

**ASSESSOR'S**

**EVIDENCE**

# Washoe County Board of Equalization

## Appeal Summary Page - Secured Roll

Hearing # 19-0008  
 Hearing Date 02/21/2019  
 Tax Year 2019

APN: 038-341-24  
 Owner of Record: BRADLEY FAMILY TRUST, THOMAS R  
 Property Address: 15 ZANE GREY LN  
 Square Feet (Inc Finished Bsmt) 1,940  
 Built / WAY: 1978  
 Parcel Size: 1.16 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 1,940 square feet of living area with a 864 square foot attached garage. The property sits on 1.16 acres of land.

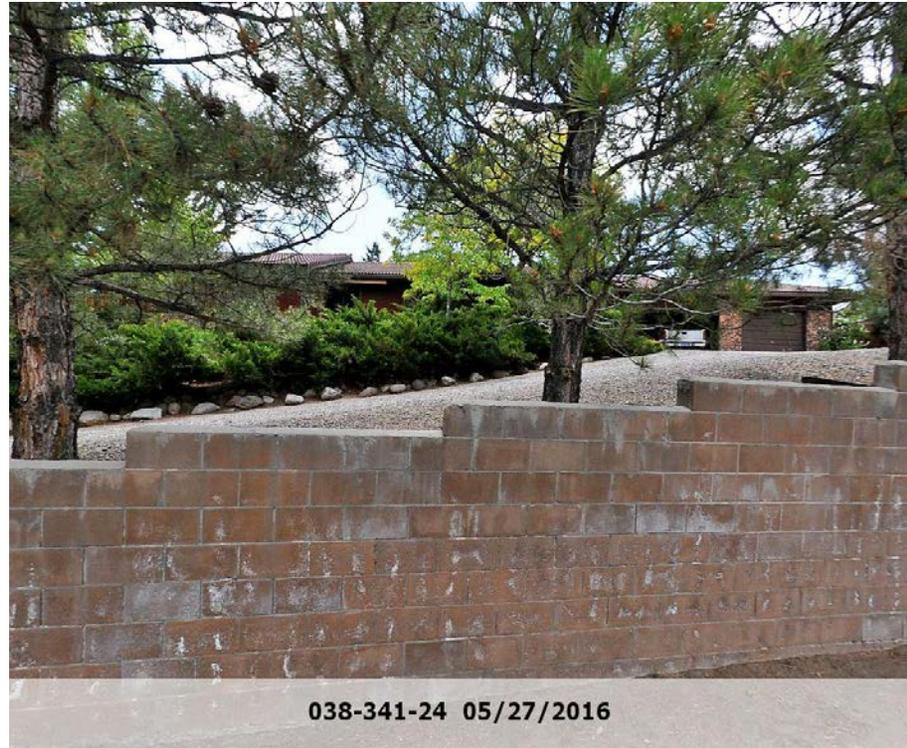
2019/20 Taxable Value:	Land:	\$73,500
	Improvements:	\$120,347
	Total:	<u>\$193,847</u>
	Taxable Value / SF	\$100

Sales Comparison Approach:	Indicated Value	\$410,000
	Indicated Value / SF	\$210.00

Current Obsolescence: \$0

Conclusions: In conclusion, IS-1 through IS-5 indicate a value range of \$191 to \$295 per square foot. The subject's total taxable value of \$100 per SF falls on the extreme low end. It is our recommendation the total taxable value be upheld.

RECOMMENDATION: Uphold X Reduce



**ASSESSOR'S EXHIBIT I**  
 12 Pages

**WASHOE COUNTY BOARD OF EQUALIZATION**

RESIDENTIAL (SFR)

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	
<b>LAND:</b>	\$73,500	\$25,725	Txble
<b>IMPROVEMENTS:</b>	\$120,347	\$42,121	\$/ SF
<b>TOTAL:</b>	\$193,847	\$67,846	\$100

<b>HEARING:</b>	<b>19-0008</b>
<b>DATE:</b>	_____
<b>TIME:</b>	_____
<b>TAX YEAR:</b>	<b>2019</b>
<b>VALUATION:</b>	<b>Reappraisal</b>

**OWNER:** BRADLEY FAMILY TRUST, THOMAS R

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
038-341-24	15 ZANE GREY LN	1.16	AC	1,940	864			R35	SINGLE	3	2\1	1978	03/01/1987	\$145,163	\$75

**IMPROVED SALES**

SALE #	APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hif	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
IS-5	038-442-26	5 BOBCAT DR	0.60	AC	1,740	483			R30	SINGLE	3	2 \ 0	1980	05/03/2017	\$399,900	\$230

**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 1,940 square feet of living area with a 864 square foot attached garage. The property sits on 1.16 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, bedroom and bathroom count, but its lot size is inferior to the subject.

IS-2 is located near the 4th street on/off ramp. This sale is comparable in living area, quality of construction and bathroom count, but somewhat superior in bedroom count and age. Overall, this sale is a good comparable to the subject property.

IS-3 is located directly above the subject property. This sale is comparable in living area, age of construction, bed and bathroom count, and quality. However, this sale has a 1,152 square foot utility shed which the subject property lacks. This sale represents the high end of the value range.

IS-4 is located on the same street as IS-3. This sale is comparable in lot size, quality of construction, bed and bathroom count, but is superior in living area. This home has a total living area of 2,489 square feet - 1,279 square feet of first floor and a 1,210 square foot finished basement which is superior to the subject. Overall, this comparable sale is considered the best indicator of value to the subject property.

IS-5 is a dated sale, but was considered as it is located in close proximity to the subject property. This sale is slightly inferior in land size, living area and garage size, but comparable in quality, bedroom and bathroom count and age.

In conclusion, IS-1 through IS-5 indicate a value range of \$191 to \$295 per square foot. The subject's total taxable value of \$100 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:  
 15 ZANE GREY LN WASHOE COUNTY  
 TRUCKEE CANYON EST  
 LT 5

Owner & Mailing Address:  
 BRADLEY FAMILY TRUST, THOMAS R  
 BRADLEY TRUSTEE, THOMAS R  
 15 ZANE GREY LN  
 RENO, NV 89523

**WASHOE COUNTY APPRAISAL RECORD**  
**2019**

APN: 038-341-24

Card 1 of 1  
 Bld. 1-1



Tax District: 4011

printed: 01/29/2019

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					
2019 NR	73,500	0	120,347	0	193,847	67,846	Building Value	105,983							
2018 FV	46,800	0	119,630	0	166,430	58,251	Extra Feature Value	14,364							
2017 FV	48,780	0	97,470	0	146,250	51,188	Land Value	73,500							
2016 FV	60,975	0	120,608	0	181,583	63,554	Taxable Value	193,847							
2015 FV	54,000	0	122,543	0	176,543	61,790	Exemption	0							
2014 FV	51,300	0	120,639	0	171,939	60,179	FLAGS								
2013 FV	48,000	0	119,566	0	167,566	58,648	Type	Value							
2012 FV	48,000	0	121,393	0	169,393	59,288	Cap Code	POQY							
2011 FV	65,000	0	115,505	0	180,505	63,177	Eligible for Form?	YES							
2010 FV	80,000	0	123,417	0	203,417	71,196	Low Cap Percentage	1							
2009 FV	94,690	0	126,977	2,160	221,667	77,584	Parcel Map	0							
2008 FV	135,743	0	124,402	0	260,145	91,051									

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	11	1FL	1FLR - FIRST FLOOR		1,940	203,933	Sub Area-RCN	275,280				
Occupancy	01	Sgl Fam Res ~	Base Appliance From MS	1	GRA	GARA - GARAGE ATTACHED		864	25,099	% Incomplete	0				
Story/Frame	01	SINGLE STORY	Living Units in Building	1	LC1	LTC1 - LATTICE LOW-SMALL BEAMS		525	5,964	% Depreciation	61.50				
Quality	35	Average-Good	Bedrooms	3	PCS	POR1 - PORCH CONCRETE SLAB		44	349	\$ Dep & Inc	169,297				
Year Built	1978	100	Bath - Full	2	PRW	PRF1 - PORCH ROOF WOOD		12	260	Obso/Other Adj.	0				
WAY	1978	100	Bath - Half	1	WDW	WDK1 - WOOD DECK WOOD		320	4,310	Sub Area DRC	105,983				
BUILDING CHARACTERISTICS				Base Rate Adjustment				Gross Living/Building Area				GLA[1](1940) GRA[1](864) LC1[1](525)			
Category	Code	Type	%	Adj.	Perimeter				PCS[1](44) PRW[1](12) WDW[1](320)						
Ext. Wall	2	PLYWOOD/FR ~	100	1.05000	272				Override						
Roof Cover	6	CONCRETE TIL	100	1.05000					Cost Code 89502						
Base	1	MS FLOOR ADJ	100						PROPERTY CHARACTERISTICS						
Heating Type	1	FA ~ FORCED	100						Water						
Sub Floor	2	WOOD	100						Sewer						
Energy	3	MODERATE ~	100						Street						
Foundation	3	MODERATE ~	100						Well						
Seismic	1	SEISMIC FRAME	100						Septic						
Construction Modifiers				Adj.					Paved						
BUILDING NOTES															

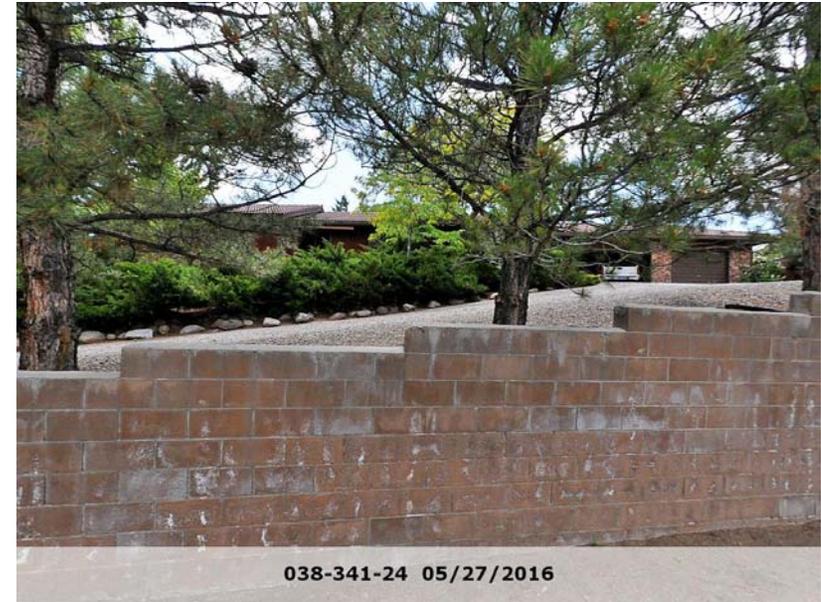
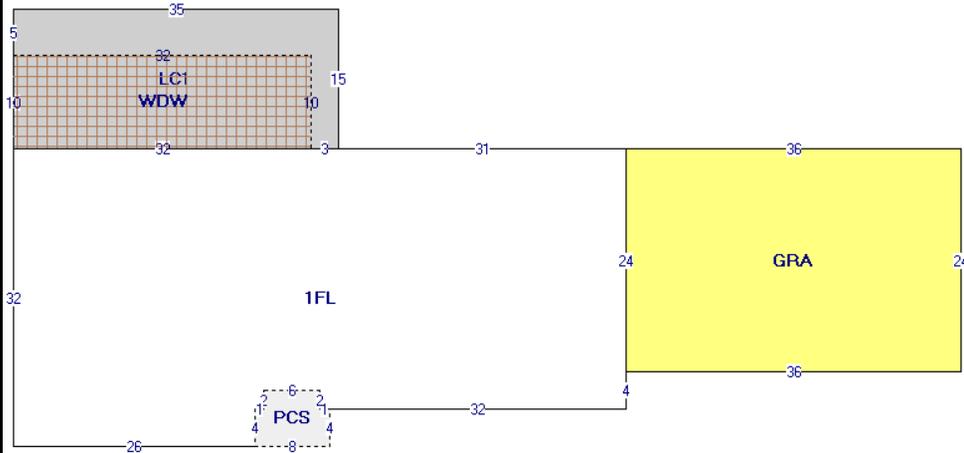
#	Bld	Date	User ID	Activity Notes
1	0-0	10/30/2018	smartell	RXT BY PJK - 09/12/2018

#	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	WPRS	WELL, PRESSURE SYSEM & SEPTIC	30	1-1	0	0	1	11,088.00	1978		100	11,088	38.5	4,269		
3	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	4	1,593.78	1978		100	6,375	38.5	2,454		
4	FWPV	FLATWORK PAVERS	30	1-1	0	0	750	8.87	2011	2017	100	6,654	88.0	5,856		

LAND VALUE	DOR Code	Neighborhood	Land Size	Unit Type
4631.06	200	FBBF - Peavine Meadows Estates	50,486	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	200	Single Family Residence	LDS	1.00	ST		105,000.00	NT	0.70			73,500	TRAFFIC-10/FLOOD-20

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



**BUILDING PERMITS**

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

**SALES/TRANSFER INFORMATION**

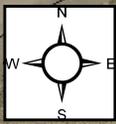
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
	2123806	08/07/1997					
	CHK	03/01/1987	200	2D		145,163	
	CHK	07/01/1983	200			130,000	
	CHK	06/01/1977				13,413	

#	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	srsc0	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.

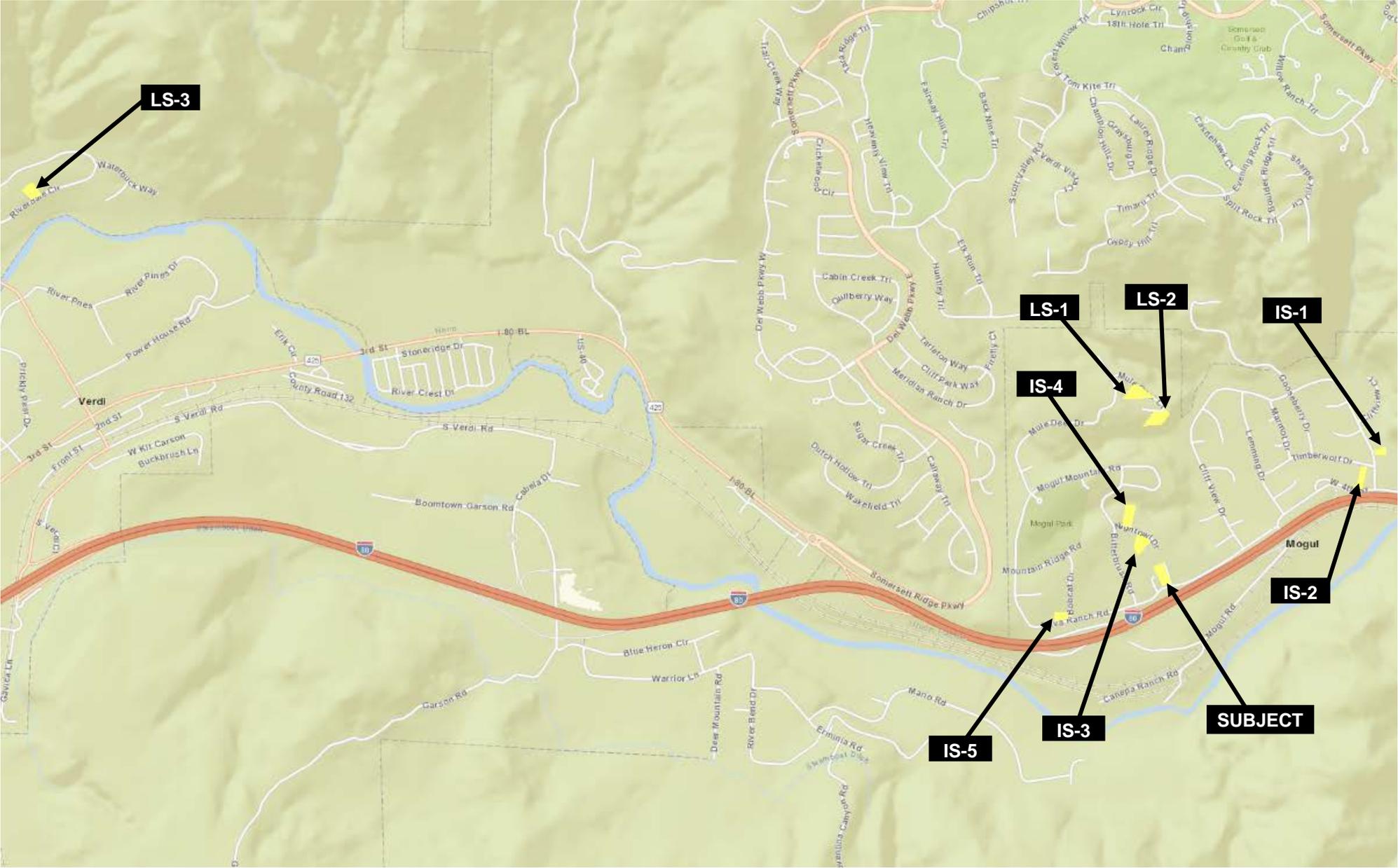


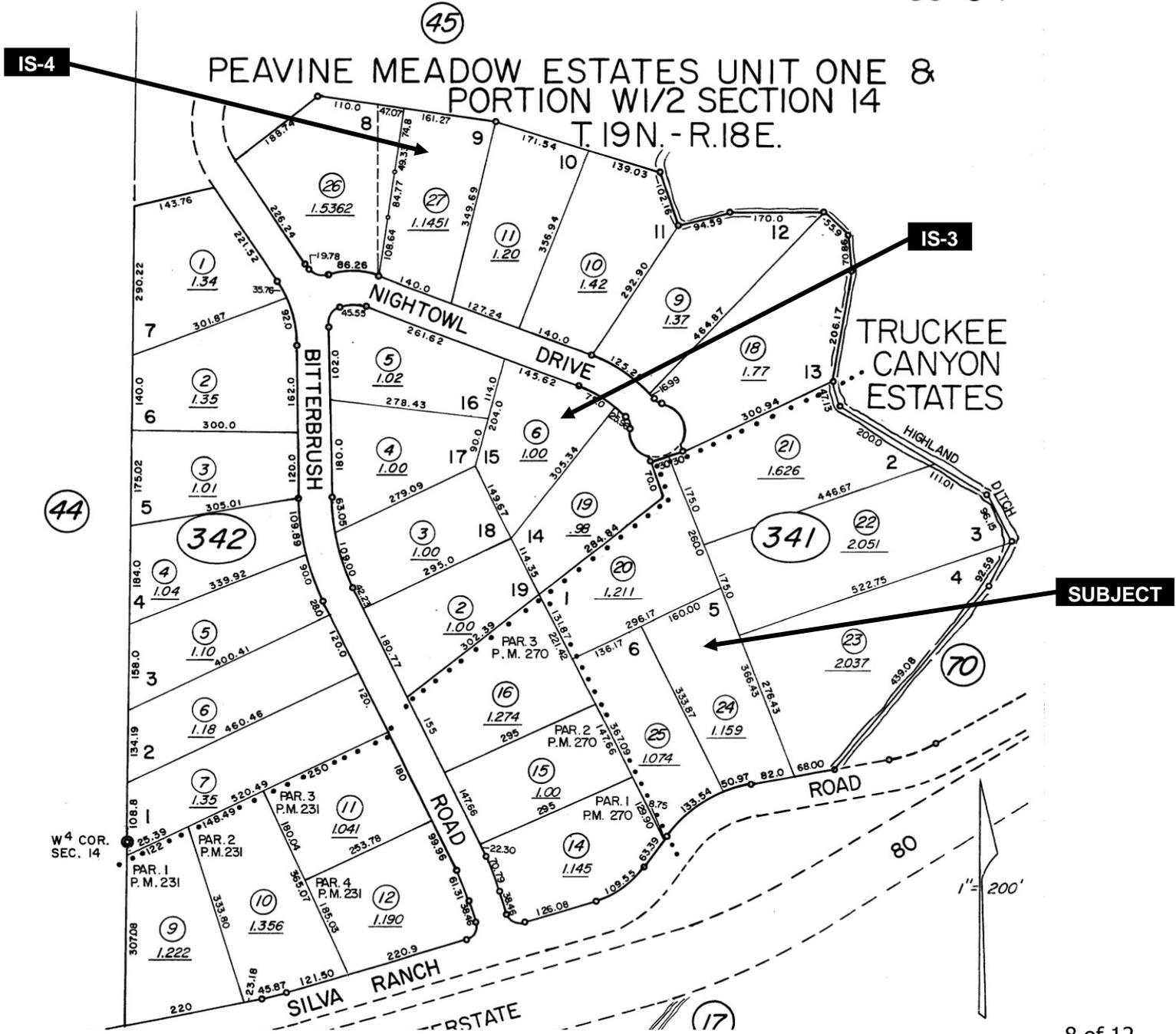
Dry creek bed running north to south along eastern edge of 038-341-20



Looking west from 038-341-22

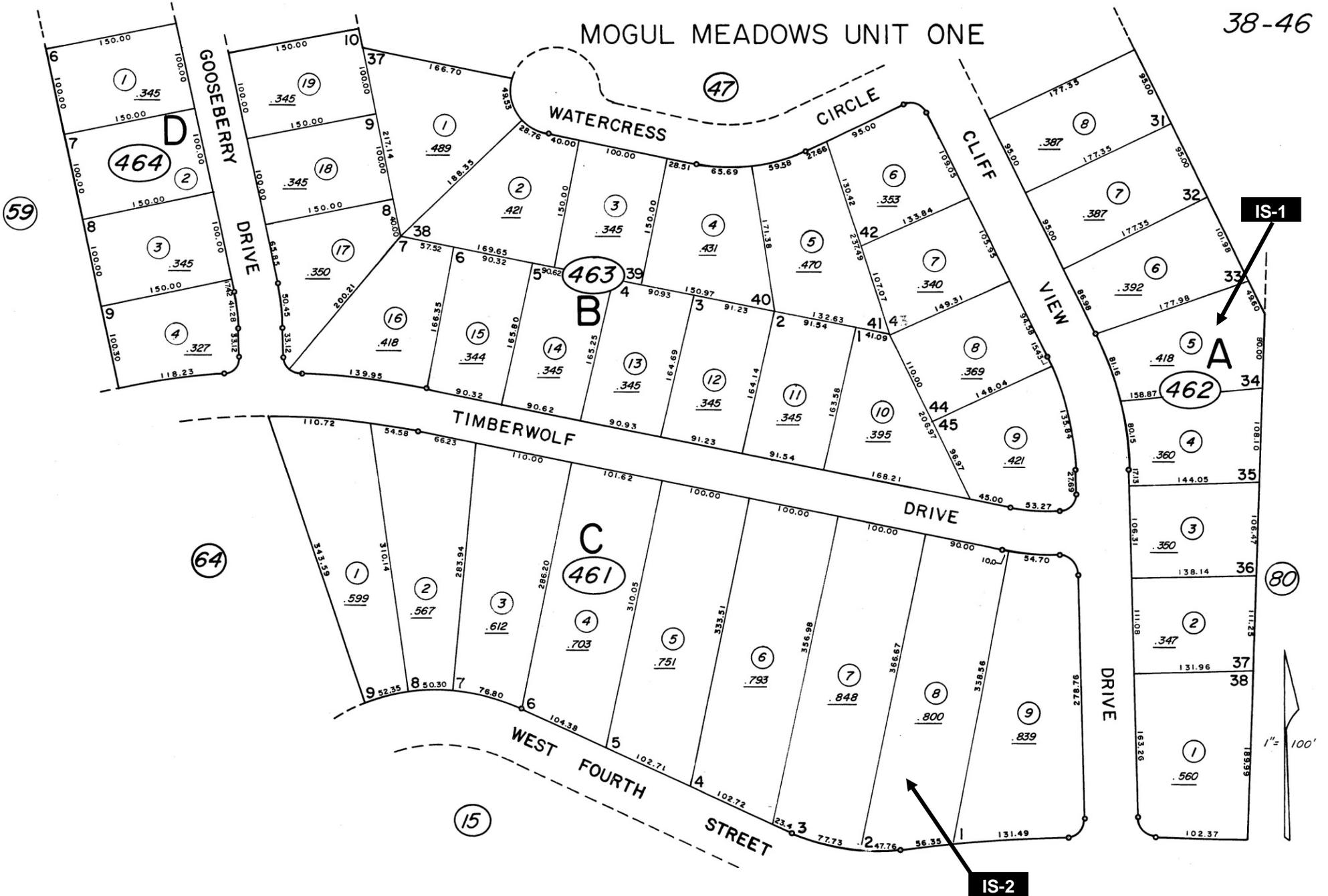
**NEIGHBORHOOD MAP**



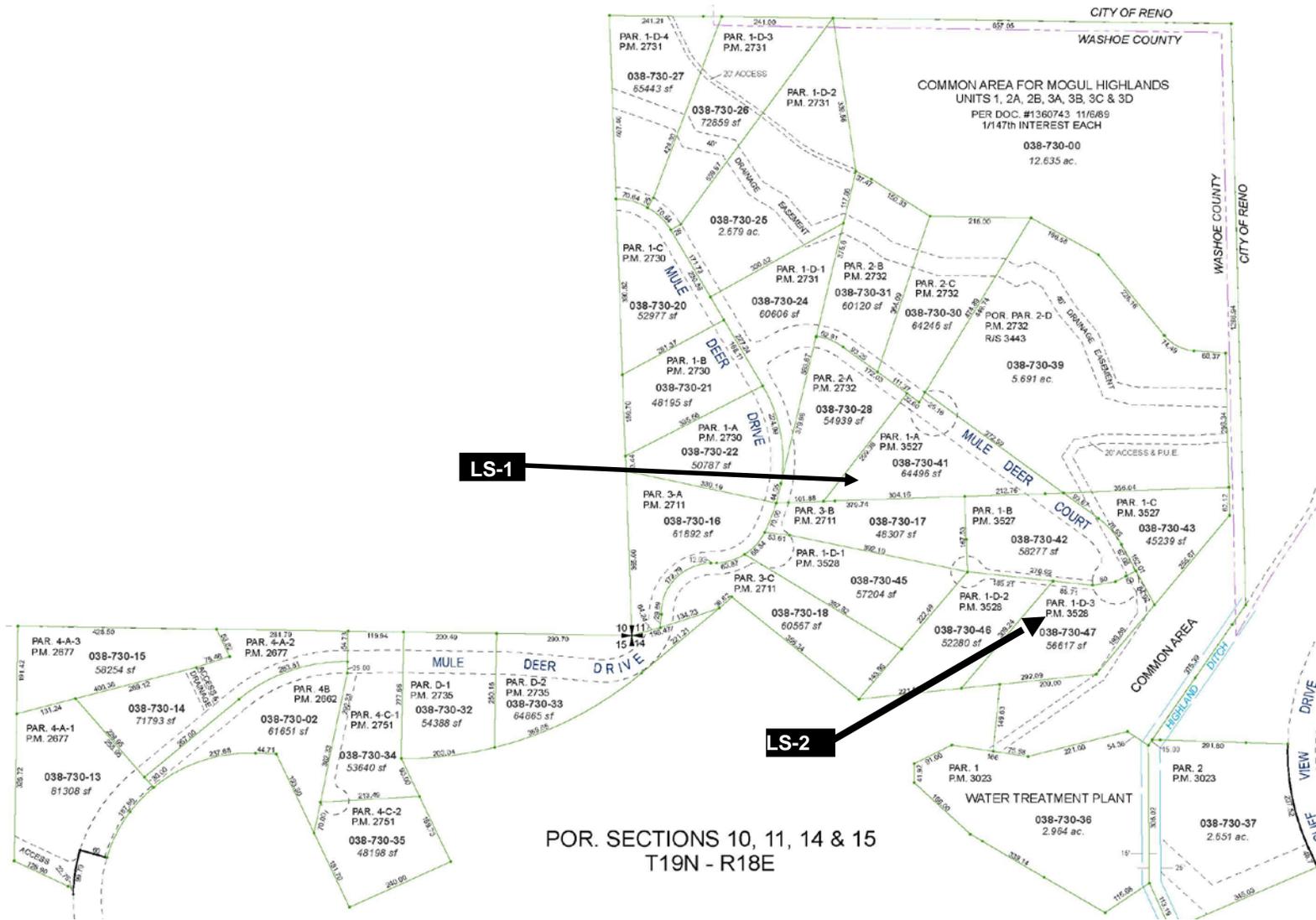


MOGUL MEADOWS UNIT ONE

38-46







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

