

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: \$70,643
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					FIN	UNFIN			Baths	Built				
APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hlf	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/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

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Neighborhood: PAKA		Sale Dates Searched 7/1/2019 thru 6/30/2020														
Reappraisal Year 2021 Appraiser DIARIAS Date 10/8/2020 <input type="button" value="Print & Save Final Allocation"/>	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								
				2019 Qtr 1:	None	NA	0	0								
				2019 Qtr 2:	None	NA	0	0								
				2019 Qtr 3:	\$270,000	23.95%	0	1								
			2019 Qtr 4:	None	NA	0	0									
			2020 Qtr 1:	\$285,000	22.69%	0	1									
			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: 132-560-12

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	
2016 FV	21,400		27,236		48,636	17,023				Remainder	<input type="checkbox"/> New Sketch

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

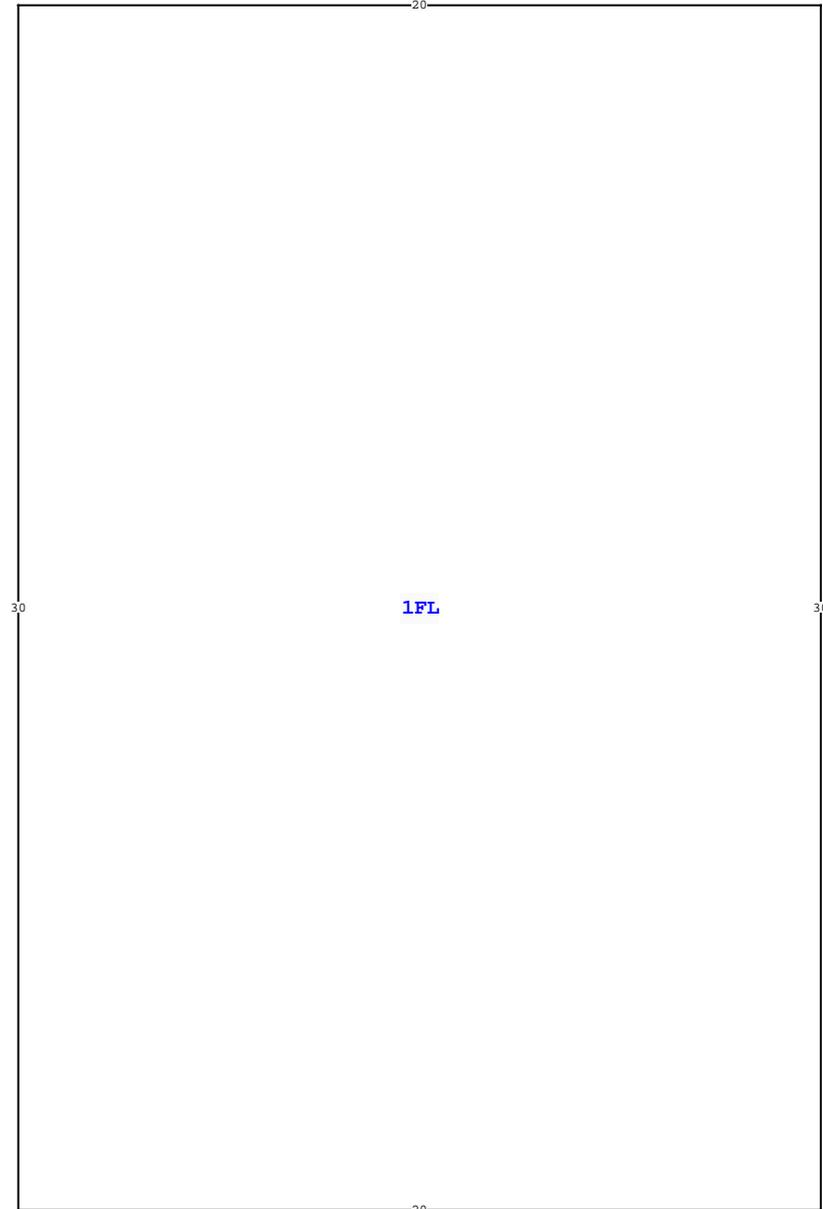
APN: 132-560-12

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

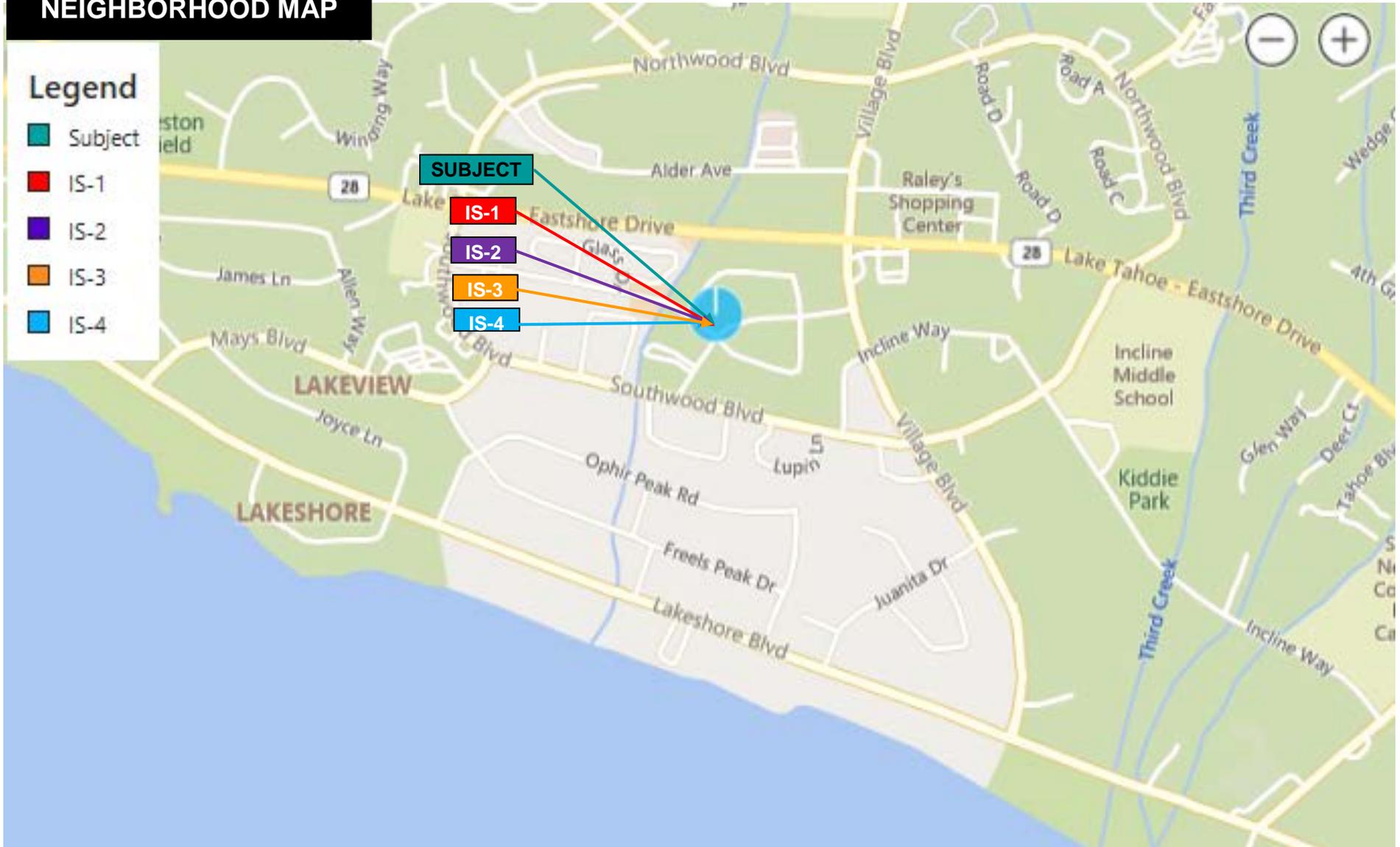
NBHD PAKA Mt. Brook Station

Appr DA



Activity Information						
Date	User ID	Activity Notes				
10/8/2020	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	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

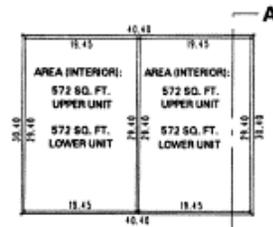


MT. BROOK STATION CONDOMINIUMS (#3807)

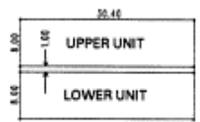
FIRST FLOOR

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

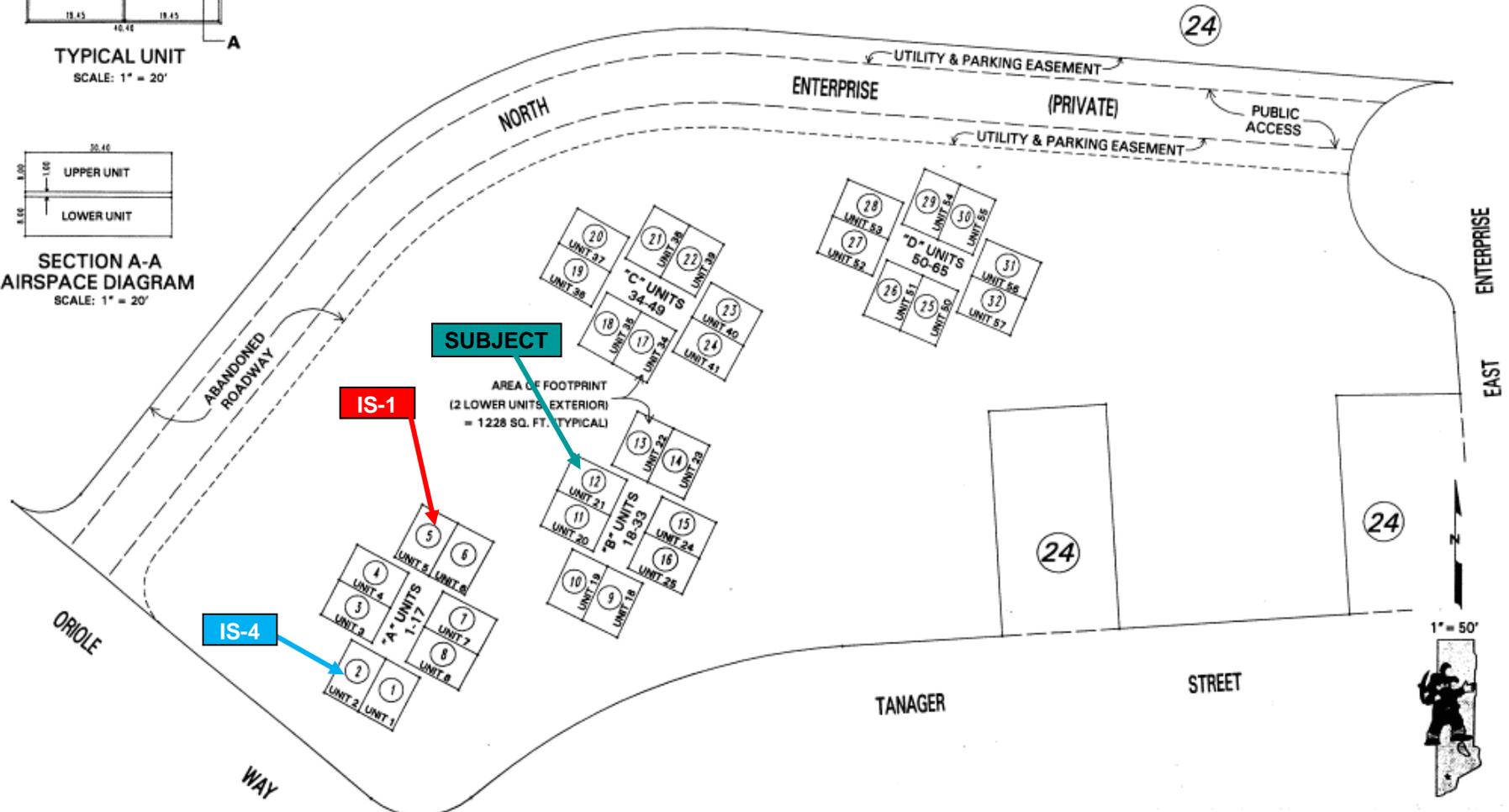
24



TYPICAL UNIT
SCALE: 1" = 20'



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



SUBJECT

IS-1

IS-4

AREA OF FOOTPRINT
(2 LOWER UNITS, EXTERIOR)
= 1228 SQ. FT. (TYPICAL)

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

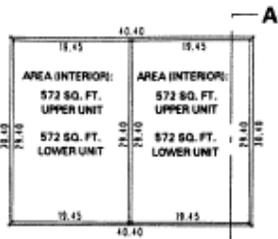
This area previously shown on 132-24
NOTE:
ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Drawn by TWT 4/7/00
Revised _____
ARC/INFO 7.5.1 WINDOWS NT WORKSTATION 4.0

MT. BROOK STATION CONDOMINIUMS (#3807)

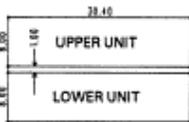
SECOND FLOOR

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



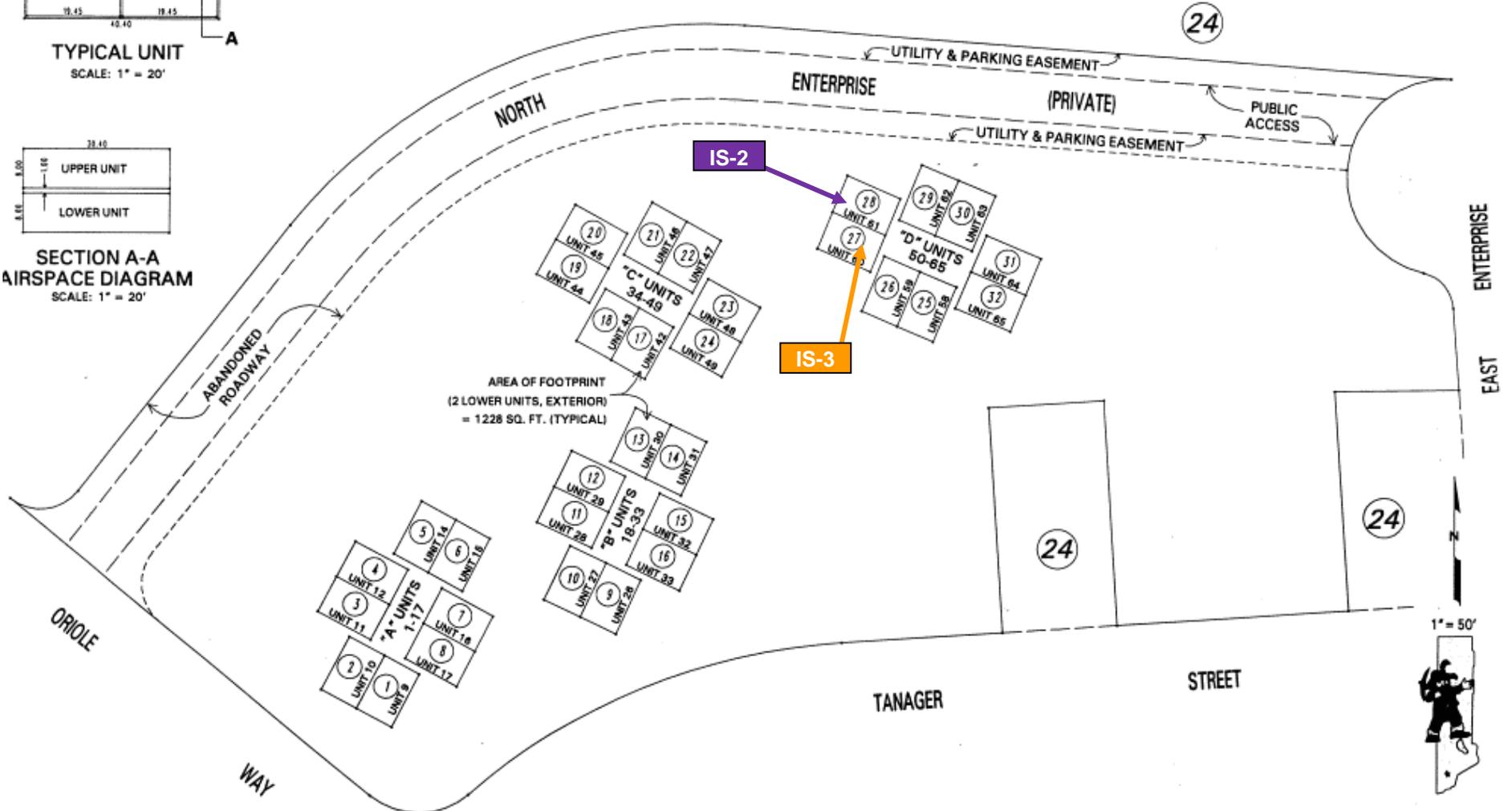
TYPICAL UNIT

SCALE: 1" = 20'



SECTION A-A AIRSPACE DIAGRAM

SCALE: 1" = 20'



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This area previously shown on 132-24

NOTE:

Drawn by TWT 4/7/00
Revised