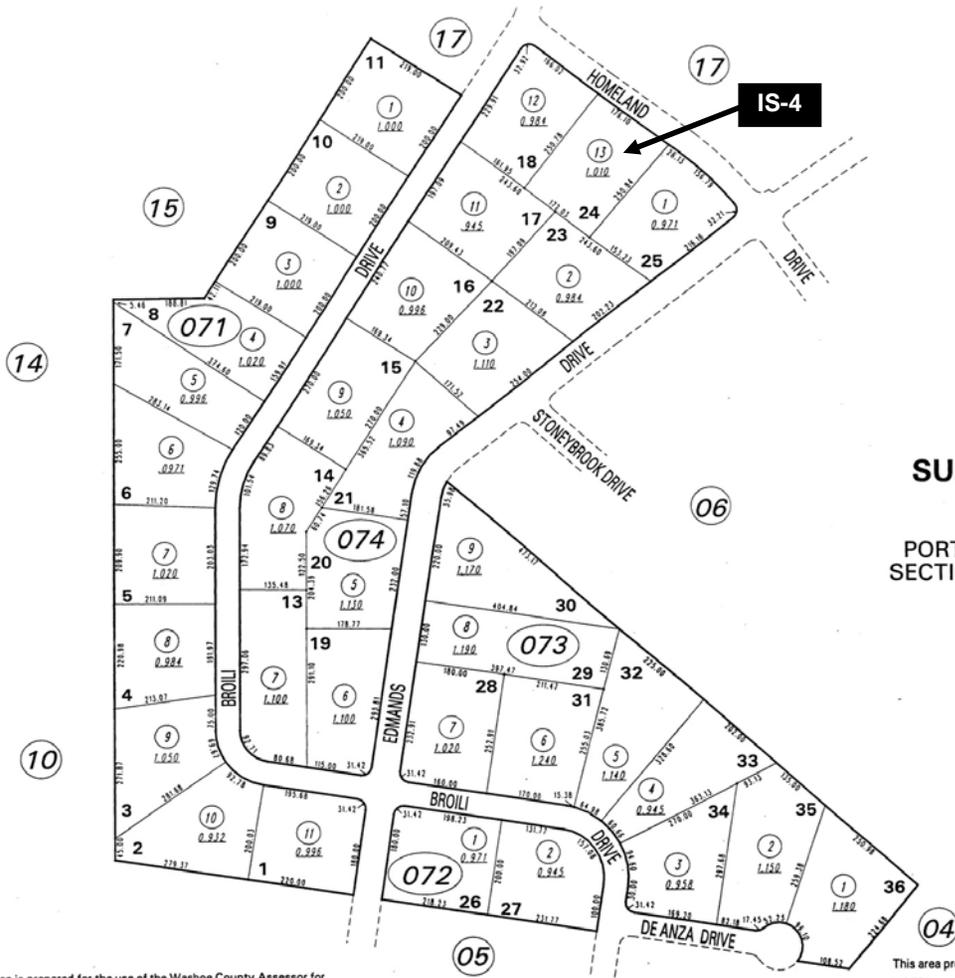
This area previously shown on 44-07

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

Drawn by	5/97 CN/TF
Revised	KS 5/03/00

ARC INFO 7.3.1 WINDOWS NT WORKSTATION 4.0

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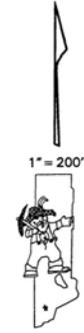


**(#1308)  
SUNNY ACRES  
UNIT 1**  
PORTION OF THE E 1/2  
SECTION 18, T18N - R20E

This area previously shown on 44-05  
NOTE:  
ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

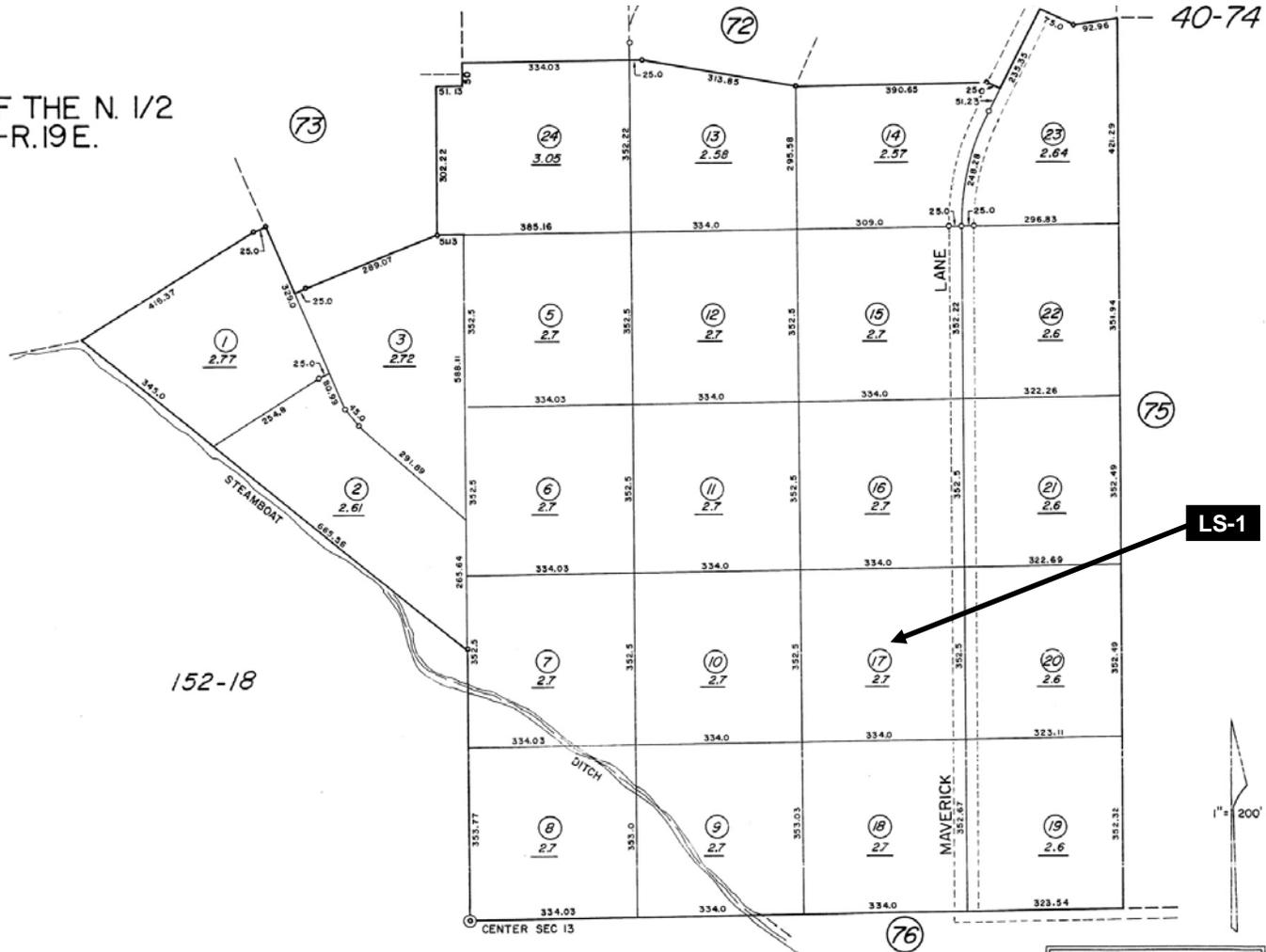
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Office of Washoe County Assessor, Nevada - Robert W. McGowan



Drawn by	5/97 CN/TF
Revised	

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



152-18

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Assessor's Map County of Washoe, Nevada  
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drawn by	M.M. 1/75
checked	
revised	6/78 2/18/99 RL
superseded	
GZ 6/24/97	

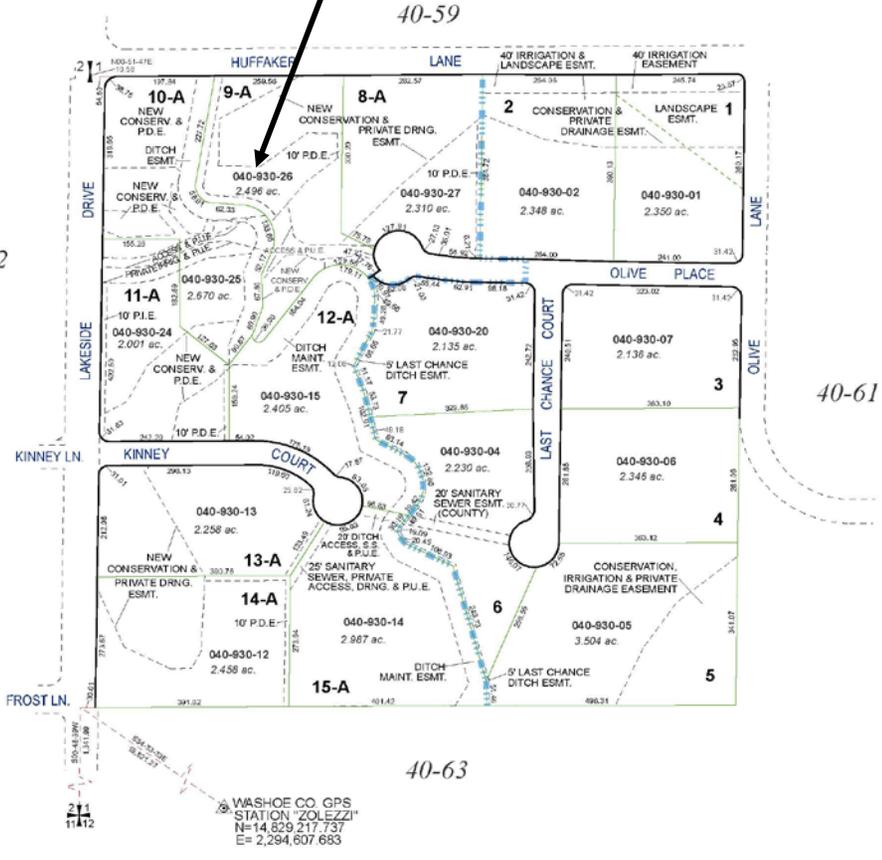
**(#4074)  
AMENDED  
LAKESIDE RANCH ESTATES  
PHASE 2**

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

**LS-2**

BOOK 222

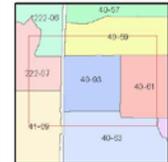
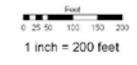
BOOK 41



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

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

1001 East Ninth Street  
Building 10  
Reno, Nevada 89512  
(775) 329-2231



created by: **TWT 9/9/2009**  
list updated: \_\_\_\_\_  
area previously shown on maps:  
**040-61**

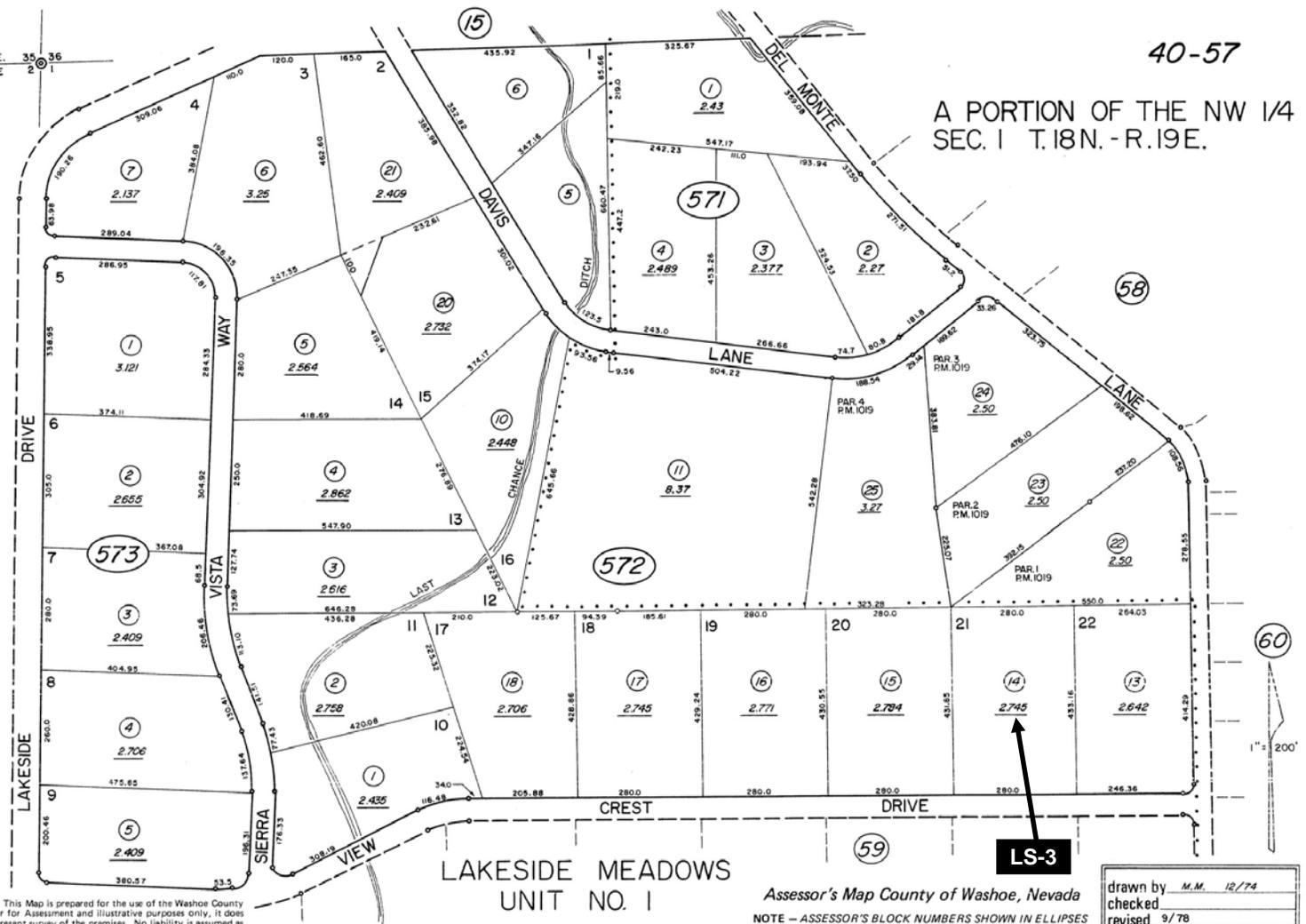
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T.19N.-R.19E. 35 36  
 T.18N.-R.19E. 2 1

40-57

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

BOOK 41-11

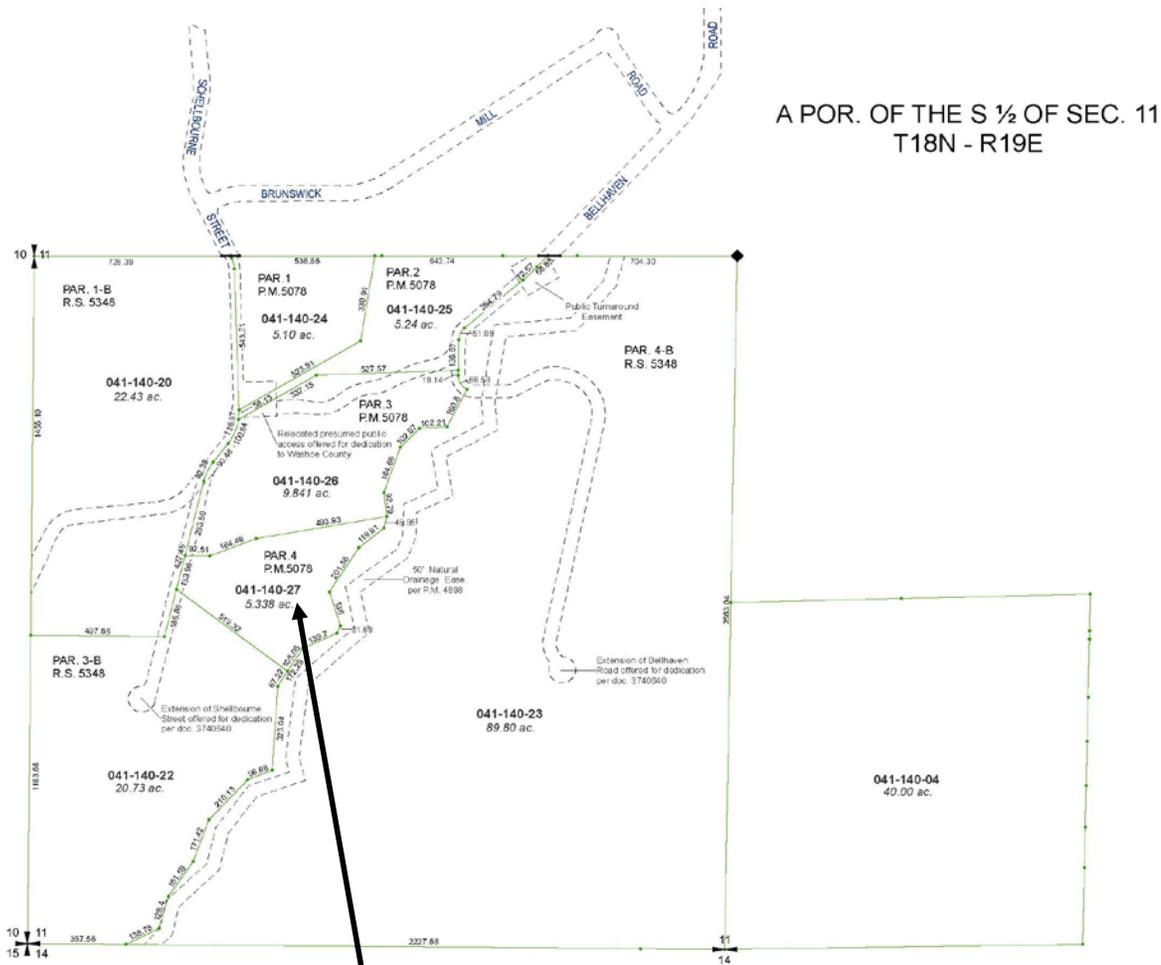


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LAKESIDE MEADOWS  
 UNIT NO. 1

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

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



A POR. OF THE S ½ OF SEC. 11  
T18N - R19E

LS-4

Assessor's Map Number  
**041-14**

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

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

0 100 200 300 400  
Feet

1 inch = 400 feet

created by **CFB 04/21/2009**  
was updated **CFB 10/22/2012 11/21/2014**  
area previously shown on map(s)

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