

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 19-0021
 Hearing Date 02/21/2019
 Tax Year 2019

APN: 038-341-22
 Owner of Record: ELLIOTT, EUGENE V
 Property Address: 10 ZANE GREY LN
 Square Feet (Inc Finished Bsmt) 1,866
 Built / WAY: 1978
 Parcel Size: 2.05 AC

Description / Location: The subject property is located in Mogul. This residence is a quality class 3.5 home, built in 1978 with a total of 1,866 square feet of living area with a 462 square foot attached garage and an additional 768 square foot detached garage. The home sits on 2.05 acres of land.

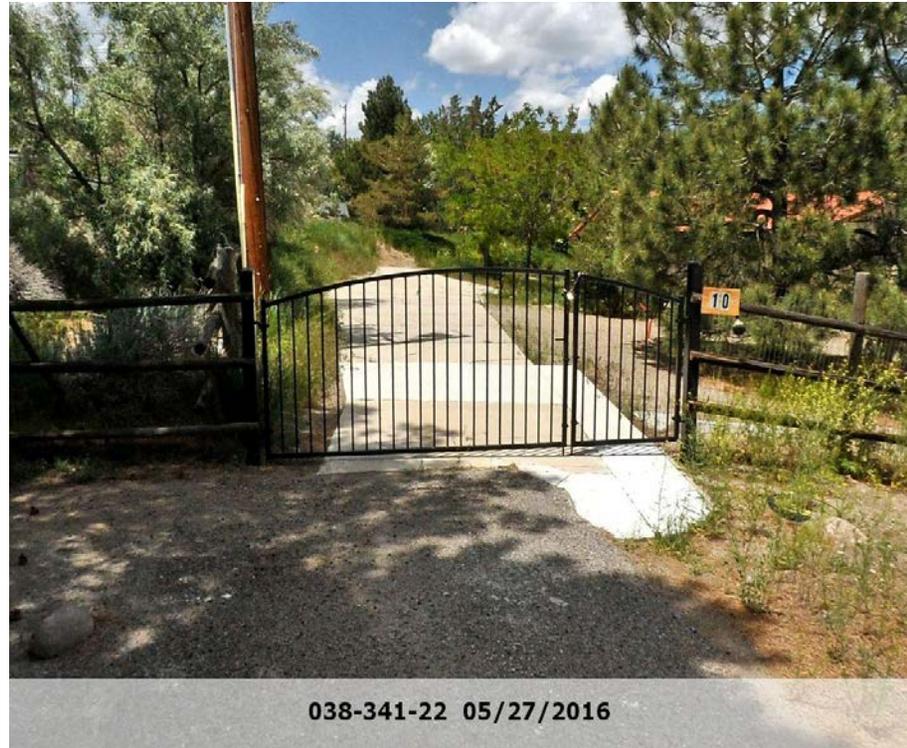
2019/20 Taxable Value:	Land:	\$99,750
	Improvements:	\$126,855
	Total:	<u>\$226,605</u>
	Taxable Value / SF	\$121

Sales Comparison Approach:	Indicated Value	\$410,000
	Indicated Value / SF	\$220.00

Current Obsolescence: \$0

Conclusions: In conclusion, IS-1 through IS-4 indicate a value range of \$191 to \$295 per square foot. The subject's total taxable value of \$121 per SF falls on the extreme low end. It is our recommendation the total taxable value be upheld.

RECOMMENDATION: Uphold X Reduce



Prepared by: Pete Kinne, Appraiser

Reviewed by: Gail Vice

ASSESSOR'S EXHIBIT I
11 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$99,750	\$34,913	Txble
IMPROVEMENTS:	\$126,855	\$44,399	\$/ SF
TOTAL:	\$226,605	\$79,312	\$121

HEARING:	19-0021
DATE:	_____
TIME:	_____
TAX YEAR:	2019
VALUATION:	Reappraisal

OWNER: ELLIOTT, EUGENE V

SUBJECT							FIN	UNFIN				Baths	Built			Sale
APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	FII/HIF	WAY	Sale Date	Sale Price	\$/SF	
038-341-22	10 ZANE GREY LN	2.05	AC	1,866	1,230			R35	SINGLE	4	2		1978		\$0	

IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Hlf	Built	Sale Date	Sale Price	\$/SF
IS-1	038-462-05	115 CLIFF VIEW DR	0.42	AC	2,006	1,076			R30	TWO	3	2 \ 1	1984	11/29/2018	\$489,900	\$244
IS-2	038-461-08	9990 TIMBERWOLF DR	0.80	AC	2,207	471			R30	SINGLE	4	2 \ 1	1988	07/20/2018	\$475,000	\$215
IS-3	038-341-06	65 NIGHTOWL DR	1.00	AC	2,117	600			R30	SINGLE	3	2 \ 0	1978	10/12/2017	\$625,000	\$295
IS-4	038-341-27	80 NIGHTOWL DR	1.14	AC	1,279	520	1,210		R30	SINGLE	3	2 \ 1	1979	08/18/2017	\$475,000	\$191

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	038-730-41	0 MULE DEER CT	1.48	AC	LDS	11/14/2018	\$170,000	The subject is an irregular/triangular shaped parcel located in Mogul. This parcel has an access easement running along the northeasterly boundary; the topography is moderate; typical mt. views looking to the NE.
LS-2	038-730-47	0 MULE DEER CT	1.30	AC	LDS	10/25/2018	\$235,000	The subject is located in Mogul on a private road maintained by a HOA. The parcel is slightly irregular with moderate sloping topography; the parcel has unfiltered mountain views looking to the SW.
LS-3	038-695-19	580 RIVERDALE CIR	1.00	AC	LDS	09/11/2018	\$185,000	The subject is located in the gated Riverdale subdivision within Verdi. This parcel is not located on the river, has level topography and a regular shape, views to the south are compromised due to existing large SFR. No muni services available; this site requires a well and septic system.

RECOMMENDATIONS/COMMENTS:

UPHOLD: X REDUCE:

The subject property is located in Mogul. This residence is a quality class 3.5 home, built in 1978 with a total of 1,866 square feet of living area with a 462 square foot attached garage and an additional 768 square foot detached garage. The home sits on 2.05 acres of land.

IS-1 is located northwest of the subject property. This sale is the most recent sale and comparable in living area, quality class, and bathroom count. However, this sale is far inferior in land size as it over 1.50 acres smaller than the subject's parcel.

IS-2 is located near the 4th street on/off ramp. This sale is comparable in living area, quality of construction, bedroom and bathroom count; but inferior in parcel size and garage area. Overall, this is a low indicator of value for the subject property.

IS-3 is located directly above the subject property. This sale is comparable in living area, age, bathroom count, quality of construction and has a 1,152 square foot utility shed similar to the subject property. Overall, this sale is a good indicator of value for the subject property.

IS-4 is located on the same street as IS-3. This sale is comparable in quality of construction, bathroom count, and age, but inferior in lot size. Overall, this sale represents the low end of the value range.

In conclusion, IS-1 through IS-4 indicate a value range of \$191 to \$295 per square foot. The subject's total taxable value of \$121 per SF falls on the extreme low end. It is our recommendation the total taxable value be upheld.

PREPARED BY: Pete Kinne, Appraiser

REVIEWED BY: Gail Vice, Senior Appraiser

Situs & Keyline Description:
 10 ZANE GREY LN WASHOE COUNTY
 TRUCKEE CANYON ESTATES
 LT 3

Owner & Mailing Address:
 ELLIOTT, EUGENE V
 10 ZANE GREY LN
 RENO, NV 89523

WASHOE COUNTY APPRAISAL RECORD 2019

APN: 038-341-22

Card 1 of 1
 Bld. 1-1



Tax District: 4011

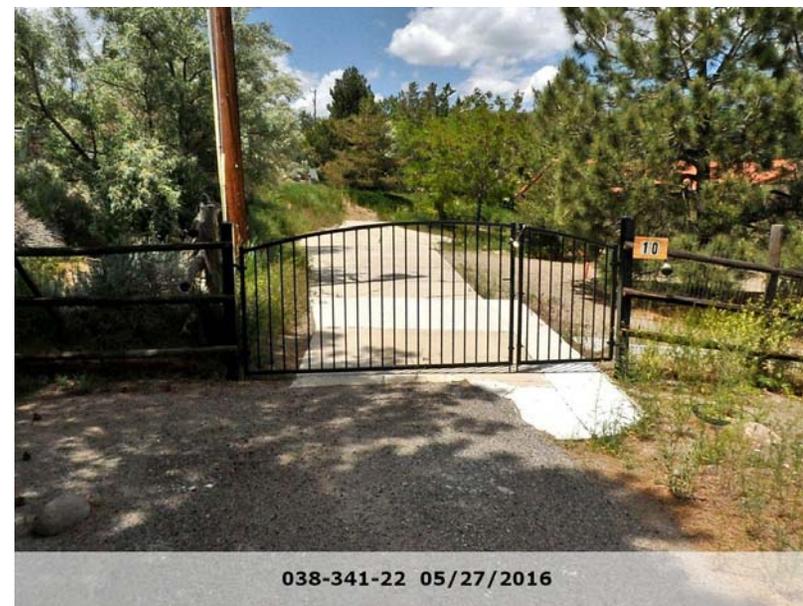
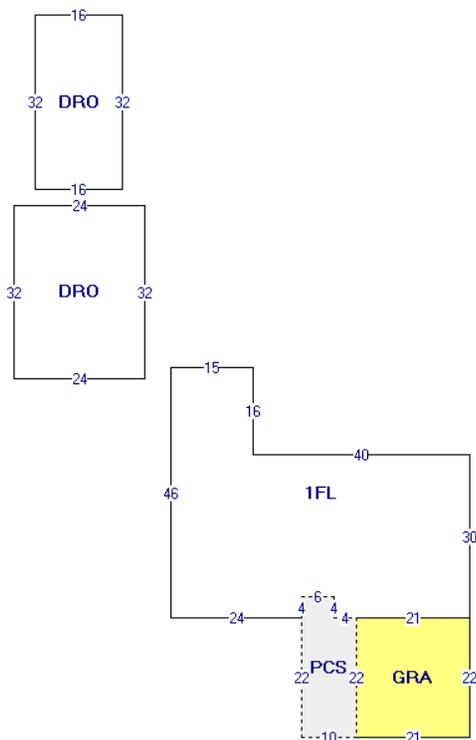
printed: 01/28/2019

ACTIVE

4631.06

FBBF - Peavine Meadows Estates

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							
						Building Value	95,995										
2019 NR	99,750	0	126,855	0	226,605	79,312	Extra Feature Value	30,860									
2018 FV	58,500	0	126,034	0	184,534	64,587	Land Value	99,750									
2017 FV	62,330	0	102,705	0	165,035	57,762	Taxable Value	226,605				Reopen	Code:				
2016 FV	77,913	0	128,311	0	206,224	72,178	Exemption	8,000				Reappraisal					
2015 FV	63,000	0	130,028	0	193,028	67,560	FLAGS										
2014 FV	59,850	0	127,890	0	187,740	65,709	Type	Value									
2013 FV	52,800	0	126,682	0	179,482	62,819	Cap Code	POQ				NC / C	New Land	New Sketch			
2012 FV	52,800	0	128,464	0	181,264	63,442	Eligible for Form?	YES									
2011 FV	71,500	0	122,320	0	193,820	67,837	Low Cap Percentage	1				By:	Date:				
2010 FV	88,000	0	130,015	0	218,015	76,305	Parcel Map	0									
2009 FV	104,125	0	133,697	0	237,822	83,238											
2008 FV	159,572	0	133,197	0	292,769	102,469											
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							
RES	001	Residential	Plumbing Fixtures	9	1FL	1FLR - FIRST FLOOR		1,866	197,852	30,336							
Occupancy	01	Sgl Fam Res ~	Base Appliance From MS	1	DRO	DO - No Value Drawn for Info		1,280	0	249,337							
Story/Frame	01	SINGLE STORY	Living Units in Building	1	GRA	GARA - GARAGE ATTACHED		462	15,611	0							
Quality	35	Average-Good	Bedrooms	4	PCS	POR1 - PORCH CONCRETE SLAB		244	1,710	61.50							
Year Built	WAY	%Comp	Year of Addn/Remodel	Bath - Full		2	PRW	PRF1 - PORCH ROOF WOOD	244	3,828	153,342						
1978	1978	100									Obso/Other Adj.	0					
BUILDING CHARACTERISTICS				Sub Area DRC						95,995							
Category	Code	Type	%	Additive DRC						30,860							
Ext. Wall	2	PLYWOOD/FR ~	100	Total DRC						126,855							
Roof Cover	6	CONCRETE TIL	100	Override													
Base	1	MS FLOOR ADJ	100	Cost Code						89502							
Heating Type	1	FA ~ FORCED	100									PROPERTY CHARACTERISTICS					
Sub Floor	2	WOOD	100	Base Rate Adjustment				Adj.				Water		Well			
Energy	3	MODERATE ~	100	CCM SFR Frame				1.05000				Sewer		Septic			
Foundation	3	MODERATE ~	100	Local Reno Frame				1.05000				Street		Paved			
Seismic	1	SEISMIC FRAME	100	Construction Modifiers				Adj.				BUILDING NOTES					
										Gross Living/Building Area				1,866			
										Perimeter				254			
#	Bld	Date	User ID	Activity Notes													
1	0-0	10/30/2018	smartell	REXT BY PJK - 09/12/2018													
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	FPS1	FIREPLACE SINGLE 1 STORY	EBLD	1-1	0	0	1	4,636.71	1978		100	4,637	38.5	1,785			
2	FWCO	FLATWORK CONCRETE	30	1-1	0	0	2500	5.38	1978		100	13,442	38.5	5,175			
3	GARD	GARAGE DETACHED	35	1-1	0	0	768	35.35	1984		100	27,150	47.5	12,896			
4	LOU	LOFT TYPE U - UNFINISHED	30	1-1	0	0	512	12.16	1984		100	6,224	47.5	2,956			
5	WPRS	WELL, PRESSURE SYSEM & SEPTIC	30	1-1	0	0	1	11,088.00	1978		100	11,088	38.5	4,269			
6	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	5	1,593.78	1978		100	7,969	38.5	3,068			
7	CLE1	EVAP 3,000 CFP	30	1-1	0	0	1	1,846.00	1978	2017	100	1,846	38.5	711			
LAND VALUE		DOR Code	200	Neighborhood	4631.06 FBBF - Peavine Meadows Estates				Land Size	2.0500		Unit Type	AC				
#	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		105,000.00	NT	0.95			99,750	SZ+15/FLOOD-20				



BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
11/17/2009	09-2309	HEATING		0 Compl	0	12/18/09 SKS Compl	NVC

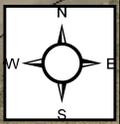
SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
ELLIOTT, EUGENE V &	4100845	04/06/2012	200	3BCT			
	570934	11/16/1978					
	CHK	11/01/1978				90,950	

#	Bld	Date	User ID	Activity Notes
2	0-0	03/02/2018	elado	CBE BOARD YEAR 2018, PROTEST YEAR 2018/2019, LAND REDUCED IMP UPHELD
3	0-0	10/30/2017	jkare	REXT BY PJK - 08/30/2017
4	0-0	02/13/2017	srsc	CBE BOARD YEAR 2017/18, PROTEST YEAR 2017/18, BOARD GRANTED 20%
5	0-0	02/09/2017	lzimm	UPDATE CBE DECISION
6	0-0	01/25/2017	mjach	CBE Hearing Notice
7	0-0	01/25/2017	sjack	Entering Date Scheduled
9	0-0	09/13/2016	sjack	AERL-Pictometry Review by SLC - 05/02/2016
10	0-0	09/01/2016	rlope	RALL BY AH - 08/23/2016
11	0-0	05/09/2016	idiez	TMFD MERGER WITH SFPD

Legend

Parcels

- Subject parcels
- Powning property



038-341-20
Powning property



Detention basin located on the southeast corner of 038-341-20



Detention basin with creek bed lined with river rock; creek bed running west to east on property line of 038-341-20 and 038-341-24.

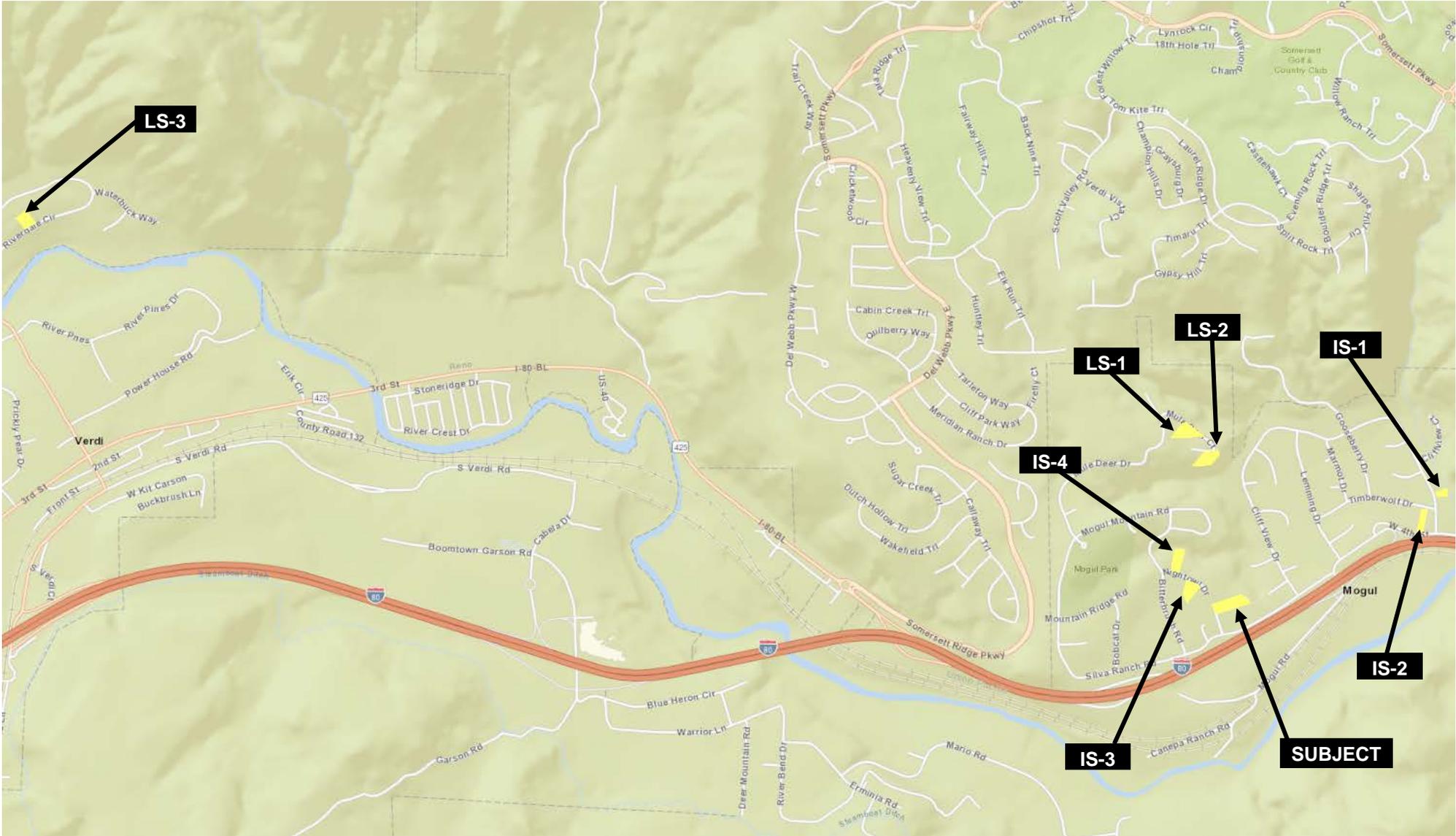


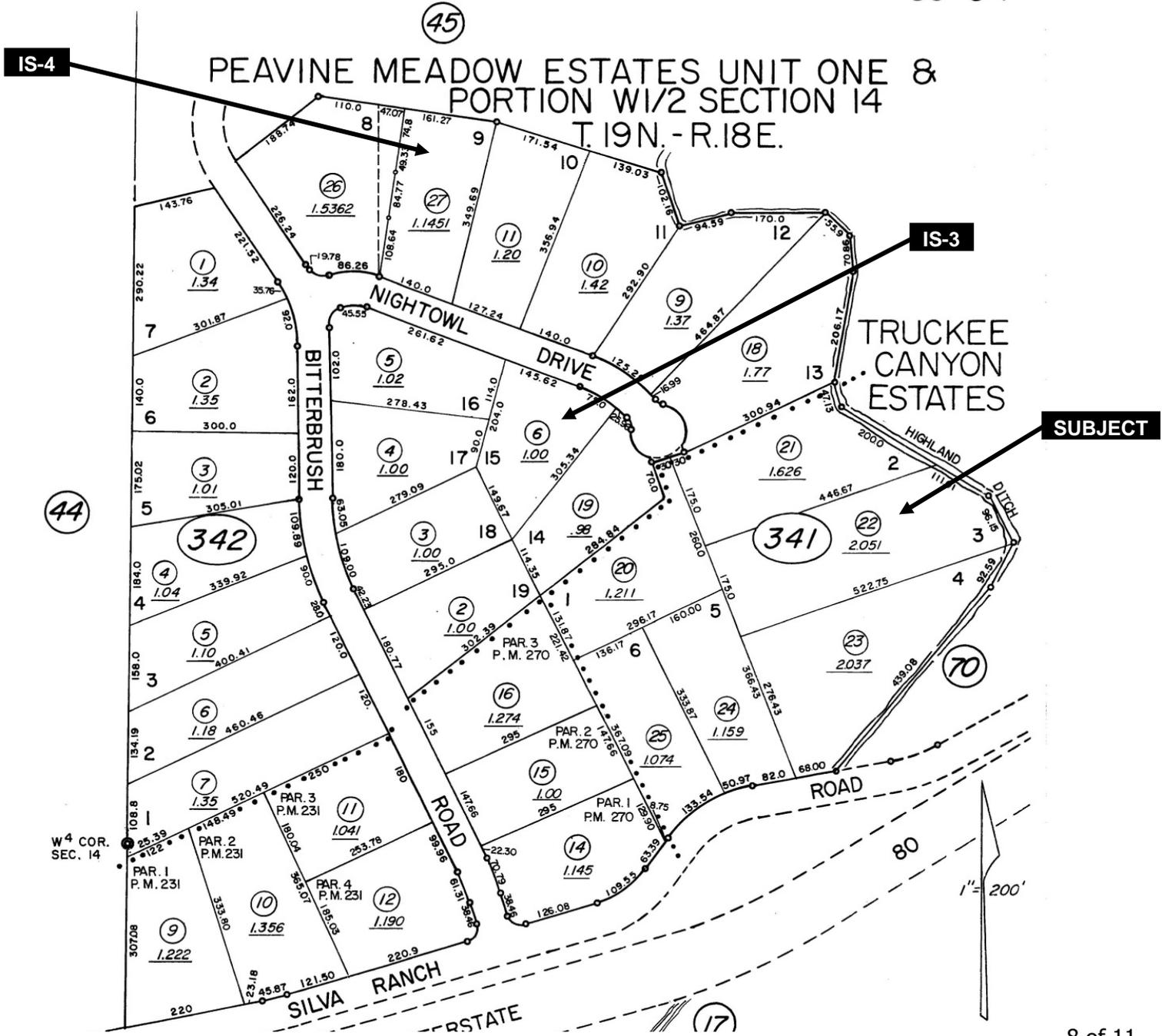
Dry creek bed running north to south along eastern edge of 038-341-20



Looking west from 038-341-22

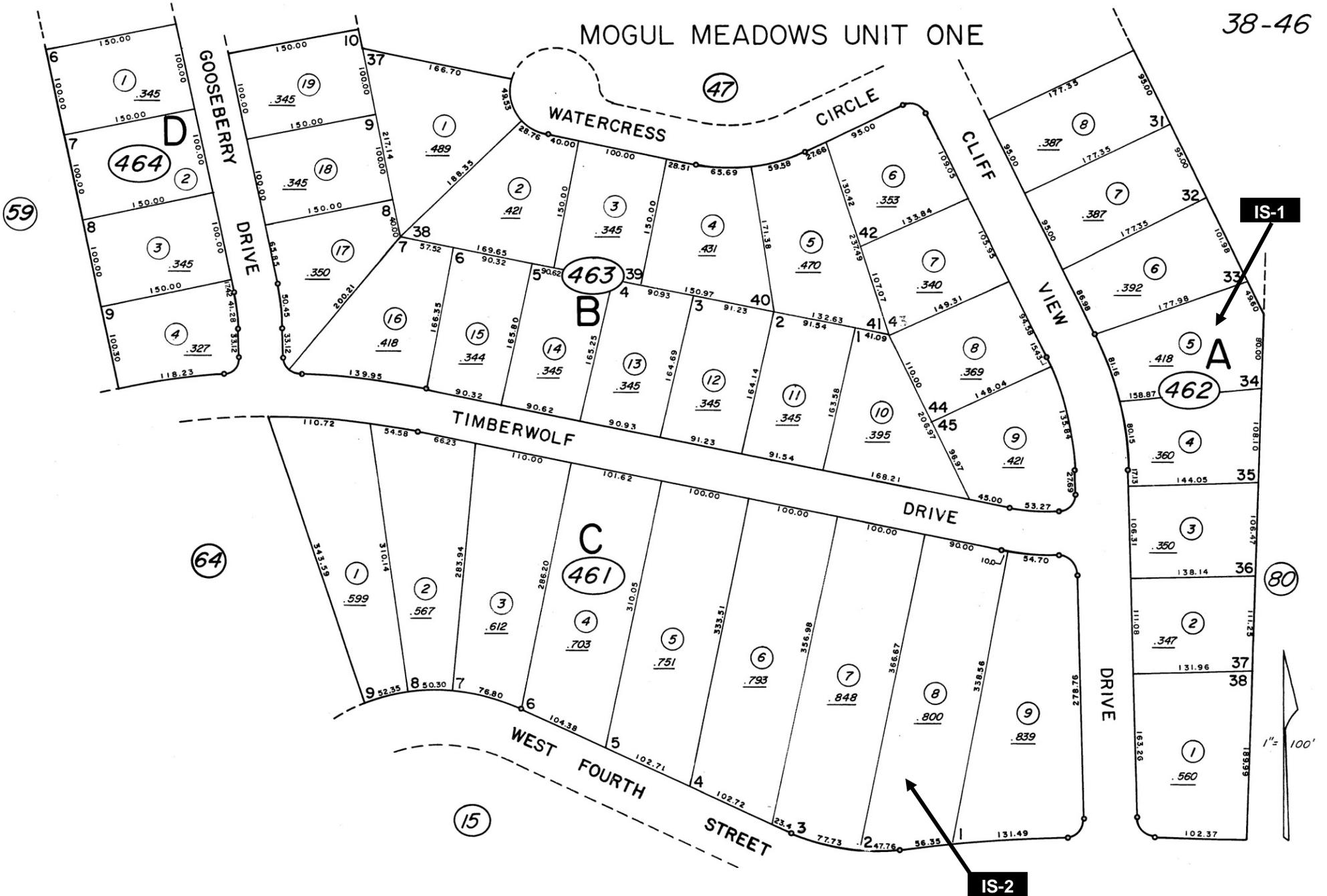
NEIGHBORHOOD MAP

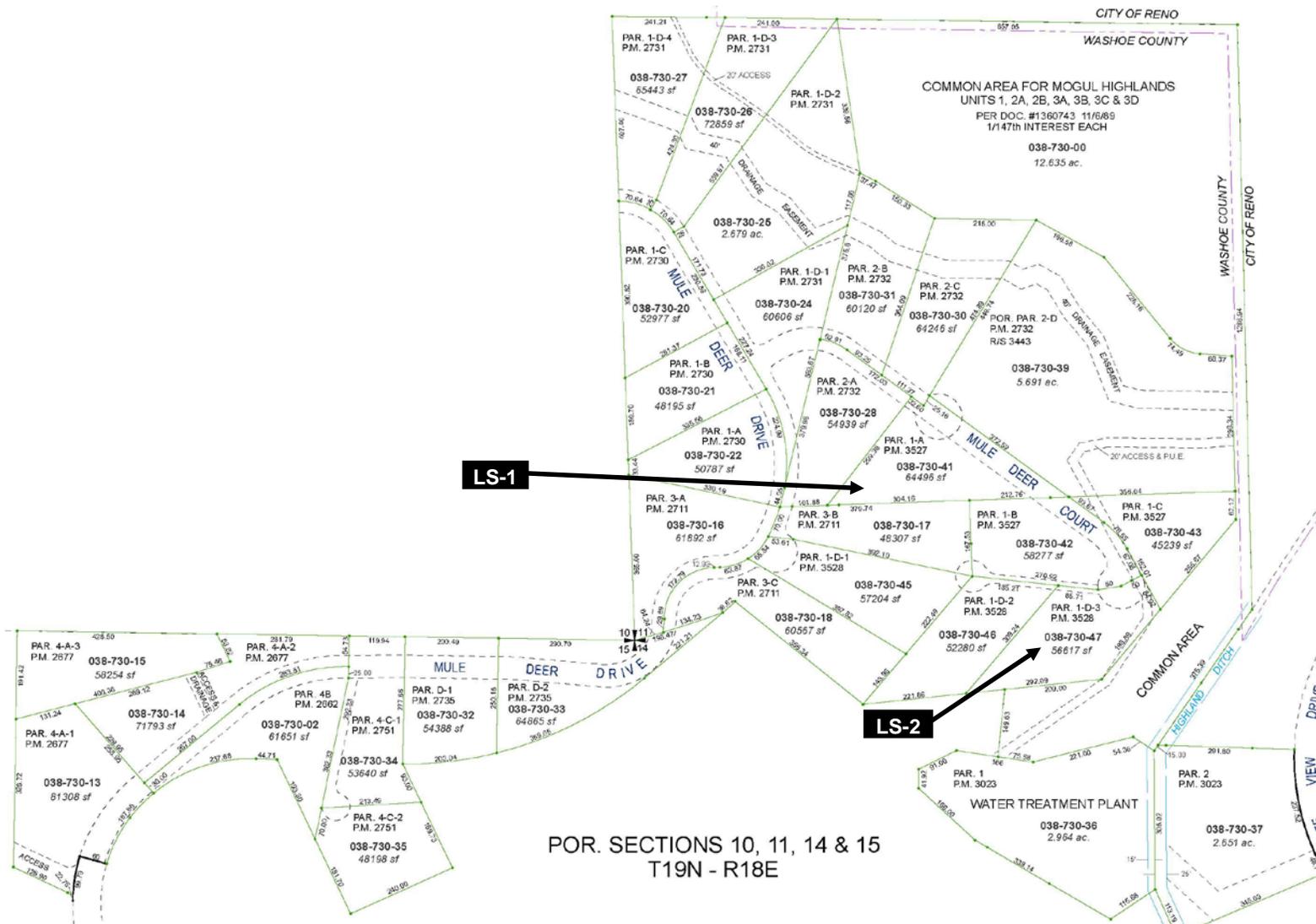




MOGUL MEADOWS UNIT ONE

38-46





(#2500)
RIVERDALE SUBDIVISION UNIT NO. 1
 PORTION OF E 1/2 SECTION 7 & W 1/2 SECTION 8
 T19N - R18E

