

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 18-0039B
Hearing Date _____
Tax Year 2018

APN: 232-651-07
Owner of Record: MELISSA TRUST
Property Address: 7688 STONE BLUFF WAY
Square Feet (Inc Finished Bsmt) 2,034
Built / WAY: 2005
Parcel Size: 0.06 AC

Description / Location: The subject consists of a 2,034 square foot single family residence built in 2005. It is located in the easterly portion of Somersett within Reno's northwest.

2016/17 Taxable Value:	Land:	\$49,200
	Improvements:	\$177,489
	Total:	<u>\$226,689</u>
	Taxable Value / SF	\$111

Sales Comparison Approach: Indicated Value Range \$329,500 - \$341,700
Indicated Value Range / S\$162 - \$168 SF

Current Obsolescence: \$0

Conclusions: Taxable value does not exceed full cash value.

RECOMMENDATION: Uphold **XX** Reduce



ASSESSOR'S EXHIBIT 1
10 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

HEARING: 18-0039B

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$49,200	\$17,220	Txble
IMPROVEMENTS:	\$177,489	\$62,121	\$/SF
TOTAL:	\$226,689	\$79,341	\$111

DATE: _____
 TIME: _____
 TAX YEAR: **2018**
 VALUATION: Reappraisal

OWNER: MELISSA TRUST

SUBJECT		FIN				UNFIN				Baths		Built	Sale		
APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hlf	WAY	Sale Date	Sale Price	\$/SF
232-651-07	7688 STONE BLUFF WAY	0.06	AC	2,034	471			R30	TWO	4	3	2005			

IMPROVED SALES

SALE		FIN				UNFIN				Baths		Built	Sale			
#	APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hlf	Sale Date	Sale Price	\$/SF	
IS-1	232-551-04	1654 SPRING HILL DR	0.06	AC	2,034	471			R30	TWO	3	2 \ 1	2005	08/23/2017	\$332,000	\$163
IS-2	232-672-15	1692 SPICEWOOD CIR	0.07	AC	2,034	471			R30	TWO	3	2 \ 1	2005	09/20/2017	\$329,000	\$162
IS-3	232-682-07	1616 SPICEWOOD CIR	0.09	AC	2,034	471			R30	TWO	3	3 \ 0	2005	12/14/2017	\$342,000	\$168

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis

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

The subject property is a single family residence located in the Somerset community. The current sales above are located in the same neighborhood as the subject and are of the same model, size, quality class, and year built as the subject.

The sales indicate a range of \$162 per/sf to \$168 per/sf. The subject's taxable value of \$111 per/sf falls below this range.

Based on the above sales, the taxable value does not exceed full cash value and it is our recommendation this value be upheld.

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$49,200	\$17,220	
IMPROVEMENTS:	\$177,489	\$62,121	Recommended Obsolescence
TOTAL:	\$226,689	\$79,341	

PREPARED BY: Teresa Olson, Appraiser

REVIEWED BY: Gail Vice, Senior Appraiser

Situs & Keyline Description:
7688 STONE BLUFF WAY RENO
SOMERSETT TOWN CENTER RES 3
LT 137

Owner & mailing Address:
MELISSA TRUST
SIWARSKI TRUSTEE, MELISSA & ANDREW
7688 STONE BLUFF WAY
RENO, NV 89523

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 232-651-07

Card 1 of 1
Bld. 1-1



Tax District: 1011

printed: 01/22/2018

ACTIVE

4607.01

FADA - Cluster Homes

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	49,200	0	177,489	0	226,689	79,341	Building Value	163,165						
2017 FV	42,700	0	177,376	0	220,076	77,027	Extra Feature Value	14,324						
2016 FV	38,000	0	180,698	120	218,698	76,544	Land Value	49,200						
2015 FV	38,000	0	178,025	0	216,025	75,609	Taxable Value	226,689				Reopen	Code:	
2014 FV	31,400	0	170,053	0	201,453	70,509	Exemption	77,143						
2013 FV	22,300	0	121,138	0	143,438	50,203	FLAGS							
2012 FV	22,500	0	115,354	0	137,854	48,249	Type	Value				Reappraisal		
2011 FV	34,600	0	126,856	0	161,456	56,510	Common Area Group	SSTC						
2010 FV	48,300	0	145,681	0	193,981	67,893	Eligible for Form?	YES				NC / C	New Land	New Sketch
2009 FV	53,125	0	173,449	0	226,574	79,301	Low Cap Percentage	1				By:	Date:	
2008 FV	85,100	0	195,641	0	280,741	98,259	Sub Plat Map	4413						
2007 FV	76,440	0	188,465	0	264,905	92,717								

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY			
Type	Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Total Lump Sum Adj					
Occupancy	RES	Residential	Plumbing Fixtures	14	1FL	1FLR - FIRST FLOOR		916	73,069	Sub Area-RCN	202,690				
Story/Frame	001	Sgl Fam Res ~	Base Appliance From MS	1	2FL	2FLR - SECOND FLOOR		1,118	89,183	% Incomplete	0				
Quality	02	TWO STORY	Living Units in Building	1	CTH	CATH - CATHEDRAL CEILING		143	3,100	% Depreciation	19.50				
Year Built	30	Average	Bedrooms	4	DRO	DO - No Value Drawn for Info		44	0	\$ Dep & Inc	39,525				
WAY	%Comp	Year of Addn/Remodel	Bath - Full	3	GRB	GARB - GARAGE BUILT-IN		471	11,686	Obso/Other Adj.	0				
2005	100	2005			PCS	PORCH CONCRETE SLAB		46	351	Sub Area DRC	163,165				
BUILDING CHARACTERISTICS					PRW	PRF1 - PORCH ROOF WOOD		46	742	Additive DRC	14,324				
Category	Code	Type	%	Base Rate Adjustment		Adj.	Gross Living/Building Area		2,034	Total DRC	177,489				
Ext. Wall	4	STUCCO/FR ~	70	CCM SFR Frame		1.03000	Perimeter		344	Override					
Ext. Wall	5	SIDING/FR ~	30	Local Reno Frame		1.04000				Cost Code	89502				
Roof Cover	2	COMP SHINGLE	100	Construction Modifiers		Adj.				PROPERTY CHARACTERISTICS					
Base	1	MS FLOOR ADJ	100							Water	Municipal				
Heating Type	11	FA/AC ~	100							Sewer	Municipal				
Sub Floor	1	SLAB	100							Street	Paved				
Energy	3	MODERATE ~	100							BUILDING NOTES					
Foundation	3	MODERATE ~	100												
Seismic	1	SEISMIC FRAME	100												

#	Bld	Date	User ID	Activity Notes
1	0-0	11/16/2015	sjackson	RALL BY X - OCTOBER, 2015

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	1,961.00	2001		100	1,961	100.0	1,961		SSTC
2	FGS2	FIREPLACE GAS SINGLE 2-STORY	EBLD	1-1	0	0	1	4,108.00	2005		100	4,108	80.5	3,307		
3	FWCO	FLATWORK CONCRETE	30	1-1	0	0	100	6.06	2005		100	606	80.5	488		
4	WLSO	WALL STUCCO (BLOCK WALL W/STUCCO FINISH)	30	1-1	0	0	138	20.35	2005		100	2,808	80.5	2,261		
5	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	3	1,562.00	2005		100	4,686	80.5	3,772		
6	CMNA	COMMON AREA MANUAL	30	1-1	0	0	1	886.00	2001	2016	100	886	100.0	886		SSET
7	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	200	Neighborhood	4607.01	FADA - Cluster Homes	Land Size	2,689	Unit Type	SF				
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes
1	200	Single Family Residence	PUD	1.00	ST	2	49,200.00					49,200	



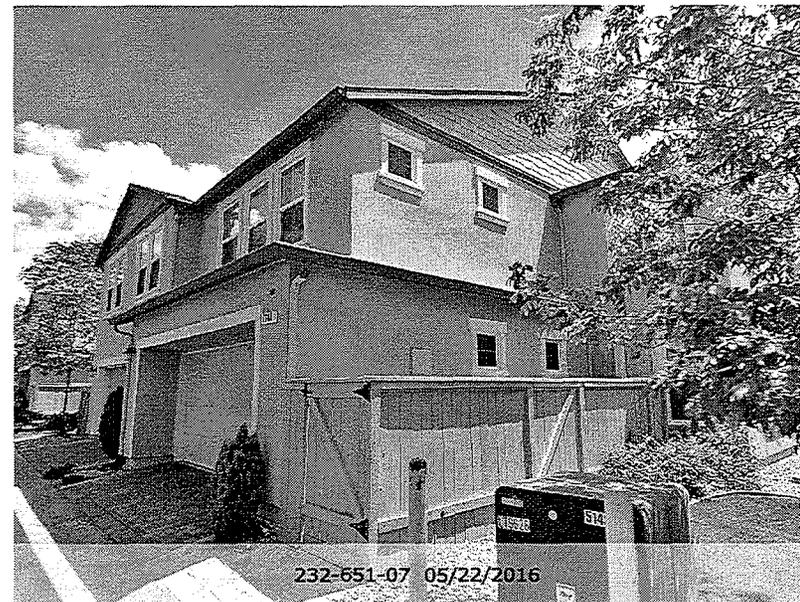
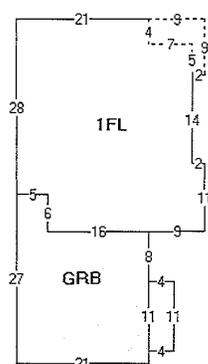
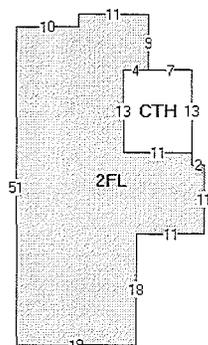
Tax District: 1011

printed: 01/22/2018

ACTIVE

4607.01

FADA - Cluster Homes



232-651-07 05/22/2016

BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
09/14/2006	LDP07-01044	COOLING	3,600	Compl	0	11/20/06 CD Compl	NVC
03/09/2005	LDP05-00382	SGL FAM	136,885	Compl	0	10/24/05 CD Compl	

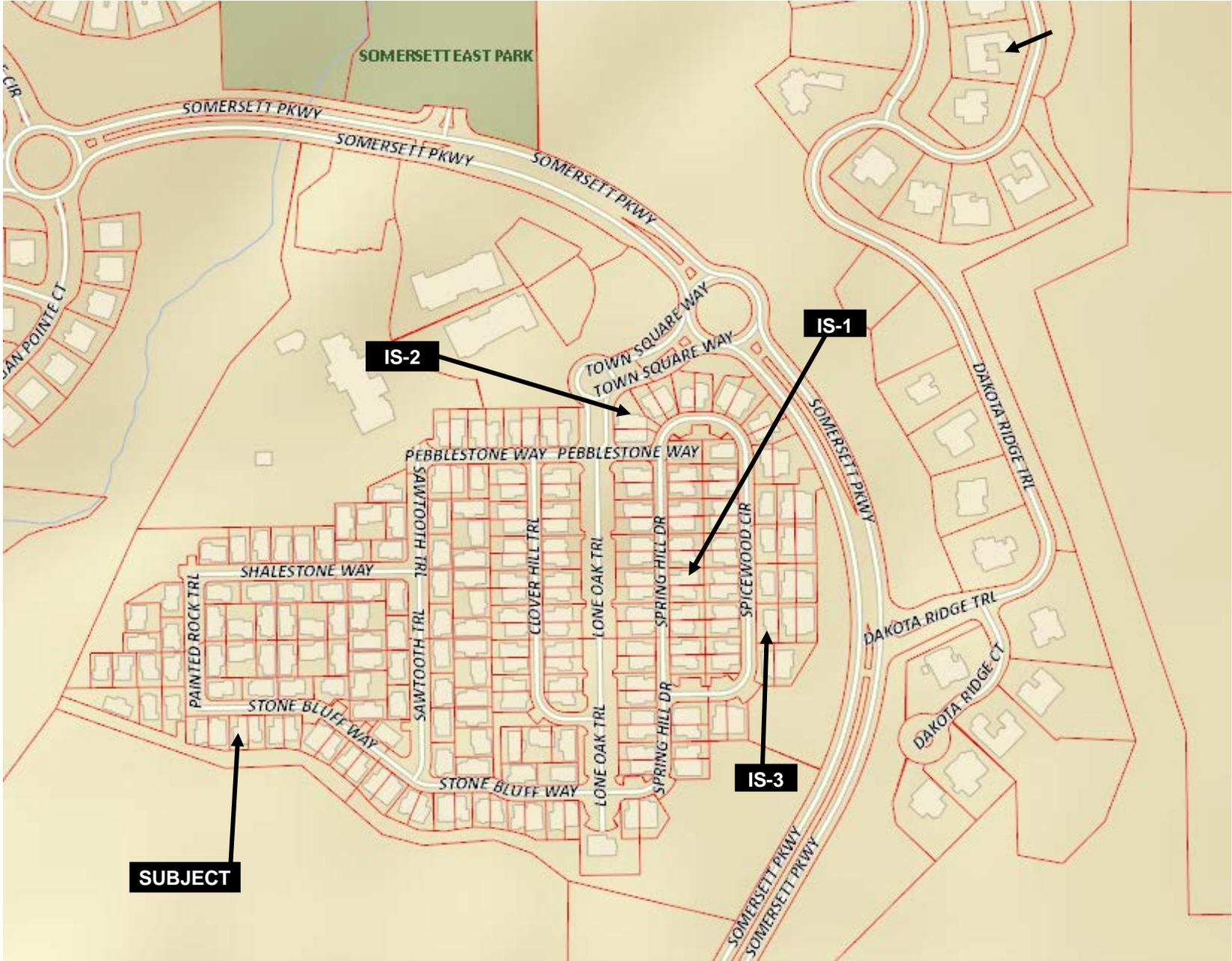
SALES/TRANSFER INFORMATION

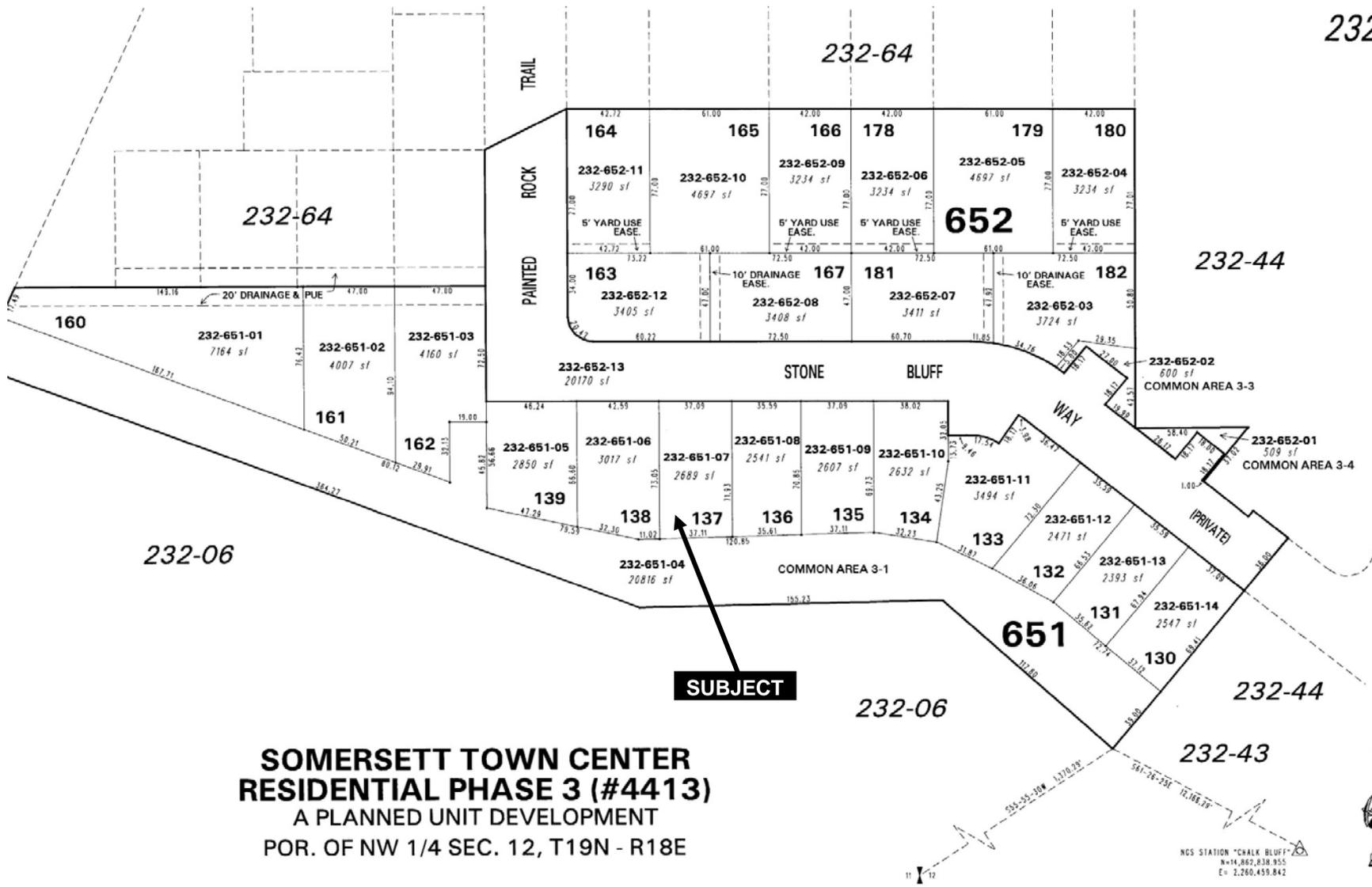
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
SIWARSKI, GLEN D	4761114	11/06/2017	200	3BGG			
MELISSA TRUST	4753686	10/13/2017	200	3BGG			
MELISSA TRUST	4753685	10/13/2017	200	3BGG			
SIWARSKI, GLEN D	4231924	04/30/2013	200	3BGG			"TRANSFERRED BUT"
OSTER, RICHARD M &	4181586	12/06/2012	200	2D		181,900	
SIWARSKI, GLEN D	4181585	12/06/2012	200	3BCT			RECORDED OUT OF ORDER

#	Bld	Date	User ID	Activity Notes
2	0-0	11/05/2015	idiez	TAG FROM 1016 TO 1011 TMUWB NOW SPECIAL ASSESSMENT
3	0-0	11/05/2015	sjack	RALL BY GS - OCTOBER, 2015
4	0-0	10/13/2015	idiez	UPDATING BLD NUMBER FROM 0 TO 1
5	0-0	10/13/2015	idiez	UPDATING BLD NUMBER FROM 0 TO 1
6	0-0	06/18/2015	kdhyd	CORRECTION YR BLT ON CMNA XF0B
7	1-1	03/10/2014	gsuth	DATA RECOMMENDATON TO STATE BOARD TO CORRECT FIXTURE COUNT
8	1-1	09/25/2013	gsuth	RALL FADA IMPROVEMENT LINE DONE 09/25/2013 BY REVIEWED-NO CHGS ON IMP
9	1-1	09/26/2012	gsuth	RALL FADA IMPROVEMENT LINE DONE 10/15/2012 BY KH, LAND LINE DONE
10	1-1	07/30/2012	gsuth	AERL

Neighborhood: FADA		Sale Dates Searched 07/01/2016 thru 06/30/2017												
Reappraisal Year	Allocation Data						Time Adj. Median Sales By Qtr		TV/SP Ratio	Sales > 1.0	# Qtr Sales	Yrly Chng	Qtrly Chng	
	2018	Sale Count:	4	Time Adj. Median Sale Price:	\$327,682	2014 Qtr 3:	None	NA	0	0				
Appraiser	Misc Data						2014 Qtr 4:		None	NA	0	0		
	GSUTHERLAND	COD Sales:	4.90	2015 Qtr 1:	None	NA	0	0						
Date	Current TV Land Median:						2015 Qtr 2:		None	NA	0	0		
	08/07/2017	% Change From Current Land TV:	15.22%	2015 Qtr 3:	None	NA	0	0						
Print & Save Final Allocation	Time Adj. Min Max Monthly						2015 Qtr 4:		None	NA	0	0		
		Sales Price:	303,265	363,558	% Time	2016 Qtr 1:	None	NA	0	0				
	Bldg SqFt:						2016 Qtr 2:		None	NA	0	0		
	Land Size (ac):						2016 Qtr 3:		None	NA	0	0		
	0.06 0.10 0.50%						2016 Qtr 4:		None	NA	0	0		
												Total Median Sales % Change:	0.00%	
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	Influ2 Code	Influ2 Pct
232-551-09	1684 SPRING HILL DR	2005	R30	05/31/2017	\$301,777	\$303,265	1851	\$164	FADA	0.06				
232-442-04	7644 STONE BLUFF WAY	2005	R30	06/16/2017	\$325,000	\$325,748	2034	\$160	FADA	0.07				
232-662-01	7696 PEBBLESTONE WAY	2005	R30	05/31/2017	\$328,000	\$329,617	2106	\$157	FADA	0.08				
232-442-14	7600 STONE BLUFF WAY	2005	R30	06/29/2017	\$363,500	\$363,558	2106	\$173	FADA	0.10				
A 0.5% Per Month Upward Time Adjustment Has Been Applied To All Sales. These Adjusted Sale Prices Are Used In All Calculations and Projections.														
duet models														

NEIGHBORHOOD MAP





**SOMERSETT TOWN CENTER
RESIDENTIAL PHASE 3 (#4413)
A PLANNED UNIT DEVELOPMENT
POR. OF NW 1/4 SEC. 12, T19N - R18E**

232-65

232-64

232-44

232-06

232-06

232-44

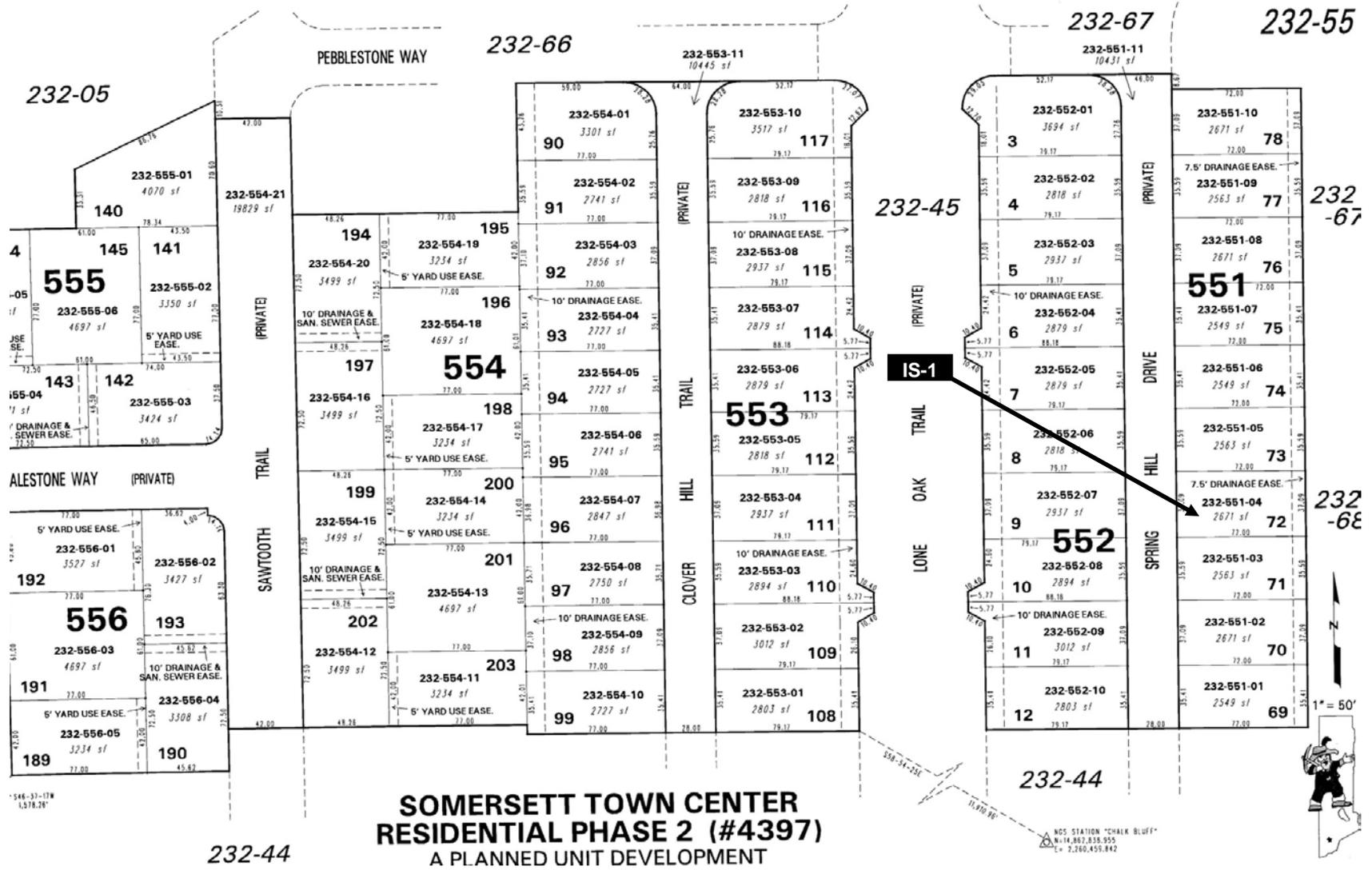
232-43

SUBJECT

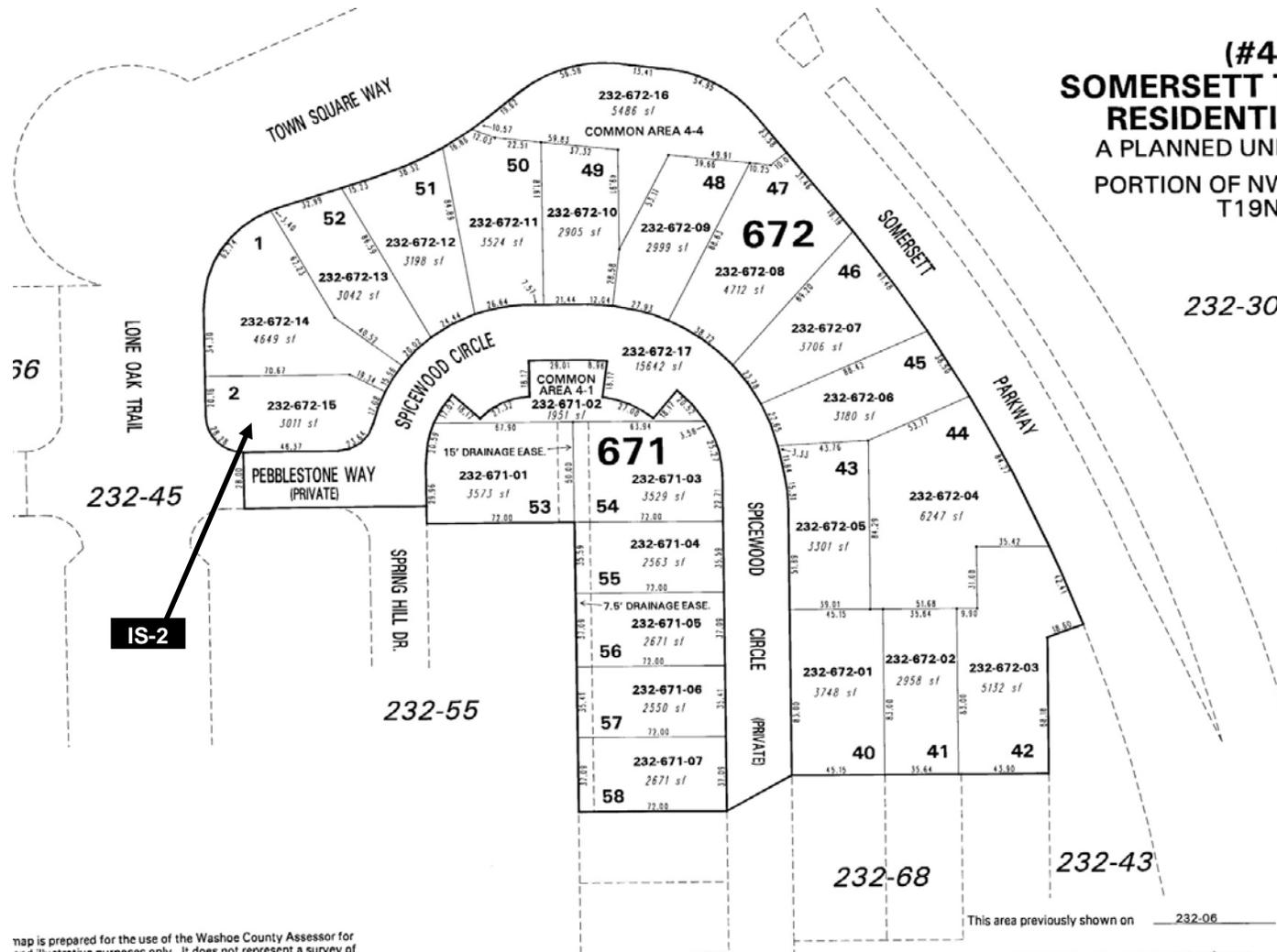
1" = 50'



NCS STATION "CHALK BLUFF"
N=14,862,838.955
E=1,280,459.842



(#4512)
SOMERSETT TOWN CENTER
RESIDENTIAL PHASE 4
 A PLANNED UNIT DEVELOPMENT
 PORTION OF NW 1/4 SECTION 12
 T19N - R18E



232-30

232-45

232-55

232-68

232-43

This area previously shown on 232-06

Drawn by KSB 08/29/05
 Revised _____

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

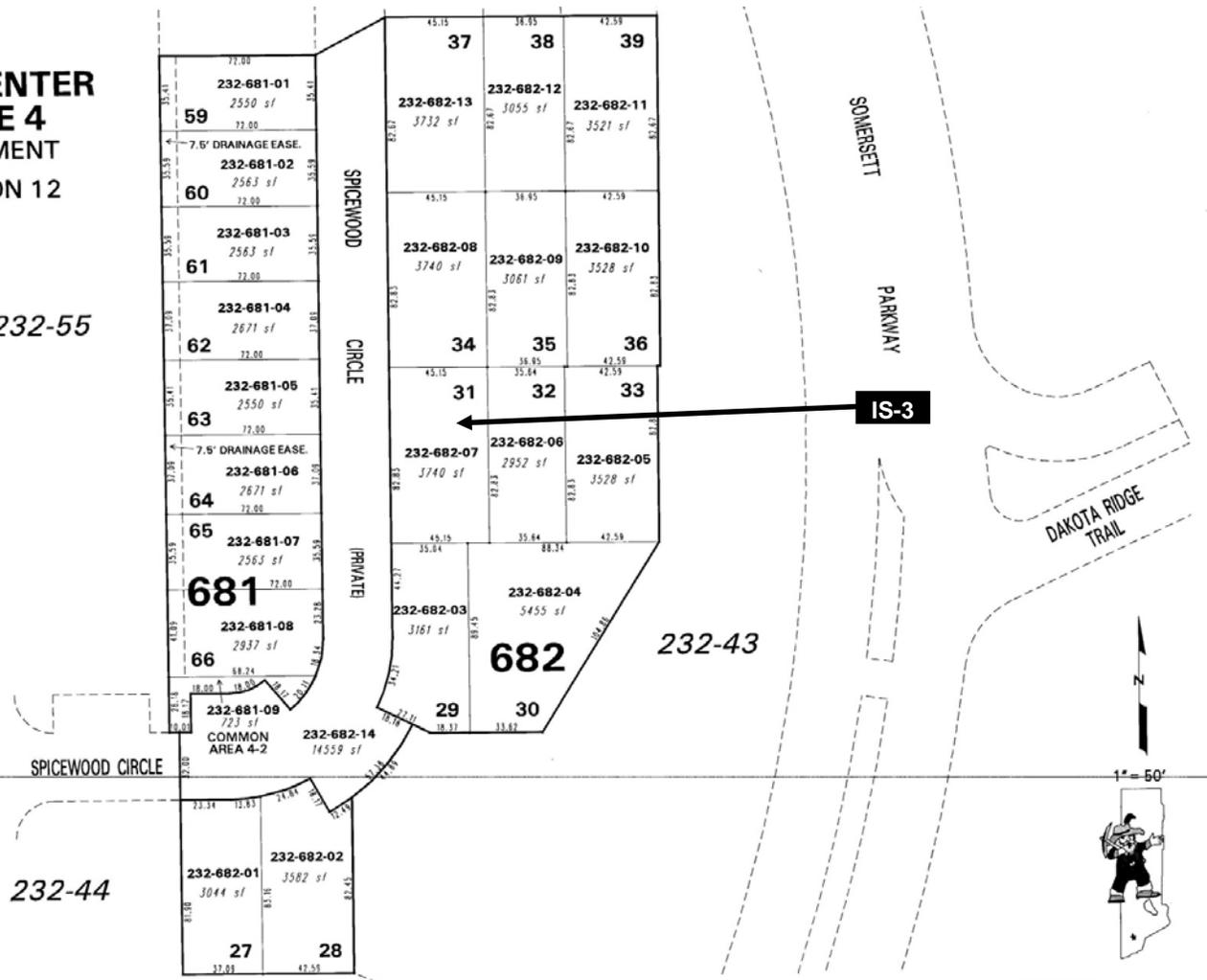
Office of Washoe County Assessor, Nevada - Robert W. McGowan

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

AIC INFO 8.0 WINDOWS 2000 5.0

(#4512)
SOMERSETT TOWN CENTER
RESIDENTIAL PHASE 4
 A PLANNED UNIT DEVELOPMENT
 PORTION OF NW 1/4 SECTION 12
 T19N - R18E

232-55



232-43

232-44

232-43

Prepared for the use of the Washoe County Assessor for illustrative purposes only. It does not represent a survey of any kind and no liability is assumed as to the sufficiency or the accuracy of the information shown hereon.

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

This area previously shown on 232-06

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

Drawn by	KSB 08/29/05
Revised	

AIC INFO 9.0 WINDOWS 2000 E.O.