

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 3-1
Hearing Date 02/26/2021
Tax Year 2020

APN: 035-093-12

Owner of Record: DE TORRES, LAURA F
VALLEJO, GIOVANY T

Property Address: 5080 Saguaro Drive

Square Feet (Inc Finished Bsmt) 2,128

Built / WAY: 2018

Parcel Size: 16,161.00 Sq Ft

Description / Location: The subject consists of a 2,128 square foot manufactured home built in 2018. It is located in Sun Valley east of Sun Valley Blvd and south of E 1st St.

2020/21 Taxable Value: Land: \$75,200
Improvements: \$102,308
Total: \$177,508
Taxable Value / SF: \$83

Sales Comparison Approach: Indicated Value Range: \$269,000 - \$295,000
Indicated Value Range / SF: \$126 - \$169



Conclusions: Taxable value does not exceed full cash value. The manufactured home on the property was converted to real property in October of 2019. The proposed value reflects the manufactured home costed as real property for the 2020/2021 tax year.

PREPARED BY: Jeffrey Lewis, Appraiser

REVIEWED BY: Howard Stockton, Senior Appraiser

ASSESSOR'S EXHIBIT I
31 PAGES

The subject property comprises a mobile home converted to real property, built in 2018. The subject is 2,128 square feet of living area and is located on a 0.37 acre lot off of Saguaro Drive in Sun Valley. The lot is built into a hillside and approximately one quarter of the lot has slight topography and is not currently developed.

IS-1 is similar to the subject in home size, quality, and lot size. However, the dirt road easement access off of Chocolate Drive is inferior to the subject. Overall, IS-1 is considered a reasonable indicator of value for the subject.

IS-2 is the least comparable property to the subject. It is inferior in living area and lot size but superior in year built. However, the sales price of this property suggests a similar value to that of the subject. The price per square foot metric will render a higher dollar amount due to the smaller living area and therefore should not be given as much consideration in the final opinion of value.

IS-2 is similar to the subject in age, quality, and location. However, the home and lot size are inferior. Due to IS-2's relatively small home size, the \$169 per square foot value is a high indicator.

IS-3 is slightly inferior in living area and year built. This property contains a detached garage which contributes to the overall value. Due to the garage IS-3 is considered a high indicator of value.

Although IS-4 is similar in size, age, and quality, it is the oldest of the comparable sales. Consequently, an upward adjustment for market conditions is necessary.

LS-1 through LS-3 indicate a land value range from \$80,000 to \$90,000. All comparables have mobile home hookups, LS-1 and LS-3 are slightly inferior in size, and LS-2 is slightly superior in size. Due to the characteristics of the subject property the value of the subject property's land would fall on the low end of the value range.

Even though the subject value is expected to fall in the middle to low end of the range, all the comparable sale prices are significantly higher than the subject's total taxable value of \$177,508 or \$163 per square foot.

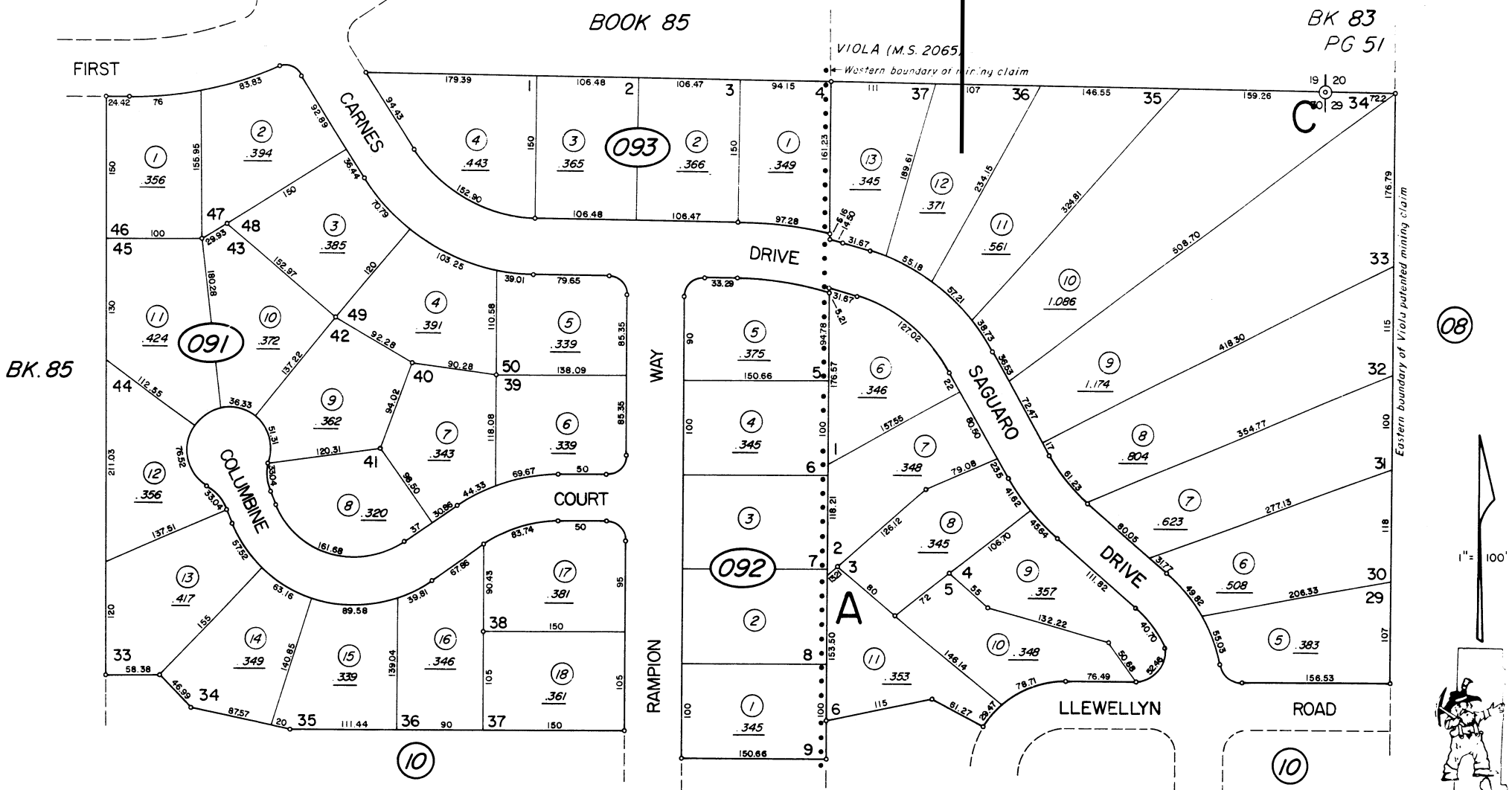
PREPARED BY: Jeffrey Lewis, Appraiser

REVIEWED BY: Howard Stockton, Senior Appraiser

1278
SUN VALLEY VIEW ESTATES

2133
MACKY HEIGHTS

35-09



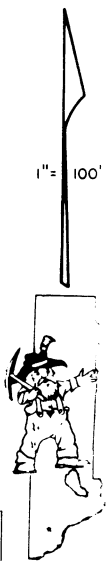
BK. 85

BK 83
PG 51

NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

Assessor's Map County of Washoe, Nevada
NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Drawn by MKC 2/72 RET 2/84
Revised by 99-2/84/853/85
3/95 TWT-2/27/88



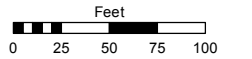
PORTION OF NE ¼ OF SE ¼ OF SECTION 13, T20N - R19E &
S ½ OF NW ¼ OF SW ¼ OF SECTION 18, T20N - R20E

Assessor's Map Number

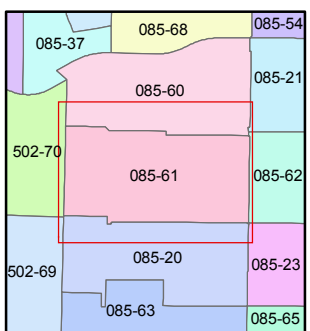
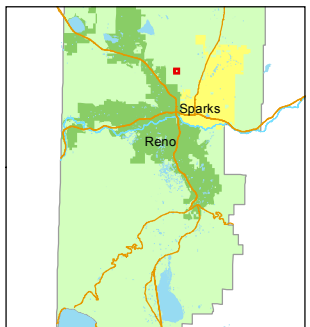
085-61

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231



1 inch = 100 feet

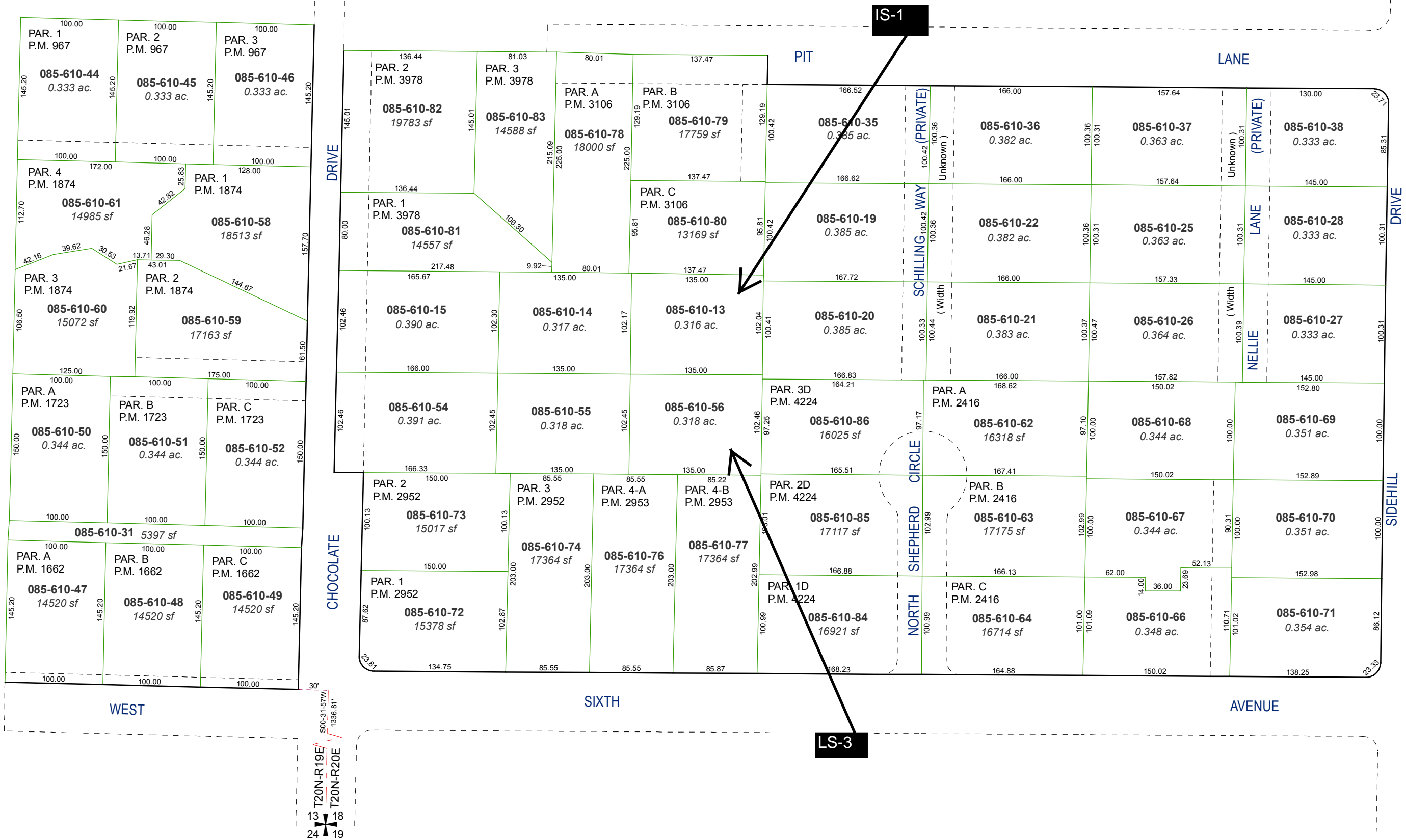


created by: TWT 8/2/2011

last updated: _____

area previously shown on map(s) _____

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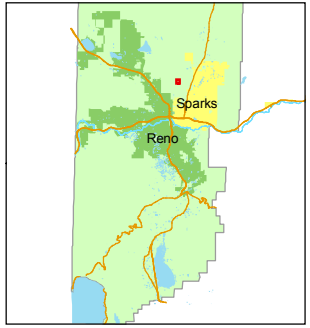
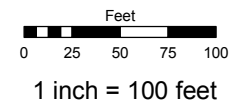
T20N-R19E
T20N-R20E
S00-31-57W
1336.81'

(# 573)
SUN VALLEY SUBDIVISION NO. 5
 N 1/2 OF SW 1/4 OF SEC. 17 T20N - R20E

Assessor's Map Number
504-04

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
 Joshua G. Wilson, Assessor

1001 East Ninth Street
 Building D
 Reno, Nevada 89512
 (775) 328-2231

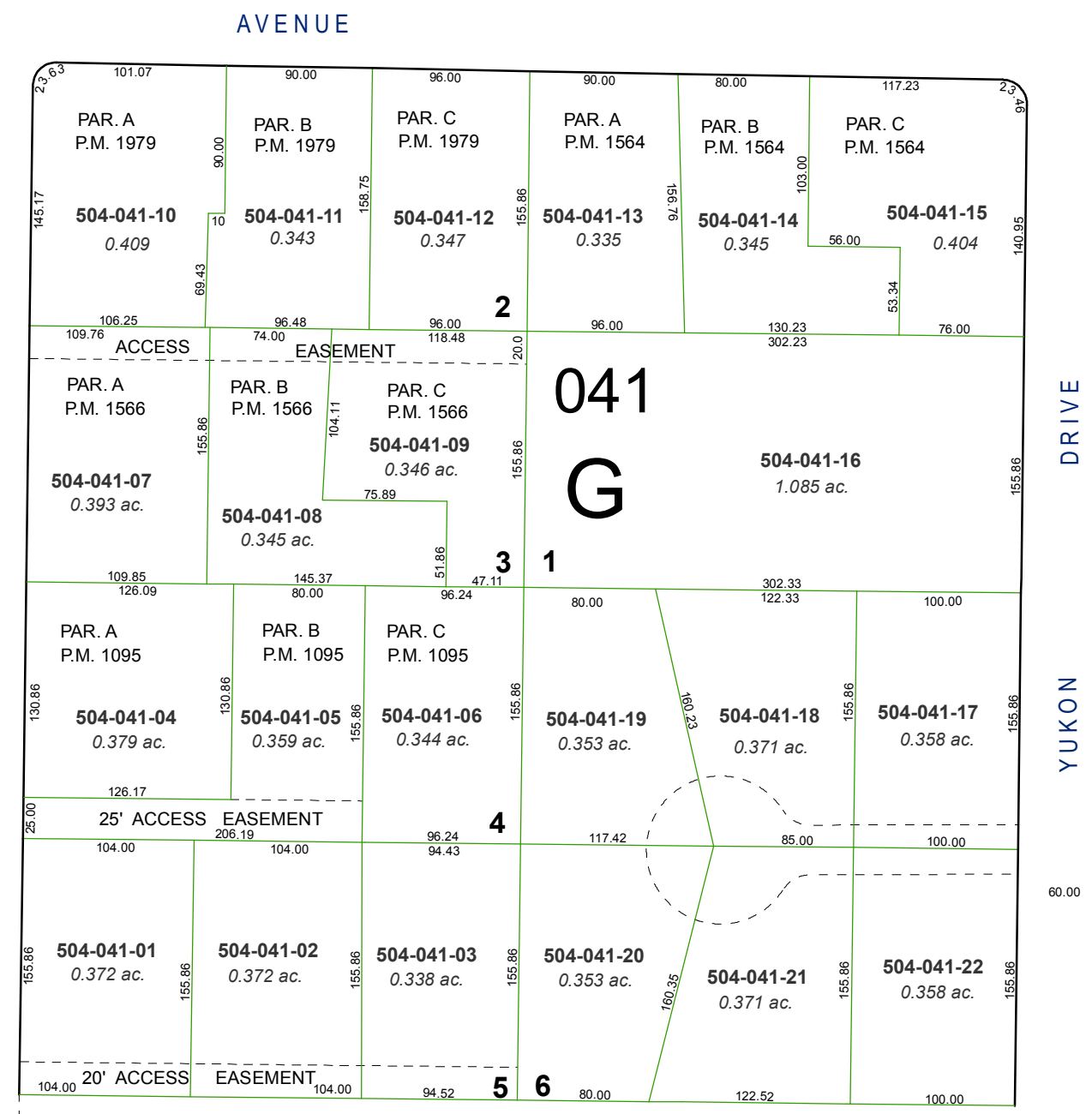
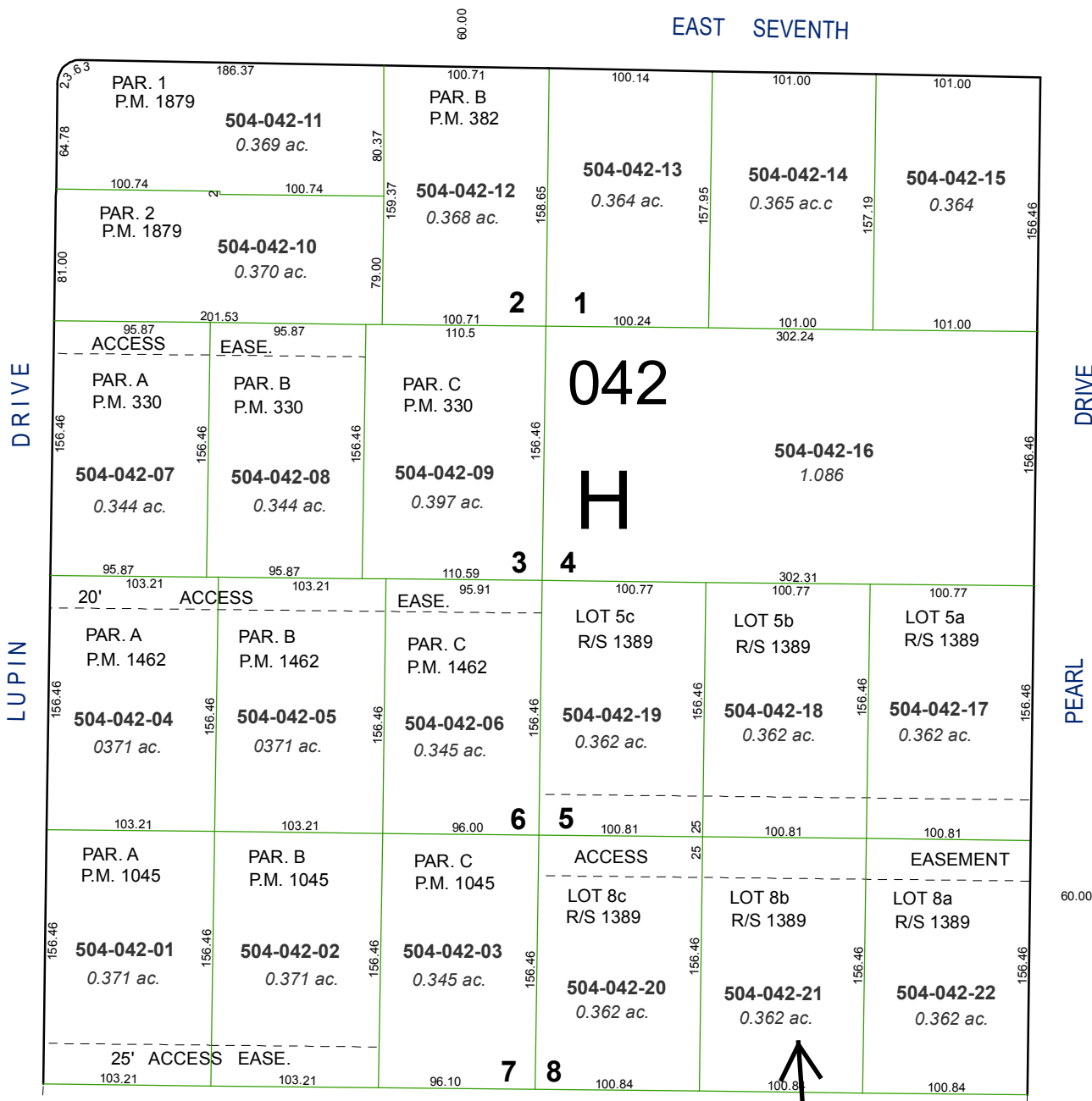


085-43	085-53	085-45
085-41	085-52	085-49
085-78	504-04	504-02
085-79	504-05	504-03
	085-56	504-14

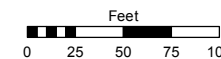


created by: DSR 10/22/2010
 last updated: _____
 area previously shown on map(s)
085-30

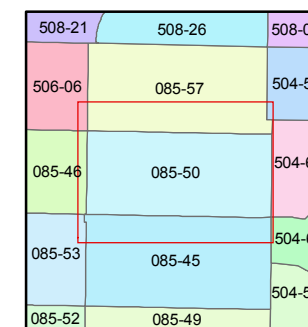
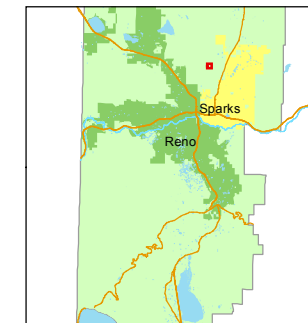
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



IS-4



1 inch = 100 feet



created by: TWT 7/13/2011

last updated:

area previously shown on map(s)

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JAN - MOR

COURT

(#573)

SUN VALLEY SUBDIVISION NO.5

(#1493)

OWEN SUBDIVISION

DRIVE

DRIVE

YUKON

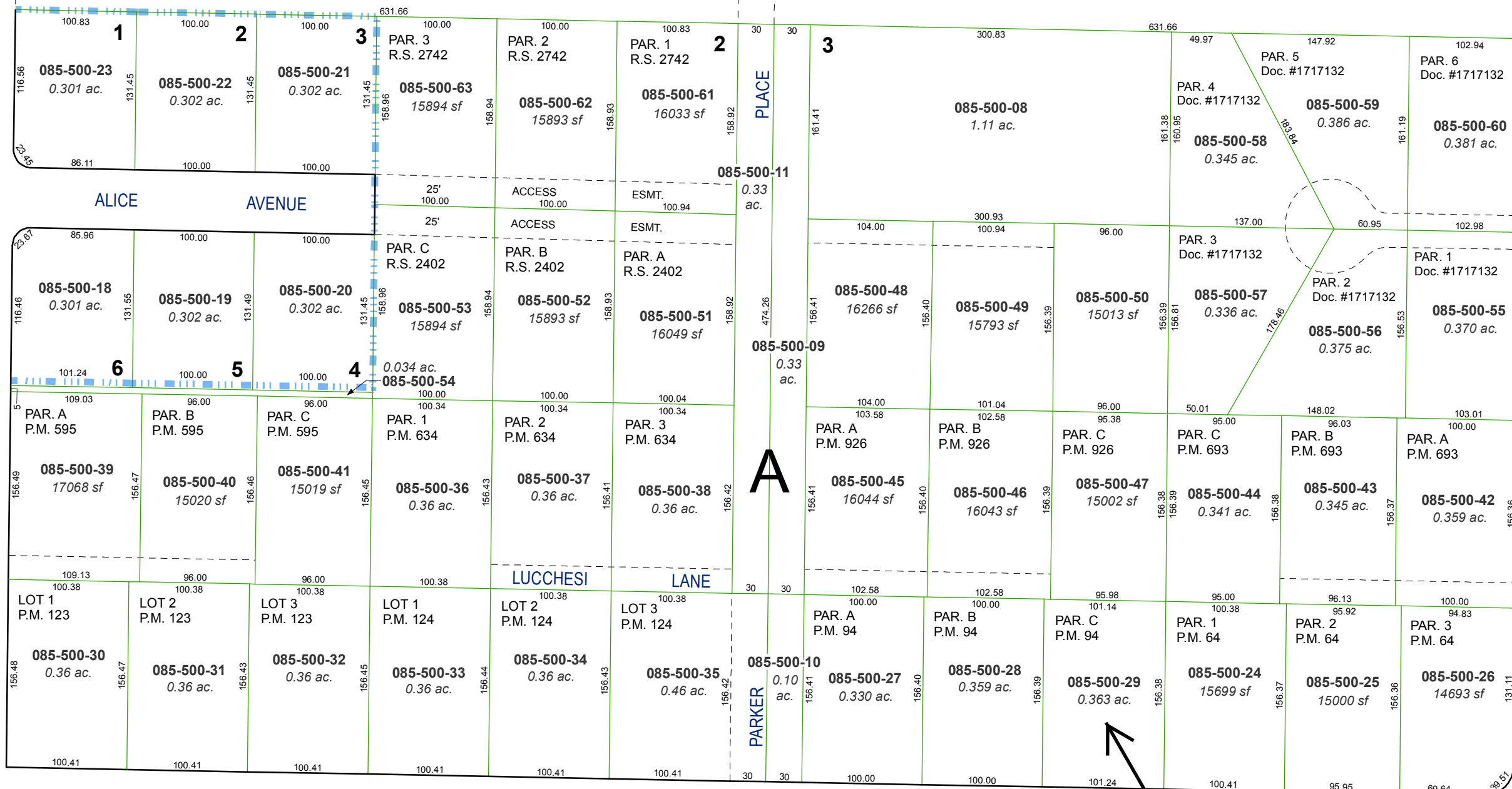
KLONDIKE

EIGHTH

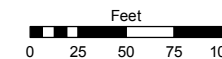
AVENUE

SOUTH 1/2 OF NE 1/4 OF NW 1/4 OF SEC. 17
T20N - R20E

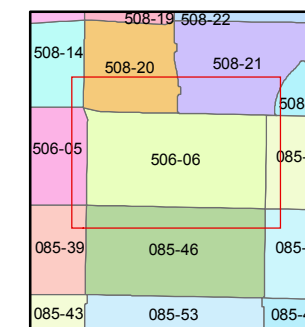
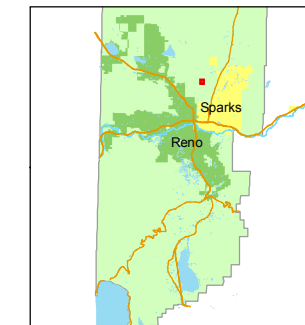
LS-1



A



1 inch = 100 feet



created by: DSR 11/15/2010

last updated:

area previously shown on map(s)

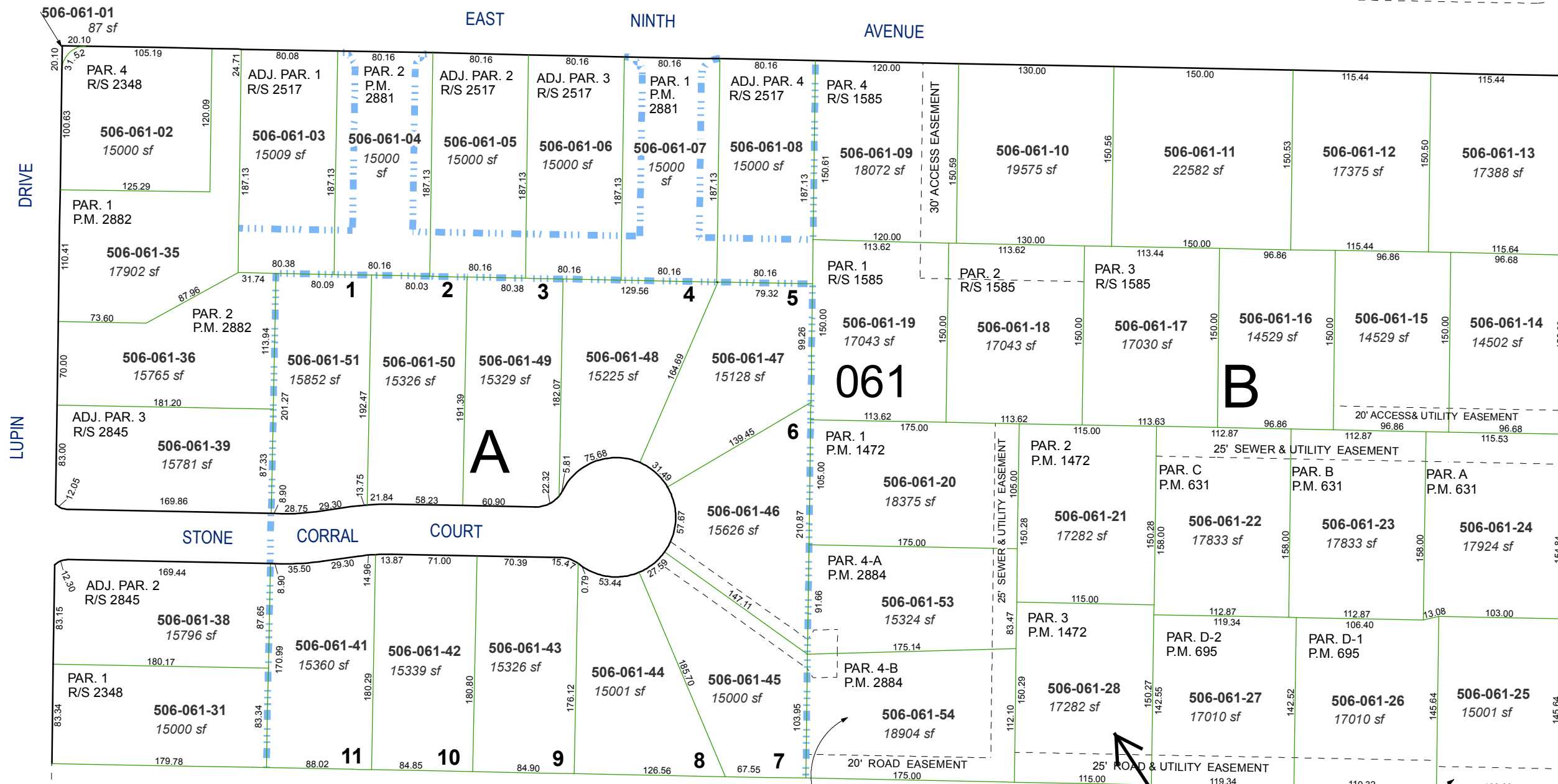
085-51

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(#1503) DARLING MOBILE HOME ESTATES UNIT ONE

(#573) SUN VALLEY SUBDIVISION NO. 5 NW 1/4 OF THE NW 1/4 OF SEC. 17, T20N - R20E

ARAPAHO DRIVE



NOTE: Access to Par. 4-B shall be via Stone Corral Ct.

(#3126) STONE CORRAL SUBDIVISION

LS-2

Manufactured Home Conversion to Real Property DATA 2020/21

Number Street Unit
 Situs 5080 SAGUARO DR
 Property Name

APN 035-093-12

CH20:

119718

year	Prior% Complete	% Complete
2021	100	100

Keyline MACKY HEIGHTS C or NC
 Description LT 36
 BLK C

Reopen Code: #E15 Appraiser JRL

FEB 19 2021 1

Insp Date 01/26/2021

BUILDING DETAILS		BUILDING CHARACTERISTICS		BUILDING FEATURES		BASE RATE ADJUSTMENTS	
Bld #	1	MS Floor Adj (BFLR)	BFLR	MS Base Appliance (BAPL)	1	Modifies the Sub Area Base Rate	
Section#	1	Exterior Wall(EW)	3 HARDBOARD ON FRAME	Bedrooms (BED)	4	Units	
Type	MRES Manufactured Resident	Exterior Wall(EW)		Bath - Full (BTHF)	2	Current Cost Multiplier	C8 Mobile/Manu code
Occupancy	006 Mobile Home Real Proper	Heat Type(HEAT)	1 FA ~ FORCED AIR	Bath - Half (BTHH)	0	Local Cost Multiplier	L0 Reno Frame code
Story	MHD~Double	Heat Type(HEAT)		SFR Plumbing Fixtures (FIX)	11	Building Adjustment (BD)	
Quality	25 Fair-Average	Roof Cover (ROOF)	2 COMP SHINGLE	Living Units in Building (LV)	1	Const Mod - Class (CL)	
Year Built	2018	Energy Adj (ENRG)	3-Moderate	Basement Garage Door single		Multi Story (MS)	
WAY	2018	Seismic	Seismic Frame	Basement Garage Door double		Other (OT)	
%Complete	100			Mobile Home Length (MBLN)	76	Quality - Multi Story (QS)	
Remodel Yr				Mobile Home Width(MBWD)	28	Site Split (SS)	

Multi- Res - Count of Unit Type per Bldg & # Fixtures per Type

Type	Count	#Fix per unit type
Apartment - Studio (AP0)		(FIX)
Apartment - 1 BR (AP1)		(FIX)
Apartment - 2 BR (AP2)		(FIX)
Apartment - 3 BR (AP3)		(FIX)
Apartment - 4 BR (AP4)		(FIX)
Apartment - 5 BR (AP5)		(FIX)
Apartment - 6 BR (AP6)		(FIX)
Apartment - 7 BR (AP7)		(FIX)

Living Area SF: 2128 *

Common Area Group Code

PROPERTY CHARACTERISTICS

Type	Code
Water (WT)	1 1-Municipal, 2-Well, 3-None
Sewer (SW)	1 1-Municipal, 2-Septic, 3-None
Street (ST)	1 1-Paved, 2-Unpaved, 3-None
Special Property Code (SP)	047

CONSTRUCTION MODIFIERS

Adjusts depreciation applied to Sub Areas

Type	%
Site (ST)	% good
Other (OT)	% good

example of % good: 90% = 10% downward adj.

New sketch in SKETCH database

Extra Features , Additives, and adjustments

Code	Description	Quality	Bld	Sec	Units	Unit Price	Yr Bld	Roll Yr	% Complete	Notes	Manual Cost	Manual Description/Notes
FWAS	FLATWORK ASPHALT	30	0		500		2.6	1985	0	100		
MHU6	MOBILE HOME WATER/SEWER/	30	0		1		4517	1985	0	100		
YIMP	YARD IMPROVEMENTS	30	0		2		1593.78	1985	0	100		
MHF1	MOBILE HOME POST/PIER	30	1	1	208	In Base		2018	2021	100		

Land Use Code	Zoning	# Units	Sub Type	Unit Price	Total Adj	Adj. Value	LAND SIZE	Influence 1 Code	Influence 1 %	Adj2 Code	Adj2 %	Zoning Note
230	MDS	1	ST		75200	1	75200	16161	0	0	0	
220							SF					

Total Adjusted Taxable Land Value: 75200

NBC CAAD DOR CODE: 220

NBC: CAAD
 APN: 035-093-12
 SITUS: 5080 SAGUARO DR
 LOT: MACKY HEIGHTS LT 36 BLK C
 PERMIT #: MHC-3219036
 OWNER: DE TORRES, LAURA F et al
 PERMIT SITUS:
 CONTRACTOR: MANUFACTURED HOUSING DIVISION

ISSUED: 05/07/2019

DATE: 01/26/2021

RETURN

APPR: JRL

CLOSE

REAPPRAISAL NO IC REOPEN (code) I5
 New Land New Sketch

NOTE: 100% 2021

DM: _____

OBSO: 0.00 DOR CODE: 230

STATUS: Assigned

VALUATION:

035-093-12

PHONE: _____
 DESCRIPTION: MOBILE HOME CONVERTER TO REAL PROPERTY

Active Permits on Parcel: 1

Bid of 0

BLDG ID: Section Total Bldgs:

IMPROVEMENTS

COMMERCIAL

Building Type: Ext Walls: Hardboard
 Occupancy:
 Occ Code: Roof Cover: Comp Shingle
 Stories: Heating Types: F/A
 Quality Class 2.5
 Year Built: 2018
 WAY: Remodel Year: Fixtures: 11
 % Complete: 100 Bedrooms: 4
 Baths - Full: 2
 Baths - Half: 0

Frame:
 Avg Wall Height/Floor:
 No. of Stories:
 Shape (M&S):
 Sprinklers:
 Elevators:
 Perimeter:
 Units per Building: 0

XFOBs

#	CODE	DESCRIPTION	QC	BLDG ID	UNITS	UNIT \$	YR BUILT	Pct Comp
1	FWAS	FW ASPHALT	30	-	500	3.72	1985	100%
2	MHU6	MH W/S/E/G	30	-	1	4,851.00	1985	100%
3	YIMP	YARD IMPS	30	-	2	1,680.00	1985	100%

LAND

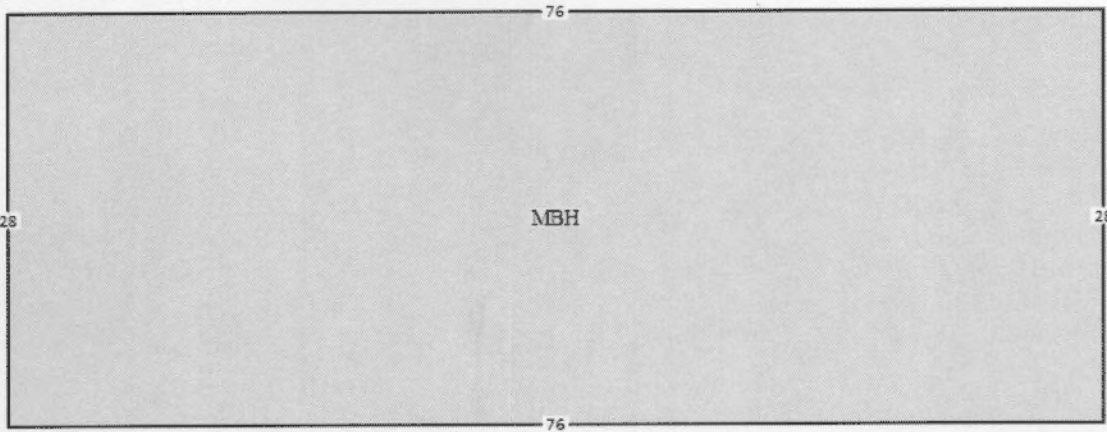
LUC	DESCRIPTION	UNITS	UNIT TP	STREET	WATER	SEWER	INFLUENCE	SUBD/UDEV	TAXABLE LAND
230	Mobile Home: Personal Property	1	ST	Paved	Municipal	Municipal			83,400

FIELD NOTES

28x76

SKETCH / AREA TABLE

Site Address	5080 SAGUARO DR	Parcel ID:	035-093-12
City	WASHOE COUNTY	State	NV
Owner Name	DE TORRES, LAURA F	Zip	89433
			Building Num 1



Comments **MHC-3219039 01/26/2021 JRL**

SUBAREA DETAIL

Code	Description	Year On	% of Base	Actual Area	Effective Area	Heated Area	Perimeter	Depreciated CAMA Value
MBH	MOBILE HOME MAIN LIVING AREA	2018	100.00%	2128	2128	2128	208	\$0 (E)



OFFICE OF WASHOE COUNTY ASSESSOR
MICHAEL E. CLARK

MANUFACTURED HOME CONVERSION CH20 LINE CALCULATION

	APN / PPID	2020 Tax Rate	2020 Total Net Taxes	2020 Tax District
RP	035-093-12	3.2402 %	316.75	4000
PP	3219036	3.2402 %	1040.93	4000

	APN / PPID	2020 Taxable Land	2020 Taxable Imps	Total Taxable
RP	035-093-12	75,200	4,558	79,757
PP	3219036	0	32,125	32,125

% land and improvements per NAC 361

	APN / PPID	% Land	% Imps	Taxes Land	Taxes Imps	Taxes Total
RP	035-093-12	94.3 %	5.7 %	298.65	18.10	316.75
PP	3219036	0.00 %	100 %	0.00	1,040.93	1,040.93
Cross Check			Total Tax \$	298.65	1,059.03	1,357.68
Sum of 2020 Total Net Taxes						1,040.93


	APN / PPID	% Land to 035-093-12	Land Taxes	% Imps to 035-093-12	Imp Taxes	Total Taxes
RP	035-093-12	100.00 %	298.65	100.00 %	18.10	316.75
PP	3219036	0.00 %	0.00	100.00 %	1,040.93	1,040.93
			Totals	298.65	1,059.03	1,357.68

	APN / PPID	Parent Tax Rate	Land Taxable Value	Imps Taxable Value
RP	035-093-12	3.2402 %	26,335	1,596
PP	3219036	3.2402 %	0	91,787

	Land Taxable Value	Imps Taxable Value	Total Taxable	Total Assessed
2020 CH20 Line for 035-093-12	26,335	93,383	119,718	41,901

Washoe County Personal Property Record Card

Acct	3219036	Status	5080 SAGUARO DR, SUN VALLEY		Printed	01/13/2021	Tax Year	2019			
5080 SAGUARO DR SUN VALLEY, NV 89433-			APN.	035-093-12		Totals					
			Tax Dist.	TRUCKEE MEADOWS FPD		Aquisition	\$92,902				
			NBC	SPLT - NEW PARCEL NBC NOT YET ASSIGNED		Taxable	\$92,902				
			Land Use			Assessed	\$32,516				
			SPC			Exemptions	\$0				
			Cap Code	AFM20 PAT form mailed 2020		Abatements	\$0				
			St Use Code	MOBILE/MANUFACTURED HOMES		Net Assessed	\$32,516				
NAICS	001 Not Applicable										



No.	Asset Code	Asset Category	Specific Description	Serial #	Ec. Lf.	Ex. Fig	Year Acq	Aquisition Cost	Factors			Taxable Value	Override Value	Assessed Value
									Index	% DPR	Obseol.			
1	A82	POST 1982 MOBILE HOME	2018 76X28 CMH MFG W		0	N	2019	\$92,902	1.0000	0%	0%	\$92,902		\$32,516

This document accurately conveys information stored in the Assessor's database at the time of printing. This data was developed for assessment purposes only. No liability is assumed as to the accuracy, sufficiency or suitability of the information contained herein for any other particular use. The Washoe County Assessor's Office assumes no liability whatsoever associated with the use or misuse of such data.

COUNTY OF WASHOE

DOC #5019241

04/14/2020 11:02:45 AM
Electronic Recording Requested By
FIRST CENTENNIAL - RENO (MAIN OF
Washoe County Recorder
Kalie M. Work
Fee: \$43.00 RPTT: \$0
Page 1 of 3

Assessor's Parcel # 035-093-12

**AFFIDAVIT
CONVERSION OF
MANUFACTURED/MOBILE HOME
TO REAL PROPERTY
NRS 361.244**

PART I TO BE COMPLETED BY APPLICANT: MANUFACTURED/MOBILE HOME INFORMATION

1. Owner/Buyer name Biglow Properties LLC AND
 OR
 JTWROS

2. Owner of land (if leased) N/A

3. Physical location of manufactured/mobile home 5080 Saguaro Dr, Sun Valley, NV 89433

4. Manufactured/mobile home description: Manufacturer Clayton Model 51SSP28434AH18
Model Year 2018 Serial # BUC006723AZAB Length 76' Width 336"

5. New lienholder:

Name _____

Address _____

PART II LAND OWNER SIGNATURE (If real property is leased in accordance with NRS 361.244.1.B)

As the owner of the real property listed at _____, I,
_____ consent to the conversion of the above described manufactured
home from personal property to real property.

SIGNATURE-OWNER/BUYER _____ DATE _____ SIGNATURE-OWNER/BUYER _____ DATE _____

PRINT NAME _____ PRINT NAME _____

STATE OF NEVADA, COUNTY OF _____

This affidavit was acknowledged before me on _____, 20__ by _____

Person(s) appearing before notary

Signature of notarial officer Notary Public

ASSESSOR'S PARCEL # 035-093-12

PART III OWNER/BUYER SIGNATURE(S)

The undersigned, as owner(s)/buyer(s) of the above described manufactured/mobile home and real property (unless leased as indicated in Part II and financed in accordance with NRS 361.244.1.B), affirm that the home has been installed in accordance with all state and local building codes and agree(s) to the conversion of the above described home to real property, understanding that any liens or encumbrances on the unit may become a lien on the land.

ALL DOCUMENTS RELATING TO THE MANUFACTURED/MOBILE HOME AS PERSONAL PROPERTY MUST BE SURRENDERED TO THE MANUFACTURED HOUSING DIVISION. THIS CONVERSION IS NOT VALID UNTIL ISSUANCE OF A "REAL PROPERTY NOTICE". THE MANUFACTURED/MOBILE HOME WILL THEN BE PLACED ON THE SUCCEEDING TAX ROLL AS REAL PROPERTY.

[Signature] 4/9/20
SIGNATURE-OWNER/BUYER DATE
Brian Bigelow, Member
PRINT NAME

[Signature] 4/9/20
SIGNATURE-OWNER/BUYER DATE
Estella M. Bigelow, Member
PRINT NAME

SIGNATURE-OWNER/BUYER DATE

PRINT NAME

SIGNATURE-OWNER/BUYER DATE

PRINT NAME

STATE OF NEVADA, COUNTY OF WASHOE

This affidavit was acknowledged before me on April 9, 2020 by Brian Bigelow & Estella M. Bigelow

[Signature] Notary Public
Signature of notarial officer



ENDORSEMENT REQUIRED BY COUNTY ASSESSOR WHERE MOBILE HOME IS SITUATED THAT PERSONAL PROPERTY TAXES ARE PAID IN FULL FOR THE CURRENT FISCAL YEAR PER NRS 361.244.

See Attached Exhibit "A"
Signature of County Assessor Date FOR TAX YEAR _____

Print Name

WHEN RECORDED MAIL TO:

NAME:
ADDRESS/ CITY/ STATE/ ZIP:

DISTRIBUTION:
ORIGINAL TO MANUFACTURED HOUSING DIV.
COPY TO LIENHOLDER OR OWNER/BUYER
rev 09/13

Exhibit "A"

From: dpestoni@washoecounty.us
Sent: Friday April 10, 2020
To: Dorothy Johnson - First Centennial Title Company <dorothyj@firstcentennial.com>
Subject: County Endorsement

Good Day!

This e-mail is to certify that the taxes are current on the structure below:

Address: 5080 Saguaro Dr., Sun Valley

Serial Number: BUC006723AZAB

Make/Model: CMH1 / 5SSP28764AH18

This e-mail will serve as your endorsement for the *Nevada Housing Division / Manufactured Housing Office*.

Please print out this e-mail including and submit it with your TL-100 Transfer Title Affidavit.

If you have any questions or concern about the titling process, please e-mail:
[mailto:titles@housing.nv.gov?subject=I have a titling question](mailto:titles@housing.nv.gov?subject=I%20have%20a%20titling%20question)

Washoe County Assessor
Personal Property Division
Delene Pestoni
Principal Account Clerk
1001 E 9th Street
Reno, NV 89503
775-328-2213

First Centennial Title of Nevada

**** REAL ESTATE CLOSING ****

13738

Borrower: Giovany Torres-Vallejo and Laura Felipe De Torres

NHD 2020-04-15 14:07:30

Seller: Bigelow Properties, LLC.

Lender: Wells Fargo Bank, N.A.

0568029938

Property: 5080 Saguaro Drive/Sun Valley

Closer/Responsible Party: Randi Bennett

Settlement Date: May 1, 2020

Disbursement Date: April 14, 2020

Check Amount: \$40.00 20000420-RB

Pay To: Manufactured Housing

For: Home Conversion Fee

Home Conversion Fee (H.12) \$40.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER



First Centennial Title of Nevada
Trust Account
1450 Ridgeview Drive, Suite 100
Reno, NV 89519
(775)689-8510

CITY NATIONAL BANK
555 So. Flowers St., 21st Floor
Los Angeles, CA 90071

013738

ESCROW NUMBER	DATE	AMOUNT
20000420-RB	04/14/2020	\$40.00

PAY Forty and 00/100 Dollars

TO THE ORDER OF Manufactured Housing
1830 E. College Pkwy., Ste. 120
Carson City, NV 89706

VOID AFTER 60 DAYS

Randi Bennett

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈013738⑈ ⑈122016066⑈ 555293623⑈

STATE OF NEVADA
HOUSING DIVISION

B0354446

Certificate of Ownership

NHD 2020-04-15 14:07:30

ISSUED

ISSUE DATE: 10/21/2019

WARNING:

There may be outstanding liens against this structure which do not appear on the face of this certificate. Interested person(s) should contact Manufactured Housing.

OWNERS:

BIGELOW PROPERTIES LLC
5080 SAGUARO DR
SUN VALLEY, NV 89433

THIS CERTIFICATE IS EVIDENCE OF LEGAL OWNERSHIP OF THE STRUCTURE IT DESCRIBES. THIS CERTIFICATE OF TITLE REMAINS IN FORCE AND EFFECT UNTIL ITS CANCELLATION.

LIENHOLDER:

WARNING:

ENDORSEMENT REQUIRED BY COUNTY ASSESSOR WHERE MOBILE HOME IS SITUATED THAT ALL TAXES HAVE BEEN PAID BEFORE TITLE CAN BE TRANSFERRED.

Serial No: BUC006723AZAB

Year: 2018

Make/Model: CLAYTON 51SSP28764AH18

Size: 336" x 76"

SIGNATURE ASSESSOR OR DEPUTY ASSESSOR

VOID IF DUPLICATED

OWNERS/TRANSFERORS

PURCHASER/TRANSFEREES

NHIS-2020-04-16 11:07:30

1. [Signature] 4/9/20
 SIGNATURE DATE
[Signature] 4/9/20
 SIGNATURE DATE
 This instrument was acknowledged before me on this 9 day of April, 2020
 By Brian Bigelow and Estella Bigelow
 STATE OF Nevada
 COUNTY OF Washoe
 ANDREA M. LOGAN Notary Public
 Appointment Recorded in Washoe County
 No: 99-51415-2 - Expires Jan. 06, 2023
[Signature]
 Notary Public

4. [Signature] 4/9/20
 SIGNATURE DATE
[Signature] 4/9/20
 SIGNATURE DATE
 Note: If a box is not selected, the new certificate will be made to show (or).
 AND OR ITWROS [CHECK ONE BOX ONLY]
Brian Bigelow
 NAME (PLEASE PRINT OR TYPE)
Estella Bigelow
 NAME (PLEASE PRINT OR TYPE)
 PHYSICAL LOCATION: 5050 Seigward Dr
Sun Valley Washoe NV 89433
 CITY COUNTY STATE ZIP
737 Sweet Briar Ln Sparks, NV 89436
 MAIL ADDRESS CITY STATE ZIP

Above signatures of the OWNERS as described on the face of this Certificate releases the OWNER'S interest in the described structure.

This instrument was acknowledged before me on this 9 day of April, 2020

LIENHOLDER RELEASE

2. _____
 COMPANY NAME
 By _____
 SIGNATURE DATE

 SIGNATURE DATE
 Above signatures of the LIENHOLDER as designated on the face of this Certificate releases The LIENHOLDER'S interest in the described structure

By Brian Bigelow and Estella Bigelow
 STATE OF Nevada
 COUNTY OF Washoe
 ANDREA M. LOGAN Notary Public
 Appointment Recorded in Washoe County
 No: 99-51415-2 - Expires Jan. 06, 2023
[Signature]
 Notary Public

Transferee accepts transfer & hereby applies to State of NV for Certificate of Ownership

DEALER

3. _____
 SIGNATURE DATE

 SIGNATURE DATE
 DEALER NAME (PLEASE PRINT OR TYPE) LIC NUMBER

 ADDRESS CITY STATE ZIP CODE

NEW LIEN HOLDER

NAME (PLEASE PRINT OR TYPE)
 ADDRESS CITY STATE ZIP



First Centennial Title of Nevada
1450 Ridgeview Drive, Suite 100, Reno, NV 89519
Phone: (775)689-8510 • Fax: 775-689-8520

April 14, 2020

Manufactured Housing
1830 E. College Pkwy Suite 120
Carson City, Nevada 89706

RE: Escrow No.: 20000420-RB

Dear Penny

In connection with the above-mentioned escrow, enclosed are the following,

1. Our check in the amount of \$40.00
2. Certified copy of the Affidavit of Conversion
3. Original Title w/county sign off letter

Please convert to real property.

If you have any questions regarding the above mentioned, please contact the undersigned.

Thank you,

Dorothy J. Johnson
Escrow Assistant
dorothyj@firstcentennial.com

From: dpestoni@washoecounty.us
Sent: Friday April 10, 2020
To: Dorothy Johnson - First Centennial Title Company <dorothyj@firstcentennial.com>
Subject: County Endorsement

Good Day!

This e-mail is to certify that the taxes are current on the structure below:

Address: 5080 Saguaro Dr., Sun Valley

Serial Number: BUC006723AZAB

Make/Model: CMH1 / SSSP28764AH18

This e-mail will serve as your endorsement for the *Nevada Housing Division / Manufactured Housing Office*.

Please print out this e-mail including and submit it with your TL-100 Transfer Title Affidavit.

If you have any questions or concern about the titling process, please e-mail:
[mailto:titles@housing.nv.gov?subject=I have a titling question](mailto:titles@housing.nv.gov?subject=I%20have%20a%20titling%20question)

Washoe County Assessor
Personal Property Division
Delene Pestoni
Principal Account Clerk
1001 E 9th Street
Reno, NV 89503
775-328-2213

COUNTY OF WASHOE

Assessor's Parcel # 035-093-12

DOC #5019241

04/14/2020 11:02:45 AM
Electronic Recording Requested By
FIRST CENTENNIAL - RENO (MAIN OF
Washoe County Recorder
Kalie M. Work
Fee: \$43.00 RPTT: \$0
Page 1 of 3

**AFFIDAVIT
CONVERSION OF
MANUFACTURED/MOBILE HOME
TO REAL PROPERTY
NRS 361.244**

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL
FIRST CENTENNIAL TITLE CO. OF NEVADA
BY: [Signature]

PART I TO BE COMPLETED BY APPLICANT: MANUFACTURED/MOBILE HOME INFORMATION

1. Owner/Buyer name Biglow Properties LLC AND
 OR
 JTWRQS

2. Owner of land (if leased) N/A

3. Physical location of manufactured/mobile home 5080 Saguaro Dr, Sun Valley, NV 89433

4. Manufactured/mobile home description: Manufacturer Clayton Model 51SSP28434AH18
Model Year 2018 Serial # BUC006723AZAB Length 76' Width 336"

5. New lienholder:
Name _____
Address _____

PART II LAND OWNER SIGNATURE (If real property is leased in accordance with NRS 361.244.1.B)

As the owner of the real property listed at _____, I,
_____ consent to the conversion of the above described manufactured
home from personal property to real property.

SIGNATURE-OWNER/BUYER _____ DATE _____ SIGNATURE-OWNER/BUYER _____ DATE _____

PRINT NAME _____ PRINT NAME _____

STATE OF NEVADA, COUNTY OF _____

This affidavit was acknowledged before me on _____, 20__ by _____

Person(s) appearing before notary

Signature of notarial officer Notary Public

COUNTY OF WASHOE

Assessor's Parcel # 035-093-12

E-RECORDED simplifile

ID: 5019241
County: Washoe
Date: 4/14/2020 Time: 11:02

**AFFIDAVIT
CONVERSION OF
MANUFACTURED/MOBILE HOME
TO REAL PROPERTY
NRS 361.244**

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home from personal property to real property.

SIGNATURE-OWNER/BUYER DATE SIGNATURE-OWNER/BUYER DATE

PRINT NAME PRINT NAME

STATE OF NEVADA, COUNTY OF _____

This affidavit was acknowledged before me on _____, 20__ by

Person(s) appearing before notary

Notary Public
Signature of notarial officer

ASSESSOR'S PARCEL # 035-093-12

PART III OWNER/BUYER SIGNATURE(S)

The undersigned, as owner(s)/buyer(s) of the above described manufactured/mobile home and real property (unless leased as indicated in Part II and financed in accordance with NRS 361.244.1.B), affirm that the home has been installed in accordance with all state and local building codes and agree(s) to the conversion of the above described home to real property, understanding that any liens or encumbrances on the unit may become a lien on the land.

ALL DOCUMENTS RELATING TO THE MANUFACTURED/MOBILE HOME AS PERSONAL PROPERTY MUST BE SURRENDERED TO THE MANUFACTURED HOUSING DIVISION. THIS CONVERSION IS NOT VALID UNTIL ISSUANCE OF A "REAL PROPERTY NOTICE". THE MANUFACTURED/MOBILE HOME WILL THEN BE PLACED ON THE SUCCEEDING TAX ROLL AS REAL PROPERTY.

[Signature] 4/9/20
SIGNATURE-OWNER/BUYER DATE
Brian Bigelow, Member
PRINT NAME

[Signature] 4/9/20
SIGNATURE-OWNER/BUYER DATE
Estella M. Bigelow, Member
PRINT NAME

SIGNATURE-OWNER/BUYER DATE

PRINT NAME

SIGNATURE-OWNER/BUYER DATE

PRINT NAME

STATE OF NEVADA, COUNTY OF WASHOE

This affidavit was acknowledged before me on April 9, 2020 by
Brian Bigelow & Estella M. Bigelow

Person(s) appearing before Notary
[Signature] Notary Public
Signature of notarial officer



ENDORSEMENT REQUIRED BY COUNTY ASSESSOR WHERE MOBILE HOME IS SITUATED THAT PERSONAL PROPERTY TAXES ARE PAID IN FULL FOR THE CURRENT FISCAL YEAR PER NRS 361.244.

See Attached Exhibit "A"
Signature of County Assessor Date FOR TAX YEAR _____

Print Name

WHEN RECORDED MAIL TO:

NAME:
ADDRESS/ CITY/ STATE/ ZIP:

DISTRIBUTION:
ORIGINAL TO MANUFACTURED HOUSING DIV.
COPY TO LIENHOLDER OR OWNER/BUYER
rev 09/13

Exhibit "A"

From: dpestoni@washoecounty.us
Sent: Friday April 10, 2020
To: Dorothy Johnson - First Centennial Title Company <dorothyj@firstcentennial.com>
Subject: County Endorsement

Good Day!

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<mailto:titles@housing.nv.gov?subject=I have a titling question>

Washoe County Assessor
Personal Property Division
Delene Pestoni
Principal Account Clerk
1001 E 9th Street
Reno, NV 89503
775-328-2213

Washoe County 2020 Final APPRAISAL RECORD



APN: 035-093-12

2020

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 5080 SAGUARO DR WASHOE COUNTY Database R_2020 NBHD CAAD Appr JRL Exemption AV|Exemption
 Owner DE TORRES, LAURA F Printed 1/26/2021 Sun Valley -- Mobile Ho
 5080 SAGUARO DR SUN VALLEY, NV 89433 Tax District 4000 FOR COST ESTIMATES ONLY
 Property Name

Reopen			
Reappraisal			

Valuation History							Parcel Value Summary		OBSO	<input type="checkbox"/> Change	<input type="checkbox"/> No Change
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD			
2020 VN	75,200		4,558		79,758	27,915	Land Value	75,200			
2020 NR	75,200		4,558		79,758	27,915	Building Value	97,750			
2019 FV	75,200		4,590		79,790	27,927	XFOB Value	4,558			
2018 FV	63,000		4,577		67,577	23,652	Obsolescence	0			
2017 FV	49,000		4,675		53,675	18,786	Taxable Value	177,508			
2016 FV	45,000		5,058		50,058	17,520	Total Exemption				
2015 FV	38,000		4,977		42,977	15,042					
									Parcel Total		
									New Const		<input type="checkbox"/> NC <input type="checkbox"/> C
									New Land		
									Remainder	119,718	<input type="checkbox"/> New Sketch

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	MRES	Manufactured Residen	BUILDING LEVEL			BAPL	1	Base Appliance	100	MHWL	3	MBH MODERATE CLIMATE WA	100
Occ	006	Mobile Home Real Pro	Rate Adj			BED	4	Bedrooms	100	EWMH	3	HARDBOARD ON FRAME	100
Stry/Frm	14 MH2	Mobile Home Double W	Lump Sum			BFLR	1	Base Flooring	100	ROOF	2	COMPOSITION SHINGLE	100
Quality	25	Fair-Average				BTHF	2	Bath - Full	100	HEAT	1	FORCED AIR	100
Year Built	2018		PARCEL LEVEL			FIX	11	Plumbing Fixtures	100				
WAY	2018		Lump Sum	0		LV	1	Living Units in Building	100				
Remodel Yr			%Obso	0.0000		MBLN	76	Mobile Home Length	100				
% Comp	100	%DPR 3.0				MBWD	28	Mobile Home Width	100				

Sub Area																				
										Extra Features										
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
MBH	MOBILE HOME MAIN			2,128	47.36	100,773	1	FWAS	FW ASPHALT	30	1	500	3.50	1985		100	1,750	831		
							2	MHU6	MH W/S/E/G	30	1	1	4,517.00	1985		100	4,517	2,146		
							3	YIMP	YARD IMPS	30	1	2	1,664.00	1985		100	3,328	1,581		
							4	MHF1	MH POST/PI	30	1	208	0.00	2018	2020	100				

Gross Bldg Area 2,128 Perimeter 208 Sub Area RCN 100,773

Building Notes		Building Cost Summary	
		Building RCN	100,773
		Depreciation	3,023
MHC-		Building DRC	97,750
		Extra Feature DRC	4,558
		Building Obso	
Building Name		Total DRC	102,308
		Override Value	

Land Value: 1 Lines Total													Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	Water	Municipal		
220	Mobile Home: Converted t	MDS	1	ST	75,200.00					75,200		16,161	Sewer	Municipal		
												0.371	Street	Paved		
												220	Street	Paved		
													SPC	047		

Washoe County 2020 Final APPRAISAL RECORD

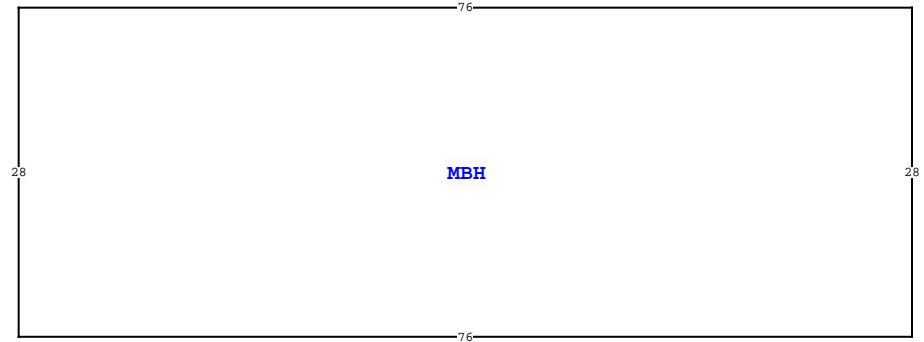
APN: 035-093-12

PAGE 2 of 1

Owner DE TORRES, LAURA F
 Keyline Description MACKY HEIGHTS LT 36 BLK C

NBHD CAAD Sun Valley -- Mobile Homes

Appr JRL



Activity Information						
Date	User ID	Activity Notes				
8/8/2019	TAO	Re-appraisal Review				
9/1/2017	JW	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
BIGELOW PROPERTIES LLC	5029821	5/14/2020	230	286,500	4BV	
TRIMBLE, CYNTHIA L	4910845	5/15/2019	230	92,000	1GCA	
TRIMBLE, CYNTHIA L	4910844	5/15/2019	230	0	3BCT	
TRIMBLE, DELBERT W & CYN	3675012	7/31/2008	230	0	3BCT	
	1024750	9/27/1985		0		
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
7/25/2019	WBLD19-102451	SITE INSPECTION FOR REPLAC		C	100%	