

**ASSESSOR'S**

**EVIDENCE**

# Washoe County Board of Equalization

## Appeal Summary Page - Secured Roll

Hearing # 21-0058R20B

Hearing Date 02/05/2021

Tax Year 2020

APN: 236-120-05

Owner of Record: EDWARDS TRUST, JOHN & EUNICE

Property Address: 9162 ERICKSON WAY

Square Feet 0

Built / WAY: 0

Parcel Size: 1.11 AC

Description / Location: The subject is a vacant 1.11 acre residential lot in Verdi, just west of the Cabelas. It sold in 2017 with the adjacent parcel for 450K. It has a private access easement. Municipal water and sewer are at the street.

2020 Taxable Value:

Land:	\$225,000
Improvements:	\$0
Total:	<hr/> \$225,000
Taxable Value / SF:	\$0

Conclusions: Taxable value does not exceed full cash value.



PREPARED BY: Pete Kinne and Ginny Sutherland, Appraisers

REVIEWED BY: Chris Sarman, Senior Appraiser

**WASHOE COUNTY BOARD OF EQUALIZATION**

RESIDENTIAL (Vacant Land)

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	
<b>LAND:</b>	\$225,000	\$78,750	Txble
<b>IMPROVEMENTS:</b>	\$0	\$0	\$/ Unit
<b>TOTAL:</b>	\$225,000	\$78,750	\$225,000

<b>HEARING:</b>	21-0058R20B
<b>DATE:</b>	02/05/2021
<b>TIME:</b>	
<b>TAX YEAR:</b>	2020-2021
<b>VALUATION:</b>	Reappraisal

**OWNER:** EDWARDS TRUST, JOHN & EUNICE

<b>SUBJECT</b>								
APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments	
236-120-05	9162 ERICKSON WAY	1.11	AC	LLR1 / SF6 12%	12/27/2017	\$450,000	PLEASE REFER TO LS-1.	

**LAND SALES**

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
<b>LS-1</b>	236-120-04 236-120-05	ERICKSON WAY	2.58	AC	LLR1	12/27/2017	\$450,000	SALE VERIFIED BY SVL AND PHONE CALL TO SELLER (DEVELOPER, BATES-STRINGER LLC). SALE CONSISTS OF TWO PARCELS (236-120-04 AND 05) AND ARE PART OF THE MERDIAN 120 SUBDIVISION LOCATED IN VERDI NEXT TO CABELA'S. PARCELS SIT ON A BLUFF ABOVE THE SUBDIVISION; TOPOGRAPHY IS LEVEL AND ACCESS IS THROUGH A 28' PRIVATE ACCESS EASEMENT LOCATED ON 236-120-07, COMMON AREA C; MUNI WATER AND SEWER AVAILABLE.
<b>LS-2</b>	038-730-47	66 MULE DEER CT	1.30	AC	LDS	10/25/2018	\$235,000	SALE VERIFIED BY MLS. THE SUBJECT IS LOCATED IN MOGUL ON A PRIVATE ROAD MAINTAINED BY AN HOA. THE PARCEL IS SLIGHTLY IRREGULAR WITH MODERATE SLOPING TOPOGRAPHY; THE PARCEL HAS UNFILTERED MOUNTAIN VIEWS LOOKING TO THE SW. DUE TO THE VIEW AMENITY THIS PARCEL IS SUPERIOR TO THE TYPICAL LOT IN THIS AREA; MUNI WATER IS AVAILABLE BUT SEPTIC SYSTEM IS REQUIRED.

APN	Location	Land Area	Zoning	Sale Date	Sale Price	Comments
LS-3	038-692-03 385 RIVERDALE CIR	1.57 AC	LDS	10/23/2018	\$205,000	THE PARCEL IS LOCATED IN THE GATED RIVERDALE SUBDIVISION WITHIN VERDI. THIS NON-RIVER LOT HAS A LEVEL BUILDING SITE, BUT THE REMAINING LAND HAS STEEP UPSLOPING TOPOGRAPHY; THE VIEW IS A TYPICAL MOUNTAIN VIEW; A WELL AND SEPTIC SYSTEM IS REQUIRED.
LS-4	038-280-60 490 RIVER PINES DR	1.00 AC	LLR1	08/24/2018	\$222,000	PARCEL IS LOCATED WITHIN VERDI ON THE CORNER OF RIVER PINES AND BRIDGE STREET. THIS NON-WOODED/NON-RIVER LOT IS A PRETTY TYPICAL LOT FOR THIS AREA OF VERDI; TOPOGRAPHY IS LEVEL AND VIEW IS A TYPICAL MOUNTAIN VIEW; A WELL AND SEPTIC IS REQUIRED.
LS-5	038-280-53 431 RIVER PINES DR	1.17 AC	LLR1	07/06/2018	\$325,000	THIS PARCEL IS LOCATED IN THE GATED RIVER PINES SUBDIVISION WITHIN VERDI. THIS NON-RIVER LOT HAS RELATIVELY LEVEL TOPOGRAPHY AND IS ACCESSED FROM RIVER PINES DRIVE. IT HAS AN ELEVATED MOUNTAIN VIEW LOOKING NORTH TO NORTHWEST. OVERALL, THIS IS A GOOD COMPARABLE TO THE TYPICAL NON-RIVER LOT IN VERDI.

RECOMMENDATIONS/COMMENTS:

UPHOLD: **XX**

The subject is a parcel that is part of the Meridian 120 subdivision in Verdi, just east of Cabela's. The builder, Bates-Stringer LLC has sold several vacant parcels that were a part of this new subdivision. The following sales show the range of sales prices in this area. The subject property is LS-1. It is a 1.11 acre parcel situated on a bluff and has full mountain and valley views. The access is through a paved easement. All utilities are available at the street, including municipal water and sewer. LS-2 is in Mogul, located on a private road. The parcel is slightly irregularly shaped with moderate sloping topography. There are unfiltered mountain views toward the southwest. Because of the view amenity, this parcel is superior to the typical lot in this area. Municipal water is available, but a septic system is required. LS-3 is located in Verdi in the gated Riverdale subdivision. It is a non-river lot with some steep upsloping topo but has a level building site. This sale is superior in size at 1.57 acres. It is however inferior in that a well and septic system are required. LS-4 is located in Verdi on the corner of Bridge St. and River Pines Dr. This is a typical non-river lot for this area. This property is similar to the subject in size and that it also needs a well and septic system. LS-5 is located in Verdi in the gated River Pines area. This is a relatively level, typical non-river lot. It also needs a well and septic system. In summary, these comparable are inferior to the subject as all but one of them lack municipal water and sewer. (LS-2 has water but needs septic). The estimated additional cost to drill a well is approximately \$50/linear foot with a well depth of 400-500 feet. The septic system cost is from \$25,000 to \$50,000.

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APN: 236-120-05

2020

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ACTIVE

Roll YR

Code

%Comp

Situs 9162 ERICKSON WAY RENO Database R\_2020 NBHD FCAC Appr PJK Exemption AV|Exemption  
 Owner EDWARDS TRUST, JOHN & EUNICE Printed 2/2/2021 Meridian 120  
 38 VISTA RD ALAMEDA, CA 94502 Tax District 1831  
 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	Initials/Date	Parcel Total
2020 VN	90,000				90,000	31,500	Land Value	225,000			
2020 NR	90,000				90,000	31,500	Building Value			<input type="checkbox"/> NC <input type="checkbox"/> C	
2019 FV	72,000				72,000	25,200	XFOB Value				<input type="checkbox"/> New Sketch
2018 FV	38,000				38,000	13,300	Obsolescence	0			
2018 FV	19,000				19,000	6,650	Taxable Value	225,000	New Const		
2017 FV	19,000	19,000			19,000	6,650	Total Exemption		New Land		
									Remainder		

Building Data													
Type	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Occ			BUILDING LEVEL										
Stry/Frm			Rate Adj										
Quality			Lump Sum										
Year Built			PARCEL LEVEL										
WAY			Lump Sum										
Remodel Yr			%Obso										
% Comp		%DPR											

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
							1	CMNA	C AREA *	30	-	1	0.00	2017	2017	100				

Gross Bldg Area	Perimeter	Sub Area RCN	
Building Notes		Building Cost Summary	
		Building RCN	
		Depreciation	
		Building DRC	
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	
		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	Acre Size	DOR Code	Deferment	Water	Street	Municipal	Paved
120	Vacant, single family	SEE NOTES	1	ST2	225,000.00					225,000		48,480	1.113	120	SPC			Municipal	Paved

Washoe County 2020 Final APPRAISAL RECORD

APN: **236-120-05**

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Owner **EDWARDS TRUST, JOHN & EUNICE**  
 Keyline Description **MERIDIAN 120 NORTH VILLAGE 1 LOT 132**

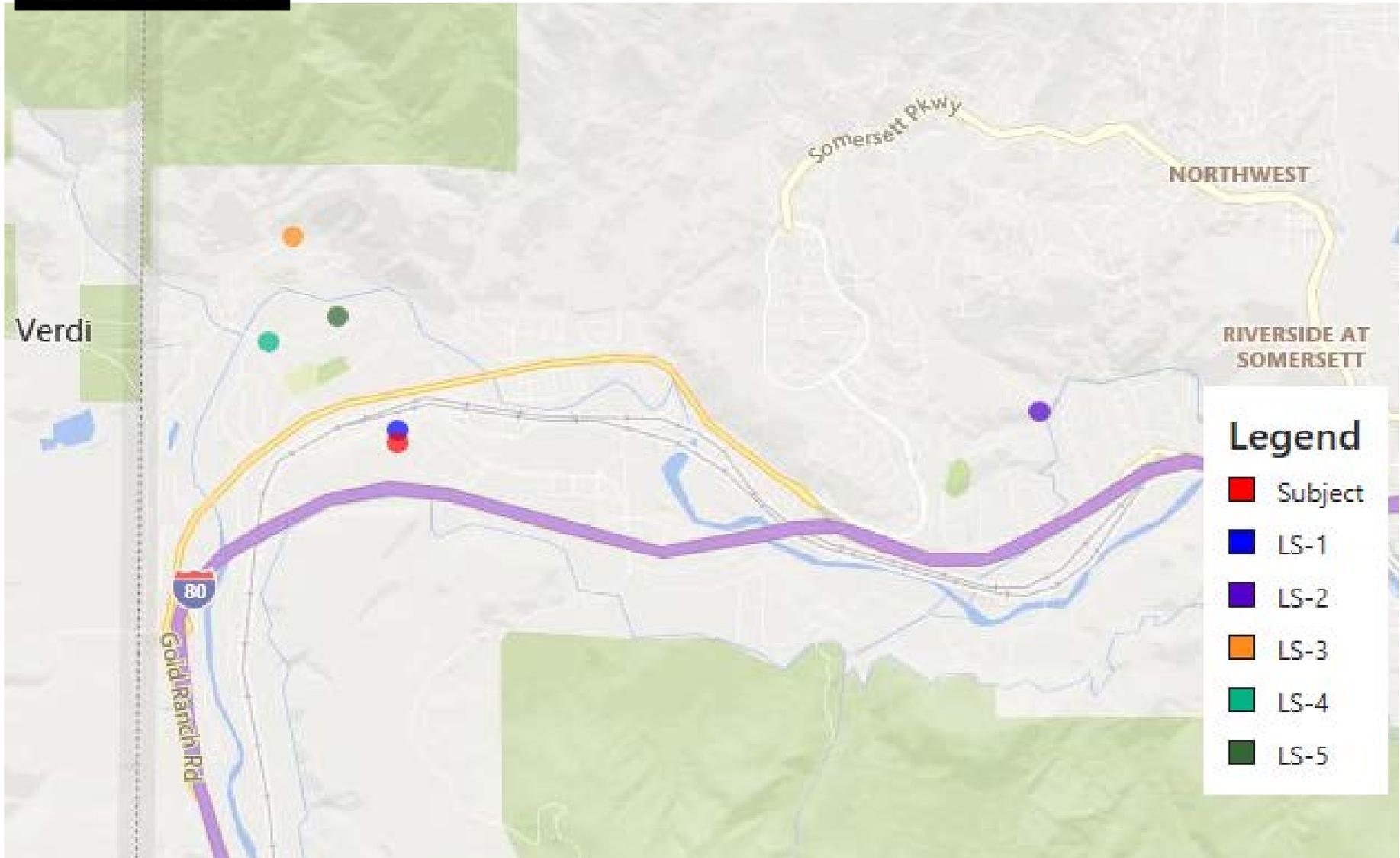
NBHD **FCAC Meridian 120**

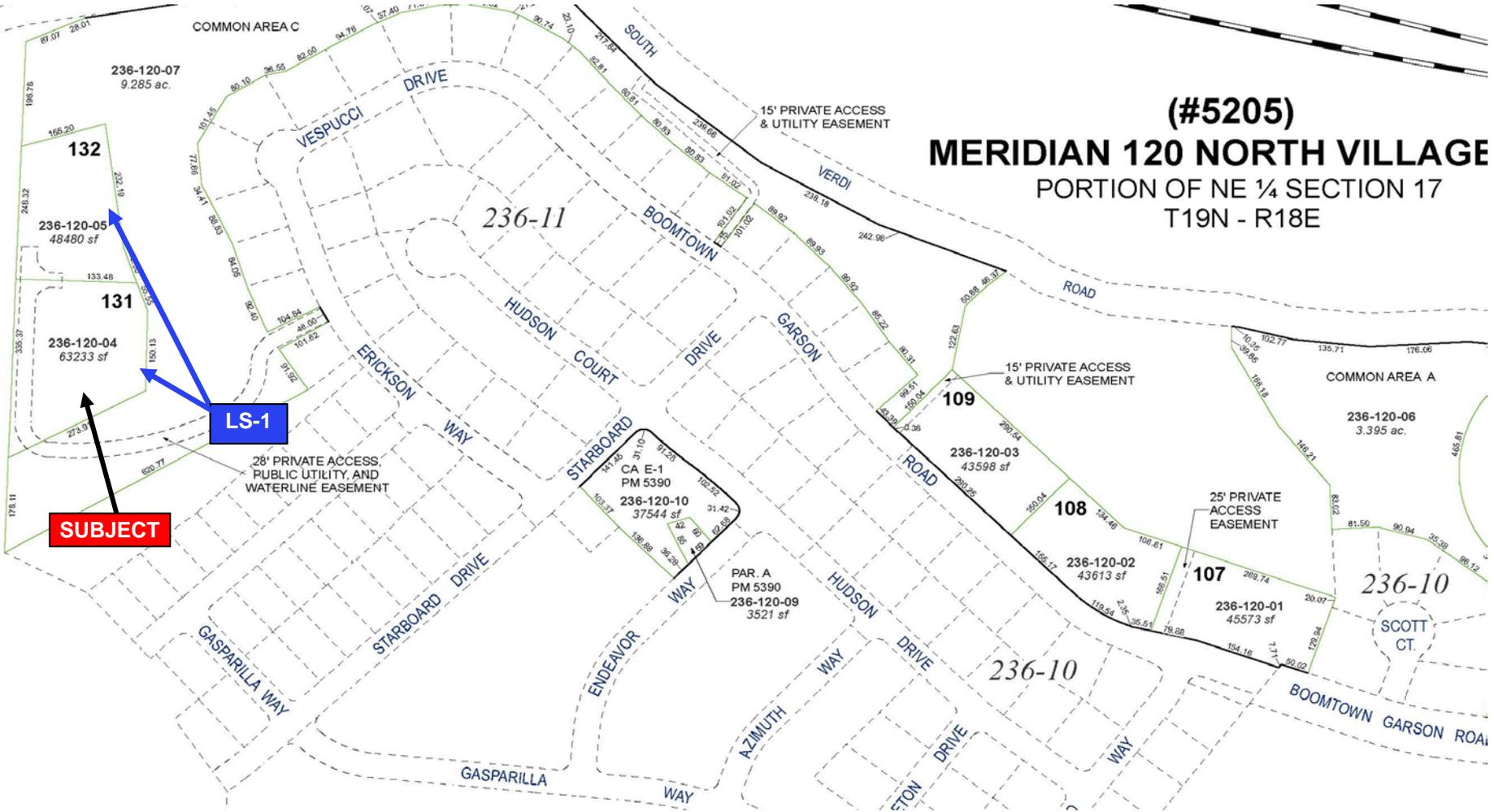
Appr **PJK**

Activity Information						
Date	User ID	Activity Notes				
10/9/2018	PJK	Re-appraisal Review				
3/21/2018	PJK	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
BATES STRINGER-RENO LLC	4775396	12/27/2017	120	450,000	1SVR	
BATES STRINGER-RENO LLC	4704095	5/15/2017		0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

This information is for use by the Washoe County 2020 Final Assessor for assessment purposes only.

**NEIGHBORHOOD MAP**

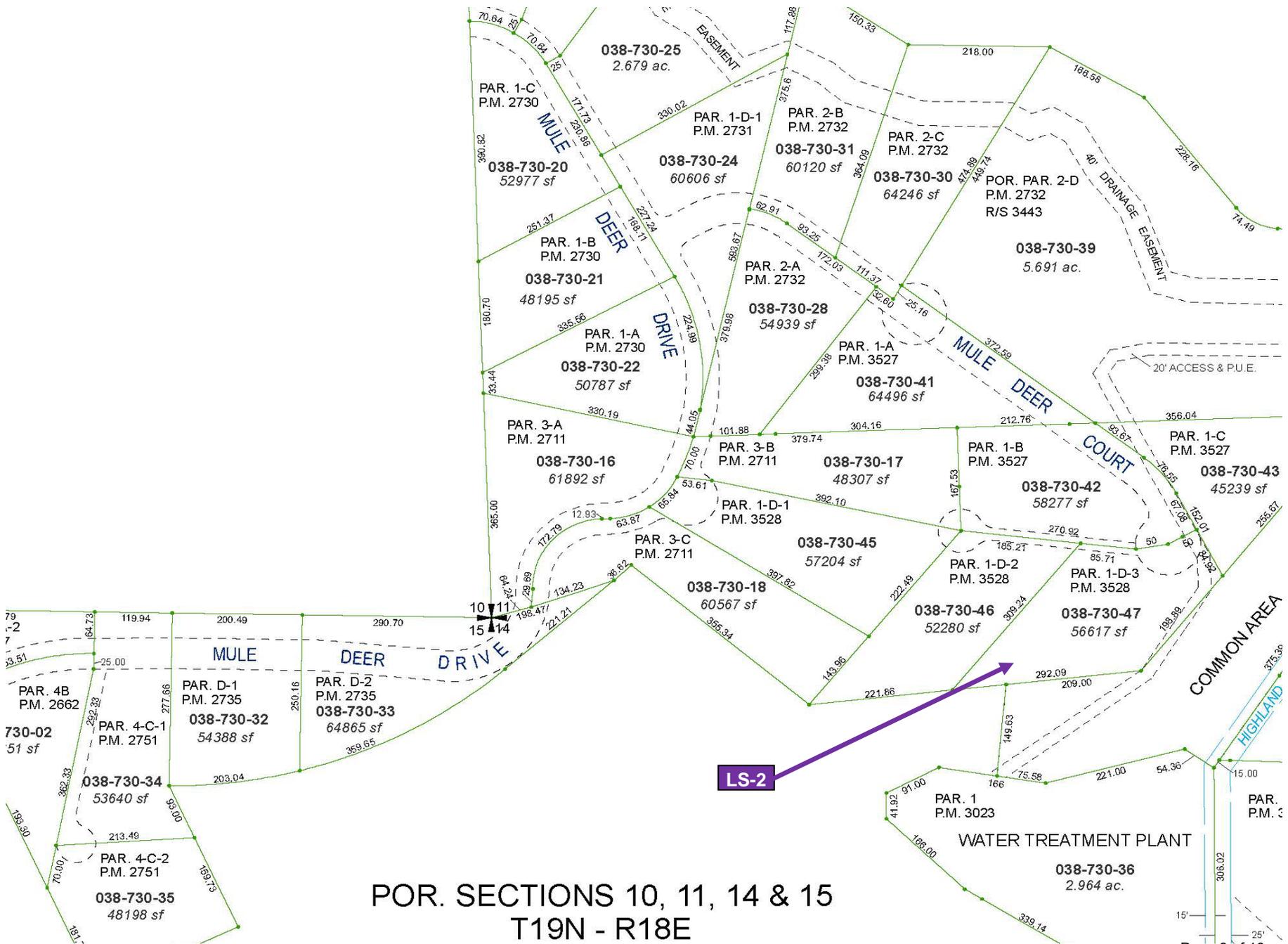




**(#5205)**  
**MERIDIAN 120 NORTH VILLAGE**  
 PORTION OF NE ¼ SECTION 17  
 T19N - R18E

**SUBJECT**

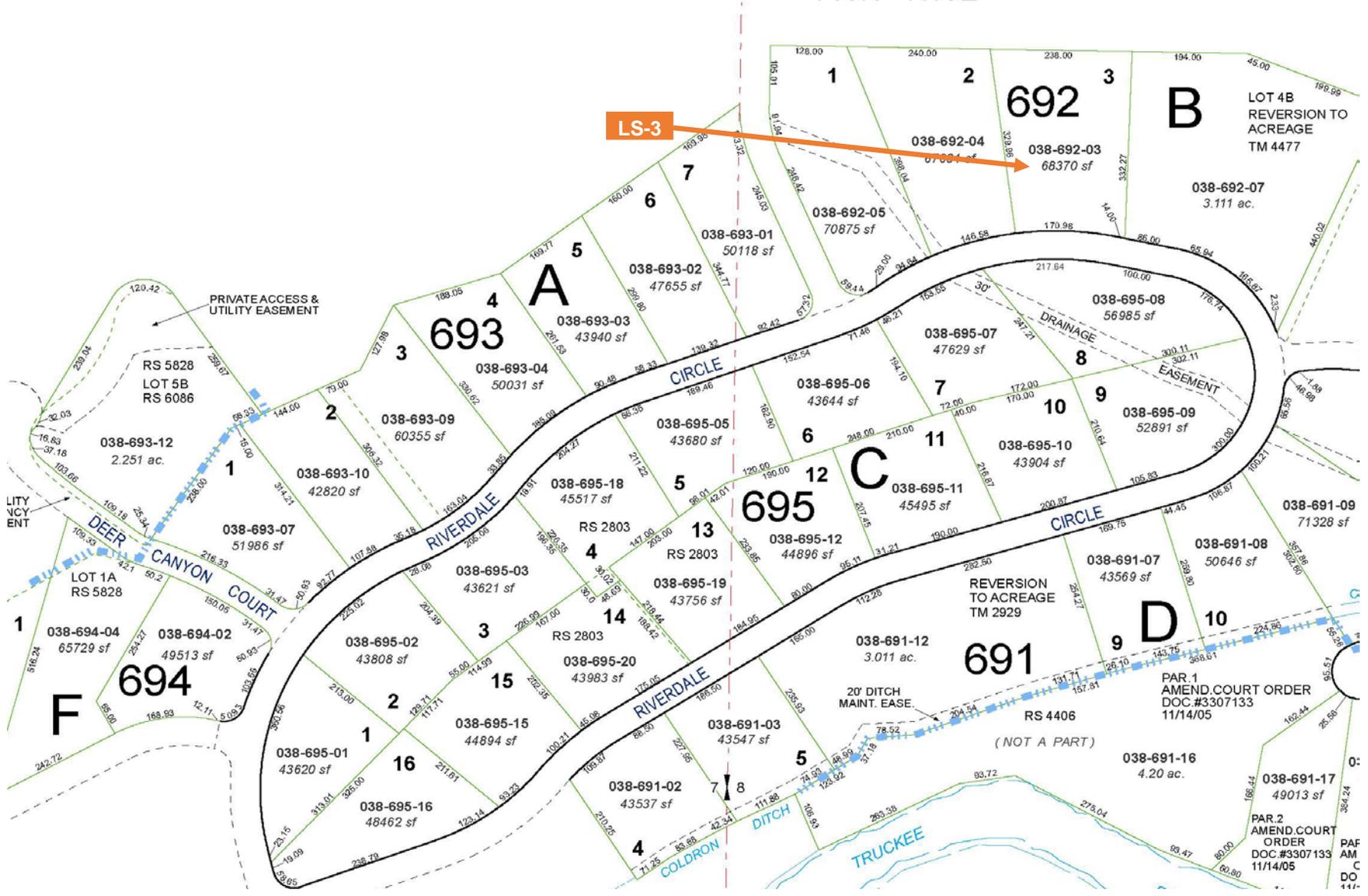
**LS-1**



POR. SECTIONS 10, 11, 14 & 15  
T19N - R18E

# RIVERDALE SUBDIVISION UNIT NO. 1

## PORTION OF E 1/2 SECTION 7 & W 1/2 SECTION 8 T19N - R18E

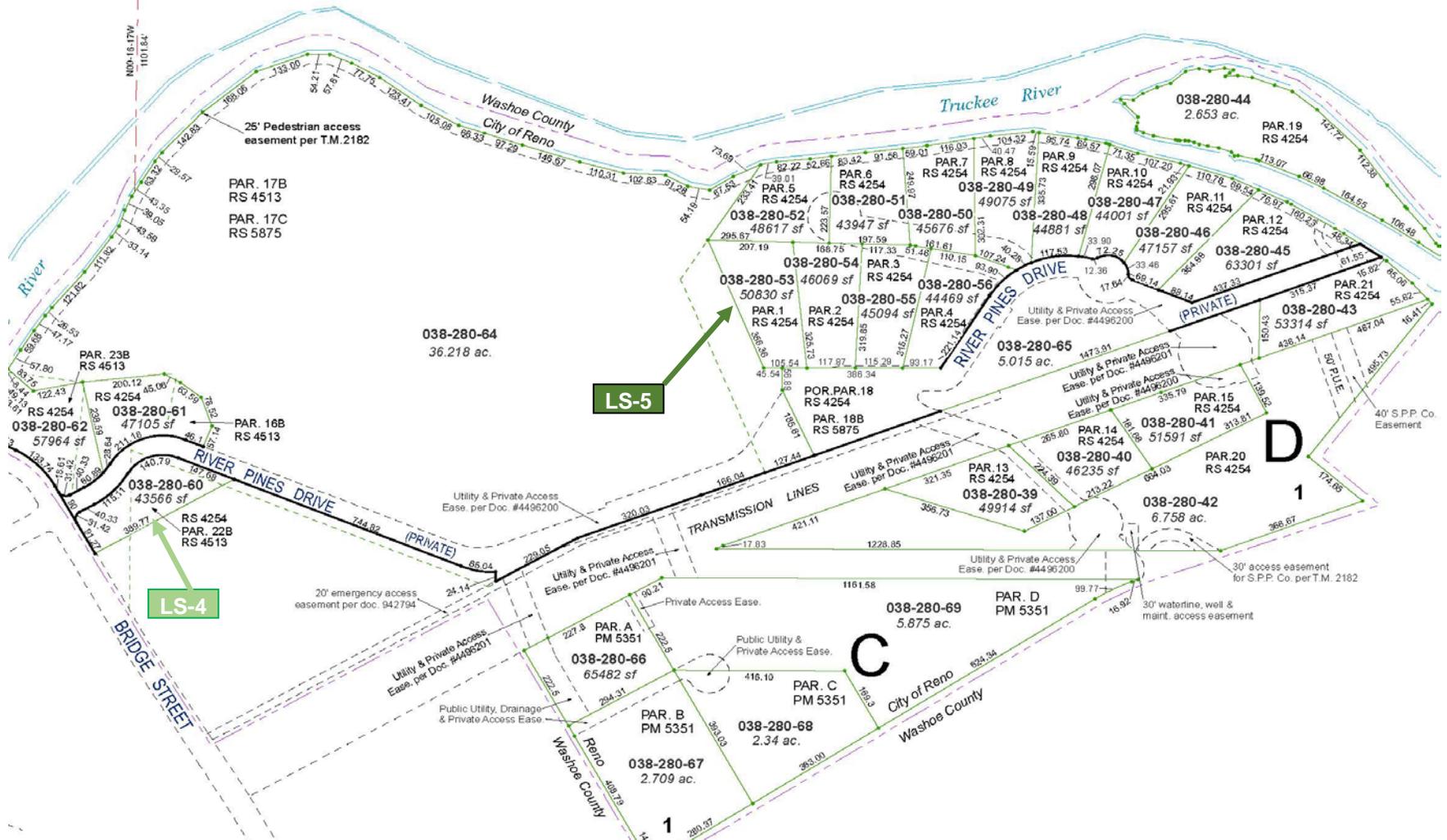


# RIVER PINES

## A DENSITY SUBDIVISION

POR. OF SE 1/4 SECTION 7 &  
S 1/2 SECTION 8  
T19N - R18E

REV. TM 4214



LS-5

LS-4

D

C