

**ASSESSOR'S**

**EVIDENCE**

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

Hearing # 23-0010  
Hearing Date 2/10/2023  
Tax Year 2023

APN: 023-593-03

Owner of Record: PHILLIPS 2015 TRUST, DIXIE

Property Address: 2225 LONGWOOD DR

Square Feet (Inc Finished Bsmt) 2,821

Built / WAY: 1985

Parcel Size: 0.56 AC

Description / Location: EXAMPLE: The subject consists of a 2,821 square foot single family residence built in 1985. It is located in southwest Reno, south of West Moana Lane and east of Skyline Boulevard.

2023/24 Taxable Value:	Land:	\$225,000
	Improvements:	\$277,678
	Total:	\$502,678
	Taxable Value / SF:	\$178

Sales Comparison Approach: Indicated Value Range: \$850,000 - \$997,500  
Indicated Value Range / SF: \$301 - \$354



Conclusions: The comparable sales indicate a value range of \$850,000 to \$997,500 or \$301 to \$354 per square foot. The total taxable value of \$502,678 or \$178 per square foot does not exceed full cash value; therefore it is recommended to uphold the current total taxable value.

RECOMMENDATION: Uphold   X   Reduce

**ASSESSOR'S EVIDENCE I**  
**13 PAGES**

**WASHOE COUNTY BOARD OF EQUALIZATION**

RESIDENTIAL (SFR)

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	
<b>LAND:</b>	\$225,000	\$78,750	Txble
<b>IMPROVEMENTS:</b>	\$277,678	\$97,187	\$/ SF
<b>TOTAL:</b>	\$502,678	\$175,937	\$178

<b>HEARING:</b>	<b>23-0010</b>
<b>DATE:</b>	<b>2/10/2023</b>
<b>TIME:</b>	<b>TBD</b>
<b>TAX YEAR:</b>	<b>2023</b>
<b>VALUATION:</b>	<b>Reappraisal</b>

**OWNER:** PHILLIPS 2015 TRUST, DIXIE

SUBJECT						FIN	UNFIN				Baths	Built	Sale		
APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Fll/Hlf	WAY	Sale Date	Sale Price	\$/SF
023-593-03	2225 LONGWOOD DR	0.56	AC	2,821	900			R45	1	3	3\0	1985			

**IMPROVED SALES**

SALE #	APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hlf	Built	Sale Date	Sale Price	\$/SF
IS-1	023-593-07	2250 HEDGEWOOD DR	0.53	AC	2,463	810			R45	1	3	3\0	1985	06/21/2022	\$850,000	\$345
IS-2	023-166-03	2085 DANT BLVD	0.41	AC	3,086	1,151			R45	1	3	2\1	1970	09/30/2022	\$875,000	\$284
IS-3	019-631-12	2350 QUEEN ANNE CT	0.38	AC	2,954	716			R40	2	4	3\0	1989	07/23/2021	\$850,000	\$288
IS-4	023-166-05	2180 RICHTER DR	0.41	AC	2,888	572	827		R35	1	4	2\0	1972	12/18/2020	\$997,500	\$345

**LAND SALES**

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	023-582-05	2295 HEDGEWOOD DR	0.51	AC	120	9/30/2019	\$310,000	SIMILAR IN LOCATION, ZONING, AND SIZE.
LS-2	018-351-19	1721 SPYGLASS CIR	0.46	AC	120	6/2/2022	\$257,572	SIMILAR IN LOCATION, ZONING. SLIGHTLY INFERIOR IN SIZE.
LS-3	023-011-03	0 OLYMPIC CIR	0.57	AC	120	11/30/2021	\$225,000	SIMILAR IN LOCATION, ZONING, AND SIZE. INFERIOR IN TOPOGRAPHY
LS-4	023-460-11	0 AYERSHIRE CT	0.35	AC	120	6/4/2021	\$225,000	SIMILAR IN LOCATION, ZONING. INFERIOR IN SIZE

**RECOMMENDATIONS/COMMENTS:**

UPHOLD: **X** REDUCE:

The subject property's total taxable value of \$502,678 is supported by the four improved sales listed above.

IS-1 is the most similar to the subject though slightly inferior overall. Its location is diagonally adjacent to the subject on the same block and is the same quality class and age. IS-1 is inferior in building and garage size.

IS-2 is located one street 350 feet to the west of the subject property and is slightly inferior overall to the the subject. IS-2 is slightly superior in building and garage size but is inferior in age and land size.

IS-3 is slightly inferior to the subject. It is located 0.67 miles north of the subject off of Skyline Boulevard. It is inferior in land size and quality class but slightly superior in building size.

IS-4 is inferior to the subject. It is located 600 feet southwest of the subject off of Dant Boulevard. IS-4 is inferior in age, quality class, and land size but superior in building size.

LS-1 sold on 9/30/2019 for \$310,000. It is overall most similar as it is closely located to the subject parcel and of similar size.

LS-2 sold on 6/2/2022 for \$257,572. It is inferior in size to the subject but similar in location and zoning.

LS-3 sold on 11/30/2021 for \$225,000. It is similar in size, zoning, and location to the subject but inferior in topography.

LS-4 sold on 6/4/2021 for \$225,000. It is inferior in size to the subject but similar in location and zoning.

All four land sales support the 2023/2024 land value of \$225,000 for this parcel

WASHOE COUNTY APPRAISAL RECORD



APN: **023-593-03** **2023** PAGE 1 of 1 **ACTIVE** Roll YR Code %Comp

Situs 2225 LONGWOOD DRRENO Database WASHOE NBHD ANHE Appr WJ Exemption AV|Exemption  
 Owner PHILLIPS 2015 TRUST, DIXIE Printed 1/26/2023 Warren Estates  
 2225 LONGWOOD DR RENO, NV 89509 Tax District 1000  
 Property Name

Reopen  
 Reappraisal  
 OBSO  Change  No Change  
 New Land  
 Initials/Date  
 Parcel Total  
 New Const  NC  C  
 New Land  
 Remainder  New Sketch

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	225,000		277,678		502,678	175,937	Land Value	225,000				
2023 NR	225,000		277,678		502,678	175,937	Building Value	257,709				
2022 FV	215,000		234,479		449,479	157,318	XFOB Value	19,969				
2021 FV	215,000		236,004		451,004	157,851	Obsolescence	0				
2020 FV	215,000		239,063		454,063	158,922	Taxable Value	502,678	New Const		<input type="checkbox"/> NC <input type="checkbox"/> C	
2019 FV	205,000		236,423		441,423	154,498	Total Exemption		New Land		<input type="checkbox"/> New Sketch	
2018 FV	180,000		235,960		415,960	145,586			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	5	SIDING ON FRAME	70
Occ	001	Single Family Reside	Rate Adj			EBD	3	Bedrooms	100	EW	7	BRICK VENEER ON FRAME	30
Stry/Frm	01 SFR	1 Story	Lump Sum			BFLR	1	Base Flooring	100	ROOF	2	COMPOSITION SHINGLE	100
Quality	45	Good-Very Good				BTHF	3	Bath - Full	100	HEAT	11	FA/AC	100
Year Built	1985		PARCEL LEVEL			FIX	15	Plumbing Fixtures	100				
WAY	1985		Lump Sum	0		FND	3	MODERATE	100				
Remodel Yr			%Obso	0.0000		LV	1	Living Units in Building	100				
% Comp	100	%DPR 57.0				SBFL	2	WOOD	100				

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	1985		2,821	192.75	543,748	1	FPS1	FP SGL 1-S	EBLD	1	1	7,674.81	1985		100	7,675	3,300			
CCP	COVERED CONCRETE	1985		160	34.80	5,568	2	FWCO	FW CONCRET	30	1	2,300	7.34	1985		100	16,883	7,260			
GRA	GARAGE ATTACHED	1985		900	47.67	42,900	3	YIMP	YARD IMPS	30	1	4	2,084.00	1985		100	8,336	3,584			
PRW	PORCH ROOF WOOD	1985		84	24.55	2,062	4	SHD3	SHED WOOD	30	1	180	30.16	2014	2014	100	5,429	4,696			
WDW	WOOD DECK WOOD	1985		208	24.25	5,044	5	LCL	LATTICE 1	30	1	189	13.89	1985	2019	100	2,626	1,129			

Gross Bldg Area	2,821	Perimeter	325	Sub Area RCN	599,322
<b>Building Notes</b>					
<b>Building Cost Summary</b>				Building RCN	599,322
				Depreciation	341,613
				Building DRC	257,709
				Extra Feature DRC	19,969
				Building Obso	
<b>Building Name</b>				Total DRC	277,678
				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	24,481	Water	Municipal
200	Single Family Residence	SP3	1	ST	225,000.00					225,000		Acre Size	0.562	Sewer	Municipal
											DOR Code	200	Street	Paved	
											Defement		SPC		
											CAGC				

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

WASHOE COUNTY APPRAISAL RECORD

APN: **023-593-03**

PAGE 2 of 1

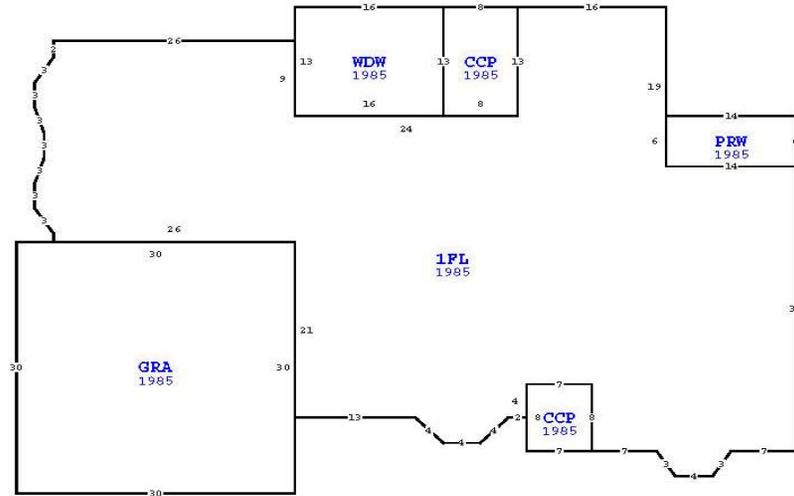
Owner **PHILLIPS 2015 TRUST, DIXIE**  
 Keyline Description **WARREN ESTATES 1 LT 52 BLK C**

NBHD **ANHE Warren Estates**

Appr **WJ**



023-593-03 11/14/2021



Activity Information					
Date	User ID	Activity Notes			
11/1/2022	WJ	Re-appraisal Review			
4/29/2014	LLL	Permit Review			
7/20/2012	LLL	Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
PHILLIPS, DIXIE	4507962	8/28/2015		100	0 3BGG
PHILLIPS, DIXIE	4051599	10/20/2011		200	0 3BEA
SPEIR TRUST, DAN P	4051598	10/20/2011		200	360,000 2D
SPEIR, DAN P	3262346	8/17/2005			0 3BGG
SPEIR, DAN P & MARGARET	3083834	8/16/2004		200	0 3BFM
Permit Information					
Date	Permit	Description	Amount	Status	% Comp
9/26/2013	BLD14-01927	REROOF REMOVE EXISTING SHA		C	100%
12/18/2012	BLD13-02749	SHED		C	100%

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## Thompson, William Lee

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**From:** Timmerman <grizwolds05@charter.net>  
**Sent:** Thursday, January 26, 2023 11:13 AM  
**To:** Thompson, William Lee  
**Subject:** assessment

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hello Will,

Received a form at our doorstep yesterday (2225 Longwood Dr.).

I will not be filling out an authorization form, so not sure what type of representation we will have (if any) at board meeting.

Our gripe has been stated, is simple, and is known. Hopefully our case can be re-viewed for fairness.

I will be leaving the state this afternoon until Feb. 5<sup>th</sup>.

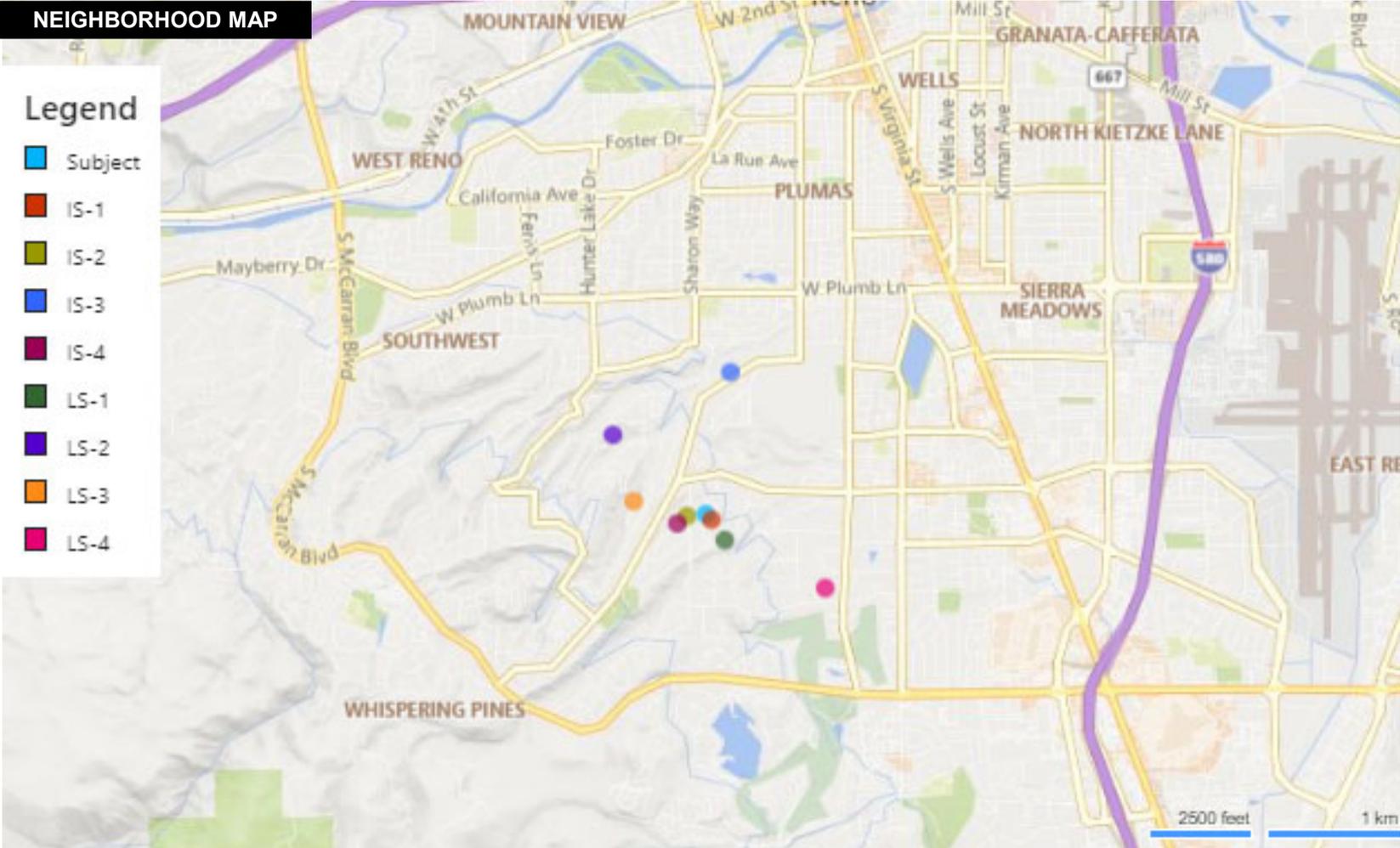
Thanks for the follow-up.

Regards, Mike Timmerman

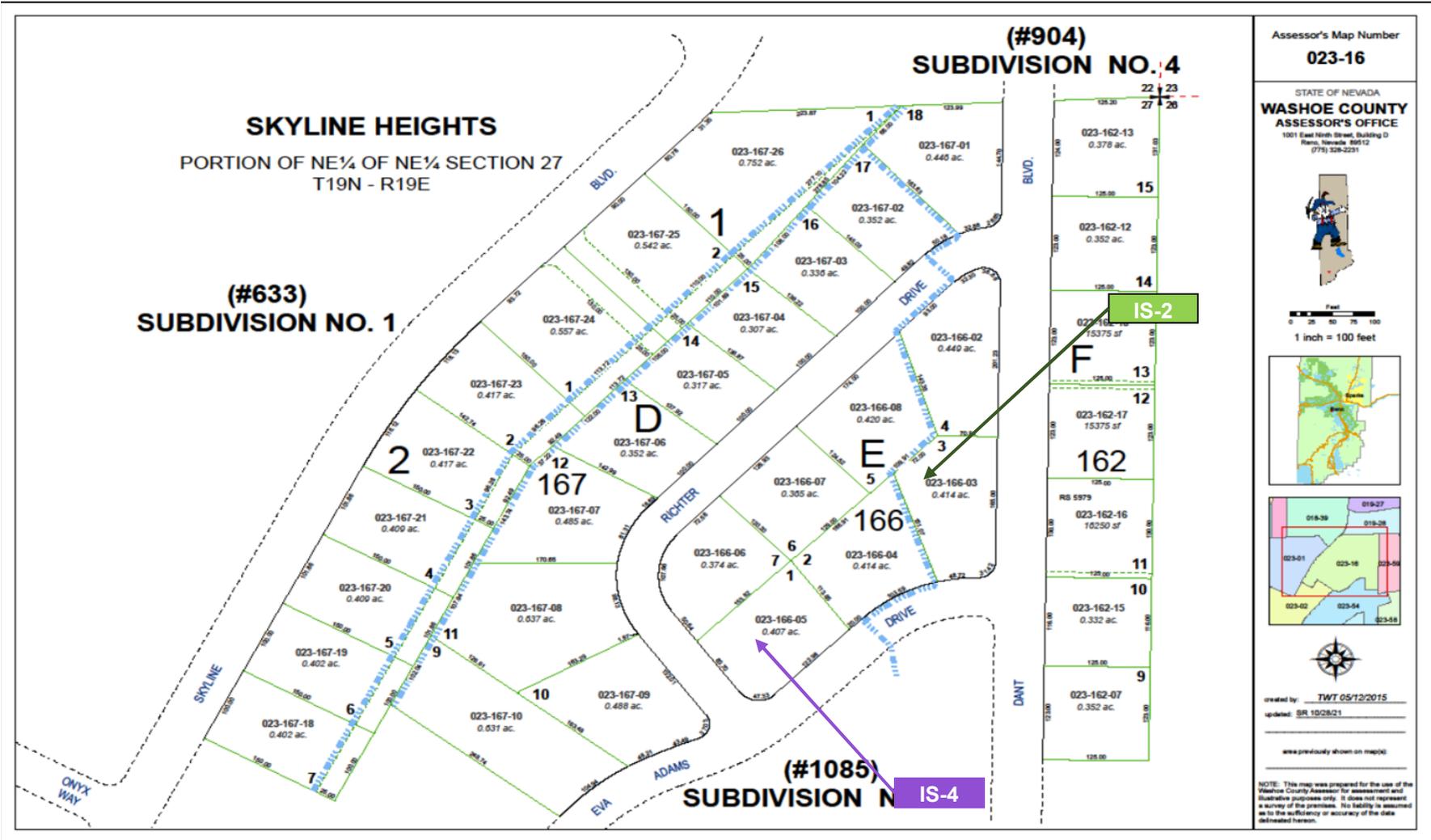
Sent from [Mail](#) for Windows

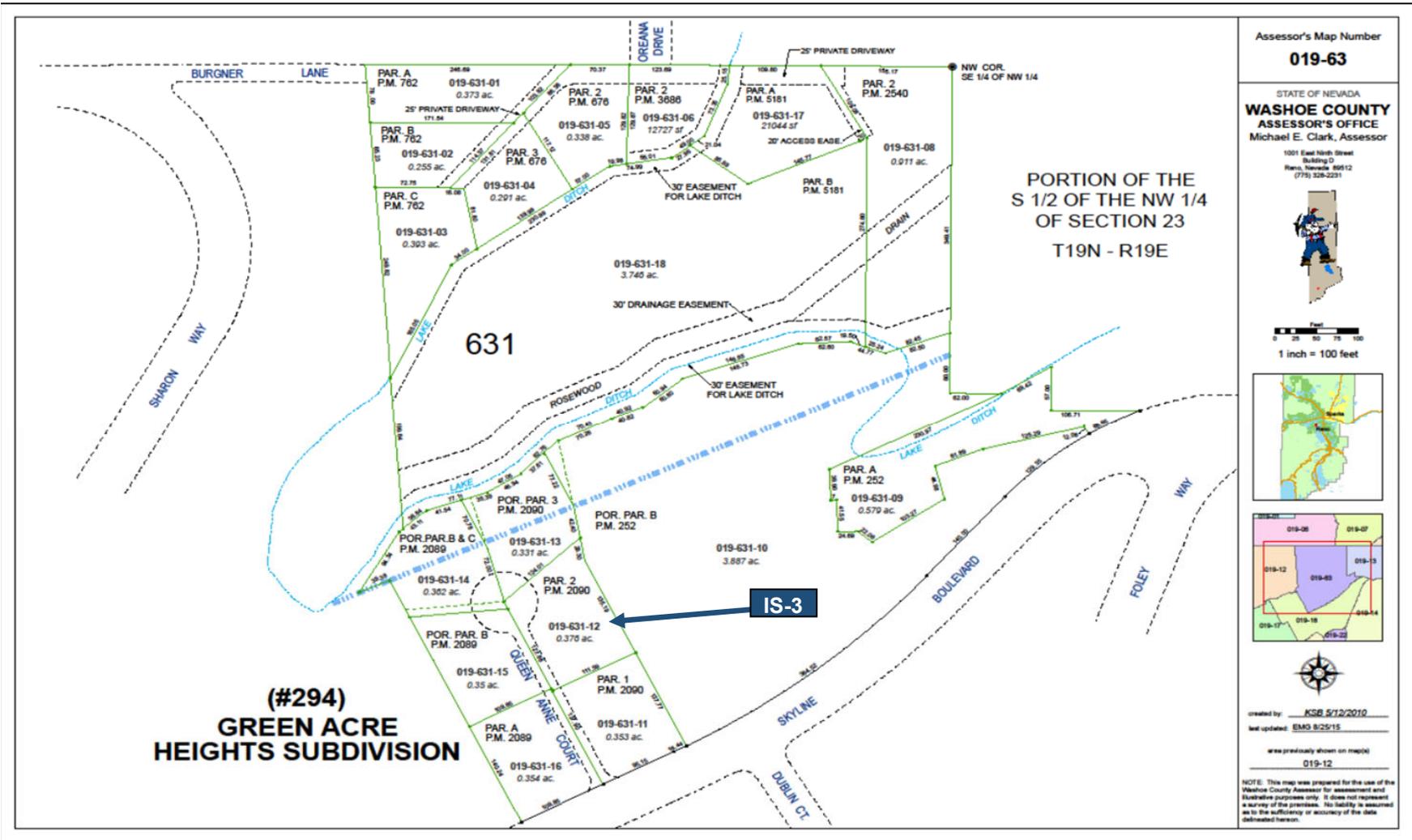
**NEIGHBORHOOD MAP**

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



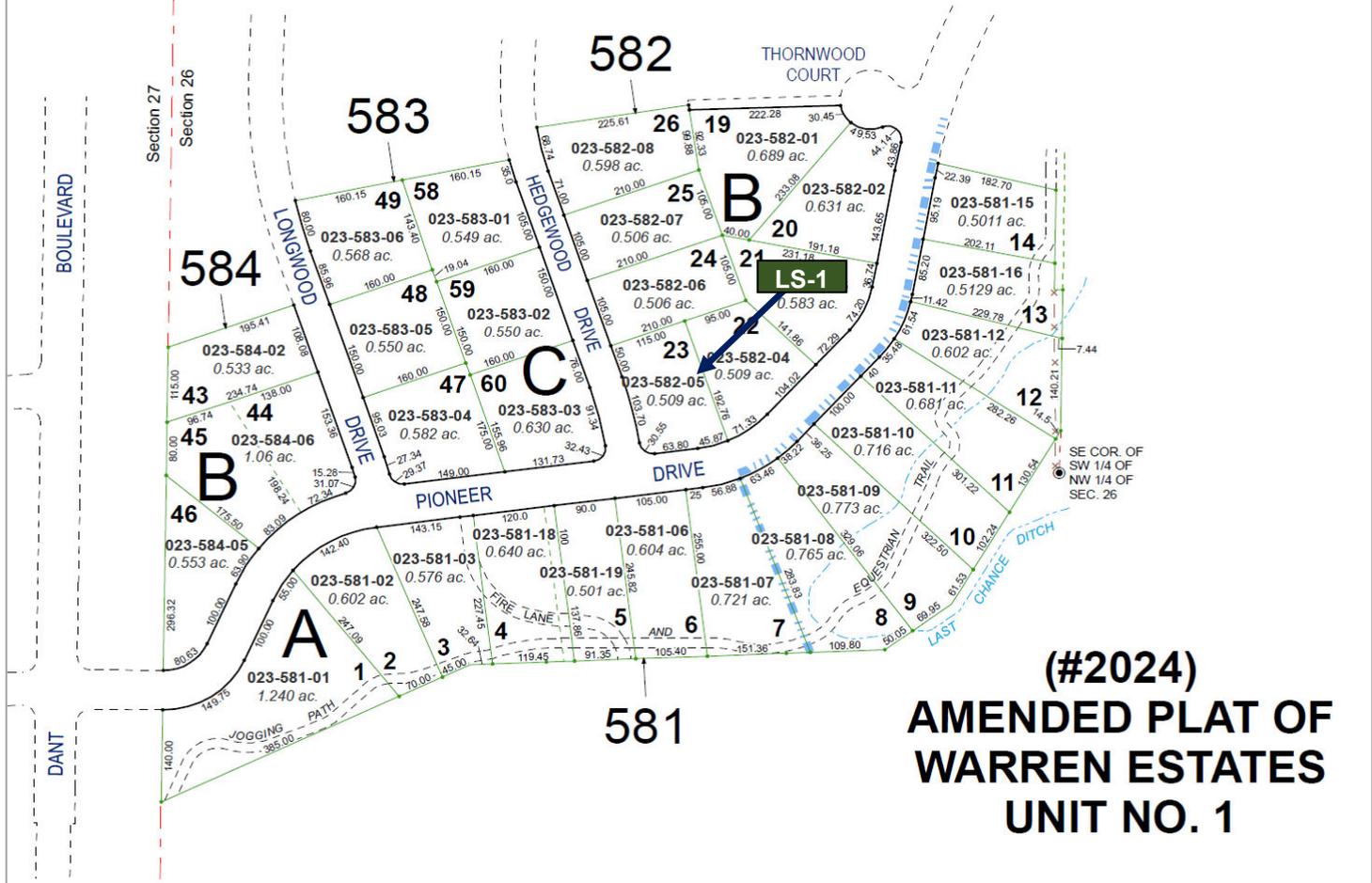


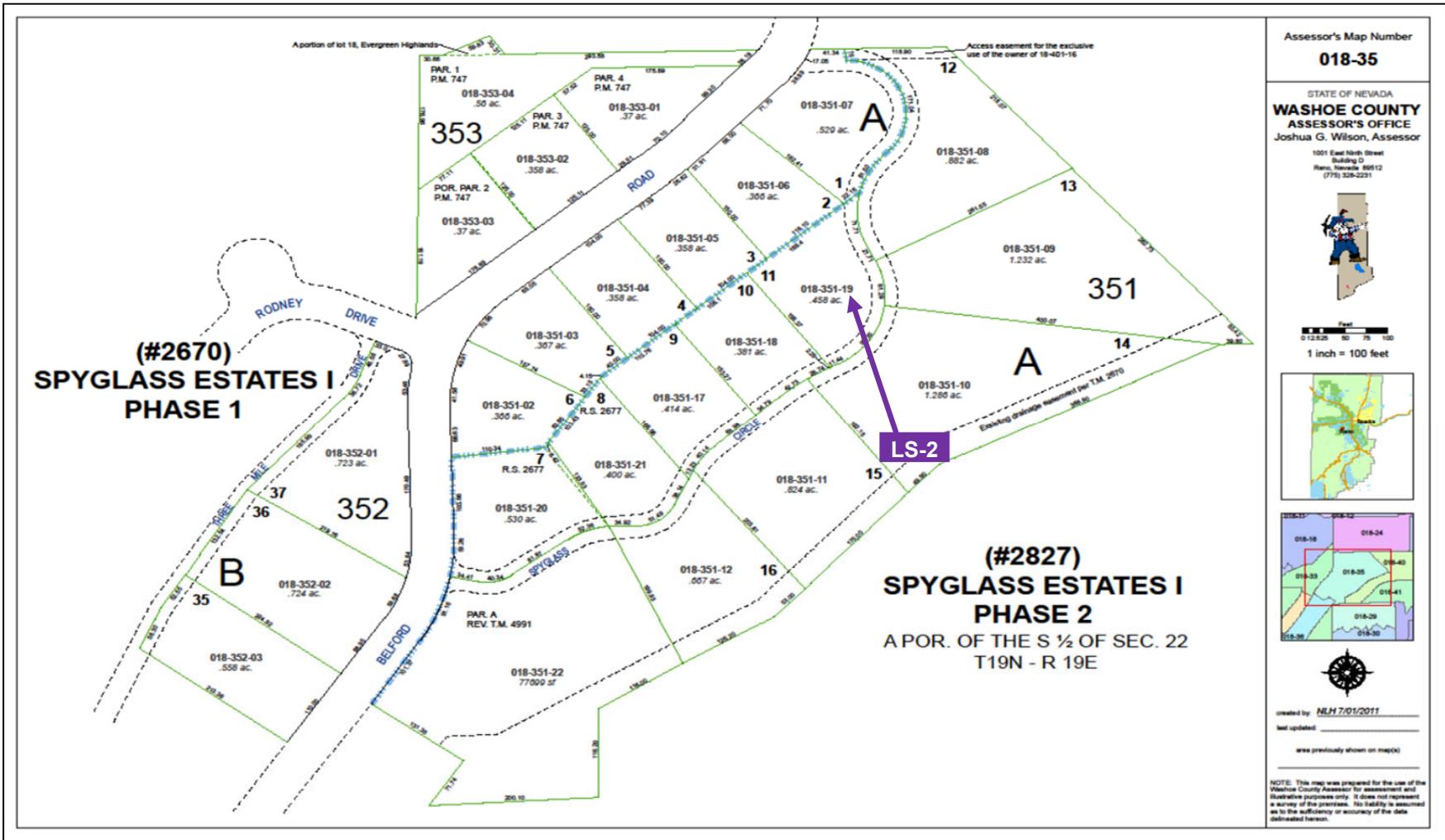




**(#1873)  
WARREN ESTATES  
UNIT NO. 1**

PORTION OF NW 1/4 OF SECTION 26  
T19N - R19E





**(#633)**  
**SKYLINE HEIGHTS SUBDIVISION NO. 1**  
 PORTION OF THE NE 1/4 OF SECTION 27  
 T19N - R19E



Assessor's Map Number  
**023-01**

STATE OF NEVADA  
**WASHOE COUNTY**  
 ASSESSOR'S OFFICE  
 Michael E. Clark, Assessor

1001 East Ninth Street  
 Building D  
 Reno, Nevada 89512  
 (775) 329-2231



1 inch = 100 feet



created by: **TWT 4/15/2015**

last updated:

area previously shown on map(s)

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

