

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 18-0030
Hearing Date
Tax Year 2018

APN: 038-341-24
Owner of Record: BRADLEY FAMILY TRUST, THOMAS R
Property Address: 15 ZANE GREY LN
Square Feet (Inc Finished Bsmt) 1,940
Built / WAY: 1978
Parcel Size: 1.16 AC
Description / Location: The subject is a 1,940 square foot single family residence, built in 1978 on a 1.16 acre lot. This property is located in Mogul on Zane Grey Lane.

2016/17 Taxable Value:	Land:	\$70,200
	Improvements:	\$119,630
	Total:	\$189,830
	Taxable Value / SF	\$98

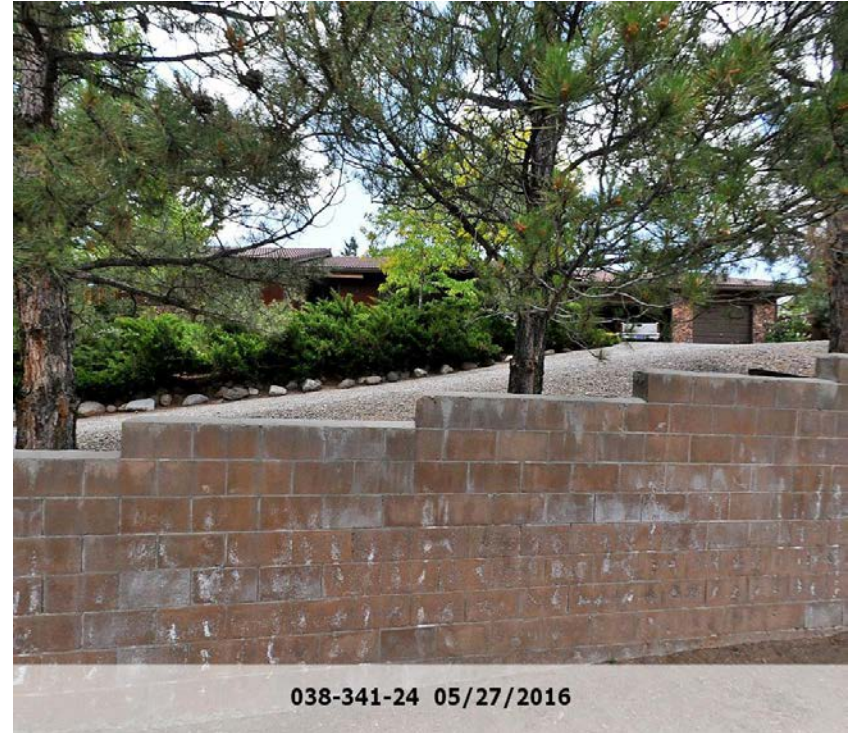
Sales Comparison Approach:	Indicated Value	\$417,100
	Indicated Value per SF	\$215

Current Obsolescence: \$0

Conclusions: Although the three above sales are good comparable sales to the subject property, these sales are all superior to the subject as their land is not affected by drainage, flooding, erosion, etc. like the subject. After a site inspection on 01/23/2018, it was determined a recommended total adjustment of -30% was required to account for these detriments. This adjustment was applied to the land value only.

RECOMMENDATION: Uphold Reduce X

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$54,600	\$19,110
Imps:	\$119,630	\$41,871
Total:	\$174,230	\$60,981



ASSESSOR'S EXHIBIT 1
9 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$70,200	\$24,570	Txble
IMPROVEMENTS:	\$119,630	\$41,871	\$/ SF
TOTAL:	\$189,830	\$66,441	\$98

HEARING:	18-0030
DATE:	
TIME:	
TAX YEAR:	2018
VALUATION:	Reappraisal

OWNER: BRADLEY FAMILY TRUST, THOMAS R

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	QC	STRY	Beds	Baths	Built	Sale Date	Sale Price	Sale
							BSMT	BSMT				FII/Hlf	WAY			\$/SF
	038-341-24	15 ZANE GREY LN	1.16	AC	1,940	864			R35	SINGLE	3	2\1	1978	03/01/1987	\$145,163	\$75

IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	QC	STRY	Beds	Baths	Built	Sale Date	Sale Price	Sale
							BSMT	BSMT				FII/Hlf				\$/SF
IS-1	038-341-06	65 NIGHTOWL DR	1.00	AC	2,117	600			R30	SINGLE	3	2\0	1978	10/12/2017	\$625,000	\$295
IS-2	038-341-27	80 NIGHTOWL DR	1.14	AC	1,279	520	1210		R30	SINGLE	3	2\1	1979	08/18/2017	\$475,000	\$191
IS-3	038-341-25	10505 SILVA RANCH RD	1.07	AC	1,691	462			R30	SINGLE	3	2\0	1978	08/08/2016	\$365,000	\$216

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	038-710-15	45 WATERBUCK WAY	1.57	AC	LDS	8/28/2017	\$200,000	The subject is located in the gated Riverdale subdivision within Verdi. This non-river parcel has moderate up sloping topography that backs to large acreage; a well and septic system is required. This sale is a good comparable for the typical non-river lot within the Riverdale community.
LS-2	038-695-12	560 RIVERDALE CIR	1.03	AC	LDS	09/29/2017	\$198,900	The subject is located in the gated Riverdale subdivision within Verdi. This parcel is not located on the river, has level topography and a regular shape, views to the south are compromised due to existing large SFR. No muni services available; this site requires a well and septic system.
LS-3	002-040-03	1419 COLEMAN DR	1.42	AC	LDS	04/07/2017	\$140,000	This sale comprises a 1.42 acre lot on Coleman Dr. This was sold to a neighboring property owner (who own both houses to the north)

RECOMMENDATIONS/COMMENTS: UPHOLD: REDUCE: X

The subject property is located in Mogul. This residence is a quality class 3.5 home, built in 1978 with a total of 1,940 square feet of living area with a 864 square foot attached garage. The property sits on 1.16 acres of land.

IS-1 is located directly above the subject property. This sale is comparable in living area, age of construction, bed and bathroom count, and quality. However, this sale has an 1,152 square foot utility shed which the subject lacks. Overall, this sale represents the high end of the value range.

IS-2 is located on the same street as IS-1. This sale is comparable in lot size, quality of construction, bed and bathroom count; but is superior in size. This home has a total living area of 2,489 (first floor) 1,279 and a finished basement of 1,210 which is superior to the subject.

IS-3 is a dated sale, but was considered because it is adjacent to the subject property. This sale is a good comparable to the subject property in terms of living area, quality class, bedroom and bathroom count. Overall, this considered the best indicator of value to the subject property.

Although the three above sales are good comparable sales to the subject property, these sales are all superior to the subject as their land is not affected by drainage, flooding, erosion, etc. like the subject. After a site inspection on 01/23/2018, it was determined a recommended adjustment of -30% was required to account for these detriments. This adjustment was applied to the land value only.

	TAXABLE VALUE	ASSESSED VALUE
LAND:	\$54,600	\$19,110
IMPROVEMENTS:	\$119,630	\$41,871
TOTAL:	\$174,230	\$60,981

PREPARED BY: Pete Kinne, Appraiser

REVIEWED BY: Gail Vice, Senior Appraiser

Owner & Mailing Address:
BRADLEY FAMILY TRUST, THOMAS R
BRADLEY TRUSTEE, THOMAS R
15 ZANE GREY LN
RENO, NV 89523

APN: 038-341-24



FBBF - Peavine Meadows Estates

3 of 9

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

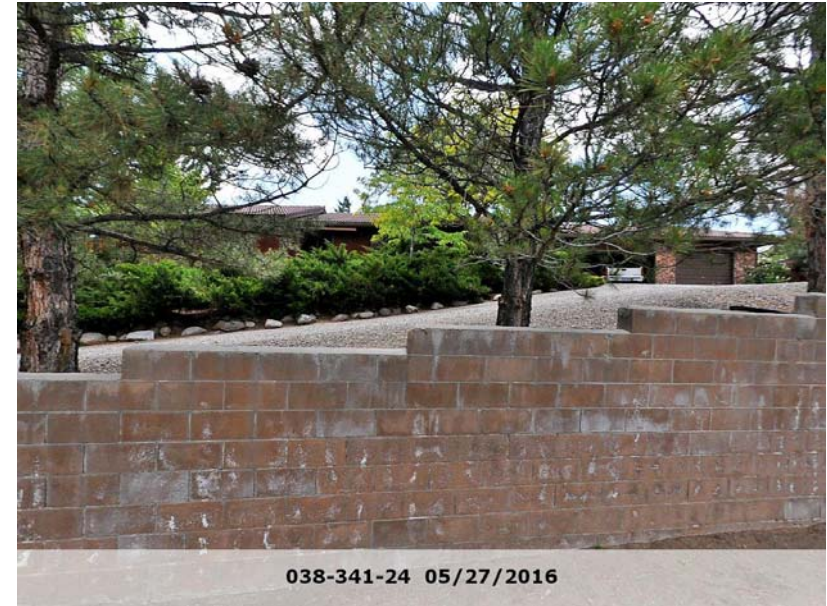
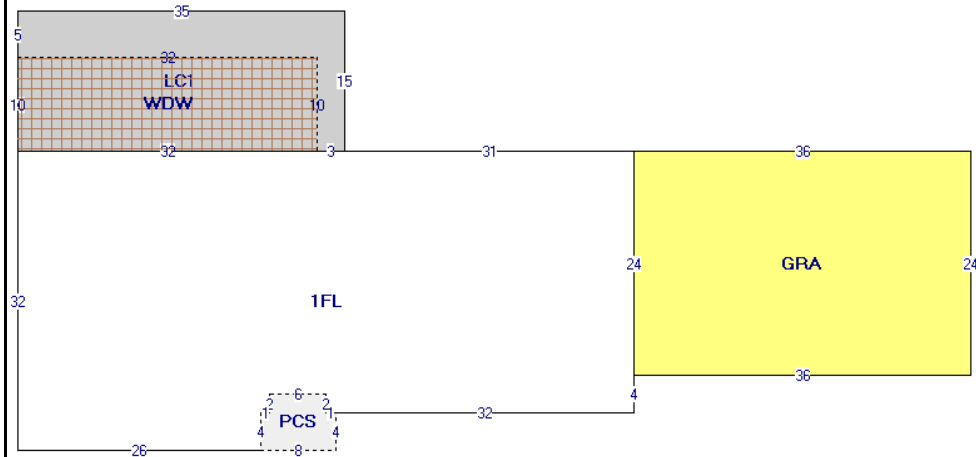
Owner 1: BRADLEY FAMILY TRUST, THOMAS R
Owner 2: BRADLEY TRUSTEE, THOMAS R
Owner 3:

APN: 038-341-24

Card 1 of 1
Bld. 1 - 1



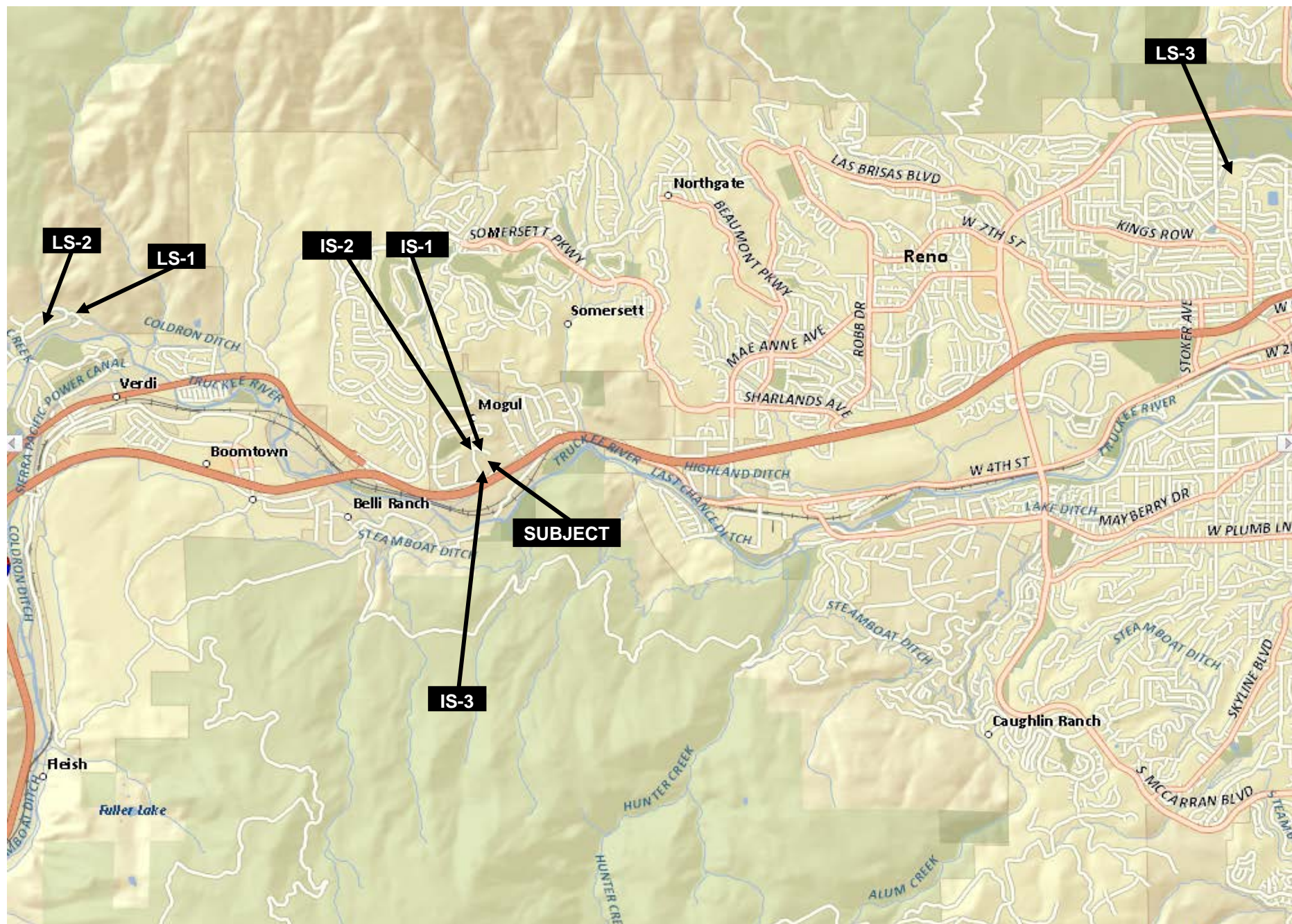
FBBF - Peavine Meadows Estates

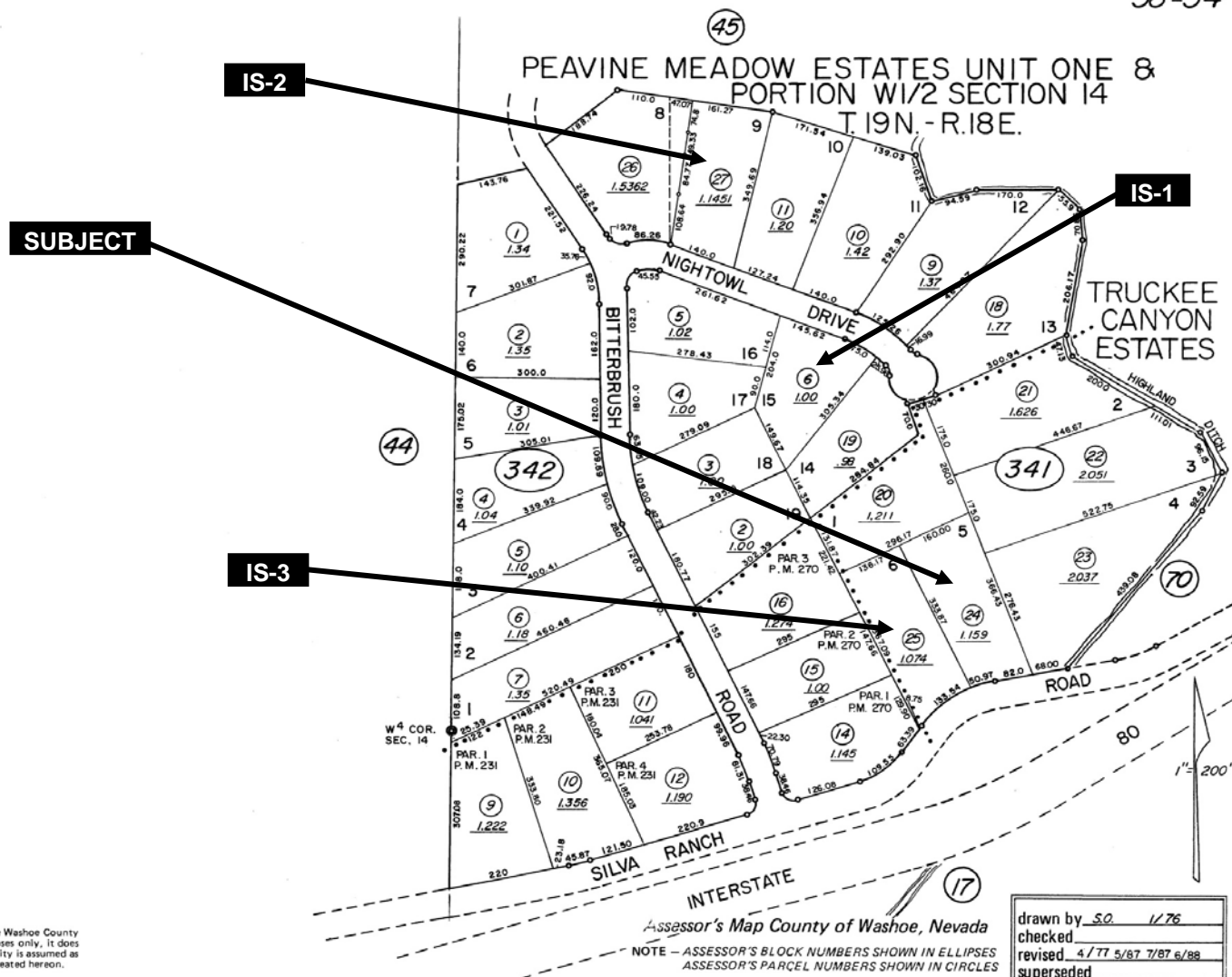


BUILDING PERMITS									
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes		
SALES/TRANSFER INFORMATION									
Grantor		Document	Date	LUC	Verif	Terms	Sales	Notes	
		2123806	08/07/1997						
		CHK	03/01/1987	200	2D		145,163		
		CHK	07/01/1983	200			130,000		
		CHK	06/01/1977				13,413		
#	Bld	Date	User ID	Activity Notes					
2	0-0	02/09/2017	lzimm	UPDATE CBE DECISION					
3	0-0	01/25/2017	mjach	CBE Hearing Notice					
4	0-0	01/25/2017	sjack	Entering Date Scheduled					
6	0-0	09/13/2016	sjack	AERL-Pictometry Review by SLC - 05/02/2016					
7	0-0	09/01/2016	rlope	RALL BY AH - 08/23/2016					
8	0-0	05/09/2016	idiez	TMFD MERGER WITH SFPD					
9	0-0	11/06/2015	sjack	RALL BY SLC - SEPTEMBER, 2015					
10	1-1	09/30/2013	kjohn	RALL FBBF IMPROVEMENT LINE DONE 09/30/2013 BY REVIEWED-NO CHGS ON IMP					
11	1-1	09/10/2012	kjohn	RALL FBBF IMPROVEMENT LINE DONE 10/04/2012 BY JAK, LAND LINE DONE					

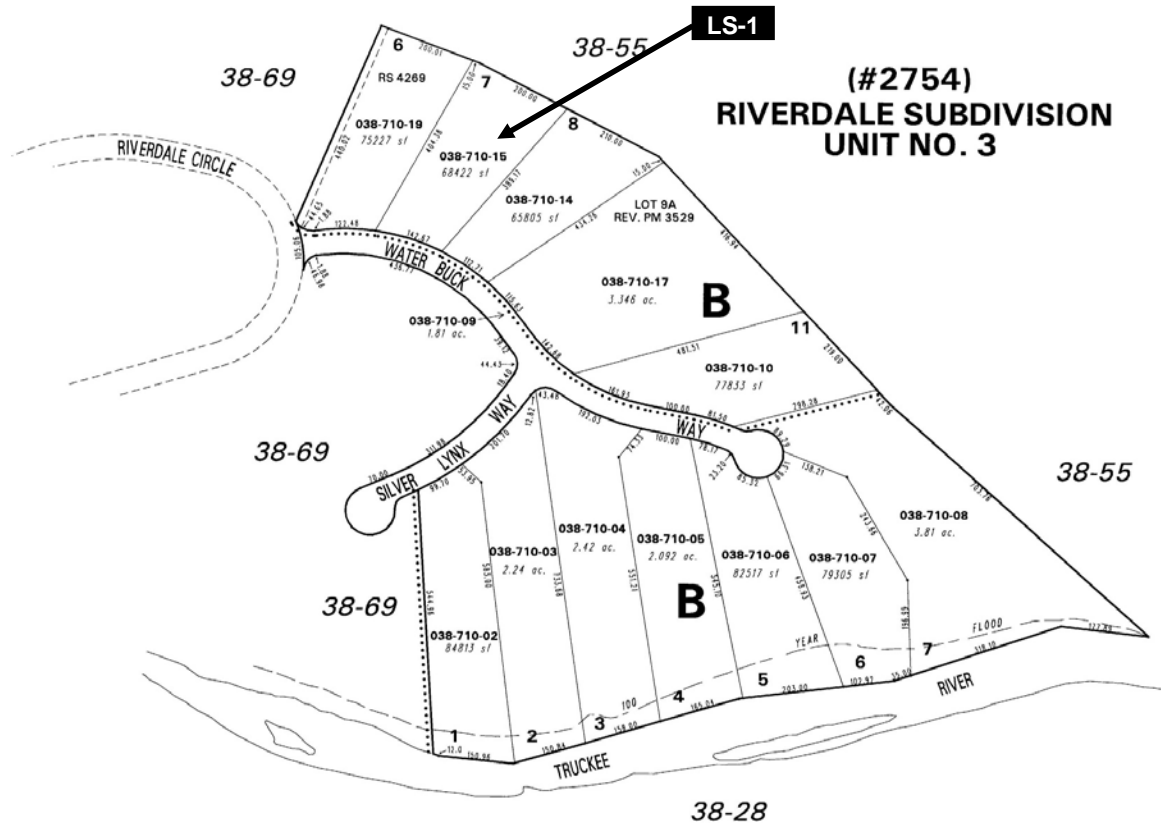
This information is for use by the Washoe County Assessor for assessment purposes only.

NEIGHBORHOOD MAP





NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only, it does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



RIVERDALE SUBDIVISION UNIT NO. 2 (#2663)
PORTION OF THE W 1/2 SECTION 8, T19N, R18E

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 38-55

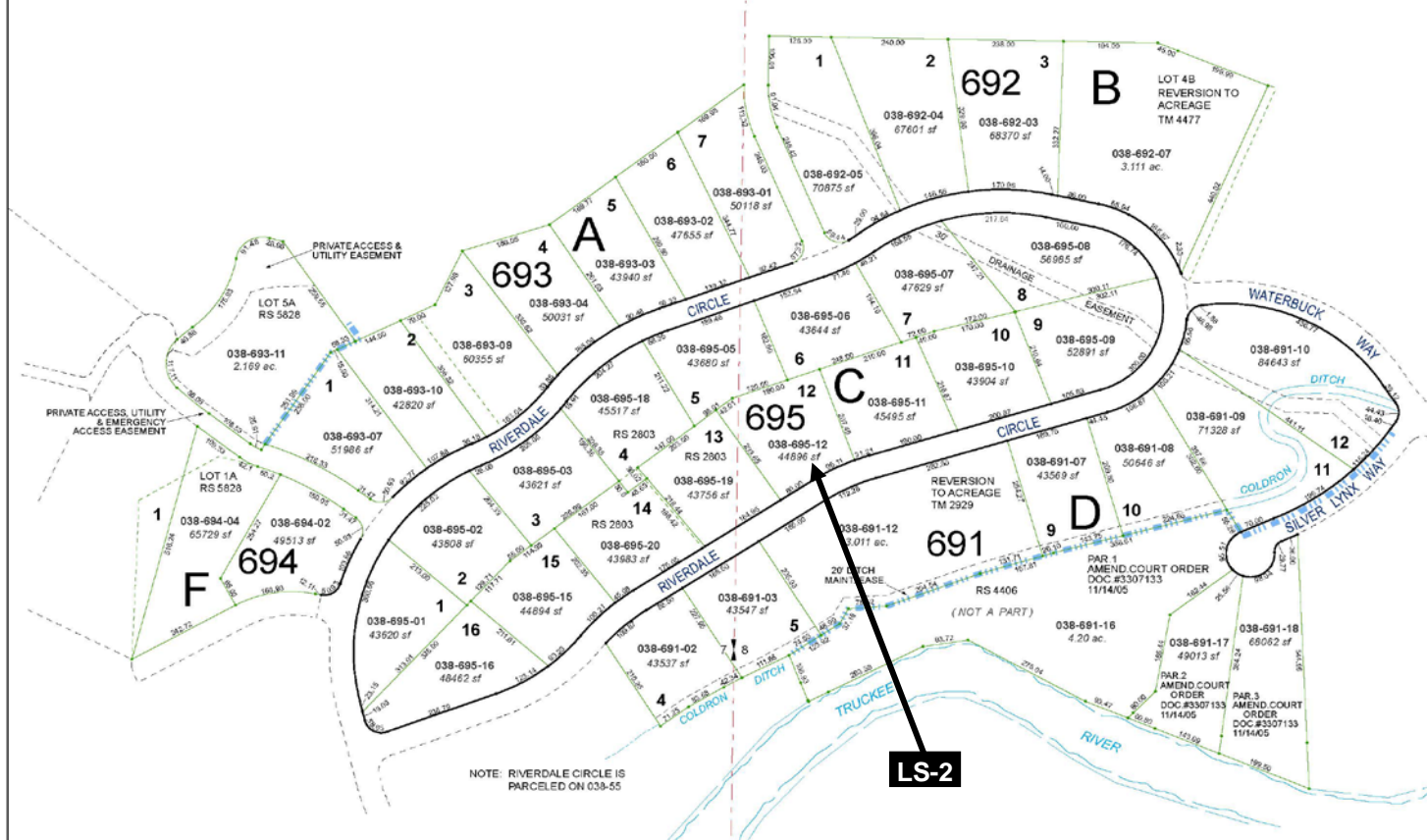
NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by CFB 6/90
Revised 3/91 TWT 8/10/99 KSB 7/16/03
PK 7/22/04 CFB 2/4/2006

ARC/INFO 9.0. WINDOWS 2000 5.0



(#2500)
RIVERDALE SUBDIVISION UNIT NO. 1
 PORTION OF E 1/2 SECTION 7 & W 1/2 SECTION 8
 T19N - R18E



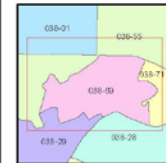
Assessor's Map Number
038-69

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

1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 225-2241



Scale
 0 50 100 150 200
 1 inch = 200 feet



created by: **KSB 6/19/2017**

last updated:

area previously shown on map(s)

038-55, 038-71

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