

**ASSESSOR'S**

**EVIDENCE**

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

Hearing # 20-0060  
Hearing Date 02/07/2020  
Tax Year 2020

APN: 122-060-05

Owner of Record: FINNEY, JOHN D

Property Address: 557 LAKESHORE BLVD

Square Feet (Inc Finished Bsmt) 1,168

Built / WAY: 1965

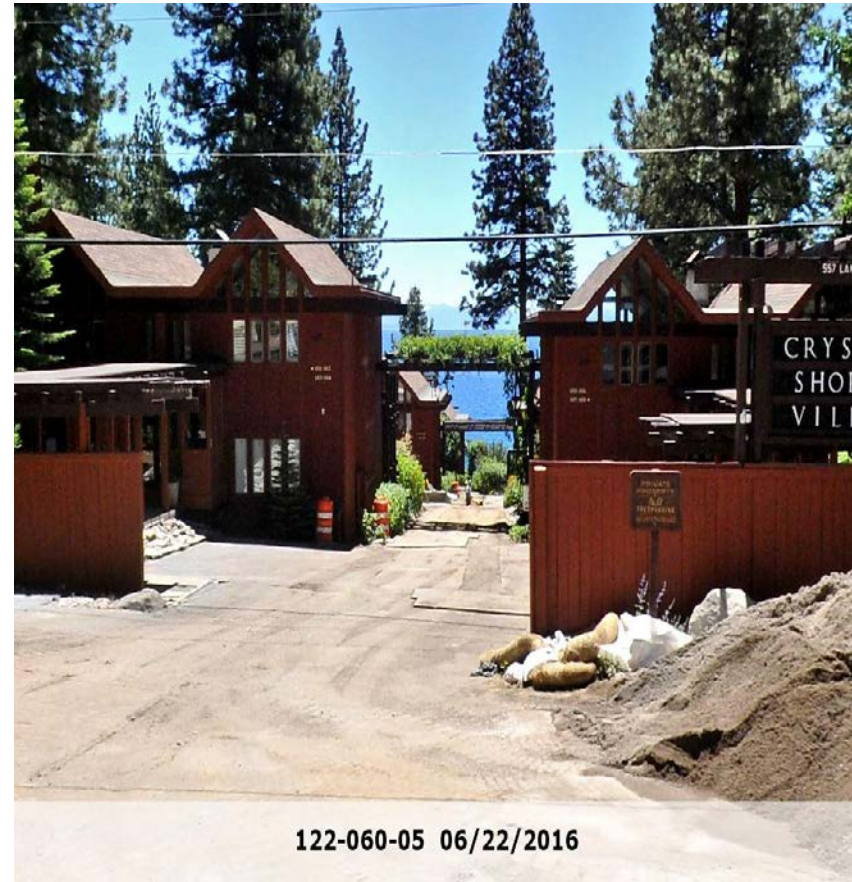
Parcel Size: 0.02 AC

Description / Location: The subject consists of a 1,168 square foot residential condo built in 1965. The subject is located in the Crystal Shores Villas at Incline Village.

2016/17 Taxable Value:	Land:	\$438,400
	Improvements:	\$52,061
	Total:	\$490,461
	Taxable Value / SF	\$420

Sales Comparison Approach:	Indicated Value Range	\$0
	Indicated Value Range / S	\$0

Conclusions: Taxable value does not exceed full cash value.



**ASSESSOR'S EXHIBIT I**  
**7 PAGES**

# WASHOE COUNTY BOARD OF EQUALIZATION

**RESIDENTIAL (SFR)**

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$438,400	\$153,440	Txble
IMPROVEMENTS:	\$52,061	\$18,221	\$/SF
TOTAL:	\$490,461	\$171,661	\$420

HEARING:	20-0060
DATE:	02/07/2020
TIME:	TBD
TAX YEAR:	2020
VALUATION:	Reappraisal

**OWNER:** FINNEY, JOHN D

SUBJECT												Baths	Built	Sale	
APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hlf	WAY	Sale Date	Sale Price	\$/SF
122-060-05	557 LAKESHORE BLVD	0.02	AC	1,168				R40	2 / End	2	2	1965	07/28/2011	\$710,000	\$608

## IMPROVED SALES

SALE													FIN UNFIN		Baths			Sale
#	APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hlf	Built	Sale Date	Sale Price	\$/SF		
IS-1	122-060-02	557 LAKESHORE BLVD	0.02	AC	1,168				R40	2 / End	2	1 \ 1	1970	12/10/2019	\$1,200,000	\$1,027		
IS-2	122-060-07	557 LAKESHORE BLVD	0.02	AC	1,168				R40	2 / End	2	2 \ 0	1971	11/04/2019	\$1,400,000	\$1,199		
IS-3	122-060-16	557 LAKESHORE BLVD	0.02	AC	1,168				R40	2 / End	2	2 \ 0	1965	05/01/2019	\$1,385,000	\$1,186		
IS-4	122-060-08	557 LAKESHORE BLVD	0.02	AC	1,168				R40	2 / End	2	2 \ 0	1965	08/27/2018	\$1,020,000	\$873		

**ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis**

## RECOMMENDATIONS/COMMENTS:

UPHOLD: XX      REDUCE:

The subject property is a residential condominium located in the Crystal Shores Villas complex at Incline Village.

Improved sales 1 thru 4 are all located in the Crystal Shores Villas complex and are model matches to the subject.

The sales indicate a value range of \$873/sf to \$1,199/sf which supports the subject's taxable value of \$420/sf. Based on these sales, the taxable value does not exceed full cash value and it is recommended that the taxable value be upheld.

PREPARED BY: Mike Gonzales, Senior Appraiser

REVIEWED BY: Cori Burke, Chief Deputy Assessor

	Neighborhood: PCFA					Sale Dates Searched 07/01/2018 thru 06/30/2019								
Reappraisal Year  2020  Appraiser TLBURNS  Date 09/18/2019	Allocation Data						Time Adj. Median Sales By Qtr		TV/SP Ratio	Sales > 1.0	# Qtr Sales	Yrly Chng	Qtrly Chng	
			Sale Count:	3		2016 Qtr 3:	None	NA	0	0				
	Time Adj. Median Sale Price:		\$1,252,620		2016 Qtr 4:	None	NA	0	0					
	COD Sales:		7.70		2017 Qtr 1:	None	NA	0	0					
	Median SP @: 0.35		\$438,417		2017 Qtr 2:	None	NA	0	0					
	Rounded Land Value:		\$438,400		2017 Qtr 3:	None	NA	0	0					
					2017 Qtr 4:	None	NA	0	0					
	Misc Data						2018 Qtr 1:	None	NA	0	0			
	Current TV Land Median:		\$364,400		2018 Qtr 2:	None	NA	0	0					
	% Change From Current Land TV:		20.31%		2018 Qtr 3:	\$1,187,789	35.18%	0	2					
	Time Adj.	Min	Max	Monthly	2018 Qtr 4:	None	NA	0	0					
	Sales Price:	1,122,959	1,412,326	% Time	2019 Qtr 1:	None	NA	0	0					
	Bldg SqFt:	1168	1168	Adjustment	2019 Qtr 2:	\$1,412,326	29.47%	0	1					
	Land Size (ac)	0.02	0.02	1.00%	2019 Qtr 3:	None	NA	0	0					
					2019 Qtr 4:	None	NA	0	0					
Total Median Sales % Change:													18.90%	
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
122-060-02	557 LAKESHORE BLVD	1970	R40	07/20/2018	\$1,125,000	\$1,252,620	1168	\$1,072	PCFA	0.02				
122-060-08	557 LAKESHORE BLVD	1965	R40	08/27/2018	\$1,020,000	\$1,122,959	1168	\$961	PCFA	0.02				
122-060-16	557 LAKESHORE BLVD	1965	R40	05/01/2019	\$1,385,000	\$1,412,326	1168	\$1,209	PCFA	0.02				
A 1% Per Month Upward Time Adjustment Has Been Applied To All Sales. These Adjusted Sale Prices Are Used In All Calculations and Projections.														
ST UNIT TYPE														

Print & Save Final Allocation

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# APPRAISAL RECORD



APN: **122-060-05**

**2020**

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**ACTIVE**

Roll YR

Code

%Comp

Situs 557 LAKESHORE BLVD INCLINE VIL Database PROD NBHD PCFA Appr TLB Exemption AV|Exemption  
 Owner FINNEY, JOHN D Printed 1/24/2020 Crystal Shores/Lakeshor  
 774 MAYS BLVD STE 10 PMB 352 INCLINE VILLAGE, N Tax District 5200  
 V 89451 Property Name

Reopen			
Reappraisal			

Valuation History							Parcel Value Summary		OBSO	<input type="checkbox"/> Change <input type="checkbox"/> No Change	
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand		
2020 VN	438,400		52,061		490,461	171,661	Land Value	438,400			
2020 NR	438,400		52,061		490,461	171,661	Building Value	47,558	Initials/Date		
2019 FV	364,400		49,347		413,747	144,811	XFOB Value	4,503			
2018 FV	330,000		47,083		377,083	131,979	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C  <input type="checkbox"/> New Sketch
2017 FV	320,400		45,443		365,843	128,045	Taxable Value	490,461	New Const		
2016 FV	291,300		45,291		336,591	117,807	Total Exemption		New Land		
2015 FV	277,420		42,621		320,041	112,014			Remainder		

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COND	Condominium	BUILDING LEVEL			BAPL	1	Base Appliance	100	EW	5	SIDING ON FRAME	100
Occ	002	Townhouse	Rate Adj			BED	2	Bedrooms	100	ROOF	2	COMPOSITION SHINGLE	100
Stry/Frm	02 THE	2 Story End Unit	Lump Sum			BFLR	1	Base Flooring	100	HEAT	3	WALL FURNACE	100
Quality	40	Good				BTHF	2	Bath - Full	100				
Year Built	1965		PARCEL LEVEL			FIX	9	Plumbing Fixtures	100				
WAY	1965		Lump Sum	0		FND	1	EXTREME	100				
Remodel Yr			%Obso	0.0000		LV	1	Living Units in Building	100				
% Comp	100	%DPR 75.0				SBFL	2	WOOD	100				

Sub Area							Extra Features													
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
1FL	FIRST FLOOR			584	157.93	92,229	1	CMNA	C AREA *	30	1	1	2,780.00	1963		100	2,780	2,780		
2FL	SECOND FLOOR			584	157.93	92,229														
STR	STORAGE ROOM			18	51.78	932	2	FPS2	FP SGL 2-S	EBLD	1	1	6,891.62	1965		100	6,892	1,723		
WDW	WOOD DECK WOOD			266	18.21	4,844														

Building Notes		Building Cost Summary	
GLA[1](1168) STR[1](18) WDW[1](266) .		Building RCN	190,234
		Depreciation	142,676
		Building DRC	47,558
		Extra Feature DRC	4,503
		Building Obso	
Building Name		Total DRC	52,061
		Override Value	

Land Value: 1 Lines Total												Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	920	Water	Municipal
210	Condominium or Townhouse	LDU	1	ST	438,400.00					438,400		Acre Size	0.021	Sewer	Municipal
												DOR Code	210	Street	Paved
												Deferment		SPC	
												CAGC	CSVL		

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



# APPRAISAL RECORD

APN: **122-060-05**

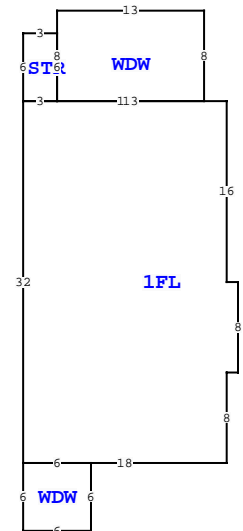
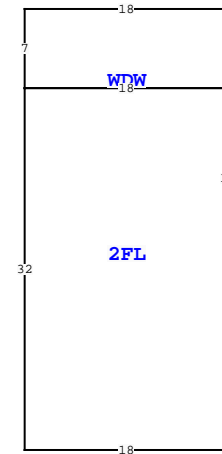
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Owner **FINNEY, JOHN D**

NBHD **PCFA Crystal Shores/Lakeshore Terr.**

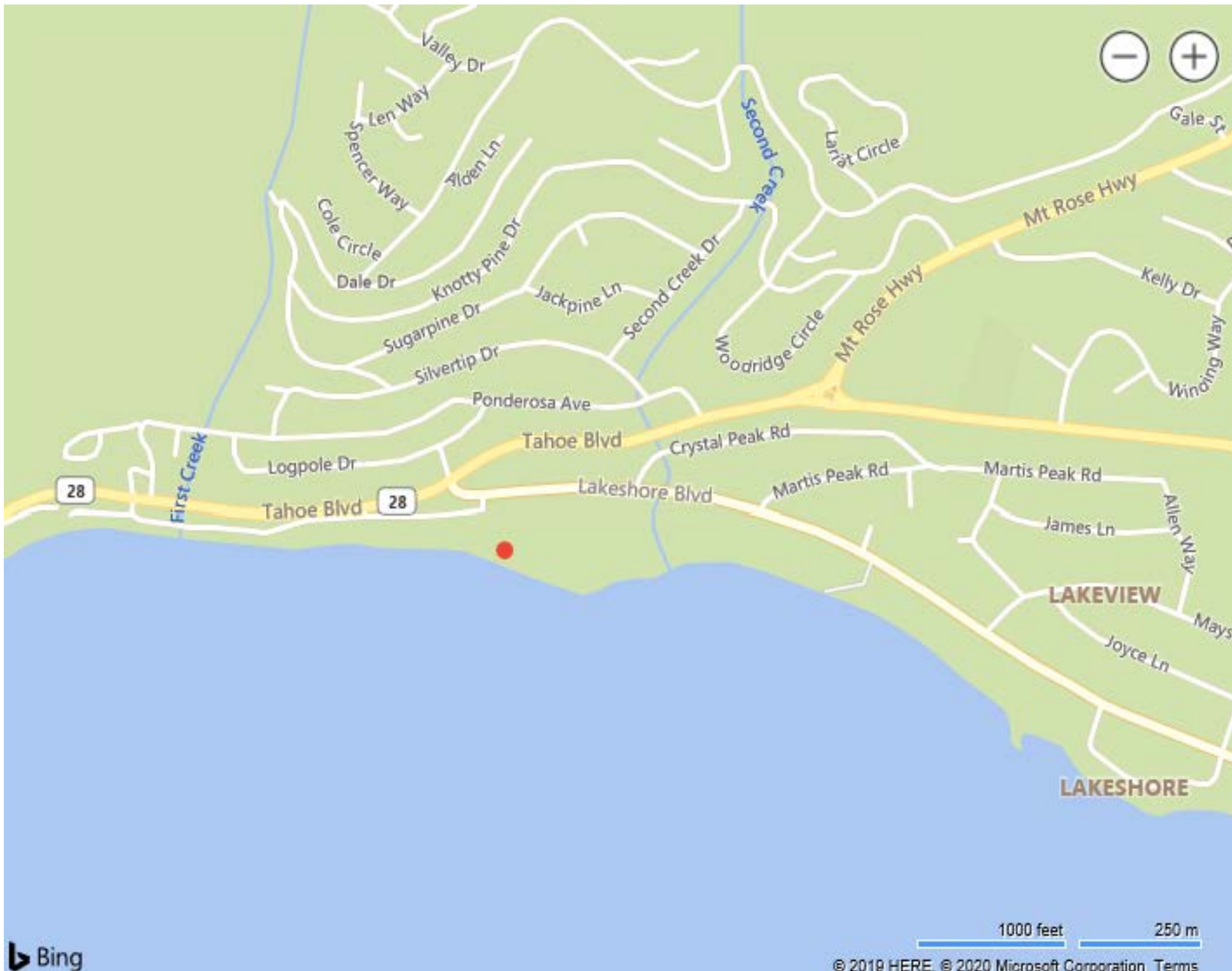
Appr **TLB**

Keyline Description **CRYSTAL SHORES VILLAS 1 LT 4**



Activity Information						
Date	User ID	Activity Notes				
9/18/2019	TLB	Re-appraisal Inspection				
1/1/2015	MAG	Aerial Review				
4/26/2013	MAG	Permit Inspection				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
FINNEY, JOHN D	4026521	7/28/2011	210	0	3BCT	
BLYSTONE TRUST, JOANNE	4026520	7/28/2011	210	710,000	2D	
BLYSTONE, JOANNE	3059891	6/28/2004	210	0	3BGG	
RUUD, KENNETH P & VALERI	3058498	6/24/2004	210	900,000	2D	
	2249125	9/1/1998	210	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
8/7/2012	12-1684	REMODEL		C	100%	
6/6/2005	05-2192	HEATING		C	100%	

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**(#979)**  
**CRYSTAL SHORES VILLAS**  
**UNIT NO. 2**  
 A CONDOMINIUM

**(#978)**  
**CRYSTAL SHORES**  
**VILLAS UNIT NO. 1**  
 A CONDOMINIUM  
 PORTION OF SE 1/4  
 SEC. 17 T16N - R18E

