

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 23-0110
Hearing Date 2/10/2023
Tax Year 2023

APN: 161-213-24
Owner of Record: BLANCHARD LIVING TRUST, ROBERT E
Property Address: 10090 GOLER WASH CT
Square Feet (Inc Finished Bsmt) 2,983
Built / WAY: 2004
Parcel Size: 0.33 AC

Description / Location: The subject consists of a 2,983 square foot single family residence built in 2004. It is located in Double Diamond Ranch Village, South of S. Meadows Pkwy and along Wilbur May Pkwy.

2023/24 Taxable Value:	Land:	\$164,300
	Improvements:	\$378,542
	Total:	<hr/> \$542,842
	Taxable Value / SF:	\$182

Sales Comparison Approach: Indicated Value Range: \$750,000-\$920,000
Indicated Value Range / S \$251-\$308

Conclusions: Taxable value does not exceed full cash value.



WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$164,300	\$57,505	Txble
IMPROVEMENTS:	\$378,542	\$132,490	\$/SF
TOTAL:	\$542,842	\$189,995	\$182

HEARING:	23-0110
DATE:	2/10/2023
TIME:	
TAX YEAR:	2023
VALUATION:	Reappraisal

OWNER: BLANCHARD LIVING TRUST, ROBERT E

SUBJECT												Baths	Built	Sale	
APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hlf	WAY	Sale Date	Sale Price	\$/SF
161-213-24	10090 GOLER WASH CT	0.33	AC	2,983	903			R35	1	4	3	2004	08/24/2004	\$380,271	\$127

IMPROVED SALES

SALE												Baths	Built	Sale		
#	APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hlf	WAY	Sale Date	Sale Price	\$/SF
IS-1	161-203-05	1675 CRATER CT	0.24	AC	2,983	903			R35	1	4	3 \ 0	2004	11/04/2021	\$816,000	\$274
IS-2	161-213-05	10130 CANYON COUNTRY RD	0.19	AC	2,983	698			R35	1	4	3 \ 0	2004	11/30/2021	\$750,000	\$251
IS-3	161-371-01	1795 GOLD BELT DR	0.27	AC	2,983	903			R35	1	4	3 \ 0	2005	06/24/2022	\$920,000	\$308
IS-4	161-313-02	1585 BETHAL CT	0.26	AC	2,983	698			R35	1	4	3 \ 0	2005	07/08/2022	\$866,000	\$290

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis

RECOMMENDATIONS/COMMENTS:

UPHOLD: **X** REDUCE:

The subject consists of 2,983 SF single family home in Double Diamond Ranch Village, South of S. Meadows Pkwy and along Wilbur May Pkwy.

IS-1 through IS-4 are properties built in 2004 and 2005, similiar to the subject, in the Double Diamond Ranch Village subdivision. These properties sold in November 2021 through July 2022. All improved sales sales are model matches to the subject with a price range of \$750,000 to \$920,000.

The improved sales support a range of \$251-\$308 per square foot and the subject's recommended taxable value of \$182 per square foot falls below this range and is therefore supported.

PREPARED BY: Diana Arias, Appraiser

REVIEWED BY: Steve Clement, Chief Appraiser

WASHOE COUNTY APPRAISAL RECORD



APN: 161-213-24

2023

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ACTIVE

Roll YR

Code

%Comp

Situs	10090 GOLER WASH CTRENO	Database	WASHOE	NBHD	EEIC	Appr	DA	Exemption AV Exemption	Reopen			
Owner	BLANCHARD LIVING TRUST, ROBERT E Printed 1/23/2023	Wilbur	May	3.5's					Reappraisal			
	8165 STAGECOACH CIR ROSEVILLE, CA 95747	Tax District	1000	Property Name								

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	164,300		378,542		542,842	189,995	Land Value	164,300			
2023 NR	164,300		378,542		542,842	189,995	Building Value	363,678			
2022 FV	126,600		314,806		441,406	154,492	XFOB Value	14,864			
2021 FV	104,800		312,563		417,363	146,077	Obsolescence	0			
2020 FV	104,800		312,832		417,632	146,171	Taxable Value	542,842			
2019 FV	100,000		301,276	991	401,276	140,447	Total Exemption				
2018 FV	78,900		293,469		372,369	130,329					

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	4	Bedrooms	100	ROOF	6	CONCRETE TILE	100
Stry/Frm	01 SFR	1 Story	Lump Sum			BFLR	1	Base Flooring	100	HEAT	11	FA/AC	100
Quality	35	Average-Good				BTHF	3	Bath - Full	100				
Year Built	2004		PARCEL LEVEL			FIX	15	Plumbing Fixtures	100				
WAY	2004		Lump Sum	0		FND	3	MODERATE	100				
Remodel Yr			%Obso	0.0000		LV	1	Living Units in Building	100				
% Comp	100	%DPR 28.5				SBFL	1	SLAB	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			2,983	156.52	466,893	1	CMNA	C AREA *	30	1	1	441.00	1997		100	441	441		
DRO	No Value Drawn f			341			2	FGS1	FP GAS SGL	EBLD	1	1	5,268.51	2004		100	5,269	3,767		
GRA	GARAGE ATTACHED			903	45.74	41,303	3	FWCO	FW CONCRET	30	1	900	7.74	2004		100	6,962	4,978		
PCS	PORCH CONCRETE S			41	10.85	445	4	YIMP	YARD IMPS	30	1	3	2,084.00	2004		100	6,252	4,470		
							5	WLSO	WALL STUCC	30	1	60	28.15	2004	2019	100	1,689	1,208		

Gross Bldg Area	2,983	Perimeter	330	Sub Area RCN	508,641
Building Notes		Building Cost Summary			
		Building RCN	508,641		
		Depreciation	144,963		
		Building DRC	363,678		
		Extra Feature DRC	14,864		
		Building Obso			
Building Name		Total DRC	378,542		
		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	PD	1	ST	164,300.00					164,300		14,189	Sewer	Municipal		
												0.326	Street	Paved		
												200	Street	Paved		
													SPC			
												CAGC	EEGC			

WASHOE COUNTY APPRAISAL RECORD

APN: 161-213-24

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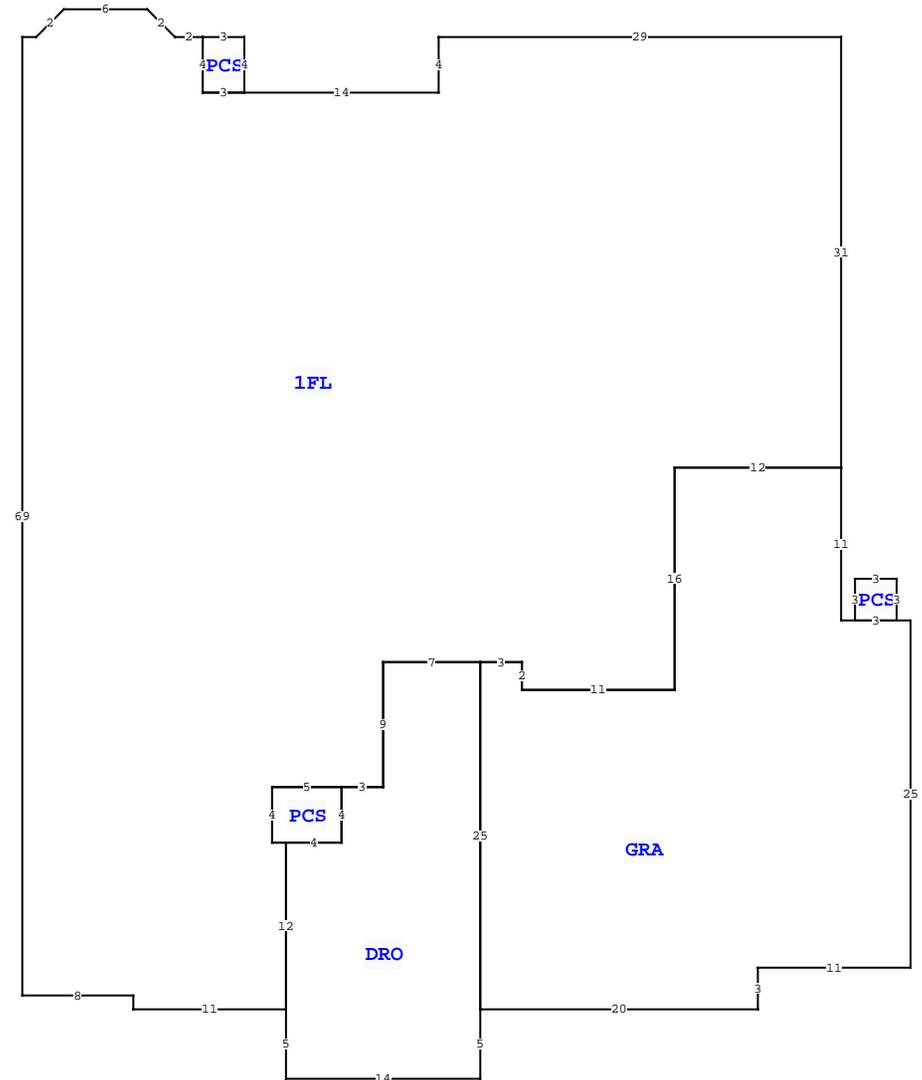
Owner BLANCHARD LIVING TRUST, ROBERT E
 Keyline Description ROS 4297 LOT 758-A

NBHD EEIC Wilbur May 3.5's

Appr DA



161-213-24 12/02/2021



Activity Information						
Date	User ID	Activity Notes				
8/23/2022	DA	Re-appraisal Review				
3/1/2018	JCT	Aerial Review				
6/16/2004	LLL	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
BLANCHARD, ROBERT E	3198220	4/14/2005	110		0	3BGG
BLANCHARD, ROBERT E & GA	3167439	2/8/2005	200		0	3BFM
REYNEN & BARDIS DEV (NEV	3087555	8/24/2004	200	380,271	2D	
REYNEN & BARDIS DEV (NEV	2921353	9/15/2003	200		0	4BV
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
	04-00272	SGL FAM RES		C	100%	
	03-09066	YARD IMPS		C	100%	

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



**(#4183)
DOUBLE DIAMOND RANCH
VILLAGE 7**

A PLANNED UNIT DEVELOPMENT

PORTION SE 1/4 SECTION 9
AND PORTION NE 1/4 SECTION 16
T18N - R20E

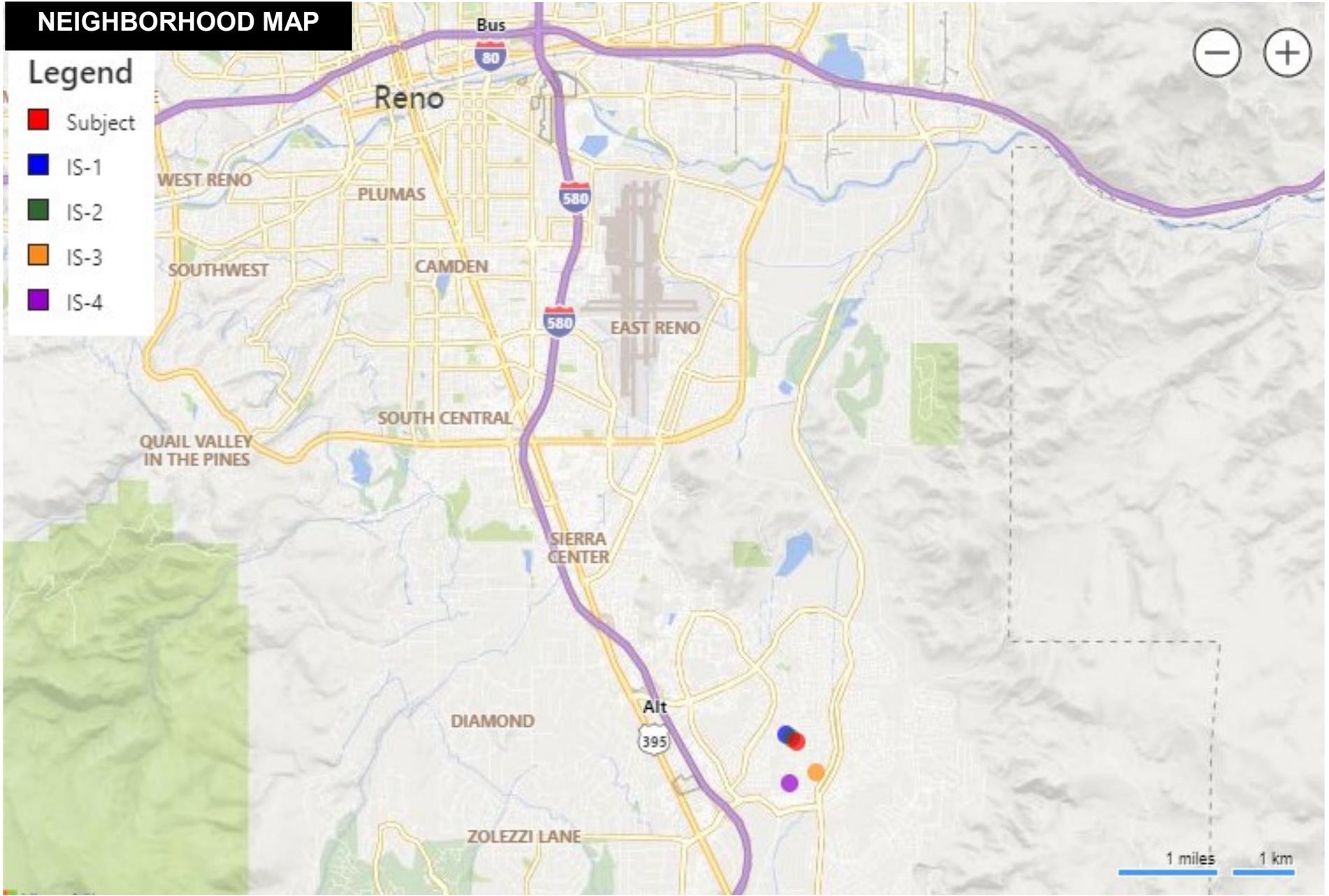
IS-2

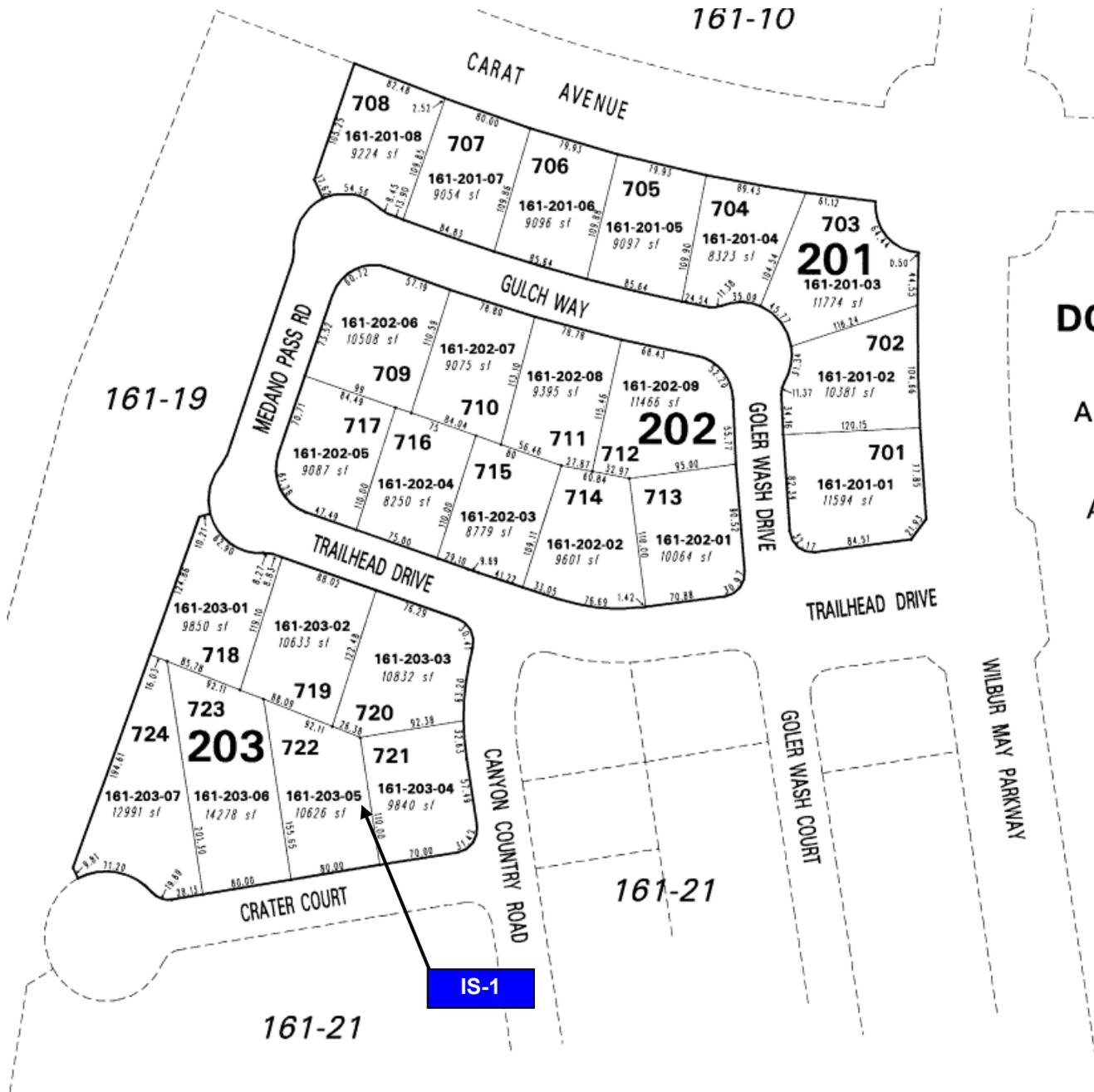
SUBJECT

NEIGHBORHOOD MAP

Legend

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

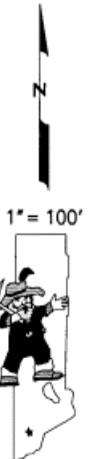


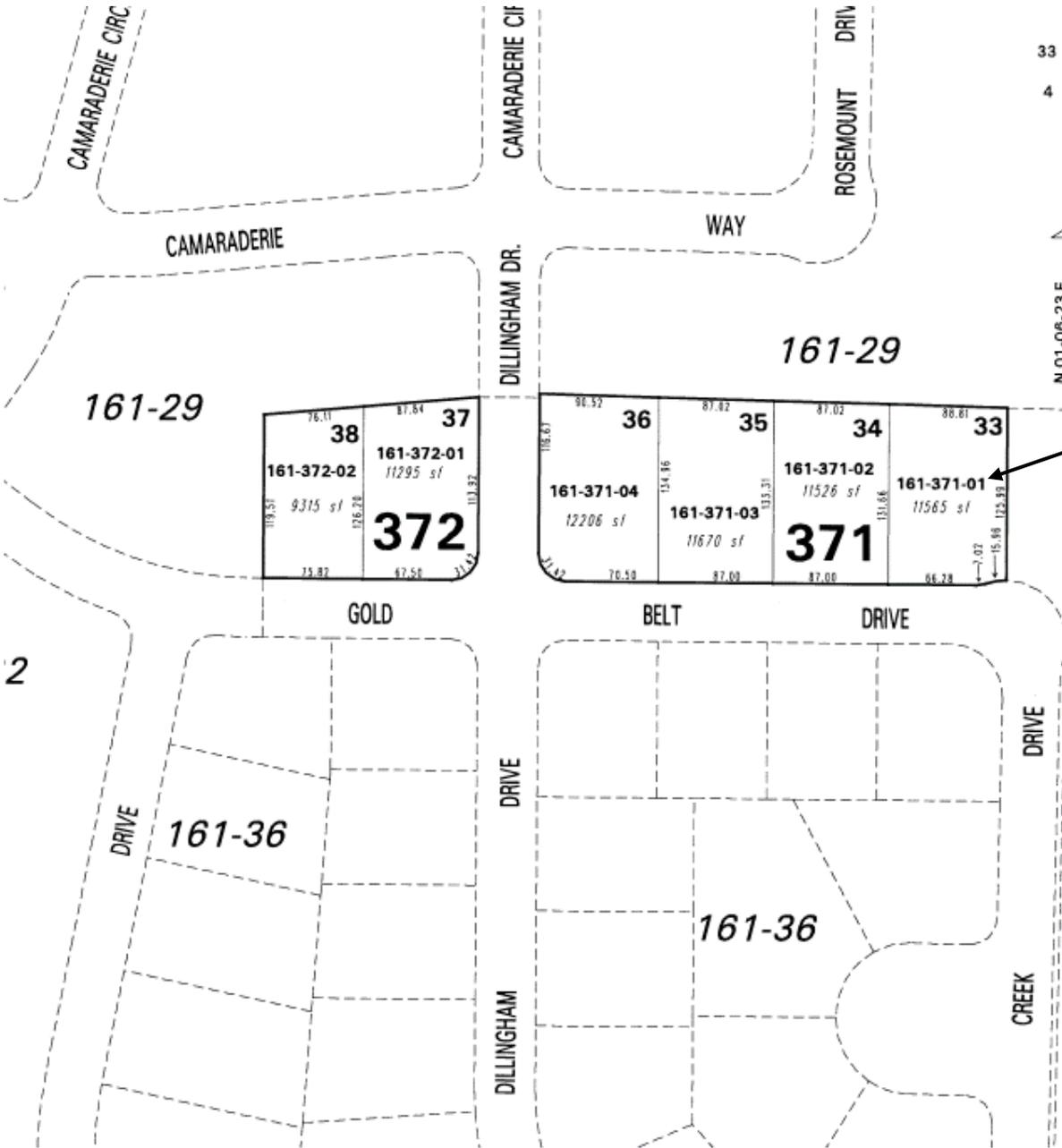


**(#4183)
DOUBLE DIAMOND RANCH
VILLAGE 7**

A PLANNED UNIT DEVELOPMENT

POR. SE 1/4 SECTION 9
AND POR. NE 1/4 SECTION 16
T18N - R20E





(#4458)
DOUBLE DIAMOND RANCH
VILLAGE 22B
 PORTION OF THE E 1/2 OF SEC. 16
 T18N - R20E

IS-3

0.32' DISTANCE BETWEEN
COMMON AREA & BOUNDARY

BOOK 141

2

(#4343)

DOUBLE DIAMOND RANCH VILLAGE 9

A PLANNED UNIT DEVELOPMENT
PORTION OF THE NE 1/4 SECTION 16, T18N - R20E

NOTE: Streets and Common Area are parceled on 161-18

IS-4

