

**ASSESSOR'S**

**EVIDENCE**

# Washoe County Board of Equalization

## Appeal Summary Page - Secured Roll

Hearing #	17-0079
Hearing Date	02/10/2017
Tax Year	2017

APN: 123-041-21

Owner of Record: DECEA 2005 FAMILY TRUST, STEVEN

Property Address: 28 CRYSTAL DR

Square Feet (Inc Finished Bsmt) 4,377

Built / WAY: 1999

Parcel Size: 1.09 AC

Description / Location: The subject property is located in Crystal Bay. The property is a lakefront parcel improved with a 4,377 square foot high value custom home.

2017/18 Taxable Value:	Land:	\$3,480,876
	Improvements:	\$1,240,620
	Total:	<u>\$4,721,496</u>
	Taxable Value / SF	\$1,079

Sales Comparison Approach:	Indicated Value Range	\$8,000,000 - \$9,000,000
	Indicated Value Range / SF	\$1,828 - \$2,056
Current Obsolescence:		\$0

Conclusions: Taxable value does not exceed full cash value.

RECOMMENDATION:	<u>Uphold X</u>	Reduce
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ASSESSOR'S EXHIBIT I  
14 PAGES

# WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	
<b>LAND:</b>	\$3,480,876	\$1,218,307	Txble
<b>IMPROVEMENTS:</b>	\$1,240,620	\$434,217	\$/ SF
<b>TOTAL:</b>	\$4,721,496	\$1,652,524	\$1,079

<b>HEARING:</b>	<b>17-0079</b>
<b>DATE:</b>	<b>02/10/2017</b>
<b>TIME:</b>	
<b>TAX YEAR:</b>	<b>2017</b>
<b>VALUATION:</b>	<b>Reappraisal</b>

OWNER: DECEA 2005 FAMILY TRUST, STEVEN

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Half	Built WAY	Sale Date	Sale Price	Sale \$/SF
	123-041-21	28 CRYSTAL DR	1.09	AC	4,377	440		416	RHE	TWO	5	4\1	1999	07/26/2013	\$6,250,000	\$1,428

## IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Half	Built	Sale Date	Sale Price	Sale \$/SF
IS-1	123-145-13	422 GONOWABIE RD	0.26	AC	1,564	543	1,137		R55	SINGLE	3	3\0	1975	03/16/2016	\$4,800,000	\$1,777
IS-2	130-312-28	1685 PINE CONE CIR	0.53	AC	3,733	790			R50	TWO	3	4\1	1988	01/05/2016	\$4,747,000	\$1,272
IS-3	123-032-17	90 SOMERS DR	0.46	AC	3,719	717			RHC	THREE	4	4\1	2005	09/18/2015	\$8,750,000	\$2,353
	123-032-16	0 SOMERS LOOP	0.32	AC												
IS-4	123-041-21	28 CRYSTAL DR	1.09	AC	4,377	440		416	RHE	TWO	5	4\1	1999	07/26/2013	\$6,250,000	\$1,428

## LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LO-1	130-312-04	1137 LAKESHORE BLVD	0.60	AC	MDS	01/05/2016	\$5,034,404	Fully obsolete sale, SFR demo'd after purchase. Approximately 65' lake frontage.
LS-2	123-221-01	0 SOMERS LOOP	1.25	AC	LDS	06/29/2015	\$4,000,000	Part of multi parcel purchase. Flag lot with approximately 17' lake frontage.
LO-3	123-145-07	424 GONOWABIE RD	0.31	AC	HDS	04/22/2015	\$2,850,000	Fully obsolete sale, SFR demo'd after purchase. Approximately 60' lake frontage.

## RECOMMENDATIONS/COMMENTS:

UPHOLD: X

REDUCE:

The subject property is a lakefront parcel improved with a high value custom home located in Crystal Bay. The parcel has approximately 116 feet of lakeshore frontage. The home had an extensive remodel during 2015 and a small addition.

IS-1, IS-3 and IS-4 are all located in Crystal Bay. IS-4 is the sale of the subject property which sold on 7/26/13 for \$6.25M. IS-1 and IS-3 are inferior to the subject and sold for \$1,777/sf and \$2,353/sf. IS-2 is located in Incline Village which is a superior location to the subject, but the size, age and quality are inferior to the subject. IS-2 sold for \$1,272/sf.

The subject property has approximately 116 feet of rocky lake frontage and steep topography. There was one land sale and one fully obsolete sale in Crystal Bay. LS-2 is a vacant land sale of a flag shaped parcel that has minimal lake frontage of approximately 17 feet. The beach is rocky with steep access similar to the subject. The parcel also has a road easement running through the middle of it. LO-3 is a fully obsolete sale. The parcel is inferior in size to the subject and has similar steep topography and rocky lake frontage. LO-1 is a fully obsolete sale. The parcel is superior to the subject in location, topography and sandy beach. It has inferior lake frontage of approximately 65 feet.

The improved sales and land sales support the value of the subject property.

PREPARED BY: Mike Gonzales, Appraiser

REVIEWED BY: Gail Vice, Senior Appraiser

Situs & Keyline Description:  
28 CRYSTAL DR INCLINE VILLAGE  
NEVADA VISTA  
FRAC LOTS 11, 12 & 14  
BLK B

Owner & Mailing Address:  
DECEA 2005 FAMILY TRUST, STEVEN  
DECEA TRUSTEE, STEVEN  
774 MAYS BLVD # 10-371  
INCLINE VILLAGE, NV 89451

# WASHOE COUNTY APPRAISAL RECORD 2017

APN: 123-041-21

Card 1 of 1  
Bld. 1-1



Tax District: 5200

printed: 01/27/2017

ACTIVE

8441.04

TALD - Crystal Bay/Rocky Point

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	3,480,876	0	1,240,620	0	4,721,496	1,652,524	Building Value	1,177,254	PROD							
2016 FV	3,253,163	0	1,257,547	0	4,510,710	1,578,749	Extra Feature Value	63,366								
2015 FV	3,253,163	0	1,268,813	137,081	4,521,976	1,582,692	Land Value	3,480,876								
2014 FV	3,253,162	0	1,053,905	0	4,307,067	1,507,473	Taxable Value	4,721,496								
2013 FV	3,253,163	0	1,081,604	0	4,334,767	1,517,168	Exemption	0								
2012 FV	3,253,163	0	1,076,059	0	4,329,222	1,515,228	FLAGS									
2011 FV	3,253,163	0	1,030,631	0	4,283,794	1,499,328	Type	Value								
2010 FV	3,253,200	0	973,270	0	4,226,470	1,479,265	Eligible for Form?	YES	NC / C							
2009 FV	3,614,625	0	1,008,230	0	4,622,855	1,618,000	Low Cap Percentage	1	New Land							
2008 FV	4,725,000	0	1,024,825	33,475	5,749,825	2,012,439	Parcel Map	0	New Sketch							
2007 FV	3,800,520	0	954,960	0	4,755,480	1,664,418	Cap Code	POQ	By: Date:							
2006 FV	840,000	0	816,529	0	1,656,529	579,785										
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	20	1FL	1FLR - FIRST FLOOR		2,200	682,154	Sub Area-RCN	187,365					
Story/Frame	02	Sgl Fam Res ~	Base Appliance From MS	1	1FL	1FLR - FIRST FLOOR	2015	125	38,759	% Incomplete	0					
Quality	HE	TWO STORY	Living Units in Building	1	2FL	2FLR - SECOND FLOOR		1,974	612,078	% Depreciation	27.00					
		9.0 HIGH VALUE	Bedrooms	5	2FL	2FLR - SECOND FLOOR	2015	78	24,185	\$ Dep & Inc	435,423					
Year Built	WAY	%Comp	Year of Addn/Remodel		BH1	BMH1 - BASEMENT HIGH VALUE DUG		416	24,835	Obso/Other Adj.	0					
1995	1999	100	2015		BLT	BALT - BALCONY COMP (TREX)	2015	50	4,029	Sub Area DRC	1,177,254					
BUILDING CHARACTERISTICS					BLW	BALW - BALCONY WOOD		188	11,656	Additive DRC	63,366					
Category	Code	Type	%		DRO	DO - No Value Drawn for Info		704	0	Total DRC	1,240,620					
Ext. Wall	405	HV SIDING/FR	80		GRB	GARB - GARAGE BUILT-IN		440	22,774	Override						
Ext. Wall	408	HV ST VEN/FR	20		PRW	PRF1 - PORCH ROOF WOOD		70	2,964	Cost Code	89450					
Roof Cover	9	SLATE ~ SLATE	100		WDW	WDK1 - WOOD DECK WOOD		36	1,878	PROPERTY CHARACTERISTICS						
Base	1	MS FLOOR ADJ	100							Water Sewer Street						
Heating Type	17	HV HEAT ONLY	100							Municipal Municipal Paved						
Sub Floor	2	WOOD	100													
Energy	1	EXTREME ~	100													
Foundation	1	EXTREME ~	100													
Seismic	1	SEISMIC FRAME	100													
										BUILDING NOTES						
										123-041-21						
										28 CRYSTAL DR						
										5 BEDROOMS						
										4 FULL BATHS						
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	BMT0	BASEMENT MANUAL	30	1-1	0	0	672	4.87	1995		100	3,273	67.0	2,193		
2	FPD2	FIREPLACE DOUBLE 2 STORY	EBLD	1-1	0	0	1	11,930.10	1995		100	11,930	67.0	7,993		
3	FWAS	FLATWORK ASPHALT	30	1-1	0	0	600	3.08	1995		100	1,845	67.0	1,236		
4	FWCO	FLATWORK CONCRETE	30	1-1	0	0	296	5.94	1995		100	1,758	67.0	1,178		
5	FWST	FLATWORK STONE	30	1-1	0	0	462	18.21	1995		100	8,414	67.0	5,637		
6	MN	MANUAL COST	30	1-1	0	0	1	23,146.82	2007		100	23,147	85.0	19,675		THEATER
7	SMEH	SNOW MELT HYDRONIC	30	1-1	0	0	1000	12.24	1995		100	12,240	67.0	8,201		
8	SPRF	SPRINKLER SYSTEM FIRE - RESIDENTIAL	30	1-1	0	0	4620	3.48	1995		100	16,078	67.0	10,772		
9	STR	STORAGE ROOM	30	1-1	0	0	32	51.20	1995		100	1,638	67.0	1,098		
10	VACS	VACUUM SYSTEM	30	1-1	0	0	1	1,835.00	1995		100	1,835	67.0	1,229		
11	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	4	1,550.00	1995		100	6,200	67.0	4,154		
LAND VALUE		DOR Code	200	Neighborhood		8441.04 TALD - Crystal Bay/Rocky Point		Land Size		47,402		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	2	3,315,120.00	SZ	1.05			3,480,876				



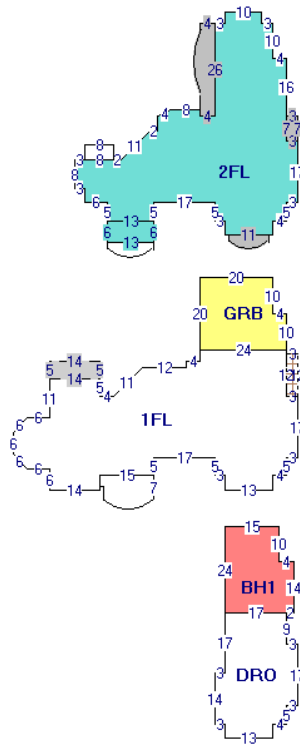
Tax District: 5200

printed: 01/27/2017

ACTIVE

8441.04

TALD - Crystal Bay/Rocky Point



## BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
02/03/2015	15-0310	RELOCATING		0 Compl	100	04/20/15 MAG Compl	100% COMPLETE 2008
08/20/2014	14T0054	ADDITION		0 Compl	100	06/15/15 MAG Compl	
06/18/2014	13-2567	INTERIOR	68,248	Compl	100	06/15/15 MAG Compl	
12/26/2007	07-4395	REMODEL	5,500	Compl	0	04/18/08 PSR Compl	

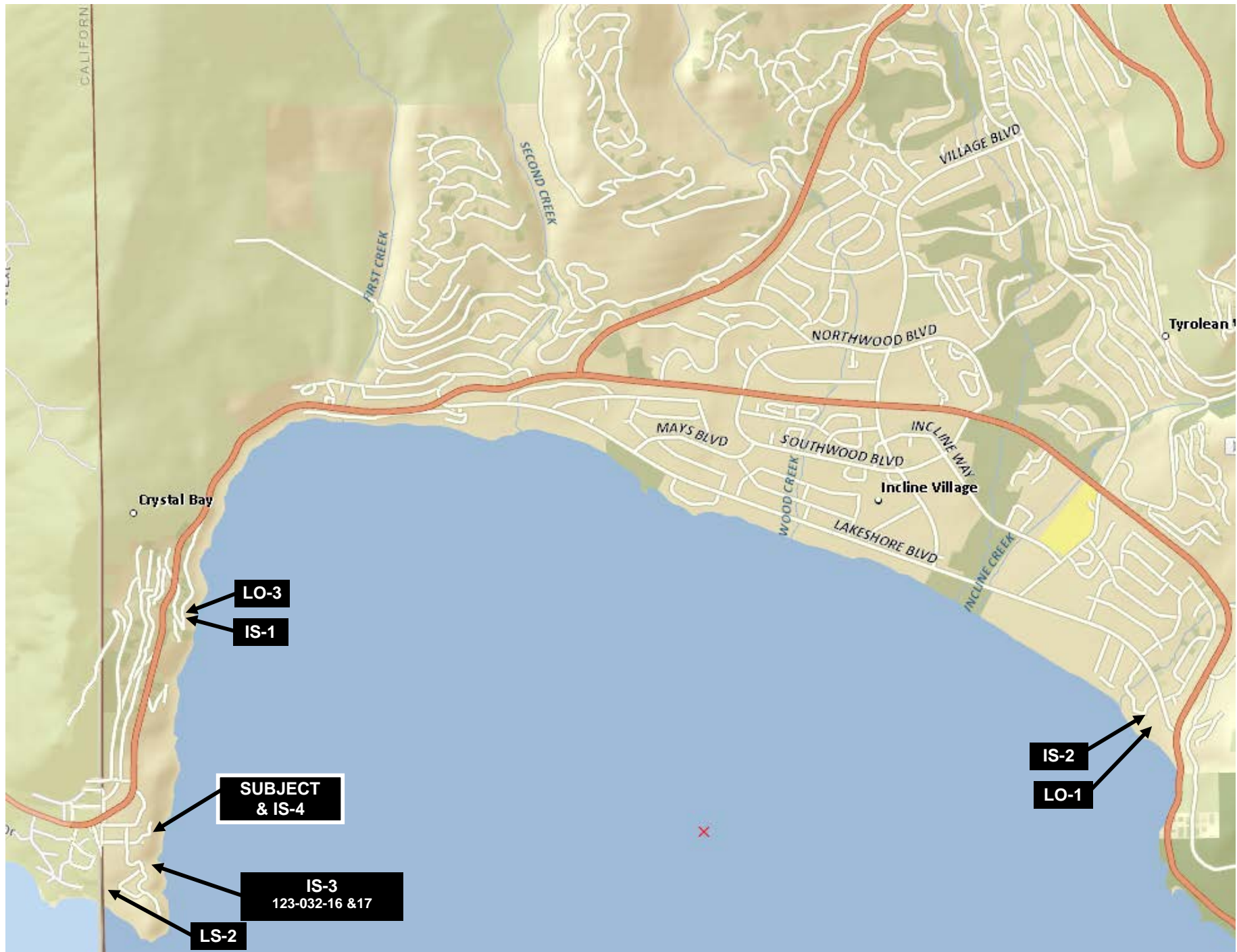
## SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
WOOD, JAMES C &	4262485	07/26/2013	200	1SVR	1MFG	6,250,000	ORDER AUTHORIZING SALE S INCLUDES P/P
WOOD, JAMES C &	4262484	07/26/2013	200	3BCT			
TSACONAS, GEORGE T &	3045461	05/28/2004	200	1GCR	1CTS	7,500,000	
TSACONAS, GEORGE	2619079	11/20/2001	200	3NTT			
	2206226	05/01/1998	200	3NTT			
	2202354	04/21/1998	200	3NTT			

#	Bld	Date	User ID	Activity Notes
2	1-1	04/16/2014	magon	AERL
3	1-1	11/05/2013	magon	REXT TALD IMPROVEMENT LINE DONE 11/05/2013 BY REVIEWED-NO CHGS ON IMP
4	1-1	10/11/2012	PSR	REXT TALD IMPROVEMENT LINE DONE 10/11/2012 BY REVIEWED-NO CHGS ON IMP
5	1-1	10/07/2011	PSR	REXT TALD IMPROVEMENT LINE DONE 10/13/2011 BY REVIEWED-NO CHGS ON IMP
6	1-1	10/06/2010	PSR	REXT TALD IMPROVEMENT LINE DONE 10/11/2010 BY REVIEWED-NO CHGS ON IMP
7	1-1	10/28/2009	PSR	REXT TSCL IMPROVEMENT LINE DONE 10/28/2009 BY REVIEWED-NO CHANGES ON
8	1-1	08/28/2009	ddufv	HVHT HEAT = BB HOT WATER 100 PCT
9	1-1	11/04/2008	PSR	REXT TSCL IMPROVEMENT LINE DONE 01/00/1900 BY NO CHANGES ON IMP REPORT,
10	1-1	12/07/2007	rlope	REXT TSCL IMPROVEMENT LINE DONE 12/07/2007 BY KH, LAND LINE DONE



# NEIGHBORHOOD MAP





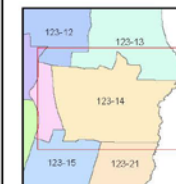
PORTION SEC. 19  
T16N - R18E

123-14

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



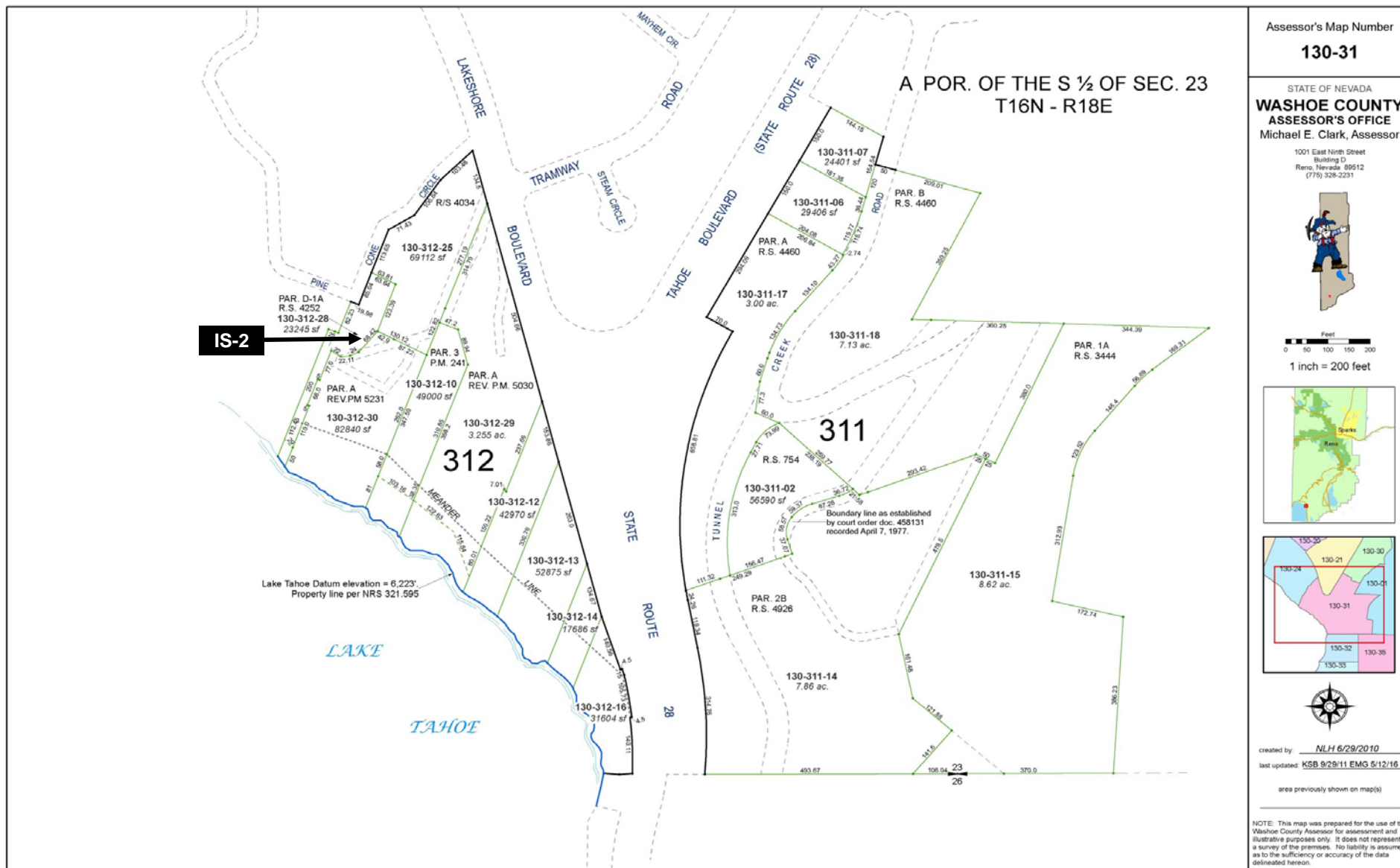
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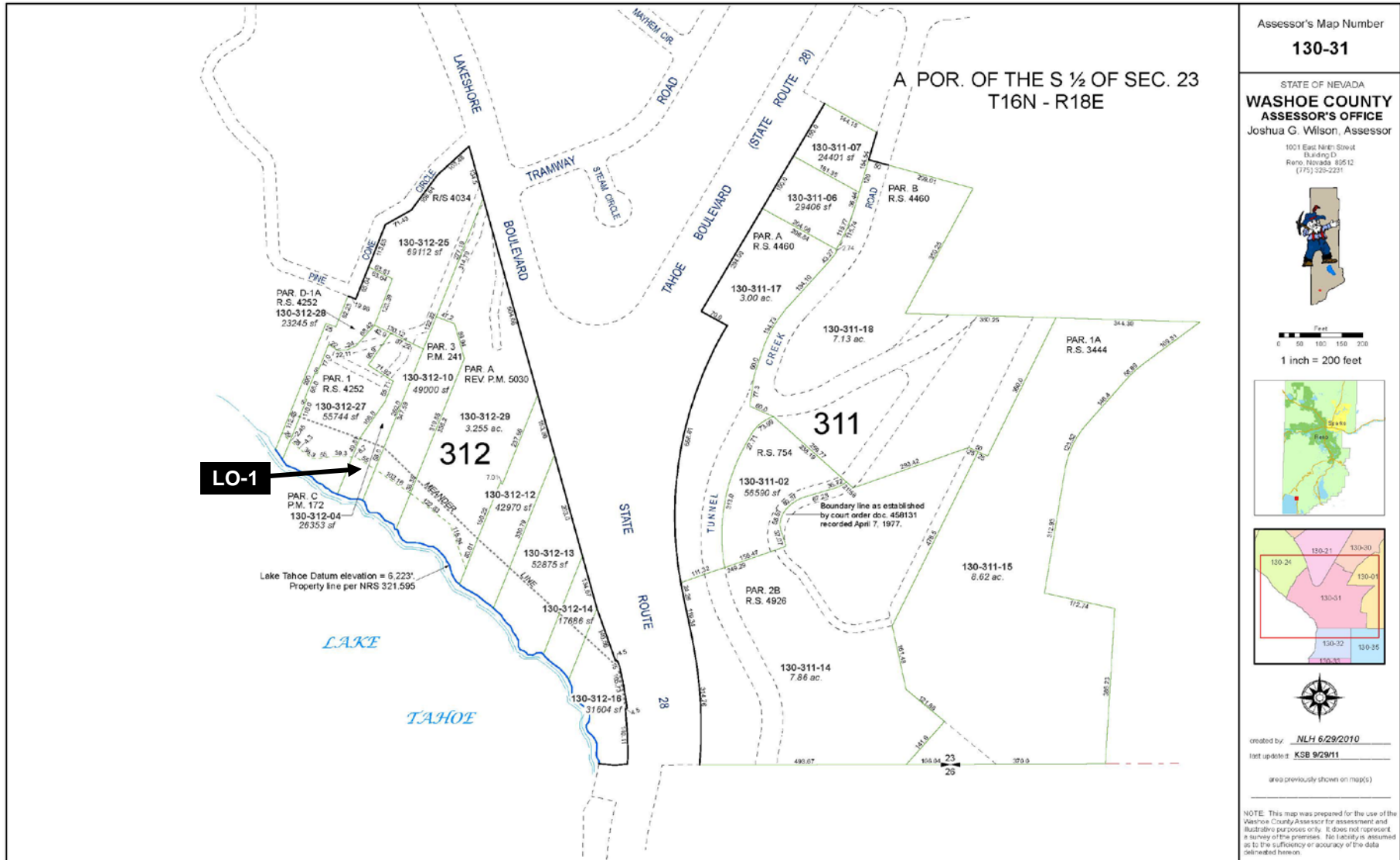
area previously shown on maps

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.

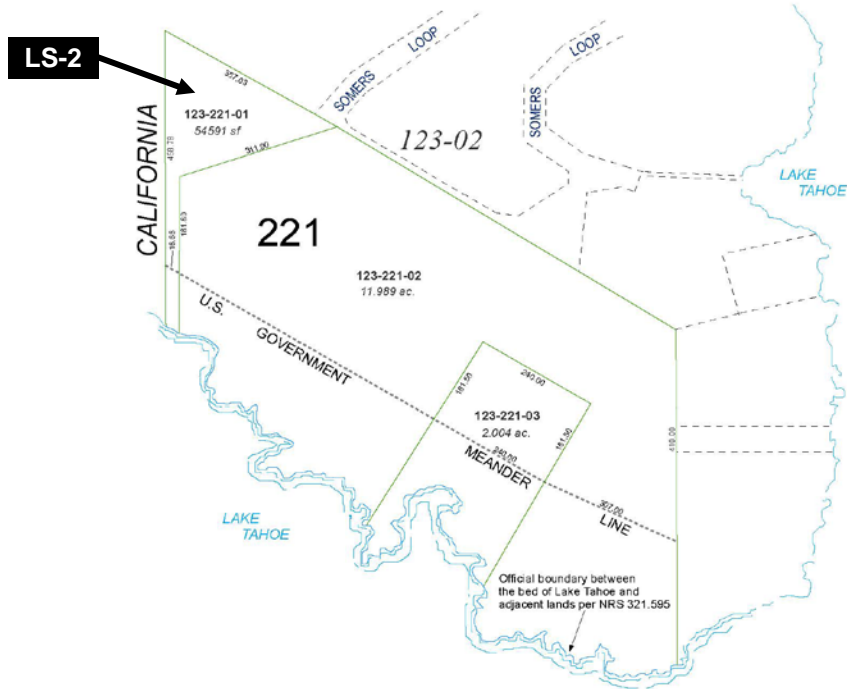








PORTION OF THE E 1/2 SECTION 30  
T16N - R18E



Assessor's Map Number

**123-22**

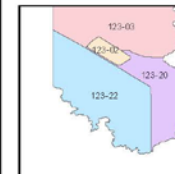
STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 328-2251



0 50 100 150 200  
Feet

1 inch = 200 feet



created by: CFB 05/26/2010

last updated: CFB 09/22/2014

area previously shown on map(s)  
**123-02**

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.



**Paired Sales Appreciation Analysis**  
**Lakefront Improved Sales**  
**2017/2018 Reappraisal**

APN	Location	WAY Built	Qual Class	Sale Date	Sale Price	Bldg SqFt	Neigh Code	Land Size	Verif Code	Monthly % Change	Annual % Change
122-100-10	587 LAKESHORE BLVD	2002	RHE	04/23/2013	\$9,250,000	6786	TALE	1.90	1SVR	0.64%	7.63%
122-100-10	587 LAKESHORE BLVD	2002	RHE	09/03/2010	\$7,700,000	6786	TALE	1.90	1SVR		
130-241-20	1155 VIVIAN LN	1969	R60	12/28/2012	\$10,500,000	2749	TALE	0.83	1G	0.39%	4.73%
130-241-20	1155 VIVIAN LN	1969	R60	06/30/2005	\$7,750,000	2749	TALE	0.83	1SVR		
122-162-06	89 SHORELINE CIR	1991	RHA	03/21/2006	\$5,700,000	5406	TALE	0.38	1G	0.97%	11.62%
122-162-06	89 SHORELINE CIR	1991	RHA	07/27/2005	\$5,300,000	5406	TALE	0.38	1G		

**Paired Sales Appreciation Analysis  
Vacant Land Lakeshore Area (non-lakefront)  
2017/2018 Reappraisal**

PAIRED SALES	APN	LOCATION	NBHD	DATE	PRICE	ACRES	VER	MONTHLY % CHANGE	ANNUAL % CHANGE
PS-1	122-201-21	740 LAKESHORE BLVD	TAME - Lakeshore	03/01/2016	\$1,500,000	0.46	1SVR	0.14%	1.73%
	122-201-21	740 LAKESHORE BLVD	TAME - Lakeshore	03/03/2014	\$1,450,000	0.46	1G		
PS-2	122-195-06	727 MARTIS PEAK DR	TAOD - Lakeview	07/09/2014	\$835,000	0.42	1SVR	3.33%	39.90%
	122-212-10	840 FREELS PEAK DR	TAOD - Lakeview	05/30/2014	\$800,000	0.46	1MGA		
PS-3	122-195-06	727 MARTIS PEAK DR	TAOD - Lakeview	07/09/2014	\$835,000	0.42	1SVR	1.22%	14.60%
	122-212-12	832 FREELS PEAK DR	TAOD - Lakeview	03/14/2013	\$700,000	0.46	1GCA		
PS-4	122-212-10	840 FREELS PEAK DR	TAOD - Lakeview	05/30/2014	\$800,000	0.46	1MGA	0.98%	11.79%
	122-212-12	832 FREELS PEAK DR	TAOD - Lakeview	03/14/2013	\$700,000	0.46	1GCA		
PS-5	130-162-15	1069 SAWMILL RD	TAPD - Mill Creek	06/28/2013	\$525,000	0.35	1G	0.01%	0.07%
	130-162-03	1076 FLUME RD	TAPD - Mill Creek	08/21/2012	\$524,700	0.32	1SVR		
<b>Median:</b>								<b>0.98%</b>	<b>11.79%</b>

**Improved Sales - Annual Percent Change  
Lake Area Neighborhoods (non-lakefront)**

APN	Location	WAY Built	Qual Class	Sale/List Date	Sale/List Price	Bldg SqFt	Price/ SF	Neigh Code	Land Size	Influ1 Code	Influ1 Pct
130-211-30	165 MAYHEW CIR	1979	35	07/01/2014	\$700,000	1592	\$142	TAPD	0.48	ST	-10
122-194-14	746 MAYS BLVD	1990	60	07/08/2014	\$1,850,000	4360	\$424	TAOD	0.44		
122-211-03	112 RUBICON PEAK LN	1989	45	07/28/2014	\$2,525,000	3266	\$773	TAOD	0.44		
122-192-04	649 CRYSTAL PEAK RD	1995	45	07/31/2014	\$1,320,000	2944	\$448	TAOD	0.43	TR	-10
130-211-38	129 MAYHEW CIR	1980	30	08/11/2014	\$649,000	1636	\$397	TAPD	0.44	ST	-20
127-090-02	781 MAYS BLVD	1985	40	08/14/2014	\$750,000	1959	\$383	TAOD	0.34	NS	-10
130-213-05	145 TRAMWAY RD	1984	40	08/18/2014	\$1,100,000	3603	\$305	TAPD	0.36		
122-213-19	818 LAKESHORE BLVD	1967	30	08/27/2014	\$1,500,000	1746	\$859	TAME	0.41		
122-195-12	732 JAMES LN	2006	50	08/29/2014	\$1,965,000	3736	\$526	TAOD	0.41		
130-205-09	260 TRAMWAY RD	1969	25	08/29/2014	\$600,000	1376	\$436	TAPD	0.41	TR	-10
130-205-21	267 TRAMWAY RD	1990	50	09/16/2014	\$1,440,000	3352	\$430	TAPD	0.42		
122-201-18	762 LAKESHORE BLVD	1994	80	10/14/2014	\$3,650,000	6684	\$546	TAME	0.46		
130-204-13	210 WHEEL RD	2004	35	10/14/2014	\$575,000	2522	\$228	TAPD	0.30		
130-204-15	221 TRAMWAY RD	1969	20	10/24/2014	\$535,000	1200	\$446	TAPD	0.30		
122-195-17	712 JAMES LN	1964	35	12/01/2014	\$925,000	2015	\$459	TAOD	0.38		
122-202-09	109 JOB'S PEAK RD	1965	30	12/01/2014	\$1,099,000	1657	\$663	TAOD	0.44		
130-203-05	1086 MILL CREEK RD	1998	55	12/18/2014	\$1,600,000	3437	\$466	TAPD	0.34		
130-161-04	1070 OXEN RD	1998	45	12/19/2014	\$1,500,000	2808	\$534	TAPD	0.34		
122-214-01	589 FREELS PEAK DR	1986	45	01/12/2015	\$450,000	3021	\$149	TAOD	0.44		
130-170-03	135 SELBY DR	1964	20	01/30/2015	\$675,000	1608	\$420	TAPD	0.44		
122-193-37	650 LAKESHORE BLVD	2007	80	02/12/2015	\$3,775,000	4779	\$790	TAME	0.47		
122-193-28	672 LAKESHORE BLVD	1996	60	03/30/2015	\$3,200,000	3566	\$897	TAME	0.44		
130-202-05	1090 TILLER DR	1964	20	04/15/2015	\$694,000	1578	\$440	TAPD	0.39		
130-205-19	1092 FLUME RD	1971	30	04/15/2015	\$695,000	2228	\$312	TAPD	0.36		
122-215-05	869 OPHIR PEAK RD	2005	60	05/06/2015	\$2,795,000	3646	\$767	TAOD	0.51		
122-193-29	668 LAKESHORE BLVD	1971	50	05/15/2015	\$2,600,000	4402	\$591	TAME	0.44		
130-163-05	1076 SAWMILL RD	1979	40	06/04/2015	\$1,070,000	2621	\$408	TAPD	0.71	TR	-10
122-211-23	818 OPHIR PEAK RD	1995	60	06/26/2015	\$2,150,000	4512	\$477	TAOD	0.42	NS	-10
	MEDIAN:	1986	43		\$1,210,000	2876	\$447				
122-191-03	210 ALLEN WAY	1995	70	07/02/2015	\$1,825,000	4190	\$436	TAOD	0.42	NS	-5
130-163-06	1074 SAWMILL RD	1966	20	07/15/2015	\$690,000	1700	\$406	TAPD	0.47	TR	-10
122-193-18	685 MOUNT WATSON CT	1980	50	07/31/2015	\$1,050,000	3815	\$275	TAOD	0.40		
122-201-12	773 JOYCE LN	1980	35	08/11/2015	\$1,205,000	2182	\$552	TAOD	0.41		
122-213-20	812 LAKESHORE BLVD	1985	60	08/14/2015	\$2,875,000	4477	\$642	TAME	0.41		
122-214-13	864 LAKESHORE BLVD	2012	95	09/10/2015	\$3,950,000	5237	\$754	TAME	0.42		
130-213-11	142 MAYHEW CIR	2014	80	09/16/2015	\$2,660,000	3940	\$675	TAPD	0.36	ST	-10
122-215-09	127 RUBICON PEAK LN	1974	35	10/02/2015	\$1,250,000	2790	\$448	TAOD	0.43		
122-129-14	621 CRYSTAL PEAK RD	2014	70	10/06/2015	\$2,900,000	4211	\$689	TAOD	0.44	TR	-10
130-211-27	175 MAYHEW CIR	1982	35	10/06/2015	\$1,100,000	2078	\$529	TAPD	0.47	ST	-10
130-205-14	269 TRAMWAY RD	1982	35	10/16/2015	\$760,000	2230	\$341	TAPD	0.34	NT	-25
122-214-05	879 FREEL'S PEAK DR	1974	35	10/28/2015	\$1,150,000	2446	\$470	TAOD	0.42		
122-215-15	866 FREEL'S PEAK DR	1974	35	10/28/2015	\$1,115,000	1846	\$604	TAOD	0.41		
130-213-10	138 MAYHEW CIR	1981	35	10/29/2015	\$850,000	2130	\$399	TAPD	0.35	ST	-20
130-212-11	136 TRAMWAY	1964	20	12/11/2015	\$560,000	1300	\$431	TAPD	0.41	TR	-10
122-214-07	889 FREEL'S PEAK DR	2003	90	12/16/2015	\$3,500,000	5102	\$686	TAOD	0.44		
130-211-18	150 PINE CONE RD	2013	70	12/21/2015	\$3,050,000	4210	\$724	TAPD	0.41	ST	-10
122-194-11	743 JAMES LN	1965	35	12/28/2015	\$1,055,000	2219	\$475	TAOD	0.47		
122-215-07	877 OPHIR PEAK RD	1990	45	02/03/2016	\$2,250,000	3224	\$698	TAOD	0.52		
122-193-15	679 DAVID WAY	1980	40	02/10/2016	\$1,750,000	2764	\$633	TAOD	0.46		
122-194-01	703 JAMES LN	1970	35	03/07/2016	\$1,060,000	1627	\$652	TAOD	0.44		
122-193-01	626 LAKESHORE BLVD	1979	40	04/28/2016	\$2,350,000	5342	\$440	TAME	0.49		
130-211-01	1132 LAKESHORE BLVD	2012	70	05/09/2016	\$3,350,000	4076	\$822	TAME	0.47	LC	-10
130-212-04	108 STEAM CIR	1969	25	05/12/2016	\$918,000	2146	\$428	TAPD	0.34	NT	-25
122-194-05	717 JAMES LN	1989	45	06/01/2016	\$1,550,000	3094	\$501	TAOD	0.51		
130-201-10	1050 LAKESHORE BLVD	1991	55	06/06/2016	\$1,670,000	2555	\$654	TAME	0.67		
122-211-27	790 FREEL'S PEAK DR	1964	30	06/09/2016	\$850,000	1341	\$634	TAOD	0.42		
130-202-26	1079 MILL CREEK RD	2001	50	06/20/2016	\$1,349,000	2247	\$600	TAPD	0.35		
	MEDIAN:	1982	40		\$1,299,500	2660	\$576				

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