

TO: WASHOE COUNTY BOARD OF EQUALIZATION

FROM: STEVEN T. POLIKALAS, ESQ.  
ON BEHALF OF BRETT COLEMAN

PARCEL NO. 220-030-05 HEARING NO. 18-0068

DATE OF HEARING: 02/26/2018 TIME: 9:00 AM

PLACE: WASHOE COUNTY COMMISSION CHAMBERS  
Washoe County Administration Complex  
1001 E. Ninth Street, Building A  
Reno, Nevada

---

THE PROPERTY: The Subject Property is a 7,675 square foot residential home located at 70 Hawken Road in Reno, Nevada (see attached photos). The home was constructed in 1996 and is currently quality classed at an 8.5 and has 29 fixtures and 50 yard improvements. 70 Hawken Road has a swimming pool in the backyard, but the owner had to demolish the hot tub due to construction defects. The driveway is in need of replacement as well as the home has design issues with respect to the roof. Parts of the home are becoming dated and in need of renovations.

THE ASSESSOR'S TAXABLE VALUE: Parcel 220-030-05 \$1,641,966.00

Total \$1,641,966.00

THE OWNER'S OPINION OF TAXABLE VALUE:

Total \$ 1,450,000.00

## THE JUSTIFICATION FOR A REDUCTION OF TAXABLE VALUE:

The assessor's value of the home located at 42 Hawken Road (see attached photos) (8,690 sf, APN 220-030-02), located only .1 miles from the Subject Property, is an extremely similar home that is being assessed 1 quality class lower than the subject property and is additionally receiving -\$220,680 in obsolescence. The home at 42 Hawken Road was constructed in 1999 and is currently quality classed at a 7.5 with 33 fixtures and only 15 yard improvements. This home has an indoor swimming pool as well as an elevator unlike the Subject. Based on the assessed value of 42 Hawken Road and equalization, the owner believes the Subject Property should be reduced in quality, yard improvements, and total taxable value.

Additionally, the assessor's value of a newer and nicer home located at 140 Hawken Road (see attached photos) (7,289 sf, APN 220-052-16), located only .3 miles from the Subject Property that is being assessed a 1/2 class lower than the Subject Property. The home at 140 Hawken Road was constructed in 2007 and is currently quality classed at an 8.0 with 29 fixtures and only 10 yard improvements. This home sold on March 31<sup>st</sup>, 2015 for \$2,100,000 as opposed to the subject, which was purchased for \$1,800,000 on February 20<sup>th</sup>, 2014. This home has a 2018/2019 total taxable value of \$1,581,536, which is lower than the subject property while receiving much less depreciation due to its 2007 construction date.

The owner believes that 42 Hawken Road is truly the best like property to compare to establish an appropriate equalized quality class, yard improvements, and total taxable value for the Subject Property. The owner respectfully requests the Board of

Equalization reduce the assessed value of the Subject Property to \$1,450,000, reduce the quality to 7.5 and yard improvements to 15.



### 70 Hawken Road

Parcel #	Address	Yr. Blt	Quality Class	Fixtures
220-030-05	70 Hawken Road	1996	R85	29



Bldg. SF	Finished Bsmt. SF	Unfin Bsmt SF	Land Size (Acres)	Garage Area
5,345	2,330	971	2.155	1,774

### Comparable Property #1

Parcel #	Address	Yr. Blt	Quality Class	Fixtures
220-030-02	42 Hawken Road	1999	R75	33



Bldg. SF	Finished Bsmt. SF	Unfin Bsmt SF	Land Size (Acres)
6,549	2,131	2,658	1.991



### Comparable Property #2

Parcel #	Address	Yr. Blt	Quality Class	Fixtures
220-052-16	140 Hawken Road	2007	R80	29



**Bldg. SF**  
4,847

**Finished Bsmt. SF**  
2,442

**Land Size (Acres)**  
1.197

**Garage Area**  
2,191