

[Login](#)

Great People. Great Places.

GOVERNMENT
DOING BUSINESS
I WANT TO

RESIDENTS
VISITORS
RFP/ BIDS

Parcel 1220-05-000-018

Owners

MELANDOW, GREGORY W & MEGGAN E
MELANDOW, GREGORY W
MELANDOW, MEGGAN E
PO BOX 65
MINDEN, NV 89423

GSA GIS

Photo

Parcel Summary

Location	1321 WILHELM PL
Use Code	692: Agricultural Deferred with Residence
Tax District	500: GENERAL COUNTY/CWS/MOSQ
Acreage	2.270
Section	05
Township	12
Range	20
Lot	2
Plat Maps	1220-05-000.pdf (979kb) 1220-05-000A.pdf (948kb)
Map Documents	780899 Recorder Search 830481 Recorder Search
Lineage	Split from: 1220-05-000-016

Keyline Description

Created from split of Parcel # 1220-05-000-016
Primary new parcel is Parcel # 1220-05-000-019
PM 913/2559
DOC 925081 EASEMENT AGREEMENT WITH MAP 925080

Value History

	2026	2025	2024	2023	2022	2021	2020
Total Building Value	\$262,673	\$268,003	\$268,456	\$251,737	\$272,831	\$258,714	\$254,091
Total Extra Features Value	\$42,426	\$41,940	\$42,819	\$39,263	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$190,210	\$190,176	\$180,000	\$180,000	\$165,000	\$165,000	\$150,000
Taxable Value	\$495,309	\$500,119	\$491,275	\$471,000	\$437,831	\$423,714	\$404,091
Net Exemptions Value	\$3,640	\$0	\$0	\$0	\$0	\$0	\$0

	2026	2025	2024	2023	2022	2021	2020
Net Assessed Value	\$169,718	\$175,042	\$171,946	\$164,850	\$153,241	\$148,300	\$141,432
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Type	V/I	Dcl Value	Ownership
GBS 854851	2014-12-23	GRANT BARGAIN SALE DEED	Improved	\$0	Grantor: STODIECK FAMILY REVOCABLE TRUST Grantee: MELANDOW, GREGORY W & MEGGAN E
GBS 737431	2009-02-10	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantor: STODIECK TRUST AGREEMENT Grantee: STODIECK FAMILY REVOCABLE TRUST
GBS 737430	2009-02-10	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantor: STODIECK, FREDRIC CECIL & BETTY Grantee: STODIECK FAMILY REVOCABLE TRUST
GBS 737429	2009-02-10	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantor: STODIECK, FREDRIC CECIL Grantee: STODIECK FAMILY REVOCABLE TRUST
GBS 737020	2009-02-03	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantor: STODIECK, FREDRIC C SPEC ADMIN Grantee: STODIECK, WILLIAM R R TRUST

Buildings

Building # 1, Section # 1, 44340 SFD 49874 GRG CONV, Single Family Residence

Type	Style	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	1871	\$348,312	2013	2013	0.00%	21.00%	79.00%	\$275,166

Structural Elements

Type	Description	Code	Details
ROOF	ROOF	0211	Galvanized Metal
EW	EXT WALL	0101	Frame, Hardboard Sheets
HEAT	HEAT	0309	Forced Air Furnace
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	8.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
HILL	Hillside Slope Adjustment	1	Flat
0402	Automatic Floor Cover Allowance	1.00	
0701	Attached Garage	616.00	
0711	Built-in Garage	769.00	
0721	Carport, Flat Roof (SF)	616.00	

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
GLA	1,871	100%	1,871

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value
DCPM2	DIRT COVERED PORCH-METAL ROOF - 2			300.00	\$20.00	2013	\$6,000	79%	\$4,740	\$4,740
BD	BALCONY DECKS #1			300.00	\$44.00	2013	\$13,200	79%	\$10,428	\$10,428
W & S	WELL & SEPTIC			1.00	\$16,200.00	2013	\$16,200	79%	\$12,798	\$12,798
CFW	CONCRETE FLAT WORK			1968.00	\$9.00	2016	\$17,712	84%	\$14,790	\$14,790

*RCNLD: Replacement Cost New, Less Depreciation

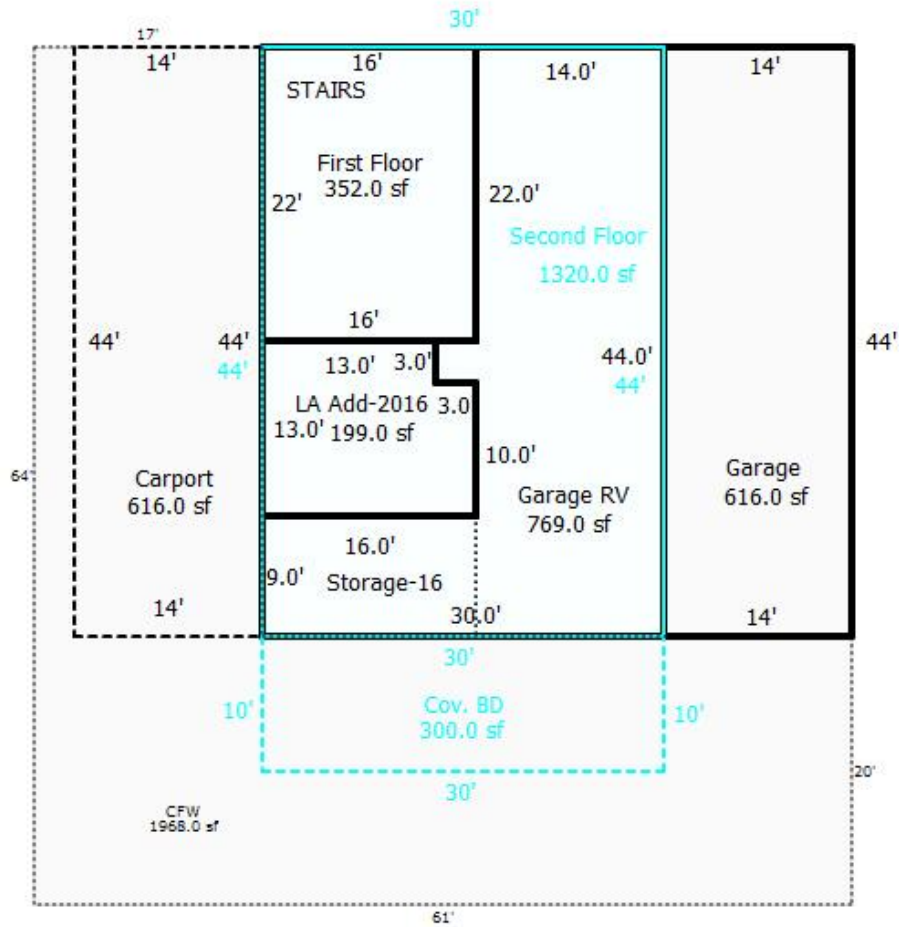
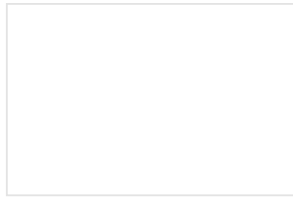
Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value
692	Agricultural Deferred with Residence				1.00	SITE	\$190,000.00	1.00	43,560	1.00	\$190,000
PAST4	PASTURE 4th CLASS				1.27	PAST4	\$187.86	1.27	55,321	1.00	\$239

Personal Property

None





Sketch by Apex Medina™

Disclaimer

All parcel data on this page is for use by the Douglas County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Douglas County Assessor's Office as of September 27, 2026.

Contact Us

Douglas County
1594 Esmeralda Av.
Minden, NV 89423

Useful Links

[Report a concern](#)
[Local Weather](#)
[Submit a photo](#)
[Website feedback](#)



Mailing Address: P.O. Box

218

Minden, NV. 89423

Contact us by department

