

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # **23-0010**
Hearing Date **2/10/2023**
Tax Year **2023**

APN: 023-593-03
Owner of Record: PHILLIPS 2015 TRUST, DIXIE
Property Address: 2225 LONGWOOD DR
Square Feet (Inc Finished Bsmt) 2,821
Built / WAY: 1985
Parcel Size: 0.56 AC
Description / Location: EXAMPLE: The subject consists of a 2,821 square foot single family residence built in 1985. It is located in southwest Reno, south of West Moana Lane and east of Skyline Boulevard.

2023/24 Taxable Value: Land: \$225,000
Improvements: \$277,678
Total: \$502,678
Taxable Value / SF: \$178

Sales Comparison Approach: Indicated Value Range: \$850,000 - \$997,500
Indicated Value Range / SF: \$301 - \$354

Conclusions: The comparable sales indicate a value range of \$850,000 to \$997,500 or \$301 to \$354 per square foot. The total taxable value of \$502,678 or \$178 per square foot does not exceed full cash value; therefore it is recommended to uphold the current total taxable value.

RECOMMENDATION: Uphold ☒ Reduce ☐



ASSESSOR'S EVIDENCE I
13 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$225,000	\$78,750	Txble
IMPROVEMENTS:	\$277,678	\$97,187	\$/ SF
TOTAL:	\$502,678	\$175,937	\$178

HEARING:	23-0010
DATE:	2/10/2023
TIME:	TBD
TAX YEAR:	2023
VALUATION:	Reappraisal

OWNER: PHILLIPS 2015 TRUST, DIXIE

SUBJECT						FIN	UNFIN				Baths	Built				Sale
APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hlf	WAY	Sale Date	Sale Price		\$/SF
023-593-03	2225 LONGWOOD DR	0.56	AC	2,821	900			R45	1	3	3\0	1985				

IMPROVED SALES

SALE						FIN	UNFIN				Baths	Built				Sale
#	APN	Location	Land	Area	Sq Feet	GAR	BSMT	BSMT	QC	STRY	Beds	Full/Hlf	WAY	Sale Date	Sale Price	\$/SF
IS-1	023-593-07	2250 HEDGEWOOD DR	0.53	AC	2,463	810			R45	1	3	3\0	1985	06/21/2022	\$850,000	\$345
IS-2	023-166-03	2085 DANT BLVD	0.41	AC	3,086	1,151			R45	1	3	2\1	1970	09/30/2022	\$875,000	\$284
IS-3	019-631-12	2350 QUEEN ANNE CT	0.38	AC	2,954	716			R40	2	4	3\0	1989	07/23/2021	\$850,000	\$288
IS-4	023-166-05	2180 RICHTER DR	0.41	AC	2,888	572	827		R35	1	4	2\0	1972	12/18/2020	\$997,500	\$345

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	023-582-05	2295 HEDGEWOOD DR	0.51	AC	120	9/30/2019	\$310,000	SIMILAR IN LOCATION, ZONING, AND SIZE.
LS-2	018-351-19	1721 SPYGLASS CIR	0.46	AC	120	6/2/2022	\$257,572	SIMILAR IN LOCATION, ZONING. SLIGHTLY INFERIOR IN SIZE.
LS-3	023-011-03	0 OLYMPIC CIR	0.57	AC	120	11/30/2021	\$225,000	SIMILAR IN LOCATION, ZONING, AND SIZE. INFERIOR IN TOPOGRAPHY
LS-4	023-460-11	0 AYERSHIRE CT	0.35	AC	120	6/4/2021	\$225,000	SIMILAR IN LOCATION, ZONING. INFERIOR IN SIZE

RECOMMENDATIONS/COMMENTS:

UPHOLD: **X** REDUCE:

The subject property's total taxable value of \$502,678 is supported by the four improved sales listed above.

IS-1 is the most similar to the subject though slightly inferior overall. Its location is diagonally adjacent to the subject on the same block and is the same quality class and age. IS-1 is inferior in building and garage size.

IS-2 is located one street 350 feet to the west of the subject property and is slightly inferior overall to the the subject. IS-2 is slightly superior in building and garage size but is inferior in age and land size.

IS-3 is slightly inferior to the subject. It is located 0.67 miles north of the subject off of Skyline Boulevard. It is inferior in land size and quality class but slightly superior in building size.

IS-4 is inferior to the subject. It is located 600 feet southwest of the subject off of Dant Boulevard. IS-4 is inferior in age, quality class, and land size but superior in building size.

LS-1 sold on 9/30/2019 for \$310,000. It is overall most similar as it is closely located to the subject parcel and of similar size.

LS-2 sold on 6/2/2022 for \$257,572. It is inferior in size to the subject but similar in location and zoning.

LS-3 sold on 11/30/2021 for \$225,000. It is similar in size, zoning, and location to the subject but inferior in topography.

LS-4 sold on 6/4/2021 for \$225,000. It is inferior in size to the subject but similar in location and zoning.

All four land sales support the 2023/2024 land value of \$225,000 for this parcel

%Comp

☐ Change ☐ No Change

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	24,481	Water	Municipal
200	Single Family Residence	SP3	1	ST	225,000.00					225,000		Acre Size	0.562	Sewer	Municipal
												DOR Code	200	Street	Paved
												Deferment		SPC	
												CAGC			

Page 3 of 13

Thompson, William Lee

From: Timmerman <grizwolds05@charter.net>
Sent: Thursday, January 26, 2023 11:13 AM
To: Thompson, William Lee
Subject: assessment

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Will,

Received a form at our doorstep yesterday (2225 Longwood Dr.).

I will not be filling out an authorization form, so not sure what type of representation we will have (if any) at board meeting.

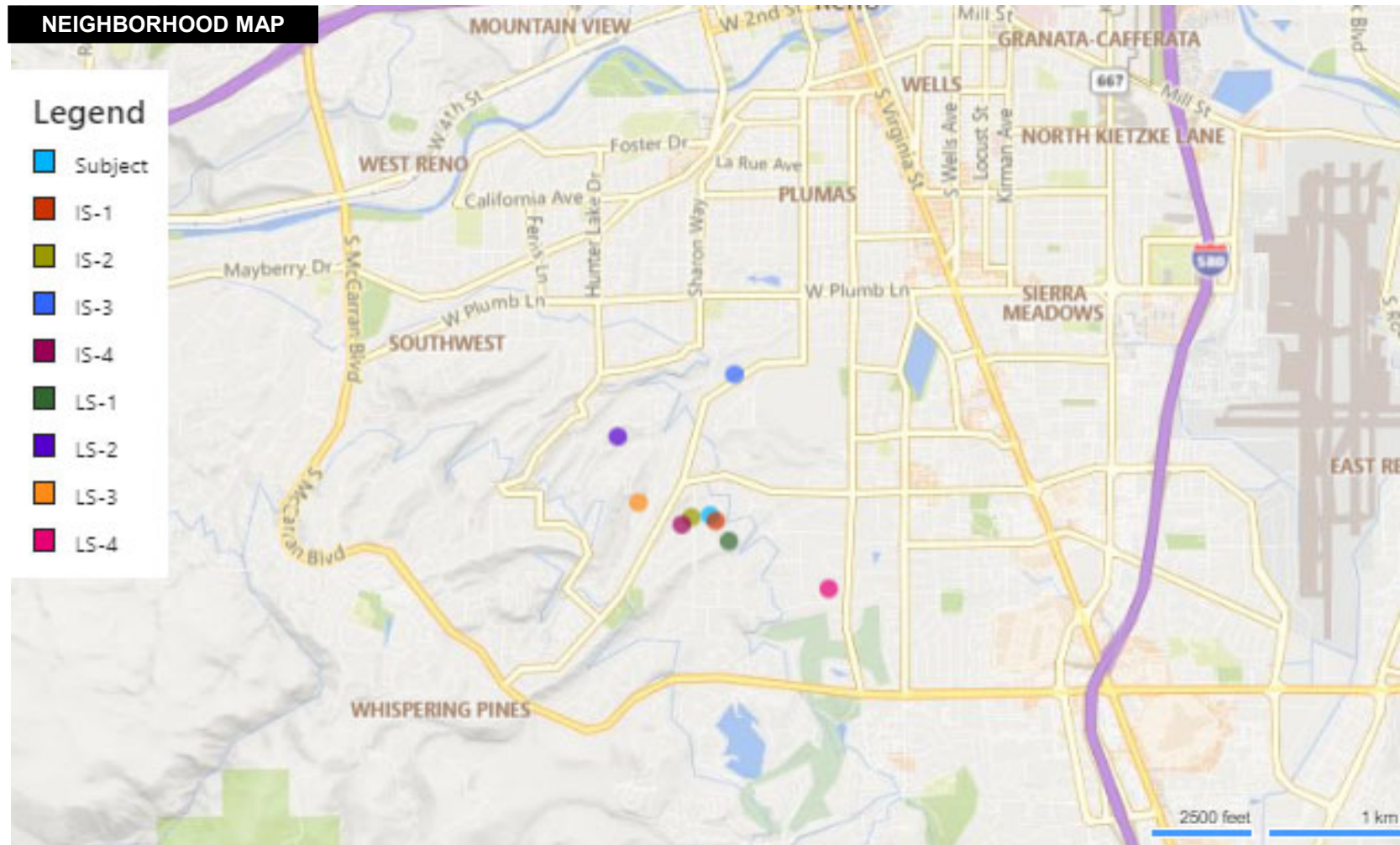
Our gripe has been stated, is simple, and is known. Hopefully our case can be re-viewed for fairness.

I will be leaving the state this afternoon until Feb. 5th.

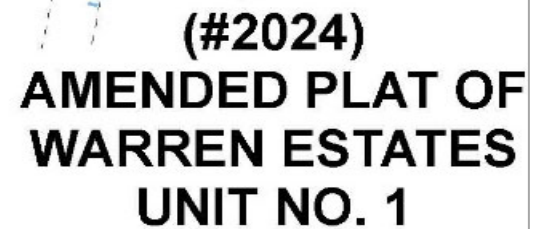
Thanks for the follow-up.

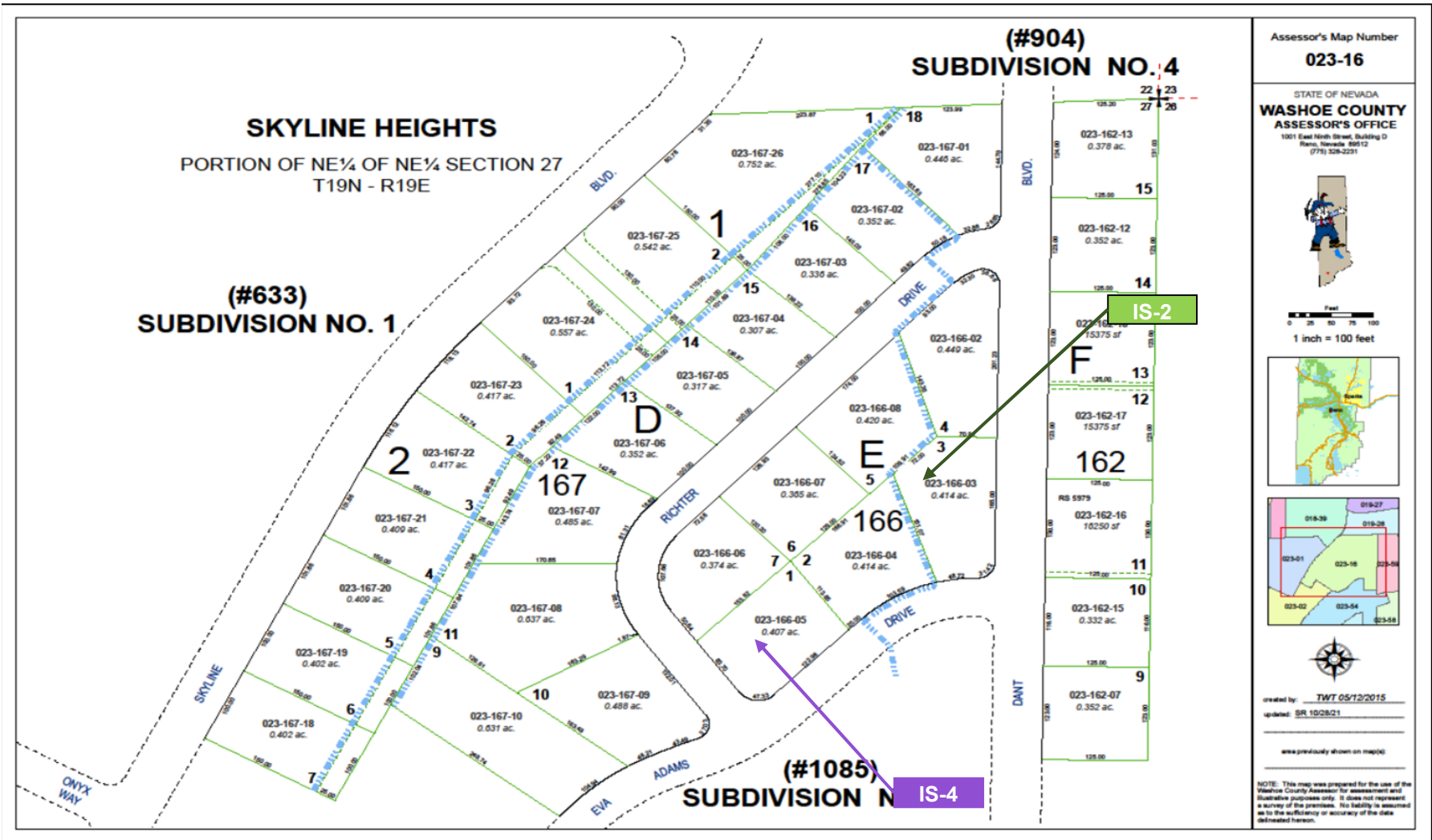
Regards, Mike Timmerman

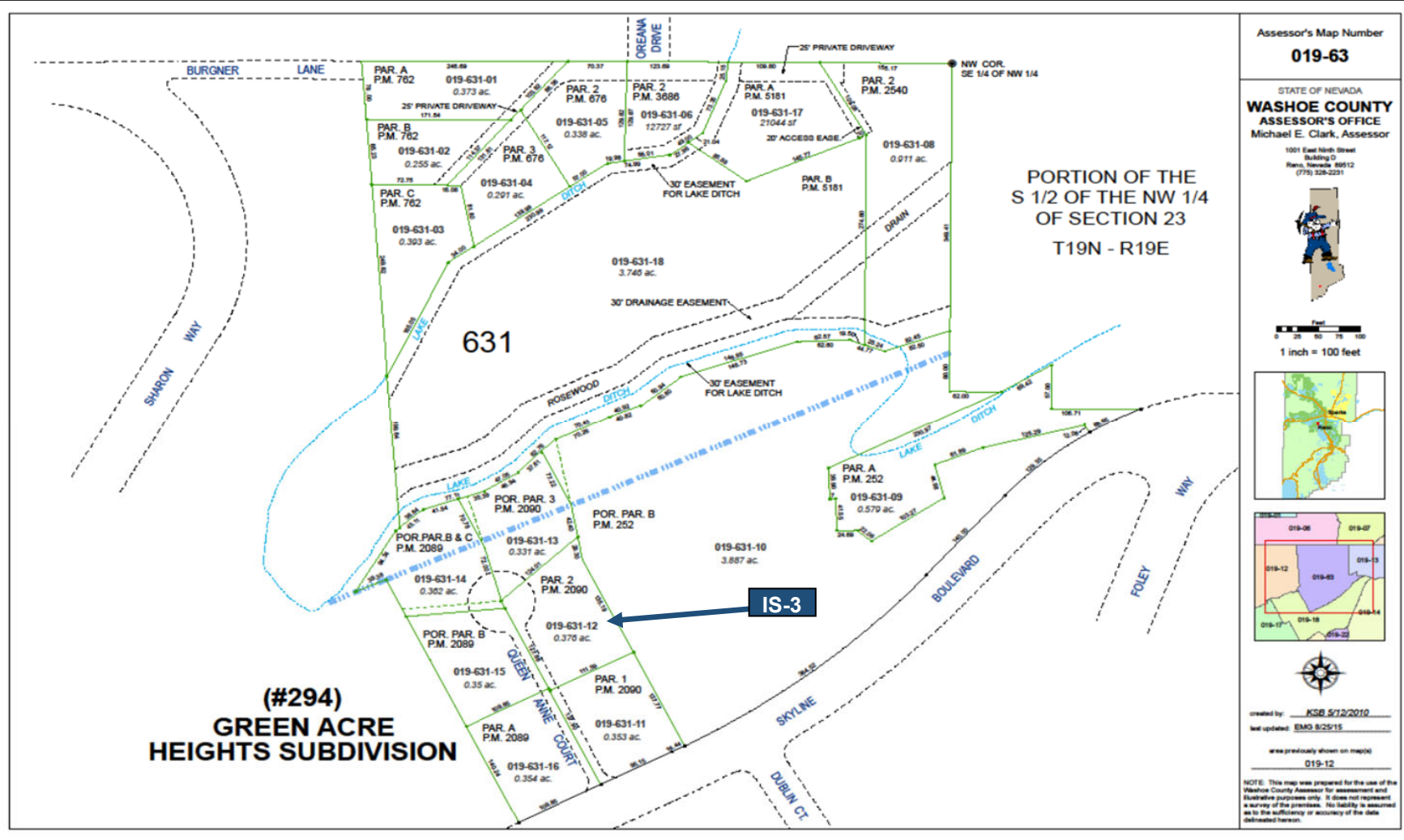
Sent from [Mail](#) for Windows



ANNEX. T. M. 3656
ORD. 4950







**(#1873)
WARREN ESTATES
UNIT NO. 1**

PORTION OF NW 1/4 OF SECTION 26
T19N - R19E

