

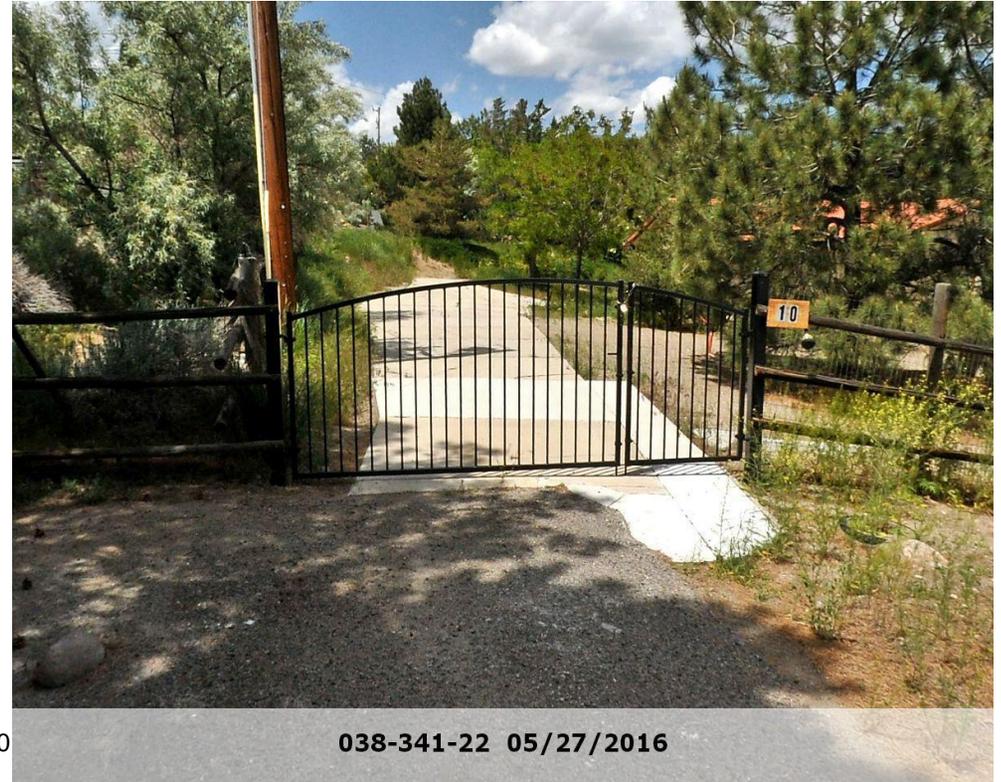
ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 17-0026
Hearing Date 2/9/2017
Tax Year 2017

APN: 038-341-22
Owner of Record: ELLIOTT, EUGENE V
Property Address: 10 ZANE GREY LN
Square Feet (Inc Finished Bsmt) 1,866
Built / WAY: 1978
Parcel Size: 2.05 AC
Description / Location: The subject comprises a 1,866 square foot single family home, built in 1978 on a 2.05 acre lot. The subject is located in Mogul on Zane Grey Ln just off Silva Ranch Rd.



2016/17 Taxable Value: Land: \$77,913
Improvements: \$128,381
Total: \$206,294
Taxable Value / SF \$111

Sales Comparison Approach: Indicated Value Range \$300,000-\$475,000
Indicated Value Range / SF \$107-\$269

Conclusions: Taxable value does not exceed full cash value. However, after heavy rain falls during December 2016 it was brought to our attention that the subject's parcel suffers from drainage issues. After a site inspection on 12/12/2016 it was determined that a -10% adjustment for drainage should be deducted from the land value. The values below reflect this adjustment.

RECOMMENDATION: Uphold Reduce X

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$71,138	\$24,898
Imps:	\$128,381	\$44,933
Total:	\$199,519	\$69,832

**ASSESSOR'S EXHIBIT I
10 PAGES**

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$77,913	\$27,270	Txble
IMPROVEMENTS:	\$128,381	\$44,933	\$/ SF
TOTAL:	\$206,294	\$72,203	\$111

HEARING:	<u>17-0026</u>
DATE:	<u>2/9/2017</u>
TIME:	
TAX YEAR:	<u>2017</u>
VALUATION:	<u>Reappraisal</u>

OWNER: ELLIOTT, EUGENE V

SUBJECT												Baths	Built	Sale	
APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	FII/Hlf	WAY	Sale Date	Sale Price	\$/SF
038-341-22	10 ZANE GREY LN	2.05	AC	1,866	1,230			R35	SINGLE	4	2	1978			

IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Hlf	Built	Sale Date	Sale Price	Sale \$/SF
IS-1	038-341-25	10505 SILVA RANCH RD	1.07	AC	1,691	462			R30	SINGLE	3	2 \ 0	1978	08/08/2016	\$365,000	\$216
IS-2	038-341-04	50 BITTERBRUSH RD	1.00	AC	2,135	532			R30	SINGLE	3	2 \ 1	1978	04/25/2014	\$310,000	\$145
IS-3	038-342-09	10545 SILVA RANCH RD	1.22	AC	1,768	1344			R40	SPLIT	3	2 \ 0	1988	03/20/2015	\$475,000	\$269
IS-4	038-341-26	80 BITTERBRUSH RD	1.54	AC	1,430	546	1378		R30	BL_	3	3 \ 0	1978	11/10/2014	\$300,000	\$107

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis.

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	038-074-44	1055 E KIT CARSON	1.28	AC	LDS	12/10/2015	\$100,000	Adjusted price of \$96,799. Fair market sale of single home site in superior location with superior views however approximately 60% of the site is unbuildable due to topo.
LS-2	038-132-07	2255 WARRIOR LN	0.96	AC	LDS	8/24/2015	\$130,000	Inferior size however located in a superior location. Largely flat single home site which was rough graded.
LS-3	038-045-43	0 BRIDGE ST	1.19	AC	LDS	2/27/2015	\$175,000	Adjusted price of \$170,000. Fair market sale of a single home site in a slightly superior location although is inferior in size.

RECOMMENDATIONS/COMMENTS: UPHOLD: REDUCE: X

The subject property is a single family residence built in 1978. It is of average to good quality and has 1,866 square feet of living area and 1,230 square feet of garage area. It is located on a 2.05 acre parcel in Mogul.

IS-1 is located 0.1 miles from the subject on a smaller parcel. Similar in age but inferior in size, garage area, bedroom count and quality. Overall IS-1 is considered inferior to the subject.

IS-2 is located 0.3 miles from the subject on a smaller parcel. It is superior in size however inferior in quality, garage size and bedroom count. Overall IS-2 is considered inferior to the subject.

IS-3 is also located 0.3 miles from the subject on a smaller parcel. It is inferior in size and bedroom count. It is superior in garage size, quality and has outbuildings. Overall IS-3 is considered similar to the subject.

IS-4 is located 0.4 miles from the subject on a smaller parcel. It is inferior in size, quality and bedroom count. It is inferior in garage size although has a superior finished basement and greater number of baths. Overall IS-4 is considered inferior to the subject.

LS-1 is located 5.2 miles from the subject. It is an inferior parcel size and has topographic detriments. It is superior in location and views. Overall LS-1 is considered inferior to the subject.

LS-2 is located 3.5 miles from the subject. It is an inferior parcel size however is located in a slightly superior location. Overall LS-2 is considered inferior to the subject.

LS-3 is located 5 miles from the subject. It is inferior in parcel size however is in a superior location. Overall LS-3 is considered inferior to the subject.

In conclusion, the above improved sales range from \$107/SF to \$269/SF and provide strong evidence that the subject's taxable value does not exceed full cash value. However, after heavy rain falls during December 2016 it was brought to our attention that the subject's parcel suffers from drainage issues. After a site inspection on 12/12/2016 it was determined that a -10% adjustment for drainage should be deducted from the land value. The values below reflect this adjustment.

	TAXABLE VALUE	ASSESSED VALUE
LAND:	\$71,138	\$24,898
IMPROVEMENTS:	\$128,381	\$44,933
TOTAL:	\$199,519	\$69,832

PREPARED BY: Al Holwill, Appraiser II

REVIEWED BY: Steve Clement, Senior Appraiser

Neighborhood: **FBBF**

Sale Dates Searched 7/1/2014 thru 6/30/2016

Reappraisal Year 2017 Appraiser AHOLWILL Date 8/24/2016 Print & Save Final Allocation	Allocation Data Sale Count: 2 Time Adj. Median Sale Price: \$420,520 COD Sales: 2165 Median SP @: 0.15 \$63,078 Rounded Land Value: \$63,100			Misc Data Current TV Land Median: \$62,669 % Change From Current Land TV: 0.63%		Time Adj. Min Max Monthly Sales Price: 329,493 511,547 % Time Bldg SqFt: 1768 2808 Adjustment Land Size (ac): 1.22 1.54 0.50%	Time Adj. Median Sales By Qtr 2013 Qtr 3: None NA 0 0 2013 Qtr 4: None NA 0 0 2014 Qtr 1: None NA 0 0 2014 Qtr 2: None NA 0 0 2014 Qtr 3: None NA 0 0 2014 Qtr 4: \$329,493 56.03% 0 1 2015 Qtr 1: \$511,547 56.83% 0 1 55.25% 2015 Qtr 2: None NA 0 0 2015 Qtr 3: None NA 0 0 2015 Qtr 4: None NA 0 0 2016 Qtr 1: None NA 0 0 2016 Qtr 2: None NA 0 0 2016 Qtr 3: None NA 0 0 2016 Qtr 4: None NA 0 0	TV/SP Ratio Sales > 1.0 # Qtr Sales Yrly Chng Qtrly Chng		
	Total Median Sales % Change: 55.25%									

APN	Location	WAY Built	Qual Class	Sale/List Date	Sale/List Price	Time Adj Sale Price	Bldg SqFt	Price/SF	Neigh Code	Land Size	Influ1 Code	Influ1 Pct	Influ2 Code	Influ2 Pct
038-342-09	10545 SILVA RANCH RD	1988	R40	3/20/2015	\$475,000	\$511,547	1768	\$289	FBBF	1.22	TR	-10		
038-341-26	80 BITTERBRUSH RD	1978	R30	11/10/2014	\$300,000	\$329,493	2808	\$117	FBBF	1.54	TP	-5		

A 0.5% Per Month Upward Time Adjustment Has Been Applied To All Sales. These Adjusted Sale Prices Are Used In All Calculations and Projections.

Situs & Keyline Description:
 10 ZANE GREY LN WASHOE COUNTY
 TRUCKEE CANYON ESTATES
 LT 3

Owner & Mailing Address:
 ELLIOTT, EUGENE V
 10 ZANE GREY LN
 RENO, NV 89523

WASHOE COUNTY APPRAISAL RECORD 2017

APN: 038-341-22

Card 1 of 1
 Bld. 1-1



Tax District: 4011

printed: 1/27/2017

ACTIVE

4631.06

FBBF - Peavine Meadows Estates

VALUATION HISTORY							PARCEL VALUE SUMMARY		Database	Roll Year	Prior % Complete	% Complete
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost	PROD			
2017 NR	77,913	0	128,381	3,231	206,294	72,203	Building Value	97,018				
2016 FV	77,913	0	128,311	0	206,224	72,178	Extra Feature Value	31,363				
2015 FV	63,000	0	130,028	0	193,028	67,560	Land Value	77,913				
2014 FV	59,850	0	127,890	0	187,740	65,709	Taxable Value	206,294		Reopen		Code:
2013 FV	52,800	0	126,682	0	179,482	62,819	Exemption	7,543				
2012 FV	52,800	0	128,464	0	181,264	63,442	FLAGS					
2011 FV	71,500	0	122,320	0	193,820	67,837	Type	Value				
2010 FV	88,000	0	130,015	0	218,015	76,305	Cap Code	POQ				
2009 FV	104,125	0	133,697	0	237,822	83,238	Eligible for Form?	YES		NC / C	New Land	New Sketch
2008 FV	159,572	0	133,197	0	292,769	102,469	Low Cap Percentage	1				
2007 FV	82,680	0	128,601	0	211,281	73,948	Parcel Map	0				
2006 FV	78,000	0	131,350	0	209,350	73,272				By:		Date:

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY			
Code	Description	Category	Units	Code	Description	Yr Bld	Units	Cost New	Tot Lump Sum Adj				28,558		
Type	RES Residential	Plumbing Fixtures	9	1FL	1FLR - FIRST FLOOR		1,866	184,977	Sub Area-RCN				233,779		
Occupancy	001 Sgl Fam Res ~	Base Appliance From MS	1	DRO	DO - No Value Drawn for Info		1,280	0	% Incomplete				0		
Story/Frame	01 SINGLE STORY	Living Units in Building	1	GRA	GARA - GARAGE ATTACHED		462	14,876	% Depreciation				58.50		
Quality	35 Average-Good	Bedrooms	4	PCS	POR1 - PORCH CONCRETE SLAB		244	1,630	\$ Dep & Inc				136,761		
Year Built	WAY	%Comp	Year of Addn/Remodel	2	PRW	PRF1 - PORCH ROOF WOOD	244	3,738	Obso/Other Adj.				0		
1978	1978	100							Sub Area DRC				97,018		
BUILDING CHARACTERISTICS									Additive DRC				31,363		
Category	Code	Type	%	Base Rate Adjustment		Adj.			Total DRC				128,381		
Ext. Wall	2	PLYWOOD/FR ~	100	CCM SFR Frame		1.02000			Override						
Roof Cover	6	CONCRETE TIL	100	Local Reno Frame		1.03000			Cost Code				89502		
Base	1	MS FLOOR ADJ	100	Construction Modifiers		Adj.			PROPERTY CHARACTERISTICS						
Heating Type	1	FA ~ FORCED	100						Water	Well					
Sub Floor	2	WOOD	100						Sewer	Septic					
Energy	3	MODERATE ~	100						Street	Paved					
Foundation	3	MODERATE ~	100						BUILDING NOTES						
Seismic	1	SEISMIC FRAME	100												
							Gross Living/Building Area	1,866							
							Perimeter	254							

#	Bld	Date	User ID	Activity Notes
1	0-0	1/25/2017	mjachimow	CBE Hearing Notice

EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes
1	FPS1	FIREPLACE SINGLE 1 STORY	EBLD	1-1	0	0	1	4,354.74	1978		100	4,355	41.5	1,807		
2	FWCO	FLATWORK CONCRETE	30	1-1	0	0	2500	5.15	1978		100	12,870	41.5	5,341		
3	GARD	GARAGE DETACHED	35	1-1	0	0	768	33.43	1984		100	25,675	50.5	12,966		
4	LOU	LOFT TYPE U - UNFINISHED	30	1-1	0	0	512	11.36	1984		100	5,815	50.5	2,936		
5	WPRS	WELL, PRESSURE SYSEM & SEPTIC	30	1-1	0	0	1	10,498.00	1978		100	10,498	41.5	4,357		
6	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	5	1,550.00	1978		100	7,750	41.5	3,216		
7	CLE1	EVAP 3,000 CFP	30	1-1	0	0	1	1,783.00	1978	2017	100	1,783	41.5	740		

LAND VALUE	DOR Code	Neighborhood	Land Size	Unit Type
200	4631.06	FBBF - Peavine Meadows Estates	2.0500	AC

#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes
1	200	Single Family Residence	LDS	1.00	ST		67,750.00	SZ	1.15			77,913	



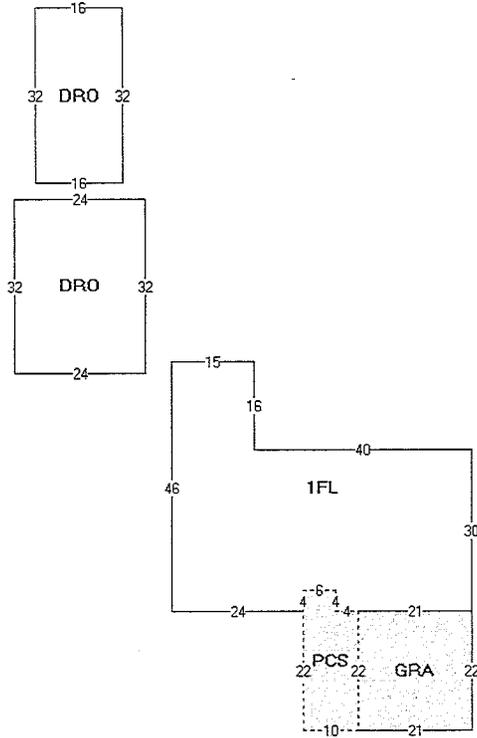
Tax District: 4011

printed: 1/27/2017

ACTIVE

4631.06

FBBF - Peavine Meadows Estates

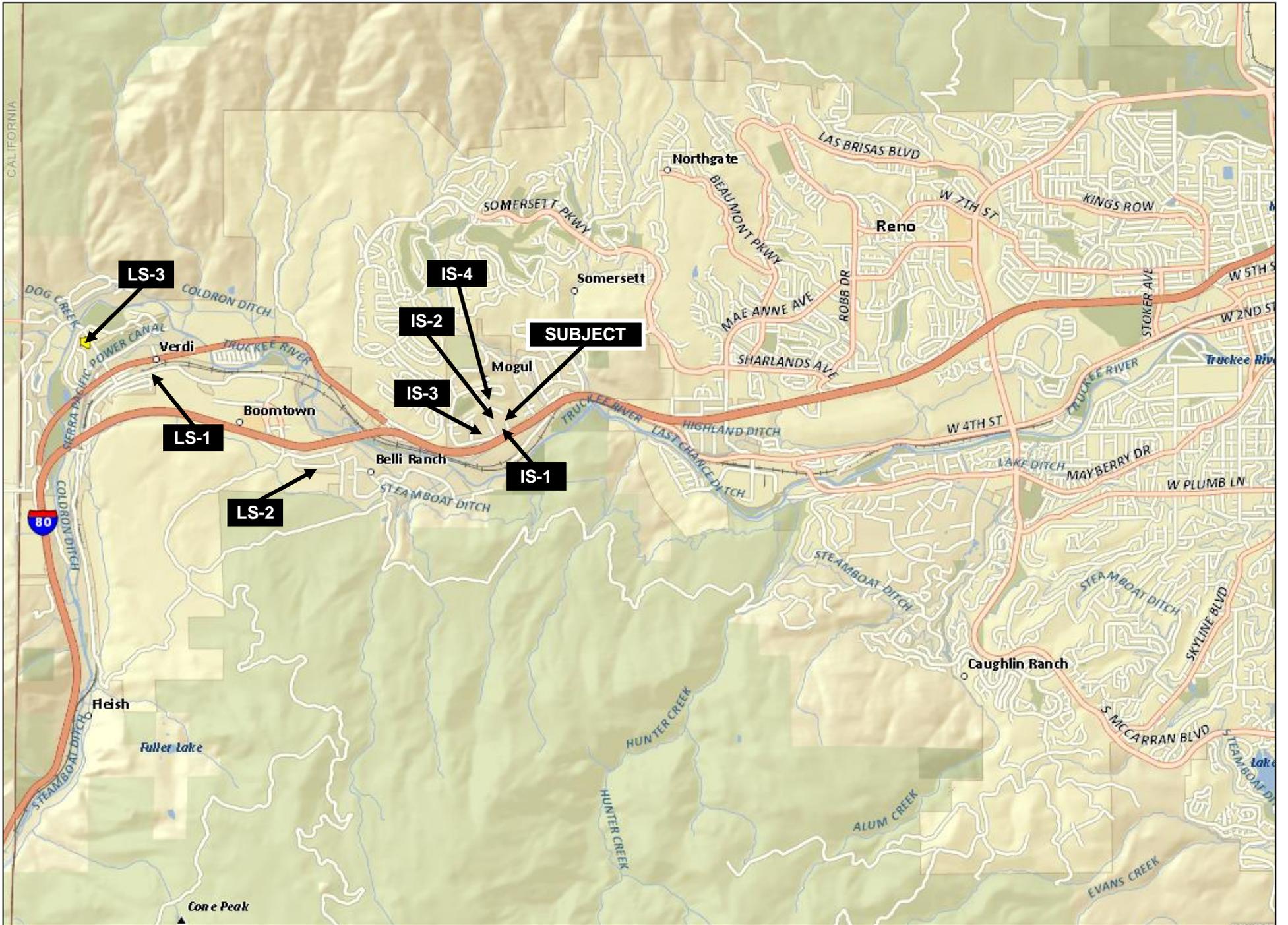


BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
11/17/2009	09-2309	HEATING		0 Compl		0 12/18/09 SKS Compl	NVC

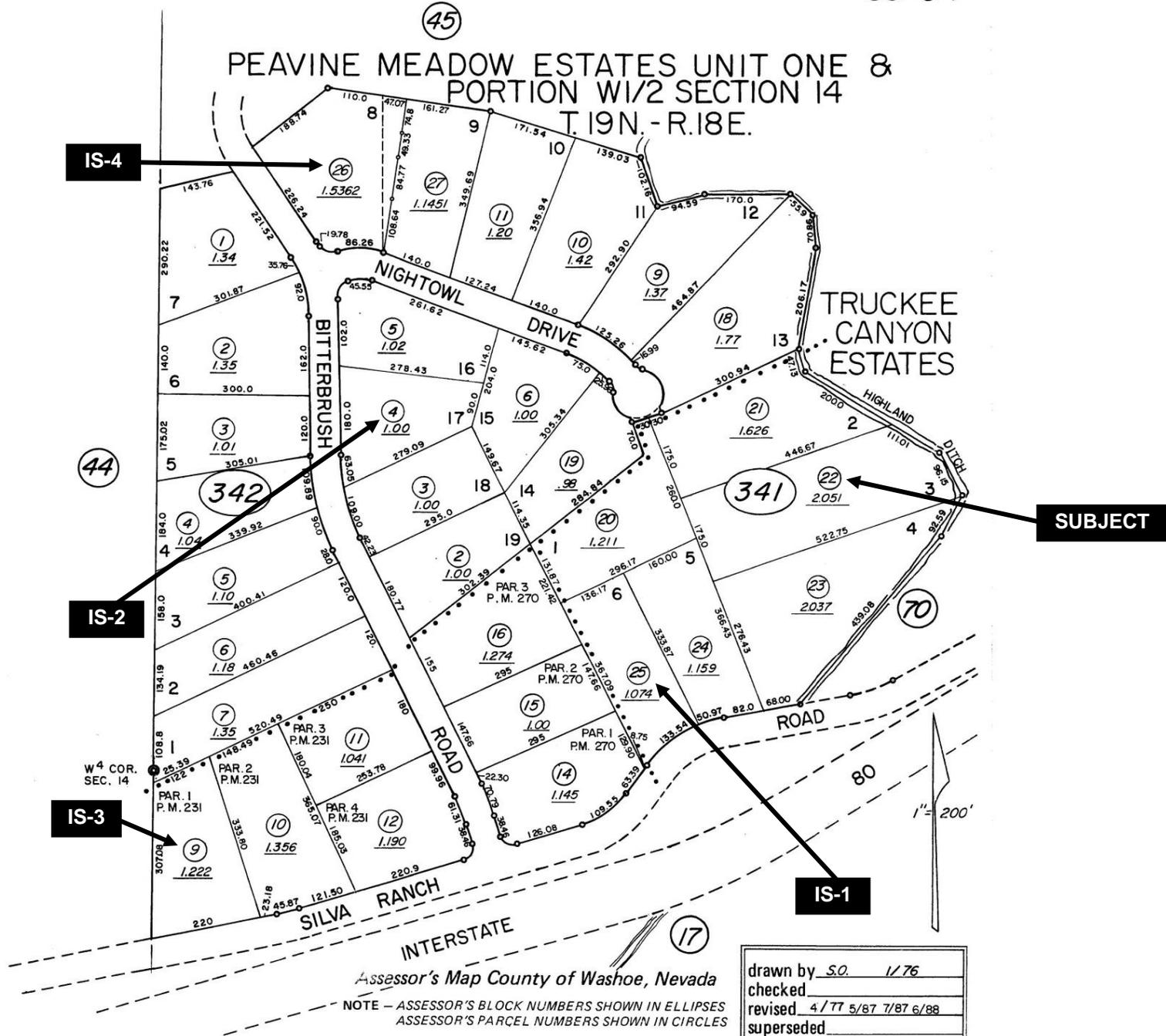
SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
ELLIOTT, EUGENE V &	4100845	4/6/2012	200	3BCT			
	570934	11/16/1978					
	CHK	11/1/1978				90,950	

#	Bld	Date	User ID	Activity Notes
2	0-0	1/25/2017	sjack	Entering Date Scheduled
4	0-0	9/13/2016	sjack	AERL-Pictometry Review by SLC - 05/02/2016
5	0-0	9/1/2016	rlope	RALL BY AH - 08/23/2016
6	0-0	5/9/2016	idiez	TMPD MERGER WITH SFPD
7	0-0	11/6/2015	sjack	RALL BY SLC - SEPTEMBER, 2015
8	1-1	9/30/2013	kjohn	RALL FBBF IMPROVEMENT LINE DONE 09/30/2013 BY REVIEWED-NO CHGS ON IMP
9	1-1	9/10/2012	kjohn	RALL FBBF IMPROVEMENT LINE DONE 10/04/2012 BY JAK, LAND LINE DONE
10	1-1	9/12/2011	sclem	REXT FBBF IMPROVEMENT LINE DONE 10/17/2011 BY JAK, LAND LINE DONE
11	1-1	5/20/2011	SKS	DATA IMPORT NEW SKETCH

NEIGHBORHOOD MAP



PEAVINE MEADOW ESTATES UNIT ONE & PORTION W1/2 SECTION 14 T. 19N. - R. 18E.

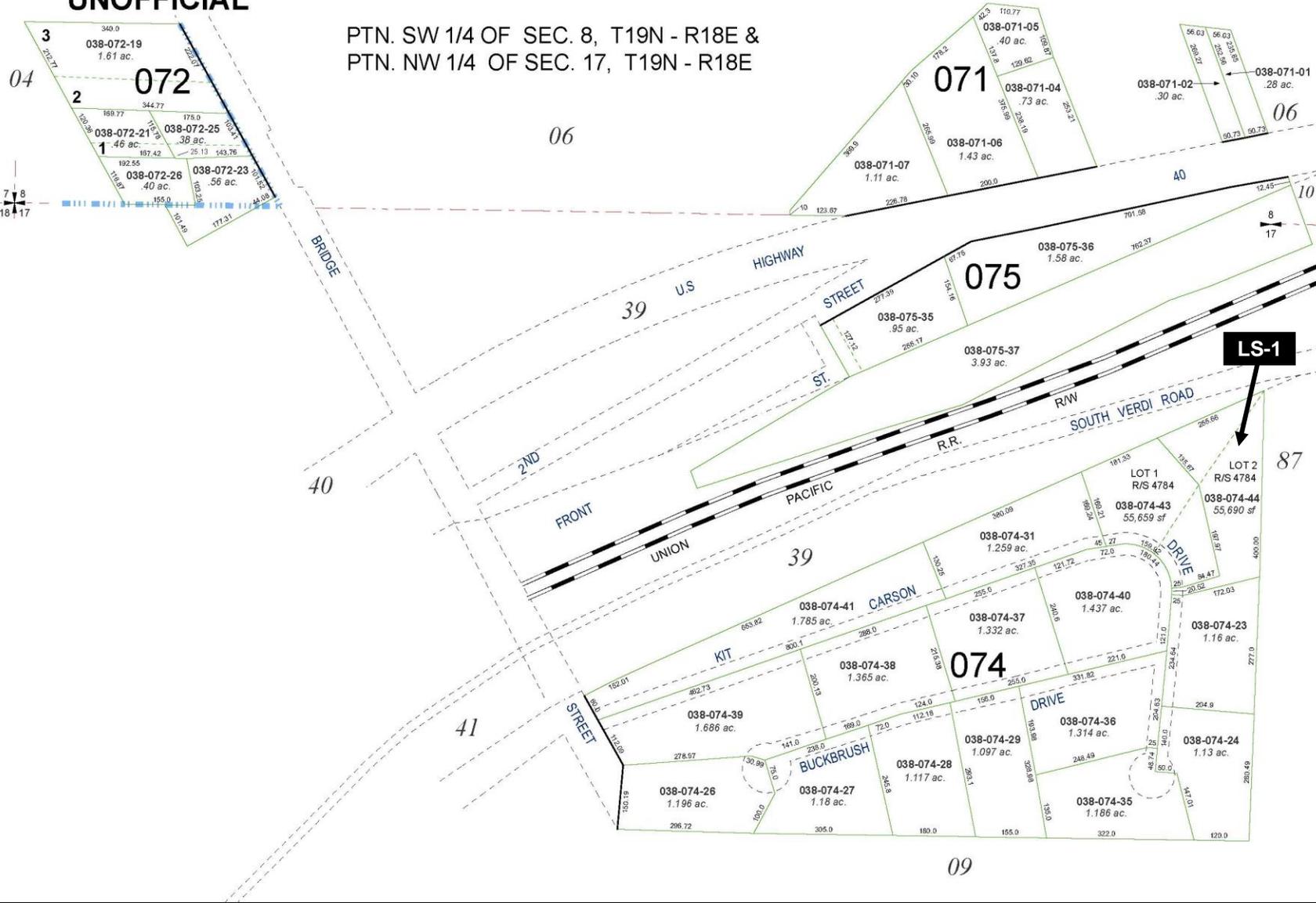


Assessor's Map County of Washoe, Nevada
 NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by	S.O.	1/76
checked		
revised	4/77 5/87 7/87 6/88	
superseded		

KATZ ADDITION UNOFFICIAL

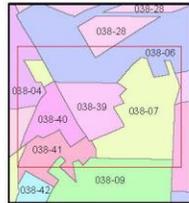
PTN. SW 1/4 OF SEC. 8, T19N - R18E &
PTN. NW 1/4 OF SEC. 17, T19N - R18E



Assessor's Map Number
038-07

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

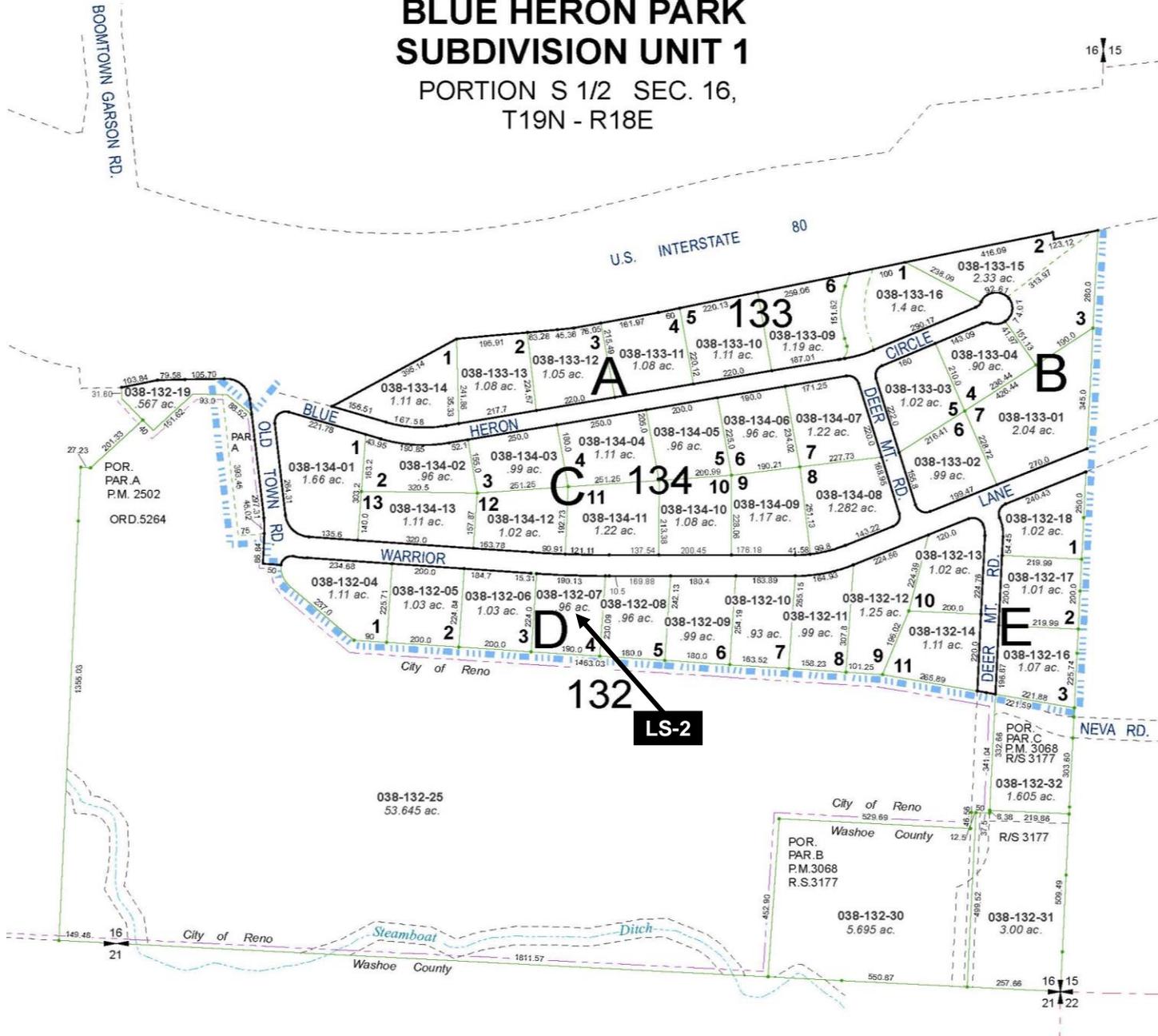
1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



created by: **CFB 01/04/2011**
last updated: _____
area previously shown on map(s) _____

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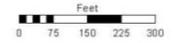
(#749)
BLUE HERON PARK
SUBDIVISION UNIT 1
 PORTION S 1/2 SEC. 16,
 T19N - R18E



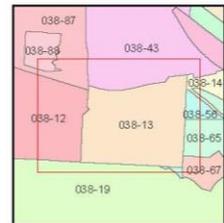
Assessor's Map Number
038-13

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

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



1 inch = 300 feet



created by: CFB 09/23/2014

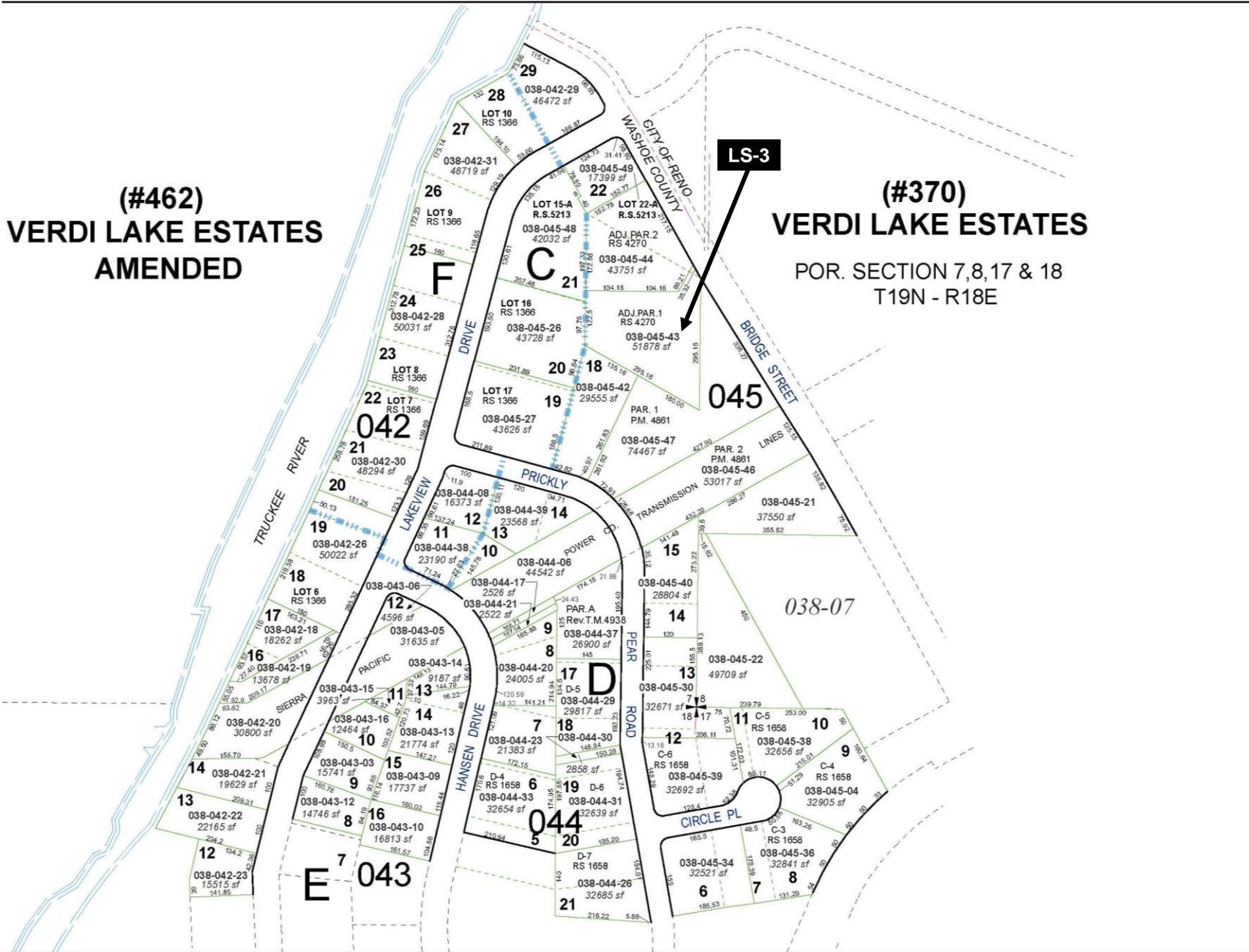
last updated: CFB 11/23/2015

area previously shown on map(s)

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**(#462)
VERDI LAKE ESTATES
AMENDED**

**(#370)
VERDI LAKE ESTATES
POR. SECTION 7,8,17 & 18
T19N - R18E**

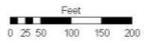


Assessor's Map Number

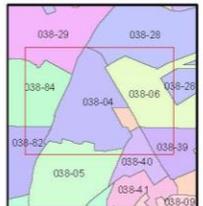
038-04

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

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



1 in = 200 ft



created by: CFB 03/26/2010

last updated: CFB 6/17/2010

area previously shown on map(s)

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