

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 23-0024
Hearing Date 2/10/2023
Tax Year 2023

APN: 082-592-10
Owner of Record: SANBURN, MICHAEL A
Property Address: 1820 COLLINS CIR

Parcel Size: 0.49 AC

Description / Location: The subject is a 0.49 acre parcel containing a personal property mobile home and detached garage. It is located in Panther Valley on Collins Cir., north of Newport Ln., east of Chisholm Trail, and south of Antelope Rd.

2023/24 Taxable Value:	Land:	\$115,000
	Improvements:	\$15,446
	Total:	\$130,446
	Taxable Value / AC:	\$264,597

Sales Comparison Approach:	Indicated Value:	\$135,000
	Indicated Value / AC:	\$273,835

Conclusions: Recommend upholding taxable value. Based on the analysis herein, the taxable value of this property does not exceed market value.



ASSESSOR'S EXHIBIT I
8 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (Vacant Land)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$115,000	\$40,250	Txble
IMPROVEMENTS:	\$15,446	\$5,406	\$/ Unit
TOTAL:	\$130,446	\$45,656	\$115,000

HEARING:	23-0024
DATE:	2/10/2023
TIME:	TBD
TAX YEAR:	2023
VALUATION:	Reappraisal

OWNER: SANBURN, MICHAEL A

SUBJECT							
APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
082-592-10	1820 COLLINS CIR	0.49	AC	SF3	10/1/1977	\$28,650	Contains a personal property mobile home and detached garage. Paved road access. Mild sloping topography. Connected to municipal utilities.

LAND SALES

SALE								
#	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	082-763-08	720 HARRIS RD	0.45	AC	SF3	6/18/2021	\$135,000	Vacant land located in the Hoge Rd. neighborhood. Mild to moderate sloping topography. Paved road access. Connected to municipal utilities.
LS-2	082-581-12	1920 SAGEHEN LN	0.53	AC	SF3	9/14/2020	\$133,353	Located in the same neighborhood as the subject. Contains a personal property mobile home. Mobile home replacement cost new value = \$36,647. Adjusted sale price = \$133,353. Paved road access. Moderate sloping topography. Connected to municipal utilities.
LS-3	082-763-01	0 MASON RD	0.34	AC	SF3	8/15/2022	\$115,000	Vacant land located in the Hoge Rd. neighborhood. Mild to moderate sloping topography. Paved road access. Connection to municipal utilities at the street.

RECOMMENDATIONS/COMMENTS: UPHOLD: XX

The properties used in this comparable sales chart are located within the same neighborhood of the subject or in a nearby comparable neighborhood.

LS-1 is vacant land 0.45-acre parcel located in the Hoge Rd. neighborhood, which is located approximately 2.6 miles southwest of the subject and west of N. Virginia St. LS-1 sold on 6/18/2021 for \$135,000. LS-1 is superior to the subject in location with closer proximity to Downtown Reno and UNR, but inferior with steeper sloping topography. LS-1 is considered the best comparable to the subject because they are comparable in size, paved road access, and connection to municipal utilities. Also, LS-1 is the sale of vacant land not requiring adjustments to the sale price to account for personal property value.

LS-2 is a 0.53-acre parcel located within the same neighborhood as the subject. Like the subject, the parcel contains an unconverted personal property mobile home. LS-2 sold on 9/14/2020 for a total price of \$170,000. The mobile home's replacement cost new value is \$36,647 resulting in an adjusted sale price of \$133,353 attributed to the land. LS-2 has inferior sloping topography. LS-2 and the subject are similar in location, access, and connection to municipal utilities. Overall, an upward adjustment to LS-2's sale price is warranted to account for inferior topography.

LS-3 is a 0.34-acre parcel located in the Hoge Rd. neighborhood. LS-3 sold on 8/15/2022 for \$115,000. It is superior in location with closer proximity to Downtown Reno and UNR, but inferior in size, sloping topography, and no connection to utilities. LS-3 and the subject are similar in paved road access. Overall, an upward adjustment to LS-3's sale price is warranted to account for inferior size, topography, and lack of connection to utilities.

In conclusion, the properties are overall considered similar and provide a range of value from \$115,000 to \$135,000 with most weight put on LS-1's value of \$135,000.

WASHOE COUNTY APPRAISAL RECORD



APN: 082-592-10

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 1820 COLLINS CIRRENO Database WASHOE NBHD BGBD Appr SGW Exemption AV|Exemption
 Owner SANBURN, MICHAEL A Printed 1/31/2023 Rolling Hills Ranchos M
 1820 COLLINS CIR RENO, NV 89506 Tax District 1000
 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			
2023 VN2	115,000		15,446		130,446	45,656	Land Value	115,000			
2023 NR	115,000		15,446		130,446	45,656	Building Value				
2022 FV	88,500		12,739		101,239	35,434	XFOB Value	15,446			
2021 FV	74,000		12,885		86,885	30,410	Obsolescence	0			
2020 FV	70,000		13,457		83,457	29,210	Taxable Value	130,446			
2019 FV	65,000		13,005		78,005	27,302	Total Exemption				
2018 FV	41,800		12,840		54,640	19,124					

Building Data													
Type	Code	Description	Adjustments & Modifiers		Name	Code/Units	Description	%	Name	Code/Units	Description	%	
Occ			BUILDING LEVEL										
Stry/Frm			Rate Adj										
Quality			Lump Sum										
Year Built			PARCEL LEVEL										
WAY			Lump Sum										
Remodel Yr			%Obso										
% Comp			%DPR										

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
							1	FWCO	FW CONCRET	30	-	100	8.38	1966		100	838	210		
							2	GARD	GAR DETACH	10	-	340	41.78	1964		100	14,204	3,551		
							3	MA2	MH ADDN FA	30	-	300	66.00	1974		100	19,800	5,247		
							4	MHU6	MH W/S/E/G	30	-	1	5,873.00	1968		100	5,873	1,468		
							5	SHD3	SHED WOOD	30	-	590	30.16	1968		100	17,794	4,449		
							6	YIMP	YARD IMPS	30	-	1	2,084.00	1968		100	2,084	521		

Gross Bldg Area	Perimeter	Sub Area RCN	
Building Notes		Building Cost Summary	
		Building RCN	
		Depreciation	
		Building DRC	
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	
		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	Acre Size	DOR Code	Deferment	Water	Sewer	Street	Municipal
230	Mobile Home: Personal Pr	SF3	1	ST	115,000.00					115,000		21,475	0.493	230					Municipal
																			Paved
																			046

WASHOE COUNTY APPRAISAL RECORD

APN: **082-592-10**

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Owner **SANBURN, MICHAEL A**
 Keyline Description **ROLLING HILLS RANCHOS 3 LT 5 BLK F**

NBHD **BGBD Rolling Hills Ranchos MH**

Appr **SGW**

Activity Information						
Date	User ID	Activity Notes				
10/20/2022 8/9/2013	SGW PAO	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
	2086010 CHK	4/3/1997 10/1/1977		0 28,650		
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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

NEIGHBORHOOD MAP

Legend

- Subject
- LS-1
- LS-2
- LS-3





