

Ret 0047

WASHOE COUNTY ASSESSOR PROPERTY DATA

2/19/2020

Owner Information				Building Information			
APN	004-081-55		Card 1 of 2	Bld #1 Situs	1100 SELMI DR	Property Name	
Situs 1	1100 SELMI DR RENO NV 89512		Bld # 1	Quality	C25 Commercial 2.5 (Above Average)	Building Type	Clubhouse
Owner 1	SUN VILLA MHC LLC		OWNER	Stories	1	2nd Occupancy	
Mail Address	27777 FRANKLIN RD STE 200 SOUTHFIELD MI 48034			Year Built	1988	WAY	1988
Parcel Info & Legal Description				Bedrooms	0	Square Feet	4940
Keyline Desc	PM 1283 LT B			Full Baths	0	Finished Bsmt	0
Subdivision	_UNSPECIFIED			Half Baths	0	Unfin Bsmt	
	Section 36 Township 20 Range 19			Fixtures	0	Basement Type	
Record of Survey Map	: Parcel Map# 1283 : Sub Map#			Fireplaces	1	Gar Conv Sq Feet	0
Special Property Code	046			Heat Type	PACKAGE UNIT	Total Garage Area	0
2020 Tax District	1000	Prior APN		2nd Heat Type		Garage Type	
2019 Tax District	1000	Tax Cap Status	RF19 - 2019 Rental Form Mailed, High Cap Applied	Exterior Walls	STUD WALLS - WOOD SIDING	Detached Garage	32400
PERMITS	jutaylor 05/30/2019			2nd Ext Walls		Basement Gar Door	0
				Roof Cover		Sub Floor	
				% Complete	100	Frame	WD/STL FRAME
				Obso/Bldg Adj	0	Units/Bldg	0
				Construction Modifier		Units/Parcel	0

Land Information

LAND DETAILS

Land Use	350	DOR Code	350	Sewer	Municipal	Neighborhood	BHDN BH Neighborhood Map
Size		Size		Street	Paved	Zoning Code	MH/MF30

Petitioner Ex # A Date 2-19-20
 APN 004-081-55
 Number of Pages 32

2,775,817.44 SqFt	63.724 Acres				
			Water	Muni	

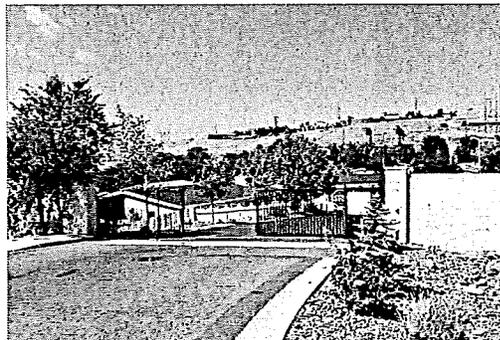
Sales and Transfer Records

RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
SUN COMMUNITIES NV LTD PTSP,	SUN VILLA MHC LLC	3423813	DEED	08-09-2006	350	0	3BGG	LTD PTSP TO LLC - SAME OWNERSHIP
	SUN COMMUNITIES NV LTD PTSP	2173051	DEED	01-23-1998	350	12,850,000	2D	IU TITLE FILE VERIFIED AT TITLE CO 03/11/98 KFM
		2126222	DEED	08-15-1997	350	10,489,050	3B	IU INC 81 DETACHED GARAGES - BUYER SELLER SAME
		CHK		04-29-1992	350	8,291,000	1SVR	
		CHK		08-01-1986	100	1,700,000	1G	

Valuation Information ▲ The 2020/2021 values are preliminary values and subject to change.

	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2020/21 NR	15,552,000	0	5,075,278	0		20,627,278	5,443,200	1,776,347	7,219,547	0
2020/21 VN	15,552,000	0	5,075,278	0		20,627,278	5,443,200	1,776,347	7,219,547	0
2019/20 FV	5,832,000	0	4,919,123	0	10,751,125	10,751,123	2,041,200	1,721,693	3,762,893	0



004-081-55 08/21/2016

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If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at exemptions@washoecounty.us

Owner Information				Building Information			
APN 008-074-02		Card 1 of 1		MOBILE HOME INFO			
Situs 1	1331 SILVERADA BLVD RENO NV 89512		Bld # 1	Bld #1 Situs	1331 SILVERADA BLVD	Property Name	NORTHGATE MH VILLAGE
Owner 1 or Trustee	CAP COMMUNITIES LLC			Quality	C20 Commercial 2.0 (Average)	Building Type	Country Club
Mail Address	16255 VENTURA BLVD STE 1200 ENCINO CA 91436			Stories	1	2nd Occupancy	
Parcel Info & Legal Description				Year Built	1971	WAY	1971
Keyline Desc	FR NE4 NW4 SEC 6 TWP 19 RGE 20			Bedrooms	0	Square Feet	7444
Subdivision	UNSPECIFIED			Full Baths	0	Finished Bsmt	0
	Section 6 Township 19 Range 20			Half Baths	0	Unfin Bsmt	
Record of Survey Map	Parcel Map# : Sub Map#			Fixtures	0	Basement Type	
Special Property Code	046			Fireplaces	0	Gar Conv Sq Feet	0
2020 Tax District	1000	Prior APN	--	Heat Type	PACKAGE UNIT	Total Garage Area	0
2019 Tax District	1000	Tax Cap Status	RF19 - 2019 Rental Form Mailed, High Cap Applied	2nd Heat Type		Garage Type	
PERMITS	jutaylor 05/30/2019			Exterior Walls	STUD WALLS - TEXTURED PLYWOOD	Detached Garage	440
				2nd Ext Walls		Basement Gar Door	0
				Roof Cover		Sub Floor	
				% Complete	100	Frame	WD/STL FRAME
				Obso/Bldg Adj	0	Units/Bldg	210
				Construction Modifier	0	Units/Parcel	210

Permits

Permit #	Agecy	Issue Date	Status	Type	Description	Est. Value	Appraiser	Last Note
LDP07-06650LDP07-06650	RENO		Closed	CONV	SEE NOTES		TAO	NVC MH, STATUS =

								Complete, 0 Pct Comp
LDP07-01018LDP07-01018	RENO		Closed	CONV	SEE NOTES		TAO	NVC MH, STATUS = Complete, 0 Pct Comp
LDP07-01019LDP07-01019	RENO		Closed	CONV	SEE NOTES		TAO	NVC MH, STATUS = Complete, 0 Pct Comp
LDP07-01021LDP07-01021	RENO		Closed	CONV	SEE NOTES		TAO	NVC MH, STATUS = Complete, 0 Pct Comp
LDP07-01022LDP07-01022	RENO		Closed	CONV	SEE NOTES		TAO	NVC MH, STATUS = Complete, 0 Pct Comp
LDP06-00862LDP06-00862	RENO		Closed	CONV	SEE NOTES		CLW	NVC CINDI, STATUS = Complete, 0 Pct Comp
04-1063904-10639			Closed	CONV	FENCE		GLV	NVC , STATUS = Complete, 0 Pct Comp
03-0207103-02071			Closed	CONV	MOBILE HM HK		EJW	NVC , STATUS = Complete, 0 Pct Comp
106330106330			Closed	CONV	MOBILE HM HK		EJW	NVC , STATUS = Complete, 0 Pct Comp
BLD09-04786BLD09-04786	RENO	04-30-2009	Closed	CONV	MOBILE HM ST		tao	NVC , STATUS = Complete,

								0 Pct Comp
BLD09-05803BLD09-05803	RENO	01-05-2010	Closed	CONV	MOBILE HM ST		TAO	NVC, STATUS = Complete, 0 Pct Comp
BLD11-04753BLD11-04753	RENO	05-03-2011	Closed	CONV	DECK		GD	NVC , STATUS = Complete, 0 Pct Comp
BLD12-01658BLD12-01658	RENO	11-02-2011	Closed	CONV	FENCE		SE	100% COMPLETE 2012 , STATUS = Complete, 0 Pct Comp
BLD14-05074BLD14-05074	RENO	04-01-2014	Closed	PP	MOBILE HOME SET-UP 57 LILLY CT		TAO	, STATUS = Complete, 100 Pct Comp
BLD14-05166BLD14-05166	RENO	04-04-2014	Closed	PP	MOBILE HOME SET UP NEW MOBILE HOME ON LOT 159		TAO	, STATUS = Complete, 100 Pct Comp
BLD16-06635BLD16-06635	RENO	04-06-2016	Closed	FIELD	POOL HEATER REMOVE NON ASME 206 000 BTU SPA HEATER AND REPLACE WITH 206 000 BTU SPA HEATER		JW	NVC 2016, STATUS = Complete, 100 Pct Comp
BLD17-01210BLD17-01210	RENO	09-07-2016	Closed	MH	MOBLE HOME SET UP SET UP REPLACEMENT HOME - SPACE 108		TAO	MH PP, STATUS = Complete, 100 Pct Comp
BLD17-01209BLD17-01209	RENO	09-07-2016	Closed	MH	MOBILE HOME SET UP SET UP REPLACEMENT HOME- LOT #99		TAO	MH PP, STATUS = Complete, 100 Pct Comp
BLD17-02173BLD17-02173	RENO	11-02-2016	Closed	FIELD			JW	

					REMODEL; REMOVE EXISTING CONCRETE POOL DECK AND REPLACE WITH A INTERLOCKING PAVER SURFACE; APROXIMATELY 3,915 SQ FT;			, STATUS = Complete, 100 Pct Comp
BLD17-04556BLD17-04556	RENO	01-13-2017	Closed	FIELD	FENCE; INSTALL APPROX 395 LIN FT OF ECOSTONE COMPOSITE FENCE 6 FT TALL SOLID PANELS AND LANDSCAPING AS NEEDED		JW	, STATUS = Complete, 100 Pct Comp
BLD18-02252BLD18-02252	RENO	10-20-2017	Closed	MH	MOBILE HOME SET UP; LOT 87 LILAC, 24 X 54		JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD18-02253BLD18-02253	RENO	10-20-2017	Closed	MH	MOBILE HOME SET UP; LOT 95 LILAC, 28 X 52		JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD18-05706BLD18-05706	RENO	03-02-2018	Closed	MH	MOBILE HOME SETUP; 90 LILAC LANE; 24 X 54		JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD18-05708BLD18-05708	RENO	03-02-2018	Closed	MH	MOBILE HOME SET UP; MOBILE HOME SET UP AT SP 94 LILAC LANE (INTERNAL);		JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD18-06095BLD18-06095	RENO	03-02-2018	Closed	MH	MOBILE HOME SET-UP; 114 LILAC LN; INSTALL 28' X 52' MOBILE HOME;		JUT	NVC, STATUS = Complete, 0 Pct Comp

BLD18-05707BLD18-05707	RENO	03-08-2018	Closed	MH	MOBILE HOME SET-UP; 88 LILAC LANE; NEW 24' X 54' MOBILE HOME	JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD18-06094BLD18-06094	RENO	03-08-2018	Closed	MH	MOBILE HOME SET-UP; 139 CARNATION LN; INSTALL 28' X 48' MOBILE HOME	JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD18-06098BLD18-06098	RENO	03-08-2018	Closed	MH	MOBILE HOME SET-UP; 4 LILAC LN; INSTALL 28' X 50' MOBILE HOME	JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD18-07790BLD18-07790	RENO	04-30-2018	Closed	MH	CARPORT; INSTALL FREESTANDING ALLUMINUM AWNING CARPORT 27FTX19FT (95 LILAC LN)	JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD18-07791BLD18-07791	RENO	04-30-2018	Closed	MH	CARPORT; INSTALL FREESTANDING ALLUMINUM AWNING CARPORT 23FTX19FT (87 LILAC LN)	JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD18-07792BLD18-07792	RENO	04-30-2018	Closed	MH	CARPORT; INSTALL FREESTANDING ALLUMINUM AWNING CARPORT 23FTX17FT (99 LILAC LN)	JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD18-08448BLD18-08448	RENO	04-30-2018	Closed	MH	CARPORT; 114 LILAC; INSTALL 28' X 19' FREESTANDING ALUMINUM CARPORT;	JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD18-09229BLD18-09229	RENO	05-23-2018	Closed	MH	CARPORT; INSTALL	JUT	NVC, STATUS =

					FREESTANDING ALLUMINUM AWNING CARPORT 27'X18;6'; (139 CARNATION LN)		Complete, 0 Pct Comp
SGN18-09682SGN18-09682	RENO	06-26-2018	Closed	FIELD	SIGN; REMOVE CURRENT POLE SIGN INSTALL 2 GROUND SIGNS;	JW	NVC , STATUS = Complete, 100 Pct Comp
BLD18-10582BLD18-10582	RENO	07-23-2018	Closed	MH	CARPORT; 94 LILAC LN; INSTALL FREESTANDING, 24' X 19', ALUMINUM	JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD18-10584BLD18-10584	RENO	07-23-2018	Closed	MH	CARPORT; 89 LILAC LN; INSTALL FREESTANDING, 24' X 19', ALUMINUM	JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD18-10585BLD18-10585	RENO	07-23-2018	Closed	MH	CARPORT; 90 LILAC LN; INSTALL FREESTANDING, 24' X 19', ALUMINUM	JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD18-10586BLD18-10586	RENO	07-23-2018	Closed	MH	CARPORT; 4 LILAC LN; INSTALL FREESTANDING, 28' X 19', ALUMINUM	JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD19-03516BLD19-03516	RENO	11-06-2018	Closed	MH	MOBILE HOME SET UP; 85 LILAC LN	JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD19-03563BLD19-03563	RENO	11-19-2018	Closed	MH	MOBILE HOME; 77 LILAC LN; MOBILE SET UP 54' X 24'	JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD19-03562BLD19-03562	RENO	11-19-2018	Closed	MH	MOBILE HOME SET UP; LILAC LANE SPACE 76	JUT	NVC, STATUS = Complete,

								0 Pct Comp
BLD19-03564BLD19-03564	RENO	11-19-2018	Closed	MH	MOBILE HOME SET UP; LILAC LANE SPACE 78; 54X24		JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD19-04578BLD19-04578	RENO	01-02-2019	Closed	MH	MOBILE HOME SET UP; 24X54; LOT # 73 LILAC;		JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD19-04579BLD19-04579	RENO	01-02-2019	Closed	MH	MOBILE HOME SET UP; 24X54; LOT # 74 LILAC		JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD19-04580BLD19-04580	RENO	01-02-2019	Closed	MH	MOBILE HOME SET UP; 24X54; LOT # 75 LILAC		JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD19-06931BLD19-06931	RENO	03-12-2019	Closed	MH	MOBILE HOME SET UP; 24X54 82 LILAC SP 82		JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD19-07860BLD19-07860	RENO	04-22-2019	Closed	FIELD	CARPORT; INSTALL FREESTANDING ALLUMINUM AWNING CARPORT 18'X24'; (73 LILAC LN)		SE	, STATUS = Complete, 100 Pct Comp
BLD19-07861BLD19-07861	RENO	04-22-2019	Closed	FIELD	CARPORT; INSTALL FREESTANDING ALLUMINUM AWNING CARPORT 18'X24'; (78 LILAC LN)		SE	, STATUS = Complete, 100 Pct Comp
BLD19-07862BLD19-07862	RENO	04-22-2019	Closed	FIELD	CARPORT; INSTALL FREESTANDING ALLUMINUM AWNING CARPORT		SE	, STATUS = Complete, 100 Pct Comp

					18'X24'; (77 LILAC LN)		
BLD19-07865BLD19-07865	RENO	04-22-2019	Closed	FIELD	CARPORT; INSTALL FREESTANDING ALLUMINUM AWNING CARPORT 18'X24'; (76 LILAC LN)	SE	, STATUS = Complete, 100 Pct Comp
BLD19-10110BLD19-10110	RENO	07-01-2019	Assigned	FIELD	CARPORT; INSTALL FREESTANDING ALLUMINUM AWNING CARPORT 16'6"X24'; (85 LILAC LN)] CARPORT; INSTALL FREESTANDING ALLUMINUM AWNING CARPORT 16'6"X24'; (8	PAO	Assigned Based On NBC, STATUS = Assigned, 0 Pct Comp
BLD19-10112BLD19-10112	RENO	07-01-2019	Assigned	FIELD	CARPORT; INSTALL FREESTANDING ALLUMINUM AWNING CARPORT 16'6"X24' (75 LILAC LN)] CARPORT; INSTALL FREESTANDING ALLUMINUM AWNING CARPORT 16'6"X24' (75	PAO	Assigned Based On NBC, STATUS = Assigned, 0 Pct Comp
BLD19-10113BLD19-10113	RENO	07-01-2019	Assigned	FIELD	CARPORT; INSTALL FREESTANDING ALLUMINUM AWNING CARPORT 16'6"X24' (74 LILAC LN)] CARPORT; INSTALL	PAO	Assigned Based On NBC, STATUS = Assigned, 0 Pct Comp

						FREESTANDING ALLUMINUM AWNING CARPORT 16'6"X24' (74 LI			
BLD19-10114BLD19-10114	RENO	07-01-2019	Assigned	FIELD	CARPORT; INSTALL FREESTANDING ALLUMINUM AWNING CARPORT 16'6"X24' (82 LILAC LN)] CARPORT; INSTALL FREESTANDING ALLUMINUM AWNING CARPORT 16'6"X24' (82 LI		PAO	Assigned Based On NBC, STATUS = Assigned, 0 Pct Comp	
BLD20-00504BLD20-00504	RENO	07-19-2019	Assigned	MH	STAIRWAY; INSTALL STAIRWAY FOR MOBILE HOME		JUT	Assigned To MH, STATUS = Assigned, 0 Pct Comp	
BLD20-01506BLD20-01506	RENO	09-10-2019	Assigned	MH	MOBILE HOME SET UP. REPLACE MOBILE HOME				
BLD20-01507BLD20-01507	RENO	09-10-2019	Assigned	MH	MOBILE HOME SET UP. REPLACE MOBILE HOME				
BLD20-01508BLD20-01508	RENO	09-10-2019	Assigned	MH	MOBILE HOME SET UP. REPLACE MOBILE HOME.				
BLD20-01510BLD20-01510	RENO	09-10-2019	Assigned	MH	MOBILE HOME SET UP. REPLACE MOBILE HOME				
BLD20-01511BLD20-01511	RENO	09-10-2019	Assigned	MH	MOBILE HOME SET UP. REPLACE MOBILE HOME				

SubAreas

Bld - Sec	Code	Description	Occupancy	Year Built	Year Eff	SqFt
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1 - 1	GBA	GROSS BUILDING AREA	Country Club	1971	1971	7444
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XFOBs

Code	Description	Quality	Year	Units
FNV6	FENCE VINYL 6 SOLID	30	2012	1050
FNW6	FENCE WOOD 6 FT	30	1971	180
FWAS	FLATWORK ASPHALT	30	1971	14340
FWCO	FLATWORK CONCRETE	30	1971	1550
GARD	GARAGE DETACHED	30	2000	440
MHSP	MH SPACE MANUAL	30	1971	210
PLGN	POOL GUNITE	30	1971	800
SAUN	SAUNA 3-5 PERSON	30	1971	120
SPAG	SPA GUNITE	30	1971	1
PBR	PORCH BRICK	30	2018	3200
FNV6	FENCE VINYL 6 SOLID	30	2018	395

Land Information

LAND DETAILS

Land Use	350	DOR Code	350	Sewer	Municipal	Neighborhood	DBEN DB Neighborhood Map		
Size	1,036,728 SqFt	Size	23.8 Acres	Street	Paved	Zoning Code	MF21		
				Water	Muni				
Zoning		Land Use Code		Land Unit Type		Units	\$/unit (Base Lot Value)	Total Adjustment	Value
MF21 - RENO - MULTI-FAMILY(21 UNITS PER ACRE)		350		UN1		210	35,000	1.00	7,350,000
NOTE 4936 SF/UNITS--210 HOME SPACES									

Sales and Transfer Records

RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
KARNO, NORTON S	CAP COMMUNITIES LLC	4784025 NOT AVAILABLE	DEED	01-30-2018	350	0	3BGG	
	KARNO, NORTON S	1194253 NOT AVAILABLE		09-23-1987		0		
		CHK NOT AVAILABLE		09-01-1987	350	4,825,000	1G	

Valuation Information 

The 2020/2021 values are preliminary values and subject to

change.

ABATEMENT INFO SHOW FV ONLY SHOW ALL LINES

	Taxable Land	New Value	Supplemental	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Secure PP Assess
2020/21 NR	7,350,000	0		1,270,892	0		8,620,892	2,572,500	444,812		3,017,3

									SEC PP VAL HERE	
2020/21 VN	7,350,000	0		1,270,892	0		8,620,892	2,572,500	444,812	SEC PP 3,017,3 VAL HERE
2019/20 FV	3,780,000	0		1,252,253	0	5,031,215	5,032,253	1,323,000	438,288	SEC PP 1,761,2 VAL HERE

If the property sketch is not available on-line you can obtain a copy by calling (775) 328-2277 or send an email to exemptions@washoecounty.us with 'Sketch Request' in the subject line. Please include the APN.



Photos are not available for this Parcel.

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Building # 1 Sketch

Show/Hide SubArea 008-074-02

SubAreas

Bld - Sec	Code	Description	Occupancy	Year Built	Year Eff	SqFt
1 - 1	GBA	GROSS BUILDING AREA	Country Club	1971	1971	7444

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Owner Information

APN	031-330-10	Card 1 of 1
Situs 1	2006 PRATER WAY SPARKS NV 89431	Bld # 1
Owner 1 or Trustee	SPARKS MOBILE HOME & RV PARK LLC	
Mail Address	3511 DEL PASO RD STE 160 RM 240 SACRAMENTO CA 95835	

Building Information XFOB SUBAREA

MOBILE HOME INFO			
Bld #1 Situs	2006 PRATER WAY	Property Name	JOPA TRAILER P
Quality	R20 Fair	Building Type	Single Family Residence
Stories	1.5 Story Finished	2nd Occupancy	
Year Built	1950	WAY	1950
Bedrooms	2	Square Feet	1606
Full Baths	1	Finished Bsmt	0
Half Baths	0	Unfin Bsmt	
Fixtures	6	Basement Type	
Fireplaces	1	Gar Conv Sq Feet	0
Heat Type	WALL FURNACE	Total Garage Area	0
2nd Heat Type		Garage Type	
Exterior Walls	CONCRETE BLOCK ON BLOCK	Detached Garage	1047
2nd Ext Walls		Basement Gar Door	0
Roof Cover	COMPOSITION SHINGLE	Sub Floor	WOOD
% Complete	100	Frame	MASONRY
Obso/Bldg Adj	0	Units/Bldg	1
Construction Modifier	0	Units/Parcel	1

Parcel Info & Legal Description

Keyline Desc	FRAC SW4		
Subdivision	NEWTOWN TRACT		
	Section 5 Township 19 Range 20		
Record of Survey Map : Parcel Map# 0 : Sub Map#			
Special Property Code		046	
2020 Tax District	2001	Prior APN	--
2019 Tax District	2001	Tax Cap Status	RF19 - 2019 Rental Form Mailed, High Cap Applied
PERMITS	settinger 03/18/2011		

Permits

Permit #	Agency	Issue Date	Status	Type	Description	Est. Value	Appraiser	Last Note
A1100093A1100093	SPARKS	02-04-2011	Closed	CONV	REPAIR		SE	NVC , STATUS = Complete, 0 Pct Comp

SubAreas

Bld - Sec	Code	Description	Occupancy	Year Built	Year Eff	SqFt
1 - 1	1FL	FIRST FLOOR	Single Family Residence	1950	1950	1382
1 - 1	2FL	SECOND FLOOR	Single Family Residence	1950	1950	224
1 - 1	CCP	COVERED CONCRETE PORCH	Single Family Residence	1950	1950	112

XFOBs

Code	Description	Quality	Year	Units
FPS1	FIREPLACE SINGLE 1 STORY	EBLD	1950	1
GARD	GARAGE DETACHED	20	1950	527
FNC4	FENCE CHAIN LINK 4 FT	30	1964	120
GARD	GARAGE DETACHED	20	1964	520
MHSP	MH SPACE MANUAL	30	1964	100

Land Information

LAND DETAILS

Land Use	350	DOR Code	350	Sewer	Municipal	Neighborhood	DEFN DE Neighborhood Map	
Size	188,179.2 SqFt	Size	4.32 Acres	Street	Paved	Zoning Code	MUD	
				Water	Muni			
Zoning		Land Use Code		Land Unit Type	Units	\$/unit (Base Lot Value)	Total Adjustment	Value
MUD - SPKS - MIXED USE DEVELOPMENT FORMERLY TOD		350		UN	101	35,000	1.00	3,535,000
NOTE								

Sales and Transfer Records

RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
TKMAD LLC	SPARKS MOBILE HOME & RV PARK LLC	4441463 NOT AVAILABLE	DEED	03-04-2015	350	1,300,000	1GCA	
JOPA MHP LLC,	TKMAD LLC	4055129 NOT AVAILABLE	DEED	11-01-2011	350	750,000	2QC	SVL: CASH SALE/NO APPRAISAL/BELO MARKET.
PRATER INVESTORS LLC,	JOPA MHP LLC	3520780 NOT AVAILABLE	DEED	04-13-2007	350	4,300,000	1G	SVL-VERIFIED, SAYS SELLER IS R.E. AGENT. INC LTR SAYS 101 SINGLE WIDE RENTAL SPACES AND 1 SFR.
JOPA INVESTMENTS	PRATER INVESTORS LLC		DEED	03-31-2005	350	2,500,000	1G	SVL VERIFIED

INC,		3192196 NOT AVAILABLE					
	JOPA INVESTMENTS INC	1380697 NOT AVAILABLE		02-13-1990		0	

Valuation Information 

The 2020/2021 values are preliminary values and subject to

change.

ABATEMENT INFO SHOW FV ONLY SHOW ALL LINES

	Taxable Land	New Value	Supplemental	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Secured PP Assessed
2020/21 NR	3,535,000	0		230,868	0		3,765,868	1,237,250	80,803	SEC PP VAL HERE	1,318,054
2020/21 VN	3,535,000	0		230,868	0		3,765,868	1,237,250	80,803	SEC PP VAL HERE	1,318,054
2019/20 FV	1,515,000	0		217,629	0	982,845	1,732,629	530,250	76,170	SEC PP VAL HERE	606,420

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Building # 1 Sketch

Show/Hide SubArea 031-330-10

SubAreas

Bld - Sec	Code	Description	Occupancy	Year Built	Year Eff	SqFt
1 - 1	1FL	FIRST FLOOR	Single Family Residence	1950	1950	1382
1 - 1	2FL	SECOND FLOOR	Single Family Residence	1950	1950	224
1 - 1	CCP	COVERED CONCRETE PORCH	Single Family Residence	1950	1950	112

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Owner Information

APN	031-241-26	Card 1 of 3
Situs 1	2300 PRATER WAY SPARKS NV 89431	Bld # 1
Owner 1 or Trustee	SILVER SADDLE VENTURES LLC	OWNER
Mail Address	16275 MONTEREY ST STE 0 MORGAN HILL CA 95037	

Building Information

XFOB SUBAREA

MOBILE HOME INFO

Bld #1 Situs	2300 PRATER WAY	Property Name	PONY EXPRESS T
Quality	R25 Fair-Average	Building Type	Single Family Residence
Stories	1 Story	2nd Occupancy	
Year Built	1950	WAY	1950
Bedrooms	2	Square Feet	1105
Full Baths	1	Finished Bsmt	0
Half Baths	0	Unfin Bsmt	
Fixtures	6	Basement Type	
Fireplaces	0	Gar Conv Sq Feet	0
Heat Type	WALL FURNACE	Total Garage Area	0
2nd Heat Type		Garage Type	
Exterior Walls	BRICK VENEER ON FRAME	Detached Garage	0
2nd Ext Walls		Basement Gar Door	0
Roof Cover	COMPOSITION SHINGLE	Sub Floor	WOOD
% Complete	100	Frame	FRAME
Obso/Bldg Adj	0	Units/Bldg	1
Construction Modifier	0	Units/Parcel	3

Parcel Info & Legal Description

Keyline Desc	FR SE4 SEC 6 TWP 19 RGE 20		
Subdivision	_UNSPECIFIED		
	Section 6 Township 19 Range 20		
Record of Survey Map	: Parcel Map# 0 : Sub Map#		
Special Property Code	046		
2020 Tax District	2001	Prior APN	--
2019 Tax District	2001	Tax Cap Status	RF19 - 2019 Rental Form Mailed, High Cap Applied
PERMITS	ebower 05/30/2018		

Permits

Permit #	Agecy	Issue Date	Status	Type	Description	Est. Value	Appraiser	Last Note
A1600682A1600682	SPARKS	06-26-2017	Closed	PP	WESTBOUND BUS STOP FOR RTC 4TH STREET/ PRATER WAY BRT PROJECT- EACH		EB	NVC, STATUS = Complete, 0 Pct Comp

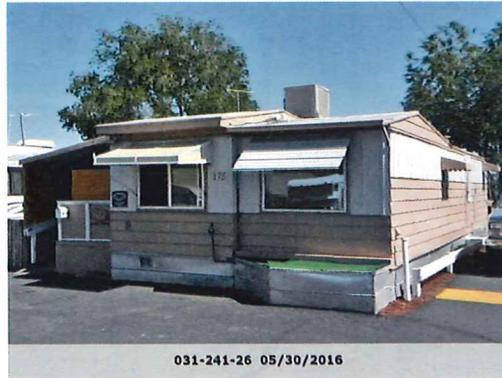
LONESOME DOVE ENTERPRISES LLC,	SILVER SADDLE VENTURES LLC	3356530 NOT AVAILABLE	DEED	03-03-2006	350	3,850,000	1GCR	SVL-VERIFIED. 113 MH SPACES & 3 SFR UNITS. INCLDS ALL PARK OWNED MH & RV'S (INCLDS 7 MH TITLES); PONY EXPRESS OF SPARKS
PONY EXPRESS OF SPARKS LTD,	LONESOME DOVE ENTERPRISES LLC	3356529 NOT AVAILABLE	DEED	03-03-2006	350	3,850,000	3BIT	
	PONY EXPRESS OF SPARKS LTD	2280869 NOT AVAILABLE	DEED	12-01-1998	350	2,450,000	2D	IU VERIFIED
		CHK NOT AVAILABLE		10-01-1981		1,700,000		

Valuation Information ⚠ The 2020/2021 values are preliminary values and subject to change.

ABATEMENT INFO SHOW FV ONLY SHOW ALL LINES

	Taxable Land	New Value	Supplemental	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Secured PP Assesse
2020/21 NR	4,060,000	0		361,771	0		4,421,771	1,421,000	126,619	SEC PP VAL HERE	1,547,62
2020/21 VN	4,060,000	0		361,771	0		4,421,771	1,421,000	126,619	SEC PP VAL HERE	1,547,62
2019/20 FV	1,740,000	0		342,816	0	1,250,785	2,082,816	609,000	119,985	SEC PP VAL HERE	728,98

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Building # 1 Sketch

Show/Hide SubArea 031-241-26

SubAreas

Bld - Sec	Code	Description	Occupancy	Year Built	Year Eff	SqFt
1 - 1	GLA	GROSS LIVING AREA	Single Family Residence	1950	1950	1105
1 - 1	PCS	PORCH CONCRETE SLAB	Single Family Residence	1950	1950	774
1 - 1	PRW	PORCH ROOF WOOD	Single Family Residence	1950	1950	774
1 - 1	STR	STORAGE ROOM	Single Family Residence	1950	1950	895
2 - 1	GLA	GROSS LIVING AREA	Single Family Residence	1950	1950	548
3 - 1	GC3	GARAGE CONVERSION 3	Single Family Residence	1950	1952	425
3 - 1	GLA	GROSS LIVING AREA	Single Family Residence	1950	1952	1108
3 - 1	GLA	GROSS LIVING AREA	Single Family Residence	1950	1952	160
3 - 1	PCS	PORCH CONCRETE SLAB	Single Family Residence	1950	1952	28
3 - 1	PRW	PORCH ROOF WOOD	Single Family Residence	1950	1952	532

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Owner Information

Building Information XFOB SUBAREA

APN 026-282-05	Card 1 of 1	MOBILE HOME INFO	
Situs 1 2301 ODDIE BLVD RENO NV 89512	Bld #	Bld #1 Situs 2301 ODDIE BLVD	Property Name
Owner 1 or Trustee HIGHLANDER #2 INVESTMENTS NV LLC		Quality	Building Type
Mail Address C/O CHARLES M KEITH 1775 E QUEEN CREEK RD STE 3 CHANDLER AZ 85286		Stories	2nd Occupancy
		Year Built 0	WAY 0
		Bedrooms 0	Square Feet
		Full Baths 0	Finished Bsmt 0
		Half Baths 0	Unfin Bsmt
		Fixtures	Basement Type
		Fireplaces 0	Gar Conv Sq Feet 0
		Heat Type	Total Garage Area 0
		2nd Heat Type	Garage Type
		Exterior Walls	Detached Garage 0
		2nd Ext Walls	Basement Gar Door 0
		Roof Cover	Sub Floor
		% Complete 0	Frame
		Obso/Bldg Adj 0	Units/Bldg 0
		Construction Modifier 0	Units/Parcel 0

Parcel Info & Legal Description			
Keyline Desc	SILVERADA NORTH 1 LT E		
Subdivision	SILVERADA NORTH SUB UNIT 1		
	Section	Township 19 Range 20	
Record of Survey Map : Parcel Map# : Sub Map#			
	Special Property Code	046	
2020 Tax District	1000	Prior APN	--
2019 Tax District	1000	Tax Cap Status	RTD - Rental High Cap Applied
PERMITS	jutaylor 05/30/2019		

Permits

Permit #	Agecy	Issue Date	Status	Type	Description	Est. Value	Appraiser	Last Note
04-0715604-07156			Closed	CONV	GARAGE		CWA	NVC COPY OR PERMIT TO PERS PROP-C.WALKER, STATUS = Complete, 0 Pct Comp
04-0431104-04311			Closed	CONV	SHED		CWA	NVC , STATUS = Complete, 0 Pct Comp
04-0432204-04322			Closed	CONV	SHED		CWA	

								NVC , STATUS = Complete, 0 Pct Comp
A0702125A0702125	SPARKS	07-06-2007	Closed	CONV	SIGN		DRS	NVC , STATUS = Complete, 0 Pct Comp
BLD19-00539BLD19-00539	RENO	07-17-2018	Closed	MH	MOBILE HOME SET-UP; SPACE #140 - INSTALL 672 SF MOBILE HOME		JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD19-00542BLD19-00542	RENO	07-17-2018	Closed	MH	MOBILE HOME SET-UP; SPACE #150 - INSTALL 1,248 SF MOBILE HOME		JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD19-00543BLD19-00543	RENO	07-17-2018	Closed	MH	MOBILE HOME SET-UP; SPACE #76 - INSTALL 672 SF MOBILE HOME		JUT	NVC, STATUS = Complete, 0 Pct Comp
BLD19-00544BLD19-00544	RENO	07-17-2018	Closed	MH	MOBILE HOME SET-UP; SPACE #67 - INSTALL 672 SF MOBILE HOME		JUT	NVC, STATUS = Complete, 0 Pct Comp

SubAreas

Bld - Sec	Code	Description	Occupancy	Year Built	Year Eff	SqFt
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XFOBs

Code	Description	Quality	Year	Units
GARD	GARAGE DETACHED	20	2004	240
MHSP	MH SPACE MANUAL	30	1964	169
PLFG	POOL FIBERGLASS	30	1964	512

Land Information

LAND DETAILS

Land Use	350	DOR Code	350	Sewer	Municipal	Neighborhood	DBEN DB Neighborhood Map
Size	653,400 SqFt	Size	15 Acres	Street	Paved	Zoning Code	MF30
				Water	Muni		
Zoning				Units			Value

	Land Use Code	Land Unit Type		\$/unit (Base Lot Value)	Total Adjustment	
MF30 - RENO - MULTI-FAMILY (30 UNITS PER ACRE)	350	UN1	169	35,000	1.00	5,915,000
NOTE						

Sales and Transfer Records

RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
HIGHLANDS INVESTMENTS NV LLC	HIGHLANDER #2 INVESTMENTS NV LLC	4568541 NOT AVAILABLE	DEED	03-11-2016	350	8,150,000	1MGA	
LOCH ISLE INVESTMENT LLC,	HIGHLANDS INVESTMENTS NV LLC	2736194 NOT AVAILABLE	DEED	09-17-2002	350	0	3NTT	
C&B BOYD PARKS,	LOCH ISLE INVESTMENT LLC	2697303 NOT AVAILABLE	DEED	06-07-2002	350	0	3NTT	
	C&B BOYD PARKS	1450169 NOT AVAILABLE		12-27-1990		0		
		CHK NOT AVAILABLE		05-01-1988	350	4,000,000	1G	

Valuation Information 

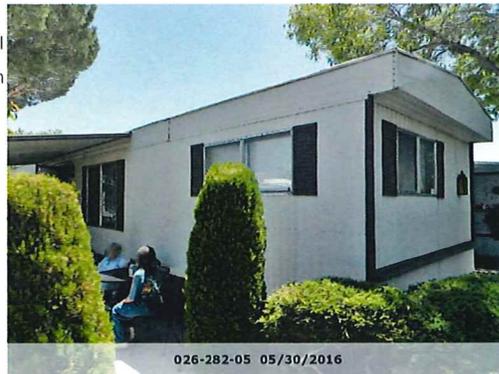
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change.

ABATEMENT INFO SHOW FV ONLY SHOW ALL LINES

	Taxable Land	New Value	Supplemental	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Secured PP Assesse
2020/21 NR	5,915,000	0		772,132	0		6,687,132	2,070,250	270,246	SEC PP VAL HERE	2,340,49
2020/21 VN	5,915,000	0		772,132	0		6,687,132	2,070,250	270,246	SEC PP VAL HERE	2,340,49
2019/20 FV	3,042,000	0		726,252	0	3,623,215	3,768,252	1,064,700	254,188	SEC PP VAL HERE	1,318,88

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Building # 1 Sketch

Show/Hide SubArea 026-282-05

SubAreas

Bld - Sec	Code	Description	Occupancy	Year Built	Year Eff	SqFt
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Owner Information

Building Information XFOB SUBAREA

APN	035-032-03	Card 1 of 1	Bld #1 Situs	3805 CLEAR ACRE LN	Property Name	
Situs 1	3805 CLEAR ACRE LN RENO NV 89512	Bld #	Quality		Building Type	
Owner 1	RENO CASCADE LLC	OWNER	Stories		2nd Occupancy	
Mail Address	16255 VENTURA BLVD STE 1200 ENCINO CA 91436		Year Built	0	WAY	0
Parcel Info & Legal Description			Bedrooms	0	Square Feet	
Keyline Desc	FR SEC 25 TWP 20 RGE 19 & FR SEC 30 TWP 20 RGE 20		Full Baths	0	Finished Bsmt	0
Subdivision	_UNSPECIFIED		Half Baths	0	Unfin Bsmt	
	Section 25,30 Township 20 Range 19		Fixtures		Basement Type	
Record of Survey Map : Parcel Map# : Sub Map#			Fireplaces	0	Gar Conv Sq Feet	0
Special Property Code	046		Heat Type		Total Garage Area	0
2020 Tax District	1000	Prior APN	2nd Heat Type		Garage Type	
2019 Tax District	1000	Tax Cap Status	Exterior Walls		Detached Garage	0
PERMITS	settinger 06/11/2019		2nd Ext Walls		Basement Gar Door	0
			Roof Cover		Sub Floor	
			% Complete	0	Frame	
			Obso/Bldg Adj	0	Units/Bldg	0
			Construction Modifier		Units/Parcel	0

Land Information

LAND DETAILS

Land Use	350	DOR Code	350	Sewer	Municipal	Neighborhood	BFEN BF Neighborhood Map
Size	1,498,028.4 SqFt	Size	34.39 Acres	Street	Paved	Zoning Code	MF30
				Water	Muni		

Sales and Transfer Records

RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
KARNO, NORTON S	RENO CASCADE LLC	3176135	DEED	03-01-2005	350	0	3BGG	
KARNO, NORTON S	KARNO,NORTON S	3176134	DEED	03-01-2005	350	0	3BCT	

KARNO, NORTON S	KARNO,NORTON S	3121611	DEED	11-01-2004	350	5,189,000	3BEA	50% TRANSFER
RENO CASCADE ASSOCIATES,	KARNO,NORTON S	3106946	DEED	10-01-2004	350	5,177,240	3BGG	
	RENO CASCADE ASSOCIATES	270648		12-29-1972		0		

Valuation Information ⚠ The 2020/2021 values are preliminary values and subject to change.

	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2020/21 NR	9,800,000	0	1,349,526	0		11,149,526	3,430,000	472,334	3,902,334	0
2020/21 VN	9,800,000	0	1,349,526	0		11,149,526	3,430,000	472,334	3,902,334	0
2019/20 FV	4,410,000	0	1,339,292	0	4,679,226	5,749,292	1,543,500	468,752	2,012,252	0

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