



CARSON CITY 2023/2024 COUNTY BOARD OF EQUALIZATION

Date: February 7, 2023

Appeal Case # 2023-000012

APN: 007-572-25

**Property Owner: Alfred Waiksnoris & Kimberly Murphy Family
Trust**

Property Location Address: 1730 Chaparral Drive

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January 26, 2023

NOTICE OF HEARING

Kimberly Murphy
1730 Chaparral Drive
Carson City, NV 89703

VIA CERTIFIED MAIL
Return Receipt Requested
7009 2820 0003 7788 0618
VIA EMAIL:kimct31@msn.com
Case #2023-000012

HEARING DATE: Tuesday, February 7, 2023
HEARING TIME: 9:00 a.m. (approximately)
HEARING LOCATION: Carson City Community Center
Robert "Bob" Crowell Board Room
851 East William Street
Carson City, Nevada
PROPERTY INFORMATION: 1730 Chaparral Drive, APN 007-572-25

LEGAL AUTHORITY AND JURISDICTION OF THE COUNTY BOARD OF
EQUALIZATION: NRS 361.345 to NRS 361.365

Dear Ms. Murphy:


The Carson City Board of Equalization will hear the Petition for Review of Assessed Valuation **Alfred Waiksnoris & Kimberly Murphy Family Trust** on the date and at the location indicated above. Please be advised that the time is approximate and, although you may be assured the matter will not be heard before the stated time; please be prepared for possible delays as there are other items scheduled for this hearing.

Please be aware that the Carson City Board of Equalization will limit its consideration to the Petition. Information regarding the rules of practice and procedure before the Carson City Board of Equalization are enclosed, together with the agenda. Other supporting materials will be provided to you by the Assessor's Office.

Please contact the Carson City Assessor's Office, at 887-2130, with any questions.

Sincerely,

WILLIAM SCOTT HOEN, Clerk
BOARD OF EQUALIZATION

By: 
Cheryl Eggert, Chief Deputy Clerk

/kmk
Encl.

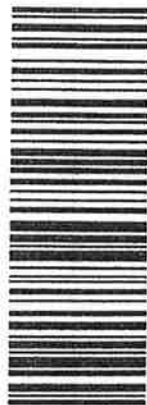
c: Kimberly Adams, Assessor
Benjamin Johnson, Deputy District Attorney



CARSON CITY CLERK
 PUBLIC MEETINGS DIVISION
 855 E. MUSSER ST., STE. 1032
 CARSON CITY, NV 89701

Kimberly Murphy
 1730 Chaparral Drive
 Carson City, NV 89703

CERTIFIED MAIL™



7009 2820 0003 7788 0618
 7009 2820 0003 7788 0618

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

Postage	\$	
Certified Fee	\$	
Return Receipt Fee (Endorsement Required)	\$	
Restricted Delivery Fee (Endorsement Required)	\$	
Total Postage & Fees	\$	

Sent to
 Kimberly Murphy
 1730 Chaparral Drive
 Carson City, NV 89703

City, State, ZIP+4
 or PO Box No.

US Form 3800, August 2006. See Backside for Instructions.

Postmark Here

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, AND AT BOTTOM LINE.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kimberly Murphy
1730 Chaparral Drive
Carson City, NV 89703

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 X
- Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail
- Registered
- Insured Mail
- Express Mail
- Return Receipt for Merchandise
- C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) **7009 2820 0003 7788 0618**

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Certified Mail

- A mailing receipt
- A unique identifier
- A record of delivery

Important Reminders

- Certified Mail is not to be used for hazardous materials.
- NO INSURANCE WILL BE PROVIDED.
- For an additional mailing receipt, a Return Receipt for Merchandise, or a Restricted Delivery fee, an additional fee and appropriate label are required.
- For an airmail endorsement and endorsement fee, if a postmark is to be placed on the mailpiece, a return receipt is required.

IMPORTANT See PS Form 3800, reverse

CONTROL #

APPEAL CASE #

Carson City Board of Equalization

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.

Please Print or Type:

Part A. PROPERTY OWNER/ PETITIONER INFORMATION (Agent's Information to be completed in Part H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: A Waiksnoris + K Murphy Fam TR
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): A Waiksnoris + KA Murphy TTEES
TITLE:
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 1730 Chaparral Dr
EMAIL ADDRESS: Kimct31@msn.com
CITY: Carson City STATE: NV ZIP CODE: 89703 DAYTIME PHONE: 267337-0738

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

- Trust (checked)
Sole Proprietorship
Corporation
Limited Liability Company (LLC)
General or Limited Partnership
Government or Governmental Agency
Other, please describe:

The organization described above was formed under the laws of the State of NEVADA

The organization described above is a non-profit organization. No (checked)

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: Additional information may be necessary.

- Trustee of Trust (checked)
Employee of Property Owner
Employee or Officer of Management Company
Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS: 1730 STREE/TROAD: Chaparral Dr CITY (IF APPLICABLE): Carson city COUNTY: Carson city
Purchase Price: 820,000 Purchase date: 12-16-2013

2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN): 007-572-25 ACCOUNT NUMBER:

3. Does this appeal involve multiple parcels? Yes No (checked) List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels: Multiple parcel list is attached.

4. Check Property Use Type: (checked)

Residential Property (checked)
Mobile Home (Not on foundation)
Mining Property
Commercial Property
Industrial Property
Multi-Family Residential Property
Agricultural Property
Personal Property
Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed: (checked)

2023-2024 Secured Roll (checked)
2022-2023 Unsecured Roll
2022-2023 Supplemental Roll

Part E. VALUE OF PROPERTY

Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.

Table with 3 columns: Property Type, Assessor's Taxable Value, Owner's Opinion of Value. Rows for Land, Buildings, Personal Property.

Possessory Interest in real property	N/A	
Exempt Value	N/A	
Total	967,590	785,200

Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED).

See Attached sheets for Part G.

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H

▶ Kimberly Murphy Title Trustee
 Petitioner Signature
Kimberly Murphy Date 12-30-2022
 Print Name of Signatory

Part H. AUTHORIZATION OF AGENT Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Authorized Agent must check each applicable statement and sign below.

- I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.
- I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.

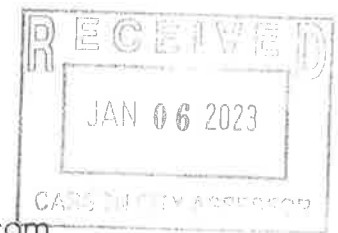
▶ _____ Title _____
 Authorized Agent Signature
 _____ Date _____
 Print Name of Signatory

I hereby withdraw my appeal to the County Board of Equalization.
 _____ Date _____
 Signature of Owner or Authorized Agent/Attorney

APPELLANT EVIDENCE

KIMBERLY MURPHY

1730 Chaparral Dr. Carson City, NV 89703 | 267-337-0738 | kimct31@msn.com



January 3, 2023

Dave Dawley
County Assessor
Assessor's Office
201 N. Carson Street
Carson City, NV 89701

Dear Dave Dawley:

The purpose of my letter is petition for the review of the taxable valuation of my property, 1730 Chaparral Drive (Parcel 007-572-25) located in Carson City, Nevada. With your office, I have had a conversation back in May of this year and most recently earlier in December after receiving our 2023/24 Notice of Assessed Valuation. I do understand now that I cannot compare taxes, but the assessed taxable values. As such, after our conversation, when I compare the Assessed Taxable Value- on the building portion with nearby similar homes- I am under the fair opinion that our assessed taxable building value is overstated.

I am attaching the completed petition form that was mailed out to me last week. I have provided evidence with this form such that the County Board may read through/study the information provided. The requested new building valuation is based on the "average" building value of the properties provided as part of my appeal.

Sincerely,


Kimberly Murphy

Part G- Petition for Review of Taxable Valuation

Property Owner: A Waiksnoris & K Murphy Fam Tr
Assessor's Parcel Number: 007-572-25

The assessor's taxable value being appealed is the Buildings. The buildings assessor taxable value on parcel 007-572-25 is \$759,590. The owner's opinion of the building taxable value is \$577,200.

The owner's opinion is derived from doing an average of buildings in the same area, close to the same size, and construction in similar time frame. These buildings were also chosen as they have unique features like tennis courts, swimming pools, waterfall ponds, etc.

Parcel	Address	Sq. Ft/Yr	Pool	Tennis Court	Waterfall Pond	Detached Structure	Taxable Assess'd Bldg Value
007-574-05	1730 Chaparral	3741 – 1991, 1994 addition	2000	2006		2116 (820 finished) ft2	759,590
007-573-01	1533 Chaparral	4,955- 1982	Note:2	1982		1440 ft2	440,460
007-572-24	1640 Chaparral	4362- 1991				1050 ft2	559,904
007-572-26	1775 Chaparral	2582- 1983		1983	2011	96 ft- 2009	354,504
007-574-05	1550 Chaparral	4720- 2000		Note:1	2000	768 ft2	812,797
007-371-37	1747 Wellington	3751- 1993	1996		2011		576,236
007-351-07	1188 Kensington	3159- 1991		1991	2011		527,666
007-371-09	1686 Wellington	4057 -1999	2015			2552 (1472 finished) ft2	768,551
							Average 577,200

Note 1: Large Patio- Outdoor fireplace x2/ pits x3 2014

Note 2: House was purchased 2021- gutted/remodeled over 14 month period.

Depreciation:

Pool, Tennis Court are land improvements – 15 years depreciation

Attachments:

Parcel details for the above properties

Carson City Property Inquiry

Property Information

Parcel ID	007-572-25	Parcel	2.5600
Tax Year	2023 ▾	Acreage	
Land Use	RES	Assessed Value	338,657
Group		Tax Rate	0.0000
Land Use	200 - Single Family Residence	Total Tax	\$0.00
Zoning	SF2A	Fiscal Year	(2023 - 2024)
Tax District	024	Total Unpaid	\$2,655.88
Site Address	1730 CHAPARRAL DR	All Years	
Neighborhood	Book 7, 1 Acre Northwest		

[Pay Taxes](#)

Public Notes FIREPLACE, ROOFED PORCH, 536 SF WD DECK, 2 WATER HEATERS, UTILITY SINK LIVING RM, FAMILY RM, DINING RM, DINING AREA, MEDIA RM, WET BAR 1512 SF PARTITION FIN BSMNT/2006 781 SQ FT ADDITION MSTR BDRM/BTHRM

Sketches & Photos

Converted Sketch



Converted Parcel Image



Converted Parcel Image



Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	208,000	759,590	0	967,590
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	208,000	759,590	0	967,590
Assessed Value	Land	Building	Per. Property	Totals
Residential	72,800	265,857	0	338,657
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	72,800	265,857	0	338,657
	New Land	New Const.	New P.P.	
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Totals	0	0	0	0

Assessor Descriptions						
Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2023						
2023	PARCEL B MAP #872		07	15N	20E	

No Personal Exemptions

No Billing Information

Payment History

Fiscal Year	Total Due	Total Paid	Amount Unpaid
(2022 - 2023)	\$10,625.47	\$7,969.59	\$2,655.88
(2021 - 2022)	\$10,316.05	\$10,316.05	\$0.00
(2020 - 2021)	\$10,014.01	\$10,014.01	\$0.00
(2019 - 2020)	\$9,722.34	\$9,722.34	\$0.00
(2018 - 2019)	\$9,439.17	\$9,439.17	\$0.00

Show 5 More (22)

Related Names

CURRENT OWNER FOR 2023 (2023 - 2024)		CURRENT OWNER FOR 2023 (2023 - 2024)	
Name	MURPHY, KIMBERLY ANN TRUSTEE	Name	WAIKSNORIS, ALFRED TRUSTEE
Mailing Address		Mailing Address	
Status	Current	Status	Current
Account		Account	
CURRENT OWNER FOR 2023 (2023 - 2024)		CURRENT Mail To FOR 2023 (2023 - 2024)	
Name	ALFRED WAIKSNORIS & KIMBERLY MURPHY FAM TR	Name	A WAIKSNORIS & K MURPHY FAM TR
Mailing Address		Mailing Address	A WAIKSNORIS & K A MURPHY, TTEES 1730 CHAPARRAL DR CARSON CITY, NV, 89703
Status	Current	Status	Current
Account		Account	

Structure 1 of 2

Property Type	Description	Style	Total Floor Area	Remodel Year	Year Built
RES	SINGLE FAMILY RES	100% One Story	3,741	1994	1991
Accommodations		Mobile Home			
# of Stories	1.00	DRS Length Style One		0.00	
# of Bedrooms	4.00	DRS Width Style One		0.00	
# of Bathrooms	4.75	DRS Length Style Two		0.00	
# of Bsmt Bedrooms	0.00	DRS Width Style Two		0.00	
# of Bsmt Bathrooms	0.00				
Roofing		Exterior Walls			
Composition Shingle	100 % of Total Floor Area	Frame, Stucco		100 % of Total Floor Area	
Floor Cover		Heating/Cooling			
Automatic Floor Cover Allowance		Warmed & Cooled Air		100 % of Total Floor Area	

Plumbing Fixtures		Built-In Appliances	
Plumbing Fixtures	26 Number of Fixtures	Automatic Appliance Allowance	
Subfloor		Plumbing Rough-Ins	
Raised Subfloor	% of Total Floor Area	Plumbing Rough-ins	1 Number of Rough-Ins
Garage/Carport		Fireplaces	
Attached Garage	832 Garage Area	Single 1-Story Fireplace	1 Number of Fireplaces
Detached Garage	2,116 Garage Area		
Garage Finish, Attached	832 Finish Area	Basement	
Garage Finish, Detached	820 Finish Area	Total Basement Area	1,512 Basement Area
		Partition Finish Area	1,512 Finish Area
Balconies		Porches, Decks, Breezeways	
Wood Balcony	135 Balcony Area	Wood Deck	648 Deck Area
		Slab Porch with Roof	1,056 Porch Area
Exterior Stairways			
Wood Stairway	1 Number of Flights		

☰ Structure 2 of 2

Property Type	Description	Style	Total Floor Area	Year Built
RES	SITE IMPROVEMENTS	100% One Story	NA	NA
Categories				
CONCRETE OPEN PORCH-RESIDENCE	62 Square Ft. Year Built: 2006			
CURB-ORNAMENTAL CONCRETE	500 Square Ft. Year Built: 1991			
FIXTURE-GOOD	5 Quantity Year Built: 2006			
FLATWORK-3" VLRG (3000-5000SF)	4,760 Square Ft. Year Built: 2011			
FLATWORK-3" VLRG (3000-5000SF)	3,000 Square Ft. Year Built: 2000			
FLATWORK-CONCRETE 3" LRG (1000-2999SF)	1,740 Square Ft. Year Built: 1991			
FLATWORK-FLAGSTONE	640 Square Ft. Year Built: 2011			
FLATWORK-STAMPED CONCRETE	308 Square Ft. Year Built: 2006			
GARAGE HEAT-GOOD	2 Quantity Year Built: 2006			
GARAGE SEMI-FINISH	1,296 Square Ft. Year Built: 2006			
ORNAMENTAL IRON FENCE PER SF	1,600 Square Ft. Year Built: 1991			
SHED-FRAME	80 Square Ft. Year Built: 2000			
SPRINKLERS-RESIDENTIAL X 1 (+2000 SF)	1 Quantity Year Built: 1991			
SWIMMING POOL-650	1 Quantity Year Built: 2000			
TENNIS COURT-GOOD	1 Quantity Year Built: 2006			
WD FENCE REDWOOD COMMON	2 Linear Ft. Year Built: 1991			
WD FENCE REDWOOD WHOLLY OWNED	1 Linear Ft. Year Built: 1991			

Sales History

DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN

Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2021	508672	DEED	7/28/2020	KIMBERLY MURPHY ALFRED WAIKSNORIS A WAIKSNORIS & K MURPHY FAM TR	ALFRED WAIKSNORIS & KIMBERLY MURPHY FAM TR KIMBERLY MURPHY ALFRED WAIKSNORIS	\$0
2020	499555	DEED TO A TRUST	10/16/2019	KIMBERLY & WAIKSNORIS MURPHY	KIMBERLY MURPHY ALFRED WAIKSNORIS ALFRED WAIKSNORIS & KIMBERLY MURPHY FAM TR	\$0
2013	440954	GRANT BARGAIN SALE DEED	12/16/2013	MILLER J & L FAM TRUST 8/3/94	KIMBERLY & WAIKSNORIS MURPHY	\$820,000
1999	230475		2/18/1999	EDWIN A & ZITA R SCHORR	MILLER JONATHAN & LAURIE TRUST	\$525,000
1990	104236		8/9/1990		EDWIN A & ZITA R SCHORR	\$100,000

No Genealogy Information

No Taxing Entity Information

Carson City Property Inquiry

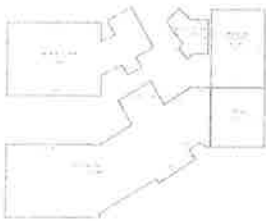
Property Information

Parcel ID	007-573-01	Parcel	2,8500
Tax Year	2023 ▾	Acreage	
Land Use	RES	Assessed Value	244,560
Group		Tax Rate	0.0000
Land Use	200 - Single Family Residence	Total Tax	\$0.00
Zoning	SF2A	Fiscal Year (2023 - 2024)	
Tax District	024	Total Unpaid	\$1,621.72
Site Address	1533 CHAPARRAL DR	All Years	
Neighborhood	Book 7, 1 Acre Northwest		

Public Notes 2 STORY FIREPLACE (GAS LIGHTER, RAISED HEARTH), WET BAR LIVING RM, DINING RM, (22/23) SOLAR

Sketches & Photos

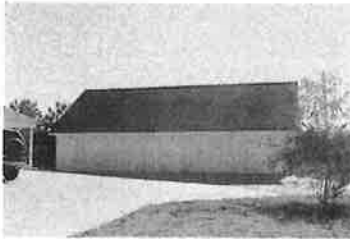
Converted Sketch



Converted Parcel Image



Converted Parcel Image



Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	208,000	440,460	0	648,460
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	50,282	0	50,282
Pers. Exempt				0
Total	208,000	440,460	0	648,460
Assessed Value	Land	Building	Per. Property	Totals
Residential	72,800	154,161	0	226,961
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	17,599	0	17,599
Pers. Exempt				0
Total	72,800	154,161	0	226,961
	New Land	New Const.	New P.P.	
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Totals	0	0	0	0

Assessor Descriptions						
Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2023						
2023	PARCEL B MAP #879		07	15N	20E	

No Personal Exemptions

No Billing Information

- Payment History				
	Fiscal Year	Total Due	Total Paid	Amount Unpaid
+	(2022 - 2023)	\$6,488.82	\$4,867.10	\$1,621.72
+	(2021 - 2022)	\$6,299.89	\$6,299.89	\$0.00
+	(2020 - 2021)	\$6,073.58	\$6,073.58	\$0.00
+	(2019 - 2020)	\$6,074.63	\$6,074.63	\$0.00
+	(2018 - 2019)	\$5,691.77	\$5,691.77	\$0.00
Show 5 More (22)				

- Related Names			
CURRENT OWNER FOR 2023 (2023 - 2024)		CURRENT OWNER FOR 2023 (2023 - 2024)	
Name	LOPICCOLO, SEASON E TRUSTEE	Name	LOPICCOLO, JARROD A TRUSTEE
Mailing Address		Mailing Address	
Status	Current	Status	Current
Account		Account	
CURRENT OWNER FOR 2023 (2023 - 2024)		CURRENT Mail To FOR 2023 (2023 - 2024)	
Name	LOPICCOLO FAMILY TRUST 12/6/13	Name	LOPICCOLO FAMILY TRUST 12/6/13
Mailing Address		Mailing Address	JARROD & SEASON LOPICCOLO, TT 1533 CHAPARRAL DR CARSON CITY, NV, 89703
Status	Current	Status	Current
Account		Account	

Structure 1 of 3				
Property Type	Description	Style	Total Floor Area	Year Built
RES	SINGLE FAMILY RES	100% Two Story	4,955	1982
Accommodations		Mobile Home		
# of Stories	2.00	DRS Length Style One	0.00	
# of Bedrooms	5.00	DRS Width Style One	0.00	
# of Bathrooms	4.00	DRS Length Style Two	0.00	
# of Bsmt Bedrooms	0.00	DRS Width Style Two	0.00	
# of Bsmt Bathrooms	0.00			
Roofing		Exterior Walls		
Composition Shingle	100 % of Total Floor Area	Frame, Hardboard Sheets	100 % of Total Floor Area	
Floor Cover		Heating/Cooling		
Automatic Floor Cover Allowance		Baseboard, Hot Water	100 % of Total Floor Area	
Plumbing Fixtures		Built-In Appliances		
Plumbing Fixtures	20 Number of Fixtures	Automatic Appliance Allowance		
Subfloor		Plumbing Rough-Ins		
Raised Subfloor	% of Total Floor Area	Plumbing Rough-ins	1 Number of Rough-Ins	
Garage/Carport		Fireplaces		
Attached Garage	624 Garage Area	Single 2-Story Fireplace	1 Number of Fireplaces	
Detached Garage	1,440 Garage Area	Porches, Decks, Breezeways		
Carport, Shed Roof	816 Carport Area	Wood Deck	320 Deck Area	
Garage Finish, Attached	624 Finish Are 624 Garage Area	Slab Porch with Roof	79 Porch Area	
Garage Finish, Detached	1,440 Finish Area 1,440 Garage Area	Balconies		
		Wood Balcony	90 Balcony Area	

Structure 2 of 3				
Property Type	Description	Style	Total Floor Area	Year Built
RES	SITE IMPROVEMENTS	100% One Story	NA	NA
Categories				
CHAIN LINK FENCE-4'	240 Linear Ft. Year Built: 1982			
CONCRETE OPEN PORCH-RESIDENCE	40 Square Ft. Year Built: 1982			
FLAGPOLE-RESIDENCE	1 Quantity Year Built: 2011			
FLATWORK CONCRETE 3" VVLRG (+5000SF)	8,671 Square Ft. Year Built: 1982			
LIFETIME GATE	1 Quantity Year Built: 1982			
ORNAMENTAL IRON FENCE PER SF	80 Square Ft. Year Built: 2006			
SPLIT RAIL FENCE-3 RAILS	1,550 Linear Ft Year Built: 1982			
SPRINKLERS-RESIDENTIAL X 1 (+2000 SF)	1 Quantity Year Built: 1982			
STEPS-CONCRETE	95 Linear Ft. Year Built: 1982			
TENNIS COURT-GOOD	1 Quantity Year Built: 1982			

Structure 3 of 3				
Property Type	Description	Style	Total Floor Area	Year Built
EXEMPT	SOLAR PANELS	100% One Story	NA	NA
Categories				
SOLAR GRID TIE, FLAT ROOF, TILT MT. 10KW	1 Quantity Year Built: 2021			

Sales History						
DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN						
Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2021	521834	DEED TO A TRUST	6/24/2021	JARROD LOPICCOLO SEASON LOPICCOLO	LOPICCOLO FAMILY TRUST 12/6/13 JARROD LOPICCOLO SEASON LOPICCOLO	\$0
2021	516422	GRANT BARGAIN SALE DEED	2/10/2021	SANDRA MILDER	JARROD LOPICCOLO SEASON LOPICCOLO	\$1,100,000
2020	499986	DEED	10/29/2019	ROBERT B & SANDRA L MILDER	SANDRA MILDER	\$0
2007	367457	GRANT BARGAIN SALE DEED	5/4/2007	ALAN H FAM TR 10/18/85 ADAMS	ROBERT B & SANDRA L MILDER	\$910,000
1995	179144		8/23/1995	DANIEL R & MARGUERITE A WALSH	ALAN ADAMS	\$500,000

No Genealogy Information

No Taxing Entity Information

Carson City Property Inquiry

Property Information

Parcel ID	007-572-24	Parcel	2.4700
Tax Year	2023	Acreage	
Land Use	RES	Assessed	268,766
Group		Value	
Land Use	200 - Single Family	Tax Rate	0.0000
	Residence	Total Tax	\$0.00
Zoning	SF2A	Fiscal Year	
Tax District	024	(2023 - 2024)	
Site Address	1640 CHAPARRAL DR	Total Unpaid	\$3,840.80
Neighborhood	Book 7, 1 Acre Northwest	All Years	

Pay Taxes

Public Notes 2 FIREPLACES (2 GAS LIGHTERS, 1 RAISED HEARTH), 2 WATER HEATERS, LIVING ROOM, FAMILY ROOM, DINING ROOM, STUDY, SEWING ROOM, 2 FORCED AIR UNITS, 2 A/C UNITS, 2 UTILITY SINKS, (23/24) 1005 SQ FT BARN AND METAL COVER ADDED

Sketches & Photos

Imported Image



Imported Image



Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	208,000	559,904	0	767,904
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	208,000	559,904	0	767,904
Assessed Value	Land	Building	Per. Property	Totals
Residential	72,800	195,966	0	268,766
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	72,800	195,966	0	268,766
	New Land	New Const.	New P.P.	
Residential	0	17,715	0	
Com / Ind.	0	0	0	
Agricultural	0	0	0	
Exempt	0	0	0	
Totals	0	17,715	0	0

Assessor Descriptions						
Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2023						
2023	PARCEL C MAP #872		07	15N	20E	

No Personal Exemptions

No Billing Information

Payment History

	Fiscal Year	Total Due	Total Paid	Amount Unpaid
+	(2022 - 2023)	\$7,683.57	\$3,842.77	\$3,840.80
+	(2021 - 2022)	\$7,534.41	\$7,534.41	\$0.00
+	(2020 - 2021)	\$7,266.06	\$7,266.06	\$0.00
+	(2019 - 2020)	\$7,200.79	\$7,200.79	\$0.00
+	(2018 - 2019)	\$6,825.38	\$6,825.38	\$0.00

Show 5 More (22)

Related Names

CURRENT OWNER FOR 2023 (2023 - 2024)		CURRENT OWNER FOR 2023 (2023 - 2024)	
Name	RABIDOUX, BEVERLY TRUSTEE	Name	RABIDOUX, BEVERLY REV TRUST
Mailing Address		Mailing Address	
Status	Current	Status	Current
Account		Account	
CURRENT Mail To FOR 2023 (2023 - 2024)			
Name	RABIDOUX, BEVERLY REV TRUST		
Mailing Address	BEVERLY RABIDOUX, TRUSTEE 1640 CHAPARRAL DR CARSON CITY, NV, 89703		
Status	Current		
Account			

Structure 1 of 2				
Property Type	Description	Style	Total Floor Area	Year Built
RES	SINGLE FAMILY RES	100% One Story	4,362	1991
Accommodations		Mobile Home		
# of Stories	1.00	DRS Length Style One		0.00
# of Bedrooms	3.00	DRS Width Style One		0.00
# of Bathrooms	2.50	DRS Length Style Two		0.00
# of Bsmt Bedrooms	0.00	DRS Width Style Two		0.00
# of Bsmt Bathrooms	0.00			
		Exterior Walls		
Roofing		Frame, Stucco	40 % of Total Floor Area	
Concrete Tile	100 % of Total Floor Area	Veneer, Brick	60 % of Total Floor Area	
Heating/Cooling		Floor Cover		
Warmed & Cooled Air	100 % of Total Floor Area	Automatic Floor Cover Allowance		
Built-In Appliances		Plumbing Fixtures		
Automatic Appliance Allowance		Plumbing Fixtures	16 Number of Fixtures	
Plumbing Rough-Ins		Subfloor		
Plumbing Rough-ins	1 Number of Rough-Ins	Raised Subfloor	% of Total Floor Area	
Fireplaces		Garage/Carport		
Single 1-Story Fireplace	2 Number of Fireplaces	Attached Garage	1,362 Garage Area	
		Garage Finish, Attached	1,362 Finish Area	
Porches, Decks, Breezeways			1,362 Garage Area	
Slab Porch with Roof	230 Porch Area			

Structure 2 of 2				
Property Type	Description	Style	Total Floor Area	Year Built
RES	SITE IMPROVEMENTS	100% One Story	NA	NA
Miscellaneous		Categories		
GENERAL PURPOSE BARN	1,005 Square Ft. Year Built: 2022	CONCRETE OPEN PORCH-RESIDENCE	52 Square Ft. Year Built: 1991	
		CURB-ORNAMENTAL CONCRETE	200 Square Ft. Year Built: 1991	
		FLATWORK CONCRETE 3" W/LRG (+5000SF)	8,784 Square Ft. Year Built: 1991	
		FLATWORK-CONCRETE 3" (0-999SF)	294 Square Ft. Year Built: 2022	
		ORNAMENTAL IRON FENCE PER SF	75 Square Ft. Year Built: 1991	
		PATIO COVER-INSULATED METAL	433 Square Ft. Year Built: 2011	
		PATIO COVER-METAL	294 Square Ft. Year Built: 2022	
		SPRINKLERS-RESIDENTIAL X 1 (+2000 SF)	1 Quantity Year Built: 1991	
		STEPS-CONCRETE	98 Linear Ft. Year Built: 1991	
		WD FENCE REDWOOD WHOLLY OWNED	3 Linear Ft. Year Built: 1991	
		YARDLIGHT-RESIDENTIAL POST & LANTERN	1 Quantity Year Built: 1991	

Sales History						
DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN						
Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2022	532571	GRANT BARGAIN SALE DEED	5/16/2022	STEVEN B & DEBRA J PETTY	RABIDOUX, BEVERLY REV TRUST BEVERLY RABIDOUX	\$1,390,000
2019	492149	GRANT BARGAIN SALE DEED	2/12/2019	BULLIS LIVING TRUST 11/26/07	STEVEN B & DEBRA J PETTY	\$825,000
2019	491453	GRANT BARGAIN SALE DEED	1/15/2019	BULLIS LIVING TRUST 11/26/07	STEVEN B & DEBRA J PETTY	\$825,000

No Genealogy Information

No Taxing Entity Information

Carson City Property Inquiry

Property Information

Parcel ID	007-572-26	Parcel	3.4500
Tax Year	2023 ▾	Acreage	
Land Use	RES	Assessed	219,375
Group		Value	
Land Use	200 - Single Family	Tax Rate	0.0000
	Residence	Total Tax	\$0.00
Zoning	SF2A	Fiscal Year	
Tax District	024	(2023 - 2024)	
Site Address	1775 CHAPARRAL DR	Total Unpaid	\$0.00
Neighborhood	Book 7, 1 Acre	All Years	
	Northwest		
			Pay Taxes
Public Notes	FIREPLACE, WOODSTOVE, ROOFED PORCH, 800 SF WD DECK, COMPACTOR LIVING RM, FAMILY RM, DINING AREA 2 WTR HEATERS, 3 EXTRA LAVS. 96 SF ADDN BUILT IN 2009. (22/23) SOLAR		

Sketches & Photos

Converted Sketch



Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	222,000	354,504	0	576,504
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	50,282	0	50,282
Pers. Exempt				0
Total	222,000	354,504	0	576,504
Assessed Value	Land	Building	Per. Property	Totals
Residential	77,700	124,076	0	201,776
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	17,599	0	17,599
Pers. Exempt				0
Total	77,700	124,076	0	201,776
	New Land	New Const.	New P.P.	
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Totals	0	0	0	0

Assessor Descriptions						
Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2023						
2023	PARCEL A MAP #917		07	15N	20E	

No Personal Exemptions

No Billing Information

- Payment History				
	Fiscal Year	Total Due	Total Paid	Amount Unpaid
+	(2022 - 2023)	\$5,949.26	\$5,949.26	\$0.00
+	(2021 - 2022)	\$5,776.05	\$5,776.05	\$0.00
+	(2020 - 2021)	\$5,606.24	\$5,606.24	\$0.00
+	(2019 - 2020)	\$5,442.97	\$5,442.97	\$0.00
+	(2018 - 2019)	\$5,284.46	\$5,284.46	\$0.00
Show 5 More (22)				

- Related Names	
CURRENT Mail To FOR 2023 (2023 - 2024)	
Name	BREEDEN FAMILY TRUST
Mailing Address	JAMES & MARGARET BREEDEN, TT 1775 CHAPARRAL DR CARSON CITY, NV, 89703-0000
Status	Current
Account	
CURRENT OWNER FOR 2023 (2023 - 2024)	
Name	BREEDEN, JAMES T
Mailing Address	TRUSTEE
Status	Current
Account	
CURRENT OWNER FOR 2023 (2023 - 2024)	
Name	BREEDEN, MARGARET A
Mailing Address	TRUSTEE
Status	Current
Account	
CURRENT OWNER FOR 2023 (2023 - 2024)	
Name	BREEDEN FAMILY TRUST
Mailing Address	
Status	Current
Account	

Structure 1 of 3				
Property Type	Description	Style	Total Floor Area	Year Built
RES	SINGLE FAMILY RES	100% One Story	2,582	1983
Accommodations		Mobile Home		
# of Stories	1.00	DRS Length Style One		0.00
# of Bedrooms	4.00	DRS Width Style One		0.00
# of Bathrooms	3.75	DRS Length Style Two		0.00
# of Bsmt Bedrooms	0.00	DRS Width Style Two		0.00
# of Bsmt Bathrooms	0.00			
		Exterior Walls		
Roofing		Frame, Plywood	100 % of Total Floor Area	
Concrete Tile	100 % of Total Floor Area			
		Heating/Cooling		
Floor Cover		Warmed & Cooled Air	100 % of Total Floor Area	
Automatic Floor Cover Allowance				
		Built-In Appliances		
Plumbing Fixtures		Automatic Appliance Allowance		
Plumbing Fixtures	20 Number of Fixtures			
		Plumbing Rough-Ins		
Subfloor		Plumbing Rough-ins	1 Number of Rough-Ins	
Raised Subfloor	% of Total Floor Area			
		Fireplaces		
Garage/Carport		Single 1-Story Fireplace	1 Number of Fireplaces	
Attached Garage	1,176 Garage Area			
Garage Finish, Attached	1,176 Finish Area			
	1,176 Garage Area	Basement		
		Total Basement Area	1,596 Basement Area	
		Partition Finish Area	1,222 Finish Area	
		Porches, Decks, Breezeways		
Wood Deck	800 Deck Area			
Slab Porch with Roof	91 Porch Area			

Structure 2 of 3

Property Type	Description	Style	Total Floor Area	Year Built
RES	SITE IMPROVEMENTS	100% One Story	NA	NA
Categories				
CURB-ORNAMENTAL CONCRETE	400 Square Ft. Year Built: 1983			
FLATWORK CONCRETE 3" VVLRG (+5000SF)	6,037 Square Ft. Year Built: 1983			
FLATWORK-BRICK IN SAND (0-999SF)	550 Square Ft. Year Built: 2011			
PATIO COVER-COMP	416 Square Ft. Year Built: 1983			
SHED-FRAME	130 Square Ft. Year Built: 1983			
SPRINKLERS-RESIDENTIAL X 1 (+2000 SF)	1 Quantity Year Built: 1983			
TENNIS COURT-GOOD	1 Quantity Year Built: 1983			
VENEER/WAINS-SLP STN	92 Square Ft. Year Built: 1983			
WATERFALL AND POND-AVG	1 Quantity Year Built: 2011			
YARDLIGHT-RESIDENTIAL POST & LANTERN	3 Quantity Year Built: 1983			

Structure 3 of 3

Property Type	Description	Style	Total Floor Area	Year Built
EXEMPT	SOLAR PANELS	100% One Story	NA	NA
Categories				
SOLAR GRID TIE, FLAT ROOF, TILT MT. 10KW	1 Quantity Year Built: 2021			

No Sales History Information

No Genealogy Information

No Taxing Entity Information

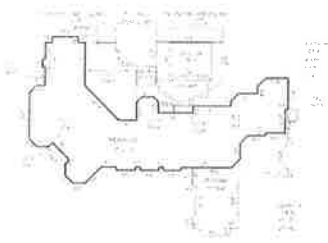
Carson City Property Inquiry

Property Information

Parcel ID	007-574-05	Parcel	2.6200
Tax Year	2023 ▾	Acreage	
Land Use	RES	Assessed	357,279
Group		Value	
Land Use	200 - Single Family	Tax Rate	0.0000
	Residence	Total Tax	\$0.00
Zoning	SF2A	Fiscal Year	
Tax District	024	(2023 - 2024)	
Site Address	1550 CHAPARRAL DR	Total Unpaid	\$0.00
Neighborhood	Book 7, 1 Acre	All Years	
	Northwest		
			Pay Taxes
Public	2 FIREPLACES (GAS LIGHTER, HEATOLATERS), 35 SF WD DECK		
Notes	W/ROOF LIVING RM, FAMILY RM, DINING RM, DINING AREA, STUDY JETTED TUB		

Sketches & Photos

Converted Sketch



Converted Parcel Image



Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	208,000	812,797	0	1,020,797
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	208,000	812,797	0	1,020,797
Assessed Value	Land	Building	Per. Property	Totals
Residential	72,800	284,479	0	357,279
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	72,800	284,479	0	357,279
	New Land	New Const.	New P.P.	
Residential	0	0	0	
Com / Ind.	0	0	0	
Agricultural	0	0	0	
Exempt	0	0	0	
Totals	0	0	0	

Assessor Descriptions						
Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2023						
2023	PARCEL A MAP #879		07	15N	20E	

No Personal Exemptions

No Billing Information

⊖ Payment History				
	Fiscal Year	Total Due	Total Paid	Amount Unpaid
⊕	(2022 - 2023)	\$10,157.67	\$10,157.67	\$0.00
⊕	(2021 - 2022)	\$9,861.89	\$9,861.89	\$0.00
⊕	(2020 - 2021)	\$9,573.09	\$9,573.09	\$0.00
⊕	(2019 - 2020)	\$9,294.26	\$9,294.26	\$0.00
⊕	(2018 - 2019)	\$9,023.55	\$9,023.55	\$0.00
Show 5 More (22)				

⊖ Related Names	
CURRENT OWNER FOR 2023 (2023 - 2024)	
Name	MC AFEE FAMILY TRUST 2/11/15
Mailing Address	JOHN H & SUSAN MC AFEE, TT 1550 CHAPARRAL DR CARSON CITY, NV, 89703- 0000
Status	Current
Account	

Structure 1 of 2				
Property Type	Description	Style	Total Floor Area	Year Built
RES	SINGLE FAMILY RES	100% One Story	4,720	2000
Accommodations		Mobile Home		
# of Stories	1.00	DRS Length Style One		0.00
# of Bedrooms	4.00	DRS Width Style One		0.00
# of Bathrooms	3.00	DRS Length Style Two		0.00
# of Bsmt Bedrooms	0.00	DRS Width Style Two		0.00
# of Bsmt Bathrooms	0.00			
Roofing		Exterior Walls		
Composition Shingle	100 % of Total Floor Area	Frame, Stucco	100 % of Total Floor Area	
Floor Cover		Heating/Cooling		
Automatic Floor Cover Allowance		Warmed & Cooled Air	100 % of Total Floor Area	
Plumbing Fixtures		Built-In Appliances		
Plumbing Fixtures	13 Number of Fixtures	Automatic Appliance Allowance		
Subfloor		Plumbing Rough-Ins		
Raised Subfloor	100 % of Total Floor Area	Plumbing Rough-ins	1 Number of Rough-Ins	
Porches, Decks, Breezeways		Garage/Carport		
Slab Porch with Roof	73 Porch Area	Attached Garage	1,318 Garage Area	
		Detached Garage	768 Garage Area	
		Garage Finish, Attached	1,318 Finish Area 1,318 Garage Area	

Structure 2 of 2				
Property Type	Description	Style	Total Floor Area	Year Built
RES	SITE IMPROVEMENTS	100% One Story	NA	NA

Categories

BARBEQUE- EXCELLENT	1 Quantity Year Built: 2014
BLACKTOP-VERY VERY LARGE AREA 3000+ SF	6,160 Square Ft. Year Built: 2010
CONCRETE OPEN PORCH-RESIDENCE	14 Square Ft. Year Built: 2000
CURB-ORNAMENTAL CONCRETE	310 Square Ft. Year Built: 2000
FIREPLACE EXL OUT/DR (X.3 FOR PITS)	2 Quantity Year Built: 2014
FIREPLACE EXL OUT/DR (X.3 FOR PITS)	1 Quantity Year Built: 2014
FIXTURE-AVERAGE	1 Quantity Year Built: 2014
FLATWORK-BRICK IN SAND (0-999SF)	530 Square Ft. Year Built: 2010
FLATWORK- CONCRETE 3" (0- 999SF)	720 Square Ft. Year Built: 2012
FLATWORK- CONCRETE 3" LRG (1000-2999SF)	2,217 Square Ft. Year Built: 2000
FLATWORK-STAMPED & COLORED CONCRETE	2,064 Square Ft. Year Built: 2014
GARAGE SEMI-FINISH	768 Square Ft. Year Built: 2012
ORNAMENTAL IRON FENCE PER SF	840 Square Ft. Year Built: 2000
PATIO COVER- LATTICE	374 Square Ft. Year Built: 2014
PLASTIC SPLIT RAIL- 3 RAILS	600 Linear Ft. Year Built: 2000
SHED-FRAME	222 Square Ft. Year Built: 2019
SPRINKLERS- RESIDENTIAL X 1 (+2000 SF)	1 Quantity Year Built: 2000
VENEER/WAINS- BRICK	310 Square Ft. Year Built: 2000
WATER FEATURE- HIGH	1 Quantity Year Built: 2000
WD FENCE REDWOOD COMMON	4 Linear Ft. Year Built: 2000
WD FENCE REDWOOD WHOLLY OWNED	1 Linear Ft. Year Built: 2000
WOOD COMPOSITE DECK	89 Square Ft. Year Built: 2015

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Sales History

DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN

Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
1994	164536		7/20/1994		JOHN H & SUSAN MC AFEE	\$150,000
1990	101343		1/6/1990		RICHARD LONG	\$95,000

No Genealogy Information

No Taxing Entity Information

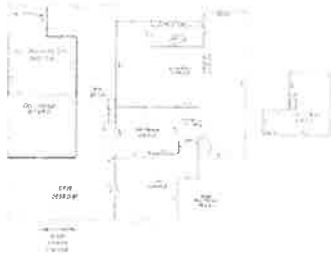
Carson City Property Inquiry

Property Information

Parcel ID	007-371-09	Parcel	1.0000
Tax Year	2023 ▾	Acreage	
Land Use	RES	Assessed	354,918
Group		Value	
Land Use	200 - Single Family	Tax Rate	0.0000
	Residence	Total Tax	\$0.00
Zoning	SF1A	Fiscal Year	
Tax District	025	(2023 - 2024)	
Site Address	1686 WELLINGTON	Total Unpaid	\$4,818.92
	WEST	All Years	
Neighborhood	Book 7, Wellington - Kensington	<input type="button" value="Pay Taxes"/>	
Public	2-1 STORY FIREPLACES, 1-DBL FIREPLACE (HEATOLATERS), ROOFED		
Notes	PORCH FAMILY RM, LIVING RM, DINING RM, GAME RM 59% ONE STORY, 41% TWO STORY, 3 WATER HEATERS, UTILITY SINK		

Sketches & Photos

Converted Sketch



Converted Parcel Image



Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	245,500	768,551	0	1,014,051
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	245,500	768,551	0	1,014,051
Assessed Value	Land	Building	Per. Property	Totals
Residential	85,925	268,993	0	354,918
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	85,925	268,993	0	354,918
	New Land	New Const.	New P.P.	
Residential	0	0	0	
Com / Ind.	0	0	0	
Agricultural	0	0	0	
Exempt	0	0	0	
Totals	0	0	0	

Assessor Descriptions						
Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2023						
2023	WELLINGTON CRESCENT LOT 9	WELLINGTON CRESCENT	12	15N	19E	BLK LT 9

No Personal Exemptions

No Billing Information

Payment History				
	Fiscal Year	Total Due	Total Paid	Amount Unpaid
+	(2022 - 2023)	\$9,639.78	\$4,820.86	\$4,818.92
+	(2021 - 2022)	\$9,359.09	\$9,359.09	\$0.00
+	(2020 - 2021)	\$9,084.92	\$9,084.92	\$0.00
+	(2019 - 2020)	\$8,820.31	\$8,820.31	\$0.00
+	(2018 - 2019)	\$8,563.43	\$8,563.43	\$0.00
Show 5 More (22)				

Related Names			
CURRENT OWNER FOR 2023 (2023 - 2024)		CURRENT OWNER FOR 2023 (2023 - 2024)	
Name	STANERSON, GRETCHEN M TRUSTEE	Name	CHIANG, RICHARD TRUSTEE
Mailing Address		Mailing Address	
Status	Current	Status	Current
Account		Account	
CURRENT OWNER FOR 2023 (2023 - 2024)		CURRENT Mail To FOR 2023 (2023 - 2024)	
Name	SKYCASTLE REV LIV TRUST 9/22/22	Name	SKYCASTLE REV LIV TRUST 9/22/22
Mailing Address		Mailing Address	R CHIANG & G M STANERSON, TTEES 1686 WELLINGTON WEST CARSON CITY, NV, 89703
Status	Current	Status	Current
Account		Account	

Structure 1 of 2				
Property Type	Description	Style	Total Floor Area	Year Built
RES	SINGLE FAMILY RES	59% One Story 41% Two Story	4,057	1999
Accommodations		Mobile Home		
# of Stories	1.20	DRS Length Style One		0.00
# of Bedrooms	4.00	DRS Width Style One		0.00
# of Bathrooms	4.00	DRS Length Style Two		0.00
# of Bsmt Bedrooms	0.00	DRS Width Style Two		0.00
# of Bsmt Bathrooms	0.00			
		Exterior Walls		
Roofing		Frame, Stucco	100 % of Total Floor Area	
Concrete Tile	100 % of Total Floor Area			
		Heating/Cooling		
Floor Cover		Warmed & Cooled Air	100 % of Total Floor Area	
Automatic Floor Cover Allowance				
		Built-In Appliances		
Plumbing Fixtures		Automatic Appliance Allowance		
Plumbing Fixtures	20 Number of Fixtures			
		Plumbing Rough-Ins		
Subfloor		Plumbing Rough-ins	1 Number of Rough-Ins	
Raised Subfloor	100 % of Total Floor Area			
		Fireplaces		
Garage/Carport		Single 1-Story Fireplace	1 Number of Fireplaces	
Attached Garage	806 Garage Area	Double 1-Story Fireplace	1 Number of Fireplaces	
Detached Garage	2,552 Garage Area			
Garage Finish, Detached	1,472 Finish Area			
	1,472 Garage Area	Porches, Decks, Breezeways		
		Slab Porch with Roof	457 Porch Area	

Structure 2 of 2				
Property Type	Description	Style	Total Floor Area	Year Built
RES	SITE IMPROVEMENTS	100% One Story	NA	NA
Miscellaneous		Categories		
AREA OVER GARAGE REC ROOM FIN QUAL 2-4	1,080 Square Ft. Year Built: 1999	CHAIN LINK FENCE-6'	385 Linear Ft. Year Built: 1999	
		COMMON AREA WELLINGTON BLKTWVL	256,220 Quantity Year Built: 3000	
		COMMON AREA WELLINGTON CRBGUT	12,811 Quantit Year Built: 3000	
		CURB-ORNAMENTAL CONCRETE	300 Square Ft. Year Built: 1999	
		FIXTURE-GOOD	5 Quantity Year Built: 1999	
		FLATWORK CONCRETE 3" VVLRG (+5000SF)	9,854 Square Ft. Year Built: 1999	
		GARAGE HEAT-GOOD	1 Quantity Year Built: 1999	
		SPRINKLERS- RESIDENTIAL X 1 (+2000 SF)	1 Quantity Year Built: 1999	
		STEPS-CONCRETE	16 Linear Ft. Year Built: 1999	
		SWIMMING POOL- 650	1 Quantity Year Built: 2015	
		WALL-STONE/SF	1,000 Square Ft. Year Built: 2011	
		WD FENCE REDWOOD COMMON	2 Linear Ft. Year Built: 1999	

Sales History						
DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN						
Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2023	535776	GRANT BARGAIN SALE DEED	9/29/2022	KELLY MELLUM SPENCER MELLUM FAMILY REVOCABLE TRUST	RICHARD CHIANG SKYCASTLE REV LIV TRUST 9/22/22 GRETCHEN STANERSON	\$1,865,000
2014	442724	GRANT BARGAIN SALE DEED	2/28/2014	ADAMS FAMILY TRUST 12/9/99	SPENCER & KELLY MELLUM	\$650,000
2002	287311	GRANT BARGAIN SALE DEED	11/20/2002	FAM TR 6/30/00 HOLMBERG-WEST	JAY S & RUTH E ADAMS	\$695,000
1999	241825		10/29/1999	DYNAMIC DIVERSIFIED DEV ENT INC	ROGER E & WEST, PATRI HOLMBERG	\$495,000
1996	195553		10/29/1996	CAROL-COLIN PROPERTIES	LEPIRE TRUST OF 1977	\$75,000

Show 1 More (1)

No Genealogy Information

No Taxing Entity Information

Carson City Property Inquiry

Property Information

Parcel ID	007-371-37	Parcel Acreage	1.0000
Tax Year	2023 ▾	Assessed Value	287,608
Land Use Group	RES	Tax Rate	0.0000
Land Use	200 - Single Family Residence	Total Tax	\$0.00
Zoning	SF1A	Fiscal Year (2023 - 2024)	
Tax District	025	Total Unpaid All Years	\$2,060.32
Site Address	1747 WELLINGTON WEST	<input type="button" value="Pay Taxes"/>	
Neighborhood	Book 7, Wellington - Kensington		
Public Notes	1-2 STORY F/P, 1 DBL 1 STORY F/P, WOODSTOVE, ROOFED PORCH, 120 SF WD BALCONY LIVING RM, FAMILY RM, DINING RM, DINING AREA, STUDY, SUN RM 12% ONE STORY, 88% TWO STORY, WET BAR		

Sketches & Photos

Converted Sketch



Converted Parcel Image



Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	245,500	576,236	0	821,736
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	245,500	576,236	0	821,736
Assessed Value	Land	Building	Per. Property	Totals
Residential	85,925	201,683	0	287,608
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	85,925	201,683	0	287,608
	New Land	New Const.	New P.P.	
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Totals	0	0	0	0

Assessor Descriptions						
Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2023						
2023	WELLINGTON CRESCENT LOT 37	WELLINGTON CRESCENT	12	15N	19E	BLK LT 37

No Personal Exemptions

No Billing Information

Payment History

Fiscal Year	Total Due	Total Paid	Amount Unpaid
(2022 - 2023)	\$8,243.23	\$6,182.91	\$2,060.32
(2021 - 2022)	\$8,003.20	\$8,003.20	\$0.00
(2020 - 2021)	\$7,768.52	\$7,768.52	\$0.00
(2019 - 2020)	\$7,542.26	\$7,542.26	\$0.00
(2018 - 2019)	\$7,196.83	\$7,196.83	\$0.00

Show 5 More (22)

Related Names

CURRENT Mail To FOR 2023 (2023 - 2024)		CURRENT OWNER FOR 2023 (2023 - 2024)	
Name	HESS, ERIK M & SHANNON L	Name	HESS, ERIK M
Mailing Address	1747 WELLINGTON WEST CARSON CITY, NV, 89703-0000	Mailing Address	
Status	Current	Status	Current
Account		Account	
		CURRENT OWNER FOR 2023 (2023 - 2024)	
		Name	HESS, SHANNON L
		Mailing Address	
		Status	Current
		Account	

Structure 1 of 2				
Property Type	Description	Style	Total Floor Area	Year Built
RES	SINGLE FAMILY RES	12% One Story 88% Two Story	3,751	1993
Accommodations		Mobile Home		
# of Stories	1.20	DRS Length Style One		0.00
# of Bedrooms	4.00	DRS Width Style One		0.00
# of Bathrooms	3.50	DRS Length Style Two		0.00
# of Bsmt Bedrooms	0.00	DRS Width Style Two		0.00
# of Bsmt Bathrooms	0.00			
		Exterior Walls		
Roofing		Frame, Stucco	33 % of Total Floor Area	
Concrete Tile	100 % of Total Floor Area	Veneer, Brick	67 % of Total Floor Area	
Heating/Cooling		Floor Cover		
Warmed & Cooled Air	100 % of Total Floor Area	Automatic Floor Cover Allowance		
Built-In Appliances		Plumbing Fixtures		
Automatic Appliance Allowance		Plumbing Fixtures	17 Number of Fixtures	
Plumbing Rough-Ins		Subfloor		
Plumbing Rough-ins	1 Number of Rough-Ins	Raised Subfloor	100 % of Total Floor Area	
Fireplaces		Garage/Carport		
Single 2-Story Fireplace	1 Number of Fireplaces	Attached Garage	1,168 Garage Area	
Double 1-Story Fireplace	1 Number of Fireplaces	Garage Finish, Attached	1,168 Finish Area 1,168 Garage Area	
Porches, Decks, Breezeways		Balconies		
Slab Porch with Roof	128 Porch Area	Wood Balcony	120 Balcony Area	

Structure 2 of 2

Property Type	Description	Style	Total Floor Area	Year Built
RES	SITE IMPROVEMENTS	100% One Story	NA	NA
Categories				
CHAIN LINK FENCE-6' WITH PRIVACY SLATS	410 Linear Ft. Year Built: 1993			
COMMON AREA WELLINGTON BLKTVVL	256,220 Quantity Year Built: 3000			
COMMON AREA WELLINGTON CRBGUT	12,811 Quantit Year Built: 3000			
CONCRETE OPEN PORCH-RESIDENCE	34 Square Ft. Year Built: 1993			
CURB-ORNAMENTAL CONCRETE	400 Square Ft. Year Built: 1993			
FLATWORK BRICK IN SAND LRG (1000-2999SF)	1,050 Square Ft. Year Built: 2006			
FLATWORK-3" VLRG (3000-5000SF)	4,591 Square Ft. Year Built: 1993			
FLATWORK-STAMPED & COLORED CONCRETE	680 Square Ft. Year Built: 1993			
JACUZZI ATT TO POOL INGROUND	1 Quantity Year Built: 1996			
ORNAMENTAL IRON FENCE PER SF	528 Square Ft. Year Built: 1993			
PATIO COVER-COMP	124 Square Ft. Year Built: 1996			
PLANTER-BRICK	27 Square Ft. Year Built: 1993			
SHED-FRAME	100 Square Ft. Year Built: 1996			
SPRINKLERS-RESIDENTIAL X 1 (+2000 SF)	1 Quantity Year Built: 1993			
SWIMMING POOL-800	1 Quantity Year Built: 1996			
WALL-BRICK	32 Square Ft. Year Built: 1993			
WATERFALL AND POND-AVG	1 Quantity Year Built: 2011			
WD FENCE REDWOOD COMMON	1 Linear Ft. Year Built: 1993			
YARDLIGHT-RESIDENTIAL POST & LANTERN	2 Quantity Year Built: 1993			

Sales History						
DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN						
Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2014	445958	GRANT BARGAIN SALE DEED	7/18/2014	M & M FAMILY TRUST 10/15/12	ERIK M & SHANNON L HESS	\$705,000
2012	425280	GRANT BARGAIN SALE DEED	8/17/2012	MICHAEL G & MICHELLE M ALMARAZ	THEODORE M IV & MONIQUE E HOHL	\$635,000
2001	271507		12/28/2001	ANDREA HOLLETT	MICHAEL G & ALAMARAZ ALMARAZ	\$600,000
1998	214998		3/19/1998	SONNY L & KELLI R NEWMAN	ANDREA HOLLETT	\$542,000
1993	145040		6/7/1993		SONNY L & KELLI R NEWMAN	\$85,500

No Genealogy Information

No Taxing Entity Information

Carson City Property Inquiry

Property Information

Parcel ID	007-351-07	Parcel Acreage	1.0300
Tax Year	2023	Assessed Value	259,933
Land Use Group	RES	Tax Rate	0.0000
Land Use	200 - Single Family Residence	Total Tax	\$0.00
Zoning	SF1A	Fiscal Year (2023 - 2024)	
Tax District	024	Total Unpaid All Years	\$1,844.21
Site Address	1188 KENSINGTON CT		
Neighborhood	Book 7, Wellington - Kensington		

Pay Taxes

Public Notes F/P (HEATOLATER, GAS LIGHTER). ROOFED PORCH, 2 WATER HEATERS LIVING RM, FAMILY RM, DINING RM, DINING AREA WET BAR, 2 WATER HEATERS

Sketches & Photos

Converted Sketch



Converted Parcel Image



Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	215,000	527,666	0	742,666
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	215,000	527,666	0	742,666
Assessed Value	Land	Building	Per. Property	Totals
Residential	75,250	184,683	0	259,933
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	75,250	184,683	0	259,933
	New Land	New Const.	New P.P.	
Residential	0	0	0	
Com / Ind.	0	0	0	
Agricultural	0	0	0	
Exempt	0	0	0	
Totals	0	0	0	

Assessor Descriptions						
Year	Assessor Descriptions	Subdivision	Section	Township	Range	Block & Lot
Current Year 2023						
2023	PARCEL 1 MAP #1445		13	15N	19E	

No Personal Exemptions

No Billing Information

Payment History

Fiscal Year	Total Due	Total Paid	Amount Unpaid
(2022 - 2023)	\$7,378.81	\$5,534.60	\$1,844.21
(2021 - 2022)	\$7,163.97	\$7,163.97	\$0.00
(2020 - 2021)	\$6,953.75	\$6,953.75	\$0.00
(2019 - 2020)	\$6,751.21	\$6,751.21	\$0.00
(2018 - 2019)	\$6,554.60	\$6,554.60	\$0.00

Show 5 More (22)

Related Names

CURRENT Mail To FOR 2023 (2023 - 2024)		CURRENT OWNER FOR 2023 (2023 - 2024)	
Name	SILVA FAMILY TRUST 4/13/04	Name	SILVA, JACALINE R CO-TRUSTEE
Mailing Address	M C & J R SILVA, CO-TTEES 1188 KENSINGTON CT CARSON CITY, NV, 89703-0000	Mailing Address	
Status	Current	Status	Current
Account		Account	
CURRENT OWNER FOR 2023 (2023 - 2024)		CURRENT OWNER FOR 2023 (2023 - 2024)	
Name	SILVA FAMILY TRUST 4/13/04	Name	SILVA, MANUEL C CO-TRUSTEE
Mailing Address		Mailing Address	
Status	Current	Status	Current
Account		Account	

Structure 1 of 2				
Property Type	Description	Style	Total Floor Area	Year Built
RES	SINGLE FAMILY RES	100% 1 1/2 Story Finished	3,159	1991
Accommodations		Mobile Home		
# of Stories	1.50	DRS Length Style One		0.00
# of Bedrooms	4.00	DRS Width Style One		0.00
# of Bathrooms	2.75	DRS Length Style Two		0.00
# of Bsmt Bedrooms	0.00	DRS Width Style Two		0.00
# of Bsmt Bathrooms	0.00			
		Exterior Walls		
Roofing		Frame, Stucco	50 % of Total Floor Area	
Concrete Tile	100 % of Total Floor Area	Veneer, Brick	50 % of Total Floor Area	
Heating/Cooling		Floor Cover		
Warmed & Cooled Air	100 % of Total Floor Area	Automatic Floor Cover Allowance		
Built-In Appliances		Plumbing Fixtures		
Automatic Appliance Allowance		Plumbing Fixtures	16 Number of Fixtures	
Plumbing Rough-Ins		Subfloor		
Plumbing Rough-ins	1 Number of Rough-Ins	Raised Subfloor	% of Total Floor Area	
Fireplaces		Garage/Carport		
Single 1-Story Fireplace	1 Number of Fireplaces	Attached Garage	1,686 Garage Area	
Porches, Decks, Breezeways		Garage Finish, Attached	1,686 Finish Area	
Slab Porch with Roof	114 Porch Area		1,686 Garage Area	

Structure 2 of 2

Property Type	Description	Style	Total Floor Area	Year Built
RES	SITE IMPROVEMENTS	100% One Story	NA	NA
Categories				
CURB-ORNAMENTAL CONCRETE	100 Square Ft. Year Built: 1991			
FLATWORK-EXPOSED AGGREGATE	896 Square Ft. Year Built: 1991			
ORNAMENTAL IRON FENCE PER SF	40 Square Ft. Year Built: 1991			
PICKET FENCE-3'	50 Linear Ft. Year Built: 1991			
SHED-FRAME	48 Square Ft. Year Built: 1991			
SPRINKLERS-RESIDENTIAL X 1 (+2000 SF)	1 Quantity Year Built: 1991			
STEPS-CONCRETE	93 Linear Ft. Year Built: 1991			
SWIMMING POOL-650	1 Quantity Year Built: 1991			
TENNIS COURT-GOOD	1 Quantity Year Built: 1991			
WALL-BRICK	24 Square Ft. Year Built: 1991			
WALL-STONE/SF	600 Square Ft. Year Built: 1991			
WATERFALL AND POND-LOW	1 Quantity Year Built: 2011			
YARDLIGHT-RESIDENTIAL POST & LANTERN	2 Quantity Year Built: 1991			

Sales History						
DISCLAIMER: SOME DOCUMENTS MAY NOT BE SHOWN						
Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
2015	459460	GRANT BARGAIN SALE DEED	11/19/2015	NAHM FAMILY TRUST 10/10/94	SILVA FAMILY TRUST 4/13/04	\$675,000
2010	398565	GRANT BARGAIN SALE DEED	3/9/2010	BARTON - 1990 TRUST 8/22/90	NAHM FAMILY TRUST 10/10/94	\$660,000
1989	089808		8/29/1989		JACK L & JEANETTE R BARTON	\$75,000

No Genealogy Information

No Taxing Entity Information

ASSESSOR EVIDENCE

**CARSON CITY
BOARD OF EQUALIZATION**

February 7, 2023

Alfred Waiksnoris & Kimberly Murphy Family Trust

A.P.N. 007-572-25

1730 Chaparral Drive

The subject property is a 3,741 sq ft single family residence on 2.56 acres at 1730 Chaparral Dr. For the 2023/24 fiscal year, the Carson City Assessors Office has determined the taxable land value to be \$208,000 and the taxable improvement value to be \$759,590, for a total taxable value of \$967,590.

Nevada Revised Statute NRS 361.357 (3) states that if the County Board of Equalization finds that the full cash value of the property on January 1 immediately preceding the fiscal year for which the taxes are levied is less than the taxable value computed for the property, the board shall correct the land value or fix a percentage of obsolescence to be deducted from the otherwise computed taxable value of the improvements, or both, to make the taxable value of the property correspond as closely as possible to its full cash value.

As required by NRS 361.227(5), current market evidence was used within the time frame allowed per NAC 361.1182.

Nevada Administration Code NAC 361.1182 (3) (b) "current market evidence" as used in this paragraph means sales data concerning sales of improved or unimproved parcels that occurred during the 36-month period immediately preceding July 1 of the year before the lien date, unless the Commission has approved the petition of the county assessor to consider sales that occurred before that 36-month period.

Considering current rapidly changing market conditions, the Carson City Assessor's Office has determined that January 1, 2021 thru June 30, 2022 is an acceptable timeframe to establish "current market evidence" for the 2023/24 fiscal year.

The subject land value was determined by sales and market analysis. Improvement costs were calculated using the Marshall & Swift Valuation Service and depreciated per statute.

In her appeal, Kimberly Murphy states that her home is being over assessed compared to similar properties. In her evidence she derives an average taxable improvement cost, for similar homes, of \$577,200. Taxable improvement costs are not calculated using averages, they are calculated in accordance with NRS 361.227 and NAC 361.128, using the Cost Approach; a formula of replacement cost new, less depreciation (RCNLD); with depreciation of 1.5% per year up to 50 years or 75% depreciated.

NRS 361.227 Determination of taxable value.

1. *Any person determining the taxable value of real property shall appraise:*

(a) *The full cash value of:*

(1) *Vacant land by considering the uses to which it may lawfully be put, any legal or physical restrictions upon those uses, the character of the terrain, and the uses of other land in the vicinity.*

(2) *Improved land consistently with the use to which the improvements are being put.*

(b) Any improvements made on the land by subtracting from the cost of replacement of the improvements all applicable depreciation and obsolescence. Depreciation of an improvement made on real property must be calculated at 1.5 percent of the cost of replacement for each year of adjusted actual age of the improvement, up to a maximum of 50 years.

5. The computed taxable value of any property must not exceed its full cash value. Each person determining the taxable value of property shall reduce it if necessary to comply with this requirement. A person determining whether taxable value exceeds that full cash value or whether obsolescence is a factor in valuation may consider:

(a) Comparative sales, based on prices actually paid in market transactions.

(b) A summation of the estimated full cash value of the land and contributory value of the improvements.

(c) Capitalization of the fair economic income expectancy or fair economic rent, or an analysis of the discounted cash flow.

NAC 361.128 Improvement: Calculation of cost of replacement.

1. The cost of replacement of an improvement must be calculated:

(a) Without including any costs attributable to land enhancements; and

(b) Except as otherwise provided in subsections 2, 3 and 4, using:

(1) The standards and modifiers of local costs published in the version of the Residential Cost Handbook, Marshall Valuation Service, Residential Estimator software or Commercial Estimator software, as appropriate, adopted by reference pursuant to NAC 361.1177 as of January 1 of the year immediately preceding the lien date for the current year; or

(2) With the prior approval of the Executive Director, other computer programs for determining cost which are based on costs published by Marshall & Swift.

The subject property was originally constructed in 1991 with 3,040 sf of gross living area (GLA). In 2006 both a 781 sf GLA addition and the addition of finish to the 1,521 sf basement were completed. As required by NRS 361.229 the age of the home was adjusted from 1991 to 1994.

NRS 361.229 Adjustment of actual age of improvements in computation of depreciation.

1. The actual age of each improvement made on a parcel of land must be adjusted, for the purpose of computing depreciation, when any addition is made or replacement is made whose cost, added to the cost of any prior replacements, is at least 10 percent of the cost of replacement of the improvement after the work is done. For the purposes of this section, "replacement" does not include changing or adding finish or covering to floors or walls, changing or adding small appliances, or other normal maintenance of the improvement in a good condition.

2. Except as otherwise provided in subsection 3, the amount of the reduction must be the product of the prior actual age multiplied by the ratio of the cost of the replacement or addition to the cost of replacement of the improvement after the work is done.

3. The amount of the reduction for additions which increase the floor area of the improvement may be calculated by multiplying the prior actual age of the improvement by the ratio of the number of square feet of additional floor area to the total number of square feet of the improvement including the addition.

Site improvements are valued individually and depreciated based on year built. Other construction on the property consists of a 650 sf pool built in 2000, a tennis court built in 2006, and a 2,116 sf finished and heated detached garage that was built in 2006.

There are no examples provided by the appellant that demonstrate a comparable home with an equal or greater number of improvements/structures. This limits the scope of the applicant's analysis to strictly inferior properties when arriving at their opinion of value. The Assessor's Office has provided you with both a summary of the comparable homes' Marshall & Swift values as well as the breakdown of costs attributed to each structure and improvement (Exhibit A). Marshall & Swift is the national estimator program mandated by NAC 361.128.

The Assessor's Office, offered during multiple conversations, to do a physical inspection of the property to address any errors the property owner felt may exist in our records and, make adjustments if needed. The appellant did not express a desire to, or request such an inspection be done.

The Assessor's Office has included an Improved Sales Data Sheet (Exhibit B) of the most comparable residential sales within the same area and current market evidence period. All sales are inferior to the subject due to the accumulation of improvements that exist on the subject. Three of the sales are inferior in land size as well. This data indicates a \$270.95 per sf value for the subject, with a total potential market value of \$1,013,624.

The Assessor's Office has included a Vacant Land Sales Data Sheet (Exhibit C) which includes sales within the market area of the subject and supports a value of \$7.88 per sf or \$878,727 site value for the subject.

This is not an income producing property, so the Income Approach was excluded.

To ensure the property value did not exceed full cash value, the Assessor's Office analyzed market sales and determined that the taxable value did not exceed full cash, also known as, market value (Exhibit B).

The extent and sufficiency of the Sales Comparison Approach and the reliability of the Cost Approach establish a credible conclusion of value.

Based on these findings the Assessors Office recommends retaining the total taxable value of \$967,590.

Exhibit A

CARSON CITY BOARD OF EQUALIZATION

Replacement Cost Data Sheet February 7, 2023

OWNER: Alfred Waiksnoris & Kimberly Murphy Family Trust ADDRESS: 1730 Chaparral Drive
 PROPERTY USE: Single Family Residence LAND USE CODE: 200

LAND \$208,000 IMPROVEMENTS \$759,590 TAXABLE VALUE \$967,590

PARCEL NUMBER	LAND	BUILDING	Year Built	RESIDENCE (RCN)	RESIDENCE (RCNLD)	IMPROVEMENTS (RCNLD)	TOTAL (RCNLD)	COMMENTS
007-572-25	2.56 ac	3,741 sf	1994	\$1,002,496	\$585,014	\$174,576	\$759,590	Subject includes 1,512 sf finished basement, 650 sf pool, tennis court, and a 2,116 sf finished and heated detached garage.
Evidence No. 1 007-573-01	2.85 ac	4,955 sf	1982	\$928,331	\$384,122	\$106,620	\$490,742	1533 Chaparral Drive (1982) Tennis Court, (2001) Detached Garage, (\$50,282 Exempt)
Evidence No. 2 007-572-24	2.47 ac	4,362 sf	1991	\$909,274	\$472,822	\$87,082	\$559,904	1640 Chaparral Drive (2022) 1,005 sf Barn
Evidence No. 3 007-572-26	3.45 ac	2,582 sf	1983	\$745,280	\$298,112	\$106,674	\$404,786	1775 Chaparral Drive (1983) Tennis Court (\$50,282 Exempt)
Evidence No. 4 007-574-05	2.62 ac	4,720 sf	2000	\$972,043	\$644,481	\$168,316	\$812,797	1550 Chaparral Drive (2012) 768 sf Detached Garage
Evidence No. 5 007-371-37	1.00 ac	3,751 sf	1993	\$849,556	\$467,255	\$108,981	\$576,236	1747 Wellington West (1996) Pool
Evidence No. 6 007-351-07	1.03 ac	3,159 sf	1991	\$844,728	\$439,258	\$88,408	\$527,666	1188 Kensington Court (1991) Pool and (1991) Tennis Court
Evidence No. 7 007-371-09	1.00 ac	4,057 sf	1999	\$954,936	\$611,158	\$167,393	\$768,551	1686 Wellington West (2015) Pool and (1999) 2,552 sf Detached Garage

Note: (RCN) Replacement Cost New
(RCNLD) Replacement Cost New Less Depreciation

Marshall and Swift Residential Structure
Structure: SINGLE FAMILY RES Totals

1533 Chaparral Dr

Section: Main Home

	Units	Unit Cost	
Basic Residence			
Frame, Hardboard Sheets	4,955 Sq.Ft.	\$95.22	\$471,815.00
Composition Shingle	4,955 Sq.Ft.	\$2.21	\$10,951.00
Baseboard, Hot Water	4,955 Sq.Ft.	\$9.27	\$45,933.00
Automatic Floor Cover Allowance	4,955 Units	\$12.85	\$63,672.00
Automatic Appliance Allowance	1 Units	\$8,295.56	\$8,296.00
Plumbing Fixtures	20 Units	\$3,610.36	\$72,207.00
Plumbing Rough-ins	1 Units	\$1,085.86	\$1,086.00
Raised Subfloor	4,955 Sq.Ft.	\$18.80	\$93,154.00
Single 2-Story Fireplace	1 Units	\$10,583.04	\$10,583.00
Basic Residence Subtotal			\$777,697.00
Additional Features			
Slab Porch with Roof	79 Sq.Ft.	\$41.30	\$3,263.00
Wood Balcony	90 Sq.Ft.	\$56.50	\$5,085.00
Additional Features Subtotal			\$8,348.00
Garage/Carport			
Attached Garage	624 Sq.Ft.	\$48.42	\$30,214.00
Garage Finish, Attached	624 Sq.Ft.	\$9.53	\$5,947.00
Detached Garage	1,440 Sq.Ft.	\$49.86	\$71,798.00
Garage Finish, Detached	1,440 Sq.Ft.	\$9.70	\$13,968.00
Garage/Carport Subtotal			\$121,927.00
Additional Features			
Wood Deck	320 Sq.Ft.	\$24.71	\$7,907.00
Additional Features Subtotal			\$7,907.00
Garage/Carport			
Carport, Shed Roof	816 Sq.Ft.	\$15.26	\$12,452.00
Garage/Carport Subtotal			\$12,452.00
Less Depreciation			
Combined Depreciation	58.6 Percent		(\$544,209.00)
Less Depreciation Subtotal			(\$544,209.00)
Main Home Subtotals			
Main Home Repl. Cost New	4,955 Sq.Ft.	\$187.35	\$928,331.00
Main Home Depreciation	4,955 Sq.Ft.	(\$109.83)	(\$544,209.00)
Main Home Miscellaneous	0 Units	\$0.00	\$0.00
Main Home RCN Less Depr.	4,955 Sq.Ft.	\$77.52	\$384,122.00
Structure Totals			
Replacement Cost New:	4,955 Sq.Ft.	\$187.35	\$928,331.00
Depreciation:	4,955 Sq.Ft.	(\$109.83)	(\$544,209.00)
Miscellaneous:	0 Units	\$0.00	\$0.00
RCN Less Depreciation:	4,955 Sq.Ft.	\$77.52	\$384,122.00
Non MS Outbuildings:	0 Sq.Ft.	\$0.00	\$0.00
Total Structure Cost:	4,955 Sq.Ft.	\$77.52	\$384,122.00

Marshall and Swift Residential Structure
Structure: SITE IMPROVEMENTS Totals

1533 Chaparral Dr

	Units	Unit Cost	
Outbuildings			
TENNIS COURT-GOOD	1 Quantity	\$73,660.00	\$28,359.00
CHAIN LINK FENCE-4'	240 Linear F	\$17.46	\$1,613.00
SPRINKLERS-RESIDENTIAL X 1 (+2000 SF)	1 Quantity	\$2,616.20	\$1,007.00
ORNAMENTAL IRON FENCE PER SF	80 Sq.Ft.	\$20.80	\$1,240.00
LIFETIME GATE	1 Quantity	\$297.00	\$114.00
STEPS-CONCRETE	95 Linear F	\$50.17	\$1,835.00
CONCRETE OPEN PORCH-RESIDENCE	40 Sq.Ft.	\$11.17	\$172.00
SPLIT RAIL FENCE-3 RAILS	1,550 Linear F	\$16.26	\$9,703.00
FLATWORK CONCRETE 3" VVLRG (+5000SF)	8,671 Sq.Ft.	\$3.56	\$11,885.00
FLAGPOLE-RESIDENCE	1 Quantity	\$500.00	\$410.00
Outbuildings Subtotal	10,680 Sq.Ft.	\$5.28	\$56,338.00

Marshall and Swift Residential Structure
Structure: SOLAR PANELS Totals

1533 Chaparral Dr

	Units	Unit Cost	
Outbuildings			
SOLAR GRID TIE, FLAT ROOF, TILT MT. 10KW	1 Quantity	\$51,837.00	\$50,282.00
Outbuildings Subtotal	1 Sq.Ft.	\$50,282.00	\$50,282.00

1640 Chaparral Dr

Section: Main Home

	Units	Unit Cost	
Basic Residence			
Frame, Stucco	1,745 Sq.Ft.	\$108.64	\$189,577.00
Veneer, Brick	2,617 Sq.Ft.	\$118.12	\$309,120.00
Concrete Tile	4,362 Sq.Ft.	\$13.42	\$58,538.00
Warmed & Cooled Air	4,362 Sq.Ft.	\$10.02	\$43,707.00
Automatic Floor Cover Allowance	4,362 Units	\$12.85	\$56,052.00
Automatic Appliance Allowance	1 Units	\$8,295.56	\$8,296.00
Plumbing Fixtures	16 Units	\$3,610.36	\$57,766.00
Plumbing Rough-ins	1 Units	\$1,085.86	\$1,086.00
Raised Subfloor	4,362 Sq.Ft.	\$18.80	\$82,006.00
Single 1-Story Fireplace	2 Units	\$8,708.96	\$17,418.00
Basic Residence Subtotal			\$823,566.00
Additional Features			
Slab Porch with Roof	230 Sq.Ft.	\$37.59	\$8,646.00
Additional Features Subtotal			\$8,646.00
Garage/Carport			
Attached Garage	1,362 Sq.Ft.	\$47.88	\$65,213.00
Garage Finish, Attached	1,362 Sq.Ft.	\$8.70	\$11,849.00
Garage/Carport Subtotal			\$77,062.00
Less Depreciation			
Combined Depreciation	48.0 Percent		(\$436,452.00)
Less Depreciation Subtotal			(\$436,452.00)

Main Home Subtotals

Main Home Repl. Cost New	4,362 Sq.Ft.	\$208.45	\$909,274.00
Main Home Depreciation	4,362 Sq.Ft.	(\$100.06)	(\$436,452.00)
Main Home Miscellaneous	0 Units	\$0.00	\$0.00
Main Home RCN Less Depr.	4,362 Sq.Ft.	\$108.40	\$472,822.00

Structure Totals

Replacement Cost New:	4,362 Sq.Ft.	\$208.45	\$909,274.00
Depreciation:	4,362 Sq.Ft.	(\$100.06)	(\$436,452.00)
Miscellaneous:	0 Units	\$0.00	\$0.00
RCN Less Depreciation:	4,362 Sq.Ft.	\$108.40	\$472,822.00
Non MS Outbuildings:	0 Sq.Ft.	\$0.00	\$0.00
Total Structure Cost:	4,362 Sq.Ft.	\$108.40	\$472,822.00

Marshall and Swift Residential Structure
Structure: SITE IMPROVEMENTS Totals

	Units	Unit Cost	
Outbuildings			
PATIO COVER-INSULATED METAL	433 Sq.Ft.	\$28.69	\$10,187.00
SPRINKLERS-RESIDENTIAL X 1 (+2000 SF)	1 Quantity	\$2,616.20	\$1,360.00
ORNAMENTAL IRON FENCE PER SF	75 Sq.Ft.	\$20.80	\$811.00
CONCRETE OPEN PORCH-RESIDENCE	52 Sq.Ft.	\$11.17	\$302.00
STEPS-CONCRETE	98 Linear F	\$50.17	\$2,557.00
CURB-ORNAMENTAL CONCRETE	200 Sq.Ft.	\$12.14	\$1,263.00
WD FENCE REDWOOD WHOLLY OWNED	3 Linear F	\$2,243.00	\$3,499.00
YARDLIGHT-RESIDENTIAL POST & LANTERN	1 Quantity	\$440.69	\$229.00
FLATWORK CONCRETE 3" VVLRG (+5000SF)	8,784 Sq.Ft.	\$3.56	\$16,261.00
GENERAL PURPOSE BARNS	1,005 Sq.Ft.	\$46.05	\$45,586.00
FLATWORK-CONCRETE 3" (0-999SF)	294 Sq.Ft.	\$5.93	\$1,717.00
PATIO COVER-METAL	294 Sq.Ft.	\$11.43	\$3,310.00
Outbuildings Subtotal	11,240 Sq.Ft.	\$7.75	\$87,082.00

Marshall and Swift Residential Structure
Structure: SINGLE FAMILY RES Totals

1775 Chaparral Dr

Section: Main Home

	Units	Unit Cost	
Basic Residence			
Frame, Plywood	2,582 Sq.Ft.	\$114.48	\$295,587.00
Concrete Tile	2,582 Sq.Ft.	\$13.42	\$34,650.00
Warmed & Cooled Air	2,582 Sq.Ft.	\$10.02	\$25,872.00
Automatic Floor Cover Allowance	2,582 Units	\$12.85	\$33,179.00
Automatic Appliance Allowance	1 Units	\$8,295.56	\$8,296.00
Plumbing Fixtures	20 Units	\$3,610.36	\$72,207.00
Plumbing Rough-ins	1 Units	\$1,085.86	\$1,086.00
Raised Subfloor	2,582 Sq.Ft.	\$18.80	\$48,542.00
Single 1-Story Fireplace	1 Units	\$8,708.96	\$8,709.00
Basic Residence Subtotal			\$528,128.00
Basement			
Total Basement Area	1,596 Sq.Ft.	\$33.10	\$52,828.00
Partition Finish Area	1,222 Sq.Ft.	\$60.86	\$74,371.00
Basement Subtotal			\$127,199.00
Additional Features			
Slab Porch with Roof	91 Sq.Ft.	\$40.77	\$3,710.00
Wood Deck	800 Sq.Ft.	\$24.44	\$19,552.00
Additional Features Subtotal			\$23,262.00
Garage/Carport			
Attached Garage	1,176 Sq.Ft.	\$47.99	\$56,436.00
Garage Finish, Attached	1,176 Sq.Ft.	\$8.72	\$10,255.00
Garage/Carport Subtotal			\$66,691.00
Less Depreciation			
Combined Depreciation	60.0 Percent		(\$447,168.00)
Less Depreciation Subtotal			(\$447,168.00)
Main Home Subtotals			
Main Home Repl. Cost New	2,582 Sq.Ft.	\$288.64	\$745,280.00
Main Home Depreciation	2,582 Sq.Ft.	(\$173.19)	(\$447,168.00)
Main Home Miscellaneous	0 Units	\$0.00	\$0.00
Main Home RCN Less Depr.	2,582 Sq.Ft.	\$115.46	\$298,112.00
Structure Totals			
Replacement Cost New:	2,582 Sq.Ft.	\$288.64	\$745,280.00
Depreciation:	2,582 Sq.Ft.	(\$173.19)	(\$447,168.00)
Miscellaneous:	0 Units	\$0.00	\$0.00
RCN Less Depreciation:	2,582 Sq.Ft.	\$115.46	\$298,112.00
Non MS Outbuildings:	0 Sq.Ft.	\$0.00	\$0.00
Total Structure Cost:	2,582 Sq.Ft.	\$115.46	\$298,112.00

Marshall and Swift Residential Structure
Structure: SITE IMPROVEMENTS Totals

1775 Chaparral Dr

	Units	Unit Cost	
Outbuildings			
FLATWORK CONCRETE 3" VVLRG (+5000SF)	6,037 Sq.Ft.	\$3.56	\$8,597.00
FLATWORK-BRICK IN SAND (0-999SF)	550 Sq.Ft.	\$9.98	\$4,501.00
CURB-ORNAMENTAL CONCRETE	400 Sq.Ft.	\$12.14	\$1,942.00
VENEER/WAINS-SLP STN	92 Sq.Ft.	\$13.27	\$488.00
PATIO COVER-COMP	416 Sq.Ft.	\$13.53	\$2,251.00
WATERFALL AND POND-AVG	1 Quantity	\$7,557.00	\$6,197.00
YARDLIGHT-RESIDENTIAL POST & LANTERN	3 Quantity	\$440.69	\$529.00
SHED-FRAME	130 Sq.Ft.	\$26.48	\$1,377.00
SPRINKLERS-RESIDENTIAL X 1 (+2000 SF)	1 Quantity	\$2,616.20	\$1,046.00
TENNIS COURT-GOOD	1 Quantity	\$73,660.00	\$29,464.00
Outbuildings Subtotal	7,631 Sq.Ft.	\$7.39	\$56,392.00

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Marshall and Swift Residential Structure
Structure: SOLAR PANELS Totals

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1775 Chaparral Dr

	Units	Unit Cost	
Outbuildings			
SOLAR GRID TIE, FLAT ROOF, TILT MT. 10KW	1 Quantity	\$51,837.00	\$50,282.00
Outbuildings Subtotal	1 Sq.Ft.	\$50,282.00	\$50,282.00

Marshall and Swift Residential Structure
Structure: SINGLE FAMILY RES Totals

1550 Chaparral Dr

Section: Main Home	Units	Unit Cost	
Basic Residence			
Frame, Stucco	4,720 Sq.Ft.	\$114.04	\$538,269.00
Composition Shingle	4,720 Sq.Ft.	\$5.57	\$26,290.00
Warmed & Cooled Air	4,720 Sq.Ft.	\$10.34	\$48,805.00
Automatic Floor Cover Allowance	4,720 Units	\$14.99	\$70,753.00
Automatic Appliance Allowance	1 Units	\$9,039.68	\$9,040.00
Plumbing Fixtures	13 Units	\$4,051.32	\$52,667.00
Plumbing Rough-ins	1 Units	\$1,157.52	\$1,158.00
Raised Subfloor	4,720 Sq.Ft.	\$19.84	\$93,645.00
Basic Residence Subtotal			\$840,627.00
Additional Features			
Slab Porch with Roof	73 Sq.Ft.	\$43.63	\$3,185.00
Additional Features Subtotal			\$3,185.00
Garage/Carport			
Attached Garage	1,318 Sq.Ft.	\$52.44	\$69,116.00
Garage Finish, Attached	1,318 Sq.Ft.	\$9.01	\$11,875.00
Detached Garage	768 Sq.Ft.	\$61.51	\$47,240.00
Garage/Carport Subtotal			\$128,231.00
Less Depreciation			
Combined Depreciation	33.7 Percent		(\$327,562.00)
Less Depreciation Subtotal			(\$327,562.00)
Main Home Subtotals			
Main Home Repl. Cost New	4,720 Sq.Ft.	\$205.94	\$972,043.00
Main Home Depreciation	4,720 Sq.Ft.	(\$69.40)	(\$327,562.00)
Main Home Miscellaneous	0 Units	\$0.00	\$0.00
Main Home RCN Less Depr.	4,720 Sq.Ft.	\$136.54	\$644,481.00
Structure Totals			
Replacement Cost New:	4,720 Sq.Ft.	\$205.94	\$972,043.00
Depreciation:	4,720 Sq.Ft.	(\$69.40)	(\$327,562.00)
Miscellaneous:	0 Units	\$0.00	\$0.00
RCN Less Depreciation:	4,720 Sq.Ft.	\$136.54	\$644,481.00
Non MS Outbuildings:	0 Sq.Ft.	\$0.00	\$0.00
Total Structure Cost:	4,720 Sq.Ft.	\$136.54	\$644,481.00

Marshall and Swift Residential Structure
Structure: SITE IMPROVEMENTS Totals

1550 Chaparral Dr

	Units	Unit Cost	
Outbuildings			
FIREPLACE EXL OUT/DR (X.3 FOR PITS)	2 Quantity	\$11,938.00	\$17,555.05
ORNAMENTAL IRON FENCE PER SF	840 Sq.Ft.	\$20.80	\$11,444.00
FIREPLACE EXL OUT/DR (X.3 FOR PITS)	1 Quantity	\$11,938.00	\$10,326.00
VENEER/WAINS-BRICK	310 Sq.Ft.	\$15.56	\$3,160.00
WOOD COMPOSITE DECK	89 Sq.Ft.	\$34.36	\$2,691.00
FLATWORK-BRICK IN SAND (0-999SF)	530 Sq.Ft.	\$9.98	\$4,258.00
FLATWORK-CONCRETE 3" (0-999SF)	720 Sq.Ft.	\$5.93	\$3,565.00
WD FENCE REDWOOD COMMON	4 Linear F	\$1,122.00	\$2,940.00
WD FENCE REDWOOD WHOLLY OWNED	1 Linear F	\$2,243.00	\$1,469.00
CONCRETE OPEN PORCH-RESIDENCE	14 Sq.Ft.	\$11.17	\$102.00
PLASTIC SPLIT RAIL-3 RAILS	600 Linear F	\$20.13	\$7,911.00
BLACKTOP-VERY VERY LARGE AREA 3000+	6,160 Sq.Ft.	\$3.36	\$16,662.00
SPRINKLERS-RESIDENTIAL X 1 (+2000 SF)	1 Quantity	\$2,616.20	\$1,713.00
WATER FEATURE-HIGH	1 Quantity	\$40,640.00	\$26,619.00
FLATWORK-CONCRETE 3" LRG (1000-2999S)	2,217 Sq.Ft.	\$4.74	\$6,883.00
BARBEQUE-EXCELLENT	1 Quantity	\$7,620.00	\$6,591.00
GARAGE SEMI-FINISH	768 Sq.Ft.	\$4.11	\$2,635.00
FIXTURE-AVERAGE	1 Quantity	\$1,980.00	\$1,713.00
FLATWORK-STAMPED & COLORED CONCRE	2,064 Sq.Ft.	\$14.62	\$26,102.00
PATIO COVER-LATTICE	374 Sq.Ft.	\$9.25	\$5,986.00
CURB-ORNAMENTAL CONCRETE	310 Sq.Ft.	\$12.14	\$2,465.00
SHED-FRAME	222 Sq.Ft.	\$26.48	\$5,526.00
Outbuildings Subtotal	15,230 Sq.Ft.	\$11.05	\$168,316.05

Marshall and Swift Residential Structure
Structure: SINGLE FAMILY RES Totals

Section: Main Home	Units	Unit Cost	
Basic Residence			
Frame, Stucco	1,238 Sq.Ft.	\$113.74	\$140,810.00
Veneer, Brick	2,513 Sq.Ft.	\$127.70	\$320,910.00
Concrete Tile	3,751 Sq.Ft.	\$8.00	\$30,008.00
Warmed & Cooled Air	3,751 Sq.Ft.	\$10.34	\$38,785.00
Automatic Floor Cover Allowance	3,751 Units	\$14.99	\$56,227.00
Automatic Appliance Allowance	1 Units	\$9,039.68	\$9,040.00
Plumbing Fixtures	17 Units	\$4,051.32	\$68,872.00
Plumbing Rough-ins	1 Units	\$1,157.52	\$1,158.00
Raised Subfloor	3,751 Sq.Ft.	\$19.84	\$74,420.00
Single 2-Story Fireplace	1 Units	\$11,575.20	\$11,575.00
Double 1-Story Fireplace	1 Units	\$13,339.04	\$13,339.00
Basic Residence Subtotal			\$765,144.00
Additional Features			
Slab Porch with Roof	128 Sq.Ft.	\$41.83	\$5,354.00
Wood Balcony	120 Sq.Ft.	\$59.53	\$7,144.00
Additional Features Subtotal			\$12,498.00
Garage/Carport			
Attached Garage	1,168 Sq.Ft.	\$52.54	\$61,367.00
Garage Finish, Attached	1,168 Sq.Ft.	\$9.03	\$10,547.00
Garage/Carport Subtotal			\$71,914.00
Less Depreciation			
Combined Depreciation	45.0 Percent		(\$382,301.00)
Less Depreciation Subtotal			(\$382,301.00)
Main Home Subtotals			
Main Home Repl. Cost New	3,751 Sq.Ft.	\$226.49	\$849,556.00
Main Home Depreciation	3,751 Sq.Ft.	(\$101.92)	(\$382,301.00)
Main Home Miscellaneous	0 Units	\$0.00	\$0.00
Main Home RCN Less Depr.	3,751 Sq.Ft.	\$124.57	\$467,255.00
Structure Totals			
Replacement Cost New:	3,751 Sq.Ft.	\$226.49	\$849,556.00
Depreciation:	3,751 Sq.Ft.	(\$101.92)	(\$382,301.00)
Miscellaneous:	0 Units	\$0.00	\$0.00
RCN Less Depreciation:	3,751 Sq.Ft.	\$124.57	\$467,255.00
Non MS Outbuildings:	0 Sq.Ft.	\$0.00	\$0.00
Total Structure Cost:	3,751 Sq.Ft.	\$124.57	\$467,255.00

Marshall and Swift Residential Structure
Structure: SITE IMPROVEMENTS Totals

1747 Wellington West

	Units	Unit Cost	
Outbuildings			
WATERFALL AND POND-AVG	1 Quantity	\$7,557.00	\$6,197.00
YARDLIGHT-RESIDENTIAL POST & LANTERN	2 Quantity	\$440.69	\$485.00
CONCRETE OPEN PORCH-RESIDENCE	34 Sq.Ft.	\$11.17	\$209.00
CURB-ORNAMENTAL CONCRETE	400 Sq.Ft.	\$12.14	\$2,671.00
PLANTER-BRICK	27 Sq.Ft.	\$28.19	\$419.00
SPRINKLERS-RESIDENTIAL X 1 (+2000 SF)	1 Quantity	\$2,616.20	\$1,439.00
WD FENCE REDWOOD COMMON	1 Linear F	\$1,122.00	\$617.00
FLATWORK-3" VLRG (3000-5000SF)	4,591 Sq.Ft.	\$4.15	\$10,479.00
SHED-FRAME	100 Sq.Ft.	\$26.48	\$1,576.00
JACUZZI ATT TO POOL INGROUND	1 Quantity	\$10,033.00	\$5,970.00
COMMON AREA WELLINGTON BLKTVVL	256,220 Quantity	\$3.36	\$15,065.73
ORNAMENTAL IRON FENCE PER SF	528 Sq.Ft.	\$20.80	\$6,040.00
WALL-BRICK	32 Sq.Ft.	\$28.19	\$496.00
CHAIN LINK FENCE-6' WITH PRIVACY SLATS	410 Linear F	\$38.42	\$8,664.00
PATIO COVER-COMP	124 Sq.Ft.	\$13.53	\$998.00
COMMON AREA WELLINGTON CRBGUT	12,811 Quantity	\$20.79	\$4,660.97
SWIMMING POOL-800	1 Quantity	\$52,578.00	\$31,284.00
FLATWORK-STAMPED & COLORED CONCRE	680 Sq.Ft.	\$14.62	\$5,468.00
FLATWORK BRICK IN SAND LRG (1000-2999)	1,050 Sq.Ft.	\$7.98	\$6,242.00
Outbuildings Subtotal	277,014 Sq.Ft.	\$0.39	\$108,980.70

Marshall and Swift Residential Structure
Structure: SINGLE FAMILY RES Totals

Section: Main Home	Units	Unit Cost	
Basic Residence			
Frame, Stucco	1,580 Sq.Ft.	\$131.63	\$207,975.00
Veneer, Brick	1,580 Sq.Ft.	\$144.75	\$228,705.00
Concrete Tile	3,159 Sq.Ft.	\$12.76	\$40,309.00
Warmed & Cooled Air	3,159 Sq.Ft.	\$10.68	\$33,738.00
Automatic Floor Cover Allowance	3,159 Units	\$18.00	\$56,862.00
Automatic Appliance Allowance	1 Units	\$10,913.76	\$10,914.00
Plumbing Fixtures	16 Units	\$4,657.64	\$74,522.00
Plumbing Rough-ins	1 Units	\$1,240.20	\$1,240.00
Raised Subfloor	3,159 Sq.Ft.	\$20.34	\$64,254.00
Single 1-Story Fireplace	1 Units	\$11,272.04	\$11,272.00
Basic Residence Subtotal			\$729,791.00
Additional Features			
Slab Porch with Roof	114 Sq.Ft.	\$51.78	\$5,903.00
Additional Features Subtotal			\$5,903.00
Garage/Carport			
Attached Garage	1,686 Sq.Ft.	\$55.36	\$93,337.00
Garage Finish, Attached	1,686 Sq.Ft.	\$9.31	\$15,697.00
Garage/Carport Subtotal			\$109,034.00
Less Depreciation			
Combined Depreciation	48.0 Percent		(\$405,470.00)
Less Depreciation Subtotal			(\$405,470.00)

Main Home Subtotals

Main Home Repl. Cost New	3,159 Sq.Ft.	\$267.40	\$844,728.00
Main Home Depreciation	3,159 Sq.Ft.	(\$128.35)	(\$405,470.00)
Main Home Miscellaneous	0 Units	\$0.00	\$0.00
Main Home RCN Less Depr.	3,159 Sq.Ft.	\$139.05	\$439,258.00

Structure Totals

Replacement Cost New:	3,159 Sq.Ft.	\$267.40	\$844,728.00
Depreciation:	3,159 Sq.Ft.	(\$128.35)	(\$405,470.00)
Miscellaneous:	0 Units	\$0.00	\$0.00
RCN Less Depreciation:	3,159 Sq.Ft.	\$139.05	\$439,258.00
Non MS Outbuildings:	0 Sq.Ft.	\$0.00	\$0.00
Total Structure Cost:	3,159 Sq.Ft.	\$139.05	\$439,258.00

Marshall and Swift Residential Structure
Structure: SITE IMPROVEMENTS Totals

1188 Kensington Court

	Units	Unit Cost	
Outbuildings			
TENNIS COURT-GOOD	1 Quantity	\$73,660.00	\$38,303.00
STEPS-CONCRETE	93 Linear F	\$50.17	\$2,426.00
CURB-ORNAMENTAL CONCRETE	100 Sq.Ft.	\$12.14	\$631.00
PICKET FENCE-3'	50 Linear F	\$21.15	\$550.00
SWIMMING POOL-650	1 Quantity	\$48,768.00	\$25,359.00
WALL-BRICK	24 Sq.Ft.	\$28.19	\$352.00
SPRINKLERS-RESIDENTIAL X 1 (+2000 SF)	1 Quantity	\$2,616.20	\$1,360.00
SHED-FRAME	48 Sq.Ft.	\$26.48	\$661.00
WATERFALL AND POND-LOW	1 Quantity	\$3,779.00	\$3,099.00
ORNAMENTAL IRON FENCE PER SF	40 Sq.Ft.	\$20.80	\$433.00
WALL-STONE/SF	600 Sq.Ft.	\$36.83	\$11,491.00
YARDLIGHT-RESIDENTIAL POST & LANTERN	2 Quantity	\$440.69	\$458.00
FLATWORK-EXPOSED AGGREGATE	896 Sq.Ft.	\$7.05	\$3,285.00
Outbuildings Subtotal	1,857 Sq.Ft.	\$47.61	\$88,408.00

Marshall and Swift Residential Structure
Structure: SINGLE FAMILY RES Totals

Section: Main Home	Units	Unit Cost	
Basic Residence			
Frame, Stucco	4,057 Sq.Ft.	\$107.13	\$434,626.00
Concrete Tile	4,057 Sq.Ft.	\$10.75	\$43,613.00
Warmed & Cooled Air	4,057 Sq.Ft.	\$10.02	\$40,651.00
Automatic Floor Cover Allowance	4,057 Units	\$12.85	\$52,132.00
Automatic Appliance Allowance	1 Units	\$8,295.56	\$8,296.00
Plumbing Fixtures	20 Units	\$3,610.36	\$72,207.00
Plumbing Rough-ins	1 Units	\$1,085.86	\$1,086.00
Raised Subfloor	4,057 Sq.Ft.	\$18.80	\$76,272.00
Single 1-Story Fireplace	1 Units	\$8,708.96	\$8,709.00
Double 1-Story Fireplace	1 Units	\$12,181.52	\$12,182.00
Basic Residence Subtotal			\$749,774.00
Additional Features			
Slab Porch with Roof	457 Sq.Ft.	\$36.14	\$16,516.00
Additional Features Subtotal			\$16,516.00
Garage/Carport			
Attached Garage	806 Sq.Ft.	\$50.36	\$40,590.00
Detached Garage	2,552 Sq.Ft.	\$52.34	\$133,572.00
Garage Finish, Detached	1,472 Sq.Ft.	\$9.84	\$14,484.00
Garage/Carport Subtotal			\$188,646.00
Less Depreciation			
Combined Depreciation	36.0 Percent		(\$343,778.00)
Less Depreciation Subtotal			(\$343,778.00)
Main Home Subtotals			
Main Home Repl. Cost New	4,057 Sq.Ft.	\$235.38	\$954,936.00
Main Home Depreciation	4,057 Sq.Ft.	(\$84.74)	(\$343,778.00)
Main Home Miscellaneous	0 Units	\$0.00	\$0.00
Main Home RCN Less Depr.	4,057 Sq.Ft.	\$150.64	\$611,158.00
Structure Totals			
Replacement Cost New:	4,057 Sq.Ft.	\$235.38	\$954,936.00
Depreciation:	4,057 Sq.Ft.	(\$84.74)	(\$343,778.00)
Miscellaneous:	0 Units	\$0.00	\$0.00
RCN Less Depreciation:	4,057 Sq.Ft.	\$150.64	\$611,158.00
Non MS Outbuildings:	0 Sq.Ft.	\$0.00	\$0.00
Total Structure Cost:	4,057 Sq.Ft.	\$150.64	\$611,158.00

	Units	Unit Cost	
Outbuildings			
STEPS-CONCRETE	16 Linear F	\$50.17	\$514.00
COMMON AREA WELLINGTON BLKTVVL	256,220 Quantity	\$3.36	\$15,065.73
FIXTURE-GOOD	5 Quantity	\$3,163.00	\$10,122.00
WALL-STONE/SF	1,000 Sq.Ft.	\$36.83	\$30,201.00
COMMON AREA WELLINGTON CRBGUT	12,811 Quantity	\$20.79	\$4,660.97
SWIMMING POOL-650	1 Quantity	\$48,768.00	\$42,916.00
FLATWORK CONCRETE 3" VVLRG (+5000SF)	9,854 Sq.Ft.	\$3.56	\$22,451.00
SPRINKLERS-RESIDENTIAL X 1 (+2000 SF)	1 Quantity	\$2,616.20	\$1,674.00
WD FENCE REDWOOD COMMON	2 Linear F	\$1,122.00	\$1,436.00
CHAIN LINK FENCE-6'	385 Linear F	\$23.75	\$5,852.00
CURB-ORNAMENTAL CONCRETE	300 Sq.Ft.	\$12.14	\$2,331.00
GARAGE HEAT-GOOD	1 Quantity	\$3,001.00	\$1,921.00
AREA OVER GARAGE REC ROOM FIN QUAL	1,080 Sq.Ft.	\$26.40	\$18,248.00
Outbuildings Subtotal	281,676 Sq.Ft.	\$0.56	\$157,392.70

Exhibit B

CARSON CITY BOARD OF EQUALIZATION

SALES DATA SHEET

February 7, 2023

OWNER: **Alfred Waiksnoris & Kimberly Murphy Family Trust** ADDRESS: **1730 Chaparral Drive**
 PROPERTY USE: **Single Family Residence** LAND USE CODE: **200**

LAND **\$208,000** IMPROVEMENTS **\$759,590** TAXABLE VALUE **\$967,590**

PARCEL NUMBER	LAND	BUILDING	Year Built	ZONING	SALE DATE	SALE PRICE	PRICE PER UNIT	COMMENTS
SUBJECT: 007-572-25	2.56 ac	3,741 sf	Weighted Age 1994	SF2A	12/16/2013	\$820,000	\$219 / sf	Subject includes 1,512 sf finished basement, 650 sf pool, tennis court, and a 2,116 sf finished and heated detached garage.
Sale No. 1 007-572-24	2.47 ac	4,362 sf	1991	SF2A	5/16/2022	\$1,390,000	\$318.66 /sf	1640 Chaparral Drive No accessory structures on property at time of sale
Sale No. 2 007-142-16	1.34 ac	3,212 sf	1986	SF1A	5/20/2021	\$1,075,000	\$334.68 /sf	4611 Wagon Wheel Road 1,329 sf finished basement
Sale No. 3 007-573-01	2.85 ac	4,955 sf	1982	SF2A	2/10/2021	\$1,100,000	\$222 /sf	1533 Chaparral Drive Detached garage and tennis court
Sale No. 4 007-191-01	1.00 ac	5,049 sf	Weighted Age 1986	SF1A	1/29/2021	\$1,250,000	\$247.57 / sf	191 Plantation Drive Two attached garages and a 525 sf pool
Sale No. 5 007-352-05	0.99 ac	4,745 sf	1994	SF1A	1/5/2021	\$1,100,000	\$231.82 /sf	2601 Manhattan Drive Heated attached garage

Comments:

Sale 1 is given the most weight due to its size, year built, proximity to the subject and date of sale.

Sale 2 is a smaller, older home with a finished basement on a smaller lot.

Sale 3 demonstrates the sale of a larger, older home that includes a detached garage and a tennis court. After the sale date there was a permit for an interior remodel which indicates a potentially lower sales price due to the condition of the home at the time of sale.

Sale 4 is a larger, older home with two attached garages and a pool on a smaller lot.

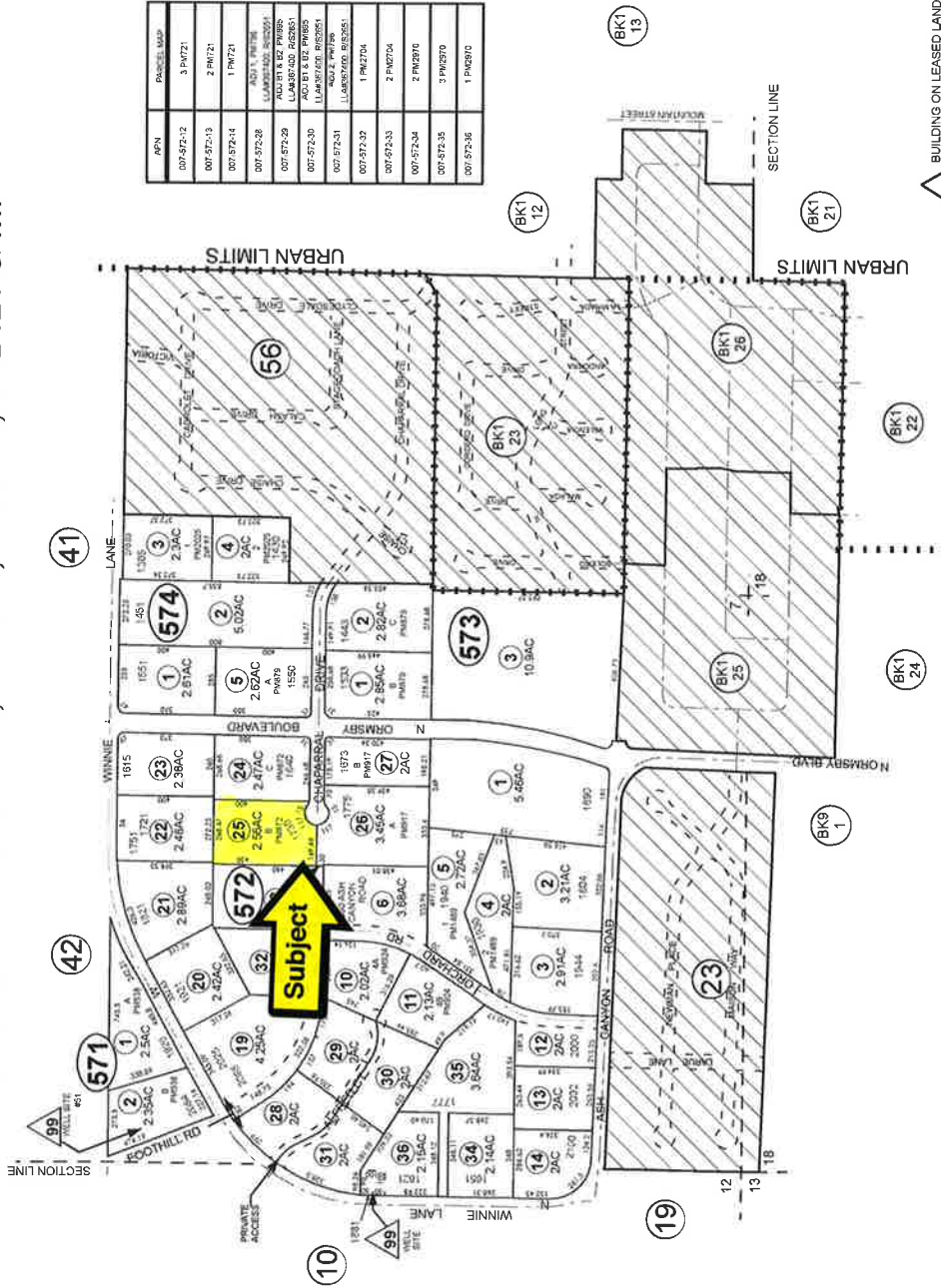
Sale 5 is a larger home with a heated attached garage on a smaller lot.

***Note: all properties in this chart are inferior comparables due to the accumulation of improvements that exist on the subject.**

Assessors Recommendation:

The Assessors taxable value of \$967,590 is well supported. The market value of inferior comparable sales produce an average price per sf of \$270.95. Using this price, a value of \$1,013,624 for the subject is supported. The Assessors Office recommends retaining the current taxable value.

PORTION S1/2 SECTION 7, T.15 N., R.20 E., M.D.B. & M.



SCALE: 1"=600'

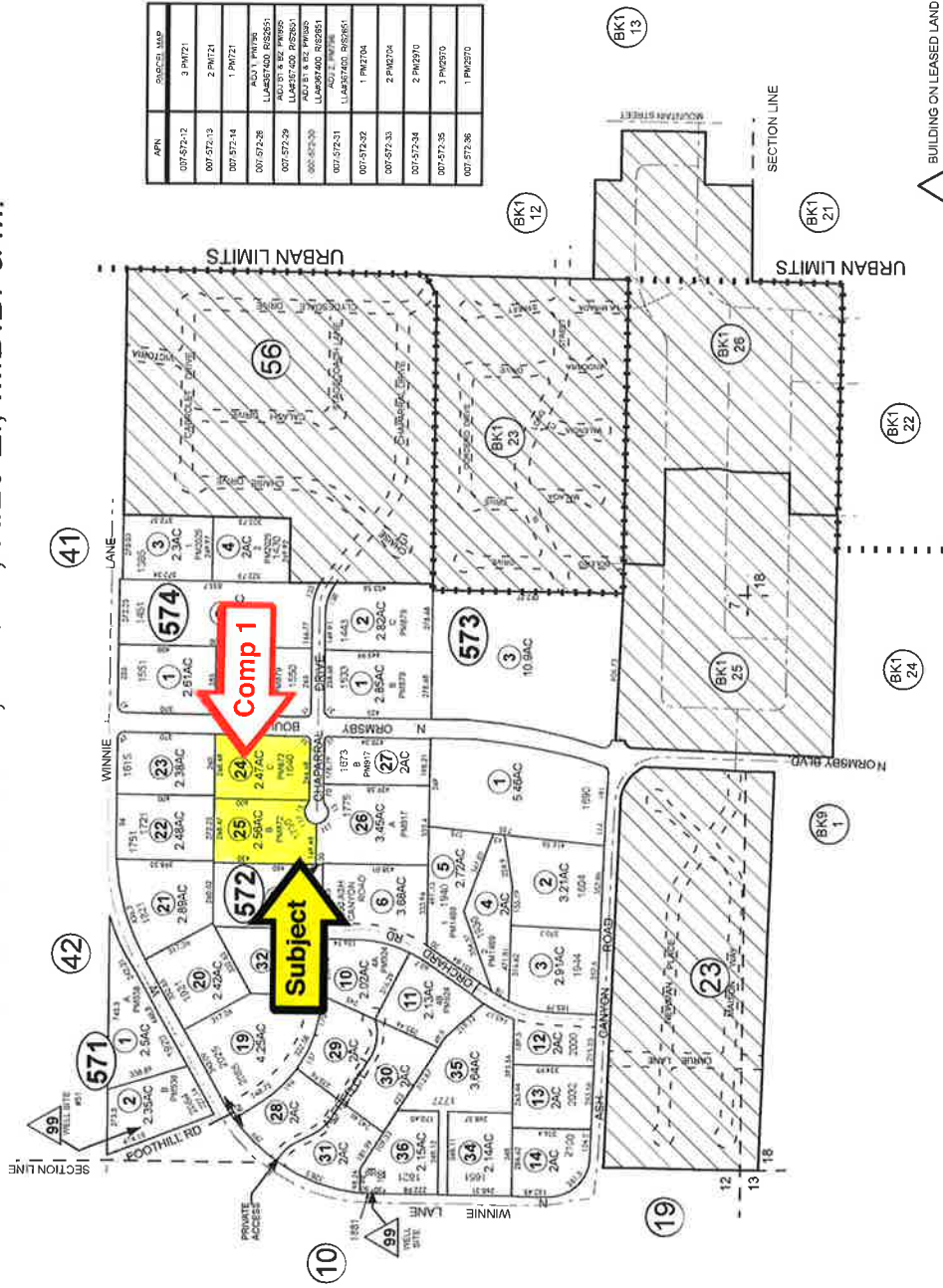
NOTE
SOME PARCELS DELINEATED HEREON MAY NOT
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION
DUE TO DISCREPANCIES BETWEEN LOT LINES

Revised: 10/06/2022

PARCELS 007-573-009, 10 & 11 REMOVED. SUBDIVIDED ON MAPS 1-25 & 1-26 PER MAP #3062 DOC #5935105 08/30/2022

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PORTION S1/2 SECTION 7, T.15 N., R.20 E., M.D.B. & M.



SCALE: 1"=600'

NOTE
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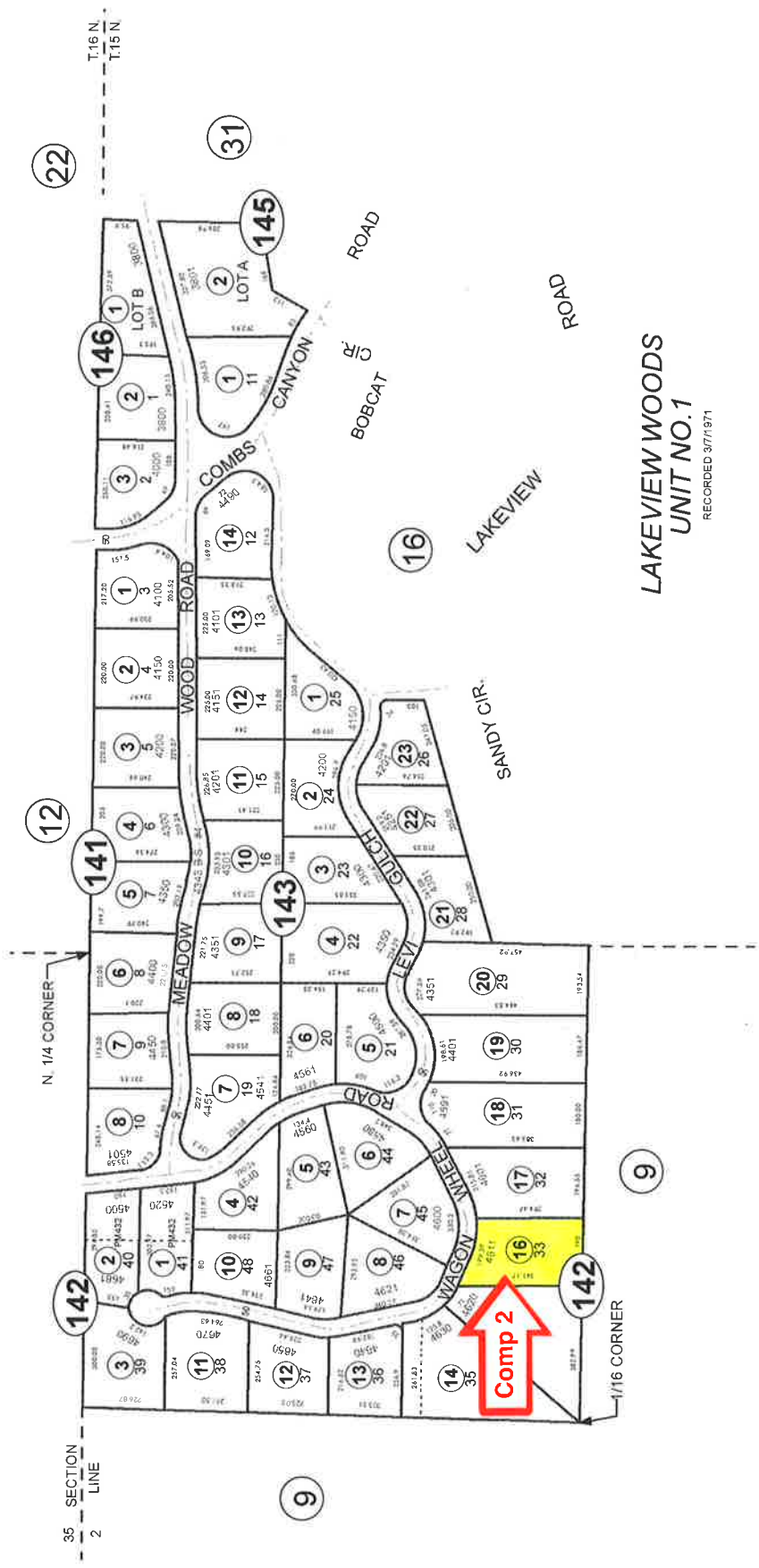
Revised: 10/06/2022

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PARCELS 007-573-009, 10 & 11 REMOVED. SUBDIVIDED ON MAPS 1-25 & 1-26 PER MAP #3052 DOC #535105 8/30/2022

PORTION N1/2 NE1/4 SECTION 2
T.15 N., R.19 E., M.D.B. & M.

NE1/4 NW1/4 SECTION 2
T.15 N., R.19 E., M.D.B. & M.



CORRECTED DISTANCES TO PARCEL 007-143-08

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SCALE: 1" = 500'

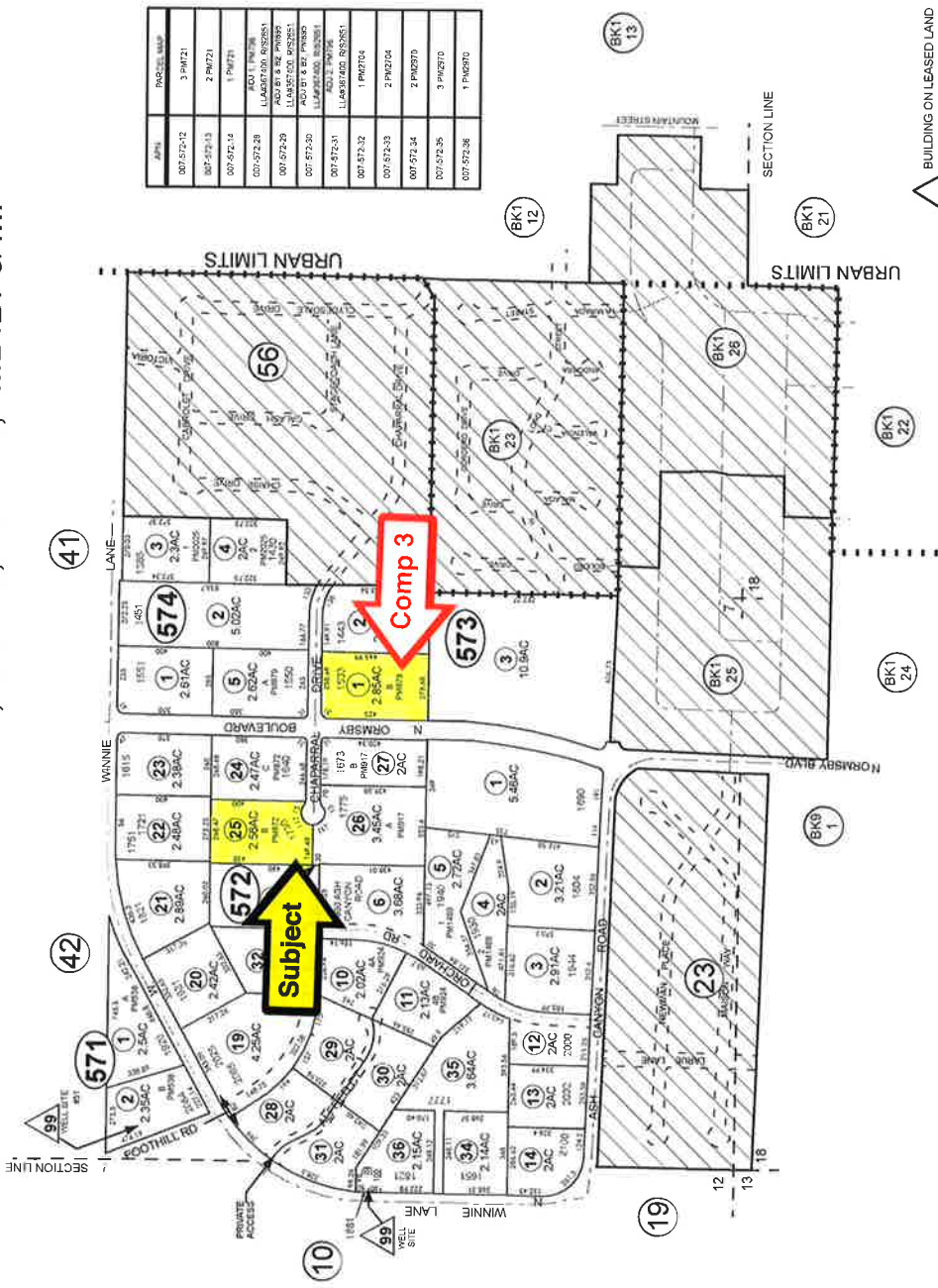
RECORDED 3/7/1971

LAKEVIEW WOODS
UNIT NO. 1

NOTE
 PARCELS DELINEATED HEREON MAY NOT
 BE PRESENT IN TRUE SIZE OR POSITION
 DUE TO DISCREPANCIES BETWEEN LOT LINES

Revised: 02/14/2022

PORTION S1/2 SECTION 7, T.15 N., R.20 E., M.D.B. & M.



SCALE: 1"=600'

NOTE
SOME PARCELS DELINEATED HEREON MAY NOT
BE REPRESENTED IN TRUE SIZE, SHAPE, OR LOCATION
DUE TO DISCREPANCIES BETWEEN LOT LINES.

Revised: 10/06/2022

PARCELS 007-573-009, 10 & 11 REMOVED. SUBDIVIDED ON MAPS 1-25 & 1-26 PER MAP #052 DOC #535105/03/20/22

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PORTION SE1/4 SE1/4 SECTION 12
T.15 N., R19 E., M.D.B. & M.



POR. NE1/4 NE1/4 SECTION 13
T.15 N., R19 E., M.D.B. & M.

WINTERS MEADOWS
UNIT NO. 1
RECORDED 5/3/77

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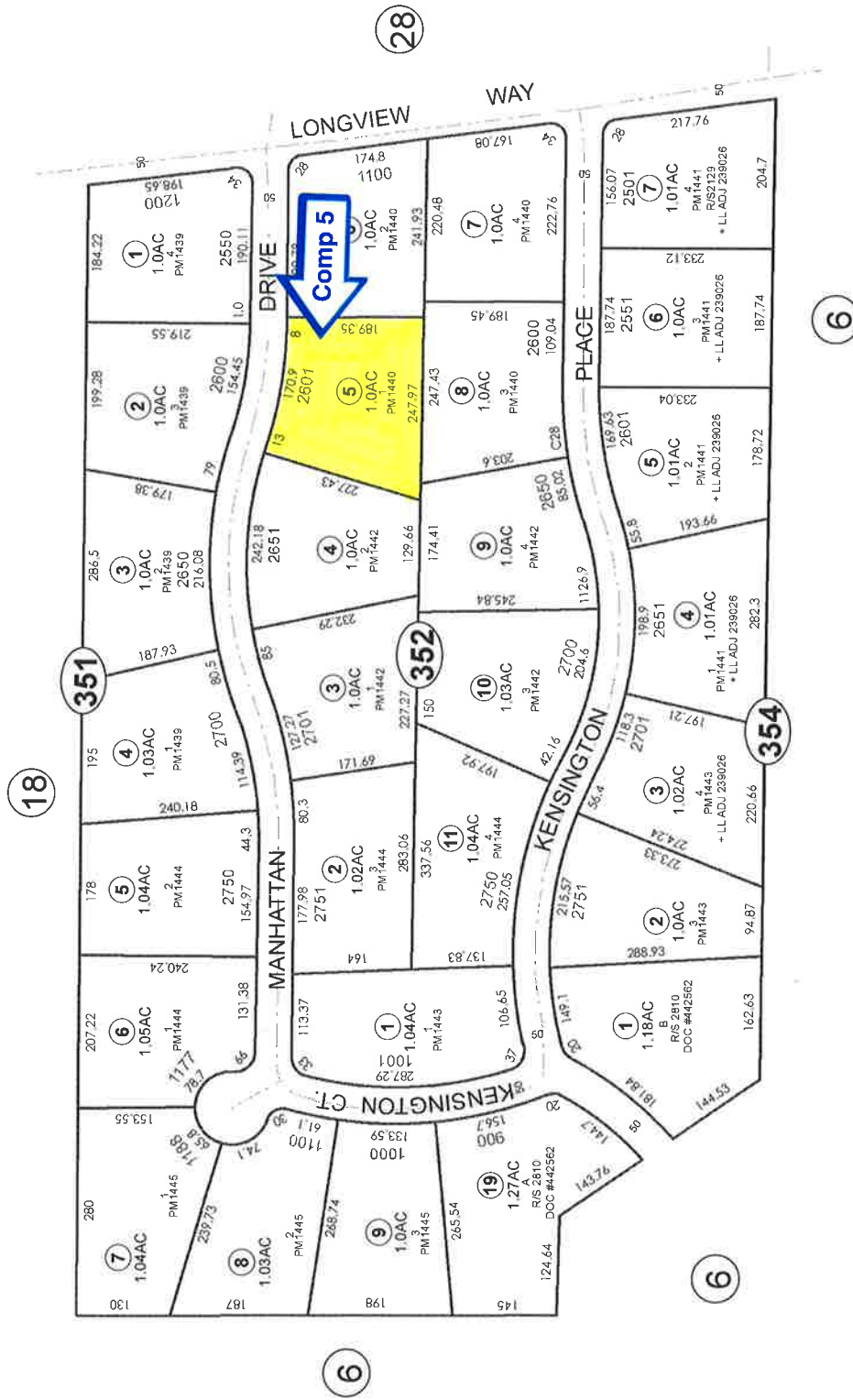


SCALE: 1"= 200'

NOTE
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BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION
DUE TO DISCREPANCIES BETWEEN LOT LINES

Revised: 02/14/2022

PORTION N1/2 N 1/2 SECTION 13, T.15 N., R.19 E., M.D.B. & M.



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SCALE: 1"=200'

NOTE
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 DUE TO DISCREPANCIES BETWEEN LOT LINES

Revised: 02/14/2022

Exhibit C

ASSESSOR OFFICE SALES DATA SHEET

February 7, 2023

Assessors Land Sales Data

OWNER: Alfred Waiksnoris & Kimberly Murphy Family Trust
PROPERTY USE: Single Family Residence

ADDRESS: 1730 Chaparral Drive
LAND USE CODE: 200

LAND \$208,000 **IMPROVEMENTS** \$759,590 **TAXABLE VALUE** \$967,590

PARCEL NUMBER	LAND/ AC	BUILDING	ZONING	SALE DATE	SALE PRICE	PRICE PER SQ FT	PRICE PER ACRE	COMMENTS
SUBJECT: 007-572-25	2.56 ac	3,741 sf	SF2A	12/16/2013	\$820,000	\$219.00 / sf	N/A	
Sale # 1 007-282-20	1.00 ac.	N/A	SF1A	12/29/2021	360,000	\$8.26 / sf	\$360,000 Ac.	1087 Longview Way
Sale # 2 007-352-07	1.00 ac.	N/A	SF1A	10/28/2021	340,000	\$7.81 / sf	\$340,000 Ac.	Kensington Place
Sale # 3 007-282-18	1.03 ac.	N/A	SF1A	7/30/2021	325,000	\$7.24 / sf	\$315,534 Ac.	955 Longview Way
Sale # 4 007-573-09 007-573-10 007-573-11	48.20 ac.	N/A	SF12 SF12 SF6	2/23/2021	17,250,000 Avg. All Comps	\$8.22 / sf \$7.88 /sf	\$357,884 Ac. \$343,354 Ac.	North Ormsby Boulevard North Ormsby Boulevard 1450 Mountain Street

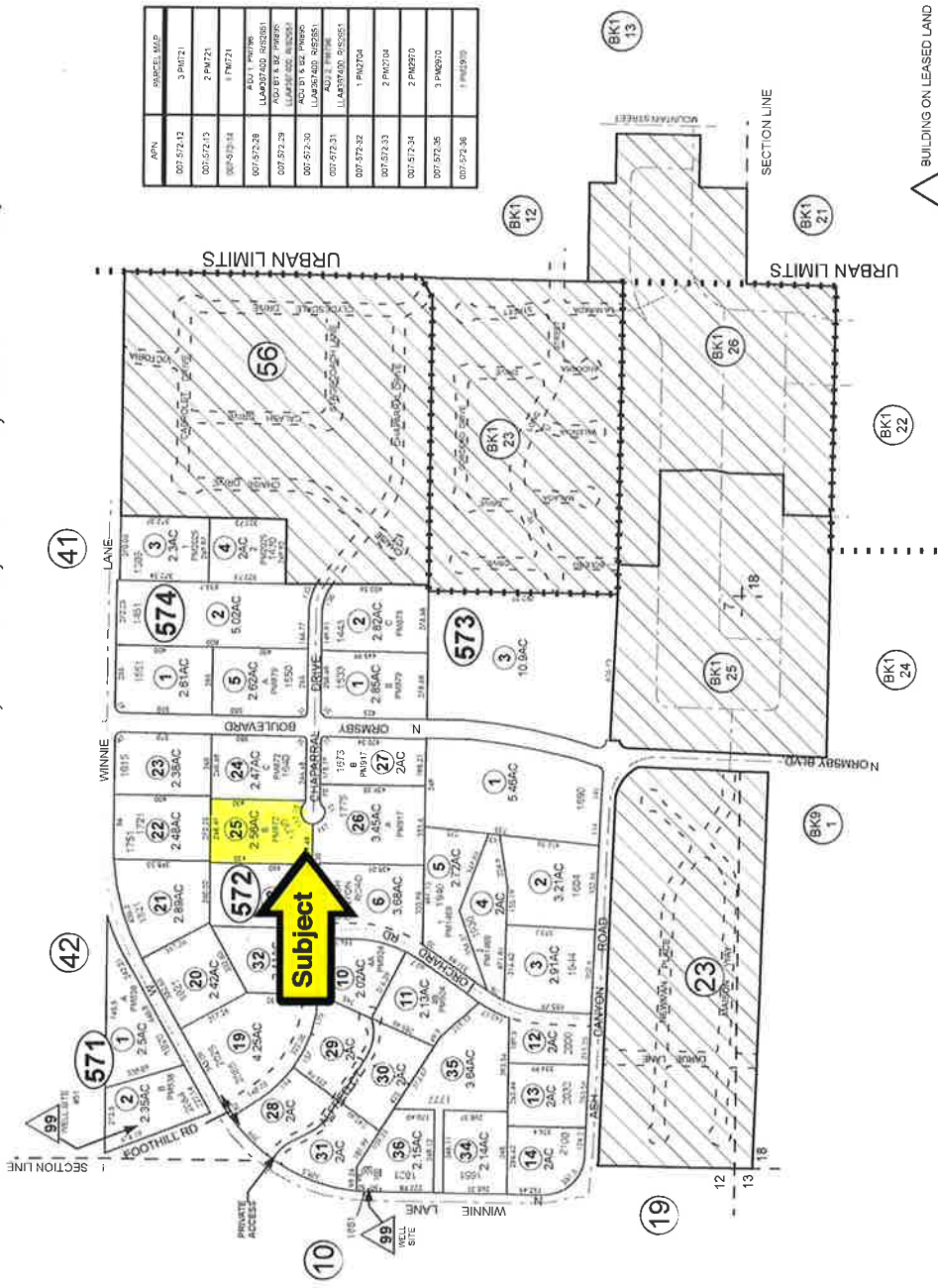
Comments:

Sales 1, 2 and 3 are given the most weight due to the characteristics and the close proximity of the subject. Each parcel is less than half the size of the subject. Sale 4 demonstrates a large developmental sale with close proximity to the subject. Note after the sale date these parcels were subdivided to create Andersen Ranch, the new parcels are now in Book 1 pages 25 and 26.

Assessors Recommendation:

The land value of \$208,000 is very well supported by vacant land sales, the Assessor's Office recommends to retain the land value the same.

PORTION S1/2 SECTION 7, T.15 N., R.20 E., M.D.B. & M.



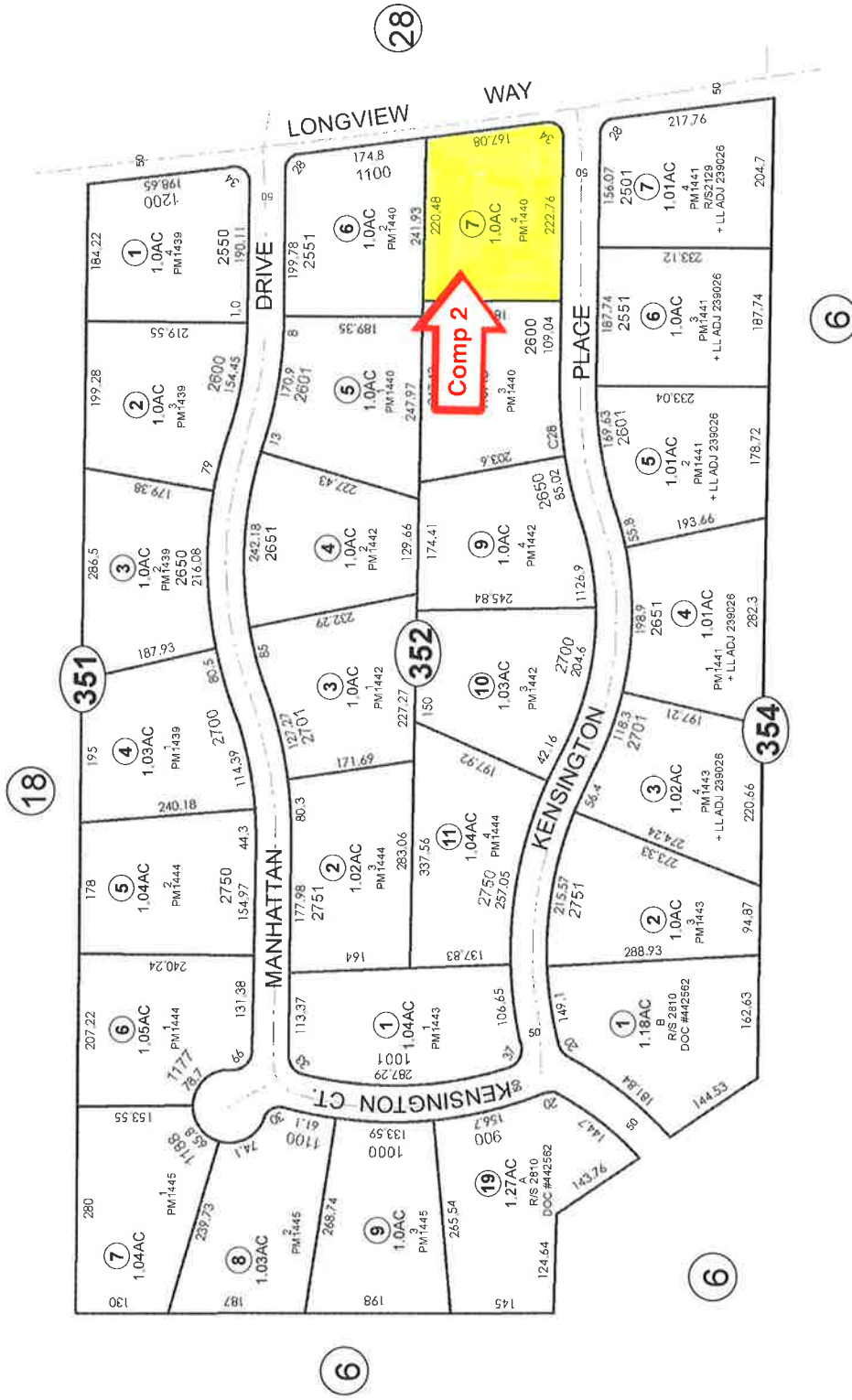
SCALE: 1"=600'

NOTE
SOME PARCELS DELINEATED HEREON MAY NOT
CORRESPOND TO THE OFFICIAL RECORDATION
DUE TO DISCREPANCIES BETWEEN LOT LINES.

Revised: 10/06/2022

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PORTION N1/2 N 1/2 SECTION 13, T.15N., R.19E., M.D.B. & M.



NOTE
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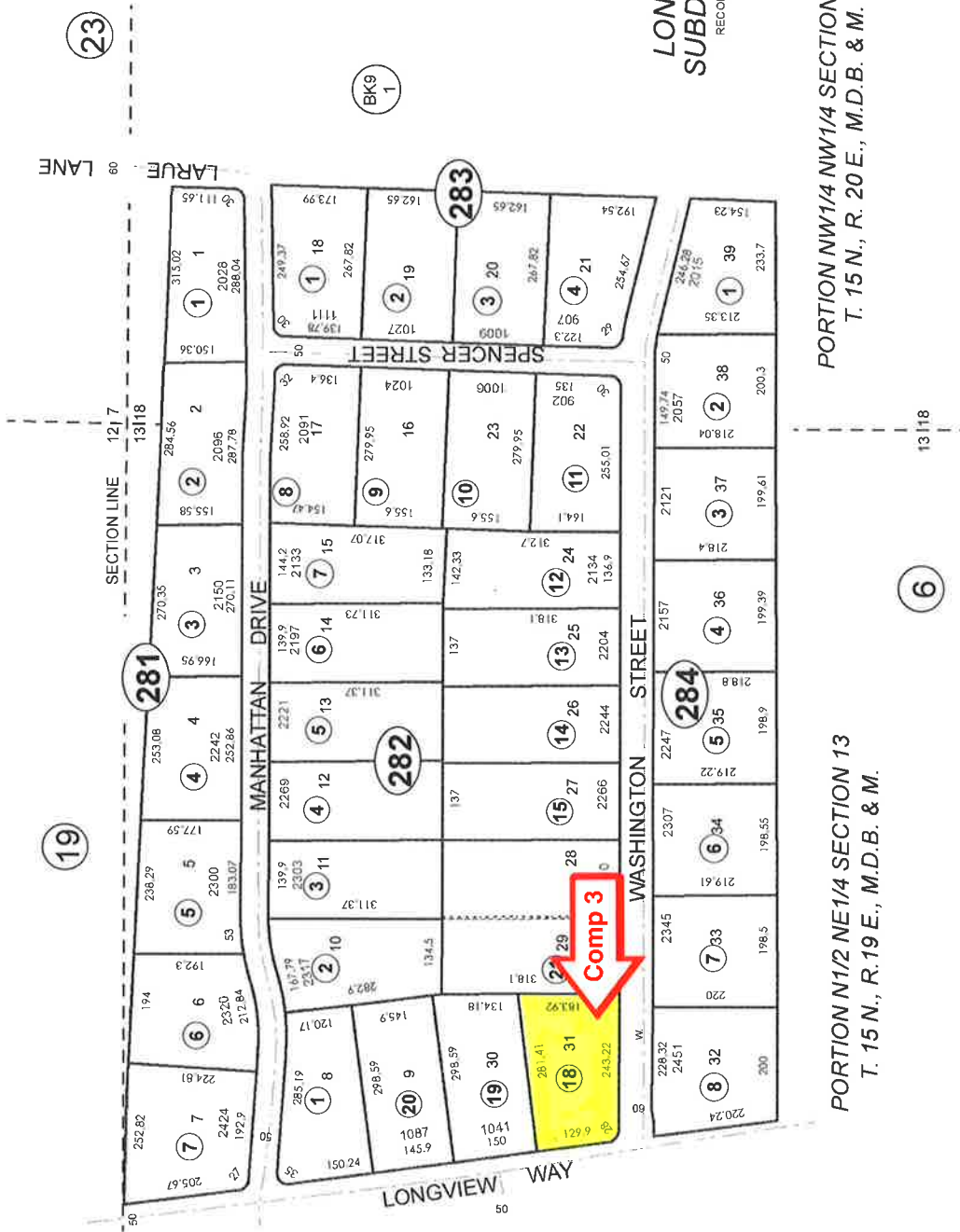
Revised: 02/14/2022



SCALE: 1"= 200'

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UPTAED PARCELS 007-351-19 & 007-354-01



NOTE
SOME PARCELS DELINEATED HEREON MAY NOT
BE IDENTICAL TO THE RECORD PLAT APPLICATION
DUE TO DISCREPANCIES BETWEEN LOT LINES

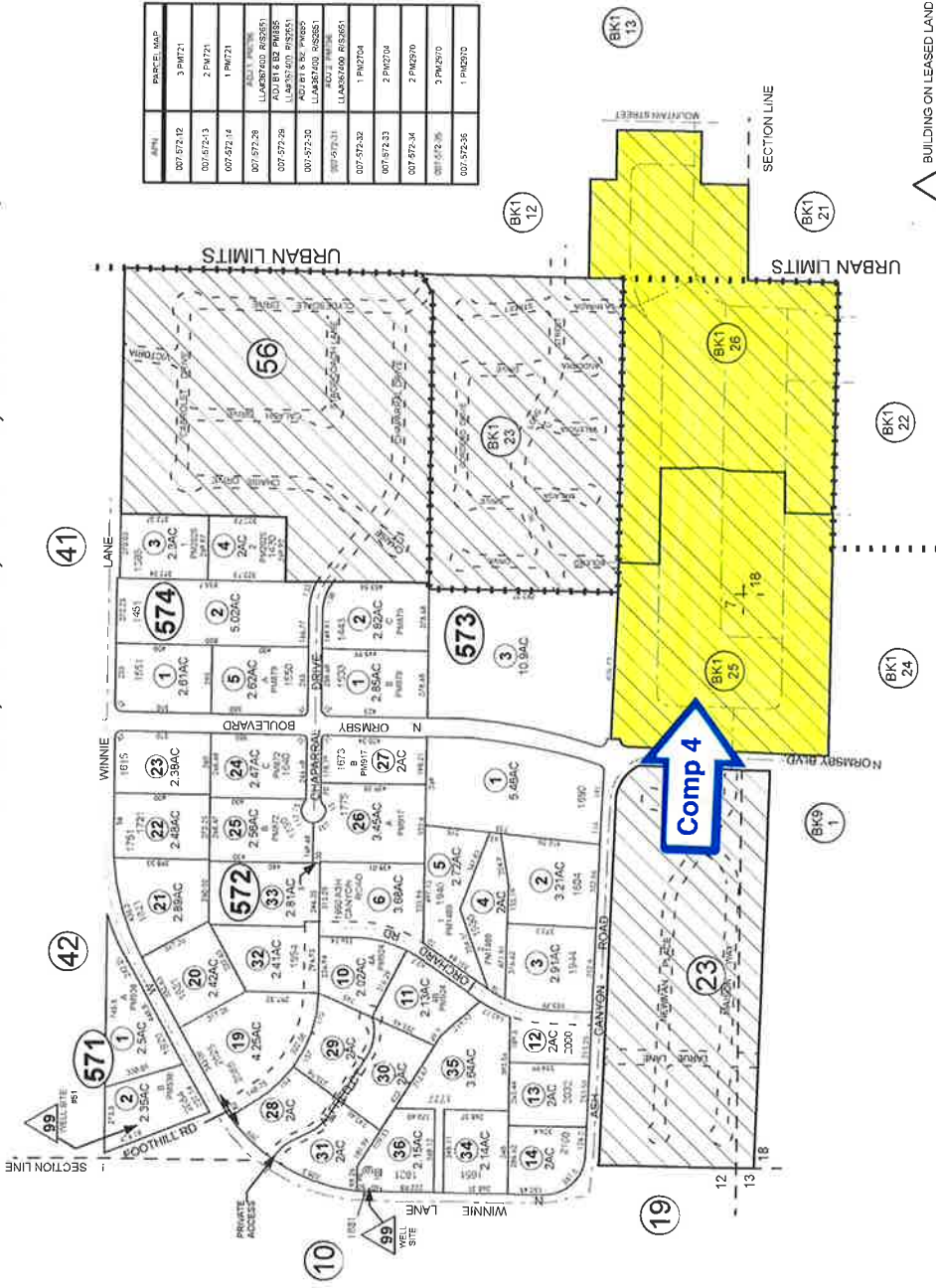
Revised: 02/14/2022

SCALE: 1"=260'

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STANDARDIZED PAGE:

PORTION S1/2 SECTION 7, T.15 N., R.20 E., M.D.B. & M.



SCALE: 1"=600'

NOTE
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Revised: 10/06/2022

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PARCELS 007-573-009, 10 & 11 REMOVED. SUBMITTED ON MAPS 1-25 & 1-26 PER MAP #3052 DOC #535105 8/30/2022

LAND VALUATION

IMPROVEMENT VALUATION

TAX CAP INFORMATION

PARCEL INFORMATION

Land Value

When appraising land for taxation purposes, in the 2023/2024 fiscal year, the Assessor's Office is not permitted, per NRS 361.260, to use sales in the latter portion of 2022 as "*current market evidence*". The Carson City Assessor's Office has determined that a 36-month sales period, as permitted in statute, is too long in today's rapidly changing market to establish "*current market evidence*". It was determined that January 1, 2021 thru June 30, 2022 is an acceptable timeframe to establish "*current market evidence*" for the 2023/24 fiscal year and provided adequate sales to establish land value.

NRS 361.260 Method of assessing property for taxation; appraisals and reappraisals.

7. The county assessor shall use the standards for appraising and reappraising land adopted by the Nevada Tax Commission pursuant to [NRS 360.250](#). In using the standards, the county assessor shall consider comparable sales of land before July 1 of the year before the lien date.

There were sufficient vacant land sales in this market area, during this time frame, to establish land values.

Improvement Value

The improvement value was determined using the Marshall and Swift Residential Cost Handbook as it existed on January 1 of the current year of the closure of the roll. Using a formula of replacement cost new less depreciation (RCNLD); with depreciation of 1.5% per year, as per NRS 361.227 and NAC 361.128. Economic obsolescence was not a factor as taxable value did not exceed full cash value/market value per NRS 361.277 (5) for the 2023/24 year.

The improvement value of \$759,590 was derived using this methodology. An itemized breakdown of each component is shown along with all technical information on this parcel in the back of this packet.

AB-489 TAX ABATEMENT

The County Board of Equalization has requested information on the tax impact of the parcel or parcels if an adjustment is made. For a property owner to see a reduction in their taxes, the taxable value of the property would have to be reduced to below the Tax Cap value and the tax rate would have to stay the same or decrease.

In this case the taxable value is \$967,590 and is presently capped at \$850,220.

The County Board of Equalization has no authority regarding the Tax Abatement, also known as the "Tax Cap". If an individual desires to appeal their Abatement, they must appeal to the Nevada Tax Commission on an approved form that can be provided to them by the Nevada Department of Taxation.



Carson City Assessor's Office

Appraisal Photograph



Parcel Number: 007-572-25
Carson City, Nevada

Date of Photograph: 2021

This picture is for Assessment and Illustrative purposes only, it does not represent a complete visual survey of the property. No liability is assumed as to the sufficiency or accuracy of the data portrayed hereon.

SKETCH/AREA TABLE ADDENDUM

Parcel No 007-572-25

File No 202300757225RE - 2861

SUBJECT

Property Address 1730 Chaparral Dr

City Carson City

State NV

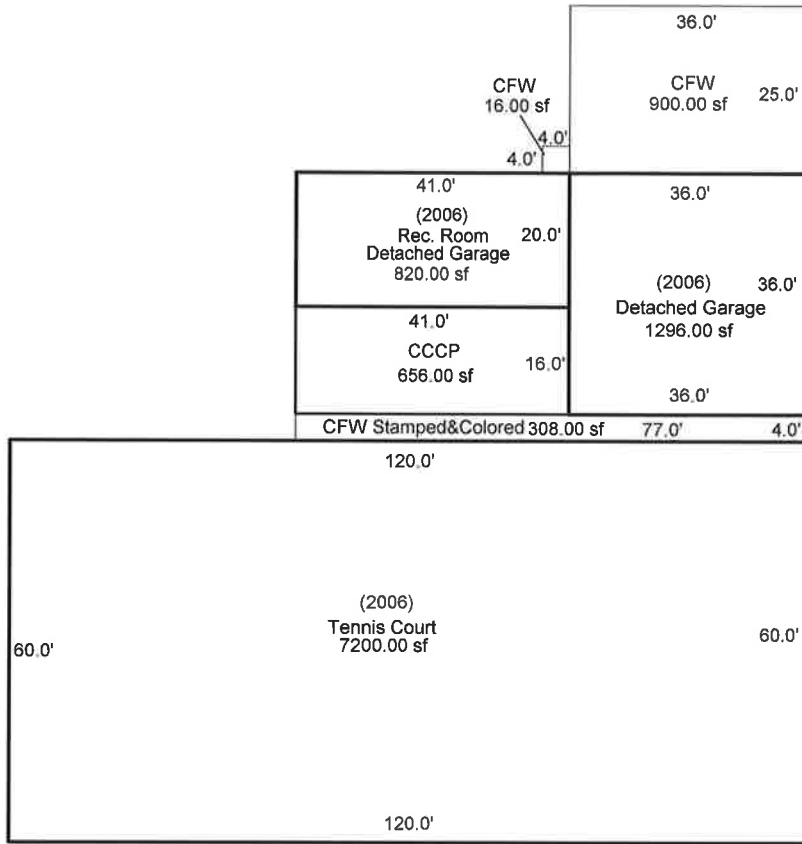
Zip 89701

Owner b

Client

Appraiser Name Carson City Assessor's Office

IMPROVEMENTS SKETCH



Scale: 1" = 23'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MSR 904	Slab Porch w/Roof	1.00	656.0000	114.00	656.0000
OTH	CFW Stamped & Colored	1.00	308.0000	162.00	
	Tennis Court	1.00	7200.0000	360.00	7508.0000
MSR 1618	Paving, Conc. w/Base	1.00	900.0000	122.00	
	Paving, Conc. w/Base	1.00	16.0000	16.00	916.0000

Comment Table 1

--	--

Comment Table 2

Comment Table 3

--	--

Marshall and Swift Residential Structure
Structure: SINGLE FAMILY RES Totals

Section: Main Home

	Units	Unit Cost	
Basic Residence			
Frame, Stucco	3,741 Sq.Ft.	\$104.01	\$389,101.00
Composition Shingle	3,741 Sq.Ft.	\$4.91	\$18,368.00
Warmed & Cooled Air	3,741 Sq.Ft.	\$9.69	\$36,250.00
Automatic Floor Cover Allowance	3,741 Units	\$10.70	\$40,029.00
Automatic Appliance Allowance	1 Units	\$7,551.44	\$7,551.00
Plumbing Fixtures	26 Units	\$3,169.40	\$82,404.00
Plumbing Rough-ins	1 Units	\$1,014.21	\$1,014.00
Raised Subfloor	3,741 Sq.Ft.	\$17.75	\$66,403.00
Single 1-Story Fireplace	1 Units	\$7,882.16	\$7,882.00
Basic Residence Subtotal			\$649,002.00
Basement			
Total Basement Area	1,512 Sq.Ft.	\$31.90	\$48,233.00
Partition Finish Area	1,512 Sq.Ft.	\$57.45	\$86,864.00
Basement Subtotal			\$135,097.00
Additional Features			
Slab Porch with Roof	1,056 Sq.Ft.	\$33.71	\$35,598.00
Wood Deck	648 Sq.Ft.	\$22.96	\$14,878.00
Wood Balcony	135 Sq.Ft.	\$53.47	\$7,218.00
Wood Stairway	1 Units	\$2,783.56	\$2,784.00
Additional Features Subtotal			\$60,478.00
Garage/Carport			
Attached Garage	832 Sq.Ft.	\$45.40	\$37,773.00
Garage Finish, Attached	832 Sq.Ft.	\$8.89	\$7,396.00
Detached Garage	2,116 Sq.Ft.	\$49.39	\$104,509.00
Garage Finish, Detached	820 Sq.Ft.	\$10.05	\$8,241.00
Garage/Carport Subtotal			\$157,919.00
Less Depreciation			
Combined Depreciation	41.6 Percent		(\$417,482.00)
Less Depreciation Subtotal			(\$417,482.00)

Main Home Subtotals

Main Home Repl. Cost New	3,741 Sq.Ft.	\$267.98	\$1,002,496.00
Main Home Depreciation	3,741 Sq.Ft.	(\$111.60)	(\$417,482.00)
Main Home Miscellaneous	0 Units	\$0.00	\$0.00
Main Home RCN Less Depr.	3,741 Sq.Ft.	\$156.38	\$585,014.00

Structure Totals

Replacement Cost New:	3,741 Sq.Ft.	\$267.98	\$1,002,496.00
Depreciation:	3,741 Sq.Ft.	(\$111.60)	(\$417,482.00)
Miscellaneous:	0 Units	\$0.00	\$0.00
RCN Less Depreciation:	3,741 Sq.Ft.	\$156.38	\$585,014.00
Non MS Outbuildings:	0 Sq.Ft.	\$0.00	\$0.00
Total Structure Cost:	3,741 Sq.Ft.	\$156.38	\$585,014.00

Marshall and Swift Residential Structure
Structure: SITE IMPROVEMENTS Totals

	Units	Unit Cost	
Outbuildings			
SPRINKLERS-RESIDENTIAL X 1 (+2000 SF)	1 Quantity	\$2,616.20	\$1,360.00
TENNIS COURT-GOOD	1 Quantity	\$73,660.00	\$54,877.00
WD FENCE REDWOOD WHOLLY OWNED	1 Linear F	\$2,243.00	\$1,166.00
FLATWORK-CONCRETE 3" LRG (1000-2999S	1,740 Sq.Ft.	\$4.74	\$4,289.00
SWIMMING POOL-650	1 Quantity	\$48,768.00	\$31,943.00
FIXTURE-GOOD	5 Quantity	\$3,163.00	\$11,782.00
FLATWORK-FLAGSTONE	640 Sq.Ft.	\$18.48	\$9,698.00
FLATWORK-3" VLRG (3000-5000SF)	4,760 Sq.Ft.	\$4.15	\$16,198.00
CURB-ORNAMENTAL CONCRETE	500 Sq.Ft.	\$12.14	\$3,156.00
SHED-FRAME	80 Sq.Ft.	\$26.48	\$1,387.00
ORNAMENTAL IRON FENCE PER SF	1,600 Sq.Ft.	\$20.80	\$17,306.00
FLATWORK-3" VLRG (3000-5000SF)	3,000 Sq.Ft.	\$4.15	\$8,155.00
GARAGE HEAT-GOOD	2 Quantity	\$3,001.00	\$4,471.00
FLATWORK-STAMPED CONCRETE	308 Sq.Ft.	\$13.67	\$3,136.00
GARAGE SEMI-FINISH	1,296 Sq.Ft.	\$4.11	\$3,969.00
CONCRETE OPEN PORCH-RESIDENCE	62 Sq.Ft.	\$11.17	\$516.00
WD FENCE REDWOOD COMMON	2 Linear F	\$1,122.00	\$1,167.00
Outbuildings Subtotal	13,999 Sq.Ft.	\$12.47	\$174,576.00

NAME: 7-572-25
 PARCEL NO. 8-072-40

200

REAL ESTATE APPRAISAL RECORD

CARSON CITY

DISTRICT

PROPERTY ADDRESS 1730 Chaparral Dr

SUBDIVISION

BLK 872 LOT B

LAND VALUE COMPUTATION										
Dimension	Acre	Sq Ft	19 Unit Value	19 Site Value	19 Unit Value	19 Site Value	19 Unit Value	19 Site Value	19 Unit Value	19 Site Value
	1.56		125000		200000		184000			
			19		19		19		19	
			Unit Value	Site Value	Unit Value	Site Value	Unit Value	Site Value	Unit Value	Site Value
***** SUMMARY *****										
Year	19	02/03	06/07	07/08	11/12	19	19	19	19	19
Sales Price		REAPPRAISAL		REAPPRAISAL	REAPPRAISAL					
Date of Sale										
Asking Price										
***** APPRAISED VALUE *****										
Land Value	125000	162500	162500	300000	184000					
Improvement Value		330325	602222	585335						
Total Appraised		492825	764722	785335						
***** ASSESSED VALUE *****										
LAND	43750	56875	56875	70000	64400					
Improvement		115614	210779	204870						
Personal Property										
Total Assessed		172489	267654	274870						

REMARKS
 06/07 moved to book 7

PARCEL NUMBER
 7-572-25

10 2166

Description	Qual	Date	Found	Const	Roof	Floor	Inter	Exter	Size	Permit No.	For	Amount	Date	Eff Yr	App Yr	Cond
Pool Bldg			Conc	Frm	Gravel	Conc	W/F	Stucco	8x10	91-24	SFR	163,345	1-9-91	1991	1991-92	NEW
										99-64	Pool	30,670	5/4/92	2000	01/02	NEW
										05-525	SFR	78,417	4/8/05	2006	06/07	NEW
										05-712	DETACH	98,000	0/19/05	2006	06/07	NEW

***** COST *****

Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Swimming Pool	20 x 30	20	500						
Modifier		1.13							
TOTAL		23165							
%Good		.985							
R.C.L.D		22818							

***** COMPUTATIONS *****

RESIDENCE	GARAGE
22 x 56	26 x 32
20 x 36	Detach Garage 20x41
28 x 32	36x36 = 1396
12 x 16	2116
8 x 10	Tennis Court 60x120
	7200
2006 ADJ	CCP
	4x20
	8x40
	16x41
	Blk top
	12x50
	1800

***** COST *****

RESIDENCE	GARAGE
22 x 56	26 x 32
20 x 36	Detach Garage 20x41
28 x 32	36x36 = 1396
12 x 16	2116
8 x 10	Tennis Court 60x120
	7200
2006 ADJ	CCP
	4x20
	8x40
	16x41
	Blk top
	12x50
	1800



RESIDENTIAL BUILDING RECORD

DATE	7-11-91	A	B	C	D
CLASS USE	RES				
QUALITY	2	3	4	5	
CONDITION	avg				
ARCHITECTURE					
Cape Cod					
Colonial					
Ranch					
Spanish					
Rustic					
Modern					
Split Level					
No. of Stories:	1				
USE TYPE					
Single Family					
-Plex					
Apartment					
Motel					
No. of Units:					
CONSTRUCTION					
Sub-Standard					
Standard					
Above Standard					
Special					
FOUNDATION					
Concrete					
Reinforced					
Wood					
Pier					
Masonry					
Light	Heavy				
STRUCTURAL					
Wood Frame	2X6				
2X4					
Sheathing					
Concrete Block					
STRUCTURAL (Cont)					
First Floor					
Wood					
Concrete					
Second Floor					
Wood					
Concrete					
Rafters					
X on Centers					
Trusses					
EXTERIOR					
Siding	Stucco				
Hard-board					
Wood					
Metal					
Vinyl					
Veneer					
Brick					
Slump Stone					
Cultured Stone					
Stone					
Mainscot					
Brick					
Slump Stone					
Cultured Stone					
Stone					
Board & Batten					
Shiplap					
Exterior Stairs					
Wood					
Concrete & Steel					
ROOF STRUCTURE					
Flat					
Gable					
Hip					
Shed					
Gambrel					
Mansard					
Cut-up					
Boxed Eaves					
ROOF COVER					
Shingle					
Shake					
Concrete Tile					
Composition					
Composition Shingle					
Dormer					
Shed					
Gable					
AIR CONDITIONING					
Forced Air					
Floor Furnace					
Wall Furnace					
Gravity Furnace					
Floor Radiant, Ht Wtr					
Ceiling Radiant, Elec					
Baseboard, Electric					
Baseboard, Hot Water					
Radiator, Hot Water					
Refrig. A/C, Ht Ducts	3				
Evaporative Cooling					
Heat Pump					
None P/P					
Burner	Gas	Oil			
FIREPLACE					
Single	1 St	2 St			
Double	1 st	2 st			
Heatolater					
Gas Lighter					
Raised Hearth					
Free Standing					
Backing:					
ELECTRICAL					
Romex	Conduit				
Fixtures					
Few	Many				
Cheap	Average				
Special					

DATE	7-11-91	A	B	C	D								
CLASS USE	RES												
QUALITY	2	3	4	5									
CONDITION	avg												
ARCHITECTURE													
Cape Cod													
Colonial													
Ranch													
Spanish													
Rustic													
Modern													
Split Level													
No. of Stories:	1												
USE TYPE													
Single Family													
-Plex													
Apartment													
Motel													
No. of Units:													
CONSTRUCTION													
Sub-Standard													
Standard													
Above Standard													
Special													
FOUNDATION													
Concrete													
Reinforced													
Wood													
Pier													
Masonry													
Light	Heavy												
STRUCTURAL													
Wood Frame	2X6												
2X4													
Sheathing													
Concrete Block													
ROOM AND FINISH DETAIL													
Floors	B	1	2	3	W/W	Vin	Other	Wall Finish	Ceiling				
Rooms	All							Qua S/R	Pan W/P	Other	S/R	ASR	Other
Entr	1							HB					
Living	1							HB					
Din Ar	1							HB					
Din Rm	1							HB					
Family	1							HB					
Me Dr A	1												
Bed	3												
Bed	1												
Util	1												
Kitch	1												