

Hearing: 19-0057
Date: 02/22/2019
Tax Year: 2019/2020

Additional Evidence

Per Marshall and Swift: *an Average Discount Store is usually a good industrial shell with some interior finish and partitioning and very little storefront.*

Additional Evidence

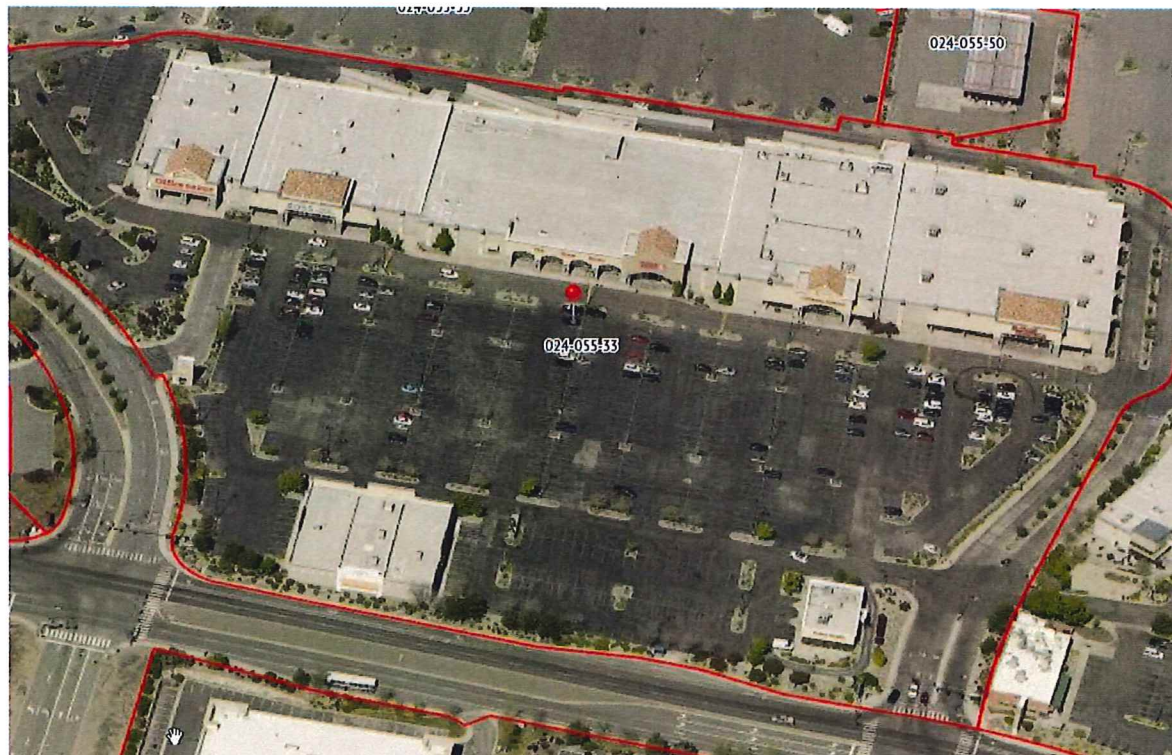
Petitioner evidence/provided info:

Subject (Marshall's)				
163-061-13	537 South Meadows Pkwy.	C25 Abv Avg.	Discount Store	Marshall's
Marshall's Comparables				
024-055-33	4825 Kietzke Lane	C15 Avg	Discount Store	Ross Kietzke
026-031-40	2950 Northtowne Lane	C15 Avg	Discount Store	Ross Northtowne (Now Vic's Liquors)
024-055-33	4821 Kietzke Lane	C15 Avg	Discount Store	TJ Max

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Additional Evidence

APN | Address: 024-055-33/37, 4823-4827 Kietzke Ln
Occupancy: Discount Store
Quality Class: 1.5 (Low / Average)



Additional Evidence



Comments:

Largely single wall/roof height

Single (block/brick) wall covering with stucco storefronts. Minimal fenestration or ornamentation.

Storefronts with minimal glass.

Additional Evidence

APN | Address: 026-031-40, 2950 Northtowne Ln
Occupancy: Discount Store
Quality Class: 1.5 (Low / Average)



Additional Evidence



Comments:

Single wall/roof height

Single (block/brick) wall covering with stucco storefront. Minimal fenestration.

Storefronts with minimal glass.

Additional Evidence

APN | Address: 163-061-13, 537 South Meadows Parkway **(Subject property)**
Occupancy: Discount Store
Quality Class: 2 (Average)



Comments:

Different roof heights (not just in storefront)

Multiple wall coverings (Stucco, stone, block), good ornamentation.

Decorative features and canopies.

Side of building finished to same level of design.

Additional Evidence

APN | Address: 510-083-09, 125 Disc Drive
Occupancy: Discount Store
Quality Class: 2.5 (Average / Above average)



Additional Evidence



Comments:

Different roof heights (not just in storefront). Additional roof structures/designs.

Multiple wall coverings (Stucco, stone, block), good fenestration.

Decorative features and glazing.

Side of building finished to same level of design.

Additional Evidence

Similar Tenant Profile Properties:



039-751-11, 5110 Mae Anne
2 (Average)



026-182-38, 2863 Northtowne
2 (Average)

Additional Evidence

Similar Tenant Profile Properties:



037-061-20, 520 N McCarran
2.5 (Average / Above Average)



037-400-15, 1530 E Lincoln
3 (Above Average)