

**PETITIONER'S
EVIDENCE**

Real Estate Assessment Analysis
Walmart Supercenter US03729
5065 Pyramid Way, Sparks, Nevada

Property Details

The subject site is approximately 21.79 acres. The subject building was constructed in 2005, is an average quality, average condition, masonry, mega warehouse discount store of approximately 197,159 SF, square feet.

Assessor's 2018 Taxable Value

Land \$ 5,243,932 / \$ 5.25 SF
Imp \$11,300,051 / \$57.31 SF
Total \$16,543,983 / \$83.91 SF

Summary of Issues

Current trends in the retail sector
Record number of retail closures
Industry moving to smaller buildings
Declining market demand for large big box properties
Limited new construction of large big box properties
Lack of investor confidence in the commercial real estate sector
Assessor increased the values set by the State of Board of Equalization for 2017
Assessor's cost approach is excessive
Local and regional sales of big box real estate support the below requested taxable value

Requested 2018 Taxable Value

\$9,857,950 / \$50.00 SF.

Petitioner Ex # 13 Date 2-15-14
APN 510-381-01
Number of Pages 1