

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 23-0103
Hearing Date 2/10/2023
Tax Year 2023

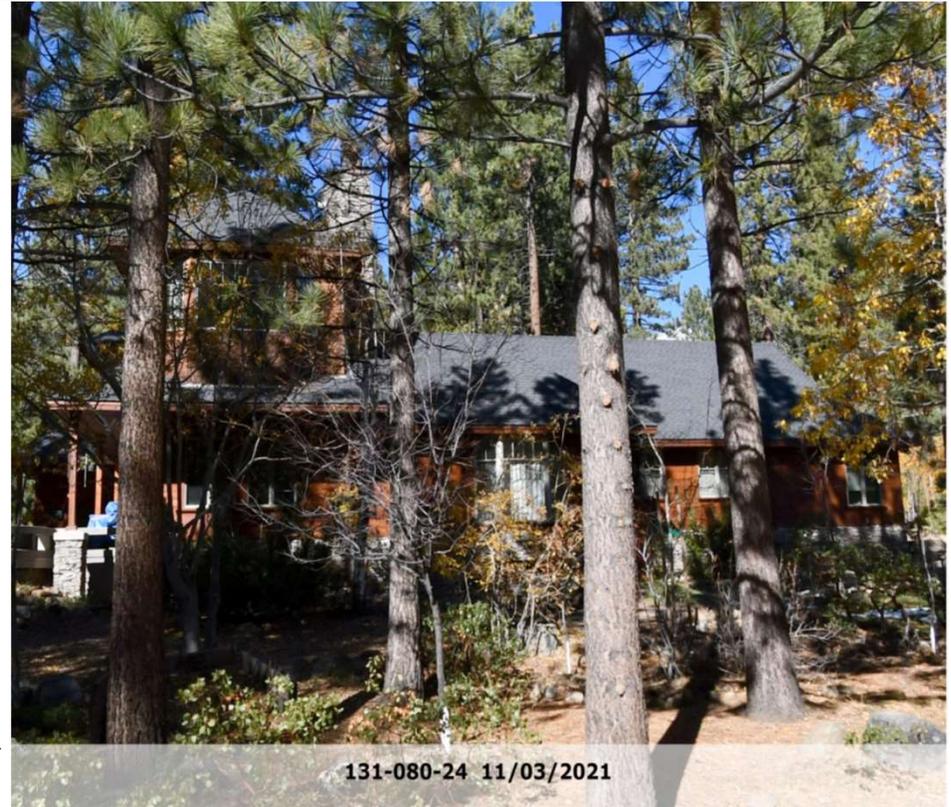
APN: 131-080-24
Owner of Record: MCNULTY LIVING TRUST
Property Address: 501 COUNTRY CLUB DR
Square Feet (Inc Finished Bsmt) 3,798
Built / WAY: 1986
Parcel Size: 0.52 AC

Description / Location: The subject is a single family residence with 3,798 SF of living area. Originally built in 1978 with the 2FL added in 2001. It is located in the northwest corner of the intersection of Country Club Dr and Fairway Blvd. The subject has a -20% adjustment for corner/traffic and has a -\$11,000 lump sum adjustment prescribed by the 2018 County Board of Equalization.

2023/24 Taxable Value:	Land:	\$389,000
	Improvements:	\$415,691
	Total:	<u>\$804,691</u>
	Taxable Value / SF:	\$212

Sales Comparison Approach: Indicated Value Range / SF: \$464 - \$1,306

Conclusions: The comparable improved sales range from \$2,000,000 to \$3,100,000 or \$464 to \$1,306 \$/SF, well above the subject's \$212 \$/SF. The comparable land sales range from \$709,000 to \$1,120,000, well above the subject's taxable land value of \$389,000. After adjustments, these sales demonstrate the taxable value does not exceed full cash value. It is recommended that the taxable value be upheld.



PREPARED BY: Adam Smith

REVIEWED BY: Jane Tung

ASSESSOR'S EXHIBIT I
15 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$389,000	\$136,150	Txble
IMPROVEMENTS:	\$415,691	\$145,492	\$/ SF
TOTAL:	\$804,691	\$281,642	\$212

HEARING:	23-0103
DATE:	2/10/2023
TIME:	
TAX YEAR:	2023
VALUATION:	Reappraisal

OWNER: MCNULTY LIVING TRUST

SUBJECT												Baths	Built	Sale	
APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hif	WAY	Sale Date	Sale Price	\$/SF
131-080-24	501 COUNTRY CLUB DR	0.52	AC	3,798	649	208		R50	2	4	3\1	1986	07/08/1991	\$390,000	\$103

IMPROVED SALES

SALE												Baths	Sale			
#	APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hif	Built	Sale Date	Sale Price	\$/SF
IS-1	131-250-09	999 FAIRWAY BLVD	0.51	AC	4,307	708			R60	2	3	3\2	1984	02/23/2021	\$2,000,000	\$464
IS-2	131-012-13	608 CADDIE CT	0.46	AC	4,492	848			R60	2	4	5\0	1982	04/26/2022	\$3,100,000	\$690
IS-3	131-226-03	435 1ST GREEN DR	0.46	AC	2,300	506	556		R50	2	4	3\0	1989	09/23/2021	\$2,750,000	\$1,306
IS-4	131-226-09	477 1ST GREEN DR	0.54	AC	3,125	471			R55	2	4	3\1	1991	05/06/2022	\$2,650,000	\$848

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	125-502-09	697 TUMBLEWEED CIR	0.19	AC	120	9/9/2022	\$709,000	Inferior in size, located on West slope
LS-2	124-032-02	727 KELLY DR	0.53	AC	120	3/2/2022	\$950,000	Similar in size to the subject, most proximate to the subject
LS-3	125-511-05	606 DOESKIN CT	0.76	AC	120	9/22/2021	\$1,125,000	Superior in size and view to the subject, located on West slope

RECOMMENDATIONS/COMMENTS:

UPHOLD:

X

REDUCE:

The subject has a -20% adjustment for corner/traffic and -\$11,000 lump sum adjustment prescribed by the 2018 County Board of Equalization.

IS-1, like the subject is located on the corner of Country Club Dr and Fairway Blvd. IS-1 is superior to the subject in living area and quality however is similar in lot size and location. While IS-1 abuts the golf course, it does not have direct golf course frontage and has a very heavily filtered view of the course.

IS-2 is located North of Driver Ln, on Caddie Ct. This is the most recent sale in the subject's neighborhood. It is superior in quality and living area.

IS-3 is located on 1st Green Dr southeast of the subject. IS-3 inferior in living area, however, is similar in quality.

LS-1 is located in Lower Tyner (TAND) on Tumbleweed Cir, North of Valley Dr. LS-1 is inferior in size to the subject with a -20% adjustment and requires the purchase of additional coverage in order to build. LS-1 sold above the asking price for \$709,000 on 9/9/22.

LS-2 is located Woods (TAVE) on Kelly Dr, Southwest of Mount Rose Hwy. LS-2 is similar in size to the subject. LS-2 has minimal coverage but enough to build without purchasing additional coverage.

LS-3 has partial coverage however will require additional coverage in order to build. LS-3 was given the least weight as it is superior to the subject and requires adjustments for both size and view. LS-3 represents the upper limit of value.

The comparable improved sales range from \$2,000,000 to \$3,100,000 The comparable land sales range from \$709,000 to \$1,120,000. After adjustments, these sales demonstrate the taxable value does not exceed full cash value.

The parcel at 999 Fairway drive does not have golf course frontage ft and has very minimal heavily filtered views of the golf course. If it is determined that an inequity exists between 999 Fairway Ct and the subject property, any adjustment should be applied to 999 Fairway as this would be the parcel with the positive feature.

WASHOE COUNTY APPRAISAL RECORD



APN: 131-080-24

2023

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 501 COUNTRY CLUB DR INCLINE VIL Database WASHOE NBHD TACE Appr AJS Exemption AV|Exemption
 Owner MCNULTY LIVING TRUST Printed 2/2/2023 Championship Influence 3,340 Veteran
 PO BOX 6464 INCLINE VILLAGE, NV 89450 Tax District 5200
 Property Name

Reopen			
Reappraisal			

Valuation History

Parcel Value Summary

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	OBSO	<input type="checkbox"/> Change <input type="checkbox"/> No Change	
2023 VN2	389,000		415,691		804,691	281,642	Land Value	389,000		NewLand	
2023 NR	389,000		415,691		804,691	281,642	Building Value	381,374			
2022 FV	309,000		370,928		679,928	237,975	XFOB Value	34,317		Initials/Date	
2021 FV	277,000		369,010		646,010	226,104	Obsolescence	0			
2020 FV	261,000		367,986		628,986	220,145	Taxable Value	804,691		Parcel Total	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	261,000		360,335		621,335	217,467	Total Exemption	3,340		New Const	
2018 FV	261,000		353,421		614,421	215,047				New Land	
										Remainder	<input type="checkbox"/> New Sketch

Building Data

1-1	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	RES	Residential	BUILDING LEVEL	BAPL	1	Base Appliance	100	SBFL	2	WOOD	100
Occ	001	Single Family Reside	Rate Adj	BED	4	Bedrooms	100	EW	5	SIDING ON FRAME	100
Stry/Frm	02 SFR	2 Story	Lump Sum	BFLR	1	Base Flooring	100	ROOF	2	COMPOSITION SHINGLE	100
Quality	50	Very Good		BTHF	3	Bath - Full	100	HEAT	1	FORCED AIR	67
Year Built	1978		PARCEL LEVEL	BTHH	1	Bath - Half	100	HEAT	6	FLOOR RADIANT, HOT WATE	33
WAY	1986		Lump Sum 0	FIX	18	Plumbing Fixtures	100				
Remodel Yr			%Obso 0.0000	FND	1	EXTREME	100				
% Comp	100	%DPR 55.5		LV	1	Living Units in Building	100				

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	1978		2,395	222.42	532,692	1	BMFP	BSMT FIN P	EBLD	1	208	75.57	1978		100	15,719	5,109		
2FL	SECOND FLOOR	2001		1,195	222.42	265,790	2	FPS1	FP SGL 1-S	EBLD	1	1	8,157.84	1978		100	8,158	2,651		
BT1	BASEMENT DUGOUT			208	86.66	18,025	3	FPS1	FP SGL 1-S	EBLD	1	1	8,157.84	2001		100	8,158	5,466		
GRB	GARAGE BUILT-IN			649	51.33	33,313	4	FWAS	FW ASPHALT		30	1,800	4.72	1978		100	8,493	2,760		
PST	PORCH STONE			30	37.93	1,138	5	FWCO	FW CONCRET		30	100	8.38	2002		100	838	574		
WDW	WOOD DECK WOOD	2002		246	24.65	6,064	6	SAUN	SAUNA 3-5P		30	35	586.40	2001		100	20,524	13,751		
							7	SEC2	SEC HRD AV		30	1	8,158.00	1978		100	8,158	2,651		
							8	YIMP	YARD IMPS		30	2	2,084.00	1978		100	4,168	1,355		

Gross Bldg Area 3,590 Perimeter 483 Sub Area RCN 857,022

Building Notes	Building Cost Summary
FP FP	Building RCN 857,022
X	Depreciation 475,648
X	Building DRC 381,374
STR	Extra Feature DRC 34,317
SAUNA	Building Obso
MASTR	Total DRC 415,691
OFFICE	Override Value
131-080-24 501 COUNTRY CLUB DR	

Land Value: 2 Lines Total													Land Data		Property Characteristics				
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	Adj 2	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	Acre Size	DOR Code	Deferment	CAGC	Water	Municipal
200	Single Family Residence	TA_F	1	ST	500,000.00			80			400,000		22,521	0.517	200				
LUMP	Lump Sum Adj		1	LS	-11,000.00						-11,000	PER 2018 CBE FOR LOCATION							

This information is for use by the WASHOE COUNTY Assessor for assessment purposes only.

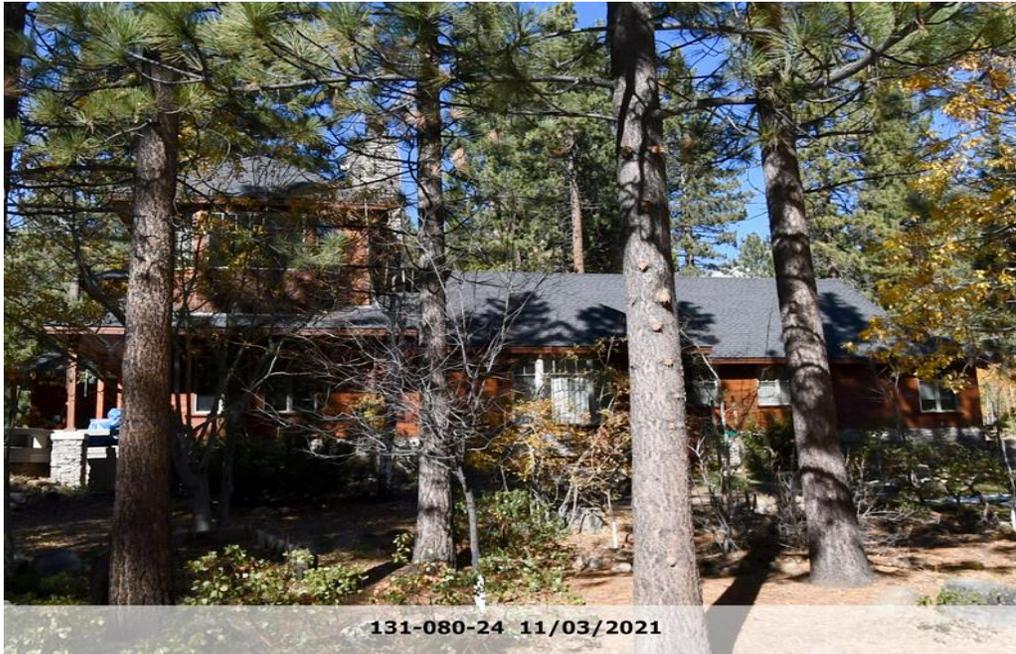
WASHOE COUNTY APPRAISAL RECORD

APN: 131-080-24

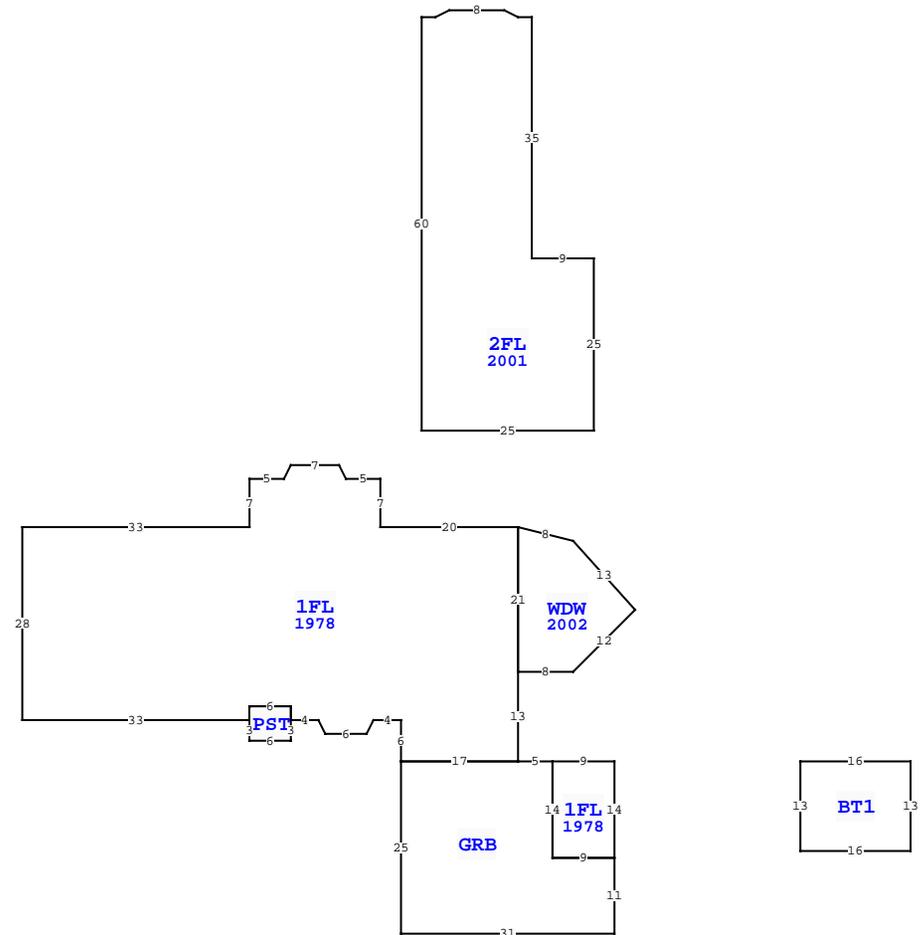
Owner MCNULTY LIVING TRUST
 Keyline Description FAIRWAY ESTATES 2 LT 14

NBHD TACE Championship Influence golf

Appr AJS



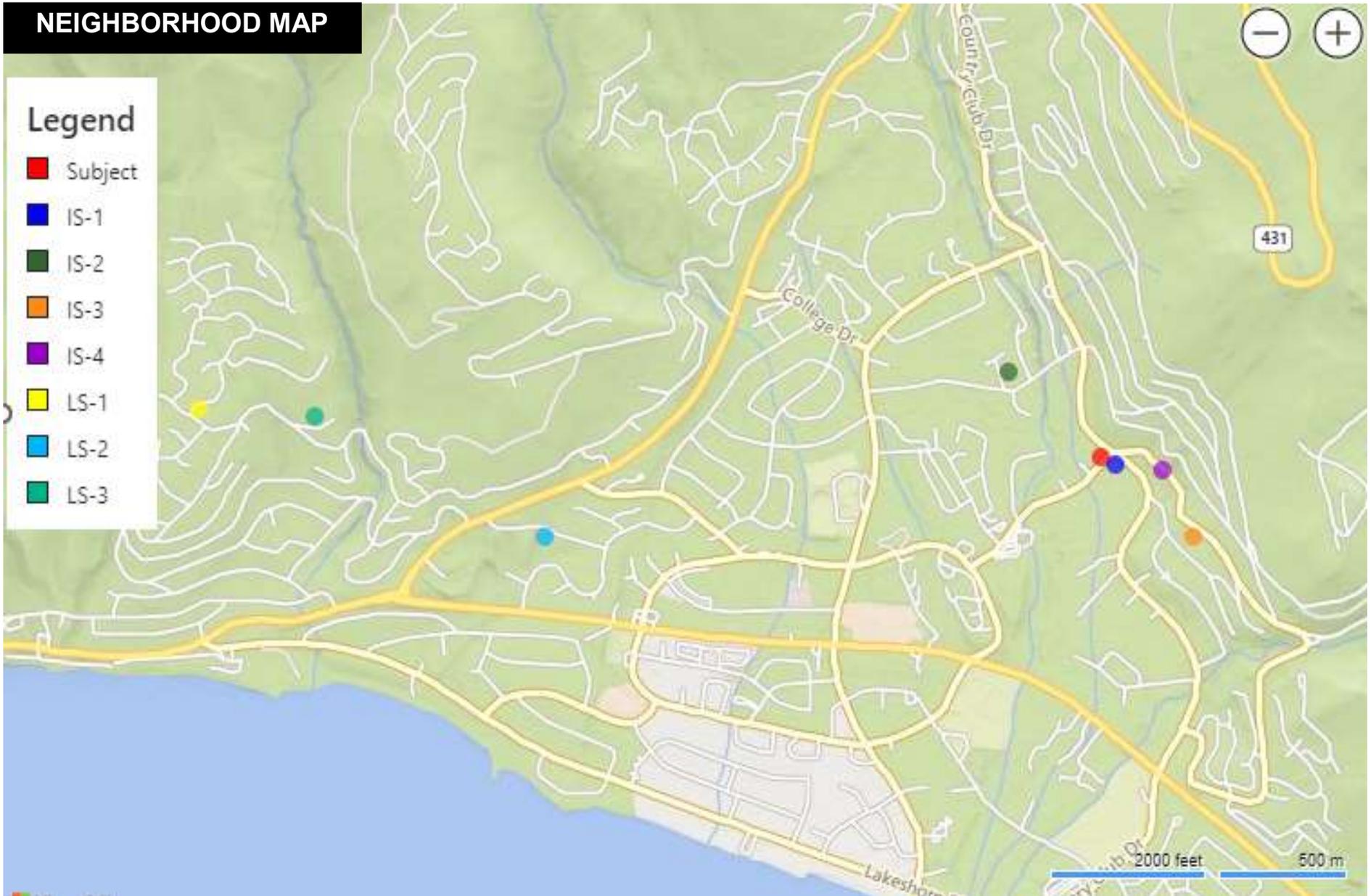
131-080-24 11/03/2021

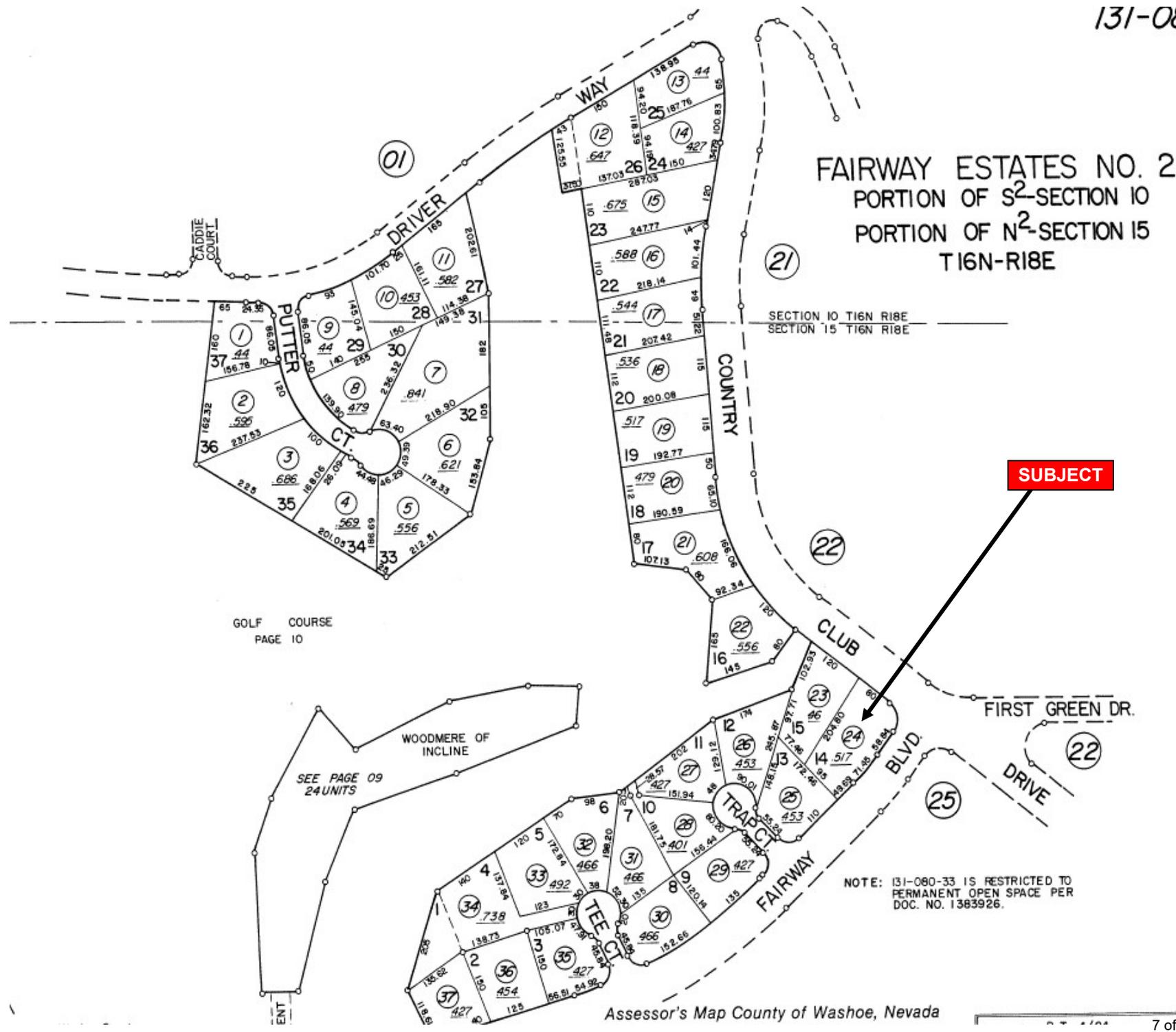


Activity Information						
Date	User ID	Activity Notes				
10/27/2022	AJS	Re-appraisal Review				
7/31/2003	RL	Permit Review				
		Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
MCNULTY, BRUCE A & MARIA	2558972	5/31/2001			0	3NTT
	1748081	12/29/1993	200		0	
	CHK	7/8/1991		390,000		1G
	CHK	5/1/1977	200	19,940		
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
3/16/2021	WBLD21-100928	GAS FAU CHANGE OUT 70K BTU		N	100%	
4/21/2003	03T0017	TAHOE RGN PL		C	100%	

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NEIGHBORHOOD MAP





FAIRWAY ESTATES NO. 2
 PORTION OF S²-SECTION 10
 PORTION OF N²-SECTION 15
 T16N-R18E

SUBJECT

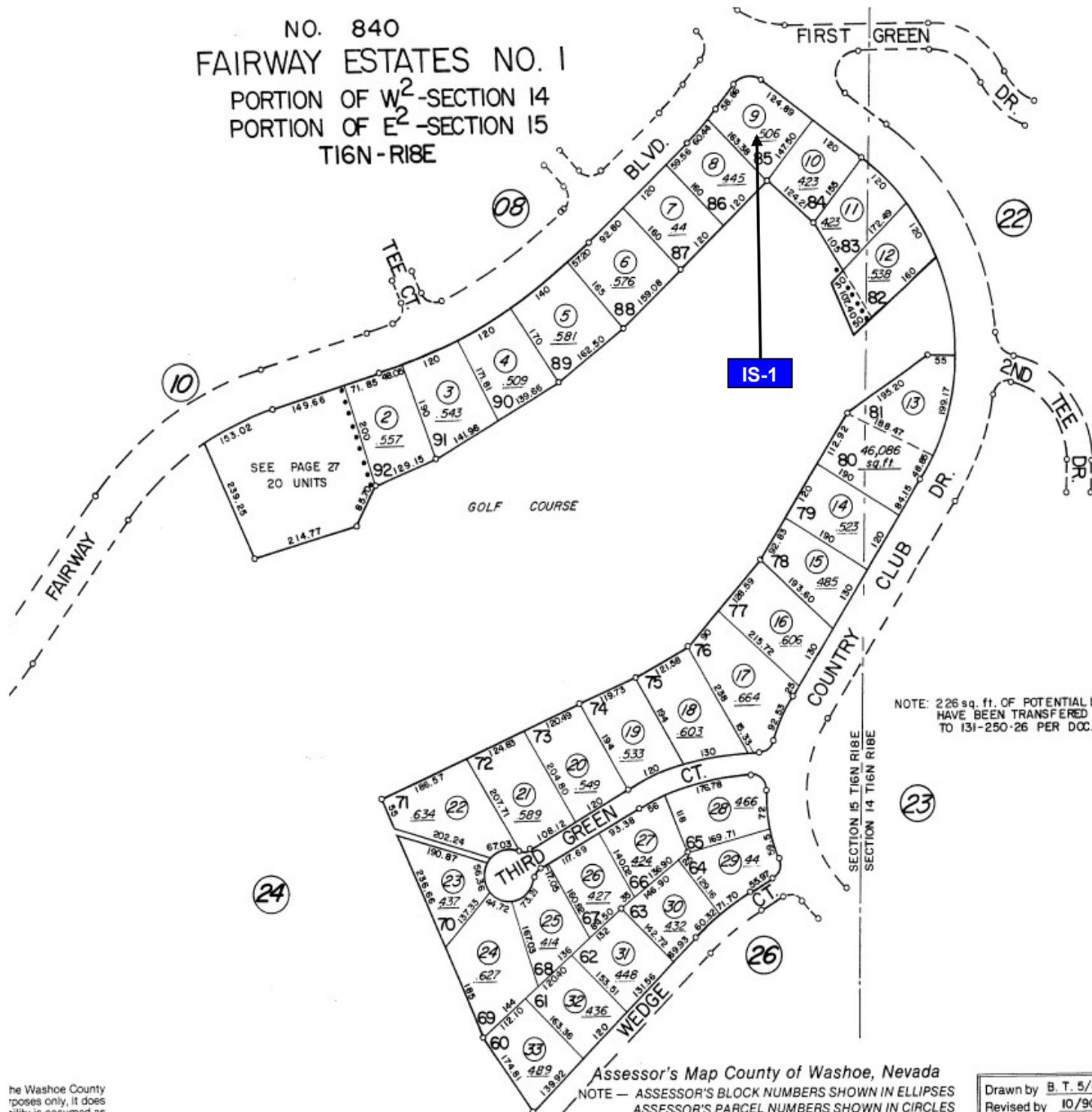
GOLF COURSE
 PAGE 10

SEE PAGE 09
 24 UNITS

NOTE: 131-080-33 IS RESTRICTED TO
 PERMANENT OPEN SPACE PER
 DOC. NO. 1383926.

NO. 840
 FAIRWAY ESTATES NO. 1
 PORTION OF W²-SECTION 14
 PORTION OF E²-SECTION 15
 T16N - R18E

131-2.



NOTE: 226 sq. ft. OF POTENTIAL LAND COVERAGE
 HAVE BEEN TRANSFERRED FROM 130-161-14
 TO 131-250-26 PER DOC. NO. 1375467.

The Washoe County
 imposes only, it does
 liability is assumed as

Assessor's Map County of Washoe, Nevada
 NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Drawn by B. T. 5/84
 Revised by 10/90 12/92 7/95

FAIRWAY ESTATES NO. 2
PORTION OF S²-SECTION 10
PORTION OF N²-SECTION 15
T16N-R18E

BOOK 129

EGE DR.

BOOK 124-08



NOTE: RESIDENTIAL ALLOCATION HAS BEEN TRANSFERRED FROM 129-540-01 TO 131-012-31 DOCUMENT NO. 1243863



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

Assessor's Map County of Washoe, Nevada
NOTE - ASSessor's BLOCK NUMBERS SHOWN IN ELLIPSES
ASSessor's PARCEL NUMBERS SHOWN IN CIRCLES

Drawn by B.T. 3/84
Revised by TWT 5/14/09

FAIRWAY ESTATES NO. 2

FAIRWAY ESTATES NO. 1

IS-4

IS-3

COUNTRY CLUB OF INCLINE
A PORTION OF THE W 1/2 OF SECTION 14,
THE NE 1/4 OF SECTION 15, THE E 1/2
OF SECTION 10 AND THE SW 1/4 OF
SECTION 11, T16N-R18E.

BOOK 126

NOTE: RESIDENTIAL ALLOCATION HAS BEEN
TRANSFERRED FROM 129-550-03
TO 131-224-03 PER DOC. NO. 1243862

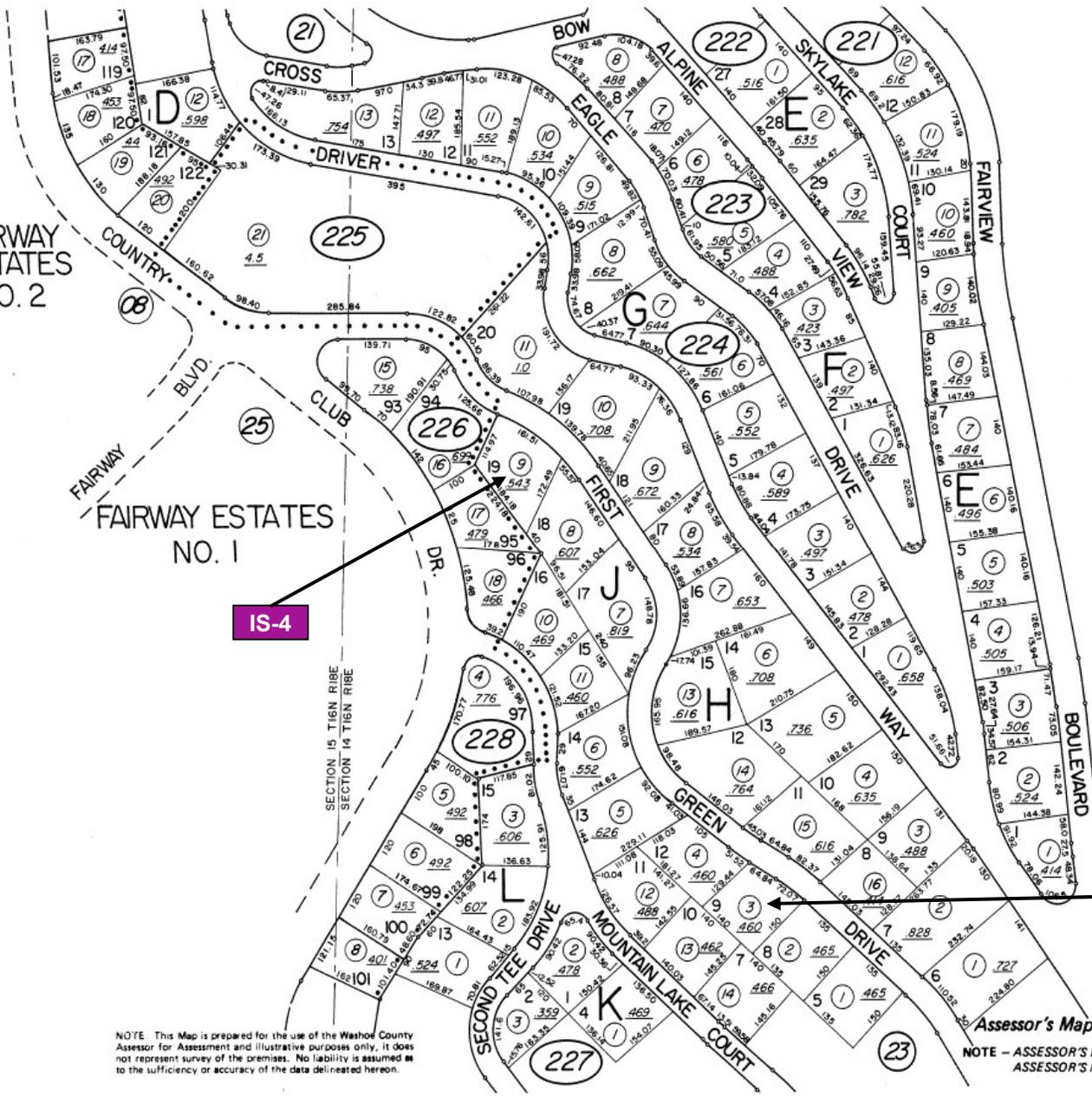


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Assessor's Map County of Washoe, Nevada

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by CFB 6/83
revised 4/84
superseded



125-01

125-50

125-52

125-52

125-51

24

125-503-01
61985 sf

125-503-02
10368 sf

125-503-03
9180 sf

125-503-04
9395 sf

125-503-05
8815 sf

125-503-06
8848 sf

125-503-07
9372 sf

125-503-08
8579 sf

125-503-09
8377 sf

1

25

125-503-28
81590 sf

125-503-15
13693 sf

125-503-14
19389 sf

125-503-13
7519 sf

125-503-12
8048 sf

125-503-11
8244 sf

125-503-10
7592 sf

125-503-18
10468 sf

125-503-19
10802 sf

26

125-503-29
32397 sf

125-503-16
12977 sf

125-503-17
7460 sf

125-503-18
10468 sf

125-503-11
8244 sf

125-503-10
7592 sf

125-503-18
10468 sf

125-503-19
10802 sf

122-13

125-503-23
8605 sf

125-503-21
8319 sf

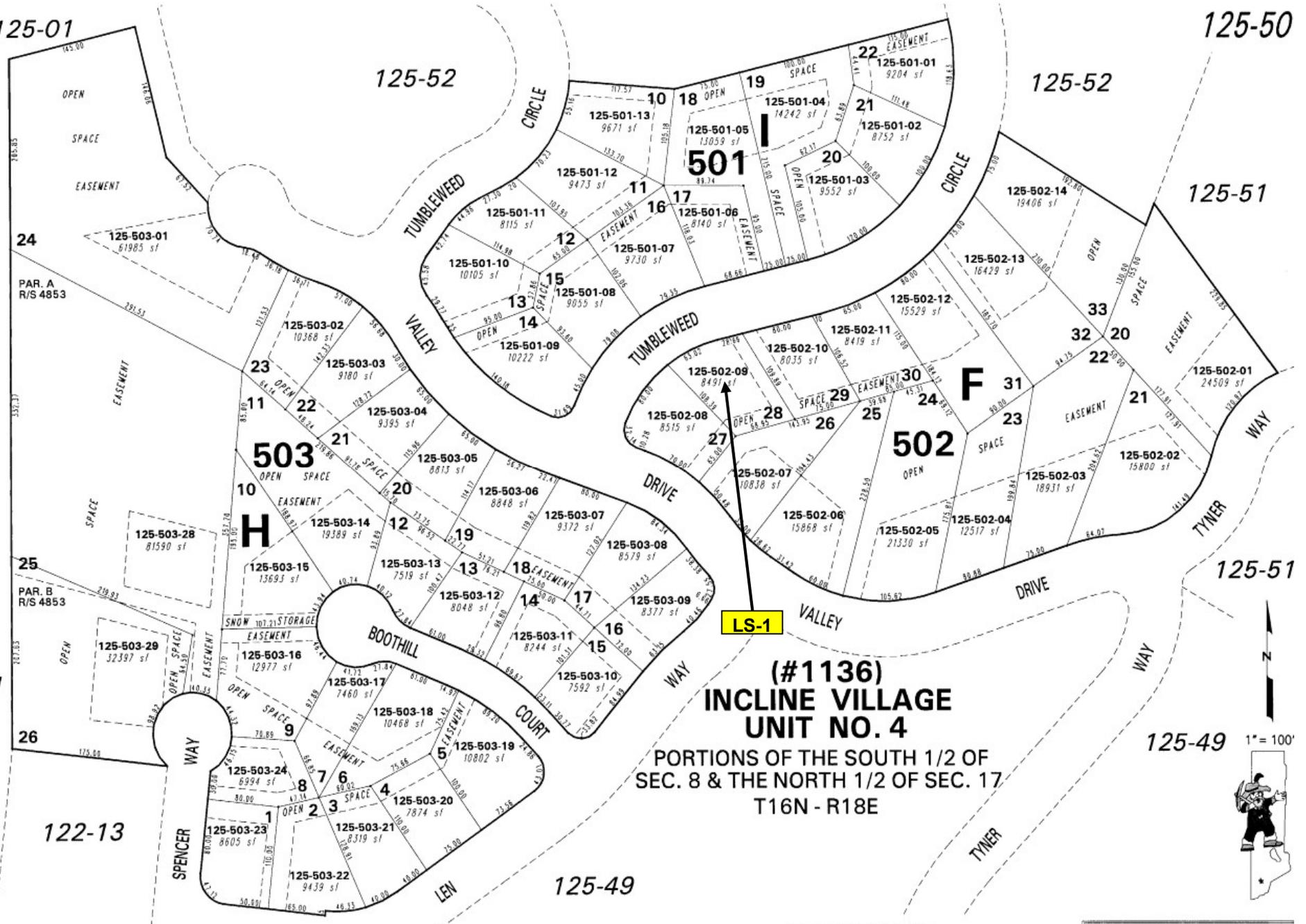
125-503-20
7874 sf

125-503-22
9439 sf

125-49

125-49

125-51



**(#1136)
INCLINE VILLAGE
UNIT NO. 4**

PORTIONS OF THE SOUTH 1/2 OF
SEC. 8 & THE NORTH 1/2 OF SEC. 17
T16N - R18E

LS-1



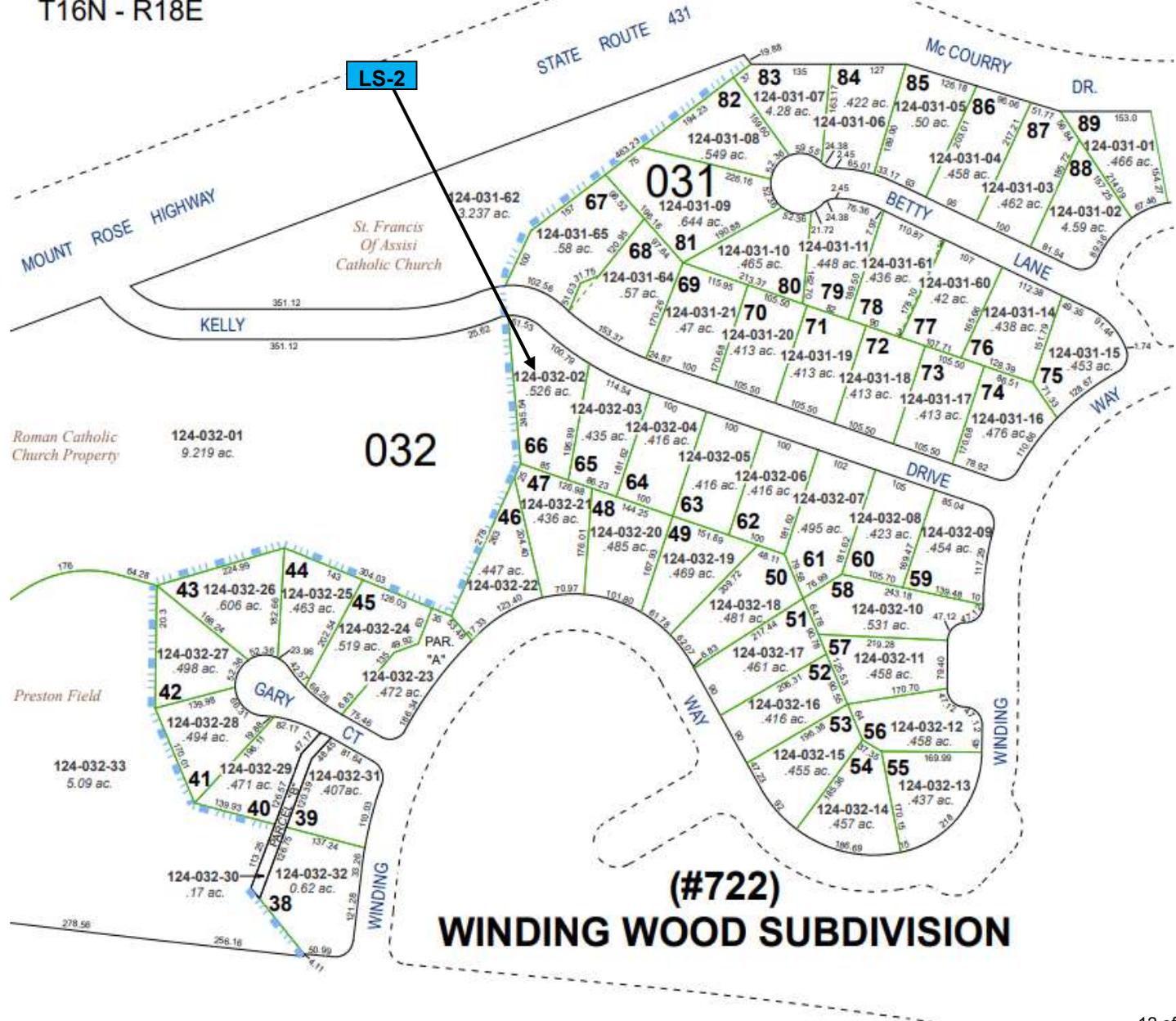
1" = 100'



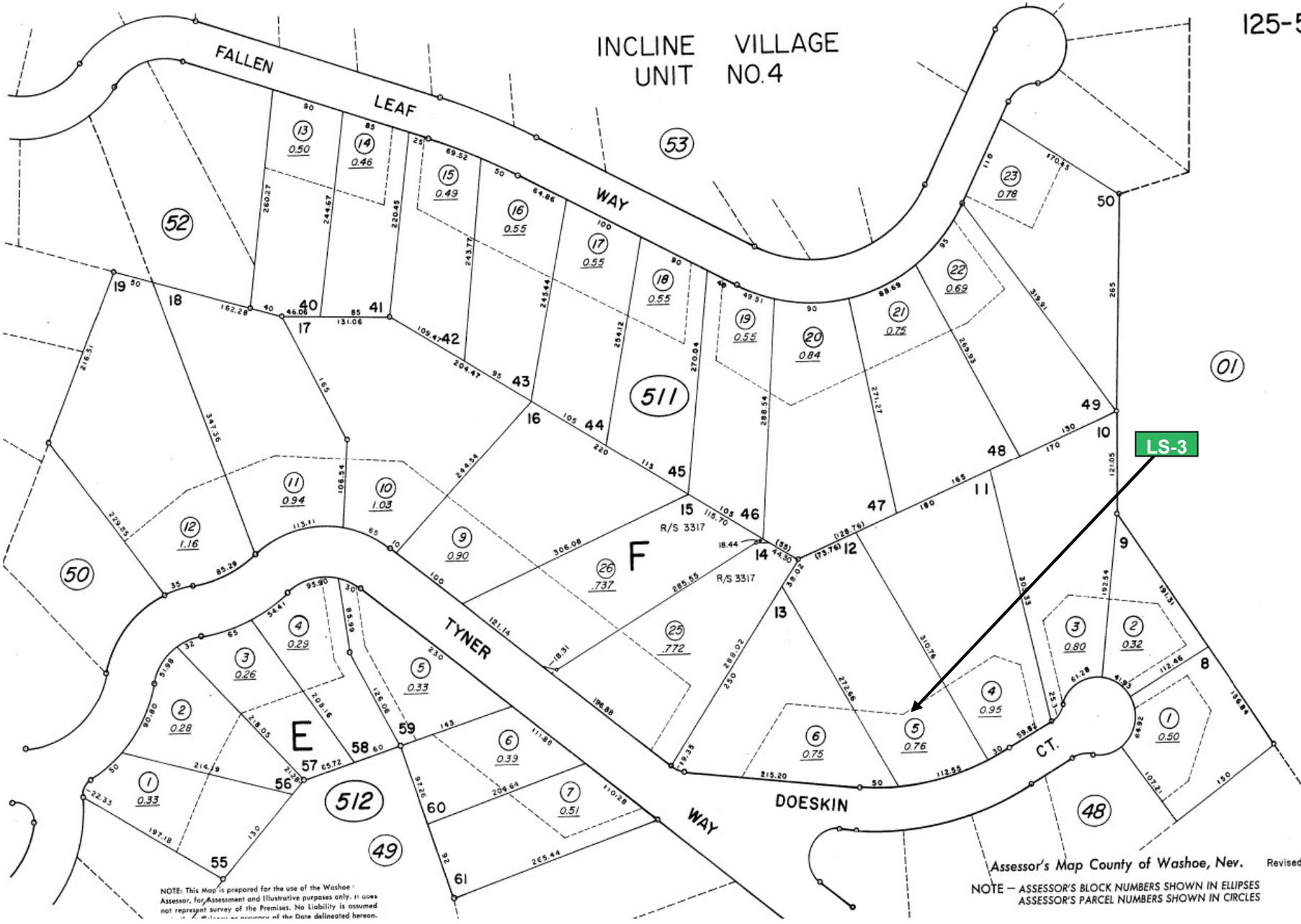
This area is approximately shown on

TWT 04/09/07

ION OF SECTION 16
T16N - R18E

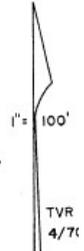


INCLINE VILLAGE UNIT NO.4



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Assessor's Map County of Washoe, Nev. Revised 10/9/97
 NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES





999 Fairview Blvd Listing Photo 2021



FEMA Flood Map