ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 21-0058A
Hearing Date 02/05/2021
Tax Year **2021**

APN:	236-120-04
Owner of Record:	EDWARDS TRUST, JOHN & EUNICE
Property Address:	9156 ERICKSON WAY
Square Feet (Inc Finished Bsmt)	0
Built / WAY:	0
Parcel Size:	1.45 AC
Description / Location:	The subject is a vacant 1.45 acre residential lot in Verdi, just west of Cabela's. It sold with the adjacent parcel for $450Kin 2017. It has a private access with municipal water and sewer.

2021 Taxable Value:		
	Land:	$225,000
	Improvements:	$0
	Total:	$225,000
	Taxable Value / SF:	$0

Conclusions: Taxable value does not exceed full cash value.

PREPARED BY: Pete Kinne and Ginny Sutherland, Appraisers

REVIEWED BY: Chris Sarman, Senior Appraiser

$0.00

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (Vacant Land)

	TAXABLE VALUE	ASSESSED VALUE		
LAND:	$225,000	$78,750	Txble	
IMPROVEMENTS:	$0	$0	$/ Unit	
TOTAL:	$225,000	$78,750	$225,000	

HEARING:	21-0058A
DATE:	02/05/2021
TIME:	
TAX YEAR:	**2021**
VALUATION:	**Reappraisal**

OWNER: EDWARDS TRUST, JOHN & EUNICE

SUBJECT

APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
236-120-04	9156 ERICKSON WAY	1.45	AC	LLR1 88% / SF6 12%	12/27/2017	$450,000	PART OF MULITPARCEL SALE INCLUDES 236-120-04, PART OF THE MERIDIAN 120 SUBDIVISION LOCATED IN VERDI NEXT TO CABELA'S.

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	236-120-01	8995 BOOMTOWN GARSON RD	1.05	AC	LLR1 72% / SF15 28%	10/27/2020	$200,000	RARE OPPORTUNITY WHERE A PARCEL THAT IS PART OF A HOMOGENOUS SUBDIVISION HAS SOLD, AS VACANT. THIS PARCEL IS LOCATED IN THE MERIDIAN 120 NORTH VILLAGE 1 SUBDIVISION NEAR CABELA'S IN VERDI; PARCEL IS 1.04 ACRES IN SIZE, HAS LEVEL TOPOGRAPHY WITH MUNICIPAL WATER AND SEWER AVAILABLE IN THE STREET; HOWEVER, THE SUBJECT DOES SUFFER FROM A 25' ACCESS EASEMENT LOCATED ON THE WESTERN PORTION OF LOT TO GIVE ACCESS TO APN 038-100-28 AND 038-100-29.
LS-2	038-280-56	401 RIVER PINES DR	1.02	AC	LLR1	10/19/2020	$320,000	SALE VERIFIED BY MLS AND SVL, PARCEL WAS LISTED FOR $330,000 AND SOLD 52 DAYS LATER FOR $320,000. THE SUBJECT IS LOCATED IN THE RIVER PINES DEVELOPMENT WITHIN VERDI. THIS NON-RIVER LOT HAS MOUNTAIN VIEWS BUT NO RIVER ACCESS; TOPOGRAPHY IS RELATIVELY LEVEL; A SEPTIC AND WELL IS REQUIRED BUT ALL OTHER UTILITIES ARE AVAILABLE IN THE STREET. OVERALL, THIS SALE REPRESENTS THE TYPICAL NON-RIVER WELL IN MOST RESPECTS.
LS-3	038-694-04	1 DEER CANYON CT	1.51	AC	GR	08/07/2020	$210,638	SALE VERIFIED BY MLS ONLY. THE SUBJECT IS LOCATED IN THE RIVERDALE SUBDIVISION LOCATED IN VERDI. THIS NON-RIVER PARCEL IS LARGER THAN THE TYPICAL LOT IN THE AREA; HOWEVER, IT'S SIZE IS OFFSET BY ITS IRREGULAR SHAPE AND STEEP TOPOGRAPHY THAT WILL MAKE DEVELOPMENT CHALLENGING. IN ADDITION TO THE STEEP TOPOGRAPHY, A WELL AND ENGINEERED SEPTIC SYSTEM IS ALSO REQUIRED. THE COST FOR THE WELL IS $50.00 PER LINEAR FOOT AND THE ESTIMATED DEPTH TO REACH WATER IN 400 TO 500 FEET; THE SEPTIC SYSTEM IS ESTIMATED AT $50,000 TO $75,000.

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-4	038-280-55	411 RIVER PINES DR	1.04	AC		03/04/2020	$315,000	SALE VERIFIED BY MLS AND INTERNET. THE PARCEL WAS LISTED FOR OVER $350,000 AND EVENTUALLY SOLD FOR $315,000 WITH OVER 544 DAYS ON THE MARKET. THE SUBJECT IS LOCATED IN THE GATED RIVER PINES SUBDIVISION. THIS NON-RIVER LOT HAS LEVEL TOPOGRAPHY AND VIEWS THAT ARE TYPICAL FOR THIS AREA OF VERDI. A WELL AND SEPTIC SYSTEM IS REQUIRED.

RECOMMENDATIONS/COMMENTS: **UPHOLD:** **XX**

The subject is located in the Meridian 120 subdivision in Verdi and is a unique situation where the builder, Bates-Stringer LLC, has sold vacant parcels that are a part of this subdvision. The subject parcel is 1.45 acres in size. It is situated on a bluff that offers full mountain and valley views. Access is through a paved access easement and all utilities are available in the street including municipal water and sewer. Land sale LS-1 is located in the same subdivision as the subject. This parcel sold for $200,000 on 10/27/2020. This parcel is inferior to the subject in size, lacks the view amenity, and has a 25-foot access easement running along the western portion of the parcel to grant access to parcels 038-100-28 and 038-100-29. Overall, LS-1 is inferior and requires an upward adjustment when comparing it to the subject parcel. Land sales LS-2 through LS-4 are all located within an older area of Verdi. LS-2 is inferior in size; LS-3 is comparable in size but the parcel size is offset by an irregular shape and steep sloping topography that will make development challenging; LS-4 is inferior in size, but like the subject, the parcel is elevated and has full mountain views. Even though LS-2 through LS-4 are comparable to the subject in many respects, they are inferior as they lack municipal water and sewer service. The estimated additional cost to drill a well is $50.00 per linear foot with a well depth of 400 to 500 feet. An engineered septic system could cost $25,000 to $50,000.

Washoe County PRODUCTION APPRAISAL RECORD

APN: **236-120-04** **2021** PAGE 1 of 2 ACTIVE

Roll YR	Code	%Comp

Situs 9156 ERICKSON WAY RENO
Owner EDWARDS TRUST, JOHN & EUNICE
38 VISTA RD ALAMEDA, CA 94502

Database WASHOE
Printed 1/27/2021

NBHD FCAC
Meridian 120
Tax District 1831
Property Name

Appr PJK

Exemption AV|Exemption

Reopen			
Reappraisal			

Valuation History

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed
2021 VN	225,000				225,000	78,750
2021 NR	225,000				225,000	78,750
2020 FV	225,000	62,663			225,000	78,750
2019 FV	72,000				72,000	25,200
2018 FV	38,000	19,000			38,000	13,300
2017 FV	19,000	19,000			19,000	6,650

Parcel Value Summary

Primary Valuation	STANDARD
Land Value	225,000
Building Value	
XFOB Value	
Obsolescence	0
Taxable Value	225,000
Total Exemption	

OBSO ☐ Change ☐ No Change

NewLand

Initials/Date

Parcel Total

New Const

New Land

Remainder

☐ NC ☐ C

☐ New Sketch

Building Data

	Code	Description	Adjustments & Modifiers		Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type			BUILDING LEVEL									
Occ			Rate Adj									
Stry/Frm			Lump Sum									
Quality												
Year Built			PARCEL LEVEL									
WAY			Lump Sum									
Remodel Yr			%Obso									
% Comp		%DPR										

Sub Area

Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN

Gross Bldg Area | Perimeter | Sub Area RCN

Extra Features

#	Code	Description	QC	BLDG #	Units	$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
1	CMNA	C AREA *	30	-	1	0.00	2017	2017	100				

Building Notes

Building Cost Summary

Building RCN	
Depreciation	
Building DRC	
Extra Feature DRC	
Building Obso	
Total DRC	
Override Value	

Building Name

Land Value: 1 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-$	Adj 2	%-$	Taxable Land	Note
120	Vacant, single family	SEE NOTES	1	ST2	225,000.00					225,000	

Land Data

Land Size-Sf	63,233	Water	Municipal
Acre Size	1.452	Sewer	Municipal
DOR Code	120	Street	Paved
Deferment		SPC	
CAGC	FCAC		

Property Charactistics

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

Washoe County PRODUCTION APPRAISAL RECORD

APN: **236-120-04**

Owner EDWARDS TRUST, JOHN & EUNICE

NBHD FCAC Meridian 120

Appr PJK

Keyline Description MERIDIAN 120 NORTH VILLAGE 1 LOT 131

Activity Information

Date	User ID	Activity Notes
10/12/2020	PJK	Re-appraisal Review
3/21/2018	PJK	Aerial Review

Sales/Transfer Information

Grantor	Doc #	Date	LUC	Price	Verif
BATES STRINGER-RENO LLC	4775396	12/27/2017	120	450,000	1SVR
BATES STRINGER-RENO LLC	4704095	5/15/2017		0	3NTT

Permit Information

Date	Permit	Description	Amount	Status	% Comp

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NEIGHBORHOOD MAP

(#5205)
MERIDIAN 120 NORTH VILLAGE
PORTION OF NE ¼ SECTION 17
T19N - R18E
COMMON AREA C
236-120-07
9.285 ac.
132
236-120-05
48480 sf
131
236-120-04
63233 sf
SUBJECT
28' PRIVATE ACCESS, PUBLIC UTILITY, AND WATERLINE EASEMENT
VESPUCCI DRIVE
236-11
SOUTH VERDI ROAD
15' PRIVATE ACCESS & UTILITY EASEMENT
BOOMTOWN
HUDSON COURT
DRIVE
GARSON
ERICKSON WAY
STARBOARD
CA E-1
PM 5390
236-120-10
37544 sf
PAR. A
PM 5390
236-120-09
3521 sf
STARBOARD DRIVE
GASPARILLA WAY
ENDEAVOR WAY
HUDSON DRIVE
AZIMUTH WAY
GASPARILLA WAY
236-10
109
236-120-03
43598 sf
108
236-120-02
43613 sf
107
236-120-01
45573 sf
25' PRIVATE ACCESS EASEMENT
COMMON AREA A
236-120-06
3.395 ac.
SCOTT CT.
BOOMTOWN GARSON ROAD
LS-1

RIVER PINES

A DENSITY SUBDIVISION

POR. OF SE 1/4 SECTION 7 &
S 1/2 SECTION 8
T19N - R18E

REV. TM 4214

RIVERDALE SUBDIVISION UNIT NO. 1

PORTION OF E 1/2 SECTION 7 & W 1/2 SECTION 8
T19N - R18E