

**ASSESSOR'S**

**EVIDENCE**

# Washoe County Board of Equalization

## Appeal Summary Page - Secured Roll

Hearing #	23-0080
Hearing Date	2/15/2023
Tax Year	2023

APN: 076-520-08

Owner of Record: TEXAS LAND & CATTLE CORP

Property Address: 1405 RODERO RD

Parcel Size: 118.75 AC

Description / Location: The subject is 118.75 acres of vacant land located in the mountainous northeastern portion of Palomino Valley. It sits along northern Rodero Rd., just north of Stallion Dr. and south of Monte Cristo Dr.

2023/24 Taxable Value:	Land:	\$65,000
	Improvements:	\$0
	Total:	\$65,000
	Taxable Value / AC:	\$547

Sales Comparison Approach:	Indicated Value:	\$70,000
	Indicated Value / AC:	\$589

Conclusions: Recommend upholding taxable value. Based on the analysis herein, the taxable value of this property does not exceed market value.



# WASHOE COUNTY BOARD OF EQUALIZATION

**RESIDENTIAL (Vacant Land)**

	TAXABLE VALUE	ASSESSED VALUE	
<b>LAND:</b>	\$65,000	\$22,750	Txble
<b>IMPROVEMENTS:</b>	\$0	\$0	\$/ Unit
<b>TOTAL:</b>	\$65,000	\$22,750	\$65,000

<b>HEARING:</b>	23-0080
<b>DATE:</b>	2/15/2023
<b>TIME:</b>	TBD
<b>TAX YEAR:</b>	2023
<b>VALUATION:</b>	Reappraisal

**OWNER:** TEXAS LAND & CATTLE CORP

<b>SUBJECT</b>							
APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
076-520-08	1405 RODERO RD	118.75	AC	GR	10/3/2003		Mountainous vacant land. Access is limited by dirt road requiring an off-road vehicle. Topography is steep with bisecting ravines. No utilities available.

## LAND SALES

SALE								
#	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	076-520-09	1505 RODERO RD	122.02	AC	GR	11/12/2021	\$70,000	Adjacent to the subject. Mountainous vacant land. Difficult and limited dirt road access requiring an off-road vehicle. Topography is steep with bisecting ravines. No utilities available.
LS-2	076-590-07	2655 PIUTE CREEK RD	96.69	AC	GR	6/24/2021	\$90,000	Mountainous vacant land. Difficult dirt road access. Topography is steep. No utilities available. The buyer did indicate they have no plans to develop. Bought for recreational use.
LS-3	077-440-02	4700 WILCOX RANCH RD	103.14	AC	GRA	10/28/2021	\$70,000	Mountainous vacant land. Difficult dirt road access. Topography is steep. No utilities available.

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

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

LS-1 is adjacent to the subject and is 122.02 acres of vacant land. LS-1 sold on 11/21/2021 for \$70,000. LS-1 is considered to be the best comparable because it is adjacent to the subject, both are similar in size, have steep mountainous topography, have difficult dirt road access requiring an off-road vehicle, and lack utilities. An adjustment to LS-1's sale price is not needed.

LS-2 is 96.69 acres of vacant land located south of the subject along Piute Creek Rd. with Wrangler Rd. to the south. LS-2 sold on 6/24/2021 for \$90,000. LS-2 is superior in location because of closer proximity to Palomino Valley flatlands. It is also has superior access because of better maintained dirt roads. LS-2 and the subject have similar steep mountainous topography and lack utilities. A downward adjustment to LS-2's sale price is warranted to reflect the superior location and access.

LS-3 is 103.14 acres of vacant land located south of the subject along Wilcox Ranch Rd., north of the intersection with Pond Peak Rd., and south of the intersection with Left Hand Canyon Rd. LS-3 sold on 10/28/2021 for \$70,000. LS-3 is superior in access because of better maintained dirt roads. LS-3 and the subject have similar mountainous topography and lack utilities. A downward adjustment to LS-3's sale price is warranted to reflect the superior access.

In conclusion, the properties are overall considered similar and provide a range of value from \$70,000 to \$90,000, with most weight put on LS-1's value of \$70,000.



**%Comp**

**OBSO**

☐ No Change☐ New Sketch

Sub Area	Extra Features
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Land Value: 1 Lines Total	Land Data	Property Characteristics
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SPC	
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WASHOE COUNTY APPRAISAL RECORD

APN: 076-520-08

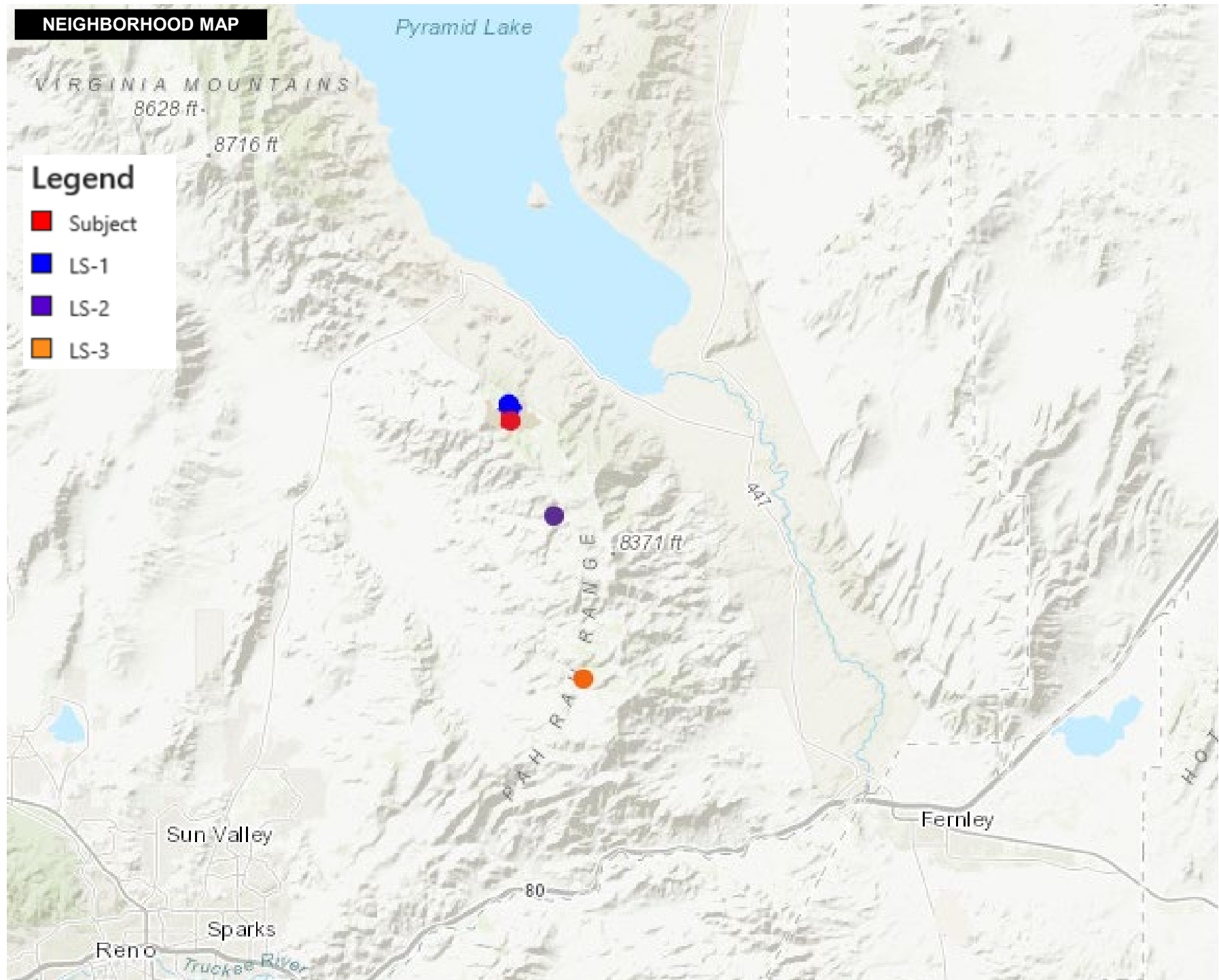
Owner TEXAS LAND & CATTLE CORP  
Keyline Description MONTE CRISTO RANCH 1 LT 95

NBHD MAEJ Monte Cristo

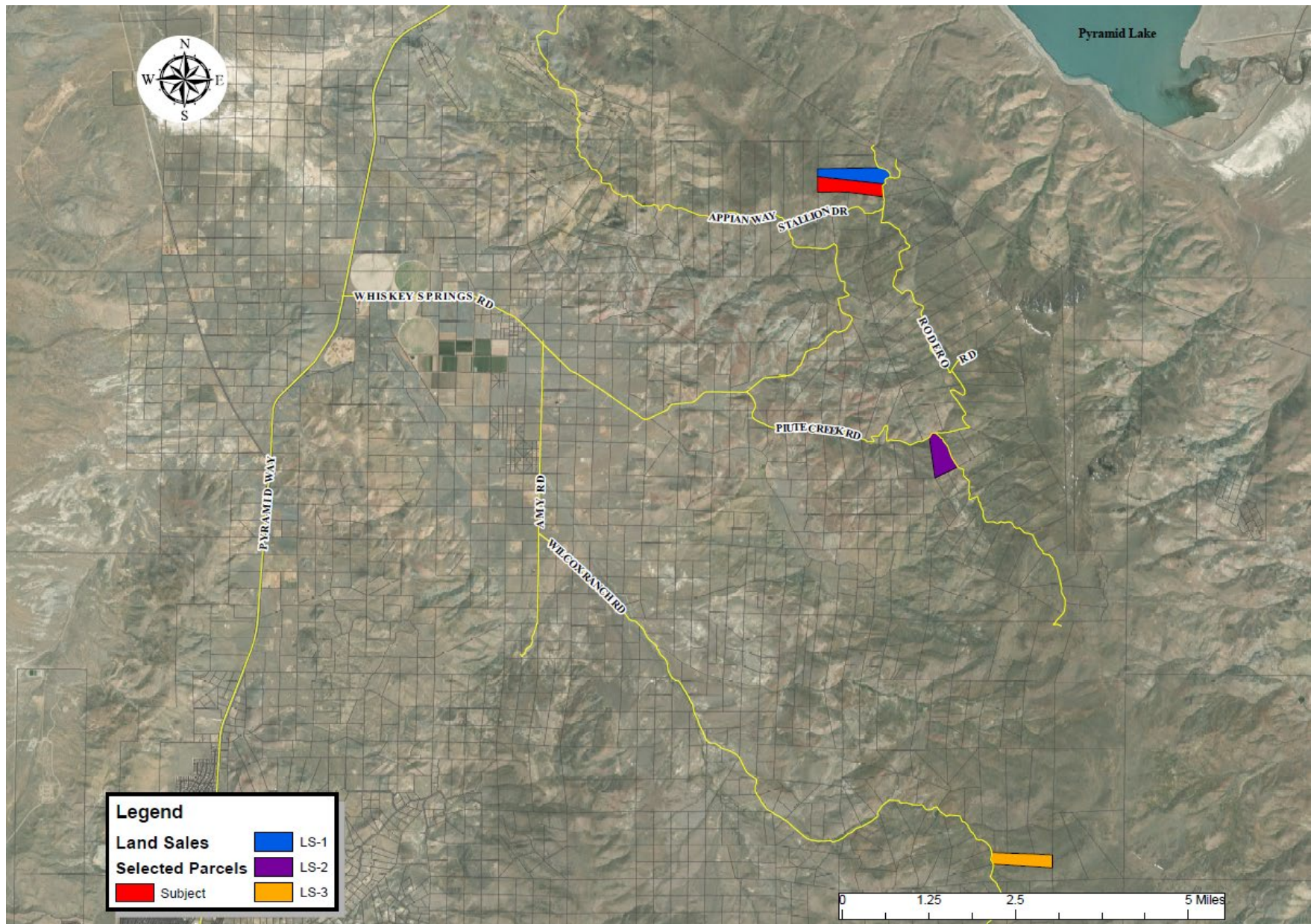
Appr SGW

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	
UNITED HOLDINGS CORPORAT UMBAUGH, EVELYN G	4025368	7/26/2011		0	3BGG	
	2935151	10/3/2003	100	25,000	1G	
	2383430	9/24/1999	120	26,739	3BF	
	CHK	10/9/1997	120	25,900	2D	
	CHK	9/1/1989	120	13,400	1GCR	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

## NEIGHBORHOOD MAP

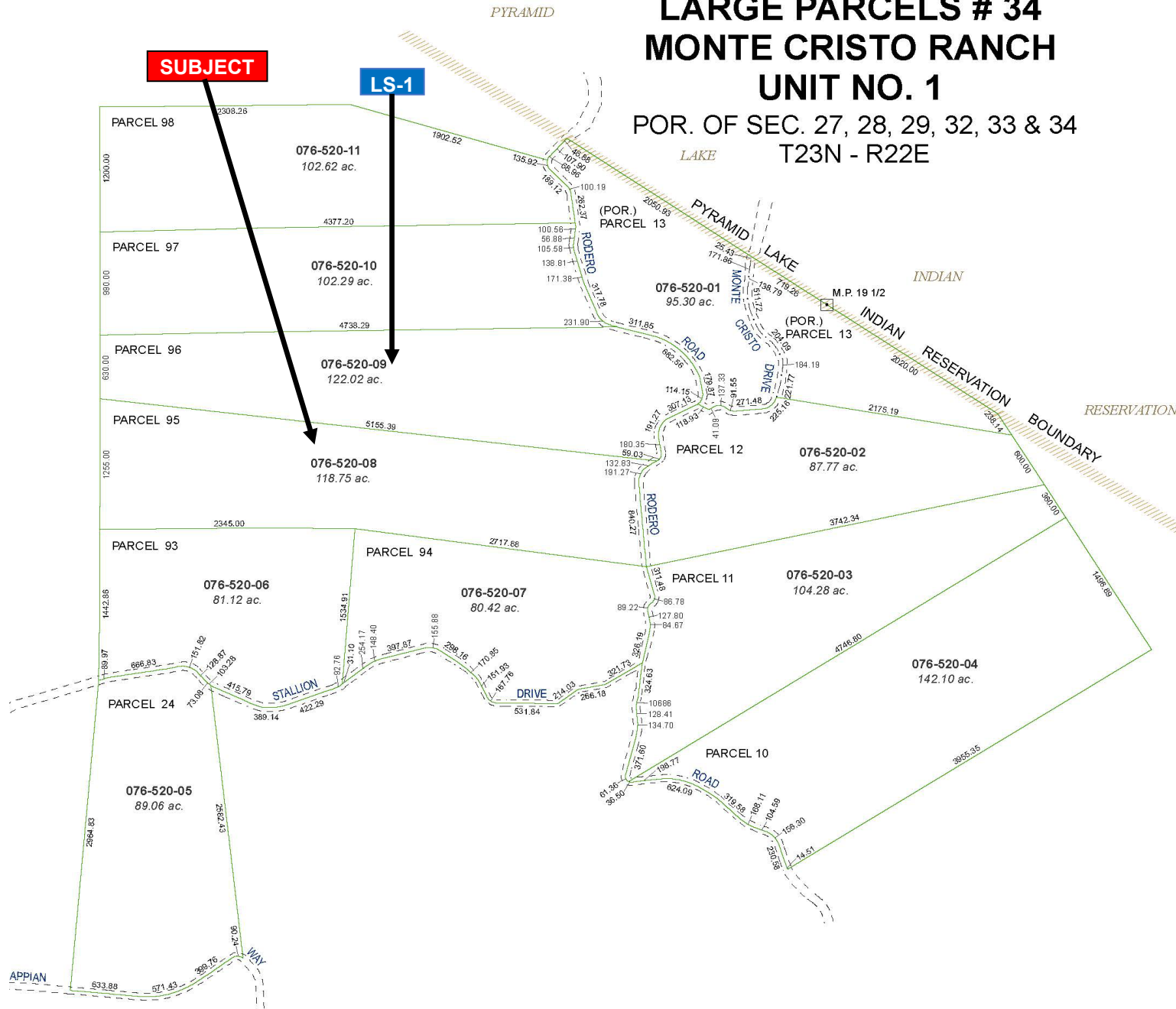






# MAP OF DIVISION INTO LARGE PARCELS # 34 MONTE CRISTO RANCH UNIT NO. 1

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



Assessor's Map Number

**076-52**

STATE OF NEVADA

**WASHOE COUNTY  
ASSESSOR'S OFFICE**

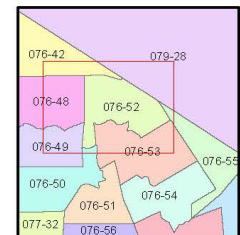
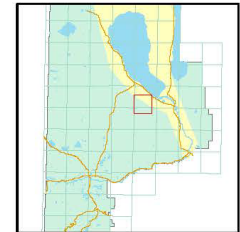
Joshua G. Wilson, Assessor

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: \_\_\_\_\_

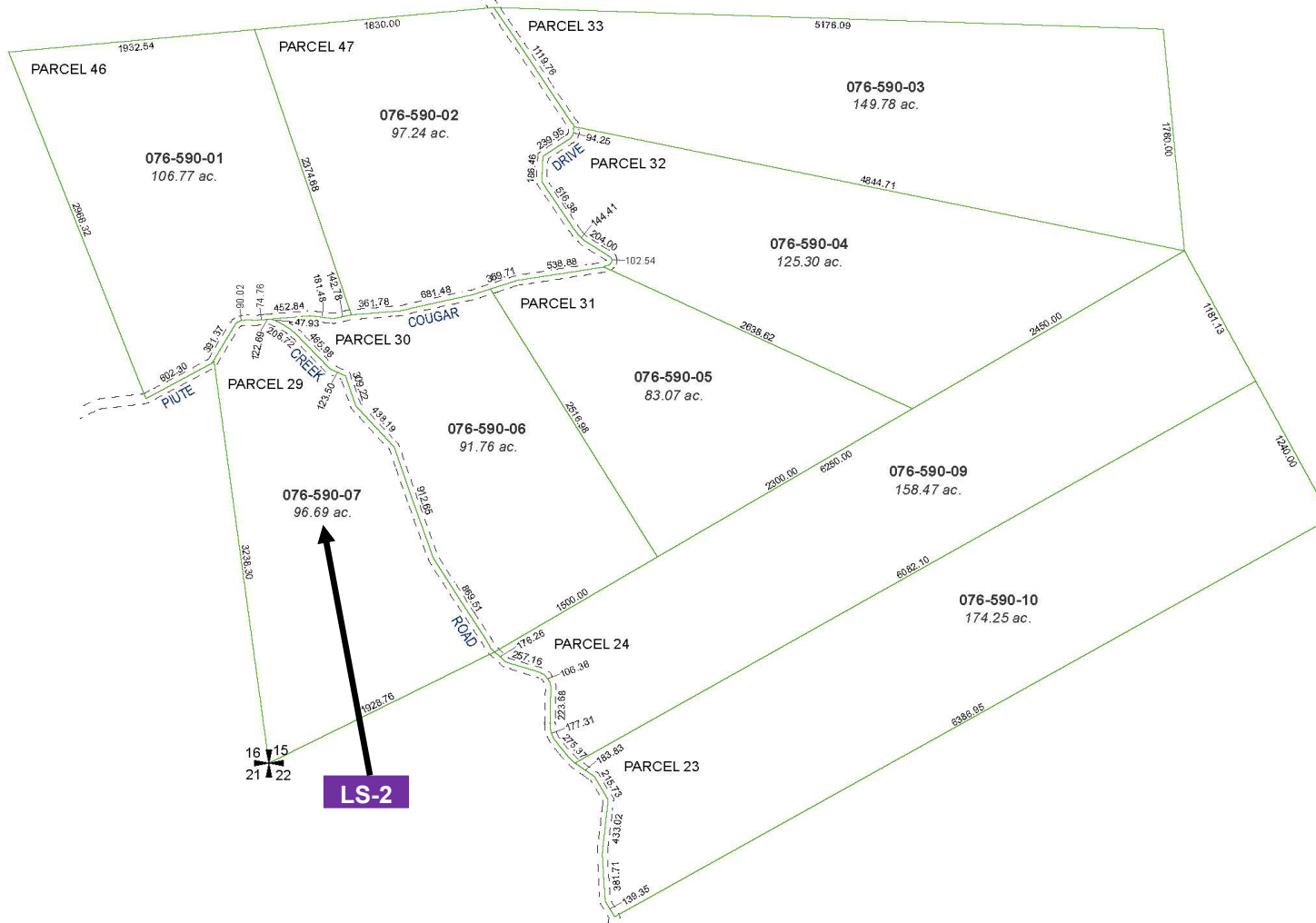
area previously shown on map(s) \_\_\_\_\_

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent



# MAP OF DIVISION INTO LARGE PARCELS # 40 MONTE CRISTO RANCH - UNIT NO. 2

PORTIONS OF SECTIONS  
9, 10, 11, 14, 15, 16 & 22  
T22N - R22E



Assessor's Map Number

**076-59**

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

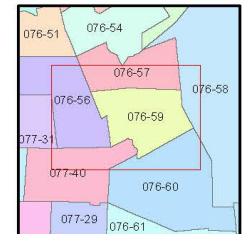
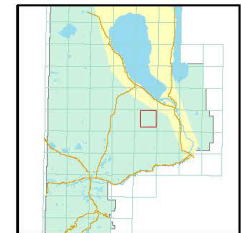
Joshua G. Wilson, Assessor

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



Feet  
0 250 500 750 1,000

1 inch = 1,000 feet



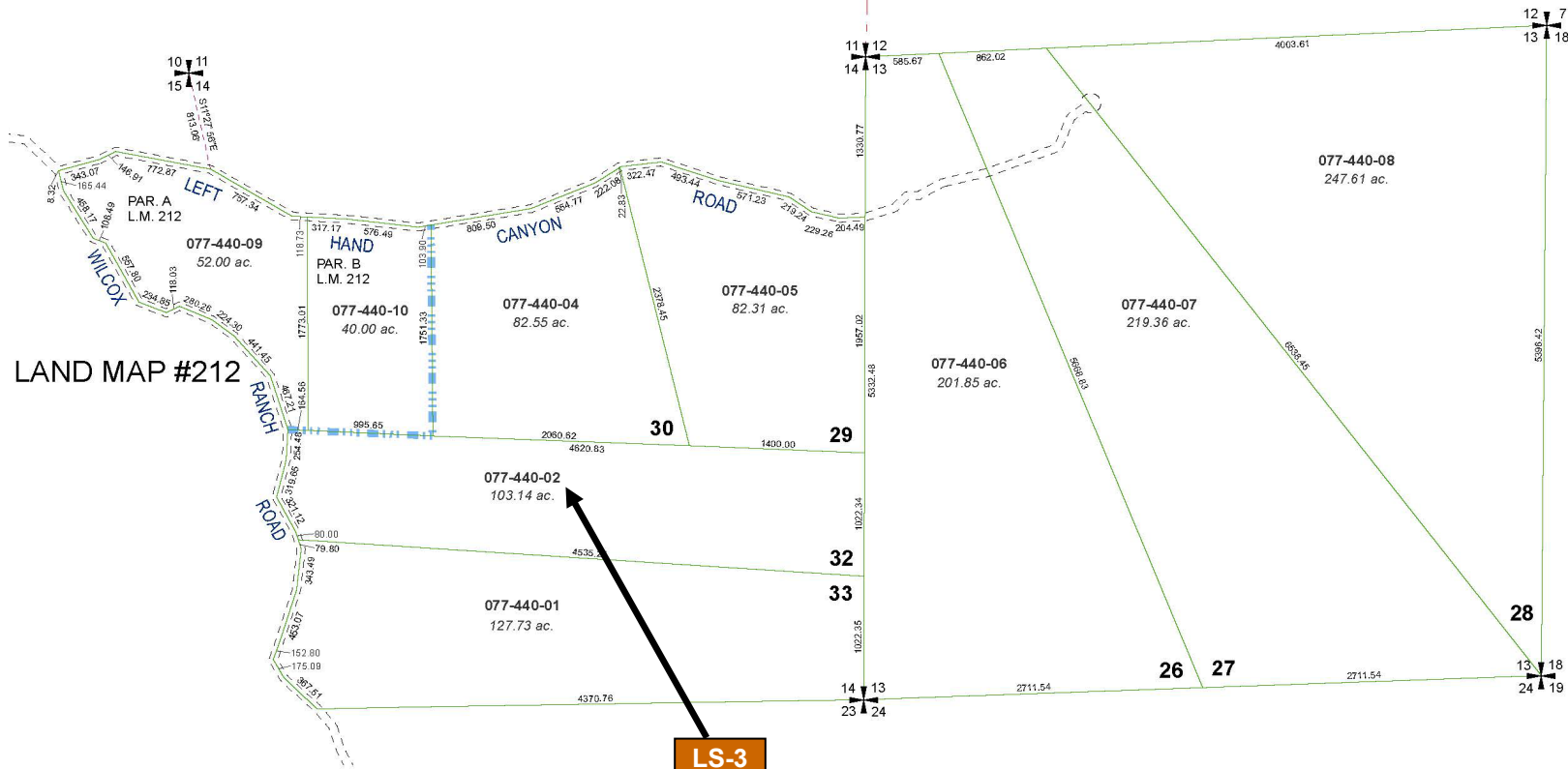
created by: TWT 5/19/2011

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

area previously shown on map(s)

# MAP OF DIVISION INTO LARGE PARCELS #48 WILCOX RANCH - 2

SEC. 13 & PORTION OF SECTIONS 14 & 15  
T21N - R22E



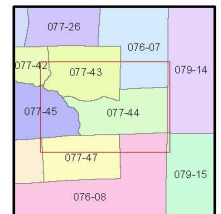
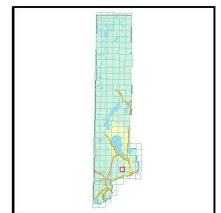
LAND MAP #212

Assessor's Map Number  
**077-44**

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 5/4/2011  
last updated: \_\_\_\_\_  
area previously shown on map(s) \_\_\_\_\_