

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 20-0049
Hearing Date 02/07/2020
Tax Year 2020

APN: 011-251-06

Owner of Record: RAMASASTRY, JAYARAM & PETRA

Property Address: 634 SAINT LAWRENCE AVE

Square Feet (Inc Finished Bsmt) 2,975

Built / WAY: 1938 / 1963

Parcel Size: 0.17 AC

Description / Location: The subject is a single family residence currently assessed at 2,975 square feet which includes 441 square feet finished basement. It was built in 1938 with the weighted average year of 1963. It is located on 634 Saint Lawrence Avenue in Old Southwest Reno.

2020/21 Taxable Value:	Land:	\$128,000
	Improvements:	\$92,798
	Total:	<u>\$220,798</u>
	Taxable Value / SF	\$74

Sales Comparison Approach: Indicated Value Range \$578,340 to \$665,000
Indicated Value Range / SF \$269 to \$338



Conclusions: The comparable sales indicate a total value range of \$578,340 to \$665,000 or \$269 per square foot to \$338 per square foot. The total taxable value of \$220,798 or \$74 per square foot does not exceed full cash value.

However after a site visit on 1/30/2020, it was determined that the square footage of the subject was incorrect which also affected the weighted average year. Incorrect inventory of the bedroom and fireplace count were also updated. Therefore, it is recommended to reduce the improvement value to \$86,256 which results in the recommended taxable values shown below.

RECOMMENDATION: Uphold Reduce X

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$128,000	\$44,800
Imps:	\$86,256	\$30,190
Total:	<u>\$214,256</u>	<u>\$74,990</u>

ASSESSOR'S EXHIBIT I
15 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$128,000	\$44,800	Txble
IMPROVEMENTS:	\$92,798	\$32,479	\$/ SF
TOTAL:	\$220,798	\$77,279	\$74

HEARING:	20-0049
DATE:	02/07/2020
TIME:	
TAX YEAR:	2020
VALUATION:	Reappraisal

OWNER: RAMASASTRY, JAYARAM & PETRA

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths FI/Hlf	Built WAY	Sale Date	Sale Price	Sale \$/SF
	011-251-06	634 Saint Lawrence Avenue	0.17	AC	2,975	380	441	667	R35	1.5 Story Fir	3	2	1963	10/23/2009	\$320,000	\$108

IMPROVED SALES

SALE #	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Hlf	Built	Sale Date	Sale Price	Sale \$/SF
IS-1	014-012-10	1275 Mark Twain Avenue	0.14	AC	2,151	240	1,062		R35	1	3	3 \ 0	1940	09/06/2019	\$578,340	\$269
IS-2	011-202-01	644 Marsh Avenue	0.25	AC	1,824	598		320	R40	1.5 Story Fir	2	1 \ 1	1941	06/14/2019	\$600,000	\$329
IS-3	011-283-10	633 Donner Drive	0.11	AC	1,921	180	320		R30	1	3	2 \ 0	1926	10/01/2019	\$650,000	\$338
IS-4	011-202-25	740 Marsh Avenue	0.12	AC	2,309			672	R35	1.5 Story Fir	4	2 \ 0	1931	09/04/2018	\$665,000	\$288

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	014-101-18	1301 Wright Street	0.08	AC	MF14	06/07/2019	\$170,000	Leveled lot with utilities on site; ready to build one unit.
LS-2	014-212-45	470 Mount Rose Street	0.15	AC	MUSV	06/18/2019	\$150,000	Landscaped vacant lot and ready to build.
LS-3	009-201-40	0 Lyman Avenue	0.22	AC	SF9	10/04/2018	\$127,500	Leveled lot with utilities on site but has an easement for access to the neighbor's lot which is located behind this vacant lot.
LS-4	011-255-21	518 Saint Lawrence Avenue	0.07	AC	MF14	08/31/2018	\$155,000	Formerly portion of 011-255-05 with utilities on site; new SFR recently built

RECOMMENDATIONS/COMMENTS:

UPHOLD:

REDUCE:

X

The subject is a single family residence currently assessed at 2,975 square feet which includes 441 square feet finished basement. It was built in 1938 with the weighted average year of 1958. It is located on 634 Saint Lawrence Avenue in Old Southwest Reno. All comparable sales are located in the same neighborhood and close in proximity to the subject.

After a site visit on 01/30/2020, it was determined that the square footage of the subject was incorrect which also affected the weighted average year. Incorrect inventory of the bedroom and fireplace count were also reduced to two bedrooms and one fireplace. The following descriptions are compared to the updated information on the subject.

IS-1 is a recent sale of a single story home. It is older, inferior in size, similar in quality but has an additional bedroom and full bathroom. IS-1 is located on a smaller sized lot and approximately 0.6 miles from the subject. Overall, IS-1 is similar to the subject.

IS-2 is another recent sale of a 1.5 story home like the subject. It is older, inferior in size, superior in quality, same bedroom count but only has 1.5 bathrooms. IS-2 is located on a larger sized lot and approximately 0.2 miles from the subject but requires repairs. Overall, IS-2 is slightly superior to the subject.

IS-3 is the most recent sale of a single story home. It is older, inferior in size and quality, has an additional bedroom but has the same bathroom count as the subject. IS-3 is located on a smaller sized lot and approximately 0.2 miles from the subject. Overall, IS-3 is inferior to the subject.

IS-4 is an older sale but is also a 1.5 story home like the subject. It is older, similar in size, has two additional bedroom but has the same bathroom count and quality. It is located on a smaller sized lot and approximately 0.1 miles from the subject. Overall, IS-4 is similar to the subject.

LS-1 through LS-4 are all recent land sales from the subject's area. It ranges from \$127,500 to \$170,000 and support the subject's taxable land value of \$128,000.

The comparable sales indicate a total value range of \$578,340 to \$665,000 or \$269 per square foot to \$338 per square foot. Based upon the comparables above with most weight given to IS-1 and IS-4, the total taxable value does not exceed full cash value. However after it was determined the square footage and inventory of the subject was incorrect, it is recommended to reduce the improvement value to \$86,256 which results in the recommended taxable values shown below.

	TAXABLE VALUE	ASSESSED VALUE
LAND:	\$128,000	\$44,800
IMPROVEMENTS:	\$86,256	\$30,190
TOTAL:	\$214,256	\$74,990

PREPARED BY: Coi Greener, Appraiser

REVIEWED BY: Steve Clement, Senior Appraiser

APPRAISAL RECORD



APN: 011-251-06

2020

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 634 SAINT LAWRENCE AVE RENO Database PROD NBHD AFWC Appr CG Exemption AV|Exemption
 Owner RAMASASTRY, JAYARAM & PETRA Printed 1/31/2020 Old Southwest Homes
 634 SAINT LAWRENCE AVE RENO, NV 89509 Tax District 1000
 Property Name

Reopen

Reappraisal

Valuation History

Parcel Value Summary

OBSSO

☐ Change☐ No Change

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand
2020 VN	128,000		92,798		220,798	77,279	Land Value	128,000	
2020 NR	128,000		92,798		220,798	77,279	Building Value	77,650	
2019 FV	124,600		89,060		213,660	74,781	XFOB Value	15,148	
2018 FV	110,000		85,342		195,342	68,370	Obsolescence	0	
2017 FV	110,000		83,827		193,827	67,839	Taxable Value	220,798	
2016 FV	110,000		83,438		193,438	67,703	Total Exemption		
2015 FV	62,100		82,479		144,579	50,603			

Parcel Total

☐ NC☐ C☐ New Sketch

Building Data

1-1	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	RES	Residential	BUILDING LEVEL	BAPL	1	Base Appliance	100	EW	7	BRICK VENEER ON FRAME	70
Occ	001	Single Family Reside	Rate Adj	BED	3	Bedrooms	100	EW	4	STUCCO ON FRAME	30
Stry/Frm	06 SFR	1.5 Story Finished	Lump Sum	BFLR	1	Base Flooring	100	ROOF	2	COMPOSITION SHINGLE	100
Quality	35	Average-Good		BTHF	2	Bath - Full	100	HEAT	1	FORCED AIR	100
Year Built	1938		PARCEL LEVEL	FIX	11	Plumbing Fixtures	100				
WAY	1963		Lump Sum 0	FND	3	MODERATE	100				
Remodel Yr			%Obso	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	1979		1,150	111.03	127,689	8	CMNA	C AREA *	30	-	1	0.00	2018	2018	100				
1FL	FIRST FLOOR			522	111.03	57,960	1	BMFP	BSMT FIN P	EBLD	1	441	41.73	1938		100	18,402	4,601		
2FL	SECOND FLOOR			862	111.03	95,711	2	FPS1	FP SGL 1-S	EBLD	1	2	4,839.12	1938		100	9,678	2,420		
BT1	BASEMENT DUGOUT			1,108	26.39	29,240	3	FWCO	FW CONCRET	30	1	1,000	6.03	1938		100	6,030	1,508		
							4	GARD	GAR DETACH	35	1	380	46.21	1938		100	17,561	4,390		
							5	YIMP	YARD IMPS	30	1	4	1,664.00	1938		100	6,656	1,664		
							6	PCS	PORCH SLAB	30	1	102	7.80	1938	2018	100	796	199		5 X 11 FRONT, 5
							7	PRW	PORCH ROOF WOOD	30	1	90	16.27	1938	2018	100	1,464	366		
Gross Living Area 2,534							Perimeter 354		Sub Area RCN 310,600											
Building Notes				Building Cost Summary																
				Building RCN		310,600														
				Depreciation		232,950														
				Building DRC		77,650														
				Extra Feature DRC		15,148														
				Building Obso																
Building Name				Total DRC		92,798														
				Override Value																

Land Value: 1 Lines Total												Land Data		Property Characteristics		
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	Adj 2	Adj 3	Adj 4	Adj 5	Adj 6	Land Size-Sf		Water	Municipal	
200	Single Family Residence	SF6	1	ST	128,000.00							7,492		Sewer	Municipal	
												Acre Size	0.172	Street	Paved	
												DOR Code	200	SPC		
												Deferment				
												CAGC	AFNT			

PREPARED BY: Coi Greener, Appraiser III

REVIEWED BY: Steve Clement, Senior Appraiser

CAGC AFNT

Page 4 of 15

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

APPRAISAL RECORD

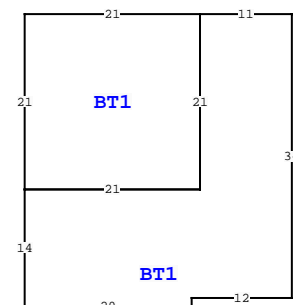
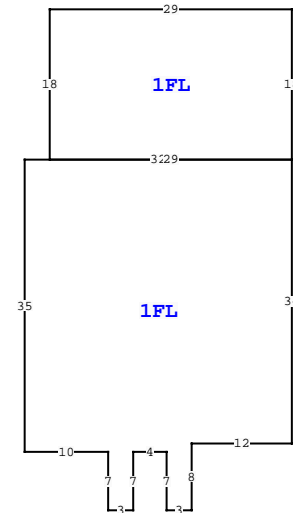
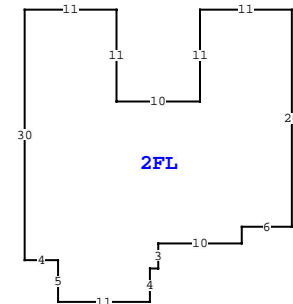
APN: **011-251-06**

PAGE 2 of 1

Owner **RAMASASTRY, JAYARAM & PETRA**
Keyline Description **NEWLANDS TERRACE LT 6 BLK F**

NBHD **AFWC Old Southwest Homes**

Appr **CG**



Activity Information						
Date	User ID	Activity Notes				
10/24/2019	CG	Re-appraisal Inspection				
2/7/2017	KJ	Permit Inspection				
8/13/2012	MJC	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
RAMASASTRY, JAYARAM & PE	4786917	2/9/2018	200	0	3BFI	
HSBC BANK USA,	3814404	10/23/2009	200	320,000	2F	
LOONEY, ERIN C	3765991	6/3/2009	200	410,000	3BF	
BURAK, MATTHEW J & MECHE	3522363	4/18/2007	200	544,000	2D	
DAVIS, ROBERT M	2656010	2/22/2002	200	325,000	2D	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
11/15/2016	BLD17-03222	ELCTRICAL; RELOCATE METER		C	100%	
7/2/2015	BLD16-00064	REMODEL ADD OUTLETS TO EXI		C	100%	
1/11/2010	BLD10-02369	REMODEL		C	100%	
11/24/2009	BLD10-02263	REROOF		C	100%	
PREPARED BY: Gai Greenen, Appraiser III				REVIEWED BY: Steve G		

PREPARED BY: Coli Greener, Appraiser III

REVIEWED BY: Steve Clement, Senior Appraiser

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

APPRAISAL RECORD



APN: 011-251-06

2020

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 634 SAINT LAWRENCE AVE RENO Database PROD NBHD AFWC Appr CG
 Owner RAMASASTRY, JAYARAM & PETRA Printed 1/31/2020 Old Southwest Homes
 634 SAINT LAWRENCE AVE RENO, NV 89509 Tax District 1000

Exemption AV|Exemption

Reopen
 Reappraisal

FOR COST ESTIMATES ONLY

Property Name

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	Initials/Date
2020 VN	128,000		92,798		220,798	77,279	Land Value	128,000		
2020 NR	128,000		92,798		220,798	77,279	Building Value	73,980		
2019 FV	124,600		89,060		213,660	74,781	XFOB Value	12,276		
2018 FV	110,000		85,342		195,342	68,370	Obsolescence	0	Parcel Total	
2017 FV	110,000		83,827		193,827	67,839	Taxable Value	214,256	New Const	-6,661 <input type="checkbox"/> NC <input type="checkbox"/> C
2016 FV	110,000		83,438		193,438	67,703	Total Exemption		New Land	
2015 FV	62,100		82,479		144,579	50,603			Remainder	<input type="checkbox"/> New Sketch

Building Data

1-1	Code	Description	Adjustments & Modifiers		Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	RES	Residential	BUILDING LEVEL		BAPL	1	Base Appliance	100	EW	7	BRICK VENEER ON FRAME	70
Occ	001	Single Family Reside	Rate Adj		BED	2	Bedrooms	100	EW	4	STUCCO ON FRAME	30
Str/Frm	06 SFR	1.5 Story Finished	Lump Sum		BFLR	1	Base Flooring	100	ROOF	2	COMPOSITION SHINGLE	100
Quality	35	Average-Good			BTHF	2	Bath - Full	100	HEAT	11	FA/AC	100
Year Built	1938		PARCEL LEVEL		FIX	11	Plumbing Fixtures	100				
WAY	1958		Lump Sum	0	FND	3	MODERATE	100				
Remodel Yr			%Obso	0.0000	LV	1	Living Units in Building	100				
% Comp	100	%DPR 75.0			SBFL	2	WOOD	100				

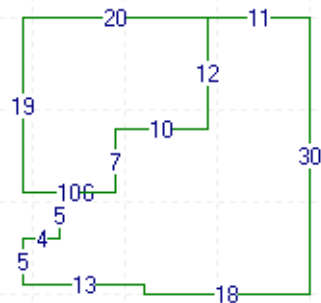
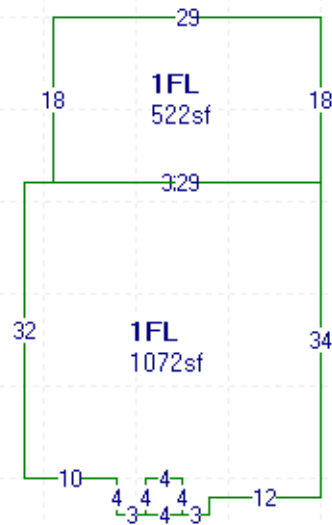
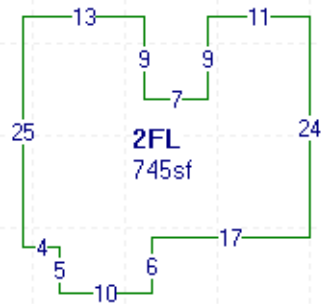
Sub Area							Extra Features													
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
1FL	FIRST FLOOR	1938		1,072	115.50	123,817	8	CMNA	C AREA *	30	-	1	0.00	2018	2018	100				
1FL	FIRST FLOOR	1979		522	115.50	60,292	1	BMFP	BSMT FIN P	20	1	310	44.86	1938		100	13,907	3,477		
2FL	SECOND FLOOR	1938		745	115.50	86,048														
BT1	BASEMENT DUGOUT	1938		897	28.19	25,286	2	FPS1	FP SGL 1-S	EBLD	1	1	4,839.12	1938		100	4,839	1,210		
CCP	COVERED CONCRETE	1938		16	29.75	476	3	FWCO	FW CONCRET	30	1	1,000	6.03	1938		100	6,030	1,508		
DRO	No Value Drawn f	1938		360			4	GARD	GAR DETACH	35	1	360	47.51	1938		100	17,104	4,276		
							5	YIMP	YARD IMPS	30	1	4	1,664.00	1938		100	6,656	1,664		
							6	PCS	PORCH SLAB	30	1	70	8.06	1938	2018	100	564	141		5 X 11 FRONT, 5
Gross Living Area 2,339 Perimeter 320 Sub Area RCN 295,919																				

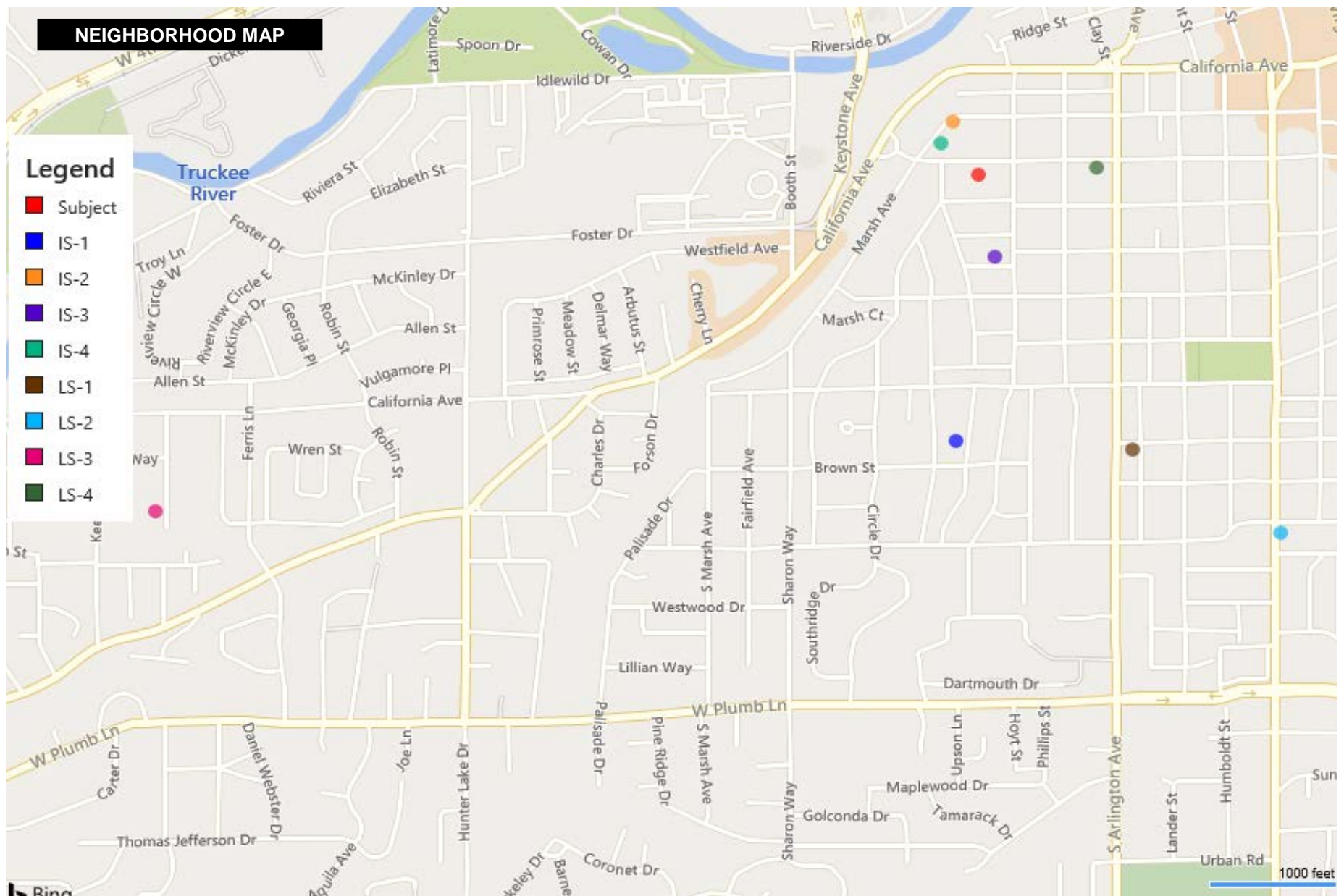
Building Notes			Building Cost Summary		
			Building RCN	295,919	
			Depreciation	221,939	
			Building DRC	73,980	
			Extra Feature DRC	12,276	
			Building Obso		
Building Name			Total DRC	86,256	
			Override Value		

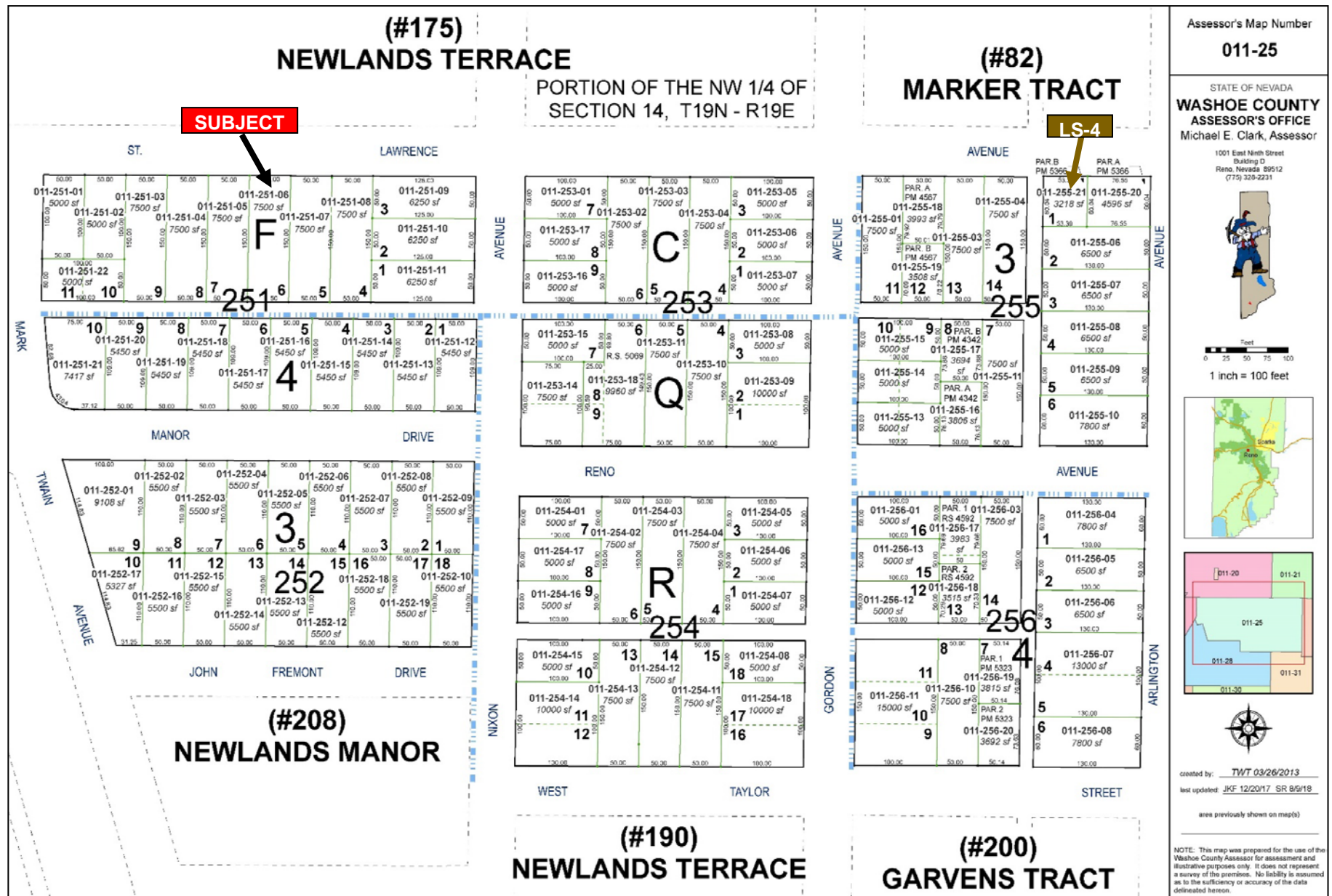
Land Value: 1 Lines Total												Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	7,492	Water	Municipal
200	Single Family Residence	SF6	1	ST	128,000.00					128,000		Acre Size	0.172	Sewer	Municipal
												DOR Code	200	Street	Paved
												Deferment		SPC	
												CAGC	AFNT	Page 6 of 15	
PREPARED BY: Coi Greener, Appraiser III												REVIEWED BY: Steve Clement, Senior Appraiser			

PREPARED BY: Coi Greener, Appraiser III

REVIEWED BY: Steve Clement, Senior Appraiser







**(#225)
MANOR
HEATH**

**(#230)
MANOR
GARDENS**

JOAQUIN

MILLER

AVENUE

PORTION OF THE SW 1/4 OF SECTION 14
T19N - R19E

Assessor's Map Number

014-01

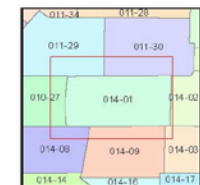
STATE OF NEVADA
**WASHOE COUNTY
ASSESSOR'S OFFICE**
Joshua G. Wilson, Assessor

1001 East Fourth Street,
Building D
Reno, Nevada 89512
(775) 338-2251



0 25 50 75 100
Feet

1 inch = 100 feet



created by: TWT 10/2/2013

last updated:

area previously shown on map(s)

NOTE: This map was prepared for the use of the
Washoe County Assessor for assessment and
illustrative purposes only. It does not represent
a survey of the premises. No liability is assumed
as to the sufficiency or accuracy of the data
delimited herein.

STREET

AVENUE

AVENUE

STREET

AVENUE

AVENUE

AVENUE

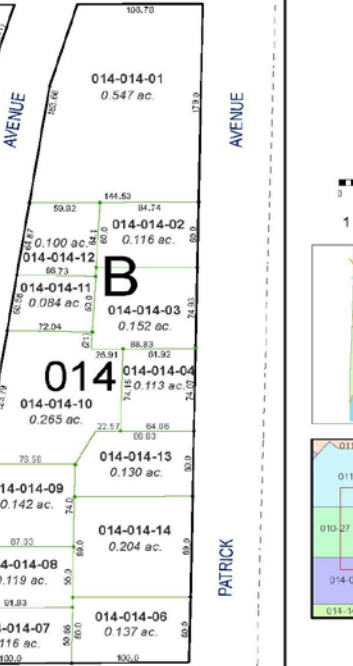
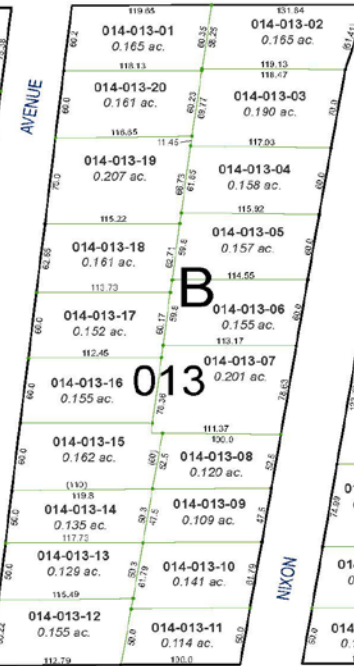
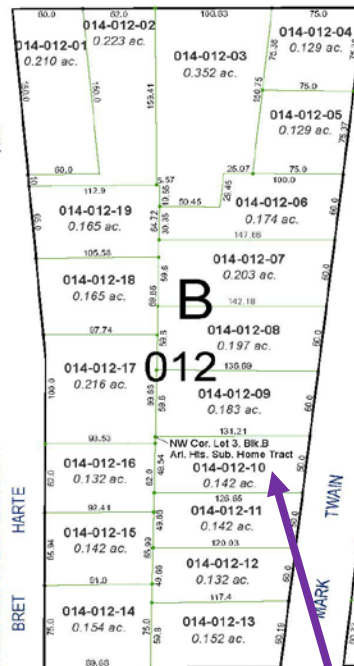
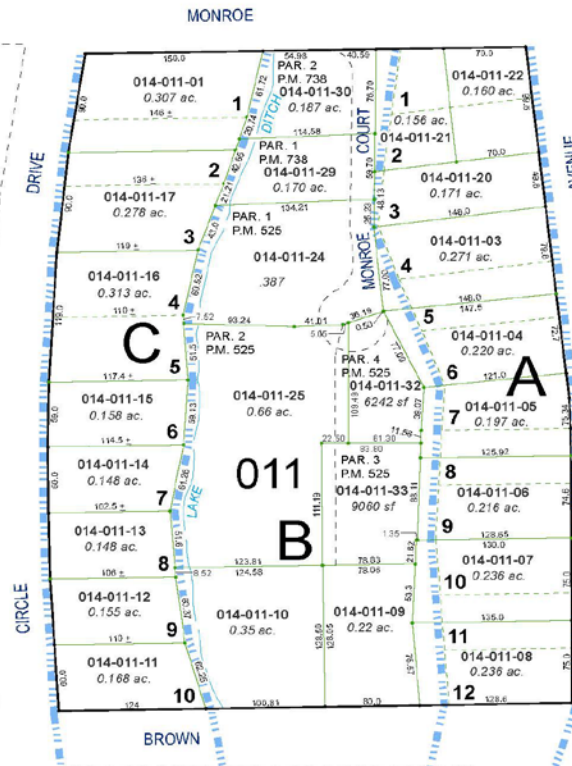
STREET

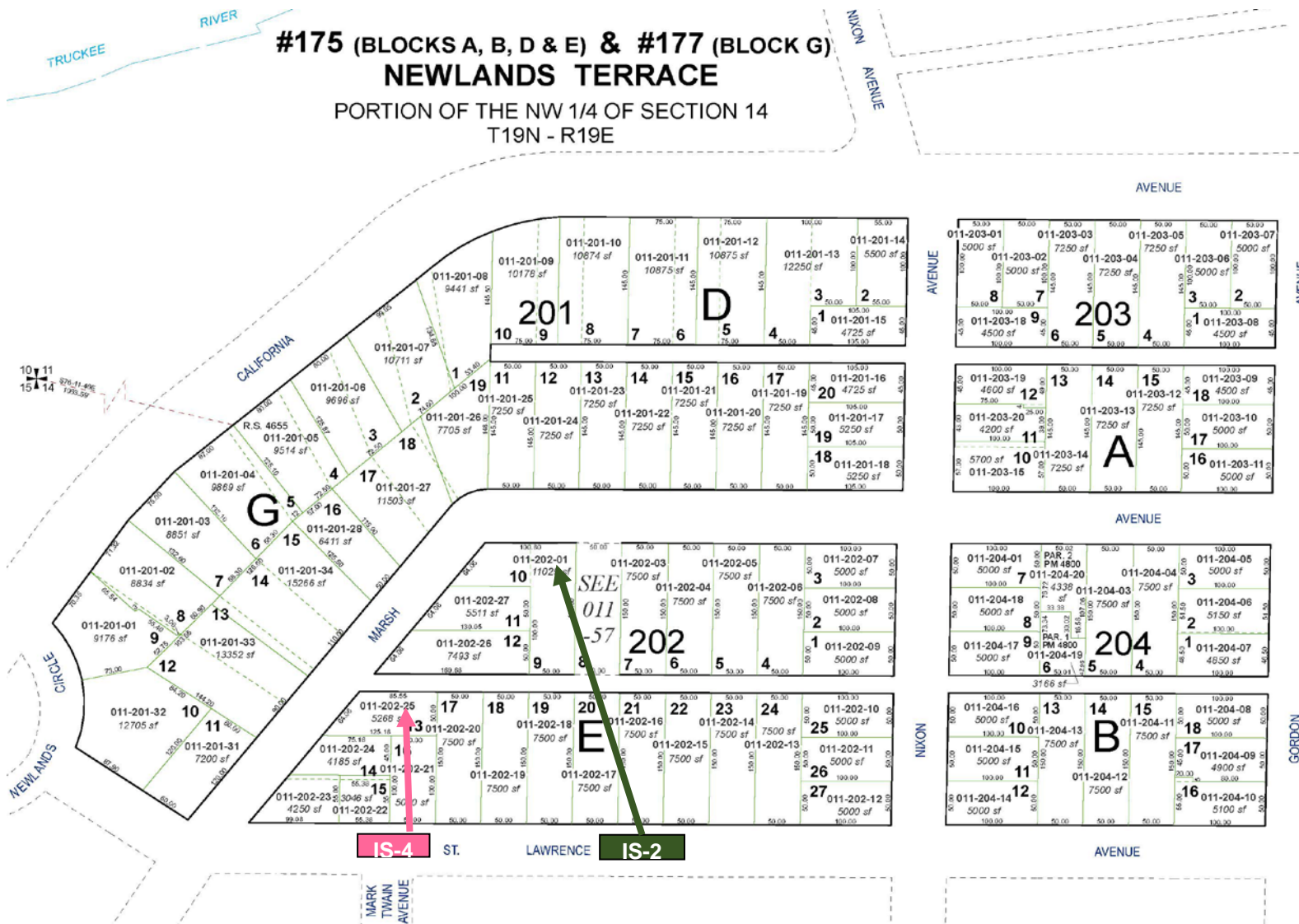
IS-1

(#182)

ARLINGTON HEIGHTS SUBURBAN HOME TRACT

A PORTION OF BLOCK B





Assessor's Map Number

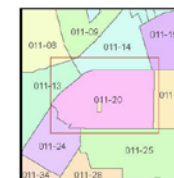
011-20

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor

1001 East Ninth Street
 Building C
 Reno, Nevada 95512
 (775) 329-2211



1 inch = 100 feet

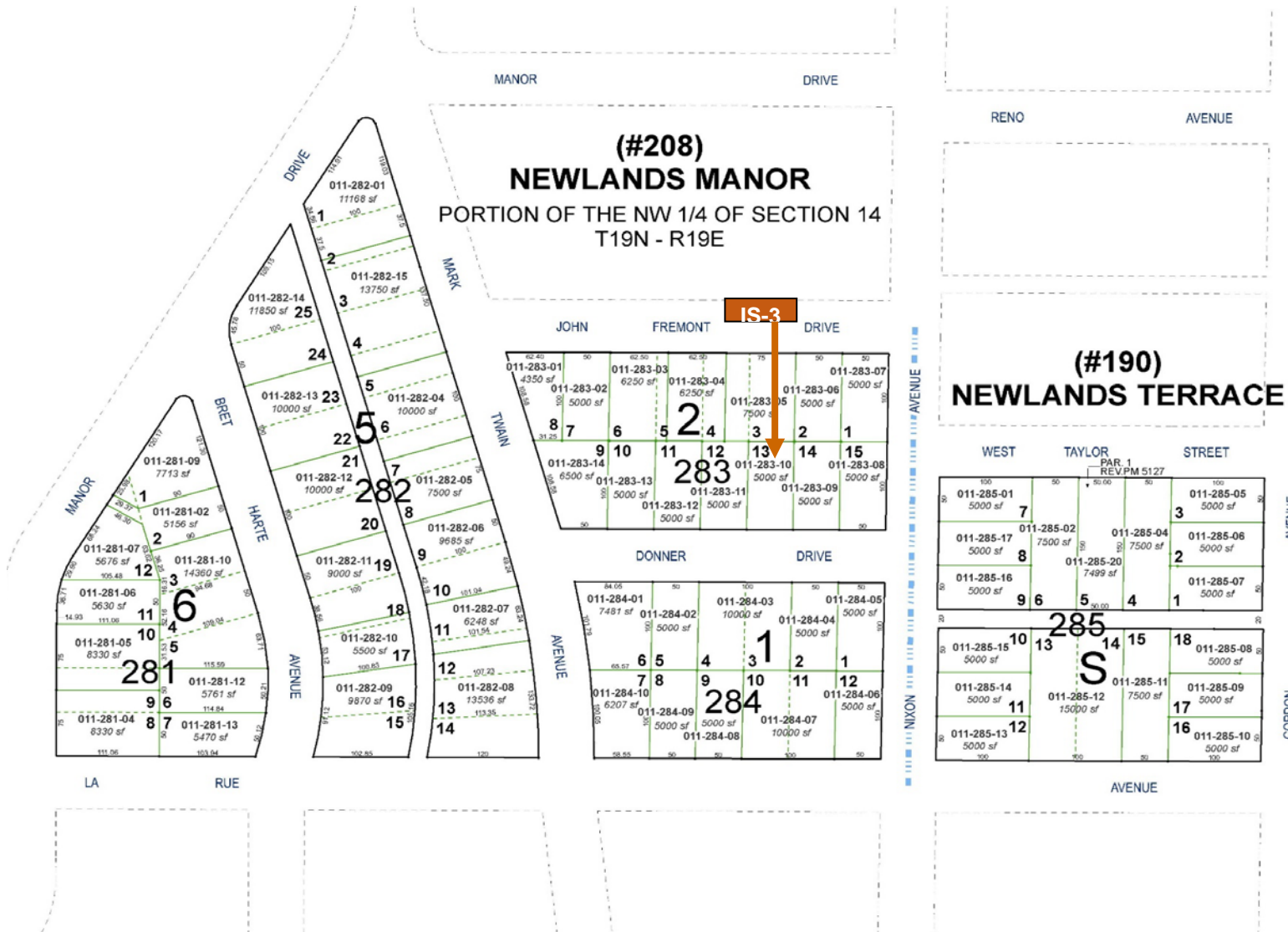


created by: **TW 3/20/2013**

last updated:

(area previously shown on maps)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and advisory purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



Assessor's Map Number

011-28

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 325-2231



Scale
0 25 50 75 100
1 inch = 100 feet



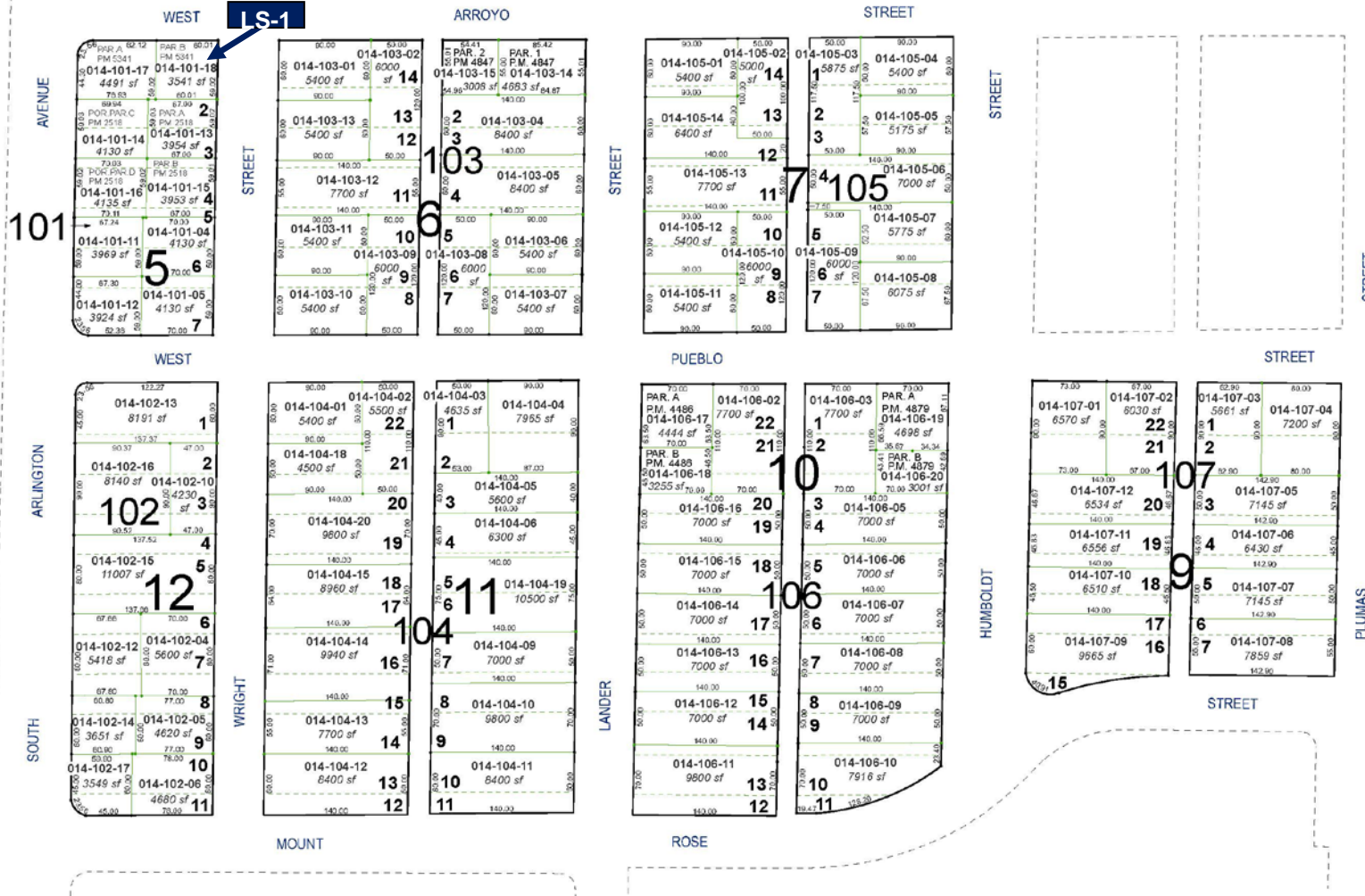
created by: TWT 3/28/2013

last updated: EMG 6/27/14

area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

(#114)
O'BRIEN'S SOUTHBRAE ADDITION
 PORTION OF THE SOUTHEAST 1/4 OF SECTION 14
 T19N - R19E



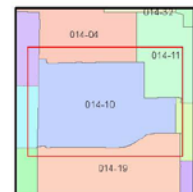
Assessor's Map Number
014-10

STATE OF NEVADA
WASHOE COUNTY
 ASSESSOR'S OFFICE
 Michael E. Clark, Assessor

1001 East Ninth Street
 Reno, Nevada 89512
 (775) 328-2231



1 inch = 100 feet



created by: **TWT 11/20/2013**

last updated: **SR 4/2/18**

area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data obtained herein.

Assessor's Map Number

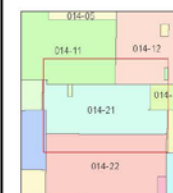
014-21

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE

1001 East North Street, Building D
Reno, Nevada 89512
(775) 338-2231



0 25 50 75 100
1 inch = 100 feet



created by: TWT 02/21/2014
updated: EMG 2/8/16 JMO 12/17/16
SR 11/28/16

area previously shown on map(s):

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the currency or accuracy of the data delineated herein.

(#113)
SIERRA VISTA TRACT
PORTIONS OF THE SW 1/4 OF SEC. 13
& THE SE 1/4 OF SEC. 14, T19N - R19E

WEST

PUEBLO

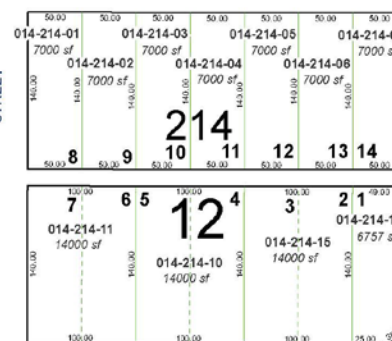
STREET

STREET

HASKELL

STREET

WATT



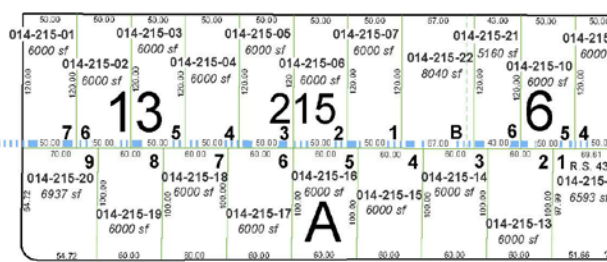
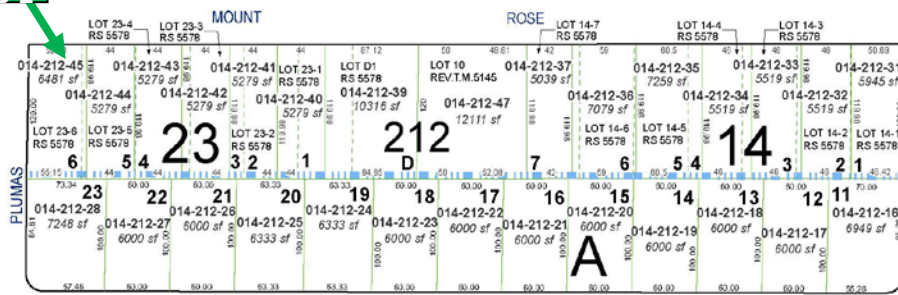
MOUNT

ROSE

STREET

DRIVE

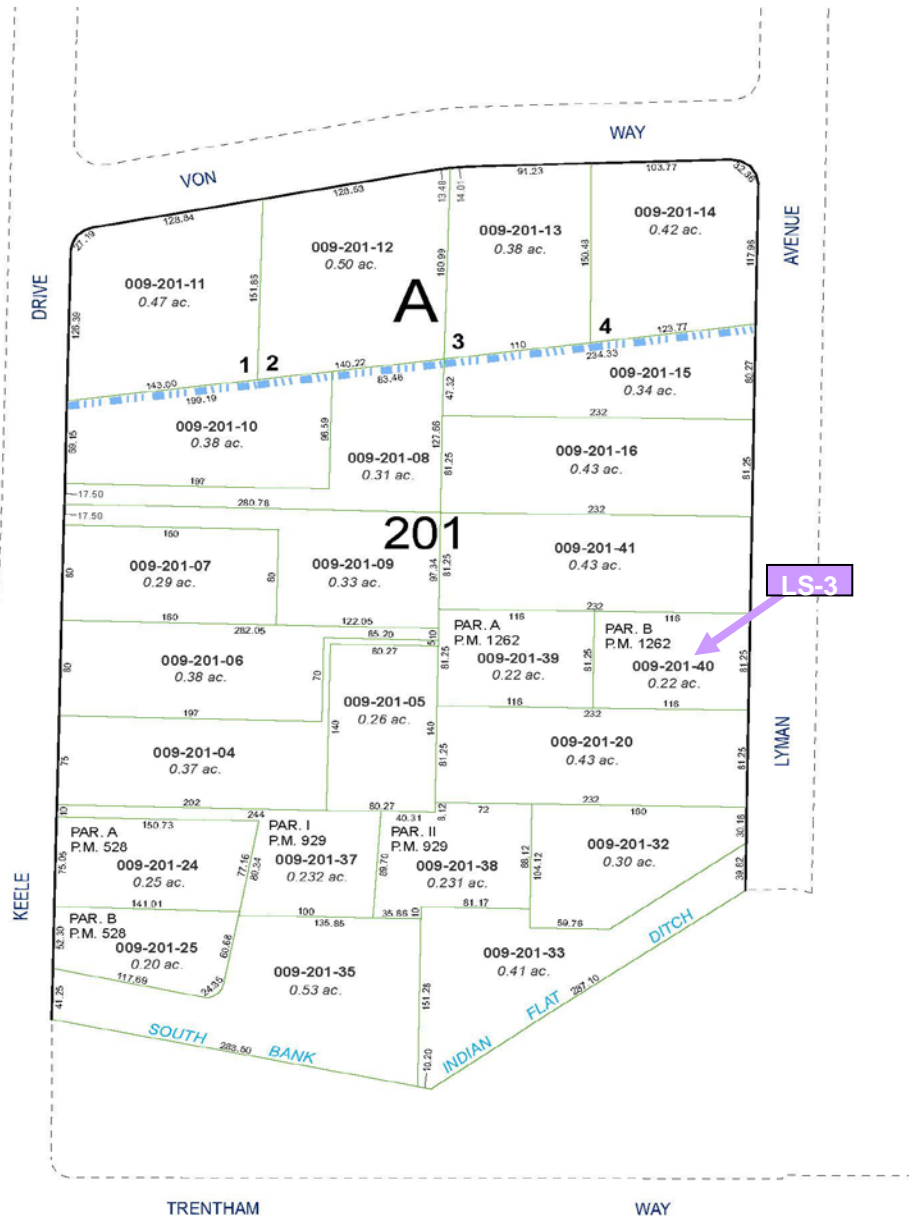
LAKE DRIVE



(#264) SOUTHLAND HEIGHTS SUBDIVISION

**(#369)
KEELE SUBDIVISION**

POR. OF THE SW 1/4 OF SEC. 15
& THE SE 1/4 OF SEC. 16
T19N - R19E



Assessor's Map Number

009-20

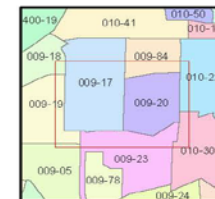
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



0 25 50 75 100
Feet

1 inch = 100 feet



created by: TWT 2/11/2013

last updated:

area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.