

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

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

APN: 236-120-05

Owner of Record: EDWARDS TRUST, JOHN & EUNICE

Property Address: 9162 ERICKSON WAY

Square Feet (Inc Finished Bsmt) 0

Built / WAY: 0

Parcel Size: 1.11 AC

Description / Location: The subject is a vacant 1.11 acre residential lot in Verdi, just west of the Cabela's. It sold in 2017 with the adjacent parcel for 450K. It has a private access easement and is on 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:	21-0058B
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
236-120-05	9162 ERICKSON WAY	1.11	AC	LLR1 88% / SF6 12%	12/27/2017	\$450,000	PART OF MULTIPARCEL 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 subdivision. The subject parcel is 1.11 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 superior in size, and 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: 236-120-05

2021

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ACTIVE

Roll YR

Code

%Comp

Situs 9162 ERICKSON WAY RENO
 Owner EDWARDS TRUST, JOHN & EUNICE
 38 VISTA RD ALAMEDA, CA 94502

Database WASHOE
 Printed 1/27/2021
 Meridian 120
 Tax District 1831

Property Name

Exemption AV|Exemption

Reopen

Reappraisal

OBSO

☐ Change☐ No Change

NewLand

Initials/Date

Parcel Total

New Const

☐ NC☐ C

New Land

☐ New Sketch

Remainder

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	#	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				

Gross Bldg Area Perimeter Sub Area RCN

Building Notes		Building Cost Summary	
		Building RCN	
		Depreciation	
		Building DRC	
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	
		Override Value	

Land Value: 1 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data		Property Characteristics	
120	Vacant, single family	SEE NOTES	1	ST2	225,000.00					225,000		Land Size-Sf	48,480	Water	Municipal
												Acre Size	1.113	Sewer	Municipal
												DOR Code	120	Street	Paved
												Deferment		SPC	
												CAGC	FCAC		

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Washoe County PRODUCTION APPRAISAL RECORD

APN: **236-120-05**

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Owner EDWARDS TRUST, JOHN & EUNICE

NBHD FCAC Meridian 120

Appr PJK

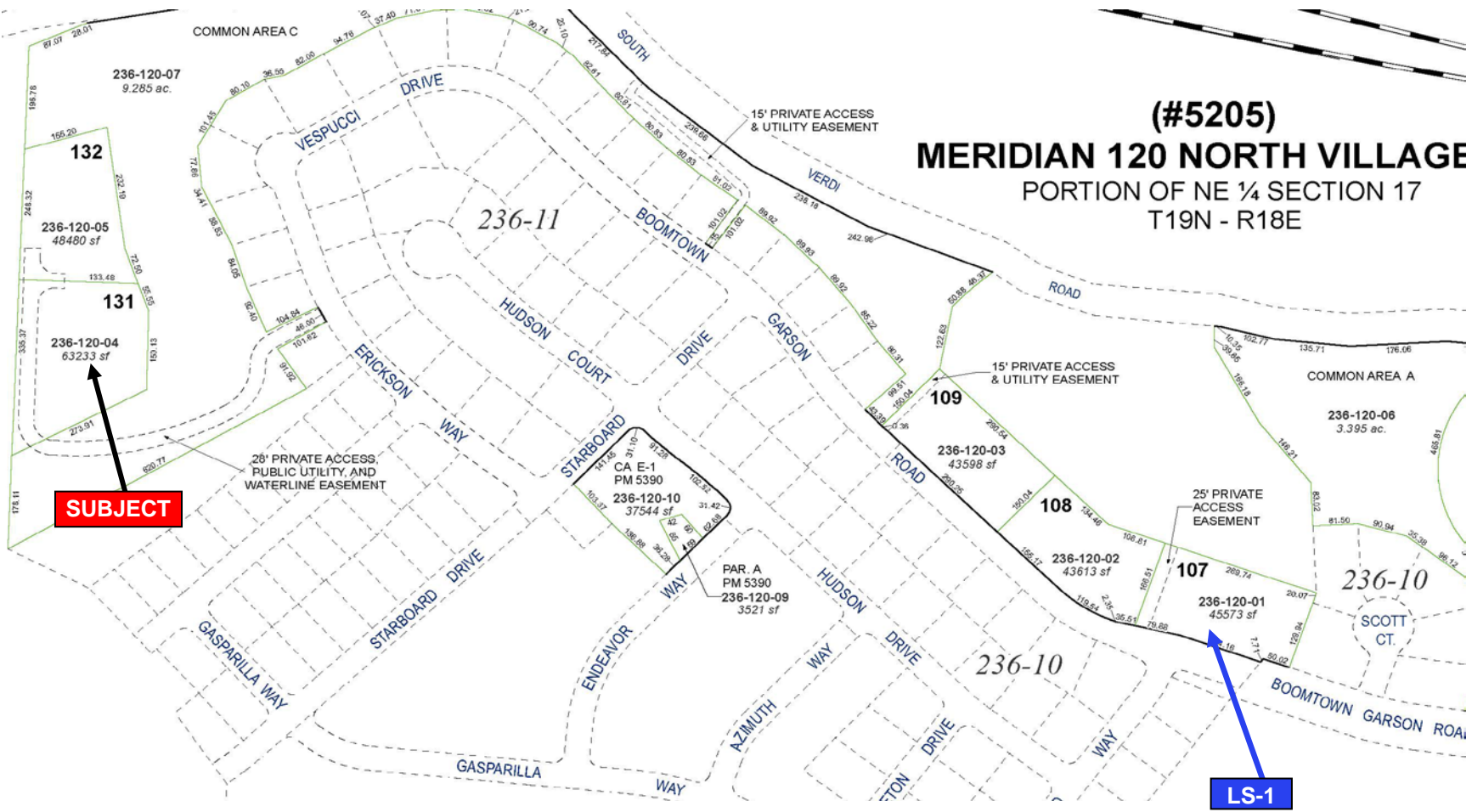
Keyline Description MERIDIAN 120 NORTH VILLAGE 1 LOT 132

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

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

NEIGHBORHOOD MAP



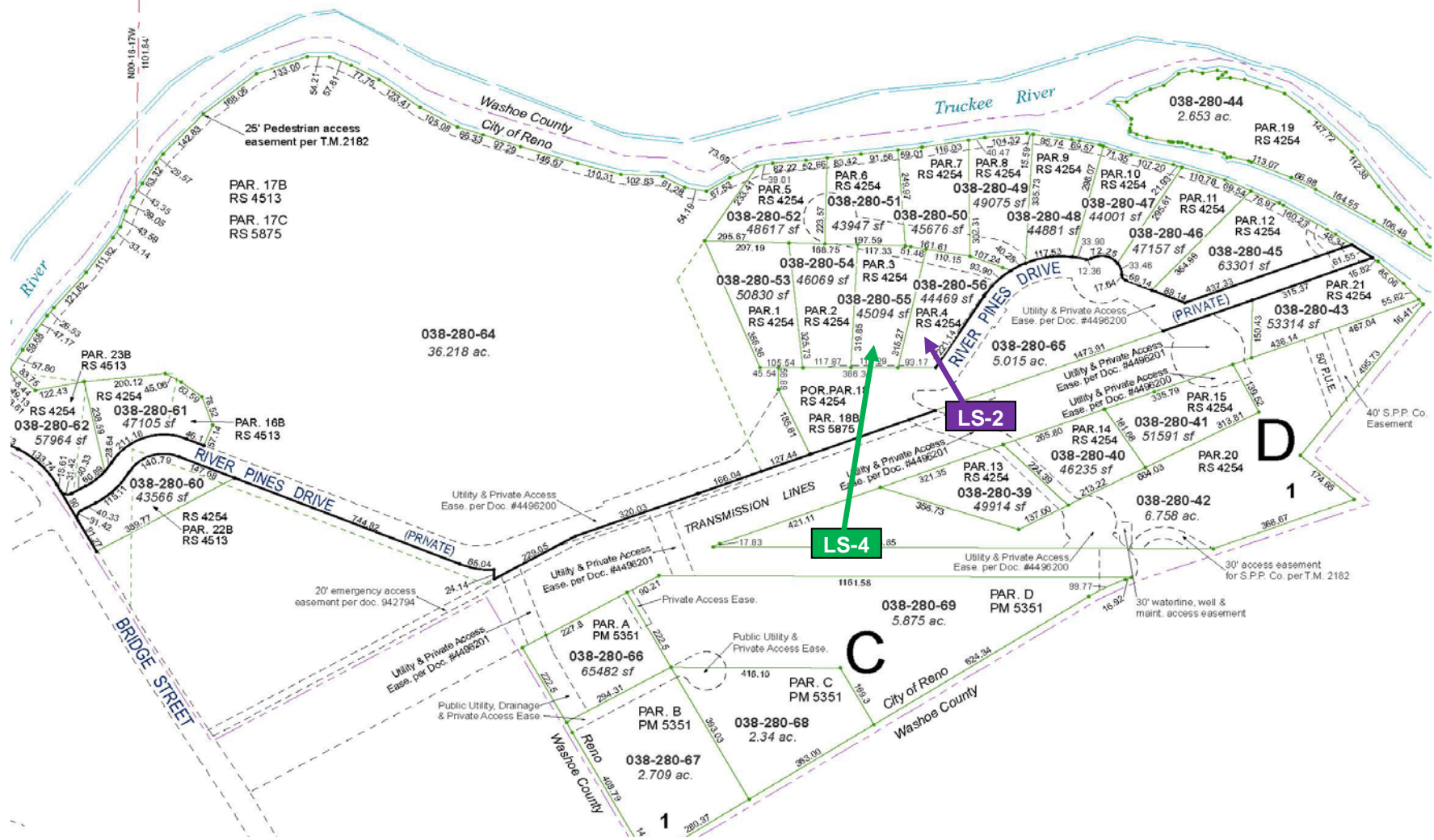


RIVER PINES

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

