

# **ASSESSOR'S EVIDENCE**

**Washoe County Board of Equalization**  
**Appeal Summary Page - Secured Roll**

Hearing # 1938F18  
Hearing Date 02/27/2019  
Tax Year 2018

APN: 506-061-19  
Owner of Record: GOMEZ, MARIA M  
Property Address: 452 E 9TH AVE  
Property Type: MH REAL PROP 100%  
Gross Building Area: 960  
Year Built: 1989  
Parcel Size: 17,032 SqFt  
Description / Location: The subject consists of a 960 square foot manufactured home converted to real property built in 1989. It is situated North Sun Valley at 452 E 9th Ave.

2018/19 Taxable Value:	Land:	\$59,850
	Improvements:	\$5,120
	Total:	<u>\$64,970</u>
	Taxable Value / SF	\$68

Sales Comparison Approach:	Indicated Value Range	\$112,500 to \$118,000
	Indicated Value Range/SF	\$129 to \$147



**506-061-19 05/11/2016**

**Conclusions:** Explanation: Correction to valuation: The State of Nevada Manufactured Housing Division issued a real property notice dated June 25, 2018 directing the Assessor to assess the manufactured/mobile home conversion on 2018 secured roll as of July 1, 2018. Our office received the real property notice on June 28, 2018, after the manufactured/mobile home billing for 2018 unsecured roll was sent to the Treasurer's Office. Roll change request # 1897J18 was created to correct the 2018 unsecured roll. The proposed values corrects the 2018 manufactured/mobile home conversion for the 2018 secured roll and equalizes the parcel within Sun Valley neighborhood.

**RECOMMENDATION:**

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$59,850	\$20,948
Imps:	<u>\$40,037</u>	<u>\$14,013</u>
Total:	\$99,887	\$34,960

Assessor Ex # 1 Date 2-27-19  
APN 506-061-19  
Number of Pages 31

# Amended

**ROLL CHANGE REQUEST**  
 WASHOE COUNTY, NEVADA  
 MICHAEL E. CLARK, COUNTY ASSESSOR  
 P O BOX 11130 RENO NV 89520-0027

**RCR # 1938F18**

2018 SECURED ROLL

INCREASE

**OWNER 1:** GOMEZ, MARIA M  
**ADDRESS:** 452 E 9TH AVE  
 SUN VALLEY NV 89433

**DATE:** OCTOBER 1, 2018

**CORRECTION TO VALUATION 361,345**

WE REQUEST THAT THE **WASHOE COUNTY BOARD OF EQUALIZATION** MAKE THE FOLLOWING CHANGES IN VALUATION ON THE PROPERTY SHOWN BELOW:

**PARCEL #** 506-061-19

**TAX DISTRICT:** 4020

**SITUS ADDRESS:** 452 E 9TH AVE

**COMMISSION DISTRICT:** 5

[Edit Values and Explanation](#)

	CURRENT VALUE		PROPOSED VALUE		DIFFERENCE IN VALUE	
	TAXABLE	ASSESSED	TAXABLE	ASSESSED	TAXABLE	ASSESSED
LAND	59,850	20,948	59,850	20,948	0	0
IMPROVEMENTS	5,120	1,792	40,037	14,012	34,917	12,220
PERSONAL PROP	0	0	0	0	0	0
EXEMPTION (MINUS)		(0)		(0)		0
<b>TOTAL</b>	<b>64,970</b>	<b>22,740</b>	<b>99,887</b>	<b>34,960</b>	<b>34,917</b>	<b>12,220</b>
NEW LAND	0	0	0	0	0	0
NEW CONSTRUCTION	0	0	0	0	0	0

**EXPLANATION:**

Correction to valuation: The State of Nevada Manufactured Housing Division issued a real property notice dated June 25, 2018 directing the Assessor to assess the manufactured/mobile home conversion on 2018 secured roll as of July 1, 2018. Our office received the real property notice on June 28, 2018, after the manufactured/mobile home billing for 2018 unsecured roll was sent to the Treasurer's Office. Roll change request # 1697318 was created to correct the 2018 unsecured roll. The values above reflect the new 2018 manufactured/mobile home conversion for the 2018 secured roll.

Prepared by: Jana Walters, Appraiser

Reviewed by: Stacy Ettinger, Senior Appraiser

**TAX AMOUNT:** 156.06

**CURRENT ABATEMENT STATUS:** 100% High Cap

**PROPOSED ABATEMENT STATUS:** No Change



**OFFICE OF WASHOE COUNTY ASSESSOR**  
MICHAEL E. CLARK

**ROLL CHANGE REQUEST**  
WASHOE COUNTY, NEVADA  
MICHAEL E. CLARK, COUNTY ASSESSOR  
P O BOX 11130 RENO NV 89520-0027

**RCR # 1938F18**

2018 SECURED ROLL

INCREASE

**OWNER 1:** GOMEZ, MARIA M  
**ADDRESS:** 452 E 9TH AVE  
SUN VALLEY NV 89433

**DATE:** OCTOBER 1, 2018

**CORRECTION TO VALUATION 361.345**

WE REQUEST THAT THE **WASHOE COUNTY BOARD OF EQUALIZATION** MAKE THE FOLLOWING CHANGES IN VALUATION ON THE PROPERTY SHOWN BELOW:

**PARCEL #** 506-061-19

**TAX DISTRICT:** 4020

**SITUS ADDRESS:** 452 E 9TH AVE

**COMMISSION DISTRICT:** 5

	CURRENT VALUE		PROPOSED VALUE		DIFFERENCE IN VALUE	
	TAXABLE	ASSESSED	TAXABLE	ASSESSED	TAXABLE	ASSESSED
LAND	59,850	20,948	59,850	20,948	0	0
IMPROVEMENTS	5,120	1,792	99,887	34,960	94,767	33,168
PERSONAL PROP	0	0	0	0	0	0
EXEMPTION (MINUS)		(0)		(0)		0
<b>TOTAL</b>	<b>64,970</b>	<b>22,740</b>	<b>159,737</b>	<b>55,908</b>	<b>94,767</b>	<b>33,168</b>
NEW LAND	0	0	0	0	0	0
NEW CONSTRUCTION	0	0	0	0	0	0

**EXPLANATION:**

Correction to valuation: The State of Nevada Manufactured Housing Division Issued a real property notice dated June 25, 2018 directing the Assessor to assess the manufactured/mobile home conversion on 2018 secured roll as of July 1, 2018. Our office received the real property notice on June 28, 2018, after the manufactured/mobile home billing for 2018 unsecured roll was sent to the Treasurer's Office. Roll change request # 1897J18 was created to correct the 2018 unsecured roll. The values above reflect the new 2018 manufactured/mobile home conversion for the 2018 secured roll.

Prepared by: Jana Walters, Appraiser

Reviewed by: Stacy Ettinger, Senior Appraiser

**TAX AMOUNT:** 156.08

**CURRENT ABATEMENT STATUS:** 100% High Cap

**PROPOSED ABATEMENT STATUS:** No Change


**OFFICE OF WASHOE COUNTY ASSESSOR**  
 MICHAEL E. CLARK

**ROLL CHANGE REQUEST**  
 WASHOE COUNTY, NEVADA  
 MICHAEL E. CLARK, COUNTY ASSESSOR  
 P O BOX 11130 RENO NV 89520-0027

**RCR # 1897J18**

2018 UNSECURED ROLL

DECREASE

**BUSINESS:****OWNER:** VEASLEY, JEFF**ADDRESS:** PO BOX 11734  
SUN VALLEY NV 89433-7210**DATE:** AUGUST 13, 2018

**CLERICAL/TYPOGRAPHICAL ERROR-NRS 361.765**  
 CONVERTED TO REAL

WE REQUEST THAT THE **WASHOE COUNTY BOARD OF COMMISSIONERS** MAKE THE FOLLOWING CHANGES IN VALUATION  
 ON THE PROPERTY SHOWN BELOW:

**PPID #** 3208086**TAX DISTRICT:** 4020**SITUS ADDRESS:** 452 E 9TH AVE**COMMISSION DISTRICT:** 5

	<b>CURRENT VALUE</b>		<b>PROPOSED VALUE</b>		<b>DIFFERENCE IN VALUE</b>	
	<u>TAXABLE</u>	<u>ASSESSED</u>	<u>TAXABLE</u>	<u>ASSESSED</u>	<u>TAXABLE</u>	<u>ASSESSED</u>
<b>PERSONAL PROP</b>	10,778	3,772	0	0	(10,778)	(3,772)
<b>EXEMPT / ABATE</b>		(0)		(0)		0
<b>TOTAL</b>	10,778	3,772	0	0	(10,778)	(3,772)
 <b>NEW TO THE ROLL</b>	0	0	0	0	0	0

**EXPLANATION:**

OVERASSESSMENT DUE TO CLERICAL ERROR. MOBILE HOME CONVERTED TO REAL PROPERTY PRIOR TO JULY 1, 2018 LIEN  
 DATE.

Prepared by: Lynn Sato, Office Assistant III

Reviewed by: Delene Pestoni, Principal Account Clerk

**TAX AMOUNT:** (126.28)
**CURRENT PARTIAL ABATEMENT STATUS:** AFM18 PAT form mailed 2018     **PROPOSED PARTIAL ABATEMENT STATUS:** No Change

# WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>
LAND:	\$59,850	\$20,948
IMPROVEMENTS:	\$5,120	\$1,792
TOTAL:	\$64,970	\$22,740

HEARING: 1938F18  
 DATE: 02/27/2019  
 TIME:  
 TAX YEAR: 2018  
 VALUATION: Reappraisal

OWNER: GOMEZ, MARIA 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
	506-061-19	452 E 9TH AVE	0.39	AC	960				R20	ONE	3	2	1989		12/21/2018	\$203,000	\$211

## 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	506-041-13	5869 LEON DR	0.34	AC	768	635			R15	ONE	3	2	1972	06/09/2017	\$112,500	\$147
IS-2	085-112-26	5444 SIDEHILL DR	0.37	AC	840				R15	ONE	3	2	1985	06/01/2017	\$115,000	\$138
IS-3	085-730-31	5363 SIDEHILL DR	0.27	AC	924				R15	ONE	3	2	1986	04/27/2017	\$118,000	\$129

ABSTRACTION SALES: See attached Neighborhood Manufactured Sales Land Abstraction Analysis

## RECOMMENDATIONS/COMMENTS:

The subject property is a 960 square foot manufactured home constructed in 1989. The State of Nevada Manufactured Housing Division issued a real property notice dated June 25, 2018 directing the Assessor to assess the manufactured/mobile home conversion on 2018 secured roll as of July 1, 2018. Our office received the real property notice on June 28, 2018, after the manufactured/mobile home billing for 2018 unsecured roll was sent to the Treasurer's Office. Roll change request # 1897J18 was created to correct the 2018 unsecured roll.

Improved sales one through three are similar in size, quality class, numbers of bedrooms and bathrooms. IS-2 and IS-3 are similar in age. IS-1 sold for \$112,500, IS-2 sold for \$115,000 and IS-3 sold for \$118,000. All sales occurred within three months of the lien date, July 1, 2017.

The proposed values corrects the 2018 manufactured/mobile home conversion for the 2018 secured roll and equalizes the parcel within Sun Valley neighborhood.

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	<b>TAXABLE \$/SF</b>
LAND:	\$59,850	\$20,948	\$104
IMPROVEMENTS:	\$40,037	\$34,960	
TOTAL:	\$99,887	\$34,960	

PREPARED BY: Jana Walters, Appraiser

REVIEWED BY: Stacy Ettinger, Senior Appraiser

**Washoe County Assessor's Office  
Sun Valley Land Sales  
2018 / 2019 Reappraisal Analysis**

**Land Sales - July 1, 2016 - June 30, 2017**

Prepared by Jana Walters, Appraiser

	APN	Location	Sale Date	Sale Price	Verif	Land Size	Land Use Code	Improvement to Land*	Adjusted Sales Price	Condition of the homes and comments
LS-1	504-052-16	5620 LUPIN DR	6/27/2017	\$73,000	1GCA	0.38	230	\$2,611	\$70,389	Level lot situated East Sun Valley. Manufactured home is not included in this sale. Investor paid in cash. Was listed for \$73,000.
LS-2	508-084-04	5990 Amargosa Dr	6/23/2017	\$67,500	1GCA	0.41	230	\$2,050	\$65,450	Was listed for \$65,000. Home was removed prior to the sale of the lot. Home hook up was adjusted to the sale price. Buyer is real estate agent.
LS-3	085-500-30	505 E 8TH AVE	6/23/2017	\$85,000	1GCA	0.36	120	\$2,543	\$82,457	Vacant level corner lot situated North Sun Valley. Adjustment includes partial fence and hook ups.
LS-4	085-600-36	228 W 7TH AVE	6/16/2017	\$75,000	1GCA	0.34	120	\$3,990	\$71,010	Vacant flag lot situated West Sun Valley. Adjustment for home hook ups and fence. Manufactured home was removed prior to the sale. Investor paid in cash.
LS-5	085-071-50	400 E GEPFORD PKWY	5/8/2017	\$54,500	1GCA	0.31	230	\$2,346	\$52,154	Flag level lot situated East Sun Valley. Home in poor condition and boarded up (no adjustment for home). Improvement to land includes home hook ups and partial fence. Investor paid cash.
LS-6	508-121-12	5951 SPRING VALLEY CIR	5/2/2017	\$54,000	1GCA	0.43	230	\$4,332	\$50,668	Lot situated in cul-de-sac North Sun Valley. Manufactured home was replaced with newer home shortly after the sale. Improvement to land includes home hook ups and fence. Investor is the buyer.
LS-7	085-471-15	5715 LEON DR	5/1/2017	\$68,000	1GCA	0.36	230	\$3,612	\$64,388	Level corner lot situated East Sun Valley. Manufactured home is owned by different owner. This was an auction sale paid in cash. Now on listing for \$124,950 with home "as is."
LS-8	508-072-11	6125 MIDDLE FORK DR	4/24/2017	\$60,000	1GCA	0.39	230	\$1,921	\$58,079	Lot situated North Sun Valley with single wide manufactured owned by different owners than buyer and seller. Sales transaction is land only cash sale between investors.
LS-9	504-052-18	5630 LUPIN DR	3/28/2017	\$72,000	1GCA	0.33	230	\$8,611	\$63,389	Lot situated West Sun Valley. Manufactured home was removed prior to the sale of lot. Improvement to the lot includes fence, 320 sf shed, and home hook ups. This is cash purchase by Craftsman Homes LLC
LS-10	085-812-02	5385 JON DR	2/13/2017	\$65,000	1GCA	0.34	230	\$3,632	\$61,368	Level lot situated West Sun Valley. Home is owned by different owner.
LS-11	085-112-30	5454 SIDEHILL DR	1/31/2017	\$69,000	1GCA	0.34	230	\$2,611	\$66,389	Vacant level flag lot situated West Sun Valley. This is a cash purchase by Craftsman Homes LLC
LS-12	085-500-40	5812 YUKON DR	1/20/2017	\$65,000	1GCA	0.34	230	\$2,611	\$62,389	Level lot situated East Sun Valley. Home is owned by different owner. Estate sale, all lots sold for \$65,000 each.
LS-13	508-041-04	6295 BLACKWOOD RD	1/4/2017	\$75,000	1GCA	0.35	280	\$23,228	\$51,772	Level lot situated North Sun Valley. Inhabitable home was removed shortly after the sale. Improvements includes 1,232 detached garage, home hook ups and fence.

LS-14	508-095-06	200 BATHURST DR	11/4/2016	\$67,000	1GCA	0.40	230	\$4,480	\$62,520	Level lot situated North Sun Valley. Sale price do not include home currently owned by the buyer.
LS-15	085-322-33	5520 YUKON DR	10/31/2016	\$72,000	1GCA	0.34	230	\$2,611	\$69,389	Level lot situated East Sun Valley. Manufactured home is not included in this sale.
LS-16	508-053-01	6110 CHIMNEY RD	10/25/2016	\$100,000	1GCA	0.36	230	\$5,273	\$94,727	Level lot situated North Sun Valley. Manufactured home removed shortly after the sale. Improvement includes fence, home hook ups and 1968 single wide home.
LS-17	083-401-04	5445 RAMA CIR	10/21/2016	\$70,000	1GCA	0.34	120	\$3,301	\$66,699	Vacant level lot situated East Sun Valley. Improvement includes home hook ups and fence.
LS-18	508-064-05	6200 DUTCH FLAT RD	10/14/2016	\$55,000	1G	0.41	230	\$6,000	\$61,000	Level lot with inhabitable manufactured home situated North Sun Valley. Home was removed shortly after the sale.
LS-19	085-230-21	5555 SLOPE DR	9/29/2016	\$145,000	1G	0.33	230	\$60,145	\$84,855	Level lot with manufactured home removed shortly after the sale. Improvement includes 1,088 sf garage conversion, concrete, home hook ups, and fence. Buyer brought in new manufactured home.
LS-20	085-021-66	5126 SUN VALLEY BLVD	9/23/2016	\$50,000	1GCA	0.16	230	\$5,200	\$44,800	Land sale, manufactured home is owned by different owner. Improvement is the home hook ups and fence.
LS-21	085-453-29	5774 PARKER PL	9/21/2016	\$89,000	1GCA	0.43	120	\$24,542	\$64,458	Vacant level flag lot with 857 sf shed, 551 sf detached garage, home hook ups and fence.
LS-22	085-230-49	113 GRUMPY LN	8/31/2016	\$60,000	1GCA	0.17	230	\$1,921	\$58,079	Level lot with downward size adjustment. Owner owns the home. Land only sale.
LS-23	085-722-07	5437 PEARL DR	8/31/2016	\$60,000	1GCA	0.37	230	\$3,301	\$56,699	Level flag lot situated North Sun Valley. Manufactured home is owned by different owner. Seller is an investor.
LS-24	508-083-04	6085 SMOKEY CANYON DR	8/31/2016	\$75,000	1GCA	0.39	230	\$2,082	\$72,918	Level lot situated North Sun Valley. Seller is an investor and manufactured home is still under his name.
LS-25	085-412-75	204 DIXIE LN	7/27/2016	\$70,000	1GCA	0.49	120	\$2,786	\$67,214	Vacant level lot situated East Sun Valley. Improvement includes home hook ups and fence.
LS-26	085-190-56	40 VICTOR CT	7/12/2016	\$46,000	1GCA	0.34	230	\$10,965	\$35,035	Level lot in cul-de-sac situated in East Sun Valley. Buyer is an investor and also owns this manufactured home.
LS-27	085-730-27	5357 SIDEHILL DR	7/6/2016	\$36,000	1GCA	0.34	230	\$2,346	\$33,654	Level flag lot situated West Sun Valley with single wide home owned by buyer.
LS-28	504-052-02	5637 PEARL DR	7/5/2016	\$75,000	1GCA	0.36	120	\$1,921	\$73,079	Vacant level lot situated East Sun Valley.
Median:									\$63,889	

\*Improvements include mobile home hook ups and other improvements to land (ie: garages and etc)

#### Listings as of 6/21/2017

085-491-24	5718 Chorn Ln	\$60,000	0.35
085-230-52	109 Grumpy Ln	\$64,850	0.16
506-030-09	5830 Sundown Dr	\$68,000	0.39
088-210-25	697 W 7th Ave	\$89,770	1.31
506-010-28	310 Gerdes Ave	\$95,000	0.75
085-471-15	5715 Leon Dr	\$124,950	0.36
085-750-45	5467 Sidehill Dr	\$129,000	0.38







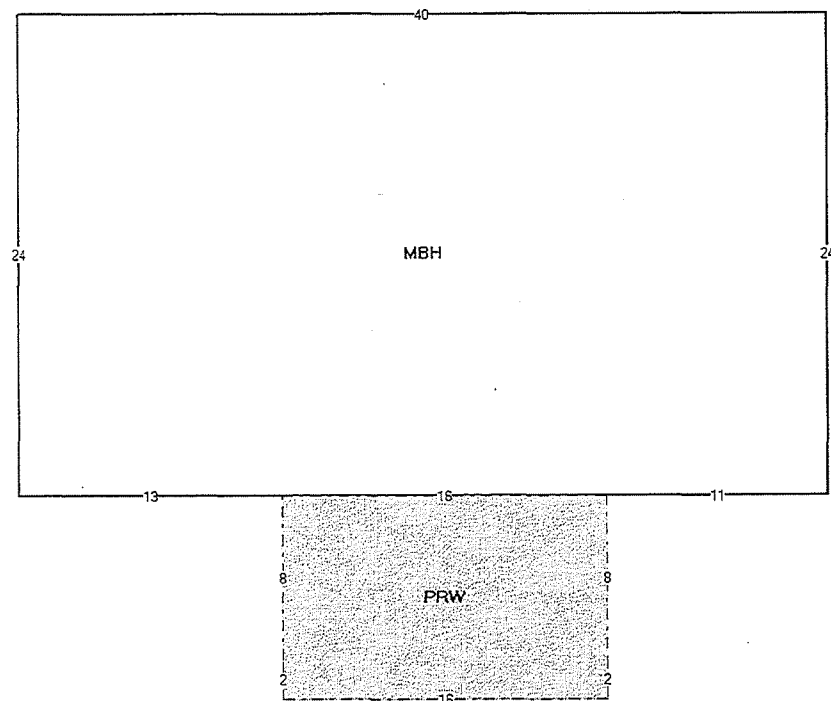
Tax District: 4020

printed: 02/25/2019

ACTIVE

2352.04

CAAD - Sun Valley – Mobile Homes



BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
06/25/2018	MHC-3208086	MOBILE	0	Assign	0	08/03/18 JW Assign	
SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
VEASLEY, JEFFREY	4768027	11/30/2017	230	3BCT			
STONE, DAVID L & AMY	4768026	11/30/2017	230	1MGA	1MFG	370,000	
ELLIOTT TRUST,	4640896	10/10/2016	230	3BGG			
ELLIOTT TRUST,	4640895	10/10/2016	230	3NTT			
	1900133	06/13/1995					
#	Bld	Date	User ID	Activity Notes			
3	0-0	10/23/2017	rdalt	RAAB BY JW - 09/01/2017			
4	0-0	08/22/2016	rlope	RAAB BY JW - 08/12/2016			
5	0-0	11/05/2015	sjack	RAAB BY JW - SEPTEMBER, 2015			
6	0-0	11/04/2015	idiez	TAG FROM 4025 TO 4020 TMWB NOW SPECIAL ASSESSMENT			
7	0-0	07/01/2014	jwalt	AERL - PICTOMETRY REVIEW			
8	1-1	09/03/2013	jwalt	RAAB CRAD IMPROVEMENT LINE DONE 10/04/2013 BY RD, LAND LINE DONE			
9	0-0	07/01/2013	jwalt	AERL - PICTOMETRY REVIEW			
10	1-1	09/18/2012	jwalt	RAAB CRAD IMPROVEMENT LINE DONE 10/09/2012 BY RD, LAND LINE DONE			
11	1-1	10/25/2011	jwalt	RAAB CRAD IMPROVEMENT LINE DONE 11/07/2011 BY KH, LAND LINE DONE			

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

Situs & Keyline Description:  
452 E 9TH AVE, WASHOE COUNTY  
R/S 1585  
LOT 1

Owner & Mailing Address:  
VEASLEY, JEFFREY  
PO BOX 711  
SPARKS, NV 89434

# WASHOE COUNTY APPRAISAL RECORD 2018

APN: 506-061-19

Card 1 of 1  
Bld. 1-1



Tax District: 4020

printed: 09/18/2018

ACTIVE

2352.04

CAAD - Sun Valley -- Mobile Homes

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								
2018 FV	59,850	0	5,120	0	64,970	22,740	Building Value	33,899	RDE_2018							
2017 FV	46,550	0	5,191	0	51,741	18,109	Extra Feature Value	6,138								
2016 FV	42,750	0	5,109	0	47,859	16,751	Land Value	59,850								
2015 FV	36,100	0	5,042	0	41,142	14,400	Taxable Value	99,887								
2014 FV	28,500	0	5,058	0	33,558	11,745	Exemption	0								
2013 FV	19,000	0	5,023	0	24,023	8,408	FLAGS									
2012 FV	16,150	0	5,006	0	21,156	7,404	Type	Value								
2011 FV	28,500	0	4,876	0	33,376	11,682	Eligible for Form?	YES								
2010 FV	49,000	0	8,635	0	57,635	20,172	Low Cap Percentage	0								
2009 FV	57,375	0	8,796	0	66,171	23,160	Parcel Map	0								
2008 FV	76,000	0	8,631	0	84,631	29,621	Record of Survey	1585								
2007 FV	82,000	0	8,737	0	90,737	31,758										
BUILDING DETAILS							BUILDING FEATURES AND ADJUSTMENTS			BUILDING SUB-AREAS			BUILDING COST SUMMARY			
Type	MRES	Manufactured	Base Appliance From MS	1	MSH	MOBILE HOME MAIN LIVING AREA	1989	960	48,845	Sub Area-RCN	59,999					
Occupancy	006	MH Real Prop -	Bedrooms	3	PRW	PRF1 - PORCH ROOF WOOD	1989	160	1,989	% Incomplete	0					
Story/Frame	MHD	Mobile Home	Bath - Full	2	WDW	WDK1 - WOOD DECK WOOD	1989	128	2,694	% Depreciation	43.50					
Quality	20	Fair	Plumbing Fixtures	9						S Dep & Inc	26,100					
Year Built	1989	1989	Mobile Home Length	40						Obso/Other Adj.	0					
WAY	100	100	Mobile Home Width	24						Sub Area DRC	33,899					
%Comp			Living Units in Building	1						Additive DRC	6,138					
Year of Addn/Remodel										Total DRC	40,037					
BUILDING CHARACTERISTICS							PROPERTY CHARACTERISTICS									
Category	Code	Type	%													
Base	1	MS FLOOR ADJ	100													
Ext. Wall	3	HARDBOARD ON	100													
Heating Type	1	FA ~ FORCED	100													
Mobile Home	2	COMP SHINGLE	100													
Seismic	1	SEISMIC FRAME	100													
MSH Wall	3	MODERATE ~	100													
Base Rate Adjustment							Adj.									
CCM Mobile/Manufactu							1.03000									
Local Reno Frame							1.04000									
Construction Modifiers							Adj.									
Gross Living/Building Area							960									
Perimeter							128									
Activity Notes																
#	Bld	Date	User ID	AERL-Pictometry Review by JW - 09/01/2017												
1	0-0	10/24/2017	srscott													
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	MH06	MH WATER/SEWER/ELEC/GAS	30	1-1	0	0	1	4,351.00	1997		100	4,351	68.5	2,980		
2	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	2	1,562.00	1997		100	3,124	68.5	2,140		
3	MHF1	MH POST/PIER (BASE)	30	1-1	0	0	128	0.00	1989	2018	100	0	56.5	0		
4	CLE1	EVAP 3,000 CFP	30	1-1	0	0	1	1,801.00	1989	2018	100	1,801	56.5	1,018		
LAND VALUE DOR Code 220 Neighborhood 2352.04 CAAD - Sun Valley -- Mobile Homes Land Size 17,032 Unit Type SF																
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 2 Code	%	Taxable Value	Land Notes				
1	220	Mobile Home: Converted to	MDS	1.00	ST		63,000.00	NT	0.95		59,850	FLAG LOT				

FOR COST ESTIMATES ONLY

Need New Construction  
Calculated for RCR Please  
Jana

WASHOE COUNTY APPRAISAL RECORD  
2018

APN: 506-061-19



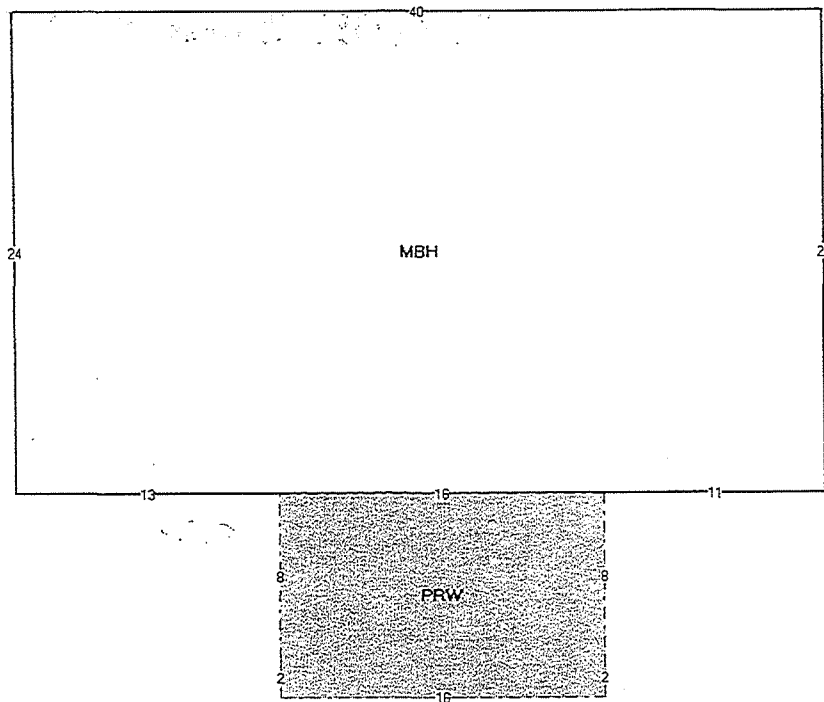
Tax District: 4020

printed: 09/18/2018

ACTIVE

2352.04

CAAD - Sun Valley -- Mobile Homes



BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
06/25/2018	MHC-3208086	MOBILE		0 Assgn		0 08/03/18 JW Assgn	
SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
VEASLEY, JEFFREY	4768027	11/30/2017	230	3BCT			
STONE, DAVID L & AMY	4768026	11/30/2017	230	1MGA	1MFG	370,000	
ELLIOTT TRUST,	4640896	10/10/2016	230	3BGG			
ELLIOTT TRUST,	4640895	10/10/2016	230	3NTT			
	1900133	06/13/1995					
#	Bld	Date	User ID	Activity Notes			
2	0-0	10/23/2017	rdalt	RAAB BY JW - 09/01/2017			
3	0-0	08/22/2016	rlope	RAAB BY JW - 08/12/2016			
4	0-0	11/05/2015	sjack	RAAB BY JW - SEPTEMBER, 2015			
5	0-0	11/04/2015	idiez	TAG FROM 4025 TO 4020 TMWB NOW SPECIAL ASSESSMENT			
6	0-0	07/01/2014	jwalt	AERL - PICTOMETRY REVIEW			
7	1-1	09/03/2013	jwalt	RAAB CAAD IMPROVEMENT LINE DONE 10/04/2013 BY RD, LAND LINE DONE			
8	0-0	07/01/2013	jwalt	AERL - PICTOMETRY REVIEW			
9	1-1	09/18/2012	jwalt	RAAB CAAD IMPROVEMENT LINE DONE 10/09/2012 BY RD, LAND LINE DONE			
10	1-1	10/25/2011	jwalt	RAAB CAAD IMPROVEMENT LINE DONE 11/07/2011 BY KH, LAND LINE DONE			

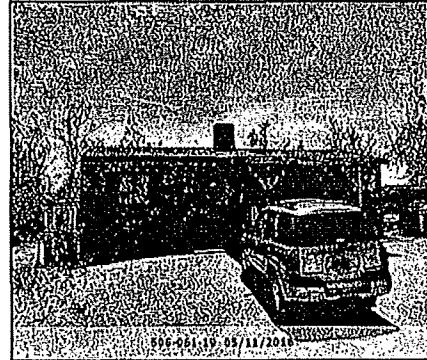
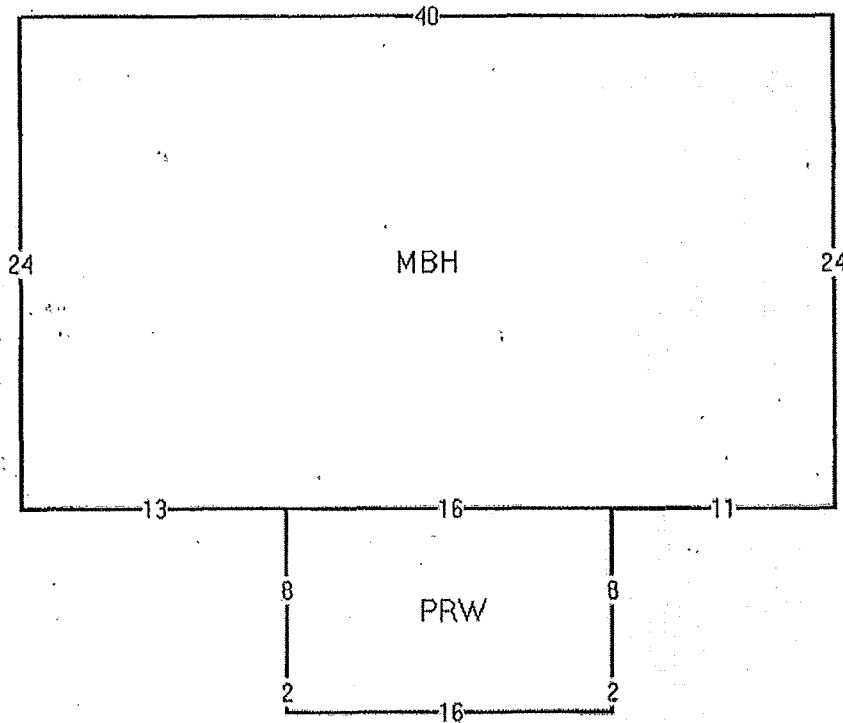
This information is for use by the Washoe County Assessor for assessment purposes only





## SKETCH / AREA TABLE

Site Address	452 E 9TH AVE, WASHOE COUNTY	Parcel ID:	50606119
City	WASHOE COUNTY	County	Washoe
		State	Zip 89502-
Owner Name	ELLIOTT TRUST, CHARLOTTE V	Building ID	1



Comments JW 9/13/2018

SUBAREA DETAIL								
Code	Description	Year On	% of Base	Actual Area	Effective Area	Heated Area	Perimeter	Depreciated CAMA Value
MBH	MOBILE HOME MAIN LIV	1989	100.00%	960	960	960	128	\$ 0
PRW	PRF1 - PORCH ROOF WO	1989	100.00%	160	160	0	0	\$ 0
WDW	WDK1 - WOOD DECK WOO	1989	100.00%	128	128	0	0	\$ 0



BRIAN SANDOVAL  
Governor

STATE OF NEVADA  
DEPARTMENT OF BUSINESS & INDUSTRY  
HOUSING DIVISION, MANUFACTURED HOUSING  
1830 College Parkway Ste. 120  
Carson City, Nevada 89706  
(775) 684-2940/Fax: (775) 684-2949  
www.mhd.nv.gov

C.J. MANTHE  
Director

STEVE AICHROTH  
Administrator

RECEIVED

JUN 28 2018

REAL PROPERTY NOTICE

Dale and Kathryn J. Grosulak  
P.O. Box 7436  
Reno, Nv. 89510

WASHOE COUNTY ASSESSOR

Date: 06/25/2018  
Subject: MANUFACTURED/MOBILE HOME CONVERSION  
Year: 1989  
Make: Skyline  
Serial #: 06700452AYBY  
Owner: Jeffrey Veasley  
Lienholder: Dale and Kathryn J. Grosulak

PPID#3208086  
APN# 506-061-19  
452 E 9th Ave  
Sun Valley NV  
Taxes pd 2017/18  
\$122.60

Jana rec'd this  
on 8/31/2018

The above manufactured/mobile home has been converted to real property on the division's records.  
This will serve as written verification from the Manufactured Housing Division to the assessor of  
Washoe County that the conversion has been completed and that:

- ☐ This unit was not subject to a security interest.
- ☐ The previous holder of a security interest in this unit has released their interest.
- ☒ This division has no knowledge that the new holder of a security interest, as shown on the Affidavit, Conversion of Manufactured/Mobile Home to Real Property has consented to the conversion as the Affidavit form does not provide for that consent.
- ☐ The holder of a security interest as shown on the Real Property Notice is the same holder of a security interest previously shown on the Certificate of Ownership.

WASHOE COUNTY ASSESSOR  
REAL PROPERTY CONVERSIONS  
1001 E 9TH ST  
RENO, NV 89512

320808b

APN # 506-061-19  
Escrow # A229111 -001-EO

Recording Requested By:  
First Centennial Title Company  
1450 Ridgeview Dr. #100  
Reno, NV 89509

When Recorded Return to:  
First Centennial Title  
1450 Ridgeview DR #100  
Reno, NV 89519

Mail Tax Statements to:  
Jeffrey Veasley  
Po Box 11734  
Reno, NV 89510

DOC #4825562

06/22/2018 03:54:14 PM  
Electronic Recording Requested By  
FIRST CENTENNIAL - RENO (MAIN OF  
Washoe County Recorder  
Lawrence R. Burtress  
Fee: \$41.00 RPTT: \$0  
Page 1 of 4

SPACE ABOVE FOR RECORDERS USE

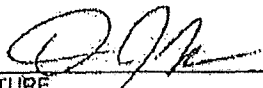
**Affidavit of Conversion**

(Title of Document)

Please complete Affirmation Statement below:

✓ I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

**DOCUMENT BEING RE-RECORDED TO CORRECT SERIAL  
NUMBER**

  
SIGNATURE

Escrow Assistant  
TITLE

Dorothy J. Johnson  
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

SPACE BELOW FOR RECORDER



COUNTY OF WASHOE

Assessor's Parcel # 506-061-19

2-2-9111-150

**AFFIDAVIT  
CONVERSION OF  
MANUFACTURED/MOBILE HOME  
TO REAL PROPERTY  
NRS 361.244**

DOC #4814424

05/15/2018 08:18:32 AM  
Electronic Recording Requested By  
FIRST CENTENNIAL - RENO (MAIN OF  
Washoe County Recorder  
Lawrence R. Burtness  
Fee: \$41.00 RPTT: \$0  
Page 1 of 2

**PART I TO BE COMPLETED BY APPLICANT: MANUFACTURED/MOBILE HOME INFORMATION**

1. Owner/Buyer name JEFFREY VEASLEY LAND  
OR  
JOYROS  
2. Owner of land (if leased) N/A  
3. Physical location of manufactured/mobile home 452 E 9TH AVE SUN VALLEY, NV 89433  
4. Manufactured/mobile home description: Manufacturer SKYLINE Model OAK MANOR  
Model Year 1989 Serial # 96700462AUBU Length 40' Width 24'  
5. New lessee holder:  
Name DALE GROSULAK AND KATHRYNN J. GROSULAK  
Address PO BOX 7436 RENO, NV 89510

**PART II LAND OWNER SIGNATURE (If real property is listed in accordance with NRS 361.244:1.B)**

As the owner of the real property listed at \_\_\_\_\_, I  
\_\_\_\_\_ consent to the conversion of the above described manufactured  
home from personal property to real property.

SIGNATURE-OWNER/BUYER \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE-OWNER/BUYER \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PRINT NAME \_\_\_\_\_

STATE OF NEVADA, COUNTY OF \_\_\_\_\_

This affidavit was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_

Person(s) appearing before notary \_\_\_\_\_

Notary Public  
Signature of notary officer \_\_\_\_\_

COUNTY OF WASHOE

Assessor's Parcel # 506-061-19

A22-9111-FA

**AFFIDAVIT  
CONVERSION OF  
MANUFACTURED/MOBILE HOME  
TO REAL PROPERTY  
NRS 361.244**

**E-RECORDED**

simplefile

ID. 4814424  
 County: Washoe  
 Date: 5-15-2018 Time: 8:48 AM

**PART I TO BE COMPLETED BY APPLICANT: MANUFACTURED/MOBILE HOME INFORMATION**

1. Owner/Buyer name JEFFREY VEASLEY ☐ AND ☐  
☐ OR ☐  
☐ JT WROS

2. Owner of land (if leased) N/A

3. Physical location of manufactured/mobile home 462 E 9TH AVE SUN VALLEY, NV 89433

4. Manufactured/mobile home description: Manufacturer SKYLINE Model OAK MANOR  
 Model Year 1989 Serial # 06700452AUBU Length 40' Width 24'

5. New lienholder:  
 Name DALE GROSULAK AND KATHRYNN J. GROSULAK  
 Address PO BOX 7436 RENO, NV 89510

**PART II LAND OWNER SIGNATURE (If real property is leased in accordance with NRS 361.244, I.D)**

As the owner of the real property listed at \_\_\_\_\_, I,  
 \_\_\_\_\_ consent to the conversion of the above described manufactured  
 home from personal property to real property.

SIGNATURE-OWNER/BUYER _____	DATE _____	SIGNATURE-OWNER/BUYER _____	DATE _____
PRINT NAME _____		PRINT NAME _____	

STATE OF NEVADA, COUNTY OF \_\_\_\_\_

This affidavit was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_

Person(s) appearing before notary \_\_\_\_\_

Notary Public

Signature of notarial officer \_\_\_\_\_

Page 1 of 2

ASSESSORS PARCEL # 506-061-19

## PART III OWNER/BUYER SIGNATURE(S)

The undersigned, as owner(s)/buyer(s) of the above described manufactured/mobile home and real property (unless leased as indicated in Part II and financed in accordance with NRS 361.244.1.B), affirm that the home has been installed in accordance with all state and local building codes and agree(s) to the conversion of the above described home to real property, understanding that any liens or encumbrances on the unit may become a lien on the land.

ALL DOCUMENTS RELATING TO THE MANUFACTURED/MOBILE HOME AS PERSONAL PROPERTY MUST BE SURRENDERED TO THE MANUFACTURED HOUSING DIVISION. **THIS CONVERSION IS NOT VALID UNTIL ISSUANCE OF A "REAL PROPERTY NOTICE".** THE MANUFACTURED/MOBILE HOME WILL THEN BE PLACED ON THE SUCCEEDING TAX ROLL AS REAL PROPERTY.

*[Signature]* 05/09/18  
 SIGNATURE-OWNER/BUYER DATE SIGNATURE-OWNER/BUYER DATE  
 JEFFREY VEASLEY  
 PRINT NAME PRINT NAME  
 SIGNATURE-OWNER/BUYER DATE SIGNATURE-OWNER/BUYER DATE

PRINT NAME PRINT NAME

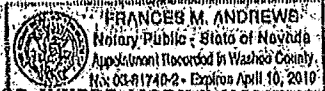
STATE OF NEVADA, COUNTY OF WASHOEThis affidavit was acknowledged before me on May 9, 2018 by

JEFFREY VEASLEY

Person(s) appearing before notary

*[Signature]* Notary Public

Signature of notarial officer



ENDORSEMENT REQUIRED BY COUNTY ASSESSOR WHERE MOBILE HOME IS SITUATED  
 THAT PERSONAL PROPERTY TAXES ARE PAID IN FULL FOR THE CURRENT FISCAL YEAR  
 PER NRS 361.244.

*[Signature]* 5-14-18 FOR TAX YEAR 2017/2018  
 Signature of County Assessor Date

*[Signature]*  
 Print Name

WHEN RECORDED MAIL TO:

NAME: FIRST CENTENNIAL TITLE COMPANY

ADDRESS/ CITY/ STATE/ ZIP: 1450 Ridgeway Dr. Ste 100, Reno, NV 89519

DISTRIBUTION:

ORIGINAL TO MANUFACTURED HOUSING DIV.

COPY TO LIENHOLDER OR OWNER/BUYER

rev 09/13

Page 2 of 2

## Page 1 of 1

This document accurately conveys information stored in the Assessor's database at the time of printing. This data was developed for assessment purposes only. No liability is assumed as to the accuracy, sufficiency or suitability of the information contained herein for any other particular use. The Washoe County Assessor's Office assumes no liability whatsoever associated with the use or misuse of such data.

32/08-086  
STATE OF NEVADA—DEPARTMENT OF COMMERCE  
MANUFACTURED HOUSING DIVISION  
DEALER'S REPORT OF SALE 4025

1. The Manufacturer's Statement of Origin MUST BE attached if this is a new unit.  
2. Check New or Used Sale ☒ New ☐ Used  
3. Date of Purchase 085-510-28 March 10th 89  
Month Day Year

IDENTIFICATION OF STRUCTURE

4. SERIAL NUMBER 067004524  
5. MANUFACTURE Skyline  
6. TRADE NAME OAK MANOR  
7. TRUE SIZE 24x40 YEAR 1989  
8. Single Wide ☐ Multi Wide ☒

IDENTIFICATION OF OWNER

9. NAME KAREN WALLACE  
10. NAME  
11. PHYSICAL LOCATION 452 E 9th Ave  
Sun Valley, NV NEVADA 89433  
City County Zip  
12. MAIL ADDRESS Same as Above  
Sun Valley E NEVADA  
City County Zip

IDENTIFICATION OF LIENHOLDER

13. NAME Greentree Acceptance  
NOTICE: Legal owner's name will be shown on the title certificate as shown above.  
14. MAIL ADDRESS 1830 SAHARA, SUITE 220  
Las Vegas, Nevada 89104  
City State Zip

CERTIFICATION OF COST

15. BASE COST OF STRUCTURE \$ 26999  
16. COST OF ACCESSORIES AND MATERIAL \$  
17. AMOUNT OF SALES TAX \$ 971.96

AFFIDAVIT OF DEALER

Dealer hereby certifies that the foregoing is true and correct

18. DEALER NAME A-M SALES  
19. LICENSE NO. MHD1185

Whitts Copy, Manufactured Housing Division; green copy, assessor where unit is located; pink copy, customer; yellow copy, dealer, to be kept in book.

8831

JRP 26,999 /

M H 59821  
TRADED-IN 3/12-502

To A-M Sales 3-27-89  
Pre 112

RECEIVED

MAR 24 1989

WASHOE CO. ASSESSOR

26  
211

31/12-502

27 (28) 29-30

**Washoe County Assessor's Office**  
**Personal Property Inquiry**

Identifier: \*3208086\* Date: 08/02/2018  
Tax Year: 2018

Entity Name: Veasley, Jeff  
Situation/Physical Address: 452 E 9<sup>th</sup> Ave Sun Valley  
Person Making Inquiry: /  
Relationship to Entity: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Taken by: KOELYN Referred to: DPESTONI  
Inquiry by: \_ phone \_ in person \_ fax X other:  
Problem/Concerns: CONVERTED TO RP BEFORE JULY 1, 2018

DURING TIME WE COULD NOT MAKE EDITS IN TDE.

**Action Taken:**

RCR Begun:	<u>Yes/No</u>	No RCR Reason:	_____
RCR # (s):	_____	RCR Year(s):	_____
Processed By:	_____	RCR Type:	_____
Processed Date:	_____	RCR Reason:	_____
Revised Assessed Value:	_____	Revised New to the Roll Value:	_____
Referral to Appeal Process:	<u>Yes/No</u>	Appeal Board:	<u>CBE/SBE</u>

Situs & Keyline Description:  
452 E 9TH AVE, WASHOE COUNTY  
R/S 1585  
LOT 1

Owner & Mailing Address:  
VEASLEY, JEFFREY  
PO BOX 711  
SPARKS, NV 89434

# WASHOE COUNTY APPRAISAL RECORD

(2018)

APN: 506-061-19

Card 1 of 1  
of 1-1



Tax District: 4020

Printed: 09/24/2018

ACTIVE

2352.04

CAAD - Sun Valley -- Mobile Homes

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	Building Value	Extra Feature Value	Land Value	Taxable Value	Exemption	Flags	Value	Eligible for Foret	Low Cap Percentage	Parcel Map	Record of Survey	RUE, 2018	Reopen	Code	Reappraisal	Code
2018 IV	59,850	0	5,120	0	64,970	22,740																		
2017 IV	46,550	0	5,191	0	51,741	18,109																		
2016 IV	42,150	0	5,109	0	47,259	16,751																		
2015 IV	36,100	0	5,042	0	41,142	14,400																		
2014 IV	28,500	0	5,058	0	33,558	11,745																		
2013 IV	19,000	0	5,023	0	24,023	8,400																		
2012 IV	16,150	0	5,005	0	21,155	7,404																		
2011 IV	28,500	0	4,836	0	33,336	11,687																		
2010 IV	49,500	0	6,353	0	55,853	20,172																		
2009 IV	57,375	0	8,396	0	65,771	23,140																		
2008 IV	76,000	0	8,431	0	84,431	29,621																		
2007 IV	82,000	0	9,737	0	91,737	31,758																		

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY															
Code	Description	Category	Units	Code	Description	Yr Bld	Units	Cost New	Total Sum Adj	Sub Area RCN	% Incomplete	% Depreciation	\$ Dep & Inc	Obsd/Other Adj	Sub Area DRC	Additive DRC	Total DRC	Overlaid	Cost Code	Water	Sewer	Street	Special Prop Code	Municipal	Municipal	Unpaved	Highway
1	MOBILE HOME	MOBILE HOME	1		MOBILE HOME MAIN LIVING AREA	1980	950	48,845																			
2	MOBILE HOME	MOBILE HOME	1		MOBILE HOME PORCH ROOF WOOD	1989	160	1,989																			
3	MOBILE HOME	MOBILE HOME	1		MOBILE HOME WOOD DECK WOOD	1989	128	2,694																			
4	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
5	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
6	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
7	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
8	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
9	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
10	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
11	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
12	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
13	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
14	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
15	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
16	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
17	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
18	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
19	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
20	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
21	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
22	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
23	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
24	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
25	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
26	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
27	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
28	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
29	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
30	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
31	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
32	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
33	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
34	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
35	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
36	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
37	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
38	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
39	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
40	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
41	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
42	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
43	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
44	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
45	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
46	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
47	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
48	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
49	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
50	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
51	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
52	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
53	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
54	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
55	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
56	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
57	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
58	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
59	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
60	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
61	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			
62	MOBILE HOME	MOBILE HOME	1		MOBILE HOME KITCHEN	1980	100	1,000																			
63	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BEDROOM	1980	100	1,000																			
64	MOBILE HOME	MOBILE HOME	1		MOBILE HOME BATH	1980	100	1,000																			



Create Code/Year: M1094

Owner 1: VEASLEY, JEFFREY  
Owner 2:  
Owner 3:WASHOE COUNTY APPRAISAL RECORD  
2018

APN: 506-061-19

Card 1 of 1  
DN 1-1

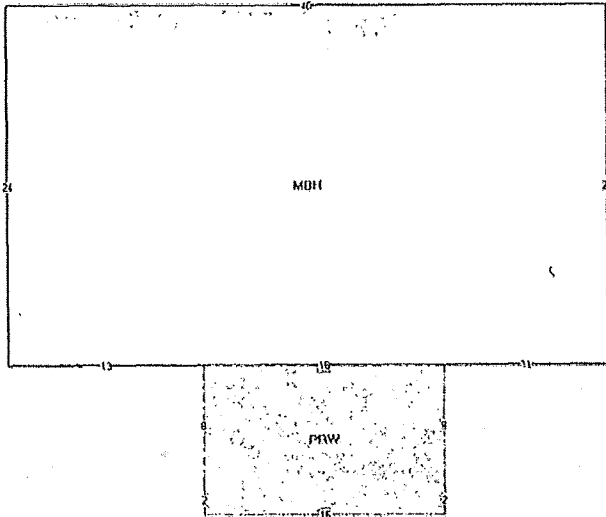
Tax District: 4020

Printed: 09/24/2018

ACTIVE

2352.04

CAAD - Sun Valley -- Mobile Homes



BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
06/25/2018	MDH-3200086	NOB111		Assign		08/02/18 JW Assign	
SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Vent	Terms	Sale	Notes
VEASLEY, JEFFREY	4762027	11/30/2011	230	36CY			
STORR, DAVID L & ASY	4764026	11/30/2011	230	18GA	1188	310,600	
ELMTOIT TRUST,	4640896	10/10/2016	230	38GG			
ELMTOIT TRUST,	4640895	10/10/2016	230	38TT			
	1900133	06/13/1995					
#	Bld	Date	User ID	Activity Notes			
2	0-0	10/23/2017	rdnic	RAAB BY JW - 09/01/2017			
3	0-0	08/22/2016	rlpoc	RAAB BY JW - 09/12/2016			
4	0-0	11/05/2015	ajack	RAAB BY JW - SEPTEMBER, 2015			
5	0-0	11/04/2015	mlor	TAG HIGH 4023 TO 4028 THRUW FOR SPECIAL ASSESSMENT			
6	0-0	07/01/2014	jwall	RAAB - PICTOGRAPHY REVIEW			
7	1-1	09/03/2013	jwall	RAAB CAAD IMPROVEMENT LINE DONE 10/04/2013 BY RD, LAND LINE DONE			
8	0-0	07/01/2013	jwall	RAAB - PICTOGRAPHY REVIEW			
9	1-1	09/18/2012	jwall	RAAB CAAD IMPROVEMENT LINE DONE 10/09/2012 BY RD, LAND LINE DONE			
10	1-1	10/25/2011	jwall	RAAB CAAD IMPROVEMENT LINE DONE 11/01/2011 BY RD, LAND LINE DONE			

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



**OFFICE OF WASHOE COUNTY ASSESSOR**  
**MICHAEL E. CLARK**

**MANUFACTURED HOME CONVERSION CH20 LINE CALCULATION**

	APN / PPID	2017 Tax Rate	2017 Total Net Taxes	2017 Tax District
RP	506-061-19	3.4330 %	288.62	4020
PP	3208086	3.4330 %	122.6 Q	4020

	APN / PPID	2017 Taxable Land	2017 Taxable Imps	Total Taxable
RP	506-061-19	46,550	5,191	51,741
PP	3208086	0	10,659	10,659

% land and improvements per NAC 361

	APN / PPID	% Land	% Imps	Taxes Land	Taxes Imps	Taxes Total
RP	506-061-19	90.0 %	10.0 %	259.66	28.96	288.62
PP	3208086	0.00 %	100 %	0.00	122.60	122.60
<b>Cross Check</b>			<b>Total Tax \$</b>	259.66	151.56	411.22
			<b>Sum of 2017 Total Net Taxes</b>			411.22

	APN / PPID	% Land to 506-061-19	Land Taxes	% Imps to 506-061-19	Imp Taxes	Total Taxes
RP	506-061-19	100.00 %	259.66	100.00 %	28.96	288.62
PP	3208086	0.00 %	0.00	100.00 %	122.60	122.60
			<b>Totals</b>		259.66 151.56	411.22

	APN / PPID	Parent Tax Rate	Land Taxable Value	Imps Taxable Value
RP	506-061-19	3.4330 %	21,611	2,410
PP	3208086	3.4330 %	0	10,203

	Land Taxable Value	Imps Taxable Value	Total Taxable	Total Assessed
<b>2017 CH20 Line for 506-061-19</b>	21,611	12,613	34,224	11,978

NBC: CAAD  
APN: 506-061-19  
SITUS: 452 E 9TH AVE  
LOT: 1  
PERMIT #: MHC-3208086  
OWNER: VEASLEY, JEFFREY  
PERMIT SITUS:

ISSUED: 06/25/2018

(gana rec'd  
this on 8/3/18)

DATE: 9/17/18  
APPR: *ju*  
REAPPRAISAL REOPEN (code)  
NC *C* New Land New Sketch

NOTE: 100% 2019

DM: \_\_\_\_\_

DOR CODE 230  
CONTRACTOR: NEVADA MANUFACTURED HOUSING DIVISION

PHONE: \_\_\_\_\_

DESCRIPTION (RDE stores up to 160 characters)

MOBILE HOME CONVERTED TO REAL PROPERTY

STATUS: Assigned

VALUATION: 0

BLDG ID: 0 Section 0 Total Bldgs:

IMPROVEMENTS

COMMERCIAL

Building Type:

Ext Walls:

Frame:

Occupancy:

Avg Wall Height/Floor:

Occ Code:

Roof Cover:

No. of Stories:

Stories:

Heating Types:

Shape (M&S):

Quality Class

Sprinklers:

Year Built:

Subfloor:

Elevators:

WAY:

Fixtures:

% Complete:

Bedrooms:

Perimeter:

GLA/GBA:

Baths - Full:

Units per Building

Baths - Half:

XFOBs

#	CODE	DESCRIPTION	QC	BLDG ID	UNITS	UNIT \$	YR BUILT	% COMP
1	MHU6	MH WATER/SEWER/ELEC/GAS	30	-	1	4,517.00	1997	100.00%
2	YIMP	YARD IMPROVEMENTS	30	-	2	1,593.78	1997	100.00%

LAND

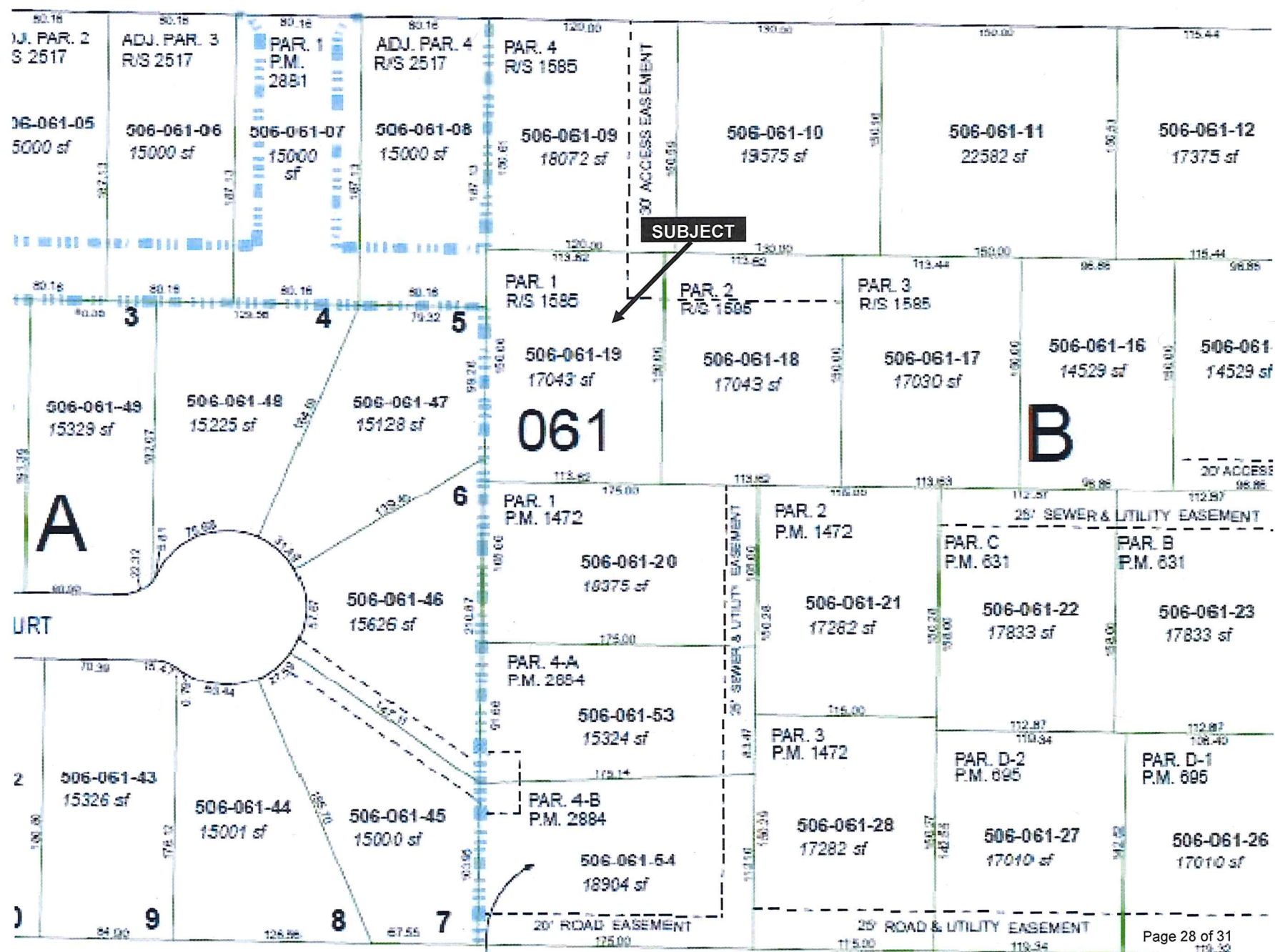
LUC	DESCRIPTION	UNITS	UNIT TP	WATER	SEWER	STREET	INFLUENCE	SUBD/UDEV	TAXABLE LAND
230	Manufactured Home	1	ST	Municipal	Municipal	Unpaved	NT -5%		59,850

FIELD NOTES

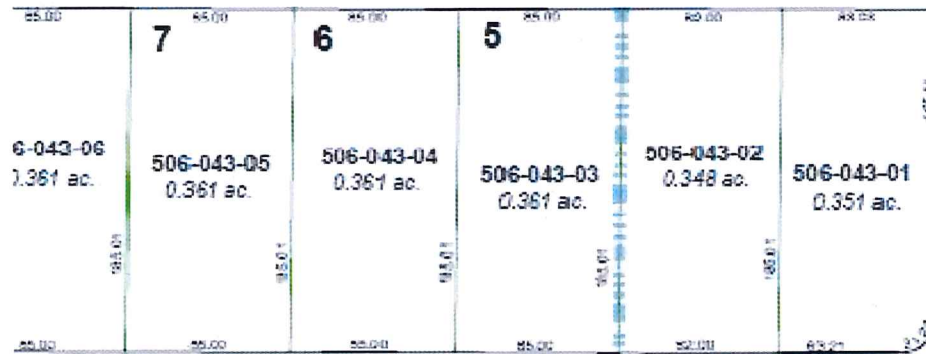
## NEIGHBORHOOD MAP



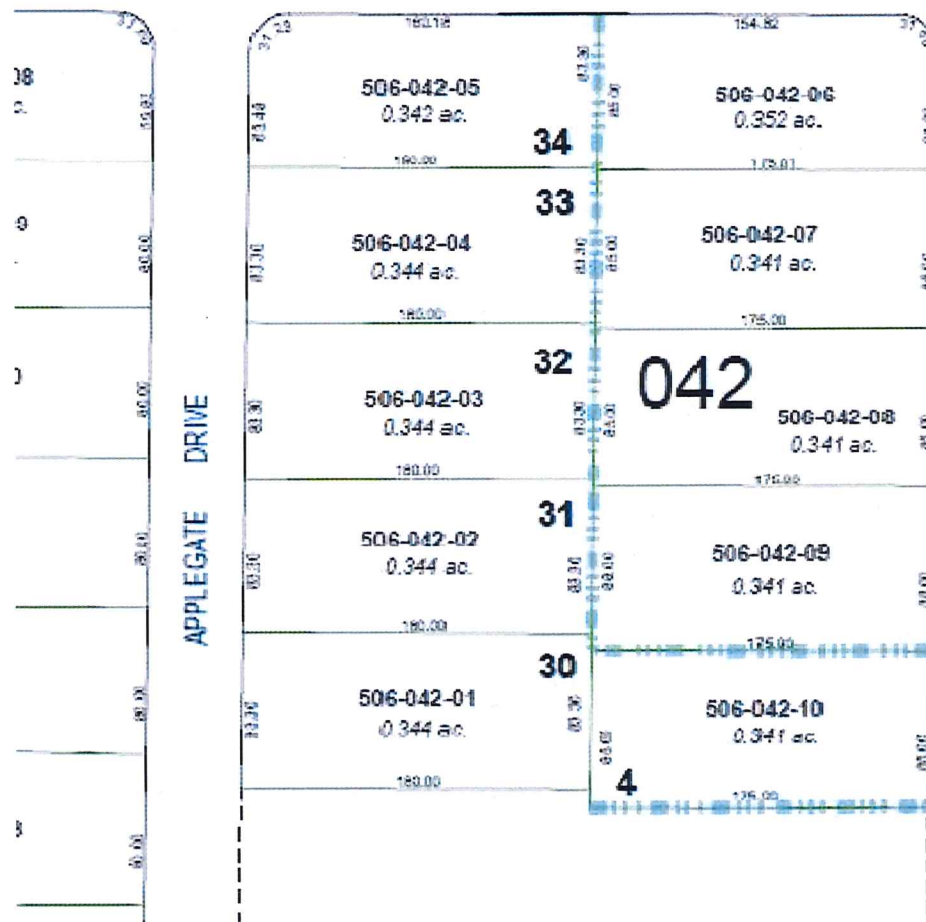
AVENUE



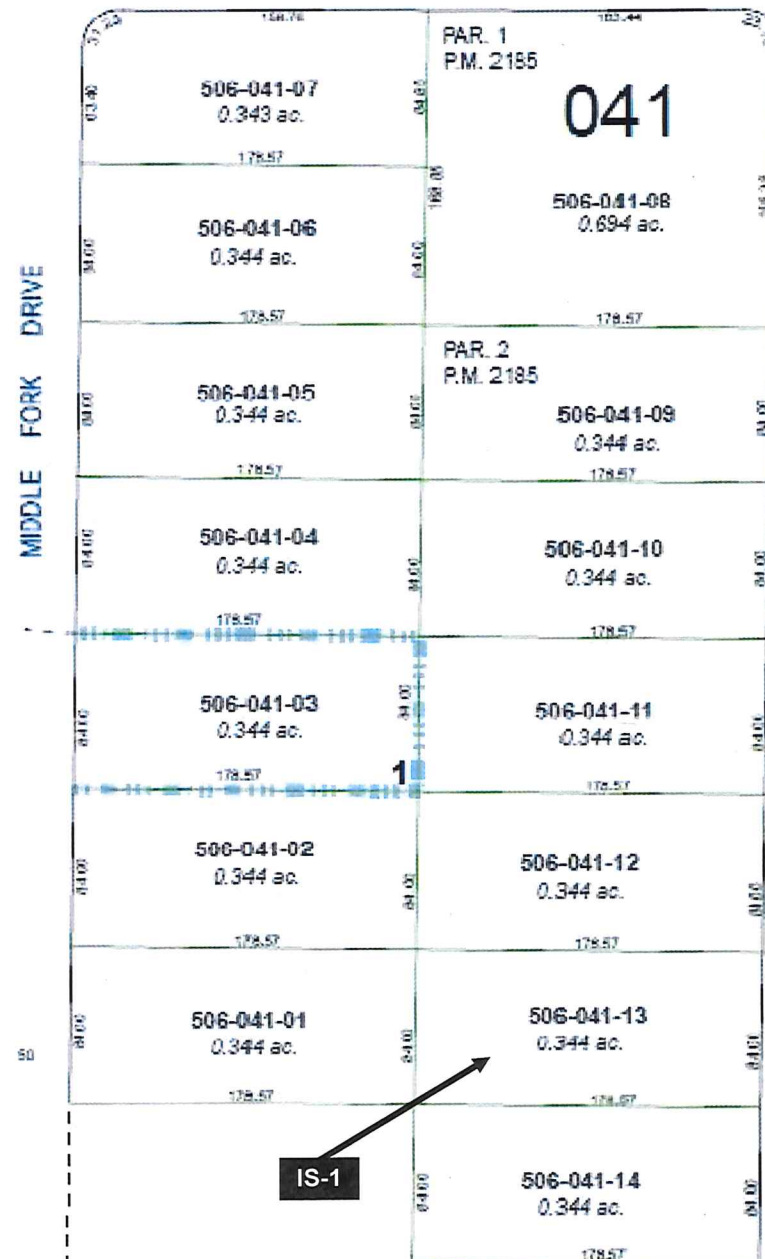
# NINTH AVENUE



## STREET



## MIDDLE FORK DRIVE

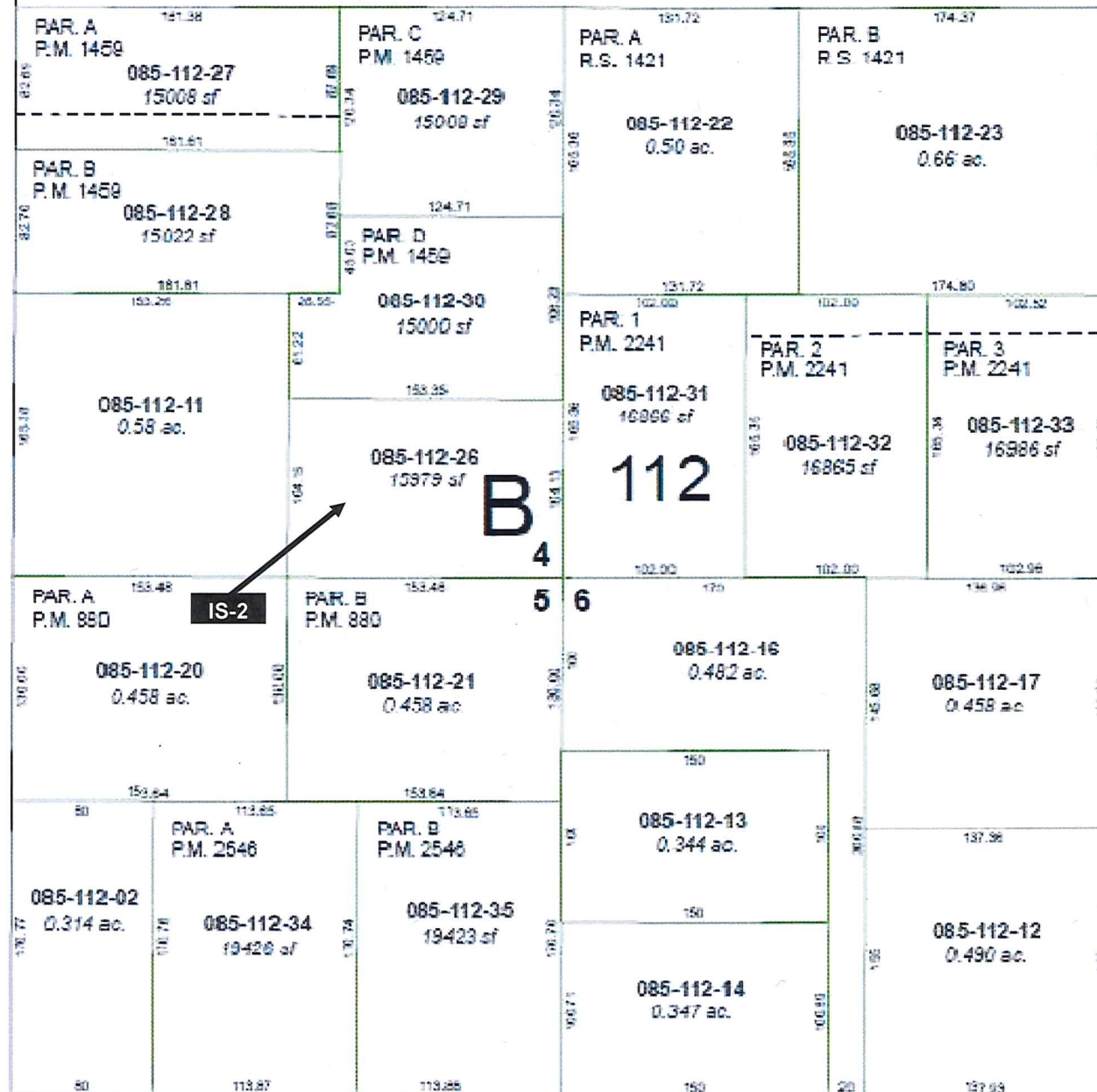


## LEON DRIVE



DRIVE

SIDEHILL



WEST

FOURTH

DRIVE

SLOPE

