

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

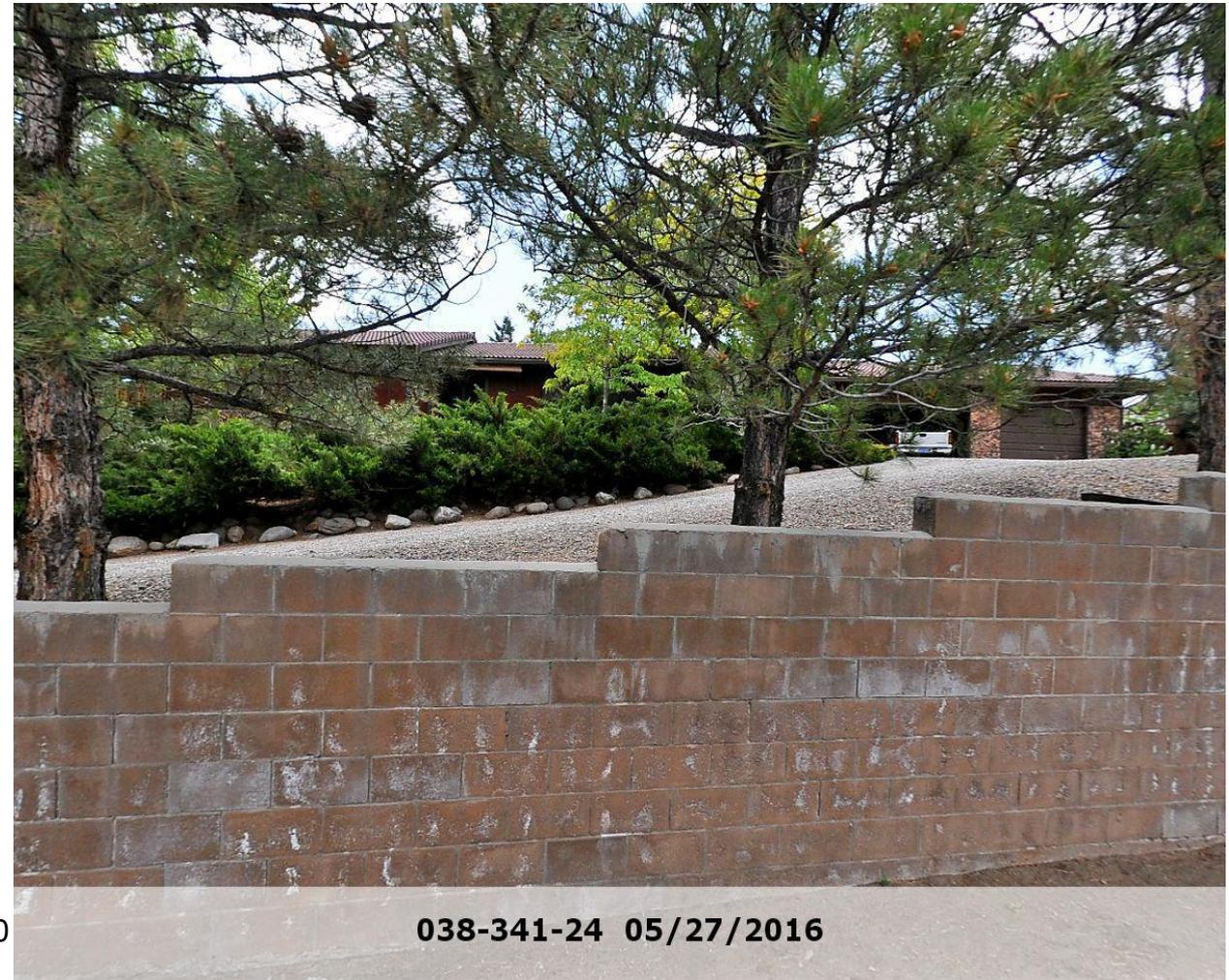
Property Address: 15 ZANE GREY LN

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.



038-341-24 05/27/2016

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

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)

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

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

OWNER: BRADLEY FAMILY TRUST, THOMAS R

SUBJECT		FIN		UNFIN		Baths		Built		Sale					
APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	FII/Hif	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	BSMT	BSMT	QC	STRY	Beds	Full/Hif	Built	Sale Date	Sale Price	\$/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.

	TAXABLE VALUE	ASSESSED VALUE
LAND:	\$54,200	\$18,970
IMPROVEMENTS:	\$121,838	\$42,643
TOTAL:	\$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 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:
 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	PROD			
2017 NR	60,975	0	121,838	3,749	182,813	63,985	Building Value	107,292				
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				
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			NC / C	New Land
2009 FV	94,690	0	126,977	2,160	221,667	77,584	Eligible for Form?	YES				New Sketch
2008 FV	135,743	0	124,402	0	260,145	91,051	Low Cap Percentage	1			By:	Date:
2007 FV	70,333	0	120,005	0	190,338	66,619	Parcel Map	0				
2006 FV	66,352	0	122,250	0	188,602	66,010						

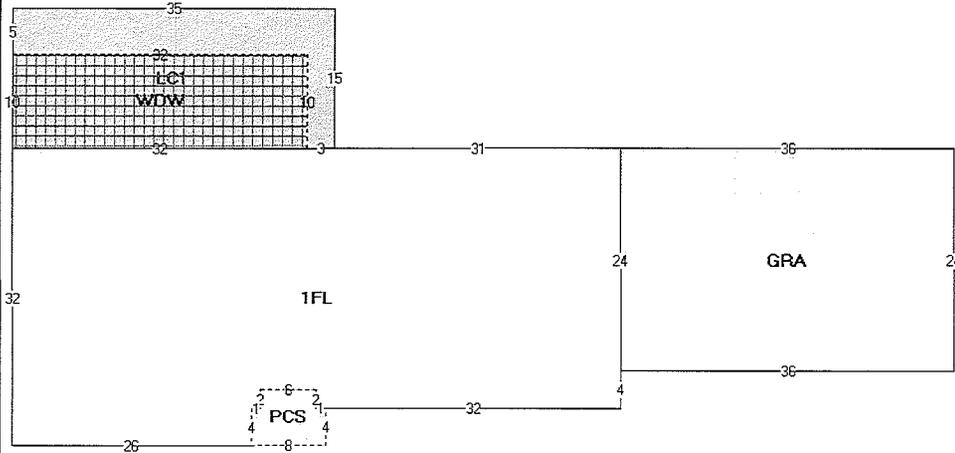
BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Type	Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj			
RESidential	001	Sgl Fam Res ~	Plumbing Fixtures	11	1FL	1FLR - FIRST FLOOR		1,940	190,935	33,288	Sub Area-RCN 258,536		
Occupancy	01	SINGLE STORY	Base Appliance From MS	1	GRA	GARA - GARAGE ATTACHED		864	23,916		% Incomplete 0		
Story/Frame	35	Average-Good	Living Units in Building	1	LC1	LTC1 - LATTICE LOW-SMALL BEAMS		525	5,702		% Depreciation 58.50		
Quality	1978	100	Bedrooms	3	PCS	POR1 - PORCH CONCRETE SLAB		44	332		\$ Dep & Inc 151,244		
Year Built	WAY	%Comp	Year of Addn/Remodel		2	PRW	PRF1 - PORCH ROOF WOOD	12	254		Obso/Other Adj. 0		
1978	1978	100	Bath - Full		1	WDW	WDK1 - WOOD DECK WOOD	320	4,109		Sub Area DRC 107,292		
			Bath - Half								Additive DRC 14,546		
BUILDING CHARACTERISTICS											Total DRC 121,838		
Category	Code	Type	%								Override		
Ext. Wall	2	PLYWOOD/FR ~	100								Cost Code 89502		
Roof Cover	6	CONCRETE TIL	100								PROPERTY CHARACTERISTICS		
Base	1	MS FLOOR ADJ	100								Water		
Heating Type	1	FA ~ FORCED	100								Sewer		
Sub Floor	2	WOOD	100								Street		
Energy	3	MODERATE ~	100								Well		
Foundation	3	MODERATE ~	100								Septic		
Seismic	1	SEISMIC FRAME	100								Paved		
Base Rate Adjustment				Adj.							BUILDING NOTES		
CCM SFR Frame				1.02000							GLA[1](1940) GRA[1](864) LC1[1](525)		
Local Reno Frame				1.03000							PCS[1](44) PRW[1](12) WDW[1](320)		
Construction Modifiers				Adj.									
Gross Living/Building Area								1,940					
Perimeter								272					

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

#	Code	Description	Quality	Bid #	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 SYSTEM & 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 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes
1	200	Single Family Residence	LDS	1.00	ST		67,750.00	TR	0.90			60,975	

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



038-341-24 05/27/2016

BUILDING PERMITS

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

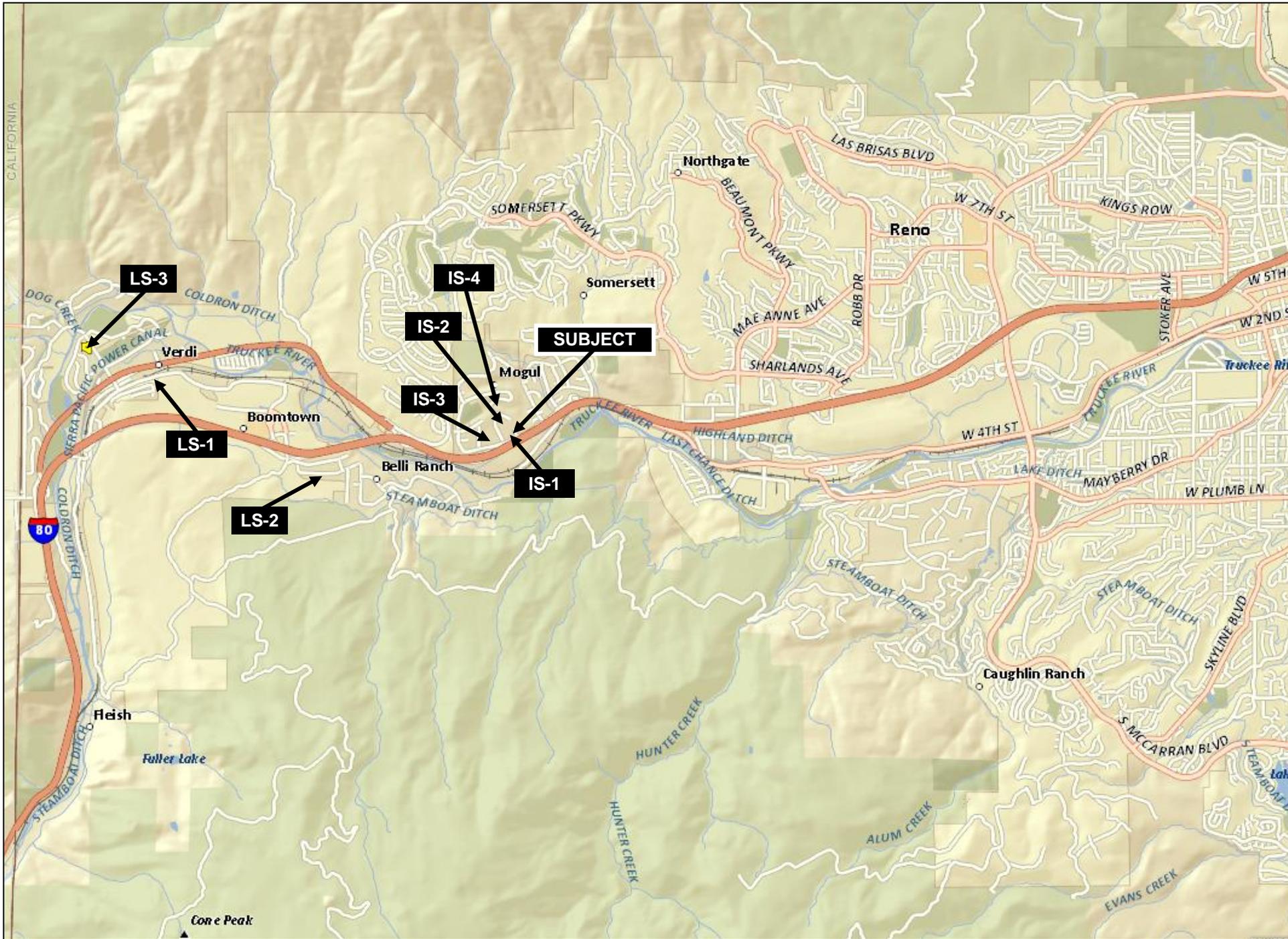
SALES/TRANSFER INFORMATION

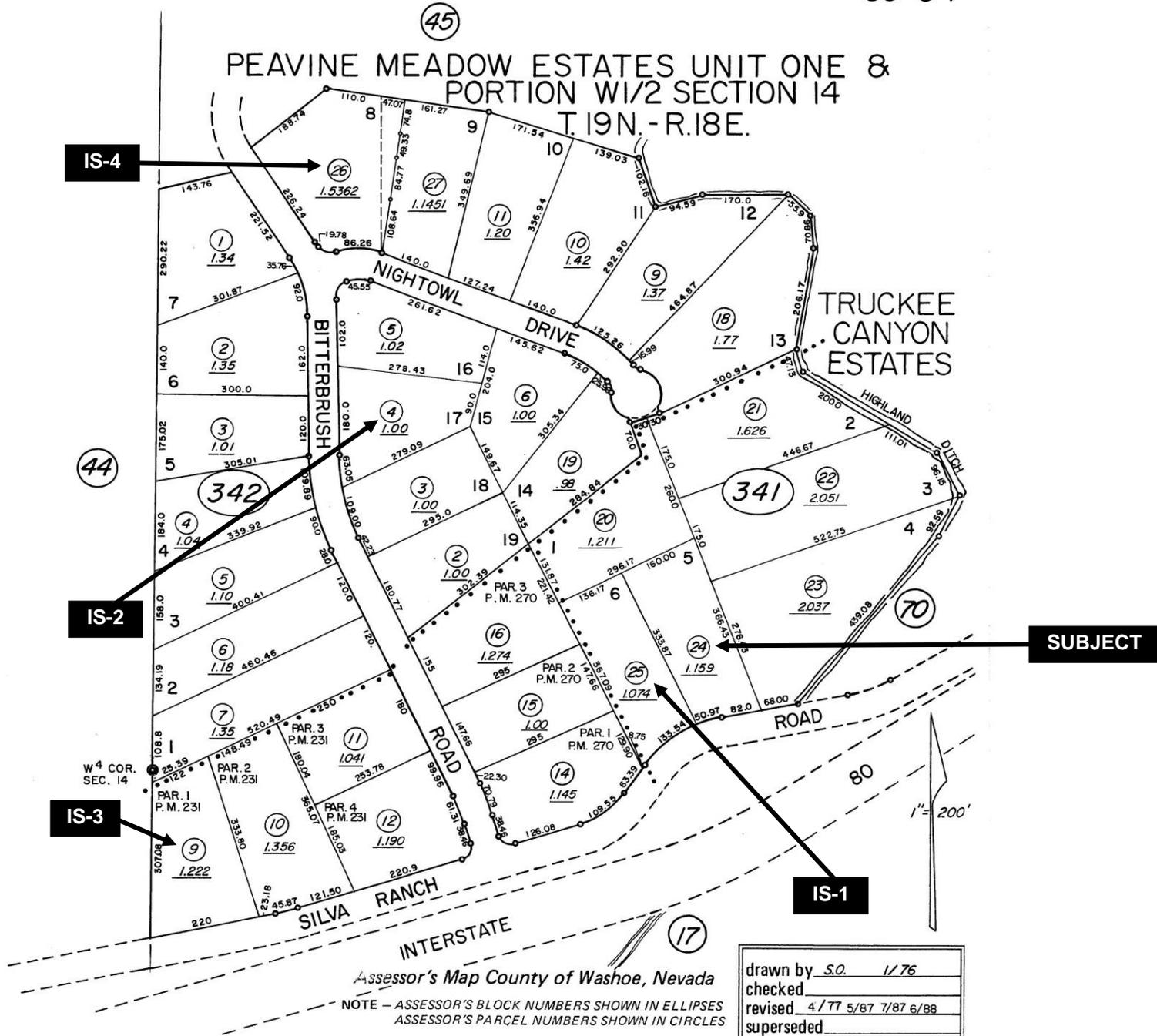
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
	2123806	8/7/1997					
	CHK	3/1/1987	200	2D		145,163	
	CHK	7/1/1983	200			130,000	
	CHK	6/1/1977				13,413	

#	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	TMFD 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	8/30/2010	sclem	REXT FBBF IMPROVEMENT LINE DONE 08/30/2010 BY REVIEWED-NO CHGS ON IMP

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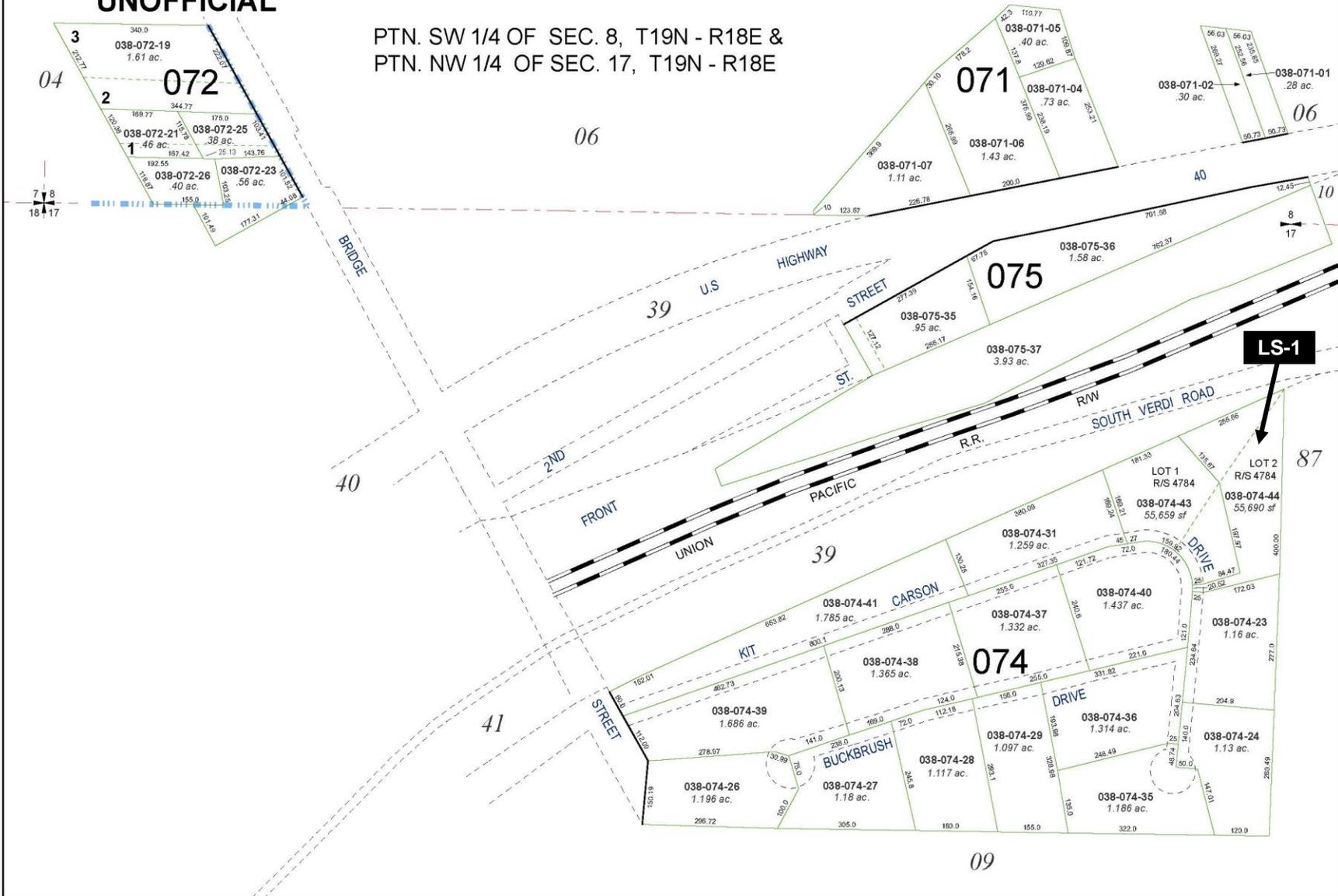
NEIGHBORHOOD MAP





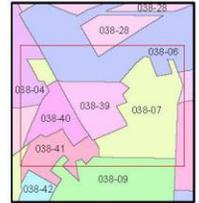
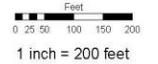
KATZ ADDITION UNOFFICIAL

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) 338-2231



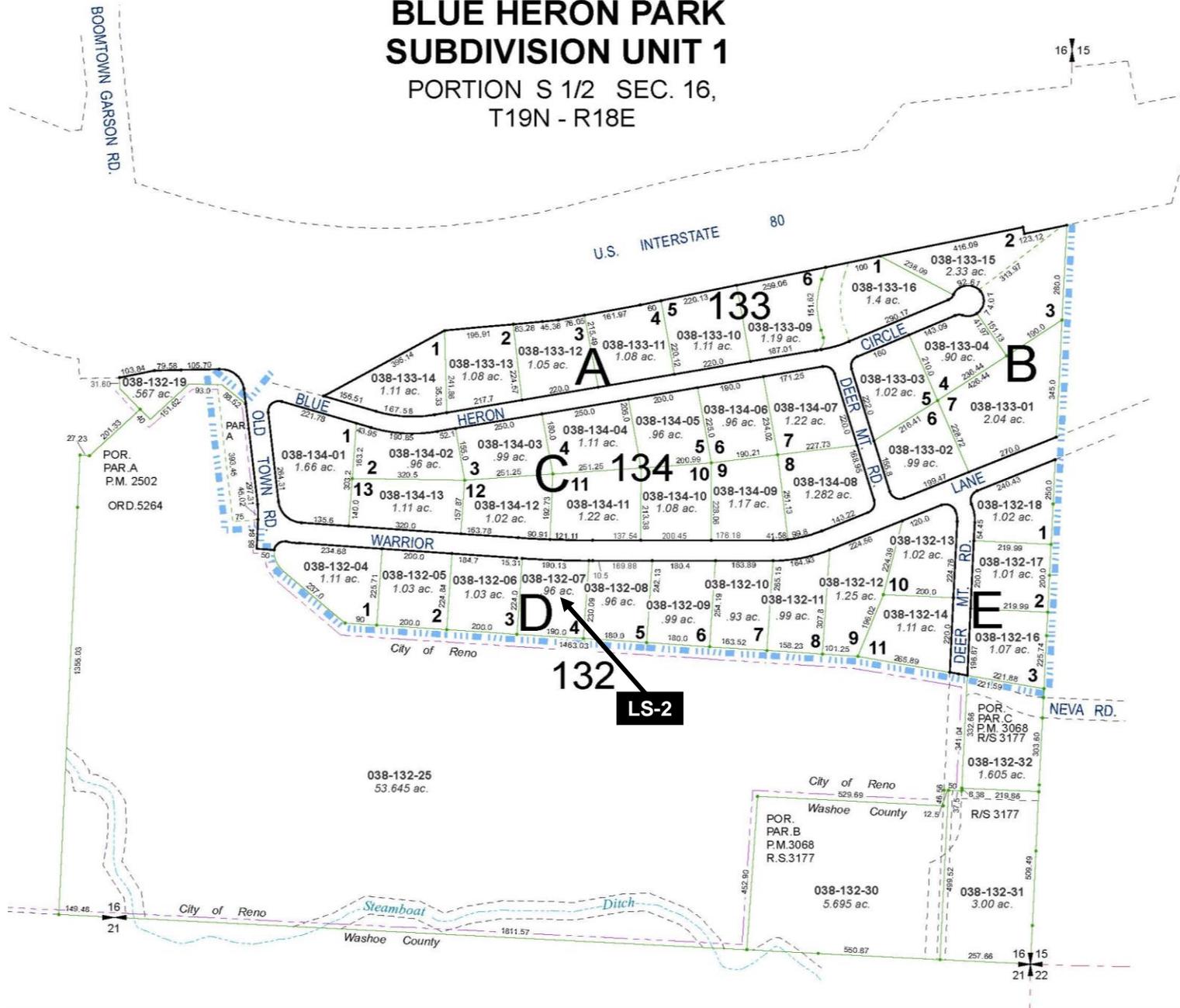
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last updated: _____
area previously shown on map(s) _____

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.

(#749)

BLUE HERON PARK SUBDIVISION UNIT 1

PORTION S 1/2 SEC. 16,
T19N - R18E



Assessor's Map Number

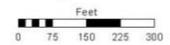
038-13

STATE OF NEVADA

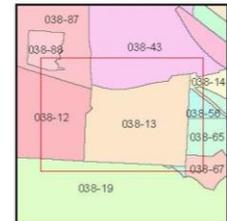
WASHOE COUNTY ASSESSOR'S OFFICE

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

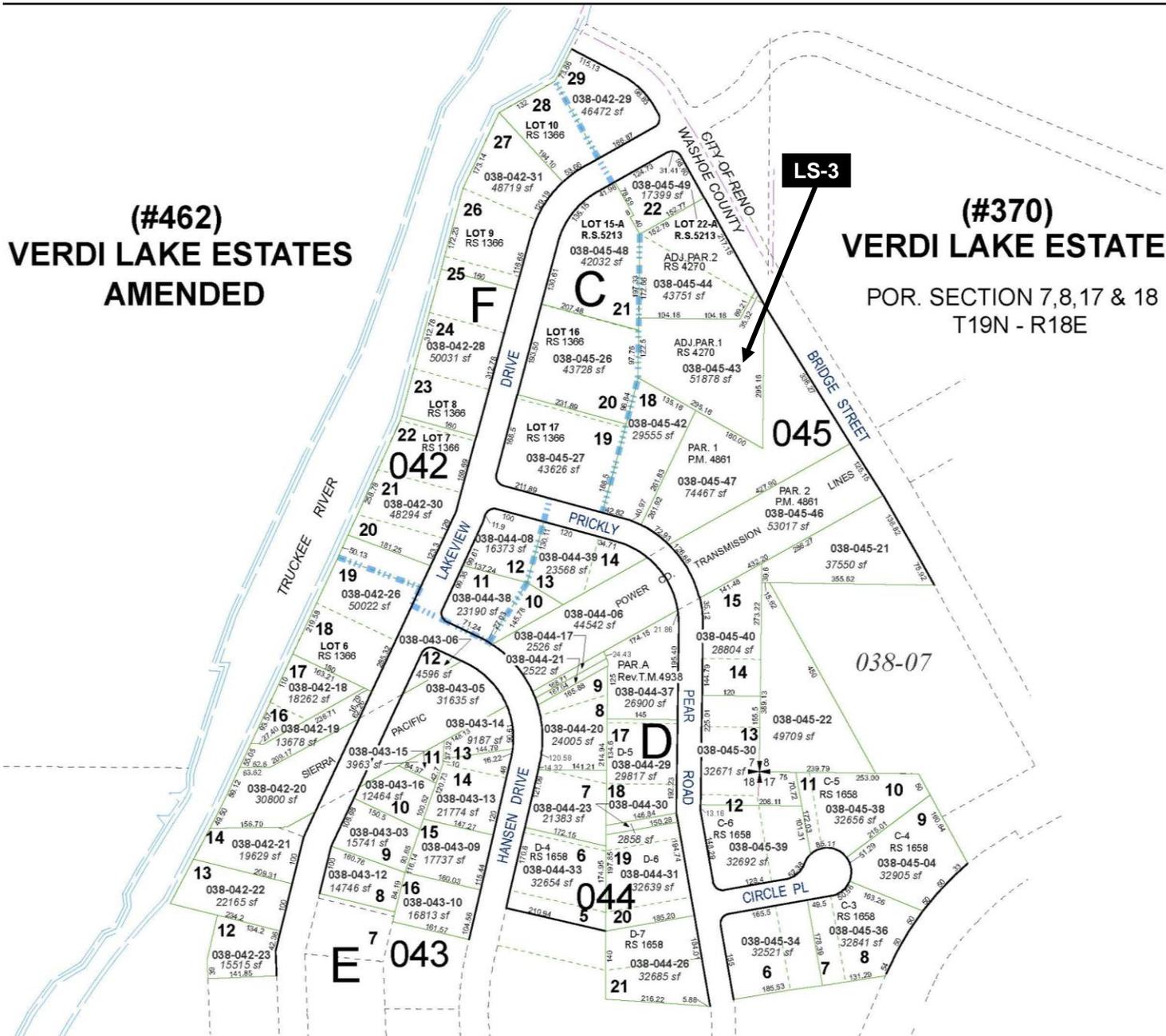
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area previously shown on map(s)

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

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

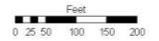


Assessor's Map Number

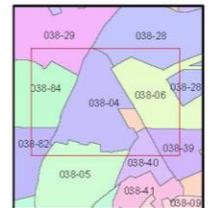
038-04

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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