

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 23-0016
Hearing Date 2/10/2023
Tax Year 2023

APN: 038-341-24
Owner of Record: BRADLEY FAMILY TRUST, THOMAS R
Property Address: 15 ZANE GREY LN
Square Feet (Inc Finished Bsmt) 1,940
Built / WAY: 1978
Parcel Size: 1.16 AC
Description / Location: The subject property is located in Mogul, just west of the Mayberry Industrial Park. The residence is a 1,940 SF, Quality Class 3.0 home on a 1.16 acre lot.

2023-24 Taxable Value:	Land:	\$92,400
	Improvements:	\$123,149
	Total:	<u>\$215,549</u>
	Taxable Value / SF:	\$111

Sales Comparison Approach:	Indicated Value Range:	\$659,600-\$806,400
	Indicated Value Range / S	\$340 - \$420

Conclusions: Taxable value does not exceed full cash value.



ASSESSOR'S EXHIBIT I
12 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$92,400	\$32,340	Txble
IMPROVEMENTS:	\$123,149	\$43,102	\$/ SF
TOTAL:	\$215,549	\$75,442	\$111

HEARING:	23-0016
DATE:	2/10/2023
TIME:	
TAX YEAR:	2023
VALUATION:	Reappraisal

OWNER: BRADLEY FAMILY TRUST, THOMAS R

SUBJECT	APN	Location	Land	Area	Sq Feet	GAR	FIN BSMT	UNFIN BSMT	QC	STRY	Beds	Baths Full/Hlf	Built WAY	Sale Date	Sale Price	Sale \$/SF
	038-341-24	15 ZANE GREY LN	1.16	AC	1,940	864			R30	1	3	2\1	1978			

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	038-601-18	10315 MOUNTAIN DEW CIR	0.42	AC	2,015	483			R30	2	3	2\1	1988	12/12/2022	\$685,000	\$340
IS-2	038-472-10	200 CLIFF VIEW DR	0.38	AC	1,688	1,172			R30	1	3	2\0	1984	11/17/2022	\$480,000	\$284
IS-3	038-452-04	24 BOTTLEBRUSH CIR	0.45	AC	1,655	576			R25	1	3	2\0	1988	07/06/2022	\$660,000	\$399

LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	Comments
LS-1	038-342-03	65 BITTERBRUSH RD	1.01	AC		10/27/2020	\$140,000	SALE VERIFIED BY SVL. THE SUBJECT IS LOCATED ON BITTERBRUSH ROAD IN MOGUL. THE PARCEL IS 1.01 ACRES IN SIZE, HAS MODERATE UP SLOPING TOPOGRAPHY FROM THE STREET AND TYPICAL MOUNTAIN VIEWS FOR THE AREA. NO MUNICIPAL WATER OR SEWER IS AVAILABLE WHICH WILL REQUIRE A SEPTIC AND WELL BEFORE BUILDING AN SFR. OVERALL, THIS SALE IS A GOOD COMPARABLE TO THE TYPICAL 1.0 ACRE LOT LOCATED IN MOGUL.
LS-2	038-280-39	355 RIVER PINES DR	1.15	AC	LLR1	1/8/2021	\$250,000	SALE VERIFIED BY MLS ONLY. THE SUBJECT IS LOCATED IN THE GATED RIVER PINES SUBDIVISION IN VERDI. THIS NON-RIVER LOT HAS FAIRLY LEVEL TOPOGRAPHY WITH PAVED ROAD ACCESS; A MAJOR POWER LINE RUNS NORTH OF THE SUBJECT; A WELL AND SEPTIC IS REQUIRED.
LS-3	039-139-08	0 LEROY ST	1.01	AC	LDS	4/19/2019	\$130,000	VACANT LEVEL CUSTOM LOT JUST OFF OF MAE ANNE DR. THIS PARCEL IS JUST OVER 1 ACRE IN SIZE AND HAS MUNI WATER BUT REQUIRES A SEPTIC SYSTEM. PARCEL IS LOCATED ADJACENT 1-80 AND EXPERIENCES TRAFFIC NOISE FROM I-80

RECOMMENDATIONS/COMMENTS:

UPHOLD: **XX** REDUCE:

The subject property is located in Mogul. The residence is a quality class 3.0 built in 1978. The home is a total of 1,940 square feet on a 1.16 acre lot. The home sits approximately 350 feet from Interstate 80.

IS-1 is located near the subject in the Mogul area. This sale is the most recent and is comparable to the subject in quality, bed and bath count, but superior in age and size.

IS-2 is also located near the subject in Mogul. This is also a recent sale. This home is inferior in size but comparable in quality and superior in age to the subject.

IS-3 is located in the same neighborhood as the subject and is inferior in size and quality, however is newer than the subject.

In summary, the above improved comparables support the value of the subject property.

The above land sales are all located near the subject property. LS-1 is very close to the subject and similar in size. LS-2 is superior as it is in a gated area, however, is very comparable in size. LS-3 is a slightly older sale, but like the subject, has the nuisance of I-80 traffic. Based on the above sales the subject's land value of \$92,400 is well supported.

WASHOE COUNTY APPRAISAL RECORD



APN: **038-341-24**

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 15 ZANE GREY LN WASHOE COUNTY Database WASHOE NBHD FBBF Appr GS Exemption AV|Exemption
 Owner BRADLEY FAMILY TRUST, THOMAS R Printed 1/12/2023 Peavine Meadows Estates
 15 ZANE GREY LN RENO, NV 89523 Tax District 4011
 Property Name

Reopen

Reappraisal

Valuation History

Parcel Value Summary

OBSO

☐ Change

☐ No Change

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand
2023 VN2	92,400		123,149		215,549	75,442	Land Value	92,400	
2023 NR	92,400		123,149		215,549	75,442	Building Value	106,435	
2022 FV	84,000		105,101		189,101	66,185	XFOB Value	16,714	
2021 FV	81,000		106,715		187,715	65,700	Obsolescence	0	
2020 FV	78,000		108,613		186,613	65,315	Taxable Value	215,549	
2019 FV	63,000		120,347		183,347	64,171	Total Exemption		
2018 FV	46,800		119,630		166,430	58,251			

Parcel Total

☐ NC

☐ C

New Const

New Land

☐ New Sketch

Remainder

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	SBFL	2	WOOD	100
Occ	001	Single Family Reside	Rate Adj	BED	3	Bedrooms	100	EW	2	PLYWOOD ON FRAME	100
Stry/Frm	01 SFR	1 Story	Lump Sum	BFLR	1	Base Flooring	100	ROOF	6	CONCRETE TILE	100
Quality	30	Average		BTHF	2	Bath - Full	100	HEAT	1	FORCED AIR	100
Year Built	1978		PARCEL LEVEL	BTHH	1	Bath - Half	100				
WAY	1978		Lump Sum 0	FIX	11	Plumbing Fixtures	100				
Remodel Yr			%Obso 0.0000	FND	3	MODERATE	100				
% Comp	100	%DPR 67.5		LV	1	Living Units in Building	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			1,940	144.88	281,076	1	FPS1	FP SGL 1-S	EBLD	1	1	5,367.00	1978		100	5,367	1,744		
GRA	GARAGE ATTACHED			864	40.27	34,793	2	WPRS	WELL/PR/SE	30	1	1	14,853.50	1978		100	14,854	4,827		
LC1	LATTICE LOW-SMAL			525	9.36	4,914	3	YIMP	YARD IMPS	30	1	4	2,084.00	1978		100	8,336	2,709		
PCS	PORCH CONCRETE S			44	10.73	472	4	FWPV	FW PAVERS	30	1	750	12.09	2011	2017	100	9,066	7,434		
PRW	PORCH ROOF WOOD			12	30.92	371														
WDW	WOOD DECK WOOD			320	18.33	5,866														
Gross Bldg Area 1,940 Perimeter 272 Sub Area RCN 327,492																				
Building Notes				Building Cost Summary																
				Building RCN		327,492														
				Depreciation		221,057														
				Building DRC		106,435														
				Extra Feature DRC		16,714														
				Building Obso																
Building Name				Total DRC		123,149														
				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	50,486	Water	Well	
200	Single Family Residence	LDS	1	ST	154,000.00	NOTE	60			92,400	TRAFFIC-10/FLOOD-30 PER CBE.	Acre Size	1.159	Sewer	Septic	
												DOR Code	200	Street	Paved	
												Deferment		SPC		
												CAGC				

WASHOE COUNTY APPRAISAL RECORD

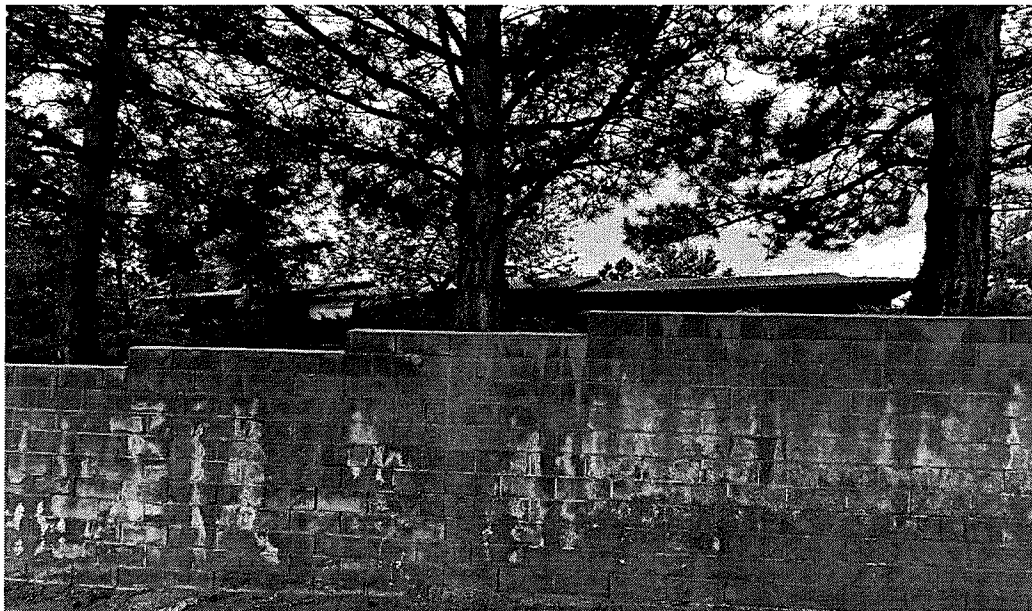
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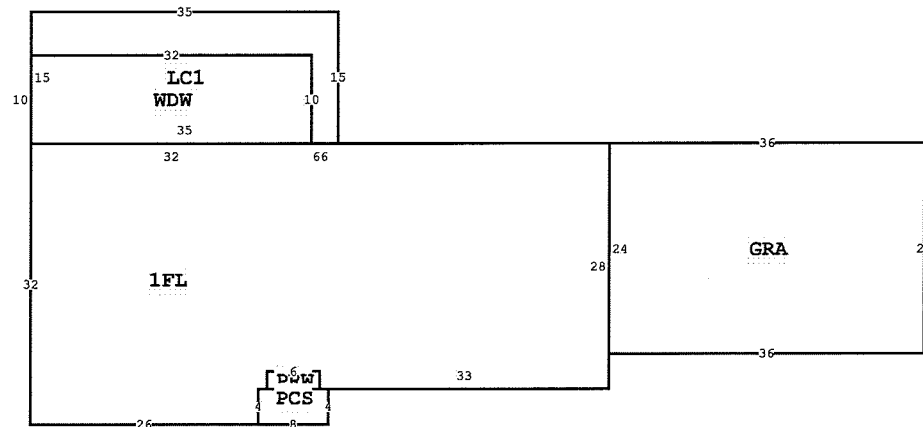
Owner **BRADLEY FAMILY TRUST, THOMAS R**
 Keyline Description **TRUCKEE CANYON ESTATES LOT 5**

NBHD FBBF Peavine Meadows Estates

Appr GS



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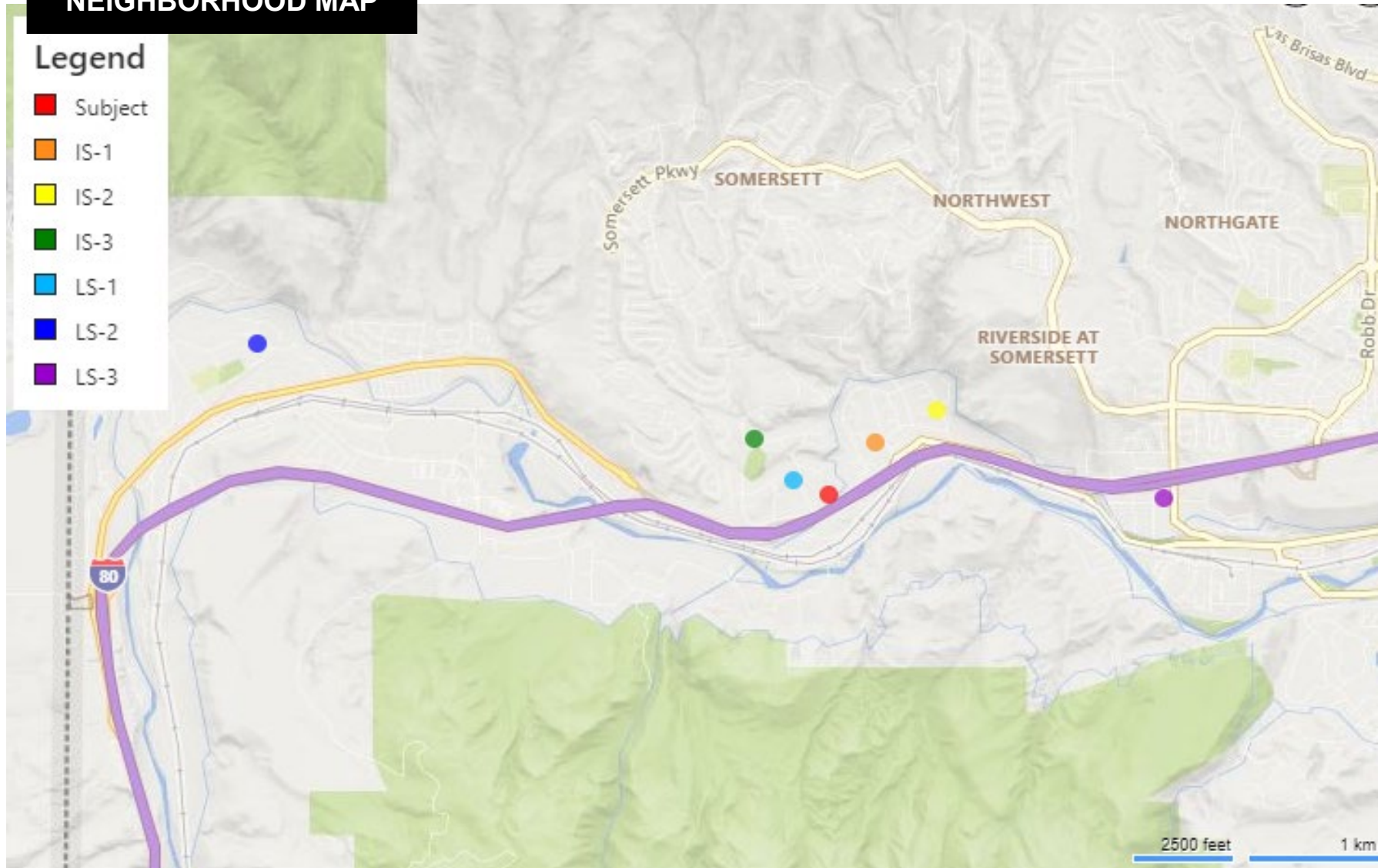
Activity Information					
Date	User ID	Activity Notes			
10/10/2022	GS	Re-appraisal Review			
5/2/2016	SLC	Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
	2123806	8/7/1997		0	
	CHK	3/1/1987	200	145,163	2D
	CHK	7/1/1983	200	130,000	
	CHK	6/1/1977		13,413	
Permit Information					
Date	Permit	Description	Amount	Status	% Comp

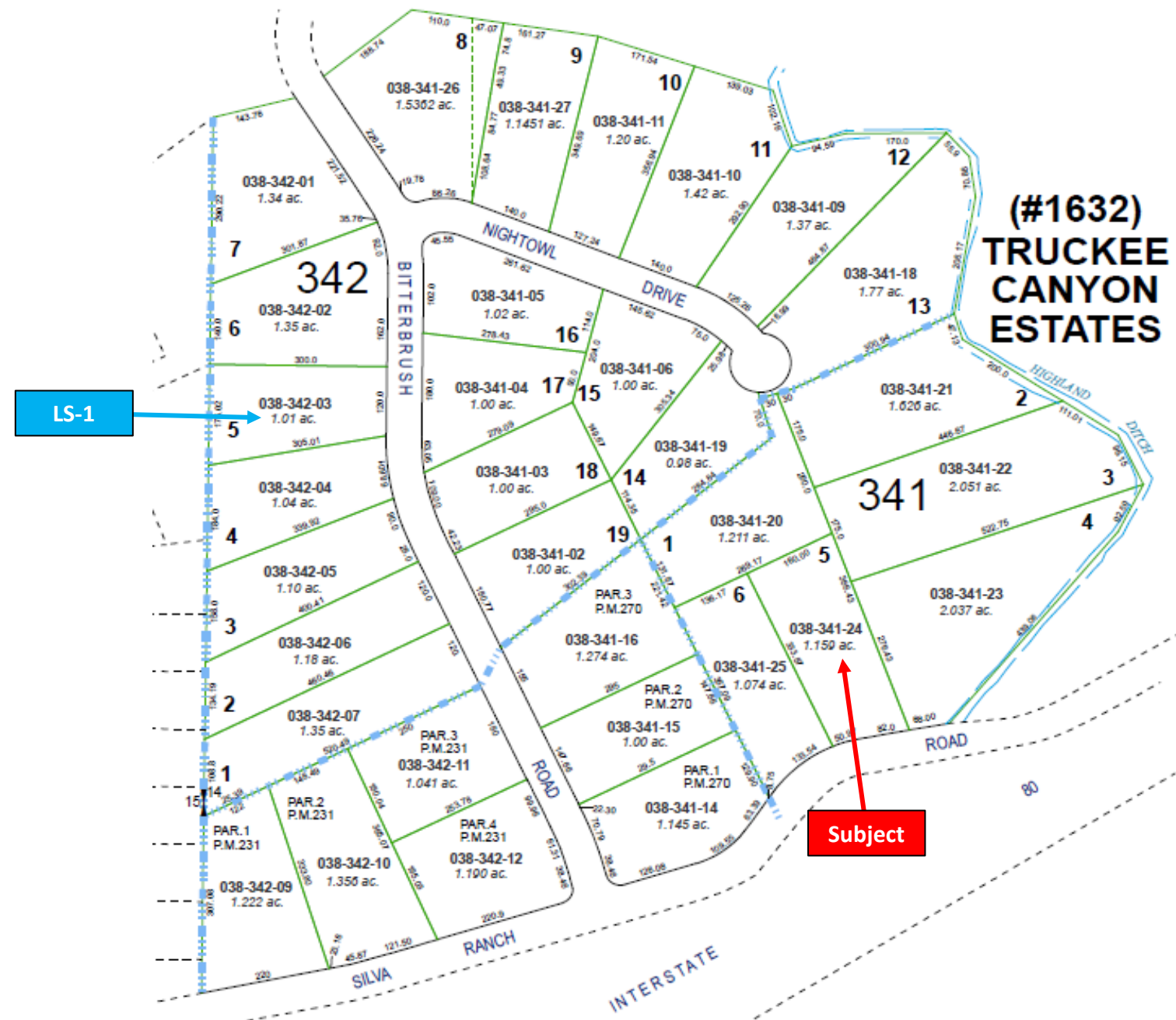
This information is for use by the WASHOE COUNTY Assessor for assessment purposes only.

NEIGHBORHOOD MAP

Legend

- Subject
- IS-1
- IS-2
- IS-3
- LS-1
- LS-2
- LS-3





(2009)
MOGUL MEADOWS - UNIT TWO
S. 1/2 SEC. 11, N. 1/2 SEC. 14
T. 19 N. - R. 18 E.

