

ASSESSOR'S EVIDENCE



WASHOE COUNTY ASSESSOR
Chris S. Sarman

Rigo Lopez
Chief Deputy Assessor

Steve Clement
Chief Property Appraiser

Lora Zimmer
Assessment Services Coordinator

RE: Hearings 23-0102A Thru 23-0102G2.

The subject parcels are located in the future subdivision known as "Mae Anne Avenida De Landa" as described in document #5331439 recorded on 09/07/2022. Located in Northwest Reno off Mae Anne Ave.

The subject parcels have been appealed for the 2023-2024 Secured Roll, 2022-2023 Reopen, 2022-2023 unsecured/supplemental and 2022-2023 exemption value.

Salient Facts:

- 1). The parcels were created with a subdivision map recorded on 09/07/2022.
- 2). The parcels did not exist and were not valued or taxed for the 2022-2023 Reopen, 2022-2023 unsecured/supplemental or have a value eligible for a 2022-2023 exemption.
- 3). Because of the recorded timing of the subdivision map on 09/07/2022, the parcels were also not valued for the 2023-2024 reappraisal secured roll.
- 4). The parcels values will be determined later this year during the 2023-2024 Reopen period. At which time each parcels taxable value will be established according to NAC 361.129; Appraisal of parcel as part of qualified subdivision, which includes part (c) The owner of the parcel provides the county assessor with whatever information the assessor deems necessary to determine the taxable value of the parcel; and (d) The county assessor determines that the group of parcels affected has an expected absorption period of more than 1 year.
- 5). The valuation and the issues stated in the appeal were discussed with the Authorized Agent beforehand. However, the Agent decided to submit an appeal anyway.

Assessor's Office Recommendation: Until a taxable value has been established for these parcels, we recommend that the County Board of Equalization deny all opinions of value, discounts, or adjustments that the appellant might bring forward, Furthermore, these parcels will be reopened later this year at which time the parcels values will be determined. The property owner will then have the opportunity to appeal those 2023-2024 Reopen values by appealing before January 15, 2024. For hearings in February of 2024. For the record please see page two for the 2023 Reappraisal Secured Value of the parcels under appeal.

Prepared by: Steve Clement, Chief Property Appraiser Washoe County.



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2023 Reappraisal Secured Value									
Hearing	APN	Txbl Land	Txble Imps	Txble Total	Hearing	APN	Txbl Land	Txble Imps	Txble Total
23-0102A	200-651-01	N/A	N/A	N/A	23-0102D1	200-661-15	N/A	N/A	N/A
23-0102B	200-651-02	N/A	N/A	N/A	23-0102E1	200-661-16	N/A	N/A	N/A
23-0102C	200-651-03	N/A	N/A	N/A	23-0102F1	200-661-17	N/A	N/A	N/A
23-0102D	200-651-04	N/A	N/A	N/A	23-0102G1	200-662-01	N/A	N/A	N/A
23-0102E	200-651-05	N/A	N/A	N/A	23-0102H1	200-662-02	N/A	N/A	N/A
23-0102F	200-651-06	N/A	N/A	N/A	23-0102I1	200-662-03	N/A	N/A	N/A
23-0102G	200-651-07	N/A	N/A	N/A	23-0102J1	200-662-04	N/A	N/A	N/A
23-0102H	200-651-08	N/A	N/A	N/A	23-0102K1	200-662-05	N/A	N/A	N/A
23-0102I	200-651-09	N/A	N/A	N/A	23-0102L1	200-662-06	N/A	N/A	N/A
23-0102J	200-652-01	N/A	N/A	N/A	23-0102M1	200-662-07	N/A	N/A	N/A
23-0102K	200-652-02	N/A	N/A	N/A	23-0102N1	200-662-08	N/A	N/A	N/A
23-0102L	200-652-03	N/A	N/A	N/A	23-0102O1	200-662-09	N/A	N/A	N/A
23-0102M	200-652-04	N/A	N/A	N/A	23-0102P1	200-662-10	N/A	N/A	N/A
23-0102N	200-652-05	N/A	N/A	N/A	23-0102Q1	200-662-11	N/A	N/A	N/A
23-0102O	200-652-06	N/A	N/A	N/A	23-0102R1	200-662-12	N/A	N/A	N/A
23-0102P	200-652-07	N/A	N/A	N/A	23-0102S1	200-662-13	N/A	N/A	N/A
23-0102Q	200-661-01	N/A	N/A	N/A	23-0102T1	200-662-14	N/A	N/A	N/A
23-0102R	200-661-02	N/A	N/A	N/A	23-0102U1	200-662-15	N/A	N/A	N/A
23-0102S	200-661-03	N/A	N/A	N/A	23-0102V1	200-662-16	N/A	N/A	N/A
23-0102T	200-661-04	N/A	N/A	N/A	23-0102W1	200-662-17	N/A	N/A	N/A
23-0102U	200-661-05	N/A	N/A	N/A	23-0102X1	200-663-01	N/A	N/A	N/A
23-0102V	200-661-06	N/A	N/A	N/A	23-0102Y1	200-663-02	N/A	N/A	N/A
23-0102W	200-661-07	N/A	N/A	N/A	23-0102Z1	200-663-03	N/A	N/A	N/A
23-0102X	200-661-08	N/A	N/A	N/A	23-0102A2	200-663-04	N/A	N/A	N/A
23-0102Y	200-661-09	N/A	N/A	N/A	23-0102B2	200-663-05	N/A	N/A	N/A
23-0102Z	200-661-11	N/A	N/A	N/A	23-0102C2	200-663-06	N/A	N/A	N/A
23-0102A1	200-661-12	N/A	N/A	N/A	23-0102D2	200-663-07	N/A	N/A	N/A
23-0102B1	200-661-13	N/A	N/A	N/A	23-0102E2	200-663-08	N/A	N/A	N/A
23-0102C1	200-661-14	N/A	N/A	N/A	23-0102F2	200-663-09	N/A	N/A	N/A
					23-0102G2	200-663-10	N/A	N/A	N/A
Note: No taxable values have been established for the above parcels for the 2023 Reappraisal Secured Roll									