

Situs & Keyline Description:
 0 INTERSTATE 80 E WASHOE COUNTY
 FR SEC 15 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: 084-130-07

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				
						Building Value							
2018 NR	4,082	0	0	0	4,082	1,429	Extra Feature Value						
2017 FV	4,311	0	0	0	4,311	1,509	Land Value	4,082					
2016 FV	4,066	0	0	0	4,066	1,423	Taxable Value	4,082					
2015 FV	3,972	0	0	0	3,972	1,390	Exemption	0			Reopen	Code:	
2014 FV	3,547	0	0	0	3,547	1,241	FLAGS				Reappraisal		
2013 FV	4,358	0	0	0	4,358	1,525	Type	Value					
2012 FV	4,248	0	0	0	4,248	1,487	Cap Code	NFM					
2011 FV	4,146	0	0	0	4,146	1,451	Eligible for Form?	NO			NC / C	New Land	New Sketch
2010 FV	3,420	0	0	0	3,420	1,197	Low Cap Percentage	0			By:	Date:	
2009 FV	3,285	0	0	0	3,285	1,150	Parcel Map	0					
2008 FV	2,585	0	0	0	2,585	905							
2007 FV	2,364	0	0	0	2,364	827							

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		275.8300	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	275.83	AA	0	14.80					4,082	

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

WFZ0231



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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	4630134	09/08/2016	600	3BF		3,000	
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	10/10/2006	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