

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 23-0016
Hearing Date 2/10/2023
Tax Year 2023

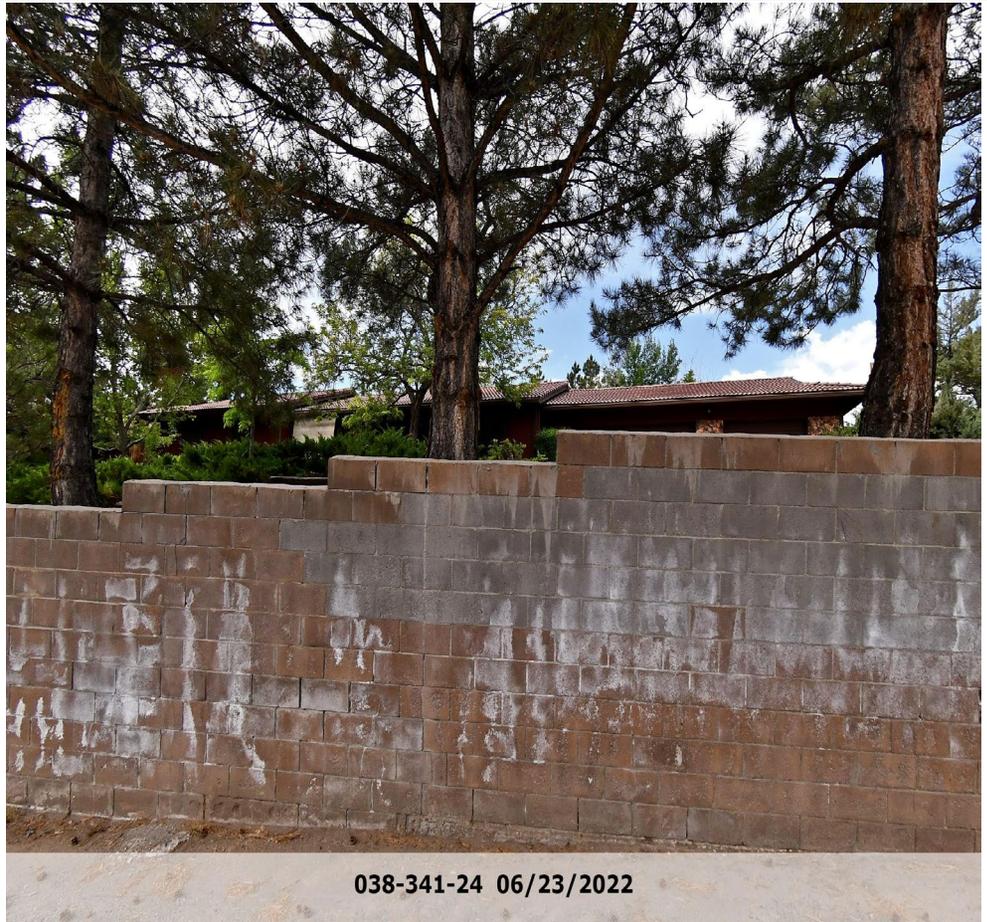
APN: 038-341-24
Owner of Record: BRADLEY FAMILY TRUST, THOMAS R
Property Address: 15 ZANE GREY LN
Square Feet (Inc Finished Bsmt) 1,940
Built / WAY: 1978
Parcel Size: 1.16 AC

Description / Location: The subject property is located in Mogul, just west of the Mayberry Industrial Park. The residence is a 1,940 SF, Quality Class 3.0 home on a 1.16 acre lot.

| | | |
|------------------------|---------------------|------------------|
| 2023-24 Taxable Value: | Land: | \$92,400 |
| | Improvements: | \$123,149 |
| | Total: | <u>\$215,549</u> |
| | Taxable Value / SF: | \$111 |

| | | |
|----------------------------|---------------------------|---------------------|
| Sales Comparison Approach: | Indicated Value Range: | \$659,600-\$806,400 |
| | Indicated Value Range / S | \$340 - \$420 |

Conclusions: Taxable value does not exceed full cash value.



ASSESSOR'S EXHIBIT I
12 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

| | | | |
|----------------------|----------------------|-----------------------|--------|
| | TAXABLE VALUE | ASSESSED VALUE | |
| LAND: | \$92,400 | \$32,340 | Txble |
| IMPROVEMENTS: | \$123,149 | \$43,102 | \$/ SF |
| TOTAL: | \$215,549 | \$75,442 | \$111 |

| | |
|-------------------|--------------------|
| HEARING: | 23-0016 |
| DATE: | 2/10/2023 |
| TIME: | |
| TAX YEAR: | 2023 |
| VALUATION: | Reappraisal |

OWNER: BRADLEY FAMILY TRUST, THOMAS R

| SUBJECT | | Land | Area | Sq Feet | GAR | FIN | UNFIN | Baths | Built | Sale |
|------------|-----------------|------|------|---------|-----|------|-------|----------|-------|-------|
| APN | Location | | | | | BSMT | BSMT | Full/Hlf | WAY | \$/SF |
| 038-341-24 | 15 ZANE GREY LN | 1.16 | AC | 1,940 | 864 | | | R30 | 2\1 | 1978 |

IMPROVED SALES

| SALE # | APN | Location | Land | Area | Sq Feet | GAR | FIN | UNFIN | Baths | Built | Sale Date | Sale Price | Sale \$/SF | |
|--------|------------|------------------------|------|------|---------|-------|------|-------|----------|-------|-----------|------------|------------|-------|
| | | | | | | | BSMT | BSMT | Full/Hlf | | | | | |
| IS-1 | 038-601-18 | 10315 MOUNTAIN DEW CIR | 0.42 | AC | 2,015 | 483 | | | R30 | 2\1 | 1988 | 12/12/2022 | \$685,000 | \$340 |
| IS-2 | 038-472-10 | 200 CLIFF VIEW DR | 0.38 | AC | 1,688 | 1,172 | | | R30 | 2\0 | 1984 | 11/17/2022 | \$480,000 | \$284 |
| IS-3 | 038-452-04 | 24 BOTTLEBRUSH CIR | 0.45 | AC | 1,655 | 576 | | | R25 | 2\0 | 1988 | 07/06/2022 | \$660,000 | \$399 |

LAND SALES

| SALE # | APN | Location | Land | Area | Zoning | Sale Date | Sale Price | Comments |
|--------|------------|--------------------|------|------|--------|------------|------------|--|
| LS-1 | 038-342-03 | 65 BITTERBRUSH RD | 1.01 | AC | | 10/27/2020 | \$140,000 | SALE VERIFIED BY SVL. THE SUBJECT IS LOCATED ON BITTERBRUSH ROAD IN MOGUL. THE PARCEL IS 1.01 ACRES IN SIZE, HAS MODERATE UP SLOPING TOPOGRAPHY FROM THE STREET AND TYPICAL MOUNTAIN VIEWS FOR THE AREA. NO MUNICIPAL WATER OR SEWER IS AVAILABLE WHICH WILL REQUIRE A SEPTIC AND WELL BEFORE BUILDING AN SFR. OVERALL, THIS SALE IS A GOOD COMPARABLE TO THE TYPICAL 1.0 ACRE LOT LOCATED IN MOGUL. |
| LS-2 | 038-280-39 | 355 RIVER PINES DR | 1.15 | AC | LLR1 | 1/8/2021 | \$250,000 | SALE VERIFIED BY MLS ONLY. THE SUBJECT IS LOCATED IN THE GATED RIVER PINES SUBDIVISION IN VERDI. THIS NON-RIVER LOT HAS FAIRLY LEVEL TOPOGRAPHY WITH PAVED ROAD ACCESS; A MAJOR POWER LINE RUNS NORTH OF THE SUBJECT; A WELL AND SEPTIC IS REQUIRED. |
| LS-3 | 039-139-08 | 0 LEROY ST | 1.01 | AC | LDS | 4/19/2019 | \$130,000 | VACANT LEVEL CUSTOM LOT JUST OFF OF MAE ANNE DR. THIS PARCEL IS JUST OVER 1 ACRE IN SIZE AND HAS MUNI WATER BUT REQUIRES A SEPTIC SYSTEM. PARCEL IS LOCATED ADJACENT 1-80 AND EXPERIENCES TRAFFIC NOISE FROM I-80 |

RECOMMENDATIONS/COMMENTS: UPHOLD: **XX** REDUCE:

The subject property is located in Mogul. The residence is a quality class 3.0 built in 1978. The home is a total of 1,940 square feet on a 1.16 acre lot. The home sits approximately 350 feet from Interstate 80.

IS-1 is located near the subject in the Mogul area. This sale is the most recent and is comparable to the subject in quality, bed and bath count, but superior in age and size.

IS-2 is also located near the subject in Mogul. This is also a recent sale. This home is inferior in size but comparable in quality and superior in age to the subject.

IS-3 is located in the same neighborhood as the subject and is inferior in size and quality, however is newer than the subject.

In summary, the above improved comparables support the value of the subject property.

The above land sales are all located near the subject property. LS-1 is very close to the subject and similar in size. LS-2 is superior as it is in a gated area, however, is very comparable in size. LS-3 is a slightly older sale, but like the subject, has the nuisance of I-80 traffic. Based on the above sales the subject's land value of \$92,400 is well supported.

WASHOE COUNTY APPRAISAL RECORD



APN: 038-341-24

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 15 ZANE GREY LN WASHOE COUNTY Database WASHOE NBHD FBBF Appr GS Exemption AV|Exemption
 Owner BRADLEY FAMILY TRUST, THOMAS R Printed 1/12/2023 Peavine Meadows Estates
 15 ZANE GREY LN RENO, NV 89523 Tax District 4011
 Property Name

Reopen

Reappraisal

OBSO

Change

No Change

| Valuation History | | | | | | Parcel Value Summary | | NewLand | |
|-------------------|--------------|----------|--------------|----------|---------------|----------------------|-------------------|----------|---------------|
| Yr Roll | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed | Primary Valuation | STANDARD | Initials/Date |
| 2023 VN2 | 92,400 | | 123,149 | | 215,549 | 75,442 | Land Value | 92,400 | |
| 2023 NR | 92,400 | | 123,149 | | 215,549 | 75,442 | Building Value | 106,435 | |
| 2022 FV | 84,000 | | 105,101 | | 189,101 | 66,185 | XFOB Value | 16,714 | |
| 2021 FV | 81,000 | | 106,715 | | 187,715 | 65,700 | Obsolescence | 0 | |
| 2020 FV | 78,000 | | 108,613 | | 186,613 | 65,315 | Taxable Value | 215,549 | |
| 2019 FV | 63,000 | | 120,347 | | 183,347 | 64,171 | Total Exemption | | |
| 2018 FV | 46,800 | | 119,630 | | 166,430 | 58,251 | | | |

New Const

NC

C

New Land

New Sketch

Remainder

Building Data

| 1-1 | Code | Description | Adjustments & Modifiers | | Name | Code/Units | Description | % | Name | Code/Units | Description | % |
|------------|--------|----------------------|-------------------------|--------|------|------------|--------------------------|-----|------|------------|------------------|-----|
| Type Occ | RES | Residential | BUILDING LEVEL | | BAPL | 1 | Base Appliance | 100 | SBFL | 2 | WOOD | 100 |
| Stry/Frm | 001 | Single Family Reside | Rate Adj | | BED | 3 | Bedrooms | 100 | EW | 2 | PLYWOOD ON FRAME | 100 |
| Quality | 01 SFR | 1 Story | Lump Sum | | BFLR | 1 | Base Flooring | 100 | ROOF | 6 | CONCRETE TILE | 100 |
| Year Built | 30 | Average | | | BTHF | 2 | Bath - Full | 100 | HEAT | 1 | FORCED AIR | 100 |
| WAY | 1978 | | PARCEL LEVEL | | BTHH | 1 | Bath - Half | 100 | | | | |
| Remodel Yr | 1978 | | Lump Sum | 0 | FIX | 11 | Plumbing Fixtures | 100 | | | | |
| % Comp | | | %Obso | 0.0000 | FND | 3 | MODERATE | 100 | | | | |
| | 100 | %DPR 67.5 | | | LV | 1 | Living Units in Building | 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 | | | 1,940 | 144.88 | 281,076 | 1 | FPS1 | FP SGL 1-S | EBLD | 1 | 1 | 5,367.00 | 1978 | | 100 | 5,367 | 1,744 | | |
| GRA | GARAGE ATTACHED | | | 864 | 40.27 | 34,793 | | | | | | | | | | | | | | |
| LC1 | LATTICE LOW-SMAL | | | 525 | 9.36 | 4,914 | 2 | WPRS | WELL/PR/SE | 30 | 1 | 1 | 14,853.50 | 1978 | | 100 | 14,854 | 4,827 | | |
| PCS | PORCH CONCRETE S | | | 44 | 10.73 | 472 | 3 | YIMP | YARD IMPS | 30 | 1 | 4 | 2,084.00 | 1978 | | 100 | 8,336 | 2,709 | | |
| PRW | PORCH ROOF WOOD | | | 12 | 30.92 | 371 | | | | | | | | | | | | | | |
| WDW | WOOD DECK WOOD | | | 320 | 18.33 | 5,866 | 4 | FWFV | FW PAVERS | 30 | 1 | 750 | 12.09 | 2011 | 2017 | 100 | 9,066 | 7,434 | | |

Gross Bldg Area 1,940 Perimeter 272 Sub Area RCN 327,492

Building Notes

Building Cost Summary

| | |
|-------------------|---------|
| Building RCN | 327,492 |
| Depreciation | 221,057 |
| Building DRC | 106,435 |
| Extra Feature DRC | 16,714 |
| Building Obso | |
| Total DRC | 123,149 |
| Override Value | |

Land Value: 1 Lines Total

| 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 | 50,486 | Water | Well |
| 200 | Single Family Residence | IDS | 1 | ST | 154,000.00 | NOTE | 60 | | | 92,400 | TRAFFIC-10/FLOOD-30 PER CBE. | Acre Size | 1.159 | Sewer | Septic |
| | | | | | | | | | | | | DOR Code | 200 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

WASHOE COUNTY APPRAISAL RECORD

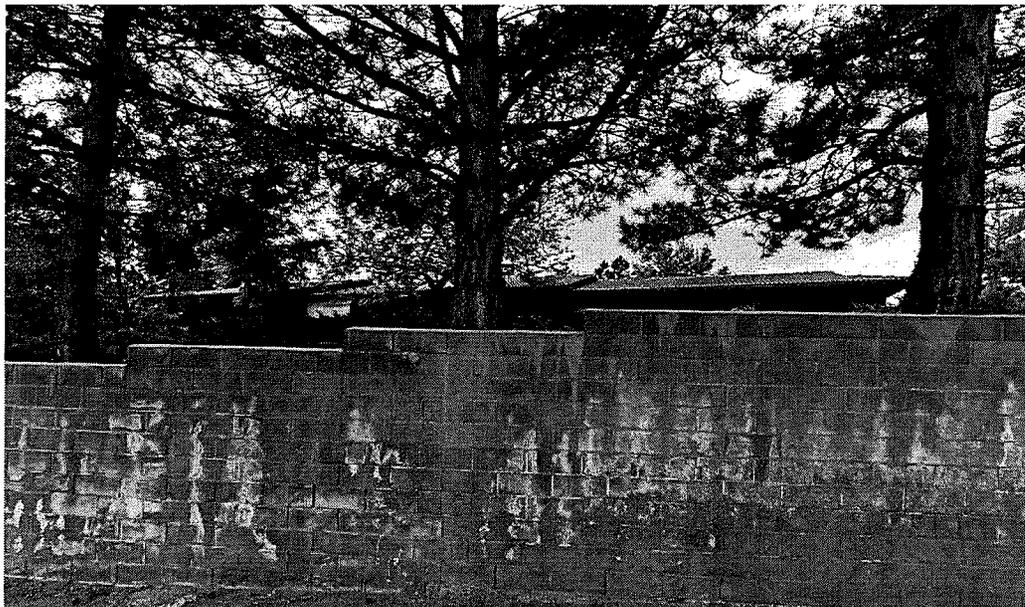
APN: 038-341-24

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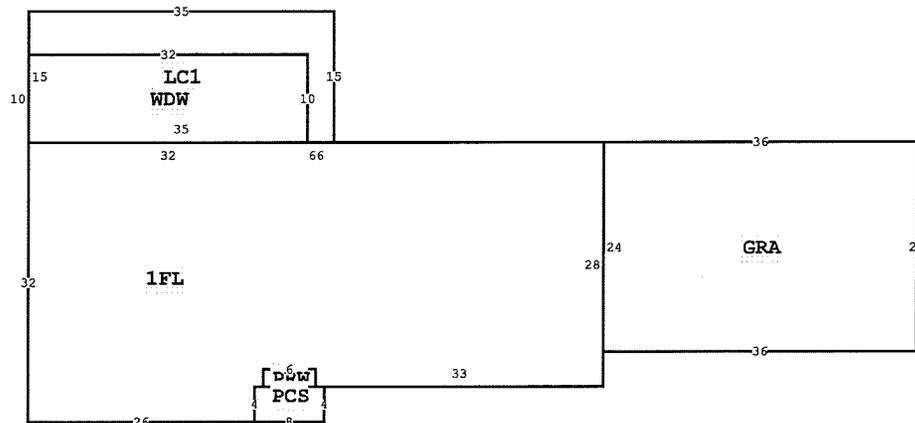
Owner BRADLEY FAMILY TRUST, THOMAS R
 Keyline Description TRUCKEE CANYON ESTATES LOT 5

NBHD FBBF Peavine Meadows Estates

Appr GS



038-341-24 06/23/2022



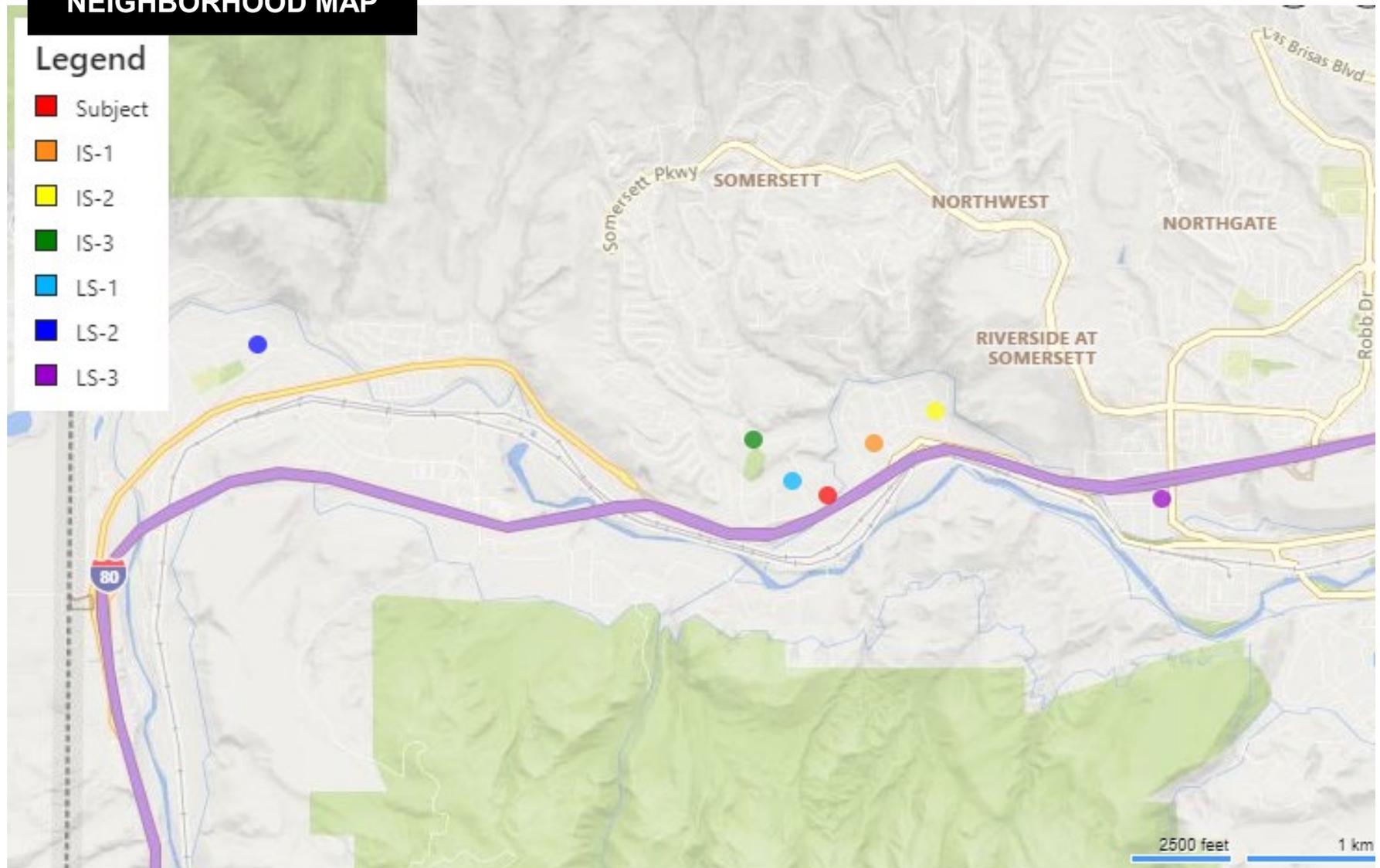
| Activity Information | | | | | | |
|----------------------------|---------|---------------------|--------|---------|--------|--|
| Date | User ID | Activity Notes | | | | |
| 10/10/2022 | GS | Re-appraisal Review | | | | |
| 5/2/2016 | SLC | Aerial Review | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| | 2123806 | 8/7/1997 | | 0 | | |
| | CHK | 3/1/1987 | 200 | 145,163 | 2D | |
| | CHK | 7/1/1983 | 200 | 130,000 | | |
| | CHK | 6/1/1977 | | 13,413 | | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| | | | | | | |

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

NEIGHBORHOOD MAP

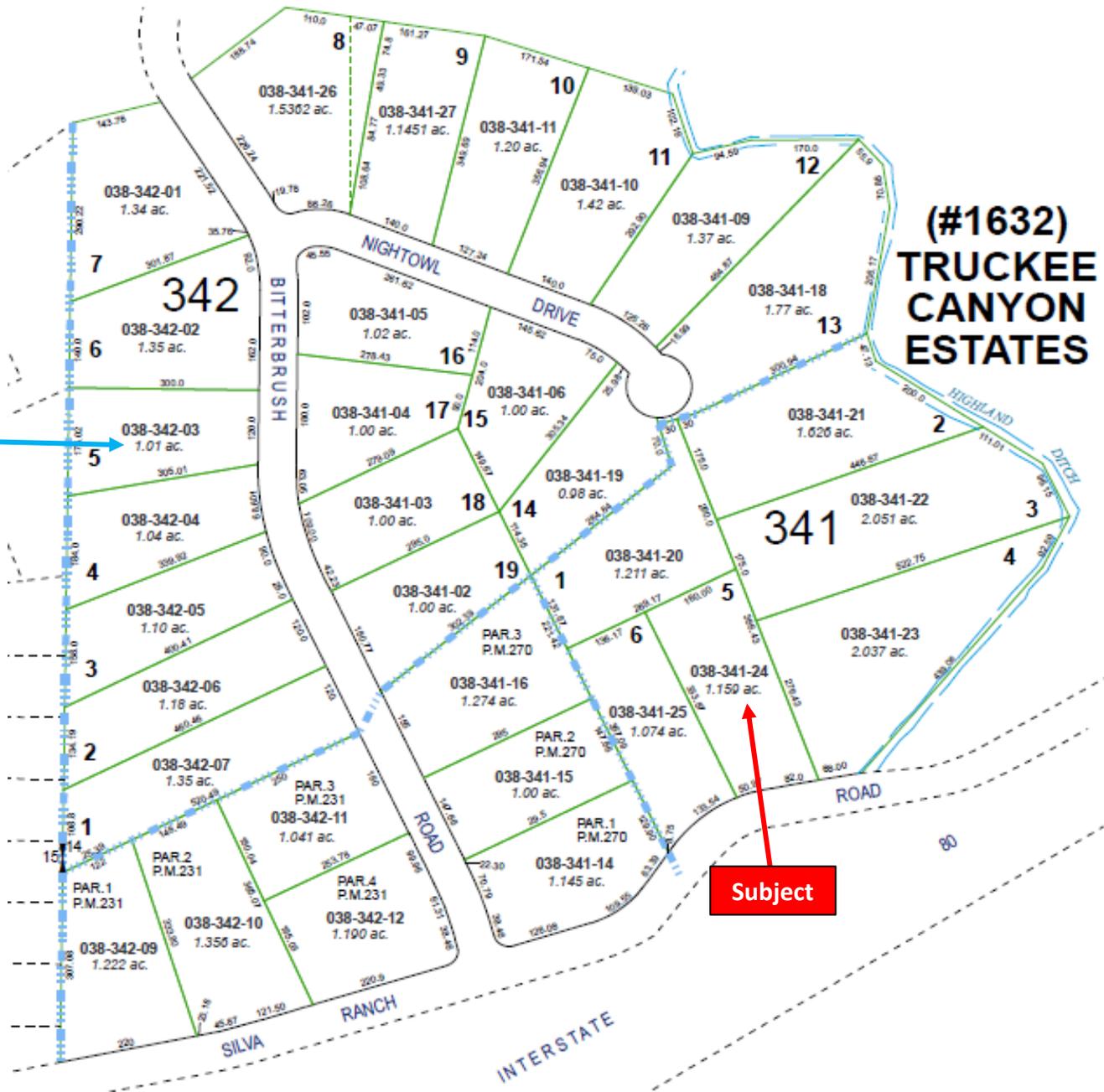
Legend

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

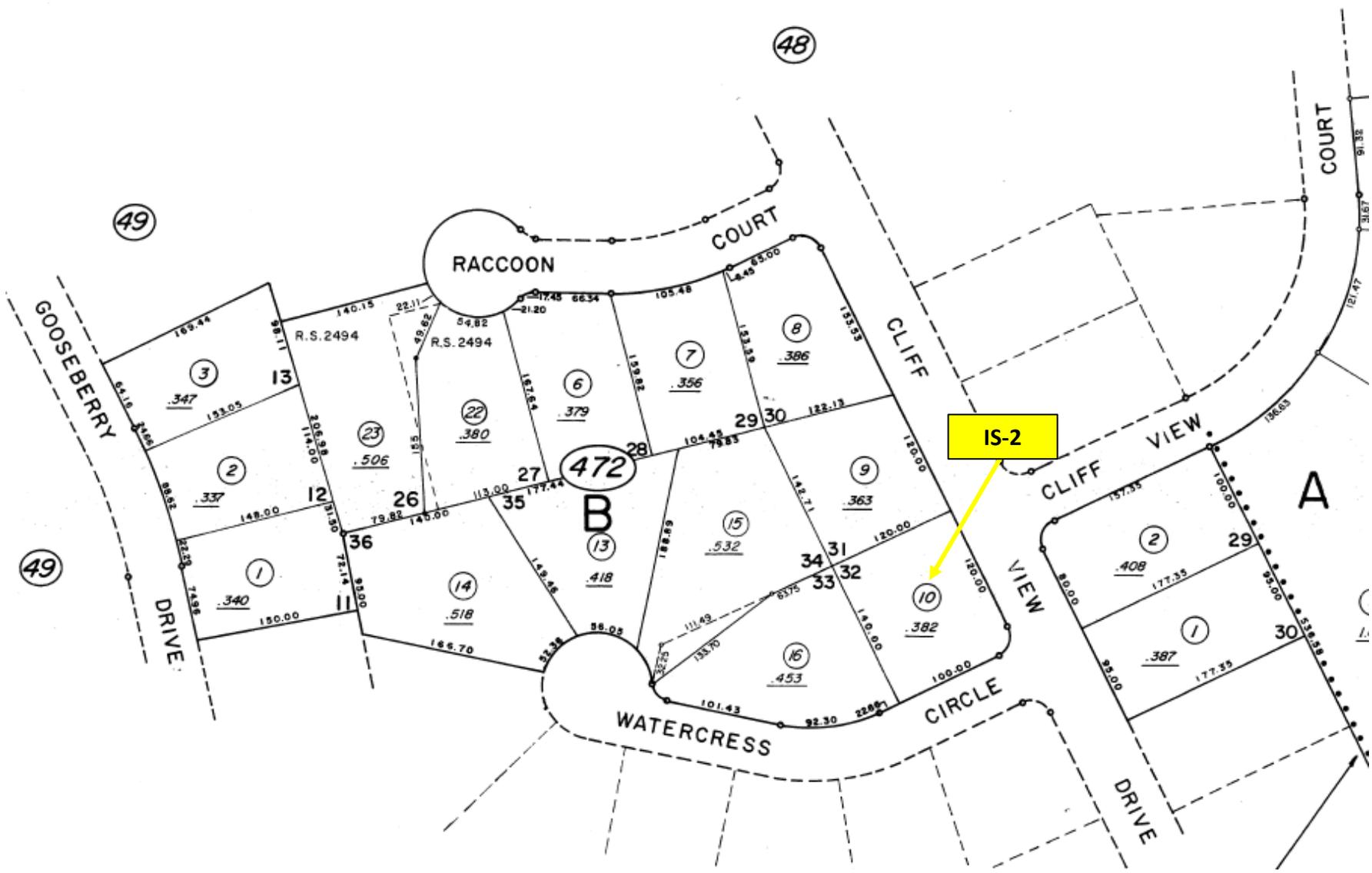


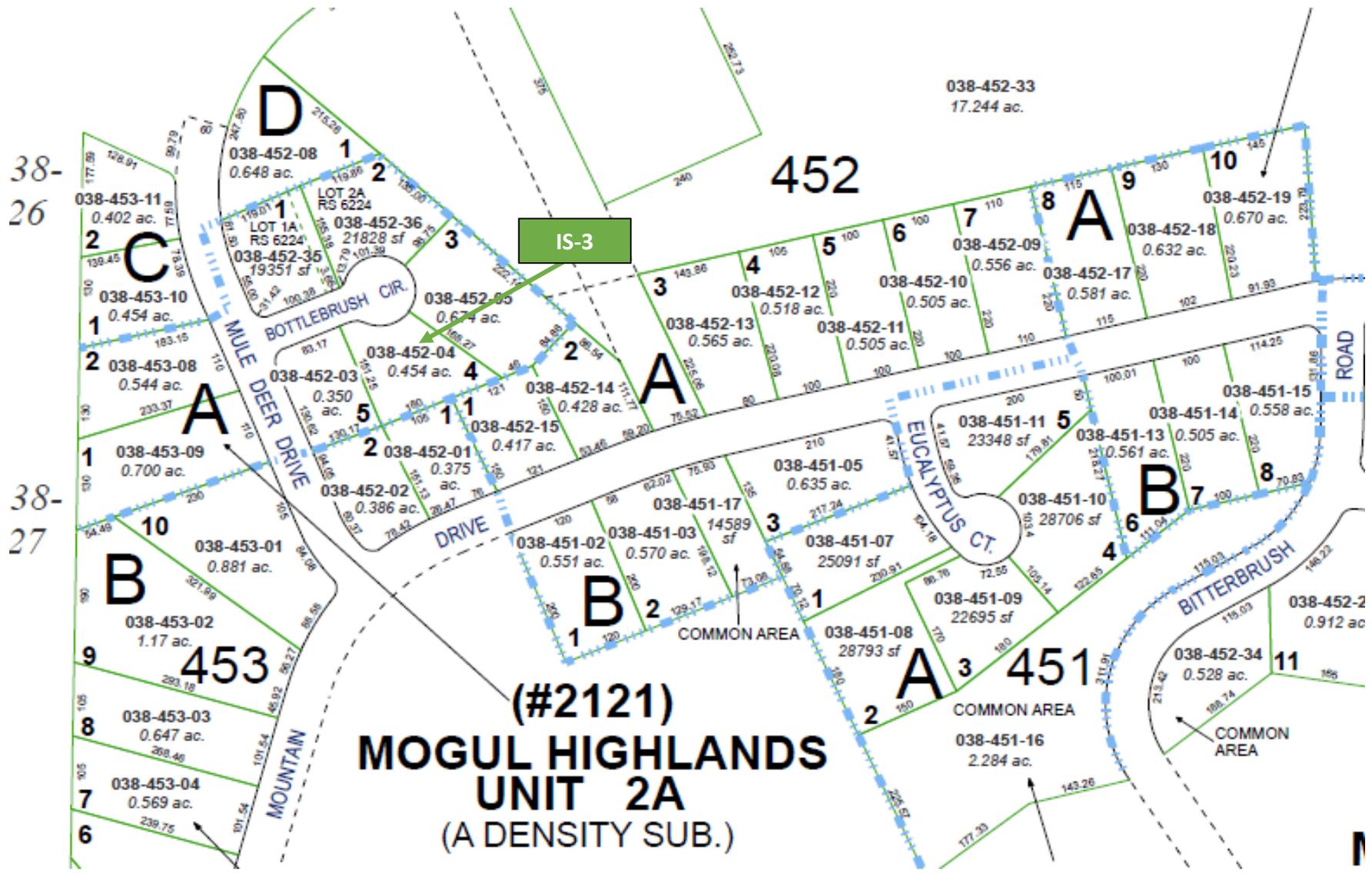
(#1632) TRUCKEE CANYON ESTATES

LS-1



Subject





**(#2121)
MOGUL HIGHLANDS
UNIT 2A
(A DENSITY SUB.)**

