

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 18-0046
Hearing Date 02/12/2018
Tax Year 2018

APN: 030-601-03
Owner of Record: BSGL TRUST
Property Address: 920 PRIMIO WAY
Square Feet (Inc Finished Bsmt) 5,064
Built / WAY: 2017
Parcel Size: 0.56 AC
Description / Location: The subject consists of a 5,064 square foot single family residence built in 2017. It is located in East Sparks, near the end of Prater Way (across the street from Northern Nevada Medical Center).



2016/17 Taxable Value: Land: \$83,600
Improvements: \$531,989
Total: \$615,589
Taxable Value / SF \$122

Sales Comparison Approach: Indicated Value Range \$0
Indicated Value Range / SF \$0

Current Obsolescence: -\$59,110

Conclusions: Upon interior physical inspection we discovered that our record was missing 208sf of 2nd floor living area and a second base appliance for the Mother-In-Law quarters. Also the quality class should be reduced to a 3.5 and change to a 2 story home. With these corrections the Total Taxable Value would be \$578,226, or \$110/sf, which does not exceed full cash value.

RECOMMENDATION: Uphold Reduce **X**

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$83,600	\$29,260
Imps:	\$494,626	\$173,119
Total:	<u>\$578,226</u>	<u>\$202,379</u>

ASSESSOR'S EXHIBIT 1
12 PAGES

Recommended Total Obsolescence: -\$54,959 (Maintain the 10% applied to the whole neighborhood)

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$83,600	\$29,260	Txble
IMPROVEMENTS:	\$531,989	\$186,196	\$/SF
TOTAL:	\$615,589	\$215,456	\$122

HEARING:	18-0046
DATE:	02/12/2018
TIME:	9:00 AM
TAX YEAR:	2018
VALUATION:	Reappraisal

OWNER: BSGL TRUST

SUBJECT	APN	Location	TAXABLE VALUE			ASSESSED VALUE				Beds	Baths	Built	Sale Date	Sale Price	Sale \$/SF
			Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC						
	030-601-03	920 PRIMIO WAY	0.56	AC	5,064	1534			R40	1.5 ST	6	4\1	2017		

IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths	Built	Sale Date	Sale Price	Sale \$/SF
IS-1	520-361-01	5972 AXIS DR	0.19	AC	3837	800			R35	2 STY	4	4	2005	08/04/2017	\$525,950	\$137
IS-2	526-543-04	7136 VOYAGE DR	0.25	AC	3740	704			R35	2 STY	5	3	2008	09/08/2017	\$525,000	\$140
IS-3	527-181-01	7429 ORANGE PLAINS CT	0.48	AC	3583	890			R40	1 STY	5	3	2016	09/23/2016	\$581,400	\$170
IS-4	527-164-05	4708 JACMEL CT	0.41	AC	3284	1006			R40	1 STY	5	3	2013	07/21/2017	\$615,000	\$187

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis

RECOMMENDATIONS/COMMENTS: UPHOLD: REDUCE: **X**

The subject property is a custom built single family residence located in east Sparks near the Northern Nevada Medical Center. The neighborhood is a mix of custom homes on one side of the street and average quality tract homes on the other side. Upon interior physical inspection we discovered that our record was missing 208sf of 2nd floor living area and a second base appliance for the Mother-In-Law quarters. Also the quality class should be reduced to a 3.5 and the number of stories should be 2. With these corrections the Total Taxable Value would be \$578,226, or \$110/sf.

Sale #1 is equal to the subject in quality class and number of stories, but is inferior in age, living area, garage area, bedroom/bathroom count and lot size.

Sale #2 is equal to the subject in quality class and number of stories, but is inferior in age, living area, garage area, bedroom/bathroom count and lot size.

Sale #3 is superior to the subject only in respect to the quality class, it is similar in lot size and age, but is inferior in living area, garage area, and bedroom/bathroom count.

Sale #4 is superior to the subject only in respect to the quality class, it is similar in lot size, but is inferior in age, living area, garage area and bedroom/bathroom count.

Although the subject property is a custom home, the quality of construction is more typical of slightly above average construction, therefore the comparables are severely limited. Sales from Wingfield Springs area were reviewed because it is a similar mixed neighborhood of higher quality custom homes and slightly above average large tract homes. The comparables indicate a range of \$137/sf to \$187/sf with a median cost per square foot of \$155. With the recommended corrections, the subject parcel's cost of \$110/sf falls well below the comparables.

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$83,600	\$29,260	
IMPROVEMENTS:	\$499,239	\$174,734	Recommended Obsolescence:
TOTAL:	\$582,839	\$203,994	Maintain 10% (\$55,471)

PREPARED BY: Stacey Jackson, Appraiser

REVIEWED BY: Stacy Ettinger, Senior Appraiser

Vacant Land Sales Chart

APN	Location	Sale/List Date	Sale/List Price	Time Adj Sale Price	LOT SZE	Price/SF	Neigh Code	Land Size	Influ1 Code	Influ1 Pct	Influ2 Code	Influ2 Pct	Verif Code	Cur. SFYI	Cur. Bldg	Cur. Land	Cur. TV Total	Cur. TV/SP	Roll Code	Notes	LUC at Sale	Zoning	Subdivision
030-601-03	920 PRIMIO WAY	12/14/2016	\$110,000	\$110,000	24394	\$4.51	DKIE	0.56					4BV	\$171	\$0	\$65,000	\$65,171	0.65	ZZ 2018		120	PD	VISTA RIDGE 6
518-631-10	5614 VISTA TERRACE LN	03/08/2017	\$85,000	\$85,000	16945	\$5.02	DLFD	0.39					1SVR	\$171	\$0	\$65,000	\$65,171	0.77	ZZ 2018		120	PD	VISTA RIDGE 5
518-691-05	5664 VISTA TERRACE LN	06/16/2017	\$99,500	\$99,500	16698	\$5.96	DLFD	0.38					4BV	\$171	\$0	\$65,000	\$65,171	0.65	ZZ 2018		120	PD	VISTA RIDGE 6
522-291-12	3148 BUDDING OAKS CT	12/30/2016	\$90,500	\$90,500	15164	\$5.97	DMCD	0.35					1SVR	\$604	\$0	\$70,000	\$70,604	0.78	ZZ 2018		120	NUD	WINGFIELD SPRINGS 11
522-491-13	2861 FRIAR ROCK CT	06/29/2017	\$80,000	\$80,000	12850	\$6.23	DMCD	0.29					1SVR	\$604	\$0	\$70,000	\$70,604	0.88	ZZ 2018		120	NUD	WINGFIELD SPRINGS 14

Situs & Keyline Description:
 920 PRIMIO WAY, SPARKS
 PAGNI RANCH 3A
 LT 5
 BLK A

Owner & Mailing Address:
 BSGL TRUST
 BITZ TRUSTEE, DE WEES L
 1285 BARING BLVD #121
 SPARKS, NV 89434

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 030-601-03

Card 1 of 1
 Bld. 1-1



Tax District: 2000

printed: 02/01/2018

ACTIVE

3520.05

DKIE - Treviso/Primo Way

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	83,600	0	531,989	472,879	615,589	215,456	Building Value	591,099							
2017 FV	80,000	0	58,860	58,860	138,860	48,601	Extra Feature Value	-59,110							
2016 FV	80,000	0	0	0	80,000	28,000	Land Value	83,600							
2015 FV	57,300	0	0	0	57,300	20,055	Taxable Value	615,589							
2014 FV	62,000	0	0	0	62,000	21,700	Exemption	0							
2013 FV	52,200	0	0	0	52,200	18,270	FLAGS								
2012 FV	61,600	0	0	0	61,600	21,560	Type	Value							
2011 FV	61,600	0	0	0	61,600	21,560	Cap Code								
2010 FV	81,000	0	0	0	81,000	28,350	Eligible for Form?	YES							
2009 FV	125,800	0	0	0	125,800	44,030	Low Cap Percentage	0							
2008 FV	163,800	0	0	0	163,800	57,330	Parcel Map	0							
2007 FV	130,000	0	0	0	130,000	45,500									

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		2,802	240,328	Sub Area-RCN	600,100				
Occupancy	001	Sgl Fam Res ~	Bedrooms	6	2FL	2FLR - SECOND FLOOR		2,262	194,012	% Incomplete	0				
Story/Frame	06	1.5 STRY FN	Bath - Full	4	BLW	BALW - BALCONY WOOD		152	4,846	% Depreciation	1.50				
Quality	40	Good	Bath - Half	1	CCP	CCP - COVERED CONCRETE PORCH		58	1,795	\$ Dep & Inc	9,001				
Year Built	WAY	%Comp	Year of Addn/Remodel		GRB	GARB - GARAGE BUILT-IN		1,534	39,025	Obso/Other Adj.	-59,110				
2017	2017	100		1						Sub Area DRC	531,989				
BUILDING CHARACTERISTICS										Additive DRC	0				
Category	Code	Type	%							Total DRC	531,989				
Base	1	MS FLOOR ADJ	100							Override					
Ext. Wall	4	STUCCO/FR ~	100							Cost Code					
Heating Type	11	FA/AC ~	100							PROPERTY CHARACTERISTICS					
Roof Cover	6	CONCRETE TIL	100							Water	Municipal				
Sub Floor	2	WOOD	100							Sewer	Municipal				
Energy	3	MODERATE ~	100							Street	Paved				
Foundation	3	MODERATE ~	100							BUILDING NOTES					
Seismic	1	SEISMIC FRAME	100							Gross Living/Building Area 5,064					
										Perimeter 630					

#	Bld	Date	User ID	Activity Notes
1	0-0	03/24/2017	kdhyde	SENT RV 2ND LETTER

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	OBSO	OBSOLESCENCE	30	1-1	0	0	1	-59,110.00	2018	2018	100	-59,109	100.0	-59,110		

LAND VALUE				DOR Code	Neighborhood				Land Size				Unit Type	
#	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	SF-15	1.00	ST		83,600.00					83,600		



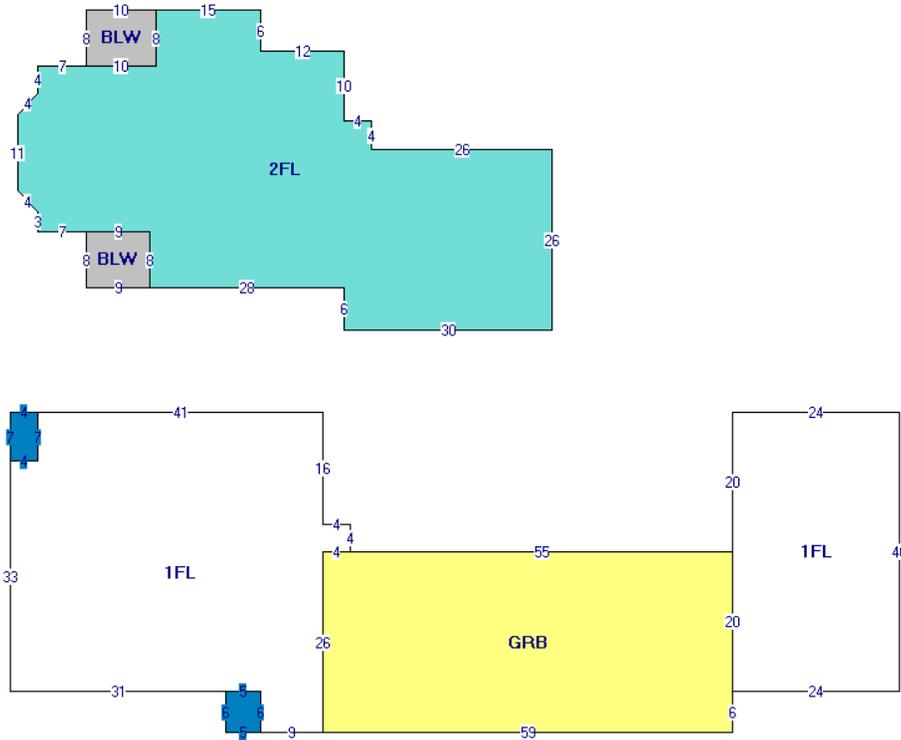
Tax District: 2000

printed: 02/01/2018

ACTIVE

3520.05

DKIE - Treviso/Primo Way



BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
05/25/2017	SBLD17-	New 4,251	481,429	Submt	100	11/07/17 SYJ Submt	2018/2019

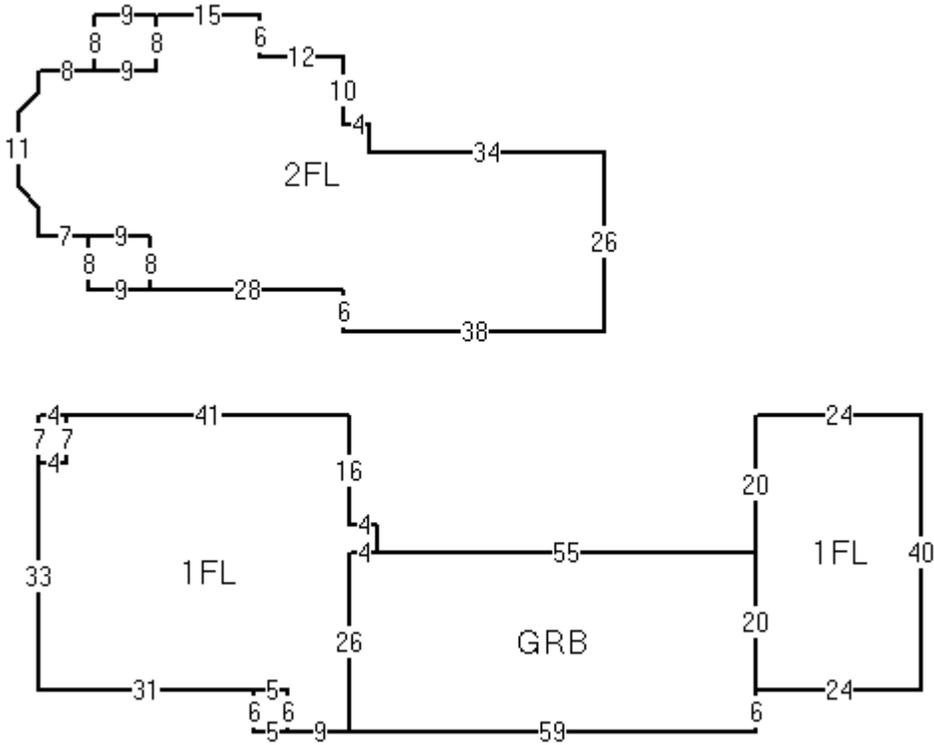
SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
MCCOY, JOHN D	4661943	12/14/2016	120	2D	4DEC	110,000	
	2161714	12/12/1997	120	2QC	3SFB	64,500	S VERIFIED 3/10/98 LJH

#	Bld	Date	User ID	Activity Notes
2	0-0	02/24/2017	smans	SENT IST RV LETTER
3	0-0	11/06/2015	idiez	TAG FROM 2005 TO 2000 TMUGWB NOW SPECIAL ASSESSMENT
4	0-0	11/06/2015	sjack	REXT BY SE - OCTOBER, 2015
5	1-1	10/01/2013	setti	REXT DKIE IMPROVEMENT LINE DONE 10/08/2013 BY RD, LAND LINE DONE
6	1-1	10/02/2012	setti	RALL DKIE IMPROVEMENT LINE DONE 10/12/2012 BY RD, LAND LINE DONE
7	1-1	06/12/2012	setti	AERL
8	1-1	10/14/2011	polip	REXT DKIE IMPROVEMENT LINE DONE 11/01/2011 BY WJ, LAND LINE DONE
9	1-1	10/14/2010	polip	RALL DKIE IMPROVEMENT LINE DONE 11/04/2010 BY WJ, LAND LINE DONE
10	1-1	11/01/2009	polip	RALL DKIE IMPROVEMENT LINE DONE 11/07/2009 BY WJ, LAND LINE DONE

SKETCH / AREA TABLE

Site Address PRIMIO WAY, SPARKS	Parcel ID: 03060103
City SPARKS	County Washoe
State	
Zip 89502-	
Owner Name MCCOY, JOHN D	Building ID 1

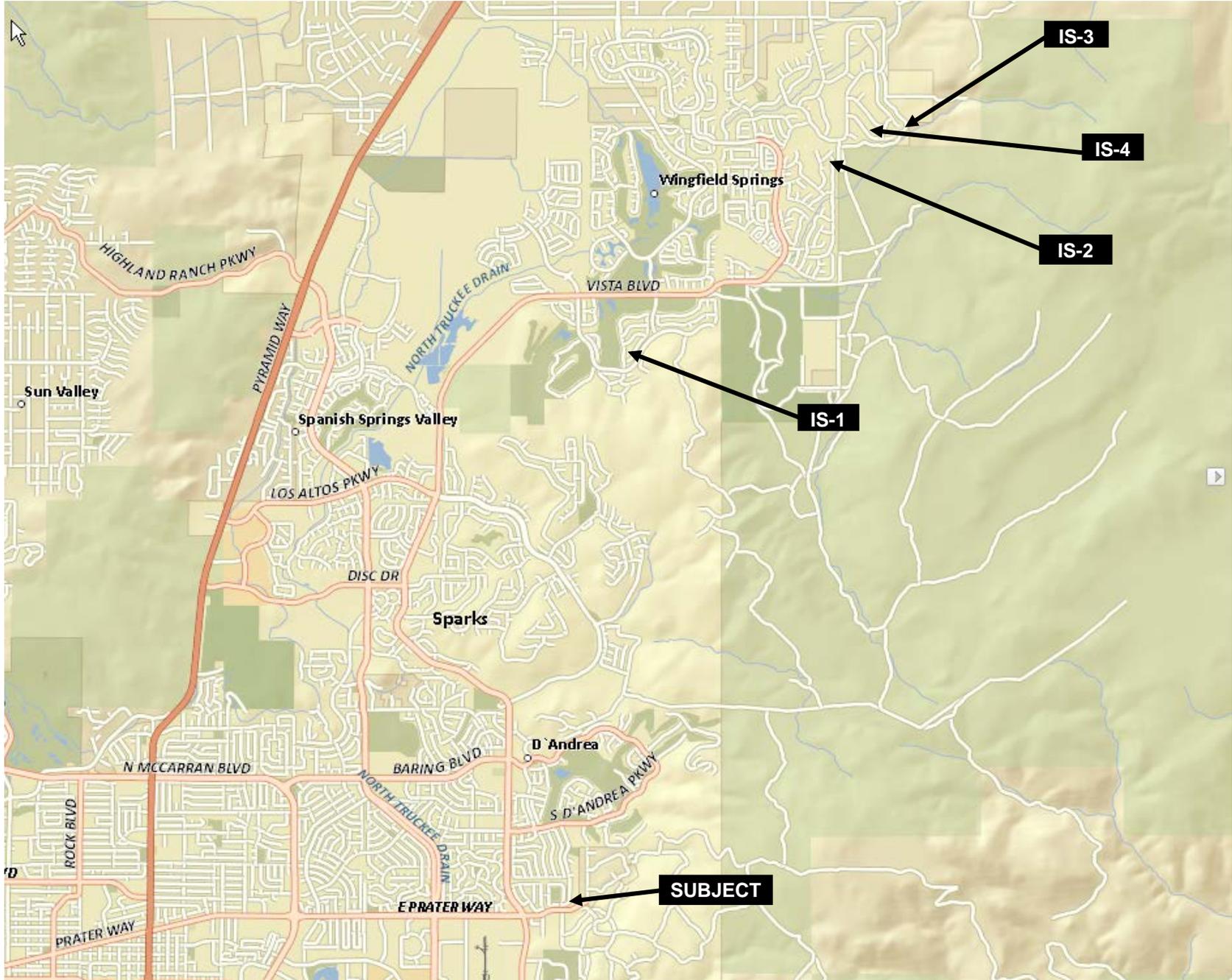


Comments **1/22/18 SYJ**

SUBAREA DETAIL

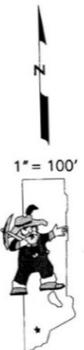
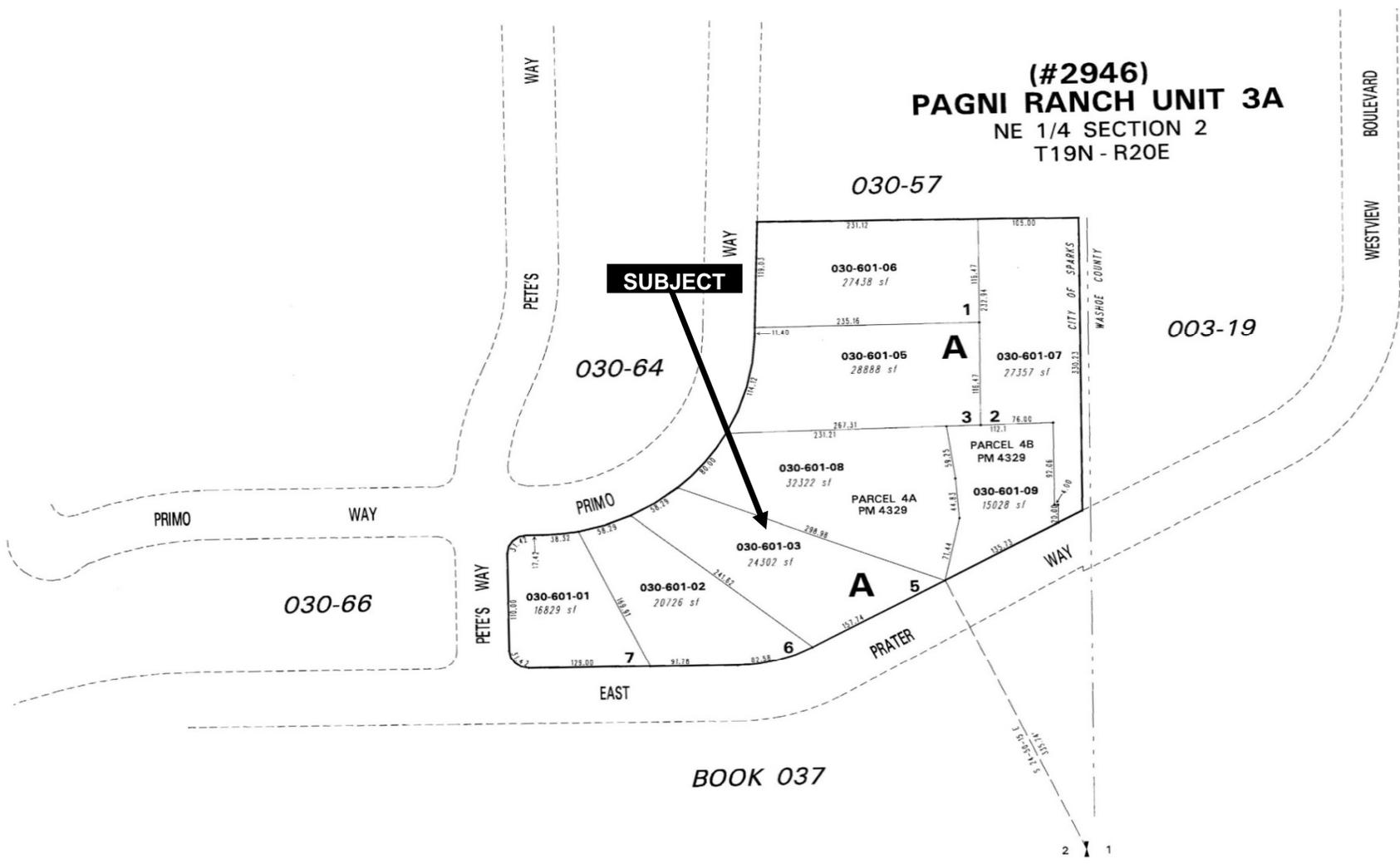
Code	Description	Year On	% of Base	Actual Area	Effective Area	Heated Area	Perimeter	Depreciated CAMA Value
1FL	1FLR - FIRST FLOOR	2017	100.00%	2,802	2,802	2,802	268	\$ 0
2FL	2FLR - SECOND FLOOR	2017	100.00%	2,470	2,470	2,470	258	\$ 0
BLW	BALW - BALCONY WOOD	2017	100.00%	144	144	0	0	\$ 0
CCP	CCP - COVERED CONCRE	2017	100.00%	58	58	0	0	\$ 0
GRB	GARB - GARAGE BUILT-	2017	100.00%	1,534	1,534	0	120	\$ 0

NEIGHBORHOOD MAP



030-60

**(#2946)
PAGNI RANCH UNIT 3A
NE 1/4 SECTION 2
T19N - R20E**



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.

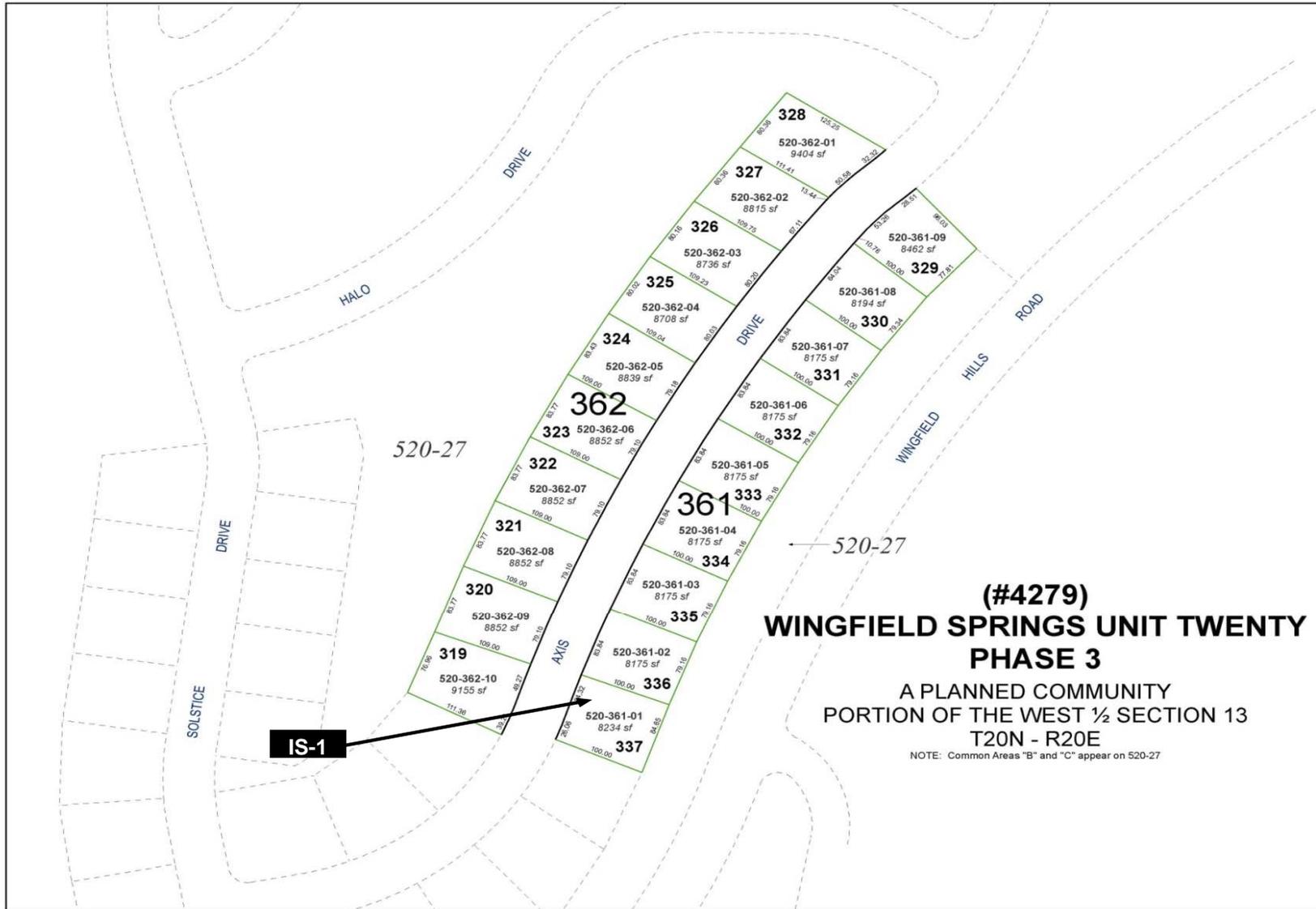
Office of Washoe County Assessor, Nevada - Robert W. McGowan

This area previously shown on _____

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

Drawn by	PK 02/22/05
Revised	

ARC/INFO 9.0. WINDOWS 2000 5.0

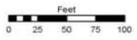


(#4279)
WINGFIELD SPRINGS UNIT TWENTY
PHASE 3
 A PLANNED COMMUNITY
 PORTION OF THE WEST ½ SECTION 13
 T20N - R20E
 NOTE: Common Areas "B" and "C" appear on 520-27

Assessor's Map Number
520-36

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor

1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 328-2231

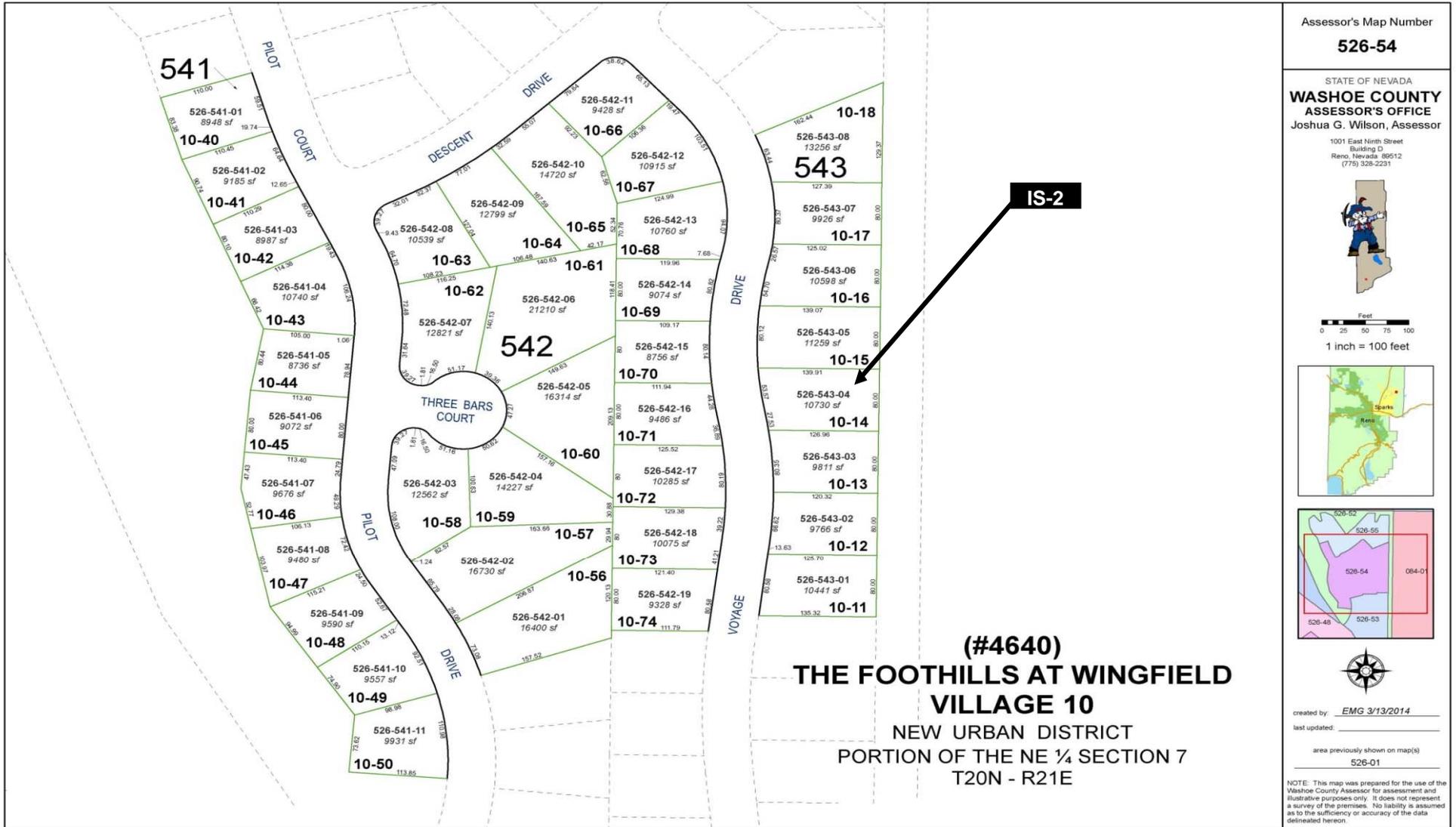


1 inch = 100 feet



created by: EMG 4/2/2014
 last updated: _____
 area previously shown on map(s)
520-27

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(#4640)
THE FOOTHILLS AT WINGFIELD VILLAGE 10
 NEW URBAN DISTRICT
 PORTION OF THE NE ¼ SECTION 7
 T20N - R21E

Assessor's Map Number
526-54

STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor

1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 328-2231



0 25 50 75 100
 Feet
 1 inch = 100 feet



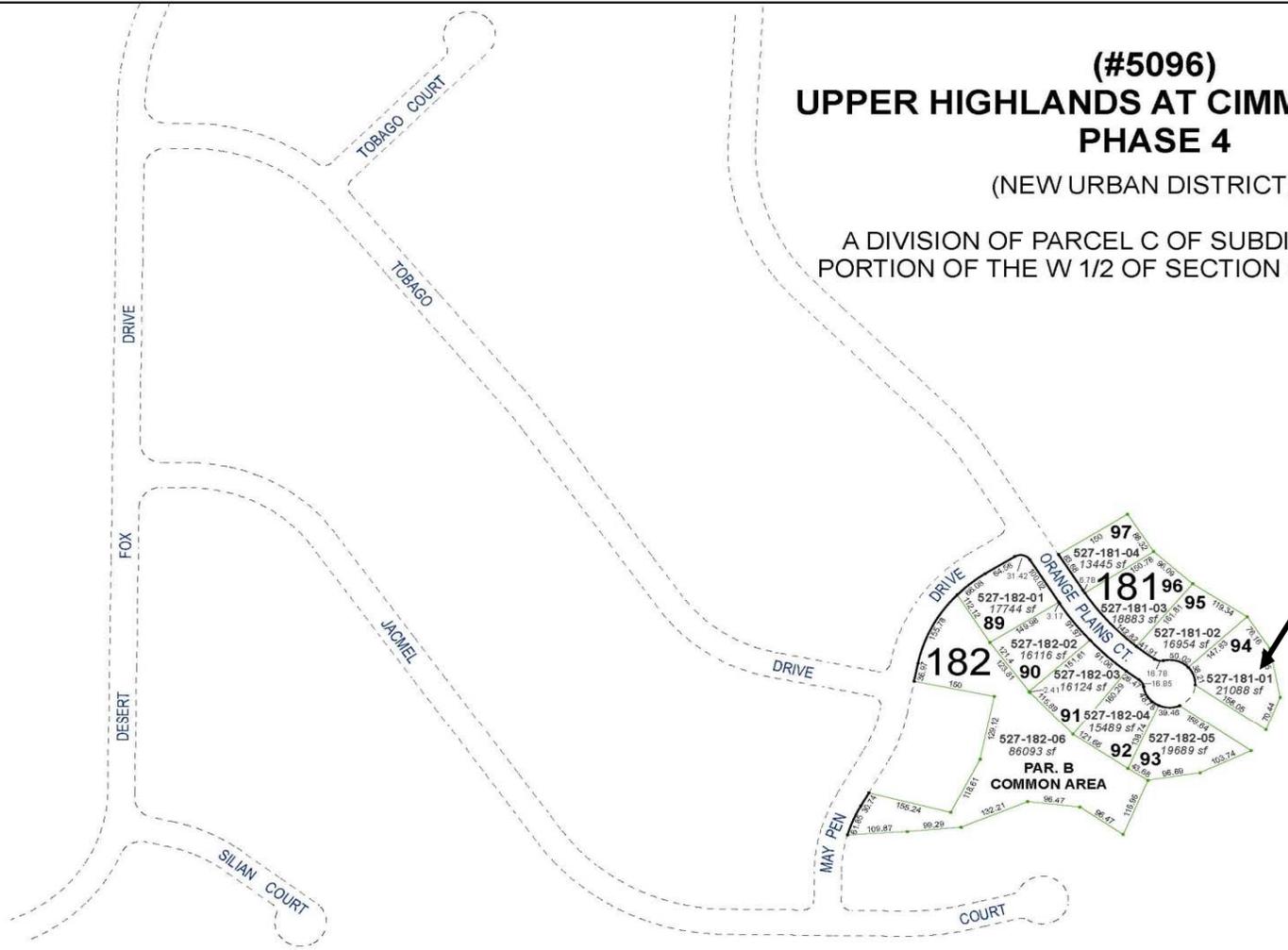
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 526-01

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(#5096)
UPPER HIGHLANDS AT CIMMARON EAST
PHASE 4
 (NEW URBAN DISTRICT)

A DIVISION OF PARCEL C OF SUBDIVISION 4738
 PORTION OF THE W 1/2 OF SECTION 5, T20N - R21E

IS-3



Assessor's Map Number
527-18

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor

1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 328-2231



0 50 100 150 200
 Feet

1 inch = 200 feet

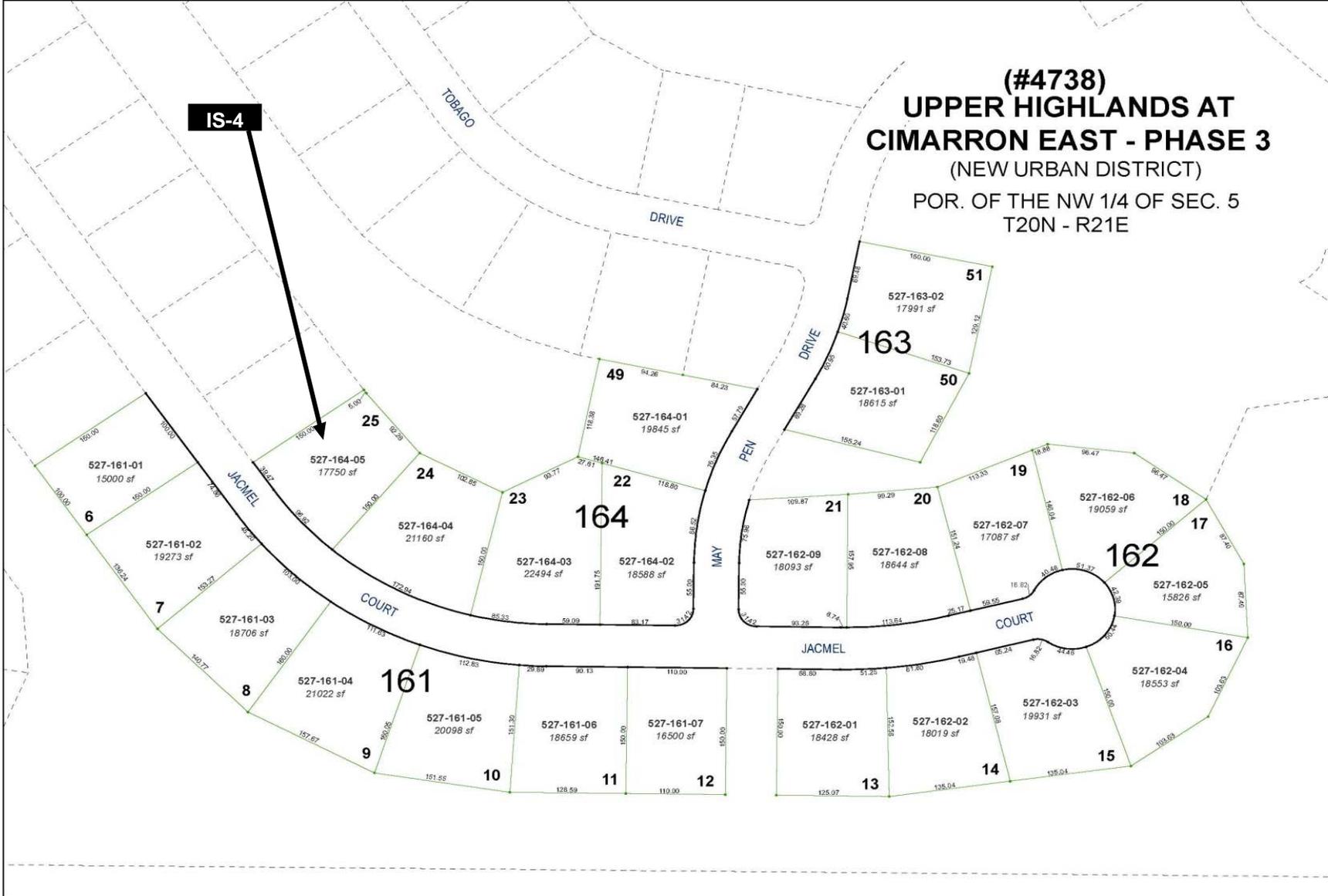


created by: **CFB 11/7/2014**

last updated:

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527-05

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Assessor's Map Number
527-16

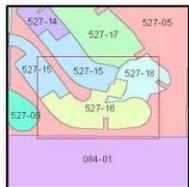
(#4738)
UPPER HIGHLANDS AT
CIMARRON EAST - PHASE 3
(NEW URBAN DISTRICT)
POR. OF THE NW 1/4 OF SEC. 5
T20N - R21E

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 325-2231



Feet
0 25 50 75 100
1 inch = 100 feet



created by: JKF 03/08/2017
last updated: _____
area previously shown on map(s)
527-05

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