

**ASSESSOR'S**

**EVIDENCE**

# Washoe County Board of Equalization

## Appeal Summary Page - Secured Roll

Hearing #	17-0027
Hearing Date	2/9/2017
Tax Year	2017

APN: 038-341-24

Owner of Record: BRADLEY FAMILY TRUST, THOMAS R

Property Address: 15 ZANE GREY LN

Square Feet (Inc Finished Bsmt) 1,940

Built / WAY: 1978

Parcel Size: 1.16 AC

Description / Location: The subject comprises a 1,940 square foot single family home, built in 1978 on a 1.16 acre lot. The subject is located in Mogul on Zane Grey Ln just off Silva Ranch Rd.

2016/17 Taxable Value:

Land:	\$60,975
Improvements:	\$121,838
Total:	<u>\$182,813</u>
Taxable Value / SF	\$94

Sales Comparison Approach:

Indicated Value Range	\$300,000-\$475,000
Indicated Value Range / SF	\$107-\$269



038-341-24 05/27/2016

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:	\$54,200	\$18,970
Imps:	\$121,838	\$42,643
Total:	<u>\$176,038</u>	<u>\$61,613</u>

ASSESSOR'S EXHIBIT I  
10 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	
<b>LAND:</b>	\$60,975	\$21,341	Txble
<b>IMPROVEMENTS:</b>	\$121,838	\$42,643	\$/ SF
<b>TOTAL:</b>	\$182,813	\$63,985	\$94

<b>HEARING:</b>	<b>17-0027</b>
<b>DATE:</b>	<b>2/9/2017</b>
<b>TIME:</b>	
<b>TAX YEAR:</b>	<b>2017</b>
<b>VALUATION:</b>	<b>Reappraisal</b>

OWNER: BRADLEY FAMILY TRUST, THOMAS R

SUBJECT						FIN	UNFIN				Baths	Built				Sale
APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hlf	WAY	Sale Date	Sale Price		\$/SF
038-341-24	15 ZANE GREY LN	1.16	AC	1,940	864			R35	SINGLE	3	2\1	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	1,344			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	BI	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 similar in size and mild topography to the subject.

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 1,940 square feet of living area and 864 square feet of garage area. It is located on a 1.16 acre parcel in Mogul.
IS-1 is located next to the subject on a slightly smaller parcel. It is similar in age but inferior in size, garage area, quality and number of baths. Overall IS-1 is considered inferior to the subject.
IS-2 is located 0.3 miles from the subject on a slightly smaller parcel. It is superior in size however inferior in quality, garage size and has a similar bed/bath count. Overall IS-2 is considered similar to the subject but it is an older 2014 sale.
IS-3 is also located 0.3 miles from the subject on a slightly larger parcel. It is inferior in size and number of baths. It is superior in garage size, quality and has outbuildings. Overall IS-3 is considered superior to the subject.
IS-4 is located 0.4 miles from the subject on a larger parcel. It is inferior in size and quality. It is inferior in garage size although has a superior finished basement and bathroom count. Overall IS-4 is considered inferior to the subject.
LS-1 is located 5.2 miles from the subject. It is superior in location and views but the topo detriments would make LS-1 overall 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 superior to the subject.
LS-3 is located 5 miles from the subject. It is similar in parcel size however is is location in a superior location. Overall LS-3 is considered superior 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.

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>
<b>LAND:</b>	\$54,200	\$18,970
<b>IMPROVEMENTS:</b>	\$121,838	\$42,643
<b>TOTAL:</b>	\$176,038	\$61,613

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	Allocation Data			Time Adj. Median Sales By Qtr	TV/SP Ratio	Sales > 1.0	# Qtr Sales	Yrly Chng	Qtrly Chng
	Sale Count:	2							
Appraiser  AHOLWILL	Time Adj. Median Sale Price:	\$420,520		2013 Qtr 3:	None	NA	0	0	
	COD Sales:	21.65		2013 Qtr 4:	None	NA	0	0	
Date  8/24/2016	Median SP @:	0.15	\$63,078	2014 Qtr 1:	None	NA	0	0	
	Rounded Land Value:	\$63,100		2014 Qtr 2:	None	NA	0	0	
Print & Save Final Allocation	Misc Data			2014 Qtr 3:	None	NA	0	0	
	Current TV Land Median:	\$62,669		2014 Qtr 4:	\$329,493	56.03%	0	1	
	% Change From	0.69%		2015 Qtr 1:	\$511,547	56.83%	0	1	55.25%
	Current Land TV:			2015 Qtr 2:	None	NA	0	0	
	Time Adj.	Min	Max	Monthly	2015 Qtr 3:	None	NA	0	0
	Sales Price:	329,493	511,547	% Time	2015 Qtr 4:	None	NA	0	0
	Bldg Sqft:	1768	2808	Adjustment	2016 Qtr 1:	None	NA	0	0
	Land Size (ac)	1.22	1.54	0.50%	2016 Qtr 2:	None	NA	0	0
					2016 Qtr 3:	None	NA	0	0
					2016 Qtr 4:	None	NA	0	0
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:  
15 ZANE GREY LN WASHOE COUNTY  
TRUCKEE CANYON EST  
LT 5

Owner & Mailing Address:  
BRADLEY FAMILY TRUST, THOMAS R  
BRADLEY TRUSTEE, THOMAS R  
15 ZANE GREY LN  
RENO, NV 89523

# WASHOE COUNTY APPRAISAL RECORD 2017

APN: 038-341-24

Card 1 of 1  
Bld. 1-1



Tax District: 4011

printed: 1/30/2017

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									
2017 NR	60,975	0	121,838	3,749	182,813	63,985	Building Value	107,292		PROD							
2016 FV	60,975	0	120,608	0	181,583	63,554	Extra Feature Value	14,546									
2015 FV	54,000	0	122,543	0	176,543	61,790	Land Value	60,975									
2014 FV	51,300	0	120,639	0	171,939	60,179	Taxable Value	182,813				Reopen	Code:				
2013 FV	48,000	0	119,566	0	167,566	58,648	Exemption	0				Reappraisal					
2012 FV	48,000	0	121,393	0	169,393	59,288	FLAGS										
2011 FV	65,000	0	115,505	0	180,505	63,177	Type	Value									
2010 FV	80,000	0	123,417	0	203,417	71,196	Cap Code	POQY									
2009 FV	94,690	0	126,977	2,160	221,667	77,584	Eligible for Form?	YES				NC / C	New Land				
2008 FV	135,743	0	124,402	0	260,145	91,051	Low Cap Percentage	1					New Sketch				
2007 FV	70,333	0	120,005	0	190,338	66,619	Parcel Map	0				By:	Date:				
2006 FV	66,352	0	122,250	0	188,602	66,010											
BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY					
Type	Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj							
Occupancy	001	RESidential	Plumbing Fixtures	11	1FL	1FLR - FIRST FLOOR		1,940	190,935	Sub Area-RCN	33,288						
Story/Frame	01	Sgl Fam Res ~	Base Appliance From MS	1	GRA	GARA - GARAGE ATTACHED		864	23,916	% Incomplete	258,536						
Quality	35	SINGLE STORY	Living Units in Building	1	LC1	LTC1 - LATTICE LOW-SMALL BEAMS		525	5,702	% Depreciation	0						
Year Built	WAY	%Comp	Year of Addn/Remodel		PCS	POR1 - PORCH CONCRETE SLAB		44	332	\$ Dep & Inc	151,244						
1978	1978	100			2 PRW	PRF1 - PORCH ROOF WOOD		12	254	Obso/Other Adj.	0						
					1 WDW	WDK1 - WOOD DECK WOOD		320	4,109	Sub Area DRC	107,292						
										Additive DRC	14,546						
										Total DRC	121,838						
										Override							
										Cost Code	89502						
										PROPERTY CHARACTERISTICS							
										Water	Well						
										Sewer	Septic						
										Street	Paved						
										BUILDING NOTES							
										GLA[1](1940) GRA[1](864) LC1[1](525)							
										PCS[1](44) PRW[1](12) WDW[1](320)							
#	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	WPRS	WELL, PRESSURE SYSEM & SEPTIC	30	1-1	0	0	1	10,498.00	1978		100	10,498	41.5	4,357			
3	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	4	1,550.00	1978		100	6,200	41.5	2,573			
4	FWPV	FLATWORK PAVERS	30	1-1	0	0	750	8.51	2011	2017	100	6,384	91.0	5,809			
LAND VALUE		DOR Code	200	Neighborhood		4631.06 FBBF - Peavine Meadows Estates		Land Size		50,486		Unit Type		SF			
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	%	Influence 2 Code	%	Taxable Value		Land Notes			
1	200	Single Family Residence	LDS	1.00	ST		67,750.00	TR	0.90			60,975					



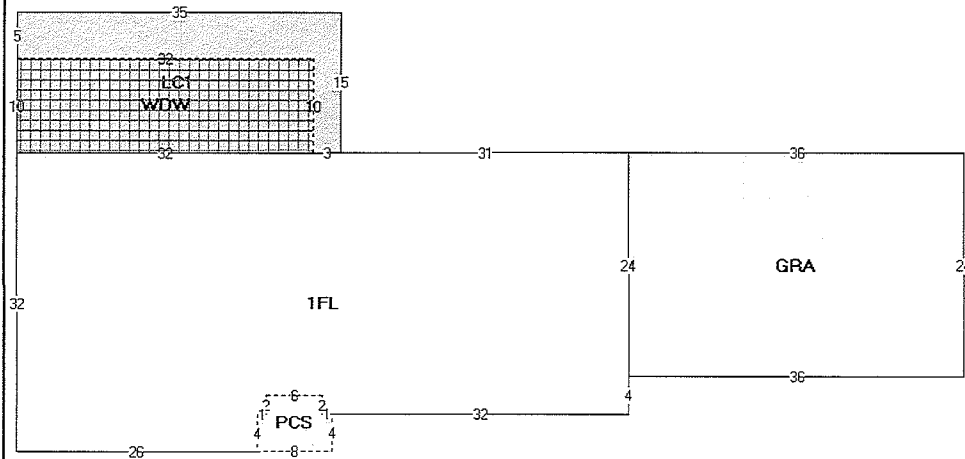
Tax District: 4011

printed: 1/30/2017

**ACTIVE**

4631.06

FBBF - Peavine Meadows Estates



038-341-24 05/27/2016

## BUILDING PERMITS

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

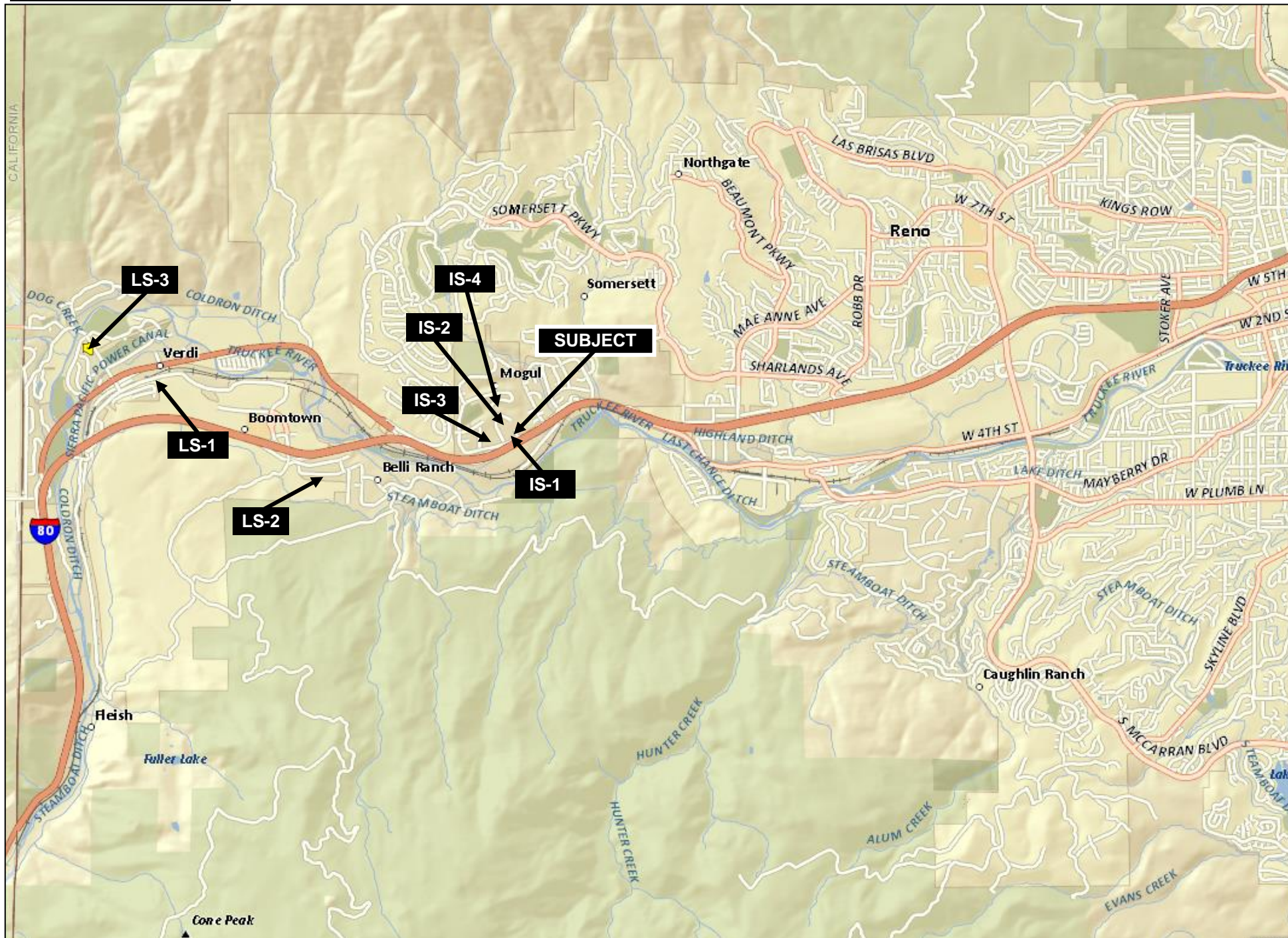
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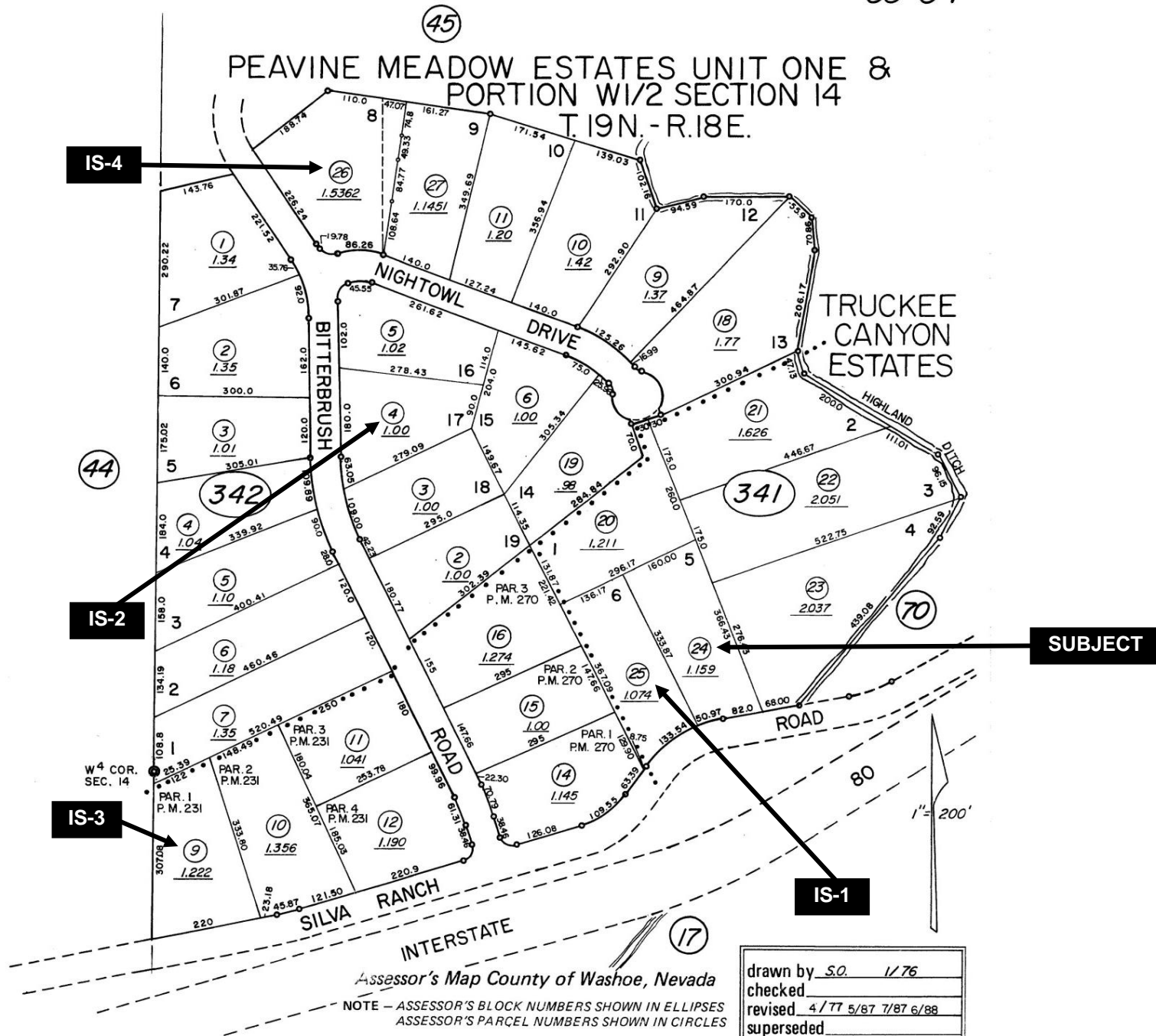
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
	2123806	8/7/1997					
	CHK	3/1/1987	200	2D		145,163	
	CHK	7/1/1983	200			130,000	
	CHK	6/1/1977				13,413	

#	Bid	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	TMFD MERGER WITH SFPD
7	0-0	11/6/2015	sjack	RALL BY SLC - SEPTEMBER, 2015
8	1-1	9/30/2013	kjohn	RALL FBFB IMPROVEMENT LINE DONE 09/30/2013 BY REVIEWED-NO CHGS ON IMP
9	1-1	9/10/2012	kjohn	RALL FBFB IMPROVEMENT LINE DONE 10/04/2012 BY JAK, LAND LINE DONE
10	1-1	9/12/2011	sclem	REXT FBFB IMPROVEMENT LINE DONE 10/17/2011 BY JAK, LAND LINE DONE
11	1-1	8/30/2010	sclem	REXT FBFB IMPROVEMENT LINE DONE 08/30/2010 BY REVIEWED-NO CHGS ON IMP

This information is for use by the Washoe County Assessor for assessment purposes only.

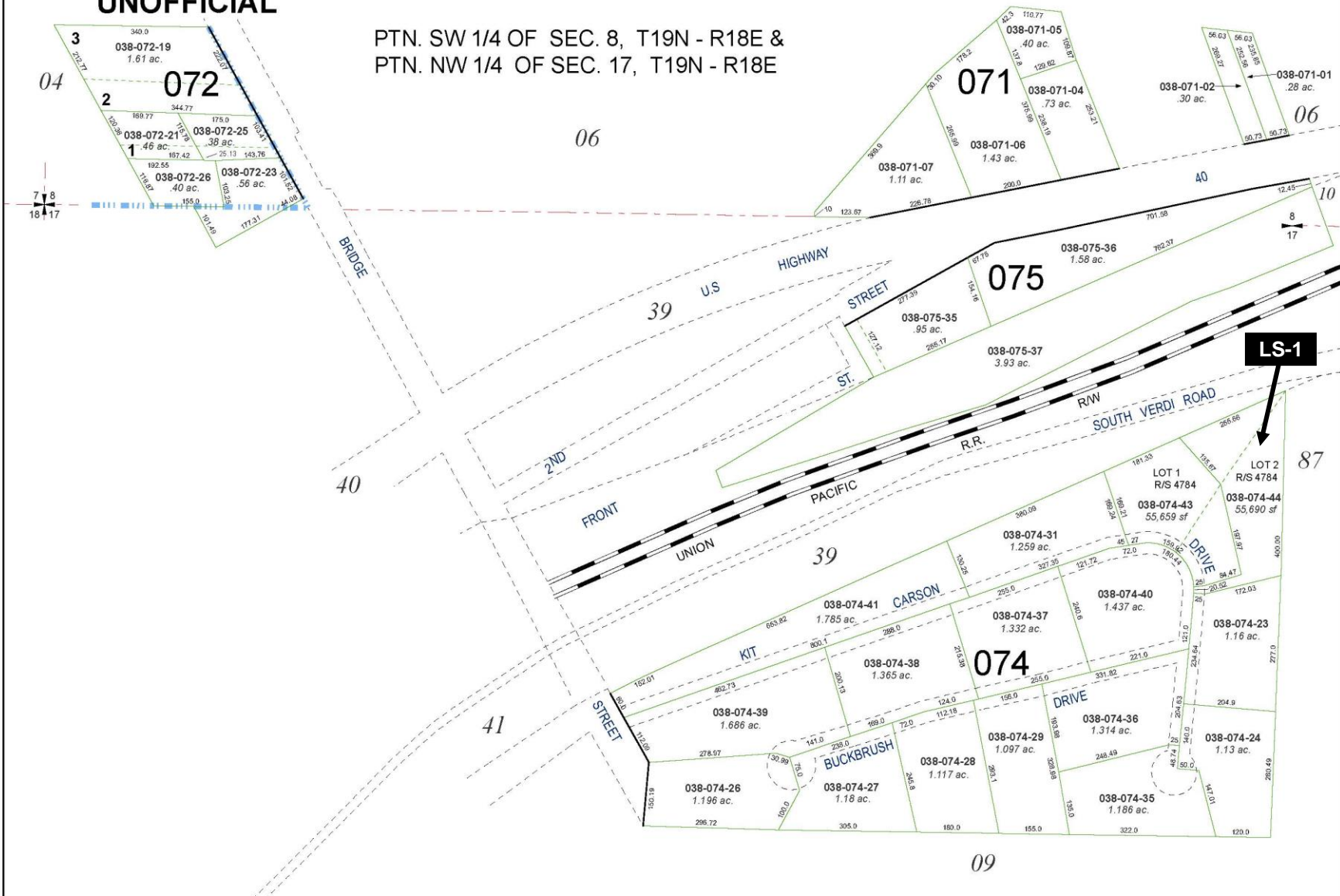
# NEIGHBORHOOD MAP





# 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

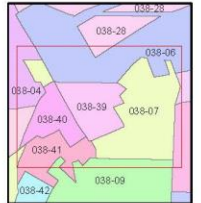
**038-07**

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

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



Feet  
0 25 50 100 150 200  
1 inch = 200 feet



created by: CFB 01/04/2011

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 herein.

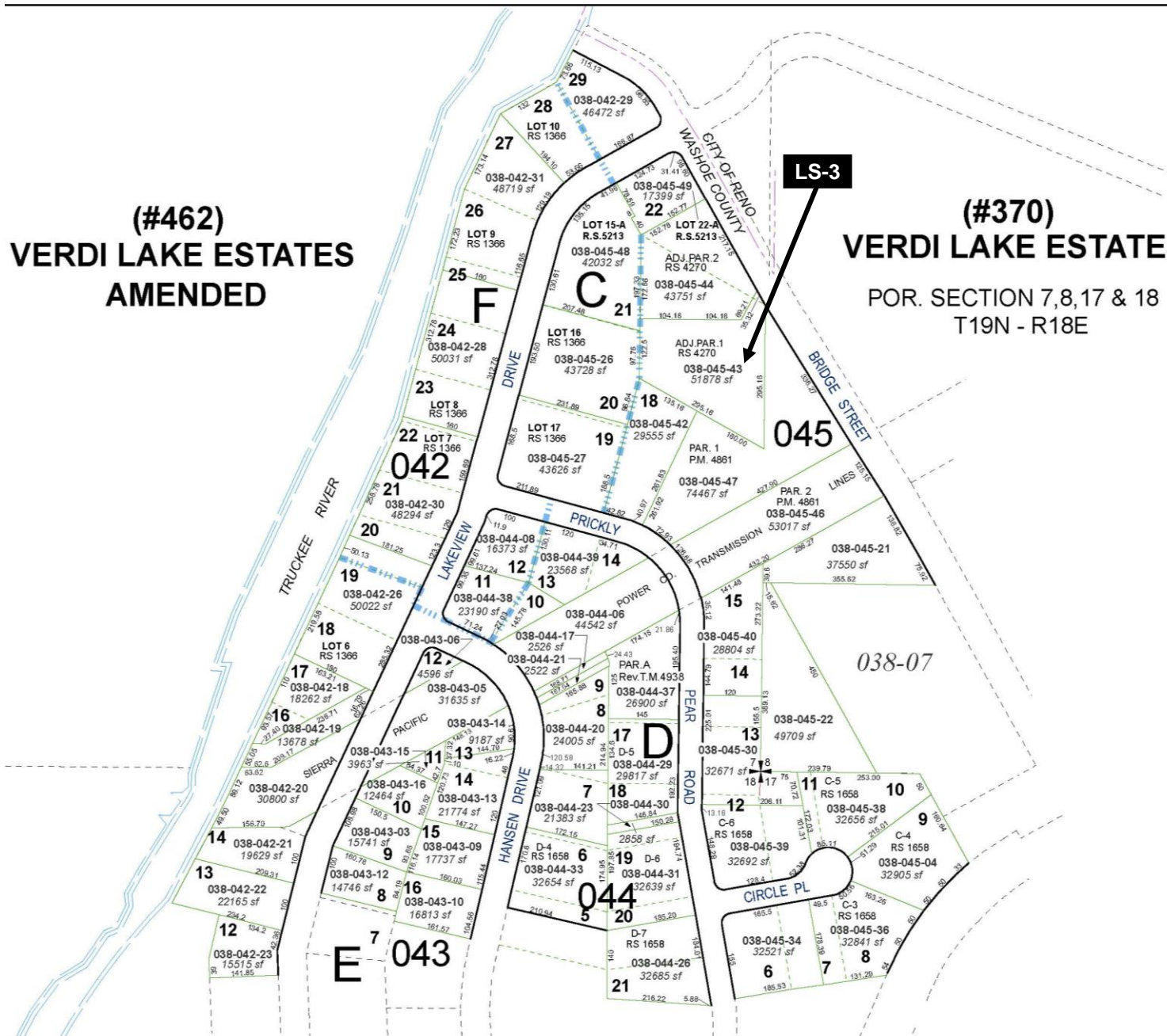
**BLUE HERON PARK  
SUBDIVISION UNIT 1**  
PORTION S 1/2 SEC. 16,  
T19N - R18E

The map displays a grid of lots within the subdivision. Key features include:

- Major Roads:** U.S. INTERSTATE 80, BOONTOWN GARSON RD., OLD TOWN RD., DEER MT. RD., NEVA RD., and Steamboat Ditch.
- City and County Boundaries:** City of Reno, Washoe County, and City of Reno.
- Lot Acreages:** Various lots are labeled with their acreage, such as 038-132-19 (.567 ac.), 038-133-14 (1.11 ac.), 038-134-01 (1.66 ac.), 038-132-04 (1.11 ac.), 038-132-05 (1.03 ac.), 038-132-06 (1.03 ac.), 038-132-07 (.96 ac.), 038-132-08 (.96 ac.), 038-132-09 (.93 ac.), 038-132-10 (.99 ac.), 038-132-11 (1.25 ac.), 038-132-14 (1.11 ac.), 038-132-16 (1.07 ac.), 038-132-32 (1.605 ac.), 038-132-30 (5.695 ac.), and 038-132-31 (3.00 ac.).
- Other Labels:** POR. PAR. A P.M. 2502 ORD. 5264, POR. PAR. C P.M. 3068 R/S 3177, POR. PAR. B P.M. 3068 R.S. 3177, and various lot numbers (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13).
- Geographical Features:** Steamboat Ditch and various water bodies.

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

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



Assessor's Map Number

**038-04**

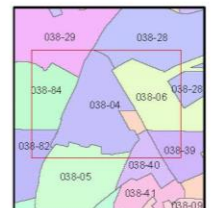
STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor

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



East  
0 25 50 100 150 200

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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