

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # **19-0035**
Hearing Date _____
Tax Year **2019**

APN: 025-252-02

Owner of Record: WEIKEL, GILBERT E

Property Address: 4120 REWANA WAY

Square Feet 1,651

Built / WAY: 1964

Parcel Size: 1.10 AC

Description / Location: The subject is a 1,651 square foot single family residence; it has a 2,450 square foot equipment shop and two personal property mobile homes located on a 1.10 acre lot. One of the mobile homes is occupied by a family member and the other is vacant. It is located in the Rewana Way neighborhood, which is generally situated to the north of Peckham Lane, east of Neil Road and west of Airway Drive.



2019/20 Taxable Value:	Land:	\$120,000
	Improvements:	\$89,129
	Total:	\$209,129
	Taxable Value / SF	\$127

Sales Comparison Approach:	Indicated Value Range	\$225,000 to \$430,000
	Indicated Value Range / SF	\$146 to \$282

Conclusions: Comparable sales indicate a value range of \$225,000 for an inferior property to \$430,000 for a property similar to the subject. The total taxable value of \$209,129 does not exceed full cash value. Comparable land sales indicate a value range of \$133,000 for an inferior parcel to \$225,000 for a similar parcel. The land value on this parcel of \$120,000 and the total taxable value of \$209,129 do not exceed the land or full cash value of the property. Therefore, it is recommended to uphold the current total taxable value.

RECOMMENDATION: Uphold **X** Reduce

ASSESSOR'S EXHIBIT I
13 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$120,000	\$42,000	Txble
IMPROVEMENTS:	\$89,129	\$31,195	\$/ SF
TOTAL:	\$209,129	\$73,195	\$127

HEARING: 19-0035
DATE: _____
TIME: _____
TAX YEAR: 2019
VALUATION: Reappraisal

OWNER: WEIKEL, GILBERT E

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
	025-252-02	4120 REWANA WAY	1.10	AC	1,651	756			R25	SINGLE	3	2 1/2	1964			

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	025-241-10	3875 REWANA WAY	0.91	AC	2,938	352			R20	TWO	4	4 1/2	1961	01/18/2018	\$430,000	\$146
IS-2	025-401-06	1585 MARVEL WAY	0.99	AC	1,320	600			R15	SINGLE	2	1 1/2	1942	02/02/2018	\$225,000	\$170
IS-3	025-265-07	1635 E PECKHAM LN	0.41	AC	1,029				R15	SINGLE	2	1 1/2	1939	06/04/2018	\$290,000	\$282

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	025-265-03	1635 REWANA WAY	0.725	AC	MUCC	6/4/2018	\$225,000	Irregular semi-trapezoid shaped level parcel. Similar to subject.
LS-2	020-332-25/26	4004 NEIL RD	0.97	AC	MF30	7/18/2018	\$175,000	Rectangular shape, adjoining level lots. Purchased together. Similar to subject.
LS-3	025-241-21	1611 MODEL WAY	0.36	AC	MUCC	8/31/2018	\$133,000	Square shape level parcel. Inferior to the subject.

PREPARED BY: Shannon Scott Appraiser I

REVIEWED BY: Steve Clement Senior Appraiser

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

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TOTAL:	\$209,129	\$73,195	\$127

HEARING: 19-0035
 DATE: _____
 TIME: _____
 TAX YEAR: 2019
 VALUATION: Reappraisal

RECOMMENDATIONS/COMMENTS: UPHOLD: ☒ REDUCE:

The subject is a 1,651 square foot single family residence; it has a 2,450 square foot equipment shop and two personal property mobile homes located on a 1.10 acre lot. One of the mobile homes is occupied by a family member and the other is vacant. It is located in the Rewana Way neighborhood, which is generally situated to the north of Peckham Lane, east of Neil Road and west of Airway Drive.

Improved Sales

IS-1 is similar in age and quality. It is superior in building size, number of bedrooms, and number of bathrooms. It has a smaller attached garage, no equipment shop and no mobile home hook ups. It is approximately 710 feet from the subject on a smaller parcel. After adjusting for items like building size, mobile home hook ups and the equipment shop, this property is most similar to the subject.

IS-2 is inferior in age, quality, building size, number of bedrooms, and number of bathrooms. It has a smaller attached garage that has been converted to living area, and has no equipment shop or mobile home hook ups. It is approximately .70 miles from the subject on a smaller parcel. This property is inferior to the subject.

IS-3 is inferior in age, quality, building size, number of bedrooms, and number of bathrooms. It has a smaller attached garage, no equipment shop and no mobile home hook ups. It is approximately 660 feet from the subject on a smaller parcel. This property is inferior to the subject.

Land Sales

LS-1 is a irregular semi-trapezoid shape level lot approximately 650 feet to the south of the subject with the same MUCC zoning. The parcel is most like the subject although it was purchased by an adjoining property owner. This might indicate a higher than market sales price however the buyer did feel it was at market value. Due to shared MUCC zoning this parcel is most similar to the subject.

LS-2 is two adjoining level lots, rectangular in shape, located approximately 800 feet northwest from the subject with MF30 zoning. They were purchased together and are similar to the subject.

LS-3 is a square shape, level lot, located approximately 650 feet northwest of the subject with the same MUCC zoning. This parcel is inferior to the subject due to size.

Comparable sales indicate a value range of \$225,000 for an inferior property to \$430,000 for a property similar to the subject. The total taxable value of \$209,129 does not exceed full cash value. Comparable land sales indicate a value range of \$133,000 for an inferior parcel to \$225,000 for a similar parcel. The land value on this parcel of \$120,000 and the total taxable value of \$209,129 do not exceed the land or full cash value of the property. Therefore, it is recommended to uphold the current total taxable value.

PREPARED BY: Shannon Scott Appraiser I REVIEWED BY: Steve Clement Senior Appraiser

Situs & Keyline Description:
4120 REWANA WAY RENO
REWANA 2
LT 9

Owner & Mailing Address:
WEIKEL, GILBERT E
PO BOX 10571
RENO, NV 89510

WASHOE COUNTY APPRAISAL RECORD 2019

APN: 025-252-02

Card 1 of 2
Bld. 1-1



Tax District: 1000

printed: 01/22/2019

ACTIVE

2659.06

NAHF - Rewana SFRs, etc.

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								
2019 NR	120,000	0	89,129	0	209,129	73,195	Building Value	77,828									
2018 FV	72,000	0	87,030	0	159,030	55,661	Extra Feature Value	11,301									
2017 FV	68,400	0	86,749	0	155,149	54,302	Land Value	120,000									
2016 FV	62,400	0	87,729	0	150,129	52,545	Taxable Value	209,129									
2015 FV	49,920	0	86,982	0	136,902	47,916	Exemption	0		Reopen	Code:						
2014 FV	40,560	0	84,147	0	124,707	43,647	FLAGS			Reappraisal							
2013 FV	31,200	0	85,291	0	116,491	40,772	Type	Value									
2012 FV	31,200	0	88,584	0	119,784	41,924	Eligible for Form?	YES									
2011 FV	48,000	0	86,268	0	134,268	46,994	Low Cap Percentage	0		NC / C	New Land	New Sketch					
2010 FV	60,000	0	93,659	0	153,659	53,781	Parcel Map	0									
2009 FV	91,800	0	97,621	0	189,421	66,297	Cap Code	RF18		By:	Date:						
2008 FV	88,290	0	99,758	0	188,048	65,816											
BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY					
Type	RES	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj	25,864						
Occupancy	001	Sgl Fam Res ~	Plumbing Fixtures	13	GLA	GLA - GROSS LIVING AREA		1,651	151,281	Sub Area-RCN	210,722						
Story/Fram	01	SINGLE STORY	Base Appliance From MS	1	GRA	GARA - GARAGE ATTACHED		756	20,117	% Incomplete	0						
Quality	25	Fair-Average	Living Units in Building	1	PCS	POR1 - PORCH CONCRETE SLAB		103	758	% Depreciation	75.00						
Year Built	1964	%Comp	Bedrooms	3	PEN	POR5 - PORCH ENCLOSED		382	12,048	\$ Dep & Inc	158,041						
WAY	100	Year of Addn/Remodel	Bath - Full	2	PRW	PRF1 - PORCH ROOF WOOD		40	654	Obso/Other Adj.	0						
BUILDING CHARACTERISTICS				Base Rate Adjustment				Adj.				Sub Area DRC		52,681			
Category	Code	Type	%	CCM SFR Frame				1.05000				Additive DRC		11,301			
Ext. Wall	7	BR VENEER/FR	100	Local Reno Frame				1.05000				Total DRC		63,982			
Roof Cover	5	WOOD SHAKE ~	100	Construction Modifiers				Adj.				Override					
Base	1	MS FLOOR ADJ	100									Cost Code		89502			
Heating Type	1	FA ~ FORCED	100									PROPERTY CHARACTERISTICS					
Sub Floor	2	WOOD	100									Water				Well	
Energy	3	MODERATE ~	100									Sewer				Municipal	
Foundation	3	MODERATE ~	100									Street				Paved	
Seismic	1	SEISMIC FRAME	100									Special Prop Code				PPMH on record.	
Gross Living/Building Area												1,651		BUILDING NOTES			
Perimeter												0					
#	Bld	Date	User ID	Activity Notes													
1	0-0	11/05/2018	smartell	REXT BY SS - 09/07/2018													
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	FNW6	FENCE WOOD 6 FT	30	1-1	0	0	200	29.16	1964		100	5,832	25.0	1,458			
2	FPS1	FIREPLACE SINGLE 1 STORY	EBLD	1-1	0	0	1	3,764.85	1964		100	3,765	25.0	941			
3	FWAS	FLATWORK ASPHALT	30	1-1	0	0	2160	2.91	1964		100	6,290	25.0	1,572			
4	FWCO	FLATWORK CONCRETE	30	1-1	0	0	200	6.31	1964		100	1,261	25.0	315			
5	MHU6	MH WATER/SEWER/ELEC/GAS	30	1-1	0	0	2	4,517.00	1964		100	9,034	25.0	2,259			
6	PMP3	PUMP HOUSE Q3 - AVERAGE	30	1-1	0	0	125	23.76	1964		100	2,970	25.0	743			
7	SHD3	SHED WOOD	30	1-1	0	0	96	22.88	1964		100	2,196	25.0	549			
8	WASY	WATER PRESSURE SYSTEM	30	1-1	0	0	1	1,886.00	1964		100	1,886	25.0	472			
9	WELL	WELL	30	1-1	0	0	1	4,000.00	1964		100	4,000	25.0	1,000			
10	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	5	1,593.78	1964		100	7,969	25.0	1,992			
LAND VALUE		DOR Code	320	Neighborhood		2659.06 NAHF - Rewana SFRs, etc.		Land Size		47,960		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	320	Three or four Units	MUCC	1.00	ST	1	100,000.00	NT	1.20			120,000		AMEN +20% 2EXT UNITS 1 SFR,2MH			

Create Code/Year:

Owner 1: WEIKEL, GILBERT E
 Owner 2:
 Owner 3:

WASHOE COUNTY APPRAISAL RECORD 2019

APN: 025-252-02

Card 1 of 2
 Bld. 1-1



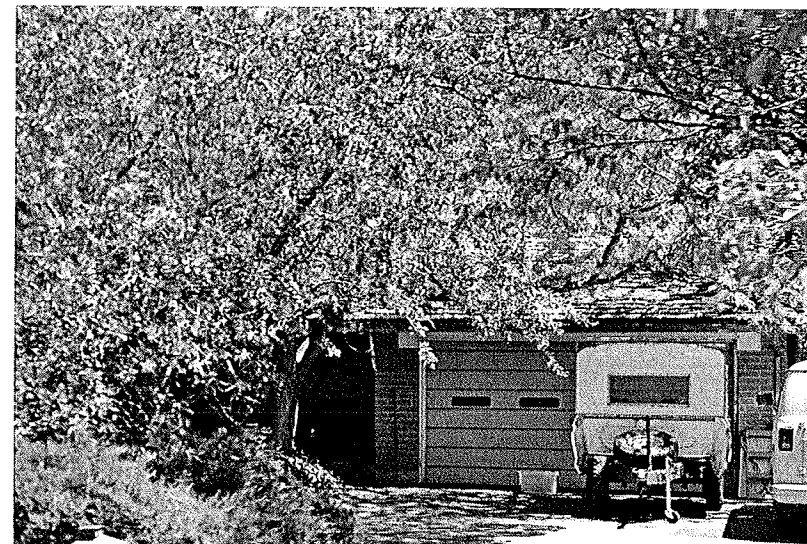
Tax District: 1000

printed: 01/22/2019

ACTIVE

2659.06

NAHF - Rewana SFRs, etc.



025-252-02_05/12/2016

BUILDING PERMITS

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

SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
	1254972 CHK	06/22/1988 09/01/1977				88,500	

#	Bld	Date	User ID	Activity Notes
2	0-0	10/05/2017	kmhun	REXT BY LLL - 09/20/2017
3	0-0	10/03/2016	sjack	REXT BY WJ - 09/20/2016
4	0-0	11/06/2015	idiez	TAG FROM 1005 TO 1000 TMUGWB NOW SPECIAL ASSESSMENT
5	1-1	09/26/2013	drsta	REXT NAHF IMPROVEMENT LINE DONE 09/26/2013 BY REVIEWED-NO CHGS ON IMP
6	1-1	09/05/2012	drsta	REXT NAHF IMPROVEMENT LINE DONE 09/05/2012 BY REVIEWED-NO CHGS ON IMP
7	1-1	08/26/2011	llamb	REXT NAHF IMPROVEMENT LINE DONE 08/26/2011 BY REVIEWED-NO CHGS ON IMP
8	1-1	09/02/2010	llamb	REXT NAHF IMPROVEMENT LINE DONE 09/02/2010 BY REVIEWED-NO CHGS ON IMP
9	1-1	10/20/2009	llamb	REXT NAHF IMPROVEMENT LINE DONE 10/20/2009 BY REVIEWED-NO CHANGES ON
10	1-1	10/11/2008	mbozm	REXT NAHF IMPROVEMENT LINE DONE 10/22/2008 BY WJ, LAND LINE DONE

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

Create Code/Year:

Owner 1: WEIKEL, GILBERT E

Owner 2:

Owner 3:

WASHOE COUNTY APPRAISAL RECORD 2019

APN: 025-252-02

Card 2 of 2
Bld. 2-1

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ACTIVE

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NAHF - Rewana SFRs, etc.



BUILDING PERMITS

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

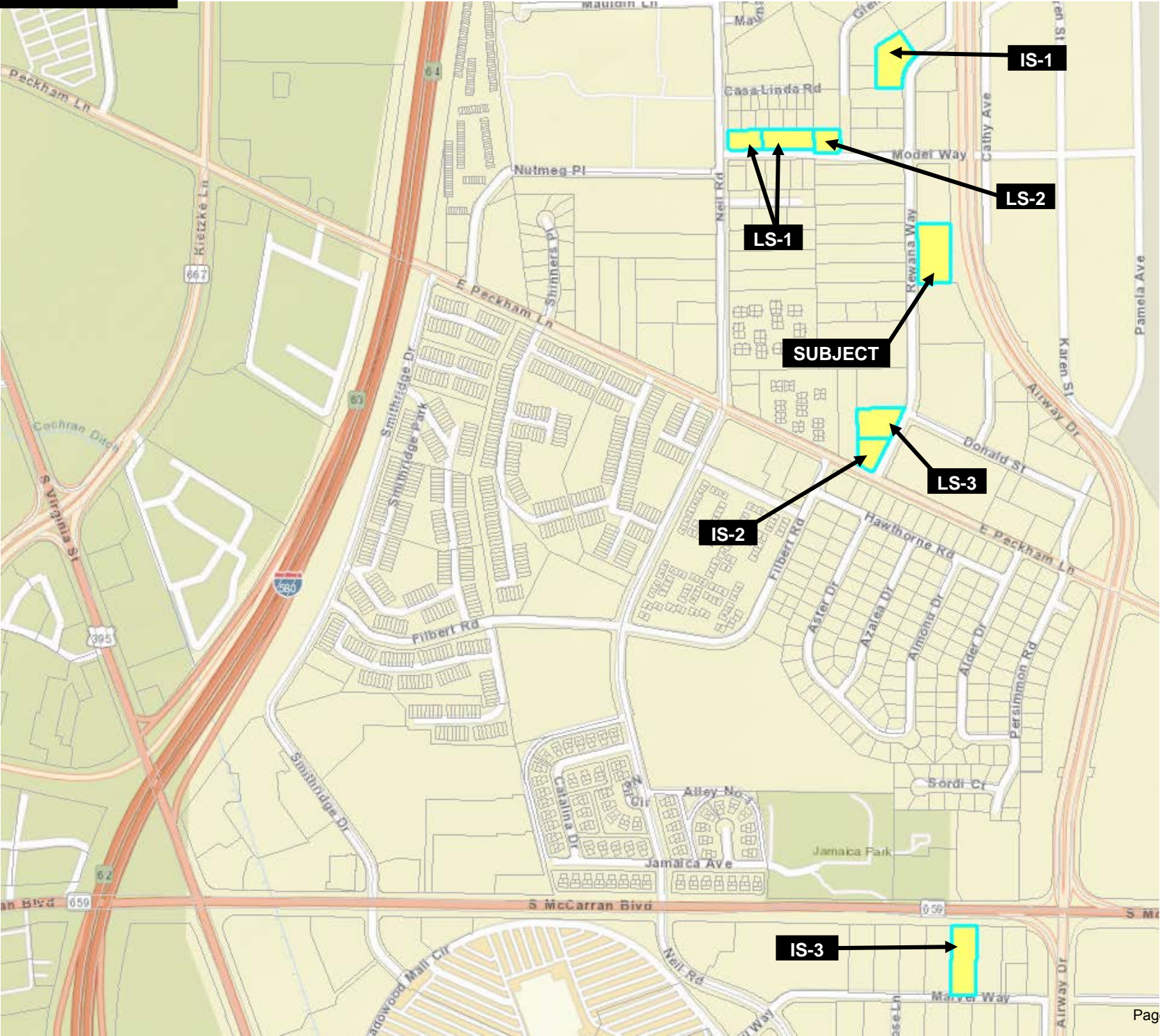
SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
	1254972 CHK	06/22/1988 09/01/1977				88,500	

#	Bld	Date	User ID	Activity Notes
14	2-1	04/14/1998	rsaue	BLDG

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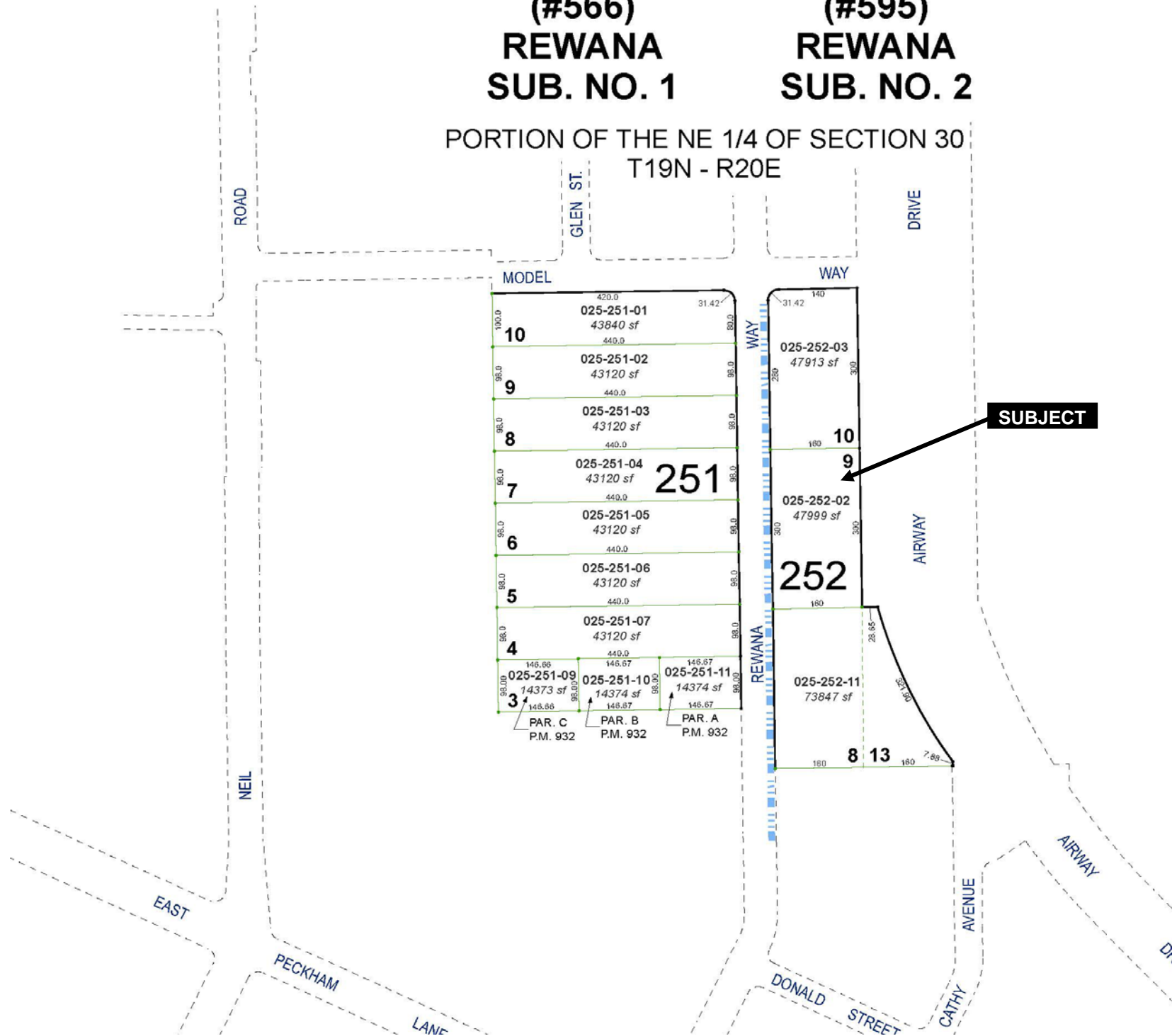
NEIGHBORHOOD MAP

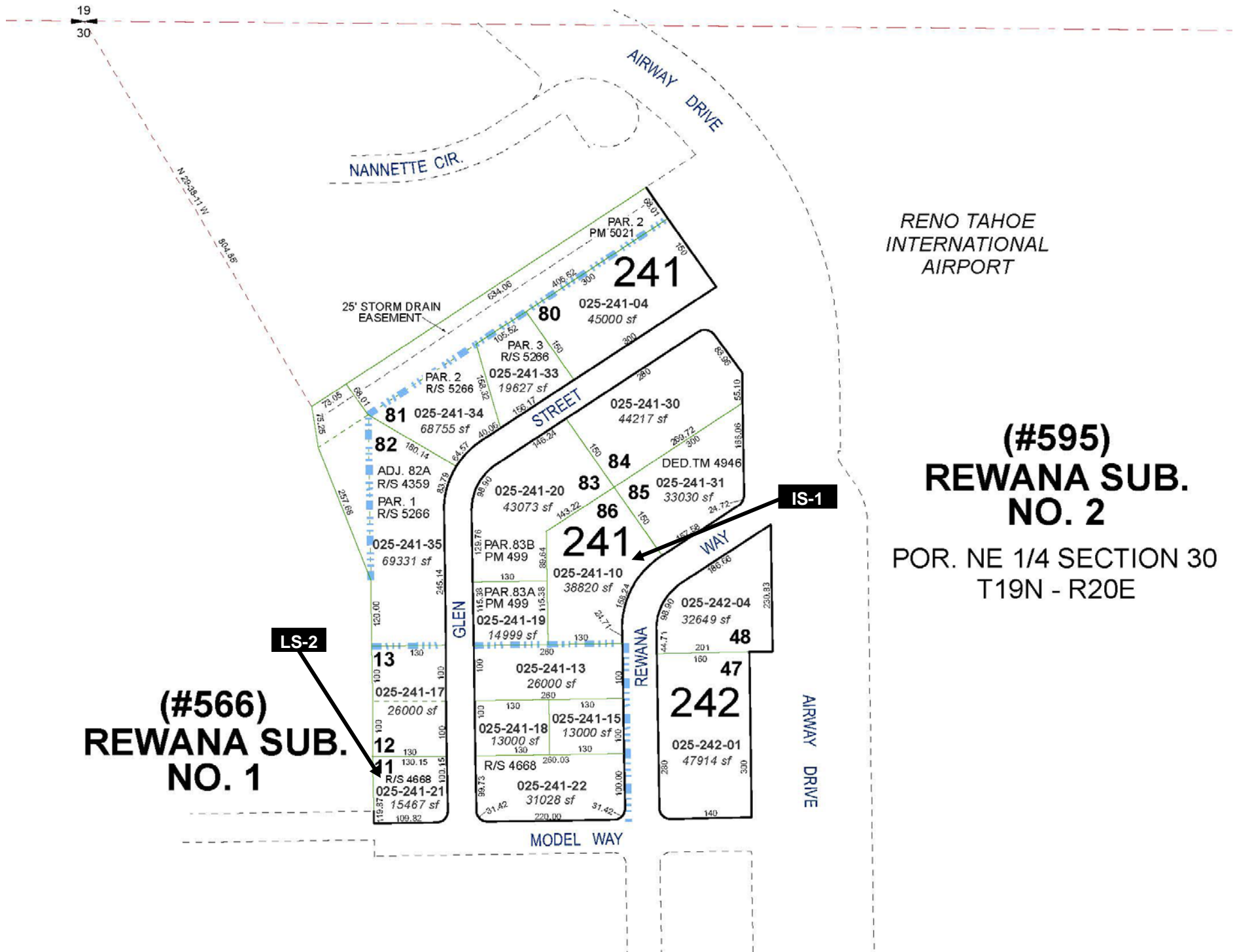


**(#566)
REWANA
SUB. NO. 1**

**(#595)
REWANA
SUB. NO. 2**

PORTION OF THE NE 1/4 OF SECTION 30
T19N - R20E





RENO TAHOE
INTERNATIONAL
AIRPORT

**(#595)
REWANA SUB.
NO. 2**

POR. NE 1/4 SECTION 30
T19N - R20E

**(#566)
REWANA SUB.
NO. 1**

020-36

**(#566)
REWANA SUB.
NO. 1**

**(#595)
REWANA SUB.
NO. 2**

**(#726)
REWANA SUB.
NO. 3**

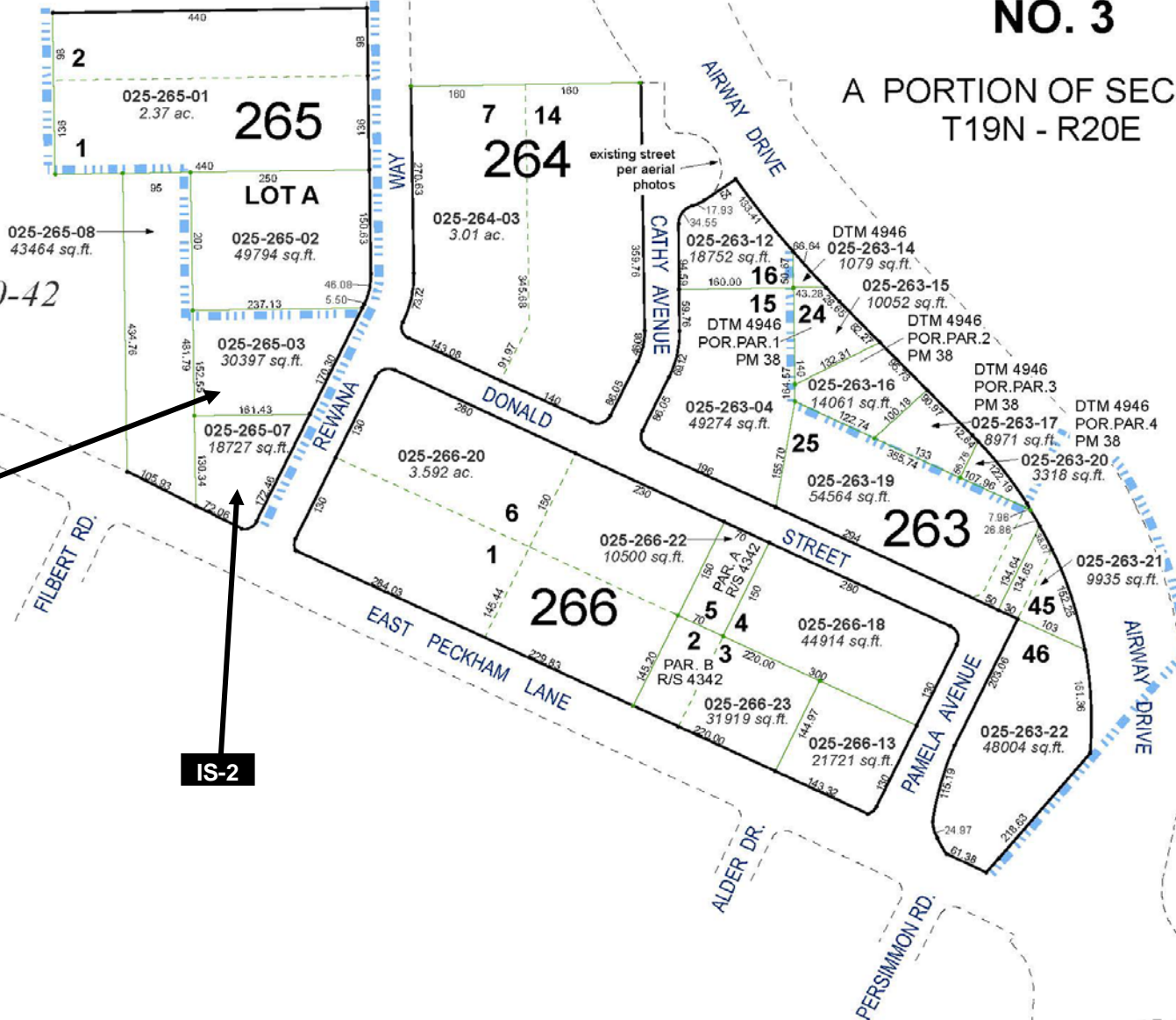
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T19N - R20E

020-43

020-42

LS-3

IS-2

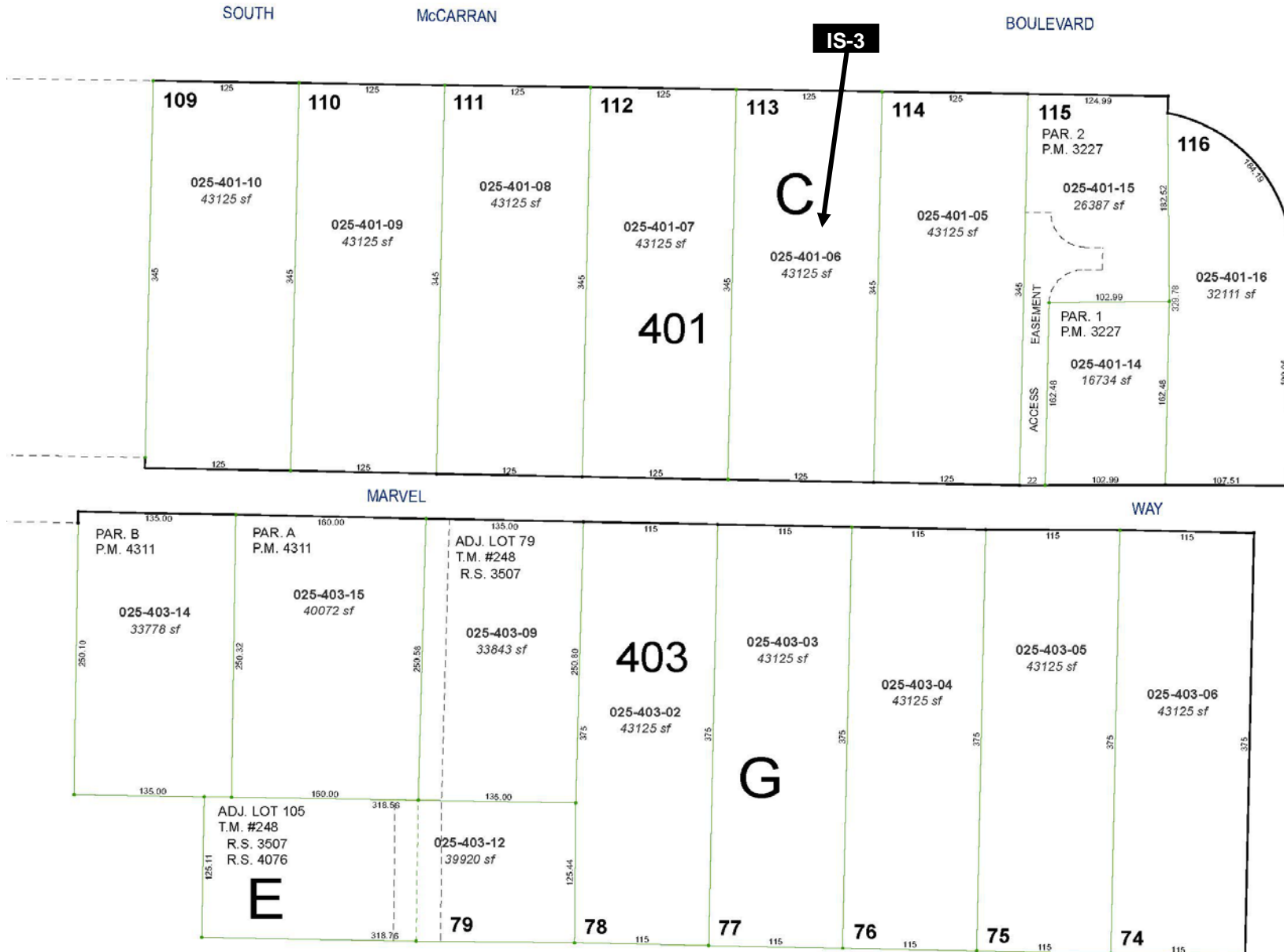


025-07

ANNEX. T.M. 3659
ORD. 4969
(Lots 75, 76, 78, 106, 107)

(#248) HOME GARDENS

PORTION OF THE NE 1/4 OF SECTION 31
T19N - R20E



(#327)
SUN ACRES
TRACT NO. 1

PORTION OF THE NE ¼ OF SECTION 30
T19N R20E

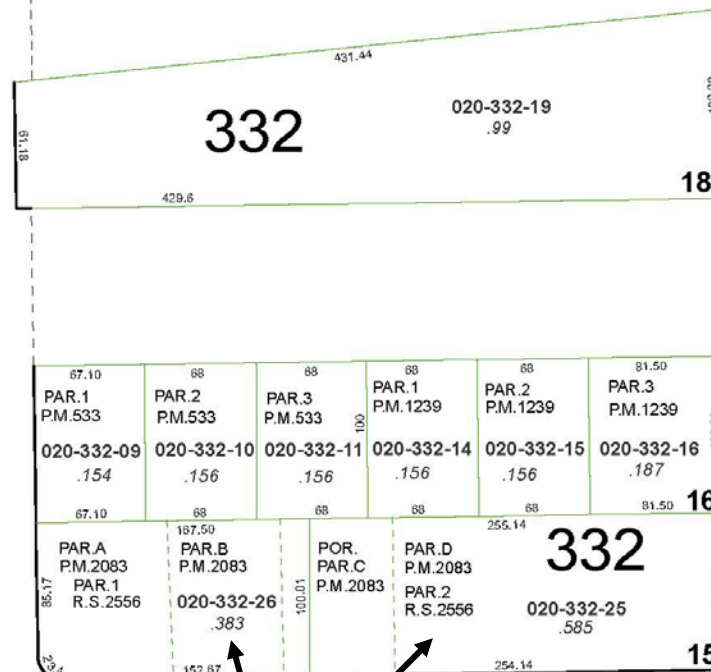
ROAD

MAULDIN LANE

NEIL

MODEL

WAY



LS-1