

0037
Item 12

ASSESSOR'S EVIDENCE

Assessor Ex # 5 Date 2-19-20
APN 009-742-02
Number of Pages 30

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 20-0037
Hearing Date 02/19/2020
Tax Year 2020

APN: 009-742-02
Owner of Record: MAYBERRY GARDENS LLC
Property Address: 3636 MAYBERRY DR
Property Type: RETAIL STORE 100%
CONVERSION 100%
Gross Building Area: 7,749
Year Built: 1942 (1971)
1896 (1951)
Parcel Size: 3.77 AC

Description / Location: The subject property is the historical Crissie Caughlin Ranch House and a retail store. The total gross building area is 7,749 square feet. It is located on a 3.77 acre parcel on Mayberry Drive near the major cross street of South McCarran Boulevard in Old Southwest Reno. The subject property is currently used as an office and retail store. It was purchased by the current owner on November 13, 2019 for \$2,650,000.

2020/21 Taxable Value:	Land:	\$1,395,878
	Improvements:	\$468,600
	Total:	<u>\$1,864,478</u>
	Taxable Value / SF	\$241

Sales Comparison Approach:	Indicated Value	\$2,650,000
	Indicated Value/SF	\$342

Conclusions: The total taxable value of \$1,864,478 or \$241 per square foot is well below both the comparable sales and the subject's recent purchase price of \$2,650,000. The income approach to value indicates \$2,495,925 or \$322 per square foot. The total taxable value does not exceed full cash value. Therefore, it is recommended to uphold the current total taxable value.

RECOMMENDATION: Uphold X Reduce



WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

LAND:	TAXABLE VALUE	ASSESSSED VALUE
IMPROVEMENTS:	\$1,395,878	\$488,557
TOTAL:	\$468,600	\$164,010
	\$1,864,478	\$652,567

HEARING:	20-0037
DATE:	02/19/2020
TAX YEAR:	2020

OWNER: MAYBERRY GARDENS LLC

TAXABLE
\$/SF Land
\$8.50

SUBJECT													
BLDG#	APN	Location (Occupancy)	Use %	Total GBA (GBA)	Construction Type Exterior Walls	QC	Finish Area	Age(WAY) Height	Land (SF) %Coverage Zoning	Sale Price Sale Date	Sale Price/GBA	EGI GIM OER	NOI OAR
1	009-742-02	3636 Mayberry Drive	Retail Store	100%	7,749	WD/STL Frame	C15	1942(1971) 8'	164,221 5% OSHL	\$2,650,000 11/13/2019	\$342		
2			Conversion	100%	3,262	Frame	R50	1896(1951)					

IMPROVED SALES													
IS-1	009-742-02	3636 Mayberry Drive	Retail Store	100%	7,749	WD/STL Frame	C15	1942(1971) 8'	164,221 5% OSHL	\$2,650,000 11/13/2019	\$341.98		
			Conversion	100%	3,262		R50	1896(1951)					
IS-2	011-141-25	549 Court Street - The Hawkins House	Conversion	100%	6,240	Masonry	R50	1913	17,774 35% SF6	\$1,775,000 06/28/2019	\$284.46		
		Basement - Finished		100%	1300			1913					
IS-3	011-227-01	188 California Avenue	Retail and Office	100%	6966	Masonry	C20	1957 10'	11,844 0% MUDR	\$1,925,000 01/03/2019	\$276.34		\$119,350 6.20%

LAND SALES												
Sale #	APN	Location	Sale Date	Sale Price	Size(sf)	ACRES	\$/sf	Zoning	Comments			
LS-1	006-126-05 006-183-48 006-183-49	0 W 4th Street	03/29/19	\$3,794,820	260,489	5.98	\$14.57	MUDR	Leveled lots abutting the I-80 freeway and a ditch located on the northeast corner of Keystone Ave & W 5th St. A special use permit is required to build around the ditch. Lots will be developed into mixed-use of commercial and residential units. This sale is superior in size but inferior in location and access to these lots is difficult.			
LS-2	006-183-44	0 W 5th Street	03/29/19	\$1,827,920	91,476	2.10	\$19.98	MUDR	Partially paved parking lot purchased by the same buyer as LS-1. This corner lot has frontage to the major road of Keystone Avenue but also abuts a ditch similar to LS-1. Minor special assessment paid resulted with adjusted sales price of \$1,830,946. It is superior with the corner frontage but inferior in size and location.			
LS-3	023-131-68 023-131-70 023-131-71 023-131-72	0 W Moana Street	08/27/18	\$1,600,000	89,188	2.05	\$17.94	GFPO	Leveled vacant lots located on the southeast corner of Plumas St and W Moana Lane in South Reno. Buyer plans to re-zone for mixed-use of commercial and residential units. It is in inferior in size and similar in location as the subject.			
LS-4	400-130-09	0 S McCarran Boulevard	01/18/18	\$268,000	* 17,900	0.42	\$14.97	MUW4	Raw land located in the "Monte Vista Village" plaza northeast corner of S McCarran Blvd. and W 4th St. This lot is associated with a "HOA" maintenance fee and has an easement for private road. Thus, the usable area is less than the actual total square footage of 28,900. This sale is inferior in both size and location but is located in close proximity about 0.5 mile away from the subject.			

COMMENTS:

The subject property is the historical Crissie Caughlin Ranch House and a retail store. The total gross building area is 7,749 square feet. It is located on a 3.77 acre parcel on Mayberry Drive near the major cross street of South McCarran Boulevard in Old Southwest Reno. It was purchased by the current owner on November 13, 2019 for \$2,650,000.

A recent permit was submitted and approved to convert the historical residential unit to a commercial use without any structural changes. Additionally, a Certificate of Appropriateness #18-00001 has been approved to allow for construction of five new commercial office buildings totaling ~20,0000 square feet. Overall, the subject property is currently used as a commercial property. All comparable sales are commercial properties located in similar areas as the subject.

IS-1 is the sale of the subject. The property was listed on September 7, 2018 for \$3,290,000 on the open market. It sold for \$2,650,000 on November 13, 2019. The sales price is well above the current total taxable value of \$1,864,478.

IS-2 is a recent sale of The Hawkins House which is registered with the National Register of Historic Places, Nevada. Similar to the subject, it is a residential unit converted to commercial use. It has the same quality but is slightly inferior in size and situated on a much smaller lot size of only 0.41 acres. Overall, IS-2 is inferior to the subject and sold for \$284 per square foot.

IS-3 is the sale of a retail/office building located on California Avenue and is built in 1957. It is slightly superior in quality but inferior in terms of size and location. Overall, IS-3 is inferior to the subject and sold for \$276 per square foot.

The vacant land sales range from \$14.57 per square foot to \$19.98 per square foot and more than support the current land value at \$8.50 per square foot.

Based on the comparable sales above with most emphasis on the subject's recent sale, the subject's current total taxable value does not exceed the full cash value and it is recommended to uphold the current total taxable value.

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

	LAND:	TAXABLE VALUE	ASSESSED VALUE	TAXABLE	HEARING: 20-0037
		\$1,395,878	\$488,557	\$/SF GBA	DATE: 02/19/20
	IMPROVEMENTS:	\$468,600	\$164,010	\$240.61	
	TOTAL:	\$1,864,478	\$652,567		TAX YEAR: 2020
APN: 009-742-02				TAXABLE	
OWNER: MAYBERRY GARDENS LLC				\$/SF Land	
				\$8.50	

Income Approach

Potential Gross Income	3,262 sq ft. @	\$1.60 /mo =	\$5,219	
	4,487 sq ft. @	\$1.30 /mo =	\$5,833	
			\$11,052	
	x 12 months =		<u>12</u>	
				\$132,628
- Vacancy & Collection loss			10%	<u>\$13,263</u>
= Effective Gross Income				\$119,365
- Operating Expenses			15%	<u>\$17,904.73</u>
= Net Operating Income				\$101,460
Divided by Overall Capitalization Rate			6.50%	
				\$1,560,925
Excess Land 110,000 sq ft. @	\$8.50		+	<u>\$935,000</u>
			Total	\$2,495,925

Rounded \$322 /sf GBA

Subject Income Information: The financial data was not provided. It is not certain if the subject property will be owner-occupied and/or leased for either space. Therefore, market data was used on rents, vacancy, expenses and capitalization rates.

Potential Gross Income: Since the subject consists of both office and retail, a separate prevailing rate was applied for each use. Applying lease rates of \$1.60 and \$1.30 per square foot to the leasable area result in a PGI of \$132,628. (See page 12 for lease rates analysis.)

Effective Gross Income: Under current market conditions, a vacancy and collection loss of 10% was deemed appropriate for the subject. Subtracting a 10% vacancy and collection loss results in a EGI of \$119,365.

Net Operating Income: Typically, expense ratio of 5% is applied for retail NNN leases and 25% is applied for office FSG. Therefore, a blended expense ratio of 15% was deemed appropriate for the subject.

Capitalization Rate Analysis: Capitalization rates from comparable sales consisting of both office and retail space were considered. Therefore, a conservative rate of 6.5% was applied to the NOI. (See page 13 for capitalization rates analysis.)

Indicated Value Income Approach: Applying the capitalization rate of 6.5% indicates a value of \$1,560,925. However, the subject property has usable excess land of approximately 110,000 square feet. This land has a value of \$8.50 per square foot which results in an additional value of \$935,000. A Certificate of Appropriateness #18-00001 has been approved to allow for construction of five new commercial office buildings totaling ~20,000 square feet on the excess land. Taking that into consideration, an estimated excess land value of \$935,000 was added to the income approach to value and results in a total value of \$2,495,925 or \$322 per square foot.

Comments: Based on market data and consideration of the excess land with plans for future additional office buildings, the income approach to value indicates a value of \$2,495,925 or \$322 per square feet.

SUMMARY APPRAISAL RECORD



APN: **009-742-02**

2020

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ACTIVE

Roll YR

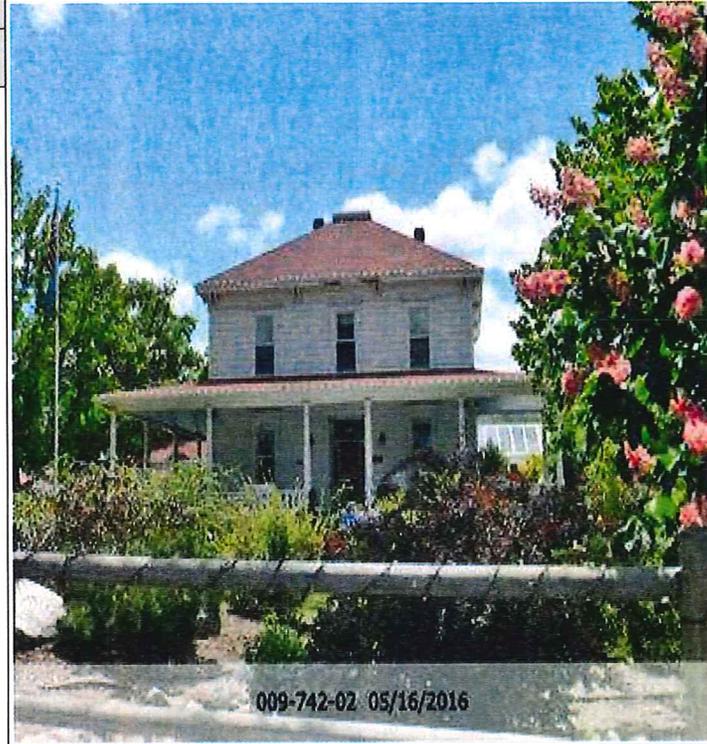
Code

%Comp

Situs	3636 MAYBERRY DR RENO	Database	PROD	NBHD	APFQ	Appr	CG	Exemption AV Exemption		Reopen			
Owner	MAYBERRY GARDENS LLC	Printed	2/13/2020	Commercial						Reappraisal			
	3636 MAYBERRY DR RENO, NV 89509	Tax District	1000	Property Name									

Valuation History							Parcel Value Summary		OBSO	<input type="checkbox"/> Change	<input type="checkbox"/> No Change
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD			
2020 VN	1,395,878		468,600		1,864,478	652,567	Land Value	1,395,878	NewLand		
2020 NR	1,395,878		468,600		1,864,478	652,567	Building Value	229,520	Initials/Date		
2019 FV	1,231,658		449,844		1,681,502	588,526	XFOB Value	239,080			
2018 FV	1,067,437		445,178		1,512,615	529,415	Obsolescence	0	Parcel Total		
2017 FV	1,067,437		445,987		1,513,424	529,698	Taxable Value	1,864,478	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2016 FV	985,326		455,986		1,441,312	504,459	Total Exemption		New Land		
2015 FV	985,326		449,119		1,434,445	502,056			Remainder	<input type="checkbox"/> New Sketch	

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	353	Retail Store	D	1942	1971	100	C15	371,031	98,323	4,487	21	0
COMM	1-2	BT7	BASEMENT UNFINISHED -	D	1942	1971	100	C15	13,531	3,586		3,586	0
MISC	1-3	600	Miscellaneous	0	1942	1971	100	20	2,041	541		541	0
RES	2-1	001	Single Family Residenc	02 SFR	1896	1951	100	50	508,280	127,070	3,262	38	0



Land Value											Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	Water	Municipal
400	General Commercial: reta	OSHL	164,221	SF2	8.50					1,395,878		164,351		
												3,773	Sewer	Septic
												400	Street	Paved
													SPC	

APPRAISAL RECORD



APN: 009-742-02

2020

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ACTIVE

Roll YR

Code

%Comp

Situs	3636 MAYBERRY DR RENO	Database	PROD	NBHD	AFFQ	Appr	CG	Exemption AV Exemption	Reopen			
Owner	MAYBERRY GARDENS LLC	Printed	2/13/2020	Commercial					Reappraisal			
	3636 MAYBERRY DR RENO, NV 89509	Tax District	1000	Property Name								

Valuation History							Parcel Value Summary		OBSO	<input type="checkbox"/> Change	<input type="checkbox"/> No Change
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand	Initials/Date	
2020 VN	1,395,878		468,600		1,864,478	652,567	Land Value	1,395,878			
2020 NR	1,395,878		468,600		1,864,478	652,567	Building Value	229,520			
2019 FV	1,231,658		449,844		1,681,502	588,526	XFOB Value	239,080			
2018 FV	1,067,437		445,178		1,512,615	529,415	Obsolescence	0		Parcel Total	
2017 FV	1,067,437		445,987		1,513,424	529,698	Taxable Value	1,864,478	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2016 FV	985,326		455,986		1,441,312	504,459	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
2015 FV	985,326		449,119		1,434,445	502,056			Remainder		

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			ASC	4	Alternate Shape Code	100				
Occ	353	Retail Store	Rate Adj			ST	1	No of Stories	100				
Stry/Frm	D	WD/STL FRM - WOOD OR	Lump Sum			UT	1	Units	100				
Quality	C15	Commercial 1.5 (Fair)				WH	8	Avg Wall Height/Floor	100				
Year Built	1942		PARCEL LEVEL			EW	887	STUD WALLS - HARDBOARD LAP S	100				
WAY	1971		Lump Sum	0		HEAT	603	FORCED AIR	100				
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR	73.5										

Sub Area																				
Extra Features																				
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
DRO	No Value Drawn f			7,431			1	FNI2	FN IRON-AV	30	1	2,000	16.98	2010		100	33,960	28,866		
GBA	GROSS BUILDING A			1,400	82.69	115,766	2	FPS1	FP SGL 1-S	EBLD	1	1	4,136.00	1942		100	4,136	1,034		
GBA	GROSS BUILDING A	1896		840	82.69	69,460	3	FWCO	FW CONCRET	30	1	1,000	6.03	2010		100	6,030	5,126		
GBA	GROSS BUILDING A	1942		1,827	82.69	151,075	4	GAT2	METAL GATE	30	1	120	36.35	2010		100	4,362	3,708		
GBA	GROSS BUILDING A	1984		420	82.69	34,730	5	HBNM	MTL HRS EA	30	1	588	21.29	2010		100	12,519	10,641		
							6	LC2	LATTICE 2	30	1	7,100	14.26	2010		100	101,246	86,059		
							7	WPRS	WELL/PR/SE	30	1	1	11,088.00	1942		100	11,088	2,772		
							8	YIMP	YARD IMPS	30	1	20	1,664.00	2010		100	33,280	28,288		
							11	GARD	GAR DETACH	30	1	1,320	29.47	2010		100	38,900	33,065		
							12	SHD3	SHED WOOD	30	1	1,800	24.20	2010		100	43,560	37,026		
Gross Living Area		4,487	Perimeter	535	Sub Area RCN		371,031													

Building Notes		Building Cost Summary	
		Building RCN	371,031
		Depreciation	272,708
CHANGED BT1 TO BT7 TO GET IT TO CALCULATE		Building DRC	98,323
		Extra Feature DRC	236,585
		Building Obso	
Building Name		Total DRC	334,908
		Override Value	

Land Value: 1 Lines Total											Land Data		Property Characteristics		
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	Water	Municipal	
400	General Commercial: rets	OSHL	164,221	SF2	8.50					1,395,878		Acre Size	3.773	Sewer	Septic
											DOR Code	400	Street	Paved	
											Deferment		SPC		
											CAGC				

This information is for use by the Assessor for assessment purposes only.

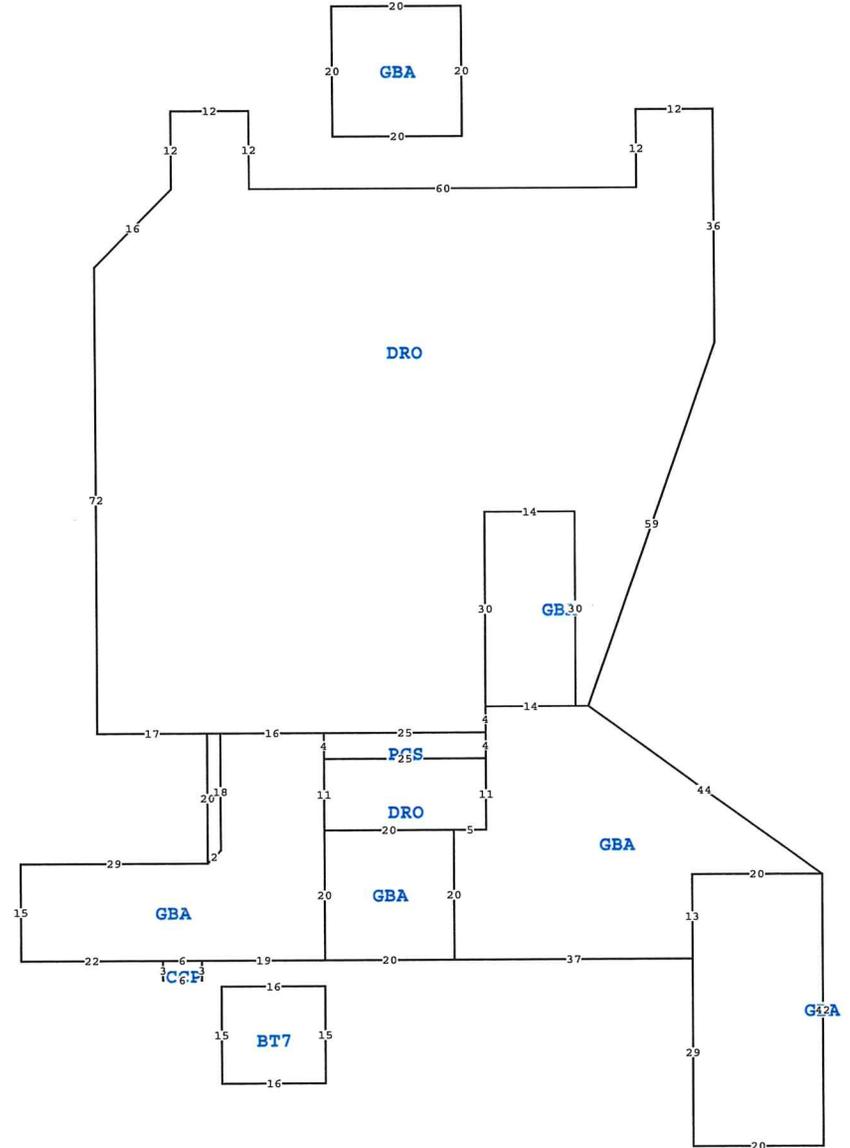
APPRAISAL RECORD

APN: 009-742-02

Owner MAYBERRY GARDENS LLC
 Keyline Description FR SE4 SW4 SEC 16 TWP 19 RGE 19

NBHD AFFQ Commercial

Appr CG



Activity Information					
Date	User ID	Activity Notes			
8/28/2019	CG	Re-appraisal Review			
5/29/2019	CG	Permit Review			
11/29/2013	KJ	Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
BATH-BISHOP LAND LLC	4972461	11/13/2019	400	2,650,000	4BV
BATH-BISHOP LAND LLC,	MEMO	6/22/2010	400	0	3NTT
BATH-BISHOP LAND LLC,	3851228	2/19/2010	180	0	3NTT
WESTERN PROPERTIES LLC,	3684652	9/4/2008	310	2,650,000	1SVR
SCHARBACH, RICHARD E & C	2915688	9/3/2003	310	1,780,000	1G
Permit Information					
Date	Permit	Description	Amount	Status	% Comp
10/21/2019	BLD20-02545	CHANGE OF USE. CHANGE OF U		A	
12/13/2018	BLD19-05275	RE-ROOF; TEAR OFF EXISTING		C	100%
9/28/2009	BLD09-04062	GREENHOUSE		C	100%
9/16/2009	BLD10-00788	BARN		C	100%
5/5/2009	BLD09-04065	BARN		C	100%

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APPRAISAL RECORD



APN: **009-742-02**

2020

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ACTIVE

Roll YR

Code

%Comp

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Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD			
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2020 NR	1,395,878		468,600		1,864,478	652,567	Building Value	229,520	Initials/Date		
2019 FV	1,231,658		449,844		1,681,502	588,526	XFOB Value	239,080			
2018 FV	1,067,437		445,178		1,512,615	529,415	Obsolescence	0	Parcel Total		
2017 FV	1,067,437		445,987		1,513,424	529,698	Taxable Value	1,864,478	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2016 FV	985,326		455,986		1,441,312	504,459	Total Exemption		New Land		
2015 FV	985,326		449,119		1,434,445	502,056			Remainder	<input type="checkbox"/> New Sketch	

Building Data													
1-2	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL			BL	1	Basement Levels	100				
Occ	BT7	BASEMENT UNFINISHED	Rate Adj			WH	8	Avg Wall Height/Floor	100				
Stry/Frm	D	WD/STL FRM - WOOD OR	Lump Sum										
Quality	C15	Commercial 1.5 (Fair)											
Year Built	1942		PARCEL LEVEL										
WAY	1971		Lump Sum	0									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR	73.5										

Sub Area							Extra Features													
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
BT7	BASEMENT UNFINIS			240	56.38	13,531														
Gross Living Area		Perimeter		Sub Area RCN			13,531													
Building Notes				Building Cost Summary																
WD STOVE				Building RCN																
009-742-02 / CARD 2 3636				13,531																
MAYBERRY DR				Depreciation																
3 BEDROOMS 3 BATH / 1 HALF BATH				9,945																
17 FIXTURES				Building DRC																
COMP SHINGLE SIDING RAISED				3,586																
FOUNDATION				Extra Feature DRC																
Building Name				Building Obso																
				3,586																
				Override Value																

Land Value: 1 Lines Total											Land Data		Property Characteristics		
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf		Water	Municipal
												164,351			
												3.773		Sewer	Septic
												400		Street	Paved
														SPC	

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APPRAISAL RECORD



APN: **009-742-02**

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ACTIVE

Roll YR

Code

%Comp

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2020 NR	1,395,878		468,600		1,864,478	652,567	Building Value	229,520	Initials/Date		
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2018 FV	1,067,437		445,178		1,512,615	529,415	Obsolescence	0	Parcel Total		
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2016 FV	985,326		455,986		1,441,312	504,459	Total Exemption		New Land		
2015 FV	985,326		449,119		1,434,445	502,056			Remainder	<input type="checkbox"/> New Sketch	

Building Data												
1-3	Code	Description	Adjustments & Modifiers		Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	MISC	Miscellaneous	BUILDING LEVEL									
Occ	600	Miscellaneous	Rate Adj									
Stry/Frm	0	NONE	Lump Sum									
Quality	20	Fair										
Year Built	1942		PARCEL LEVEL									
WAY	1971		Lump Sum	0								
Remodel Yr			%Obso	0.0000								
% Comp	100	%DPR	73.5									

Extra Features																				
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
CCP	COVERED CONCRETE			56	22.50	1,260														
PCS	PORCH CONCRETE S			100	7.81	781														

Gross Living Area	Perimeter	Sub Area RCN	2,041
Building Notes		Building Cost Summary	
		Building RCN	2,041
		Depreciation	1,500
CHANGED BT1 TO BT7 TO GET IT TO CALCULATE (BT1 IS A RESIDENTIAL BASEMENT CODE)		Building DRC	541
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	541
		Override Value	

Land Value: 1 Lines Total												Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf		Water	
												164,351		Municipal	
												3.773		Sewer	Septic
												400		Street	Paved
														SPC	

This information is for use by the Assessor for assessment purposes only.

APPRAISAL RECORD



APN: **009-742-02**

2020

PAGE 8 of 9

ACTIVE

Roll YR

Code

%Comp

Situs	3636 MAYBERRY DR RENO	Database	PROD	NBHD	AFFQ	Appr	CG	Exemption AV Exemption	Reopen			
Owner	MAYBERRY GARDENS LLC	Printed	2/13/2020	Commercial					Reappraisal			
	3636 MAYBERRY DR RENO, NV 89509	Tax District	1000	Property Name								

Valuation History							Parcel Value Summary		OBSO	<input type="checkbox"/> Change	<input type="checkbox"/> No Change
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD			
2020 VN	1,395,878		468,600		1,864,478	652,567	Land Value	1,395,878	NewLand		
2020 NR	1,395,878		468,600		1,864,478	652,567	Building Value	229,520	Initials/Date		
2019 FV	1,231,658		449,844		1,681,502	588,526	XFOB Value	239,080			
2018 FV	1,067,437		445,178		1,512,615	529,415	Obsolescence	0	Parcel Total		
2017 FV	1,067,437		445,987		1,513,424	529,698	Taxable Value	1,864,478	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2016 FV	985,326		455,986		1,441,312	504,459	Total Exemption		New Land		
2015 FV	985,326		449,119		1,434,445	502,056			Remainder	<input type="checkbox"/> New Sketch	

Building Data												
2-1	Code	Description	Adjustments & Modifiers		Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	RES	Residential	BUILDING LEVEL		BAPL	1	Base Appliance	100	SBFL	2	WOOD	100
Occ	001	Single Family Reside	Rate Adj		BED	3	Bedrooms	100	EW	5	SIDING ON FRAME	100
Stry/Frm	02 SFR	2 Story	Lump Sum		BFLR	1	Base Flooring	100	ROOF	2	COMPOSITION SHINGLE	100
Quality	50	Very Good			BTHF	3	Bath - Full	100	HEAT	1	FORCED AIR	100
Year Built	1896		PARCEL LEVEL		BTHH	1	Bath - Half	100				
WAY	1951		Lump Sum	0	FIX	17	Plumbing Fixtures	100				
Remodel Yr			%Obso	0.0000	FND	3	MODERATE	100				
% Comp	100	%DPR	75.0		LV	1	Living Units in Building	100				

Sub Area																				
Extra Features																				
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
1FL	FIRST FLOOR			1,932	147.49	284,947	9	ATC	ATTIC	30	2	390	12.25	1896		100	4,778	1,194		
2FL	SECOND FLOOR			1,330	147.49	196,160	10	SEPT	SEPTIC	30	2	1	5,202.00	1896		100	5,202	1,301		
DRO	No Value Drawn f			390																
PCS	PORCH CONCRETE S			76	8.01	609														
PRW	PORCH ROOF WOOD			776	16.85	13,076														
WDW	WOOD DECK WOOD			976	13.82	13,488														

Gross Living Area	3,262	Perimeter	336	Sub Area RCN	508,280
Building Notes				Building Cost Summary	
WD STOVE				Building RCN	508,280
WD STOVE				Depreciation	381,210
009-742-02 / CARD 2 3636				Building DRC	127,070
MAYBERRY DR				Extra Feature DRC	2,495
3 BEDROOMS 3 BATH / 1 HALF BATH				Building Obso	
17 FIXTURES				Total DRC	129,565
COMP SHINGLE SIDING RAISED FOUNDATION				Override Value	
Building Name					

Land Value: 1 Lines Total											Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	Water	Municipal
												164,351	Sewer	Septic
												3.773	Street	Paved
												400	SPC	

This information is for use by the Assessor for assessment purposes only.

APPRAISAL RECORD

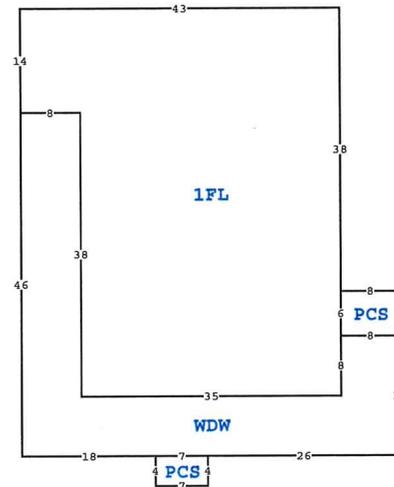
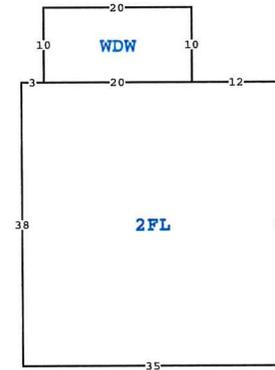
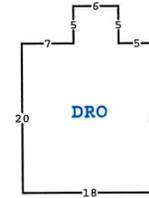
APN: 009-742-02

PAGE 9 of 9

Owner MAYBERRY GARDENS LLC
 Keyline Description FR SE4 SW4 SEC 16 TWP 19 RGE 19

NBHD AFFQ Commercial

Appr CG



Activity Information		
Date	User ID	Activity Notes

Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
BATH-BISHOP LAND LLC	4972461	11/13/2019	400	2,650,000	4BV
BATH-BISHOP LAND LLC,	MEMO	6/22/2010	400	0	3NTT
BATH-BISHOP LAND LLC,	3851228	2/19/2010	180	0	3NTT
WESTERN PROPERTIES LLC,	3684652	9/4/2008	310	2,650,000	1SVR
SCHARBACH, RICHARD E & C	2915688	9/3/2003	310	1,780,000	1G

Permit Information					
Date	Permit	Description	Amount	Status	% Comp

This information is for use by the Assessor for assessment purposes only.

Hearing # 20-0037
Hearing Date 02/19/2020
Tax Year 2020

COMMERCIAL RENTAL/LEASE RATES										
	APN	Location	Use %	Leased GBA	QC	Age (WAY)	Lease rate/ annual	Lease rate/ month	Terms	Year Signed
Office										
LR-1	009-343-01	1010 Caughlin Crossing	Office/Dental	1,058	C20	1987	\$21.24	\$1.77	MG	2019
LR-2	400-130-02	9640 S McCarran Boulevard	Office	1,840	C25	2006	\$19.20	\$1.60	MG	2019
LR-3	006-222-19	1155 W 4th Street	Office/Retail	2,556	C25	1986	\$15.00	\$1.25	FSG	2019
LR-4	013-391-09	1301 Cordone Avenue	Office	2,000	C20	1973	\$17.40	\$1.45	FSG	2019
LR-5	011-161-08	241 Ridge Street	Office	835	C20	1973	\$24.60	\$2.05	FSG	2019
Retail										
LR-6	024-281-02	940 W Moana Lane	Retail	2,000	C25	1988	\$16.20	\$1.35	NNN	2019
LR-7	014-231-21	1557 S Virginia Street	Retail	3,050	C10	1962(1967)	\$15.24	\$1.27	NNN	2019
LR-8	019-343-01	3450 Lakeside Drive	Retail	1,700	C15	1971	\$15.00	\$1.25	NNN	2019

Hearing # 20-0037
Hearing Date 02/19/2020
Tax Year 2020

CAPITALIZATION RATE SUMMARY							
APN	Address	Description	Blt Yr	Size/GBA	Sales Price	Sale Date	OAR
011-227-01	188 California Avenue	One building of office and retail space	1957	6,966	\$1,925,000	01/03/19	6.20%
006-222-19	1155 W 4th Street	Keystone Square Shopping Center - one building of office and retail space	1986	64,236	\$5,000,000	11/27/19	6.00%
200-020-12	1524 Ambassador Drive	Freestanding Retail/Daycare Center	1997	7,469	\$1,715,000	12/16/19	6.26%
043-320-07	160 W Huffaker Lane	Office Building	2004	5,676	\$1,700,000	12/04/19	5.66%
014-251-58	85 Continental Drive	Office/Clinic	1998	3,286	\$1,275,000	10/16/19	5.65%
001-272-39	10590 N McCarran Boulevard	Freestanding Retail Store	1999	2,656	\$2,500,000	05/07/19	5.00%
011-215-09 011-215-08	595 Humboldt Street	Office Building value with parking lot as one economic unit	1943	7,995	\$900,000	11/13/18	7.00%
006-074-37	831 Keystone Avenue	Office Building	1948(1966)	2,327	\$775,000	04/04/18	7.75%
163-251-03	9433 Double Diamond Parkway	Office Building	2016	5,127	\$1,500,000	03/09/18	6.40%

MLS All Fields



MLS # 180013542 **Address** 3636 Mayberry Drive
Status EXPIRED **Unit #**
City Reno
State NV
Asking Price \$3,290,000 **Zip** 89509
Class Residential **Area** 160Reno-Old Southwest
Type Site/Stick Built **Dwelling Type**



UnBranded Virtual Tour

Property Information

Bedrooms # 4	County Washoe	Common Interest Ownership No								
Baths #Full or 3/4 3	Parcel # 00974202	Attached Common Wall No								
# Half Baths 3	Taxes \$ \$19,466.40	Water Rights Yes								
# Garage 6	Assessment \$ 0.00									
# Carport 6+	Within City Limits Yes									
Total Parking Cap. 12	Zoning Actual OSHL									
Stories 2 Story	Source of Zoning Assessor	The HOA fields have been renamed to CIC and moved to Page 3 of this report								
Unit Level	Horses Okay Yes									
Total Living Space 7749	Elementary School Gomm									
Source of SqFt Assessor	Middle School Swope									
Price per SQFT 424.57	High School Reno									
Year Built 1876	IPES	CC/R Restrictions No								
Acreage 3.77	Coverage	<table border="1"> <tr> <th colspan="2">Unconverted Manuf. Housing Only</th> </tr> <tr> <td>Serial #</td> <td>Width</td> </tr> <tr> <td>HUD #</td> <td>Skirting</td> </tr> <tr> <td colspan="2">Personal Property Taxes</td> </tr> </table>	Unconverted Manuf. Housing Only		Serial #	Width	HUD #	Skirting	Personal Property Taxes	
Unconverted Manuf. Housing Only										
Serial #	Width									
HUD #	Skirting									
Personal Property Taxes										
Construction Frame										
Xstreet/Directions McCarran & Mayberry										

Agent / Showing Information

Agent Cristy Silverman - 775-342-8388	Showing Instructions Call Listing Agent
Agent E-mail csilverman@kw.com	To Show Contact Cristy Silverman (775) 342-8388
Listing Office 1 Keller Williams Group One Inc. Office: 775-823-8787	
Listing Agent 2	Occupied By Owner
Listing Agent 2 E-mail	Contact Name Cristy Silverman
Listing Office 2	Contact Phone (775) 342-8388

Listing Information

Comm to BB 2.50	CBB \$ or %	Original Price \$3,290,000	Listing Date 9/7/2018
Variable Rate No		Days on Market 205	Input Date 9/9/2018 6:27 PM
Sliding Scale No		Days On MLS 203	Expiration Date
Sale/Lease For Sale		Cumulative DOM 205	Update Date 3/31/2019
Listing Type Exclusive Right		Cumulative DOMLS 203	Status Date 3/31/2019
Possession COE		Agent Hit Count	Price Date 9/9/2018
Limited Service Listing No		Client Hit Count	HotSheet Date 3/31/2019
Special Conditions of Sale None			Off Market Date 3/31/2019

Internet Display Options

Internet Display Y	Automated Valuation
Internet Plus	Commentary/Reviews



14 of 30

180013542

Features

GARAGE TYPES	Attached, Detached, Both Att & Det, Tandem, Carport, Garage Door Opener(s), RV Access/Parking, RV Garage	FLOOR COVERING	Carpet, Ceramic Tile, Wood
HOA AMENITIES	No Amenities	FOUNDATION	Concrete - Crawl Space
ADJOINS	Greenbelt, Creek/Stream, Street, Undeveloped Acr	EXTERIOR	Wood Siding
VIEW	Yes, Mountain, Park, Valley, Greenbelt, Trees, Meadow	ROOF	Pitched, Composition - Shingle
PERSONAL	None	HEATING/COOLING	Propane, Electric, Forced Air, Evap Cooling
PROPERTY INCL		WATER HEATER	Electric
APPLIANCES	Gas Range - Oven, Refrigerator in Kitchen	WINDOWS	Single Pane, Double Pane, Wood Frame, Combo - Varies
INCL PSNL		FIREPLACE	Yes, One, Fireplace
PROP		UTILITIES	Electricity, Propane, City - County Water, City Sewer, Cable, Telephone, Water Meter Installed, Internet Available, Cellular Coverage Avail
INTERIOR	Drapes - Curtains, Blinds - Shades, Rods - Hardware, Smoke Detector(s), Security System - Rented	LANDSCAPED	Yes, Partially Landscaped
FIXTURES	Separate/Formal, High Ceiling	SPRINKLERS	Front, Back, Drip-Front, Automatic, Manual
LIVING ROOM	Separate/Formal, High Ceiling	FENCED	Full, Front, Back
DINING ROOM	Separate, High Ceiling	PATIO/DECK	Yes, Covered, Deck
FAMILY ROOM	Built-In Dishwasher, Garbage Disposal, Island, Breakfast Nook	EXTERIOR FEATURES	Barn-Outbuildings, Corrals - Stalls, Workshop
KITCHEN	Walk-In Closet, High Ceiling, Ceiling Fan, Double Sinks, Shower Stall, Jetted Tub	ACCESSIBILITY	Entry Ramp
MASTER	Yes, Laundry Room, Laundry Sink, Cabinets, Shelves	WATER TEST	No
BEDROOM	Yes, Office-Den(not incl bdrm), Study-Library, Bonus Room, Loft, Entry-Foyer, Mud Room, Workshop, Basement - Unfinished	ACCESS	Public
LAUNDRY AREA		TOPOGRAPHY	Level
OTHER ROOMS		OWNER(S) MAY SELL	Conventional, Cash, Exchange 1031

MLS Remarks

This iconic Reno manor is a local landmark rich in heritage. Located on the Reno Register of Historic Places, the Crissie Caughlin Ranch House was built in Virginia City in 1876, carefully disassembled & reassembled at its current location in 1900, and fully restored in 1993. Surrounded by Betsy Caughlin Donnelly Park, the property is one of Reno's last remaining historic ranch homes. Property highlights include a bunkhouse, 2 barns & a huge covered trellis area perfect for entertaining or hosting events.

Extended Remarks

A 3-quarter wrap-around porch welcomes you to the main house. 3,262 sqft, 3 bedrooms plus a loft, 3.5 bathrooms. Hardwood floors & arched doorways, clawfoot bathtubs & hand painted sinks, as well as exquisite moldings & cornices tell the tale of yesteryear. Tall ceilings & open, spacious rooms throughout the home are filled w/natural light. The large kitchen features professional appliances, subzero refrigerator, slab granite counters, an island, breakfast nook, & plenty of storage. The master suite has his & hers closets, a garden tub, & a large balcony w/stunning views of the mountains. There are 2 additional second floor bedrooms & a third floor loft. The bunkhouse was built in 1942 added on to in 2009 totaling 4,487 sqft. Features a large open space, an extra large bedroom, 2 ADA compliant half bathrooms, a full kitchen & a wood-burning fireplace. 3.77 acre parcel is zoned OSHL (Open Space with Historical Overlay). Surrounded by county w/city sewer, city water, propane & 6.02 acre feet of water rights from the Steamboat Ditch.

Private Remarks

Please allow 2 business days to respond to all offers. Escrow has been opened, please call listing agent for details. Home has coverage through Fidelity National Home Warranty; good through the listing period (180 days or until COE). Coverage may be transferred to the Buyer and the cost is negotiable between Buyer and Seller. Information deemed reliable, Buyer and Buyer's Agent to verify all information.

Sold Information

Selling Agent
Selling Office 1
Selling Agent 2
Selling Office 2

Sold Price
Sold Price per SqFt
How Sold
Contract Date
Closing Date

15 of 30

180013542



\$1,300,000

6 bd, 7 ba, 9,103 sq ft
2865 Sagittarius Dr

- ↑ 3,771 sq ft larger
- ↓ Smaller lot
- ↑ 63 years newer



\$944,000

5 bd, 7 ba, 4,712 sq ft
3345 Meridian Ln

- ↑ 620 sq ft smaller
- ↓ Smaller lot
- ↑ 58 years newer



\$615,000

5 bd, 6 ba, 4,883 sq ft
3197 Susileen Dr

- ↑ 449 sq ft smaller
- ↓ Smaller lot
- ↑ 24 years newer



\$4,250,000

5 bd, 7 ba, 6,486 sq ft
40 Pronghorn Ct

- ↑ 1,154 sq ft larger
- ↓ Smaller lot
- ↑ 63 years newer



Interested in any of these homes? Have a local agent show you around.

Contact Agent



Homes around Mayberry Dr



\$228,000

5020 Mayberry Dr, Reno, NV 89519

Contact Agent

216

Days On Market



Property History

This property was sold thrice in the last 17 years.

Nov 13, 2019 Sold for \$2,650,000

Sep 27, 2018 Listed for \$3,290,000



Listing presented by [Cristy Silverman](#) with [Keller Williams Group One Inc.](#)

Sep 9, 2018 Listed for \$3,290,000



Listing presented by [Cristy Silverman](#) with [Keller Williams Group One Inc.](#)

- Sep 4, 2008

Sold for \$2,650,000
 Listing sold by [Chase International - Damonte](#)
- Oct 20, 2006

Listed for \$3,275,000
 Listing presented by [Chase International - Damonte](#)
- May 19, 2006

Listed for \$3,800,000
 Listing presented by [Coldwell Banker Select Real Estate](#)
- Sep 3, 2003

Sold for \$1,780,000
 Listing sold by [COLDWELL BANKER Select Real Estate](#)
- Jun 24, 2003

Listed for \$1,780,000

History data displayed is obtained from public records and/or MLS feeds from the local jurisdiction. Contact your REALTOR® directly in order to obtain latest information.

Property Details

Status	Price/Sq Ft	Type	Built
Off Market	No Info	Single Family Home	1942

Public Records

- Beds: 3
- House size: 4,487 sq ft
- Stories: 1
- Lot size: 164352
- Garage: Detached Garage
- Heating: Forced Air
- Construction: Wood Frame
- Year built: 1942
- Year renovated: 1971
- Property type: Commercial
- Date updated: 02/07/2020
- Fireplace: Yes

Request a FREE Analysis

Nearby Schools

Claudia C. Hanson, AICP, Planning Manager
Community Development Department
P.O. Box 1900
Reno, NV 89503
(775) 334-2381



April 17, 2018

Summit Engineering
c/o Savannah Russell
5405 Mae Anne Avenue
Reno, NV 89503

Subject: COA18-00001 (Mayberry Gardens)
APN 009-742-02

Dear Applicant:

At the regular meeting of the Historical Resources Commission on April 12, 2018, the Historical Resources Commission, as set forth in the official record, approved your request for an amendment to Condition No. 5 of the certificate of appropriateness originally approved December 14, 2017 to allow for the construction of five new commercial office buildings totaling ±20,000 square feet. The ±3.77 acre site is located on the south side of Mayberry Drive, ±390 feet east of McCarran Boulevard within the Open Space/Historic Landmark overlay (OS/HL) zone. The site has a Master Plan land use designation of Parks/Recreation/Open Space. The subject property is located on the Local Register of Historic Places.

Your approved request is subject to the following conditions to the satisfaction of Community Development Department Staff:

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall apply for all building permits for the project within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. The applicant, developer, builder, property or business owner, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or readily available upon demand by City staff.

11. Prior to the issuance of a site improvement permit, the applicant shall submit landscape plans demonstrating trees and landscaping will be strategically placed to maintain views to the adjacent open space. Large evergreen trees (minimum ten feet tall at planting) shall be placed 20 feet on center adjacent to any proposed building as a method to screen the proposed buildings. All landscaping shall be installed prior to the issuance of a certificate of occupancy.
12. Prior to the issuance of a site improvement permit, the applicant shall submit landscape plans demonstrating that all trees along the boundary of the site are consistent with the existing mature tree species within the front yard of the subject site. No prohibited tree species as defined in City Code shall be allowed.
13. Prior to the issuance of a site improvement permit, the applicant shall provide a fence plan showing that any new fences match the existing split rail fence used on the property. No walls shall be allowed.
14. Prior to the issuance of any site improvement permit, the plans shall demonstrate that public sanitary sewer mains and storm drains will be constructed within the public and private street sections and include appropriate easements.
15. Prior to the issuance of any site improvement permit, the applicant shall develop an operations and maintenance manual for all privately maintained detention ponds, drainage swales, and all storm drains, including but not limited to, detailed operations and maintenance tasks, frequency of maintenance, access for maintenance, and a detailed description of the type(s) of equipment which are anticipated to be necessary for the operations and maintenance tasks. This manual shall be reviewed and accepted by Community Development Engineering Staff with the site improvement permit. This Manual shall also be adopted as policy by the property owner, management company, or equivalent entity responsible for maintaining the storm drainage within the development.
16. Prior to the issuance of any site improvement permit, the applicant shall have plans approved that demonstrate adequate gravity flow and overland escape routes are provided for all roof-top and surface storm water collection and conveyance facilities in accordance with the Public Works Design Manual.
17. Prior to the issuance of any site improvement permit, the applicant shall submit street improvement plans for Mayberry Drive that meet or exceed the City of Reno Public Works Design Manual standards. Where utilities are tied to existing infrastructure located in Mayberry Drive, the developer will be responsible for replacing roadway markings and striping affected or displaced by the pavement improvements prior to the approval of any certificate of occupancy.
18. Prior to the issuance of any site improvement permit, the applicant shall have an approved construction management and access plan. This plan shall address project phasing, including utilities and infrastructure, and shall demonstrate

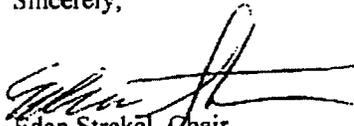
adequate access to adjacent properties will be perpetuated and maintained during construction.

19. Prior to the issuance of any site improvement permit, the applicant shall demonstrate that circulation on the site is one way. Ingress shall be limited to the west driveway and egress shall be limited to the east driveway. Appropriate signs identifying entrances and warning of wrong way direction shall be required to be demonstrated on the plans and shall be installed prior to the first certificate of occupancy of the new buildings. The drive aisle width shall be limited to and not exceed the code required minimum to ensure safe access on the site.

The decision of the Historical Resources Commission may be appealed within ten calendar days by filing an appeal form with the Reno City Clerk together with appropriate fees. The ten day appeal period starts the day after the meeting per Reno Municipal Code (RMC) 18.18.05(c)(9) - (Appeals). If the tenth calendar day is on a holiday or weekend, the filing deadline is extended to the next business day that the City Clerk's office is open. Appeals may be filed by any person who is aggrieved by the decision. The Clerk's office is on the 2nd floor of Reno City Hall located at One East First Street, Reno, NV. The City Clerk shall set the appeal for public hearing before the City Council and mail a notice of the hearing to the appellant and all others who were mailed a notice of the hearing of the Historical Resources Commission. The City Council may affirm, reverse, or modify the decision.

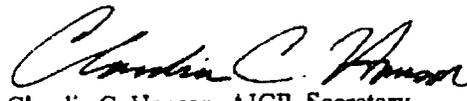
This approval letter has not been issued in lieu of a building permit. You are responsible for obtaining the appropriate building permits associated with this project and a copy of this letter must be attached to the application.

Sincerely,



Edan Streckel, Chair

Historical Resources Commission

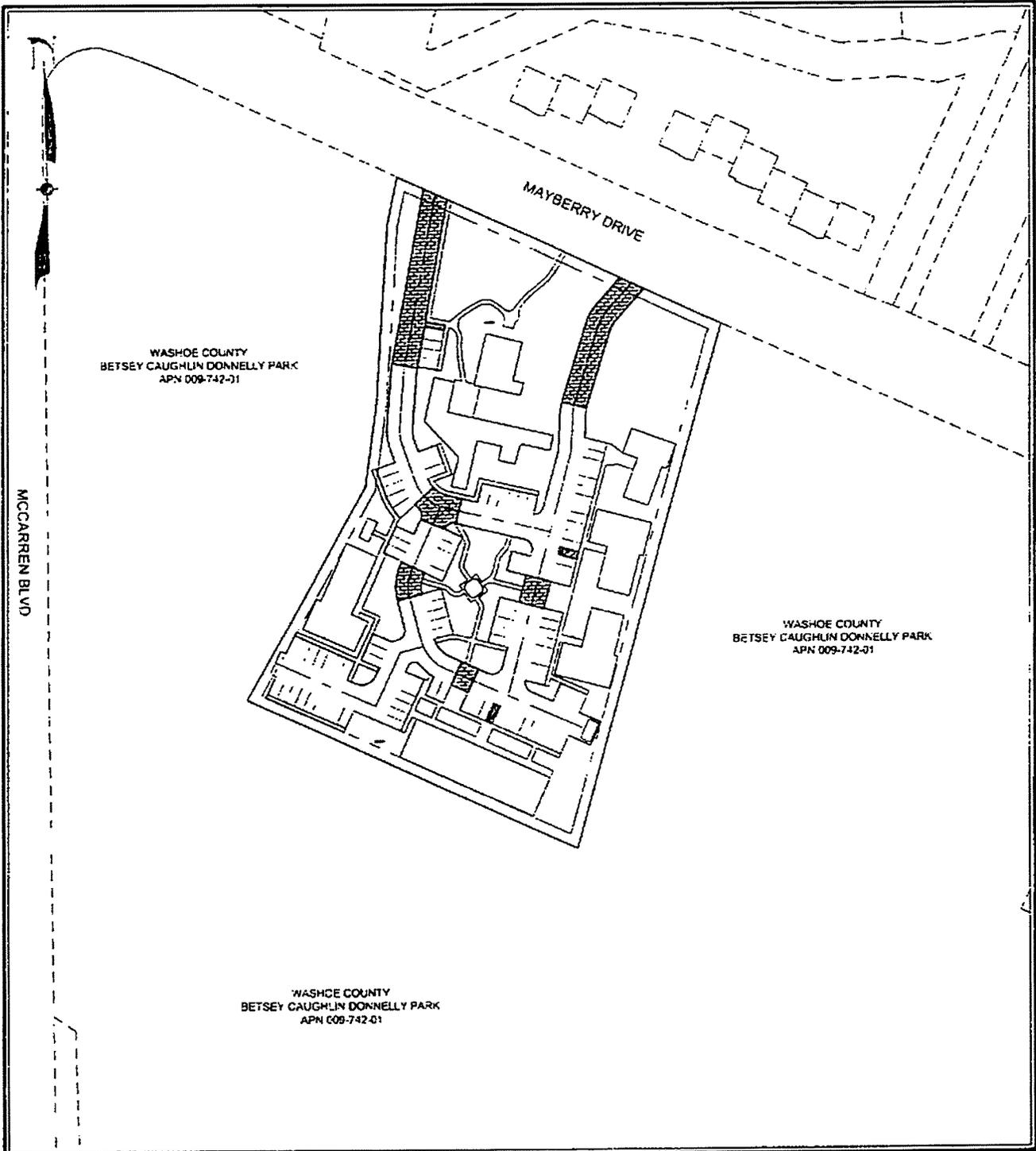


Claudia C. Hanson, AICP, Secretary

Historical Resources Commission

xc: Bath-Bishop Land LLC
441 Strawberry Drive
Mill Valley, CA 94941

Ashley Turney, City Clerk
Jeff Borchardt, AICP, Associate Planner



**MAYBERRY GARDENS
3636 MAYBERRY DRIVE
SITE PLAN**

SCALE 1" = 100'

Copyright SUMMIT ENG 2017



SHEET
1
OF
1



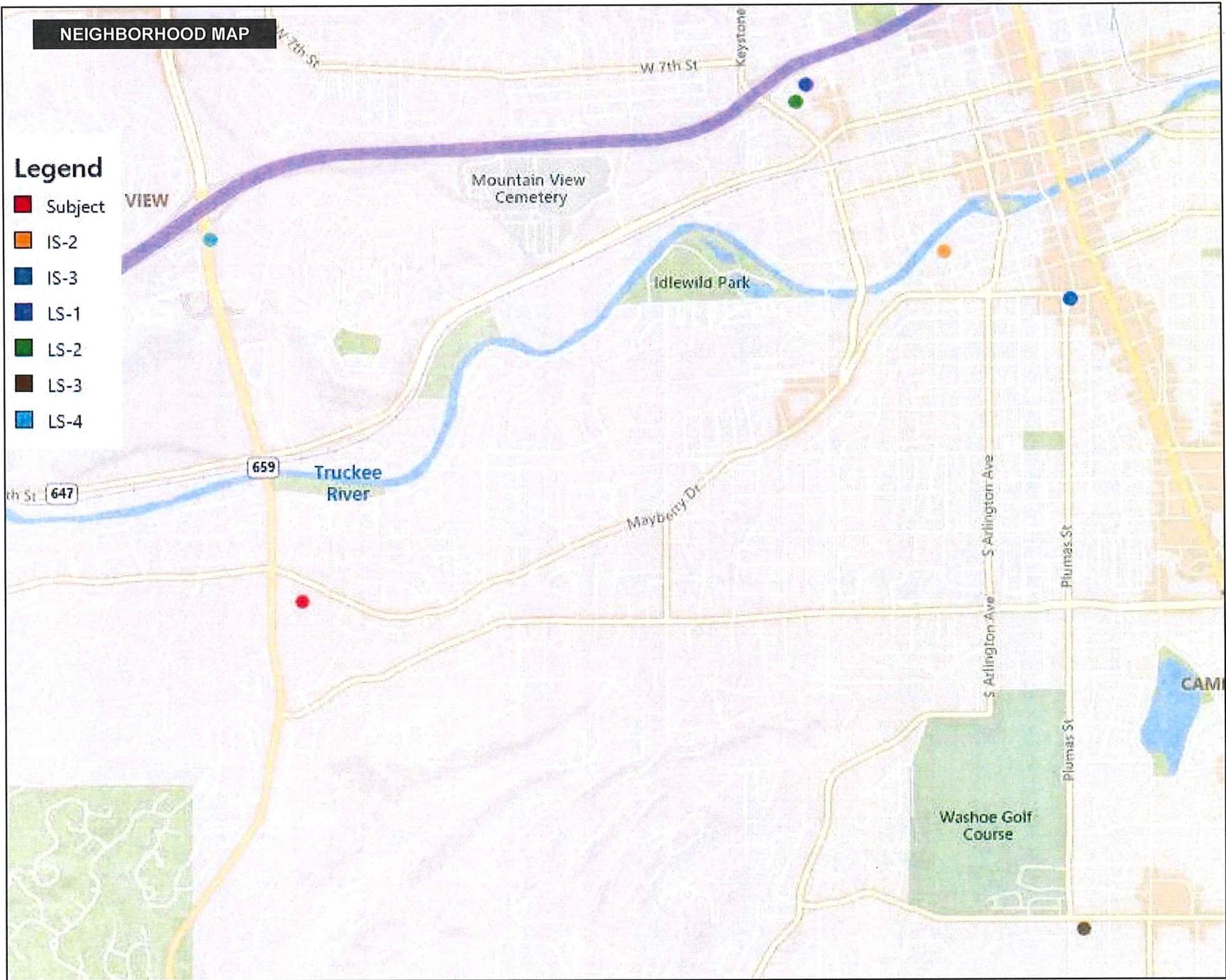
PROPOSED SITE DEVELOPMENT



NEIGHBORHOOD MAP

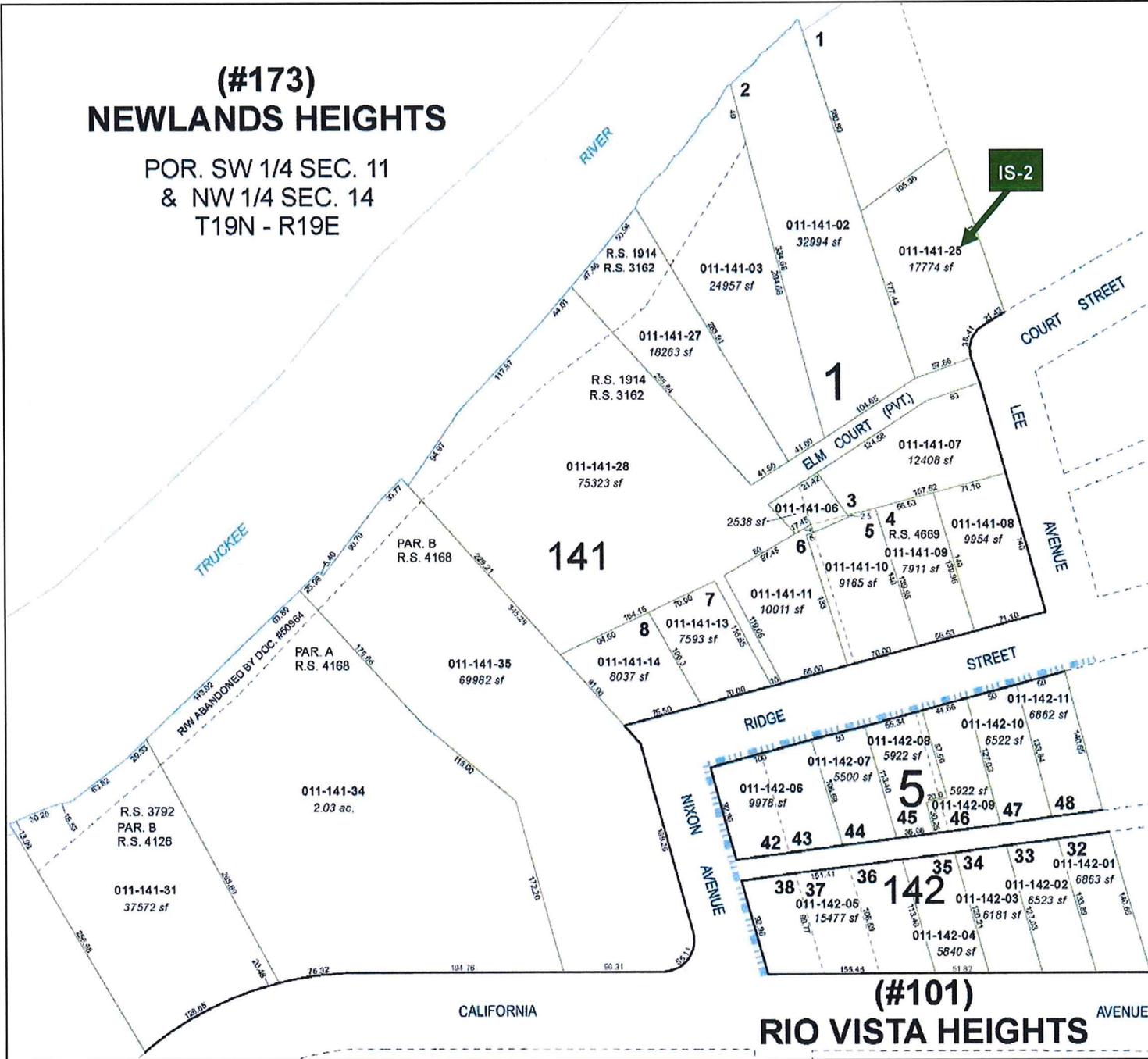
Legend

- Subject
- IS-2
- IS-3
- LS-1
- LS-2
- LS-3
- LS-4



(#173) NEWLANDS HEIGHTS

POR. SW 1/4 SEC. 11
& NW 1/4 SEC. 14
T19N - R19E

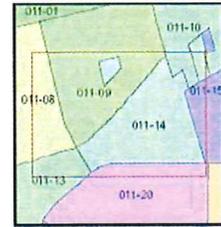


Assessor's Map Number
011-14

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor
1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 326-2231



Feet
0 25 50 75 100
1 inch = 100 feet



created by: **TWT 3/14/2013**
last updated:
area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the property. No liability assumed.

(#101) RIO VISTA HEIGHTS

Assessor's Map Number

011-22

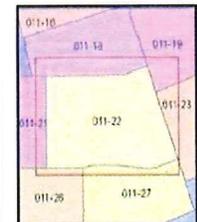
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 228-2231



0 25 50 75 100
Feet

1 inch = 100 feet

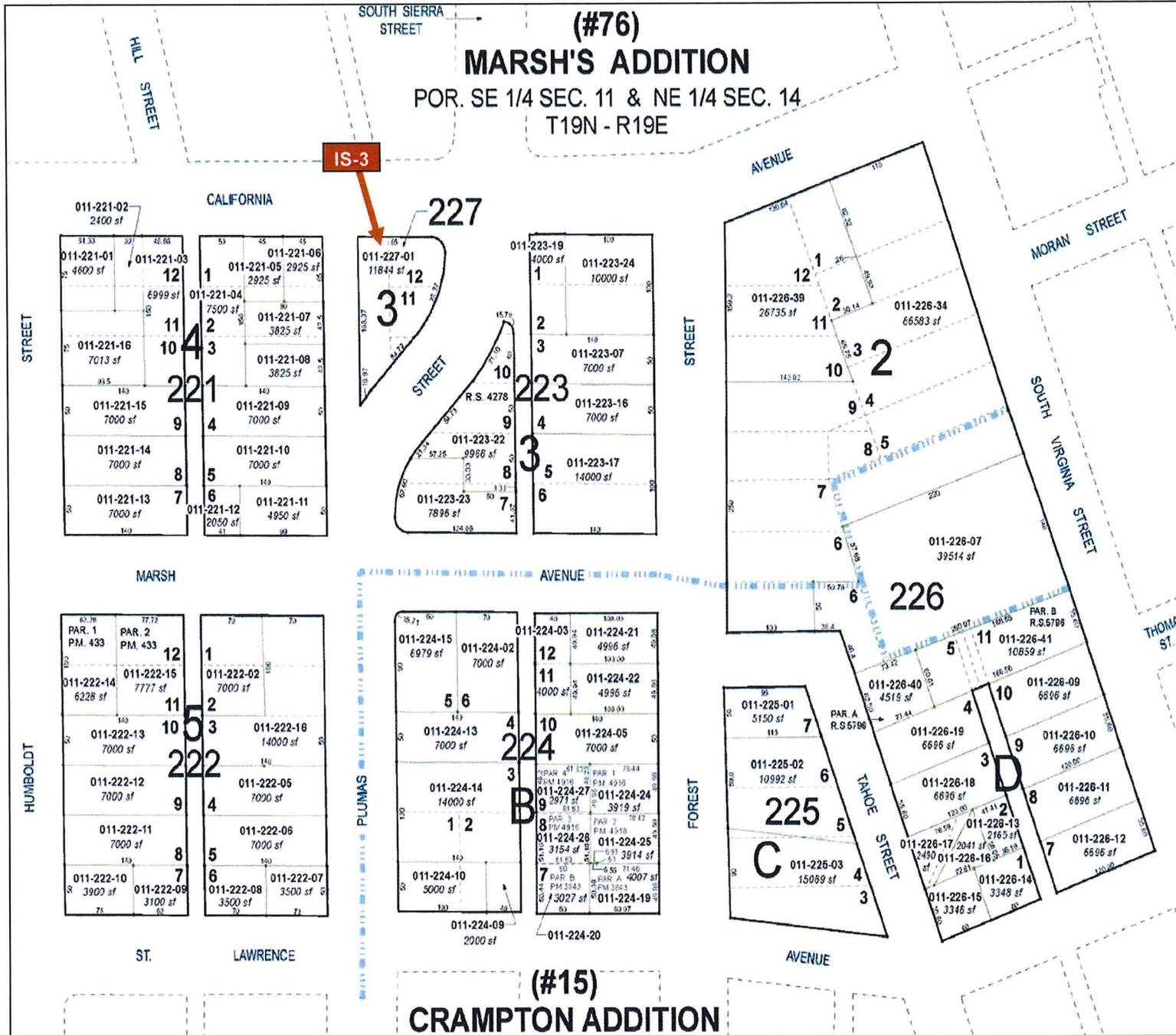


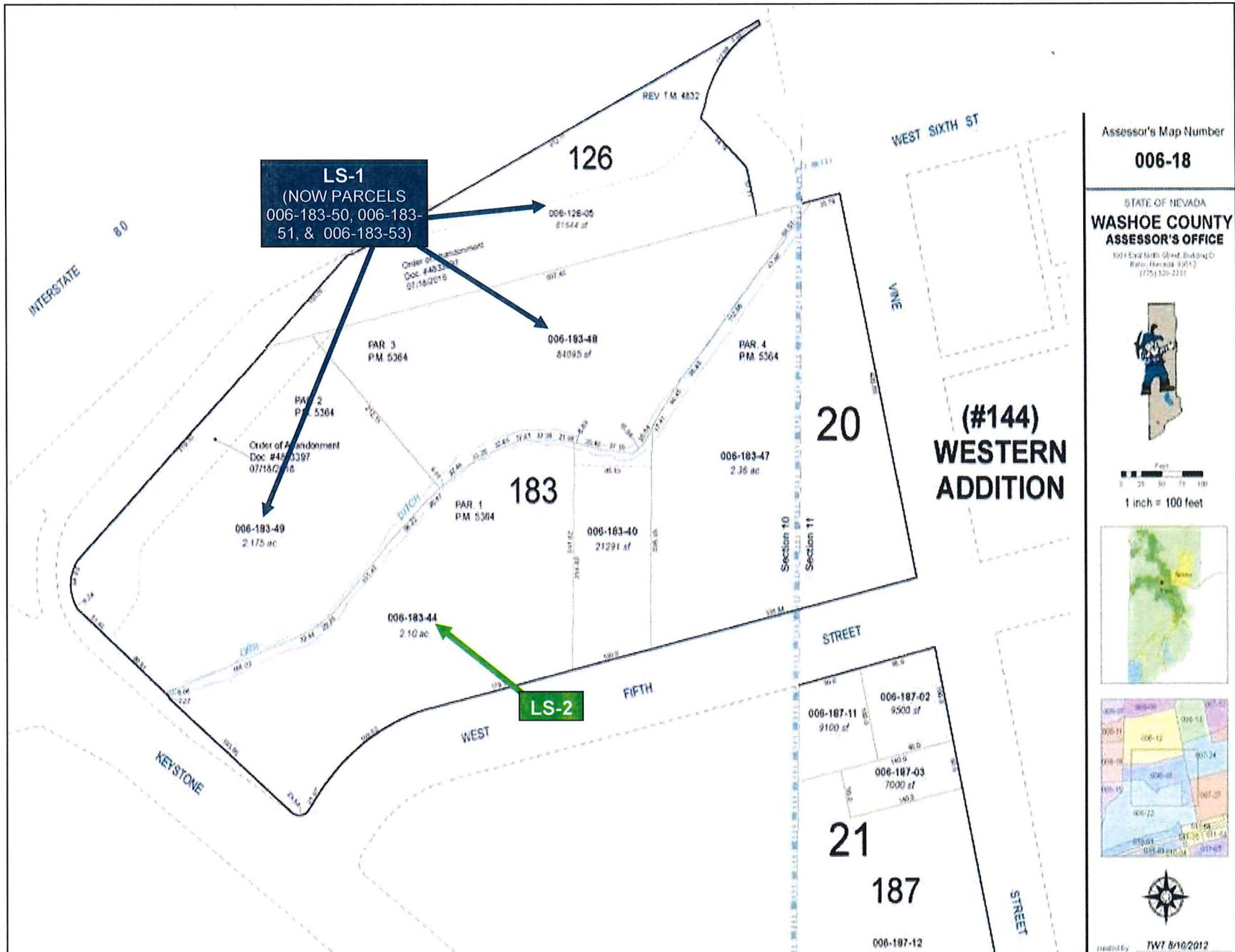
created by TWT 03/21/2013

last updated SR 01/11/17

area previously shown on map(s)

NOTE: This map was prepared for the use of Washoe County Assessor's Office for assessment and auditing purposes only. It does not represent a survey of the premises. No liability is assumed by the Assessor's Office for any errors on this map.





(#263)
GREENFIELD SUBDIVISION
BLOCK "A"

PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 26
 T19N - R19E

ANNEXATION T.M. 3656, ORD. #4950

LS-3

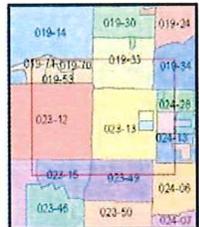
Assessor's Map Number
023-13

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
 Michael E. Clark, Assessor

1001 East Ninth Street
 Building C
 Reno, Nevada 89612
 (775) 328-2311



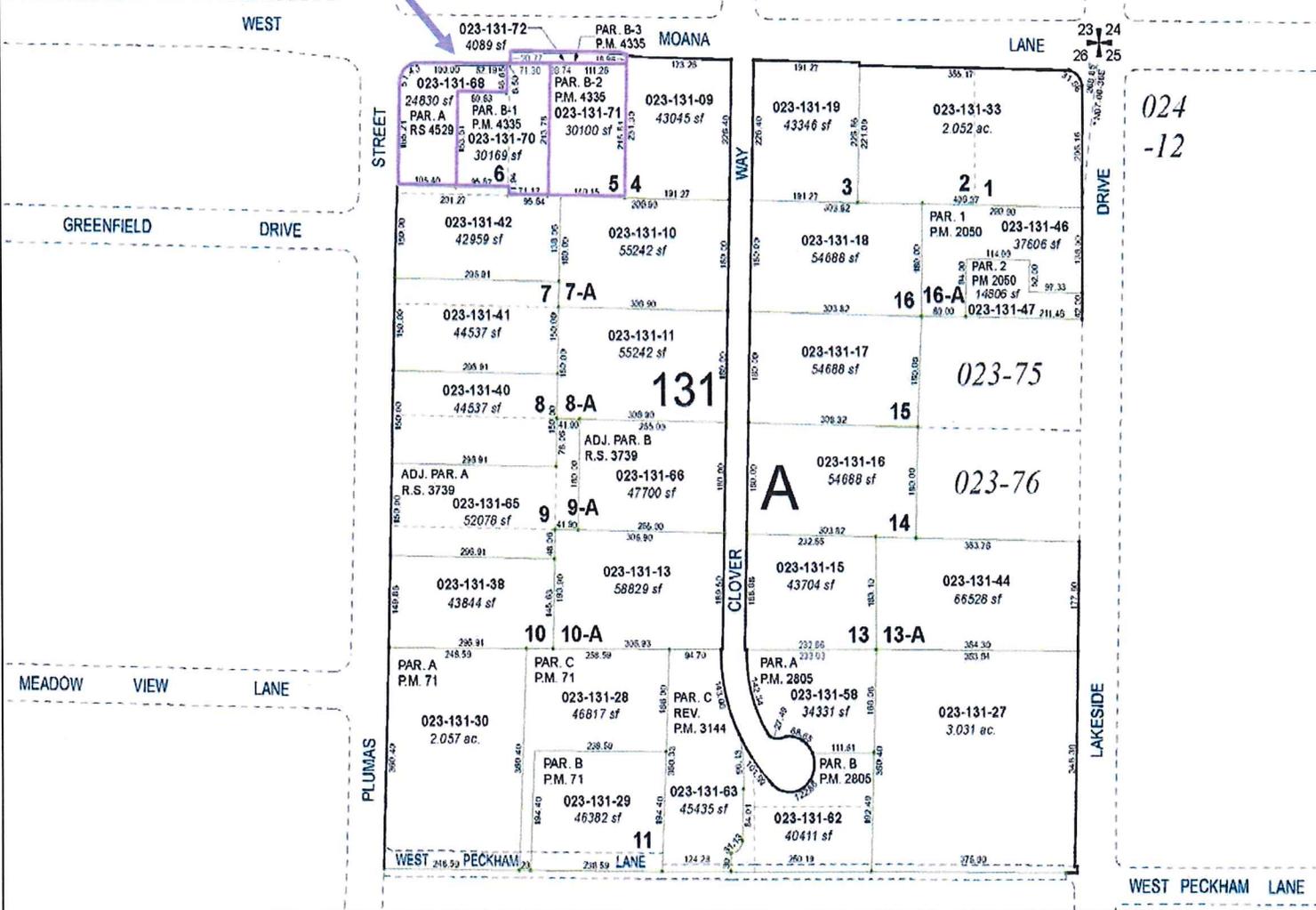
1 inch = 200 feet

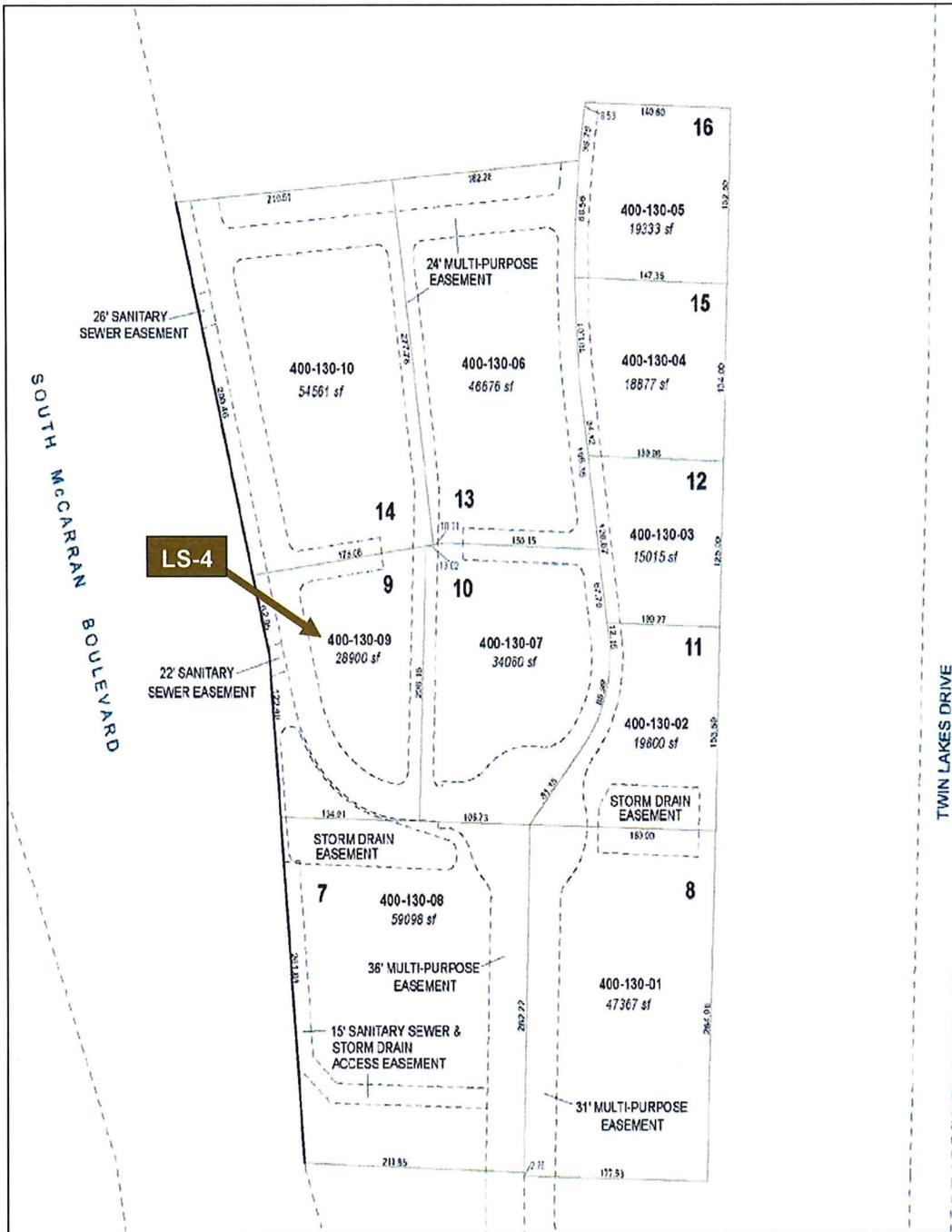


created by **TWT 6/12/2015**

last updated _____

area previously shown on map(s)



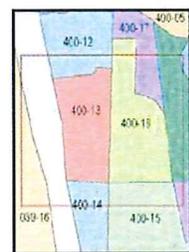
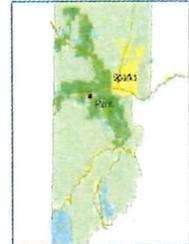
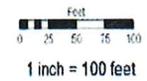


**(#3688)
MONTE VISTA VILLAGE**

PORTION OF NW 1/4 SECTION 16
T19N - R19E

Assessor's Map Number
400-13

STATE OF NEVADA
**WASHOE COUNTY
ASSESSOR'S OFFICE**
Joshua G Wilson, Assessor
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Created by **DSR 3/16/2011**
and updated