

**ASSESSOR'S**

**EVIDENCE**



**WASHOE COUNTY ASSESSOR**

Michael E. Clark

Cori Burke  
Chief Deputy Assessor

Rigo Lopez  
Chief Property Appraiser

**Value Change Stipulation for the Board of Equalization**

January 18, 2019

SIERRA DEVELOPMENT CO  
PO BOX 2071  
ATTN JEFF SIRI  
RENO NV 89505

Hearing Numbers: 19-0010A, 19-0010B, 19-0010C, 19-0010D, 19-0010E, 19-0010F

Assessors Parcel Numbers: 011-062-12, 011-062-13, 011-062-14, 011-062-15, 011-062-27, 011-072-13

Dear Sierra Development Co,

The Appraisal Division of the Washoe County Assessor's Office has completed the review of the **taxable** value of the above property under appeal. After careful consideration of the facts involved and under the authority of NRS 361.345, we are recommending adjusting the taxable value as listed on page 2.

By signing below, Petitioner agrees to the above stipulation. Please return this letter to our office seven (7) days prior your scheduled hearing or as soon as possible. You may mail to the address below or FAX to (775) 328-3643.

1/18/2019

Coi Greener

Appraiser

1/18/19

Steve Clement

Senior Appraiser

ADMINISTRATION COMPLEX  
1001 E. NINTH STREET

P.O. BOX 11130  
RENO, NEVADA 89520-0027  
[www.washoecounty.us/assessor](http://www.washoecounty.us/assessor)

**ASSESSOR'S EXHIBIT I  
3 PAGES**



**WASHOE COUNTY ASSESSOR**

Michael E. Clark

Roll Year: 2019/2020

APN	Hearing#	Current Taxable			Proposed Taxable			Location
		Land	Improvement	Total	Land	Improvement	Total	
011-062-12	19-0010A	69,188	313,803	382,991	69,188	155,706	224,894	144 N VIRGINIA ST
011-062-13	19-0010B	134,140	463,784	597,924	134,140	230,202	364,342	150 N VIRGINIA ST
011-062-14	19-0010C	65,566	301,805	367,371	65,566	149,746	215,312	156 N VIRGINIA ST
011-062-15	19-0010D	82,698	337,800	420,498	82,698	167,625	250,323	12 E 2ND ST
011-062-27	19-0010E	377,200	392,620	769,820	377,200	188,367	565,567	38 E 2ND ST
011-072-13	19-0010F	709,068	1,952,327	2,661,395	709,068	970,493	1,679,561	100 N CENTER ST
Totals:		1,437,860	3,762,139	5,199,999	1,437,860	1,862,139	3,299,999	

I hereby agree to the value as stipulated above for my appeal to the board of equalization:

JEFFERY L. Sipi

Printed Name of Owner/Authorized Agent

Signature of Owner/Authorized Agent

Date: 1/18/19

REVISED

**Club Cal-Neva  
2019 Roll Values**

APPEAL # 19-0010 A, B, C, D, E & F

Improvements	Parcel No.	Land	Imps	Unadj Total	0.90777690	Adj Imps	Adj Total
					OBS		
N. Virginia-Cal Neva Casino	011-062-12	\$69,188	\$1,688,362	\$1,757,550	\$1,532,656	\$155,706	\$224,894
150 N. Virginia-Cal Neva Casino	011-062-13	\$134,140	\$2,496,139	\$2,630,279	\$2,265,937	\$230,202	\$364,342
156 N. Virginia-Cal Neva Casino	011-062-14	\$65,566	\$1,623,740	\$1,689,306	\$1,473,994	\$149,746	\$215,312
12 E. Second-Cal Neva Casino	011-062-15	\$82,698	\$1,817,607	\$1,900,305	\$1,649,982	\$167,625	\$250,323
38 E. Second-Cal Neva Casino	011-062-27	\$377,200	\$2,042,518	\$2,419,718	\$1,854,151	\$188,367	\$565,567
Center Street Parking Stadium	011-072-13	\$709,068	\$10,523,321	\$11,232,389	\$9,552,828	\$970,493	\$1,679,561
<b>Total Cal-Neva Real Estate</b>		<b>\$1,437,860</b>	<b>\$20,191,687</b>	<b>\$21,629,547</b>	<b>\$18,329,547</b>	<b>\$1,862,140</b>	<b>\$3,300,000</b>