

**Sierra County  
Parcel Comparison**

- Area of investigation
- County Boundary



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# Sierra County Parcel & Structure Research

## Verdi, CA Vicinity, Sierra County

I pulled a random selection of 36 parcels from the Sierra County Assessor's site (where Improvement Value was greater than 0) to get the square footage of buildings. See Table 1. Buildings in two rough classes are highlighted in yellow (approx. 1,500 square feet) and orange (approx. 2,000 square feet). We do not have GIS data for this area, so I can't pinpoint the location of these Sierra County parcels within the Verdi, CA area of interest.

APN	Square Footage		
0230900050	656	0231500190	1927
0231000070	902	0231300350	1937
0230700730	933	0230700630	2058
0230900290	1010	0230700520	2144
0230700480	1028	0231300160	2210
0231400070	1232	0231000090	2365
0230900180	1284	0230700700	2373
0231300240	1360	0231400020	2612
0230900220	1464	0231300330	2625
0230700610	1488	0230700470	2660
0230700110	1568	0231300390	2703
0231500320	1630	0231500410	3004
0231300110	1640	0230700510	3628
0231400040	1659	0231500250	3890
0231500330	1683	0230700500	3923
0230700560	1754	0231500280	4192
0231500170	1759	0231500260	4548
0231500200	1784	0231500120	5796

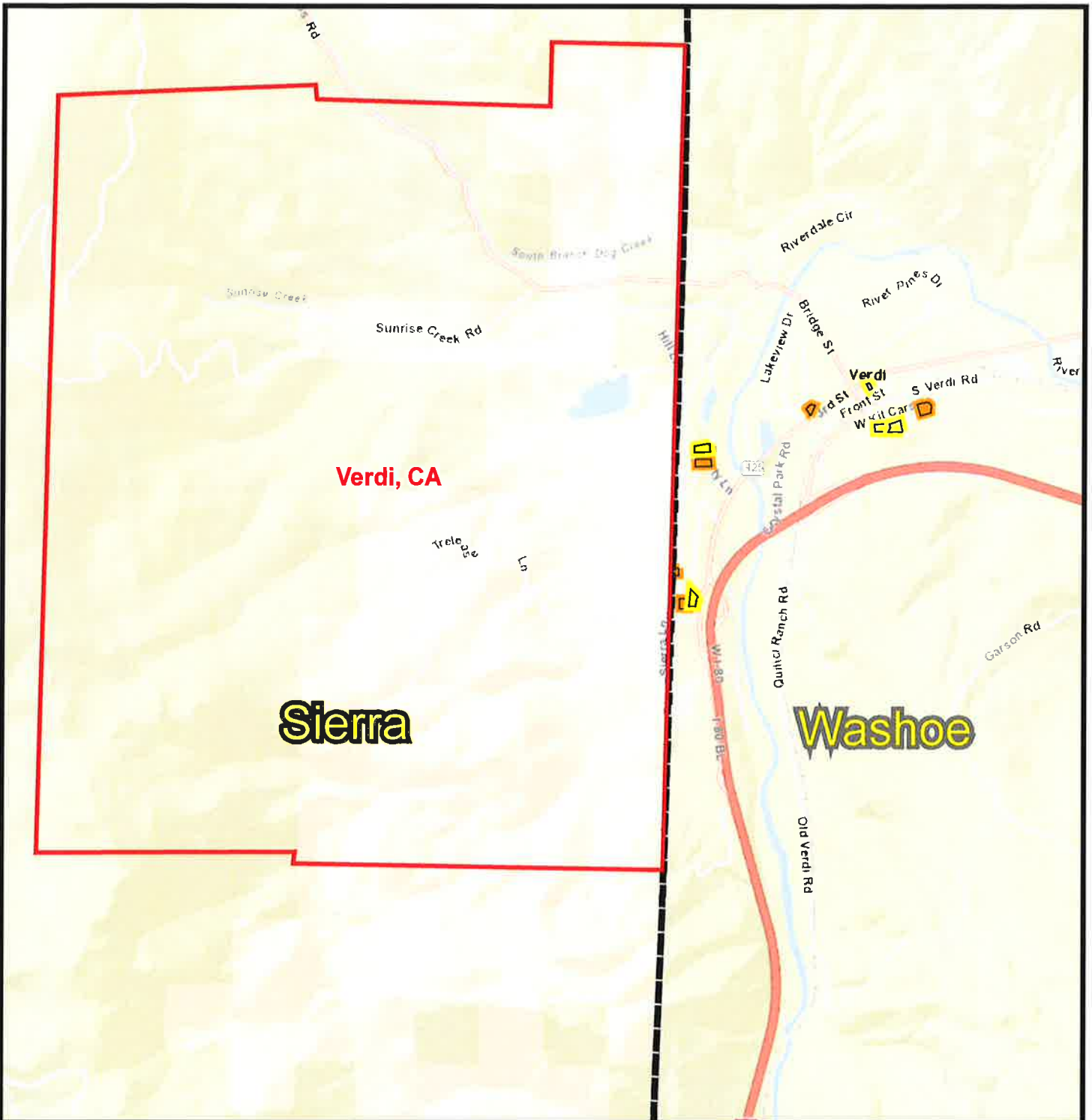
Table 1. Verdi, CA; Parcel PIN and Building Square Footage.

## Verdi, Washoe County





Table 2 shows 5 parcels from Verdi area in **Washoe County** in the two square footage brackets, along with the assessed TMFPD taxes for 2017. These comparison parcels are shown on the map (next page).

PIN	SQFEET	TAXVALUE	TMFPDTAX
038-224-11	1494	\$ 80,590	\$375
038-074-26	1504	\$ 56,256	\$246
038-074-27	1504	\$ 77,198	\$367
038-082-08	1504	\$103,869	\$494
038-393-09	1508	\$ 25,618	\$112
<b>AvgTMF_Tax= \$319</b>			
Each of the 5 parcels above (approximately 1,500 sq ft houses) paid an average of \$319 tax to TMF.			
PIN	SQFEET	TAXVALUE	TMFPDTAX
038-082-06	1995	\$ 98,552	\$464
038-051-24	1998	\$ 82,984	\$414
038-224-14	2006	\$105,255	\$501
038-074-40	2007	\$ 86,906	\$421
038-225-14	2009	\$ 46,834	\$227
<b>AvgTMF_Tax= \$405</b>			
Each of the 5 parcels above (approximately 2,000 sq ft houses) paid an average of \$405 tax to TMF.			

Table 2. Verdi, NV Washoe County Comparison Parcels.



### Verdi Parcel Comparison

-  Area of investigation
- Washoe County Comparison Parcels**
-  1494 - 1508 Square Feet
-  1509 - 2009 Square Feet
-  County Boundary



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### Cold Springs Vicinity, Sierra County

The vicinity of Cold Springs in Sierra County only had a few parcels that listed Improvement Value greater than 0. I pulled all eleven of those parcels from the Sierra County Assessor's site and looked up the square footage (see Table 3). Parcels with a square footage of "-" had no value listed in the Sierra County assessor data.

APN	SquareFootage
0210400160	842
0211000100	1695
0211000110	2236
0210500040	2796
0211000150	3408
0211000180	3570
0211000140	4582
0211000200	4977
0211000090	-
0210300070	-
0210100120	-

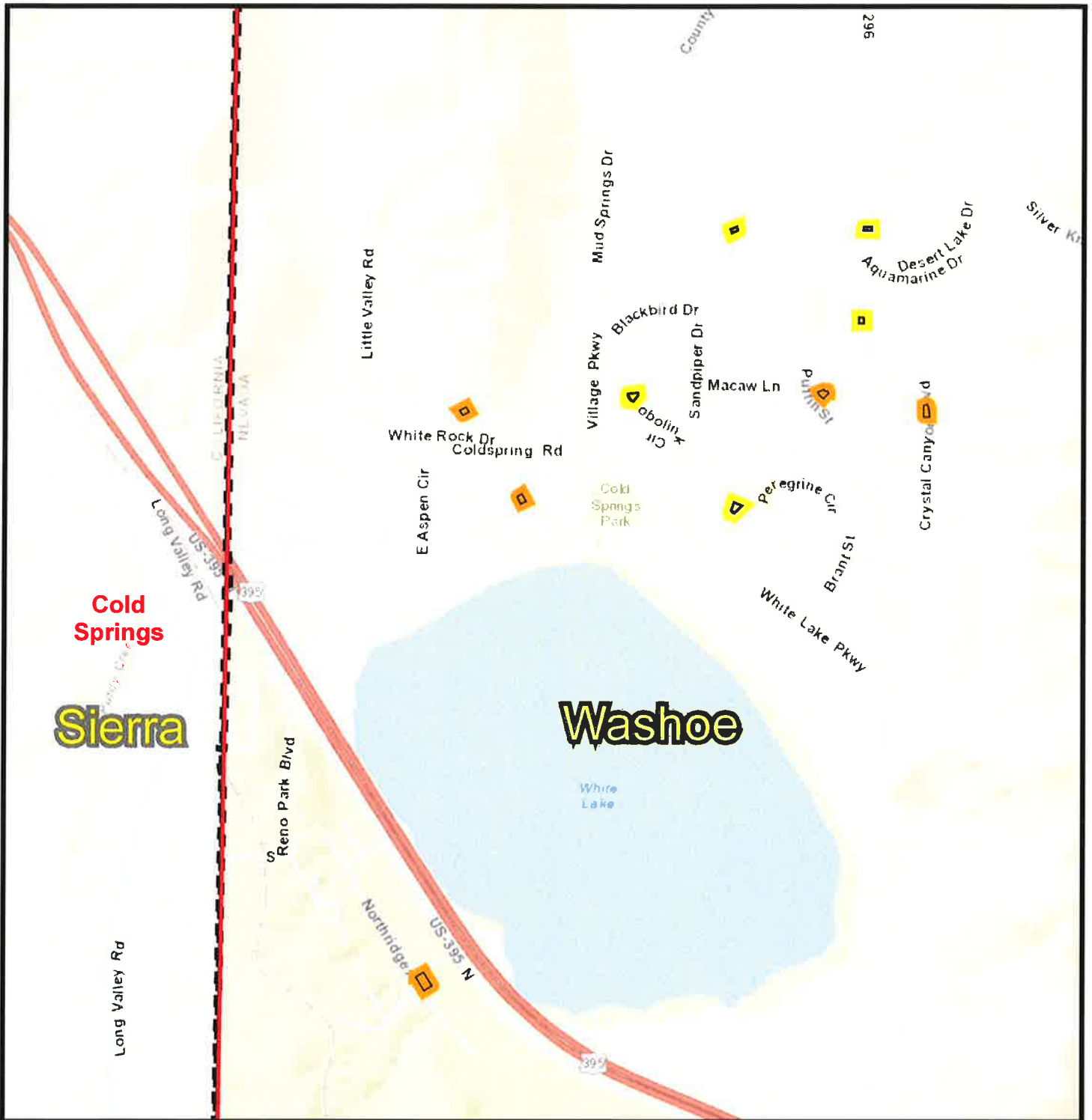
Table 3. Cold Springs vicinity; Sierra County Parcel PIN and Building Square Footage.

### Cold Springs Vicinity, Washoe County





Table 4 shows 5 parcels from the Cold Springs vicinity in **Washoe County** in each of the square footage brackets we discussed, along with the assessed TMFPD taxes for 2017. These comparison parcels are shown on the map (next page).

PIN	SQFEET	TAXVALUE	TMFPDTAX
087-161-06	1502	\$36,751	\$78
556-280-27	1505	\$57,555	\$200
556-191-09	1505	\$54,143	\$187
087-613-09	1505	\$52,022	\$181
087-135-08	1507	\$31,003	\$66
<b>AvgTMF_Tax= \$142</b>			
Each of the 5 parcels above (approximately 1,500 sq ft houses) paid an average of \$142 tax to TMF.			
PIN	SQFEET	TAXVALUE	TMFPDTAX
081-181-26	2000	\$43,826	\$133
087-412-01	2000	\$59,741	\$222
087-296-05	2002	\$46,669	\$123
556-041-08	2006	\$66,536	\$254
566-070-06	2006	\$68,217	\$259
<b>AvgTMF_Tax= \$198</b>			
Each of the 5 parcels above (approximately 2,000 sq ft houses) paid an average of \$198 tax to TMF.			

Table 4. Cold Springs, Washoe County Comparison Parcels.



### Cold Springs Parcel Comparison

-  Area of investigation
- Washoe County Comparison Parcels**
-  1502 - 1507 Square foot
-  2000 - 2006 Square foot
-  County Boundary



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