

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # **18-0046**
Hearing Date **02/12/2018**
Tax Year **2018**

APN: 030-601-03

Owner of Record: BSGI TRUST

Property Address: 920 PRIMIO WAY

Square Feet (Inc Finished Bsmt) 5,064

Built / WAY: 2017

Parcel Size: 0.56 AC

Description / Location: The subject consists of a 5,064 square foot single family residence built in 2017. It is located in East Sparks, near the end of Prater Way (across the street from Northern Nevada Medical Center).



2016/17 Taxable Value:	Land:	\$83,600
	Improvements:	\$531,989
	Total:	<u>\$615,589</u>
	Taxable Value / SF	\$122

Sales Comparison Approach:	Indicated Value Range	\$0
	Indicated Value Range / SF	\$0

Current Obsolescence: align="right">-\$59,110

Conclusions: Upon interior physical inspection we discovered that our record was missing 208sf of 2nd floor living area and a second base appliance for the Mother-In-Law quarters. Also the qulaity class should be reduced to a 3.5 and change to a 2 story home. With these corrections the Total Taxable Value would be \$578,226,or \$110/sf, which does not exceed full cash value.

RECOMMENDATION: Uphold Reduce **X**

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$83,600	\$29,260
Imps:	<u>\$494,626</u>	<u>\$173,119</u>
Total:	\$578,226	\$202,379

ASSESSOR'S EXHIBIT 1
12 PAGES

Recommended Total Obsolescence: align="right">-\$54,959 (Maintain the 10% applied to the whole neighborhood)

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$83,600	\$29,260	Txble
IMPROVEMENTS:	\$531,989	\$186,196	\$/SF
TOTAL:	\$615,589	\$215,456	\$122

HEARING:	18-0046
DATE:	02/12/2018
TIME:	9:00 AM
TAX YEAR:	2018
VALUATION:	Reappraisal

OWNER: BSGI TRUST

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
	030-601-03	920 PRIMIO WAY	0.56	AC	5,064	1534			R40	1.5 ST	6	4/1	2017			

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	520-361-01	5972 AXIS DR	0.19	AC	3837	800			R35	2 STY	4	4	2005	08/04/2017	\$525,950	\$137
IS-2	526-543-04	7136 VOYAGE DR	0.25	AC	3740	704			R35	2 STY	5	3	2008	09/08/2017	\$525,000	\$140
IS-3	527-181-01	7429 ORANGE PLAINS CT	0.48	AC	3583	890			R40	1 STY	5	3	2016	09/23/2016	\$581,400	\$170
IS-4	527-164-05	4708 JACMEL CT	0.41	AC	3284	1006			R40	1 STY	5	3	2013	07/21/2017	\$615,000	\$187

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis

RECOMMENDATIONS/COMMENTS:	UPHOLD:	REDUCE: X												
<p>The subject property is a custom built single family residence located in east Sparks near the Northern Nevada Medical Center. The neighborhood is a mix of custom homes on one side of the street and average quality tract homes on the other side. Upon interior physical inspection we discovered that our record was missing 208sf of 2nd floor living area and a second base appliance for the Mother-In-Law quarters. Also the quality class should be reduced to a 3.5 and the number of stories should be 2. With these corrections the Total Taxable Value would be \$578,226, or \$110/sf.</p> <p>Sale #1 is equal to the subject in quality class and number of stories, but is inferior in age, living area, garage area, bedroom/bathroom count and lot size.</p> <p>Sale #2 is equal to the subject in quality class and number of stories, but is inferior in age, living area, garage area, bedroom/bathroom count and lot size.</p> <p>Sale #3 is superior to the subject only in respect to the quality class, it is similar in lot size and age, but is inferior in living area, garage area, and bedroom/bathroom count.</p> <p>Sale #4 is superior to the subject only in respect to the quality class, it is similar in lot size, but is inferior in age, living area, garage area and bedroom/bathroom count.</p> <p>Although the subject property is a custom home, the quality of construction is more typical of slightly above average construction, therefore the comparables are severely limited. Sales from Wingfield Springs area were reviewed because it is a similar mixed neighborhood of higher quality custom homes and slightly above average large tract homes. The comparables indicate a range of \$137/sf to \$187/sf with a median cost per square foot of \$155. With the recommended corrections, the subject parcel's cost of \$110/sf falls well below the comparables.</p>														
	<table> <tr> <th></th><th>TAXABLE VALUE</th><th>ASSESSED VALUE</th></tr> <tr> <td>LAND:</td><td>\$83,600</td><td>\$29,260</td></tr> <tr> <td>IMPROVEMENTS:</td><td>\$499,239</td><td>\$174,734</td></tr> <tr> <td>TOTAL:</td><td>\$582,839</td><td>\$203,994</td></tr> </table>		TAXABLE VALUE	ASSESSED VALUE	LAND:	\$83,600	\$29,260	IMPROVEMENTS:	\$499,239	\$174,734	TOTAL:	\$582,839	\$203,994	<p>Recommended Obsolescence: Maintain 10% (\$55,471)</p>
	TAXABLE VALUE	ASSESSED VALUE												
LAND:	\$83,600	\$29,260												
IMPROVEMENTS:	\$499,239	\$174,734												
TOTAL:	\$582,839	\$203,994												

PREPARED BY: Stacey Jackson, Appraiser

REVIEWED BY: Stacy Ettinger, Senior Appraiser

Vacant Land Sales Chart

APN	Location	Sale/List Date	Sale/List Price	Time Adj Sale Price	LOT SZE	Price/SF	Neigh Code	Land Size	Influ1 Code	Influ1 Pct	Influ2 Code	Influ2 Pct	Verif Code	Cur. SFYI	Cur. Bldg	Cur. Land	Cur. TV Total	Cur. TV/SP	Roll Code	Notes	LUC at Sale	Zoning	Subdivision
030-601-03	920 PRIMIO WAY	12/14/2016	\$110,000	\$110,000	24394	\$4.51	DKIE	0.56					4BV	\$171	\$0	\$65,000	\$65,171	0.65	ZZ 2018		120	PD	VISTA RIDGE 6
518-631-10	5614 VISTA TERRACE LN	03/08/2017	\$85,000	\$85,000	16945	\$5.02	DLFD	0.39					1SVR	\$171	\$0	\$65,000	\$65,171	0.77	ZZ 2018		120	PD	VISTA RIDGE 5
518-691-05	5664 VISTA TERRACE LN	06/16/2017	\$99,500	\$99,500	16698	\$5.96	DLFD	0.38					4BV	\$171	\$0	\$65,000	\$65,171	0.65	ZZ 2018		120	PD	VISTA RIDGE 6
522-291-12	3148 BUDDING OAKS CT	12/30/2016	\$90,500	\$90,500	15164	\$5.97	DMCD	0.35					1SVR	\$604	\$0	\$70,000	\$70,604	0.78	ZZ 2018		120	NUD	WINGFIELD SPRINGS 11
522-491-13	2861 FRIAR ROCK CT	06/29/2017	\$80,000	\$80,000	12850	\$6.23	DMCD	0.29					1SVR	\$604	\$0	\$70,000	\$70,604	0.88	ZZ 2018		120	NUD	WINGFIELD SPRINGS 14

Owner & Mailing Address:
BSGL TRUST
BITZ TRUSTEE, DE WEES L
1285 BARING BLVD #121
SPARKS, NV 89434

APN: 030-601-03

DKIE - Treviso/Primo Way

Page 4 of 12

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



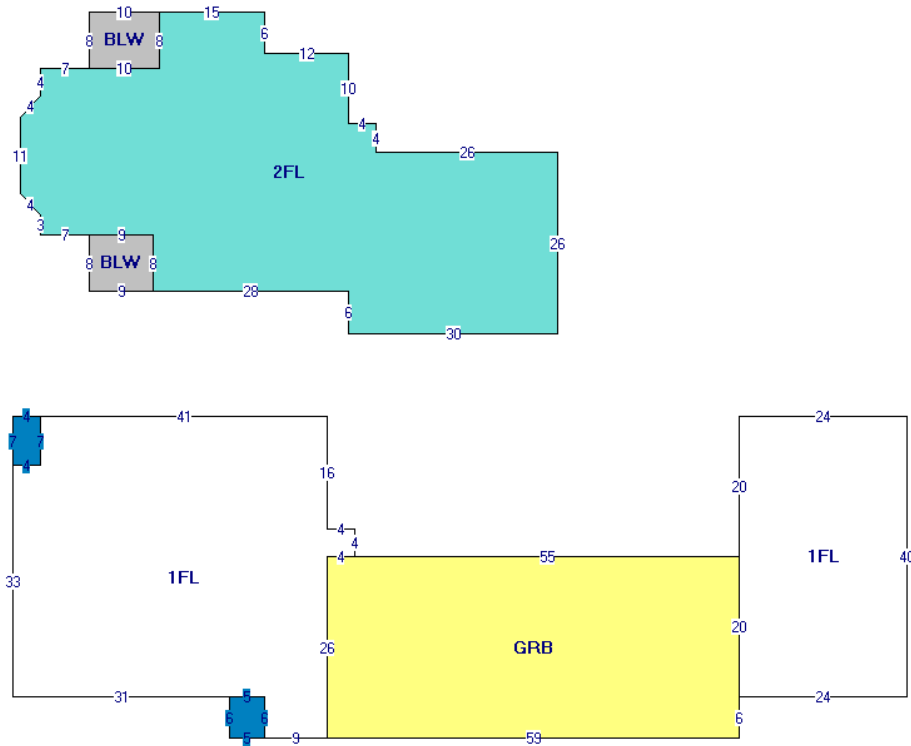
Tax District: 2000

printed: 02/01/2018

ACTIVE

3520.05

DKIE - Treviso/Primo Way



BUILDING PERMITS

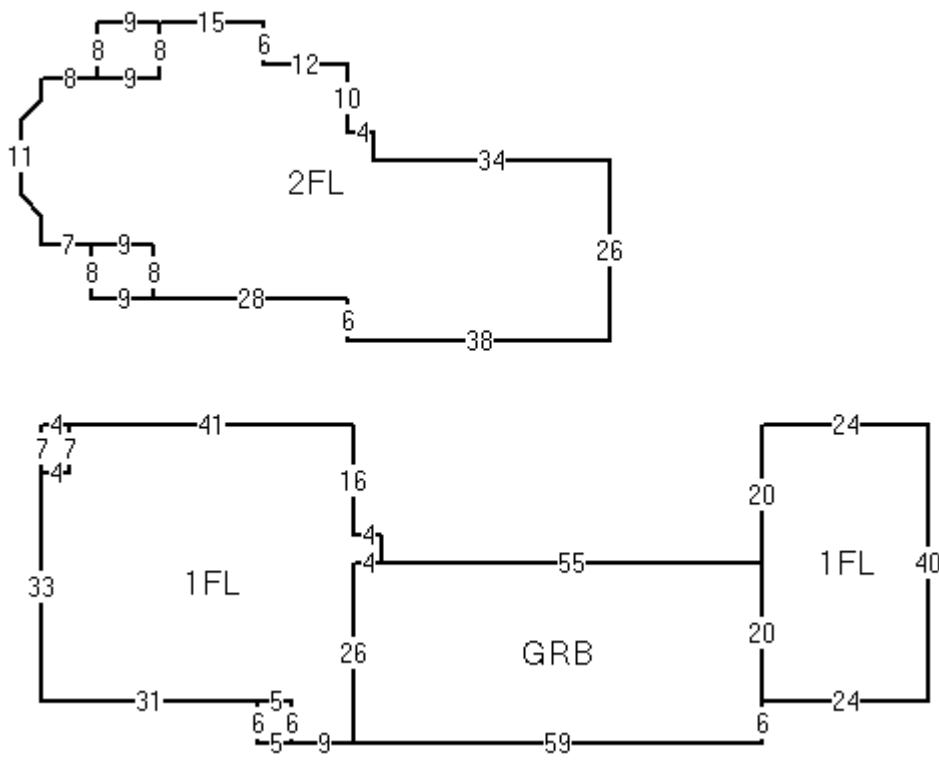
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
05/25/2017	SBLD17-	New 4,251	481,429	Submt	100	11/07/17 SYJ Submt	2018/2019

SALES/TRANSFER INFORMATION

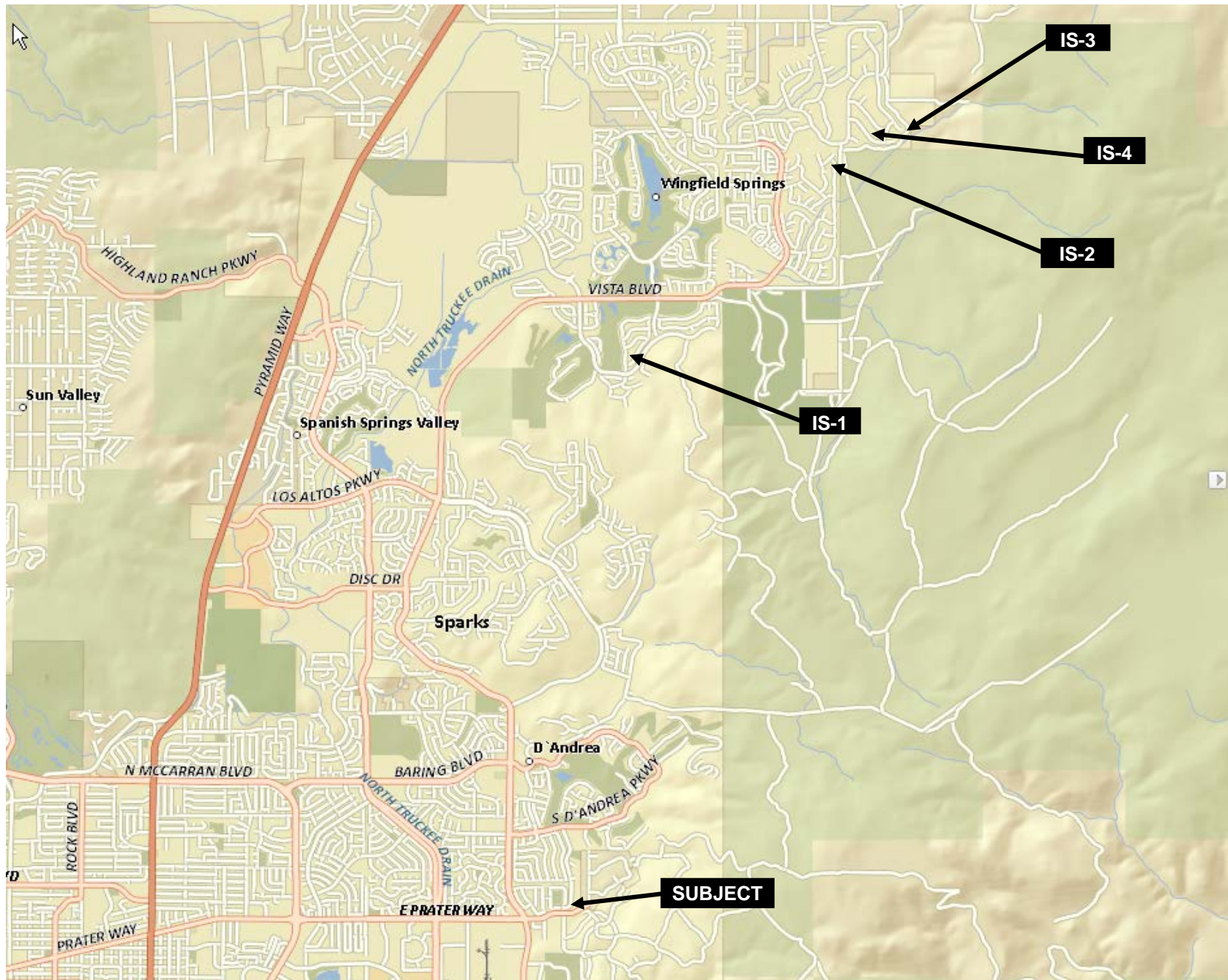
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
MCCOY, JOHN D	4661943	12/14/2016	120	2D	4DEC	110,000	
	2161714	12/12/1997	120	2QC	3SFB	64,500	S VERIFIED 3/10/98 LJH

#	Bld	Date	User ID	Activity Notes
2	0-0	02/24/2017	smans	SENT IST RV LETTER
3	0-0	11/06/2015	idiez	TAG FROM 2005 TO 2000 TMUGWB NOW SPECIAL ASSESSMENT
4	0-0	11/06/2015	sjack	REXT BY SE - OCTOBER, 2015
5	1-1	10/01/2013	setti	REXT DKIE IMPROVEMENT LINE DONE 10/08/2013 BY RD, LAND LINE DONE
6	1-1	10/02/2012	setti	RALL DKIE IMPROVEMENT LINE DONE 10/12/2012 BY RD, LAND LINE DONE
7	1-1	06/12/2012	setti	AERL
8	1-1	10/14/2011	polip	REXT DKIE IMPROVEMENT LINE DONE 11/01/2011 BY WJ, LAND LINE DONE
9	1-1	10/14/2010	polip	RALL DKIE IMPROVEMENT LINE DONE 11/04/2010 BY WJ, LAND LINE DONE
10	1-1	11/01/2009	polip	RALL DKIE IMPROVEMENT LINE DONE 11/07/2009 BY WJ, LAND LINE DONE

SKETCH / AREA TABLE

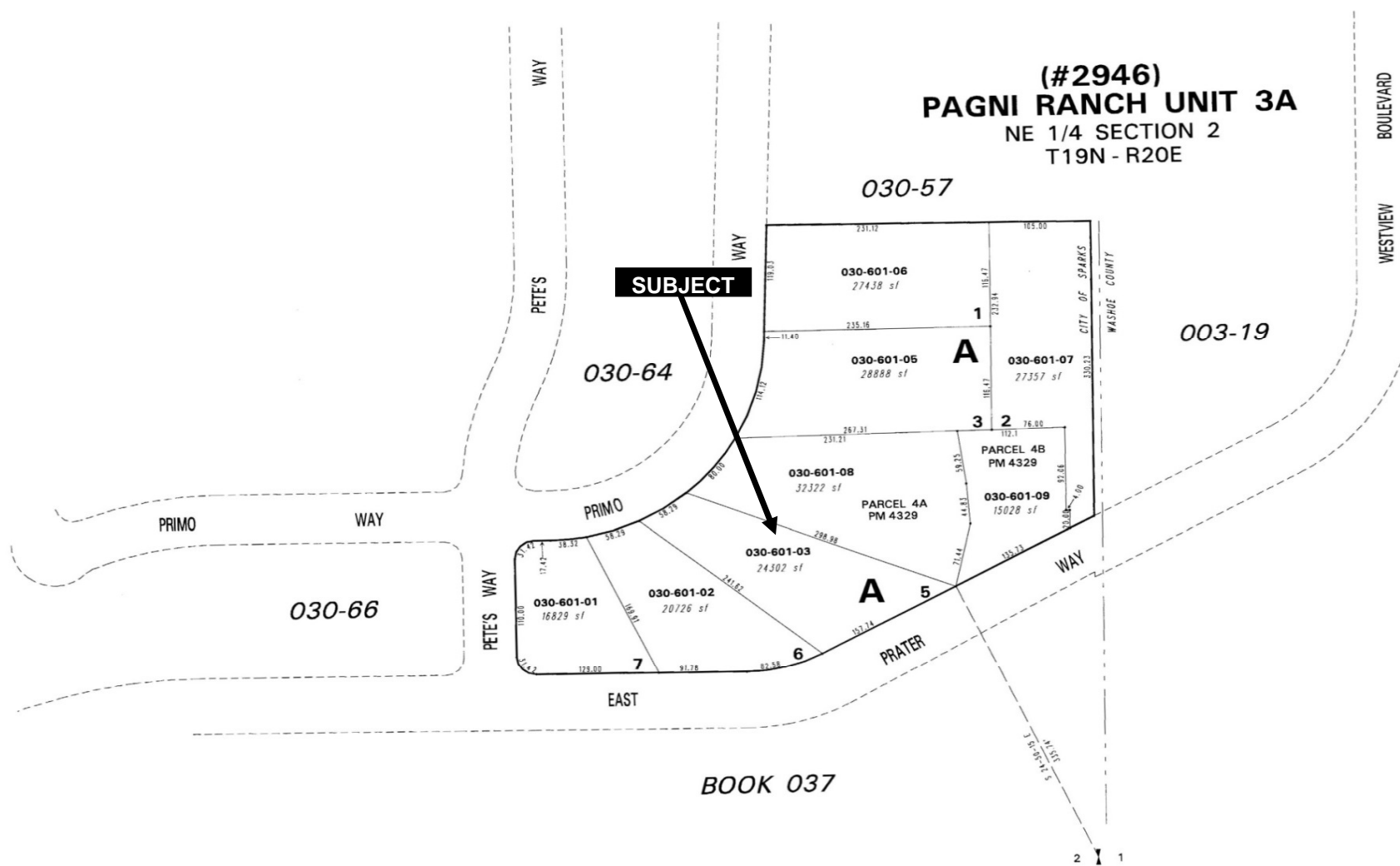
Site Address PRIMIO WAY, SPARKS				Parcel ID: 03060103				
City	SPARKS		County	Washoe		State	Zip 89502-	
Owner Name MCCOY, JOHN D						Building ID	1	
								
Comments 1/22/18 SYJ								
SUBAREA DETAIL								
Code	Description	Year On	% of Base	Actual Area	Effective Area	Heated Area	Perimeter	Depreciated CAMA Value
1FL	1FLR - FIRST FLOOR	2017	100.00%	2,802	2,802	2,802	268	\$ 0
2FL	2FLR - SECOND FLOOR	2017	100.00%	2,470	2,470	2,470	258	\$ 0
BLW	BALW - BALCONY WOOD	2017	100.00%	144	144	0	0	\$ 0
CCP	CCP - COVERED CONCRE	2017	100.00%	58	58	0	0	\$ 0
GRB	GARB - GARAGE BUILT-	2017	100.00%	1,534	1,534	0	120	\$ 0

NEIGHBORHOOD MAP



030-60

(#2946)
PAGNI RANCH UNIT 3A
 NE 1/4 SECTION 2
 T19N - R20E



NOTE: This map is 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 the accuracy of the data delineated hereon.

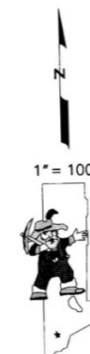
Office of Washoe County Assessor, Nevada - Robert W. McGowan

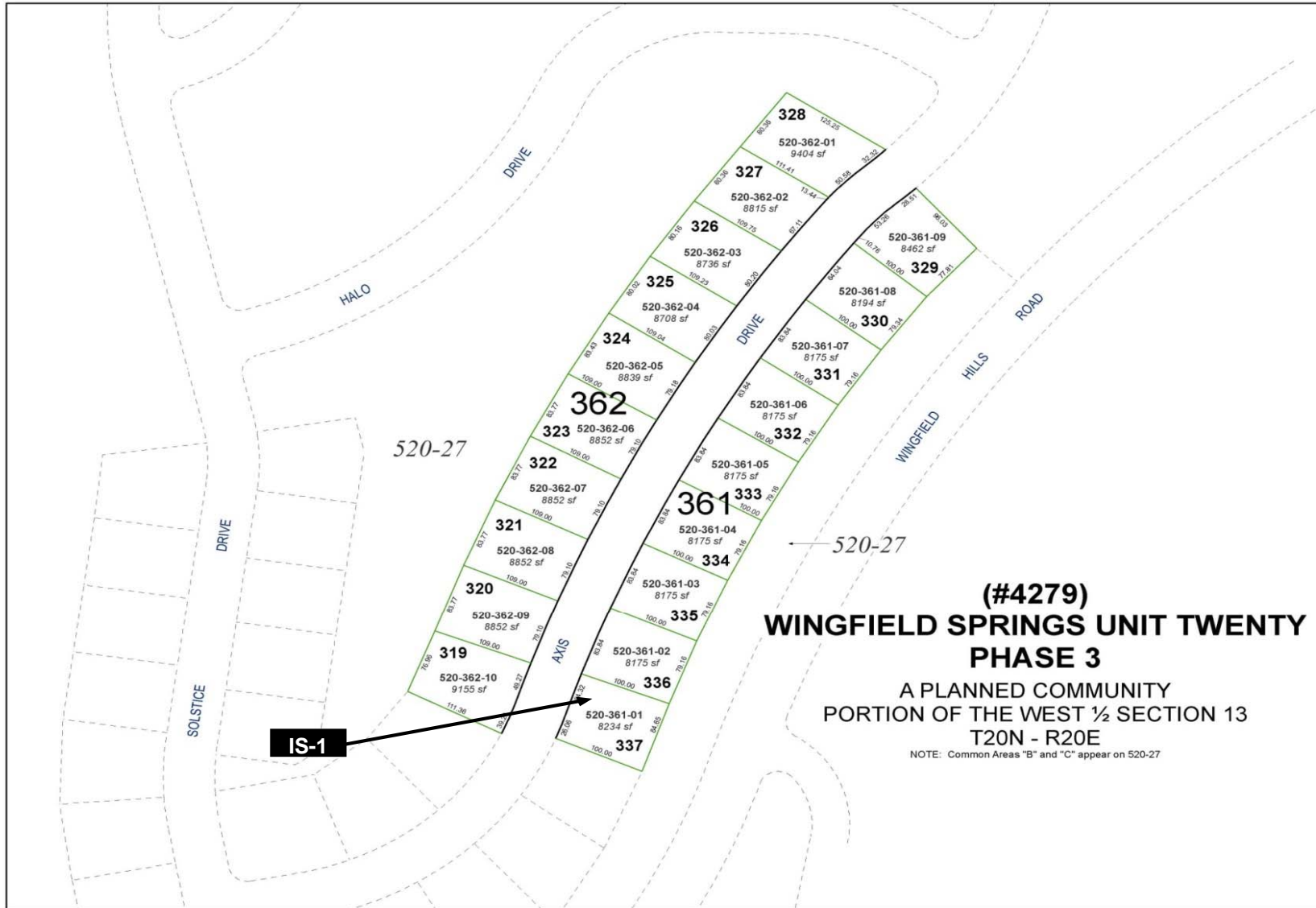
This area previously shown on _____

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

Drawn by	PK 02/22/05
Revised	

ARC/INFO 9.0 WINCCWS 2000 5.0





Assessor's Map Number

520-36

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 75 100

1 inch = 100 feet



created by: **EMG 4/2/2014**

last updated:

area previously shown on map(s)

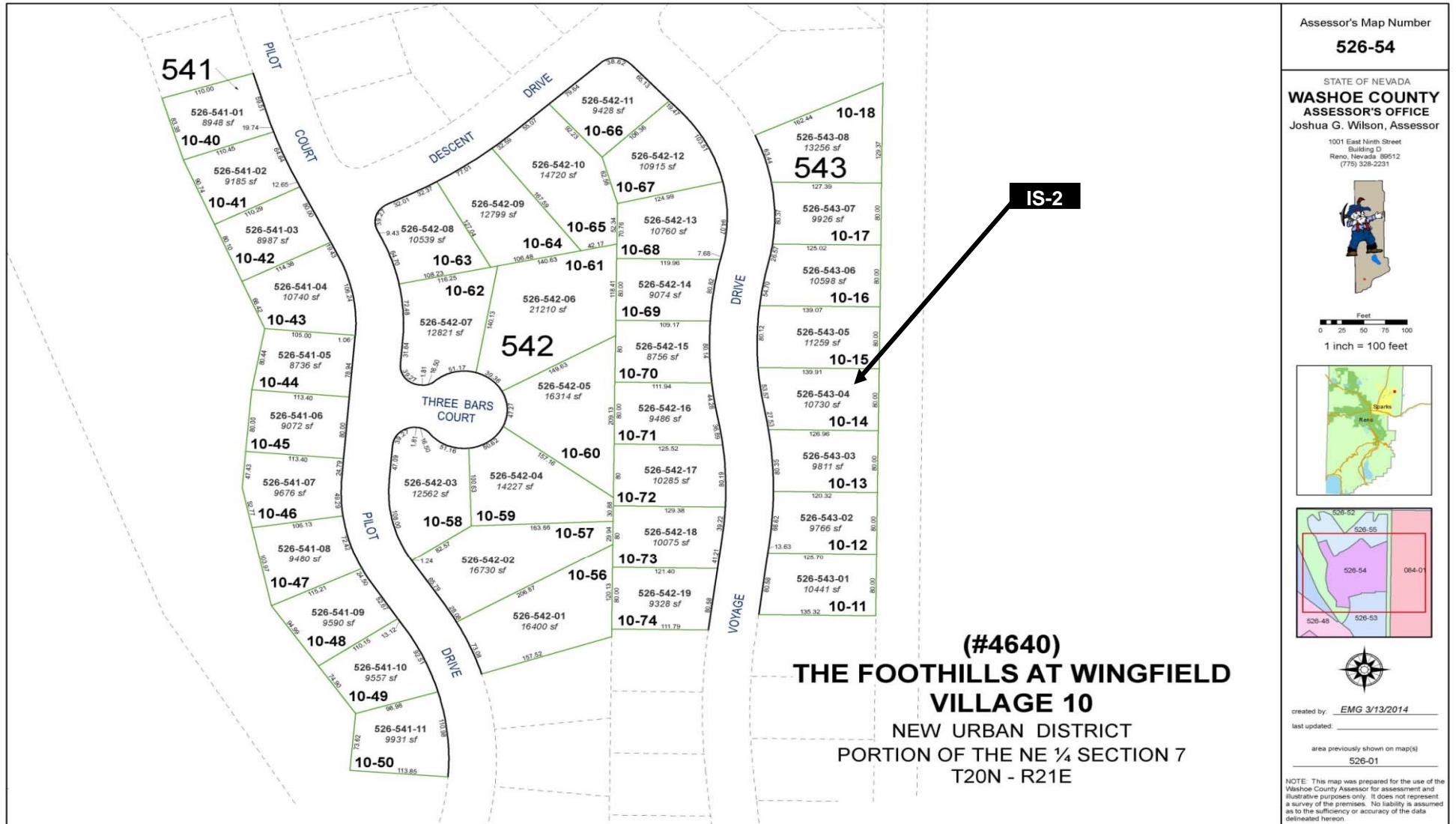
520-27

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.

(#4279)
WINGFIELD SPRINGS UNIT TWENTY
PHASE 3

A PLANNED COMMUNITY
PORTION OF THE WEST ½ SECTION 13
T20N - R20E

NOTE: Common Areas "B" and "C" appear on 520-27



A DIVISION OF PARCEL C OF SUBDIVISION 4738
PORTION OF THE W 1/2 OF SECTION 5, T20N - R21E

A DIVISION OF PARCEL C OF SUBDIVISION 4738
PORTION OF THE W 1/2 OF SECTION 5, T20N - R21E

The map shows the following lots and dimensions:

- Lot 182: 17744 sf
- Lot 89: 527-182-01
- Lot 90: 527-182-02, 16116 sf
- Lot 91: 527-182-03, 16124 sf
- Lot 92: 527-182-04, 15489 sf
- Lot 93: 527-182-05, 19689 sf
- Lot 94: 527-181-02, 16954 sf
- Lot 95: 527-181-01, 21088 sf
- Lot 96: 527-181-02, 16954 sf
- Lot 97: 527-181-01, 3445 sf
- Lot 98: 527-181-01, 3445 sf
- Lot 99: 527-181-01, 3445 sf
- Lot 100: 527-181-01, 3445 sf
- Lot 101: 527-181-01, 3445 sf
- Lot 102: 527-181-01, 3445 sf
- Lot 103: 527-181-01, 3445 sf
- Lot 104: 527-181-01, 3445 sf
- Lot 105: 527-181-01, 3445 sf
- Lot 106: 527-181-01, 3445 sf
- Lot 107: 527-181-01, 3445 sf
- Lot 108: 527-181-01, 3445 sf
- Lot 109: 527-181-01, 3445 sf
- Lot 110: 527-181-01, 3445 sf
- Lot 111: 527-181-01, 3445 sf
- Lot 112: 527-181-01, 3445 sf
- Lot 113: 527-181-01, 3445 sf
- Lot 114: 527-181-01, 3445 sf
- Lot 115: 527-181-01, 3445 sf
- Lot 116: 527-181-01, 3445 sf
- Lot 117: 527-181-01, 3445 sf
- Lot 118: 527-181-01, 3445 sf
- Lot 119: 527-181-01, 3445 sf
- Lot 120: 527-181-01, 3445 sf
- Lot 121: 527-181-01, 3445 sf
- Lot 122: 527-181-01, 3445 sf
- Lot 123: 527-181-01, 3445 sf
- Lot 124: 527-181-01, 3445 sf
- Lot 125: 527-181-01, 3445 sf
- Lot 126: 527-181-01, 3445 sf
- Lot 127: 527-181-01, 3445 sf
- Lot 128: 527-181-01, 3445 sf
- Lot 129: 527-181-01, 3445 sf
- Lot 130: 527-181-01, 3445 sf
- Lot 131: 527-181-01, 3445 sf
- Lot 132: 527-181-01, 3445 sf
- Lot 133: 527-181-01, 3445 sf
- Lot 134: 527-181-01, 3445 sf
- Lot 135: 527-181-01, 3445 sf
- Lot 136: 527-181-01, 3445 sf
- Lot 137: 527-181-01, 3445 sf
- Lot 138: 527-181-01, 3445 sf
- Lot 139: 527-181-01, 3445 sf
- Lot 140: 527-181-01, 3445 sf
- Lot 141: 527-181-01, 3445 sf
- Lot 142: 527-181-01, 3445 sf
- Lot 143: 527-181-01, 3445 sf
- Lot 144: 527-181-01, 3445 sf
- Lot 145: 527-181-01, 3445 sf
- Lot 146: 527-181-01, 3445 sf
- Lot 147: 527-181-01, 3445 sf
- Lot 148: 527-181-01, 3445 sf
- Lot 149: 527-181-01, 3445 sf
- Lot 150: 527-181-01, 3445 sf
- Lot 151: 527-181-01, 3445 sf
- Lot 152: 527-181-01, 3445 sf
- Lot 153: 527-181-01, 3445 sf
- Lot 154: 527-181-01, 3445 sf
- Lot 155: 527-181-01, 3445 sf
- Lot 156: 527-181-01, 3445 sf
- Lot 157: 527-181-01, 3445 sf
- Lot 158: 527-181-01, 3445 sf
- Lot 159: 527-181-01, 3445 sf
- Lot 160: 527-181-01, 3445 sf
- Lot 161: 527-181-01, 3445 sf
- Lot 162: 527-181-01, 3445 sf
- Lot 163: 527-181-01, 3445 sf
- Lot 164: 527-181-01, 3445 sf
- Lot 165: 527-181-01, 3445 sf
- Lot 166: 527-181-01, 3445 sf
- Lot 167: 527-181-01, 3445 sf
- Lot 168: 527-181-01, 3445 sf
- Lot 169: 527-181-01, 3445 sf
- Lot 170: 527-181-01, 3445 sf
- Lot 171: 527-181-01, 3445 sf
- Lot 172: 527-181-01, 3445 sf
- Lot 173: 527-181-01, 3445 sf
- Lot 174: 527-181-01, 3445 sf
- Lot 175: 527-181-01, 3445 sf
- Lot 176: 527-181-01, 3445 sf
- Lot 177: 527-181-01, 3445 sf
- Lot 178: 527-181-01, 3445 sf
- Lot 179: 527-181-01, 3445 sf
- Lot 180: 527-181-01, 3445 sf
- Lot 181: 527-181-01, 3445 sf
- Lot 182: 527-181-01, 3445 sf
- Lot 183: 527-181-01, 3445 sf
- Lot 184: 527-181-01, 3445 sf
- Lot 185: 527-181-01, 3445 sf
- Lot 186: 527-181-01, 3445 sf
- Lot 187: 527-181-01, 3445 sf
- Lot 188: 527-181-01, 3445 sf
- Lot 189: 527-181-01, 3445 sf
- Lot 190: 527-181-01, 3445 sf
- Lot 191: 527-181-01, 3445 sf
- Lot 192: 527-181-01, 3445 sf
- Lot 193: 527-181-01, 3445 sf
- Lot 194: 527-181-01, 3445 sf
- Lot 195: 527-181-01, 3445 sf
- Lot 196: 527-181-01, 3445 sf
- Lot 197: 527-181-01, 3445 sf
- Lot 198: 527-181-01, 3445 sf
- Lot 199: 527-181-01, 3445 sf
- Lot 200: 527-181-01, 3445 sf

527-18

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

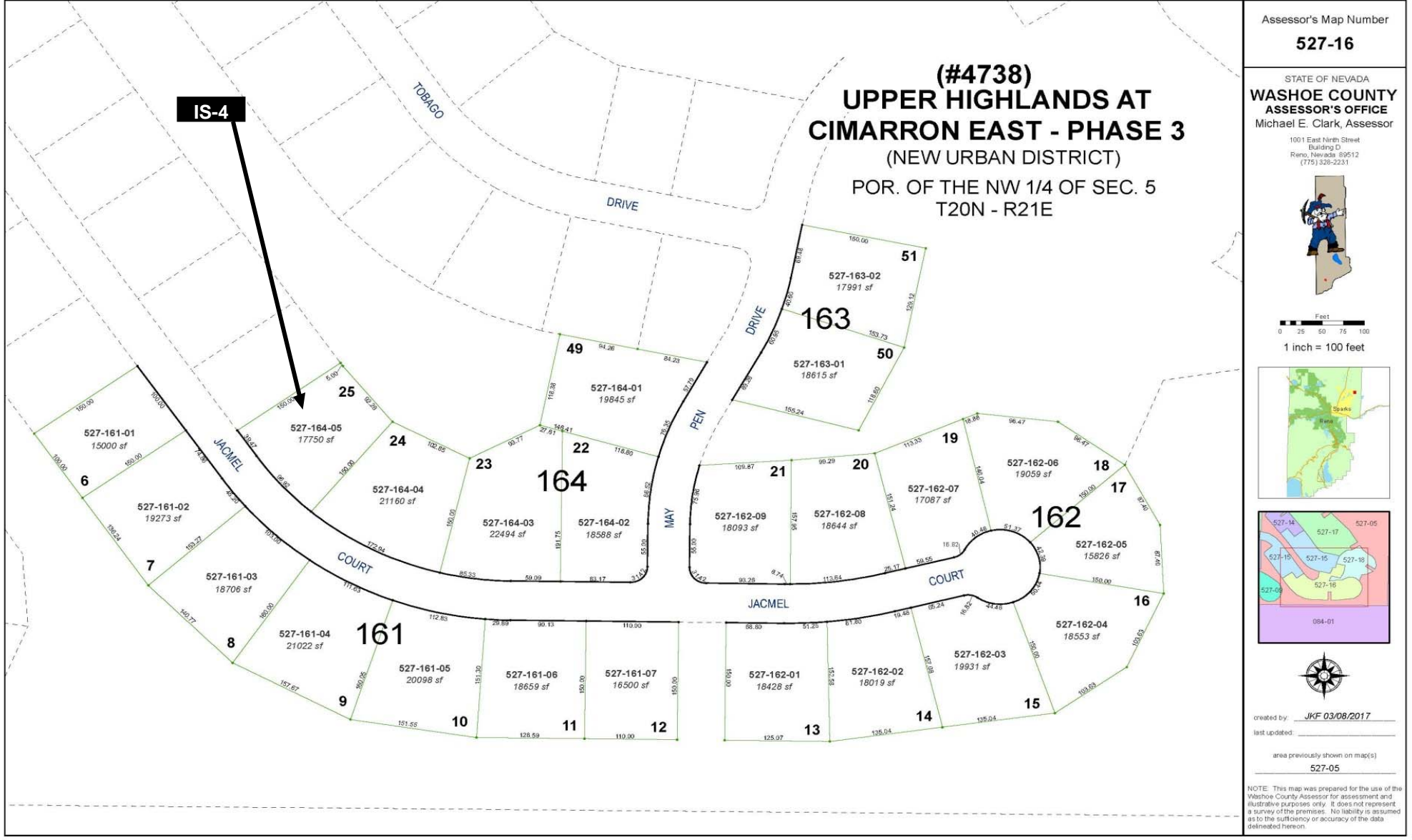


A map of the Reno Sparks area in Nevada. The city of Reno is labeled, and the Sparks area is highlighted in yellow. A red square indicates the location of the study site, situated north of Sparks. The map shows major roads and geographical features like Lake Tahoe to the west.



last updated: _____

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.



Assessor's Map Number

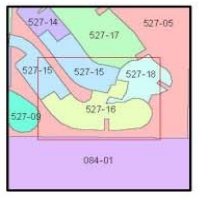
527-16

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

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



0 25 50 75 100
Feet
1 inch = 100 feet



created by: **JKF 03/08/2017**

last updated:

area previously shown on map(s)
527-05

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.