



CARSON CITY 2021/2022 COUNTY BOARD OF EQUALIZATION

Date: February 9, 2021

Appeal Case # 2021-000008

APN: _009-758-19

**Property Owner: Bonnie R Redfearn, Trustee
H & B R Redfearn Trust**

Property Location Address: 1218 Bandtail Drive

January 29, 2021

NOTICE OF HEARING

Aubrey Rowlett, Trustee
885 E. Musser St., Suite 1028
Carson City, NV 89701

VIA CERTIFIED MAIL
Return Receipt Requested
7009 2820 0003 7789 3540
VIA EMAIL: ARowlett@carson.org

HEARING DATE: Tuesday, February 9, 2021
HEARING TIME: 8:00 a.m. (approximately)
HEARING LOCATION: Carson City Community Center
Robert "Bob" Crowell Board Room
851 East William Street
Carson City, Nevada

PROPERTY INFORMATION: 1218 Bandtail Drive, APN 009-758-19

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

Dear Ms. Rowlett:

The Carson City Board of Equalization will hear the Approval of Value Change Request for **REDFEARN, H&B R TRUST 7/24/92** 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 prior to 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 question.

Sincerely,

AUBREY ROWLETT, Clerk
BOARD OF EQUALIZATION

By:



Cheryl Eggert, Chief Deputy Clerk

/kmk
Encl.

c: Dave Dawley, Assessor
Benjamin Johnson, Deputy District Attorney

BOARD OF EQUALIZATION ROLL CHANGE REQUEST

2021/2022 Secured Roll
(Year)

We request that the County Board of Equalization make the following changes in valuation on the property shown below.

Parcel Number: 009-758-19

Parcel Address: 1218 Bandtail Drive

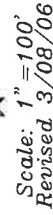
	CURRENT VALUE		PROPOSED VALUE	
	TAXABLE	ASSESSED	TAXABLE	ASSESSED
Land	\$39,000	\$13,650	\$39,000	\$13,650
Improvements	\$182,276	\$63,796	\$205,791	\$72,027
Total	\$221,276	\$77,446	\$244,791	\$85,677

Explanation: Realtor Kathy Tatro is listing this home and discovered an area that was not included in the gross living area. Upon physical inspection by the Carson City Assessor's Office it was determined that a 286 square foot area should be added to the gross living area, changing the gross living area from 1,392 square feet to 1,678 square feet. A 109 square foot covered porch was changed to a 96 square foot solid wall enclosed porch with 13 square feet of covered porch remaining.

Owner notified by mail

By: Jeremy Saposnek, Property Appraiser

Date: 01/14/2021



CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES
ONLY, IT DOES NOT REPRESENT A SURVEY. NO LIABILITY
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE
DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR
MAPS AT NO CHARGE FROM OUR WEBSITE AT
www.carson-city.nv.us

1



Carson City Assessor's Office

Appraisal Photograph



Parcel Number: **009-758-19**
Carson City, Nevada

Date of Photograph: *November 21, 2003*

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 00975819

File No 202100975819RE - 2786

SUBJECT

Property Address 1218 BANDTAIL DRIVE

City State Zip

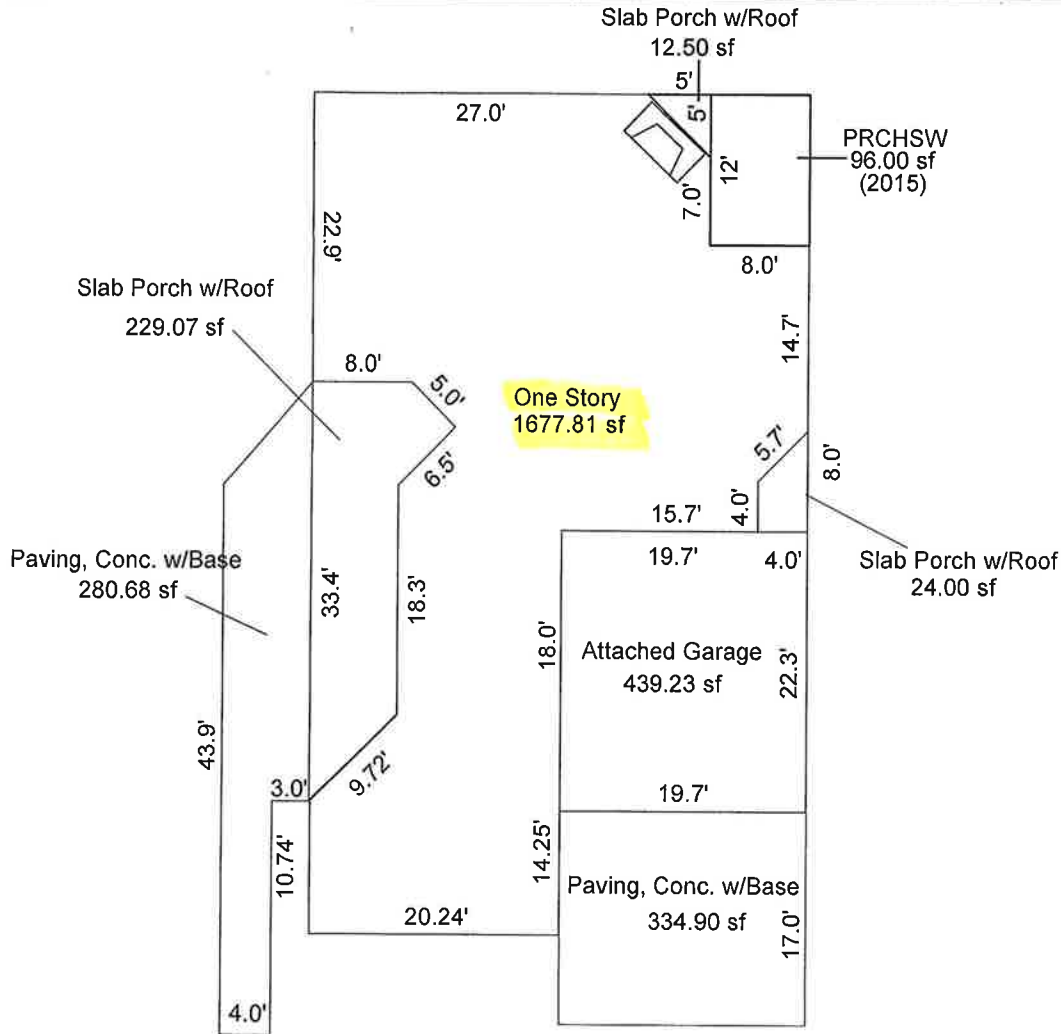
Owner

Client

Appraiser Name CARSON CITY ASSESSORS OFFICE

Inspection Date 01/14/20219701

IMPROVEMENTS SKETCH



Scale: 1" = 15'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
SF 1STORY	One Story	1.00	1677.8075	222.68	1677.8075
MSR 701	Attached Garage	1.00	439.2311	84.00	439.2311
MSR 904	Slab Porch w/Roof	1.00	24.0000	21.66	
	Slab Porch w/Roof	1.00	229.0713	81.06	
	Slab Porch w/Roof	1.00	12.5000	17.07	265.5713
OTH	PRCHSW	1.00	96.0000	40.00	96.0000
MSR 1618	Paving, Conc. w/Base	1.00	334.9000	73.40	
	Paving, Conc. w/Base	1.00	280.6773	113.75	615.5773

Comment Table 1

Comment Table 2

Comment Table 3

Net LIVABLE Area (rounded w/ factors) 1678

AREA CALCULATIONS

Marshall and Swift Residential Structure
Structure: SINGLE FAMILY RES Totals

Section: Main Home	Units	Unit Cost	Total Cost New
Additional Features			
Slab Porch with Roof	266 Sq.Ft.	\$26.02	\$6,921.00
Additional Features Subtotal			\$6,921.00
Basic Residence			
Frame, Stucco	1,678 Sq.Ft.	\$89.42	\$150,047.00
Composition Shingle	1,678 Sq.Ft.	\$3.69	\$6,192.00
Warmed & Cooled Air	1,678 Sq.Ft.	\$7.70	\$12,921.00
Automatic Floor Cover Allowance	1,678 Units	\$6.97	\$11,696.00
Automatic Appliance Allowance	1 Units	\$5,362.50	\$5,363.00
Plumbing Fixtures	9 Units	\$2,185.04	\$19,665.00
Plumbing Rough-ins	1 Units	\$772.20	\$772.00
Raised Subfloor	1,392 Sq.Ft.	\$12.78	\$17,790.00
Single 1-Story Fireplace	1 Units	\$5,605.60	\$5,606.00
Slab on Grade	286 Sq.Ft.	\$8.21	\$2,348.00
Basic Residence Subtotal			\$232,400.00
Less Depreciation			
Combined Depreciation	27.0 Percent		(\$64,618.00)
Less Depreciation Subtotal			(\$64,618.00)
Main Home Subtotals			
Main Home Repl. Cost New	1,678 Sq.Ft.	\$142.62	\$239,321.00
Main Home Depreciation	1,678 Sq.Ft.	(\$38.51)	(\$64,618.00)
Main Home Miscellaneous	0 Units	\$0.00	\$0.00
Main Home RCN Less Depr.	1,678 Sq.Ft.	\$104.11	\$174,703.00
Structure Totals			
Replacement Cost New:	1,678 Sq.Ft.	\$142.62	\$239,321.00
Depreciation:	1,678 Sq.Ft.	(\$38.51)	(\$64,618.00)
Miscellaneous:	0 Units	\$0.00	\$0.00
RCN Less Depreciation:	1,678 Sq.Ft.	\$104.11	\$174,703.00
Non MS Outbuildings::	0 Sq.Ft.	\$0.00	\$0.00
Total Structure Cost:	1,678 Sq.Ft.	\$104.11	\$174,703.00

2

Marshall and Swift Residential Structure
Structure: SITE IMPROVEMENTS Totals

	Units	Unit Cost	Total Cost
Outbuildings			
8" BLK WALL W/STUCCO	54 Sq.Ft.	\$16.77	\$661.00
ATT GARAGE STUCCO QUAL 1-4	729 Sq.Ft.	\$29.07	\$15,470.00
COMMON AREA HERITAGE PARK	1 Quantity	\$1,533,017.00	\$7,378.00
FLATWORK-CONCRETE 3" (0-999SF)	642 Sq.Ft.	\$5.13	\$2,404.00
GARAGE SEMI-FINISH	729 Sq.Ft.	\$3.50	\$1,863.00
ORNAMENTAL IRON FENCE PER SF	12 Sq.Ft.	\$18.00	\$158.00
PORCH - SOLID WALL	96 Sq.Ft.	\$53.27	\$2,327.00
SPRINKLERS-RESIDENTIAL X 1/2 (+100C	1 Quantity	\$1,132.80	\$827.00
Outbuildings Subtotal			\$31,088.00

Structure Totals

Replacement Cost New:	2,262 Sq.Ft.	\$0.00	\$0.00
Depreciation:	2,262 Sq.Ft.	\$0.00	\$0.00
Miscellaneous:	0 Units	\$0.00	\$0.00
RCN Less Depreciation:	2,262 Sq.Ft.	\$0.00	\$0.00
Non MS Outbuildings::	2,262 Sq.Ft.	\$13.74	\$31,088.00
Total Structure Cost:	2,262 Sq.Ft.	\$13.74	\$31,088.00

2

SUBJECT

APN 009-758-19

Zip 89701

Appraiser Name **Heather M**

IMPROVEMENTS SKETCH



Code	Description	Factor	Size	Perimeter	Totals
GBAR	Residence	1.00	1391.90	185.7	1391.90
CCCP	CCCP	1.00	108.50	47.1	
	CCCP	1.00	24.00	21.7	
	CCCP	1.00	229.07	81.1	361.57
ATT	Att. Garage	1.00	439.23	84.0	
	Shop	1.00	289.55	68.2	728.78
CFW	CFW	1.00	26.00	54.0	
	CFW	1.00	334.90	73.4	
	CFW	1.00	280.68	113.8	641.58
TOTAL BUILDING (rounded)					1392

Breakdown			Subtotals
Residence			
0.5 x	0.0 x	0.1	0.70
0.5 x	5.0 x	5.0	12.50
	5.0 x	25.7	128.35
	4.0 x	18.7	74.68
0.5 x	4.0 x	4.0	8.00
	4.0 x	14.7	58.68
	4.0 x	9.0	36.00
	4.1 x	8.1	33.65
0.5 x	8.1 x	8.1	33.06
0.5 x	6.5 x	6.5	21.13
	20.3 x	22.9	465.15
	3.6 x	13.3	47.85
0.5 x	1.7 x	2.5	2.21
7 remaining calculations			469.95
20 Areas Total (rounded)			1392

AREA CALCULATIONS

Standard Report

2018-19

10/24/17

Estimate Number: 15405
 Parcel Number: 009-758-19
 Property Location: 1218 BANDTAIL DRIVE
 Surveyed By: DD
 Survey Date: 07/12/17
 Year Built: 2003
 Tax Roll Year: 18/19
 Local Multiplier: 1.0600

Property Appraisal System
 Improvement #: 1 001

Land Use Code: 200

Residence Type: Single-family Residence
 Cost As Of: 12/2016
 Cost Database Date: 12/2016
 Style: One Story
 Exterior Wall: Frame, Stucco
 Plumbing Fixtures: 9

Floor Area: 1,392 Square Feet
 Quality: 3.50 Average/Good

	Units	Cost	Total
Base Cost	1,392	79.91	111,235
Plumbing Fixtures	9	1,929.76	17,368
Composition Shingle	1,392	3.29	4,580
Raised Subfloor	1,392	11.25	15,660
Floor Cover Allowance	1,392	6.15	8,561
Warmed & Cooled Air	1,392	6.78	9,438
Plumbing Rough-ins	1	679.65	680
Single 1-Story Fireplace	1	4,940.40	4,940
Appliance Allowance	1	5,022.28	5,022
Basic Structure Total Cost	1,392	127.50	177,484
Slab Porch with Roof	362	22.46	8,131
Subtotal Extras			8,131
Replacement Cost New	1,392	133.34	185,615
Total Depreciated Cost			185,615
Total			185,615

Remarks: 002 ATT GARAGE STUCCO QUAL 1-4	2003	729	GRAST1
003 GARAGE SEMI-FINISH	2003	729	GSFN
004 FLATWORK-CONCRETE 3"	2003	642	CFW3
005 8" BLK WALL W/STUCCO	2003	54	WALLSC
006 ORNAMENTAL IRON FENCE, PER SF	2003	12	OIRF
007 SPRINKLERS-RESIDENTIAL X 1/2 (<1000 SF)	2003	1	SPRKRH
008 COMMON AREA HERITAGE PARK	1996	1	C0975332

