

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 23-0110
Hearing Date 2/10/2023
Tax Year 2023

APN: 161-213-24

Owner of Record: BLANCHARD LIVING TRUST, ROBERT E

Property Address: 10090 GOLER WASH CT

Square Feet (Inc Finished Bsmt) 2,983

Built / WAY: 2004

Parcel Size: 0.33 AC

Description / Location: The subject consists of a 2,983 square foot single family residence built in 2004. It is located in Double Diamond Ranch Village, South of S. Meadows Pkwy and along Wilbur May Pkwy.

2023/24 Taxable Value:	Land:	\$164,300
	Improvements:	\$378,542
	Total:	<u>\$542,842</u>
	Taxable Value / SF:	\$182

Sales Comparison Approach: Indicated Value Range: \$750,000-\$920,000
Indicated Value Range / S \$251-\$308

Conclusions: Taxable value does not exceed full cash value.



WASHOE COUNTY BOARD OF EQUALIZATION

RESIDENTIAL (SFR)

	TAXABLE VALUE	ASSESSED VALUE	
LAND:	\$164,300	\$57,505	Txble
IMPROVEMENTS:	\$378,542	\$132,490	\$/SF
TOTAL:	\$542,842	\$189,995	\$182

HEARING: 23-0110
 DATE: 2/10/2023
 TIME:
 TAX YEAR: 2023
 VALUATION: Reappraisal

OWNER: BLANCHARD LIVING TRUST, ROBERT E

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						
161-213-24	10090 GOLER WASH CT	0.33	AC	2,983	903			R35	1	4	3	2004	08/24/2004	\$380,271	\$127						

IMPROVED SALES

SALE																			
#	APN	Location	Land	Area	Sq Feet	GAR	FIN	UNFIN	BSMT	BSMT	QC	STRY	Beds	Baths	Full\Hlf	Built	Sale Date	Sale Price	Sale
IS-1	161-203-05	1675 CRATER CT	0.24	AC	2,983	903					R35	1	4	3 \ 0	2004	11/04/2021	\$816,000	\$274	
IS-2	161-213-05	10130 CANYON COUNTRY RD	0.19	AC	2,983	698					R35	1	4	3 \ 0	2004	11/30/2021	\$750,000	\$251	
IS-3	161-371-01	1795 GOLD BELT DR	0.27	AC	2,983	903					R35	1	4	3 \ 0	2005	06/24/2022	\$920,000	\$308	
IS-4	161-313-02	1585 BETHAL CT	0.26	AC	2,983	698					R35	1	4	3 \ 0	2005	07/08/2022	\$866,000	\$290	

ALLOCATION SALES: See attached Neighborhood SFR Sales Land Allocation Analysis

RECOMMENDATIONS/COMMENTS:

UPHOLD: **X** REDUCE:

The subject consists of 2,983 SF single family home in Double Diamond Ranch Village, South of S. Meadows Pkwy and along Wilbur May Pkwy.

IS-1 through IS-4 are properties built in 2004 and 2005, similiar to the subject, in the Double Diamond Ranch Village subdivision. These properties sold in November 2021 through July 2022. All improved sales sales are model matches to the subject with a price range of \$750,000 to \$920,000.

The improved sales support a range of \$251-\$308 per square foot and the subject's recommended taxable value of \$182 per square foot falls below this range and is therefore supported.

PREPARED BY: Diana Arias, Appraiser

REVIEWED BY: Steve Clement, Chief Appraiser

%Comp

Reopen			
Reappraisal			

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	4	STUCCO ON FRAME	100
Occ	001	Single Family Reside	Rate Adj			BED	4	Bedrooms	100	ROOF	6	CONCRETE TILE	100
Stry/Frm	01 SFR	1 Story	Lump Sum			BFLR	1	Base Flooring	100	HEAT	11	FA/AC	100
Quality	35	Average-Good				BTHF	3	Bath - Full	100				
Year Built	2004		PARCEL LEVEL			FIX	15	Plumbing Fixtures	100				
WAY	2004		Lump Sum	0		FND	3	MODERATE	100				
Remodel Yr			%Obso	0.0000		LV	1	Living Units in Building	100				
% Comp	100	%DPR 28.5				SBFL	1	SLAB	100				

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		Water	Municipal
200	Single Family Residence	PD	1	ST	164,300.00					164,300		Acre Size	0.326	Sewer	Municipal
												DOR Code	200	Street	Paved
												Deferment		SPC	
												CAGC	EEGC		3 of 9

WASHOE COUNTY APPRAISAL RECORD

APN: **161-213-24**

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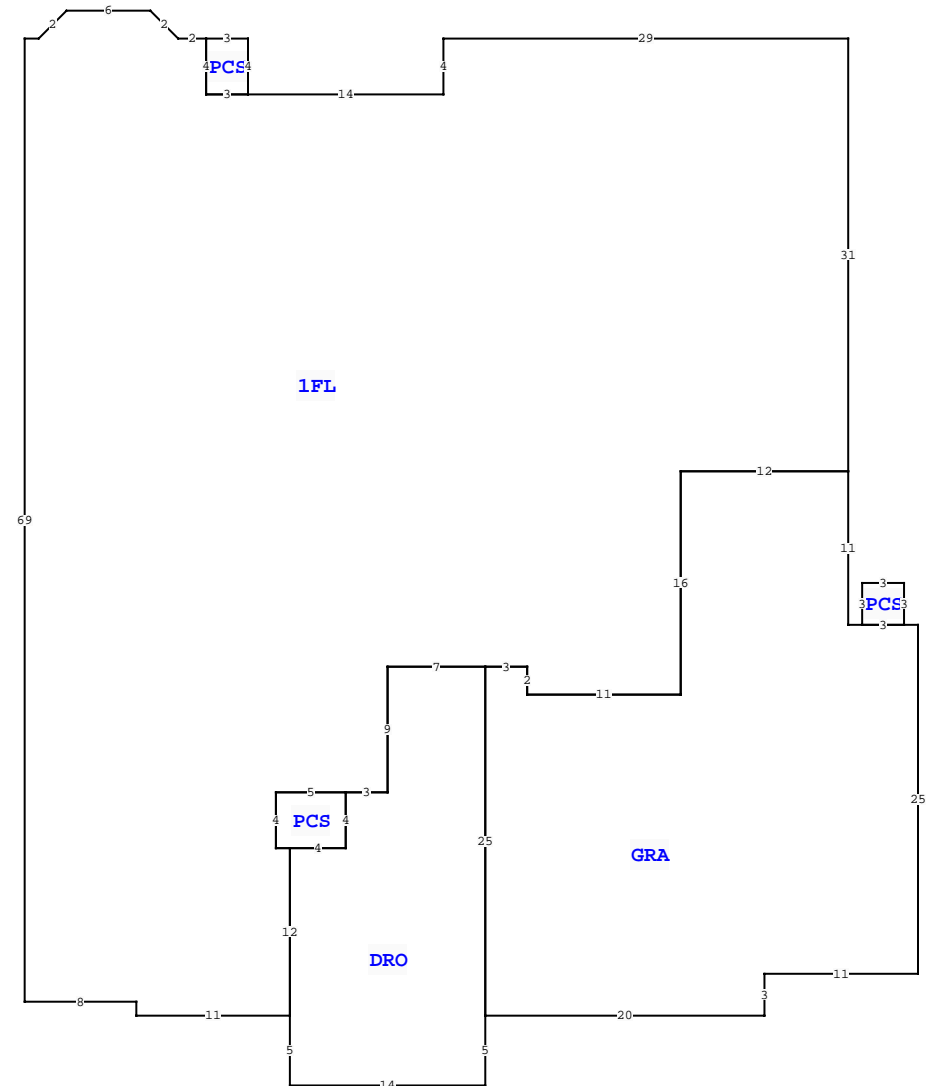
Owner **BLANCHARD LIVING TRUST, ROBERT E**
Keyline Description **ROS 4297 LOT 758-A**

NBHD **EEIC Wilbur May 3.5's**

Appr **DA**



Activity Information						
Date	User ID	Activity Notes				
8/23/2022	DA	Re-appraisal Review				
3/1/2018	JCT	Aerial Review				
6/16/2004	LLL	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
BLANCHARD, ROBERT E	3198220	4/14/2005	110	0	3BGG	
BLANCHARD, ROBERT E & GA	3167439	2/8/2005	200	0	3BFM	
REYNEN & BARDIS DEV (NEV	3087555	8/24/2004	200	380,271	2D	
REYNEN & BARDIS DEV (NEV	2921353	9/15/2003	200	0	4BV	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
	04-00272	SGL FAM RES		C	100%	
	03-09066	YARD IMPS		C	100%	





(#4183)
DOUBLE DIAMOND RANCH
VILLAGE 7

A PLANNED UNIT DEVELOPMENT

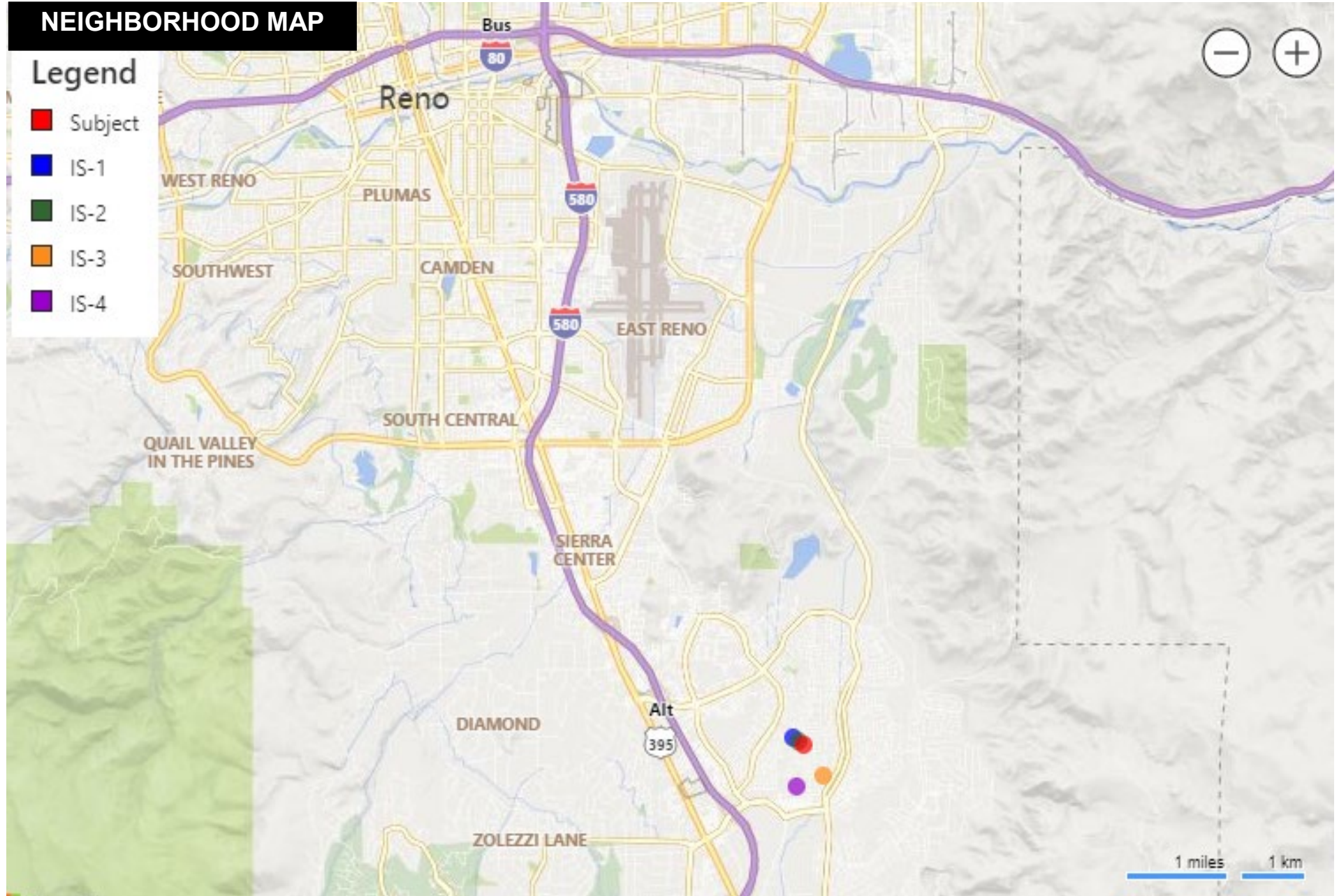
PORTION SE 1/4 SECTION 9
 AND PORTION NE 1/4 SECTION 16
 T18N - R20E

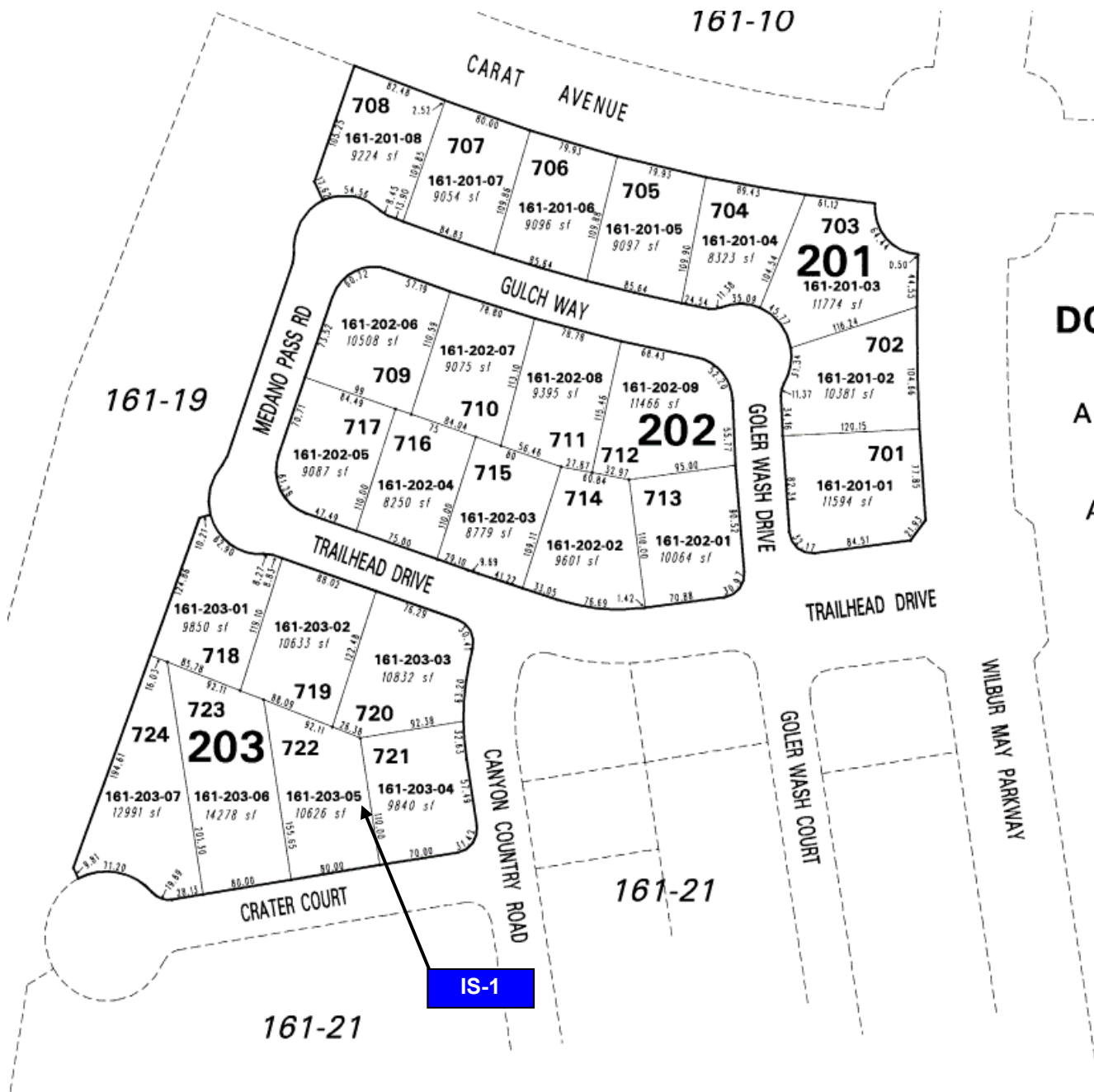
SUBJECT

NEIGHBORHOOD MAP

Legend

- Subject
- IS-1
- IS-2
- IS-3
- IS-4

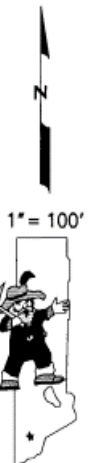


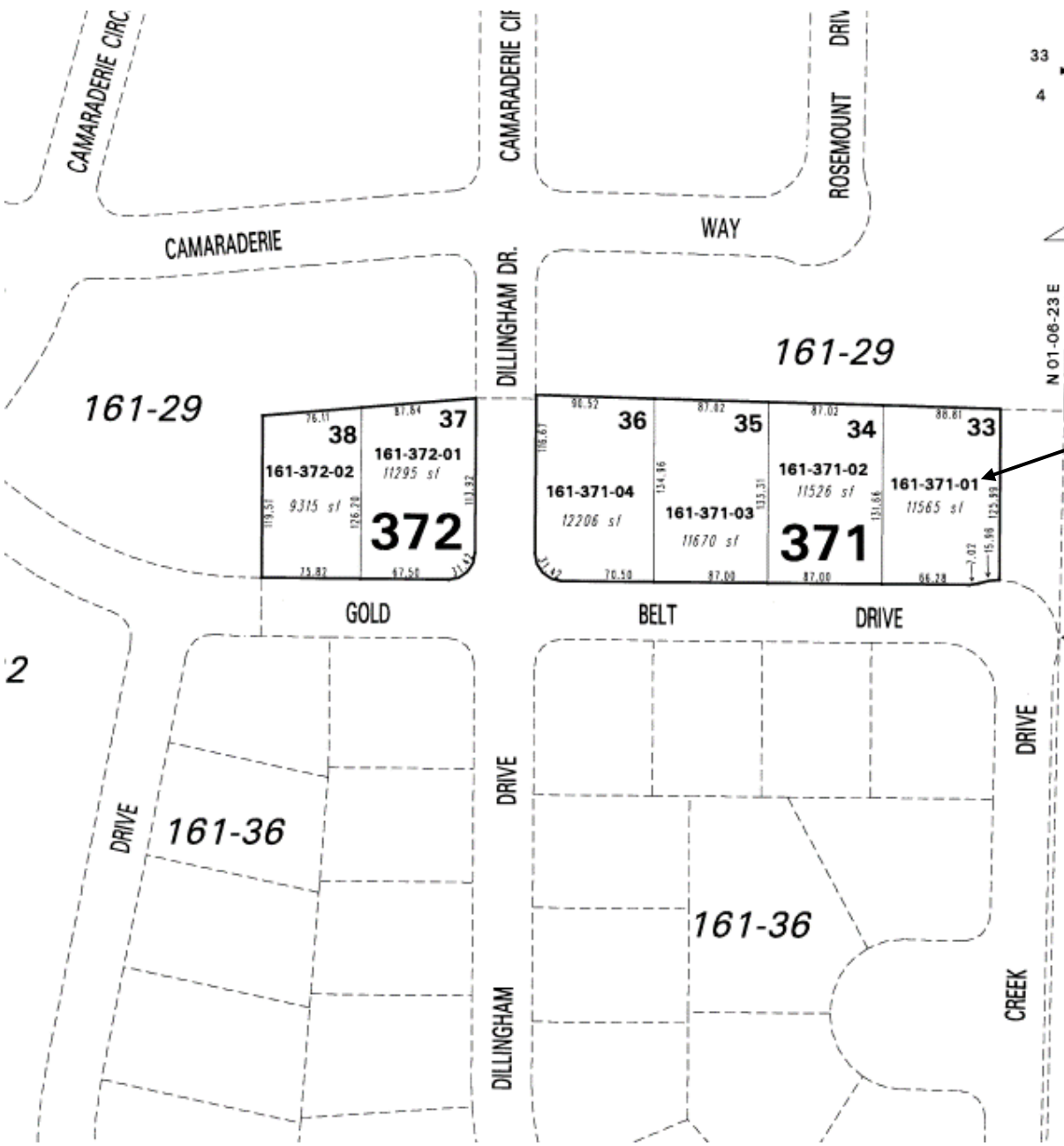


**(#4183)
DOUBLE DIAMOND RANCH
VILLAGE 7**

A PLANNED UNIT DEVELOPMENT

**POR. SE 1/4 SECTION 9
AND POR. NE 1/4 SECTION 16
T18N - R20E**





(#4458)
DOUBLE DIAMOND RANCH
VILLAGE 22B
PORTION OF THE E 1/2 OF SEC. 16
T18N - R20E

IS-3

BOOK 141

(#4343)

DOUBLE DIAMOND RANCH VILLAGE 9

A PLANNED UNIT DEVELOPMENT
PORTION OF THE NE 1/4 SECTION 16, T18N - R20E

NOTE: Streets and Common Area are parceled on 161-18

