

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 # 1962F18

2018 SECURED ROLL INCREASE

OWNER 1: ZHANG, GUOYING
ADDRESS: 2600 FARETTO LN
RENO NV 89511

DATE: JANUARY 2, 2019

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 # 019-271-18 **TAX DISTRICT:** 1000 **SITUS ADDRESS:** 2855 MONTEREY DR
COMMISSION DISTRICT: 1

	CURRENT VALUE		PROPOSED VALUE		DIFFERENCE IN VALUE	
	TAXABLE	ASSESSED	TAXABLE	ASSESSED	TAXABLE	ASSESSED
LAND	133,000	46,550	133,000	46,550	0	0
IMPROVEMENTS	0	0	548,950	192,132	548,950	192,132
PERSONAL PROP	0	0	0	0	0	0
EXEMPTION (MINUS)		(0)		(0)		0
TOTAL	133,000	46,550	681,950	238,682	548,950	192,132
NEW LAND	0	0	0	0	0	0
NEW CONSTRUCTION	0	0	548,950	192,133	548,950	192,133

EXPLANATION:

Assessment of real property not on the secured tax roll-property escaping taxation. During the 2019 roll year, it was discovered that the residence located on this parcel had never been on the tax roll. Further investigation through physical site inspection and building permits revealed the home had been constructed and received final inspections on June 27, 2018. The proposed value corrects the omission of the improvements.

Prepared by: Wendy Jackins, Appraiser

Reviewed by: Steve Clement, Senior Appraiser

TAX AMOUNT: 7,032.07

CURRENT ABATEMENT STATUS: 100% High Cap

PROPOSED ABATEMENT STATUS: No Change

ASSESSOR'S EXHIBIT I
12 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$133,000	\$46,550	Taxble
IMPROVEMENTS:	\$548,950	\$192,133	\$/SF
TOTAL:	\$681,950	\$238,683	\$214

RCR:	1962F18
DATE:	TBD
TAX YEAR	2018
VALUATION:	Reopen

OWNER: ZHANG, GUOYING

SUBJECT	APN	Location	Land	Area	Sq Feet	FIN UNFIN				STRY	Baths		Built	Sale Date	Sale Price	Sale
						GAR	BSMT	BSMT	QC		Full	Hlf				
	019-271-18	2855 MONTEREY DR	0.33	AC	3,182	1,084			R50	SINGLE	3	3/1	2018	08/07/2018	\$1,030,000	\$324

IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	FIN UNFIN				STRY	Baths		Built	Sale Date	Sale Price	Sale
						GAR	BSMT	BSMT	QC		Full	Hlf				
IS-1	224-031-02	4811 BROKEN ARROW CIR	0.27	AC	3,046	1,006			R50	SINGLE	3	2/1	2015	10/27/2016	\$860,000	\$282
IS-2	023-193-10	1405 HUNTINGTON CIR	0.38	AC	3,032	575			R45	SINGLE	3	2/1	1976	09/22/2016	\$685,000	\$226
IS-3	023-500-16	1165 YATES LN	0.50	AC	3,156	1,056			R45	SINGLE	4	3/0	1991	03/29/2016	\$735,000	\$233

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	019-271-18	0 MONTEREY DR	0.33		SF15	08/12/2015	\$140,000	This was the sale of the subject parcel when vacant.
LS-2	019-122-53	2520 SHARON WAY	0.35		SF15	03/27/2015	\$160,000	Similar in size, same neighborhood, in close proximity to subject.
LS-3	023-651-18	2281 MANZANITA LN	0.36		SF15	11/30/2016	\$220,000	Similar in size, in close proximity to subject, superior neighborhood.

RECOMMENDATIONS/COMMENTS:

UPHOLD: XXX REDUCE:

The subject property is single family residence located at 2855 Monterey Dr in Southwest Reno. The residence was built in 2018, it has 3,182 square feet of living area, a 1,084 square foot garage, 3 bedrooms and 3 and a half bathrooms. This is a single story home of very good quality on a third of an acre parcel.

IS-1 is the sale of a home similar in living area, garage area and lot size. This home has 3 bedrooms, 2 and a half bathrooms, is of the same quality as the subject. This comparable is inferior in age as it was built in 2015 making it 3 years older than the subject. IS-1 is the most comparable to the subject. IS-2 and IS-3 are sales of homes similar in living area size but extremely inferior in age and slightly inferior in quality class. All three of these comparable sales represent homes of similar size on a similar size lots in closely surrounding neighborhoods.

LS-1 is the sale of the subject parcel and is the best indicator of value. Even though this is a 2015 sale, the market has only appreciated since this time. LS-2 is of similar size, in the same neighborhood and also sold in 2015. LS-3 is similar in size, in close proximity to the subject, but in a somewhat superior neighborhood, located on Manzanita Ln, this sale is more recent having sold in 2016.

The subject property sold on August 7, 2018 for \$1,030,000 or \$324 per square foot. In conclusion, the above improved sales range from \$226 per square foot to \$282 per square foot and support the subject's 2018 total taxable value of \$214 per square foot.

	TAXABLE VALUE	ASSESSED VALUE
LAND:	\$133,000	\$46,550
IMPROVEMENTS:	\$548,950	\$192,133
TOTAL:	\$681,950	\$238,683

PREPARED BY Wendy Jauregui-Jackins, Appriaser

REVIEWED BY Steve Clement, Senior Appraiser

NBC: ANOE
 APN: 019-271-18
 SITUS: 2855 MONTEREY DR
 LOT: 4
 PERMIT #: BLD17-09058
 OWNER: ZHANG, GUOYING
 PERMIT SITUS: 2855 MONTEREY DR

City of Reno

DATE: _____

RETURN
CLOSE

APPR: _____

REAPPRAISAL REOPEN (code)
 NC / C New Land New Sketch

NOTE: _____

DM: _____

DOR CODE 200
 CONTRACTOR MARK V CAMPBELL CONSTRUCTION INC

PHONE: 7756911705

019-271-18

DESCRIPTION (RDE stores up to 150 characters)
 SFR; NEW CUSTOM SINGLE FAMILY HOUSE;

STATUS: Complete
 VALUATION: 600,000

BLDG 1 of 1

BLDG ID: 1 Section 1	Total Bldgs: 1	IMPROVEMENTS		COMMERCIAL	
Building Type: RES		Ext Walls: STUCCO/FR	70%	Frame: 01	FRAME
Occupancy: Sgl Fam Res ~ Single Family Residence			30	Avg Wall Height/Floor:	
Occ Code: 001		Roof Cover: COMP SHINGLE		No. of Stories:	
Stories: SINGLE STORY		Heating Types: FA/AC		Shape (M&S):	
Quality Class R50		Subfloor: WOOD		Sprinklers:	
Year Built: 2018		Fixtures: 18		Elevators:	
WAY: 2018		Bedrooms: 3		Perimeter:	
% Complete: 100		Baths - Full: 3		Units per Building 1	
GLA/GBA: 3,182		Baths - Half: 1			

XFOBs

#	CODE	DESCRIPTION	QC	BLDG ID	UNITS	UNIT \$	YR BUILT	% COMP
1	YIMP	YARD IMPROVEMENTS	30	1- 1	10	1,593.78	2018	100.00%
2	FWPV	FLATWORK PAVERS	30	1- 1	400	8.37	2018	100.00%
3	FGDV	FIREPLACE GAS SINGLE-DIRECT VENT	30	1- 1	1	2,345.00	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%		142,500

FIELD NOTES

CITY OF RENO

User Info

>> Ginny Sutherland

Building Read Only
CITY OF RENO



My Navigation

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- NV Contractor's Board
- Logos NewWorld Log In
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- City of Reno
- Reports
- United States Postal Service
- NFPA
- ICC

Record

Menu Refine Search GIS Help QuickQueries --Select-- Module Building

Showing 1 of 1

Case No	Description	Application Status	Street No	Dir	Street Name	Str Ty
<input type="checkbox"/> BLD17-09058	SFR. NEW CUSTOM SINGL...	Closed	2855		MONTEREY	DR

Page 1 of 1

BLD17-09058 - MULTIPLE SET (3)

Cancel Help

Inspection Detail Checklist Conditions (0) Documents (0)

Permit No. BLD17-09058	Inspection B585 Residential Bldg. Final	Permit Type Building/Residential/New Construction/NA
Address 2855 MONTEREY DR, RENO, NV 89509		
Request Date 07/25/2018	Requestor mark campbell	Requestor's Phone Number 6911705
Request Comment Comments: --Email:mcamp530@gmail.com --		
Scheduled Date 07/27/2018	Inspection Contact Name mark campbell	Inspection Contact Phone Number 6911705
Inspection Date 07/27/2018	Status PASS	Inspector Carl A Wojtkowiak
Result Comment		
Required/Optional Optional	CAP ID 17BRN-00000-05924	Created By ACA No
Estimated Start Time	Estimated End Time	Scheduled Start Time AM
	Latitude 39.493587	Longitude -119.82606
		Vehicle ID Virtual Inspections Android

Situs & Keyline Description:
 2855 MONTEREY DR, RENO
 MONTEREY PARK
 LT 4
 BLK A **NC = \$548,950**

Owner & Mailing Address:
 CAMPBELL FAMILY TRUST, MARK & SHEILA
 CAMPBELL TRUSTEE, MARK & SHEILA
 3360 QUILICI RD
 RENO, NV 89511

WASHOE COUNTY APPRAISAL RECORD
2018

APN: 019-271-18

Card 1 of 1
 Bld. 1-1



Tax District: 1000

printed: 01/02/2019

ACTIVE

1352.05

ANOE - Skyline Blvd. SFRs

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	133,000	0	0	0	133,000	46,550	Building Value	527,430	\$548,950			
2017 FV	128,250	0	0	0	128,250	44,888	Extra Feature Value	21,520				
2016 FV	142,500	0	0	0	142,500	49,875	Land Value	133,000				
2015 FV	104,500	0	0	0	104,500	36,575	Taxable Value	681,950				
2014 FV	89,110	0	0	0	89,110	31,188	Exemption	0				
2013 FV	66,025	0	0	0	66,025	23,109	FLAGS					
2012 FV	66,025	0	0	0	66,025	23,109	Type	Value				
2011 FV	101,555	0	0	0	101,555	35,544	Cap Code	NFM				
2010 FV	119,500	0	0	0	119,500	41,825	Eligible for Form?	NO				
2009 FV	149,430	0	0	0	149,430	52,301	Low Cap Percentage	0				
2008 FV	157,092	0	0	0	157,092	54,982	Sub Plat Map	528				
2007 FV	104,728	0	0	0	104,728	36,655						

FOR COST ESTIMATES ONLY

By: _____ Date: _____

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY			
Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj				63,369		
RES	Residential	Base Appliance From MS	1	1FL	1FLR - FIRST FLOOR	2018	3,182	414,583	Sub Area-RCN				527,430		
001	Sgl Fam Res ~	Bedrooms	3	GRA	GARA - GARAGE ATTACHED	2018	1,084	42,081	% Incomplete				0		
01	SINGLE STORY	Bath - Full	3	LC2	LTC2 - LATTICE AVERAGE-METAL,	2018	154	3,097	% Depreciation				.00		
50	Very Good	Bath - Half	1	PPA	POR6 - PORCH PAVERS	2018	230	2,546	\$ Dep & Inc				0		
		Plumbing Fixtures	18	PRW	PRF1 - PORCH ROOF WOOD	2018	76	1,754	Obso/Other Adj.				0		
		Living Units in Building	1						Sub Area DRC				527,430		
									Additive DRC				21,520		
									Total DRC				548,950		
									Override						
									Cost Code						
									PROPERTY CHARACTERISTICS						
									Water	Municipal					
									Sewer	Municipal					
									Street	Paved					
									BUILDING NOTES						
									BLD17-09058						
									3 BED + OFFICE						
									3.5 BATH						
									FP						
									18 FIXTURES						
									3 CAR						

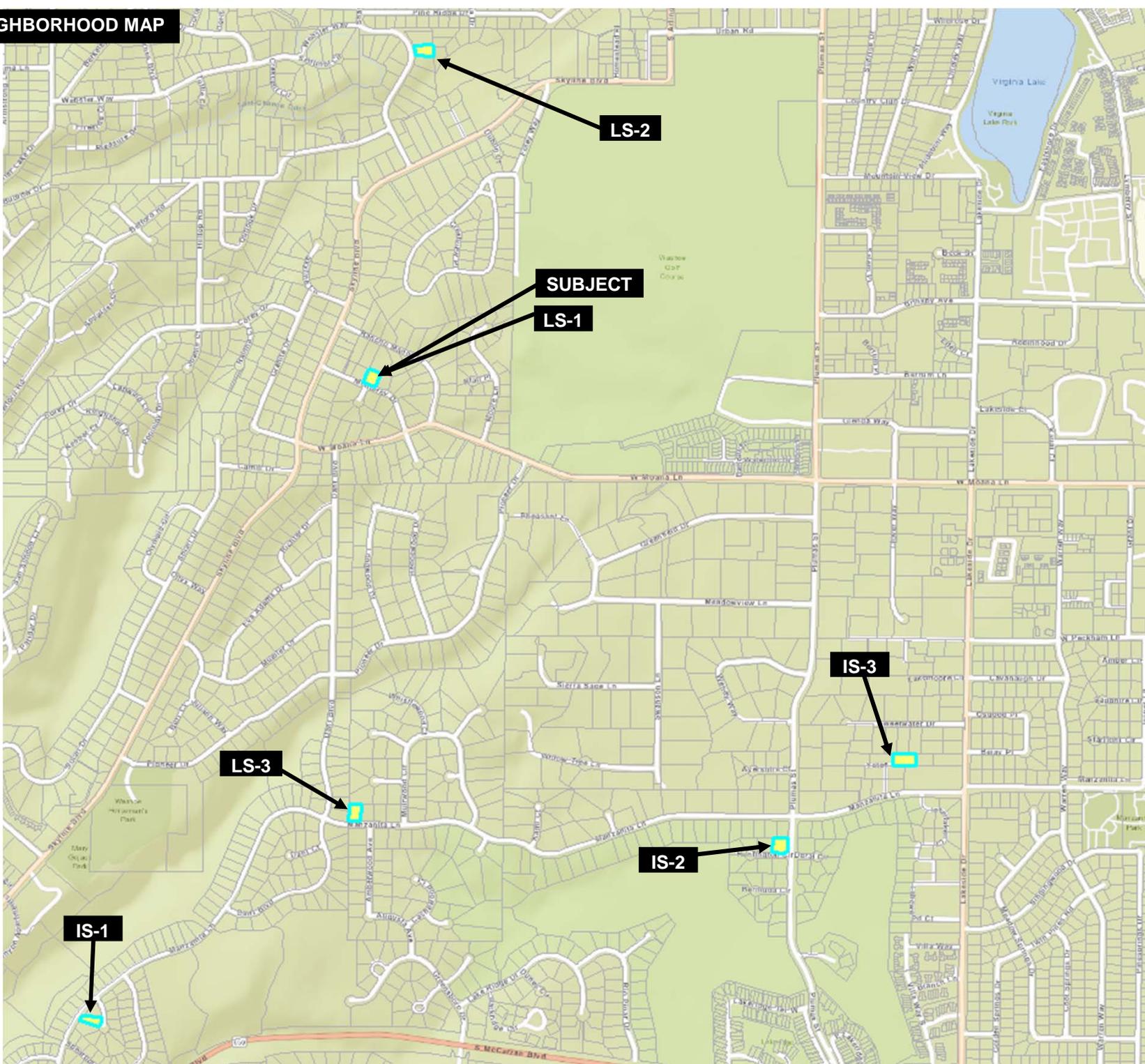
#	Bld	Date	User ID	Activity Notes
1	0-0	09/26/2017	srscott	REXT BY LLL - 09/08/2017

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	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	10	1,562.00	2018	2018	100	15,620	100.0	15,620		Imp \$548,950 Land \$133,000 TTV \$681,950 \$/sf: \$214
2	FWPV	FLATWORK PAVERS	30	1-1	0	0	400	9.11	2018	2018	100	3,643	100.0	3,643		
3	FGDV	FIREPLACE GAS SINGLE-DIRECT VENT	30	1-1	0	0	1	2,257.00	2018	2018	100	2,257	100.0	2,257		

LAND VALUE	DOR Code	200	Neighborhood	1352.05 ANOE - Skyline Blvd. SFRs	Land Size	14,375	Unit Type	SF			
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 2 %	Taxable Value	Land Notes
1	200	Single Family Residence	SF15	1.00	ST	1	140,000.00	SZ	0.95	133,000	

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

NEIGHBORHOOD MAP



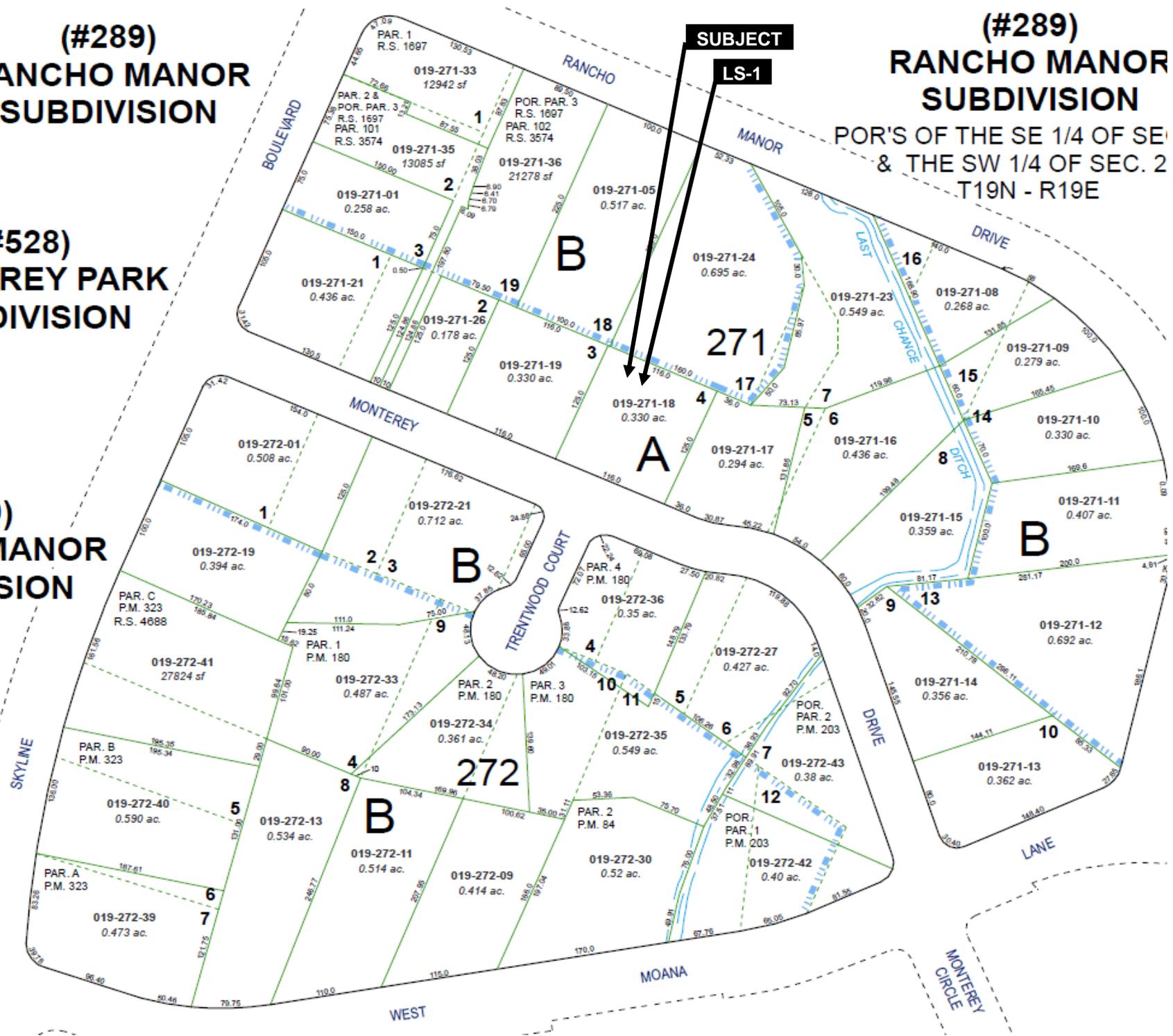
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RANCHO MANOR
SUBDIVISION**

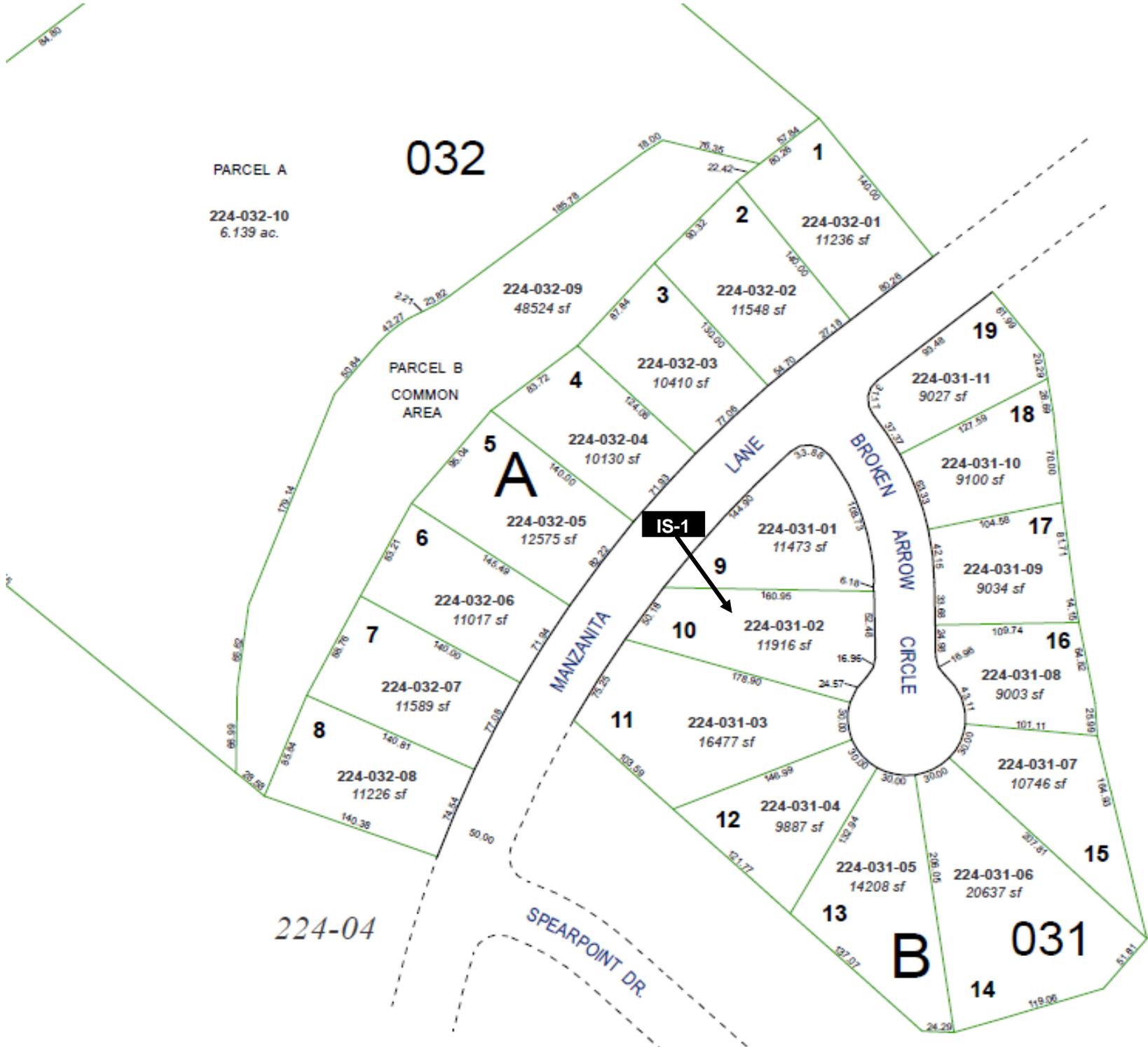
**(#528)
MONTEREY PARK
SUBDIVISION**

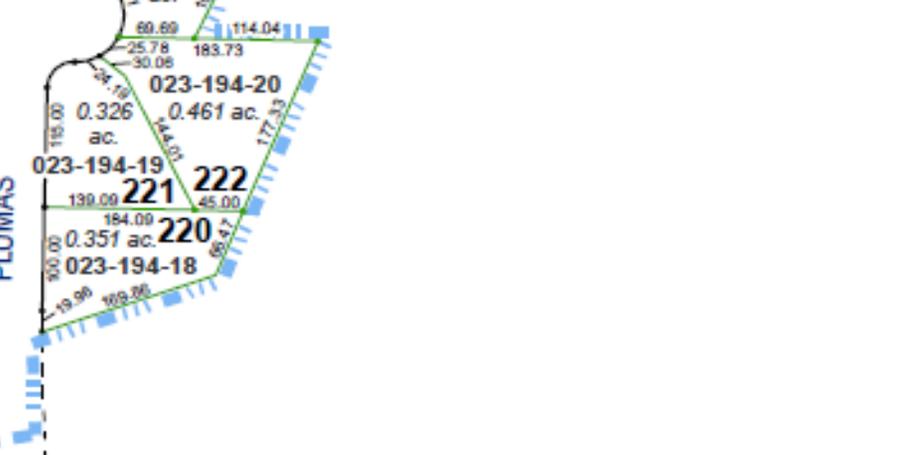
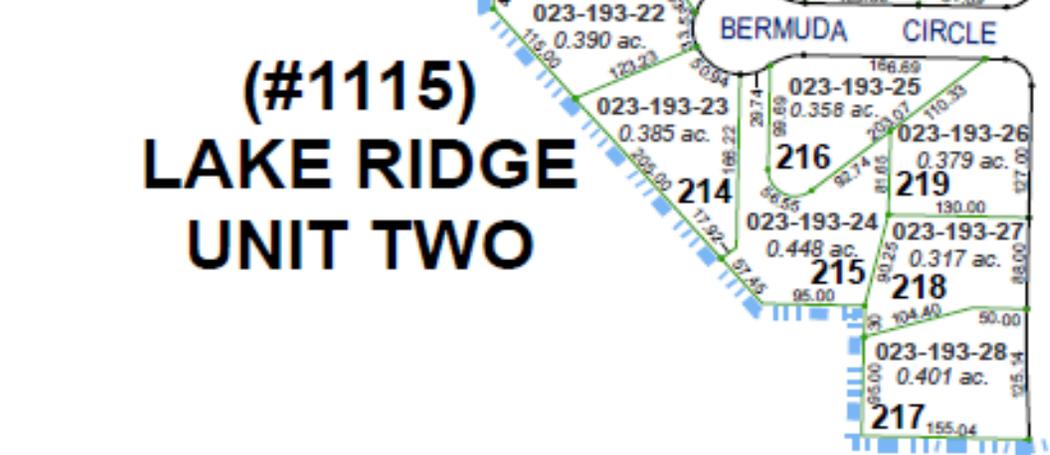
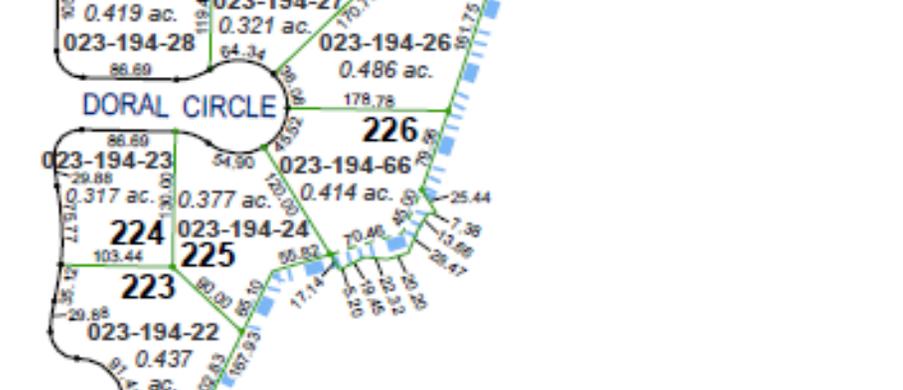
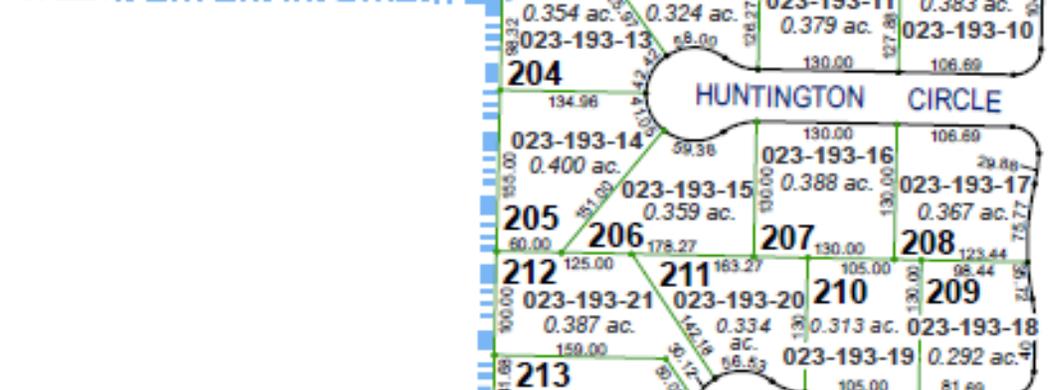
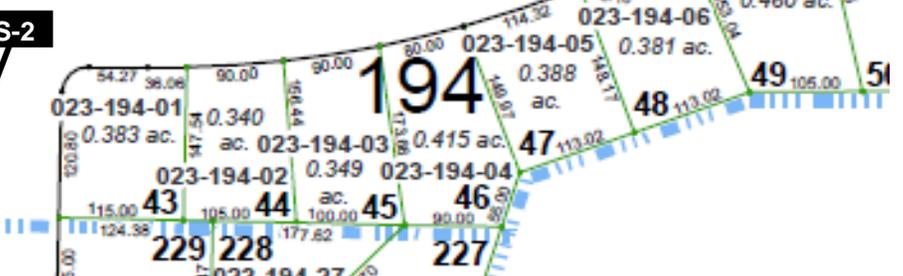
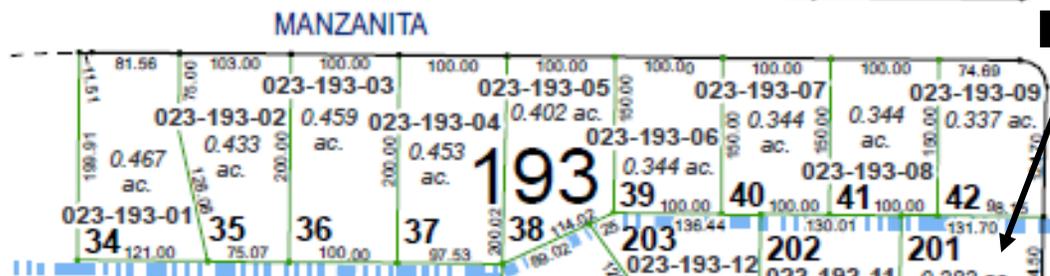
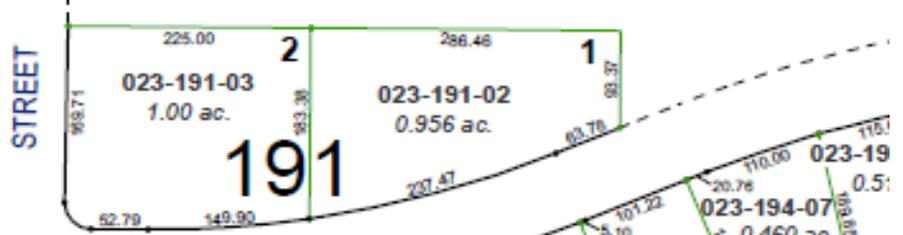
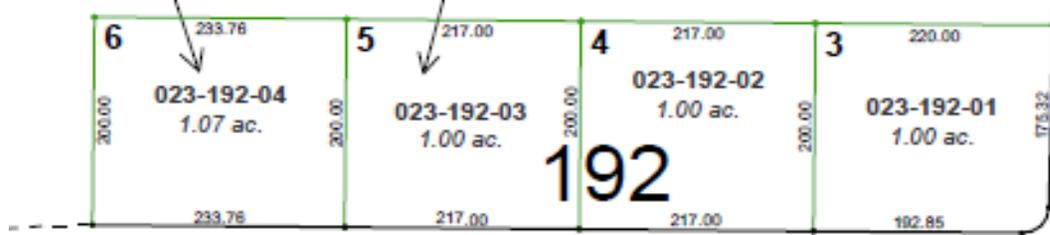
**(#289)
RANCHO MANOR
SUBDIVISION**

**(#289)
RANCHO MANOR
SUBDIVISION**

POR'S OF THE SE 1/4 OF SE 1/4
& THE SW 1/4 OF SEC. 2
T19N - R19E







**(#1115)
LAKE RIDGE
UNIT TWO**

IS-2

PORTION OF THE EAST 1/2 OF SECTION 26
T19N - R19E

ANNEX. T.M. 3656
ORD. 4950

