

PETITIONER'S EVIDENCE

Bedrosian



535 E Glendale Ave
Sparks, NV

Parcel #s 034-257-20,

Value Summary

To Whom It May Concern:

The following is a history of the assessor's values over the past three years:

Year	Total Value		\$/SF
2019	\$	1,293,411	\$ 28.43
2020	\$	1,355,881	\$ 29.80
2021	\$	1,315,583	\$ 28.92

Based on our analysis, we are requesting the following value for this property:

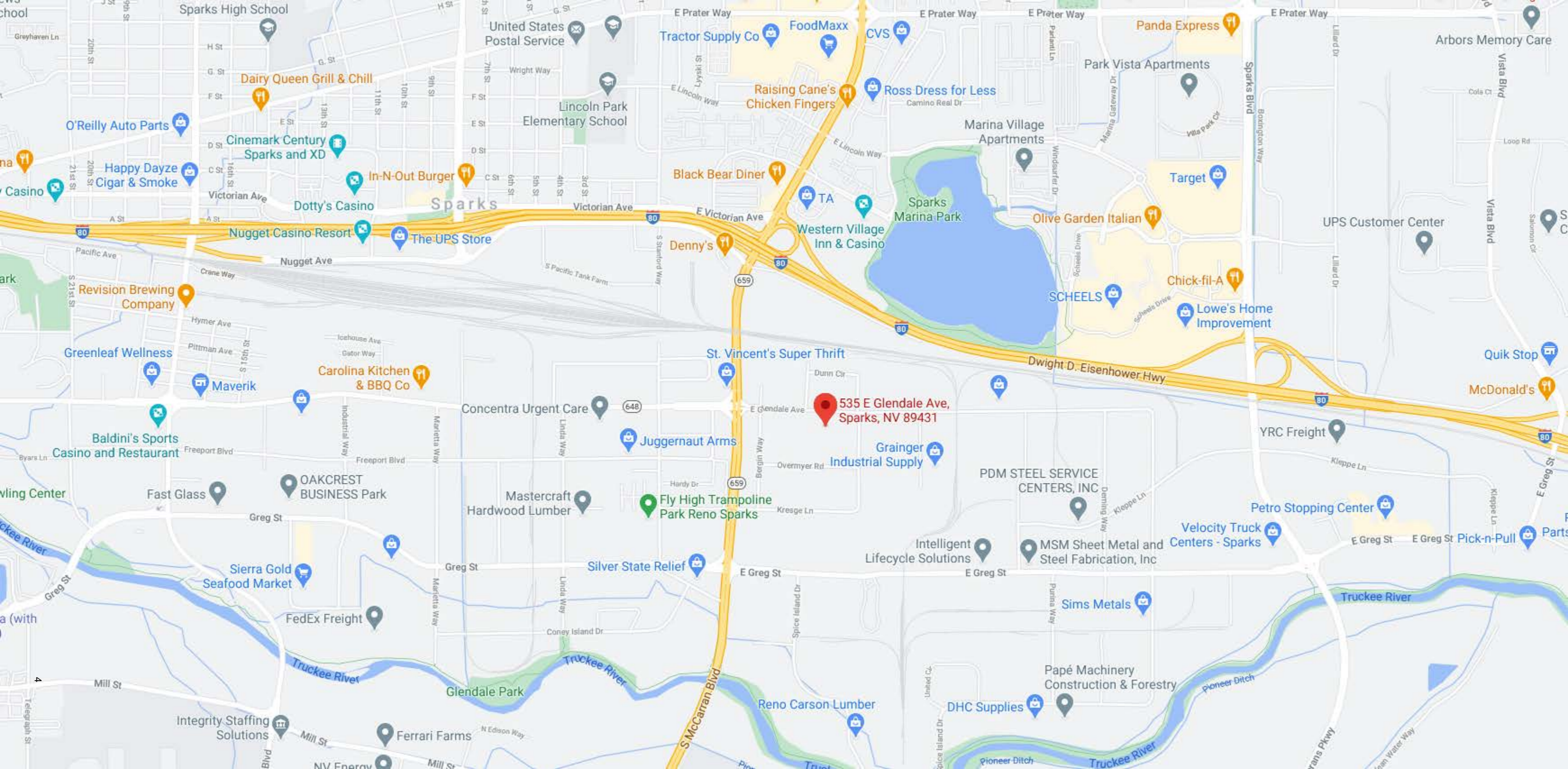
Method	Value		\$/SF
Cost	\$	845,894 /	\$ 18.59
Requested Value	\$	845,894 /	\$ 18.59

Property Summary

Location: 535 E Glendale Ave in Sparks
Major Cross Streets: E Glendale Ave & S McCarran Blvd
Owner: Paragon Industries II Inc
Effective Year: 1977
Building Square Feet: 45,496
Land Square Feet: 68,389 Acres: 1.57
Land/Build/Ratio: 1.50

2021 Breakdown	Value		\$ / SF	
2021 Land Value:	\$	444,528	\$	6.50
2021 Imp Value: Leasable	\$	871,055	\$	19.15
2021 Total Value:	\$	1,315,583	\$	28.92

Executive Summary





034-101-59

034-101-40

034-102-19

034-255-10

034-255-11

034-255-09

034-102-17

034-312-06

034-312-07

034-510-13

034-510-14

034-510-16

034-510-15

034-510-17

034-510-12

034-510-09

034-510-01

034-510-08

034-510-07

034-321-07

034-254-19

034-253-21

034-253-17

034-253-16

034-253-01

034-254-18

034-254-15

034-254-16

034-254-14

034-257-13

034-257-17

034-257-20

034-257-21

034-257-25

034-322-10

034-322-04

034-322-11

034-322-07

034-322-08

E GLENDALE AVE

OVERMYER RD

S MCCARRAN BLVD

S MCCARRAN BLVD

BERGIN WAY

DUNN CIR

WATSON WAY

STENERI WAY



034-257-17

034-257-20

034-257-21

034-

40 呎

9

Cost Analysis

Description	SF	Year Built	Eff Year	Exp Life	Eff Age	Class	Type			\$/SF
Adjusted Items:										
RCN - Distribution Warehouse	45,496	1977	1977	45	44	C	Average	\$	2,320,296	51.00
Depreciation									77%	
Adjusted RCNLD								\$	533,668	
Regional Multiplier									1.08	
Total RCNLD of Adjusted Items:								\$	576,362	
Non Adjusted items:										
Extra Features								\$	20,000	
Total of Non Adjusted Items:								\$	20,000	
Total Square Feet	45,496									
Total RCNLD									596,362	
Adjusted Land Value									249,533	
Indicated Cost Value (\$)									845,894	
Value / SF (\$)									18.59	

CALCULATOR METHOD

SECTION 14 PAGE 23
February 2018

DISTRIBUTION WAREHOUSES (407)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
A	Good	Ornamental concrete, brick, or metal/glass panels, office front	Plaster or drywall with partitions, distribution areas, fin. ceilings, vaults	*Good lighting, plumbing, restrooms for personnel	Hot water	1151.74	7.64	107.00
	Average	Brick on block or tile, concrete panels, good fenestration	Painted walls, offices, and distribution areas	*Reading-level lighting and adequate plumbing	Space heaters	871.88	5.78	81.00
B	Good	Ornamental concrete, brick, or metal/glass panels, office front	Plaster or drywall with partitions, distribution areas, fin. ceilings, vaults	*Good lighting, plumbing, adequate restrooms	Hot water	1097.92	7.28	102.00
	Average	Brick on block or tile, concrete panels, good fenestration	Painted walls, offices and distribution areas	*Reading-level lighting, adequate plumbing	Space heaters	828.82	5.50	77.00
C	Excellent	Brick, metal/glass, ornamental facades and fenestration	Completely finished, drugs, food, or bonded storage, large offices	High-level lighting and good plumbing	Package A.C.	1162.50	7.71	108.00
	Good	Steel frame, good brick, block, or tilt-up, tapered girders	Plaster or drywall, some masonry partitions, good offices	Reading-level lighting, adequate plumbing	Forced air	801.91	5.32	74.50
	Average	Steel or wood frame or bearing walls, brick, block, or tilt-up	Painted walls, finished offices and distribution areas, hardened slab	Good lighting, adequate plumbing	Space heaters	548.96	3.64	51.00
	Low cost	Block, tilt-up, very plain, light construction	Unfinished, shell type, adequate offices, partitioned areas	Adequate lighting, plumbing fixtures	Space heaters	392.88	2.61	36.50
D	Good	Good wood frame with stucco or siding, some ornamentation	Some good offices and distribution areas	Reading-level lighting, adequate plumbing	Forced air	721.18	4.78	67.00
	Average	Stucco or siding on wood, good fenestration	Small office, partitions and distribution areas	Good lighting, adequate plumbing	Space heaters	492.45	3.27	45.75
DPOLE	Average	Good pole frame, metal siding	Distribution areas, small offices	Adequate lighting/plumbing	Space heaters	433.25	2.87	40.25
	Low cost	Wood pole frame, metal siding	Unfinished, adequate offices, partitioned areas	Adequate lighting, plumbing fixtures	Space heaters	312.15	2.07	29.00
S	Excellent	Heavy steel frame, sandwich panels, good ornamentation	Completely finished, drugs, food, or bonded storage, large offices	High-level lighting and good plumbing	Package A.C.	1038.72	6.89	96.50
	Good	Good steel frame, siding and fenestration	Some good offices and interior finish, distribution areas	Reading-level lighting, adequate plumbing	Forced air	705.04	4.68	65.50
	Average	Rigid steel frame and siding	Distribution areas, small offices	Adequate lighting/plumbing	Space heaters	478.99	3.18	44.50
	Low cost	Pre-eng. frame, plain shell	Adequate office, partitioned areas	Adequate lighting/plumbing	Space heaters	341.75	2.27	31.75

MULTISTORY BUILDINGS – Add .5% (1/2%) for each story, over three above ground, to all base costs of the building, including basements but excluding mezzanines.

SPRINKLERS – Systems are not included. Costs should be added from Page 37.

DOCK-HEIGHT FLOORS – See Page 27.

***ELEVATORS** – Buildings with base costs which include elevators are marked with an asterisk (*). If the subject building has no elevators, deduct the following from the base costs for buildings on this page which are so marked. For buildings not marked or for basement stops, add costs from Page 36.

Classes A and B	Sq. M.	Sq. Ft.	Sq. M.	Sq. Ft.
Good	28.52	2.65	Average	22.17 2.06

TRANSIT WAREHOUSES (387)

C	Good	Brick or block, best tilt-up, good overhead doors	Good finished office, drivers' rest areas, dock-height floor	Good lighting, plumbing for transient drivers	Forced air	1060.24	7.03	98.50
	Average	Block, good tilt-up, overhead doors	Some finished office, drivers' rest areas, dock-height floor	Adequate lighting, plumbing for transient drivers	Space heaters	742.71	4.93	69.00
D	Average	Wood frame, siding or stucco	Some finished office/drivers' rest areas, dock-height floor	Adequate lighting/plumbing	Space heaters	667.36	4.43	62.00
DPOLE	Average	Wood pole frame, metal siding	Some finished office/drivers' rest areas, dock-height floor	Adequate lighting/plumbing	Space heaters	613.54	4.07	57.00
S	Good	Heavy steel frame and siding, good overhead doors	Good finished office, drivers' rest areas, dock-height floor	Good lighting, plumbing for transient drivers	Forced air	925.70	6.14	86.00
	Average	Steel frame and siding	Some finished office/drivers' rest areas, dock-height floor	Adequate lighting/plumbing	Space heaters	645.83	4.28	60.00

LIFE EXPECTANCY GUIDELINES

TYPICAL BUILDING LIVES

OCCUPANCY	CLASS	A	B	C	D	S
SECTIONS 14 & 44, GARAGES, INDUSTRIALS AND WAREHOUSES						
Armories, good and excellent	----	----	55	50	----	----
average	----	----	50	40	40	----
Automotive service centers, good	----	----	45	40	40	----
average	----	----	40	35	35	----
low cost	----	----	35	30	30	----
Broadcasting facilities, good and excellent	55	55	50	45	45	----
average	50	50	45	40	40	----
low cost	45	45	40	35	35	----
Cold storage facilities, excellent	----	----	50	----	45	----
average and good	50	50	45	40	40	----
low cost and fair	----	----	40	35	35	----
Complete auto dealerships, good and excellent	50	50	45	40	40	----
average	45	45	40	35	35	----
low cost	----	----	35	30	30	----
Computer centers, good and excellent	50	50	45	40	40	----
low cost and average	45	45	40	35	35	----
Creameries, good	----	----	45	45	45	----
average	45	45	35	30	30	----
low cost	----	----	25	20	20	----
Garages, municipal service, excellent	----	----	45	----	40	----
average and good	----	----	40	35	35	----
Service and repair garages, good and excellent	----	----	40	35	35	----
low cost and average	40	40	35	30	30	----
Service garage sheds, good	----	----	35	30	30	----
low cost and average	----	----	30	25	25	----
Storage, average	45	45	40	35	35	----
Hangars, maintenance, excellent	----	----	45	----	40	----
good	----	----	40	----	40	----
average	----	----	40	35	35	----
low cost	----	----	35	30	30	----
Storage, excellent	----	----	40	----	40	----
good	----	----	40	----	35	----
average	----	----	35	30	30	----
low cost	----	----	30	30	30	----
cheap	----	----	----	20	20	----
T-hangars, average	----	----	30	----	30	----
low cost	----	----	----	20	20	----
Industrial flex-mall buildings, average and good	----	----	50	40	40	----
low cost	----	----	40	35	35	----
Industrials, engineering, good and excellent	55	55	50	45	45	----
average	50	50	45	40	40	----
low cost	50	50	40	35	35	----

SECTIONS 14 & 44, GARAGES, INDUSTRIALS AND WAREHOUSES (Continued)

OCCUPANCY	CLASS	A	B	C	D	S
Industrials, manufacturing, heavy, good and excellent . . .	60	60	55	----	50	----
low cost and average	55	55	50	45	45	----
light, good	50	50	45	40	40	----
average	50	50	40	35	35	----
low cost	45	45	40	35	35	----
Laboratory buildings, good and excellent	55	55	50	45	45	----
low cost and average	50	50	45	40	40	----
Lofts, excellent	60	60	----	----	----	----
average and good	55	55	50	40	40	----
low cost	50	50	40	35	----	----
Mini-lube garages, good and excellent	----	----	40	35	35	----
low cost and average	----	----	35	30	30	----
Mini-warehouses, low and high rise, good	----	----	45	40	40	----
average	45	45	40	35	35	----
low cost	----	----	35	30	30	----
Parking structures/parkades, good	45	45	----	----	----	----
low cost and average	40	40	----	----	35	----
cheap	----	----	----	----	30	----
Passenger terminals, very good and excellent	45	45	40	40	----	----
average and good	40	40	35	35	35	----
low cost and fair	35	35	30	30	30	----
control towers, good	35	35	----	----	----	----
average	30	30	----	----	----	----
low cost	25	25	----	----	----	----
Post offices, main and branch, good and excellent	60	60	55	50	50	----
low cost and average	55	55	50	45	45	----
mail processing facilities, good	----	----	50	----	45	----
average	50	50	45	----	40	----
Showrooms, good and excellent	50	50	45	40	40	----
average	45	45	40	35	35	----
low cost	----	----	35	30	30	----
Transit warehouses, average and good	----	----	45	40	40	----
Underground parking garages, average	45	45	----	----	----	----
Warehouses, distribution, good and excellent	55	55	50	45	45	----
average	50	50	45	40	40	----
low cost	----	----	40	35	35	----
Storage and mega storage, excellent	----	----	50	----	45	----
average and good	50	50	45	40	40	----
cheap and low cost	45	45	40	35	35	----
Miscellaneous buildings, excellent	60	60	55	45	45	----
average and good	55	55	50	40	40	----
low cost	50	50	40	35	35	----
Misc. structures, shipping docks	----	----	----	40	40	----
loading docks, excellent	----	----	----	35	35	----
average and good	----	----	----	30	30	----
low cost	----	----	----	25	25	----

LOCAL MULTIPLIERS

Apply to costs brought up-to-date from preceding pages. Do not apply to Section 98 or any other indexes.

UNITED STATES

CLASS	A	B	C	D	S	CLASS	A	B	C	D	S	CLASS	A	B	C	D	S
KENTUCKY	0.97	0.97	0.97	0.98	0.98	MICHIGAN	1.05	1.05	1.05	1.04	1.05	MISSOURI	1.01	1.00	1.01	1.01	1.00
Ashland	1.03	1.04	1.04	1.06	1.05	Adrian	1.04	1.06	1.06	1.06	1.07	Cape Girardeau	0.94	0.92	0.94	0.92	0.91
Bowling Green	0.96	0.95	0.95	0.96	0.98	Alpena	1.05	1.01	1.00	0.99	1.03	Columbia	1.04	1.05	1.03	1.02	1.06
Covington	0.95	0.97	0.97	0.97	0.98	Ann Arbor	1.09	1.11	1.11	1.10	1.12	Independence	1.05	1.07	1.08	1.08	1.07
Frankfort	0.93	0.93	0.95	0.97	0.93	Battle Creek	1.02	1.02	1.02	1.01	1.01	Jefferson City	0.99	0.98	0.98	1.00	0.98
Lexington	0.94	0.94	0.95	0.97	0.94	Bay City	1.10	1.06	1.04	1.04	1.08	Joplin	0.93	0.91	0.93	0.92	0.93
Louisville	0.98	0.97	0.97	0.99	0.97	Detroit	1.08	1.10	1.10	1.11	1.10	Kansas City	1.06	1.08	1.07	1.08	1.08
Newport	0.95	0.97	0.97	0.97	0.98	Escanaba	0.97	0.97	0.98	0.97	0.98	Rolla	0.90	0.90	0.91	0.90	0.87
Owensboro	0.97	0.99	0.98	0.95	1.00	Flint	1.09	1.07	1.05	1.05	1.08	Springfield	1.05	1.00	1.03	1.02	1.04
Paducah	0.98	0.94	0.95	0.96	0.95	Grand Rapids	1.04	1.00	1.02	1.00	1.01	St. Joseph	1.01	1.04	1.03	1.04	1.02
LOUISIANA	0.87	0.87	0.88	0.87	0.87	Ishpeming	0.99	0.99	1.00	0.99	0.99	St. Louis	1.08	1.08	1.10	1.10	1.08
Alexandria	0.82	0.85	0.87	0.86	0.85	Jackson	1.04	1.04	1.04	1.04	1.06	MONTANA	0.93	0.93	0.96	0.94	0.96
Baton Rouge	0.86	0.85	0.87	0.87	0.87	Kalamazoo	1.07	1.05	1.05	1.04	1.06	Billings	0.97	0.95	1.00	0.97	0.99
Lafayette	0.86	0.87	0.88	0.89	0.84	Lansing	1.01	1.02	1.01	0.99	1.01	Bozeman	0.93	0.93	0.96	0.95	0.97
Lake Charles	0.89	0.88	0.88	0.85	0.88	Marquette	0.99	0.99	1.00	0.99	0.99	Butte	0.91	0.93	0.96	0.93	0.94
Monroe	0.87	0.89	0.88	0.87	0.87	Monroe	1.05	1.08	1.08	1.08	1.09	Great Falls	0.94	0.93	0.95	0.91	0.97
New Orleans	0.91	0.88	0.89	0.90	0.87	Muskegon	1.04	1.02	1.02	1.01	1.02	Helena	0.89	0.89	0.94	0.92	0.93
Shreveport	0.89	0.89	0.90	0.88	0.88	Niles	1.10	1.06	1.09	1.07	1.09	Lewistown	0.92	0.91	0.94	0.93	0.92
MAINE	1.00	0.99	1.01	1.01	1.00	Pontiac	1.10	1.10	1.10	1.10	1.11	Missoula	0.93	0.95	0.96	0.94	0.97
Auburn	1.03	1.03	1.05	1.04	1.02	Port Huron	1.05	1.09	1.07	1.09	1.08	NEBRASKA	0.95	0.94	0.94	0.93	0.95
Augusta	1.05	1.04	1.07	1.06	1.07	Saginaw	1.07	1.04	1.02	1.02	1.05	Grand Island	0.94	0.91	0.92	0.93	0.93
Bangor	0.99	0.97	1.02	1.00	1.00	Sault Ste. Marie	1.02	1.00	0.99	0.99	1.01	Lincoln	0.95	0.94	0.91	0.90	0.94
Biddeford	1.02	1.02	1.05	1.04	1.01	Traverse City	1.01	1.01	1.02	1.00	1.02	Norfolk	0.95	0.96	0.97	0.96	0.96
Caribou	0.94	0.93	0.94	0.95	0.95	Ypsilanti	1.09	1.11	1.11	1.11	1.12	North Platte	0.97	0.96	0.97	0.95	0.95
Lewiston	1.03	1.03	1.05	1.04	1.02	MINNESOTA	1.09	1.10	1.09	1.07	1.10	Omaha	0.94	0.94	0.94	0.93	0.95
Portland	1.01	1.00	1.03	1.02	1.03	Austin	1.06	1.10	1.07	1.06	1.09	NEVADA	1.11	1.09	1.09	1.08	1.12
Presque Isle	0.94	0.93	0.94	0.95	0.95	Brainerd	1.10	1.06	1.07	1.05	1.06	Carson City	1.08	1.08	1.07	1.06	1.10
Waterville	0.96	0.97	0.98	0.98	0.98	Duluth	1.08	1.12	1.10	1.07	1.10	Elko	1.13	1.11	1.10	1.09	1.13
MARYLAND	1.02	1.03	1.02	1.01	1.02	Hibbing	1.08	1.08	1.07	1.02	1.07	Fallon	1.02	1.00	1.02	1.00	1.03
Anne Arundel County	1.03	1.03	1.00	1.00	1.05	Mankato	1.05	1.07	1.06	1.04	1.08	Las Vegas	1.12	1.10	1.10	1.12	1.12
Baltimore	1.01	1.01	1.01	1.02	1.03	Minneapolis	1.14	1.17	1.15	1.15	1.15	Lincoln County	1.01	1.01	1.03	1.03	1.02
Bethesda	1.04	1.07	1.04	1.02	1.03	Moorhead	1.08	1.05	1.04	1.02	1.08	Nye County	0.95	0.93	0.91	0.88	0.95
Cumberland	1.01	1.01	1.02	1.01	1.02	Rochester	1.08	1.12	1.10	1.07	1.12	Reno	1.10	1.07	1.07	1.05	1.11
Eastern Shore Area	0.99	0.95	0.97	0.97	0.99	St. Cloud	1.06	1.10	1.09	1.07	1.09	Sparks	1.10	1.07	1.08	1.05	1.11
Hagerstown	1.01	1.00	1.00	1.00	1.00	St. Paul	1.14	1.17	1.15	1.15	1.15	Tahoe Area	1.20	1.21	1.22	1.22	1.23
Silver Spring	1.04	1.07	1.04	1.02	1.04	MISSISSIPPI	0.87	0.87	0.87	0.88	0.87	NEW HAMPSHIRE	1.02	1.04	1.04	1.03	1.02
MASSACHUSETTS	1.14	1.16	1.17	1.17	1.14	Biloxi	0.88	0.88	0.88	0.89	0.87	Concord	0.96	0.99	0.97	0.97	0.97
Boston	1.25	1.28	1.30	1.29	1.26	Columbus	0.83	0.86	0.87	0.88	0.86	Dover	1.07	1.09	1.09	1.09	1.07
Cape Cod	1.16	1.18	1.18	1.19	1.15	Greenville	0.89	0.88	0.90	0.92	0.89	Keene	0.97	1.00	0.98	0.98	0.97
Fall River	1.13	1.15	1.17	1.16	1.13	Gulfport	0.87	0.86	0.88	0.89	0.88	Laconia	0.95	0.97	0.96	0.96	0.95
Holyoke	1.09	1.10	1.11	1.10	1.07	Hattiesburg	0.88	0.86	0.86	0.87	0.87	Littleton	0.96	0.95	0.95	0.94	0.96
Lawrence	1.15	1.17	1.18	1.18	1.13	Jackson	0.91	0.88	0.89	0.90	0.87	Manchester	1.01	1.03	1.04	1.03	1.01
Lowell	1.16	1.17	1.17	1.17	1.14	Laurel	0.90	0.90	0.87	0.88	0.89	Nashua	1.14	1.17	1.15	1.14	1.12
Lynn	1.19	1.21	1.21	1.22	1.19	Meridian	0.86	0.87	0.88	0.89	0.88	Portsmouth	1.04	1.05	1.06	1.05	1.04
Methuen	1.16	1.15	1.17	1.19	1.14	Natchez	0.85	0.85	0.85	0.86	0.85	Rochester	1.05	1.08	1.07	1.07	1.05
Natick	1.18	1.19	1.20	1.22	1.17	Tupelo	0.83	0.87	0.86	0.87	0.85	Salem	1.07	1.11	1.10	1.08	1.08
New Bedford	1.14	1.17	1.17	1.17	1.14	Vicksburg	0.87	0.87	0.88	0.88	0.86						
Pittsfield	1.05	1.07	1.07	1.08	1.06												
Springfield	1.13	1.15	1.15	1.13	1.12												
Worcester	1.09	1.11	1.11	1.12	1.12												

DEPRECIATION – COMMERCIAL PROPERTIES

EFFECTIVE AGE IN YEARS	TYPICAL LIFE EXPECTANCY IN YEARS									
	70	60	55	50	45	40	35	30	25	20
1	0	0	0	0	1	1	1	2	2	3
2	0	1	1	1	1	2	2	3	5	7
3	0	1	1	1	2	3	4	5	7	10
4	1	1	1	2	3	4	5	7	10	14
5	1	1	2	3	4	5	6	9	13	18
6	1	2	2	3	4	6	8	11	16	22
7	1	2	3	4	5	7	10	14	19	26
8	1	2	3	5	6	8	11	16	22	30
9	2	3	4	5	7	10	13	18	25	35
10	2	3	4	6	8	11	15	21	29	40
11	2	4	5	7	9	13	17	24	32	45
12	2	4	6	8	10	14	19	26	36	50
13	2	5	6	9	12	16	22	29	40	55
14	3	5	7	10	13	18	24	32	44	60
15	3	6	8	11	14	20	26	35	48	65
16	3	7	9	12	16	22	28	39	52	69
17	4	7	10	13	18	24	31	42	56	73
18	4	8	11	14	19	26	34	46	60	76
19	4	9	12	16	21	28	36	49	64	78
20	5	9	13	17	23	30	39	53	68	79
21	5	10	14	18	25	32	42	57	71	80
22	6	11	15	20	27	35	45	60	73	
23	6	12	16	21	29	37	48	63	75	
24	7	13	17	23	31	40	52	66	77	
25	7	14	19	25	33	43	55	69	79	
26	8	15	20	27	35	46	58	72	80	
27	9	16	21	28	37	49	61	75		
28	9	17	23	30	40	52	64	77		
29	10	18	24	32	42	54	68	78		
30	11	20	26	34	45	57	72	79		
32	13	22	30	38	50	62	75	80		
34	15	25	34	43	55	68	77			
36	17	28	38	48	61	73	79			
38	19	32	42	53	67	77	80			
40	21	35	46	59	72	79				
42	25	39	51	65	75	80				
44	28	43	56	70	77					
46	31	48	60	74	78					
48	34	53	64	77	79					
50	38	58	68	79	80					
55	48	67	75	80						
60	57	74	78							
65	65	78	80							
70	71	80								
75	75									
80	78									

PROPERTIES INCLUDED

Section 11 All apartments, hotels, resorts

Section 12 Motels, lodges, large multiples & resorts

Section 13 All

Section 14 All

Section 15 All except libraries

Section 16 All except churches and fraternal bldgs.

Section 17 All commercial and industrial uses

Section 18 None

Section 64 All commercial and industrial uses

For lives less than 20 years, see Page 26.

EFFECTIVE AGE IN YEARS	TYPICAL LIFE EXPECTANCY IN YEARS									
	70	60	55	50	45	40	35	30	25	20
1	69	59	54	49	44	39	34	29	24	19
2	68	58	53	48	43	38	33	28	23	18
3	67	57	52	47	42	37	32	27	22	17
4	66	56	51	46	41	36	31	26	21	16
5	65	55	50	45	40	35	30	25	20	15
6	64	54	49	44	39	34	29	24	19	14
7	63	53	48	43	38	33	28	23	18	13
8	62	52	47	42	37	32	27	22	17	12
9	61	51	46	41	36	31	26	21	16	11
10	60	50	45	40	35	30	25	20	15	10
11	59	49	44	39	34	29	24	19	14	9
12	58	48	43	38	33	28	23	18	13	8
13	57	47	42	37	32	27	22	17	12	7
14	56	46	41	36	31	26	21	16	11	6
15	55	45	40	35	30	25	20	15	10	5
16	54	44	39	34	29	24	19	14	9	4
17	53	43	38	33	28	23	18	13	8	4
18	52	42	37	32	27	22	17	12	7	3
19	51	41	36	31	26	21	16	11	6	2
20	50	40	35	30	25	20	15	10	5	2
21	49	39	34	29	24	19	14	9	5	2
22	48	38	33	28	23	18	13	8	4	
23	47	37	32	27	22	17	12	7	3	
24	46	36	31	26	21	16	11	6	3	
25	45	35	30	25	20	15	10	6	2	
26	44	34	29	24	19	14	9	5	2	
27	43	33	28	23	18	13	8	4		
28	42	32	27	22	17	12	7	4		
29	41	31	26	21	16	11	7	3		
30	40	30	25	20	15	10	6	3		
32	38	28	23	18	13	8	5	2		
34	36	26	21	16	11	7	4			
36	34	24	19	14	10	6	3			
38	32	22	17	12	8	5	2			
40	30	20	15	10	7	4				
42	28	18	13	9	6	3				
44	26	16	12	8	5					
46	24	14	10	7	4					
48	22	13	9	6	3					
50	20	11	8	5	3					
55	16	8	6	3						
60	12	6	4							
65	9	4	3							
70	7	3								
75	5									
80	4									

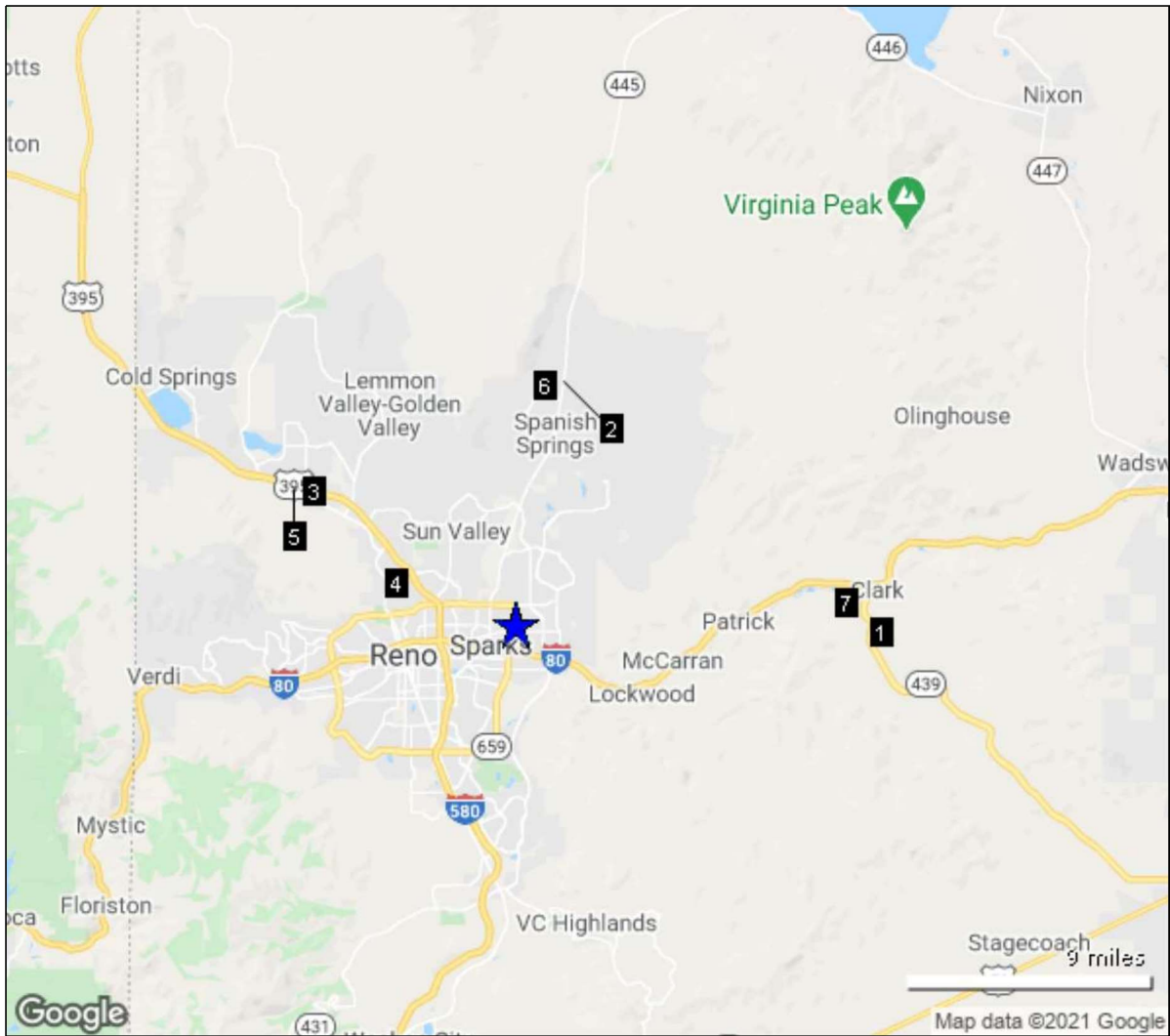
Land Sales Comparables

Property Address	Land Value (\$)	Zoning	Acres	\$/Acre	\$/SF
535 E Glendale Ave	444,528	I	1.57	283,140	6.50
Parcel #					
034-257-20					
	Land Sale #1	Land Sale #2	Land Sale #3	Land Sale #4	Land Sale #5
Parcel	005-101-12	530-491-07	082-101-17	003-093-02	082-083-20
Address	350 Denmark Dr	Ingenuity Ave	9778 N Virginia St	200 E Parr Blvd	N Virginia & Peavine Peak Rd
Sale Price	705,000	635,000	570,000	559,594	308,000
Sale Date	11/22/19	12/20/19	5/5/20	2/1/19	4/25/19
Zoning	I-2	I	MUNV	I	IC
Land Size (Acres)	4.98	4.38	2.55	2.20	5.00
\$ / Acre	141,566	144,977	223,529	254,361	61,600
\$ / SF	3.25	3.33	5.13	5.84	1.41
Adjustments					
Size	6.8%	5.6%	2.0%	1.3%	6.9%
Total Adjustments	6.8%	5.6%	2.0%	1.3%	6.9%
Adjusted \$/Acre	151,221	153,125	227,911	257,566	65,826
Adjusted \$/SF	3.47	3.52	5.23	5.91	1.51
				Average Adjusted \$/Acre	158,938
				Average Adjusted \$/SF	3.65
				Adjusted Land Value (\$)	249,533

Please refer to the next page for additional sales.

Land Sales Comparables Continued

Property Address	Land Value (\$)	Zoning	Acres	\$/Acre	\$/SF
535 E Glendale Ave	444,528	I	1.57	283,140	6.50
Parcel #					
034-257-20					
	Land Sale #6	Land Sale #7			
Parcel	538-181-03	005-041-08			
Address	100 Academy Way	2903 Waltham Way			
Sale Price	220,000	175,000			
Sale Date	11/17/20	4/15/19			
Zoning	I	I			
Land Size (Acres)	1.15	2.66			
\$ / Acre	191,304	65,789			
\$ / SF	4.39	1.51			
Adjustments					
Size	-0.8%	2.2%			
Total Adjustments	-0.8%	2.2%			
Adjusted \$/Acre	189,697	67,224			
Adjusted \$/SF	4.35	1.54			



★ 535 East Glendale Avenue, Sparks, N...

	Address	City	Property Info	Sale Info
1	350 Denmark Dr	Mccarran	4.98 AC Land	Sold: \$705,000 (\$141,566.27/AC)
2	Ingenuity Ave	Sparks	4.38 AC Land	Sold: \$635,000 (\$144,977.17/AC)
3	9778 N Virginia St	Reno	2.55 AC Land	Sold: \$570,000 (\$223,529.41/AC)
4	200 E Parr Blvd (Part of Multi-Property Sale)	Reno	2.20 AC Land	Sold: \$559,594 (\$254,360.91/AC)
5	N Virginia & Peavine Peak Rd	Reno	5 AC Land	Sold: \$308,000 (\$61,600/AC)
6	100 Academy Way	Spanish Springs	1.15 AC Land	Sold: \$220,000
7	2903 Waltham Way	Mccarran	2.66 AC Land	Sold: \$175,000 (\$65,789.47/AC)

1

350 Denmark Dr**SOLD****Mccarran, NV 89434**Sale on 11/22/2019 for \$705,000 (\$141,566.27/AC) - Research Complete
Industrial Land of 4.98 AC (216,929 SF)**Buyer & Seller Contact Info**

Recorded Buyer: **DC3 Investments LLC**
 True Buyer: **Darwin Cody**
Darwin Cody
 4367 W Sunset Rd
 Las Vegas, NV 89118
 (702) 269-1432

Buyer Type: **Individual**
 Buyer Broker: **Encore Commercial, Inc.**
Randel Aleman
 (702) 579-3301

Recorded Seller: **Lionsgate Investments LLC**
 True Seller: **Anthony A Beaudoin**
Anthony Beaudoin
 6406 SE Foster Rd
 Portland, OR 97206
 (503) 635-9555

Seller Type: **Individual**

Transaction Details

ID: 4979716

Sale Date: **11/22/2019**
 Escrow Length: **90 days**
 Sale Price: **\$705,000-Confirmed**
 Price/AC Land Gross: **\$141,566.27 (\$3.25/SF)**

Sale Type: **Investment**
 Land Area: **4.98 AC (216,929 SF)**
 Proposed Use: **Hold for Development**

Zoning: **I-2**
 Transfer Tax: **\$2,749.50**

Percent Improved: **-**
 Total Value Assessed: **\$140,083 in 2019**
 Improved Value Assessed: **-**
 Land Value Assessed: **\$140,083**
 Land Assessed/AC: **\$28,129**

Financing: **Down payment of \$705,000.00 (100.0%)**
 Topography: **Level**
 On-Site Improv: **Raw land**
 Off-Site Improv: **Electricity, Gas, Water**

Parcel No: **005-101-12**
 Document No: **000000130822**

350 Denmark Dr**SOLD**

Industrial Land of 4.98 AC (216,929 SF) (con't)

Transaction Notes

This 4.98 acre parcel of undeveloped land was sold for \$705,000 or \$141,566.27 per acre. The buyer is a Las Vegas, NV investor who is in the process of assembling multiple parcels in this area for future multifamily development.

Income Expense Data

Expenses	- Taxes	\$4,790
	- Operating Expenses	
	Total Expenses	\$4,790

Current Land Information

ID: 9978553

Zoning:	I-2	Proposed Use:	Hold for Development
Density Allowed:	-	Land Area:	4.98 AC (216,929 SF)
Number of Lots:	-	On-Site Improv:	Raw land
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	Individual
Improvements:	-		
Topography:	Level		
Off-Site Improv:	Electricity, Gas, Water		

Location Information

Metro Market: **Reno/Sparks**
Submarket: **Storey County/Storey County**
County: **Storey**
CBSA: **Reno, NV**
CSA: **Reno-Carson City-Fernley, NV**
DMA: **Reno, NV-CA**

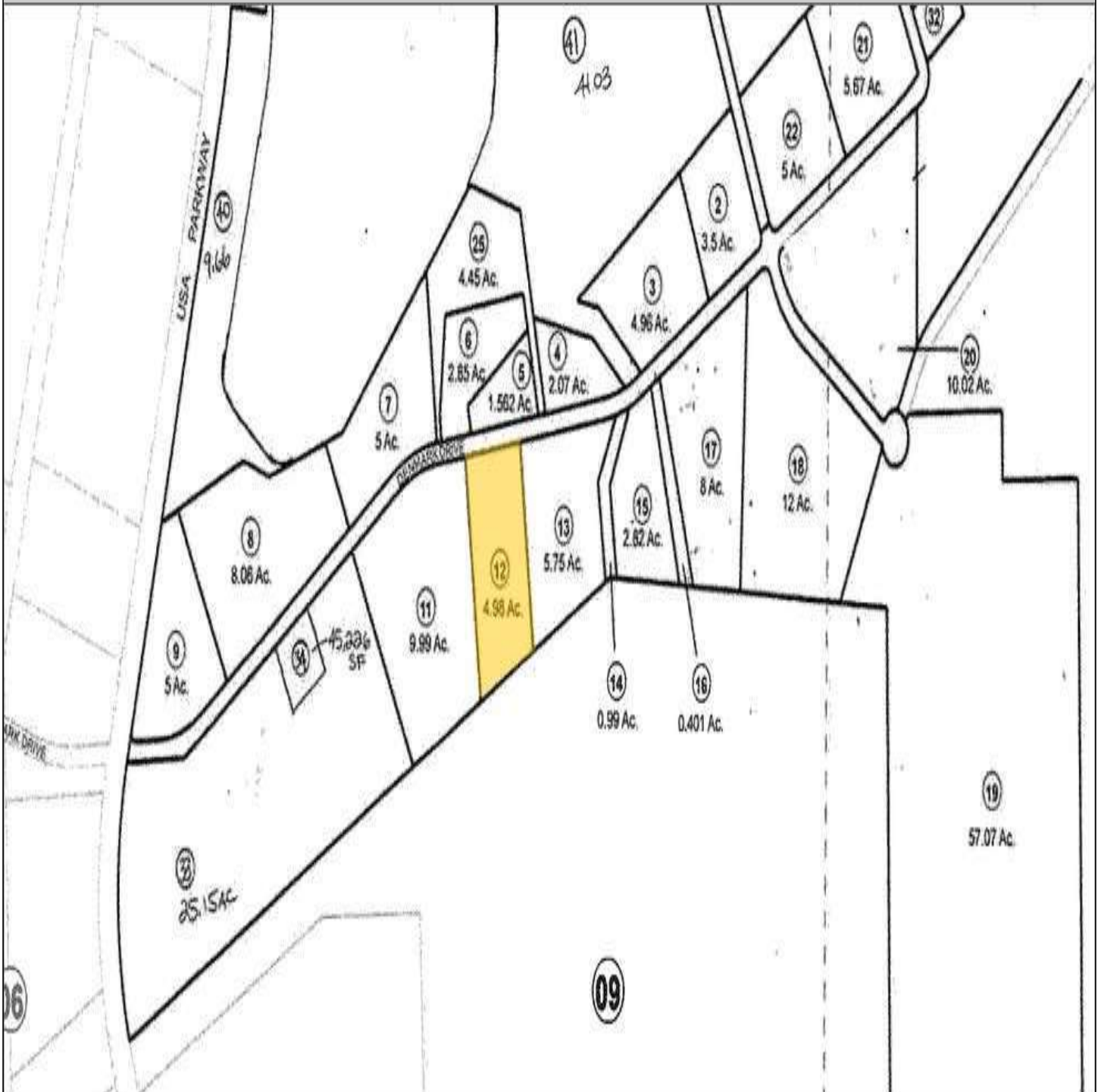
350 Denmark Dr

SOLD

Industrial Land of 4.98 AC (216,929 SF) (con't)

Parcel Number: **005-101-12**
Legal Description: **-**
County: **Storey**

Plat Map: 350 Denmark Dr

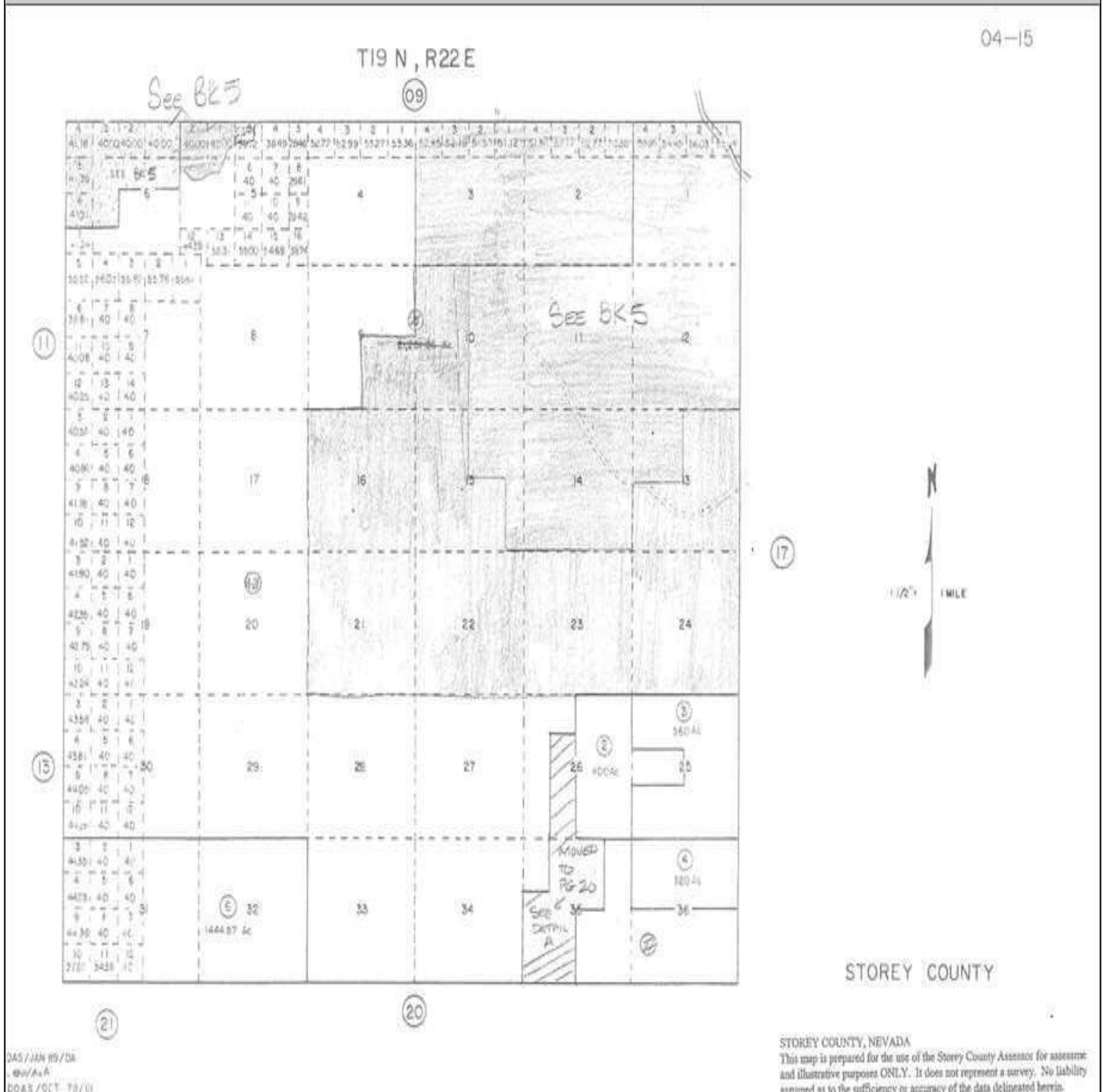


350 Denmark Dr

SOLD

Industrial Land of 4.98 AC (216,929 SF) (con't)

Plat Map: 350 Denmark Dr



Ingenuity Ave**SOLD****Sparks, NV 89441**

Sale on 12/20/2019 for \$635,000 (\$144,977.17/AC) - Research Complete
 Industrial Land of 4.38 AC (190,793 SF)

**Buyer & Seller Contact Info**Recorded Buyer: **Parkit Ventures Llc**True Buyer: **Timothy Nelson****Timothy Nelson**

160 W Huffaker Ln

Reno, NV 89511

(775) 851-9828

Darrin Indart**Darrin Indart**

160 W Huffaker Ln

Reno, NV 89511

(775) 851-9828

Buyer Type: **Individual**Buyer Broker: **Cushman & Wakefield****Brian Armon**

(775) 851-9500

Recorded Seller: **Hanaho Properties Llc**True Seller: **Cary Yamamoto****Cary Yamamoto**

290 Kietzke Ln

Reno, NV 89502

(775) 691-7655

Seller Type: **Individual**Listing Broker: **SVN/Gold Dust Commercial****Tomi Jo Lynch**

(775) 825-3330

Transaction Details

ID: 5006469

Sale Date: **12/20/2019 (506 days on market)**Escrow Length: **120 days**Sale Price: **\$635,000-Confirmed**Asking Price: **668000**Price/AC Land Gross: **\$144,977.17 (\$3.33/SF)**Zoning: **I**Lot Dimensions: **Irregular**Sale Type: **Investment**Land Area: **4.38 AC (190,793 SF)**Proposed Use: **Industrial**Percent Improved: **0.1%**Total Value Assessed: **\$217,212 in 2019**Improved Value Assessed: **\$186**Land Value Assessed: **\$217,026**Land Assessed/AC: **\$49,549**Financing: **Down payment of \$635,000.00 (100.0%)**Topography: **Level**On-Site Improv: **Raw land**

Ingenuity Ave SOLD										
Industrial Land of 4.38 AC (190,793 SF) (con't)										
Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water Legal Desc: Par 1A mp 4068 Spanish Springs Associates Parcel No: 530-491-07 Document No: 000004984597										
Transaction Notes										
The vacant land sold for \$3.32 per acre. The property was in escrow for 120 days. This was an all cash transaction. The property is industrial zoned and is located in the fast-growing Spanish Springs Business Center . The property fronts on Pyramid Highway. The property is a flat level parcel and is ready for development along with utilities to the site.										
Income Expense Data										
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%; text-align: right;">Expenses</td> <td style="width: 20%; text-align: right;">- Taxes</td> <td style="width: 40%; text-align: right;">\$3,315</td> </tr> <tr> <td></td> <td style="text-align: right;">- Operating Expenses</td> <td></td> </tr> <tr> <td></td> <td style="text-align: right;">Total Expenses</td> <td style="text-align: right; border-top: 1px solid black;">\$3,315</td> </tr> </table>		Expenses	- Taxes	\$3,315		- Operating Expenses			Total Expenses	\$3,315
Expenses	- Taxes	\$3,315								
	- Operating Expenses									
	Total Expenses	\$3,315								
Current Land Information ID: 9019817										
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> Zoning: I Density Allowed: - Number of Lots: - Max # of Units: - Units per Acre: - Improvements: - </td> <td style="width: 50%;"> Proposed Use: Industrial Land Area: 4.38 AC (190,793 SF) On-Site Improv: Raw land Lot Dimensions: Irregular Owner Type: Individual </td> </tr> <tr> <td colspan="2" style="padding-top: 10px;"> Topography: Level Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water </td> </tr> </table>		Zoning: I Density Allowed: - Number of Lots: - Max # of Units: - Units per Acre: - Improvements: -	Proposed Use: Industrial Land Area: 4.38 AC (190,793 SF) On-Site Improv: Raw land Lot Dimensions: Irregular Owner Type: Individual	Topography: Level Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water						
Zoning: I Density Allowed: - Number of Lots: - Max # of Units: - Units per Acre: - Improvements: -	Proposed Use: Industrial Land Area: 4.38 AC (190,793 SF) On-Site Improv: Raw land Lot Dimensions: Irregular Owner Type: Individual									
Topography: Level Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water										
Location Information										
Metro Market: Reno/Sparks Submarket: N Outlying Washoe County/N Outlying Washoe County County: Washoe CBSA: Reno, NV CSA: Reno-Carson City-Fernley, NV DMA: Reno, NV-CA										

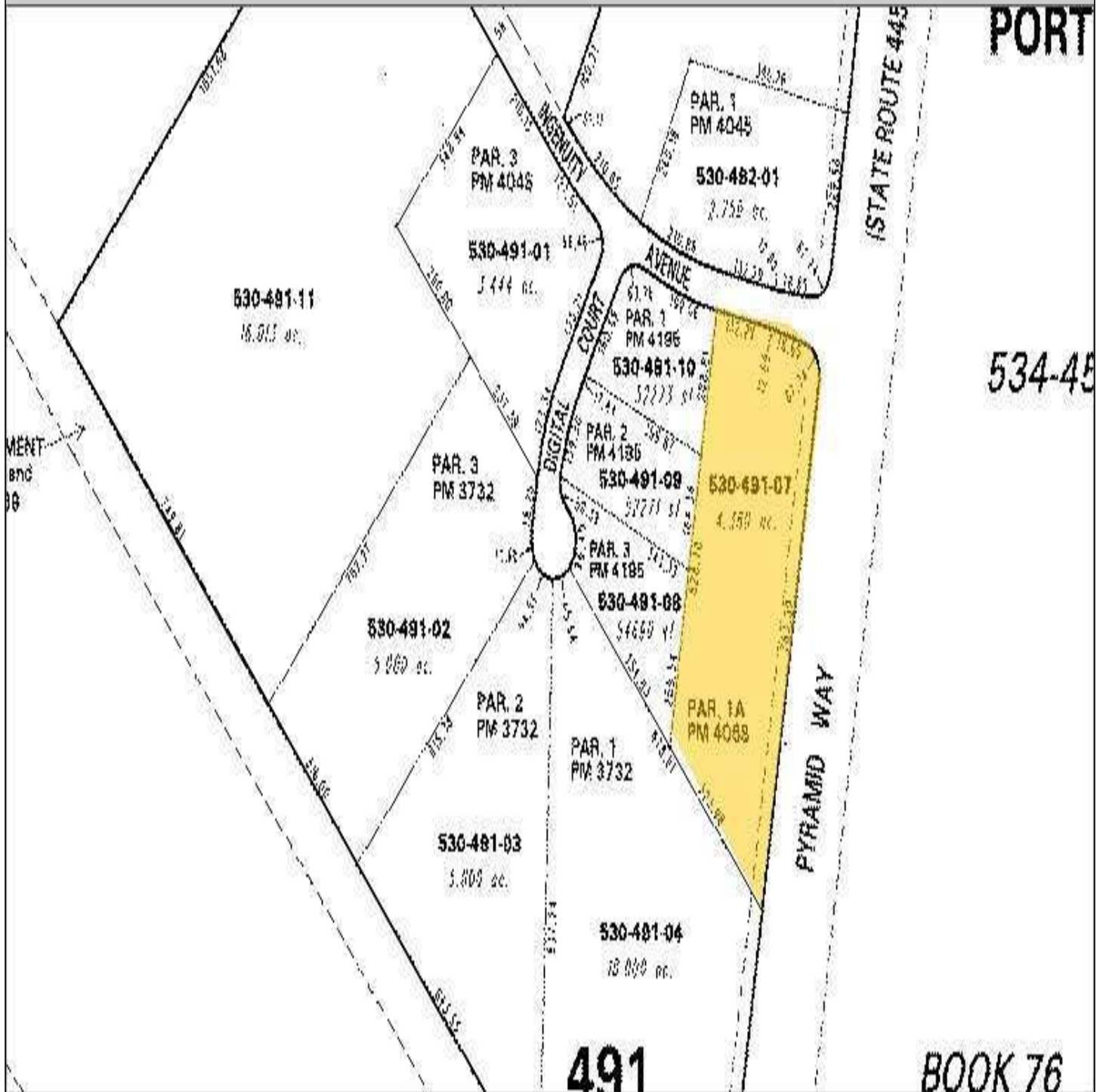
Ingenuity Ave

SOLD

Industrial Land of 4.38 AC (190,793 SF) (con't)

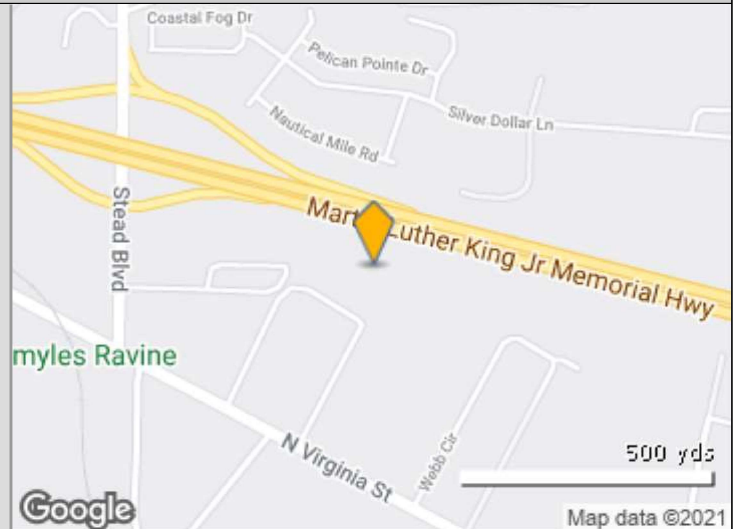
Parcel Number: **530-491-07**
Legal Description: -
County: **Washoe**

Plat Map: Ingenuity Ave



9778 N Virginia St**SOLD****3****Reno, NV**

Sale on 5/5/2020 for \$570,000 (\$223,529.41/AC) - Research Complete
 Industrial Land of 2.55 AC (111,078 SF)

**Buyer & Seller Contact Info**Recorded Buyer: **Stead DS Industrial LP**Recorded Seller: **MacDonald Family 1998 Trust dtd April 6, 1998**

True Buyer: **Alston Construction Co**
Matt Clifton
 980 Sandhill Rd
 Reno, NV 89521
 (775) 827-4631

True Seller: **MacDonald Family 1998 Trust dtd April 6, 1998**
Paul MacDonald
 135 Keaton Ct
 Reno, NV 89511
 (775) 240-4994

Buyer Broker: **No Buyer Broker on Deal**

Seller Type: **Trust**
 Listing Broker: **No Listing Broker on Deal**

Transaction Details

ID: 5303048

Sale Date: **05/05/2020**
 Escrow Length: **90 days**
 Sale Price: **\$570,000-Full Value**
 Price/AC Land Gross: **\$223,529.41 (\$5.13/SF)**

Sale Type: **Owner User**
 Land Area: **2.55 AC (111,078 SF)**
 Proposed Use: **Industrial**

Zoning: **MUNV**

Percent Improved: **16.0%**
 Total Value Assessed: **\$83,274 in 2020**
 Improved Value Assessed: **\$13,295**
 Land Value Assessed: **\$69,979**
 Land Assessed/AC: **\$27,442**

Financing: **Down payment of \$570,000.00 (100.0%)**

Topography: **Level**
 On-Site Improv: **Previously developed lot**
 Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**

Legal Desc: **Par 1 por NW 1/4 sec 8 T20N R19E**
 Parcel No: **082-101-17**
 Document No: **000005025779**

9778 N Virginia St		SOLD
Industrial Land of 2.55 AC (111,078 SF) (con't)		
Transaction Notes		
The property sold for \$5.13 per square foot. This was an all cash transaction. The property was in escrow for 90 days. No brokers were used in the transaction.		
Income Expense Data		
Expenses	- Taxes	\$1,576
	- Operating Expenses	
	Total Expenses	\$1,576
Current Land Information		ID: 11579713
Zoning: MUNV	Proposed Use: Industrial	
Density Allowed: -	Land Area: 2.55 AC (111,078 SF)	
Number of Lots: -	On-Site Improv: Previously developed lot	
Max # of Units: -	Lot Dimensions: -	
Units per Acre: -	Owner Type: -	
Improvements: -		
Topography: Level		
Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Location Information		
Metro Market: Reno/Sparks		
Submarket: North Valleys/North Valleys		
County: Washoe		
CBSA: Reno, NV		
CSA: Reno-Carson City-Fernley, NV		
DMA: Reno, NV-CA		

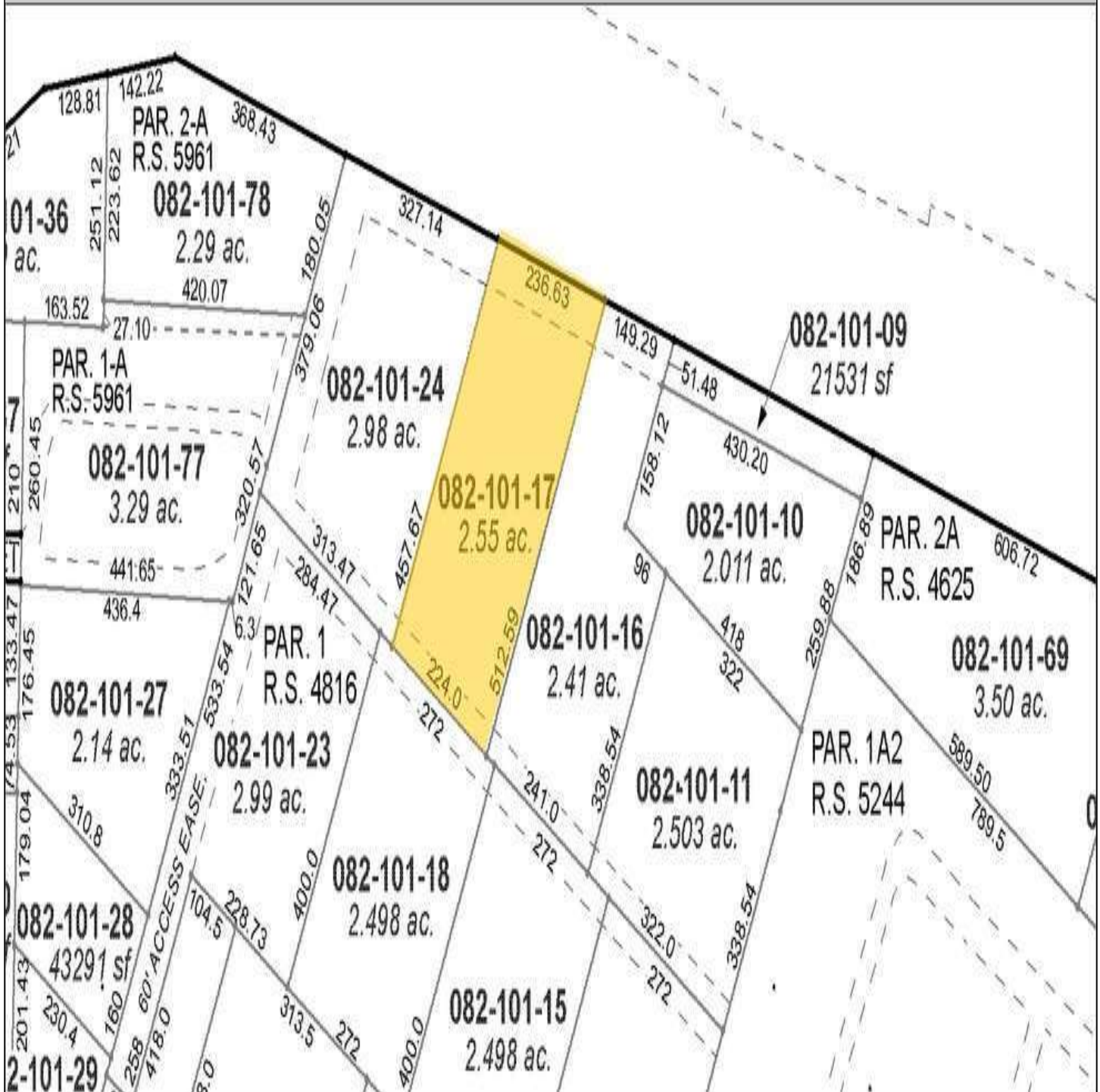
9778 N Virginia St

SOLD

Industrial Land of 2.55 AC (111,078 SF) (con't)

Parcel Number: **082-101-17**
Legal Description: -
County: **Washoe**

Plat Map: 9778 N Virginia St

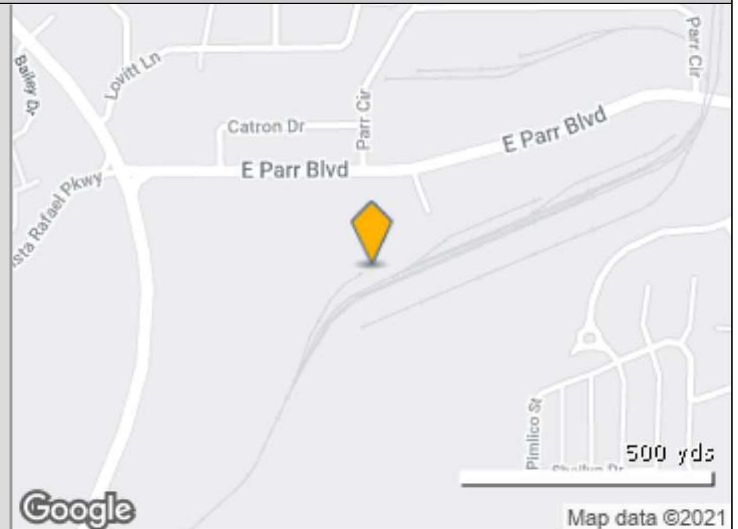


4

200 E Parr Blvd**SOLD****Reno, NV 89512**

Sale on 2/1/2019 for \$559,594 (\$254,360.91/AC) - Research Complete (Part of Multi-Property)

Industrial Land of 2.20 AC (95,832 SF)

**Buyer & Seller Contact Info**

Recorded Buyer: **Parr Reno Llc**
 True Buyer: **Southland Equities**
Ronald Beard
 15 Corporate Plaza Dr
 Newport Beach, CA 92660
 (949) 706-0500

Buyer Type: **Equity Funds**
 Buyer Broker: **Land Baron Investments**
Scott Gaughan
 (702) 480-3776

Recorded Seller: **Guy A & Jacqueline Packer**
 True Seller: **Guy A & Jacqueline Packer**
Guy Packer
 5315 Hidden Valley Dr
 Sparks, NV 89502
 (775) 856-3175

Seller Type: **Individual**
 Listing Broker: **Bill Fleiner Real Estate**
Bill Fleiner
 (775) 826-7000

Transaction Details

ID: 4674084

Sale Date: **02/01/2019**
 Escrow Length: **120 days**
 Sale Price: **\$559,594-Allocated**
 Price/AC Land Gross: **\$254,360.91 (\$5.84/SF)**

Sale Type: **Investment**
 Land Area: **2.20 AC (95,832 SF)**
 Proposed Use: **Industrial**

Zoning: **I**
 Density: **M-1**
 Sale Conditions: **1031 Exchange, Sale Leaseback, Deferred Maintenance**
 Transfer Tax: **\$14,821.50**

Topography: **Level**
 On-Site Improv: **Previously developed lot**
 Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**
 Document No: **000004885020**

200 E Parr Blvd**SOLD**

Industrial Land of 2.20 AC (95,832 SF) (con't)

Transaction Notes

This transaction was for two parcels totaling 8.2 acres with a 11,266 square foot industrial building. The property sold on 2/1/2019 for \$3,615,000. The previous owner occupied the property as trucking transportation and storage yard. The seller needed time to find a property to do a 1031 exchange so they agreed on a 30 day lease back. They buyer paid all cash and is in the process of leasing the property as an investment. They are also doing repairs to the property so some deferred maintenance was considered in the sale.

Income Expense Data

Expenses	- Taxes	\$3,327
	- Operating Expenses	
	Total Expenses	\$3,327

Current Land Information

ID: 7354119

Zoning:	I	Proposed Use:	Industrial
Density Allowed:	M-1	Land Area:	2.20 AC (95,832 SF)
Number of Lots:	-	On-Site Improv:	Previously developed lot
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	Equity Funds
Improvements:	-		
Topography:	Level		
Off-Site Improv:	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		

Location Information

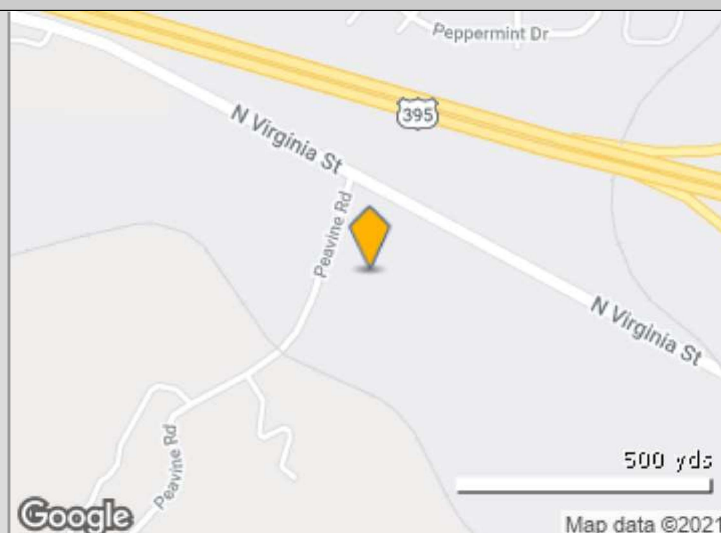
Metro Market:	Reno/Sparks
Submarket:	North Valleys/North Valleys
County:	Washoe
CBSA:	Reno, NV
CSA:	Reno-Carson City-Fernley, NV
DMA:	Reno, NV-CA

5

N Virginia & Peavine Peak Rd - 5.0 Acres; N Virginia/Peavine Peak Rd.**SOLD****Reno, NV 89506**

Sale on 4/25/2019 for \$308,000 (\$61,600.00/AC) - Public Record

Industrial Land of 5 AC (217,800 SF)

**Buyer & Seller Contact Info**

Buyer Type:

Seller Type:

Listing Broker: **NAI Alliance Commercial Real Estate Services, LLC**
Scott Guy
 (775) 336-4642

Transaction Details

ID: 4743046

Sale Date:	04/25/2019 (254 days on market)	Sale Type:	Investment
Escrow Length:	-	Land Area:	5 AC (217,800 SF)
Sale Price:	\$308,000	Proposed Use:	Industrial, Mixed Use, Contractor Storage Yard, Parking Lot
Asking Price:	326700		
Price/AC Land Gross:	\$61,600.00 (\$1.41/SF)		
Zoning:	IC		
Street Frontage:	447 feet on Peavine Peak Road		
Topography:	Level		
On-Site Improv:	Rough graded		
Improvements:	Vacant graded parcel		

Income Expense Data

Expenses	- Taxes	\$1,402
	- Operating Expenses	
	Total Expenses	\$1,402

N Virginia & Peavine Peak Rd - 5.0 Acres; N Virginia/Peavine Peak Rd.**SOLD**

Industrial Land of 5 AC (217,800 SF) (con't)

Current Land Information

ID: 10313132

Zoning:	IC	Proposed Use:	Industrial/Mixed Use/Contractor Storage Yard/Parking Lot
Density Allowed:	-	Land Area:	5 AC (217,800 SF)
Number of Lots:	-	On-Site Improv:	Rough graded
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	-
Improvements:	Vacant graded parcel		
Topography:	Level		
Street Frontage:	447 feet on Peavine Peak Road		

Location Information

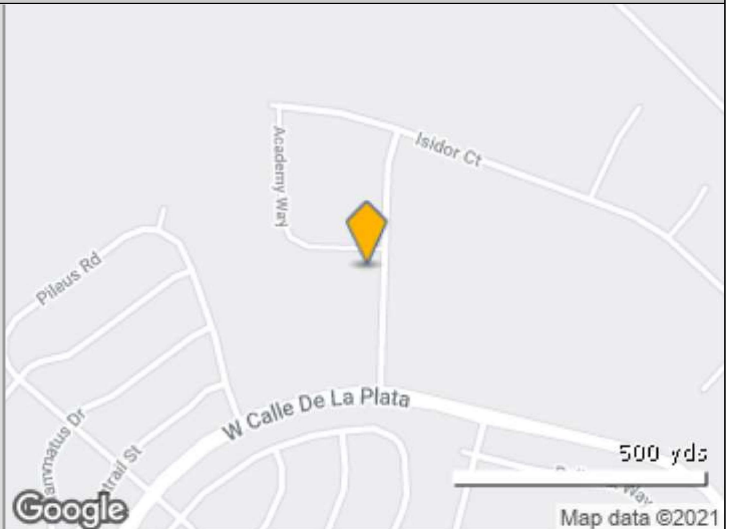
Metro Market:	Reno/Sparks
Submarket:	North Valleys/North Valleys
County:	Washoe
CBSA:	Reno, NV
CSA:	Reno-Carson City-Fernley, NV
DMA:	Reno, NV-CA

6

100 Academy Way - 1.15 Acres**SOLD****Spanish Springs, NV 89441**

Sale on 11/17/2020 for \$220,000 (\$191,304.35/AC) - Public Record

Industrial Land of 1.15 AC (50,094 SF)

**Buyer & Seller Contact Info**

Recorded Buyer: -

Recorded Seller: **Neill Michael J & Kimberly L**

Listing Broker: **Reno Commercial Properties**
Christopher Martin
 (775) 250-0443

Transaction Details

ID: 5295871

Sale Date: **11/17/2020 (754 days on market)**
 Escrow Length: -
 Sale Price: **\$220,000-Confirmed**
 Asking Price: **220000**
 Price/AC Land Gross: **\$191,304.35 (\$4.39/SF)**

Sale Type: **Owner User**
 Land Area: **1.15 AC (50,094 SF)**
 Proposed Use: **Industrial**

Zoning: **I**

Topography: **Level**
 On-Site Improv: **Raw land**

Income Expense Data

Expenses	- Taxes	\$922
	- Operating Expenses	
	Total Expenses	\$922

100 Academy Way - 1.15 Acres**SOLD**

Industrial Land of 1.15 AC (50,094 SF) (con't)

Current Land Information

ID: 7820153

Zoning:	I	Proposed Use:	Industrial
Density Allowed:	-	Land Area:	1.15 AC (50,094 SF)
Number of Lots:	-	On-Site Improv:	Raw land
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	-
Improvements:	-		
Topography:	Level		

Location Information

Located: **SWC Academy Way & Distribution**
Metro Market: **Reno/Sparks**
Submarket: **N Outlying Washoe County/N Outlying Washoe County**
County: **Washoe**
CBSA: **Reno, NV**
CSA: **Reno-Carson City-Fernley, NV**
DMA: **Reno, NV-CA**

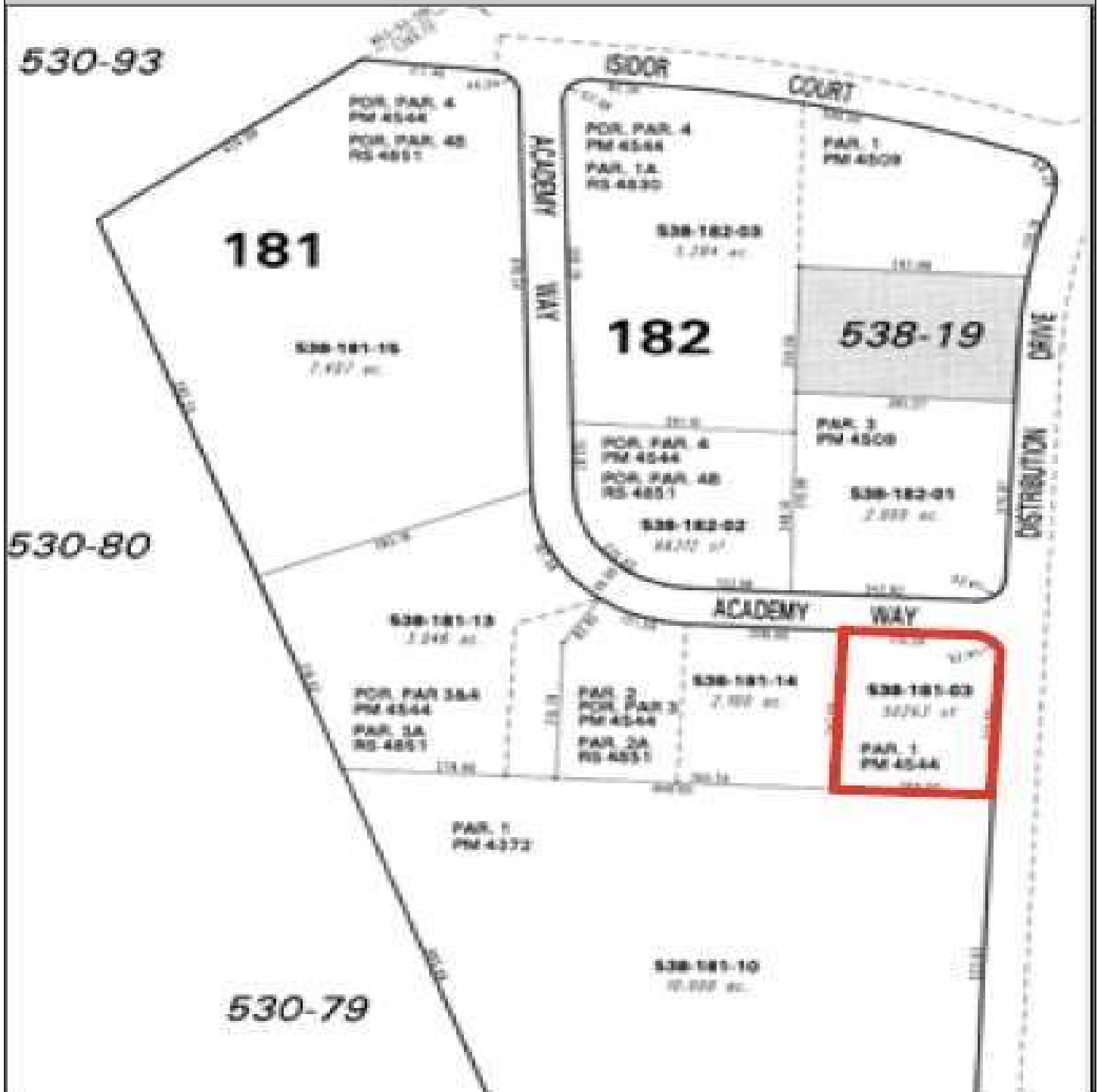
100 Academy Way - 1.15 Acres

SOLD

Industrial Land of 1.15 AC (50,094 SF) (con't)

Parcel Number: -
Legal Description: -
County: **Washoe**

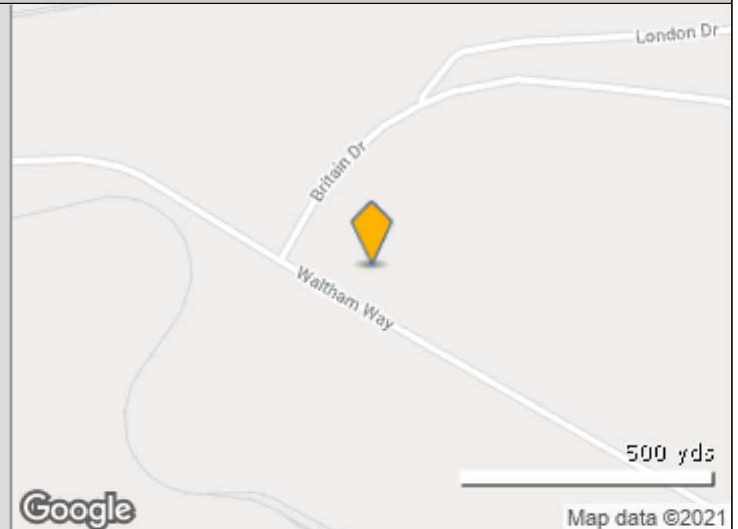
Plat Map: 100 Academy Way



2903 Waltham Way - TRIC -Waltham Parcel - Tahoe Reno Industrial Center**SOLD****Mccarran, NV 89434**

Sale on 4/15/2019 for \$175,000 (\$65,789.47/AC) - Public Record

Industrial Land of 2.66 AC (115,870 SF)

**Buyer & Seller Contact Info**

Recorded Buyer: **Shane & Zach Kisman**
 10395 Palm Desert Dr
 Sparks, NV 89441
Zach Kisman

Recorded Seller: **Jace Llc**

Transaction Details

ID: 4754709

Sale Date: **04/15/2019**
 Escrow Length: **-**
 Sale Price: **\$175,000**
 Price/AC Land Gross: **\$65,789.47 (\$1.51/SF)**

Land Area: **2.66 AC (115,870 SF)**
 Land Area - Net: **2.36 AC (102,736 SF)**
 Proposed Use: **Industrial**

Percent Improved: **-**
 Total Value Assessed: **\$59,311 in 2018**
 Improved Value Assessed: **-**
 Land Value Assessed: **\$59,311**
 Land Assessed/AC: **\$22,297**

Topography: **Level**
 On-Site Improv: **Raw land**
 Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**

Parcel No: **005-041-08**
 Document No: **000000129451**
 Sale History: **Sold for \$175,000 on 4/15/2019**
Sold for \$105,000 on 11/19/2014 Non-Arms Length

Income Expense Data

Expenses	- Taxes	\$2,132
	- Operating Expenses	
	Total Expenses	\$2,132

2903 Waltham Way - TRIC -Waltham Parcel - Tahoe Reno Industrial Center**SOLD**

Industrial Land of 2.66 AC (115,870 SF) (con't)

Current Land Information

ID: 8809139

Zoning:	-	Proposed Use:	Industrial
Density Allowed:	-	Land Area:	2.66 AC (115,870 SF)
Number of Lots:	-	Land Area - Net:	2.36 AC
Max # of Units:	-	On-Site Improv:	Raw land
Units per Acre:	-	Lot Dimensions:	-
Improvements:	-	Owner Type:	-
Topography:	Level		
Off-Site Improv:	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		

Location Information

Park Name:	Tahoe Reno Industrial Center
Metro Market:	Reno/Sparks
Submarket:	Storey County/Storey County
County:	Storey
CBSA:	Reno, NV
CSA:	Reno-Carson City-Fernley, NV
DMA:	Reno, NV-CA

SOLD

Parcel Number: **005-041-08**
Legal Description: **-**
County: **Storey**



Packet Summary

In conclusion, based on our analysis, we are requesting the following value for this property

Method	Value		\$/SF
Cost	\$	845,894 / \$	18.59
Requested Value	\$	845,894 / \$	18.59

Washoe County Board of Equalization

Agent Authorization Form

If you have questions about this form or the appeal process, please call: (775) 328-2277

Please Print or Type:

Part A. PROPERTY OWNER AND CONTACT INFORMATION OF PERSON GRANTING AUTHORITY TO AGENT

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: PARAGON INDUSTRIES II INC (DBA BEDROSIANS)					
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER): Janice Bedrosian				TITLE Corp. Secretary	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 4285 N. Golden State Blvd				EMAIL ADDRESS:	
CITY Fresno	STATE CA	ZIP CODE 93722	DAYTIME PHONE ()	ALTERNATE PHONE ()	FAX NUMBER ()

Part B. PROPERTY OWNER INFORMATION

Check organization type which best describes the Property Owner if not a natural person: ☒ Natural persons may skip Part B.

- ☐ Sole Proprietorship ☐ Trust ☒ Corporation
☐ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe: _____

The organization described above was formed under the laws of the State of _____

The organization described above is a non-profit organization. ☐ Yes ☐ No

Part C. RELATIONSHIP OF PERSON GRANTING AUTHORITY TO AGENT TO PROPERTY OWNER

Check box which best describes the relationship of Petitioner to Property Owner: ☒ Additional information may be necessary.

- ☐ Self ☐ Trustee of Trust ☐ Employee of Property Owner
☐ Co-owner, partner, managing member ☒ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
☐ Other, please describe: _____

Part D. PROPERTY SUBJECT TO THIS AGENT AUTHORIZATION:

Enter Applicable Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER	PROPERTY IDENTIFICATION NUMBER
164-333-02 & 034-257-20		

☐ Multiple parcel list attached. (Use letter-size paper)

Part E. YEAR AND ROLL TYPE OF ASSESSMENT BEING APPEALED: ☒

☒ 2021-2022 Secured Roll ☐ 2020-2021 Reopen Roll ☐ 2020-2021 Unsecured Roll ☐ 2020-2021 Supplemental Roll

Other years being appealed: _____

Be prepared to cite the legal authority, if any, that permits the County Board to consider appeals of taxable value from prior years.

Part F. AUTHORIZATION OF AGENT

I hereby authorize the agent whose name and contact information appears below to file a petition to the Washoe County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D of this Agent Authorization.

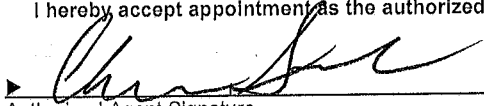
I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Washoe County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part E of this document.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT: Christopher Glidewell			TITLE: Principal, Property Tax		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: Pivotal Tax Solutions			EMAIL ADDRESS: appeals@pivotaltax.com		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 202 N. Lindsay Rd., Suite 200					
CITY Mesa	STATE AZ	ZIP CODE 85213	DAYTIME PHONE ()	ALTERNATE PHONE ()	FAX NUMBER ()

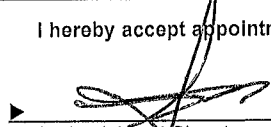
I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.


 Authorized Agent Signature
 Principal, Property Tax
 Title
 1/11/21
 Date

Authorized Agent Contact Information:


NAME OF AUTHORIZED AGENT: Wayne Tannenbaum			TITLE: Senior Manager		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: Pivotal Tax Solutions			EMAIL ADDRESS: appeals@pivotaltax.com		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 202 N. Lindsay Rd., Suite 201					
CITY Mesa	STATE AZ	ZIP CODE 85213	DAYTIME PHONE ()	ALTERNATE PHONE ()	FAX NUMBER ()

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.


 Authorized Agent Signature
 Senior Manager
 Title
 1-11-21
 Date

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. I further certify I have authorized each agent named herein to represent the Property Owner as stated and I have the authority to appoint each agent named herein.


 Property Owner / Petitioner Signature
 Accountant
 Title
 12/31/2020
 Date
 01/05/2021