

**ASSESSOR'S**

**EVIDENCE**

# Washoe County Board of Equalization

## Appeal Summary Page - Secured Roll

Hearing #	23-0081
Hearing Date	2/15/2023
Tax Year	2023

APN: 076-540-07

Owner of Record: ALL AMERICAN CAPITAL CORP

Property Address: 400 RODERO RD

Parcel Size: 247.22 AC

Description / Location: The subject is 247.22 acres of vacant land located in the mountainous northeastern portion of Palomino Valley. It sits along northern Rodero Rd., just north of the intersection with Cougar Dr.

2016/17 Taxable Value:	Land:	\$80,346
	Improvements:	\$0
	Total:	\$80,346
	Taxable Value / AC:	\$325

Sales Comparison Approach:	Indicated Value / AC:	\$363
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Conclusions: Recommend upholding taxable value. Based on the analysis herein, the taxable value of this property does not exceed market value.

PREPARED BY: Steven Wood, Appraiser

REVIEWED BY:

ASSESSOR'S EXHIBIT I  
10 PAGES

# **WASHOE COUNTY BOARD OF EQUALIZATION**

**RESIDENTIAL (Vacant Land)**

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	
<b>LAND:</b>	\$80,346	\$28,121	Txble
<b>IMPROVEMENTS:</b>	\$0	\$0	\$/ Unit
<b>TOTAL:</b>	\$80,346	\$28,121	\$80,346

<b>HEARING:</b>	23-0081
<b>DATE:</b>	2/15/2023
<b>TIME:</b>	TBD
<b>TAX YEAR:</b>	2023
<b>VALUATION:</b>	Reappraisal

**OWNER:** ALL AMERICAN CAPITAL CORP

<b>SUBJECT</b>							
APN	Location	Land	Area	Zoning	Sale Date	Sale Price; Price Per Acre	Comments
076-540-07	400 RODERO RD	247.22	AC	GR	6/5/2003		Mountainous vacant land. Location is remote with limited dirt road access requiring an off-road vehicle. The topography is steep with bisecting ravines. There are no utilities available.

## **LAND SALES**

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	077-440-08	1510 LEFT HAND CANYON RD	247.61	AC	GRA 76% / GR 24%	12/29/2021	\$90,000 \$363	Mountainous vacant land. Location is remote with limited dirt road access. The topography is steep with bisecting ravines. There are no utilities available.
LS-2	076-530-02, 076-530-05, 076-530-06	800 RODERO RD	341.91	AC	GR	10/8/2021	\$128,000 \$374	This is a multiple parcel sale. Mountainous vacant land. Location is remote with limited dirt road access requiring an off-road vehicle. A seasonal creek bisects 077-530-02. There are no utilities available.
LS-3	076-560-05	2200 PIUTE CREEK RD	166.60	AC	GR	3/4/2022	\$115,000 \$690	Mountainous vacant land. Location is remote with dirt road access requiring an off-road vehicle. The topography is steep with bisecting ravines. There are not available utilities; however, powerlines run nearby.

## **RECOMMENDATIONS/COMMENTS: UPHOLD: XX**

Like the subject, the properties used in this comparable sales chart are vacant land sales within the same Palomino Valley neighborhood.

LS-1 is 247.61 acres of vacant land located south of the subject at the eastern end of Left Hand Canyon Rd. LS-1 sold on 12/29/2021 for \$90,000 or \$363 per acre. LS-1 is considered the best comparable to the subject because of their similarities in location, access, size, topography, and lack of utilities. An adjustment to LS-1's sale price is not needed.

LS-2 consists of three vacant parcels totaling 341.91 acres. The APNs included in the sale are 076-530-02, 076-530-05, and 076-530-06. The parcels are all adjacent to each other and located just north of the subject along Rodero Rd. LS-2 sold on 10/8/2021 for \$128,000 or \$374 per acre. LS-2 is superior in size to subject, but similar in location, limited difficult access, mountainous topography, high elevation, lack of utilities, and detriments such as a small creek and ravines bisecting them. A downward adjustment to LS-2's sale price is warranted to account for superior size.

LS-3 is 166.60 acres of vacant land located southwest of the subject. LS-3 sold on 3/4/2022 for \$115,000 or \$690 per acre. LS-3 is superior to subject in location because of closer proximity to Palomino Valley flatlands and it has superior access because of better maintained dirt roads; however, it is inferior in size. LS-3 and the subject have similar mountainous topography, ravines bisecting them, and lack utilities. A downward adjustment to LS-3's sale price is warranted to account for superior location and access.

In conclusion, the properties are overall considered similar and provide a range of value from \$363 to \$690 per acre, with most weight put on LS-1's value of \$363 per acre.



%Comp

	OBSO
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☐ No Change☐ New Sketch[illegible]

Sub Area					Extra Features
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Building Name	Total DRC
	Override Value

Property Characteristics
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Water	None
Sewer	None
Street	Unpaved
SPC	

WASHOE COUNTY APPRAISAL RECORD

APN: 076-540-07

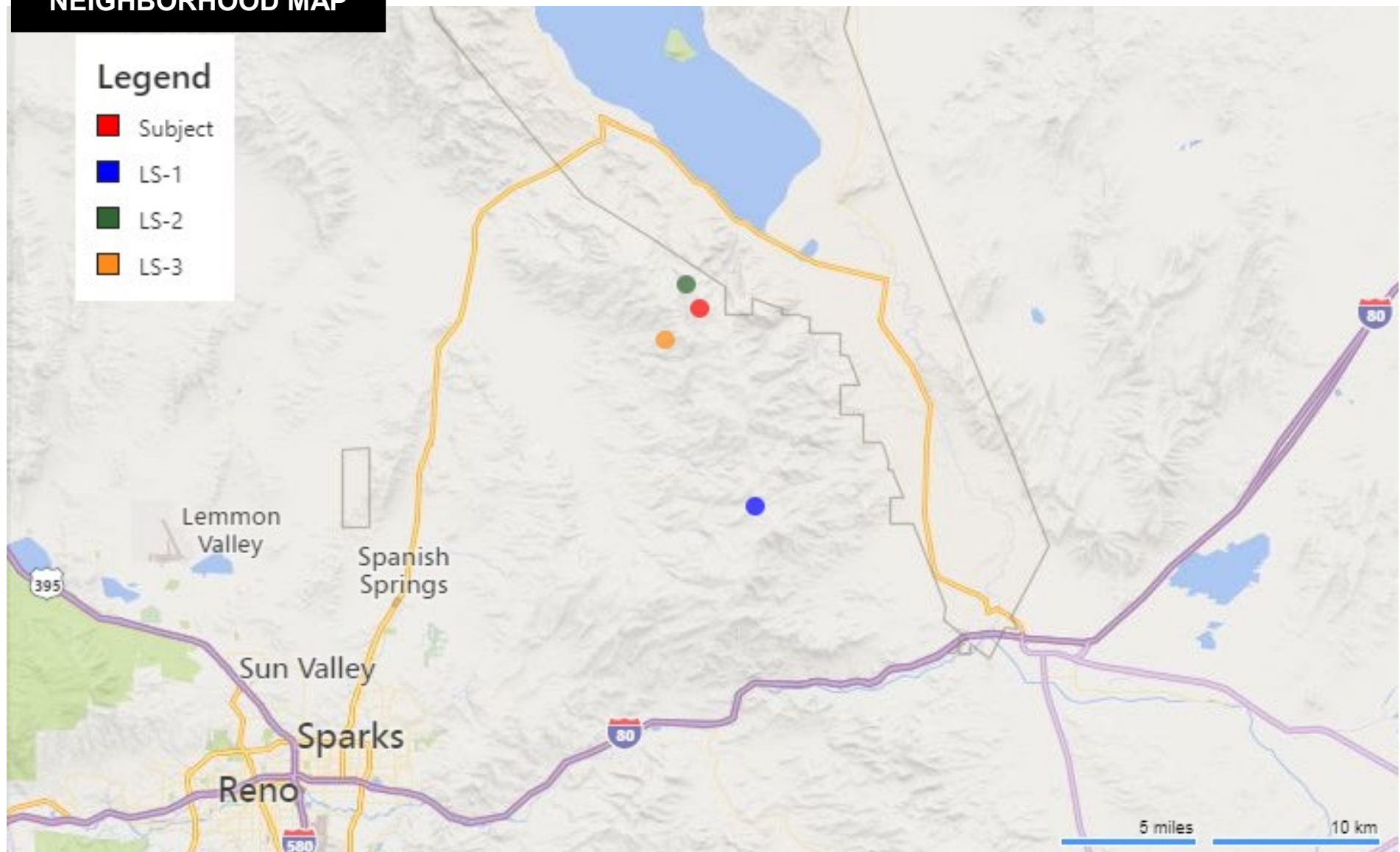
Owner ALL AMERICAN CAPITAL CORP  
Keyline Description MONTE CRISTO RANCH 1 LT 4

NBHD MAEJ Monte Cristo

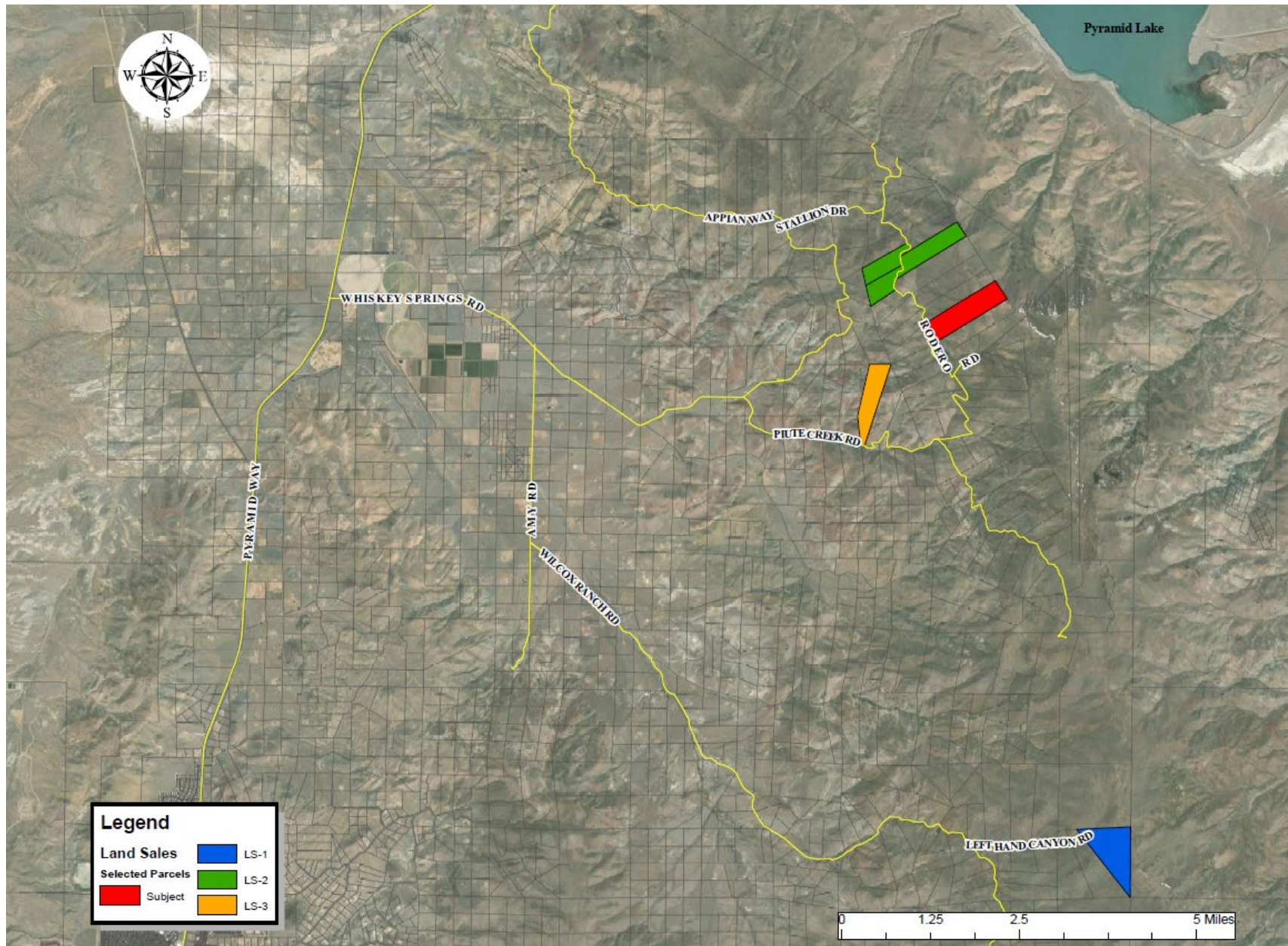
Appr SGW

Activity Information						
Date	User ID	Activity Notes				
11/2/2022 5/1/2015	SGW MB	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
GOLDEN STATE HOLDINGS LL ARNOLD, RON & JEAN VESCO INCORPORATED,	4618507	8/3/2016	100	0	3BGG	
	2867139	6/5/2003	120	85,000	1G	
	2677177	4/17/2002	120	36,677	1G	
	1933824	10/13/1995	120	25,000	2D	
	CHK	9/1/1990	120	25,000	1G	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

## NEIGHBORHOOD MAP

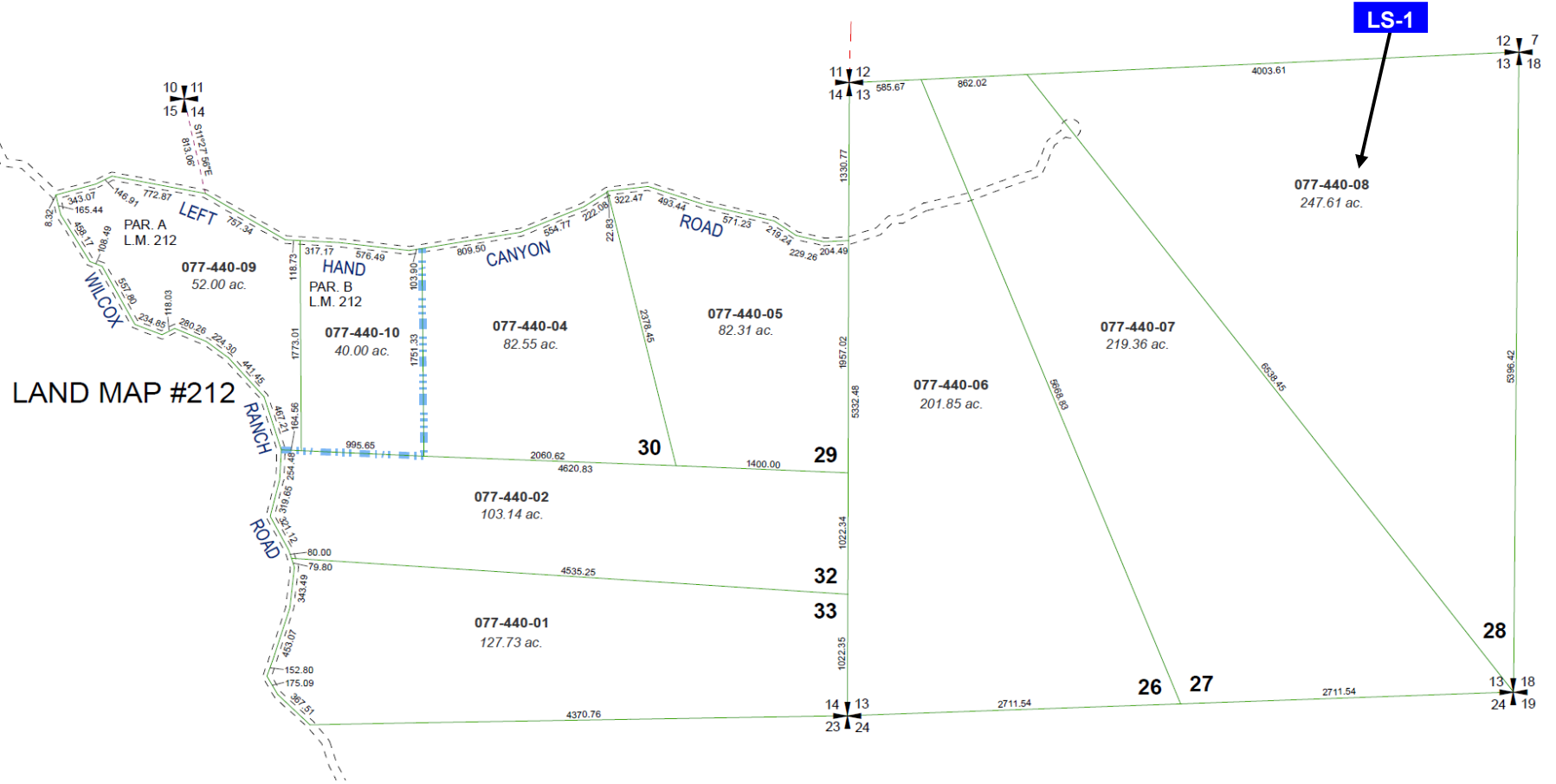






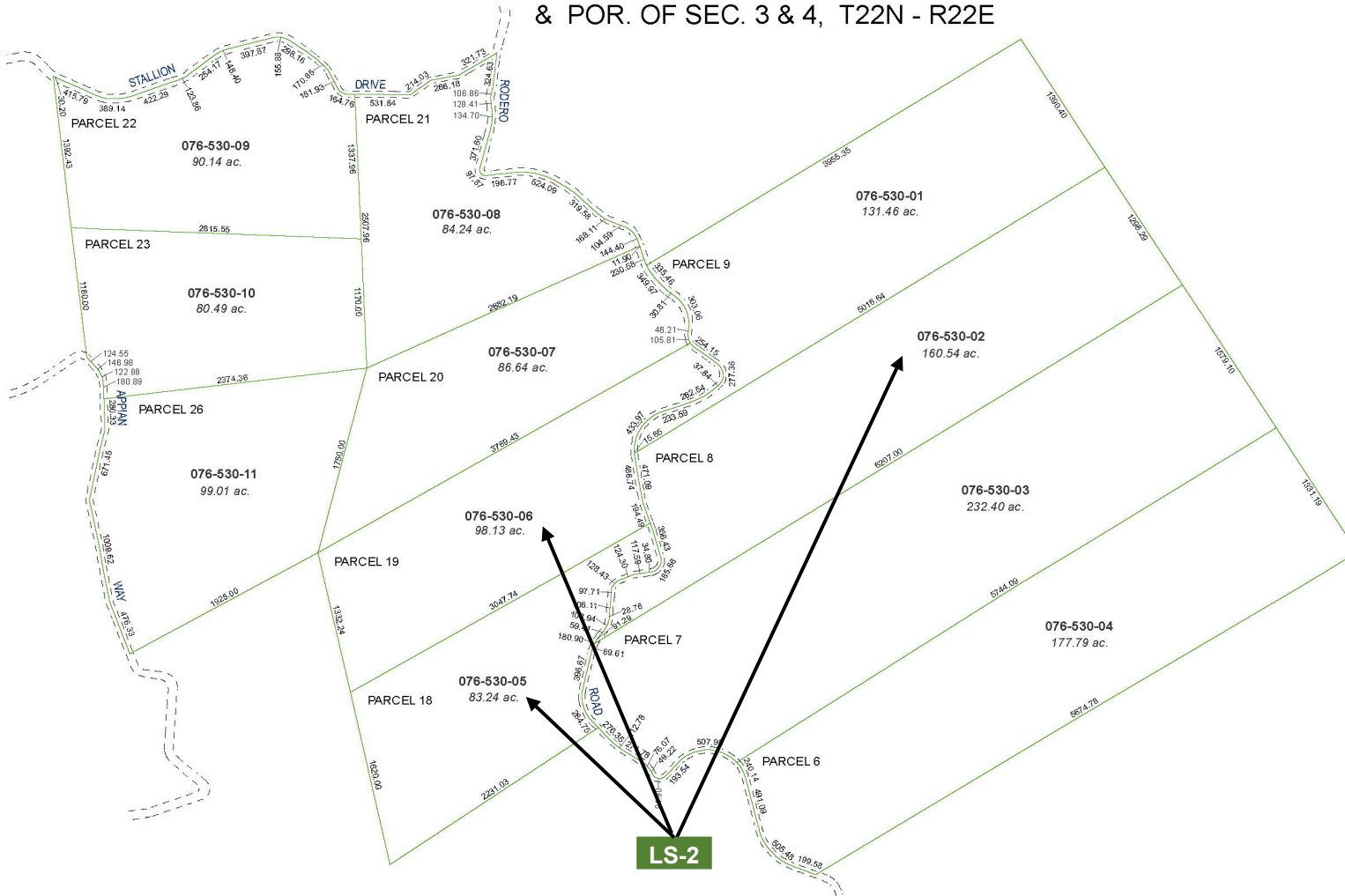






# MAP OF DIVISION INTO LARGE PARCELS #34 MONTE CRISTO RANCH UNIT NO. 1

POR. OF SEC. 27, 28, 29, 32, 33 & 34, T23N - R22E  
& POR. OF SEC. 3 & 4, T22N - R22E



Assessor's Map Number

**076-53**

STATE OF NEVADA  
**WASHOE COUNTY  
ASSESSOR'S OFFICE**

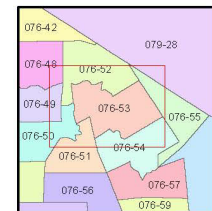
Joshua G. Wilson, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2231



Feet  
0 250 500 750 1,000

1 inch = 1,000 feet



created by: **TWT 5/16/2011**

last updated: \_\_\_\_\_

area previously shown on map(s) \_\_\_\_\_

NOTE: This map was prepared for the use of the

