

# **ASSESSOR'S EVIDENCE**



**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 # 1951F18**

**2018 SECURED ROLL**

**INCREASE**

**OWNER 1:** ACOSTA, RICHARD A & OFELIA G  
**ADDRESS:** 822 W A ST APT 105  
HAYWARD CA 94541

**DATE:** DECEMBER 3, 2018

**ESCAPING TAXATION 361.769**

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

**PARCEL #** 552-363-15

**TAX DISTRICT:** 1000

**SITUS ADDRESS:** 7370 OVERTURE DR

**COMMISSION DISTRICT:** 5

	CURRENT VALUE		PROPOSED VALUE		DIFFERENCE IN VALUE	
	TAXABLE	ASSESSED	TAXABLE	ASSESSED	TAXABLE	ASSESSED
LAND	48,830	17,091	48,830	17,091	0	0
IMPROVEMENTS	0	0	199,608	69,862	199,608	69,862
PERSONAL PROP	0	0	0	0	0	0
EXEMPTION (MINUS)		(0)		(0)		0
TOTAL	48,830	17,091	248,438	86,953	199,608	69,862
NEW LAND	7,595	2,658	7,595	2,658	0	0
NEW CONSTRUCTION	0	0	199,608	69,863	199,608	69,863

**EXPLANATION:**

Underassessment due to escaping taxation. During the 2018 roll year, it was discovered that the residence located on this parcel had never been on the tax roll. Further investigation through aerial photos and building permits revealed the land development was finished, the home was completed, and the home purchased prior to the commencement of the 2018 roll year. The proposed value corrects the omission of the improvements.

Prepared by: Paul Oliphint, Appraiser

Reviewed by: Stacy Ettinger, Senior Appraiser

**TAX AMOUNT:** 2,556.95

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

**PROPOSED ABATEMENT STATUS:** No Change

Assessor Ex # 1 Date 2-27-19  
APN 552-363-15  
Number of Pages 13

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

Hearing # RCR:1951F18  
Hearing Date 2/27/2018  
Tax Year 2018

APN: 552-363-15  
Owner of Record: ACOSTA, RICHARD A & OFELIA G  
Property Address: 7370 OVERTURE DR  
Square Feet (Inc Finished Bsmt) 1,725  
Built / WAY: 2018  
Parcel Size: 6,000 SF  
Description / Location: Subject is a 1,725± SF single family residence built in 2018. Subject is located in the Lennar subdivision that is being built out in phases north of Alice Smith Elementary in Golden Valley.

2018/19 Taxable Value: Land: \$48,830  
Improvements: \$199,608  
Total: \$248,438  
Taxable Value / SF \$144.02

Sales Comparison Approach: Indicated Value Range \$301,935-\$307,672  
Indicated Value Range / SF \$175 to \$178

Current Obsolescence: \$0

Conclusions: Taxable value does not exceed full cash value.



**RECOMMENDATION:**

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$48,830	\$17,091
Imps:	\$199,608	\$69,863
Total:	\$248,438	\$86,953
Recommended Total Obsolescence:	\$0	

## RESIDENTIAL (SFR)

## WASHOE COUNTY BOARD OF EQUALIZATION

LAND: \$48,830  
 IMPROVEMENTS: \$199,608  
 TOTAL: \$248,438

ASSESSED VALUE  
 \$17,091  
 \$69,863  
 \$86,953

Txble  
 \$/SF  
 \$160

HEARING: RCR:1951F18  
 DATE: 2/27/2019  
 TIME:  
 TAX YEAR: 2018  
 VALUATION: Reopen

OWNER: ACOSTA, RICHARD A & OFELIA G

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
552-363-15	7370 OVERTURE DR	0.14	AC	1,725	462			R30	SINGLE	3	2	2018	03/13/2018	\$325,573	\$189

## 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	552-323-08	7303 RUTHERFORD DR	0.17	AC	1,725	462	--	--	R30	Single	3	2	2016	03/15/2017	\$304,336	\$176
IS-2	552-321-06	7288 RUTHERFORD DR	0.16	AC	1,725	462	--	--	R30	Single	3	2	2017	04/21/2017	\$305,092	\$177
IS-3	552-333-05	390 BUCK DR	0.20	AC	1,725	462	--	--	R30	Single	3	2	2017	05/16/2017	\$301,935	\$175
IS-4	552-362-05	7397 OVERTURE DR	0.17	AC	1,725	462	--	--	R30	Single	3	2	2017	12/11/2017	\$306,762	\$178
IS-5	552-362-07	7385 OVERTURE DR	0.15	AC	1,725	462	--	--	R30	Single	3	2	2017	12/22/2017	\$307,672	\$178

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis

## RECOMMENDATIONS/COMMENTS:

The comparable sales are model matches for the subject, but the options vary. In addition, there were increases in the base price of the homes and/or lot premiums. The Total Taxable Value is well supported.

LAND: \$48,830  
 IMPROVEMENTS: \$199,608  
 TOTAL: \$248,438

ASSESSED VALUE  
 \$17,091  
 \$69,863  
 \$86,953

Recommended Obsolescence \$0

PREPARED BY: P. Oliphint

REVIEWED BY: S. Ettinger

Neighborhood: GFCC

Sale Dates Searched 7/1/2016 thru 6/30/2017

Reappraisal Year <b>2018</b>  Appraiser <b>POLIPHINT</b>  Date <b>8/31/2017</b>  <input type="button" value="Print &amp; Save Final Allocation"/>	<b>Allocation Data</b> Sale Count: 13 Time Adj. Median Sale Price: \$287,046 COD Sales: 6.14 Median SP @: 0.15 \$43,057 Rounded Land Value: \$43,100		1,675	<b>Time Adj. Median Sales By Qtr</b> 2014 Qtr 3: None NA 0 0 2014 Qtr 4: None NA 0 0 2015 Qtr 1: None NA 0 0 2015 Qtr 2: None NA 0 0 2015 Qtr 3: None NA 0 0 2015 Qtr 4: None NA 0 0 2016 Qtr 1: None NA 0 0 2016 Qtr 2: None NA 0 0 2016 Qtr 3: None NA 0 0 2016 Qtr 4: None NA 0 0 2017 Qtr 1: None NA 0 0 2017 Qtr 2: \$287,046 70.30% 0 13 2017 Qtr 3: None NA 0 0 2017 Qtr 4: None NA 0 0		TV/SP Ratio	Sales > 1.0	# Qtr Sales	Yrly Chng	Qtrly Chng						
	<b>Misc Data</b> Current TV Land Median: \$38,900 % Change From Current Land TV: 10.80% Time Adj. Min Max Monthly Sales Price: 262,201 318,981 % Time Bldg SqFt: 1346 2605 Adjustment Land Size (ac): 0.13 0.22 0.50%			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
	568-061-21	9165 RAYTHEON CT		2008	R25	4/28/2017	\$262,500	\$265,220	1346	\$197	GFCC	0.22				
	568-061-19	9185 RAYTHEON CT		2008	R25	6/15/2017	\$305,000	\$305,753	1528	\$200	GFCC	0.22				
	568-075-23	9140 ANDRASTE WAY		2009	R25	4/3/2017	\$265,000	\$268,835	1531	\$176	GFCC	0.17				
	568-082-06	8945 CONVAIR WAY		2009	R25	6/2/2017	\$261,000	\$262,201	1531	\$171	GFCC	0.15				
	568-061-07	9165 ANDRASTE WAY		2009	R25	4/5/2017	\$266,000	\$269,761	1675	\$161	GFCC	0.17				
	080-764-10	8941 KEMMER ST		2004	R25	5/24/2017	\$270,000	\$271,642	1675	\$162	GFCC	0.13				
	568-071-01	8948 GRISOM WAY		2007	R25	5/31/2017	\$272,000	\$273,341	1675	\$163	GFCC	0.18				
080-771-04	7877 WELSH DR	2003	R25	5/12/2017	\$312,000	\$314,515	2222	\$142	GFCC	0.13						
080-774-03	7757 WELSH DR	2004	R25	5/17/2017	\$295,000	\$297,133	2222	\$134	GFCC	0.15						
080-822-22	8952 SORCHA ST	2005	R25	4/20/2017	\$299,000	\$302,489	2258	\$134	GFCC	0.16						
080-823-13	8997 SORCHA ST	2005	R25	6/29/2017	\$287,000	\$287,046	2258	\$127	GFCC	0.18						
568-062-01	8901 CONVAIR WAY	2008	R25	6/6/2017	\$300,000	\$301,185	2381	\$126	GFCC	0.17						
080-892-02	8924 FINNSECH DR	2006	R25	5/23/2017	\$317,000	\$318,981	2605	\$122	GFCC	0.15						
A 0.5% Per Month Upward Time Adjustment Has Been Applied To All Sales. These Adjusted Sale Prices Are Used In All Calculations and Projections.																

NBC: GBBC  
APN: 552-363-15  
SITUS: 7370 OVERTURE DR  
LOT: 375

PERMIT #: BLD18-01741  
OWNER: ACOSTA, RICHARD A & OFELIA G  
PERMIT SITUS: 7370 OVERTURE DR

DOR CODE: 200  
CONTRACTOR: LENNAR HOMES

## City of Reno

ISSUED: 09/08/2017

DATE: \_\_\_\_\_

RETURN

APPR: \_\_\_\_\_

CLOSE

REAPPRAISAL REOPEN (code)

NC / C New Land New Sketch

NOTE: \_\_\_\_\_

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

PHONE: (775)825-7733

STATUS: Submitted

VALUATION: 184,260

DESCRIPTION (RDE stores up to 150 characters)

SFR; REPEAT PLAN 1721; 3 BD, 2 BA, 2 CAR, A/C; RE: MST16-04988; 2012  
CODE, 2012 IECC - 1/2 CB - North

BLDG ID: 1 Section 1 Total Bldgs: 1

### IMPROVEMENTS

### COMMERCIAL

Building Type: RES  
Occupancy: Sgl Fam Res ~ Single  
Family Residence

Ext Walls: STUCCO/FR 100%

Frame: 01 FRAME

Occ Code: 001

Roof Cover: COMP SHINGLE

Avg Wall Height/Floor:

Stories: SINGLE STORY

Heating Types: FA/AC

No. of Stories:

Quality Class R30

Shape (M&S):

Year Built: 2018

Subfloor: SLAB

Sprinklers:

WAY: 2018

Fixtures: 11

Elevators:

% Complete: 100

Bedrooms: 3

Perimeter:

GLA/GBA: 1,725

Baths - Full: 2

Baths - Half:

Units per Building: 1

### XFOBs

#	CODE	DESCRIPTION	QC	BLDG ID	UNITS	UNIT \$	YR BUILT	% COMP
1	CMNA	COMMON AREA MANUAL	30	1- 1	1		2017	100.00%
2	FWCO	FLATWORK CONCRETE	30	1- 1	500	5.17	2018	100.00%
3	YIMP	YARD IMPROVEMENTS	30	1- 1	5	1,593.78	2018	100.00%

### LAND

LUC	DESCRIPTION	UNITS	UNIT TP	WATER	SEWER	STREET	INFLUENCE	SUBD/UDEV	TAXABLE LAND
200	Single Family Residence	1	ST	Municipal	Municipal	Paved	SZ -5%		70,585

### FIELD NOTES

# City of Reno

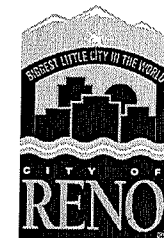
## Certificate of Occupancy

*This certificate is hereby issued by the City of Reno, Nevada and indicates that at the time of issuance this structure was inspected and found to be in compliance with the adopted codes and ordinances of the City regarding building construction or the use for the following:*

Building Address 7370 OVERTURE DR Building Permit Number BLD18-01741  
Edition of Code 2012 Building Code International Residential Code Zoning SPD  
Type of Construction Wood Framing-IRC Fire Sprinklers No Fire Alarms No  
Occupancy Group R-Dwellings/Repeat of Master-IRC Occupancy Use SINGLE FAMILY RESIDENCE  
Owner of Building LENNAR RENO LLC  
Address 10345 PROFESSIONAL CIR STE 100, RENO, NV 89521  
Current Tenant \_\_\_\_\_ Contractor LENNAR HOMES

  
Community Development Department  
Dan Holly, Building Official

By Aurile Arulanantham  
Date 03/09/2018



**PLEASE POST IN A CONSPICUOUS LOCATION**

*This certificate of occupancy does not create an express or implied warranty or guarantee*

Situs & Keyline Description:  
7370 OVERTURE DR RENO  
WILD STALLION ESTATES PHASE 7  
LOT 375

Owner & Mailing Address:  
ACOSTA, RICHARD A & OFELIA G  
822 W A ST APT 105  
HAYWARD, CA 94541

# WASHOE COUNTY APPRAISAL RECORD 2018

APN: 552-363-15

Card 1 of 1  
Bld. 1-1



Tax District: 1000

printed: 10/23/2018

ACTIVE

4931.03

GBBC - Golden Valley - Wild Stallion Est

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	RDE_2018			
2018 FV	48,830	7,595	0	0	48,830	17,091	Building Value	188,963				
2017 FV	41,268	41,268	0	0	41,268	14,444	Extra Feature Value	10,645				
							Land Value	48,830				
							Taxable Value	248,438				
							Exemption	0				
							FLAGS					
							Type	Value				
							Eligible for Form?	NO				
							Low Cap Percentage	0				
							Sub Plat Map	5187				
							Cap Code	NFM				
									By:	Date:		

FOR COST ESTIMATES ONLY

NC / C

New Land

New Sketch

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			
Occupancy	001	RESidential		Base Appliance From MS	1	CCP	CCP - COVERED CONCRETE PORCH		162	3,394		Sub Area-RCN		17,612	
Story/Frame	01	Sgl Fam Res ~		Bedrooms	3	DRO	DO - No Value Drawn for Info		8	0		% Incomplete		0	
Quality	30	SINGLE STORY		Bath - Full	2	GBA	GBA - GROSS BUILDING AREA		1,725	154,836		% Depreciation		.00	
		Average		Plumbing Fixtures	11	GRA	GARA - GARAGE ATTACHED		462	13,047		\$ Dep & Inc		0	
Year Built	WAY	%Comp	Year of Addn/Remodel	Living Units in Building	1	PCS	POR1 - PORCH CONCRETE SLAB		9	74		Obso/Other Adj.		0	
2018	2018	100										Sub Area DRC		188,963	
BUILDING CHARACTERISTICS												Additive DRC		10,645	
Category	Code	Type	%									Total DRC		199,608	
Base	1	MS FLOOR ADJ	100									Override			
Ext. Wall	4	STUCCO/FR ~	100									Cost Code		89502	
Heating Type	11	FA/AC ~	100									PROPERTY CHARACTERISTICS			
Roof Cover	2	COMP SHINGLE	100									Water		Municipal	
Sub Floor	1	SLAB	100	Base Rate Adjustment	Adj.							Sewer		Municipal	
Energy	3	MODERATE ~	100	CCM SFR Frame	1.03000							Street		Paved	
Foundation	3	MODERATE ~	100	Local Reno Frame	1.04000							BUILDING NOTES			
Seismic	1	SEISMIC FRAME	100	Construction Modifiers	Adj.							LENNAR 1721 MST16-04988			
												PAO 11/16			
												Gross Living/Building Area 1,725			
												Perimeter 216			



WASHOE COUNTY APPRAISAL RECORD  
2018

APN: 552-363-15

Card 1 of 1  
Bld. 1-1

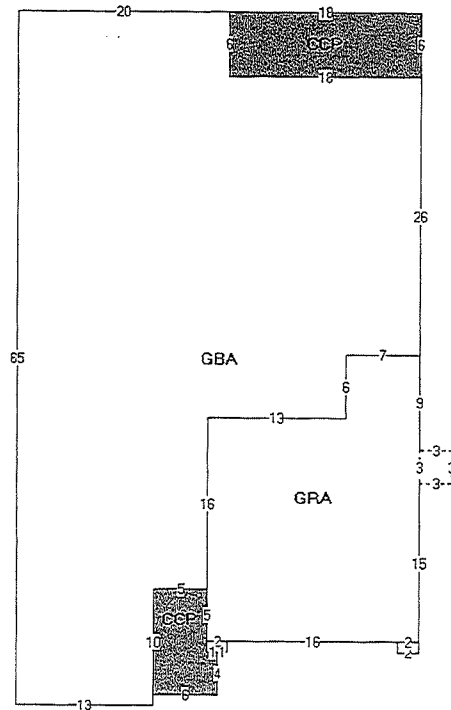
Tax District: 1000

printed: 10/23/2018

ACTIVE

4931.03

GBBC - Golden Valley - Wild Stallion Est



## BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appri/Results	Notes
09/08/2017	BLD18-01741	SFR;	184,260	Submt	0	12/13/17 PAO Submt	
09/08/2017	BLD18-01766	FENCE/LAWN	5,000	Submt	0	12/13/17 PAO Submt	

## SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
LENNAR RENO LLC	4795497	03/13/2018	200	2D	4DEC	325,573	
LENNAR RENO LLC	4649157	11/02/2016		3NTT			

#	Bld.	Date	User ID	Activity/Notes
2	0-0	10/19/2017	ltett	RALL BY PAO - 09/19/2017
3	1-1	03/31/2017	srsco	2/21/2017 / PAO / SUB / Split # 75R17
4	0-0	03/31/2017	srsco	New land on New Sub

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

GBBC - 5%  
 Lot 54  
 Phase 17

# Removal From A Qualified Subdivision

Washoe County APN		Low Cap = 3% Factor Formula Assumes High Cap														
		T.V. = Taxable Value calculations assume the parcel did NOT qualify for the abatement the first year														
YEAR	General High Cap History	Taxable Value with discount *	T.V. w/o discount	T.V. NEW	Amt Subject to abatement	Actual Tax Rate	Gross Tax subject to abatement	Gross tax on NEW	Total Gross Taxes	Parcel Partial Abatement % (Tax Cap)	Tax limit for Abatement	Abatement	Net Taxes	Tax District	Actual Ad Valorem Tax	Actual Abatement
2004																
2005	6.90%															
2006	8.00%															
2007	7.70%															
2008	8.00%															
2009	7.70%															
2010	4.90%															
2011	4.00%															
2012	6.00%															
2013	4.20%															
2014	3.00%															
2015	3.20%															
2016	0.20%															
2017	2.60%	41,268	51,585	41,268	10,317	0.0366	132.16	528.64	660.80	2.60%			660.80		528.63	0
2018	8.00%	39,064	48,830	-	48,830	0.0366	625.51	0.00	625.51	8.00%	713.67	0.00	625.51			

2018 taxes are a projection only  
 2018 tax rate assumes no change in rate

## RDE LAND DATA

Tax Year	Num OfUnits	UnitType	BaseUnit Price	Adj 1 Code	Adj 1 amount	Adj 2 Code	Adj 2 amount	Notes	Lump Sum	Adj. Tax. Land Val	Improvement Tax. Val
2014	1	ST	40100	SB		0.5					
2015	1	ST	48700	SB		0.5					
2016	1	ST	48700	SB		0.5					
2017	1	ST	54300	SB		0.8 SZ	0.95			41268	0

## New Tax Calcs Reference

AS IF 2017 Taxes	660.80	625.92	projected 2018 Taxes
-2017 Actual	528.63	528.63	-2017 Actual

132.17 97.29 = projected new land tax  
 6) Click button to find minimum. Adjust tax on NEW if necessary  
 97.29 Tax on New  
 minimum of new land taxes or projected new land tax

2018	Taxable	7,595
552-362-13	Assessed	2,658

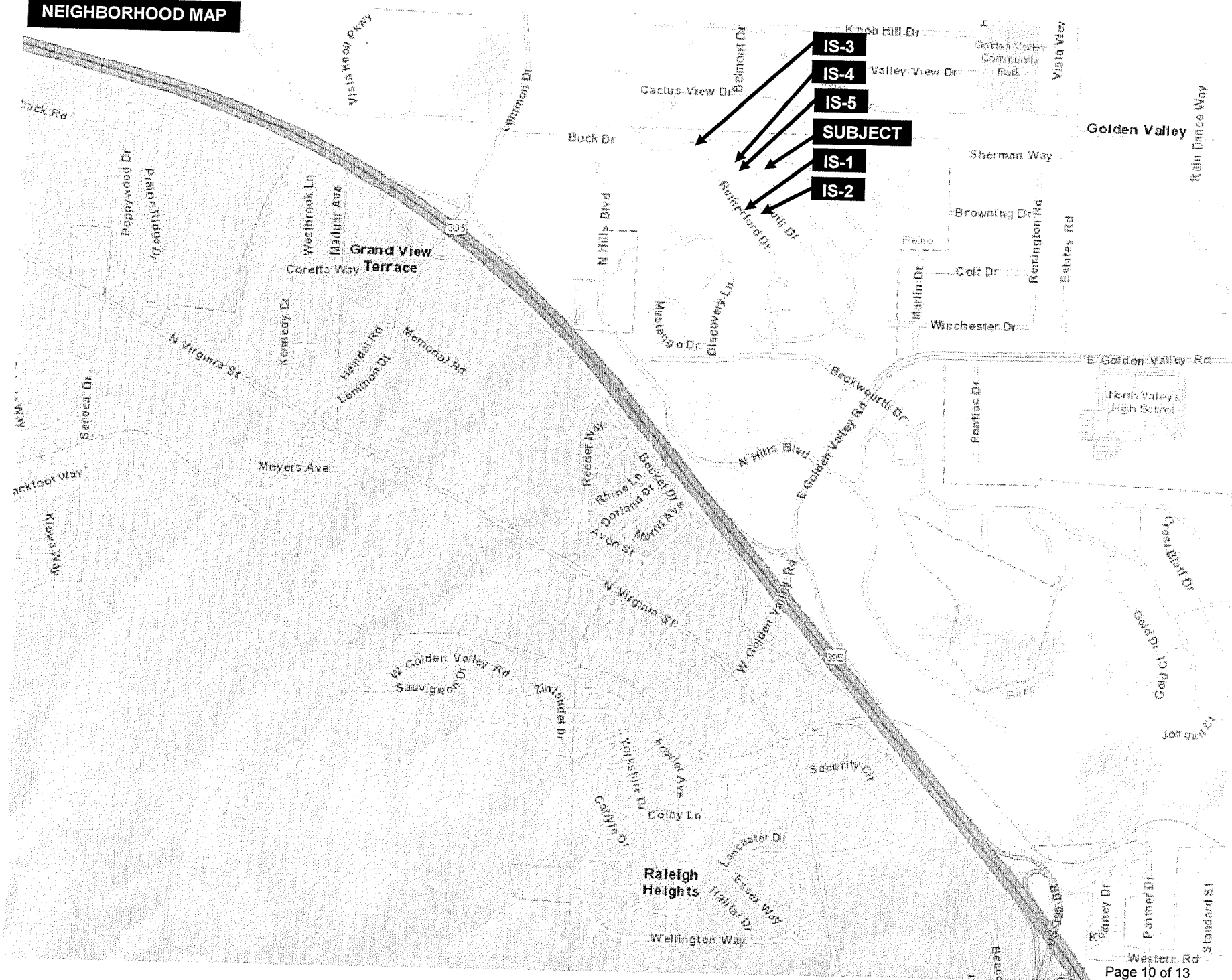
\*Tax on New/Tax Rate/Assessment Ratio

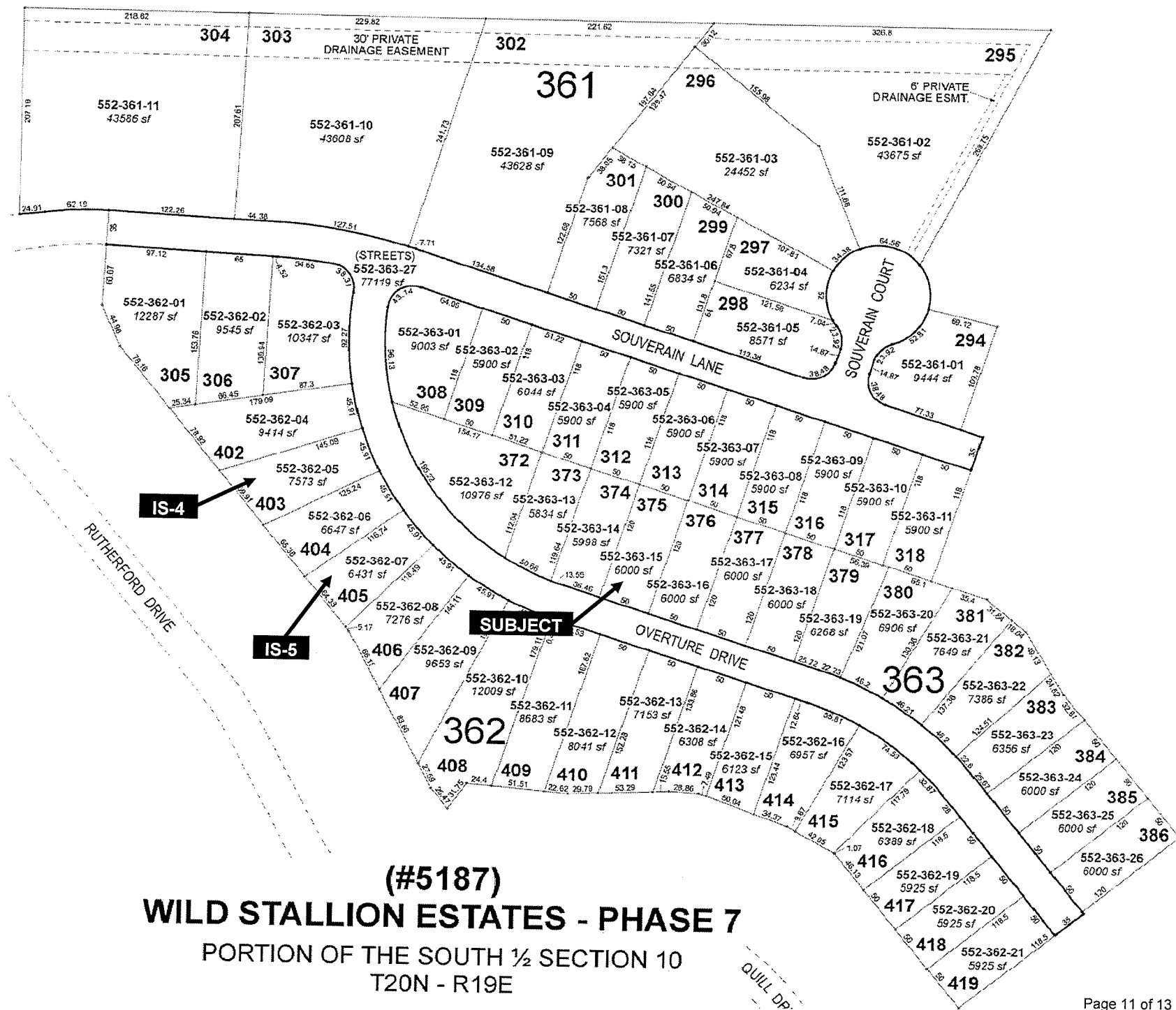
NAC 361.610475(1)(c) The property was assessed and taxed as part of a qualified subdivision but is no longer part of that qualified subdivision upon the commencement of the current fiscal year. The amount of any partial abatement that applies to the property must be calculated as if the property had not been assessed and taxed as part of a qualified subdivision during the immediately preceding or any other prior fiscal year. As used in this paragraph, "qualified subdivision" has the meaning ascribed to it in NAC 361.117.

Prepared by: Oliphint

Reviewed by: Ettinger

# NEIGHBORHOOD MAP



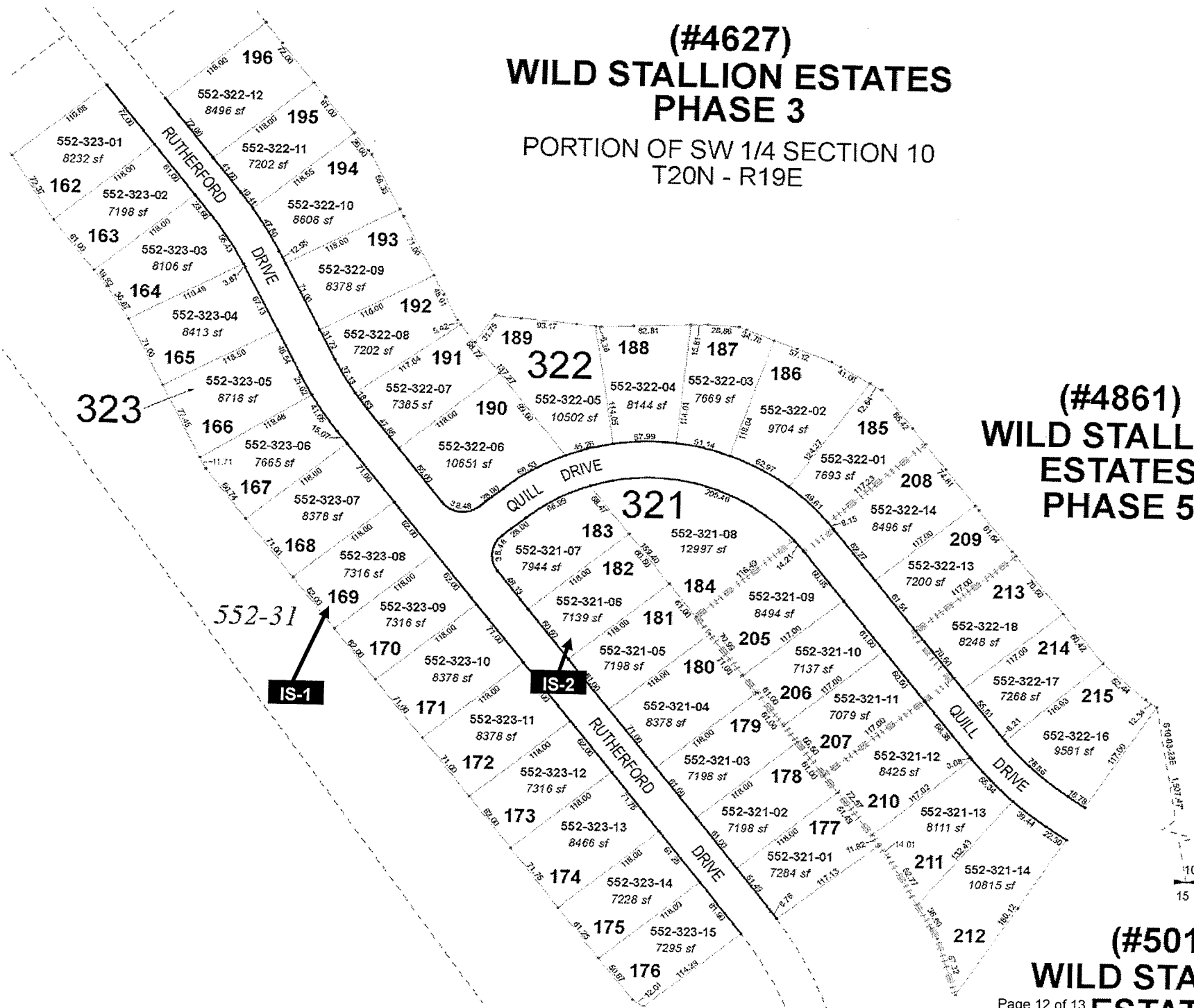


(#4627)  
**WILD STALLION ESTATES  
PHASE 3**

PORTION OF SW 1/4 SECTION 10  
T20N - R19E

(#4861)  
**WILD STALLION  
ESTATES  
PHASE 5**

(#501)  
**WILD STALLION  
ESTATES**



(#4627)  
**WILD STALLION ESTATES  
 PHASE 3**  
 PORTION OF SW 1/4 SECTION 10  
 T20N - R19E

