

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 19-0054
Hearing Date _____
Tax Year 2019

APN: 021-363-19

Owner of Record: BLAND, KELLY & ANNETTE M

Property Address: 4505 DOS RIOS CT

Square Feet 1,910

Built / WAY: 1979

Parcel Size: 0.22 AC

Description / Location: The subject consists of a 1,910 square foot single family residence built in 1979. It is located in Donner Springs Subdivision, south of Mira Loma Drive and east of Rio Poco Road.

2019/20 Taxable Value:	Land:	\$59,900
	Improvements:	\$83,274
	Total:	<u>\$143,174</u>
	Taxable Value / SF	\$75

Sales Comparison Approach:

Indicated Value Range	\$343,000 to \$365,000
Indicated Value Range / SF	\$180 to \$211

Conclusions:

The comparable sales indicate a total value range of \$343,000 to \$365,000 or \$180 to \$211 per square foot. The total taxable value of \$143,174 or \$75 per square foot does not exceed full cash value, therefore it is recommended to uphold the current total taxable value.



ASSESSOR'S EXHIBIT I
11 PAGES

RECOMMENDATION: Uphold **X** Reduce

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$59,900	\$20,965	Txble
IMPROVEMENTS:	\$83,274	\$29,146	\$/SF
TOTAL:	\$143,174	\$50,111	\$75

HEARING: 19-0054
 DATE: _____
 TIME: _____
 TAX YEAR: 2019
 VALUATION: Reappraisal

OWNER: BLAND, KELLY & ANNETTE M

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
	021-363-19	4505 DOS RIOS CT	0.22	AC	1,910	460			R25	SINGLE	4	2	1979			

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	021-346-02	4210 SIERRA MADRE DR	0.16	AC	1,910	460			R25	SINGLE	4	2 \ 0	1978	01/04/2018	\$343,000	\$180
IS-2	021-372-12	4545 GORC WAY	0.20	AC	1,910	460			R25	SINGLE	4	2 \ 0	1978	04/27/2018	\$353,000	\$185
IS-3	021-346-14	4195 RANCHITA WAY	0.19	AC	1,634	486			R25	SINGLE	3	2 \ 0	1978	03/28/2018	\$345,000	\$211
IS-4	021-412-05	4010 CASA BLANCA RD	0.23	AC	1,859	483			R25	SINGLE	4	2 \ 0	1979	05/24/2018	\$365,000	\$196
IS-5	021-396-01	4321 SETTLER CT	0.21	AC	2,028	495			R25	SINGLE	4	3 \ 0	1982	05/07/2018	\$353,000	\$174

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis

RECOMMENDATIONS/COMMENTS:	UPHOLD:	X	REDUCE:
<p>All the sales listed are comparable recent sales from the Donner Springs Subdivision.</p> <p>IS-1 is the same model as the subject. It is the same size, quality, and has the same number of bedrooms, bathrooms and garage area. It is similar in age and located approximately .3 miles from the subject on a smaller lot.</p> <p>IS-2 is the same model as the subject. It is the same size, quality, and has the same number of bedrooms, bathrooms and garage area. It is similar in age and located approximately .5 miles from the subject on a smaller lot.</p> <p>IS-3 is the same quality and number of bathrooms but is inferior in size and number of bedrooms. It has a similar sized garage and is located approximately .34 miles from the subject on a smaller parcel.</p> <p>IS-4 is similar in age, quality, number of bedrooms, and number of bathrooms and garage size. It is inferior in size and is located approximately .87 miles from the subject on a larger parcel.</p> <p>IS-5 is similar in quality, number of bedrooms, and number of bathrooms and has a similar sized garage. It is three years newer and is located approximately 1.25 miles from the subject on a smaller parcel.</p> <p>The comparable sales indicate a total value range of \$343,000 to \$365,000 or \$180 to \$211 per square foot. The total taxable value of \$143,174 or \$75 per square foot does not exceed full cash value. Therefore, it is recommended to uphold the current total taxable value.</p>			

PREPARED BY: Shannon Scott - Appraiser I

REVIEWED BY: Steve Clement - Senior Appraiser

Neighborhood: NDMC						Sale Dates Searched		7/1/2017	thru	6/30/2018				
Reappraisal Year		Allocation Data				Time Adj. Median Sales By Qtr		TV/SP Ratio	Sales > 1.0	# Qtr Sales	Yrly Chng	Qtrly Chng		
2019		Sale Count:		24		2015 Qtr 3:		None	NA	0	0			
		Time Adj. Median Sale Price:		\$333,049		2015 Qtr 4:		None	NA	0	0			
		COD Sales:		7.75		2016 Qtr 1:		None	NA	0	0			
Appraiser		Median SP @:		0.18 \$59,949		2016 Qtr 2:		None	NA	0	0			
SRSCOTT		Rounded Land Value:		\$59,900		2016 Qtr 3:		None	NA	0	0			
						2016 Qtr 4:		None	NA	0	0			
						2017 Qtr 1:		None	NA	0	0			
Date		Misc Data				2017 Qtr 2:		None	NA	0	0			
8/2/2018		Current TV Land Median:		\$42,300		2017 Qtr 3:		None	NA	0	0			
		% Change From Current Land TV:		41.61%		2017 Qtr 4:		None	NA	0	0			
		Time Adj.		Min	Max	Monthly	2018 Qtr 1:	None	NA	0	0			
Print & Save Final Allocation		Sales Price:		261,027	386,898	% Time	2018 Qtr 2:	\$333,049	34.38%	0	24			
		Bldg SqFt:		1040	2246	Adjustment	2018 Qtr 3:	None	NA	0	0			
		Land Size (ac)		0.14	0.23	1.00%	2018 Qtr 4:	None	NA	0	0			
Total Median Sales % Change:											0.00%			
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
021-722-01	4948 BAY RIDGE LN	1993	R30	5/11/2018	\$275,000	\$279,521	1040	\$269	NDMC	0.15				
021-414-02	4585 RIO ENCANTADO LN	1978	R25	4/30/2018	\$301,000	\$307,038	1230	\$250	NDMC	0.16				
021-173-26	2955 SANTA ANA DR	1976	R25	6/8/2018	\$325,000	\$327,350	1276	\$257	NDMC	0.18				
021-191-26	4010 DESOTO WAY	1986	R30	5/30/2018	\$330,000	\$333,363	1290	\$258	NDMC	0.18				
021-394-04	4415 SPRING DR	1980	R25	6/6/2018	\$328,000	\$330,588	1373	\$241	NDMC	0.17				
021-241-09	3531 RIO POCO RD	1978	R25	6/8/2018	\$303,000	\$305,191	1374	\$222	NDMC	0.14				
021-322-20	4260 SETTLER DR	1975	R25	4/9/2018	\$324,000	\$332,735	1375	\$242	NDMC	0.16				
021-395-05	4355 CAMINO LINDO WAY	1980	R25	6/8/2018	\$353,500	\$356,056	1387	\$257	NDMC	0.15				
021-173-30	2985 SANTA ANA DR	1977	R25	5/15/2018	\$314,700	\$319,458	1415	\$226	NDMC	0.15				
021-381-01	3740 LA TIERRA TER	1981	R25	6/12/2018	\$298,000	\$299,764	1444	\$208	NDMC	0.14				
021-294-33	2711 PERRO CT	1985	R25	5/11/2018	\$310,000	\$315,096	1457	\$216	NDMC	0.15				
021-293-07	4328 PESCADO WAY	1985	R30	6/5/2018	\$340,000	\$342,795	1457	\$235	NDMC	0.14				
021-295-01	2782 CABALLO DR	1985	R30	6/18/2018	\$260,000	\$261,027	1457	\$179	NDMC	0.16				
021-173-17	2974 S ESCONDIDO CT	1976	R25	5/23/2018	\$325,000	\$329,059	1649	\$200	NDMC	0.23				
021-421-23	4735 TRAVIS WAY	1978	R25	5/21/2018	\$280,000	\$283,682	1859	\$153	NDMC	0.16				
021-412-05	4010 CASA BLANCA RD	1979	R25	5/24/2018	\$365,000	\$369,442	1859	\$199	NDMC	0.23				
021-372-12	4545 GORC WAY	1978	R25	4/27/2018	\$353,000	\$360,427	1910	\$189	NDMC	0.20				
021-396-01	4321 SETTLER CT	1982	R25	5/7/2018	\$353,000	\$359,269	2028	\$177	NDMC	0.21				
021-343-04	4165 BISMARK DR	1977	R25	4/11/2018	\$330,000	\$338,679	2128	\$159	NDMC	0.20				
021-302-14	3900 WAGONEER DR	1976	R25	4/12/2018	\$356,700	\$365,967	2128	\$172	NDMC	0.14				
021-334-05	4300 RIO POCO RD	1977	R25	5/14/2018	\$355,000	\$360,485	2128	\$169	NDMC	0.17				
021-334-09	4140 SNOWSHOE LN	1977	R25	6/29/2018	\$375,000	\$375,124	2128	\$176	NDMC	0.14				
021-413-07	4565 ANZA WAY	1979	R25	6/15/2018	\$385,000	\$386,898	2212	\$175	NDMC	0.22				
021-413-15	4450 RIO ENCANTADO LN	1978	R25	4/11/2018	\$352,000	\$361,258	2246	\$161	NDMC	0.19				
A 1% 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:
4505 DOS RIOS CT RENO
DONNER SPRINGS 4
LT 68

Owner & Mailing Address:
BLAND, KELLY & ANNETTE M
4950 ABERFELDY RD
RENO, NV 89519

WASHOE COUNTY APPRAISAL RECORD 2019

APN: 021-363-19

Card 1 of 1
Bld. 1-1



Tax District: 1000

printed: 01/22/2019

ACTIVE

2742.03

NDMC - Donner Springs Subs

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	59,900	0	83,274	0	143,174	50,111	Building Value	79,114								
2018 FV	42,300	0	82,836	0	125,136	43,798	Extra Feature Value	4,160								
2017 FV	39,600	0	84,252	0	123,852	43,348	Land Value	59,900								
2016 FV	32,400	0	87,336	0	119,736	41,908	Taxable Value	143,174			Reopen	Code:				
2015 FV	28,900	0	88,883	0	117,783	41,224	Exemption	0			Reappraisal					
2014 FV	25,400	0	86,527	0	111,927	39,174	FLAGS									
2013 FV	18,000	0	85,884	0	103,884	36,359	Type	Value								
2012 FV	17,400	0	87,219	0	104,619	36,617	Cap Code	IF08								
2011 FV	29,600	0	83,023	0	112,623	39,418	Eligible for Form?	YES								
2010 FV	38,000	0	86,744	0	124,744	43,660	Low Cap Percentage	0								
2009 FV	47,770	0	89,177	0	136,947	47,932	Parcel Map	0								
2008 FV	76,892	0	88,516	0	165,408	57,893										
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	22,325					
Occupancy	001	RES Residential	Plumbing Fixtures	9	1FL	1FLR - FIRST FLOOR		1,910	160,402	Sub Area-RCN	197,784					
Story/Frame	01	Sgl Fam Res ~	Base Appliance From MS	1	CCP	CCP - COVERED CONCRETE PORCH		126	2,642	% Incomplete	0					
Quality	25	SINGLE STORY	Living Units in Building	1	GRA	GARA - GARAGE ATTACHED		460	12,415	% Depreciation	60.00					
Year Built	WAY	%Comp	Year of Addn/Remodel							\$ Dep & Inc	118,670					
1979	1979	100								Obso/Other Adj.	0					
BUILDING CHARACTERISTICS										Sub Area DRC	79,114					
Category	Code	Type	%							Additive DRC	4,160					
Ext. Wall	3	HARDBOARD/FR	100							Total DRC	83,274					
Roof Cover	2	COMP SHINGLE	100							Override						
Base	1	MS FLOOR ADJ	100							Cost Code	89502					
Heating Type	11	FA/AC ~	100							PROPERTY CHARACTERISTICS						
Sub Floor	2	WOOD	100							Water	Municipal					
Energy	3	MODERATE ~	100							Sewer	Municipal					
Foundation	3	MODERATE ~	100							Street	Paved					
Seismic	1	SEISMIC FRAME	100							BUILDING NOTES						
Base Rate Adjustment							Adj.			GLA[1] (1910) GRA[1] (460) PCS[1] (126)						
CCM SFR Frame							1.05000			PRW[1] (126)						
Local Reno Frame							1.05000									
Construction Modifiers							Adj.									
Gross Living/Building Area							1,910									
Perimeter							222									
#	Bld	Date	User ID	Activity Notes												
1	0-0	01/16/2019	mass updt	AERL-Pictometry Review by SS - Completed at Desktop 01/15/2019												
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	FPS1	FIREPLACE SINGLE 1 STORY	EBLD	1-1	0	0	1	3,764.85	1979		100	3,765	40.0	1,506		
2	FWCO	FLATWORK CONCRETE	30	1-1	0	0	580	5.95	1979		100	3,448	40.0	1,379		
3	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	2	1,593.78	1979		100	3,188	40.0	1,275		
LAND VALUE DOR Code 200 Neighborhood 2742.03 NDMC - Donner Springs Subs Land Size 9,583 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	SF6	1.00	ST		59,900.00			59,900						

Create Code/Year:

Owner 1: BLAND, KELLY & ANNETTE M
 Owner 2:
 Owner 3:

WASHOE COUNTY APPRAISAL RECORD 2019

APN: 021-363-19

Card 1 of 1
 Bld. 1-1



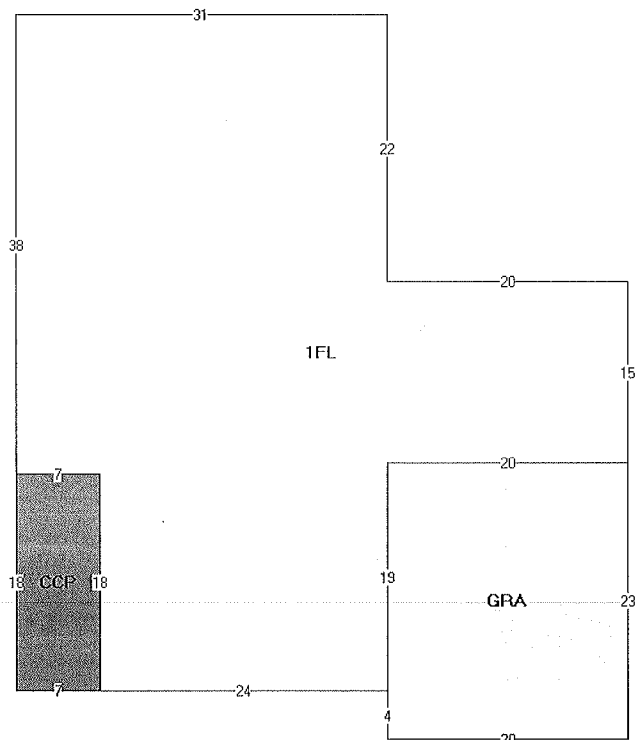
Tax District: 1000

printed: 01/22/2019

ACTIVE

2742.03

NDMC - Donner Springs Subs



BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
05/12/2004	04-04021	REROOF	990	Compl	0	10/27/04 LRA Compl	NVC

SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
BLAND, KELLY	2874779	06/19/2003	200	3NTT			
	2034135	09/27/1996	200	2D		141,000	
	CHK	04/01/1981				95,500	

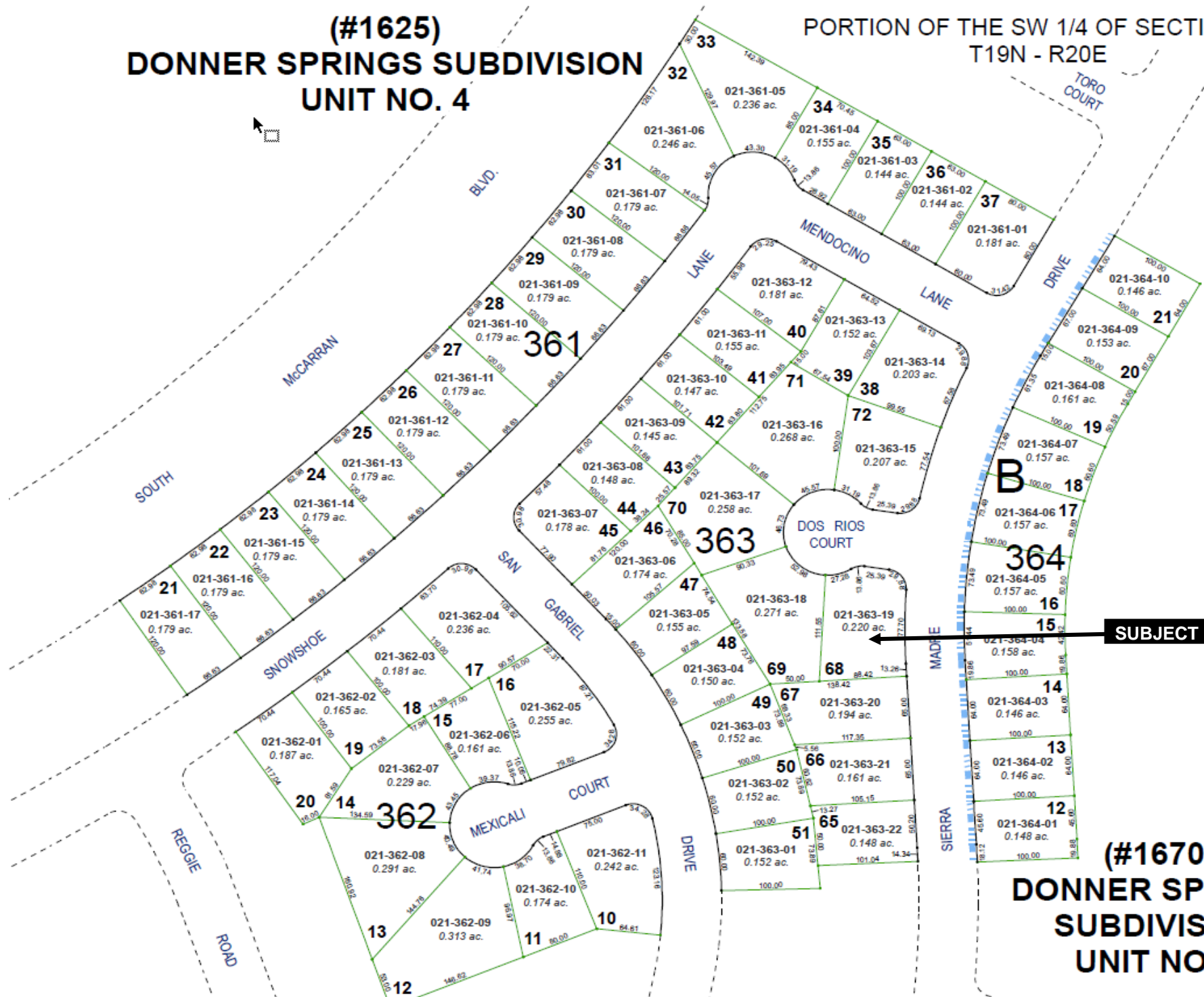
#	Bld	Date	User ID	Activity Notes
2	0-0	11/08/2018	smart	RALL BY SS - 08/02/2018
3	0-0	09/26/2017	smans	RALL BY WJ - 08/01/2017
4	0-0	10/03/2016	sjack	RALL BY WJ - 09/21/2016
5	0-0	11/06/2015	idiez	TAG FROM 1005 TO 1000 TMUGWB NOW SPECIAL ASSESSMENT
6	1-1	09/17/2013	tsand	RALL NDMC IMPROVEMENT LINE DONE 09/17/2013 BY REVIEWED-NO CHGS ON IMP
7	1-1	08/08/2012	drsta	RALL NDMC IMPROVEMENT LINE DONE 08/08/2012 BY REVIEWED-NO CHGS ON IMP
8	1-1	08/04/2011	GD	RALL NDMC IMPROVEMENT LINE DONE 08/04/2011 BY REVIEWED-NO CHGS ON IMP
9	1-1	08/10/2010	GD	RALL NDMC IMPROVEMENT LINE DONE 08/10/2010 BY REVIEWED-NO CHGS ON IMP
10	1-1	08/14/2009	GD	RALL NDMC IMPROVEMENT LINE DONE 08/14/2009 BY REVIEWED-NO CHANGES ON

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

NEIGHBORHOOD MAP

(#1625)
DONNER SPRINGS SUBDIVISION
UNIT NO. 4

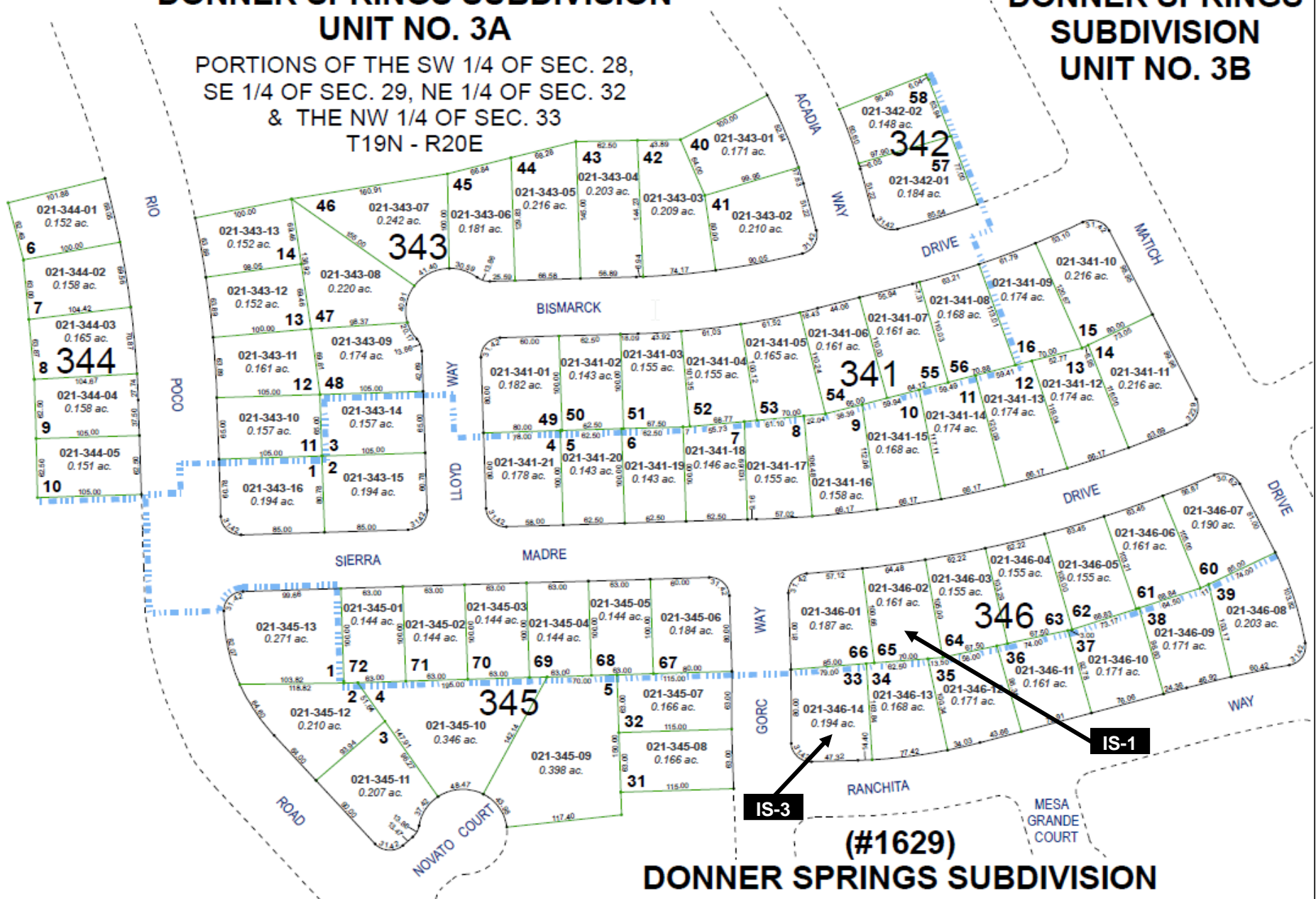
PORTION OF THE SW 1/4 OF SECTION 28
T19N - R20E



(#1670)
DONNER SPRINGS
SUBDIVISION
UNIT NO. 6

**(#1581)
DONNER SPRINGS SUBDIVISION
UNIT NO. 3A**

PORTIONS OF THE SW 1/4 OF SEC. 28,
SE 1/4 OF SEC. 29, NE 1/4 OF SEC. 32
& THE NW 1/4 OF SEC. 33
T19N - R20E

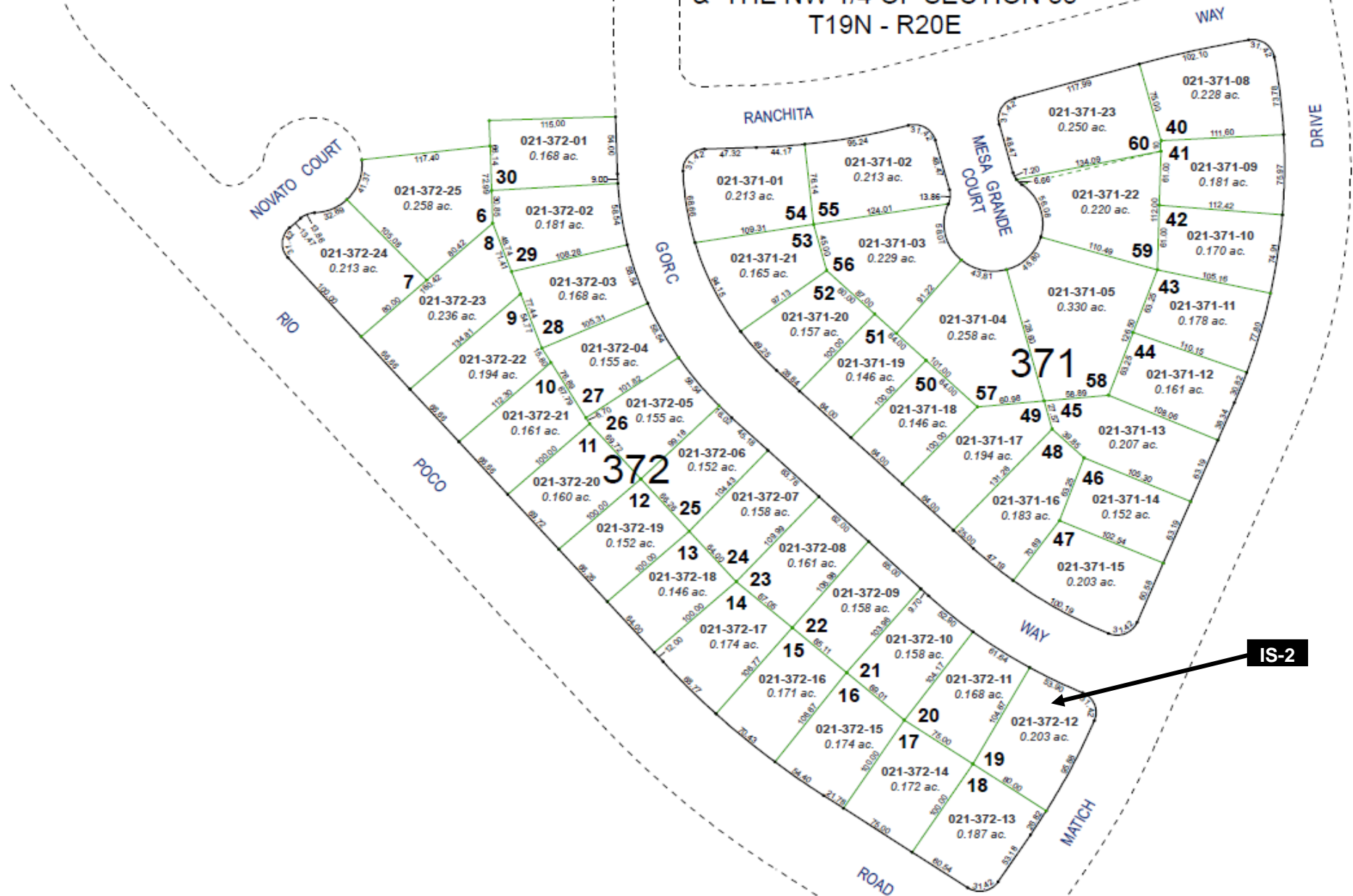


**(#1609)
DONNER SPRINGS
SUBDIVISION
UNIT NO. 3B**

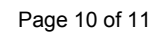
**(#1629)
DONNER SPRINGS SUBDIVISION**

(#1629)
DONNER SPRINGS SUBDIVISION
UNIT NO. 5

PORTIONS OF THE NE 1/4 OF SECTION 32
& THE NW 1/4 OF SECTION 33
T19N - R20E



PORTIONS OF THE SW 1/4 OF SEC. 28 & THE SE 1/4 OF SEC. 29
T19N - R20E



(#1660)
DONNER SPRINGS SUBDIVISION
UNIT NO. 2C-2

