

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 19-0028
Hearing Date 02/21/2019
Tax Year 2019

APN: 040-162-53
Owner of Record: CROSSING SC LLC
Property Address: 6405 S VIRGINIA ST
Property Type: NEIGHBORHOOD SHOPPING CTR 100%
Gross Building Area: 7,774
Year Built: 1989
Parcel Size: 30231 SqFt 0.69 AC
Description / Location: The subject parcel is located in The Crossing Shopping Center at Meadowood Square in the southwest corner of Neil Road and S Virginia St intersection.

2019/2020 Taxable Value:	Land:	\$392,834
	Improvements:	\$497,071
	Total:	\$889,905
	Taxable Value / SF	\$114.47

Sales Comparison Approach:	Indicated Value Range	\$ 1.2M to \$ 1.4M
	Indicated Value Range / SF	\$160 to \$180

Income Approach:	Indicated Value	\$1,230,000
	Indicated Value / SF	\$158

Conclusions: The comparable sales indicate the property value is in the range of \$ 1.2M to \$ 1.4M, i.e. \$160/SF to \$180/SF. The income approach to value indicates a value of \$1,230,000, i.e. \$158/SF. Both values demonstrate the total taxable value does not exceed full cash value.

RECOMMENDATION:	Uphold	X	Reduce
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Prepared By: Jane Tung, Appraiser

Reviewed By:

Mike Gonzales, Senior Appraiser

ASSESSOR'S EXHIBIT I
19 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

	TAXABLE VALUE	ASSESSED VALUE	TAXABLE	HEARING:	19-0028
LAND:	\$392,834	\$137,492	\$/SF GBA	DATE:	02/21/2019
IMPROVEMENTS:	\$497,071	\$173,975	\$114.47		
TOTAL:	\$889,905	\$311,467		TAX YEAR:	2019
OWNER: CROSSING SC LLC			TAXABLE \$/SF Land \$13.00		

SUBJECT											
BLDG#	APN	Location (Occupancy)	Use %	Total GBA (GBA)	Construction Type Exterior Walls	QC	Finish Area	Age(WAY) Height	Land (AC) %Coverage Zoning	Sale Price Sale Date	Sale Price/GBA
1	040-162-53	6405 S VIRGINIA ST NEIGHBORHOOD SHOPPING CTR	100%	7,774 7,774	MASONRY BRNG CONCRETE BLK	C15		1989 14	0.69 1120160% MU	\$3,700,000 07/28/2014 (for 3 parcels)	\$114.54
IMPROVED SALES											
IS-1	040-162-84 & -85	6675 & 6795 S VIRGINIA ST		155,519					12.36	\$28,944,841	\$186.12
1		DISCOUNT/RETAIL STORE	90%	139,551	MASONRY BRNG CONC BLK TEX	C20		2005 18 to 23	29%	06/22/2018	
2		RETAILSTORE/DENTAL OFFICE	10%	15,968	WD/STL FRAME STUD-STUCCO	C20		2006 13	MU		
IS-2	040-141-10, -12, -20, -22, -42	6139 S VIRGINIA ST		81,838					8.07	\$24,100,000	\$294.48
1		SUPERMARKET	62%	51,048	MASONRY BRNG CONC BLK	C25		1988 (1993) 24	23%	07/14/2017	
		DISCOUNT STORE	38%	30,790	MASONRY BRNG CONC BLK	C20		1988 (1993) 24	AC		
IS-3	042-222-26	6135 LAKESIDE DR		33,578					3.82	\$5,075,000	\$151.14
1		RESTAURANT/RETAIL STORE	57%	19,050	MASONRY BRNG CONC BLK	C25		1988 14	20%	02/07/2018	
2		OFFICE BUILDING/CONV MARKET/ FAST FOOD RESTAURANT	16%	5344	MASONRY BRNG CONC BLK	C30		1988 12	NC		
3		RESTAURANT/RETAIL STORE	27%	9184	MASONRY BRNG CONC BLK	C25		1997 14			
LAND SALES											
Sale #	APN	Location	Sale Date	Sale Price	Size(AC)	\$/sf	Tax/Unit	Zoning	Comments		
LS-1	043-030-06 & -7	8055 S VIRGINIA ST	09/07/2018	\$550,000	0.72	\$17.60	\$13.00	MUSV	South of the intersection of S Virginia St and Longley Ln with about 130 ft frontage to S Virginia St. Parcel -06 has a boarded up house with no improvement value on record.		
LS-2	164-280-13 & -14	8072 S VIRGINIA ST	03/30/2018	\$485,000	0.59	\$18.87	\$13.00	MUSV	Level and square lot fronting S Virginia St across from the old pink Scolari's shopping center. Plans to be built out as retail property.		
LS-3	043-030-30	S VIRGINIA ST	01/18/2018	\$575,000	1.19	\$11.07	\$10.45	MUSV	Limited visibility and access from S Virginia St behind Autozone with just the access road fronting the S Virginia St.		
LS-4	040-900-25	5315 KIETZKE LN	02/01/2017	\$4,448,159	4.34	\$23.53	\$10.50	PUD	Level finish grade lot next to Rancharrah development. No Kietzke Ln frontage.		

COMMENTS:

The subject is one of 5 parcels in The Crossing Shopping Center at Meadowood Square. 4 of the 5 parcels, 040-162-50 through -53, have filed 2019 petitions to review. The subject parcel is the only parcel out of the 4 that has S Virginia St frontage and hence the higher land value. There are 4 buildings on these 4 parcels totaling 66,723 SF of QC15 and QC20 GBA built in 1972, 1973, and 1989. The land size for the 4 parcels sums up to 5.4 AC. In July 2014, parcels 040-162-50, -51, and -53 were purchased by the current owner for \$ 3.7M, i.e. \$114.54/SF. As of 1/23/19 the property is 99% occupied per Costar and this building is 91% occupied.

In reviewing the comparable improved sales, IS-1 is the sale of the Commons Shopping Center with Total Wine, Petsmart, and other stores. It is immediately south of the subject. 91% occupied when sold. IS-2 is the Del Monte Plaza where Whole Foods and Sierra Trading Post are just north of the subject on the other side of Neil Rd. 100% occupied with long term leases in place when sold. IS-1 and IS-2 are larger in size, better finished, but comparable in location. They would require a downward adjustment in value. IS-3 is a neighborhood shopping center south of the Lakeside Dr and S McCarran Blvd intersection. 86% occupied when sold. It is a smaller shopping center with inferior location and traffic volume. Upward adjustment is necessary for this property to be comparable to the subject. The indicated value by these comparable improved sales is in the range of \$160 to \$180/SF. The total value indicated for the subject is about \$1.7M to \$1.9M.

For comparable land sales, both LS-1 and LS-2 are level lots with S Virginia St frontage south of the subject. They will need upward adjustments for inferior location. LS-3 is a lot with very limited visibility and access from S Virginia St also south of the subject. It will need an upward adjustment to be comparable to the subject. LS-4 is similar to the subject shopping center in size with inferior frontage. Given the development in Rancharrah, the proximity to Rancharrah offsets the lack of frontage to a major street. These sales range from \$11.07/SF to \$23.53/SF. They are in support of the 2019/2020 taxable land value at \$13/SF after appropriate adjustments.

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

		TAXABLE VALUE	ASSESSED VALUE	TAXABLE	HEARING: 19-0028
	LAND:	\$392,834	\$137,492	\$/SF GBA	DATE: 02/21/19
	IMPROVEMENTS:	\$497,071	\$173,975	\$114.47	
	TOTAL:	\$889,905	\$311,467		TAX YEAR: 2019
APN: 040-162-53				TAXABLE	
OWNER: CROSSING SC LLC				\$/SF Land	
				\$13.00	

Income Approach					
Potential Gross Income	7,774 sq ft. @	\$1.30 /mo =	\$10,106		
	sq ft. @	/mo =	\$0		
	sq ft. @	/mo =	\$0		
			\$10,106		
	x 12 months =		12		
				\$121,274	
- Vacancy & Collection loss			10%	\$12,127	
= Effective Gross Income				\$109,147	
- Operating Expenses			10%	\$10,915	
= Net Operating Income				\$98,232	
Divided by Overall Capitalization Rate				8.00%	
				\$1,227,903	
				Rounded	\$158 /SF GBA

<p>Subject Income Information: The subject is located in The Crossing Shopping Center at Meadowood Square with the S Virginia St frontage. In this building tenants include a pet store, a pizza restaurant, a sandwich shop, and others. The spaces range from about 700SF to 1900SF in size. As of 1/23/19 the shopping center is 99% occupied per Costar and this building is 91% occupied.</p>
<p>Potential Gross Income: A rent of \$1.30/SF/MO NNN was used indicating a PGI of \$121,274.</p>
<p>Effective Gross Income: A vacancy and collection loss of 10% was applied to the PGI to arrive at an EGI of \$109,147.</p>
<p>Net Operating Income: The operating expense ratio of 10% was used based on NNN lease rent rate yielding an NOI of \$98,232.</p>
<p>Capitalization Rate Analysis: Cap rate for a performing neighborhood shopping center in the area is in the range of 7 to 8%. 8% was applied for analysis.</p>
<p>Indicated Value Income Approach: Applying the cap rate of 8% the value indicated is \$1,227,903, or rounded \$1,230,000.</p>
<p>Comments:</p> <p>No actual rent roll or income expense statement provided. Market data were referenced. Rents for shopping center spaces in the area range from \$1.20 to \$1.50/SF/MO NNN. The current asking rent found for the subject property is \$1.55/SF/MO NNN. A rent of \$1.30/SF/MO was used with more weights given to rent rates found in the more recent leasing data and the similarity in the location. Operating expense ratio for line space NNN leases is generally below 10%. Cap rate for a performing retail shopping center property as the subject in the Meadowood submarket ranges between 7% to 8%. Based on the data available, a vacancy rate of 10%, an expense ratio of 10%, and a cap rate of 8% were applied. It resulted in a rounded value of \$158/SF GBA which supports the subject's 2019/2020 taxable value.</p>

Situs & Keyline Description:
6405 S VIRGINIA ST RENO
PM 2269
LOT 1

Owner & Mailing Address:
CROSSING SC LLC
PO BOX 4606
INCLINE VILLAGE, NV 89450

WASHOE COUNTY APPRAISAL RECORD 2019

APN: 040-162-53

Card 1 of 2
Bld. 1-1



COMP USA CENTER (DEL MONT

Tax District: 1000

printed: 01/23/2019

ACTIVE

2984.17

OBGQ - Commercial

VALUATION HISTORY							PARCEL VALUE SUMMARY			Database	Roll Year	Prior % Complete	% Complete			
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost		PROD						
2019 NR	392,834	0	497,071	0	889,905	311,467	Building Value	427,123								
2018 RO	362,616	0	489,776	0	852,392	298,337	Extra Feature Value	69,948								
2017 FV	332,398	0	477,109	0	809,507	283,327	Land Value	392,834								
2016 FV	332,398	0	488,372	0	820,770	287,270	Taxable Value	889,905								
2015 FV	332,398	0	492,773	0	825,171	288,810	Exemption	0		NC / C	New Land	New Sketch				
2014 FV	332,398	0	490,189	0	822,587	287,905	FLAGS		By:				Date:			
2013 FV	362,616	0	488,549	0	851,165	297,908	Type	Value								
2012 FV	362,616	0	499,557	0	862,173	301,761	Cap Code	NFM								
2011 FV	362,616	0	471,202	0	833,818	291,837	Eligible for Form?	NO								
2010 FV	423,100	0	468,344	0	891,444	312,005	Low Cap Percentage	0		2269						
2009 FV	513,740	0	516,327	0	1,030,067	360,523	Parcel Map									
2008 FV	498,073	0	526,683	0	1,024,756	358,665										
BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS			BUILDING SUB-AREAS				BUILDING COST SUMMARY					
Type	Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj						
Occupancy	412	Commercial/Industr	Units	1	GBA	GBA - GROSS BUILDING AREA		7,774		Sub Area-RCN	761,284					
Story/Frame	C	Neighborhood	No of Stories	1		Base Cost		7,774	490,151	% Incomplete	0					
Quality	0	MSNRY BRNG ~	Quality Class	1.5		Exterior Walls		7,774	171,795	% Depreciation	45.00					
		Commercial	Avg Wall Height/Floor	14		Heating & Cooling		7,774	69,189	\$ Dep & Inc	342,578					
Year Built	WAY	%Comp	Year of Addn/Remodel	Alternate Shape Code	1	Sprinklers		8,614	30,149	Obso/Other Adj.	0					
1989	1989	100		Sprinkler System Generic -	8614					Sub Area DRC	418,706					
BUILDING CHARACTERISTICS													Additive DRC		69,948	
Category	Code	Type	%										Total DRC		488,654	
Ext. Wall	812	CONCRETE BLK	60										Override			
Ext. Wall	843	CURTAIN-CO/G	40										Cost Code		89502	
Heating Type	611	PACKAGE UNIT	100										PROPERTY CHARACTERISTICS			
													Water	Municipal		
													Sewer	Municipal		
													Street	Paved		
														BUILDING NOTES		
#	Bld	Date	User ID	Activity Notes												
1	0-0	11/20/2018	eladouceu	REXT BY JCT - 10/09/2018												
EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes
1	CRBC	CONCRETE CURB 6", NO GUTTER	30	1-1	0	0	200	13.59	1989		100	2,718	55.0	1,495		
2	FWAS	FLATWORK ASPHALT	30	1-1	0	0	17500	2.50	1989		100	43,680	55.0	24,024		
3	PKLT	PARKING LOT LIGHTING	30	1-1	0	0	15000	0.65	1989		100	9,750	55.0	5,363		
4	TRS1	TRASH ENCLOSURE CHAIN LINK FENCE	30	1-1	0	0	80	11.13	1989		100	890	55.0	490		
5	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	4	1,593.78	1989		100	6,375	55.0	3,506		
6	GIN3	GREASE INTERCEPTOR-CONCRETE 1500 GALLON	30	1-1	0	0	1	13,631.00	2017	2017	100	13,631	97.0	13,222		
7	MN	MANUAL COST	30	1-1	20	12	1	28,747.95	2003	2018	100	28,748	76.0	21,848		2 SIDED ILLUMINATED SIGN 240 SF
LAND VALUE		DOR Code	400	Neighborhood	2984.17 OBGQ - Commercial			Land Size		30,231		Unit Type	SF			
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	%	Influence 2 Code	%	Taxable Value	Land Notes			
1	400	General Commercial: retail,	MU	30,218.00	SF		13.00					392,834				
Page 5 of 19																
This information is for use by the Washoe County Assessor for assessment purposes only.																

WASHOE COUNTY APPRAISAL RECORD

2019

COMP USA CENTER (DEL MONT

Tax District: 1000

printed: 01/23/2019

ACTIVE

APN: 040-162-53



2984.17

OBGQ - Commercial



040-162-53 05/29/2016

BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
09/10/2017	BLD18-01734	FIRE	2,158	Compl	0	05/30/18 EB Compl	NVC
05/18/2017	BLD17-07890	EXHAUST	6,770	Compl	100	06/02/17 MAG Compl	
12/02/2016	BLD17-03102	CHANGE OF	52,000	Compl	0	12/30/99	
11/15/2016	SGN17-03396	SIGN;	4,120	Compl	0	12/30/99	
11/07/2016	BLD17-02816	GREASE	18937	Compl	100	04/26/17 MAG Compl	
10/27/2016	BLD17-02726	INTER	5000	Compl	100	03/01/17 MAG Compl	
06/17/2016	BLD16-04761	REMODEL	150000	Compl	100	03/26/18 JCT Compl	
							PERMIT CANCELED

SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
KRS RENO SC 1313 INC	4377420	07/28/2014	400	4MV		3,700,000	
KRS RENO SC 1313	3333898	01/10/2006	400	3BGG		6,576,366	
	1258083	07/06/1988					

#	Bld	Date	User ID	Activity Notes
5	0-0	10/05/2017	rdalt	REXT BY JCT - 09/05/2017
6	0-0	10/22/2016	rlope	REXT BY MAG - 09/21/2016
7	0-0	07/27/2016	gvice	Reassigning of Permits based on new neighborhoods for 2017-18
8	0-0	11/06/2015	idiez	TAG FROM 1005 TO 1000 TMUGWB NOW SPECIAL ASSESSMENT
9	1-1	10/02/2013	magon	REXT OBGQ IMPROVEMENT LINE DONE 10/23/2013 BY RD, LAND LINE DONE
10	1-1	10/04/2012	magon	REXT OBGQ IMPROVEMENT LINE DONE 10/18/2012 BY JAK, LAND LINE DONE
11	1-1	07/19/2011	magon	REXT OBGQ IMPROVEMENT LINE DONE 08/24/2011 BY REVIEWED-NO CHGS ON IMP
12	1-1	07/27/2010	magon	REXT OBGQ IMPROVEMENT LINE DONE 10/28/2010 BY JAK, LAND LINE DONE
13	1-1	10/28/2009	magon	REXT OBGQ IMPROVEMENT LINE DONE 10/28/2009 BY REVIEWED-NO CHANGES ON

WASHOE COUNTY APPRAISAL RECORD

2019

APN: 040-162-53

COMP USA CENTER (DEL MONT

Tax District: 1000

printed: 01/23/2019

ACTIVE

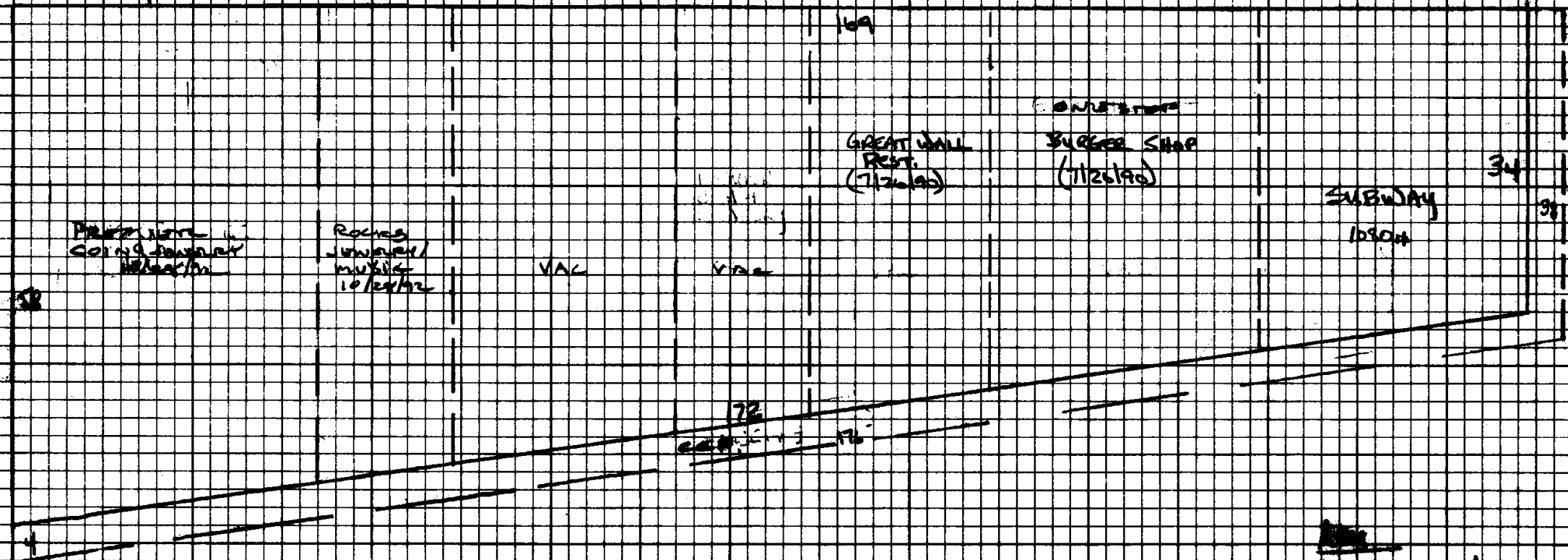
2984.17

OBGQ - Commercial



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12/02/2016	BLD17-03102	CHANGE OF	52,000	Compl	0	12/30/99		
11/15/2016	SGN17-03396	SIGN;	4,120	Compl	0	12/30/99		
11/07/2016	BLD17-02816	GREASE	18937	Compl	100	04/26/17 MAG Compl		
10/27/2016	BLD17-02726	INTER	5000	Compl	100	03/01/17 MAG Compl		
06/17/2016	BLD16-04761	REMODEL	150000	Compl	100	03/26/18 JCT Compl	PERMIT CANCELED	
SALES/TRANSFER INFORMATION								
Grantor		Document	Date	LUC	Verif	Terms	Sales	Notes
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KRS RENO SC 1313		3333898	01/10/2006	400	3BGG		6,576,366	
		1258083	07/06/1988					
#	Bld	Date	User ID	Activity Notes				

CIRCUIT CITY
40-162-52



VIRGINIA ST.

1" = 20'

Site Plan for The Crossing At Meadowood Square in 2014 Sale



2019-2020 Meadowood Area Retail/Shopping Center Rent Survey

#	Location APN	Description	Total Sq Ft/ Yr Blt (WAY)	Lease Date/ Term	Base Rent/SF/ MO	CAM Fee	Total Rent/SF	Comments
1	7675 S Virginia St 043-011-48	Longley West Plaza	59,974 1996	Various Net	\$1.15	\$0.35	\$1.50	2018 actual average rent. Shopping center near the intersection of S Virginia St and Longley Ln. Space sizes range from 1200 to 7400 SF. 91% Occupied. The most recent lease signed with a base rent at \$1.33/SF/MO.
2	7111 S Virginia St 043-281-04	Sierra Meadows Plaza	51,000 1986	Various NNN	\$1.28	\$0.52	\$1.80	2018 actual average rent. Shopping center near the intersection of S Virginia St and Green Acres Dr. Space sizes range from 750 to 6700 SF. 7196 SF finished as medical offices. 56% Occupied. Current asking rent is \$1.50/SF/MO NNN.
3	7499 Longley Ln 025-493-10	An-Asian Kitchen & Bar Sardina's Italian Bistro	5,127 2001(2002)	Various NNN	\$1.44	\$0.18	\$1.62	2018 actual rent reported. Two spaces of 3771 SF and 1356 SF.
4	6135 Lakeside Dr 042-222-26	Shops at Bartley Ranch	33,578 1988	Various MG	\$1.14	\$0.34	\$1.48	2017 actual average rent. Located south of the intersection of S McCarran Blvd and Lakeside Dr. Space sizes range from 750 SF to 3800 SF including a convenience market, restaurants, offices, etc. 79% occupied. The asking rent found from 2017 was \$1.20/SF/MO NNN.
5	7025 Longley Ln 025-590-02	Longley Professional Center	13,800 1996	Various NNN	\$1.50		\$1.50	Asking rent per Loopnet as of 1/2019. 5382 SF finished as veterinary office. Other spaces range from 790 SF to 3420 SF. Near the intersection of Longley Ln and Maestro Dr. 61% occupied.

Median:	\$1.28	\$1.50
Average:	\$1.30	\$1.58

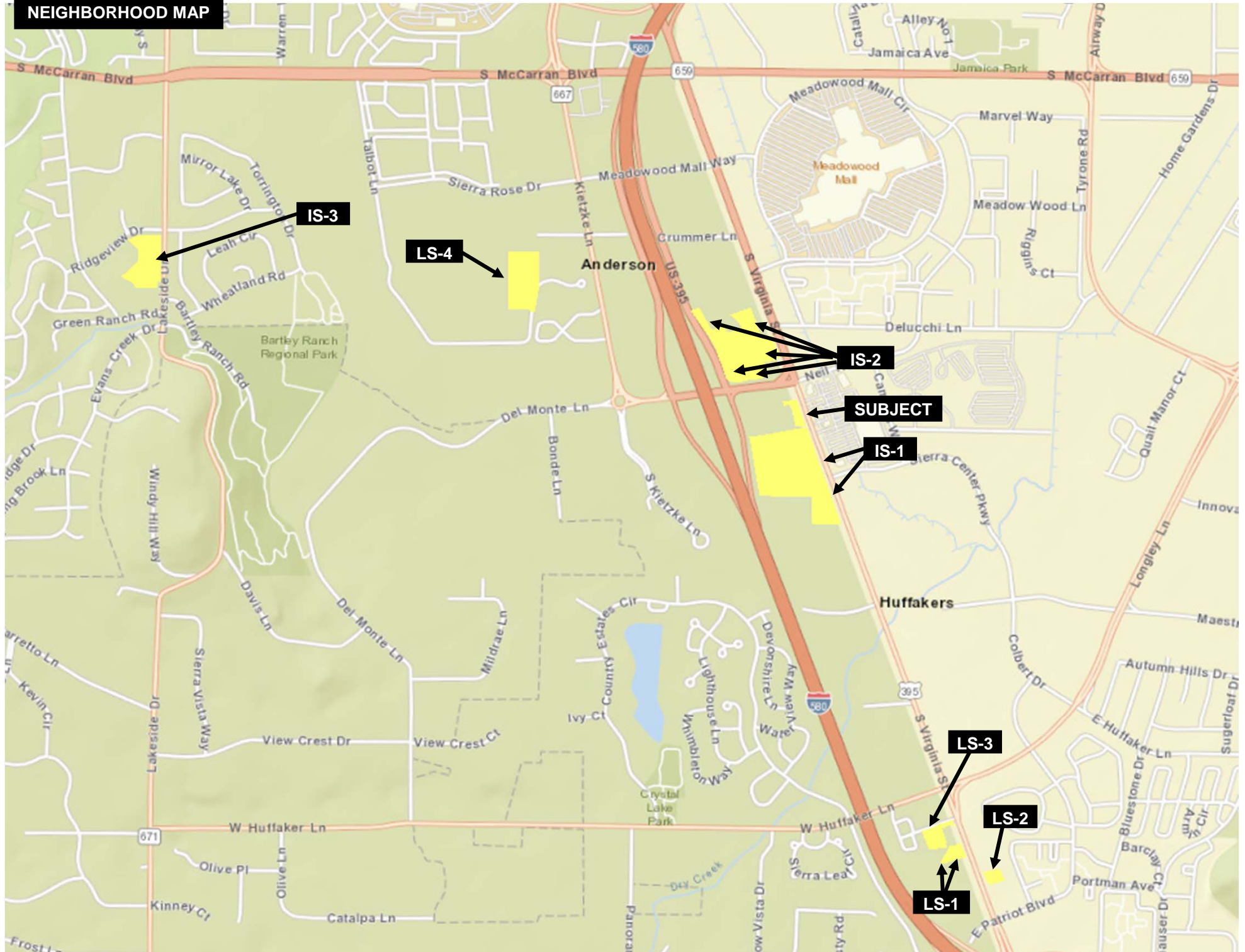
2019-2020 Retail Shopping Center Capitalization Rate Chart

APN NBC	Location	Use %	Total Finish Area	Year Built (WAY)	Land (SF) %Coverage Zoning	Sale Price Sale Date	NOI OAR	Comments
164-460-05 EFLQ	8040 S Virginia St Quail Park South	100% Neighborhood Shopping Center	14,681	2007	14,474 100% MUSV	\$4,100,000 12/19/2016	\$321,120 8.24%	South of the intersection of S Virginia St and Longley Ln. Part of the Quail Park South Shopping Center. 13% vacancy at sale. The NOI and cap rate reflect this vacancy rate. The existing tenants are Medical Office(St. Mary's), dental office (Western Dental), and a small pharmacy.
039-750-03, 09, 11 BCAQ	5110 Mae Anne Ave. Ridgeview Plaza	60% Box Store 40% Line Space	173,877	1989	736,224 24% AC	\$33,000,000 01/14/2016	\$2,258,144 6.84%	Center Co-Anchored with Safeway and Kohl's. Other box retail tenants include Ross Dress For Less, and PetSmart. Center was 98.5% occupied at time of sale. No deferred maintenance reported.
040-162-84 & - 85 OBGQ	6675 & 6795 S Virginia St The Commons	90% Discount/Retail Store 10% Retail/Dental Office	155,519	2005 2006	538,402 29% MU	\$28,944,841 06/22/2018	\$2,745,500 9.50%	The Commons near the Meadowood Mall anchored by Petsmart, Total Wine, and DSW Shoes. There are 7 buildings totaling 155,519 SF. 91% occupied when sold. The asking price was \$34.5M and cap rate of 7.43%. Sold at 16% discount.
042-222-26 OBGQ	6135 Lakeside Dr Shops at Bartley Ranch	84% Restaurant/Retail Store 16% Office/Conv Market/ Fast Food Restaurant	33,578	1988 &1997	166,399 20% NC	\$5,075,000 02/07/2018	7.50%	Neighborhood shopping center south of the Lakeside Dr and S McCarran Blvd intersection. 86% occupied when sold. Cap rate reported at the time of sale per Costar.

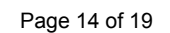
Median (Washoe): 7.87%

Average (Washoe): 8.02%

NEIGHBORHOOD MAP



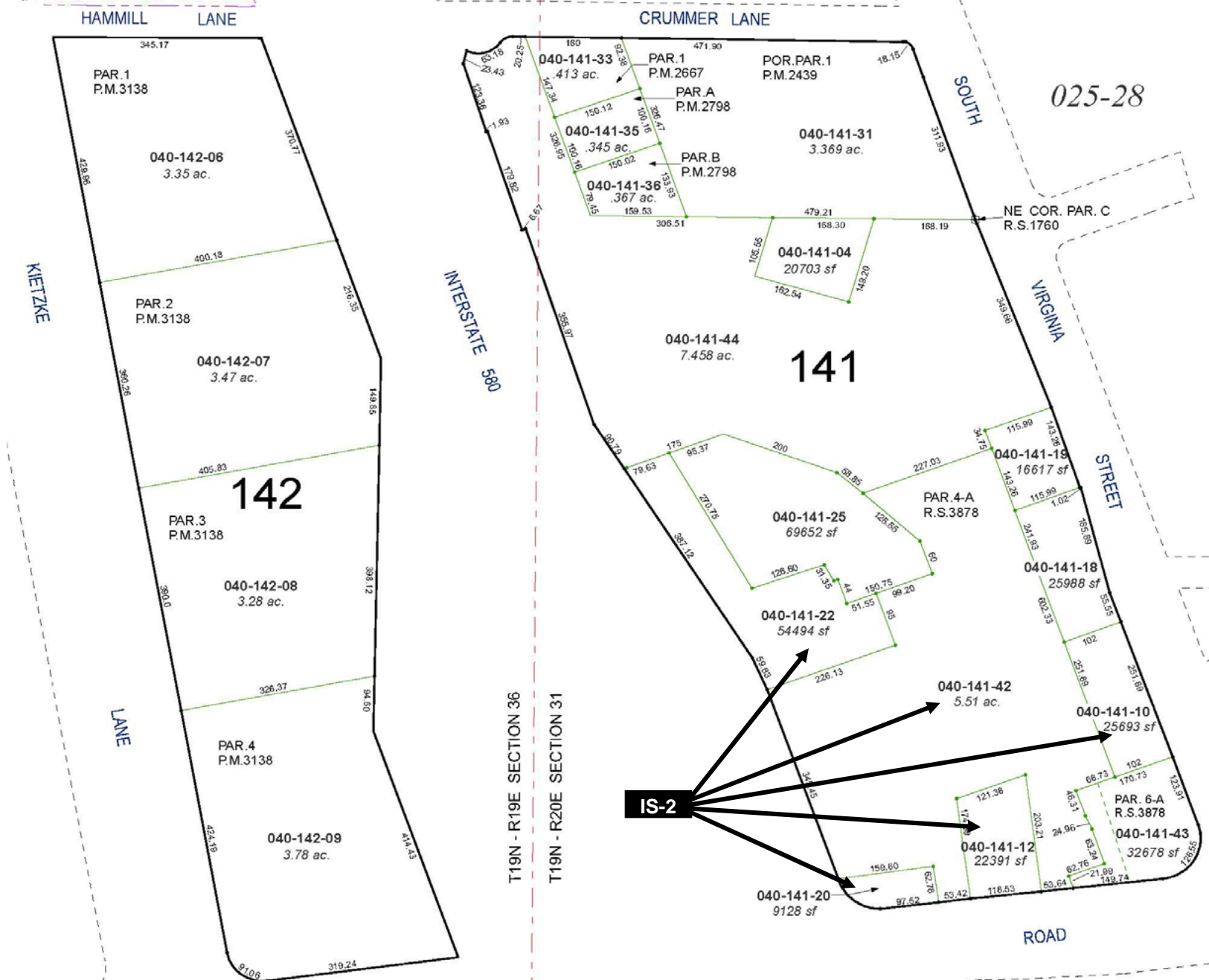
PORTION OF SW1/4
SECTION 31
T19N - R20E

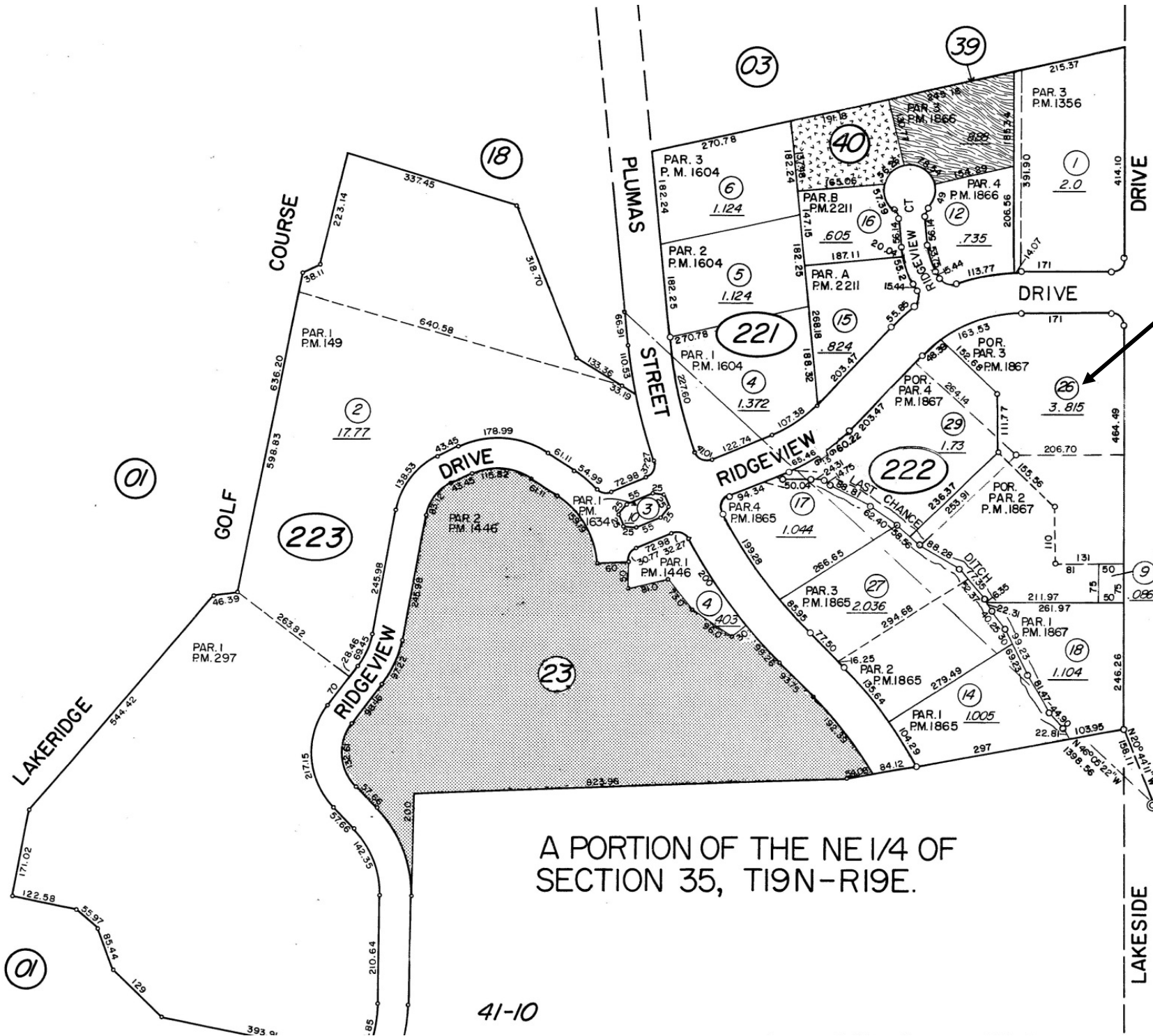


Washoe County
Reno City Limits

PORTION OF SECTION 36
T19N - R19E

PORTION OF W 1/2 SECTION 31
T19N - R20E





A PORTION OF THE NE 1/4 OF
SECTION 35, T19N-R19E.

BOOK 40

IS-3

043-01

PORTION OF SECTION 6
T18N - R20E

ANNEXATION T.M. 3665
ORD. #4969

WEST HUFFAKER

LANE

SOUTH

164-11

043-32

LS-3

LS-1

DIXON

U.S.

365

043-02

043-030-16
3.04 ac.

043-030-04
81736 sf

VIRGINIA

164-46

164-28

EAST PATRIOT BLVD.

STREET

LANE

FREEWAY

POR. PAR. C
P.M. 218
ADJ. PAR. 1
R/S 3531

043-030-22
83498 sf

Access Easement per
Doc. #2816191

PAR. A
P.M. 4401
PAR. A-1
RS 5300

043-030-30
51922 sf

POR. PAR. B
P.M. 4401
PAR. B-1
RS 5300

043-030-31
28680 sf

PAR. 1
P.M. 1143

043-030-06
18755 sf

PAR. 2
P.M. 1143

043-030-07
12500 sf

PAR. 1
P.M. 1315

043-030-32
22625 sf

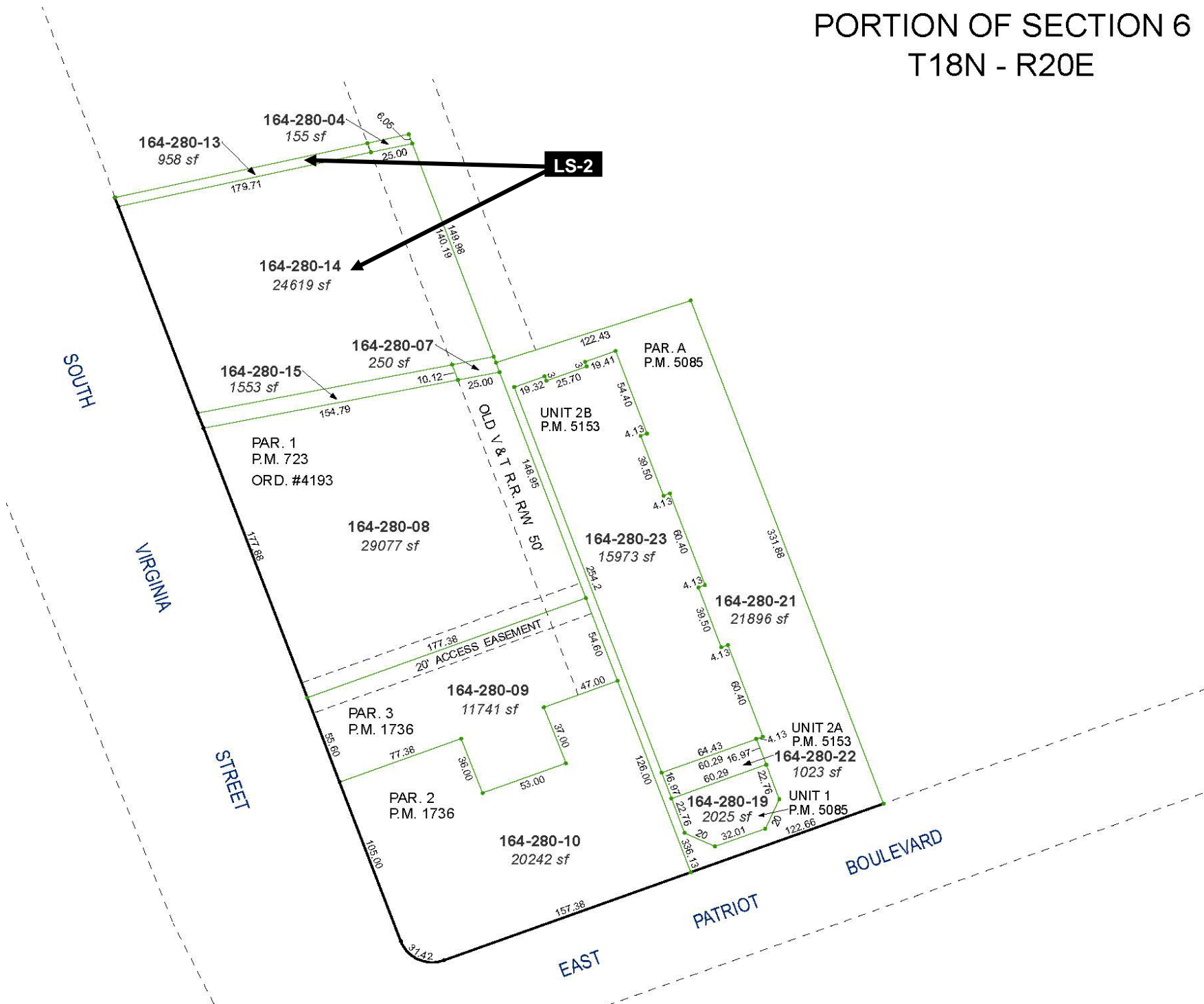
PAR. 2
P.M. 1315

043-030-33
46253 sf

POR. PAR. 1
P.M. 1222

043-030-20
64165 sf

PORTION OF SECTION 6 T18N - R20E



PORTION OF SECTION 36
T19N - R19E

W PLEASANT OAK TRAIL
BRIDLEMOOR COURT
CRIOLLO COURT
TRIPLE CROWN DRIVE
MAREWOOD TRAIL
TALBOT LANE
SIERRA ROSE DRIVE
WHEATLAND PARK
LEY RANCH
ONAL PARK
CREEK
DITCH
LAKE
CANTER WAY
SILVER CHARM WAY
FALABELLA WAY
TALBOT LANE
KIEZKE LANE
HAWK LANE
040-91
PAR. 3
P.M. 5244
040-900-25
4.341 ac.
PRIVATE ACCESS
EASEMENT
PAR. 1
P.M. 5244
040-900-23
4.10 ac.
PAR. 2
P.M. 5244
040-900-24
3.841 ac.
040-89
PAR. 9
R.S. 5732
040-900-19
12.215 ac.
PAR. 10
R.S. 5732
040-900-20
24769 sf
040-900-17
86758 sf
DEL MONTE LANE
MONTE LANE
BONDE LANE
Reno
Washoe County

LS-4