

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:	<u>\$543,733</u>
	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
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	<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)

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

HEARING:	17-0045
DATE:	
TIME:	
TAX YEAR:	2017
VALUATION:	Reappraisal

OWNER: HAHN, CYNTHIA et al

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Hlf	Built WAY	Sale Date	Sale Price	Sale \$/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 BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Hlf	Built	Sale Date	Sale Price	Sale \$/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

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

APN: 050-210-16

IABH - 5 Acre parcels

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

WASHOE COUNTY APPRAISAL RECORD 2017

APN: 050-210-16



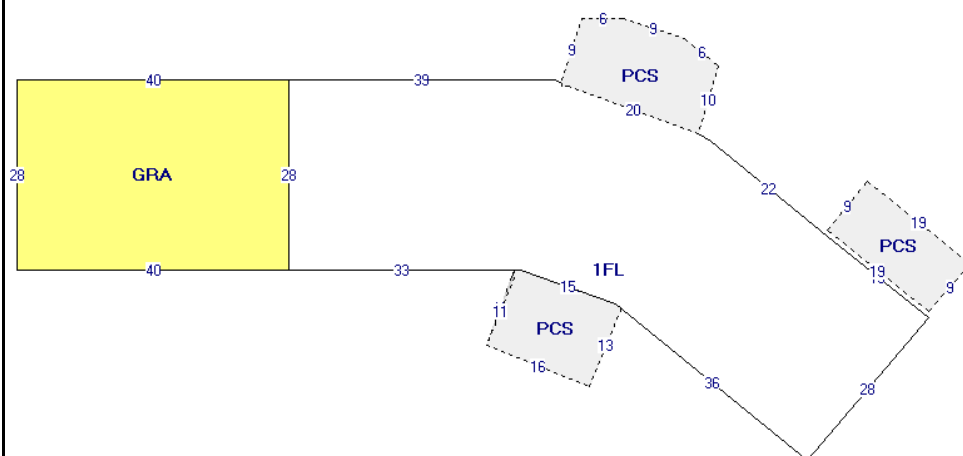
Tax District: 4000

printed: 01/31/2017

ACTIVE

5881.08

IABH - 5 Acre parcels



050-210-16 08/20/2016

BUILDING PERMITS

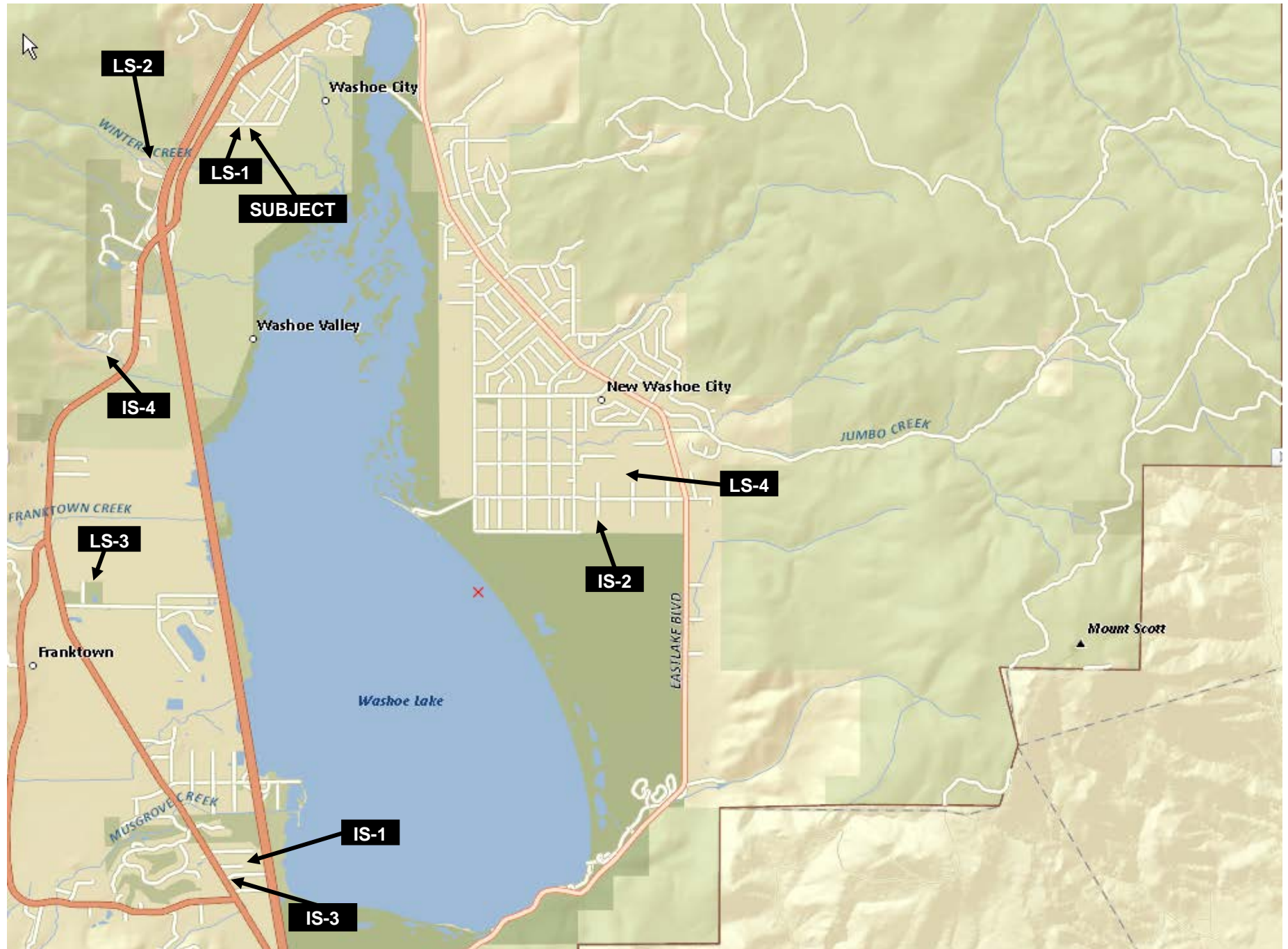
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
02/25/2004	03-3012	CUS SGL	239,467	Compl	0	04/27/05 PSR Compl	
06/27/2000	00-2126	SEE NOTES	27,720	Compl	0	10/16/00 RLF Compl	1 STORY BARN/1/2

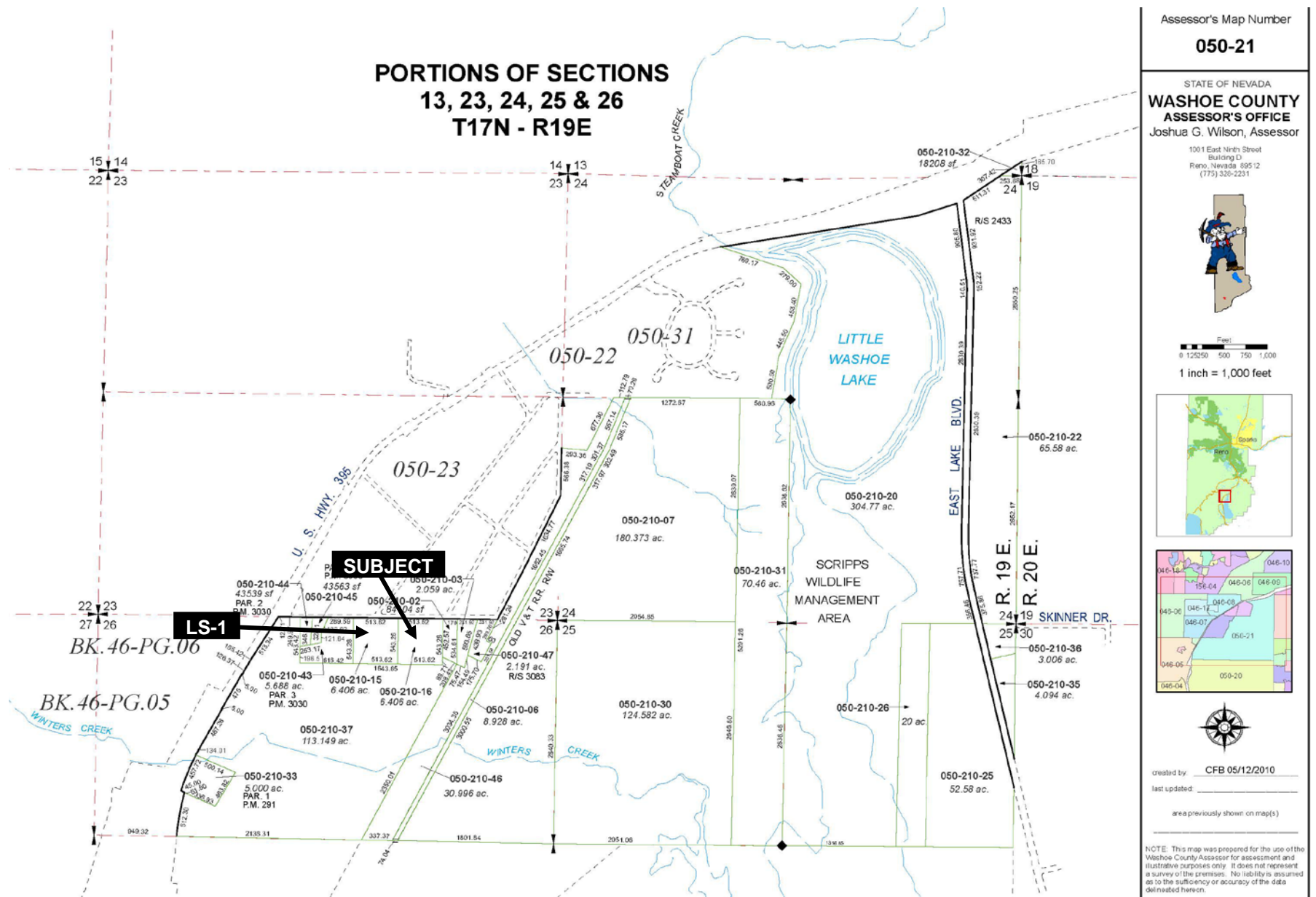
SALES/TRANSFER INFORMATION

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	

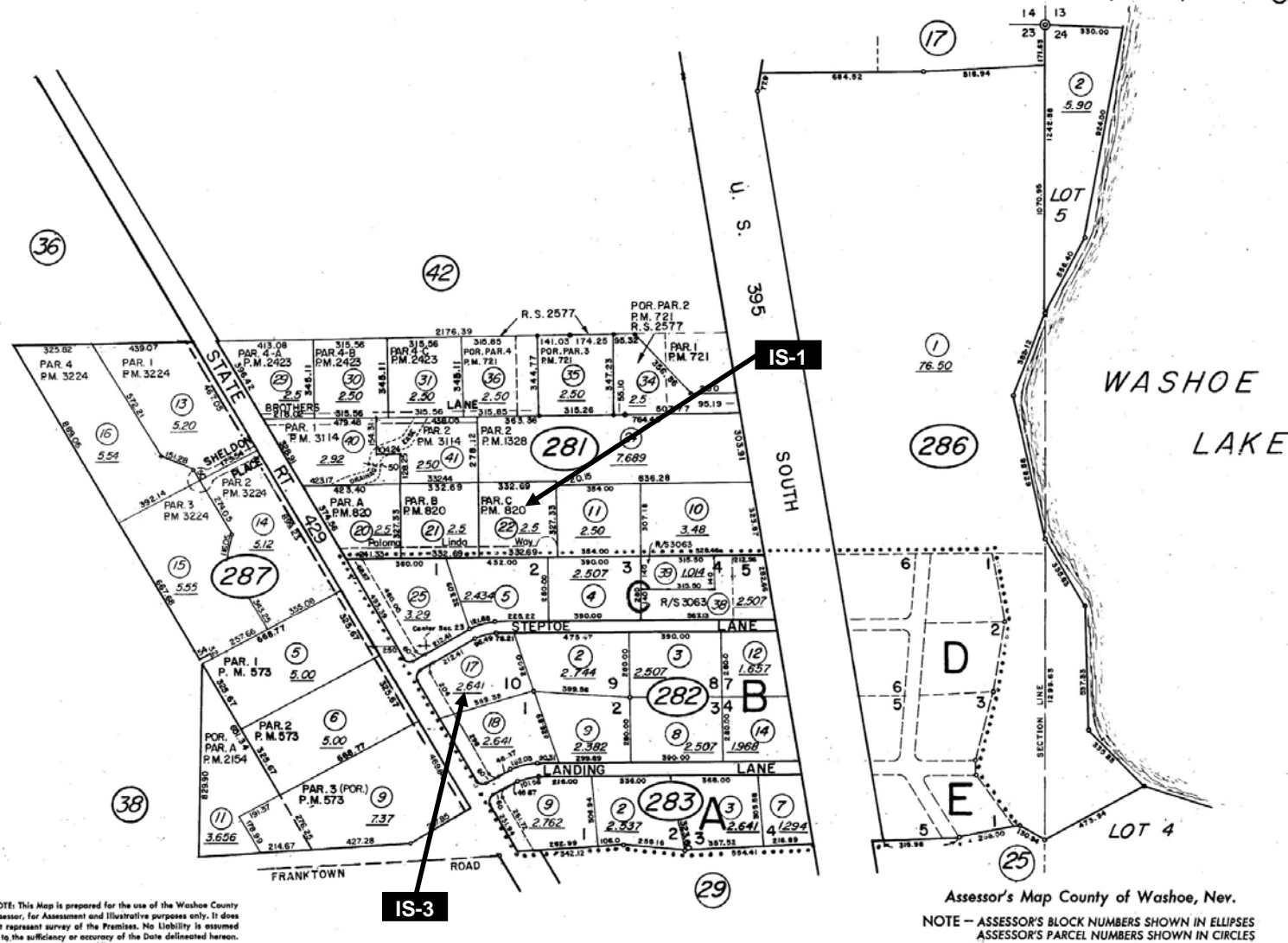
#	Bld	Date	User ID	Activity Notes
2	0-0	01/27/2017	mjach	CBE HEARING NOTICE
3	0-0	01/25/2017	sjack	Entering Date Scheduled
4	1-1	09/04/2013	HStoc	REXT IACG IMPROVEMENT LINE DONE 09/25/2013 BY JAK, LAND LINE DONE
5	1-1	09/07/2012	HStoc	REXT IACG IMPROVEMENT LINE DONE 09/07/2012 BY REVIEWED-NO CHGS ON 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





55-28



050-30

SOUTH 1/2 OF SECTION 5, T16N - R20E

CURRENT AS OF
SEP 13 2005
WASHOE CO. ASSESSOR

050-45

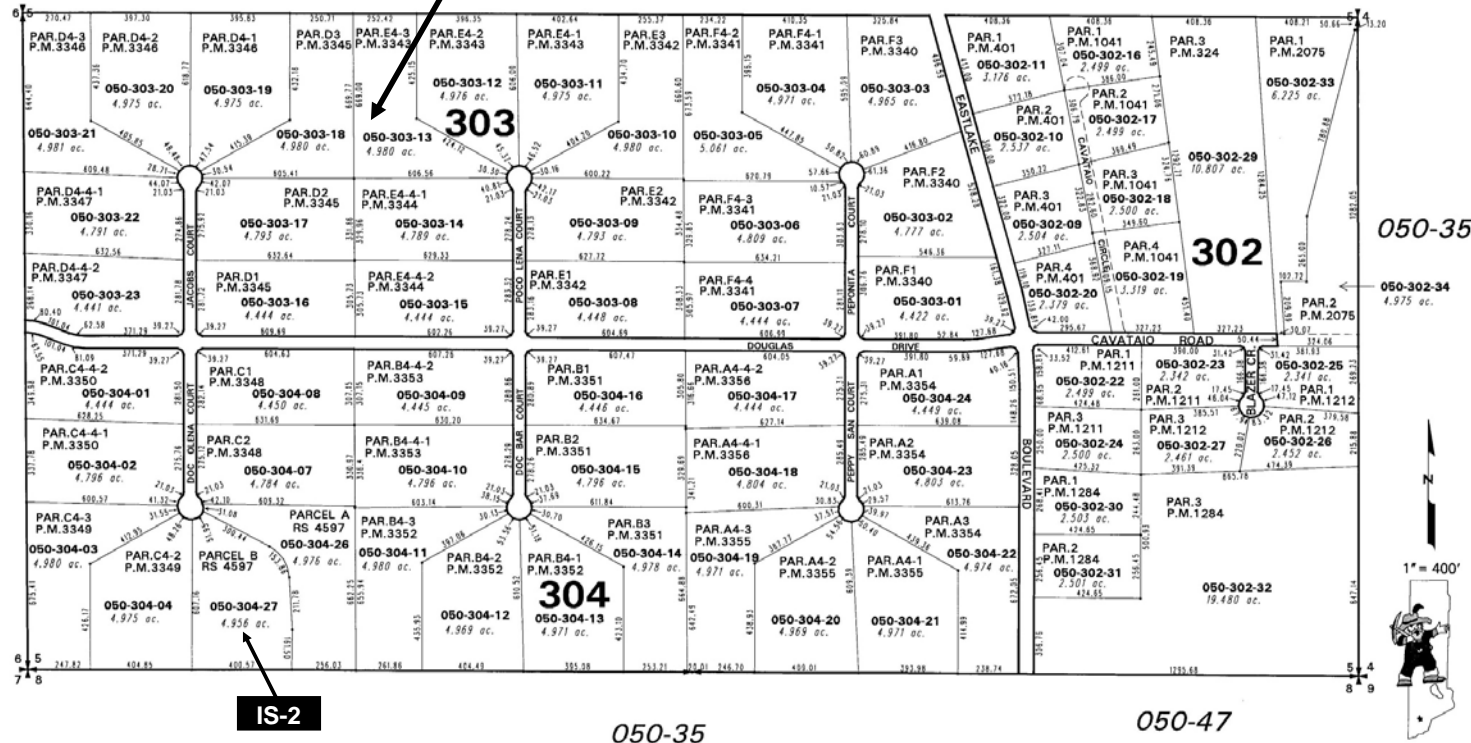
LS-4

050-35

050-43

050-46

050-48



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.

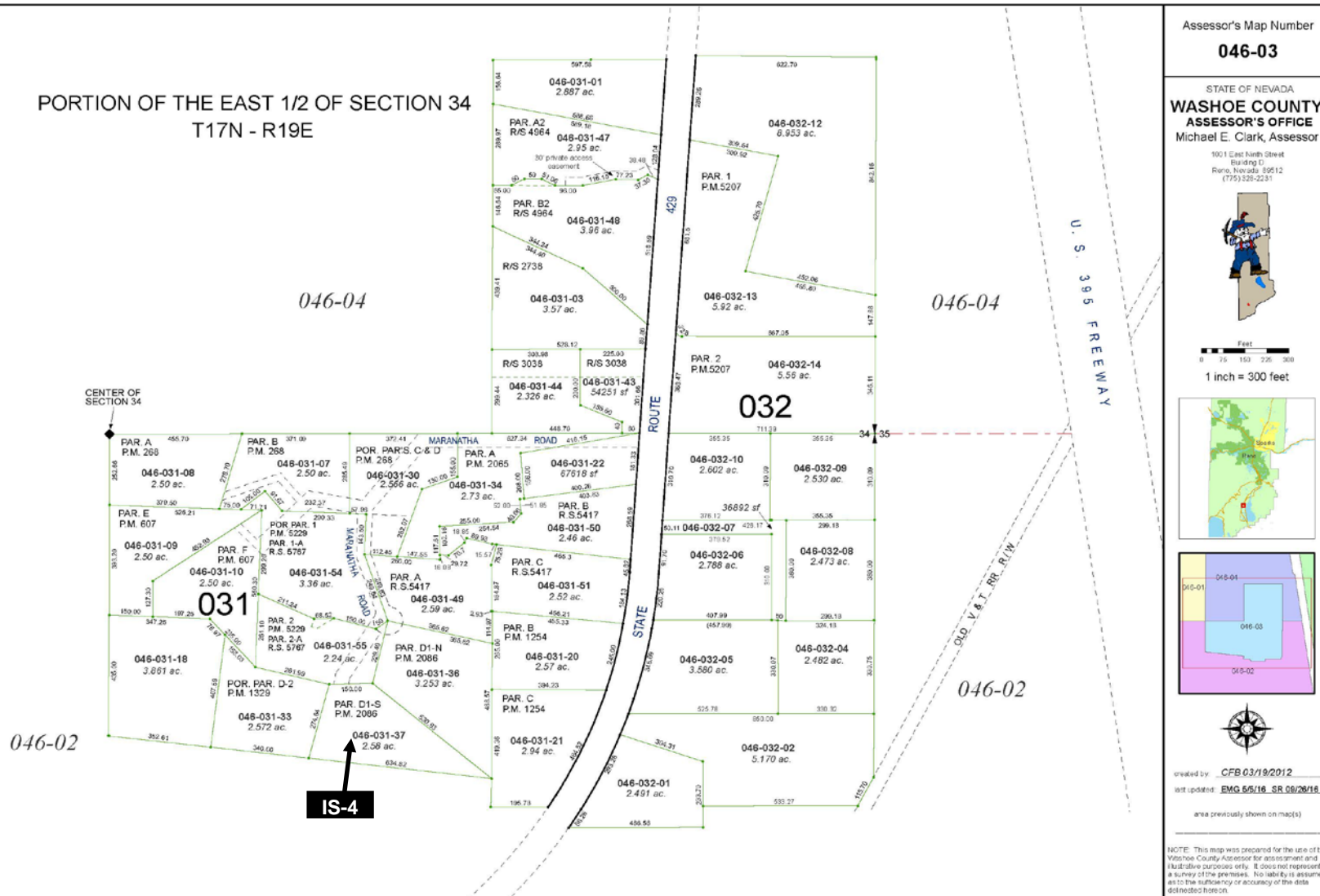
Office of Washoe County Assessor, Nevada - Robert W. McGowan

This area previously shown on _____

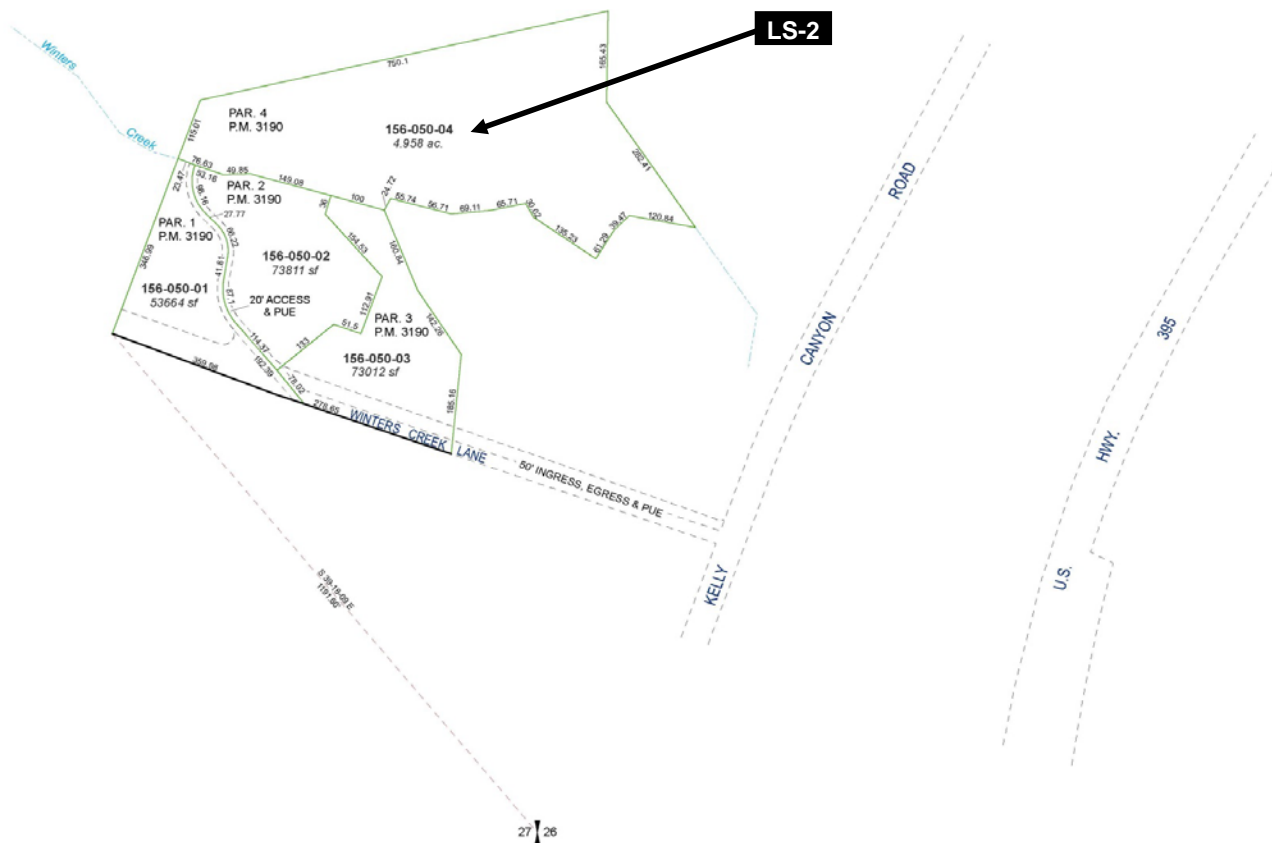
NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by: CFB 7/16/98
Revised: HCS 6/21/03, PK 8/3/05
ARC/INFO 8.0 WINDOWS 2000/5.0

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



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) 326-2231



Feet
0 50 100 150 200
1 inch = 200 feet



created by NLH 01/12/2012

last updated: _____

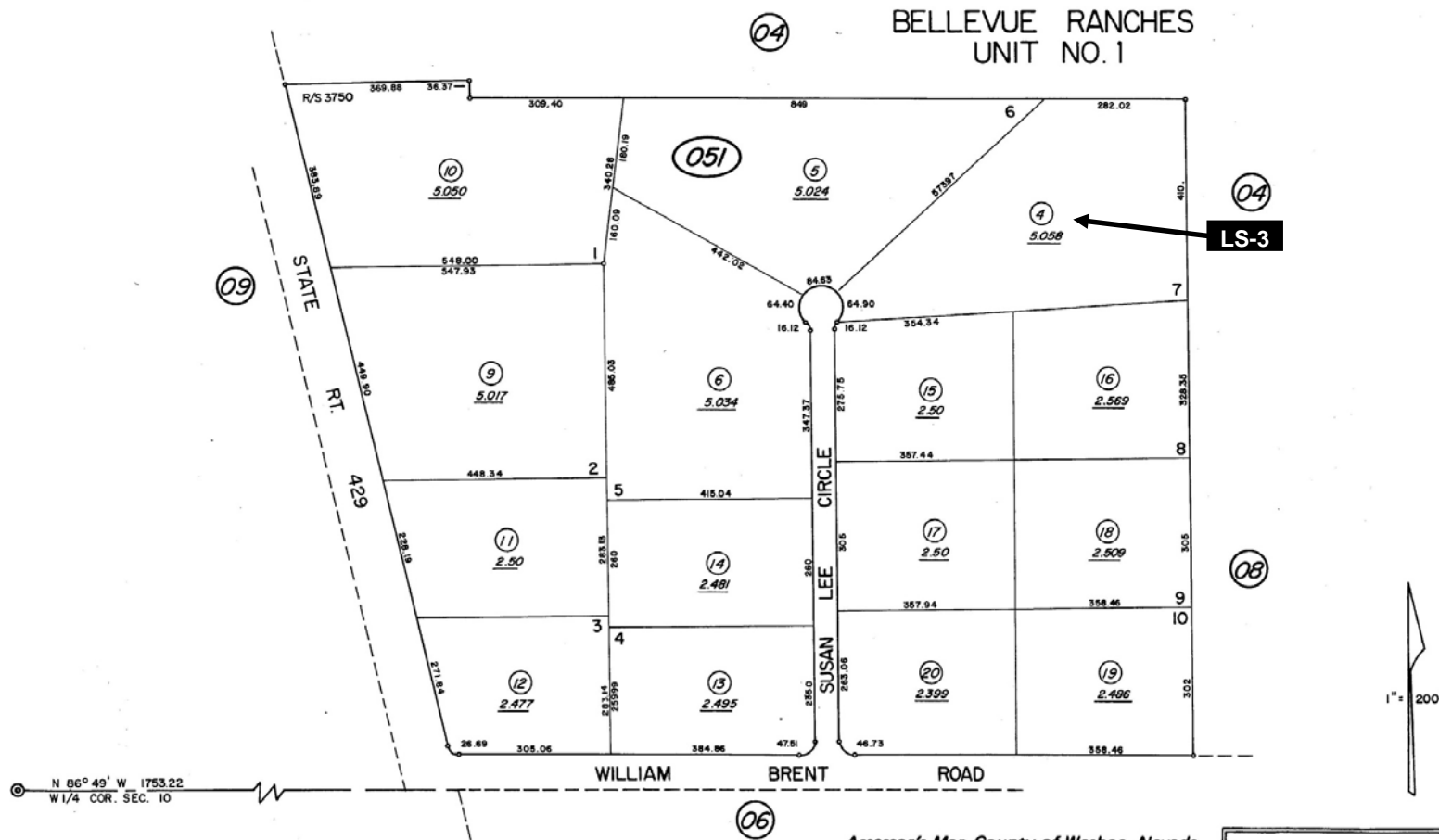
area previously shown on map(s) _____

046-05

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

55-05



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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 CB 10/69
revised 7/73 TWT 6/19/06
superseded