

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 21-0058R20A
Hearing Date 02/05/2021
Tax Year 2020

APN: 236-120-04

Owner of Record: EDWARDS TRUST, JOHN & EUNICE

Property Address: 9156 ERICKSON WAY

Square Feet

Built / WAY: 0

Parcel Size: 1.45 AC

Description / Location: The subject is a vacant 1.45 acre parcel in Verdi, just west of the Cabelas. It sold in 2017 with the adjacent parcel for 450K. It has a private easement for access and has municipal water and sewer at the street.

2020	Land:	\$225,000
Taxable Value:	Improvements:	\$0
	Total:	<u>\$225,000</u>
	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

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:	21-0058R20A
DATE:	02/05/2021
TIME:	
TAX YEAR:	2020-2021
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 / SF6 12%	12/27/2017	\$450,000	PLEASE REFER TO LS-1.

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	236-120-04 236-120-05	ERICKSON WAY	2.58	AC	LLR1	12/27/2017	\$450,000	SALE VERIFIED BY SVL AND PHONE CALL TO SELLER (DEVELOPER, BATES-STRINGER LLC). SALE CONSISTS OF TWO PARCELS (236-120-04 AND 05) AND ARE PART OF THE MERDIAN 120 SUBDIVISION LOCATED IN VERDI NEXT TO CABELA'S. PARCELS SIT ON A BLUFF ABOVE THE SUBDIVISION; TOPOGRAPHY IS LEVEL AND ACCESS IS THROUGH A 28' PRIVATE ACCESS EASEMENT LOCATED ON 236-120-07, COMMON AREA C; MUNI WATER AND SEWER AVAILABLE.
LS-2	038-730-47	66 MULE DEER CT	1.30	AC	LDS	10/25/2018	\$235,000	SALE VERIFIED BY MLS. THE SUBJECT IS LOCATED IN MOGUL ON A PRIVATE ROAD MAINTAINED BY AN 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.

	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-3	038-692-03	385 RIVERDALE CIR	1.57	AC	LDS	10/23/2018	\$205,000	THE PARCEL IS LOCATED IN THE GATED RIVERDALE SUBDIVISION WITHIN VERDI. THIS NON-RIVER LOT HAS A LEVEL BUILDING SITE, BUT THE REMAINING LAND HAS STEEP UPSLOPING TOPOGRAPHY; THE VIEW IS A TYPICAL MOUNTAIN VIEW; A WELL AND SEPTIC SYSTEM IS REQUIRED.
LS-4	038-280-60	490 RIVER PINES DR	1.00	AC	LLR1	08/24/2018	\$222,000	PARCEL IS LOCATED WITHIN VERDI ON THE CORNER OF RIVER PINES AND BRIDGE STREET. THIS NON-WOODED/NON-RIVER LOT IS A PRETTY TYPICAL LOT FOR THIS AREA OF VERDI; TOPOGRAPHY IS LEVEL AND VIEW IS A TYPICAL MOUNTAIN VIEW; A WELL AND SEPTIC IS REQUIRED.
LS-5	038-280-53	431 RIVER PINES DR	1.17	AC	LLR1	07/06/2018	\$325,000	THIS PARCEL IS LOCATED IN THE GATED RIVER PINES SUBDIVISION WITHIN VERDI. THIS NON-RIVER LOT HAS RELATIVELY LEVEL TOPOGRAPHY AND IS ACCESSED FROM RIVER PINES DRIVE. IT HAS AN ELEVATED MOUNTAIN VIEW LOOKING NORTH TO NORTHWEST. OVERALL, THIS IS A GOOD COMPARABLE TO THE TYPICAL NON-RIVER LOT IN VERDI.

RECOMMENDATIONS/COMMENTS:

UPHOLD: XX

The subject is a parcel that is part of the Meridian 120 subdivision in Verdi, just east of Cabela's. The builder, Bates-Stringer LLC has sold several vacant parcels that were a part of this new subdivision. The following sales show the range of sales prices in this area. The subject property is LS-1. It is a 1.45 acres parcel situated on a bluff and has full mountain and valley views. The access is through a paved easement. All utilities are available at the street, including municipal water and sewer. LS-2 is in Mogul, located on a private road. The parcel is slightly irregularly shaped with moderate sloping topography. There are unfiltered mountain views toward the southwest. Because of the view amenity, this parcel is superior to the typical lot in this area. Municipal water is available, but a septic system is required. LS-3 is located in Verdi in the gated Riverdale subdivision. It is a non-river lot with some steep upsloping topo but has a level building site. This sale is slightly superior in size at 1.57 acres. It is however inferior in that a well and septic system is required. LS-4 is located in Verdi on the corner of Bridge St. and River Pines Dr. This is a typical non-river lot for this area. This property is inferior to the subject in size and that it also needs a well and septic system. LS-5 is located in Verdi in the gated River Pines area. This is a relatively level, typical non-river lot. It is inferior in size to the subject and also needs a well and septic system. In summary, these comparable are inferior to the subject as all but one of them lack municipal water and sewer. (LS-2 has water but needs septic). The estimated additional cost to drill a well is approximately \$50/linear foot with a well depth of 400-500 feet. The septic system cost is from \$25,000 to \$50,000.

%Comp

Land Parcel Details Form												Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	63,233	Water	Municipal
120	Vacant, single family	SEE NOTES	1	ST2	225,000.00					225,000		Acre Size	1.452	Sewer	Municipal
												DOR Code	120	Street	Paved
												Deferment		SPC	
												CAGC	ECAC		

Washoe County 2020 Final APPRAISAL RECORD

APN: **236-120-04**

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Owner **EDWARDS TRUST, JOHN & EUNICE**

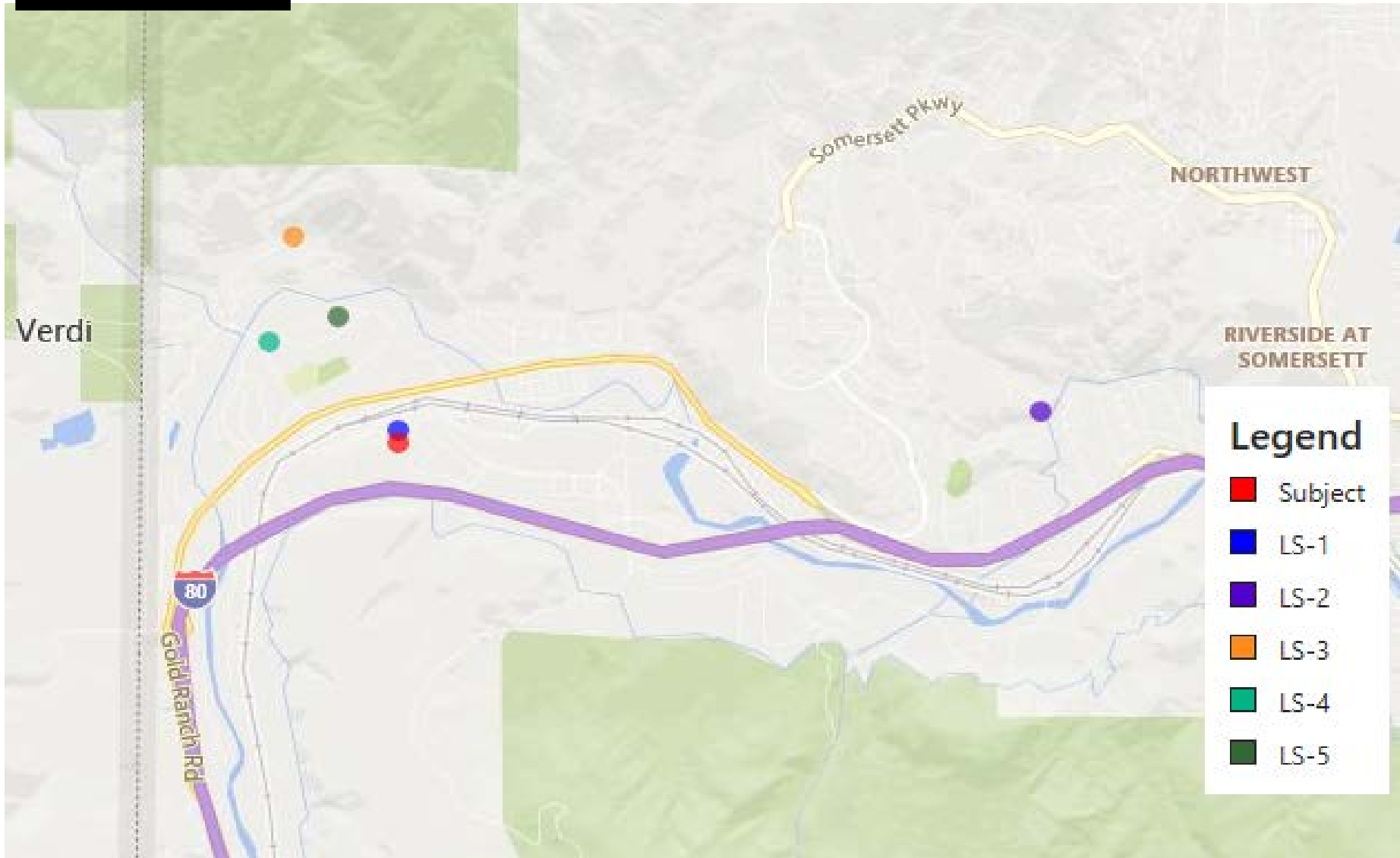
NBHD **FCAC Meridian 120**

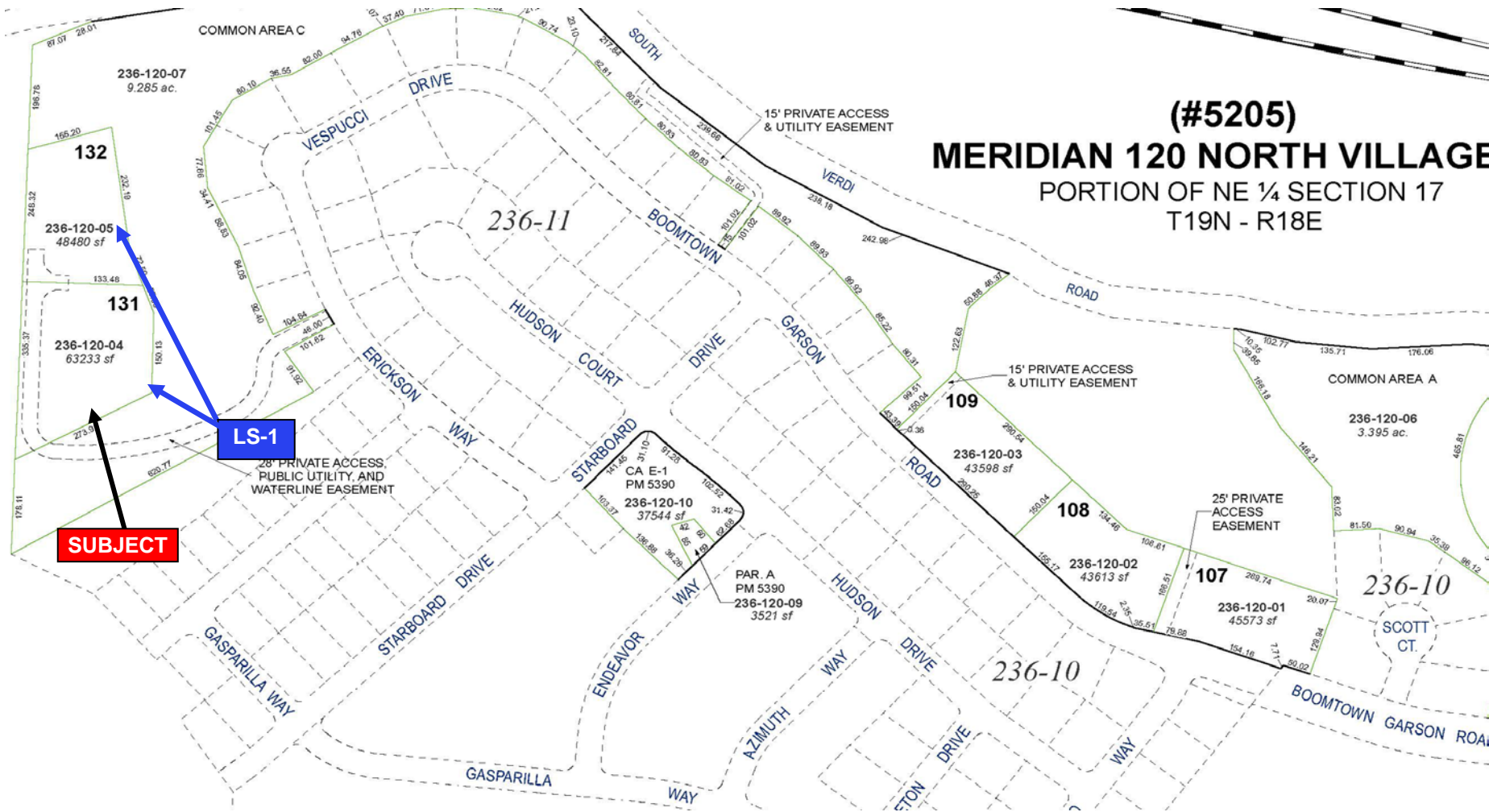
Appr **PJK**

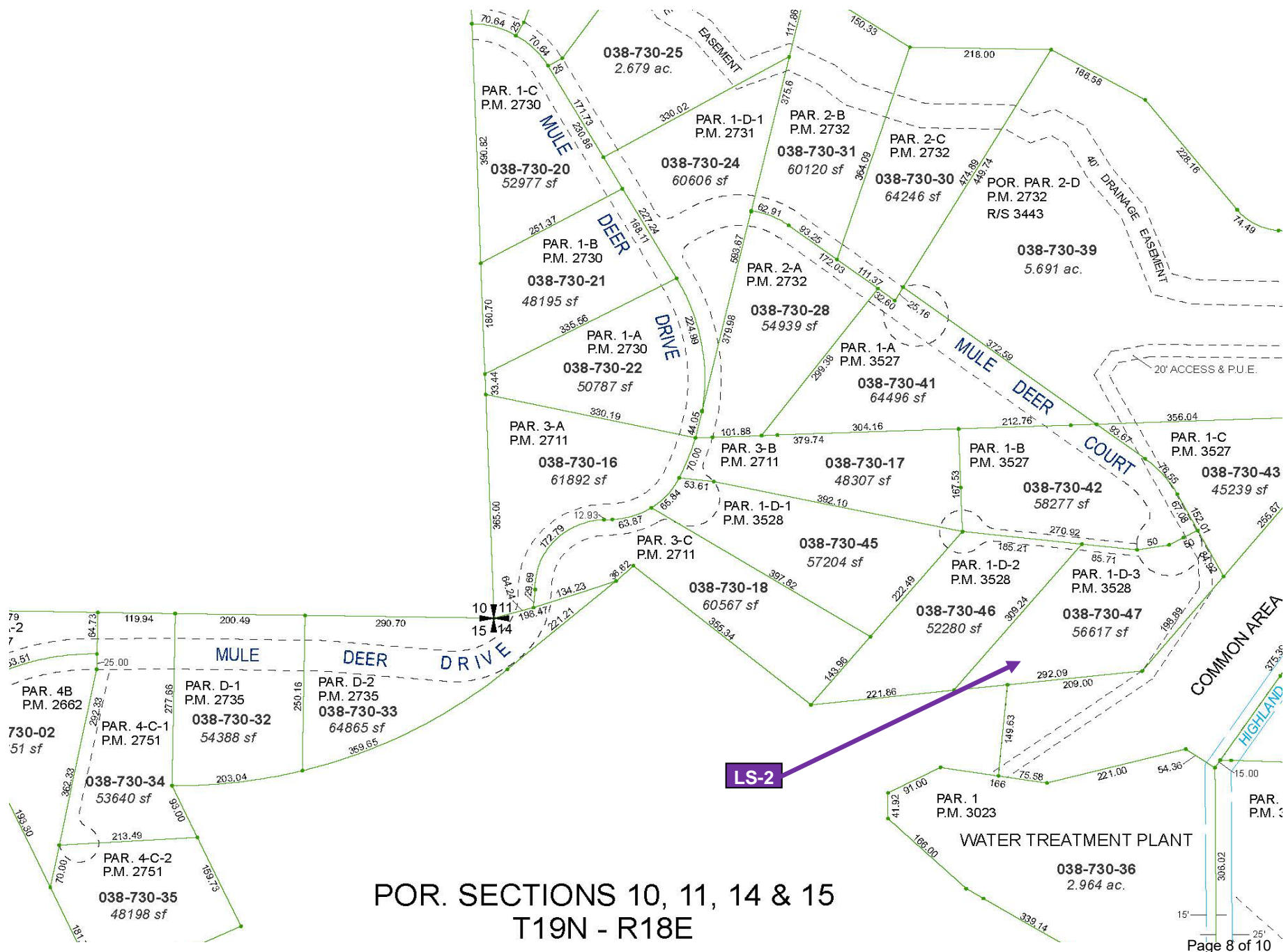
Keyline Description **MERIDIAN 120 NORTH VILLAGE 1 LOT 131**

Activity Information						
Date	User ID	Activity Notes				
10/9/2018	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	

NEIGHBORHOOD MAP

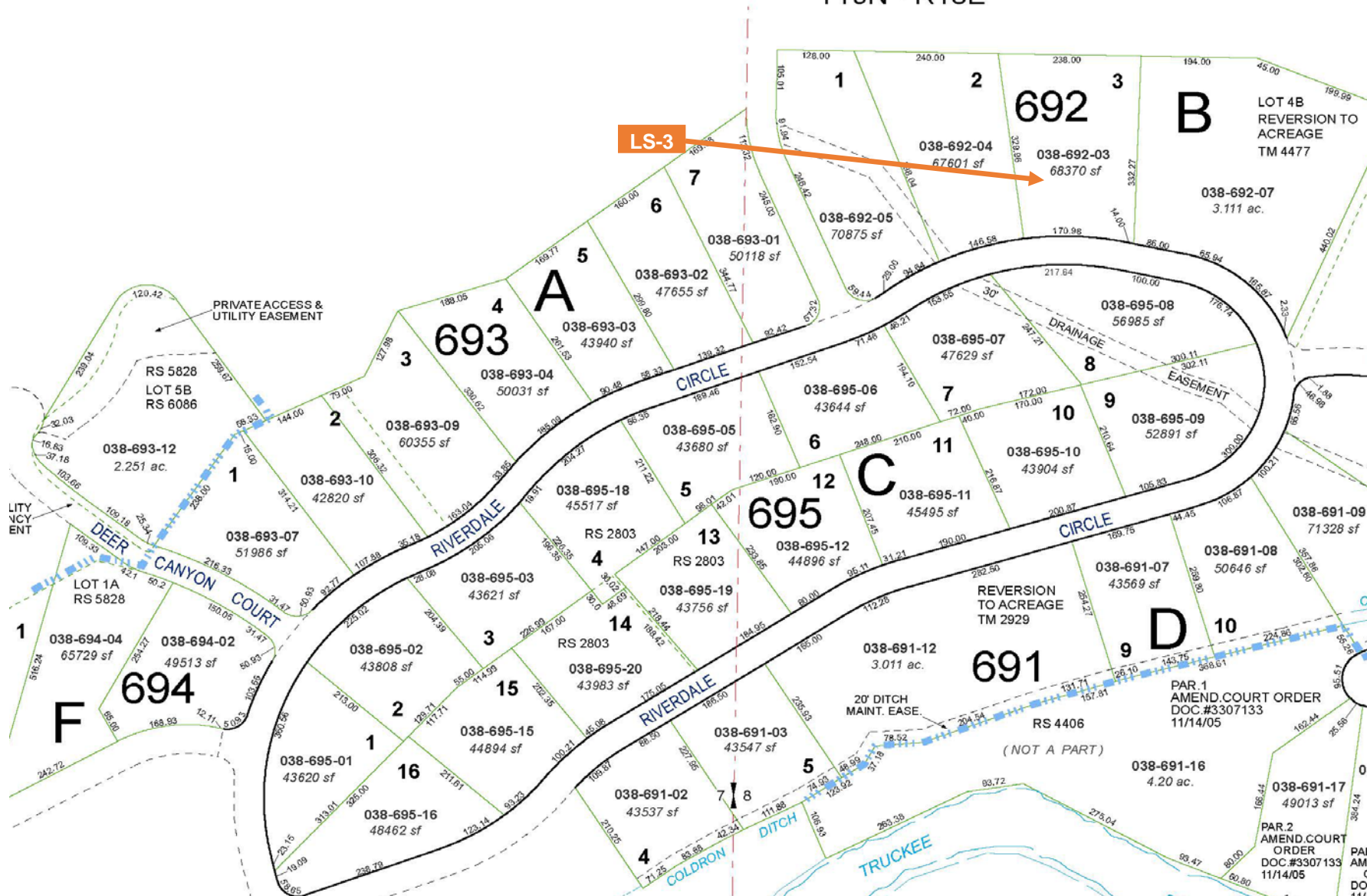






RIVERDALE SUBDIVISION UNIT NO. 1

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



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