

**STEVEN T. POLIKALAS, LTD.**

A LAW CORPORATION  
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TO: WASHOE COUNTY BOARD OF EQUALIZATION

FROM: STEVEN T. POLIKALAS, ESQ.  
ON BEHALF OF OWNER SOUTH MEADOWS PROMENADE LLC

PARCEL NO. 163-061-13 HEARING NO. 19-0057

DATE OF HEARING: 02/22/2019 TIME: 9:00 AM

PLACE: WASHOE COUNTY COMMISSION CHAMBERS  
Washoe County Administration Complex  
1001 E. Ninth Street, Building A  
Reno, Nevada

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**SUBJECT PROPERTY**



Petitioner Ex # A Date 2-22-19  
APN 163-061-13  
Number of Pages 12

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Washoe County Board of Equalization Hearing  
567 South Meadows Parkway, Reno, Nevada - Parcel No. 163-061-13  
02/22/19

**THE PROPERTY:** The Subject Property is located at 567 South Meadows Parkway in Reno, Nevada (APN 163-061-13). The Subject Property is known as South Meadows Promenade, a new 63,031 square foot retail center.

**THE ASSESSOR'S TAXABLE VALUE:**

2018/2019 Total: \$10,977,232

2019/2020 Total: \$ 11,468,454

**THE OWNER'S OPINION OF TAXABLE VALUE:**

2018/2019 Total: To Be Determined

2019/2020 Total: To Be Determined

**JUSTIFICATION FOR REDUCTION OF TAXABLE VALUE:**

The Subject Property was constructed as a 63,031 square foot retail center anchored by Sprout's Farmer's Market. The center was constructed in 2017 and completed in 2018 with the exception of one space currently being built out for the last tenant.

The Washoe County Assessor's office has classified the subject property as 32,092 square feet of Market space classed at 20 quality, which is the Sprout's portion of the retail center. The remaining 33,143 square feet of the building is classified as Discount Store space classed at 20 quality which is the Marshall's, Pet Station and

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vacant space remaining in the center. This is the portion of the building that is being disputed.

The property owner feels that the Subject Property is out of equalization compared to other similarly situated properties such as Firecreek Crossing on Kietzke Lane and the prior Ross Dress for Less at 2950 Northtowne Lane. Firecreek Crossing includes TJ Maxx, Natural Grocers, Floor & Décor, Ross Dress for Less, and Office Depot. Firecreek Crossing has been classified by the Assessor's office as 55,276 square feet of Discount space classed at 20 quality, which is the Natural Grocer's portion of the center initially constructed and used as a Safeway. The remaining 124,310 square feet of the building that is equivalent to the Subject Property is classified as Discount space classed at 15 quality which includes the TJ Maxx, Floor & Décor, Ross Dress for Less, and Office Depot. This retail center has more dock doors than The Subject and the same CMU block construction. If anything, Firecreek Crossing has a more superior build out than the Subject Property due to drop ceilings in TJ Maxx, built out store fronts and superior landscaping.

The prior Ross Dress for Less located at 2950 Northtowne Lane is classified by the Assessor's office as a 30,240 square foot discount store with a quality class of 15. The Ross Dress for Less located at 2950 Northtowne Lane is constructed of CMU block like the Subject Property and Firecreek Crossing.

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The owner respectfully asks the Board to consider reducing the Subject Property's quality class to 15 on the Discount store portion of South Meadows Promenade. This would equalize the Subject Property to Firecreek Crossing and the prior Ross Dress for Less at 2950 Northtowne Lane.



Photo of TJ Maxx / Home Goods at Fire Creek Crossing.



Photo of Ross at 2950 Northtowne Lane



# Marshall's South Meadows Promenade



# TJ Maxx/Home Goods At Firecreek Crossing





# Marshall's South Meadows



# Ross at Firecreek Crossing





# Inside of Marshall's South Meadows



# Inside of Marshall's South Meadows





# Inside of TJ Maxx/Home Goods at Firecreek Crossing





# Inside of TJ Maxx/Home Goods at Firecreek Crossing

