

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 17-0020
Hearing Date 02/09/2017
Tax Year 2017

APN: 041-230-14
Owner of Record: SHAKSTAR LLC
Property Address: 0 UPPER RANCH RD
Square Feet (Inc Finished Bsmt) 0
Built / WAY: 0
Parcel Size: 42.08 AC
Description / Location: The subject is a 42 acre vacant residential parcel located to the south of upper Caughlin Ranch.



2017/18	Land:	\$46,294
	Improvements:	\$0
	Total:	<u>\$46,294</u>
	Taxable Value / SF	\$0

Sales Comparison Approach: Indicated Value Range \$46,000 - \$100,000

Conclusions: The comparable land sales reviewed in this analysis range from \$46,000 to \$100,000. All five sales are felt to be inferior in zoning and location as compared to the subject. Based on the land sales, taxable value does not exceed full cash value.

RECOMMENDATION: Uphold xx Reduce

ASSESSOR'S EXHIBIT I
10 PAGES

Situs & Keyline Description:
 0 UPPER RANCH RD RENO
 DLM 57
 LT 6

Owner & Mailing Address:
 SHAKSTAR LLC
 132 WOOD CANYON RD
 PATAGONIA, AZ 85624

WASHOE COUNTY APPRAISAL RECORD
2017

APN: 041-230-14

Card 1 of 1
 Bld. 0-0



Tax District: 1000

printed: 01/30/2017

ACTIVE

1026.10

ABAJ - The Pines

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	46,294	0	0	0	46,294	16,203	Building Value						
2016 FV	42,085	0	0	0	42,085	14,730	Extra Feature Value						
2015 FV	42,085	0	0	0	42,085	14,730	Land Value	46,294					
2014 FV	42,085	0	0	0	42,085	14,730	Taxable Value	46,294					
2013 FV	189,383	0	0	0	189,383	66,284	Exemption	0			Reopen	Code:	
2012 FV	189,383	0	0	0	189,383	66,284	FLAGS				Reappraisal		
2011 FV	284,074	0	0	0	284,074	99,426	Type	Value					
2010 FV	337,100	0	0	0	337,100	117,985	Cap Code	NFM			NC / C	New Land	New Sketch
2009 FV	338,045	0	0	0	338,045	118,316	Eligible for Form?	NO					
2008 FV	398,300	0	0	0	398,300	139,405	Low Cap Percentage	0					
2007 FV	612,383	0	0	0	612,383	214,334	Parcel Map	0			By:	Date:	
2006 FV	577,720	0	0	0	577,720	202,202							

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj				
Type											0		
Occupancy											0		
Story/Frame											100		
Quality											.00		
Year Built	WAY	%Comp	Year of Addn/Remodel								0		
	0	0									0		
BUILDING CHARACTERISTICS											0		
Category	Code	Type	%								0		
											89502		
Base Rate Adjustment				Adj.									
Construction Modifiers				Adj.									
Gross Living/Building Area							0						
Perimeter							0						

#	Bld	Date	User ID	Activity Notes
1	0-0	01/25/2017	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

LAND VALUE		DOR Code	Neighborhood	Land Size		Unit Type										
#	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	100	Vacant, other or unknown	PUD	42.08	AC	2	11,000.00	NT	0.10			46,294	ACCS -70/TOPO-20			

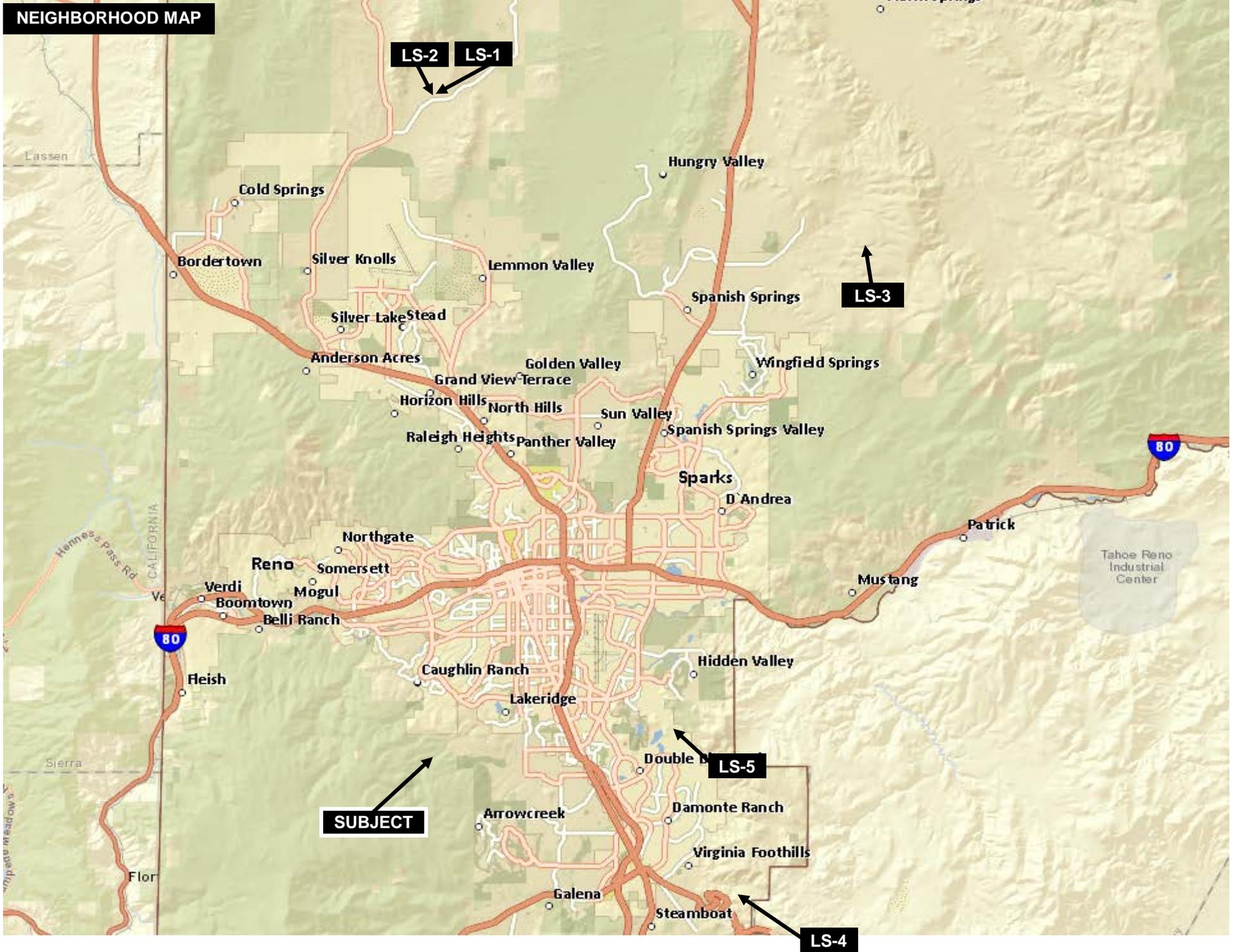


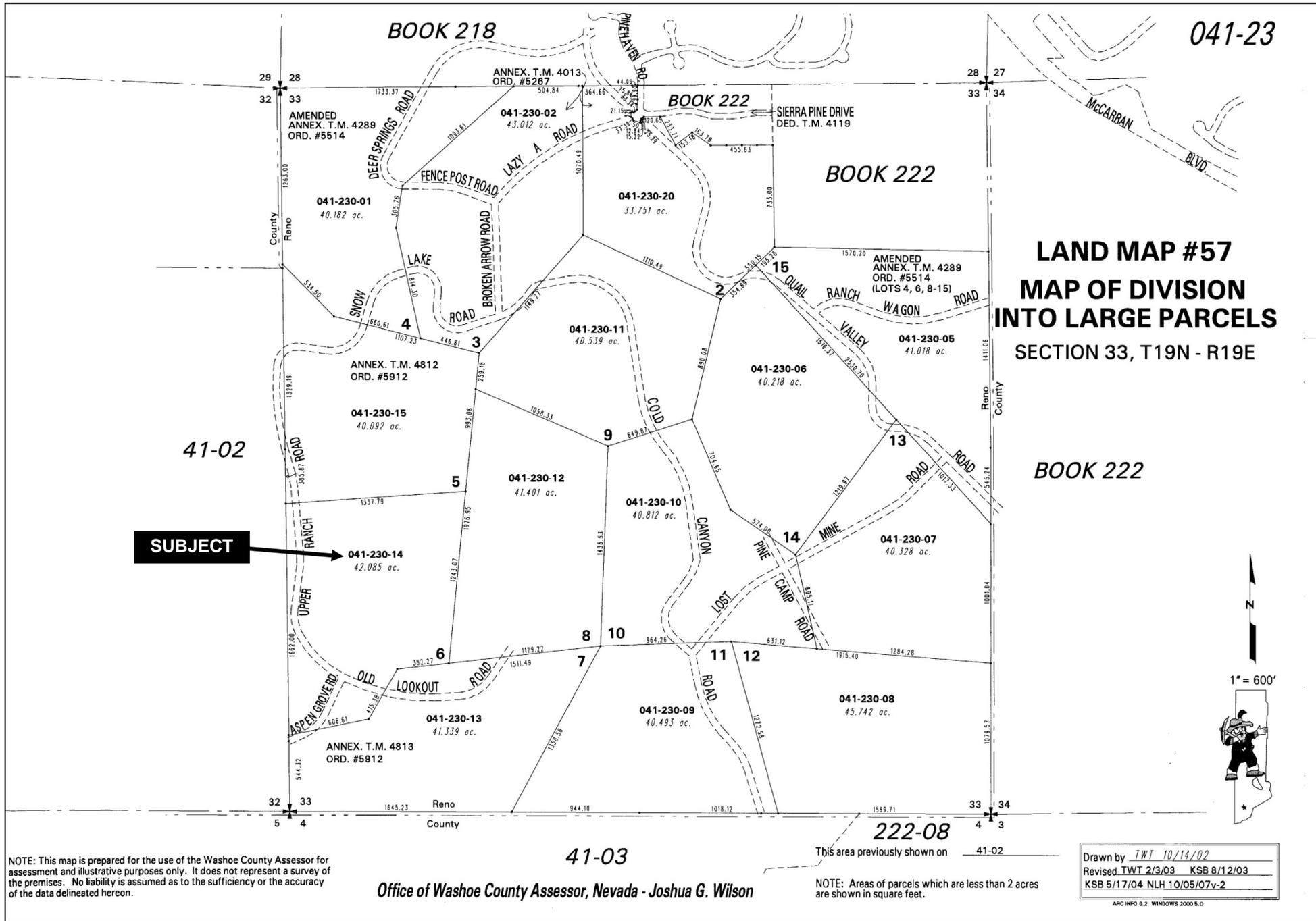
BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
RUTTER, STEPHEN W &	3583936	10/12/2007	120	3BGG			INTO LLC
RUTTER, STEPHEN W &	3027675	04/26/2004	120	3NTT			INTO TRUST
RUTTER, STEPHEN W &	2978155	01/07/2004	120	3NTT			
	1434584	10/16/1990					
	CHK	10/01/1990	100	1GCR		300,000	
	CHK	07/01/1983	100	1G		81,000	

#	Bld	Date	User ID	Activity Notes
2	0-0	01/25/2017	sjack	Entering Date Scheduled
3	0-0	11/16/2015	sjack	REXT BY X - OCTOBER, 2015
4	0-0	11/06/2015	idiez	TAG FROM 1005 TO 1000 TMUGWB NOW SPECIAL ASSESSMENT
5	0-0	11/05/2015	sjack	REXT BY GS - OCTOBER, 2015
6	0-0	02/11/2014	sjack	DATA CBOE STIPULATION APPROVED - LAND ADJUSTED
7	0-0	10/17/2013	jjohn	REXT ABAJ IMPROVEMENT LINE DONE 10/17/2013 BY REVIEWED-NO CHGS ON IMP
8	0-0	09/21/2012	jjohn	REXT ABAJ IMPROVEMENT LINE DONE 09/21/2012 BY REVIEWED-NO CHGS ON IMP
9	0-0	10/03/2011	jjohn	RALL ABAJ IMPROVEMENT LINE DONE 10/03/2011 BY REVIEWED-NO CHGS ON IMP
10	0-0	10/26/2010	jjohn	REXT ABAJ IMPROVEMENT LINE DONE 10/26/2010 BY REVIEWED-NO CHGS ON IMP

NEIGHBORHOOD MAP

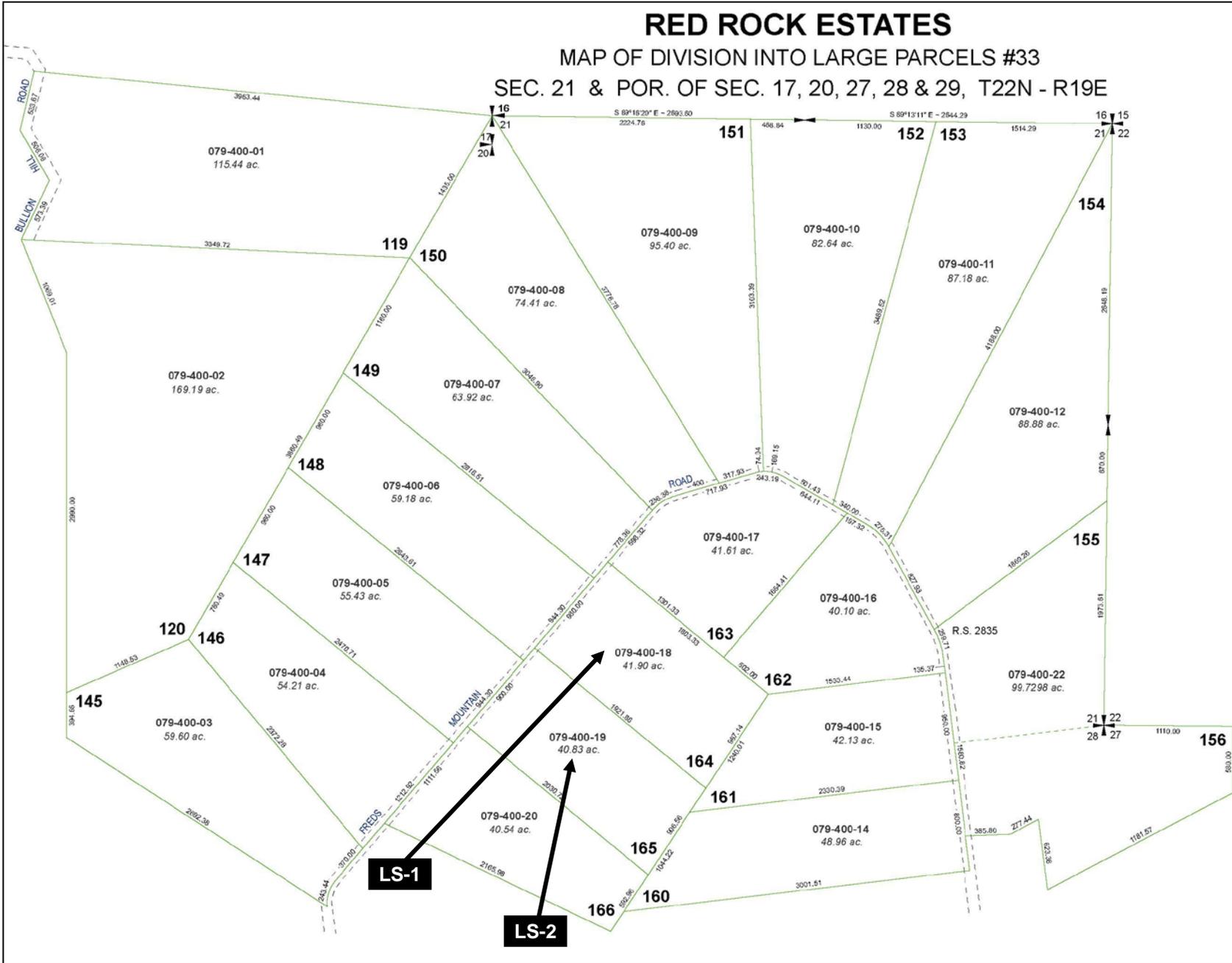




RED ROCK ESTATES

MAP OF DIVISION INTO LARGE PARCELS #33

SEC. 21 & POR. OF SEC. 17, 20, 27, 28 & 29, T22N - R19E



Assessor's Map Number

079-40

STATE OF NEVADA

**WASHOE COUNTY
ASSESSOR'S OFFICE**

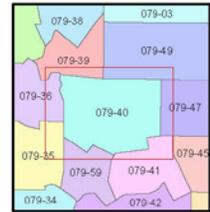
Joshua G. Wilson, Assessor

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



Feet
0 200 400 600 800

1 inch = 800 feet



created by: TWT 3/21/2011

last updated: _____

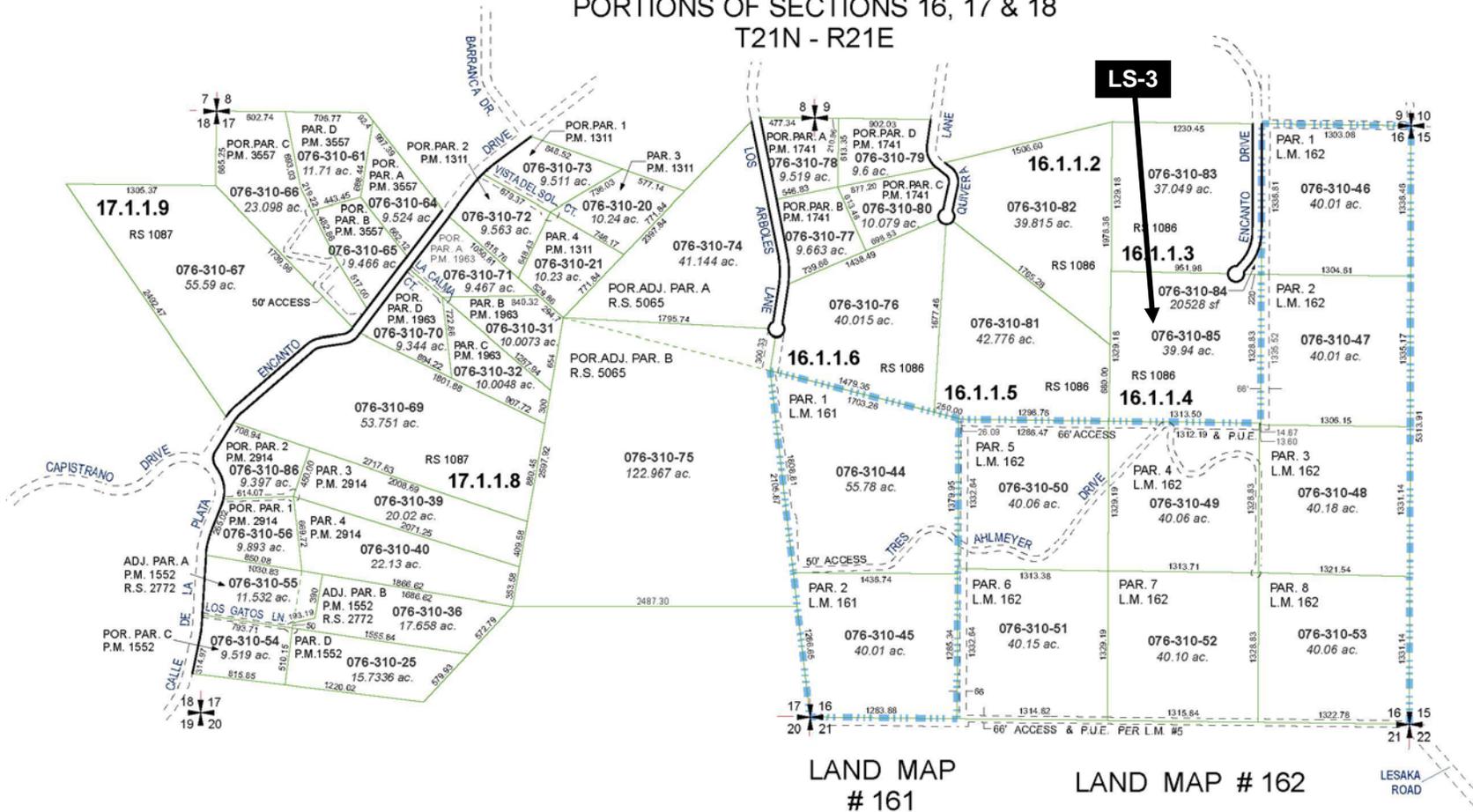
area previously shown on map(s) _____

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

MAP OF DIVISION INTO LARGE PARCELS # 20 SPANISH SPRINGS VALLEY RANCHES UNIT 1

MAP OF DIVISION INTO LARGE PARCELS # 5 PALOMINO VALLEY - UNIT A

PORTIONS OF SECTIONS 16, 17 & 18
T21N - R21E

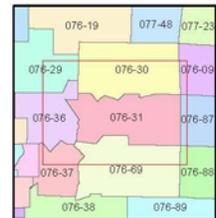


Assessor's Map Number
076-31

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

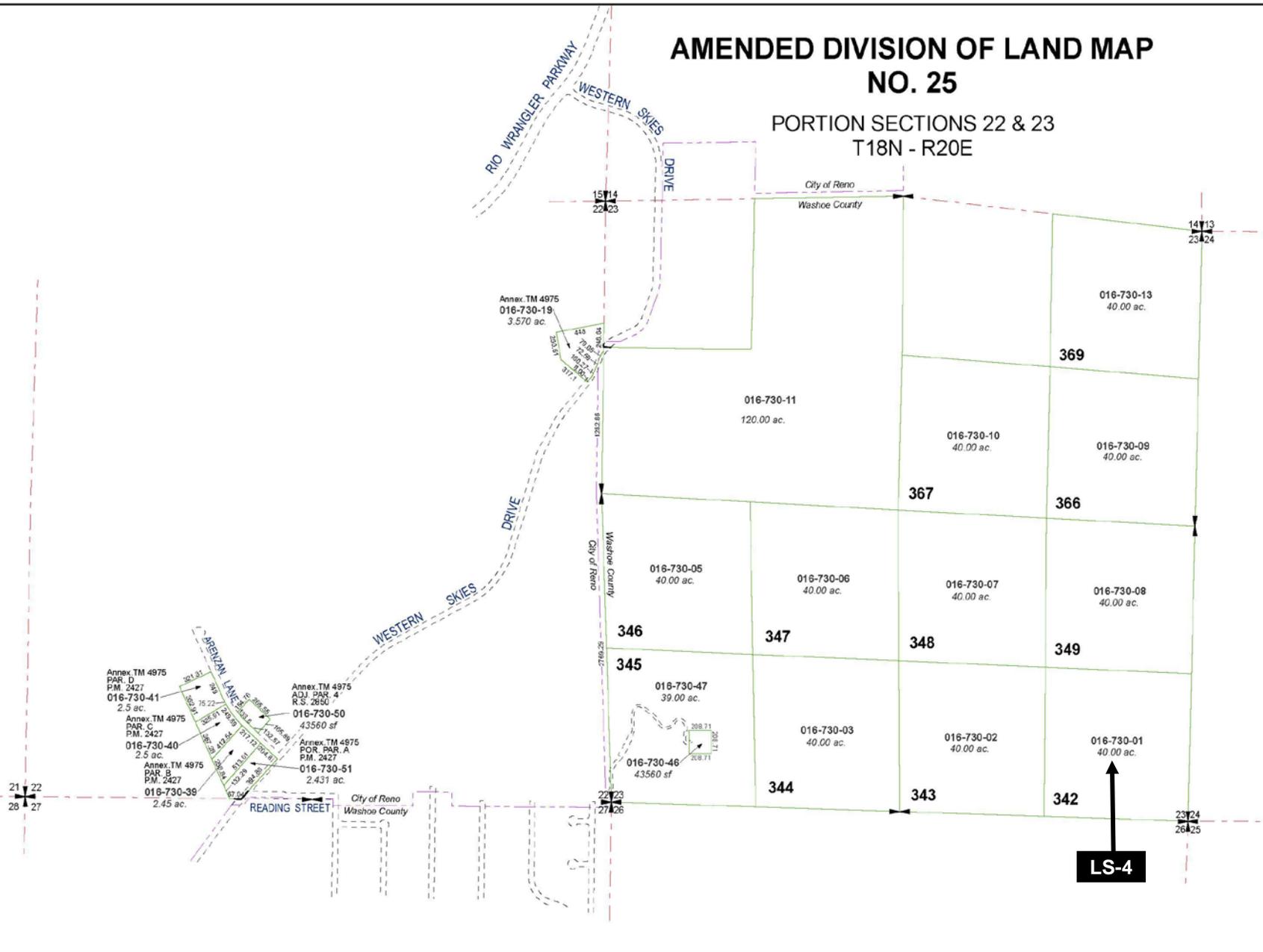


created by: TWT 6/21/2011
last updated: KSB 6/20/12 KSB 6/22/12
area previously shown on map(s)

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AMENDED DIVISION OF LAND MAP NO. 25

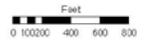
PORTION SECTIONS 22 & 23
T18N - R20E



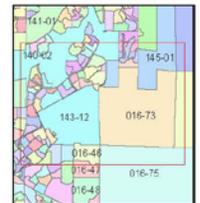
Assessor's Map Number
016-73

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

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 326-2221



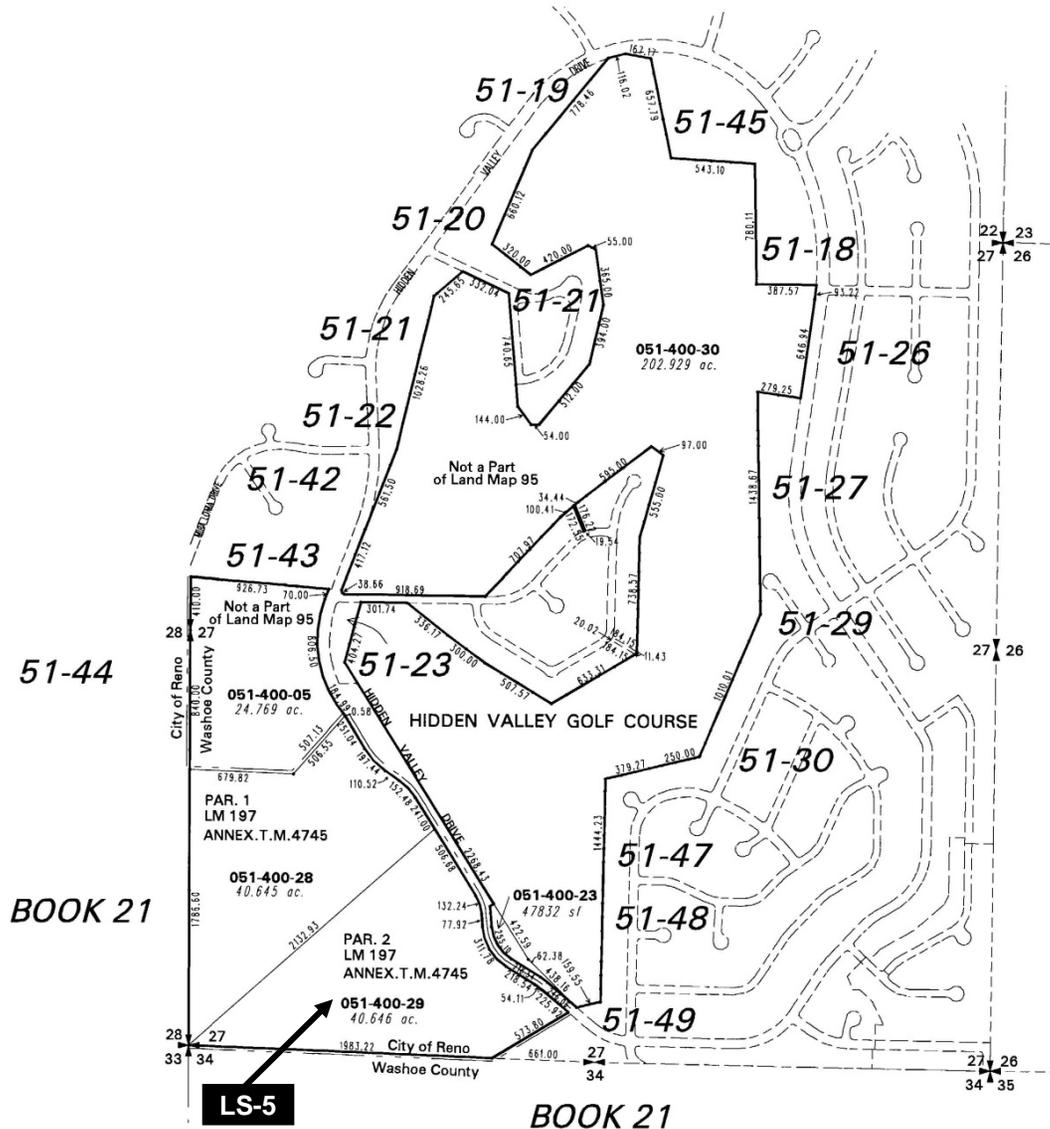
1 inch = 800 feet



created by **NLH 10/07/2009**
last updated: **TWT 2/04/10 NLH 7/20/11**

area previously shown on map(s)
016-36

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PORTION OF SECTIONS 22 AND 27
T19N - R20E

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Office of Washoe County Assessor, Nevada - Joshua G. Wilson

This area previously shown on _____

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by	JC/CEB 9/8/98
Revised	HCS 6/29/01 TWT 3/18/05
	CFB 5/9/2007

ARC/INFO 9.1 WINDOWS 2000 5.0