

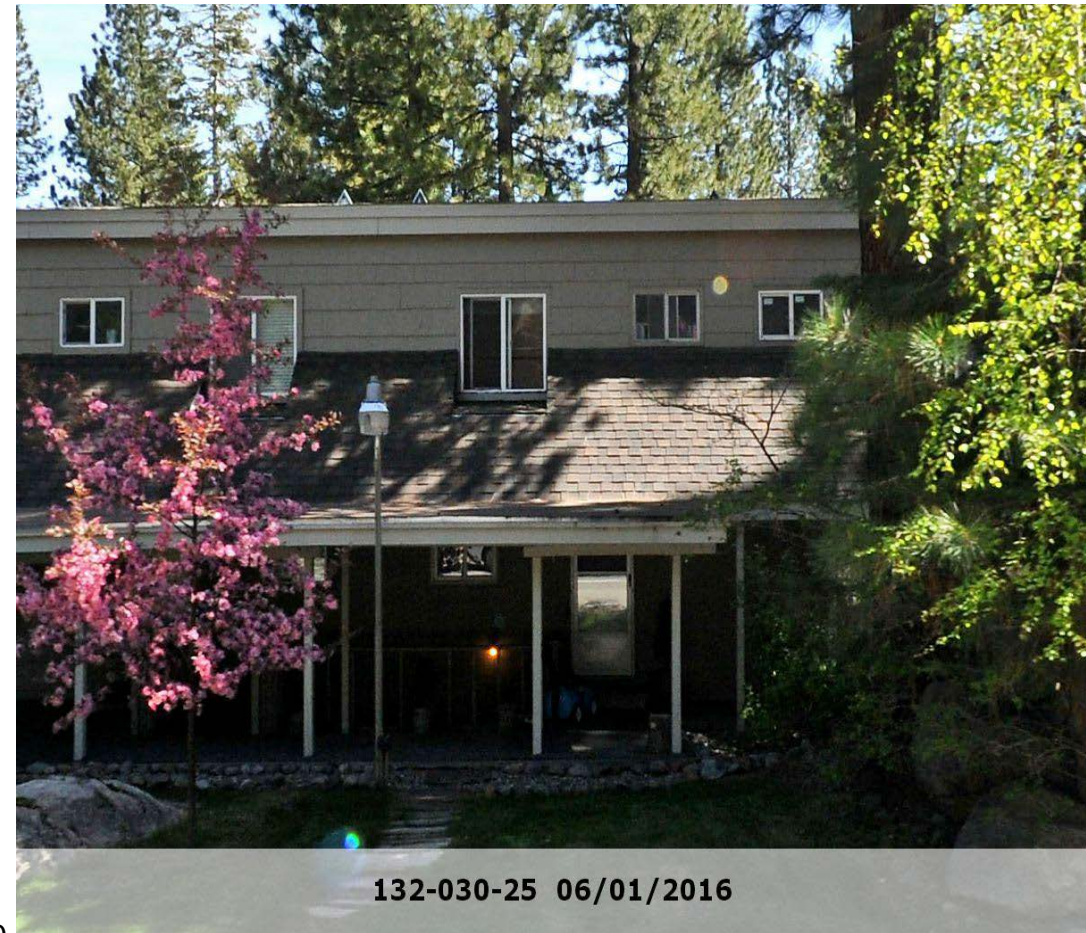
ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing #	18-0039A
Hearing Date	02/12/2018
Tax Year	2018

APN:	132-030-25		
Owner of Record:	MELISSA TRUST		
Property Address:	801 NORTHWOOD BLVD		
Square Feet (Inc Finished Bsmt)	960		
Built / WAY:	1965		
Parcel Size:	0.00	AC	
Description / Location:	The subject property is a 960 sq. ft. residential condominium located at the Incline Manor condominium complex at Incline Village. The parcel is situated north of Tahoe Boulevard and south of Northwood Boulevard.		
2016/17 Taxable Value:	Land:	\$41,600	
	Improvements:	\$28,708	
	Total:	\$70,308	
	Taxable Value / SF	\$73	
Sales Comparison Approach:	Indicated Value Range	\$256,000 - \$314,000	
	Indicated Value Range / SF	\$267 - \$419	
Current Obsolescence:		\$0	
Conclusions:	Taxable value does not exceed full cash value.		



RECOMMENDATION:	Uphold	X	Reduce
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ASSESSOR'S EXHIBIT I
8 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$41,600	\$14,560	Txble
IMPROVEMENTS:	\$28,708	\$10,048	\$/SF
TOTAL:	\$70,308	\$24,608	\$73

HEARING:	18-0039A
DATE:	02/12/2018
TIME:	
TAX YEAR:	2018
VALUATION:	Reappraisal

OWNER: MELISSA TRUST

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
132-030-25	801 NORTHWOOD BLVD	0.00	AC	960				480	R20	TWO	2	1\1	1965		

IMPROVED SALES

SALE													FIN		UNFIN		Baths			Sale
#	APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full\Hlf	Built	Sale Date	Sale Price	\$/SF				
IS-1	132-030-36	801 NORTHWOOD BLVD	0.00	AC	960				480	R20	TWO	2	1 \ 1	1965	05/15/2017	\$256,000	\$267			
IS-2	132-030-44	801 NORTHWOOD BLVD	0.00	AC	960					R20	TWO	2	1 \ 1	1965	06/06/2017	\$314,000	\$327			
IS-3	132-030-39	801 NORTHWOOD BLVD	0.00	AC	728					R20	SINGLE	2	1 \ 0	1965	10/12/2017	\$305,000	\$419			

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis

RECOMMENDATIONS/COMMENTS: UPHOLD: X REDUCE:

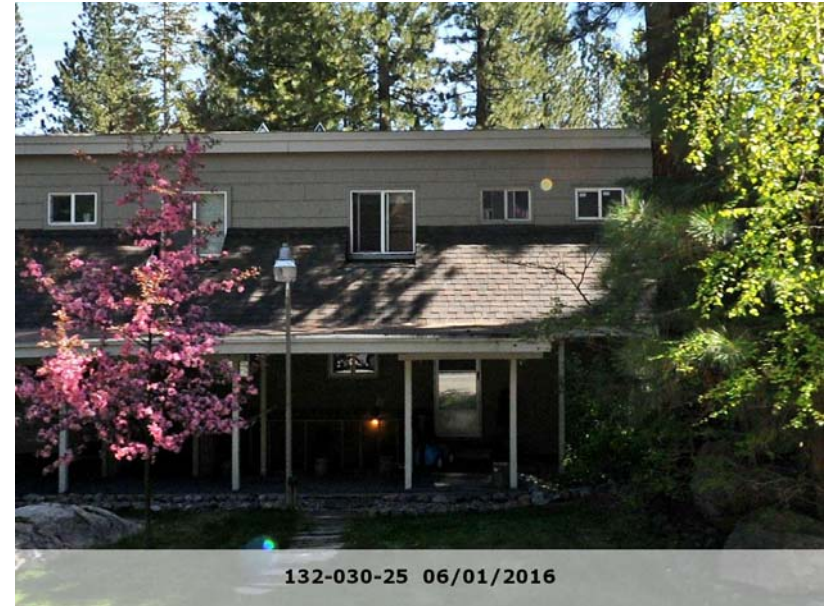
The subject property is a residential condominium located at the Incline Manor condominium complex at Incline Village. The parcel is situated north of Tahoe Boulevard and south of Northwood Boulevard. All comparable sales are located in the same neighborhood as the subject.

Residences at Incline Manor have carports or unfinished basement areas for parking. IS-1 and IS-2 are similar in size, quality, age and location as the subject. IS-3 is similar in quality, age and location to the subject however, is inferior in size.

The sales indicate a range of \$267 to \$419 per square foot, which is well above the subject's taxable value of \$73 per square foot. Based on these sales, the taxable value does not exceed full cash value and it is recommended that the taxable value be upheld.

PREPARED BY: Tracy Burns, Appraiser

REVIEWED BY: Mike Gonzales, Senior Appraiser



132-030-25 06/01/2016

BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
10/18/2011	11-2277	REPAIR	3,500	Compl	0	03/16/12 MAG Compl	NVC
07/24/2008	08-2086	REROOF	7,000	Compl	0	12/05/08 SKS Compl	100% COMPLETE 2009

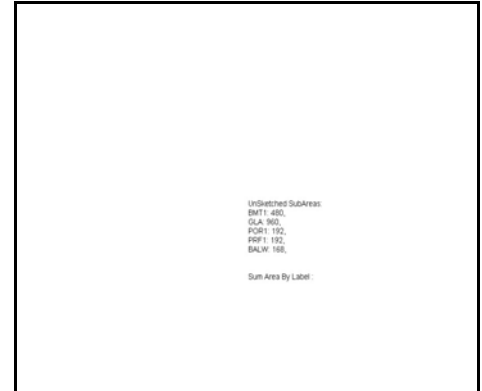
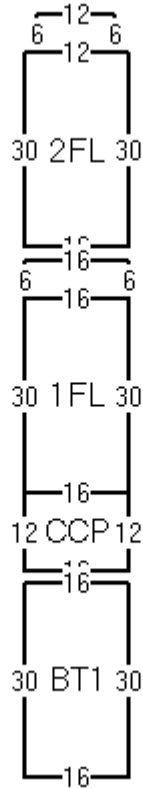
SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
SIWARSKI, GLEN D	3600879	12/07/2007	210	3NTT			INTO TRUST
	1655983	03/17/1993	210	2D		80,200	
	CHK	03/01/1989	210	2D		60,000	
	CHK	05/01/1980				72,076	

#	Bld	Date	User ID	Activity Notes
2	1-1	10/27/2015	jtung	RALL PACA - IMPROVEMENT LINE WORKED BY JAK ON 10/7/15; LAND LINE WORKED
3	1-1	09/26/2014	PRCL	PLAN AREA 046
4	1-1	03/17/2014	tsand	DATA AERIAL REVIEW - NO CHANGES
5	1-1	08/29/2013	magon	RALL PACA IMPROVEMENT LINE DONE 08/29/2013 BY REVIEWED-NO CHGS ON IMP
6	1-1	08/17/2012	magon	RALL PACA IMPROVEMENT LINE DONE 08/17/2012 BY REVIEWED-NO CHGS ON IMP
7	1-1	08/25/2011	magon	RALL PQAA IMPROVEMENT LINE DONE 08/25/2011 BY REVIEWED-NO CHGS ON IMP
8	1-1	09/27/2010	magon	RALL PQAA IMPROVEMENT LINE DONE 09/27/2010 BY REVIEWED-NO CHGS ON IMP
9	1-1	01/28/2010	lzimm	BOE BOE DENIED APPLYING 100% DISABLED VET EXEMPTION TO RP DUE TO NO
10	1-1	09/25/2009	magon	RALL PQAA IMPROVEMENT LINE DONE 09/25/2009 BY REVIEWED-NO CHANGES ON

SKETCH / AREA TABLE

Site Address	801 NORTHWOOD BLVD, INCLINE VILLAGE			Parcel ID:	13203025
City	INCLINE VILLAGE	County	Washoe	State	
Owner Name	MELISSA TRUST			Building ID	1



UNSEARCHED SUBAREAS:
BMT1: 480,
GLA: 960,
PORT: 192,
PRFT: 192,
SALR: 192,
Sum Area By Label:

Comments

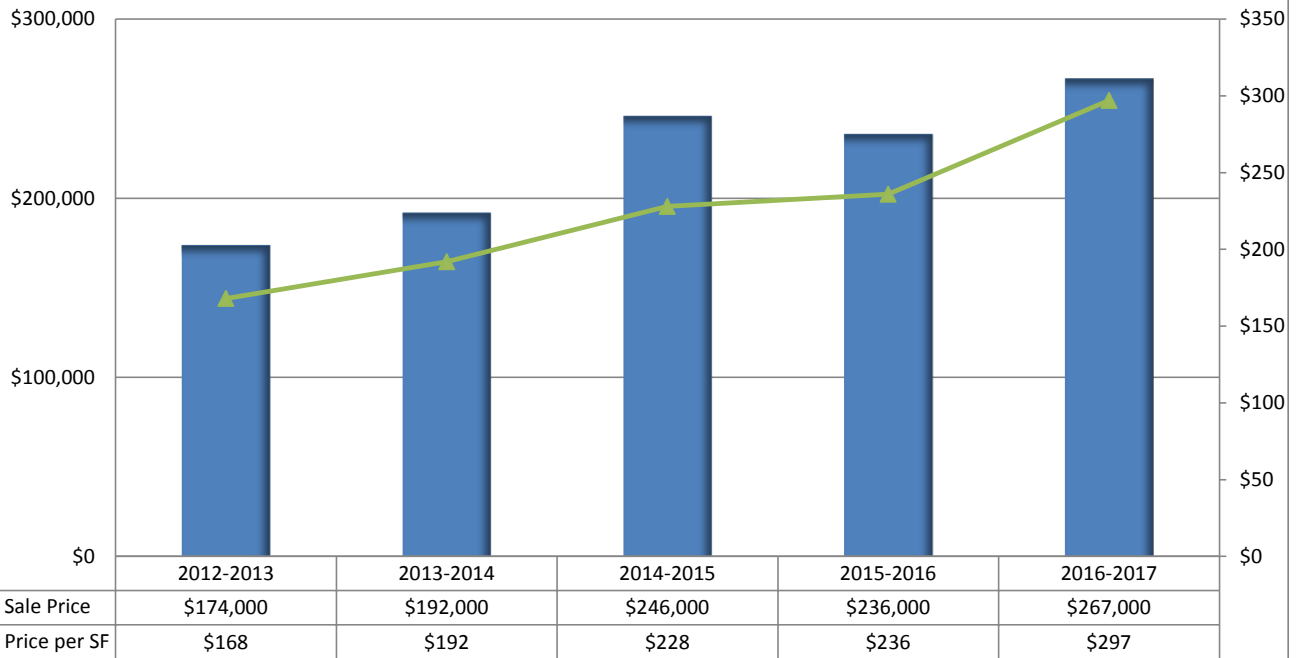
SUBAREA DETAIL								
Code	Description	Year On	% of Base	Actual Area	Effective Area	Heated Area	Perimeter	Depreciated CAMA Value
1FL	1FLR - FIRST FLOOR	1965	100.00%	480	480	480	92	\$ 0
2FL	2FLR - SECOND FLOOR	1965	100.00%	480	480	480	92	\$ 0
BLW	BALW - BALCONY WOOD	1965	100.00%	168	168	0	0	\$ 0
BT1	BMT1 - BASEMENT DUGO	1965	100.00%	480	480	0	0	\$ 0
CCP	CCP - COVERED CONCRE	1982	100.00%	192	192	0	0	\$ 0

Median Sale Price For Incline Manor

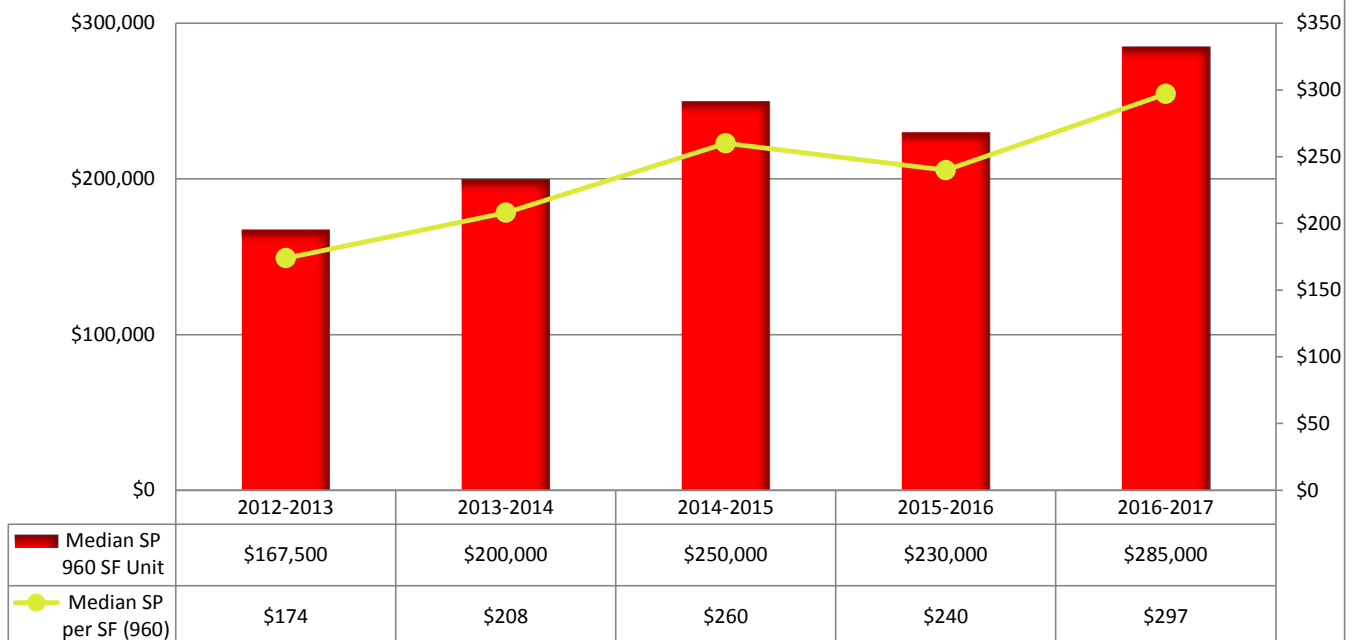
Size ranges from 728 sf to 1120 sf = 83 units total

Year	Median Sale Price	Median Sq. Ft	Median Price per SF	% Annual Change	# of sales	Median SP 960 SF Unit	Median SP per SF (960)	# of sales 960 SF Unit	% of Sales 960 SF Unit
2012-2013	\$174,000	976	\$168		6	\$167,500	\$174	3	50%
2013-2014	\$192,000	1,040	\$192	14.3%	8	\$200,000	\$208	3	38%
2014-2015	\$246,000	1,088	\$228	18.8%	4	\$250,000	\$260	1	25%
2015-2016	\$236,000	960	\$236	3.5%	4	\$230,000	\$240	3	75%
2016-2017	\$267,000	858	\$297	25.8%	6	\$285,000	\$297	2	33%

Overall Median Sales Price for Incline Manor



960 SF units Median Sales Price - Incline Manor



NEIGHBORHOOD MAP



(#972)
INCLINE MANOR
A CONDOMINIUM

SUBJECT

IS-1

132-03

BK. 124

BLVD.

NORTHWOOD

ALDER

COMMON

AREA

132-030-00
3.43 ac.

PORTION OF E²-SECTION 16
T16N-R18E

TO EACH AN UNDIVIDED
1/83rd INTEREST

1" = 60'

