

Situs & Keyline Description:
 0 PIERSON CANYON RD WASHOE COUNTY
 SEC 5 TWP 20 RGE 23

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

WASHOE COUNTY APPRAISAL RECORD 2018

APN: 084-040-02

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	9,283	0	0	0	9,283	3,249	Building Value						
2017 FV	9,804	0	0	0	9,804	3,431	Extra Feature Value						
2016 FV	9,246	0	0	0	9,246	3,236	Land Value	9,283					
2015 FV	9,032	0	0	0	9,032	3,161	Taxable Value	9,283					
2014 FV	8,066	0	0	0	8,066	2,823	Exemption	0					
2013 FV	9,910	0	0	0	9,910	3,469	FLAGS						
2012 FV	9,659	0	0	0	9,659	3,381	Type	Value					
2011 FV	9,427	0	0	0	9,427	3,299	Cap Code	NFM					
2010 FV	7,778	0	0	0	7,778	2,722	Eligible for Form?	NO					
2009 FV	7,470	0	0	0	7,470	2,615	Low Cap Percentage	0					
2008 FV	5,877	0	0	0	5,877	2,057	Parcel Map	0					
2007 FV	5,375	0	0	0	5,375	1,881							

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		
										PROPERTY CHARACTERISTICS			
										Special Prop Code	Ag Land - Current -		
										Water	None		
										Sewer	None		
										Street	None		
										BUILDING NOTES			
										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	627.2400	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	627.24	AA	0	14.80					9,283	

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WFZ0223



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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	4630133	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	3BCT			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 - LAWV IMPROVEMENT LINE DONE
3	0-0	10/26/2011	kjohn	REXT LAWV IMPROVEMENT LINE DONE 10/26/2011 BY REVIEWED-NO CHGS ON IMP
4	0-0	07/07/2010	kjohn	REXT LAWV IMPROVEMENT LINE DONE 07/07/2010 BY REVIEWED-NO CHGS ON IMP
5	0-0	10/31/2009	kjohn	REXT LAWV IMPROVEMENT LINE DONE 10/31/2009 BY REVIEWED-NO CHANGES ON
6	0-0	10/14/2008	PJO	REXT LAWV IMPROVEMENT LINE DONE 01/00/1900 BY NO CHANGES ON IMP REPORT,
7	0-0	09/15/2006	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

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