

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 21-0021
Hearing Date 2/5/2021
Tax Year 2021

APN: 132-560-12

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:	21-0021
DATE:	2/5/2021
TIME:	TBD
TAX YEAR:	2021
VALUATION:	Reappraisal

OWNER: G & C PROPERTIES LTD

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Half	Built WAY			
	132-560-12	872 TANAGER ST	0.00	AC	600				R20	1 Story End	1	1	1980	08/06/2003	\$300,000	\$500

IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Half	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 Appraiser DIARIAS Date 10/8/2020	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		
	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		
	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		
								2018 Qtr 4:		None	NA	0	0		
	Misc Data							2019 Qtr 1:		None	NA	0	0		
	Current TV Land Median: \$37,400							2019 Qtr 2:		None	NA	0	0		
	% Change From Current Land TV: 33.69%							2019 Qtr 3:		\$270,000	23.95%	0	1		
							2019 Qtr 4:		None	NA	0	0			
Time Adj.					Min	Max	Monthly	2020 Qtr 1:		\$285,000	22.69%	0	1		
Sales Price:					270,000	285,000	% Time	2020 Qtr 2:		None	NA	0	0		
Bldg SqFt:					600	600	Adjustment	2020 Qtr 3:		None	NA	0	0		
Land Size (ac)					0.00	0.00	0.00%	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					

%Comp

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Building Data									
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1-1	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
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Sub Area	Extra Features
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		Yr	DPR		Price Per					BLDG				Roll				Override	
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[illegible][illegible]

Land Value: 1 Lines Total	Land Data	Property Characteristics
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Property Characteristics

Land Size-Sf	43	Water	Municipal
Acre Size	0.001	Sewer	Municipal
DOR Code	210	Street	Paved
Deferment		SPC	
CAGC	PAKA		

Washoe County PRODUCTION APPRAISAL RECORD

APN: 132-560-12

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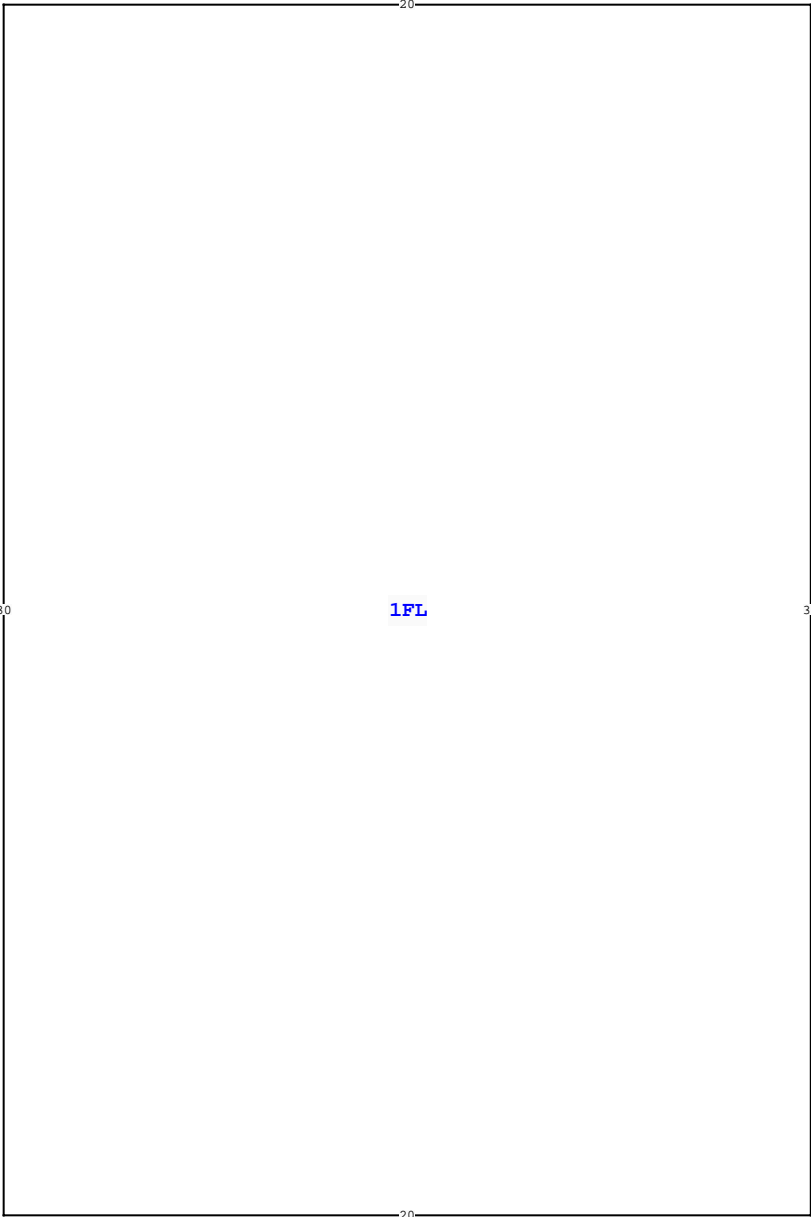
Owner G & C PROPERTIES LTD
Keyline Description MT BROOK STATION LT 21

NBHD PAKA Mt. Brook Station

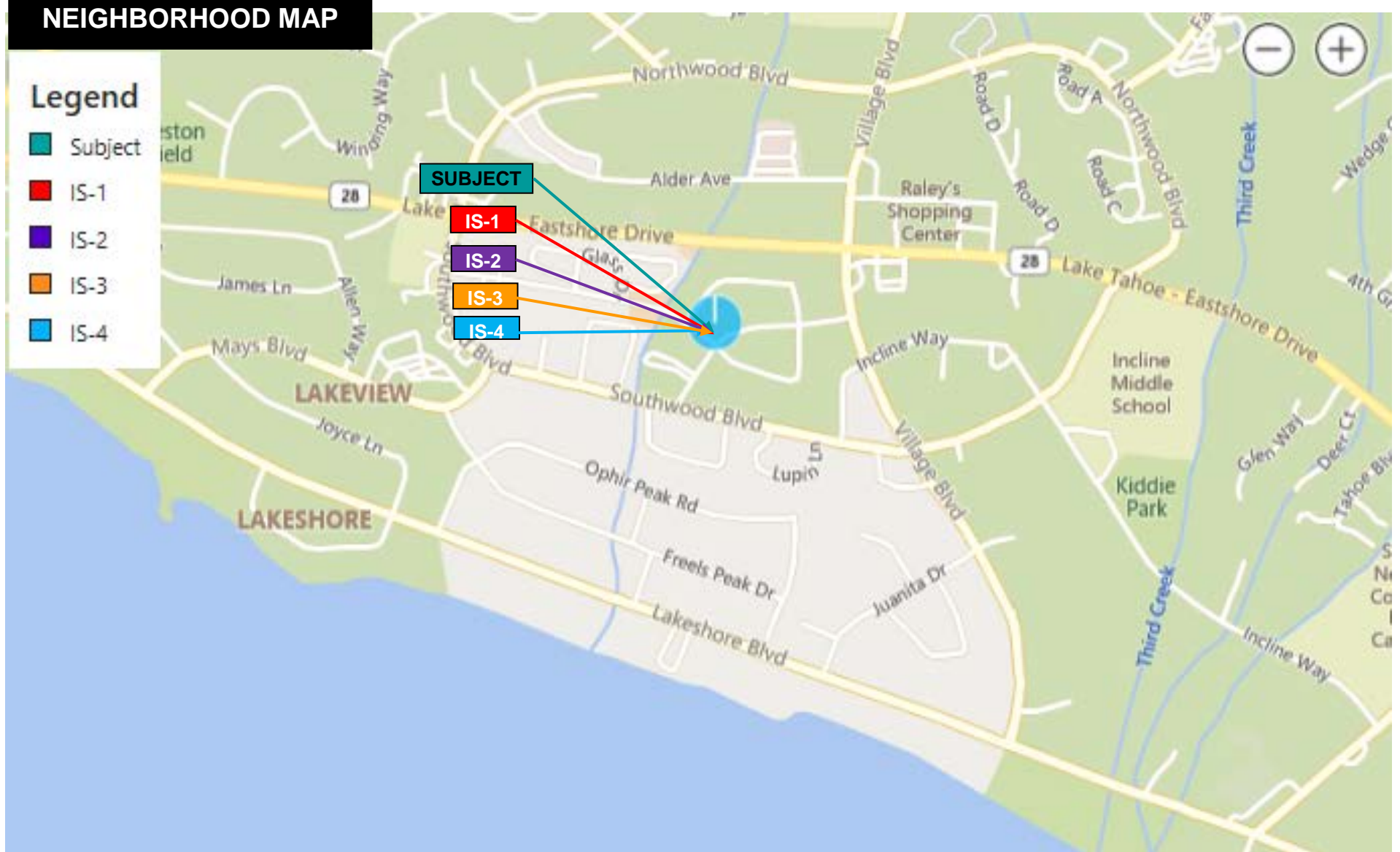
Appr DA



Activity Information					
Date	User ID	Activity Notes			
10/8/2020 3/10/2014	DA TLS	Re-appraisal Review 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	2549153	5/1/2001	210	75,000	2D
	2425976	2/29/2000		0	
Permit Information					
Date	Permit	Description	Amount	Status	% Comp
6/1/2017	WBLD17-101447	REMOVE AND REPLACE SHEETRO		C	100%



NEIGHBORHOOD MAP

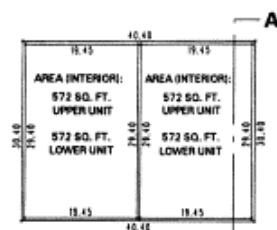


132-56

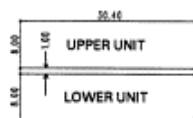
MT. BROOK STATION CONDOMINIUMS (#3807)

FIRST FLOOR

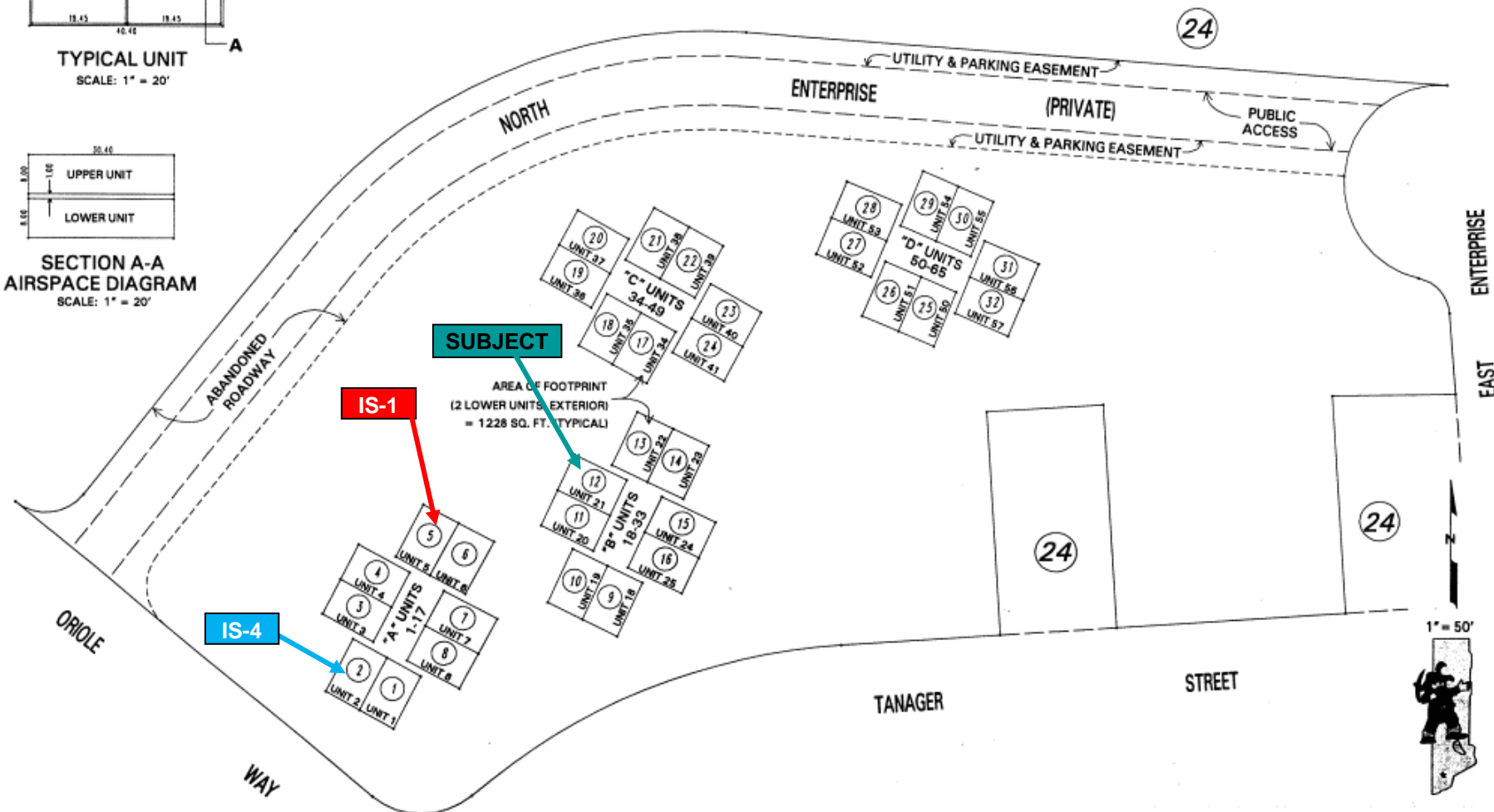
PORTION OF SW 1/4 OF SECTION 15, T16N - R18E



TYPICAL UNIT
SCALE: 1" = 20'



SECTION A-A
AIRSPACE DIAGRAM
SCALE: 1" = 20'



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 herein.

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

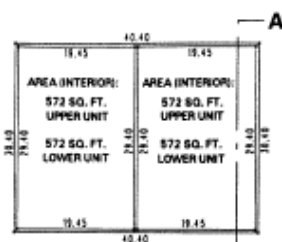
ARC/INFO 7.3.1 WINDOWS NT WORKSTATION 4.0

132-57

MT. BROOK STATION CONDOMINIUMS (#3807)

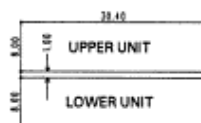
SECOND FLOOR

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



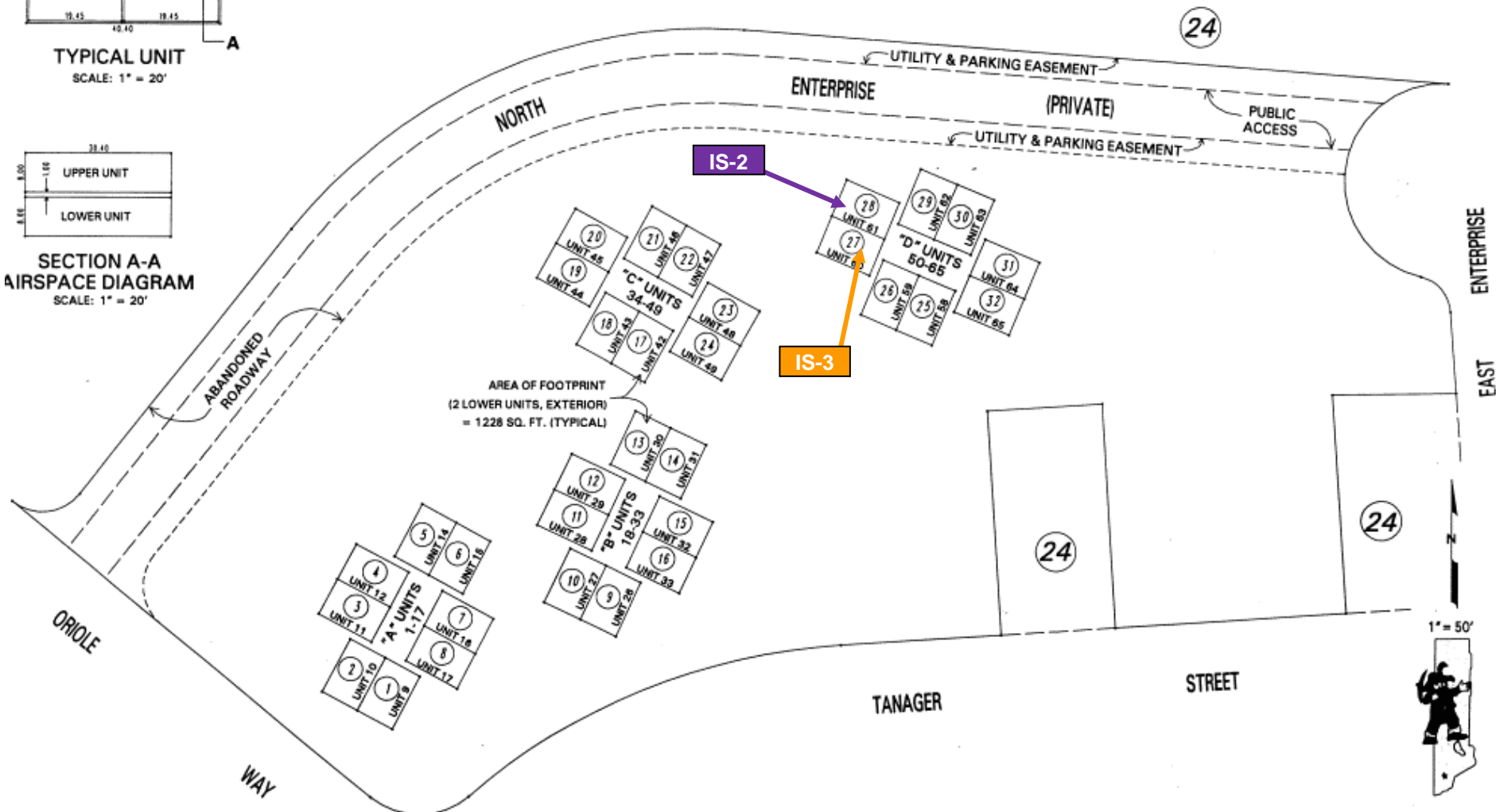
TYPICAL UNIT

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SCALE: 1" = 20'



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NOTE:

Drawn by TWT 4/7/00
Revised