

**ASSESSOR'S**

**EVIDENCE**

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

Hearing # 20-0041  
Hearing Date 02/07/2020  
Tax Year 2020

APN: 127-560-13

Owner of Record: KUHN FAMILY TRUST, RALPH & ELIANA

Property Address: 274 DEER CT

Square Feet (Inc Finished Bsmt) 2,753

Built / WAY: 1999

Parcel Size: 0.06 AC

Description / Location: The subject consists of a 2,753 square foot residential condo built in 1999. The subject is located in the Deer Creek complex at Incline Village.

2016/17 Taxable Value:	Land:	\$222,840
	Improvements:	\$501,693
	Total:	<u>\$724,533</u>
	Taxable Value / SF	\$263

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

Conclusions: Taxable value does not exceed full cash value.



**ASSESSOR'S EXHIBIT I**  
**8 PAGES**

# WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$222,840	\$77,994	Txble
IMPROVEMENTS:	\$501,693	\$175,593	\$/SF
TOTAL:	\$724,533	\$253,587	\$263

HEARING:	20-0041
DATE:	02/07/2020
TIME:	TBD
TAX YEAR:	2020
VALUATION:	Reappraisal

OWNER: KUHN FAMILY TRUST, RALPH & ELIANA

SUBJECT								FIN	UNFIN			Baths	Built			Sale
APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hlf	WAY	Sale Date	Sale Price	\$/SF	
127-560-13	274 DEER CT	0.06	AC	2,753	455			R55	2	3	3\1	1999	10/31/2002	\$1,060,000	\$385	

## IMPROVED SALES

SALE								FIN	UNFIN			Baths	Built			Sale
#	APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hlf	WAY	Sale Date	Sale Price	\$/SF
IS-1	127-560-18	258 DEER CT	0.06	AC	2,753	455			R55	2	3	3 \ 1	1999	12/06/2019	\$1,400,000	\$509
IS-2	127-570-02	295 DEER CT	0.06	AC	2,753	455			R55	2	3	3 \ 1	1999	09/18/2019	\$1,310,000	\$476
IS-3	127-560-08	254 DEER CT	0.06	AC	2,753	455			R55	2	3	3 \ 1	1999	06/24/2019	\$1,310,000	\$476
IS-4	127-560-15	282 DEER CT	0.06	AC	2,753	455			R55	2	3	3 \ 1	1999	02/28/2019	\$1,250,000	\$454

**ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis**

## RECOMMENDATIONS/COMMENTS:

UPHOLD: XX      REDUCE:

The subject property is a residential condominium located in the Deer Creek complex at Incline Village.

Improved sales 1 thru 4 are all located in the Deer Creek complex and are model matches to the subject.

The sales indicate a value range of \$454/sf to \$509/sf which supports the subject's taxable value of \$263/sf. Based on these sales, the taxable value does not exceed full cash value and it is recommended that the taxable value be upheld.

PREPARED BY: Mike Gonzales, Senior Appraiser

REVIEWED BY: Cori Burke, Chief Deputy Assessor

	Neighborhood: PHAA					Sale Dates Searched 07/01/2018 thru 06/30/2019								
Reappraisal Year  2020  Appraiser TLBURNS  Date 09/10/2019	Allocation Data					Time Adj. Median Sales By Qtr		TV/SP Ratio	Sales > 1.0	# Qtr Sales	Yrly Chng	Qtrly Chng		
			Sale Count:	1		2016 Qtr 3:	None	NA	0	0				
			Time Adj. Median Sale Price:	\$1,375,596		2016 Qtr 4:	None	NA	0	0				
			COD Sales:	0.00		2017 Qtr 1:	None	NA	0	0				
			Median SP @:	0.18	\$247,607	2017 Qtr 2:	None	NA	0	0				
			Rounded Land Value:	\$247,600		2017 Qtr 3:	None	NA	0	0				
						2017 Qtr 4:	None	NA	0	0				
		Misc Data				2018 Qtr 1:	None	NA	0	0				
			Current TV Land Median:	\$229,500		2018 Qtr 2:	None	NA	0	0				
			% Change From Current Land TV:	7.89%		2018 Qtr 3:	None	NA	0	0				
		Time Adj.	Min	Max	Monthly	2019 Qtr 1:	None	NA	0	0				
		Sales Price:	1,375,596	1,375,596	% Time	2019 Qtr 2:	\$1,375,596	53.13%	0	1				
		Bldg SqFt:	2753	2753	Adjustment	2019 Qtr 3:	None	NA	0	0				
		Land Size (ac)	0.06	0.06	1.00%	2019 Qtr 4:	None	NA	0	0				
Total Median Sales % Change:													0.00%	
APN	Location	WAY Built	Qual Class	Sale\List Date	Sale\List Price	Time Adj Sale Price	Bldg SqFt	Price/SF	Neigh Code	Land Size	Influ1 Code	Influ1 Pct	Influ2 Code	Influ2 Pct
127-560-01	275 DEER CT	1999	R55	06/12/2019	\$1,367,500	\$1,375,596	2753	\$500	PHAA	0.06				
A 1% Per Month Upward Time Adjustment Has Been Applied To All Sales. These Adjusted Sale Prices Are Used In All Calculations and Projections.														
Page 3 of 8														

# APPRAISAL RECORD



APN: 127-560-13

2020

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 274 DEER CT INCLINE VILLAGE Database PROD NBHD PHAA Appr TLB Exemption AV|Exemption  
 Owner KUHN FAMILY TRUST, RALPH & ELIANA Printed 1/24/2020 Deer Creek  
 774 MAYS BLVD STE 10 PMB 374 INCLINE VILLAGE, NV Tax District 5200  
 89451 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	222,840		501,693		724,533	253,587	Land Value	222,840			
2020 NR	222,840		501,693		724,533	253,587	Building Value	452,320	Initials/Date		
2019 FV	206,550		490,943	6,786	697,493	244,123	XFOB Value	49,373			
2018 FV	182,520		471,087		653,607	228,762	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C  <input type="checkbox"/> New Sketch
2017 FV	162,990		469,108		632,098	221,234	Taxable Value	724,533	New Const		
2016 FV	154,350		476,169		630,519	220,682	Total Exemption		New Land		
2015 FV	145,170		453,000		598,170	209,360			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	5	SIDING ON FRAME	100
Stry/Frm	02 SFR	2 Story	Lump Sum			BFLR	1	Base Flooring	100	ROOF	2	COMPOSITION SHINGLE	100
Quality	55	Very Good-Excellent				BTHF	3	Bath - Full	100	HEAT	6	FLOOR RADIANT, HOT WATE	100
Year Built	1999		PARCEL LEVEL			BTHH	1	Bath - Half	100				
WAY	1999		Lump Sum	0		FIX	17	Plumbing Fixtures	100				
Remodel Yr			%Obso	0.0000		FND	1	EXTREME	100				
% Comp	100	%DPR 31.5				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			1,173	222.79	261,334	1	FPS1	FP SGL 1-S	EBLD	1	2	7,155.28	1999		100	14,311	9,803		
2FL	SECOND FLOOR			1,580	222.79	352,009														
BLW	BALCONY WOOD			280	52.93	14,820	2	SEC3	SEC HRD GO	30	1	1	11,935.00	1999		100	11,935	8,175		
CCP	COVERED CONCRETE			40	40.52	1,621	3	SPRF	SPR SYS FI	30	1	3,208	3.86	1999		100	12,383	8,482		
CTH	CATHEDRAL CEILIN			112	39.45	4,418	4	VACS	VACUUM SYS	30	1	1	1,951.00	1999		100	1,951	1,336		
GRB	GARAGE BUILT-IN			455	46.82	21,303														
PCS	PORCH CONCRETE S			176	7.62	1,341	5	YIMP	YARD IMPS	30	1	8	1,664.00	1999		100	13,312	9,119		
STR	STORAGE ROOM			52	66.83	3,475	6	CMNA	C AREA *	30	1	1	5,433.00	1999		100	5,433	5,433		
							7	MSH3	3 TNMSHVAC	30	1	1	7,132.00	2019	2019	100	7,132	7,025		

Gross Living Area	2,753	Perimeter	412	Sub Area RCN	660,321
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Building Notes		Building Cost Summary	
SKETCH PROJECT 11/19/2015 CIS		Building RCN	660,321
		Depreciation	208,001
		Building DRC	452,320
		Extra Feature DRC	49,373
		Building Obso	
Building Name		Total DRC	501,693
		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	2,439	Water	Municipal
210	Condominium or Townhouse	TC	1	ST	247,600.00		90			222,840	SCHOOL BUS/PARKING LOT	Acre Size	0.056	Sewer	Municipal
												DOR Code	240	Street	Paved
												Deferment		SPC	
												CAGC	PHAA		

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

# APPRAISAL RECORD

APN: 127-560-13

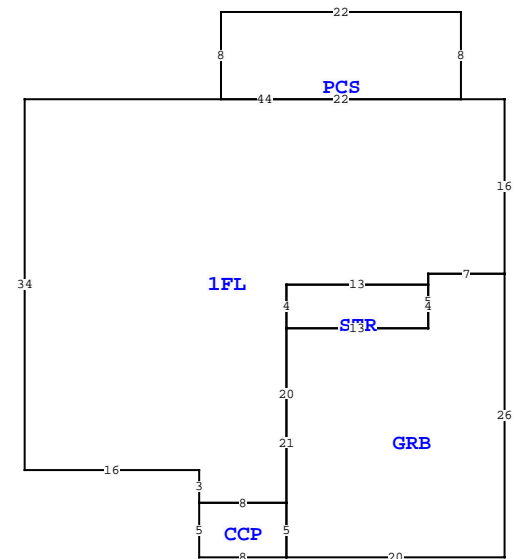
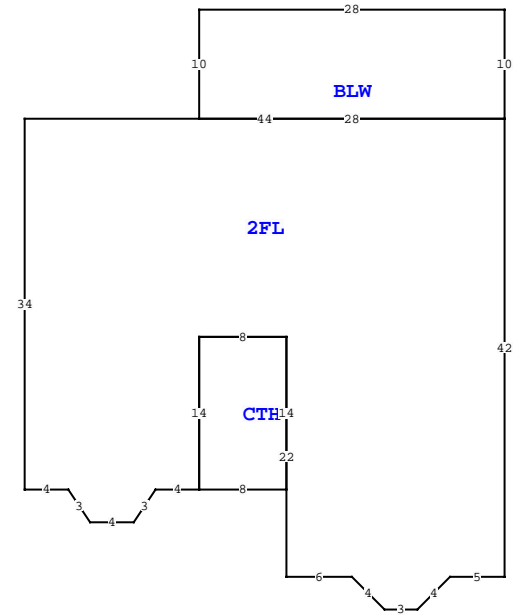
PAGE 2 of 1

Owner KUHN FAMILY TRUST, RALPH & ELIANA

NBHD PHAA Deer Creek

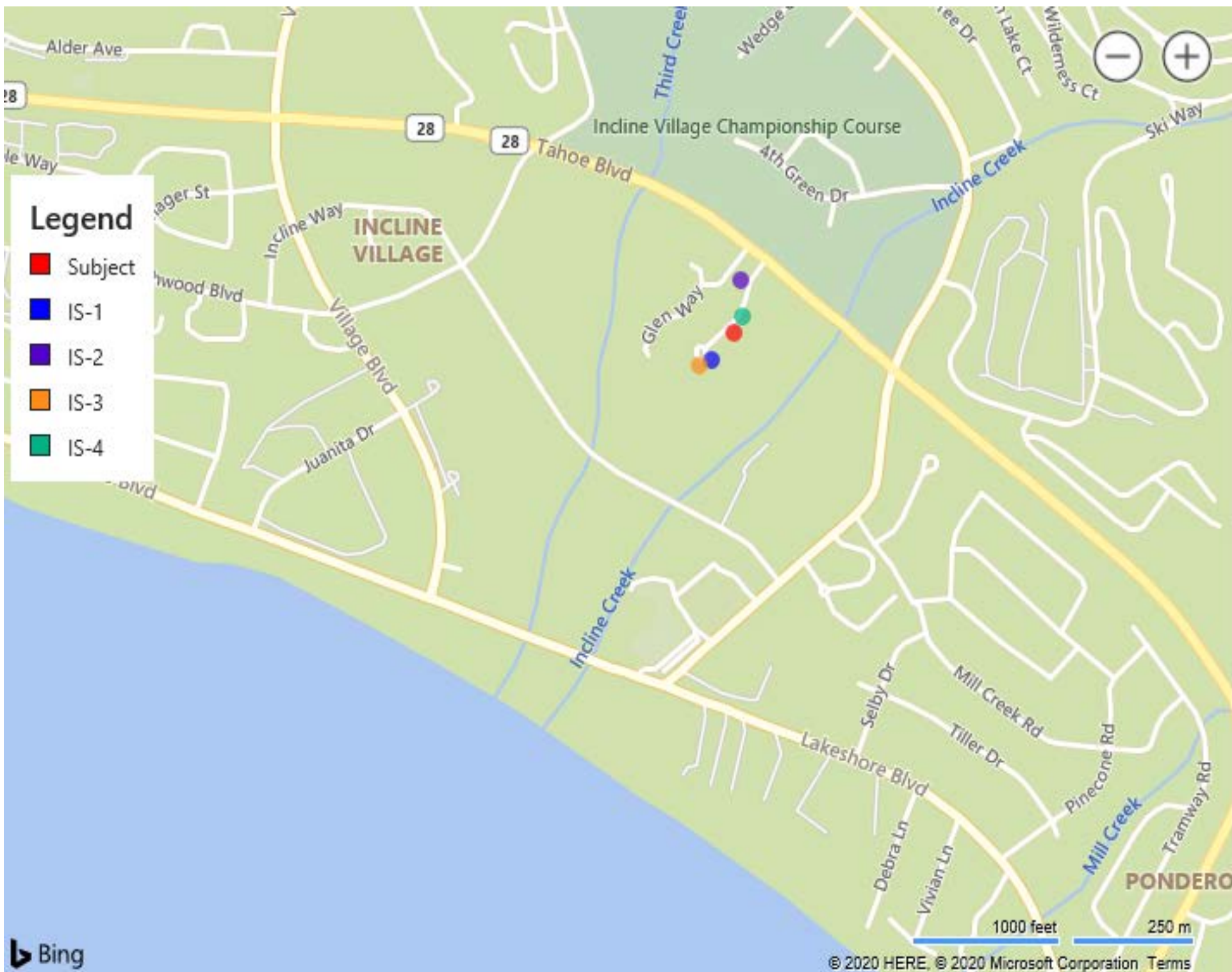
Appr TLB

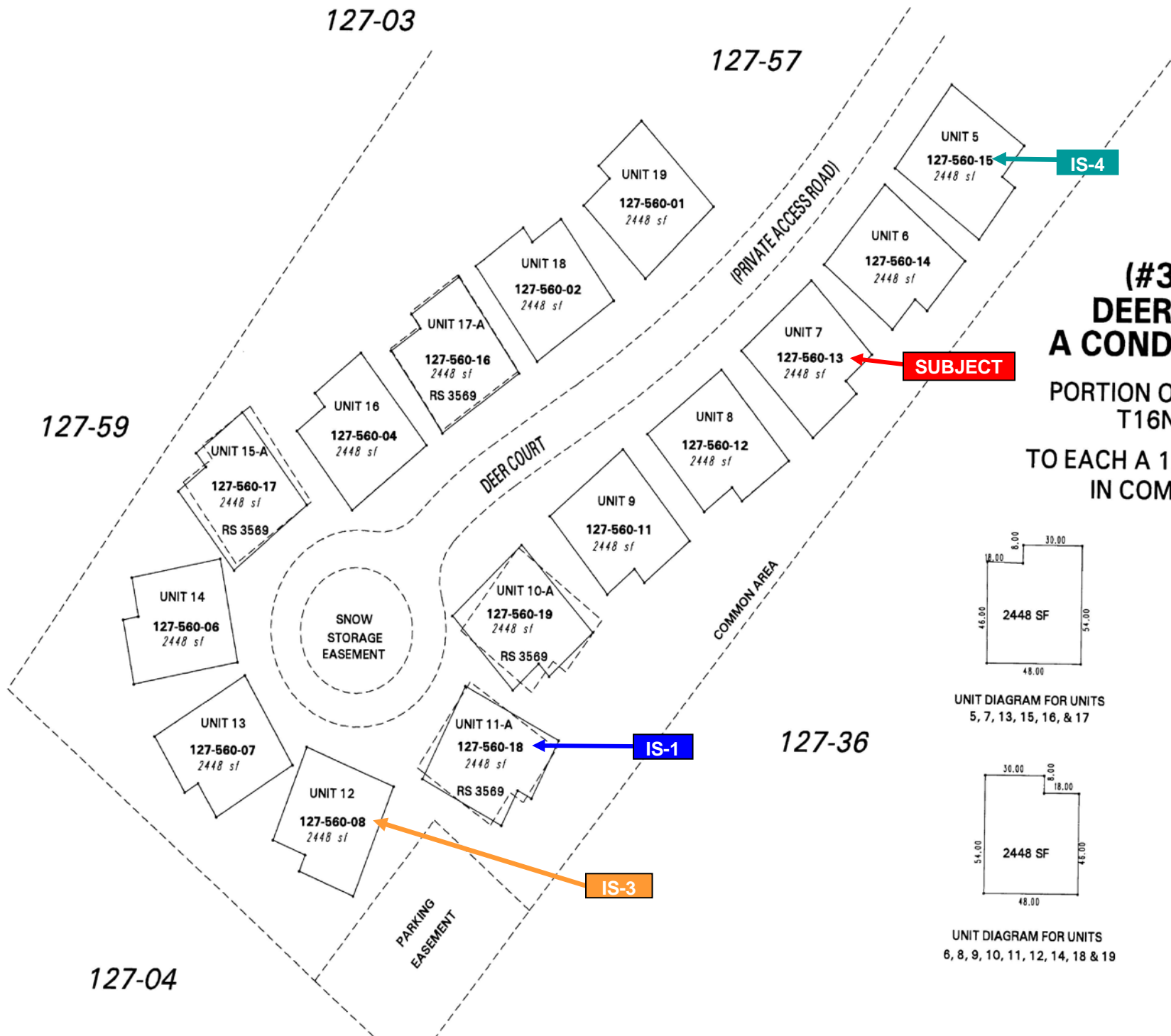
Keyline Description DEER CREEK LT 7



Activity Information						
Date	User ID	Activity Notes				
9/10/2019	TLB	Re-appraisal Inspection Permit Inspection Aerial Review				
2/20/2019	TLB					
1/1/2015	MAG					
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
KUHN, RALPH & ELIANA	3727767	2/9/2009	210	0	3BGG	
SEXTON, THOMAS R	2756331	10/31/2002	210	1,060,000	1GCR	
	2391646	10/22/1999	210	705,000	1G	
	2239616	8/5/1998		0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
9/13/2018	WB LD18-107297	INSTALL 36K BTU MINI SPLIT		C	100%	
6/19/2014	14-1545	TEAR OFF AND RE-ROOF WITH		C	100%	

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**(#3565)  
DEER CREEK  
A CONDOMINIUM**

PORTION OF SECTION 15  
T16N - R18E

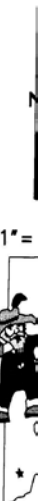
TO EACH A 1/24th INTEREST  
IN COMMON AREA



UNIT DIAGRAM FOR UNITS  
5, 7, 13, 15, 16, & 17



UNIT DIAGRAM FOR UNITS  
6, 8, 9, 10, 11, 12, 14, 18 & 19



127-57

BOOK 131 PG 24

**(#3565)  
DEER CREEK  
A CONDOMINIUM**  
PORTION OF SECTION 15  
T16N - R18E  
TO EACH A 1/24th INTEREST  
IN COMMON AREA

127-60

IS-2

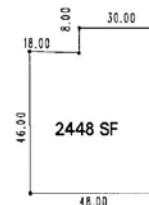
STATE ROUTE 28

(NORTH LAKE BLVD)

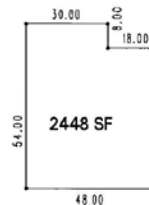
(PRIVATE ACCESS ROAD)

APPROX. 100 YEAR  
FLOOD PLAIN

DEER COURT



UNIT DIAGRAM FOR UNITS  
2, 20, 21, 22, 23 & 24



UNIT DIAGRAM FOR UNITS  
1, 3 & 4



1" = 50'

