

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 21-0018
Hearing Date 2/5/2021
Tax Year 2021

APN: 132-560-09

Owner of Record: G & C PROPERTIES LTD

Property Address: 872 TANAGER ST

Square Feet (Inc Finished Bsmt) 600

Built / WAY: 1980

Parcel Size: 0.00 AC

Description / Location: The subject consists of a 600 sf residential condominium built in 1980. It is located at the Pinebrook condominium complex in Incline Village, south of Tahoe Blvd and north of Tanager Street.

2021/22 Taxable Value:

| | |
|---------------------|-----------------|
| Land: | \$43,700 |
| Improvements: | \$26,943 |
| Total: | <u>\$70,643</u> |
| Taxable Value / SF: | \$118 |

Sales Comparison Approach: Indicated Value Range: \$270,000 to \$318,500
Indicated Value Range / SF: \$450 to \$531

Conclusions: Taxable value does not exceed full cash value.



PREPARED BY: Diana Arias, Appraiser

REVIEWED BY: Michael Gonzales, Senior Appraiser

ASSESSOR'S EXHIBIT I
8 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

| | | | |
|----------------------|----------------------|-----------------------|-------|
| | TAXABLE VALUE | ASSESSED VALUE | |
| LAND: | \$43,700 | \$15,295 | Txble |
| IMPROVEMENTS: | \$26,943 | \$9,430 | \$/SF |
| TOTAL: | \$70,643 | \$24,725 | \$118 |

| | |
|-------------------|-------------|
| HEARING: | 21-0018 |
| DATE: | 2/5/2021 |
| TIME: | TBD |
| TAX YEAR: | 2021 |
| VALUATION: | Reappraisal |

OWNER: G & C PROPERTIES LTD

| SUBJECT | | FIN | | | UNFIN | | | Baths | | Built | | |
|------------|----------------|------|------|---------|-------|------|------|-------|-------------|-------|----------|------|
| APN | Location | Land | Area | Sq Feet | GAR | BSMT | BSMT | QC | STRY | Beds | Full/Hlf | WAY |
| 132-560-09 | 872 TANAGER ST | 0.00 | AC | 600 | | | | R20 | 1 Story End | 1 | 1 | 1980 |

IMPROVED SALES

| SALE # | APN | Location | Land | Area | Sq Feet | GAR | BSMT | BSMT | QC | STRY | Beds | Baths Full/Hlf | Built | Sale Date | Sale Price | Sale \$/SF |
|--------|------------|----------------|------|------|---------|-----|------|------|-----|-------------|------|----------------|-------|------------|------------|------------|
| IS-1 | 132-560-05 | 872 TANAGER ST | 0.00 | AC | 600 | | | | R20 | 1 Story End | 1 | 1 \ 0 | 1980 | 09/28/2020 | \$270,000 | \$450 |
| IS-2 | 132-570-28 | 872 TANAGER ST | 0.00 | AC | 600 | | | | R20 | 1 Story End | 1 | 1 \ 0 | 1980 | 02/13/2020 | \$285,000 | \$475 |
| IS-3 | 132-570-27 | 872 TANAGER ST | 0.00 | AC | 600 | | | | R20 | 1 Story End | 1 | 1 \ 0 | 1980 | 01/08/2020 | \$318,500 | \$531 |
| IS-4 | 132-560-02 | 872 TANAGER ST | 0.00 | AC | 600 | | | | R20 | 1 Story End | 1 | 1 \ 0 | 1980 | 08/16/2019 | \$270,000 | \$450 |

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis

| | | |
|---|-------------------|---------|
| RECOMMENDATIONS/COMMENTS: | UPHOLD: XX | REDUCE: |
| <p>The subject consists of a 600 sf residential condominium built in 1980. It is located at the Pinebrook condominium complex in Incline Village, south of Tahoe Blvd and north of Tanager Street. All comparable sales are located in the same neighborhood as the subject.</p> <p>Improved sales 1 through 4 are all located in the Pinebrook complex and are model matches to the subject.</p> <p>The sales indicates a value range of \$450/sf to \$531/sf, which supports the subject's taxable value of \$118/sf. Based on these sales, the taxable value does not exceed full cash value and it is recommended that the taxable value be upheld.</p> | | |

Prepared by: Diana Arias, Appraiser

Reviewed by: Michael Gonzales, Senior Appraiser

| | | | | | | | | | | | | | | |
|---|--------------------------------|---|-------------------|--------------------------------------|------------------------|----------------------------|--------------------|-----------------------|--------------------|------------------|--------------------|-------------------|--------------------|-------------------|
| Neighborhood: PAKA | | Sale Dates Searched 7/1/2019 thru 6/30/2020 | | | | | | | | | | | | |
| Reappraisal Year 2021 | Allocation Data | | | Time Adj. Median Sales By Qtr | | | TV/SP Ratio | Sales > 1.0 | # Qtr Sales | Yrly Chng | Qtrly Chng | | | |
| | Sale Count: | 2 | | 2017 Qtr 3: | None | | NA | 0 | 0 | | | | | |
| Appraiser DIARIAS | Time Adj. Median Sale Price: | \$277,500 | | 2017 Qtr 4: | None | | NA | 0 | 0 | | | | | |
| | COD Sales: | 2.70 | | 2018 Qtr 1: | None | | NA | 0 | 0 | | | | | |
| Date 10/8/2020 | Median SP @: | 0.18 | \$49,950 | 2018 Qtr 2: | None | | NA | 0 | 0 | | | | | |
| | Rounded Land Value: | \$50,000 | | 2018 Qtr 3: | None | | NA | 0 | 0 | | | | | |
| Print & Save Final Allocation | Misc Data | | | 2018 Qtr 4: | None | | NA | 0 | 0 | | | | | |
| | Current TV Land Median: | \$37,400 | | 2019 Qtr 1: | None | | NA | 0 | 0 | | | | | |
| | % Change From Current Land TV: | 33.69% | | 2019 Qtr 2: | None | | NA | 0 | 0 | | | | | |
| | Time Adj. Min | Max | Monthly | 2019 Qtr 3: | \$270,000 | | 23.95% | 0 | 1 | | | | | |
| | Sales Price: | 270,000 | 285,000 | % Time | 2019 Qtr 4: | None | NA | 0 | 0 | | | | | |
| | Bldg SqFt: | 600 | 600 | Adjustment | 2020 Qtr 1: | \$285,000 | 22.69% | 0 | 1 | | | | | |
| | Land Size (ac) | 0.00 | 0.00 | 0.00% | 2020 Qtr 2: | None | NA | 0 | 0 | | | | | |
| | | | | | 2020 Qtr 3: | None | NA | 0 | 0 | | | | | |
| | | | | | 2020 Qtr 4: | None | NA | 0 | 0 | | | | | |
| Total Median Sales % Change: | | | | | | | | | | | 5.56% | | | |
| | 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 |
| 132-560-02 | 872 TANAGER ST | 1980 | R20 | 08/16/2019 | \$270,000 | \$270,000 | 600 | \$450 | PAKA | 0.00 | | | | |
| 132-570-28 | 872 TANAGER ST | 1980 | R20 | 02/13/2020 | \$285,000 | \$285,000 | 600 | \$475 | PAKA | 0.00 | | | | |

Washoe County PRODUCTION APPRAISAL RECORD



APN: 132-560-09

2021

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ACTIVE

Roll YR

Code

%Comp

Situs 872 TANAGER ST INCLINE VILLAGE Database WASHOE NBHD PAKA Appr DA Exemption AV|Exemption
 Owner G & C PROPERTIES LTD Printed 1/25/2021 Mt. Brook Station
 PO BOX 8926 INCLINE VILLAGE, NV 89450 Tax District 5200
 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 | | | |
| 2021 VN | 43,700 | | 26,943 | | 70,643 | 24,725 | Land Value | 43,700 | | | |
| 2021 NR | 43,700 | | 26,943 | | 70,643 | 24,725 | Building Value | 25,354 | | | |
| 2020 FV | 37,400 | | 27,262 | | 64,662 | 22,632 | XFOB Value | 1,589 | | | |
| 2019 FV | 32,000 | | 26,606 | | 58,606 | 20,512 | Obsolescence | 0 | | Parcel Total | |
| 2018 FV | 23,200 | | 26,284 | | 49,484 | 17,319 | Taxable Value | 70,643 | | New Const | <input type="checkbox"/> NC <input type="checkbox"/> C |
| 2017 FV | 22,900 | | 26,220 | | 49,120 | 17,192 | Total Exemption | | | New Land | <input type="checkbox"/> New Sketch |
| 2016 FV | 21,400 | | 27,236 | | 48,636 | 17,023 | | | | Remainder | |

| Building Data | | | | | | | | | | | | | |
|---------------|--------|------------------|-------------------------|---------|-------|------|------------|--------------------------|-----|------|------------|---------------------|-----|
| 1-1 | Code | Description | Adjustments & Modifiers | | | Name | Code/Units | Description | % | Name | Code/Units | Description | % |
| Type | COND | Condominium | BUILDING LEVEL | | | BAPL | 1 | Base Appliance | 100 | EW | 5 | SIDING ON FRAME | 100 |
| Occ | 002 | Townhouse | Rate Adj | 90.0000 | Other | BED | 1 | Bedrooms | 100 | ROOF | 2 | COMPOSITION SHINGLE | 100 |
| Stry/Frm | 01 THE | 1 Story End Unit | Lump Sum | | | BFLR | 1 | Base Flooring | 100 | HEAT | 1 | FORCED AIR | 100 |
| Quality | 20 | Fair | | | | BTHF | 1 | Bath - Full | 100 | | | | |
| Year Built | 1980 | | PARCEL LEVEL | | | FIX | 5 | Plumbing Fixtures | 100 | | | | |
| WAY | 1980 | | Lump Sum | 0 | | FND | 1 | EXTREME | 100 | | | | |
| Remodel Yr | | | %Obso | 0.0000 | | LV | 1 | Living Units in Building | 100 | | | | |
| % Comp | 100 | %DPR 61.5 | | | | SBFL | 2 | WOOD | 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 | | | 600 | 109.76 | 65,855 | 1 | CMNA | C AREA * | 30 | 1 | 1 | 1,589.00 | 1980 | | 100 | 1,589 | 1,589 | | |

| | | | | | |
|-----------------------|-----|------------------------------|--------|--------------|--------|
| Gross Bldg Area | 600 | Perimeter | 100 | Sub Area RCN | 65,855 |
| Building Notes | | Building Cost Summary | | | |
| | | Building RCN | 65,855 | | |
| | | Depreciation | 40,501 | | |
| GLA[1](600) . | | Building DRC | 25,354 | | |
| | | Extra Feature DRC | 1,589 | | |
| | | Building Obso | | | |
| Building Name | | Total DRC | 26,943 | | |
| | | 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 | | Water | Municipal | |
| 210 | Condominium or Townhouse | MDU | 1 | ST | 43,700.00 | | | | | 43,700 | | 43 | 0.001 | Sewer | Municipal | |
| | | | | | | | | | | | | 210 | | Street | Paved | |
| | | | | | | | | | | | | | | SPC | | |
| | | | | | | | | | | | | CAGC | PAKA | | | |

Washoe County PRODUCTION APPRAISAL RECORD

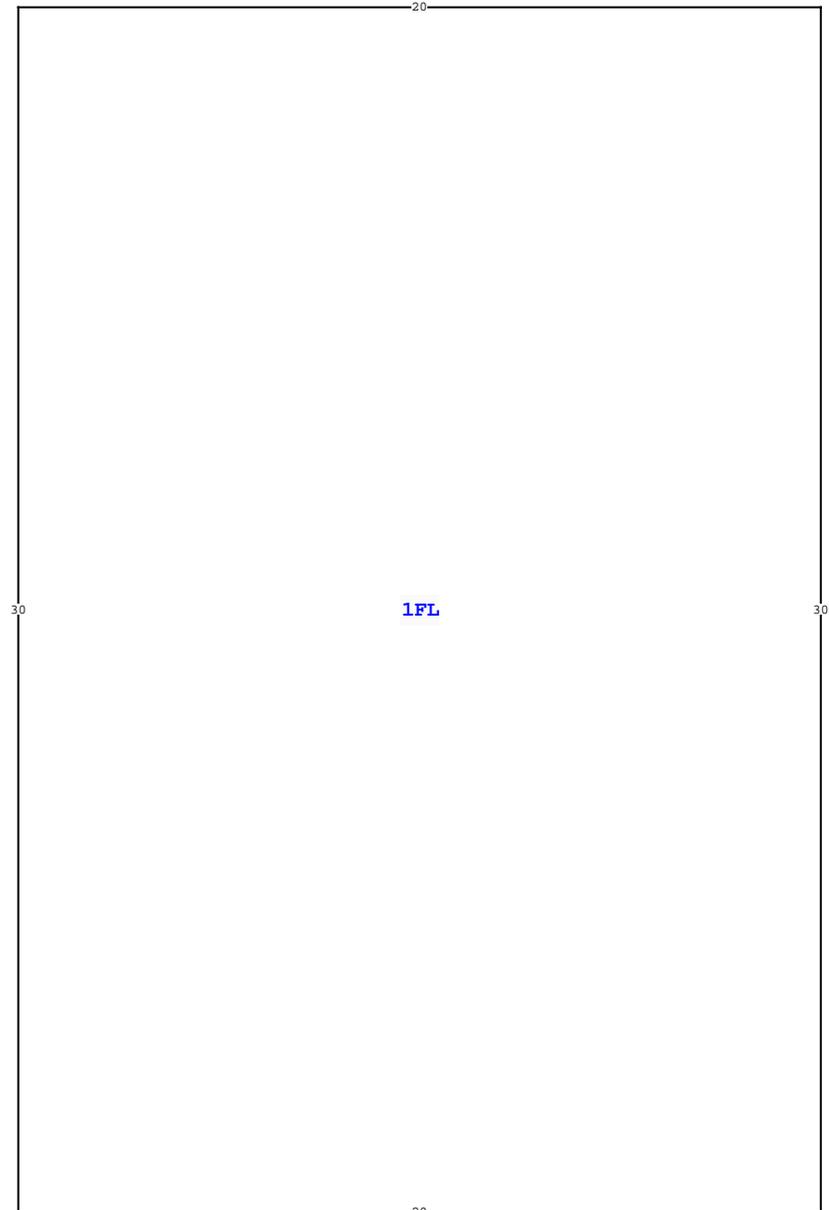
APN: **132-560-09**

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Owner **G & C PROPERTIES LTD**
 Keyline Description **MT BROOK STATION LT 18**

NBHD **PAKA Mt. Brook Station**

Appr **DA**

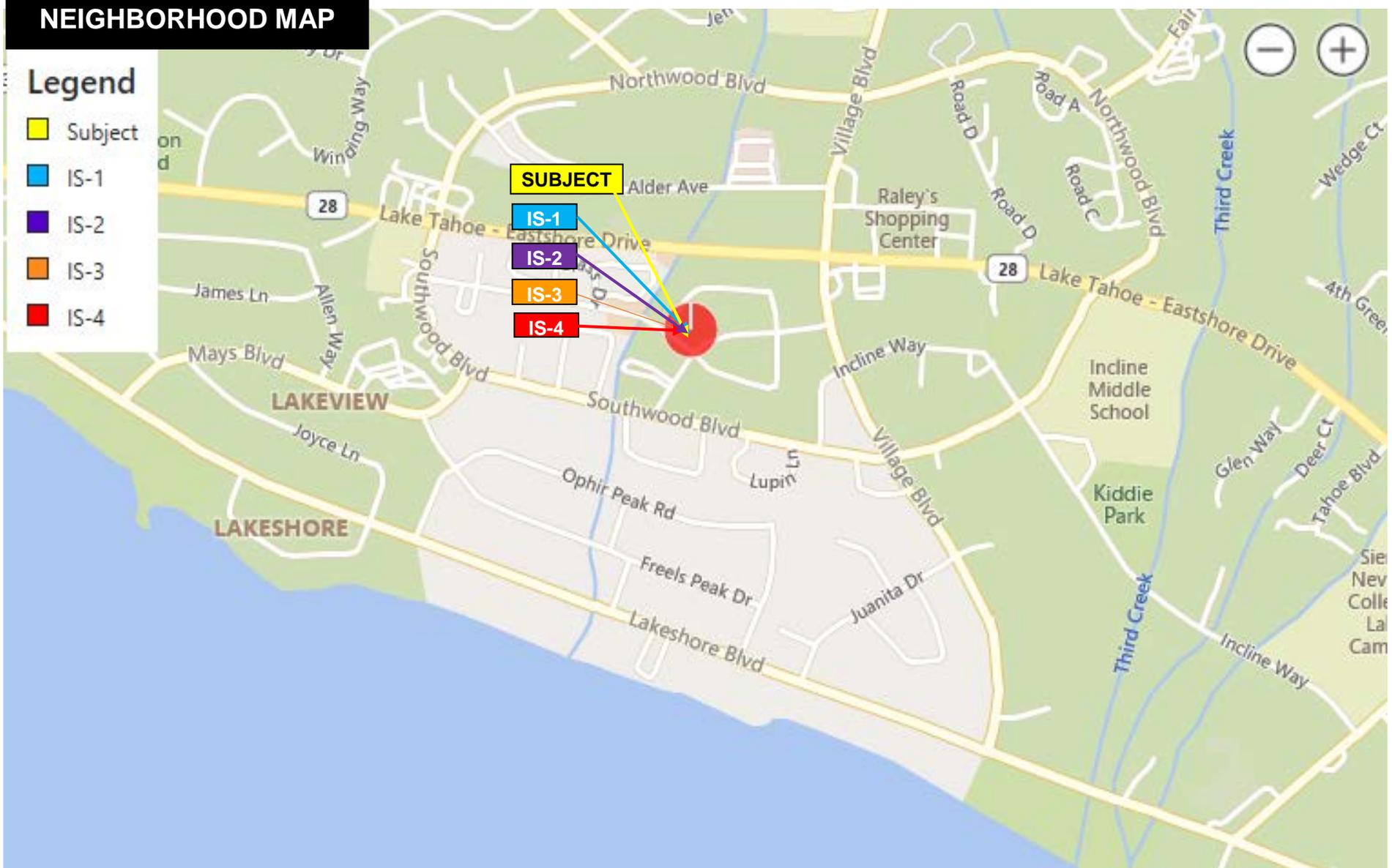


| Activity Information | | | | | |
|----------------------------|---------|---------------------|--------|---------|--------|
| Date | User ID | Activity Notes | | | |
| 10/8/2020 | DA | Re-appraisal Review | | | |
| 3/10/2014 | TLS | Aerial Review | | | |
| Sales/Transfer Information | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif |
| HALIMI, EMIL | 2900656 | 8/6/2003 | 210 | 300,000 | 2MD |
| G & C PROPERTIES LTD, | 2900655 | 8/6/2003 | 210 | 0 | 3MNT |
| MT BROOK STATION COOP AP | 2549150 | 5/1/2001 | 210 | 75,000 | 2D |
| | 2425976 | 2/29/2000 | | 0 | |
| Permit Information | | | | | |
| Date | Permit | Description | Amount | Status | % Comp |
| | | | | | |

NEIGHBORHOOD MAP

Legend

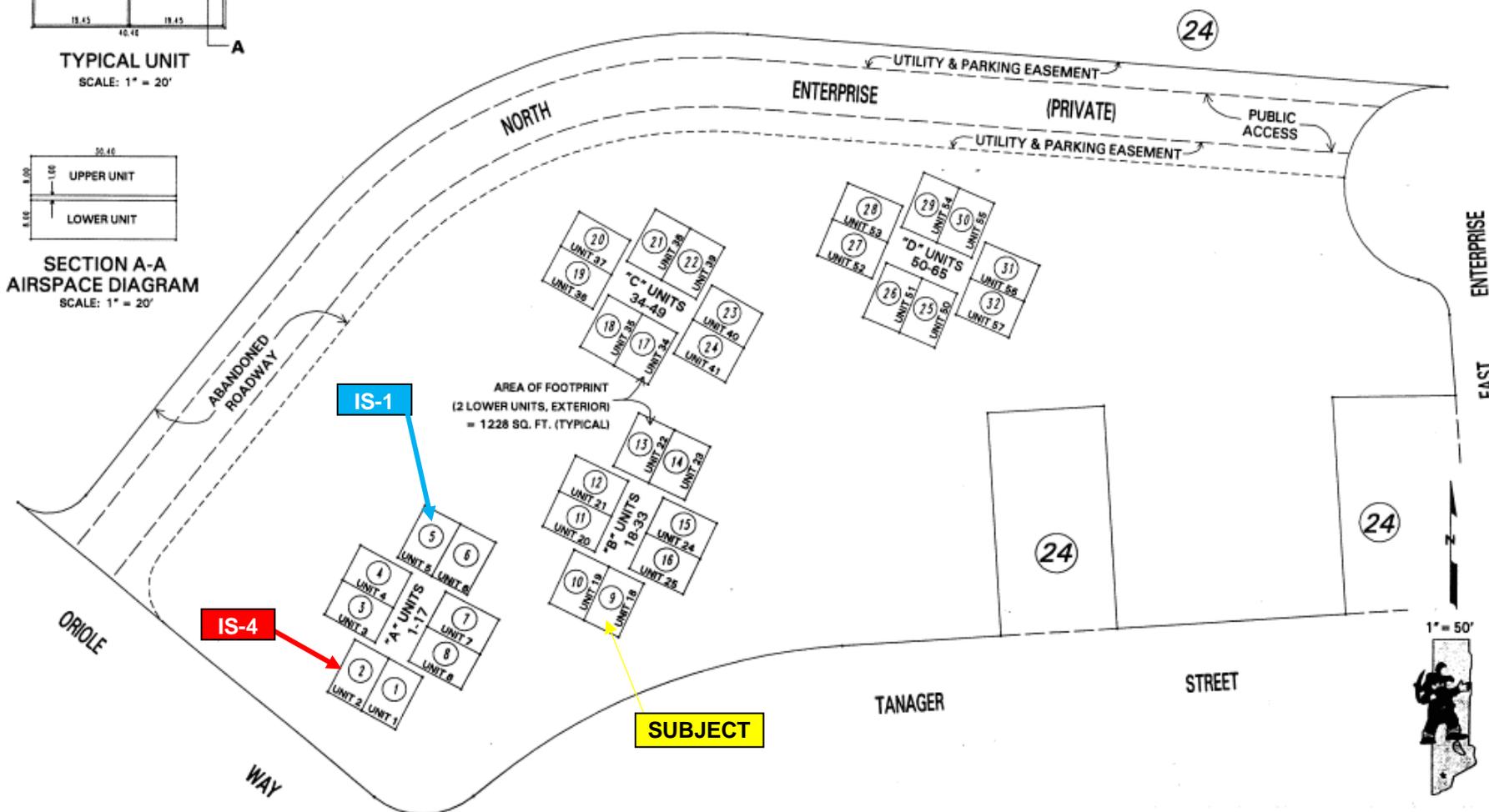
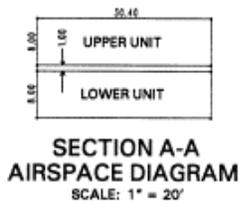
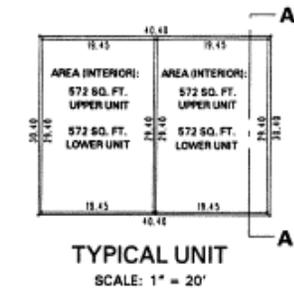
- Subject
- IS-1
- IS-2
- IS-3
- IS-4



MT. BROOK STATION CONDOMINIUMS (#3807)

FIRST FLOOR

PORTION OF SW 1/4 OF SECTION 15, T16N - R18E



NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated hereon.

Office of Washoe County Assessor, Nevada - Robert W. McGowan

This area previously shown on 132-24
 NOTE: ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

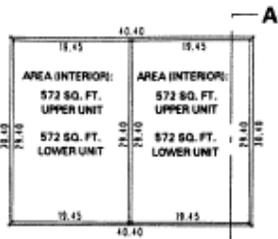
| | |
|----------|------------|
| Drawn by | TWT 4/7/00 |
| Revised | |

AEC INFO 7.3.1 WINDOWS NT WORKSTATION 4.0

MT. BROOK STATION CONDOMINIUMS (#3807)

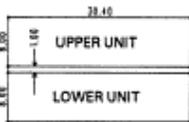
SECOND FLOOR

PORTION OF SW 1/4 OF SECTION 15, T16N - R18E



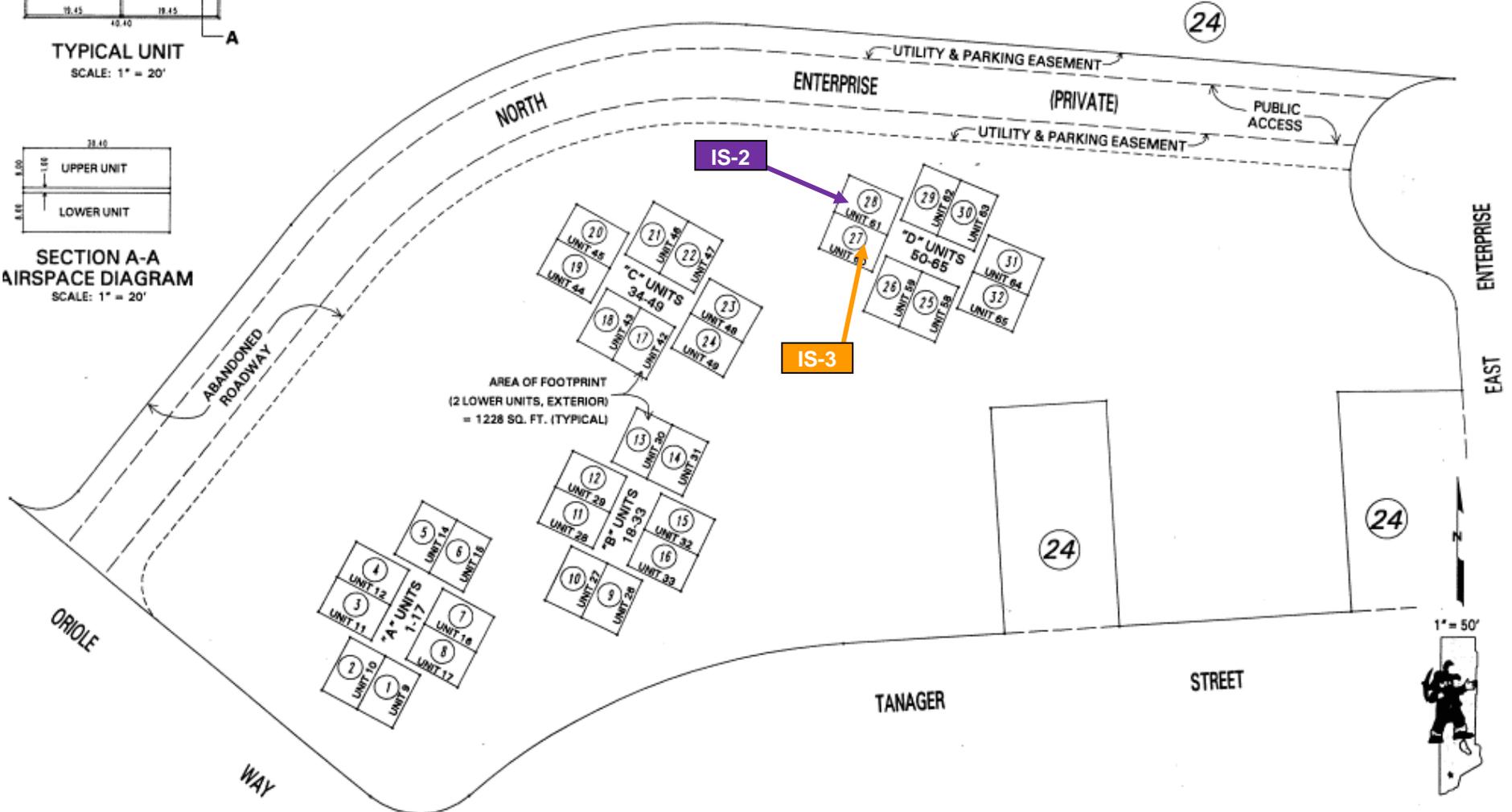
TYPICAL UNIT

SCALE: 1" = 20'



SECTION A-A AIRSPACE DIAGRAM

SCALE: 1" = 20'



This map is prepared for the use of the Washoe County Assessor for ment and illustrative purposes only. It does not represent a survey of

This area previously shown on 132-24
NOTE:

Drawn by TWT 4/7/00
Revised