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Roll Change Request 2018-2019
RCR 2-1

Correction to Valuation 361.345

We request that the Washoe County Board of Equalization make the following changes in valuation for the properties on the attached spreadsheet.

For the 2018/2019 tax year, parcel 152-063-03 in the EBLE neighborhood was appraised using the sales comparison method with sales that took place prior to July 1, 2017. The Washoe County Assessor's Office received information on a sale of the subject that took place after the lien date and that would support a lower value.

Based on the review of this sale and discussion with the owner, it was determined that the taxable value of this property exceeded full cash value. According to NRS 361.227 sec 5; the computed taxable value of any property must not exceed its full cash value. Therefore, based on this analysis, the taxable value should be reduced to \$850,000. This will prevent taxable value from exceeding full cash value. Please see RCR 2-1 attached hereto.

Prepared by: Al Holwill, Appraiser

Reviewed by: Mike Gonzales, Senior Appraiser

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RCR Number	APN	NBC	TVImps	TVLand	TVTTotal	Rec TVImps	Rec TVLand	Rec TVTTotal
RCR 2-1	152-063-03	EBLE	775461	125000	900461	725000	125000	850000