

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 18-0023
Hearing Date _____
Tax Year 2018

APN: 234-212-03
Owner of Record: HEINEN FAMILY TRUST
Property Address: 8686 EAGLE CHASE TRL
Square Feet (Inc Finished Bsmt) 4,093
Built / WAY: 2016
Parcel Size: 0.47 AC
Description / Location: The subject property is a 4,093 custom built single family residence in the Somersett community.



2018-19 Taxable Value: Land: \$162,500
Improvements: \$932,923
Total: \$1,095,423
Taxable Value / SF \$268

Sales Comparison Approach: Indicated Value Range \$1,105,110-\$1,424,364
Indicated Value Range / S \$270-\$348

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:	\$162,500	\$56,875	Txble
IMPROVEMENTS:	\$932,923	\$326,523	\$/ SF
TOTAL:	\$1,095,423	\$383,398	\$268

HEARING: 18-0023
DATE: _____
TIME: _____
TAX YEAR: 2018
VALUATION: Reappraisal

OWNER: HEINEN FAMILY TRUST

SUBJECT		FIN UNFIN										Baths	Built	Sale	
APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	FII/Hif	WAY	Sale Date	Sale Price	\$/SF
234-212-03	8686 EAGLE CHASE TRL	0.47	AC	4,093	1,320			RHA	SINGLE	3	3\2	2016			

IMPROVED SALES

SALE		FIN UNFIN										Baths	Built	Sale		
#	APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	FII/Hif	Sale Date	Sale Price	\$/SF	
1	232-523-01	2300 PAINTED RIVER TRL	0.51	AC	3,946	1,007			R60	TWO	4	4 \ 1	2016	06/06/2017	\$1,375,000	\$348
2	232-602-08	1680 BOULDER RIDGE CT	0.97	AC	4,196	704			R60	SINGLE	5	4 \ 1	2016	12/09/2016	\$1,368,567	\$326
3	234-140-07	8700 GOLF CANYON CT	0.52	AC	3,334	1245			R50	SINGLE	4	3 \ 1	2017	09/13/2017	\$899,000	\$270

LAND SALES

SALE									Comments
#	APN	Location	Land	Area	Zoning	Sale Date	Sale Price		
1	234-212-05	8674 EAGLE CHASE TRL	0.55	AC	PUD	7/12/2017	\$205,000	Custom lot, smaller than the average lot in Somersett, with good views and some topo. 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	\$245,000	Custom lot with good views of Somersett community and golf course. Mild downsloping topo.	
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 in Somersett. This lot has downward adjustment for size, smaller than average in Somersett.	

RECOMMENDATIONS/COMMENTS:

UPHOLD: **xx** REDUCE:

The subject is a custom built 4,093 square foot high value (7.0) quality class single family residence in Somersett. The above sales represent sales of current similar properties in this area. It should be noted that there were no sales of quality class 7.0 in the last 12 months in the Somersett area and therefore lower quality 6.0 and 5.0 sales were utilized. Sale #1 is similar in size and age to the subject but inferior in quality. The same builder was used for sale #1 as the subject. Sale #2 is also similar in age and size but again it is lower in quality than the subject. Sale #3 is only a quality class 5.0 and is inferior in size to the subject. These comparables indicate a range of \$270/sf to \$348/sf which supports the subject's taxable value of \$268/sf.

The land sales above are also in the Somersett community and are current sales. They range from \$205,000 to \$245,000 which support the subject's land value of \$162,500. Based on these sales the taxable value does not exceed full cash value and it is recommended the taxable value be upheld.

PREPARED BY: Ginny Sutherland, Appraiser

REVIEWED BY: Gail Vice, Senior Appraiser

Situs & Keyline Description:
 8686 EAGLE CHASE TRL, RENO
 4B-4E @ SOMERSETT
 LT 457

Owner & Mailing Address:
 HEINEN FAMILY TRUST
 HEINEN TRUSTEE, RONALD F & ARDEA H
 8686 EAGLE CHASE TRL
 RENO, NV 89523-6872

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 234-212-03

Card 1 of 1
 Bld. 1-1



Tax District: 1011

printed: 01/18/2018

ACTIVE

4604.06

FAAF - Somerset 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	162,500	0	932,923	0	1,095,423	383,398	Building Value	899,473				
2017 FV	150,000	0	924,540	-16,992	1,074,540	376,089	Extra Feature Value	33,450				
2016 FV	125,000	0	961,062	956,977	1,086,062	380,122	Land Value	162,500				
2015 FV	96,500	20,253	4,085	0	100,585	35,205	Taxable Value	1,095,423		Reopen		Code:
2014 FV	42,750	19,000	2,621	0	45,371	15,880	Exemption	0				
2013 FV	23,750	0	2,628	0	26,378	9,233	FLAGS					
2012 FV	28,500	0	1,533	0	30,033	10,512	Type	Value				
2011 FV	27,000	0	1,509	0	28,509	9,978	Common Area Group	SSET		NC / C	New Land	New Sketch
2010 FV	47,300	0	1,535	0	48,835	17,092	Cap Code	CF17				
2009 FV	53,550	0	1,561	0	55,111	19,289	Eligible for Form?	YES				
2008 FV	300,000	0	0	0	300,000	105,000	Low Cap Percentage	0		By:		Date:
2007 FV	345,000	0	0	0	345,000	120,750						

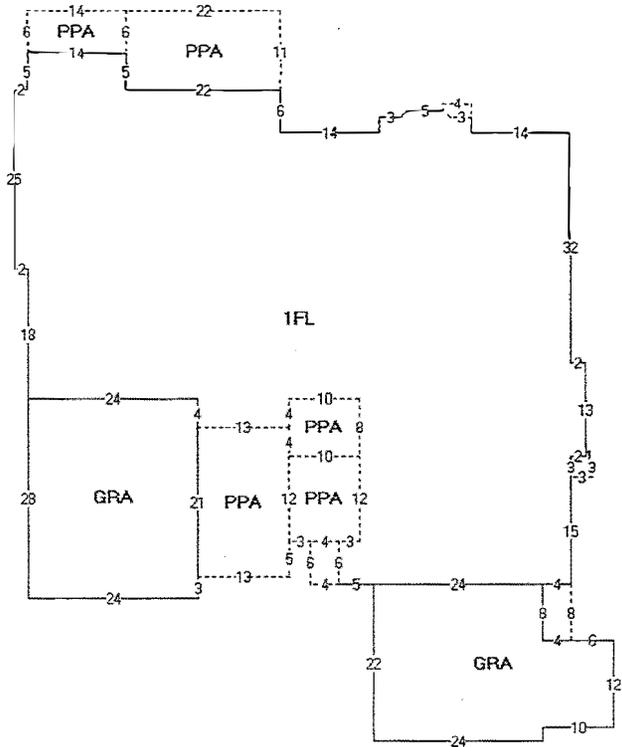
BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Type	Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj			
RES		Residential	Base Appliance From MS	1	1FL	1FLR - FIRST FLOOR		4,093	772,472	88,637	88,637		
Occupancy	001	Sgl Fam Res ~	Bedrooms	3	GRA	GARA - GARAGE ATTACHED		1,320	55,334	927,292	927,292		
Story/Frame	01	SINGLE STORY	Bath - Full	3	PCS	POR1 - PORCH CONCRETE SLAB		7	66	0	0		
Quality	HA	7.0 HIGH VALUE	Bath - Half	2	PPA	POR6 - PORCH PAVERS		864	10,783	3.00	3.00		
Year Built	WAY	%Comp	Year of Addn/Remodel							\$ Dep & Inc	27,819		
2016	2016	100		1						Obso/Other Adj.	0		
BUILDING CHARACTERISTICS										Sub Area DRC	899,473		
Category	Code	Type	%							Additive DRC	33,450		
Base	1	MS FLOOR ADJ	100							Total DRC	932,923		
Ext. Wall	404	HV STUCCO/FR	100							Override			
Heating Type	16	HV COMPLETE	100							Cost Code			
Roof Cover	6	CONCRETE TIL	100							PROPERTY CHARACTERISTICS			
Sub Floor	2	WOOD	100							Water	Municipal		
Energy	3	MODERATE ~	100							Sewer	Municipal		
Foundation	3	MODERATE ~	100							Street	Paved		
Seismic	1	SEISMIC FRAME	100							BUILDING NOTES			
Base Rate Adjustment				Adj.						BLD15-03183 KDH 06/03/15			
Construction Modifiers				Adj.						8/30/16 CORRECTIONS			
Gross Living/Building Area								4,093		GS			
Perimeter								440					

#	Bld	Date	User ID	Activity Notes
1	0-0	06/18/2015	kdhyde	CORRECTION YR BLT ON CMNA XF0B

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		100	886	100.0	886		SSET
2	CMNA	COMMON AREA MANUAL	30	1-1	0	0	1	1,649.00	2004	2016	100	1,649	100.0	1,649		SSVI
3	FWPV	FLATWORK PAVERS	30	1-1	0	0	1000	8.15	2016	2016	100	8,150	97.0	7,905		
4	FGDV	FIREPLACE GAS SINGLE-DIRECT VENT	EBLD	1-1	0	0	1	4,401.15	2016	2016	100	4,401	97.0	4,269		
5	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	10	1,562.00	2016	2016	100	15,620	97.0	15,151		
6	FSS1	FIREPLACE STEEL SINGLE 1-STORY	EBLD	1-1	0	0	1	3,701.10	2016	2016	100	3,701	97.0	3,590		
7	SLEC	SOLAR ELECTRICITY SYSTEM	ENCN	1-1	0	0	33	0.00	2016	2016	100	0	97.0	0		

LAND VALUE		DOR Code	Neighborhood	4604.06	FAAF - Somerset Custom Lots	Land Size	20,581	Unit Type	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	NT	1.25	162,500	SZ-5/VW+30

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



BUILDING PERMITS

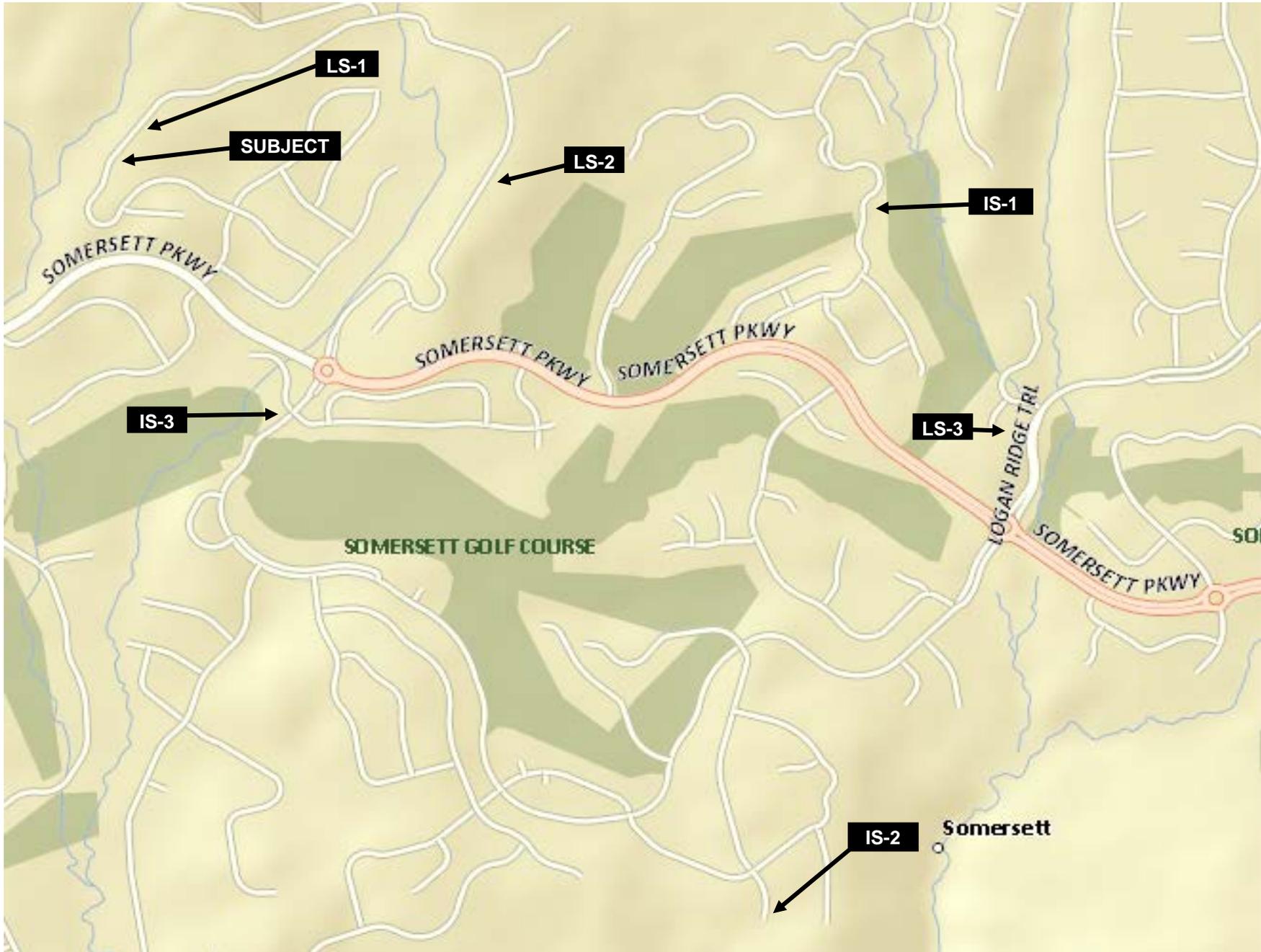
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
10/06/2015	BLD16-02193	PHOTOVOLTA	18,678	Compl	100	05/05/16 WJ Compl	
03/25/2015	BLD15-03183	SFR NEW	446,493	Compl	100	05/05/16 GS Compl	

SALES/TRANSFER INFORMATION

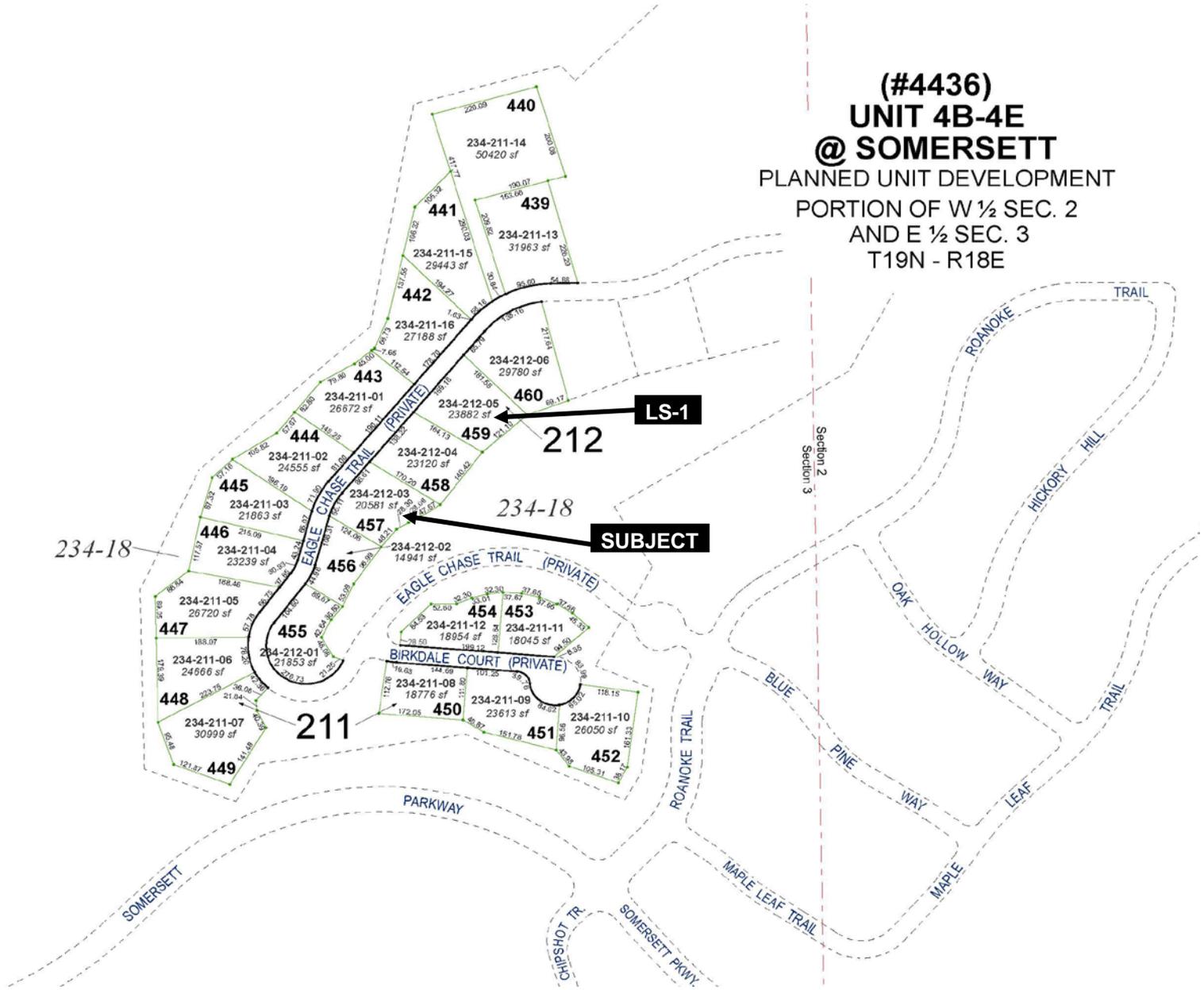
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
HEINEN, RONALD F & HEINEN FAMILY TRUST	4468753 4468751	05/13/2015 05/13/2015	120 120	3BGG 3BGG			INTO TRUST OUT OF TRUST
COMPUTERIZED	4350107	04/30/2014	120	1GCA	1CTS	117,500	
COMPUTERIZED	4192166	01/07/2013	120	3BGG			
BLUTH TRUST, NEVADA SECURITY	4190327 4065106	12/31/2012 12/08/2011	120 120	3BGG 2MF	1CTS	850,000	TO CORPORATION 2F- BULK SALE OF 56

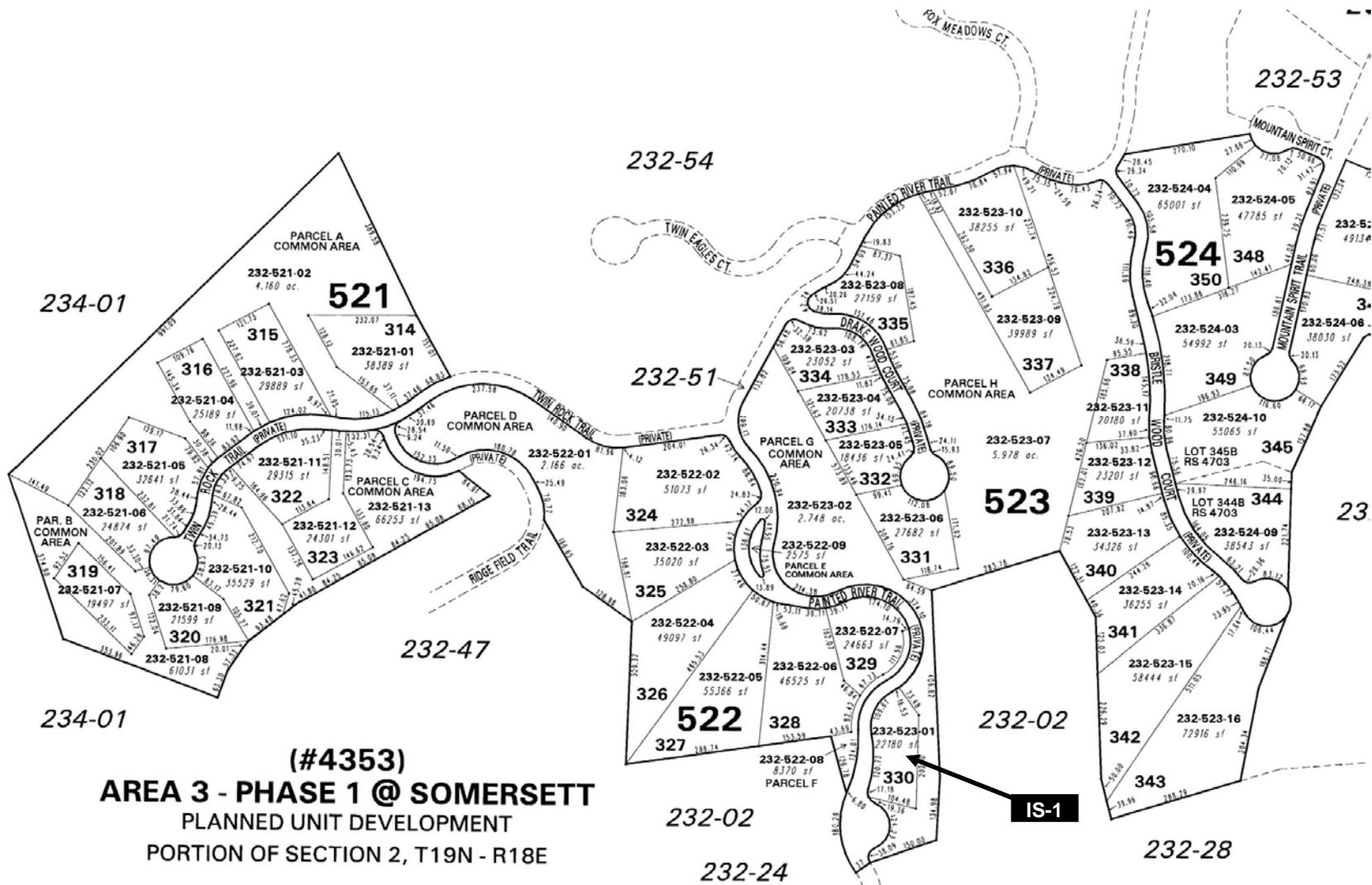
#	Bid	Date	User ID	Activity Notes
2	1-1	04/30/2014	dpest	DATA SP \$117,500 + SPEC ASSMT \$11,412 = ADJ SP \$128,912
3	1-1	09/27/2013	gsuth	REXT FAAF IMPROVEMENT LINE DONE 10/09/2013 BY RD, LAND LINE DONE
4	1-1	10/09/2012	gsuth	RALL FAAF IMPROVEMENT LINE DONE 11/02/2012 BY RD, LAND LINE DONE
5	1-1	09/23/2011	GD	REXT FAAF IMPROVEMENT LINE DONE 10/17/2011 BY KH, LAND LINE DONE
6	1-1	10/22/2010	GD	REXT FAAF IMPROVEMENT LINE DONE 10/23/2010 BY JAK, LAND LINE DONE
7	1-1	10/13/2009	GD	REXT FAAF IMPROVEMENT LINE DONE 10/14/2009 BY MM, LAND LINE DONE
8	1-1	11/19/2008	GD	REXT FAAF IMPROVEMENT LINE DONE 11/24/2008 BY JAK, LAND LINE DONE
9	1-1	12/05/2007	CD	RLND ADJUSTED LAND VALUE FOR 2008. TAXABLE EXCEEDING MARKET IN THIS
10	1-1	04/28/2006	CD	RLND REMOVED CODE 11 FOR 2006

NEIGHBORHOOD MAP

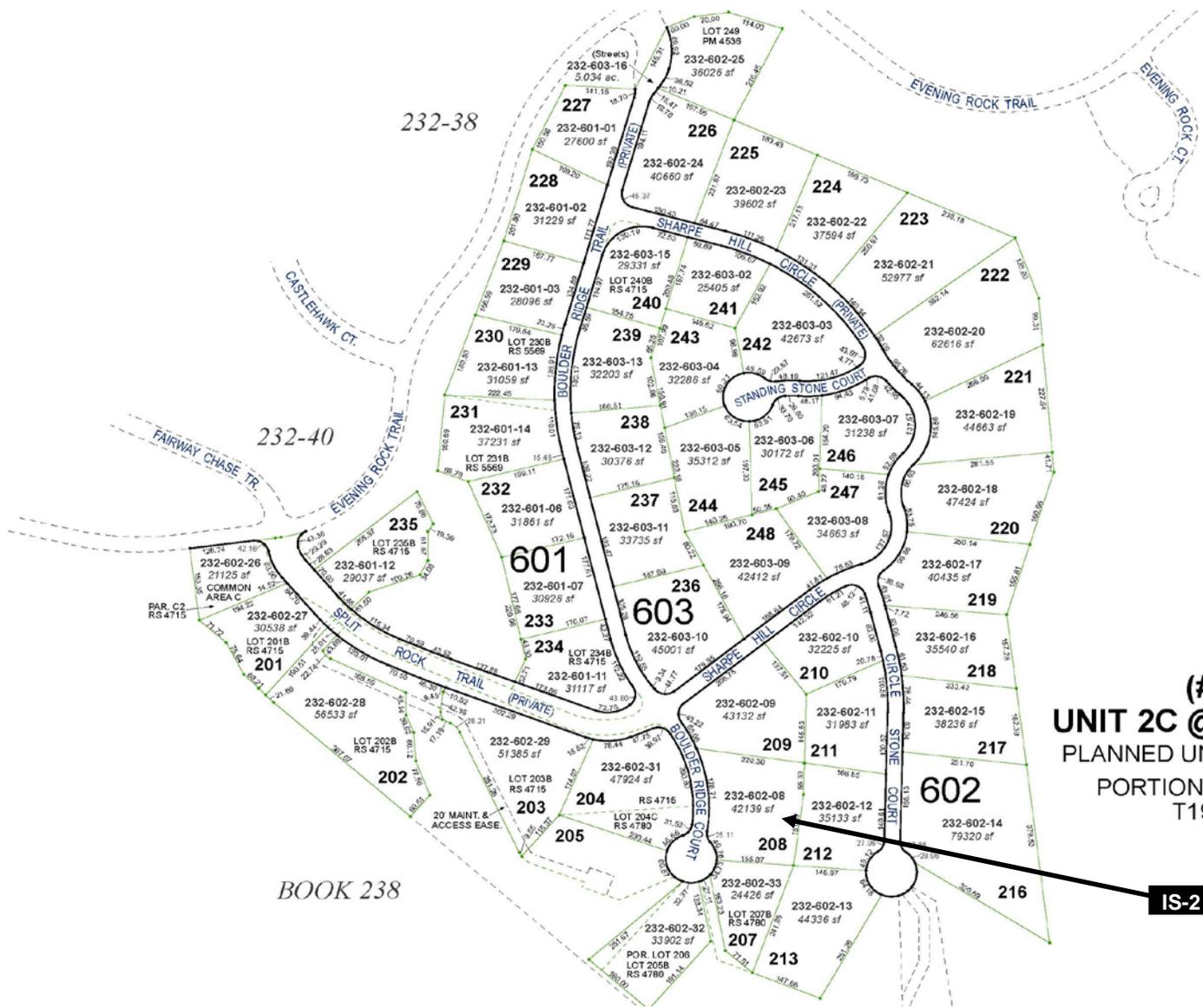


(#4436)
UNIT 4B-4E
@ SOMERSETT
 PLANNED UNIT DEVELOPMENT
 PORTION OF W ½ SEC. 2
 AND E ½ SEC. 3
 T19N - R18E





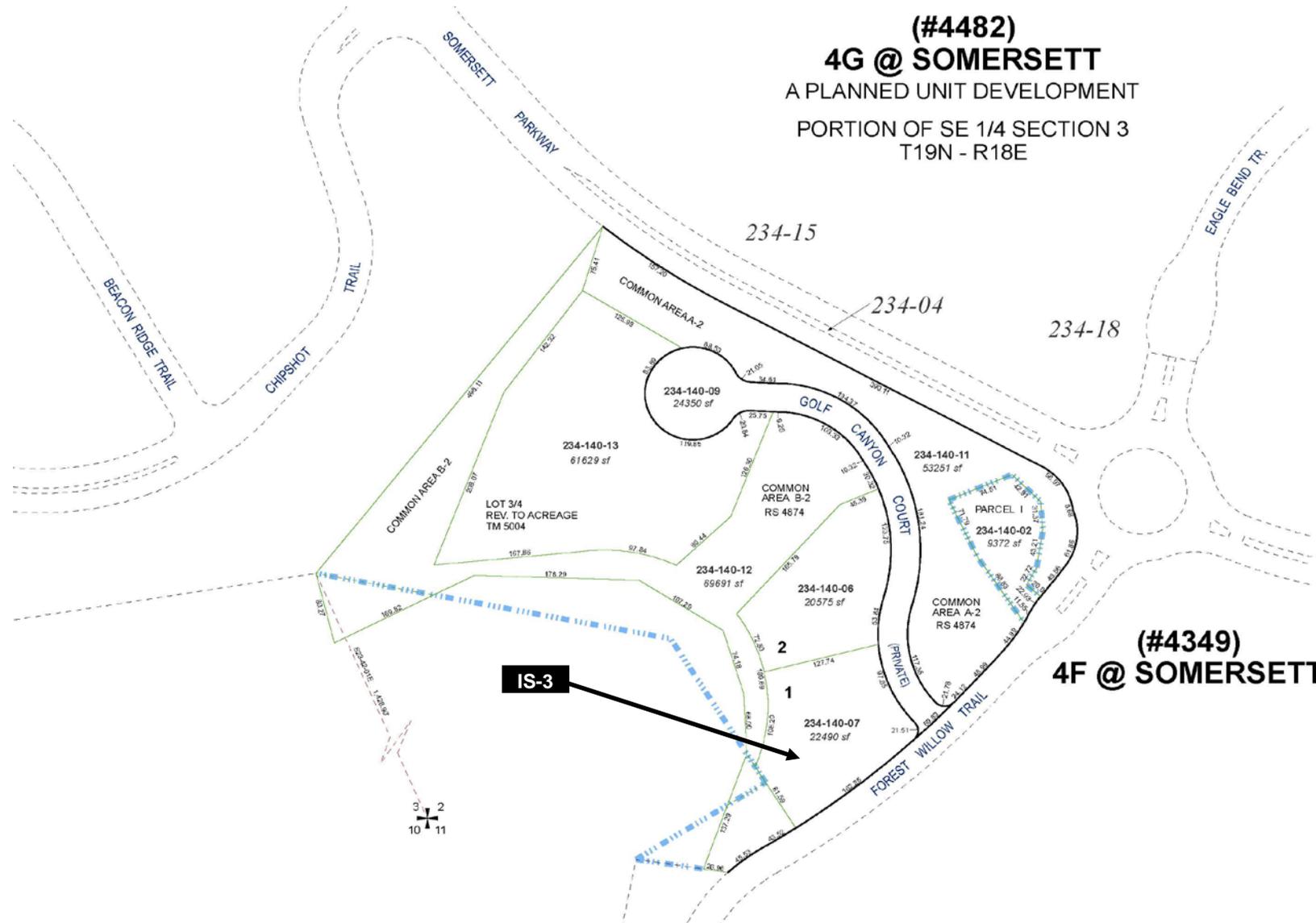
(#4353)
AREA 3 - PHASE 1 @ SOMERSETT
 PLANNED UNIT DEVELOPMENT
 PORTION OF SECTION 2, T19N - R18E



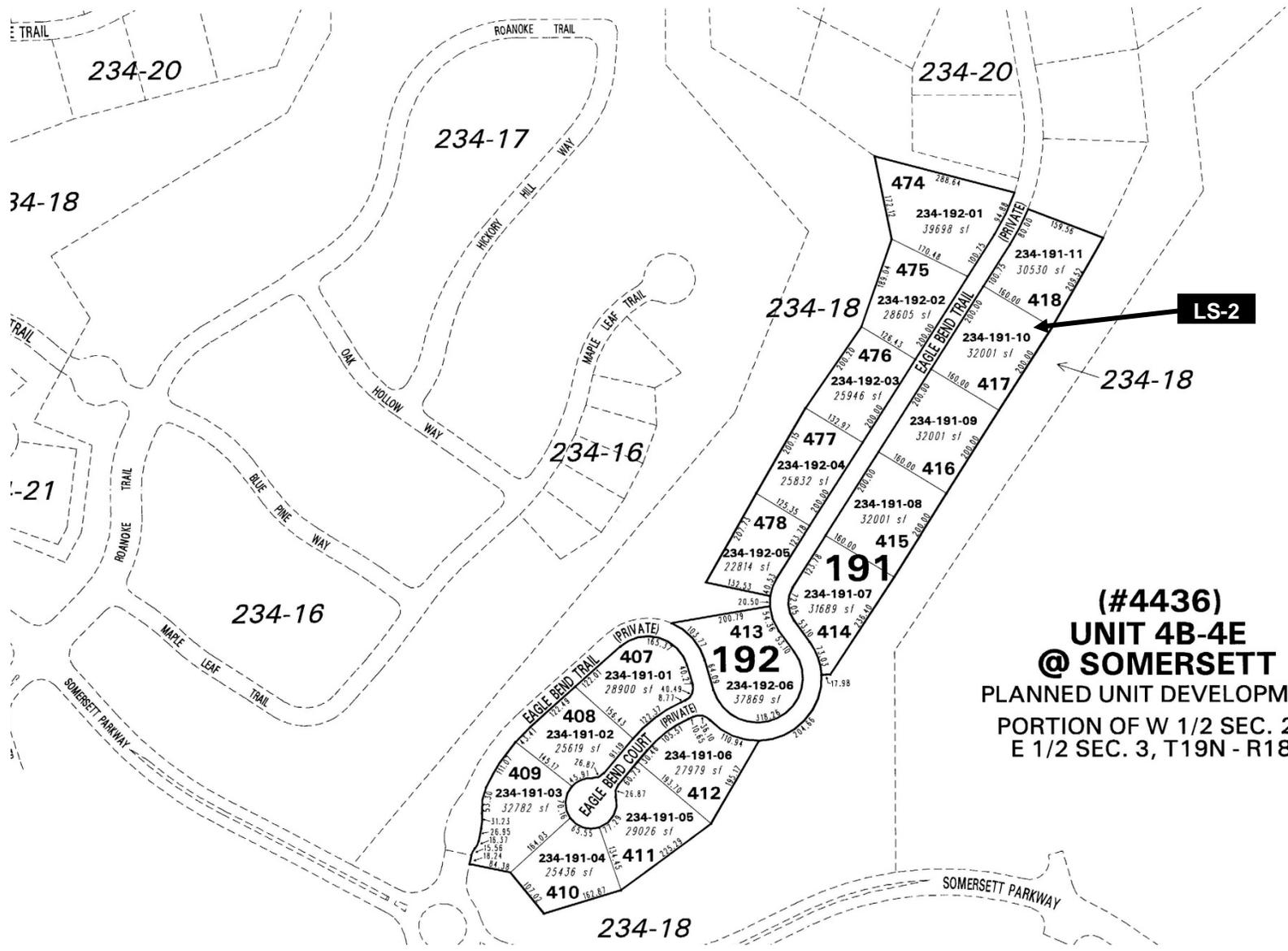
(#4452)
UNIT 2C @ SOMERSETT
 PLANNED UNIT DEVELOPMENT
 PORTION OF SECTION 11
 T19N - R18E

IS-2

(#4482)
4G @ SOMERSETT
 A PLANNED UNIT DEVELOPMENT
 PORTION OF SE 1/4 SECTION 3
 T19N - R18E



(#4349)
4F @ SOMERSETT



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

232-2

232-28

232-02

232-22

232-02

NGS STATION
"RENO AIR BASE"
N 14,918,086.299
E 2,255,547.126

(#4230)
3F @ SOMERSETT
POR. SE 1/4 SECTION 2
AND POR. NE 1/4 SECTION 11
T19N - R18E

LS-3

