

# Assessor Evidence

**Washoe County Board of Equalization**  
**Appeal Summary Page - Secured Roll**

Hearing # 23-0009  
Hearing Date \_\_\_\_\_  
Tax Year 2023

APN: 008-193-16  
Owner of Record: BIMA, ALAN  
Property Address: 640 MORRILL AVE  
Square Feet (Inc Finished Bsmt) 800  
Built / WAY: 1980  
Parcel Size: 0.08 AC  
Description / Location: The subject consists of a 800 square foot single family residence built in 1954,remodeled extensively in 2021 and has a weighted average year of 1980. It is located in central Reno,south I-80 W and east of N. Wells Avenue.



2023/24 Taxable Value: Land: \$73,910  
Improvements: \$48,857  
Total: \$122,767  
Taxable Value / SF: \$153

Sales Comparison Approach: Indicated Value Range: \$280,000-\$360,000  
Indicated Value Range / SF: \$350-\$450

Conclusions: Taxable value does not exceed full cash value based upon the sales comparison approach. A site visit on 12/14/22 confirmed that the detached garage had sustained vandalism and was in need of repair. It's our recommendation to reduce the detached garage to 75% complete to account for the needed repair. This would result in a total taxable Value of \$121,851. No other adjustments to land or building are warranted.

RECOMMENDATION: Uphold Reduce x

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$73,910	\$25,869
Imps:	\$47,941	\$16,779
Total:	\$121,851	\$42,648

**WASHOE COUNTY BOARD OF EQUALIZATION**

**RESIDENTIAL (SFR)**

**HEARING: 23-0009**

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	
<b>LAND:</b>	\$73,910	\$25,869	Txble
<b>IMPROVEMENTS:</b>	\$48,857	\$17,100	\$/ SF
<b>TOTAL:</b>	\$122,767	\$42,968	\$153

<b>DATE:</b>	_____
<b>TIME:</b>	_____
<b>TAX YEAR:</b>	<b>2023</b>
<b>VALUATION:</b>	<b>Reappraisal</b>

**OWNER:** Alan Bima

SUBJECT			FIN UNFIN								Baths	Built	Sale		
APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hif	WAY	Sale Date	Sale Price	\$/SF
008-193-16	640 MORRILL AVENUE	0.08	AC	800	360			R20	1	2	1	1980	02/10/2021	\$283,100	\$354

**IMPROVED SALES**

SALE			FIN UNFIN								Baths	Built	Sale			
#	APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hif	WAY	Sale Date	Sale Price	\$/SF
IS-1	008-193-16	640 MORRILL AVENUE	0.08	AC	800	360			R20	1	2	1	1980	02/10/2021	\$283,100	\$354
IS-2	008-197-15	654 QUINCY STREET	0.13	AC	825			825	R20	1	1	1	1928	07/28/2021	\$310,000	\$376
IS-3	008-185-19	656 EUREKA AVENUE	0.09	AC	850				R10	1	2	1	1960	04/15/2022	\$345,000	\$406
IS-4	007-232-17	497 E 7TH STREET	0.07	AC	854	273		192	R20	1	2	1	1972	05/13/2022	\$385,000	\$451

**LAND SALES ALLOCATION**

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	008-197-06	627 SUTRO STREET	0.06	MU	100	12/14/2021	\$95,000	Slightly inferior size, same neighborhood, same zoning
LS-2	008-195-23	600 SPOKANE STREET	0.16	MU	140	12/23/2021	\$120,000	Superior size, similar location, same zoning
LS-3	008-195-06	625 QUINCY STREET	0.16	MU	130	10/21/2020	\$100,000	Superior size, similar location, same zoning

**ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis**

**RECOMMENDATIONS/COMMENTS:** UPHOLD: REDUCE: **X**

The subject property's total taxable value of \$122,767 is well supported by all four of the improved sales listed above. The subject was purchased by the current owner on 2/10/2021 for \$283,100. It is a single family residence of fair quality and has 800 square feet of living area and 360 square feet of detached garage area. It was originally built in 1954. In 2021, there was an extensive remodel including windows/doors, cabinets, plumbing and lighting fixtures updating the Weighted Average Year (WAY) to 1980. Subject has a downward size adjustment.

IS-1 is the subject property. It sold on 2/10/2021 for \$283,100. The property was listed and is the best comparable.

IS-2 is located 2 blocks away from the subject. It is similar in size, age, quality, bedrooms and bathrooms. It is older but has an 825 sf unfinished basement. IS-2 is superior in land size. Overall, IS-2 is inferior to the subject.

IS-3 is very comparable to the subject. It is located across Wells Avenue and is located two blocks away from the subject. It is superior in land and building size; however, it does have an inferior building quality and age. It is a good indicator of value for the subject.

IS-4 is superior to the subject. It is located across Wells Avenue, five blocks away from the subject. It is superior in land and building size; however, it is inferior in age and garage size.

LS-1 sold on 12/12/2021 for \$95,000. It is slightly inferior in size but overall most similar to the subject because it is in the same neighborhood and has the same zoning. The topography and shape are very similar to the subject; LS-1 does have downward adjustments for size & traffic. The land value for the subject was determined using allocation. See page 3 of the exhibit.

LS-2 sold on 12/23/2021 for \$120,000. It is located one block away and is superior in size to the subject and has the same zoning. This parcel has comparable access, topography and is in a similar neighborhood to the subject.

LS-3 sold on 10/21/2020 for \$100,000. It is located one block away and is superior in size to the subject and has the same zoning. This parcel has comparable access, topography and is in a similar neighborhood to the subject.

All 3 land sales support the 2023/2024 land value of \$73,910.

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>
<b>LAND:</b>	\$73,910	\$25,869
<b>IMPROVEMENTS:</b>	\$47,941	\$16,779
<b>TOTAL:</b>	\$121,851	\$42,648

Neighborhood: AHFC

Sale Dates Searched 7/1/2021 thru 6/30/2022

Reappraisal Year <b>2023</b>  Appraiser <b>KPOWELL</b>  Date <b>1/12/2023</b>	Allocation Data Sale Count: 7 Time Adj. Median Sale Price: \$353,622 COD Sales: 7.50 Median SP @: 0.22 \$77,797 Rounded Land Value: \$77,800	Misc Data Current TV Land Median: #NUM! % Change From: #NUM! Current Land TV: #NUM! Time Adj. Min Max Monthly Sales Price: 267,246 391,075 % Time Bldg SqFt: 825 1323 Adjustment Land Size (ac): 0.07 0.24 1.00%	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Time Adj. Median Sales By Qtr</th> <th>TV/SP Ratio</th> <th>Sales &gt; 1.0</th> <th># Qtr Sales</th> <th>Yrly Chng</th> <th>Qtrly Chng</th> </tr> <tr><td>2019 Qtr 3:</td><td>None</td><td>NA</td><td>0</td><td>0</td><td></td></tr> <tr><td>2019 Qtr 4:</td><td>None</td><td>NA</td><td>0</td><td>0</td><td></td></tr> <tr><td>2020 Qtr 1:</td><td>None</td><td>NA</td><td>0</td><td>0</td><td></td></tr> <tr><td>2020 Qtr 2:</td><td>None</td><td>NA</td><td>0</td><td>0</td><td></td></tr> <tr><td>2020 Qtr 3:</td><td>None</td><td>NA</td><td>0</td><td>0</td><td></td></tr> <tr><td>2020 Qtr 4:</td><td>None</td><td>NA</td><td>0</td><td>0</td><td></td></tr> <tr><td>2021 Qtr 1:</td><td>None</td><td>NA</td><td>0</td><td>0</td><td></td></tr> <tr><td>2021 Qtr 2:</td><td>None</td><td>NA</td><td>0</td><td>0</td><td></td></tr> <tr><td>2021 Qtr 3:</td><td>\$344,351</td><td>0.00%</td><td>0</td><td>1</td><td></td></tr> <tr><td>2021 Qtr 4:</td><td>\$355,823</td><td>0.00%</td><td>0</td><td>1</td><td>3.33%</td></tr> <tr><td>2022 Qtr 1:</td><td>\$330,409</td><td>0.00%</td><td>0</td><td>2</td><td>-7.14%</td></tr> <tr><td>2022 Qtr 2:</td><td>\$353,622</td><td>0.00%</td><td>0</td><td>3</td><td>7.03%</td></tr> <tr><td>2022 Qtr 3:</td><td>None</td><td>NA</td><td>0</td><td>0</td><td></td></tr> <tr><td>2022 Qtr 4:</td><td>None</td><td>NA</td><td>0</td><td>0</td><td></td></tr> </table>	Time Adj. Median Sales By Qtr	TV/SP Ratio	Sales > 1.0	# Qtr Sales	Yrly Chng	Qtrly Chng	2019 Qtr 3:	None	NA	0	0		2019 Qtr 4:	None	NA	0	0		2020 Qtr 1:	None	NA	0	0		2020 Qtr 2:	None	NA	0	0		2020 Qtr 3:	None	NA	0	0		2020 Qtr 4:	None	NA	0	0		2021 Qtr 1:	None	NA	0	0		2021 Qtr 2:	None	NA	0	0		2021 Qtr 3:	\$344,351	0.00%	0	1		2021 Qtr 4:	\$355,823	0.00%	0	1	3.33%	2022 Qtr 1:	\$330,409	0.00%	0	2	-7.14%	2022 Qtr 2:	\$353,622	0.00%	0	3	7.03%	2022 Qtr 3:	None	NA	0	0		2022 Qtr 4:	None	NA	0	0		Current Statistics Median TV: #NUM! Time Adj. Median TV/SP: 0.00% Time Adj. COD TV/SP: #DIV/0! Time Adj. AVG ABS Sales Variance: \$26,515 Time Adj. AVG ABS TV/SP Variance: 0.00% Projected Obsolescence / Adjustment: 0.00 Depreciation and Projected Marshall & Swift Imp Factor: 1.000 Estimate TV Is With QC Changed: No Change	SLAP: "Sales Listing Allocation Project" Ver: GSA Updated: 8/25/2022 DataBase WCCAMAGSADB: r_prod Obsolescence Statistics 0.000 #NUM! 0.000 Min Median Max Number Of Foreclosure Sales 2F: 1 Number Of Sales: 7 % Foreclosures: 14.3% NOTE: Current TV's Are From The 2023 FV And Were Used In Calculating The Projected Values!
	Time Adj. Median Sales By Qtr	TV/SP Ratio	Sales > 1.0	# Qtr Sales	Yrly Chng	Qtrly Chng																																																																																									
	2019 Qtr 3:	None	NA	0	0																																																																																										
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Total Median Sales % Change: 2.69%																																																																																															
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008-197-15	654 QUINCY ST	1928	R20	07/28/2021	\$310,000	\$344,351	825	\$417	AHFC	0.13					2D				0.00	100%					\$0	0.00	\$0	
008-185-19	656 EUREKA AVE	1960	R10	04/15/2022	\$345,000	\$353,622	850	\$416	AHFC	0.09	SIZE	-5			2D				0.00	100%					#VALUE!	\$0	0.00	\$0
007-232-17	497 E 7TH ST	1972	R20	05/13/2022	\$385,000	\$391,075	854	\$458	AHFC	0.07	SIZE	-10			2D				0.00	100%					#VALUE!	\$0	0.00	\$0
008-195-15	650 SPOKANE ST	1924	R20	01/21/2022	\$290,000	\$305,257	1096	\$279	AHFC	0.16					2D				0.00	100%					#VALUE!	\$0	0.00	\$0
007-233-43	428 E 7TH ST	1932	R20	05/06/2022	\$262,500	\$267,246	1248	\$214	AHFC	0.14					2D				0.00	100%					#VALUE!	\$0	0.00	\$0
008-183-16	630 ELKO AVE	1910	R15	11/04/2021	\$330,000	\$355,823	1269	\$280	AHFC	0.17	SIZE	5			2D				0.00	100%					#VALUE!	\$0	0.00	\$0
008-195-01	667 QUINCY ST	1931	R20	03/28/2022	\$344,900	\$355,561	1323	\$269	AHFC	0.24	NOTE	0			2F				0.00	100%					#VALUE!	\$0	0.00	\$0

A 1% Per Month Upward Time Adjustment Has Been Applied To All Sales. These Adjusted Sale Prices Are Used In All Calculations and Projections.

WASHOE COUNTY APPRAISAL RECORD



APN: 008-193-16

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 640 MORRILL AVERENO Database WASHOE NBHD AHFC Appr SLC Exemption AV|Exemption  
 Owner BIMA, ALAN Printed 1/4/2023 Wells & 6th St. SFRs EXISTING RECORD CARD BEFORE RECOMMENDED CHANGES  
 640 MORRILL AVE RENO, NV 89512 Tax District 1002  
 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	73,910		48,857	726	122,767	42,968	Land Value	73,910			
2023 NR	73,910		48,857	726	122,767	42,968	Building Value	38,381			
2022 FV	58,615		40,452	14,466	99,067	34,673	XFOB Value	10,476			
2021 FV	33,250		25,463		58,713	20,550	Obsolescence	0			
2020 FV	33,250		25,019		58,269	20,394	Taxable Value	122,767	Parcel Total	726	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	33,155		23,603		56,758	19,865	Total Exemption		New Const		
2018 FV	25,935		22,625		48,560	16,996			New Land		<input type="checkbox"/> New Sketch
									Remainder		

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	EW	4	STUCCO ON FRAME	100
Occ	001	Single Family Reside	Rate Adj			BED	2	Bedrooms	100	ROOF	2	COMPOSITION SHINGLE	100
Stry/Frm	01 SFR	1 Story	Lump Sum			BFLR	1	Base Flooring	100	HEAT	1	FORCED AIR	100
Quality	20	Fair				BTHF	1	Bath - Full	100				
Year Built	1954		PARCEL LEVEL			FIX	5	Plumbing Fixtures	100				
WAY	1980		Lump Sum	0		FND	3	MODERATE	100				
Remodel Yr	2021		%Obso	0.0000		LV	1	Living Units in Building	100				
% Comp	100	%DPR 64.5				SBFL	2	WOOD	100				

Sub Area																				
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			800	134.72	107,777	1	FPS1	FP SGL 1-S	EBLD	1	1	4,776.63	1954		100	4,777	1,194		
DRO	No Value Drawn f	2021		96			2	GARD	GAR DETACH	10	1	360	40.67	1954		100	14,642	3,661		
PCS	PORCH CONCRETE S			30	11.30	339	3	YIMP	YARD IMPS	30	1	1	2,084.00	1954		100	2,084	521		
							4	CWD	PRF1/WDK1	30	1	96	46.97	2021	2022	100	4,509	4,374		DRO IN SKETCH
							5	FWCO	FW CONCRET	30	1	350	8.29	1954	2023	100	2,903	726		

Gross Bldg Area 800 Perimeter 132 Sub Area RCN 108,116

Building Notes		Building Cost Summary	
		Building RCN	108,116
		Depreciation	69,735
GLA[1](800) PCS[1](46) PRW[1](16)		Building DRC	38,381
		Extra Feature DRC	10,476
		Building Obso	
Building Name		Total DRC	48,857
		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	CAGC	Water	Municipal
200	Single Family Residence	MU	1	ST	77,800.00	SIZE	95			73,910		3,485	0.080	200			Sewer	Municipal
																	Street	Paved
																	SPC	

WASHOE COUNTY APPRAISAL RECORD

APN: 008-193-16

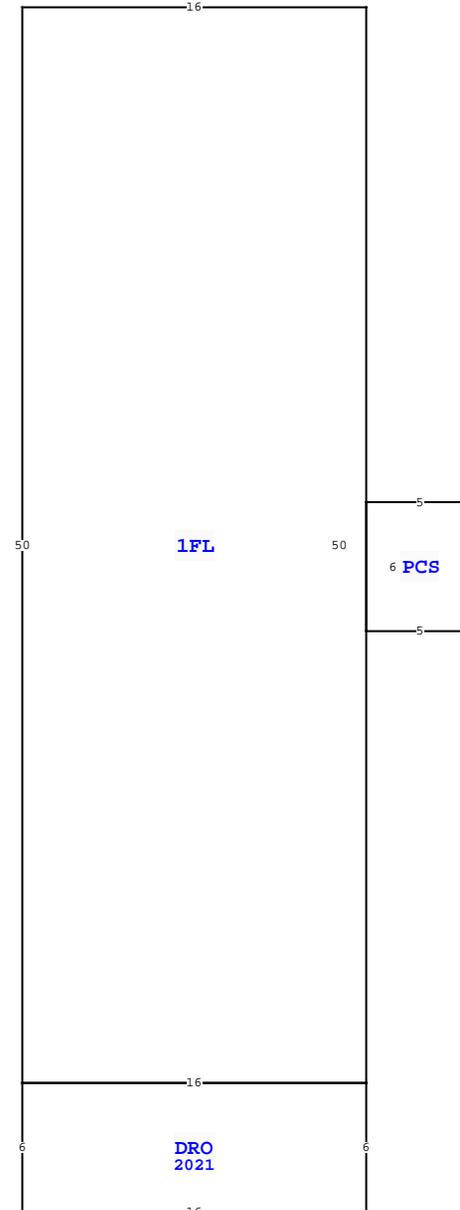
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Owner BIMA, ALAN

NBHD AHFC Wells & 6th St. SFRs

Appr SLC

Keyline Description LEETE SYNDICATE ADD LOT 11 BLOCK 10



Activity Information		
Date	User ID	Activity Notes
9/1/2022	SLC	Re-appraisal Review
8/25/2022	EAL	Aerial Review

Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
AREVALO, JESSE	5140375	2/10/2021	200	283,100	2D	
AREVALO, JESSE	5140374	2/10/2021	200	0	3BCT	
HAYES FAMILY TRUST	5060779	8/3/2020	200	152,000	2D	
SAMPRONI FAMILY TRUST, G	4834258	7/19/2018	200	173,580	3BFM	
	1387773	3/22/1990		53,000	2D	

Permit Information					
Date	Permit	Description	Amount	Status	% Comp

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

APN	<u>008-193-16</u>
APPRAISER	<u>SRSCOTT</u>
DATE	<u>9/10/2021</u>

WAY COMPUTATION (RESIDENTIAL)

\*COMPONENT AGE WEIGHTING

% ORIG	<u>61 0</u>	X CONST YR	<u>1954</u>	=	<u>1191 94</u>
% REMOD	<u>39 0</u>	X CONST YR	<u>2021</u>	=	<u>788 19</u>
		WT AVG YR			<u>1980 13</u>

**PERCENT OF COMPLETION**

The following is a guideline for estimating percent of completion from Marshall and Swift for a typical average-quality, single-family, detached residence

	<b>% of Total</b>	<b>Complete</b>	
Plans, permits and survey	2 %	50 %	1
Excavation, forms, water/sewer hkup	4 %	0 %	0
Concrete	8 %	0 %	0
Rough Framing	21 %	0 %	0
Windows and exterior doors	2 %	100 %	2
Roof Cover	3 %	0 %	0
Rough-in plumbing	4 %	0 %	0
Insulation	1 %	0 %	0
Rough-in electrical and mechanical	11 %	0 %	0
Exterior cover	6 %	100 %	6
Interior drywall	8 %	0 %	0
Built-in cabinets,interior doors,trim,etc	13 %	100 %	13
Plumbing fixtures	5 %	100 %	5
Flooring covers	3 %	100 %	3
Built-in appliances	3 %	100 %	3
Light Fixtures and finish hardware	2 %	100 %	2
Painting and decorating	4 %	100 %	4
		<b>TOTAL</b>	<b>39 % Complete</b>

WASHOE COUNTY APPRAISAL RECORD



APN: 008-193-16

2023

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COST ESTIMATE WITH RECOMMENDED CHANGES

ACTIVE

Roll YR

Code

%Comp

Situs	640 MORRILL AVERENO	Database	WASHOE	NBHD	AHFC	Appr	SLC	Exemption AV Exemption		Reopen			
Owner	BIMA, ALAN	Printed	1/9/2023	Wells & 6th St.	SFRs	Tax District	1002	Property Name		Reappraisal			
	640 MORRILL AVE RENO, NV 89512												

FOR COST ESTIMATES ONLY

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		NewLand		
2023 VN2	73,910		48,857	726	122,767	42,968	Land Value	73,910				
2023 NR	73,910		48,857	726	122,767	42,968	Building Value	38,381				
2022 FV	58,615		40,452	14,466	99,067	34,673	XFOB Value	9,560				
2021 FV	33,250		25,463		58,713	20,550	Obsolescence	0		Parcel Total		
2020 FV	33,250		25,019		58,269	20,394	Taxable Value	121,851		New Const	726	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	33,155		23,603		56,758	19,865	Total Exemption			New Land		
2018 FV	25,935		22,625		48,560	16,996				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	EW	4	STUCCO ON FRAME	100
Occ	001	Single Family Reside	Rate Adj		BED	2	Bedrooms	100	ROOF	2	COMPOSITION SHINGLE	100
Stry/Frm	01 SFR	1 Story	Lump Sum		BFLR	1	Base Flooring	100	HEAT	1	FORCED AIR	100
Quality	20	Fair			BTHF	1	Bath - Full	100				
Year Built	1954		PARCEL LEVEL		FIX	5	Plumbing Fixtures	100				
WAY	1980		Lump Sum	0	FND	3	MODERATE	100				
Remodel Yr	2021		%Obso	0.0000	LIV	1	Living Units in Building	100				
% Comp	100	%DPR	64.5		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			800	134.72	107,777	1	FPS1	FP SGL 1-S	EBLD	1	1	4,776.63	1954		100	4,777	1,194		
DRO	No Value Drawn f	2021		96			2	GARD	GAR DETACH	10	1	360	40.67	1954		75	10,982	2,745		
PCS	PORCH CONCRETE S			30	11.30	339	3	YIMP	YARD IMPS	30	1	1	2,084.00	1954		100	2,084	521		
							4	CWD	PRF1/WDK1	30	1	96	46.97	2021	2022	100	4,509	4,374		DRO IN SKETCH
							5	FWCO	FW CONCRET	30	1	350	8.29	1954	2023	100	2,903	726		
Gross Bldg Area 800 Perimeter 132 Sub Area RCN 108,116																				
Building Notes							Building Cost Summary													
							Building RCN 108,116													
							Depreciation 69,735													
							Building DRC 38,381													
							Extra Feature DRC 9,560													
							Building Obso													
Building Name							Total DRC 47,941													
							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
200	Single Family Residence	MU	1	ST	77,800.00	SIZE		95		73,910		3,485	Sewer	Municipal
												0.080	Street	Paved
												200	SPC	

## 2023 Reappraisal

Neighborhood: **AHFC**

Appraiser: **SLC**

Date: **09/01/22**

**Base Lot Value: \$77,800**

Median Lot Size: **5231**  
SF / AC **SF**

### Size Adjustments for Allocation Neighborhoods

SF Range			Adjustment	Land Value	Adjustment	AC Range		
0	to	3,001	-10%	\$70,020	-10%	0	to	0.068
3,002	to	4,184	-5%	\$73,910	-5%	0.068	to	0.096
<b>4,185</b>	<b>to</b>	<b>7,847</b>	<b>Base</b>	<b>\$77,800</b>	<b>Base</b>	<b>0.097</b>	<b>to</b>	<b>0.180</b>
7,848	to	10,462	+5%	\$81,690	+5%	0.181	to	0.240
		greater than	+10%	\$85,580	+10%	greater than 0.240		

#### Notes / Other Adjustments

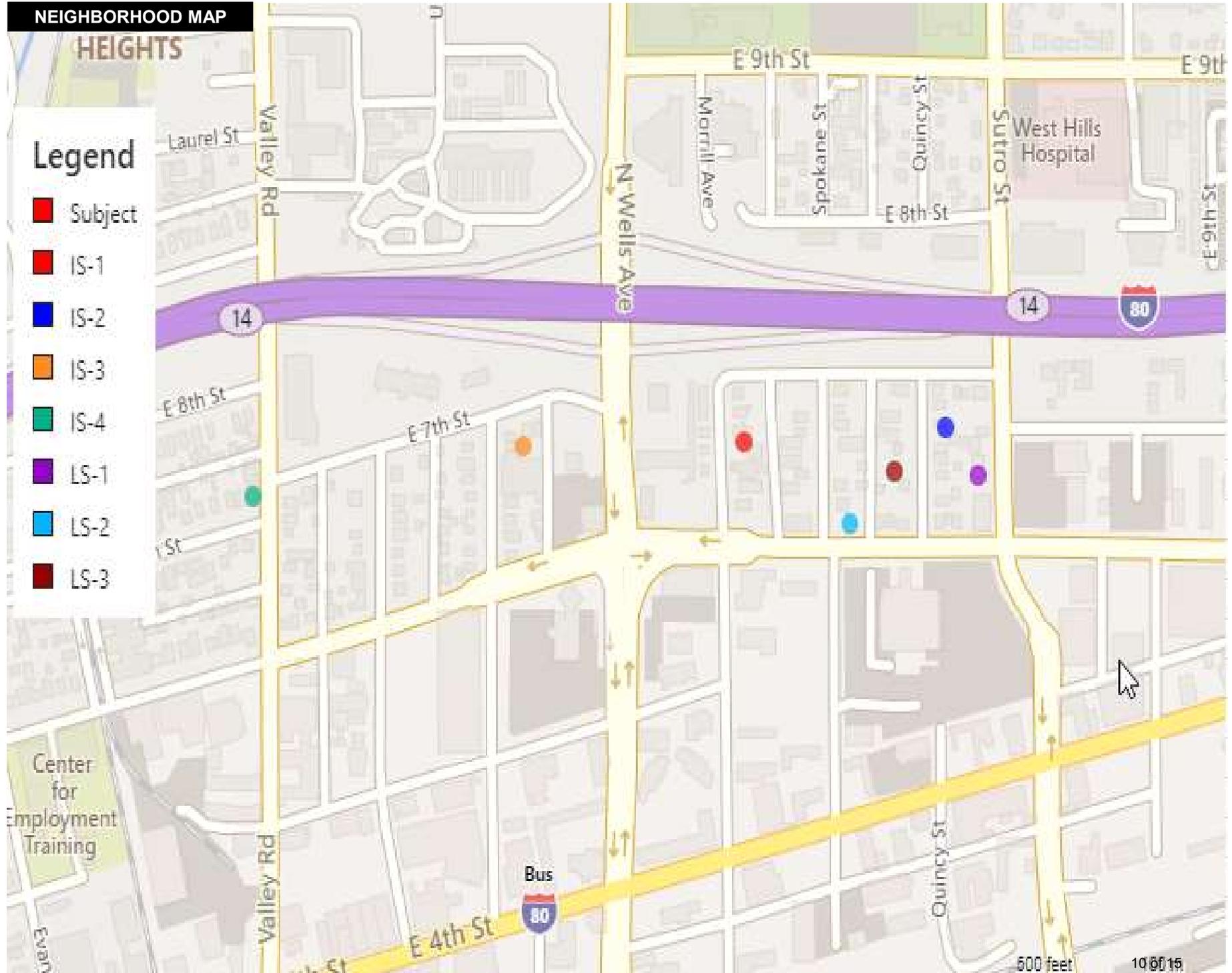
\*Traffic and access adjustments also applied where applicable.

NEIGHBORHOOD MAP

HEIGHTS

Legend

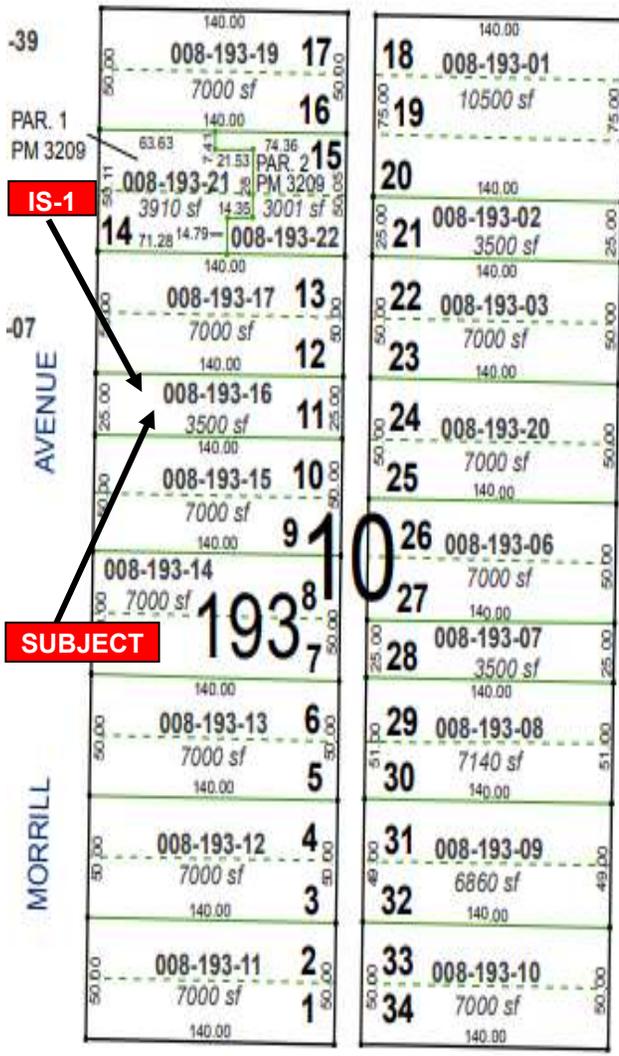
- Subject
- IS-1
- IS-2
- IS-3
- IS-4
- LS-1
- LS-2
- LS-3



EAST

SEVENTH

STREET



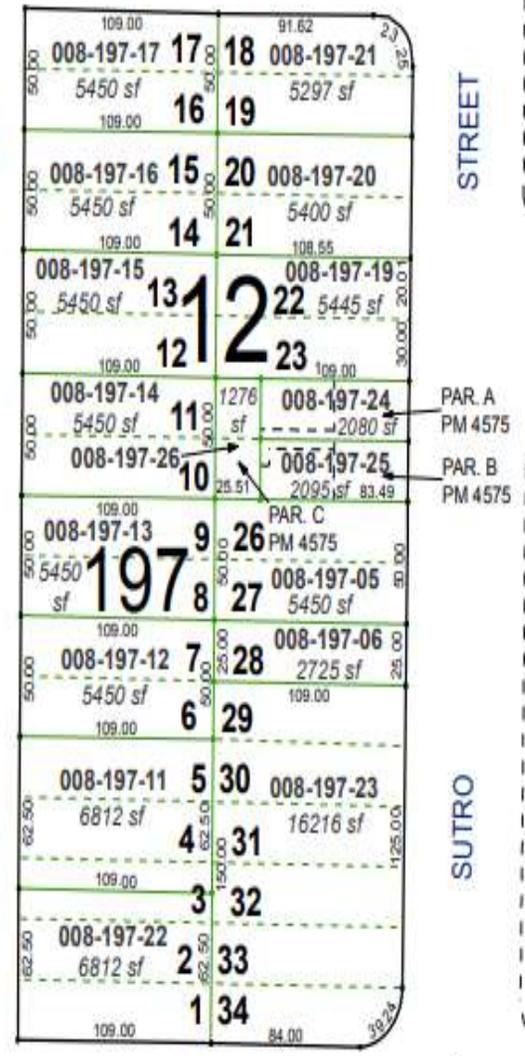
STREET

SPOKANE



STREET

QUINCY



STREET

SUTRO

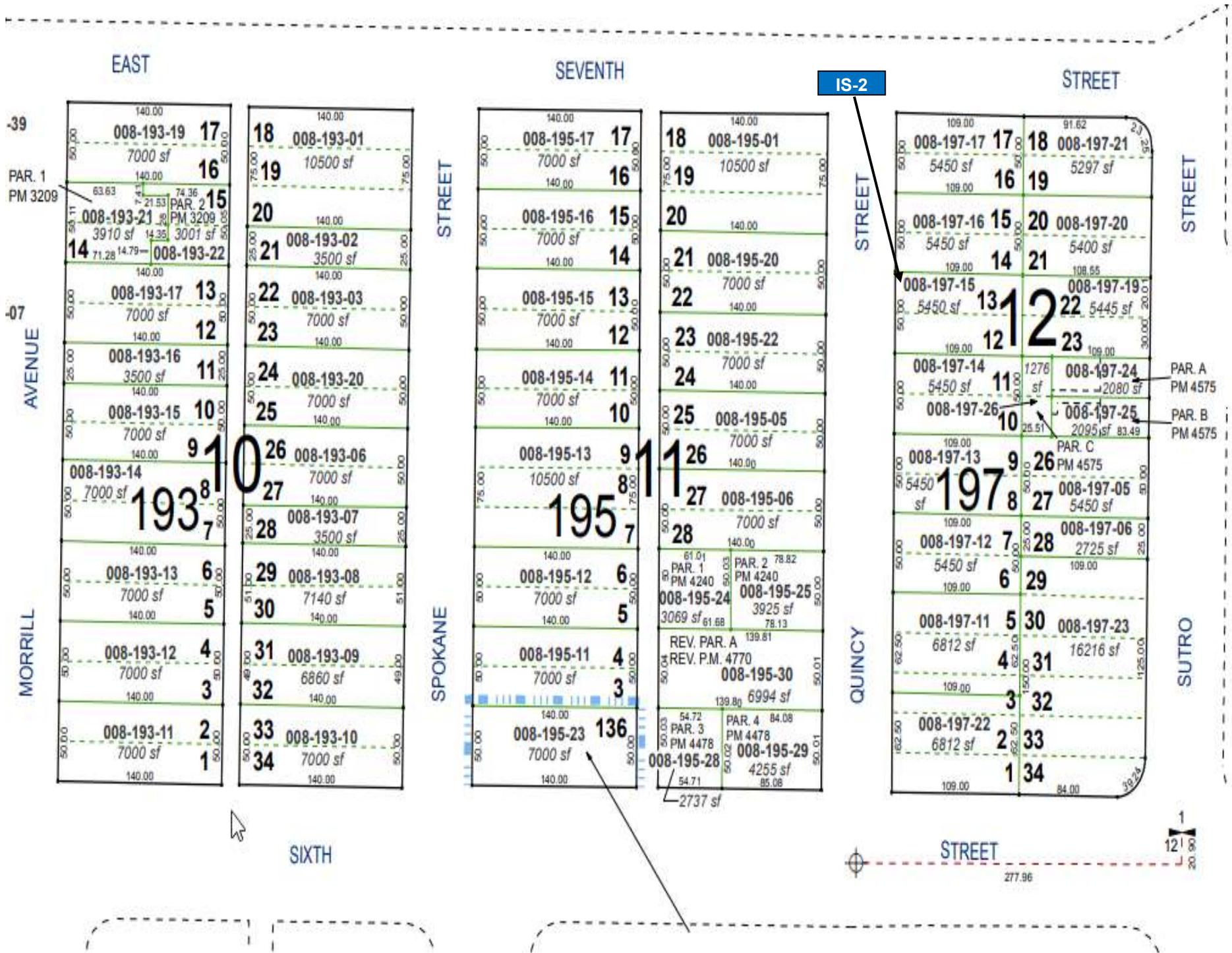
SIXTH

STREET



IS-1

SUBJECT



EAST

SEVENTH

STREET

IS-2

39	140.00 008-193-19 17 7000 sf	140.00 18 008-193-01
PAR. 1 PM 3209	140.00 16	140.00 19 10500 sf
63.63 7.41 74.36 PAR. 2 PM 3209	140.00 15	140.00 20
3910 sf 14.35 3001 sf	140.00 14 008-193-22	140.00 21 008-193-02 3500 sf
71.28 14.79	140.00 13	140.00 22 008-193-03 7000 sf
008-193-17 13	140.00 12	140.00 23 7000 sf
008-193-16 11	140.00 10	140.00 24 008-193-20 7000 sf
008-193-15 10	140.00 9	140.00 25 7000 sf
008-193-14 9	140.00 8	140.00 26 008-193-06 7000 sf
193	140.00 7	140.00 27 7000 sf
008-193-13 6	140.00 5	140.00 28 008-193-07 3500 sf
008-193-12 4	140.00 3	140.00 29 008-193-08 7140 sf
008-193-11 2	140.00 1	140.00 30 7000 sf
008-193-10 1		140.00 31 008-193-09 6860 sf
		140.00 32 7000 sf
		140.00 33 008-193-10 7000 sf
		140.00 34 7000 sf

STREET

SPOKANE

140.00 008-195-17 17 7000 sf	140.00 18 008-195-01 10500 sf
140.00 16	140.00 19 7000 sf
140.00 15	140.00 20
140.00 14	140.00 21 008-195-20 7000 sf
140.00 13	140.00 22 7000 sf
140.00 12	140.00 23 008-195-22 7000 sf
140.00 11	140.00 24 7000 sf
140.00 10	140.00 25 008-195-05 7000 sf
140.00 9	140.00 26
195	140.00 27 008-195-06 7000 sf
140.00 6	140.00 28
140.00 5	61.01 PAR. 1 PM 4240 008-195-24 3089 sf 61.68
140.00 4	78.82 PAR. 2 PM 4240 008-195-25 3925 sf 78.13
140.00 3	REV. PAR. A 139.81 REV. P.M. 4770 008-195-30 6994 sf
140.00 136	54.72 PAR. 3 PM 4478 008-195-28 4255 sf 85.08
	2737 sf

STREET

QUINCY

109.00 008-197-17 17 5450 sf	91.62 18 008-197-21 5297 sf
109.00 16	109.00 19
109.00 15	109.00 20 008-197-20 5400 sf
109.00 14	109.00 21
109.00 13	108.55 008-197-15 13 5450 sf
109.00 12	108.55 008-197-19 12 5445 sf
109.00 11	1276 008-197-14 11 5450 sf
109.00 10	2080 sf 008-197-24 2095 sf 83.49
109.00 9	PAR. C PM 4575 008-197-13 9 5450 sf
109.00 8	26 PM 4575 008-197-05 8 5450 sf
109.00 7	28 008-197-06 7 2725 sf
109.00 6	109.00 29
109.00 5	109.00 30 008-197-23 16216 sf
109.00 4	125.00 31
109.00 3	150.00 32
109.00 2	162.50 008-197-22 2 6812 sf
109.00 1	84.00 33
	39.24 34

STREET

SUTRO

SIXTH

STREET

277.96



# (770) MORRILL'S ADDITION

POR. SW 1/4 SEC. 1 & POR. NW 1/4 SEC. 12  
T19N - R19E

