

Situs & Keyline Description:
 0 STATE ROUTE 447 WASHOE COUNTY
 FR NW4 SW2 SEC 33 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: 079-150-09

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	8,288	0	0	0	8,288	2,901	Building Value					
2017 FV	8,753	0	0	0	8,753	3,064	Extra Feature Value					
2016 FV	8,254	0	0	0	8,254	2,889	Land Value	8,288				
2015 FV	8,064	0	0	0	8,064	2,822	Taxable Value	8,288				
2014 FV	7,202	0	0	0	7,202	2,521	Exemption	0			Reopen	Code:
2013 FV	8,848	0	0	0	8,848	3,097	FLAGS				Reappraisal	
2012 FV	8,624	0	0	0	8,624	3,018	Type	Value				
2011 FV	8,417	0	0	0	8,417	2,946	Cap Code	NFM				
2010 FV	6,944	0	0	0	6,944	2,430	Eligible for Form?	NO		NC / C	New Land	New Sketch
2009 FV	6,670	0	0	0	6,670	2,335	Low Cap Percentage	0				
2008 FV	5,247	0	0	0	5,247	1,836	Parcel Map	0				
2007 FV	4,799	0	0	0	4,799	1,680				By:		Date:

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	% Complete	
Type											0		
Occupancy											0		
Story/Frame											100		
Quality											.00		
Year Built	WAY	%Comp	Year of Addn/Remodel								\$ Dep & Inc	0	
	0	0									Obso/Other Adj.	0	
BUILDING CHARACTERISTICS											Sub Area DRC	0	
Category	Code	Type	%								Additive DRC	0	
											Total DRC	0	
											Override	0	
											Cost Code	89502	
				Base Rate Adjustment	Adj.						PROPERTY CHARACTERISTICS		
											Special Prop Code	Ag Land - Current -	
											Water	None	
											Sewer	None	
											Street	None	
				Construction Modifiers	Adj.						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		560.0000	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	560.00	AA	0	14.80					8,288	

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

WFZ0217



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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			
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
NEVADA LAND &	2507304	12/13/2000		3NTT			INC 079-150-09,11,13

#	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	08/25/2006	mbozm	REXT
8	0-0	09/12/2003	zzz	
9	0-0	09/05/2003	ZZZ	
10	0-0	08/28/2001	RLS	REXT