

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 18-009
Hearing Date _____
Tax Year 2018

APN: 234-192-02
Owner of Record: BURROWS, THOMAS L & PATRICIA A
Property Address: 2335 EAGLE BEND TRL
Square Feet (Inc Finished Bsmt) 4,400
Built / WAY: 2015
Parcel Size: 0.66 AC

Description / Location: The subject is a 4,400 square foot custom built single family residence in the Somerset Community.



2016/17 Taxable Value:	Land:	\$130,000
	Improvements:	<u>\$904,624</u>
	Total:	\$1,034,624
	Taxable Value / SF	\$235

Sales Comparison Approach: Indicated Value Range \$1,030,080 - \$1,056,000
Indicated Value Range / S \$232-\$240/sf

Current Obsolescence: \$0

Conclusions: Taxable value does not exceed full cash value.

ASSESSOR'S EXHIBIT 1
11 PAGES

RECOMMENDATION: Uphold Reduce

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$130,000	\$45,500	Txble
IMPROVEMENTS:	\$904,624	\$316,618	\$/ SF
TOTAL:	\$1,034,624	\$362,118	4400 sf \$233

HEARING: 18-0009
 DATE: _____
 TIME: _____
 TAX YEAR: 2018
 VALUATION: Reappraisal

OWNER: BURROWS, THOMAS L & PATRICIA A

SUBJECT		FIN	UNFIN	Baths	Built	Sale
APN	Location	BSMT	BSMT	Full/Hlf	WAY	\$/SF
234-192-02	2335 EAGLE BEND TRL	782	1,476	3 1/2	2015	07/01/2013

IMPROVED SALES * total living area is 4,400, first floor plus finished basement area only.

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
1	232-541-16	8140 TWIN EAGLES CT	0.70	AC	4,077	753			R60	TWO	5	4 \ 1	2015	07/14/2016	\$980,000	\$240
2	232-602-32	1675 BOULDER RIDGE CT	0.78	AC	2,403	799	1,690		R60	SINGLE	4	3 \ 1	2016	04/05/2017	\$963,386	\$235 * incl bsmt
3	232-603-15	1795 SHARPE HILL CIR	0.67	AC	4,327	903			R60	SINGLE	5	4 \ 1	2016	07/28/2016	\$1,004,741	\$232

* Sale #2 total living area is 4,093, first floor plus finished basement.

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
1	234-212-05	8674 EAGLE CHASE TRL	0.55	AC	PUD	7/12/2017	\$212,047	Custom lot, smaller than the average lot in Somerstt, with great views and less topography than normal for this neighborhood. Sold for over market value due to high demand and several other offers, per buyer.
2	234-191-10	2330 EAGLE BEND TRL	0.73	AC	PUD	04/05/2017	\$248,952	Custom lot with excellent views of Somersett community and golf course. Was listed for \$279,000. Mild downsloping topography.
3	232-270-04	2120 CANDLE ROCK CT	0.59	AC	PUD	05/05/2017	\$245,000	Custom lot on level cul de sac with good views of community. This lot has a downward adjustment for size.
4	232-603-04	8215 STANDING STONE CT	0.74	AC	PUD	05/16/2017	\$159,000	Buyer is a realtor. Semi level lot with views of mountains and community.

RECOMMENDATIONS/COMMENTS: UPHOLD: **XX** REDUCE:

Please note the subject was incorrectly costed at 5,364 square feet the first year it was placed on the record (2015). This error included the entire basement as living area, including the "unfinished" area of 964 square feet. An RCR has been processed to correct the total taxable value for 2015 and going forward. The RCR is attached to the appeal packet and indicates the corrected taxable value. The appellant is aware of this correction. This RCR will be heard by the Board of County Commissioners on 2/27/18.

The subject property is a custom built single family residence in the Somersett Community with a total of 4,400 square feet of living area, All four improved sales above are custom built homes and are of the same quality as the subject, which is 6.0, or "excellent". IS-1 is the same age, but inferior in size. IS-2 is newer than the subject by one year but also inferior in size at 4,093 total square feet of living area. IS-3 is also slightly newer than the subject and slightly inferior in size. The improved sales indicate a range of \$232 - \$240 per square foot, of which the subject falls at the low end at \$233/sf. All of the land sales are in the Somersett Community as well. These sales are closest in proximity to the subject. They range from \$159,000 to \$248,952 and support the subject's land value of \$130,000. Note: The appellant's home is currently listed on the market for \$1,275,000 or \$290/sf.

PREPARED BY: Ginny Sutherland, Appraiser

REVIEWED BY: Gail Vice, Senior Appraiser

Situs & Keyline Description:
 2335 EAGLE BEND TRL RENO
 4B-4E @ SOMERSETT
 LT 475

Owner & Mailing Address:
 BURROWS, THOMAS L & PATRICIA A
 2335 EAGLE BEND TRL
 RENO, NV 89523

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 234-192-02

Card 1 of 1
 Bld. 1-1



Tax District: 1011

printed: 01/16/2018

ACTIVE

4604.06

FAAF - Somersett Custom Lots

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			
2018 NR	130,000	0	904,624	0	1,034,624	362,118	Building Value	773,061				
2017 FV	120,000	0	902,720	0	1,022,720	357,952	Extra Feature Value	131,563				
2016 FV	100,000	0	900,346	0	1,000,346	350,121	Land Value	130,000				
2015 FV	70,000	0	912,655	908,570	982,655	343,929	Taxable Value	1,034,624		Reopen		Code:
2014 FV	45,000	0	2,621	0	47,621	16,667	Exemption	0		Reappraisal		
2013 FV	50,000	0	2,628	0	52,628	18,420	FLAGS					
2012 FV	60,000	0	1,533	0	61,533	21,537	Type	Value				
2011 FV	54,000	0	1,509	0	55,509	19,428	Common Area Group	SSET		NC / C	New Land	New Sketch
2010 FV	94,500	0	1,535	0	96,035	33,612	Eligible for Form?	YES				
2009 FV	107,100	0	1,561	0	108,661	38,031	Low Cap Percentage	1		By:		Date:
2008 FV	187,200	0	0	0	187,200	65,520	Sub Plat Map	4436				
2007 FV	234,000	0	0	0	234,000	81,900						

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Code	Description	Category	Units	Code	Description	Yr Bld	Units	Cost New	Tot Lump Sum Adj				
RES	Residential	Base Appliance From MS	1	1FL	1FLR - FIRST FLOOR		2,924	561,993	62,078	Sub Area-RCN 809,488			
001	Sgl Fam Res ~	Bedrooms	4	BT4	BMT4 - BASEMENT DAYLIGHT		2,440	102,944		% Incomplete 0			
01	SINGLE STORY	Bath - Full	3	CCP	CCP - COVERED CONCRETE PORCH		902	33,536		% Depreciation 4.50			
60	Excellent	Bath - Half	2	GRA	GARA - GARAGE ATTACHED		782	36,042		\$ Dep & Inc 36,427			
		Plumbing Fixtures	20	PRW	PRF1 - PORCH ROOF WOOD		128	3,579		Obso/Other Adj 0			
		Living Units in Building	1	WDW	WDK1 - WOOD DECK WOOD		799	9,316		Sub Area DRC 773,061			
2015	2015	100								Additive DRC 131,563			
BUILDING CHARACTERISTICS										Total DRC 904,624			
Category	Code	Type	%	Base Rate Adjustment		Adj.			PROPERTY CHARACTERISTICS				
Base	1	MS FLOOR ADJ	100	CCM SFR Frame		1.03000			Water Street Municipal Paved				
Ext. Wall	5	SIDING/FR ~	90	Local Reno Frame		1.04000			Municipal Paved				
Ext. Wall	8	STN VEN/FR ~	10	Construction Modifiers		Adj.			BUILDING NOTES				
Heating Type	11	FA/AC ~	100						06-18-2014 DP				
Roof Cover	6	CONCRETE TIL	100						BLD14-03780				
Sub Floor	2	WOOD	100										
Energy	3	MODERATE ~	100										
Foundation	3	MODERATE ~	100										
Seismic	1	SEISMIC FRAME	100										
							Gross Living/Building Area		2,924				
							Perimeter		344				

#	Bld	Date	User ID	Activity Notes
1	0-0	10/13/2015	idiezel	UPDATING BLD NUMBER FROM 0 TO 1

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	CMNA	COMMON AREA MANUAL	30	1-1	0	0	1	886.00	2001	2015	100	886	100.0	886		SSET
2	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	10	1,562.00	2015	2015	100	15,620	95.5	14,917		
3	FGDV	FIREPLACE GAS SINGLE-DIRECT VENT	EBLD	1-1	0	0	1	4,401.15	2015	2015	100	4,401	95.5	4,203		
4	FWPV	FLATWORK PAVERS	30	1-1	0	0	2500	7.51	2015	2015	100	18,777	95.5	17,932		
5	FWCO	FLATWORK CONCRETE	30	1-1	0	0	150	6.06	2015	2015	100	910	95.5	869		
6	BMFP	BASEMENT FINISH PARTITIONED	EBLD	1-1	0	0	1476	55.31	2015	2015	100	81,636	95.5	77,962		
7	BMFM	BASEMENT FINISH MINIMAL	EBLD	1-1	0	0	964	14.28	2015	2015	100	13,765	95.5	13,145		
8	CMNA	COMMON AREA MANUAL	30	1-1	0	0	1	1,649.00	2004	2016	100	1,649	100.0	1,649		SSVI

LAND VALUE	DOR Code	Neighborhood	Land Size	Unit Type
200	4604.06	FAAF - Somersett Custom Lots	28,605	SF

#	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	PUD	1.00	ST		130,000.00			130,000	

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



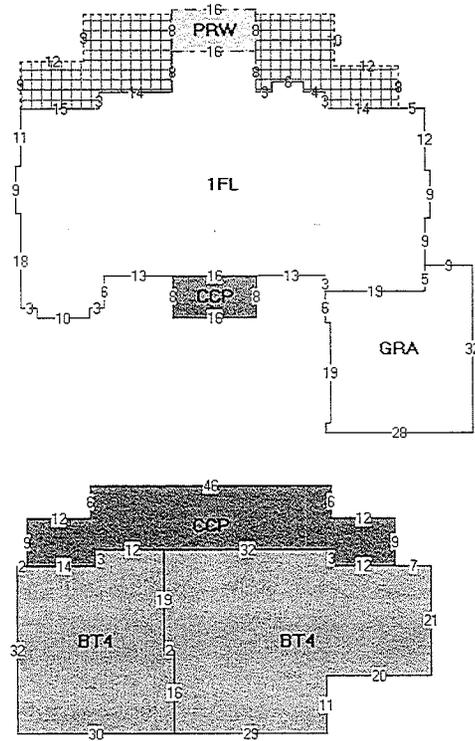
Tax District: 1011

printed: 01/16/2018

ACTIVE

4604.06

FAAF - Somerset Custom Lots



BUILDING PERMITS

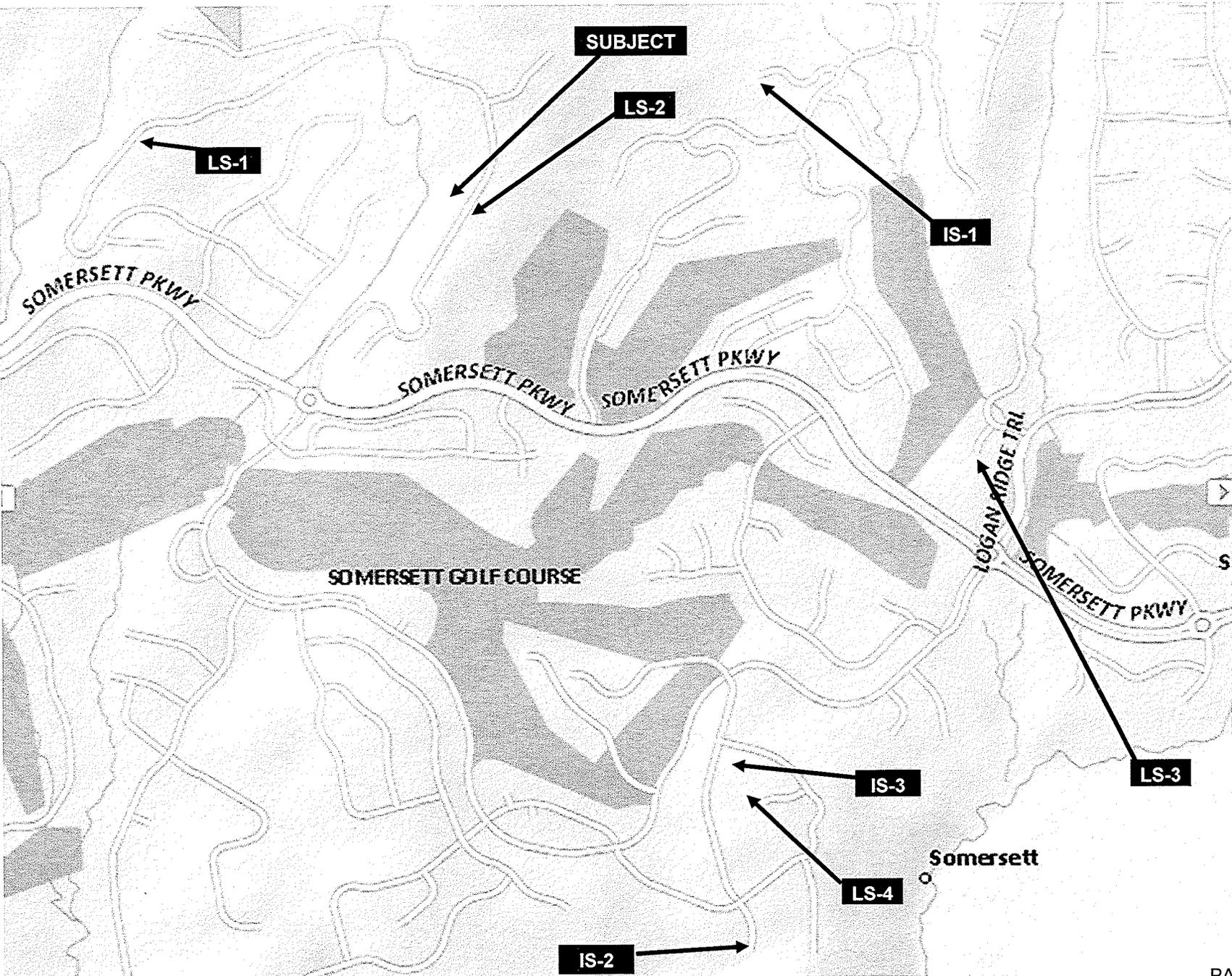
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
02/25/2014	BLD14-03780	SFR	461,153	Compl	100	05/19/15 GS Compl	2015/2016
02/25/2014	BLD14-02788	MASS	15,000	Compl	100	03/13/15 GS Compl	

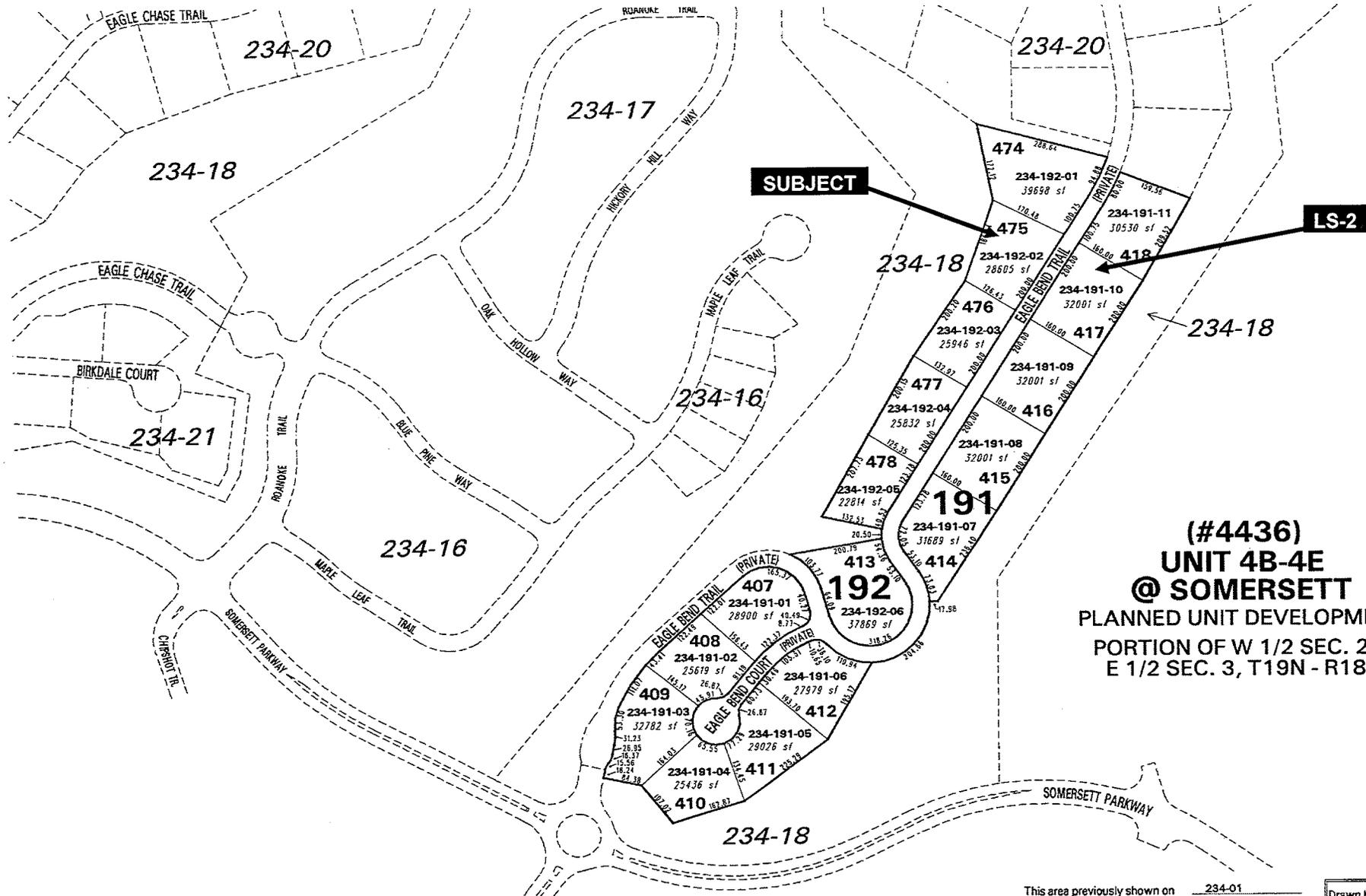
SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
LEHRER, RICK A &	4254119	07/01/2013	120	1GCA	4DEC	42,254	SVL SP \$31,900 + SPEC
TIETJEN, MICHAEL T &	4151962	09/14/2012	120	1SVR	1CTS	23,516	SP \$11,800 + SPC ASSMNT
BOYD FAMILY TRUST,	3928520	10/01/2010	120	1GCA	1CTS	50,086	SVL-VERIFIED. SP
SOMERSETT	3222486	05/31/2005	120	1SVR	1CTS	240,000	SVL VERIFIED
SOMERSETT	3157139	01/14/2005	110	3NTT			

#	Bld	Date	User ID	Activity Notes
2	0-0	06/18/2015	kdhyd	CORRECTION YR BLT ON CMNA XFOB
3	1-1	09/27/2013	gsuth	REXT FAAF IMPROVEMENT LINE DONE 10/09/2013 BY RD, LAND LINE DONE
4	1-1	08/23/2013	ZZZ	
5	1-1	07/19/2013	ZZZ	
6	1-1	10/09/2012	gsuth	RALL FAAF IMPROVEMENT LINE DONE 11/02/2012 BY RD, LAND LINE DONE
7	1-1	10/05/2012	ZZZ	
8	1-1	09/23/2011	GD	REXT FAAF IMPROVEMENT LINE DONE 10/17/2011 BY KH, LAND LINE DONE
9	1-1	10/22/2010	GD	REXT FAAF IMPROVEMENT LINE DONE 10/23/2010 BY JAK, LAND LINE DONE
10	1-1	10/11/2010	ZZZ	

NEIGHBORHOOD MAP





(#4436)
UNIT 4B-4E
@ SOMERSETT
PLANNED UNIT DEVELOPMENT
PORTION OF W 1/2 SEC. 2 &
E 1/2 SEC. 3, T19N - R18E

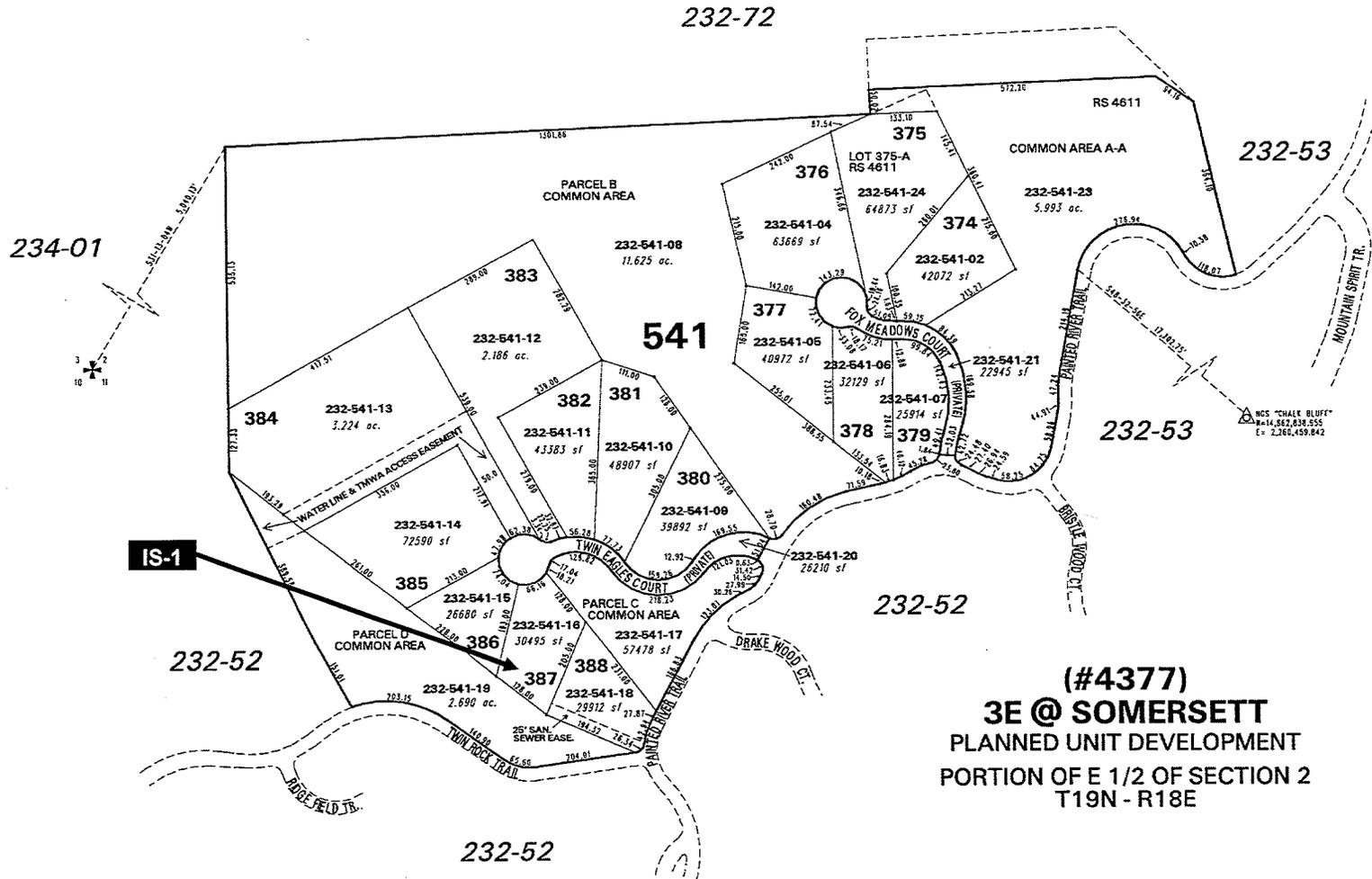
NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated hereon.

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

This area previously shown on 234-01

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

Drawn by KS
 Revised _____
 APR 1990 P.O. WI



(#4377)
3E @ SOMERSETT
 PLANNED UNIT DEVELOPMENT
 PORTION OF E 1/2 OF SECTION 2
 T19N - R18E

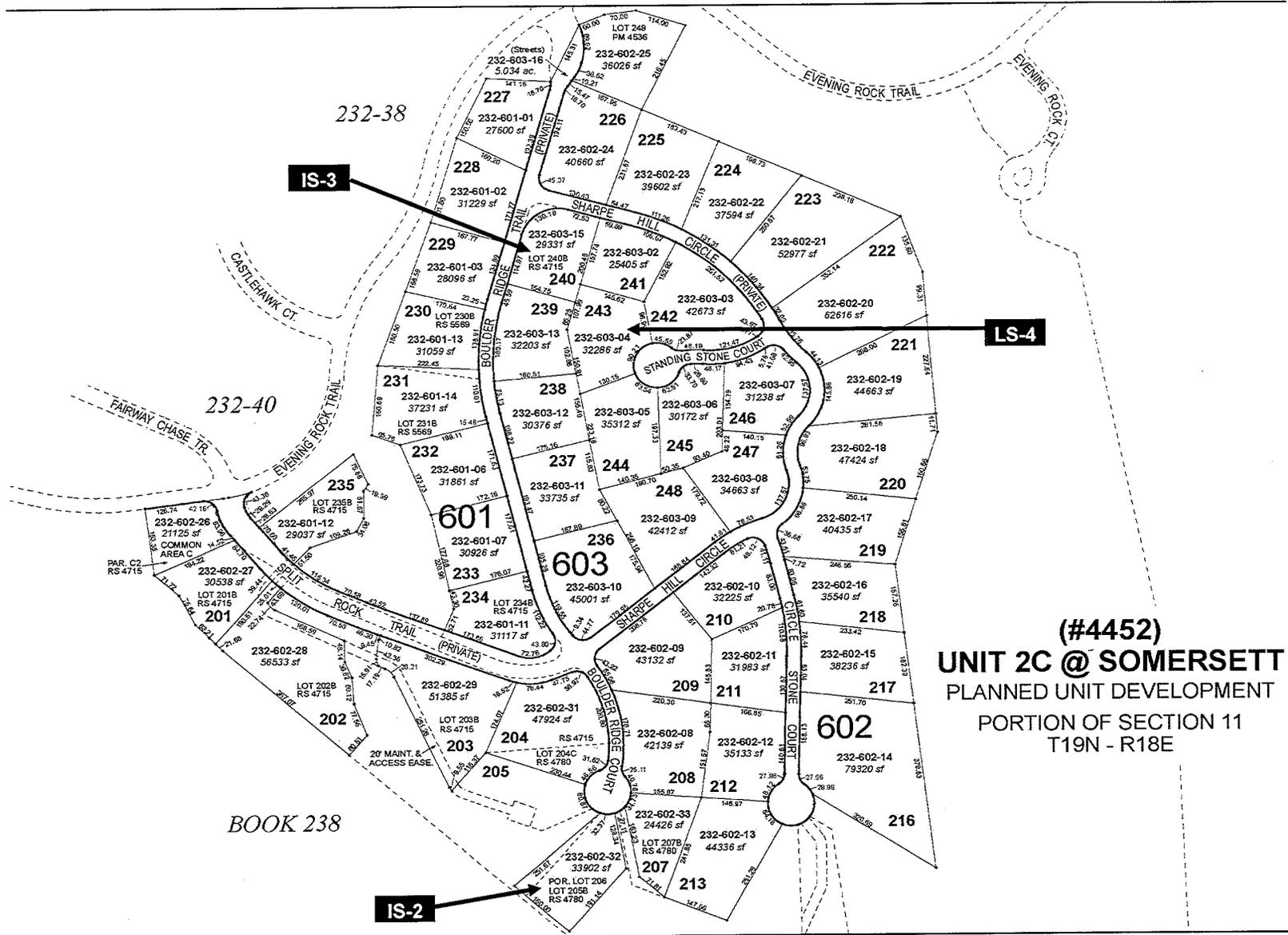
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Office of Washoe County Assessor, Nevada - Robert W. McGowan

This area previously shown on 232-51

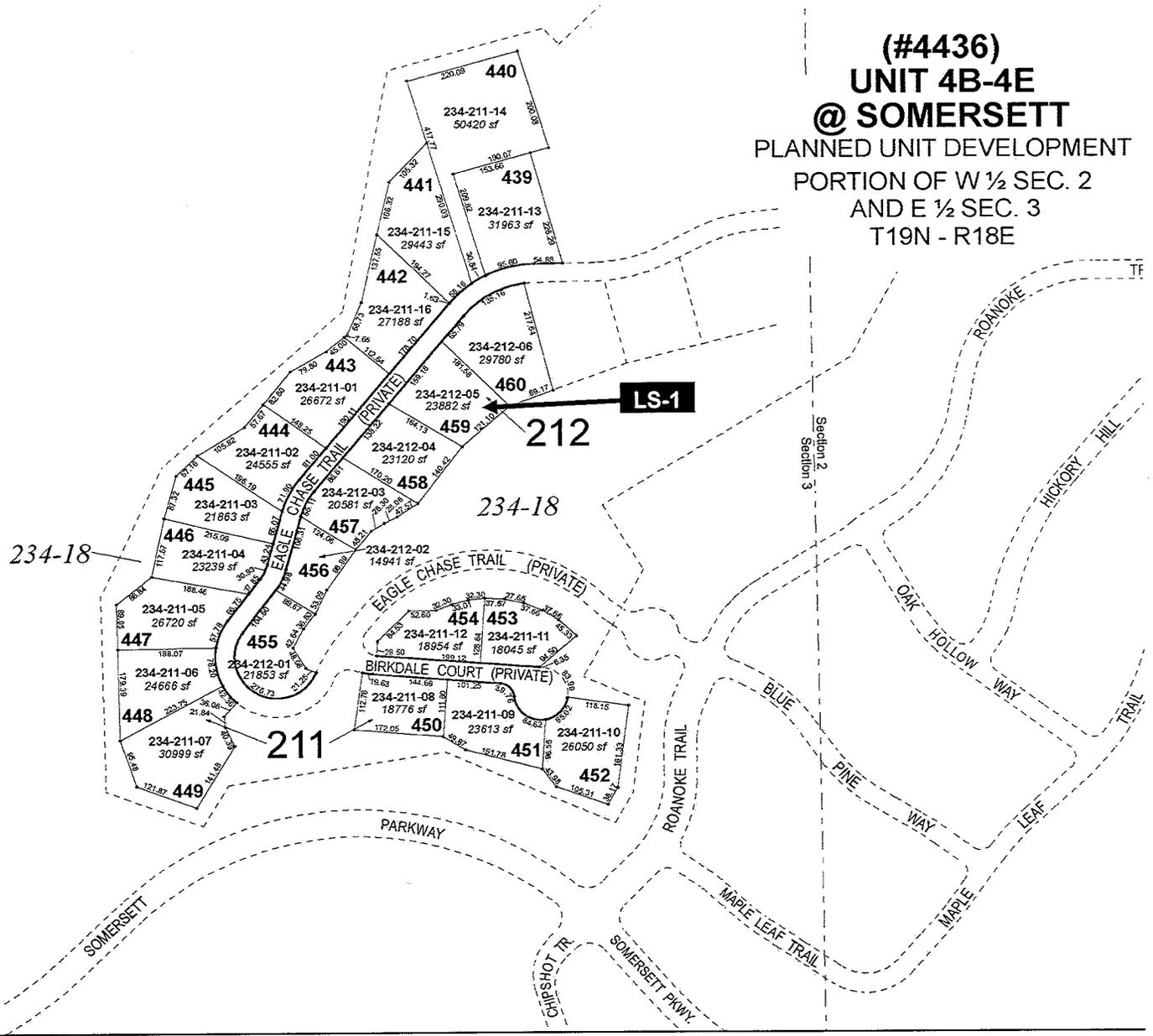
Drawn by	<u>KSB</u>
Revised	<u>9/23/05</u>

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



(#4452)
UNIT 2C @ SOMERSETT
 PLANNED UNIT DEVELOPMENT
 PORTION OF SECTION 11
 T19N - R18E

(#4436)
UNIT 4B-4E
@ SOMERSETT
 PLANNED UNIT DEVELOPMENT
 PORTION OF W 1/2 SEC. 2
 AND E 1/2 SEC. 3
 T19N - R18E



232-27

232-28

232-02

(#4230)

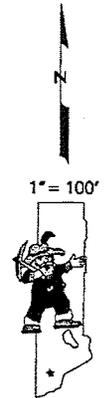
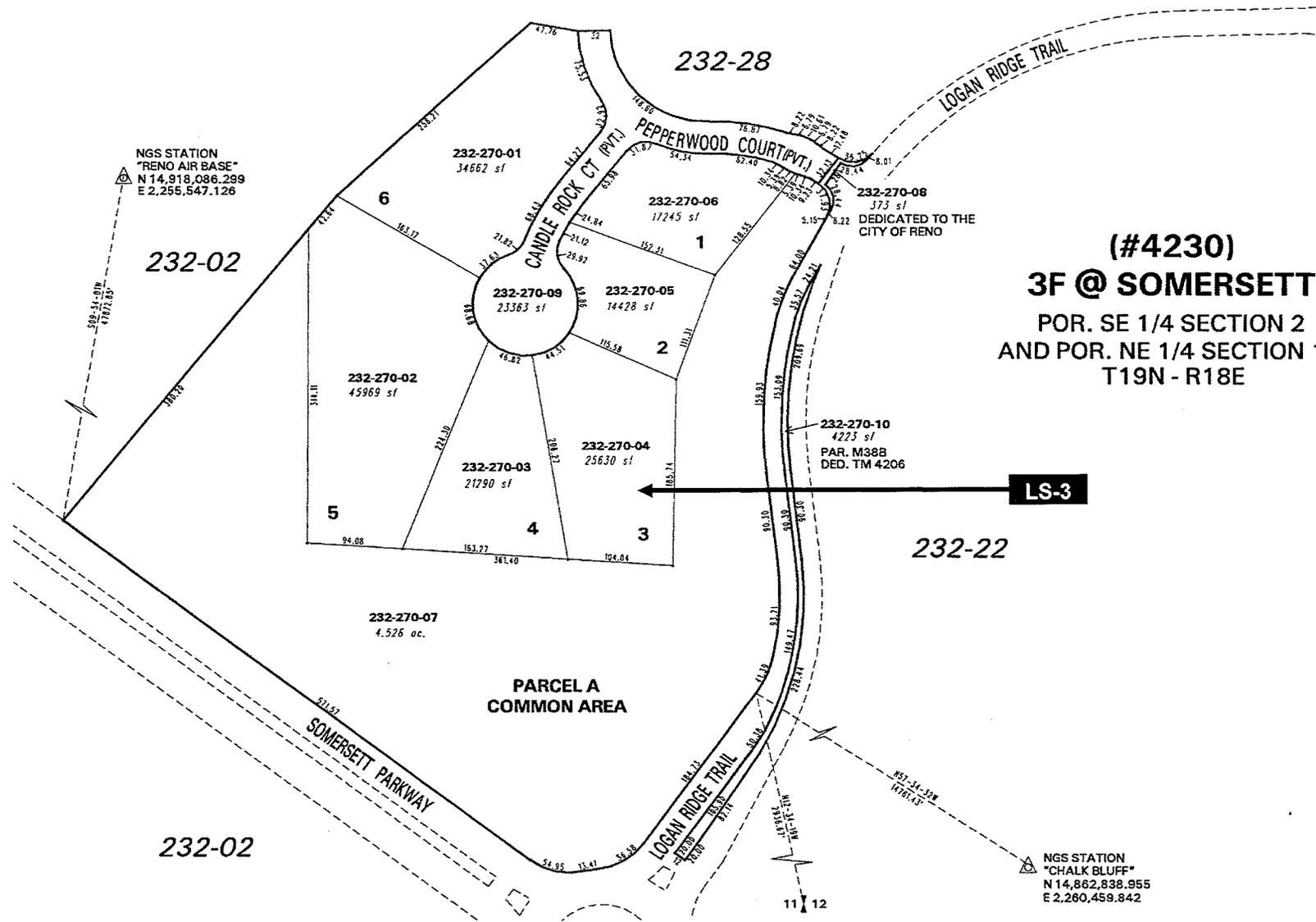
3F @ SOMERSETT

POR. SE 1/4 SECTION 2
AND POR. NE 1/4 SECTION 11
T19N - R18E

LS-3

232-22

232-02





OFFICE OF WASHOE COUNTY ASSESSOR
 MICHAEL E. CLARK

ROLL CHANGE REQUEST
 WASHOE COUNTY, NEVADA
 MICHAEL E. CLARK, COUNTY ASSESSOR
 P O BOX 11130 RENO NV 89520-0027

RCR # 1838F15

2015 SECURED ROLL

DECREASE

OWNER 1: BURROWS, THOMAS L & PATRICIA A
ADDRESS: 2335 EAGLE BEND TRL
 RENO NV 89523

DATE: JANUARY 5, 2018

FACTUAL ERROR-NRS 361.768

WE REQUEST THAT THE **WASHOE COUNTY BOARD OF COMMISSIONERS** MAKE THE FOLLOWING CHANGES IN VALUATION ON THE PROPERTY SHOWN BELOW:

PARCEL # 234-192-02

TAX DISTRICT: 1011

SITUS ADDRESS: 2335 EAGLE BEND TRL

COMMISSION DISTRICT: 5

	CURRENT VALUE		PROPOSED VALUE		DIFFERENCE IN VALUE	
	TAXABLE	ASSESSED	TAXABLE	ASSESSED	TAXABLE	ASSESSED
LAND	70,000	24,500	70,000	24,500	0	0
IMPROVEMENTS	912,655	319,429	810,000	283,500	(102,655)	(35,929)
PERSONAL PROP	0	0	0	0	0	0
EXEMPTION (MINUS)		(0)		(0)		0
TOTAL	982,655	343,929	880,000	308,000	(102,655)	(35,929)
NEW LAND	0	0	0	0	0	0
NEW CONSTRUCTION	908,570	318,000	807,379	282,583	(101,191)	(35,417)

EXPLANATION:

Overassessment due to factual error. Obsolescence calculated incorrectly due to incorrect square footage of finished basement area. Corrected total square footage of the finished basement area was calculated and the proposed value reflects this correction. This RCR will correct the abatement for this parcel for subsequent years.

Prepared by: Ginny Sutherland, Appraiser

Reviewed by: Gail Vice, Senior Appraiser

TAX AMOUNT: (1,296.26)

CURRENT ABATEMENT STATUS: 100% Low Cap

PROPOSED ABATEMENT STATUS: No Change