

**ASSESSOR'S**

**EVIDENCE**

**Washoe County Board of Equalization**  
**Appeal Summary Page - Secured Roll**

Hearing # 20-0031  
Hearing Date 2/07/2020  
Tax Year 2020

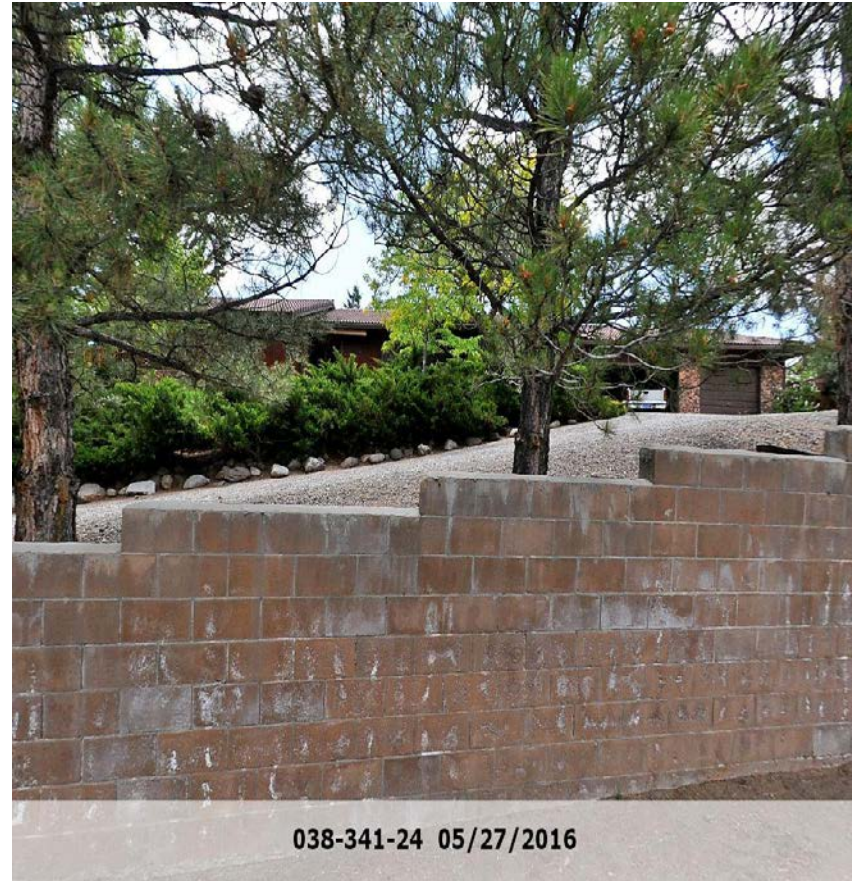
APN: 038-341-24  
Owner of Record: BRADLEY FAMILY TRUST, THOMAS R  
Property Address: 15 ZANE GREY LN  
Square Feet (Inc Finished Bsmt) 1,940  
Built / WAY: 1978  
Parcel Size: 1.16 AC

Description / Location: The subject property is located in Mogul. This residence is a quality class 3.0 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.

2020/21 Taxable Value:	Land:	\$78,000
	Improvements:	\$108,613
	Total:	\$186,613
	Taxable Value / SF:	\$96

Sales Comparison Approach:	Indicated Value	\$450,000
	Indicated Value per SF	\$232

Conclusions: In conclusion, IS-1 through IS-5 indicate a value range of \$164 to \$315 per square foot. The subject's total taxable value of \$96 per SF falls on the extreme low end. It is our recommendation the total taxable value be upheld.



# WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	
<b>LAND:</b>	\$78,000	\$27,300	Txble
<b>IMPROVEMENTS:</b>	\$108,613	\$38,015	\$/ SF
<b>TOTAL:</b>	\$186,613	\$65,315	\$96

**HEARING:** 20-0031  
**DATE:** 2/07/2020  
**TIME:** \_\_\_\_\_  
**TAX YEAR:** 2020  
**VALUATION:** Reappraisal

**OWNER:** BRADLEY FAMILY TRUST, THOMAS R

SUBJECT												FIN		UNFIN		Baths		Built		Sale
APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	FII/Hlf	WAY	Sale Date	Sale Price	\$/SF					
038-341-24	15 ZANE GREY LN	1.16	AC	1,940	864				R30	1	3	2\1	1978	03/01/1987	\$145,163	\$75				

## IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN		UNFIN		Baths			Sale Date	Sale Price	Sale \$/SF	
							BSMT	BSMT	QC	STRY	Beds	Full/Hlf	Built				
IS-1	039-136-07	255 COURTNEY LN	0.76	AC	1,811	600				R20	1	3	2 \ 0	1979	08/01/2019	\$374,000	\$207
IS-2	038-641-11	10170 FIRETHORN CIR	0.53	AC	2,104	1,178				R30	1	4	2 \ 1	1985	05/20/2019	\$505,000	\$240
IS-3	038-341-04	50 BITTERBRUSH RD	1.00	AC	2,135	532				R30	1	3	2 \ 1	1978	03/29/2019	\$350,000	\$164
IS-4	038-342-07	25 BITTERBRUSH RD	1.35	AC	1,504	600				R30	1	3	2 \ 0	1978	02/26/2019	\$474,000	\$315
IS-5	038-461-08	9990 TIMBERWOLF DR	0.80	AC	2,207	471				R30	1	4	2 \ 1	1988	07/20/2018	\$475,000	\$215
LISTING	038-341-25	10505 SILVA RANCH RD	1.07	AC	1,691	462				R30	1	3	2 \ 0	1978	pending listing	\$510,000	\$301

## LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	039-139-08	0 LEROY ST	1.01	AC	LDS	04/19/2019	\$130,000	Vacant level custom lot just off of Mae Anne This parcel is just over 1 acre in size and has muni water but requires a septic system. Parcel is located adjacent I-80 and experiences extreme traffic noise.
LS-2	038-730-41	0 MULE DEER CT	1.48	AC	LDS	11/14/2018	\$170,000	The subject is an irregular/triangular shaped parcel located in Mogul on a private street maintained by an HOA. This parcel has an access easement running along the northeasterly boundary; the topography is moderate; typical Mt. views looking to the NE; muni water available but a septic is required.
LS-3	038-730-47	66 MULE DEER CT	1.30	AC	LDS	10/25/2018	\$235,000	The subject is located in Mogul on a private road maintained by a HOA. The parcel is slightly irregular with moderate sloping topography; the parcel has unfiltered mountain views looking to the SW. Due to the view amenity this parcel is superior to the typical lot in this area; muni water is available but septic system is required.
LS-4	039-138-02	8433 LEROY ST	0.94	AC	LDS	08/10/2018	\$123,000	Vacant residential parcel, .987 acre, fairly level homesite; parcel has a detriment of a lighted billboard and noise from I-80.

**RECOMMENDATIONS/COMMENTS:**

UPHOLD: X

REDUCE:

The subject property is located in Mogul. The residence is a quality class 3.0, 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. The home sits approximately ±350' from I-80.

IS-1 is located west of the subject. This sale is the most recent sale and comparable in living area, bedroom and bathroom count and age, but inferior in quality class.

IS-2 is located near the 4<sup>th</sup> street on/off ramp and I-80. This sale is comparable in living area, quality of construction, and bathroom count, but superior in age.

IS-3 and IS-4 are located on the Bitterbrush Road which is one street west of the subject property. These sales are comparable in land size, quality class, bedroom and bathroom count and age.

IS-5 is located near the 4th street on/off ramp. This sale is comparable in living area, quality of construction and bathroom count, but somewhat superior in bedroom count and age.

Listing-1 was included as it is located adjacent to the subject property. This listing is comparable in quality class, bedroom and bathroom count, age and location. This parcel shares the same I-80 detriments as the subject property. The listing is pending for \$510,000.

In conclusion, all of the above comparable sales well represent the subject property. However, when arriving at a final value for the subject property, most weight was placed on IS-1, IS-2, and IS-5 as these sales, like the subject, are all located adjacent to I-80 and are all affected by the same I-80 nuisances (truck noise, traffic noise, rumble strips, etc.) the subject property experiences. Please see pages 12 - 15 for a visualization to their location along I-80.

The above land sales are all located close to the subject property. Land sales LS-2 and LS-3 are superior in location and are not affected by I-80 nuisances, but land sales LS-1 and LS-4 are most similar to the subject in terms of size, location and are affected by I-80's traffic and noise. Base on these sales, the subject's land value of \$78,000 is well supported.

PREPARED BY: Pete Kinne, Appraiser

REVIEWED BY: Gail Vice, Senior Appraiser

# APPRAISAL RECORD



APN: **038-341-24**

**2020**

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**ACTIVE**

Roll YR

Code

%Comp

Situs 15 ZANE GREY LN WASHOE COUNTY Database PROD NBHD FBBF Appr PJK Exemption AV|Exemption  
 Owner BRADLEY FAMILY TRUST, THOMAS R Printed 1/28/2020 Peavine Meadows Estates  
 15 ZANE GREY LN RENO, NV 89523 Tax District 4011  
 Property Name

Reopen			
Reappraisal			

Valuation History							Parcel Value Summary		OBSO	<input type="checkbox"/> Change <input type="checkbox"/> No Change	
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand		
2020 VN	78,000		108,613		186,613	65,315	Land Value	78,000			
2020 NR	78,000		108,613		186,613	65,315	Building Value	94,547	Initials/Date		
2019 FV	63,000		120,347		183,347	64,171	XFOB Value	14,066			
2018 FV	46,800		119,630		166,430	58,251	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C  <input type="checkbox"/> New Sketch
2017 FV	48,780		97,470		146,250	51,188	Taxable Value	186,613	New Const		
2016 FV	60,975		120,608		181,583	63,554	Total Exemption		New Land		
2015 FV	54,000		122,543		176,543	61,790			Remainder		

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	RES	Residential	BUILDING LEVEL			BAPL	1	Base Appliance	100	SBFL	2	WOOD	100
Occ	001	Single Family Reside	Rate Adj			BED	3	Bedrooms	100	EW	2	PLYWOOD ON FRAME	100
Stry/Frm	01 SFR	1 Story	Lump Sum			BFLR	1	Base Flooring	100	ROOF	6	CONCRETE TILE	100
Quality	30	Average				BTHF	2	Bath - Full	100	HEAT	1	FORCED AIR	100
Year Built	1978		PARCEL LEVEL			BTHH	1	Bath - Half	100				
WAY	1978		Lump Sum	0		FIX	11	Plumbing Fixtures	100				
Remodel Yr			%Obso	0.0000		FND	3	MODERATE	100				
% Comp	100	%DPR 63.0				LV	1	Living Units in Building	100				

Sub Area							Extra Features													
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
1FL	FIRST FLOOR			1,940	113.09	219,403	1	FPS1	FP SGL 1-S	EBLD	1	1	4,136.00	1978		100	4,136	1,530		
GRA	GARAGE ATTACHED			864	31.37	27,104	2	WPRS	WELL/PR/SE	30	1	1	11,088.00	1978		100	11,088	4,103		
LC1	LATTICE LOW-SMAL			525	7.27	3,817	3	YIMP	YARD IMPS	30	1	4	1,664.00	1978		100	6,656	2,463		
PCS	PORCH CONCRETE S			44	8.41	370	3	YIMP	YARD IMPS	30	1	4	1,664.00	1978		100	6,656	2,463		
PRW	PORCH ROOF WOOD			12	24.08	289	4	FWPV	FW PAVERS	30	1	750	9.20	2011	2017	100	6,902	5,970		
WDW	WOOD DECK WOOD			320	14.22	4,550														
Gross Living Area 1,940				Perimeter 272	Sub Area RCN 255,533															
Building Notes				Building Cost Summary																
GLA[1](1940) GRA[1](864) LC1[1](525) PCS[1](44) PRW[1](12) WDW[1](320) .				Building RCN		255,533														
				Depreciation		160,986														
				Building DRC		94,547														
				Extra Feature DRC		14,066														
				Building Obso																
Building Name				Total DRC		108,613														
				Override Value																

Land Value: 1 Lines Total												Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	50,486	Water	Well
200	Single Family Residence	LDS	1	ST	130,000.00	NOTE	60			78,000	TRAFFIC-10/FLOOD-30	Acre Size	1.159	Sewer	Septic
												DOR Code	200	Street	Paved
												Deferment		SPC	
												CAGC			

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

# APPRAISAL RECORD

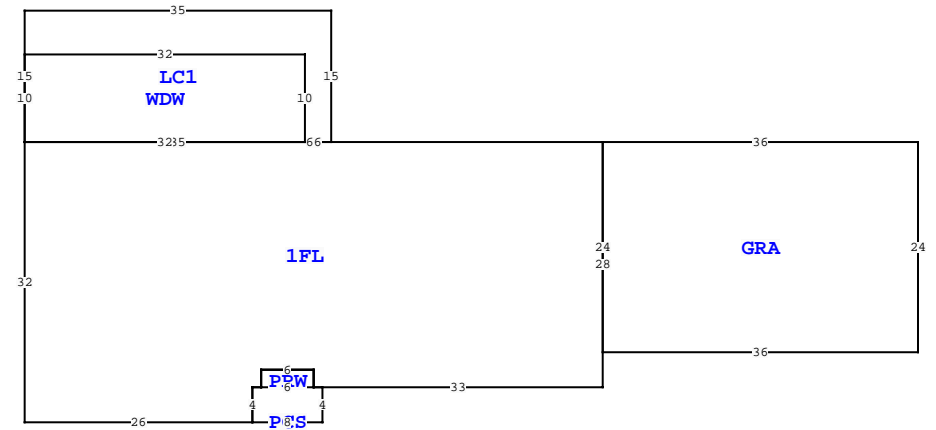
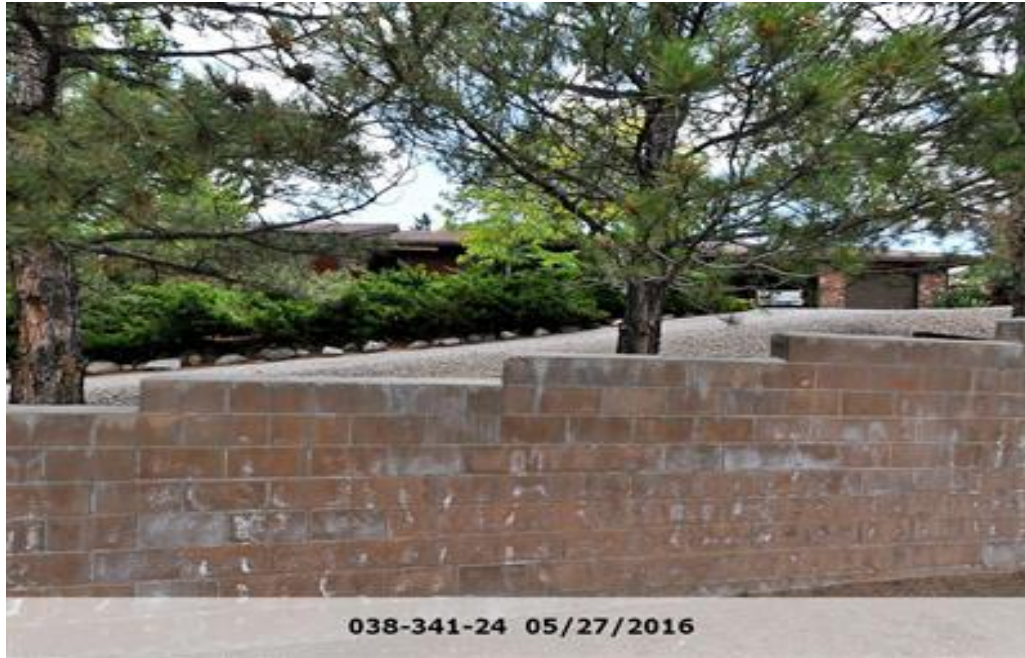
APN: **038-341-24**

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Owner **BRADLEY FAMILY TRUST, THOMAS R**  
Keyline Description **TRUCKEE CANYON EST LT 5**

NBHD **FBBF Peavine Meadows Estates**

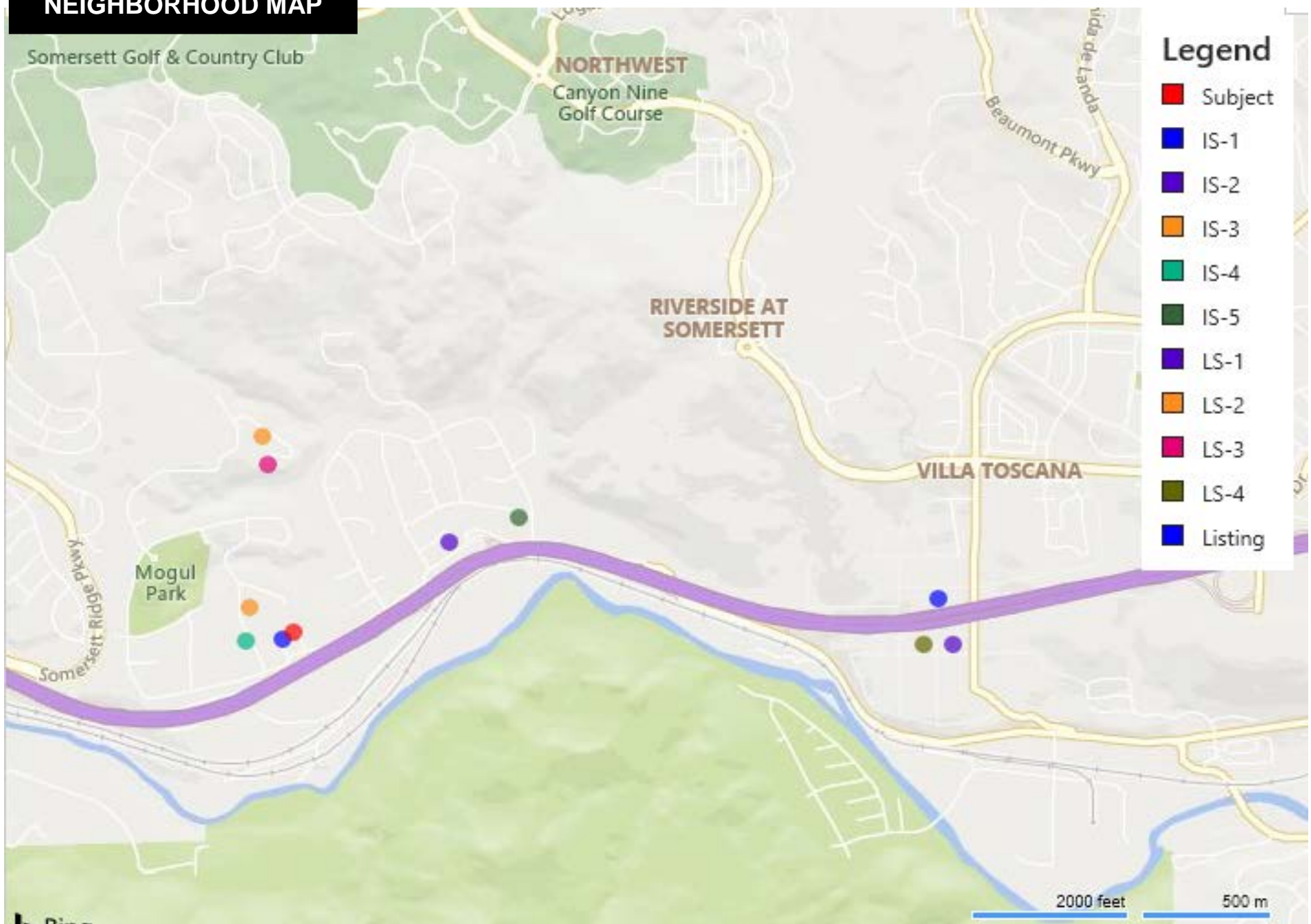
Appr **PJK**

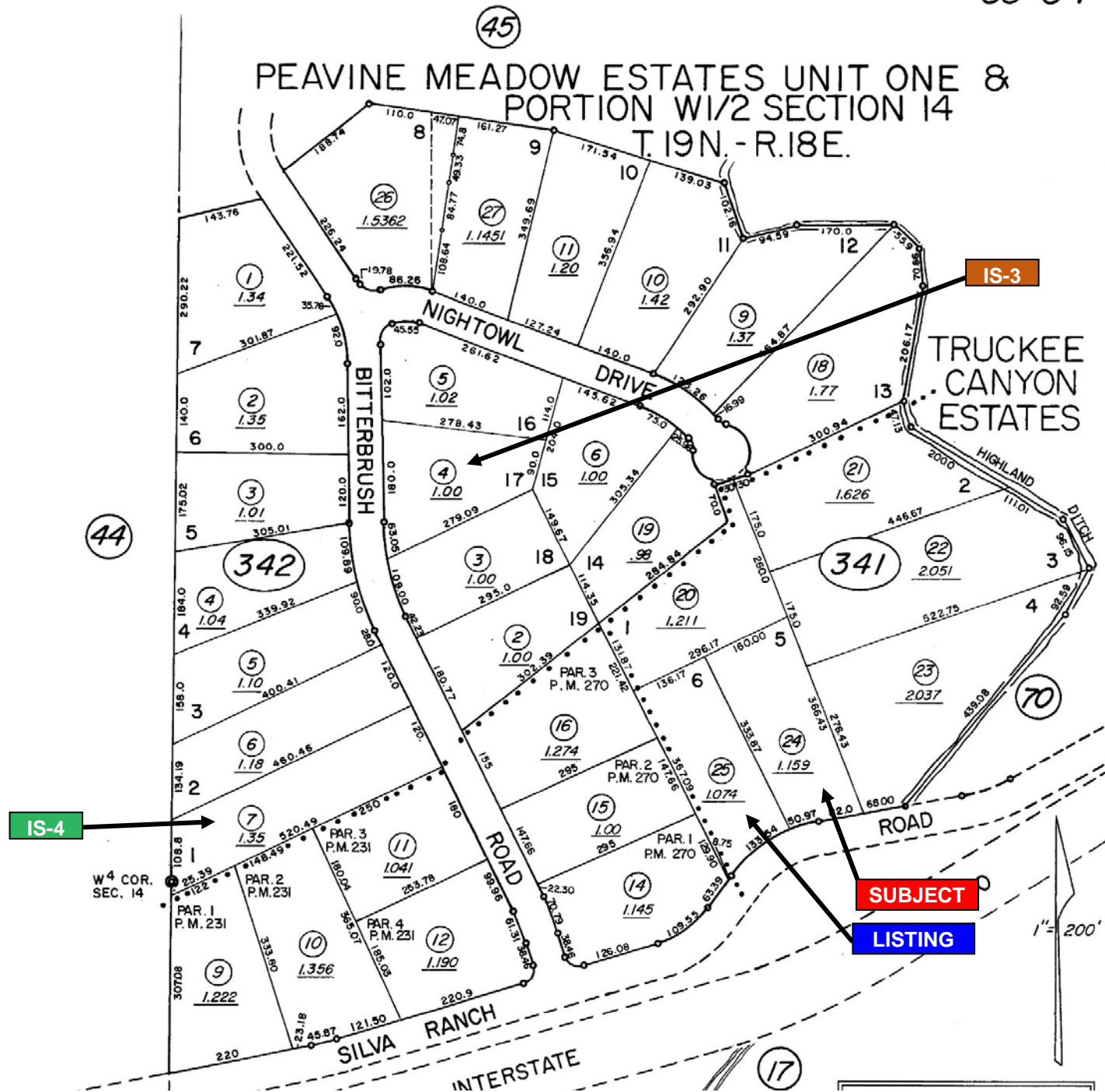


Activity Information						
Date	User ID	Activity Notes				
9/4/2019	PJK	Re-appraisal Inspection Aerial Review				
5/2/2016	SLC					
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
	2123806	8/7/1997		0	2D	
	CHK	3/1/1987	200	145,163		
	CHK	7/1/1983	200	130,000		
	CHK	6/1/1977		13,413		
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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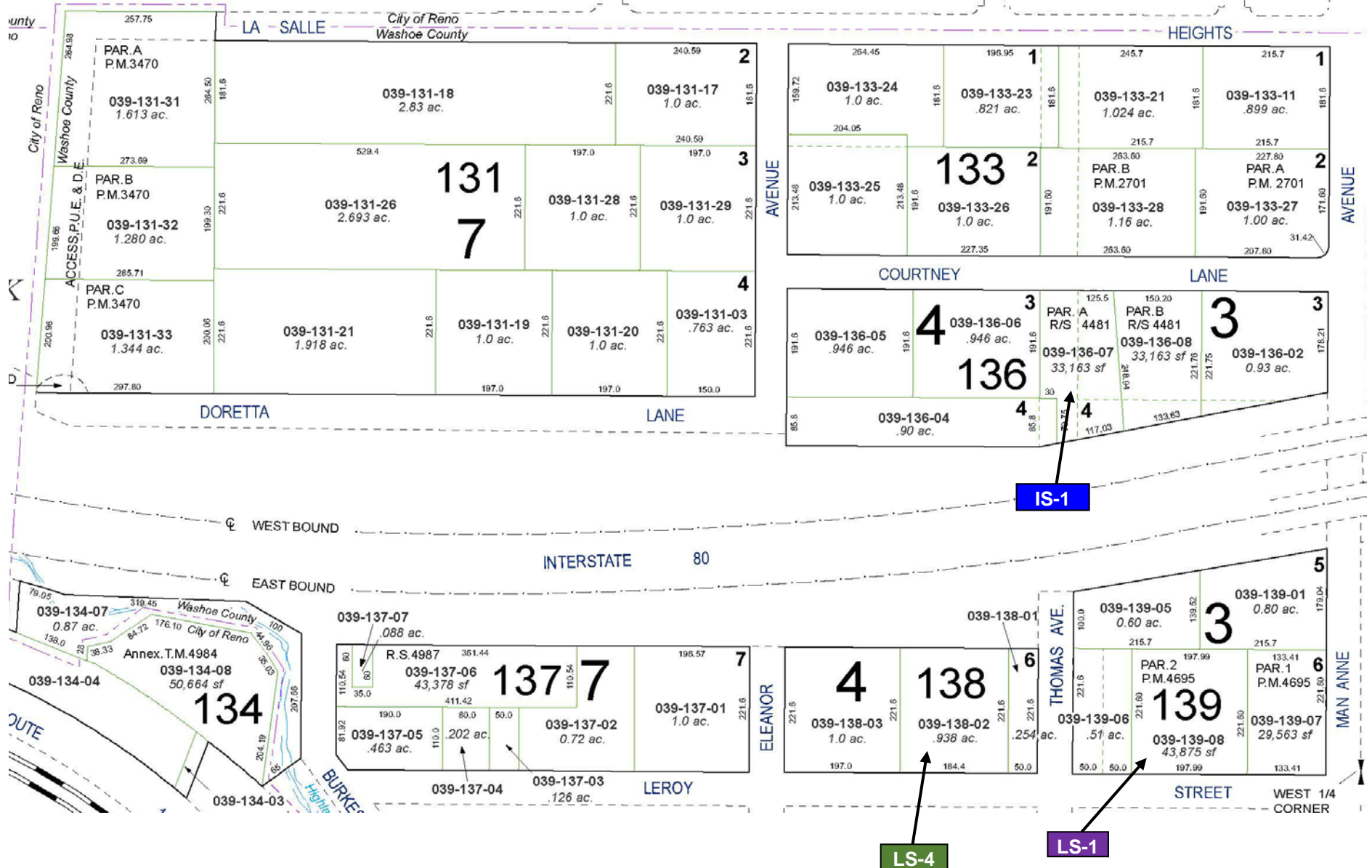
## NEIGHBORHOOD MAP



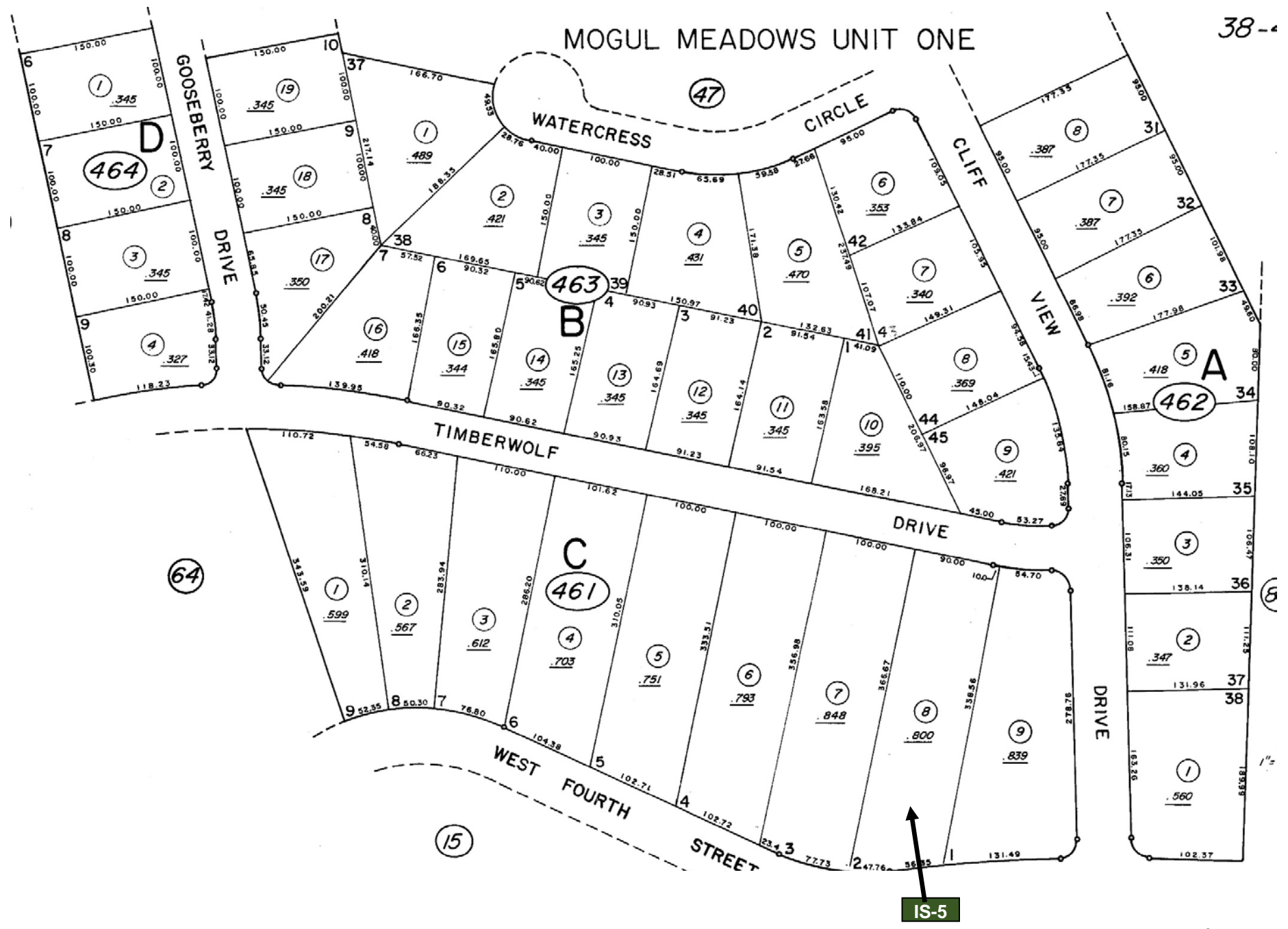


# MESA PARK SUBDIVISION

NE 1/4 SECTION 13, T19N - R18E









**Legend**

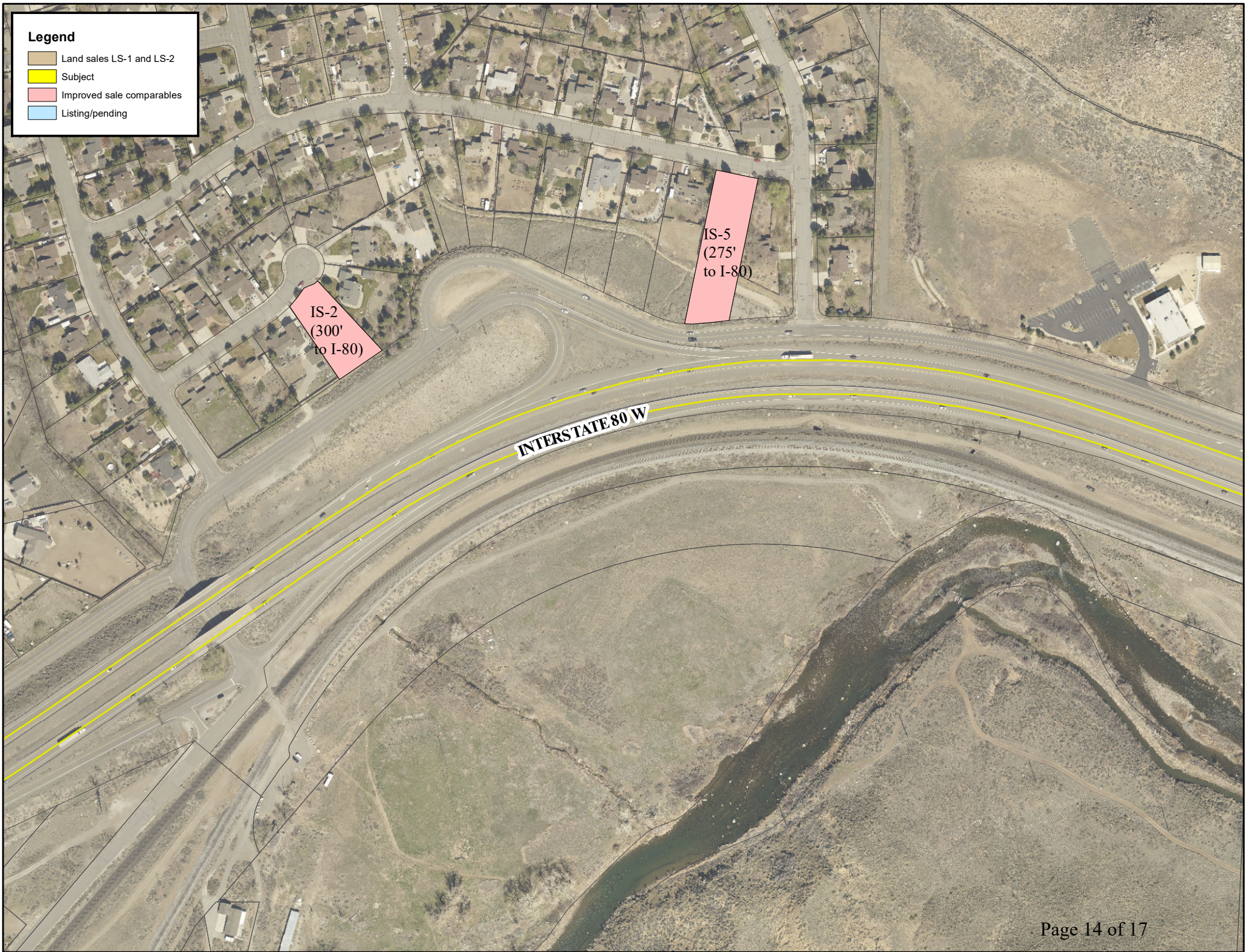
- Land sales LS-1 and LS-4
- Subject
- Improved sales
- Listing/pending





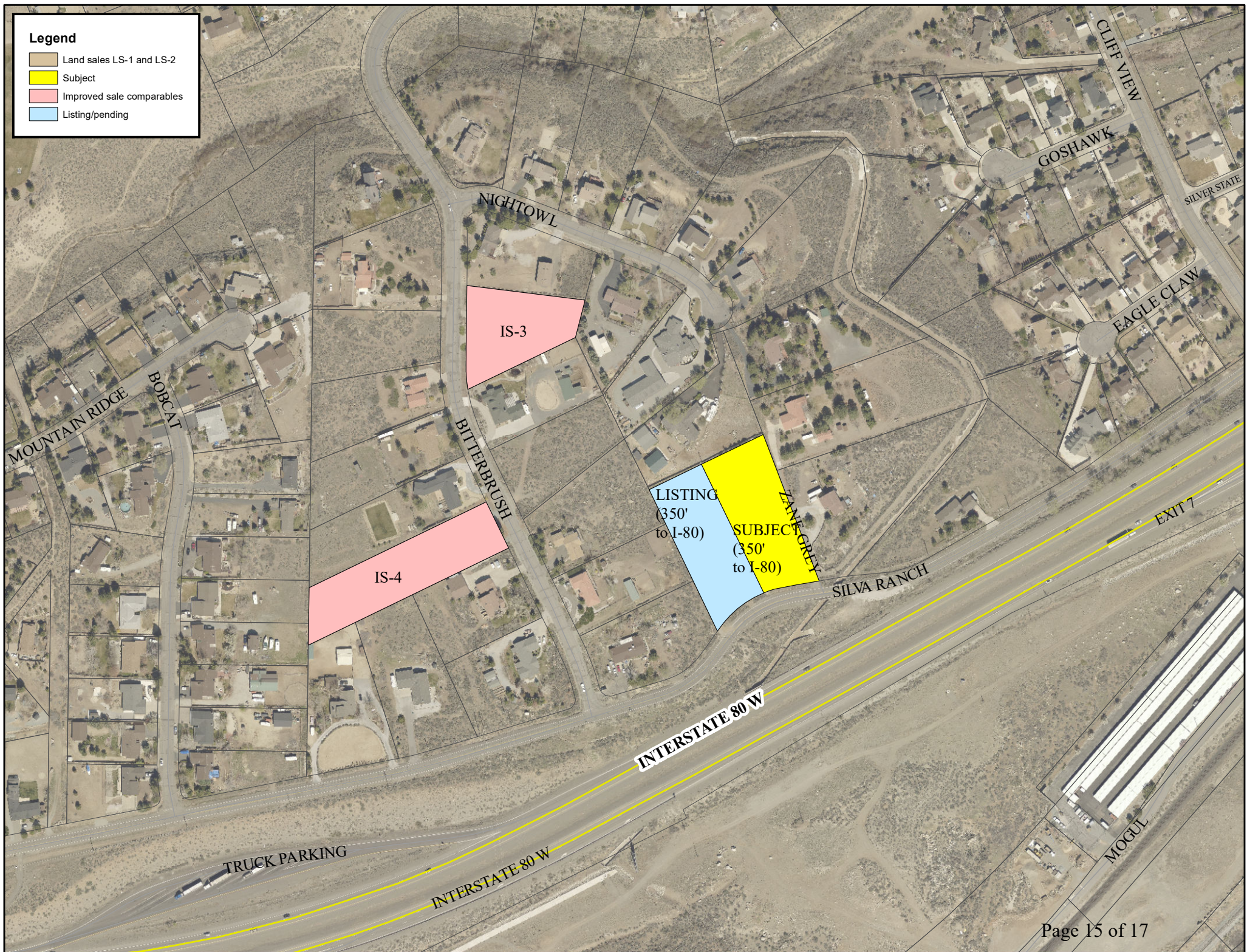
**Legend**

- Land sales LS-1 and LS-2
- Subject
- Improved sale comparables
- Listing/pending



**Legend**

- Land sales LS-1 and LS-2
- Subject
- Improved sale comparables
- Listing/pending





Courtyard

**MLS #** 190014040 **Address** 10505 Silva Ranch Rd  
**Status** Active/Pending-Loan **Unit #**  
**City** Reno  
**State** NV  
**Zip** 89523  
**Area** 123Reno-West Suburban  
**Asking Price** \$510,000  
**Class** Residential  
**Type** Site/Stick Built  
**Dwelling Type**


[Schedule a Showing](#)

## Property Information

<b>Bedrooms #</b> 3	<b>County</b> Washoe	<b>Common Interest Ownership</b> No
<b>Baths #Full or 3/4</b> 1	<b>Parcel #</b> 03834125	<b>Attached Common Wall</b> No
<b># Half Baths</b> 1	<b>Taxes \$</b> \$1,800.00	<b>Water Rights</b> No
<b># Garage</b> 2	<b>Assessment \$</b> 0.00	
<b># Carport</b> 2	<b>Within City Limits</b> No	
<b>Total Parking Cap.</b> 4	<b>Zoning Actual</b> LDS	
<b>Stories</b> 1 Story	<b>Source of Zoning</b> Assessor	The HOA fields have been renamed to CIC and moved to Page 3 of this report
<b>Unit Level</b>	<b>Horses Okay</b> Yes	
<b>Total Living Space</b> 1691	<b>Elementary School</b> Verdi	
<b>Source of SqFt</b> Assessor	<b>Middle School</b> Billingshurst	
<b>Price per SQFT</b> 301.60	<b>High School</b> Mc Queen	
<b>Year Built</b> 1978	<b>IPES</b>	
<b>Acreage</b> 1.07	<b>Coverage</b>	
<b>Construction</b> Frame		
<b>Xstreet/Directions</b> 1-80 Exit 7/Mogual, 1st right b4 overpass		

**CC/R Restrictions** Yes

**Unconverted Manuf. Housing Only**

<b>Serial #</b>	<b>Width</b>
<b>HUD #</b>	<b>Skirting</b>

**Personal Property Taxes**

## Agent / Showing Information

<b>Agent</b> Margaret Borso - 775-980-5294	<b>Showing Instructions</b> Lockbox/Direct
<b>Agent E-mail</b> msborso@yahoo.com	<b>To Show Contact</b> Make appt Showing Time would like a 2 hour Owner
<b>Listing Office 1</b> Krch Realty	<b>Occupied By</b>
<b>Listing Agent 2</b>	<b>Contact Name</b> Margaret Borso
<b>Listing Agent 2 E-mail</b>	<b>Contact Phone</b> C:775.980.5294
<b>Listing Office 2</b>	

## Listing Information

<b>Comm to BB</b> 2.75	<b>CBB \$ or %</b>	<b>Original Price</b> \$569,000	<b>Listing Date</b> 9/6/2019
<b>Variable Rate</b> Yes		<b>Days on Market</b> 139	<b>Input Date</b> 9/6/2019 9:18 PM
<b>Sliding Scale</b> No		<b>Days On MLS</b> 139	<b>Expiration Date</b>
<b>Sale/Lease</b> For Sale		<b>Cumulative DOM</b> 139	<b>Update Date</b> 1/17/2020
<b>Listing Type</b> Exclusive Right		<b>Cumulative DOMLS</b> 139	<b>Status Date</b> 1/1/2020
<b>Possession</b> COE		<b>Agent Hit Count</b>	<b>Price Date</b> 12/16/2019
<b>Limited Service Listing</b> No		<b>Client Hit Count</b>	<b>HotSheet Date</b> 1/1/2020
<b>Special Conditions of Sale</b> None			<b>Off Market Date</b>

**Fannie Mae First**
**HUD** No

## Internet Display Options

<b>Internet Display Y</b>	<b>Automated Valuation</b>
<b>Internet Plus</b>	<b>Commentary/Reviews</b>



Front/Primary



Courtyard



Courtyard



Great Room



Great Room



Kitchen



Dining Room



Dining Room



Dining Room



Office



Office



Bedroom

<b>GARAGE TYPES</b>	Attached, Carport, Garage Door Opener(s), RV Access/Parking, Opener Control(s)	<b>FLOOR COVERING</b>	Ceramic Tile, Laminate, Slate, Porcelain
<b>HOA AMENITIES</b>	No Amenities	<b>FOUNDATION</b>	Concrete - Crawl Space
<b>ADJOINS</b>	Street	<b>EXTERIOR</b>	Stucco
<b>VIEW</b>	Yes, Mountain, Valley, Desert	<b>ROOF</b>	Pitched, Tile
<b>PERSONAL PROPERTY INCL</b>	Storage Shed	<b>HEATING/COOLING</b>	Natural Gas, Fireplace, Evap Cooling, Programmable Thermostat
<b>APPLIANCES INCL</b>	Gas Range - Oven	<b>WATER HEATER</b>	Natural Gas
<b>PSNL PROP</b>		<b>WINDOWS</b>	Double Pane, Vinyl Frame
<b>INTERIOR FIXTURES</b>	Blinds - Shades, Rods - Hardware, Smoke Detector(s), Security System - Owned	<b>FIREPLACE</b>	Yes, Pellet Stove, Insert
<b>LIVING ROOM</b>	Great Room, Fireplace/Woodstove/Pellet, Ceiling Fan	<b>UTILITIES</b>	Electricity, Natural Gas, Well-Private, Septic, Cable, Telephone, Internet Available, Cellular Coverage Avail
<b>DINING ROOM</b>	Kitchen Combo, Ceiling Fan	<b>LANDSCAPED</b>	Yes, Fully Landscaped
<b>FAMILY ROOM</b>	None	<b>SPRINKLERS</b>	Full Sprinklers, Front, Drip-Full, Drip-Front, Drip-Back
<b>KITCHEN</b>	Built-In Dishwasher, Garbage Disposal, Microwave Built-In, Pantry	<b>FENCED</b>	Full, Front, Back
<b>MASTER BEDROOM</b>	Walk-In Closet, Ceiling Fan, Shower Stall, On Main Floor	<b>PATIO/DECK</b>	Yes, Uncovered, Patio
<b>LAUNDRY AREA</b>	Yes, Laundry Room, Cabinets, Shelves	<b>EXTERIOR FEATURES</b>	Satellite Dish - Owned, Barn-Outbuildings
<b>OTHER ROOMS</b>	Bdrm-Office (on Main Flr)	<b>WATER TEST</b>	No
		<b>ACCESS</b>	Public
		<b>TOPOGRAPHY</b>	Upslope, Gentle
		<b>OWNER(S) MAY SELL</b>	Conventional, FHA, VA, Cash, Exchange 1031

## MLS Remarks

TRULY A UNIQUE PROPERTY... This Spanish Style hacienda complete with stucco finish, red-clay-tile roof and exposed wood beams. The arched entry courtyard with its wrought iron details and carved wrought iron front door make a smashing impression. These appealing elements; the arches, niches and alcoves built into walls, with various levels are scattered throughout. NO HOA FEES HERE just quiet county living at its best! !! RV parking & electrical hookup, zoned for Horses. Front of property is fenced