

Situs & Keyline Description:
 0 STATE ROUTE 447 WASHOE COUNTY
 SEC 31 TWP 21 RGE 23

Owner & Mailing Address:
 STAR LIVING TRUST
 SADRI TRUSTEE, FRED
 PO BOX 81624
 LAS VEGAS, NV 89180

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 079-150-10

Card 1 of 1
 Bld. 0-0



Tax District: 4000

printed: 12/26/2017

ACTIVE

6802.23

LAWW - AG

VALUATION HISTORY							PARCEL VALUE SUMMARY		Database	Roll Year	Prior % Complete	% Complete
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost	PROD			
2018 NR	9,466	0	0	0	9,466	3,313	Building Value					
2017 FV	9,997	0	0	0	9,997	3,499	Extra Feature Value					
2016 FV	9,427	0	0	0	9,427	3,299	Land Value	9,466				
2015 FV	9,210	0	0	0	9,210	3,224	Taxable Value	9,466				
2014 FV	8,225	0	0	0	8,225	2,879	Exemption	0				
2013 FV	10,105	0	0	0	10,105	3,537	FLAGS					
2012 FV	9,850	0	0	0	9,850	3,447	Type	Value				
2011 FV	9,613	0	0	0	9,613	3,365	Cap Code	NFM				
2010 FV	7,931	0	0	0	7,931	2,776	Eligible for Form?	NO				
2009 FV	7,617	0	0	0	7,617	2,666	Low Cap Percentage	0				
2008 FV	5,993	0	0	0	5,993	2,098	Parcel Map	0				
2007 FV	5,481	0	0	0	5,481	1,918						

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Code	Description	Category	Units	Code	Description	Yr Bld	Units	Cost New	Tot Lump Sum Adj				
Type									Sub Area-RCN	0			
Occupancy									% Incomplete	100			
Story/Frame									% Depreciation	.00			
Quality									\$ Dep & Inc	0			
Year Built	WAY	%Comp	Year of Addn/Remodel						Obso/Other Adj.	0			
	0	0							Sub Area DRC	0			
BUILDING CHARACTERISTICS									Additive DRC	0			
Category	Code	Type	%						Total DRC				
									Override	0			
									Cost Code	89502			
				Base Rate Adjustment				Adj.					
				Construction Modifiers				Adj.					
							Gross Living/Building Area		0				
							Perimeter		0				

#	Bld	Date	User ID	Activity Notes
1	0-0	10/22/2013	csarman	REXT LAWV IMPROVEMENT LINE DONE 10/22/2013 BY REVIEWED-NO CHGS ON IMP REPORT, LAND LINE DONE 10/23/2013 BY JAK

EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes

LAND VALUE		DOR Code	600	Neighborhood	6802.23	LAWW - AG	Land Size		639.5800	Unit Type	AC		
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes
1	GRZ2	Grazing2	GR	639.58	AA	0	14.80					9,466	

This information is for use by the Washoe County Assessor for assessment purposes only.

WFZ0219



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BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
STAR LIVING TRUST	4747575	09/25/2017	600	3NTT			ORDER FROM JULY 17 2008
STAR LIVING TRUST	4630135	09/08/2016	600	3BF		5,000	
STAR LIVING TRUST	4335755	03/18/2014		3BEA			
SADRI, FRED	3758659	05/12/2009	GRZ2	3BGG			33% INTO TRUST
SADRI, FRED	2900593	08/06/2003	GRZ2	3NTT			FILE # - SPOUSE NO
NEVADA LAND &	2900592	08/06/2003	GRZ2	2MQC	4DEC	1,000,000	A INCLUDES 9 PARCELS

#	Bld	Date	User ID	Activity Notes
2	0-0	10/12/2012	csarm	REXT LAND AND IMPROVEMENT LINES COMPLETE - LAWW IMPROVEMENT LINE DONE
3	0-0	10/26/2011	kjohn	REXT LAWW IMPROVEMENT LINE DONE 10/26/2011 BY REVIEWED-NO CHGS ON IMP
4	0-0	07/07/2010	kjohn	REXT LAWW IMPROVEMENT LINE DONE 07/07/2010 BY REVIEWED-NO CHGS ON IMP
5	0-0	10/31/2009	kjohn	REXT LAWW IMPROVEMENT LINE DONE 10/31/2009 BY REVIEWED-NO CHANGES ON
6	0-0	10/14/2008	PJO	REXT LAWW IMPROVEMENT LINE DONE 01/00/1900 BY NO CHANGES ON IMP REPORT,
7	0-0	08/25/2006	mbozm	REXT
8	0-0	08/28/2001	RLS	REXT
9	0-0	08/03/2012	csarm	AERL - PICTOMETRY REVIEW
10	0-0	10/18/2016	rlope	REXT BY CSS - 10/14/2016