

INDEX OF EXHIBITS
TO PETITION FOR REVIEW OF TAXABLE VALUATION

| <i>Exhibit No.</i> | <i>Description</i> | <i>Bates-Stamp</i> | <i>Length of Exhibit</i> |
|---------------------------|--------------------------------------------------------------|---------------------------|---------------------------------|
| 1 | Summary of all Available Parcels (Jan 2020) | SJV-001 | 1 page |
| 2 | Summary of all Available Parcels (Feb 2021) | SJV-002 | 1 page |
| 3 | CMA Summary Report (Vacant Land Summary Statistics) | SJV-003 | 1 page |
| 4 | Part D (3) – Multiple Parcel List | SJV-004 | 1 page |
| 5 | St. James's Village Subdivisions Map (in pink and yellow) | SJV-005 | 1 page |

Summary of all Available Parcels

(Jan 2020)

OFFERED BY ST JAMES VILLAGE

| | | | | | |
|----------------------------------|----------------|-----------------|----------------------|----------------------|------------------------------|
| • 455 Mt Mahogany | 519 | 1.04 | 190011925 | \$169,000 | |
| • 640 Sand Cherry Court | 1010 | 1.01 | 180001718 | \$180,000 | |
| • 620 Sand Cherry Court | 1011 | 1.05 | 180001721 | \$185,000 | |
| • 45 Bennington Court | 323 | 1.44 | 180001685 | \$199,000 | |
| • 41 Bennington Court | 322 | 1.51 | 190011931 | \$209,900 | |
| • 58 Bennington Court | 309 | 1.46 | 190013200 | \$239,900 | |
| • 32 Bennington Court | 316 | 1.62 | 190013205 | \$249,900 | |
| • 95 Bennington Court | 330 | 1.36 | 190013199 | \$249,900 | |
| • 45 Bennington Court | 323 | 1.44 | 180001685 | \$199,000 | <i>duplicate</i> |
| • 37 Bennington Court | 321 | 2.27 | 190008568 | \$229,900 | <i>Typo. Not an SJV lot.</i> |
| • 28 Bennington Court | 317 | 1.66 | 190013202 | \$269,900 | |
| • 600 Sand Cherry Court | 1012 | 1.66 | 180001898 | \$165,000 | |

DRAKULICH LUXURY PROPERTIES

Amanda Stefani

S.0182987

775-722-8266



Summary of all Available Parcels

(Feb 2021)

OFFERED BY ST JAMES VILLAGE

| | | | | |
|-------------------------|------|------|-----------|--------------------|
| • 455 Mt Mahogany | 519 | 1.04 | 190011925 | \$169,000 |
| • 640 Sand Cherry Court | 1010 | 1.01 | 180001718 | \$180,000 |
| • 620 Sand Cherry Court | 1011 | 1.05 | 180001721 | \$185,000 |
| • 45 Bennington Court | 323 | 1.44 | 180001685 | \$199,000 |
| • 41 Bennington Court | 322 | 1.51 | 190011931 | \$209,900 |
| • 58 Bennington Court | 309 | 1.46 | 190013200 | \$239,900 |
| • 32 Bennington Court | 316 | 1.62 | 190013205 | \$249,900(Pending) |
| • 95 Bennington Court | 330 | 1.36 | 190013199 | \$249,900 |

DRAKULICH LUXURY PROPERTIES

Amanda Stefani

S.0182987

775-722-8266



4100 Top Lake Road Reno, Nevada 89511 | Phone 775.849.9070 | Fax 775.849.3919

CMA Summary Report

Vacant Land Summary Statistics

| | | | |
|--------------|-----------|-----------|-----------|
| High | Low | Average | Median |
| LP:\$276,000 | \$165,000 | \$213,578 | \$199,000 |
| SP:\$278,000 | \$160,000 | \$202,544 | \$185,000 |

Vacant Land - Sold

Number of Properties: 14

| Num | MLS # | ADD | AR | ACR | OMD | ACR | DOM | LP | LP/ACR | SP | SP/ACR |
|-----|-----------|-----------------------|-------------------------|------|------------|------|-----|-----------|--------------|-----------|--------------|
| 1 | 190008606 | 665 Sand Cherry Ct | Reno-Southwest Suburban | 1.28 | 2/14/2020 | 1.28 | 249 | \$267,000 | \$208,593.75 | \$247,000 | \$192,968.75 |
| 2 | 190017581 | 4565 W Pinewild Road | Reno-Southwest Suburban | 1.05 | 7/20/2020 | 1.05 | 236 | \$199,000 | \$189,523.81 | \$180,000 | \$171,428.57 |
| 3 | 180001898 | 600 Sand Cherry | Reno-Southwest Suburban | 1.16 | 9/4/2020 | 1.16 | 933 | \$165,000 | \$142,241.38 | \$160,000 | \$137,931.03 |
| 4 | 200001770 | 95 Keaton Ct | Reno-Southwest Suburban | 1.08 | 9/23/2020 | 1.08 | 224 | \$205,000 | \$189,814.81 | \$200,000 | \$185,185.19 |
| 5 | 200005244 | 154 Antigua Ct | Reno-Southwest Suburban | 1.19 | 9/23/2020 | 1.19 | 156 | \$174,900 | \$146,974.79 | \$175,000 | \$147,058.82 |
| 6 | 200010615 | 91 Bennington Ct | Reno-Southwest Suburban | 1.42 | 9/25/2020 | 1.42 | 50 | \$276,000 | \$194,366.20 | \$278,000 | \$195,774.65 |
| 7 | 180011344 | 150 E Willis Ln | Reno-Southwest Suburban | 1.04 | 10/22/2020 | 1.04 | 774 | \$165,000 | \$158,653.85 | \$160,000 | \$153,846.15 |
| 8 | 200013883 | 163 Antigua Court | Reno-Southwest Suburban | 1.05 | 10/23/2020 | 1.05 | 22 | \$275,000 | \$261,904.76 | \$250,000 | \$238,095.24 |
| 9 | 190010432 | 485 Mount Mahogany | Reno-Southwest Suburban | 1.02 | 10/27/2020 | 1.02 | 476 | \$199,000 | \$195,098.04 | \$185,000 | \$181,372.55 |
| 10 | 200008388 | 4720 W Pinewild Road | Reno-Southwest Suburban | 1.03 | 11/3/2020 | 1.03 | 131 | \$194,900 | \$189,223.30 | \$185,000 | \$179,611.65 |
| 11 | 190030235 | 178 Nottingham Ct | Reno-Southwest Suburban | 1.00 | 12/2/2020 | 1.00 | 520 | \$190,000 | \$190,000.00 | \$180,000 | \$180,000.00 |
| 12 | 190013202 | 28 Bennington Court | Reno-Southwest Suburban | 1.66 | 12/4/2020 | 1.66 | 508 | \$269,900 | \$162,590.36 | \$255,000 | \$153,614.46 |
| 13 | 190008548 | 37 Bennington Court | Reno-Southwest Suburban | 2.27 | 12/29/2020 | 2.27 | 570 | \$229,500 | \$101,101.32 | \$210,000 | \$92,511.01 |
| 14 | 190012358 | 625 Sand Cherry Court | Reno-Southwest Suburban | 1.13 | 12/31/2020 | 1.13 | 511 | \$179,900 | \$159,203.54 | \$170,625 | \$150,995.58 |
| Avg | | | | 1.24 | | 1.24 | 382 | \$213,579 | \$177,806.42 | \$202,545 | \$168,599.55 |
| Min | | | | 1.00 | | 1.00 | 22 | \$165,000 | \$101,101.32 | \$160,000 | \$92,511.01 |
| Max | | | | 2.27 | | 2.27 | 933 | \$276,000 | \$261,904.76 | \$278,000 | \$238,095.24 |
| Med | | | | 1.11 | | 1.11 | 362 | \$199,000 | \$189,373.56 | \$185,000 | \$175,520.11 |

Petition for Review of Taxable Valuation:

Part D (3)- Multiple Parcel List

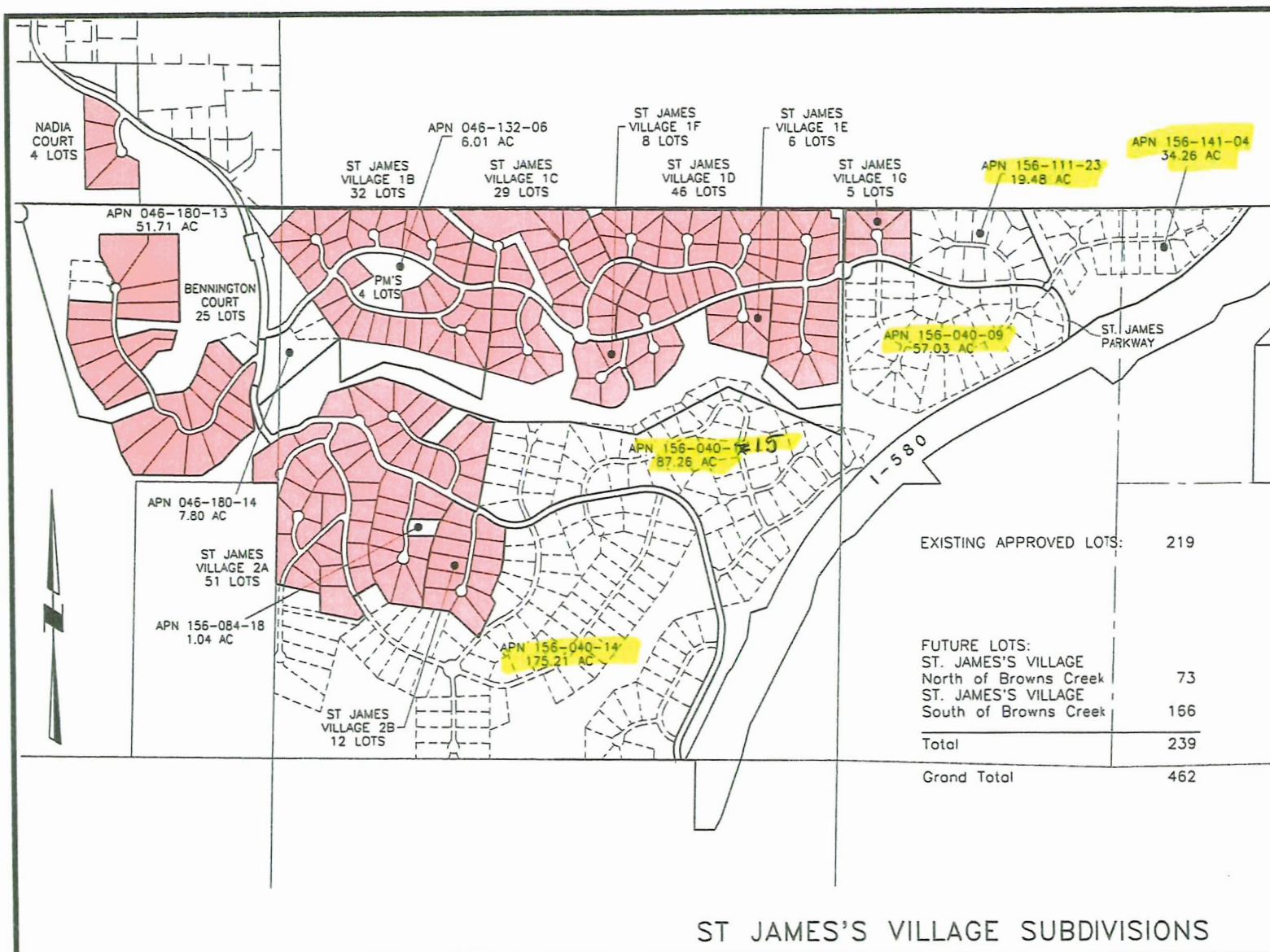
APN: 156-040-14

APN: 156-040-15

APN: 156-040-09

APN: 156-141-04

APN: 156-111-23



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