

Situs & Keyline Description:
 0 INTERSTATE 80 E WASHOE COUNTY
 SEC 3 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: 084-040-04

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	9,473	0	0	0	9,473	3,316	Building Value					
2017 FV	10,004	0	0	0	10,004	3,501	Extra Feature Value					
2016 FV	9,435	0	0	0	9,435	3,302	Land Value	9,473				
2015 FV	9,217	0	0	0	9,217	3,226	Taxable Value	9,473				
2014 FV	8,231	0	0	0	8,231	2,881	Exemption	0				
2013 FV	10,113	0	0	0	10,113	3,540	FLAGS					
2012 FV	9,857	0	0	0	9,857	3,450	Type	Value				
2011 FV	9,620	0	0	0	9,620	3,367	Cap Code	NFM				
2010 FV	7,937	0	0	0	7,937	2,778	Eligible for Form?	NO				
2009 FV	7,623	0	0	0	7,623	2,668	Low Cap Percentage	0				
2008 FV	5,998	0	0	0	5,998	2,099	Parcel Map	0				
2007 FV	5,485	0	0	0	5,485	1,920						

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									0				
Occupancy									0				
Story/Frame									100				
Quality									.00				
Year Built	WAY	%Comp	Year of Addn/Remodel						0				
									0				
BUILDING CHARACTERISTICS									0				
Category	Code	Type	%						0				
									0				
									89502				
PROPERTY CHARACTERISTICS													
				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	RXT 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	640.0800	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	640.08	AA	0	14.80					9,473	

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

WFZ0225



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
	2117820	07/17/1997					

#	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	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