

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 22-0018A through 22-0018J
Hearing Date 02/23/2022
Tax Year 2022

APN: 031-012-28, 29, 31, 35, 36, 37, 39, 40, 41, 42
Owner of Record: PARADISE RETAIL I LLC
Property Address: 2125 ODDIE BLVD et al
Property Type: NEIGHBORHOOD SHOPPING CENTER, DISCOUNT STORE, RETAIL STORE
Gross Building Area: 168,540
Year Built: Various (1967 through 2009)
Parcel Size: 570,567 SF

Description / Location: The subject property is the Paradise Plaza Outdoor Mall which consists of one large anchor discount stores and several inline retail shops and two free-standing retail buildings totaling approximately 168,540 sf. The property is located on the south side of Oddie Blvd between El Rancho Dr and Sullivan Lane. This area has seen an increase in local population with the addition of two new apartment buildings and is in the middle of the newly defined Oddie District, a revitalization project.

| | | |
|------------------------|---------------------|--------------------|
| 2022/23 Taxable Value: | Land: | \$4,836,648 |
| | Improvements: | \$4,381,339 |
| | Total: | <u>\$9,217,987</u> |
| | Taxable Value / SF: | \$54.69 |

| | | |
|----------------------------|---------------------|--------------|
| Sales Comparison Approach: | Indicated Value: | \$11,800,000 |
| | Indicated Value/SF: | \$70 |

| | | |
|------------------|---------------------|--------------|
| Income Approach: | Indicated Value: | \$10,250,000 |
| | Indicated Value/SF: | \$61 |

Conclusions: The sales comparison approach reconciles to a value of \$11,800,000 or \$70 per square foot. The income approach to value results in a value of \$10,652,709 or \$63 per square foot. Both approaches to value support the current taxable value. Therefore, it is recommended the subject's taxable value be upheld.

| | | |
|-----------------|------------------|--------|
| RECOMMENDATION: | Uphold XX | Reduce |
|-----------------|------------------|--------|



WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

| | | | | | |
|-------------------------------------|----------------------|-----------------------|-------------------|------------------|----------------------------------|
| | TAXABLE VALUE | ASSESSED VALUE | TAXABLE | HEARING: | 22-0018A through 22-0018J |
| LAND: | \$4,836,648 | \$1,692,827 | \$/SF GBA | DATE: | 02/23/2022 |
| IMPROVEMENTS: | \$4,381,339 | \$1,533,469 | \$54.69 | | |
| TOTAL: | \$9,217,987 | \$3,226,295 | | TAX YEAR: | 2022 |
| OWNER: PARADISE RETAIL I LLC | | | TAXABLE | | |
| | | | \$/SF Land | | |
| | | | \$8.48 | | |

| 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 | 031-012-36 et al | PARADISE PLAZA NEIGHBORHOOD SHOPPING CTR DISCOUNT STORE RETAIL STORE | 100% | 168,540 40,892 120,234 7,414 | MASONRY CONC TILT-UP | C15 | 85% to 100% | 1967-2009 | 570,567 30% MUD | \$14,600,000 02/28/2017 | \$86.63 | |

| SHOPPING CENTER SALES | | | | | | | | | | | | |
|------------------------------|--------------------------|--|-------------------|---------------------------------------|---|--------------|-------|------------------|----------------------------|----------------------------|----------|-----------------------|
| SC-1 | 025-022-06 07, 08, 09 | SMITHRIDGE SHOPPING CENTER COMMUNITY SHOPPING CTR RESTAURANT | 89% 11% | 52,716 47,071 5,645 | MASONRY CONC BLK/TEXT FACE | C20 | 100.0 | 1984 14 12 | 301,174 26% MU | \$10,100,000 07/14/2021 | \$191.59 | \$1,311,688 7.70% |
| SC-2 | 037-061-20 et al | SILVER STATE SHOPPING CENTER NEIGH/COMMUNITY SHOPPING CTR DISCOUNT STORE RESTAURANT / VARIOUS | 39% 41% 20% | 153,881 60,749 62,769 30,363 | MASONRY CONCRETE BLOCK CONCRETE BLOCK | C20 - C25 | 100.0 | 1978 - 1981 | 618,010 25% MU MU | \$15,800,000 12/23/2020 | \$102.68 | \$1,632,597 10.33% |
| SC-3 | 026-284-34 | EVERGREEN PLAZA NEIGHBORHOOD SHOPPING CTR DISCOUNT STORE | 31% 69% | 81,247 24,960 56,287 | MASONRY BEARING CONCRETE BLOCK | C15 - C20 | 100 | 1980 14 18 | 353,707 23% MU | \$5,900,000 04/11/2019 | \$72.62 | \$504,278 8.55% |

| LAND SALES | | | | | | | | | | | | |
|-------------------|--|-------------------|------------|-------------|----------|---------|--------|---|--|--|--|--|
| Sale # | APN | Location | Sale Date | Sale Price | Size(sf) | \$/sf | Zoning | Comments | | | | |
| L-1 | 528-601-02 528-601-06 528-601-07 528-601-08 528-601-09 | PYRAMID WAY | 12/17/2020 | \$4,706,658 | 554,083 | \$8.49 | NUD | Sale of a group of parcels located on Pyramid Way near the Pyramid Way and La Posada Dr intersection. The parcels are near two other shopping centers at the same intersection. The parcels were purchased by WinCo Foods. Level to moderate topography with utilities available near the site. | | | | |
| L-2 | 088-201-05 088-201-44 088-201-45 | NORTH HILLS BLVD | 9/23/2020 | \$2,900,000 | 419,091 | \$6.92 | GC | Sale of a group of parcels located near intersection of North Hills Blvd and E Golden Valley Rd. The parcels are near two other shopping centers at the same intersection. Level to moderate topography. | | | | |
| L-3 | 032-023-02 | 2153 PRATER WAY | 10/15/2020 | \$725,000 | 54,886 | \$13.21 | MUD | Vacant, level lot ready for development located on Prater Way | | | | |
| L-4 | 033-314-11 | 232 VICTORIAN AVE | 1/11/2019 | \$277,000 | 20,658 | \$13.41 | MUD | Vacant, level lot ready for development located on Victorian Ave | | | | |
| L-5 | 552-190-13 | 0 BUCK DR | 10/23/2020 | \$535,000 | 36,943 | \$14.48 | GC | Vacant, level lot ready for development located on Buck Dr near Lemmon Dr and Sky Vista Pky | | | | |
| L-6 | 212-131-14 | 940 AMBASSADOR DR | 4/29/2019 | \$650,000 | 36,863 | \$17.63 | PUD | Paved parking lot in strip center located on Ambassador Dr at the Robb Dr I-80 exit | | | | |

| LISTING | | | | | | | | | | | | |
|----------------|------------|-------------------|-----------|-------------|----------|---------|--------|--|--|--|--|--|
| Listing # | APN | Location | Listed | List Price | Size(sf) | \$/sf | Zoning | Comments | | | | |
| VL-1 | 030-042-03 | 2850 SORENSEN WAY | 8/16/2017 | \$1,050,000 | 94,089 | \$11.16 | C2 | Vacant, level lot ready for development located next to Baring Village Shopping Center NOTE: This parcel sold on 1/22/22 for \$1,000,000 (\$10.22 psf) | | | | |

COMMENTS:

The subject property is an outdoor shopping center which consists of one large anchor discount store, a junior anchor stores, inline retail shops and two free-standing retail buildings totaling approximately 168,540 sf. Historical vacancy of the Big Box anchor store and church space have left this shopping center in somewhat distressed conditions.

SC-1 sale is the Smithridge Shopping Center located across from Meadowood Mall. This sale is superior to the subject in location, age, condition and vacancy rate.

SC-2 sale is the Silver State Shopping Center located at the corner of Prater Way and McCarran Blvd. At the time of the sale there was some big box and inline shop vacancy. This sale is also superior to the subject in location, age and vacancy rate.

SC-3 sale is the Evergreen Plaza shopping center located on the corner of Oddie Blvd and El Rancho Dr catty-corner to the subject. This sale is the most comparable to the subject in location, condition and vacancy rate. It is inferior in size and in a lack of free-standing retail space. As a result, SC-3 is considered a reasonable indicator of value.

All of the land sales are vacant lots in various stages of development that were sold within the last two years.

L-1 and L-2 are comparables for large acre parcels as seen in large shopping centers.

L-2 through L-6 are comparables for the smaller acreage parcels as seen with neighborhood shopping centers.

The comparable sales range from \$73/SF to \$130/SF. SC-3 is similar to the subject in location and age and given the most weight in the analysis. consequently, the subject's value is expected to be at the low end of the range. Based on the sales data, a value of \$9,217,987 or \$55/SF is supported.

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

| | | | | | | |
|-------------------------------------|----------------------|-------------|-----------------------|-------------|-------------------|---|
| | LAND: | \$4,836,648 | ASSESSED VALUE | \$1,692,827 | TAXABLE | HEARING: 22-0018A through 22-0018J |
| | IMPROVEMENTS: | \$4,381,339 | | \$1,533,469 | \$/SF GBA | DATE: 02/23/2022 |
| | TOTAL: | \$9,217,987 | | \$3,226,295 | \$54.69 | |
| APN: 031-012-36 et al | | | | | TAXABLE | TAX YEAR: 2022 |
| OWNER: PARADISE RETAIL I LLC | | | | | \$/SF Land | |
| | | | | | \$8.48 | |

Income Approach

| | | | |
|--|-----------------|--------------|---------------------|
| Discount Store - Anchor | 84,200 sq ft. @ | \$0.40 /mo = | \$33,680 |
| Discount Store - Junior Anchor | 23,000 sq ft. @ | \$1.00 /mo = | \$23,000 |
| Neighborhood Shopping Center | 40,892 sq ft. @ | \$1.45 /mo = | \$59,293 |
| Free-Standing Retail / Bank | 7,414 sq ft. @ | \$1.50 /mo = | \$11,121 |
| Church | 13,034 sq ft. @ | \$0.60 /mo = | \$7,820 |
| CAM (Neigh Shop Ctr) | 56,306 sq ft. @ | \$0.34 /mo = | \$19,144 |
| CAM (Big Box) | 84,200 sq ft. @ | \$0.10 /mo = | \$8,420 |
| CAM (Junior Anchor) | 15,000 sq ft. @ | \$0.20 /mo = | \$3,000 |
| CAM (Church) | 13,034 sq ft. @ | \$0.20 /mo = | \$2,607 |
| Total | 168,540 | | \$168,086 |
| | x 12 months = | | 12 |
| | | | \$2,017,028 |
| - Vacancy & Collection loss | | 18% | \$363,065 |
| = Effective Gross Income | | | \$1,653,963 |
| - Operating Expenses | | 35% | \$578,887 |
| =Net Operating Income | | | \$1,075,076 |
| Divided by Overall Capitalization Rate | | 8.55% | |
| Stabilized Income Value | | | \$12,573,985 |
| Lease Up Costs - Vacant Big Box | | | -\$2,043,731 |
| Lease Up Costs - Vacant Church | | | -\$280,869 |
| "As Is" Income Value | | | \$10,249,385 |

Rounded \$61 /sf GBA

Subject Income Information: The subject property consists of 168,540 square feet of retail space comprised of Discount Store, Neighborhood Shopping Center, Free-Standing Retail and Church occupancies. The subject property is a distressed property with a long-term anchor anchor vacancy as well as vacant church space. The population in the area has increased due to two new apartment complexes being built in the last three years; the most recent being a 289-unit apartment complex built directly across the street. The neighborhood is also undergoing a revitalization due to the Oddie District project.

Potential Gross Income: The lease comparables found on page 5 provided the market rents for similar properties. The CAM costs of \$0.10 to \$0.34 are from an offering memorandum for Paradise Plaza.

Effective Gross Income: Due to the historical vacancy of the shopping center 18% vacancy and collection loss was applied. This did not include the Big Box and Church space due to the long term vacancy of the spaces, a stabilization method was used to determine the lease-up costs.

Net Operating Income: Applying an operating expense of 35% based on an offering memorandum for the shopping center.

Capitalization Rate Analysis: A capitalization rate of 8.55% was utilized because it is the same as the most comparable shopping center sale.

Indicated Value Income Approach: Based on market and subject information subject property has a value of \$10,249,385.

Comments: the income approach to value of \$10,249,385 or \$61/SF is greater than the total taxable value of \$9,217,987 or \$55/SF. As a result, it is recommended that the total taxable value be upheld.

Neighborhood Shopping Center/Retail - Market Rent Survey

| APN | Location | Tenant | Suite # | SF | Rent/M | Rent/SF | Lease Start | Notes |
|------------|------------------------------|--------------------|---------|-------|----------|---------|-------------|--|
| 088-201-51 | NORTH HILLS SHOPPING CTR | NOT GIVEN | | 3,200 | \$ 31.20 | \$ 2.60 | 3/1/2022 | |
| 030-041-14 | BARING VILLAGE SHOP CTR | AVAILABLE SPACE | 1201 | 3,330 | \$ 18.00 | \$ 1.50 | N/A | |
| 030-041-14 | BARING VILLAGE SHOP CTR | AVAILABLE SPACE | 1247 | 1,400 | \$ 15.00 | \$ 1.25 | N/A | |
| 037-020-43 | MARINA MARKETPLACE | NOT GIVEN | 107 | 1,280 | \$ 22.20 | \$ 1.85 | 1/24/2022 | \$22.80 with a 2.70% discount CAM \$1.85/SF |
| 025-561-24 | SIERRA TOWN CENTER | HIS WORD | 300 | 3,930 | \$ 22.20 | \$ 1.85 | 1/24/2022 | CAM \$0.45/SF |
| 015-292-04 | 1270 E PLUMB LN | NOT GIVEN | A & B | 6,302 | \$ 11.40 | \$ 0.95 | 1/6/2022 | CAM \$0.15/SF |
| 026-031-43 | NORTHTOWNE (Home Depot side) | NOT GIVEN | 110 | 850 | \$ 15.43 | \$ 1.29 | 11/10/2021 | \$18.00 with a 14.29% discount |
| 035-263-09 | SPANISH SPRINGS CENTER | IRONWOOD GAMES LTD | 1364 | 1,040 | \$ 21.00 | \$ 1.75 | 11/1/2021 | CAM \$0.41/SF |
| 015-292-40 | AIRPORT SQUARE | NOT GIVEN | D | 1,267 | \$ 18.00 | \$ 1.50 | 10/19/2021 | |
| | | | | | \$ | - | | |
| | | | | | \$ | - | | |
| | | | | | \$ | - | | |
| | | | | | Average | \$ 1.62 | | |
| | | | | | Median | \$ 1.50 | | |

Big Box - Market Rent Survey

| APN | Location | Tenant | Suite # | SF | Rent/M | Rent/SF | Lease Start | Notes |
|------------|-------------------------|----------------------|---------|--------|----------|---------|-------------|-------|
| 026-182-38 | NORTHTOWNE (Winco side) | FLOORING LIQUIDATORS | B & D | 32,587 | \$ 8.40 | \$ 0.70 | 8/27/2021 | |
| 012-232-18 | 3223 MILL ST | EQUIPMENTSHARE | N/A | 33,962 | \$ 8.88 | \$ 0.74 | 12/3/2019 | |
| 031-012-36 | 2125 ODDIE BLVD | OCTOPHARMA | 2125 | 15,000 | \$ 14.52 | \$ 1.21 | 6/1/2021 | |
| 033-151-19 | MCCARRAN PLAZA | SALVATION ARMY | N/A | 19,370 | \$ 10.80 | \$ 0.90 | 5/10/2021 | |
| 040-162-53 | RENO CROSSING | SKI PRO | 4 | 20,000 | \$ 12.00 | \$ 1.00 | 10/28/2020 | |
| | | | | | \$ | - | | |
| | | | | | \$ | - | | |
| | | | | | \$ | - | | |
| | | | | | Average | \$ 0.91 | | |
| | | | | | Median | \$ 0.90 | | |

Shopping Center Sales - CAP Rates

| APN | Shopping Center | Location | Total Bldg SF | Total Land | Sale Date | Sale Price | Cost/SF | CAP Rate |
|------------|------------------------------|---------------------|---------------|------------|------------|--------------|----------|----------------|
| 025-022-06 | SMITHRIDGE SHOPPING CENTER | 5000 SMITHRIDGE DR | 77,652 | 301,174 | 7/14/2021 | \$10,100,000 | \$130.07 | 7.70% |
| 037-061-20 | SILVER STATE SHOPPING CENTER | 520 N MCCARRAN BLVD | 153,881 | 618,010 | 12/23/2020 | \$15,800,000 | \$102.68 | 10.33% |
| 026-284-34 | EVERGREEN SHOPPING CENTER | 2302 ODDIE BLVD | 81,247 | 353,707 | 4/11/2019 | \$5,900,000 | \$72.62 | 8.55% |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | Average | \$101.79 8.86% |
| | | | | | | | Median | \$102.68 8.55% |

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



APN: **031-012-28**

2022

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ACTIVE

Roll YR

Code

%Comp

Situs 2211 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | |
| 2022 VN | 368,940 | | 564,271 | | 933,211 | 326,624 | Land Value | 368,940 | | | |
| 2022 NR | 368,940 | | 564,271 | | 933,211 | 326,624 | Building Value | 530,096 | Initials/Date | | |
| 2021 FV | 332,046 | | 568,268 | | 900,314 | 315,110 | XFOB Value | 34,175 | | | |
| 2020 FV | 332,046 | | 588,430 | 165,817 | 920,476 | 322,167 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2019 FV | 295,152 | | 414,251 | | 709,403 | 248,291 | Taxable Value | 933,211 | New Const | | |
| 2018 FV | 276,705 | | 420,652 | | 697,357 | 244,075 | Total Exemption | | New Land | | |
| | | | | | | | | | Remainder | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|-----|-----------------------|-------|----------|------|--------|-----|---------|---------|-------|-------------|-----------|
| Type | BLDG | Occ | Description | Frame | Yr Built | Way | % Comp | QC | RCN | DRC | SQFT | DRC \$/SQFT | Bldg OBSO |
| COMM | 1-1 | 412 | Neighborhood Shopping | C | 1973 | 1990 | 100 | C20 | 933,030 | 485,176 | 9,714 | 49 | 0 |
| MISC | 1-2 | 600 | Miscellaneous | 0 | 1973 | 1990 | 100 | 30 | 86,385 | 44,920 | | 44,920 | 0 |



| Land Value | | | | | | | | | | | | Land Data | | Property Characteristi | | |
|------------|--------------------------|--------|--------|------|------------|-------|------|-------|------|--------------|------|--------------|--------|------------------------|-----------|--|
| Code | Description | Zoning | Units | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note | Land Size-Sf | 36,894 | Water | Municipal | |
| 400 | General Commercial: reta | MUD | 36,894 | SF2 | 10.00 | | | | | 368,940 | | Acre Size | 0.847 | Sewer | Municipal | |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved | |
| | | | | | | | | | | | | Deferment | | SPC | | |
| | | | | | | | | | | | | CAGC | | | | |
| | | | | | | | | | | | | | | | | |

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: **031-012-28**

2022

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ACTIVE

Roll YR

Code

%Comp

Situs 2211 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

Valuation History

| Yr Roll | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed | Primary Valuation | STANDARD |
|---------|--------------|----------|--------------|----------|---------------|----------------|-------------------|----------|
| 2022 VN | 368,940 | | 564,271 | | 933,211 | 326,624 | Land Value | 368,940 |
| 2022 NR | 368,940 | | 564,271 | | 933,211 | 326,624 | Building Value | 530,096 |
| 2021 FV | 332,046 | | 568,268 | | 900,314 | 315,110 | XFOB Value | 34,175 |
| 2020 FV | 332,046 | | 588,430 | 165,817 | 920,476 | 322,167 | Obsolescence | 0 |
| 2019 FV | 295,152 | | 414,251 | | 709,403 | 248,291 | Taxable Value | 933,211 |
| 2018 FV | 276,705 | | 420,652 | | 697,357 | 244,075 | Total Exemption | |

Parcel Value Summary

| | | |
|---------------|-------------------------------------|------------------------------------|
| OBSO | <input type="checkbox"/> Change | <input type="checkbox"/> No Change |
| NewLand | | |
| Initials/Date | | |
| Parcel Total | | |
| New Const | <input type="checkbox"/> NC | <input type="checkbox"/> C |
| New Land | | |
| Remainder | <input type="checkbox"/> New Sketch | |

Building Data

| 1-1 | Code | Description | Adjustments & Modifiers | Name | Code/Units | Description | % | Name | Code/Units | Description | % |
|------------|------|----------------------|-------------------------|------|------------|-----------------------|-----|------|------------|-------------|---|
| Type | COMM | Commercial/Industria | BUILDING LEVEL | ASC | 2 | Alternate Shape Code | 100 | | | | |
| Occ | 412 | Neighborhood Shoppin | Rate Adj | ST | 1 | No of Stories | 100 | | | | |
| Stry/Frm | C | MASONRY BEARING WALL | Lump Sum | UT | 1 | Units | 100 | | | | |
| Quality | C20 | Commercial 2.0 (Aver | | WH | 12 | Avg Wall Height/Floor | 100 | | | | |
| Year Built | 1973 | | PARCEL LEVEL | EW | 812 | CONCRETE BLOCK | 100 | | | | |
| WAY | 1990 | | Lump Sum 0 | HEAT | 611 | PACKAGE UNIT | 100 | | | | |
| Remodel Yr | 2019 | | %Obso | | | | | | | | |
| % Comp | 100 | %DPR 48.0 | | | | | | | | | |

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 |
|------|------------------|----------|--------|-------|----------------|---------|---|------|-------------|----|--------|--------|----------|----------|-----------|-------|--------|--------|----------------|-------|
| GBA | GROSS BUILDING A | 1973 | | 9,714 | 96.05 | 933,030 | 1 | FWAS | FW ASPHALT | 30 | 1 | 26,500 | 2.81 | 1973 | | 100 | 74,454 | 19,730 | | |
| | | | | | | | 2 | VLTM | VAULT MONE | 30 | 1 | 100 | 261.51 | 1973 | | 100 | 26,151 | 6,930 | | |
| | | | | | | | 3 | WLCB | WALL CO BL | 30 | 1 | 165 | 16.78 | 1973 | | 100 | 2,769 | 734 | | |
| | | | | | | | 4 | YIMP | YARD IMPS | 30 | 1 | 15 | 1,706.00 | 1973 | | 100 | 25,590 | 6,781 | | |

Gross Bldg Area 9,714 Perimeter 410 Sub Area RCN 933,030

| Building Notes | Building Cost Summary |
|--|--------------------------|
| | Building RCN 933,030 |
| | Depreciation 447,854 |
| H&R BLOCK - SUN LOAN - PIZZA PLUS IN 9714 SF SECTION | Building DRC 485,176 |
| | Extra Feature DRC 34,175 |
| | Building Obso |
| Building Name | Total DRC 519,351 |
| | Override Value |

Land Value: 1 Lines Total

| Code | Description | Zoning | Units | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note | Land Data | Property Characteristics |
|------|--------------------------|--------|--------|------|------------|-------|------|-------|------|--------------|------|---------------------|--------------------------|
| 400 | General Commercial: reta | MUD | 36,894 | SF2 | 10.00 | | | | | 368,940 | | Land Size-Sf 36,894 | Water Municipal |
| | | | | | | | | | | | | Acre Size 0.847 | Sewer Municipal |
| | | | | | | | | | | | | DOR Code 400 | Street Paved |
| | | | | | | | | | | | | Deferment | SPC |
| | | | | | | | | | | | | CAGC | |

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

PREPARED BY: Stacey Jackson, Appraiser

REVIEWED BY: Howard Stockton, Senior Appraiser

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

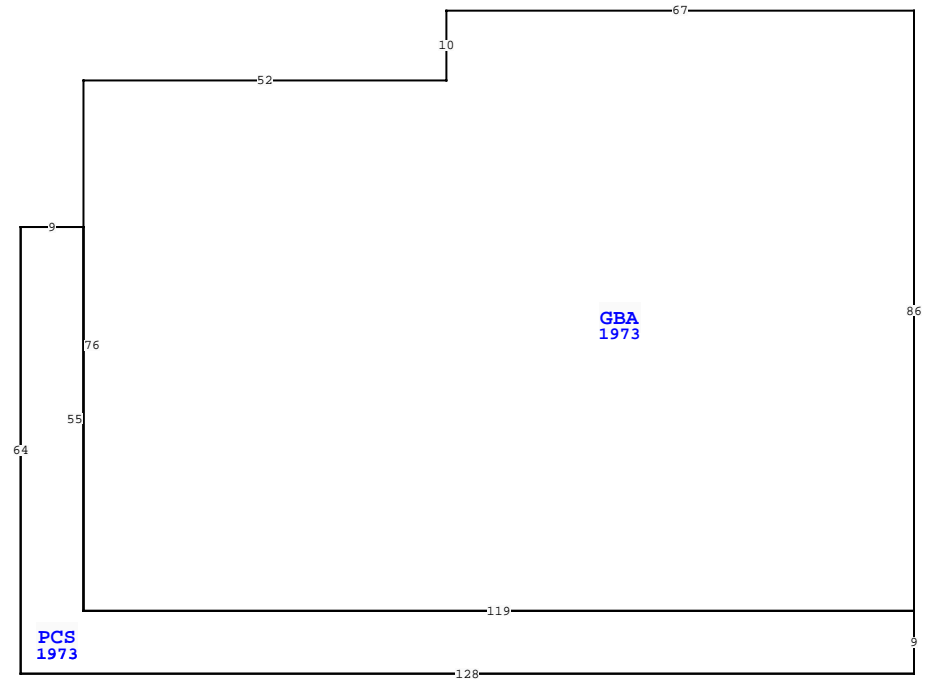
APN: **031-012-28**

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Owner **PARADISE RETAIL I LLC**
Keyline Description **PM 5303 LOT 1-B**

NBHD **DBHQ Commercial**

Appr **SYJ**



| Activity Information | | | | | | |
|----------------------------|--------------|--------------------------------------|--------|--------|--------|------|
| Date | User ID | Activity Notes | | | | |
| 10/7/2021 | SYJ | Re-appraisal Review Aerial Review | | | | |
| | | | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4731645 | 8/4/2017 | | | 0 | 3NTT |
| | | | | | | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| 2/2/2021 | SBLD20-20601 | INSTALL TWO SETS OF ILLUMI | 6,800 | C | 100% | |
| 11/20/2019 | FIRE19-23262 | REPIPE EXISTING WET CHEMIC | 2,500 | C | 100% | |
| 9/6/2019 | SBLD19-21895 | INTERIOR DEMO, PLUMBING, H | | C | 100% | |
| 6/17/2019 | SBLD19-21882 | Remove air purifier, bar/c | 10,000 | C | 100% | |
| 10/15/2018 | SBLD18-22083 | Install new walk-in cooler | | C | 100% | |

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

PREPARED BY: Stacey Jackson, Appraiser

REVIEWED BY: Howard Stockton, Senior Appraiser

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: **031-012-28**

2022

PAGE 4 of 5

ACTIVE

Roll YR

Code

%Comp

Situs 2211 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | |
| 2022 VN | 368,940 | | 564,271 | | 933,211 | 326,624 | Land Value | 368,940 | | | |
| 2022 NR | 368,940 | | 564,271 | | 933,211 | 326,624 | Building Value | 530,096 | Initials/Date | | |
| 2021 FV | 332,046 | | 568,268 | | 900,314 | 315,110 | XFOB Value | 34,175 | | | |
| 2020 FV | 332,046 | | 588,430 | 165,817 | 920,476 | 322,167 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2019 FV | 295,152 | | 414,251 | | 709,403 | 248,291 | Taxable Value | 933,211 | New Const | | |
| 2018 FV | 276,705 | | 420,652 | | 697,357 | 244,075 | Total Exemption | | New Land | | |
| | | | | | | | | | Remainder | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|----------------------|-------------------------|--------|--|------|------------|-------------|---|------|------------|-------------|---|
| 1-2 | 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 - Only valid wi | Lump Sum | | | | | | | | | | |
| Quality | 30 | Average | | | | | | | | | | | |
| Year Built | 1973 | | PARCEL LEVEL | | | | | | | | | | |
| WAY | 1990 | | Lump Sum | 0 | | | | | | | | | |
| Remodel Yr | 2019 | | %Obso | 0.0000 | | | | | | | | | |
| % Comp | 100 | %DPR 48.0 | | | | | | | | | | | |

| 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 |
| CNM | CANOPY METAL - C | 1973 | | 1,647 | 45.00 | 74,115 | | | | | | | | | | | | | | |
| PCS | PORCH CONCRETE S | 1973 | | 1,647 | 7.45 | 12,270 | | | | | | | | | | | | | | |
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Gross Bldg Area Perimeter Sub Area RCN 86,385

| Building Notes | | Building Cost Summary | |
|----------------|--|-----------------------|--------|
| | | Building RCN | 86,385 |
| | | Depreciation | 41,465 |
| | | Building DRC | 44,920 |
| | | Extra Feature DRC | |
| | | Building Obso | |
| Building Name | | Total DRC | 44,920 |
| | | 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 | 36,894 | Water | Municipal |
| | | | | | | | | | | | | Acre Size | 0.847 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-28

Owner PARADISE RETAIL I LLC
Keyline Description PM 5303 LOT 1-B

NBHD DBHQ Commercial

Appr SYJ

| Activity Information | | | | | | |
|----------------------------|---------|----------------|--------|--------|--------|------|
| Date | User ID | Activity Notes | | | | |
| | | | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4731645 | 8/4/2017 | | | 0 | 3NTT |
| | | | | | | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| | | | | | | |

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



APN: **031-012-29**

2022

PAGE 1 of 5

ACTIVE

Roll YR

Code

%Comp

Situs **2203 ODDIE BLVDSPARKS** Database **WASHOE** NBHD **DBHQ** Appr **SYJ** Exemption AV|Exemption
 Owner **PARADISE RETAIL I LLC** Printed **2/11/2022** Commercial
530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District **2002**
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

Valuation History

| Yr Roll | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed |
|---------|--------------|----------|--------------|----------|---------------|----------------|
| 2022 VN | 237,280 | | 552,794 | | 790,074 | 276,526 |
| 2022 NR | 237,280 | | 552,794 | | 790,074 | 276,526 |
| 2021 FV | 213,552 | | 552,510 | | 766,062 | 268,122 |
| 2020 FV | 213,552 | | 566,323 | | 779,875 | 272,956 |
| 2019 FV | 189,824 | | 544,128 | 7,622 | 733,952 | 256,883 |
| 2019 FV | 189,824 | | 536,506 | | 726,330 | 254,216 |
| 2018 FV | 177,960 | | 363,329 | | 541,289 | 189,451 |

Parcel Value Summary

| Primary Valuation | STANDARD | OBSO | <input type="checkbox"/> Change | <input type="checkbox"/> No Change |
|-------------------|----------|---------------|-------------------------------------|------------------------------------|
| Land Value | 237,280 | NewLand | | |
| Building Value | 533,536 | Initials/Date | | |
| XFOB Value | 19,258 | | | |
| Obsolescence | 0 | Parcel Total | | |
| Taxable Value | 790,074 | New Const | <input type="checkbox"/> NC | <input type="checkbox"/> C |
| Total Exemption | | New Land | <input type="checkbox"/> New Sketch | |
| | | Remainder | | |

Building Data

| Type | BLDG | Occ | Description | Frame | Yr Built | Way | % Comp | QC | RCN | DRC | SQFT | DRC \$/SQFT | Bldg OBSO |
|------|------|-----|-----------------------|-------|----------|------|--------|-----|---------|---------|-------|-------------|-----------|
| COMM | 1-1 | 412 | Neighborhood Shopping | C | 1988 | 2006 | 100 | C20 | 658,626 | 500,556 | 6,250 | 80 | 0 |
| MISC | 1-2 | 600 | Miscellaneous | 0 | 1988 | 1988 | 100 | 30 | 67,305 | 32,980 | | 32,980 | 0 |



Land Value

| Code | Description | Zoning | Units | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note | Land Size-Sf | 23,728 | Water | Municipal |
|------|--------------------------|--------|--------|------|------------|-------|------|-------|------|--------------|------|--------------|--------|--------|-----------|
| 400 | General Commercial: reta | MUD | 23,728 | SF2 | 10.00 | | | | | 237,280 | | Acre Size | 0.545 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

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

PREPARED BY: Stacey Jackson, Appraiser

REVIEWED BY: Howard Stockton, Senior Appraiser

%Comp

| | |
|--|--|
| | |
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Property Name

| Building Data | | | | | | | | | |
|---------------|--|--|--|--|--|--|--|--|--|
|---------------|--|--|--|--|--|--|--|--|--|

| 1-1 | Code | Description | Adjustments & Modifiers | Name | Code/Units | Description | % | Name | Code/Units | Description | % |
|-----|------|-------------|-------------------------|------|------------|-------------|---|------|------------|-------------|---|
|-----|------|-------------|-------------------------|------|------------|-------------|---|------|------------|-------------|---|

| Sub Area | Extra Features |
|----------|----------------|
|----------|----------------|

| | | Yr | DPR | | Price Per | | | | | BLDG | | | | Roll | | | | Override | |
|--|--|----|-----|--|-----------|--|--|--|--|------|--|--|--|------|--|--|--|----------|--|
|--|--|----|-----|--|-----------|--|--|--|--|------|--|--|--|------|--|--|--|----------|--|

[illegible]

| Land Data | | | | | | | | | | | | | Property Characteristics | |
|------------------|--------------------|---------------|--------------|-------------|-------------------|--------------|-------------|--------------|-------------|---------------------|-------------|---------------------|---------------------------------|------------------|
| Code | Description | Zoning | Units | Type | Unit Price | Adi 1 | %-\$ | Adi 2 | %-\$ | Taxable Land | Note | Land Size-Sf | Water | Municipal |
| | | | | | | | | | | | | 23,728 | | |

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

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WASHOE COUNTY PRODUCTION APPRAISAL RECORD

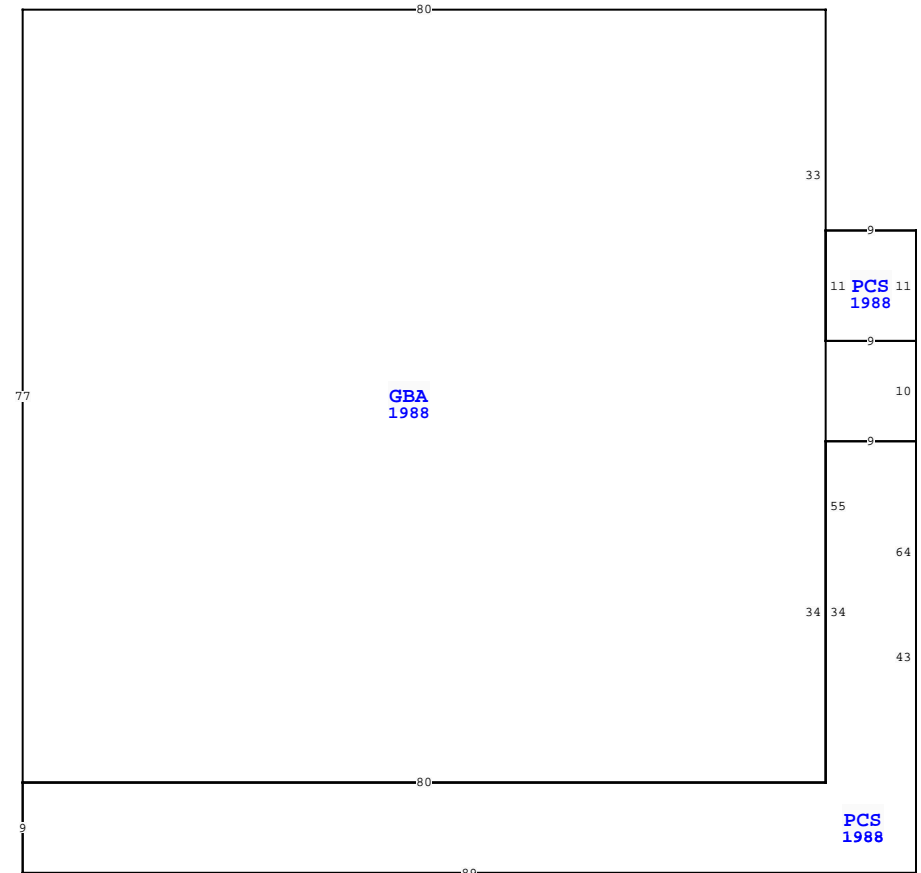
APN: **031-012-29**

PAGE 3 of 5

Owner **PARADISE RETAIL I LLC**
 Keyline Description **PM 5303 LOT 1-C**

NBHD **DBHQ Commercial**

Appr **SYJ**



| Activity Information | | | | | | |
|----------------------------|--------------|---|--------|--------|--------|------|
| Date | User ID | Activity Notes | | | | |
| 10/7/2021 | SYJ | Re-appraisal Review Permit Review Aerial Review | | | | |
| 7/16/2019 | SYJ | | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4731645 | 8/4/2017 | | | 0 | 3NTT |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| 10/26/2020 | FIRE20-23230 | INSTALLATION OF A CO2 MONI | 1,450 | C | 100% | |
| 1/30/2019 | SBLD18-23724 | Refurbish existing monumen | | C | 100% | |
| 11/6/2018 | FIRE18-22569 | Ansul R102 pre-engineered | | C | 100% | |
| 10/30/2018 | SBLD17-23503 | Construct new walls, insta | | N | 100% | |
| 9/19/2018 | FIRE18-22568 | Ansul R102 pre-engineered | | C | 100% | |

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: **031-012-29**

2022

PAGE 4 of 5

ACTIVE

Roll YR

Code

%Comp

Situs **2203 ODDIE BLVDSPARKS** Database **WASHOE** NBHD **DBHQ** Appr **SYJ** Exemption AV|Exemption
 Owner **PARADISE RETAIL I LLC** Printed **2/11/2022** Commercial
530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District **2002**
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | |
| 2022 VN | 237,280 | | 552,794 | | 790,074 | 276,526 | Land Value | 237,280 | | | |
| 2022 NR | 237,280 | | 552,794 | | 790,074 | 276,526 | Building Value | 533,536 | Initials/Date | | |
| 2021 FV | 213,552 | | 552,510 | | 766,062 | 268,122 | XFOB Value | 19,258 | | | |
| 2020 FV | 213,552 | | 566,323 | | 779,875 | 272,956 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2019 FV | 189,824 | | 544,128 | 7,622 | 733,952 | 256,883 | Taxable Value | 790,074 | New Const | | |
| 2019 FV | 189,824 | | 536,506 | | 726,330 | 254,216 | Total Exemption | | New Land | | |
| 2018 FV | 177,960 | | 363,329 | | 541,289 | 189,451 | | | Remainder | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|----------------------|-------------------------|--|--|------|------------|-------------|---|------|------------|-------------|---|
| 1-2 | 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 - Only valid wi | Lump Sum | | | | | | | | | | |
| Quality | 30 | Average | | | | | | | | | | | |
| Year Built | 1988 | | PARCEL LEVEL | | | | | | | | | | |
| WAY | 1988 | | Lump Sum 0 | | | | | | | | | | |
| Remodel Yr | | | %Obso 0.0000 | | | | | | | | | | |
| % Comp | 100 | %DPR 51.0 | | | | | | | | | | | |

| 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 |
| CNM | CANOPY METAL - C | 1988 | | 1,296 | 45.00 | 58,320 | | | | | | | | | | | | | | |
| PCS | PORCH CONCRETE S | 1988 | | 1,206 | 7.45 | 8,985 | | | | | | | | | | | | | | |
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Gross Bldg Area Perimeter Sub Area RCN **67,305**

| Building Notes | | Building Cost Summary | |
|----------------|--|-----------------------|--------|
| | | Building RCN | 67,305 |
| | | Depreciation | 34,325 |
| | | Building DRC | 32,980 |
| | | Extra Feature DRC | |
| | | Building Obso | |
| Building Name | | Total DRC | 32,980 |
| | | 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 | 23,728 | Water | Municipal |
| | | | | | | | | | | | | Acre Size | 0.545 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

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

PREPARED BY: Stacey Jackson, Appraiser

REVIEWED BY: Howard Stockton, Senior Appraiser

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-29

Owner PARADISE RETAIL I LLC
Keyline Description PM 5303 LOT 1-C

NBHD DBHQ Commercial

Appr SYJ

| Activity Information | | | | | | |
|----------------------------|---------|----------------|--------|--------|--------|------|
| Date | User ID | Activity Notes | | | | |
| | | | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4731645 | 8/4/2017 | | | 0 | 3NTT |
| | | | | | | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| | | | | | | |

%Comp

| | |
|--|--|
| | |
|--|--|

| | |
|--|--|
| | |
|--|--|

Property Name

| Building Data | | | | | | | | | |
|---------------|--|--|--|--|--|--|--|--|--|
|---------------|--|--|--|--|--|--|--|--|--|

[illegible]

| Extra Features |
|----------------|
|----------------|

| 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 | |
|------|--------------------------|--------|--------|------|------------|-------|------|-------|------|--------------|------|--------------|-------|--------|-----------|
| 400 | General Commercial: reta | MUD | 31,612 | SF2 | 10.00 | | | | | 316,120 | | Acre Size | 0.726 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

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WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: **031-012-31**

PAGE 2 of 2

Owner **PARADISE RETAIL I LLC**
 Keyline Description **PM 5304 LOT 2-A**

NBHD **DBHQ Commercial**

Appr **SYJ**

| Activity Information | | | | | | |
|----------------------------|--------------|--------------------------------------|--------|--------|--------|------|
| Date | User ID | Activity Notes | | | | |
| 10/7/2021 | SYJ | Re-appraisal Review Aerial Review | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4731646 | 8/4/2017 | | | 0 | 3NTT |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| 2/1/2019 | SBLD18-23725 | Refurbish existing pylon s | | C | 100% | |

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

PREPARED BY: Stacey Jackson, Appraiser

REVIEWED BY: Howard Stockton, Senior Appraiser

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



APN: **031-012-35**

2022

PAGE 1 of 7

ACTIVE

Roll YR

Code

%Comp

Situs **2193 ODDIE BLVDSPARKS** Database **WASHOE** NBHD **DBHQ** Appr **SYJ** Exemption AV|Exemption
 Owner **PARADISE RETAIL I LLC** Printed **2/11/2022** Commercial
530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District **2002**
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

Valuation History

| Yr Roll | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed |
|---------|--------------|----------|--------------|----------|---------------|----------------|
| 2022 VN | 332,160 | | 683,707 | | 1,015,867 | 355,553 |
| 2022 NR | 332,160 | | 683,707 | | 1,015,867 | 355,553 |
| 2021 FV | 298,944 | | 684,837 | | 983,781 | 344,323 |
| 2020 FV | 298,944 | | 703,412 | | 1,002,356 | 350,825 |
| 2019 FV | 265,728 | | 663,956 | | 929,684 | 325,389 |
| 2018 FV | 249,120 | | 662,078 | | 911,198 | 318,919 |

Parcel Value Summary

| | |
|-------------------|-----------------|
| Primary Valuation | STANDARD |
| Land Value | 332,160 |
| Building Value | 694,691 |
| XFOB Value | -10,984 |
| Obsolescence | 0 |
| Taxable Value | 1,015,867 |
| Total Exemption | |

| | |
|---------------|--|
| OBSO | <input type="checkbox"/> Change <input type="checkbox"/> No Change |
| NewLand | |
| Initials/Date | |
| Parcel Total | |
| New Const | <input type="checkbox"/> NC <input type="checkbox"/> C |
| New Land | |
| 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 | 304 | Bank | D | 2009 | 2009 | 100 | C25 | 714,439 | 575,123 | 2,978 | 193 | 0 |
| COMM | 1-2 | 353 | Retail Store | D | 2009 | 2009 | 100 | C25 | 138,746 | 111,691 | 926 | 120 | 0 |
| MISC | 1-3 | 600 | Miscellaneous | 0 | 2009 | 2009 | 100 | 30 | 9,784 | 7,877 | | 7,877 | 0 |



Land Value

| Code | Description | Zoning | Units | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note |
|------|--------------------------|--------|--------|------|------------|-------|------|-------|------|--------------|------|
| 400 | General Commercial: reta | MUD | 33,216 | SF2 | 10.00 | | | | | 332,160 | |

| Land Data | | Property Characteristics | |
|--------------|--------|--------------------------|-----------|
| Land Size-Sf | 33,216 | Water | Municipal |
| Acre Size | 0.763 | Sewer | Municipal |
| DOR Code | 400 | Street | Paved |
| Deferment | | SPC | |
| CAGC | | | |

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

PREPARED BY: Stacey Jackson, Appraiser

REVIEWED BY: Howard Stockton, Senior Appraiser

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: **031-012-35**

2022

PAGE 2 of 7

ACTIVE

Roll YR

Code

%Comp

Situs **2193 ODDIE BLVDSPARKS** Database **WASHOE** NBHD **DBHQ** Appr **SYJ** Exemption AV|Exemption
 Owner **PARADISE RETAIL I LLC** Printed **2/11/2022** Commercial
530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District **2002**
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | |
| 2022 VN | 332,160 | | 683,707 | | 1,015,867 | 355,553 | Land Value | 332,160 | | | |
| 2022 NR | 332,160 | | 683,707 | | 1,015,867 | 355,553 | Building Value | 694,691 | Initials/Date | | |
| 2021 FV | 298,944 | | 684,837 | | 983,781 | 344,323 | XFOB Value | -10,984 | | | |
| 2020 FV | 298,944 | | 703,412 | | 1,002,356 | 350,825 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2019 FV | 265,728 | | 663,956 | | 929,684 | 325,389 | Taxable Value | 1,015,867 | New Const | | |
| 2018 FV | 249,120 | | 662,078 | | 911,198 | 318,919 | Total Exemption | | New Land | | |
| | | | | | | | | | Remainder | | |

| Building Data | | | | | | | | | | | | | | |
|---------------|------|----------------------|-------------------------|--|--|------|------------|------------------------------|-----|------|------------|-------------|---|--|
| 1-1 | Code | Description | Adjustments & Modifiers | | | Name | Code/Units | Description | % | Name | Code/Units | Description | % | |
| Type | COMM | Commercial/Industria | BUILDING LEVEL | | | SHP | 2 | SLIGHTLY IRREGULAR | 100 | | | | | |
| Occ | 304 | Bank | Rate Adj | | | SP1C | 3,904 | Sprinkler System Generic - C | 100 | | | | | |
| Stry/Frm | D | WOOD OR STEEL FRAMED | Lump Sum | | | ST | 1 | No of Stories | 100 | | | | | |
| Quality | C25 | Commercial 2.5 (Abov | | | | UT | 1 | Units | 100 | | | | | |
| Year Built | 2009 | | PARCEL LEVEL | | | WH | 16 | Avg Wall Height/Floor | 100 | | | | | |
| WAY | 2009 | | Lump Sum 0 | | | EW | 885 | STUD WALLS - EIFS (EXT INSUL | 100 | | | | | |
| Remodel Yr | | | %Obso 0.0000 | | | HEAT | 611 | PACKAGE UNIT | 77 | | | | | |
| % Comp | 100 | %DPR 19.5 | | | | HEAT | 649 | NO HVAC | 23 | | | | | |

| 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 |
| GBA | GROSS BUILDING A | | | 2,978 | 239.91 | 714,439 | 1 | FWCO | FW CONCRET | 30 | 1 | 1,000 | 6.24 | 2009 | | 100 | 6,239 | 5,023 | | |
| | | | | | | | 2 | TRS2 | TRASH CO B | 30 | 1 | 240 | 28.16 | 2009 | | 100 | 6,758 | 5,441 | | |
| | | | | | | | 3 | RET5 | RELOFQ2NEG | 30 | 1 | 898 | -51.64 | 2015 | 2015 | 100 | -46,373 | -41,504 | | |
| | | | | | | | 4 | FWAS | FW ASPHALT | 30 | 1 | 22,000 | 2.83 | 1967 | 2018 | 100 | 62,293 | 15,573 | | |
| | | | | | | | 5 | PKLT | PKG LOT LI | 30 | 1 | 22,000 | 0.66 | 1967 | 2018 | 100 | 14,520 | 3,630 | | |
| | | | | | | | 6 | YIMP | YARD IMPS | 30 | 1 | 2 | 1,706.00 | 1967 | 2018 | 100 | 3,412 | 853 | | |
| | | | | | | | | | | | | | | | | | | | | |
| Gross Bldg Area 2,978 | | | | Perimeter 175 | Sub Area RCN 714,439 | | | | | | | | | | | | | | | |
| Building Notes | | | | Building Cost Summary | | | | | | | | | | | | | | | | |
| US BANK (UNIT A) 10/10/17 SYJ | | | | Building RCN | | 714,439 | | | | | | | | | | | | | | |
| | | | | Depreciation | | 139,316 | | | | | | | | | | | | | | |
| | | | | Building DRC | | 575,123 | | | | | | | | | | | | | | |
| | | | | Extra Feature DRC | | -10,984 | | | | | | | | | | | | | | |
| | | | | Building Obso | | | | | | | | | | | | | | | | |
| Building Name | | | | Total DRC | | 564,139 | | | | | | | | | | | | | | |
| | | | | 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 | 33,216 | Water | Municipal |
| 400 | General Commercial: reta | MUD | 33,216 | SF2 | 10.00 | | | | | 332,160 | | Acre Size | 0.763 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

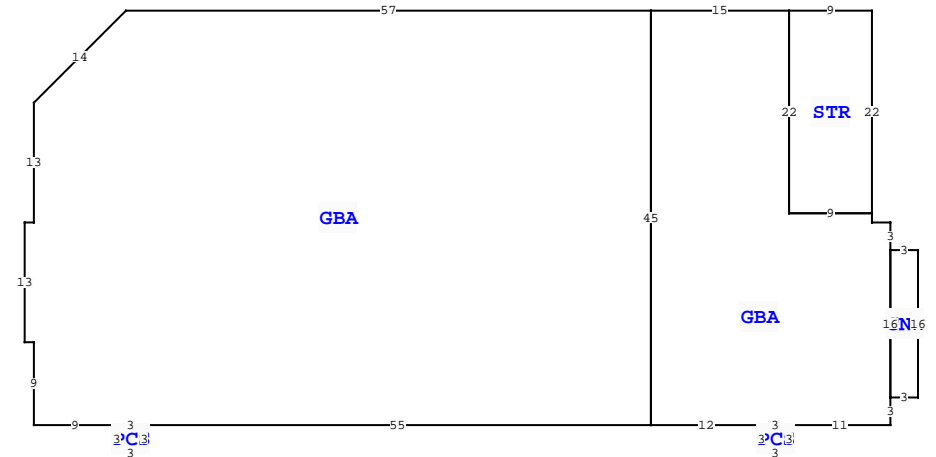
APN: **031-012-35**

PAGE 3 of 7

Owner **PARADISE RETAIL I LLC**
Keyline Description **PM 5305 LOT 3-A**

NBHD **DBHQ Commercial**

Appr **SYJ**



| Activity Information | | | | | | |
|----------------------------|--------------|--------------------------------------|--------|--------|--------|------|
| Date | User ID | Activity Notes | | | | |
| 10/7/2021 | SYJ | Re-appraisal Review Aerial Review | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4731647 | 8/4/2017 | | | 0 | 3NTT |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| 1/29/2021 | SBLD21-20154 | REMOVE AND REPLACE ATM MAC | 38,830 | C | 100% | |

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

PREPARED BY: Stacey Jackson, Appraiser

REVIEWED BY: Howard Stockton, Senior Appraiser

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: **031-012-35**

2022

PAGE 4 of 7

ACTIVE

Roll YR

Code

%Comp

Situs **2193 ODDIE BLVDSPARKS** Database **WASHOE** NBHD **DBHQ** Appr **SYJ** Exemption AV|Exemption
 Owner **PARADISE RETAIL I LLC** Printed **2/11/2022** Commercial
530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District **2002**
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

Valuation History

| Yr Roll | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed | Primary Valuation | STANDARD |
|---------|--------------|----------|--------------|----------|---------------|----------------|-------------------|-----------|
| 2022 VN | 332,160 | | 683,707 | | 1,015,867 | 355,553 | Land Value | 332,160 |
| 2022 NR | 332,160 | | 683,707 | | 1,015,867 | 355,553 | Building Value | 694,691 |
| 2021 FV | 298,944 | | 684,837 | | 983,781 | 344,323 | XFOB Value | -10,984 |
| 2020 FV | 298,944 | | 703,412 | | 1,002,356 | 350,825 | Obsolescence | 0 |
| 2019 FV | 265,728 | | 663,956 | | 929,684 | 325,389 | Taxable Value | 1,015,867 |
| 2018 FV | 249,120 | | 662,078 | | 911,198 | 318,919 | Total Exemption | |

Parcel Value Summary

| | | |
|---------------|-------------------------------------|------------------------------------|
| OBSO | <input type="checkbox"/> Change | <input type="checkbox"/> No Change |
| NewLand | | |
| Initials/Date | | |
| Parcel Total | | |
| New Const | <input type="checkbox"/> NC | <input type="checkbox"/> C |
| New Land | | |
| 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/Industria | BUILDING LEVEL | SHP | 2 | SLIGHTLY IRREGULAR | 100 | | | | |
| Occ | 353 | Retail Store | Rate Adj | ST | 1 | No of Stories | 100 | | | | |
| Stry/Frm | D | WOOD OR STEEL FRAMED | Lump Sum | UT | 1 | Units | 100 | | | | |
| Quality | C25 | Commercial 2.5 (Abov | | WH | 16 | Avg Wall Height/Floor | 100 | | | | |
| Year Built | 2009 | | PARCEL LEVEL | EW | 885 | STUD WALLS - EIFS (EXT INSUL | 100 | | | | |
| WAY | 2009 | | Lump Sum 0 | HEAT | 611 | PACKAGE UNIT | 77 | | | | |
| Remodel Yr | | | %Obso | HEAT | 649 | NO HVAC | 23 | | | | |
| % Comp | 100 | %DPR 19.5 | | | | | | | | | |

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 |
|------|------------------|----------|--------|-------|----------------|---------|---|------|-------------|----|--------|-------|---------|----------|-----------|-------|-----|-----|----------------|-------|
| GBA | GROSS BUILDING A | | | 926 | 149.83 | 138,746 | | | | | | | | | | | | | | |

Gross Bldg Area **926** Perimeter **97** Sub Area RCN **138,746**

| Building Notes | Building Cost Summary |
|---|-----------------------------|
| UNIT B - CURRENTLY VACANT 10/10/17 SYJ | Building RCN 138,746 |
| | Depreciation 27,055 |
| | Building DRC 111,691 |
| | Extra Feature DRC |
| | Building Obso |
| Building Name | Total DRC 111,691 |
| | 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 | 33,216 | Water | Municipal |
| | | | | | | | | | | | | Acre Size | 0.763 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

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

PREPARED BY: Stacey Jackson, Appraiser

REVIEWED BY: Howard Stockton, Senior Appraiser

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-35

Owner PARADISE RETAIL I LLC
Keyline Description PM 5305 LOT 3-A

NBHD DBHQ Commercial

Appr SYJ

| Activity Information | | | | | | |
|----------------------------|---------|----------------|--------|--------|--------|--|
| Date | User ID | Activity Notes | | | | |
| | | | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4731647 | 8/4/2017 | | | 0 3NTT | |
| | | | | | | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| | | | | | | |

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: **031-012-35**

2022

PAGE 6 of 7

ACTIVE

Roll YR

Code

%Comp

Situs 2193 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | |
| 2022 VN | 332,160 | | 683,707 | | 1,015,867 | 355,553 | Land Value | 332,160 | | | |
| 2022 NR | 332,160 | | 683,707 | | 1,015,867 | 355,553 | Building Value | 694,691 | Initials/Date | | |
| 2021 FV | 298,944 | | 684,837 | | 983,781 | 344,323 | XFOB Value | -10,984 | | | |
| 2020 FV | 298,944 | | 703,412 | | 1,002,356 | 350,825 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2019 FV | 265,728 | | 663,956 | | 929,684 | 325,389 | Taxable Value | 1,015,867 | New Const | | |
| 2018 FV | 249,120 | | 662,078 | | 911,198 | 318,919 | Total Exemption | | New Land | | |
| | | | | | | | | | Remainder | | |

| 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 - Only valid wi | Lump Sum | | | | | | | | | | |
| Quality | 30 | Average | | | | | | | | | | | |
| Year Built | 2009 | | PARCEL LEVEL | | | | | | | | | | |
| WAY | 2009 | | Lump Sum 0 | | | | | | | | | | |
| Remodel Yr | | | %Obso 0.0000 | | | | | | | | | | |
| % Comp | 100 | %DPR 19.5 | | | | | | | | | | | |

| Extra Features | | | | | | | | | | | | | |
|----------------|------------------|----------|--------|-------|----------------|-------|---|------|-------------|----|--------|-------|---------|
| Code | Description | Yr Built | DPR Yr | Units | Price Per Unit | RCN | # | Code | Description | QC | BLDG # | Units | \$/Unit |
| CNW | CANOPY WOOD - CO | | | 48 | 38.50 | 1,848 | | | | | | | |
| PCS | PORCH CONCRETE S | | | 18 | 9.22 | 166 | | | | | | | |
| STR | STORAGE ROOM | | | 198 | 39.24 | 7,770 | | | | | | | |

Gross Bldg Area Perimeter Sub Area RCN 9,784

| Building Notes | | Building Cost Summary | |
|----------------|--|-----------------------|-------|
| | | Building RCN | 9,784 |
| | | Depreciation | 1,907 |
| | | Building DRC | 7,877 |
| | | Extra Feature DRC | |
| | | Building Obso | |
| Building Name | | Total DRC | 7,877 |
| | | 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 | 33,216 | Water | Municipal |
| | | | | | | | | | | | | Acre Size | 0.763 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-35

Owner PARADISE RETAIL I LLC
Keyline Description PM 5305 LOT 3-A

NBHD DBHQ Commercial

Appr SYJ

| Activity Information | | | | | | |
|----------------------------|---------|----------------|--------|--------|--------|------|
| Date | User ID | Activity Notes | | | | |
| | | | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4731647 | 8/4/2017 | | | 0 | 3NTT |
| | | | | | | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| | | | | | | |

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



APN: **031-012-36**

2022

PAGE 1 of 5

ACTIVE

Roll YR

Code

%Comp

Situs 2125 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | |
| 2022 VN | 1,613,898 | | 3,915,977 | | 2,355,640 | 824,474 | Land Value | 1,613,898 | | | |
| 2022 NR | 1,613,898 | | 3,915,977 | | 2,355,640 | 824,474 | Building Value | 3,810,210 | Initials/Date | | |
| 2021 FV | 1,613,898 | | 3,949,047 | | 2,355,640 | 824,474 | XFOB Value | 105,767 | | | |
| 2020 FV | 1,613,898 | | 4,056,515 | 658,335 | 5,670,413 | 1,984,645 | Obsolescence | -3,174,235 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2019 FV | 1,489,752 | | 3,281,757 | 1,001,714 | 4,771,509 | 1,670,028 | Taxable Value | 2,355,640 | New Const | | |
| 2018 FV | 1,365,606 | | 2,280,043 | | 3,645,649 | 1,275,977 | Total Exemption | | New Land | | |
| | | | | | | | | | Remainder | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|-----|----------------|-------|----------|------|--------|-----|-----------|-----------|--------|-------------|-----------|
| Type | BLDG | Occ | Description | Frame | Yr Built | Way | % Comp | QC | RCN | DRC | SQFT | DRC \$/SQFT | Bldg OBSO |
| COMM | 1-1 | 319 | Discount Store | C | 1967 | 1991 | 100 | C20 | 7,024,025 | 3,757,853 | 99,200 | 37 | 0 |
| MISC | 1-2 | 600 | Miscellaneous | 0 | 1967 | 1973 | 100 | 30 | 197,570 | 52,357 | | 52,357 | 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 | MUD | 248,292 | SF | 6.50 | | | | | 1,613,898 | | 248,292 | Sewer | Municipal |
| | | | | | | | | | | | | Acre Size | Street | Paved |
| | | | | | | | | | | | | DOR Code | SPC | |
| | | | | | | | | | | | | Deferment | | |
| | | | | | | | | | | | | CAGC | | |

%Comp

| Building Data | | | | | | | | | |
|---------------|--|--|--|--|--|--|--|--|--|
|---------------|--|--|--|--|--|--|--|--|--|

| 1-1 | Code | Description | Adjustments & Modifiers | Name | Code/Units | Description | % | Name | Code/Units | Description | % |
|-----|------|-------------|-------------------------|------|------------|-------------|---|------|------------|-------------|---|
|-----|------|-------------|-------------------------|------|------------|-------------|---|------|------------|-------------|---|

| Sub Area | Extra Features |
|----------|----------------|
|----------|----------------|

[illegible]

| Land Value: 1 Lines Total | Land Data | Property Characteristics |
|---------------------------|-----------|--------------------------|
|---------------------------|-----------|--------------------------|

This information is for use by the WASHOE COUNTY PRODUCTION Assessor for assessment purposes only

27 of 67

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

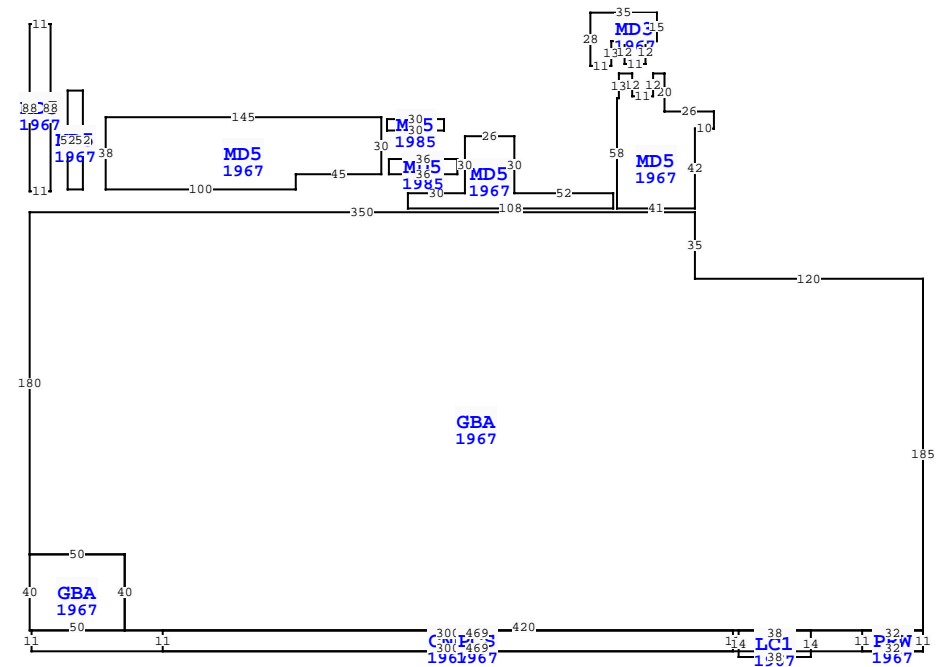
APN: **031-012-36**

PAGE 3 of 5

Owner **PARADISE RETAIL I LLC**
Keyline Description **PM 5305 LOT 3-B**

NBHD **DBHQ Commercial**

Appr **SYJ**



| Activity Information | | | | | | |
|----------------------------|--------------|---|-----------|--------|--------|------|
| Date | User ID | Activity Notes | | | | |
| 10/7/2021 | SYJ | Re-appraisal Review Permit Review Aerial Review | | | | |
| 5/8/2019 | SYJ | | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4731647 | 8/4/2017 | | | 0 | 3NTT |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| 9/23/2019 | SBLD19-22280 | INSTALL CUSTOMER-PROVIDED | | C | 100% | |
| 7/2/2019 | SBLD19-21021 | Commercial Interior Tenant | 1,030,000 | C | 100% | |
| 6/27/2019 | FIRE19-21768 | Drop existing 119 sprinkle | 17,300 | C | 100% | |
| 4/22/2019 | FIRE19-20771 | Add 11 new heads at new en | | C | 100% | |
| 2/6/2019 | SBLD19-20052 | Demo garden center; Constr | 355,000 | C | 100% | |

This information is for use by the WASHOE COUNTY PRODUCTION Assessor for assessment purposes only.
PREPARED BY: Stacey Jackson, Appraiser REVIEWED BY: Howard Stockton, Senior Appraiser

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: **031-012-36**

2022

PAGE 4 of 5

ACTIVE

Roll YR

Code

%Comp

Situs **2125 ODDIE BLVDSPARKS** Database **WASHOE** NBHD **DBHQ** Appr **SYJ** Exemption AV|Exemption
 Owner **PARADISE RETAIL I LLC** Printed **2/11/2022** Commercial
530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District **2002**
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | |
| 2022 VN | 1,613,898 | | 3,915,977 | | 2,355,640 | 824,474 | Land Value | 1,613,898 | | | |
| 2022 NR | 1,613,898 | | 3,915,977 | | 2,355,640 | 824,474 | Building Value | 3,810,210 | Initials/Date | | |
| 2021 FV | 1,613,898 | | 3,949,047 | | 2,355,640 | 824,474 | XFOB Value | 105,767 | | | |
| 2020 FV | 1,613,898 | | 4,056,515 | 658,335 | 5,670,413 | 1,984,645 | Obsolescence | -3,174,235 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2019 FV | 1,489,752 | | 3,281,757 | 1,001,714 | 4,771,509 | 1,670,028 | Taxable Value | 2,355,640 | New Const | | |
| 2018 FV | 1,365,606 | | 2,280,043 | | 3,645,649 | 1,275,977 | Total Exemption | | New Land | | |
| | | | | | | | | | Remainder | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|----------------------|-------------------------|--|--|------|------------|-------------|---|------|------------|-------------|---|
| 1-2 | 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 - Only valid wi | Lump Sum | | | | | | | | | | |
| Quality | 30 | Average | | | | | | | | | | | |
| Year Built | 1967 | | PARCEL LEVEL | | | | | | | | | | |
| WAY | 1973 | | Lump Sum -3174235 | | | | | | | | | | |
| 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 |
| CNM | CANOPY METAL - C | 1967 | | 3,300 | 45.00 | 148,500 | | | | | | | | | | | | | | |
| LC1 | LATTICE LOW-SMAL | 1967 | | 532 | 10.90 | 5,799 | | | | | | | | | | | | | | |
| PCS | PORCH CONCRETE S | 1967 | | 5,159 | 7.45 | 38,435 | | | | | | | | | | | | | | |
| PRW | PORCH ROOF WOOD | 1967 | | 352 | 13.74 | 4,836 | | | | | | | | | | | | | | |
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Gross Bldg Area Perimeter Sub Area RCN **197,570**

| Building Notes | | Building Cost Summary | |
|---|--|-----------------------|---------|
| UNIT B UNIT A 031-012-23 RECORD 3 2195 ODDIE BLVD PERMIT #A0702907 PARADISE PLAZA PAD A TLS 3/17/09 US BANK | | Building RCN | 197,570 |
| | | Depreciation | 145,213 |
| | | Building DRC | 52,357 |
| | | Extra Feature DRC | |
| | | Building Obso | |
| Building Name | | Total DRC | 52,357 |
| | | 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 | 248,292 | Water | Municipal |
| | | | | | | | | | | | | Acre Size | 5.700 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-36

Owner PARADISE RETAIL I LLC
Keyline Description PM 5305 LOT 3-B

NBHD DBHQ Commercial

Appr SYJ

| Activity Information | | | | | | |
|----------------------------|---------|----------------|--------|--------|--------|--|
| Date | User ID | Activity Notes | | | | |
| | | | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4731647 | 8/4/2017 | | | 0 3NTT | |
| | | | | | | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| | | | | | | |

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



APN: **031-012-37**

2022

PAGE 1 of 5

ACTIVE

Roll YR

Code

%Comp

Situs **2225 ODDIE BLVDSPARKS** Database **WASHOE** NBHD **DBHQ** Appr **SYJ** Exemption AV|Exemption
 Owner **PARADISE RETAIL I LLC** Printed **2/11/2022** Commercial
530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District **2002**
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | | | | |
| 2022 VN | 305,100 | | 180,256 | | 485,356 | 169,875 | Land Value | 305,100 | | | | | | |
| 2022 NR | 305,100 | | 180,256 | | 485,356 | 169,875 | Building Value | 161,421 | Initials/Date | | | | | |
| 2021 FV | 274,590 | | 176,115 | | 450,705 | 157,747 | XFOB Value | 18,835 | | | | | | |
| 2020 FV | 274,590 | | 176,532 | | 451,122 | 157,893 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC | | <input type="checkbox"/> C | |
| 2019 FV | 244,080 | | 165,899 | | 409,979 | 143,493 | Taxable Value | 485,356 | New Const | | | | | |
| 2018 FV | 228,825 | | 162,158 | | 390,983 | 136,844 | Total Exemption | | New Land | | | | | |
| | | | | | | | | | 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 | 319 | Discount Store | C | 1968 | 1968 | 100 | C20 | 609,840 | 152,460 | 8,000 | 19 | 0 |
| MISC | 1-2 | 600 | Miscellaneous | 0 | 1968 | 1968 | 100 | 30 | 35,840 | 8,961 | | 8,961 | 0 |



| Land Value | | | | | | | | | | | | Land Data | | Property Characteristics | | |
|------------|--------------------------|--------|--------|------|------------|-------|------|-------|------|--------------|------|--------------|--------|--------------------------|-----------|--|
| Code | Description | Zoning | Units | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note | Land Size-Sf | 30,510 | Water | Municipal | |
| 400 | General Commercial: reta | MUD | 30,510 | SF2 | 10.00 | | | | | 305,100 | | Acre Size | 0.700 | Sewer | Municipal | |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved | |
| | | | | | | | | | | | | Deferment | | SPC | | |
| | | | | | | | | | | | | CAGC | | | | |
| | | | | | | | | | | | | | | | | |

%Comp

| Building Data | | | | | | | | | |
|---------------|--|--|--|--|--|--|--|--|--|
|---------------|--|--|--|--|--|--|--|--|--|

| 1-1 | Code | Description | Adjustments & Modifiers | Name | Code/Units | Description | % | Name | Code/Units | Description | % |
|-----|------|-------------|-------------------------|------|------------|-------------|---|------|------------|-------------|---|
|-----|------|-------------|-------------------------|------|------------|-------------|---|------|------------|-------------|---|

| Sub Area | Extra Features |
|----------|----------------|
|----------|----------------|

| | | Yr | DPR | | Price Per | | | | BLDG | | | | Roll | | | | | Override | |
|--|--|----|-----|--|-----------|--|--|--|------|--|--|--|------|--|--|--|--|----------|--|
|--|--|----|-----|--|-----------|--|--|--|------|--|--|--|------|--|--|--|--|----------|--|

[illegible][illegible]

| Land Value: 1 Lines Total | Land Data | Property Characteristics |
|---------------------------|-----------|--------------------------|
|---------------------------|-----------|--------------------------|

Property Characteristics

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

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WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-37

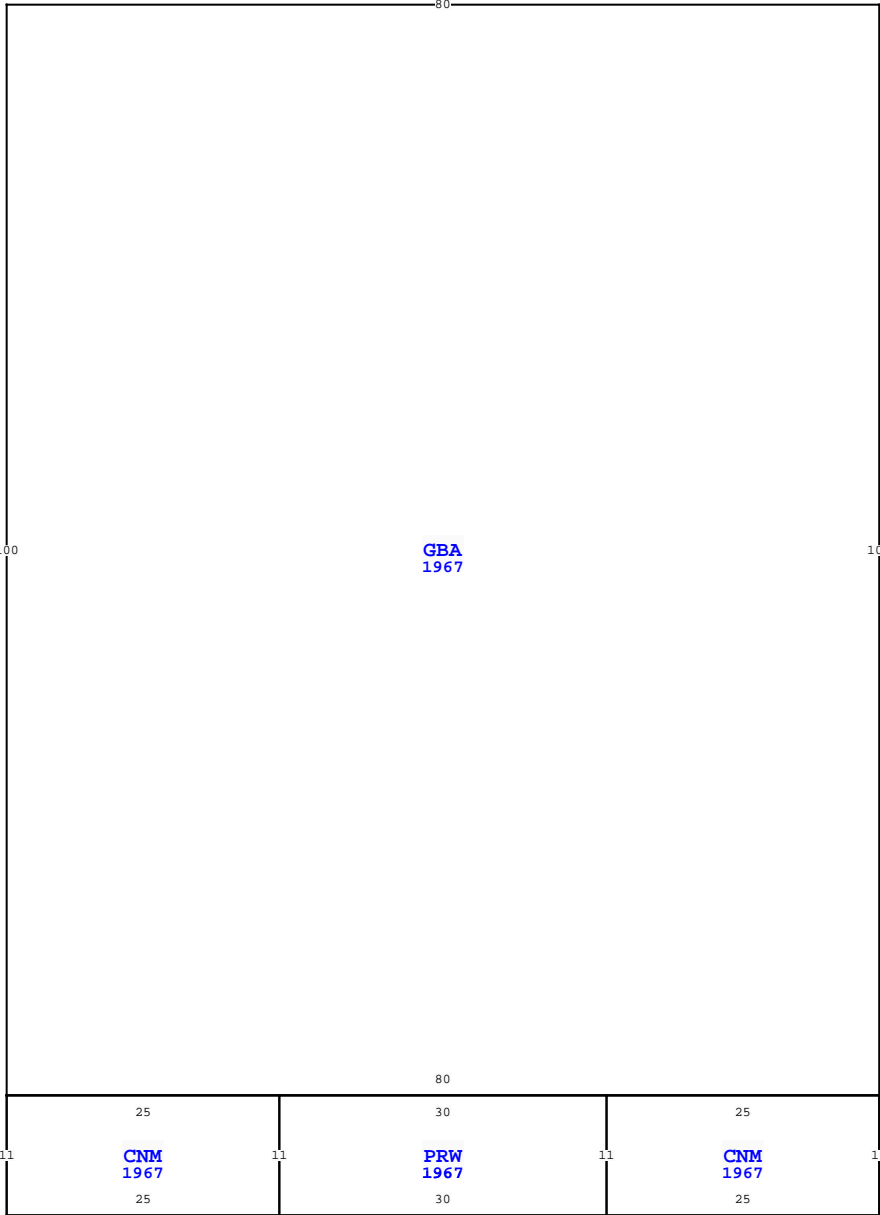
Owner PARADISE RETAIL I LLC
Keyline Description PM 5305 LOT 3-C

NBHD DBHQ Commercial

Appr SYJ



| Activity Information | | | | | | |
|----------------------------|---------|--------------------------------------|--------|--------|--------|--|
| Date | User ID | Activity Notes | | | | |
| 10/7/2021 | SYJ | Re-appraisal Review Aerial Review | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4731647 | 8/4/2017 | | | 0 3NTT | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| | | | | | | |



WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: **031-012-37**

2022

PAGE 4 of 5

ACTIVE

Roll YR

Code

%Comp

Situs **2225 ODDIE BLVDSPARKS** Database **WASHOE** NBHD **DBHQ** Appr **SYJ** Exemption AV|Exemption
 Owner **PARADISE RETAIL I LLC** Printed **2/11/2022** Commercial
530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District **2002**
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | |
| 2022 VN | 305,100 | | 180,256 | | 485,356 | 169,875 | Land Value | 305,100 | | | |
| 2022 NR | 305,100 | | 180,256 | | 485,356 | 169,875 | Building Value | 161,421 | Initials/Date | | |
| 2021 FV | 274,590 | | 176,115 | | 450,705 | 157,747 | XFOB Value | 18,835 | | | |
| 2020 FV | 274,590 | | 176,532 | | 451,122 | 157,893 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2019 FV | 244,080 | | 165,899 | | 409,979 | 143,493 | Taxable Value | 485,356 | New Const | | |
| 2018 FV | 228,825 | | 162,158 | | 390,983 | 136,844 | Total Exemption | | New Land | | |
| | | | | | | | | | Remainder | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|----------------------|-------------------------|--|--|------|------------|-------------|---|------|------------|-------------|---|
| 1-2 | 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 - Only valid wi | Lump Sum | | | | | | | | | | |
| Quality | 30 | Average | | | | | | | | | | | |
| Year Built | 1968 | | PARCEL LEVEL | | | | | | | | | | |
| WAY | 1968 | | Lump Sum 0 | | | | | | | | | | |
| Remodel Yr | | | %Obso 0.0000 | | | | | | | | | | |
| % Comp | 100 | %DPR 75.0 | | | | | | | | | | | |

| 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 |
| CNM | CANOPY METAL - C | 1967 | | 550 | 45.00 | 24,750 | | | | | | | | | | | | | | |
| PCS | PORCH CONCRETE S | 1967 | | 880 | 7.45 | 6,556 | | | | | | | | | | | | | | |
| PRW | PORCH ROOF WOOD | 1967 | | 330 | 13.74 | 4,534 | | | | | | | | | | | | | | |
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| Gross Bldg Area | | Perimeter | Sub Area RCN | | 35,840 | | | | | | | | | | | | | | | |
|-----------------|--|-----------|-----------------------|--|--------|--------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| Building Notes | | | Building Cost Summary | | | | | | | | | | | | | | | | | |
| | | | Building RCN | | | 35,840 | | | | | | | | | | | | | | |
| | | | Depreciation | | | 26,879 | | | | | | | | | | | | | | |
| | | | Building DRC | | | 8,961 | | | | | | | | | | | | | | |
| | | | Extra Feature DRC | | | | | | | | | | | | | | | | | |
| | | | Building Obso | | | | | | | | | | | | | | | | | |
| Building Name | | | Total DRC | | | 8,961 | | | | | | | | | | | | | | |
| | | | 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 | 30,510 | Water | Municipal |
| | | | | | | | | | | | | Acre Size | 0.700 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-37

Owner PARADISE RETAIL I LLC
Keyline Description PM 5305 LOT 3-C

NBHD DBHQ Commercial

Appr SYJ

| Activity Information | | | | | | |
|----------------------------|---------|----------------|--------|--------|--------|--|
| Date | User ID | Activity Notes | | | | |
| | | | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4731647 | 8/4/2017 | | | 0 3NTT | |
| | | | | | | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| | | | | | | |

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



APN: **031-012-39**

2022

PAGE 1 of 5

ACTIVE

Roll YR

Code

%Comp

Situs **2229 ODDIE BLVDSPARKS** Database **WASHOE** NBHD **DBHQ** Appr **SYJ** Exemption AV|Exemption
 Owner **PARADISE RETAIL I LLC** Printed **2/11/2022** Commercial
530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District **2002**
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | |
| 2022 VN | 580,730 | | 407,722 | 13,707 | 988,452 | 345,958 | Land Value | 580,730 | | | |
| 2022 NR | 580,730 | | 407,722 | 13,707 | 988,452 | 345,958 | Building Value | 373,676 | Initials/Date | | |
| 2021 FV | 522,657 | | 384,745 | | 907,402 | 317,591 | XFOB Value | 34,046 | | | |
| 2020 FV | 522,657 | | 406,848 | | 929,505 | 325,327 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2019 FV | 464,584 | | 403,130 | | 867,714 | 303,700 | Taxable Value | 988,452 | New Const | 13,707 | |
| 2018 FV | 435,548 | | 414,032 | | 849,580 | 297,353 | Total Exemption | | New Land | | |
| | | | | | | | | | Remainder | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|-----|-----------------------|-------|----------|------|--------|-----|-----------|---------|--------|-------------|-----------|
| Type | BLDG | Occ | Description | Frame | Yr Built | Way | % Comp | QC | RCN | DRC | SQFT | DRC \$/SQFT | Bldg OBSO |
| COMM | 1-1 | 412 | Neighborhood Shopping | C | 1971 | 1971 | 100 | C20 | 1,416,760 | 354,190 | 14,940 | 23 | 0 |
| MISC | 1-2 | 600 | Miscellaneous | 0 | 1971 | 1971 | 100 | 30 | 77,939 | 19,486 | | 19,486 | 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 | MUD | 58,073 | SF2 | 10.00 | | | | | 580,730 | | Acre Size | 1.333 | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Paved |
| | | | | | | | | | | | | Deferment | SPC | |
| | | | | | | | | | | | | CAGC | | |

%Comp

Property Name

| Building Data | | | | | | | | | |
|---------------|--|--|--|--|--|--|--|--|--|
|---------------|--|--|--|--|--|--|--|--|--|

| 1-1 | Code | Description | Adjustments & Modifiers | Name | Code/Units | Description | % | Name | Code/Units | Description | % |
|-----|------|-------------|-------------------------|------|------------|-------------|---|------|------------|-------------|---|
|-----|------|-------------|-------------------------|------|------------|-------------|---|------|------------|-------------|---|

| Sub Area | Extra Features |
|----------|----------------|
|----------|----------------|

| | | Yr | DPR | | Price Per | | | | BLDG | | | | Roll | | | | | Override | |
|--|--|----|-----|--|-----------|--|--|--|------|--|--|--|------|--|--|--|--|----------|--|
|--|--|----|-----|--|-----------|--|--|--|------|--|--|--|------|--|--|--|--|----------|--|

[illegible][illegible]

| Land Value: 1 Lines Total | Land Data | Property Characteristics |
|---------------------------|-----------|--------------------------|
|---------------------------|-----------|--------------------------|

[illegible]

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

37 of 67

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

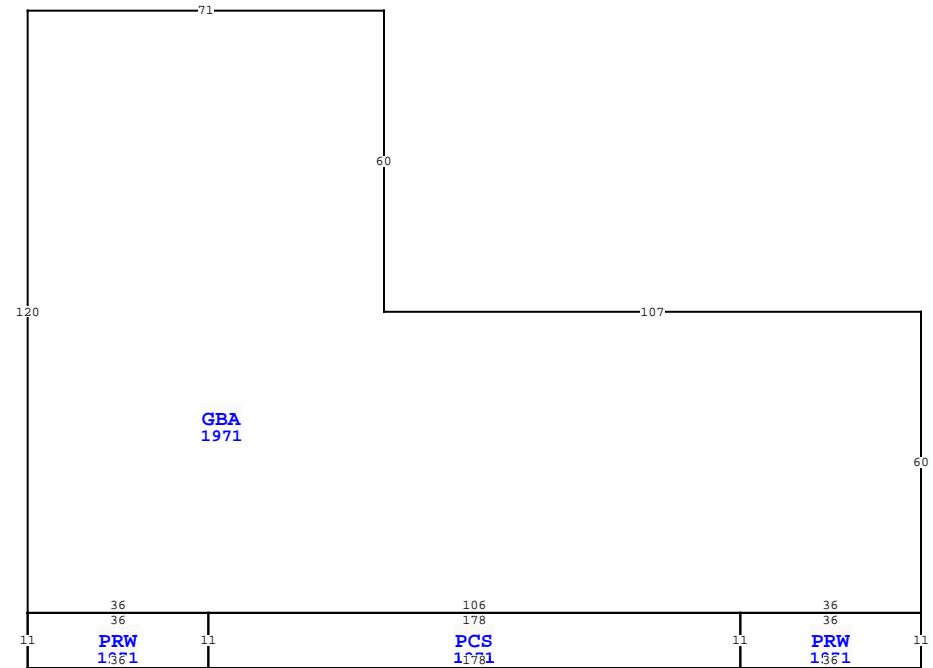
APN: **031-012-39**

PAGE 3 of 5

Owner **PARADISE RETAIL I LLC**
Keyline Description **PM 5306 LOT 4-A**

NBHD **DBHQ Commercial**

Appr **SYJ**



| Activity Information | | | | | | |
|----------------------------|--------------|--------------------------------------|---------|--------|--------|------|
| Date | User ID | Activity Notes | | | | |
| 10/7/2021 | SYJ | Re-appraisal Review Aerial Review | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4731648 | 8/4/2017 | | | 0 | 3NTT |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| 8/4/2021 | FIRE21-22137 | INSTALL A NEW NFPA13 WET S | 23,310 | C | 100% | |
| 3/17/2021 | SBLD21-20837 | INSTALL ONE ILLUMINATED WA | 11,811 | C | 100% | |
| 2/1/2021 | FIRE20-23965 | INSTALL NEW WET CHEMICAL S | 2,600 | C | 100% | |
| 10/16/2020 | SBLD20-22631 | TENANT IMPROVEMENTS TO INC | 134,400 | N | 100% | |
| 9/18/2020 | SBLD20-22630 | LANDLORD IMPROVEMENTS TO C | 191,100 | N | 100% | |

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

PREPARED BY: Stacey Jackson, Appraiser

REVIEWED BY: Howard Stockton, Senior Appraiser

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: **031-012-39**

2022

PAGE 4 of 5

ACTIVE

Roll YR

Code

%Comp

Situs **2229 ODDIE BLVDSPARKS** Database **WASHOE** NBHD **DBHQ** Appr **SYJ** Exemption AV|Exemption
 Owner **PARADISE RETAIL I LLC** Printed **2/11/2022** Commercial
530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District **2002**
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | |
| 2022 VN | 580,730 | | 407,722 | 13,707 | 988,452 | 345,958 | Land Value | 580,730 | | | |
| 2022 NR | 580,730 | | 407,722 | 13,707 | 988,452 | 345,958 | Building Value | 373,676 | Initials/Date | | |
| 2021 FV | 522,657 | | 384,745 | | 907,402 | 317,591 | XFOB Value | 34,046 | | | |
| 2020 FV | 522,657 | | 406,848 | | 929,505 | 325,327 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2019 FV | 464,584 | | 403,130 | | 867,714 | 303,700 | Taxable Value | 988,452 | New Const | 13,707 | |
| 2018 FV | 435,548 | | 414,032 | | 849,580 | 297,353 | Total Exemption | | New Land | | |
| | | | | | | | | | Remainder | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|----------------------|-------------------------|--------|--|------|------------|-------------|---|------|------------|-------------|---|
| 1-2 | 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 - Only valid wi | Lump Sum | | | | | | | | | | |
| Quality | 30 | Average | | | | | | | | | | | |
| Year Built | 1971 | | PARCEL LEVEL | | | | | | | | | | |
| WAY | 1971 | | Lump Sum | 0 | | | | | | | | | |
| Remodel Yr | | | %Obso | 0.0000 | | | | | | | | | |
| % Comp | 100 | %DPR 75.0 | | | | | | | | | | | |

| 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 |
| CNM | CANOPY METAL - C | 1971 | | 1,166 | 45.00 | 52,470 | | | | | | | | | | | | | | |
| PCS | PORCH CONCRETE S | 1971 | | 1,958 | 7.45 | 14,587 | | | | | | | | | | | | | | |
| PRW | PORCH ROOF WOOD | 1971 | | 792 | 13.74 | 10,882 | | | | | | | | | | | | | | |
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Gross Bldg Area Perimeter Sub Area RCN **77,939**

| Building Notes | | Building Cost Summary | |
|----------------|--|-----------------------|--------|
| | | Building RCN | 77,939 |
| | | Depreciation | 58,453 |
| | | Building DRC | 19,486 |
| | | Extra Feature DRC | |
| | | Building Obso | |
| Building Name | | Total DRC | 19,486 |
| | | 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 | 58,073 | Water | Municipal |
| | | | | | | | | | | | | Acre Size | 1.333 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-39

Owner PARADISE RETAIL I LLC
Keyline Description PM 5306 LOT 4-A

NBHD DBHQ Commercial

Appr SYJ

| Activity Information | | | | | | |
|----------------------------|---------|----------------|--------|--------|--------|--|
| Date | User ID | Activity Notes | | | | |
| | | | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4731648 | 8/4/2017 | | | 0 3NTT | |
| | | | | | | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| | | | | | | |

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



APN: **031-012-40**

2022

PAGE 1 of 5

ACTIVE

Roll YR

Code

%Comp

Situs **2267 ODDIE BLVDSPARKS** Database **WASHOE** NBHD **DBHQ** Appr **SYJ** Exemption AV|Exemption
 Owner **PARADISE RETAIL I LLC** Printed **2/11/2022** Commercial
530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District **2002**
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | | | | |
| 2022 VN | 172,320 | | 574,216 | | 746,536 | 261,288 | Land Value | 172,320 | | | | | | |
| 2022 NR | 172,320 | | 574,216 | | 746,536 | 261,288 | Building Value | 569,629 | Initials/Date | | | | | |
| 2021 FV | 155,088 | | 563,042 | | 718,130 | 251,346 | XFOB Value | 4,587 | | | | | | |
| 2020 FV | 155,088 | | 567,233 | | 722,321 | 252,812 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC | | <input type="checkbox"/> C | |
| 2019 FV | 137,856 | | 530,918 | | 668,774 | 234,071 | Taxable Value | 746,536 | New Const | | | | | |
| 2018 FV | 129,240 | | 547,095 | | 676,335 | 236,717 | Total Exemption | | New Land | | | | | |
| | | | | | | | | | 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 | 309 | Church | C | 1968 | 1969 | 100 | C20 | 2,197,661 | 549,415 | 13,034 | 42 | 0 |
| MISC | 1-2 | 600 | Miscellaneous | 0 | 1968 | 1969 | 100 | 30 | 80,853 | 20,214 | | 20,214 | 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 | MUD | 17,232 | SF2 | 10.00 | | | | | 172,320 | | Acre Size | 0.396 | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Paved |
| | | | | | | | | | | | | Deferment | SPC | |
| | | | | | | | | | | | | CAGC | | |

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: **031-012-40**

2022

PAGE 2 of 5

ACTIVE

Roll YR

Code

%Comp

Situs 2267 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | |
| 2022 VN | 172,320 | | 574,216 | | 746,536 | 261,288 | Land Value | 172,320 | | | |
| 2022 NR | 172,320 | | 574,216 | | 746,536 | 261,288 | Building Value | 569,629 | Initials/Date | | |
| 2021 FV | 155,088 | | 563,042 | | 718,130 | 251,346 | XFOB Value | 4,587 | | | |
| 2020 FV | 155,088 | | 567,233 | | 722,321 | 252,812 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2019 FV | 137,856 | | 530,918 | | 668,774 | 234,071 | Taxable Value | 746,536 | New Const | | |
| 2018 FV | 129,240 | | 547,095 | | 676,335 | 236,717 | Total Exemption | | New Land | | |
| | | | | | | | | | Remainder | | |

| Building Data | | | | | | | | | | | | | | |
|---------------|------|----------------------|-------------------------|--|--|------|------------|-----------------------|-----|------|------------|-------------|---|--|
| 1-1 | Code | Description | Adjustments & Modifiers | | | Name | Code/Units | Description | % | Name | Code/Units | Description | % | |
| Type | COMM | Commercial/Industria | BUILDING LEVEL | | | MD4 | 1,736 | Mezzanine - Open | 100 | | | | | |
| Occ | 309 | Church | Rate Adj | | | SHP | 4 | VERY IRREGULAR | 100 | | | | | |
| Stry/Frm | C | MASONRY BEARING WALL | Lump Sum | | | ST | 1 | No of Stories | 100 | | | | | |
| Quality | C20 | Commercial 2.0 (Aver | | | | UT | 1 | Units | 100 | | | | | |
| Year Built | 1968 | | PARCEL LEVEL | | | WH | 18 | Avg Wall Height/Floor | 100 | | | | | |
| WAY | 1969 | | Lump Sum 0 | | | EW | 812 | CONCRETE BLOCK | 100 | | | | | |
| Remodel Yr | | | %Obso 0.0000 | | | HEAT | 611 | PACKAGE UNIT | 100 | | | | | |
| % Comp | 100 | %DPR 75.0 | | | | | | | | | | | | |

| 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 |
| GBA | GROSS BUILDING A | 1968 | | 13,034 | 168.61 | 2,197,661 | 1 | FWAS | FW ASPHALT | 30 | 1 | 5,300 | 3.14 | 1968 | | 100 | 16,641 | 4,160 | | |
| MD4 | DRO MEZZANINE O | 1968 | | 1,736 | | | 2 | YIMP | YARD IMPS | 30 | 1 | 1 | 1,706.00 | 1968 | | 100 | 1,706 | 427 | | |
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Gross Bldg Area 14,770 Perimeter 570 Sub Area RCN 2,197,661

| Building Notes | | Building Cost Summary | |
|----------------|--|-----------------------|-----------|
| 10/10/17 SYJ | | Building RCN | 2,197,661 |
| | | Depreciation | 1,648,246 |
| | | Building DRC | 549,415 |
| | | Extra Feature DRC | 4,587 |
| | | Building Obso | |
| Building Name | | Total DRC | 554,002 |
| | | 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: reta | MUD | 17,232 | SF2 | 10.00 | | | | | 172,320 | | Acre Size | 0.396 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-40

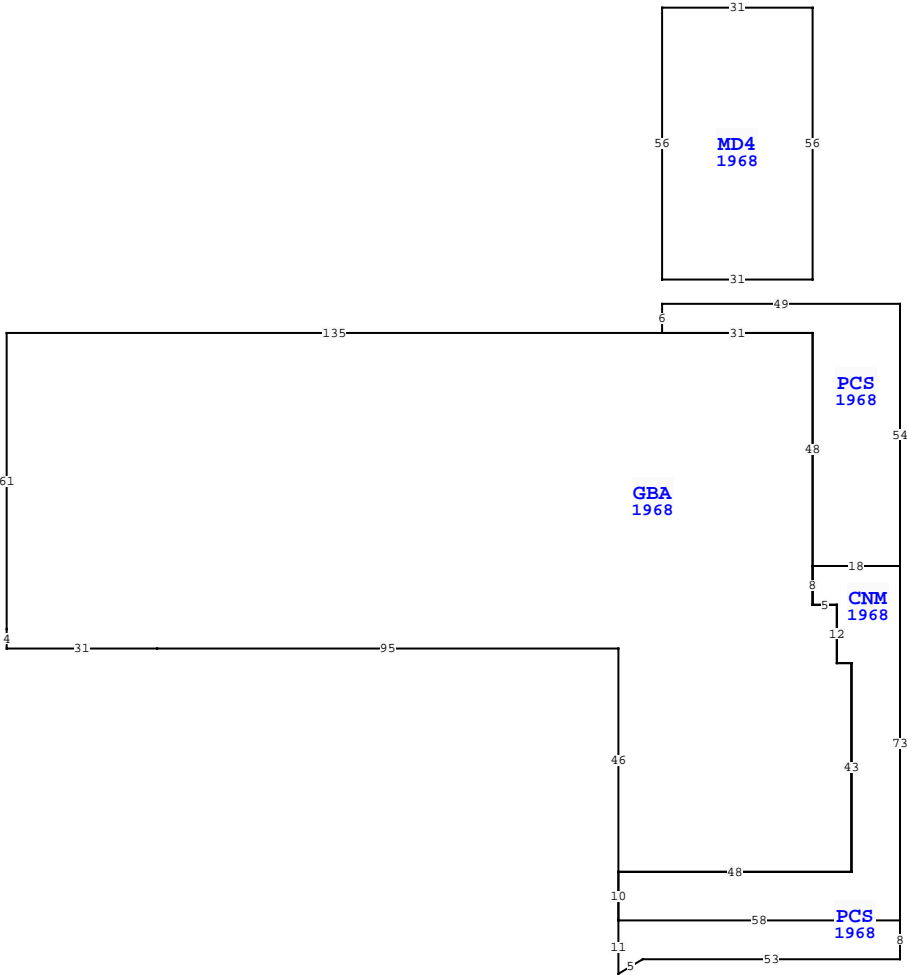
Owner PARADISE RETAIL I LLC
Keyline Description PM 5306 LOT 4-B

NBHD DBHQ Commercial

Appr SYJ



| Activity Information | | | | | | |
|----------------------------|---------|--------------------------------------|--------|--------|--------|--|
| Date | User ID | Activity Notes | | | | |
| 10/7/2021 | SYJ | Re-appraisal Review Aerial Review | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4731648 | 8/4/2017 | | | 0 3NTT | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| | | | | | | |



WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: **031-012-40**

2022

PAGE 4 of 5

ACTIVE

Roll YR

Code

%Comp

Situs **2267 ODDIE BLVDSPARKS** Database **WASHOE** NBHD **DBHQ** Appr **SYJ** Exemption AV|Exemption
 Owner **PARADISE RETAIL I LLC** Printed **2/11/2022** Commercial
530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District **2002**
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | |
| 2022 VN | 172,320 | | 574,216 | | 746,536 | 261,288 | Land Value | 172,320 | | | |
| 2022 NR | 172,320 | | 574,216 | | 746,536 | 261,288 | Building Value | 569,629 | Initials/Date | | |
| 2021 FV | 155,088 | | 563,042 | | 718,130 | 251,346 | XFOB Value | 4,587 | | | |
| 2020 FV | 155,088 | | 567,233 | | 722,321 | 252,812 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2019 FV | 137,856 | | 530,918 | | 668,774 | 234,071 | Taxable Value | 746,536 | New Const | | |
| 2018 FV | 129,240 | | 547,095 | | 676,335 | 236,717 | Total Exemption | | New Land | | |
| | | | | | | | | | Remainder | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|----------------------|-------------------------|--------|--|------|------------|-------------|---|------|------------|-------------|---|
| 1-2 | 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 - Only valid wi | Lump Sum | | | | | | | | | | |
| Quality | 30 | Average | | | | | | | | | | | |
| Year Built | 1968 | | PARCEL LEVEL | | | | | | | | | | |
| WAY | 1969 | | Lump Sum | 0 | | | | | | | | | |
| Remodel Yr | | | %Obso | 0.0000 | | | | | | | | | |
| % Comp | 100 | %DPR 75.0 | | | | | | | | | | | |

| 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 |
| CNM | CANOPY METAL - C | 1968 | | 1,310 | 45.00 | 58,950 | | | | | | | | | | | | | | |
| PCS | PORCH CONCRETE S | 1968 | | 2,940 | 7.45 | 21,903 | | | | | | | | | | | | | | |
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Gross Bldg Area Perimeter Sub Area RCN **80,853**

| Building Notes | | Building Cost Summary | |
|----------------|--|-----------------------|--------|
| | | Building RCN | 80,853 |
| | | Depreciation | 60,639 |
| | | Building DRC | 20,214 |
| | | Extra Feature DRC | |
| | | Building Obso | |
| Building Name | | Total DRC | 20,214 |
| | | 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 | 17,232 | Water | Municipal |
| | | | | | | | | | | | | Acre Size | 0.396 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-40

Owner PARADISE RETAIL I LLC
Keyline Description PM 5306 LOT 4-B

NBHD DBHQ Commercial

Appr SYJ

| Activity Information | | | | | | |
|----------------------------|---------|----------------|--------|--------|--------|------|
| Date | User ID | Activity Notes | | | | |
| | | | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4731648 | 8/4/2017 | | | 0 | 3NTT |
| | | | | | | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| | | | | | | |

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



APN: **031-012-41**

2022

PAGE 1 of 5

ACTIVE

Roll YR

Code

%Comp

Situs 2275 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/14/2022 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | |
| 2022 VN | 721,350 | | 355,606 | | 1,076,956 | 376,935 | Land Value | 721,350 | | | |
| 2022 NR | 721,350 | | 355,606 | | 1,076,956 | 376,935 | Building Value | 303,062 | Initials/Date | | |
| 2021 FV | 649,215 | | 346,735 | | 995,950 | 348,582 | XFOB Value | 52,544 | | | |
| 2020 FV | 649,215 | | 347,372 | | 996,587 | 348,805 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2019 FV | 577,080 | | 327,706 | | 904,786 | 316,675 | Taxable Value | 1,076,956 | New Const | | |
| 2018 FV | 541,013 | | 336,420 | | 877,433 | 307,102 | Total Exemption | | New Land | | |
| | | | | | | | | | Remainder | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|-----|-----------------------|-------|----------|------|--------|-----|-----------|---------|-------|-------------|-----------|
| Type | BLDG | Occ | Description | Frame | Yr Built | Way | % Comp | QC | RCN | DRC | SQFT | DRC \$/SQFT | Bldg OBSO |
| COMM | 1-1 | 412 | Neighborhood Shopping | C | 1968 | 1969 | 100 | C20 | 1,128,844 | 282,211 | 9,988 | 28 | 0 |
| MISC | 1-2 | 600 | Miscellaneous | 0 | 1968 | 1969 | 100 | 30 | 83,400 | 20,851 | | 20,851 | 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 | MUD | 72,135 | SF2 | 10.00 | | | | | 721,350 | | Acre Size | 1.656 | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Paved |
| | | | | | | | | | | | | Deferment | SPC | |
| | | | | | | | | | | | | CAGC | | |

%Comp

| | |
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Property Name

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| Building Data | | | | | | | | | |
|---------------|--|--|--|--|--|--|--|--|--|
|---------------|--|--|--|--|--|--|--|--|--|

| 1-1 | Code | Description | Adjustments & Modifiers | Name | Code/Units | Description | % | Name | Code/Units | Description | % |
|-----|------|-------------|-------------------------|------|------------|-------------|---|------|------------|-------------|---|
|-----|------|-------------|-------------------------|------|------------|-------------|---|------|------------|-------------|---|

| Sub Area | Extra Features |
|----------|----------------|
|----------|----------------|

| | | Yr | DPR | | Price Per | | | | BLDG | | | | Roll | | | | Override | |
|--|--|----|-----|--|-----------|--|--|--|------|--|--|--|------|--|--|--|----------|--|
|--|--|----|-----|--|-----------|--|--|--|------|--|--|--|------|--|--|--|----------|--|

[illegible]

| | | |
|--|--------------|-----------|
| | Building RCN | 1,128,844 |
|--|--------------|-----------|

| | | |
|---------------|-----------|---------|
| Building Name | Total DRC | 334,755 |
|---------------|-----------|---------|

| Property Characteristics |
|--------------------------|
|--------------------------|

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

47 of 67

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

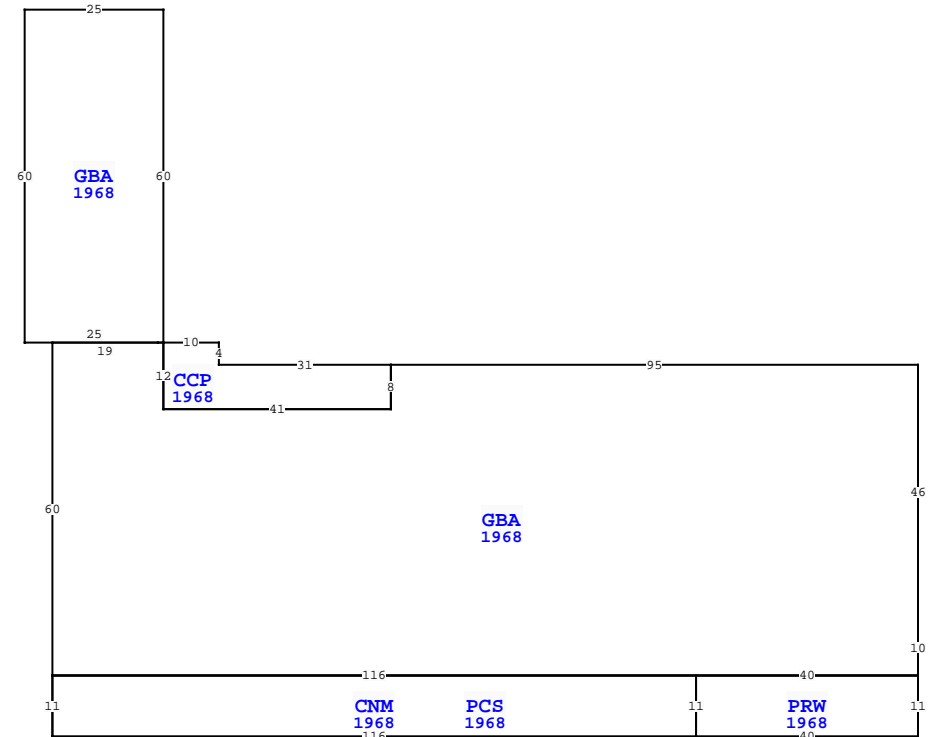
APN: **031-012-41**

PAGE 3 of 5

Owner **PARADISE RETAIL I LLC**
Keyline Description **PM 5306 LOT 4-C**

NBHD **DBHQ Commercial**

Appr **SYJ**



| Activity Information | | | | | |
|----------------------------|--------------|--------------------------------------|--------|--------|--------|
| Date | User ID | Activity Notes | | | |
| 10/7/2021 | SYJ | Re-appraisal Review Aerial Review | | | |
| Sales/Transfer Information | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif |
| PARADISE RETAIL I LLC | 4731648 | 8/4/2017 | | 0 | 3NTT |
| Permit Information | | | | | |
| Date | Permit | Description | Amount | Status | % Comp |
| 2/2/2021 | SBLD20-23665 | INSTALL ONE SET OF INDIVID | 2,600 | C | 100% |
| 1/30/2019 | SBLD18-23681 | Install one new ground sig | | C | 100% |

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: **031-012-41**

2022

PAGE 4 of 5

ACTIVE

Roll YR

Code

%Comp

Situs 2275 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | |
| 2022 VN | 721,350 | | 355,606 | | 1,076,956 | 376,935 | Land Value | 721,350 | | | |
| 2022 NR | 721,350 | | 355,606 | | 1,076,956 | 376,935 | Building Value | 303,062 | Initials/Date | | |
| 2021 FV | 649,215 | | 346,735 | | 995,950 | 348,582 | XFOB Value | 52,544 | | | |
| 2020 FV | 649,215 | | 347,372 | | 996,587 | 348,805 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2019 FV | 577,080 | | 327,706 | | 904,786 | 316,675 | Taxable Value | 1,076,956 | New Const | | |
| 2018 FV | 541,013 | | 336,420 | | 877,433 | 307,102 | Total Exemption | | New Land | | |
| | | | | | | | | | Remainder | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|----------------------|-------------------------|--------|--|------|------------|-------------|---|------|------------|-------------|---|
| 1-2 | 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 - Only valid wi | Lump Sum | | | | | | | | | | |
| Quality | 30 | Average | | | | | | | | | | | |
| Year Built | 1968 | | PARCEL LEVEL | | | | | | | | | | |
| WAY | 1969 | | Lump Sum | 0 | | | | | | | | | |
| Remodel Yr | | | %Obso | 0.0000 | | | | | | | | | |
| % Comp | 100 | %DPR 75.0 | | | | | | | | | | | |

| 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 |
| CCP | COVERED CONCRETE | 1968 | | 368 | 19.43 | 7,150 | | | | | | | | | | | | | | |
| CNM | CANOPY METAL - C | 1968 | | 1,276 | 45.00 | 57,420 | | | | | | | | | | | | | | |
| PCS | PORCH CONCRETE S | 1968 | | 1,716 | 7.45 | 12,784 | | | | | | | | | | | | | | |
| PRW | PORCH ROOF WOOD | 1968 | | 440 | 13.74 | 6,046 | | | | | | | | | | | | | | |
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Gross Bldg Area Perimeter Sub Area RCN 83,400

| Building Notes | | Building Cost Summary | |
|----------------|--|-----------------------|--------|
| | | Building RCN | 83,400 |
| | | Depreciation | 62,549 |
| | | Building DRC | 20,851 |
| | | Extra Feature DRC | |
| | | Building Obso | |
| Building Name | | Total DRC | 20,851 |
| | | 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 | 72,135 | Water | Municipal |
| | | | | | | | | | | | | Acre Size | 1.656 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-41

Owner PARADISE RETAIL I LLC
Keyline Description PM 5306 LOT 4-C

NBHD DBHQ Commercial

Appr SYJ

| Activity Information | | | | | | |
|----------------------------|---------|----------------|--------|--------|--------|--|
| Date | User ID | Activity Notes | | | | |
| | | | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4731648 | 8/4/2017 | | | 0 3NTT | |
| | | | | | | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| | | | | | | |

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



APN: **031-012-42**

2022

PAGE 1 of 5

ACTIVE

Roll YR

Code

%Comp

Situs **2131 ODDIE BLVDSPARKS** Database **WASHOE** NBHD **DBHQ** Appr **SYJ** Exemption AV|Exemption
 Owner **PARADISE RETAIL I LLC** Printed **2/11/2022** Commercial
530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District **2002**
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

Valuation History

| Yr Roll | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed |
|---------|--------------|----------|--------------|----------|---------------|----------------|
| 2022 VN | 188,750 | | 291,046 | | 479,796 | 167,929 |
| 2022 NR | 188,750 | | 291,046 | | 479,796 | 167,929 |
| 2021 FV | 169,875 | | 291,441 | | 461,316 | 161,461 |
| 2020 FV | 169,875 | | 298,656 | | 468,531 | 163,986 |
| 2019 FV | 151,000 | | 285,384 | | 436,384 | 152,734 |
| 2018 FV | 141,563 | | 284,666 | | 426,229 | 149,180 |

Parcel Value Summary

| Primary Valuation | STANDARD | OBSO | <input type="checkbox"/> Change | <input type="checkbox"/> No Change |
|-------------------|----------|---------------|-------------------------------------|------------------------------------|
| Land Value | 188,750 | NewLand | | |
| Building Value | 323,908 | Initials/Date | | |
| XFOB Value | -32,862 | | | |
| Obsolescence | 0 | Parcel Total | | |
| Taxable Value | 479,796 | New Const | <input type="checkbox"/> NC | <input type="checkbox"/> C |
| Total Exemption | | New Land | <input type="checkbox"/> New Sketch | |
| | | Remainder | | |

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 | 2009 | 2009 | 100 | C25 | 395,296 | 318,213 | 3,510 | 90 | 0 |
| MISC | 1-2 | 600 | Miscellaneous | 0 | 2009 | 2009 | 100 | 30 | 7,074 | 5,695 | | 5,695 | 0 |



Land Value

| Code | Description | Zoning | Units | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note |
|------|--------------------------|--------|--------|------|------------|-------|------|-------|------|--------------|------|
| 400 | General Commercial: reta | MUD | 18,875 | SF2 | 10.00 | | | | | 188,750 | |

Land Data

| | | | |
|--------------|--------|--------|-----------|
| Land Size-Sf | 18,875 | Water | Municipal |
| Acre Size | 0.433 | Sewer | Municipal |
| DOR Code | 400 | Street | Paved |
| Deferment | | SPC | |
| CAGC | | | |

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

PREPARED BY: Stacey Jackson, Appraiser

REVIEWED BY: Howard Stockton, Senior Appraiser

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: **031-012-42**

2022

PAGE 2 of 5

ACTIVE

Roll YR

Code

%Comp

Situs 2131 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | |
| 2022 VN | 188,750 | | 291,046 | | 479,796 | 167,929 | Land Value | 188,750 | | | |
| 2022 NR | 188,750 | | 291,046 | | 479,796 | 167,929 | Building Value | 323,908 | Initials/Date | | |
| 2021 FV | 169,875 | | 291,441 | | 461,316 | 161,461 | XFOB Value | -32,862 | | | |
| 2020 FV | 169,875 | | 298,656 | | 468,531 | 163,986 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2019 FV | 151,000 | | 285,384 | | 436,384 | 152,734 | Taxable Value | 479,796 | New Const | | |
| 2018 FV | 141,563 | | 284,666 | | 426,229 | 149,180 | Total Exemption | | New Land | | |
| | | | | | | | | | Remainder | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|----------------------|-------------------------|--------|--|------|------------|------------------------------|-----|------|------------|-------------|---|
| 1-1 | Code | Description | Adjustments & Modifiers | | | Name | Code/Units | Description | % | Name | Code/Units | Description | % |
| Type | COMM | Commercial/Industria | BUILDING LEVEL | | | ASC | 2 | Alternate Shape Code | 100 | | | | |
| Occ | 353 | Retail Store | Rate Adj | | | SP1C | 3,510 | Sprinkler System Generic - C | 100 | | | | |
| Stry/Frm | D | WOOD OR STEEL FRAMED | Lump Sum | | | ST | 1 | No of Stories | 100 | | | | |
| Quality | C25 | Commercial 2.5 (Abov | | | | UT | 1 | Units | 100 | | | | |
| Year Built | 2009 | | PARCEL LEVEL | | | WH | 16 | Avg Wall Height/Floor | 100 | | | | |
| WAY | 2009 | | Lump Sum | 0 | | EW | 885 | STUD WALLS - EIFS (EXT INSUL | 100 | | | | |
| Remodel Yr | | | %Obso | 0.0000 | | HEAT | 649 | NO HVAC | 100 | | | | |
| % Comp | 100 | %DPR 19.5 | | | | | | | | | | | |

| 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 |
| GBA | GROSS BUILDING A | | | 3,510 | 112.62 | 395,296 | 1 | FWCO | FW CONCRET | 30 | 1 | 1,500 | 6.14 | 2009 | | 100 | 9,210 | 7,414 | | |
| | | | | | | | 2 | TRS2 | TRASH CO B | 30 | 1 | 240 | 28.16 | 2009 | | 100 | 6,758 | 5,441 | | |
| | | | | | | | 3 | WLKC | WALK-IN CO | 30 | 1 | 300 | 100.19 | 2013 | | 100 | 30,057 | 25,999 | | |
| | | | | | | | 4 | RET5 | RELOFQ2NEG | 30 | 1 | 1,790 | -51.64 | 2015 | 2015 | 100 | -92,436 | -82,730 | | |
| | | | | | | | 5 | FWAS | FW ASPHALT | 30 | 1 | 10,500 | 3.05 | 1967 | 2018 | 100 | 32,003 | 8,001 | | |
| | | | | | | | 6 | PKLT | PKG LOT LI | 30 | 1 | 10,500 | 0.66 | 1967 | 2018 | 100 | 6,930 | 1,733 | | |
| | | | | | | | 7 | YIMP | YARD IMPS | 30 | 1 | 3 | 1,706.00 | 1967 | 2018 | 100 | 5,118 | 1,280 | | |
| Gross Bldg Area | | 3,510 | Perimeter | 252 | Sub Area RCN | | 395,296 | | | | | | | | | | | | | |
| Building Notes | | | | Building Cost Summary | | | | | | | | | | | | | | | | |
| UNIT A (1790 SF) - CURRENTLY VACANT (HAS A DRIVE THRU WINDOW) UNIT B (1720 SF) - B&B MINI MART 10/10/17 SYJ | | | | Building RCN | | 395,296 | | | | | | | | | | | | | | |
| | | | | Depreciation | | 77,083 | | | | | | | | | | | | | | |
| | | | | Building DRC | | 318,213 | | | | | | | | | | | | | | |
| | | | | Extra Feature DRC | | -32,862 | | | | | | | | | | | | | | |
| | | | | Building Obso | | | | | | | | | | | | | | | | |
| Building Name | | | | Total DRC | | 285,351 | | | | | | | | | | | | | | |
| | | | | 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 | 18,875 | Water | Municipal |
| 400 | General Commercial: reta | MUD | 18,875 | SF2 | 10.00 | | | | | 188,750 | | Acre Size | 0.433 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

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

PREPARED BY: Stacey Jackson, Appraiser

REVIEWED BY: Howard Stockton, Senior Appraiser

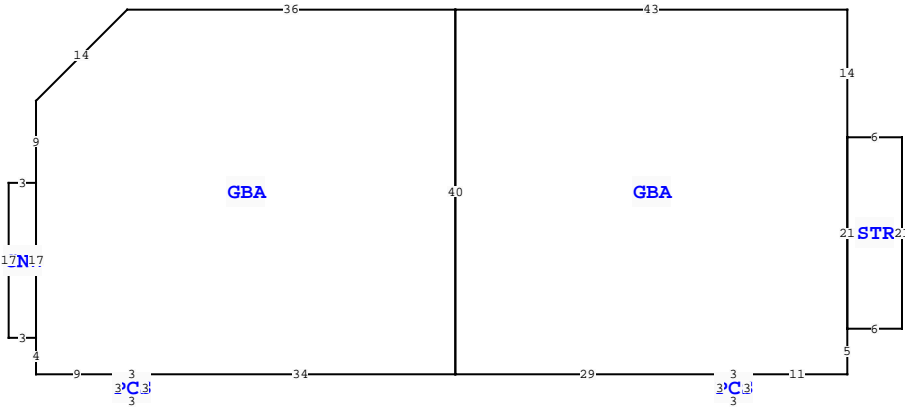
WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-42

Owner PARADISE RETAIL I LLC
Keyline Description ROS 5922 LOT 1

NBHD DBHQ Commercial

Appr SYJ



| Activity Information | | | | | | |
|----------------------------|---------|--------------------------------------|--------|--------|--------|--|
| Date | User ID | Activity Notes | | | | |
| 10/7/2021 | SYJ | Re-appraisal Review Aerial Review | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4793409 | 3/5/2018 | | | 0 3NTT | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| | | | | | | |

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: **031-012-42**

2022

PAGE 4 of 5

ACTIVE

Roll YR

Code

%Comp

Situs 2131 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| 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 | | |
| 2022 VN | 188,750 | | 291,046 | | 479,796 | 167,929 | Land Value | 188,750 | | | |
| 2022 NR | 188,750 | | 291,046 | | 479,796 | 167,929 | Building Value | 323,908 | Initials/Date | | |
| 2021 FV | 169,875 | | 291,441 | | 461,316 | 161,461 | XFOB Value | -32,862 | | | |
| 2020 FV | 169,875 | | 298,656 | | 468,531 | 163,986 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2019 FV | 151,000 | | 285,384 | | 436,384 | 152,734 | Taxable Value | 479,796 | New Const | | |
| 2018 FV | 141,563 | | 284,666 | | 426,229 | 149,180 | Total Exemption | | New Land | | |
| | | | | | | | | | Remainder | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|----------------------|-------------------------|--------|--|------|------------|-------------|---|------|------------|-------------|---|
| 1-2 | 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 - Only valid wi | Lump Sum | | | | | | | | | | |
| Quality | 30 | Average | | | | | | | | | | | |
| Year Built | 2009 | | PARCEL LEVEL | | | | | | | | | | |
| WAY | 2009 | | Lump Sum | 0 | | | | | | | | | |
| Remodel Yr | | | %Obso | 0.0000 | | | | | | | | | |
| % Comp | 100 | %DPR 19.5 | | | | | | | | | | | |

| 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 |
| CNW | CANOPY WOOD - CO | | | 51 | 38.51 | 1,964 | | | | | | | | | | | | | | |
| PCS | PORCH CONCRETE S | | | 18 | 9.22 | 166 | | | | | | | | | | | | | | |
| STR | STORAGE ROOM | | | 126 | 39.24 | 4,944 | | | | | | | | | | | | | | |
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Gross Bldg Area Perimeter Sub Area RCN 7,074

| Building Notes | | Building Cost Summary | |
|----------------|--|-----------------------|-------|
| | | Building RCN | 7,074 |
| | | Depreciation | 1,379 |
| | | Building DRC | 5,695 |
| | | Extra Feature DRC | |
| | | Building Obso | |
| Building Name | | Total DRC | 5,695 |
| | | 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 | 18,875 | Water | Municipal |
| | | | | | | | | | | | | Acre Size | 0.433 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

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

PREPARED BY: Stacey Jackson, Appraiser

REVIEWED BY: Howard Stockton, Senior Appraiser

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-42

Owner PARADISE RETAIL I LLC
Keyline Description ROS 5922 LOT 1

NBHD DBHQ Commercial

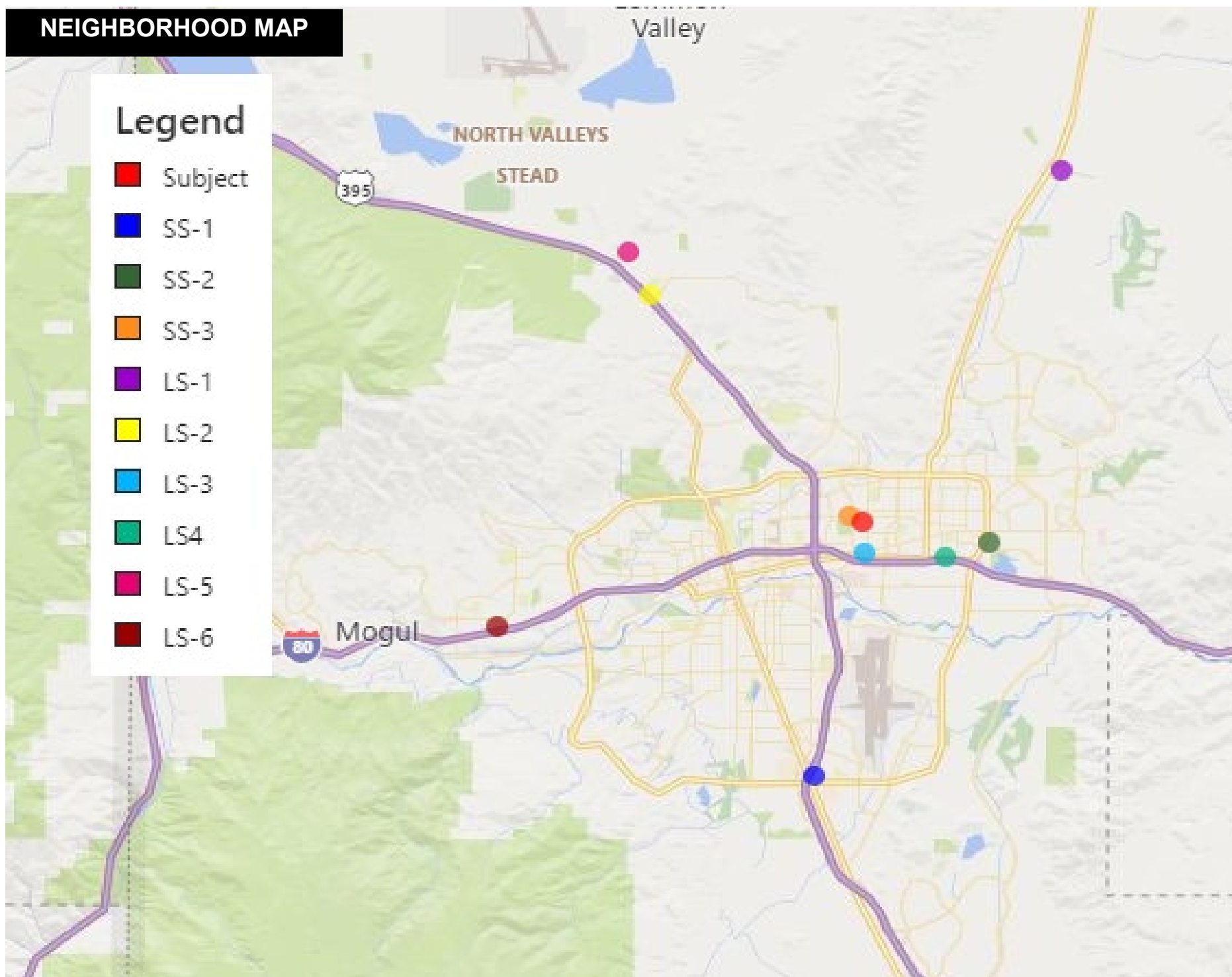
Appr SYJ

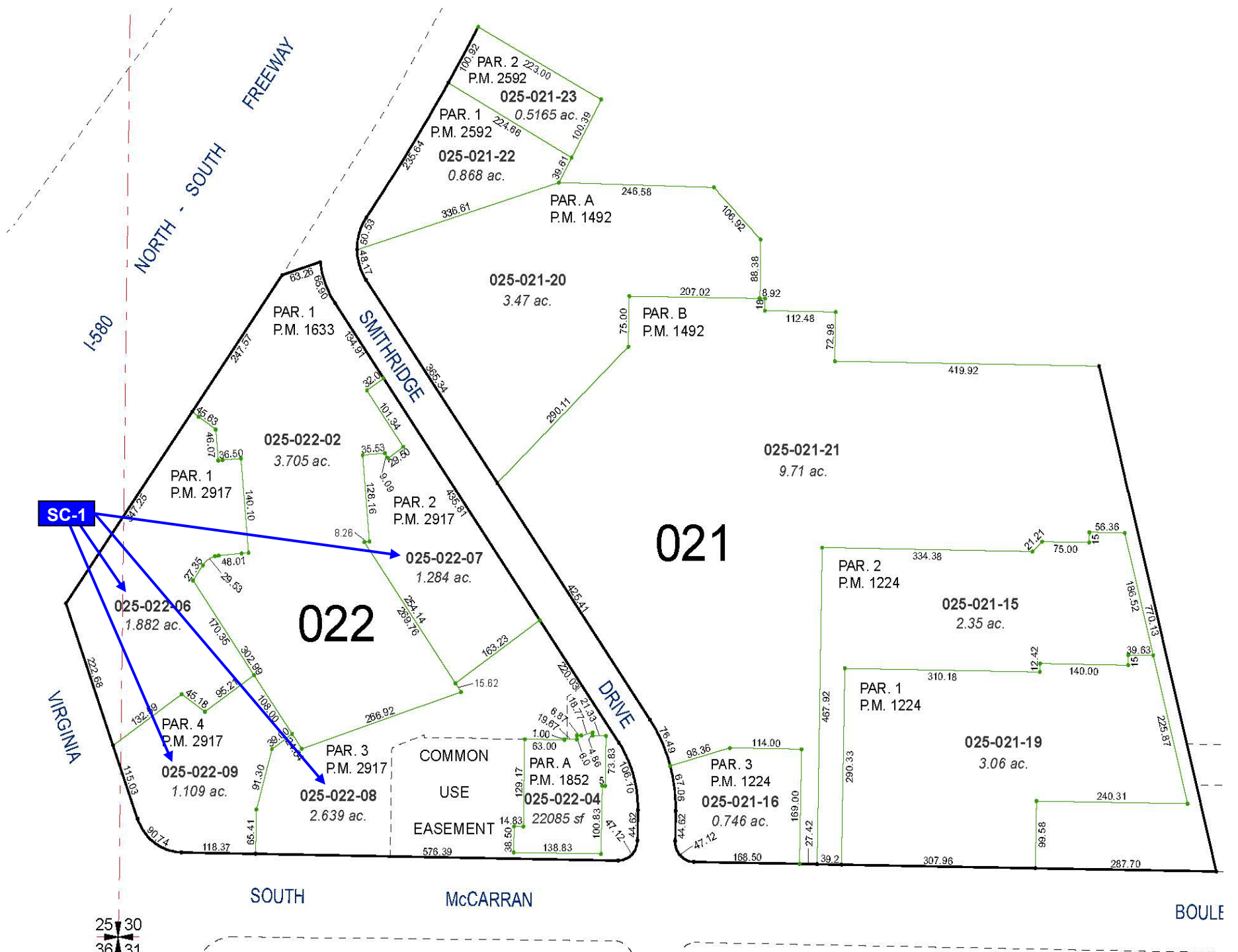
| Activity Information | | | | | | |
|----------------------------|---------|----------------|--------|--------|--------|--|
| Date | User ID | Activity Notes | | | | |
| | | | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| PARADISE RETAIL I LLC | 4793409 | 3/5/2018 | | | 0 3NTT | |
| | | | | | | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| | | | | | | |

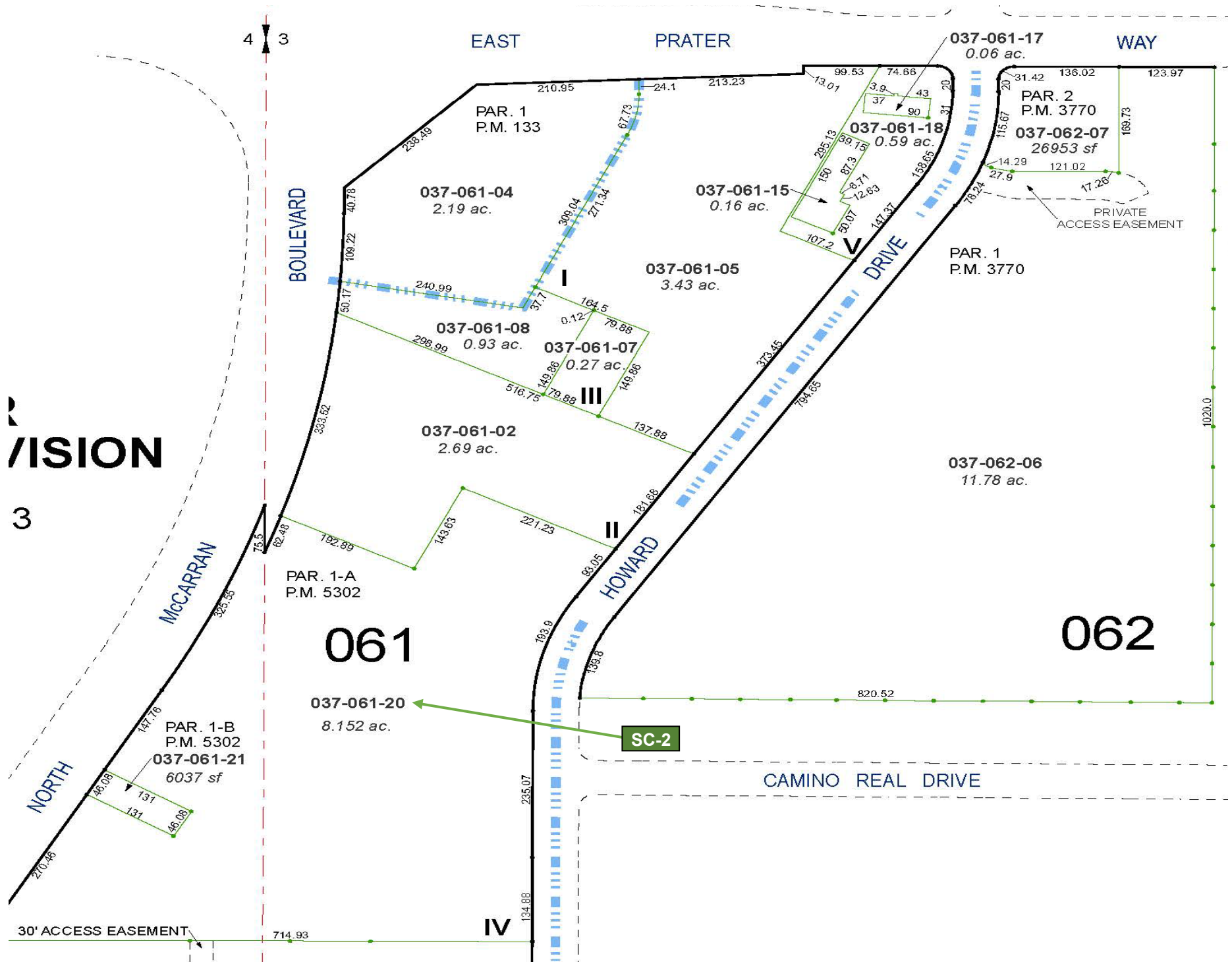
NEIGHBORHOOD MAP

Legend

- Subject
- SS-1
- SS-2
- SS-3
- LS-1
- LS-2
- LS-3
- LS4
- LS-5
- LS-6

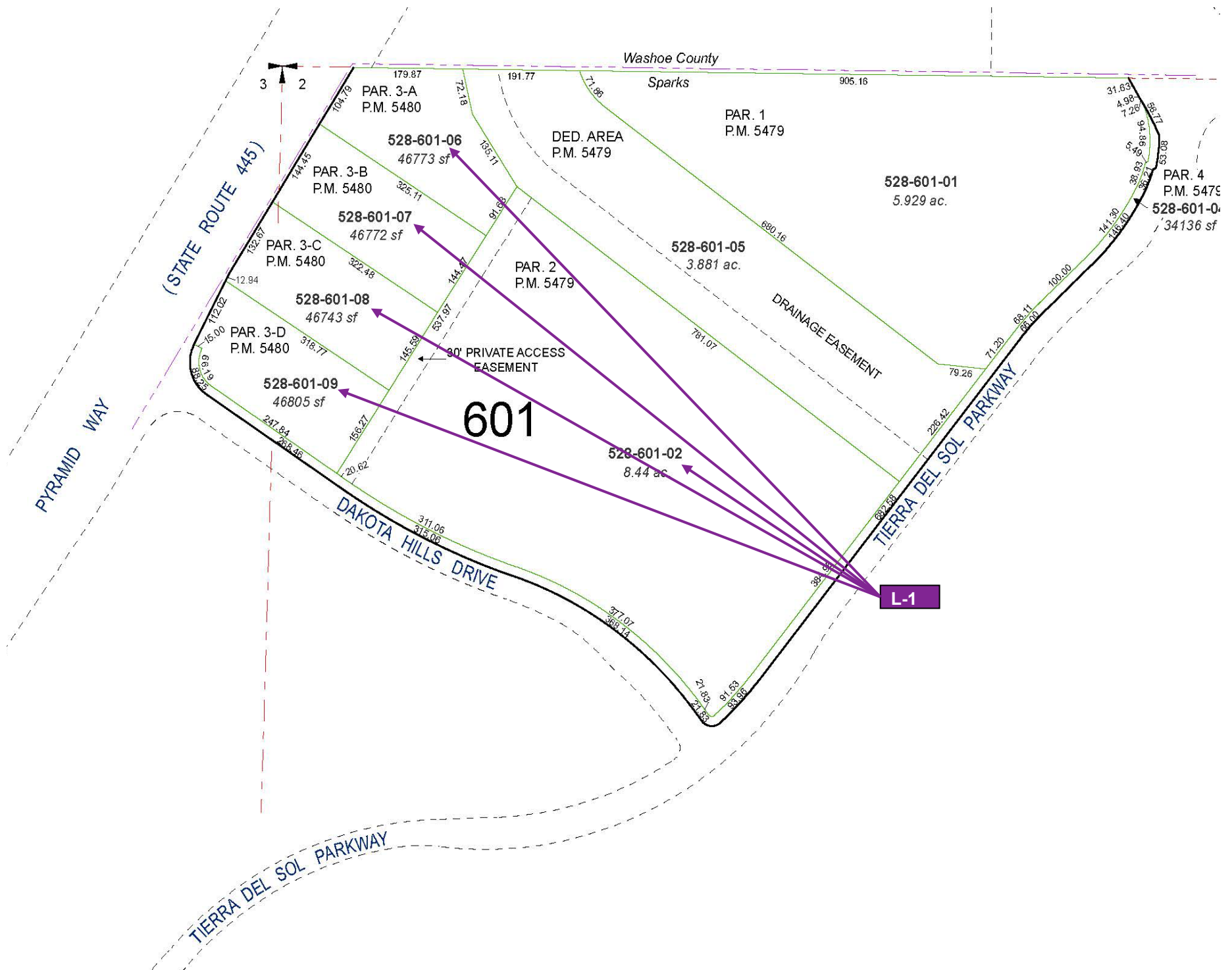


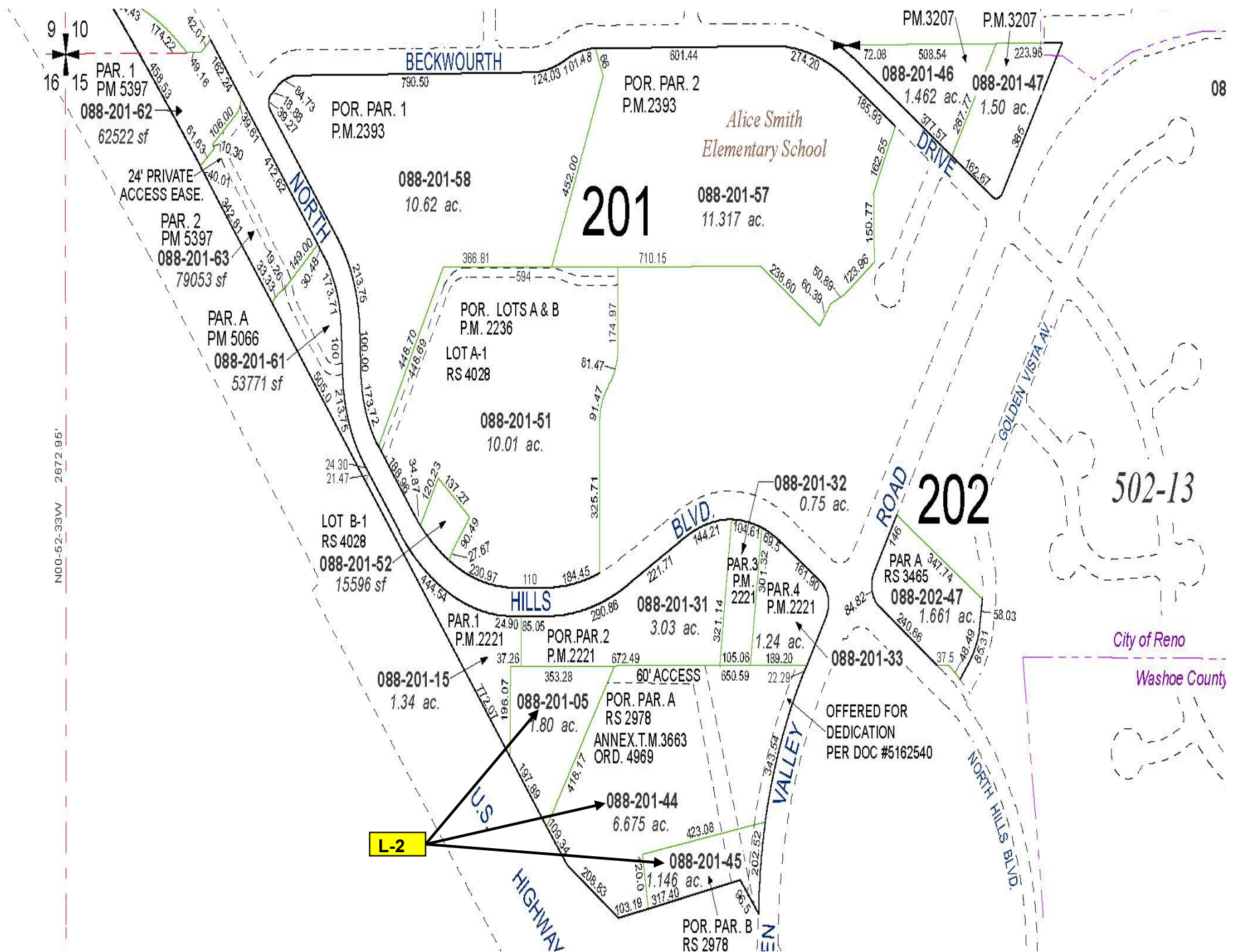




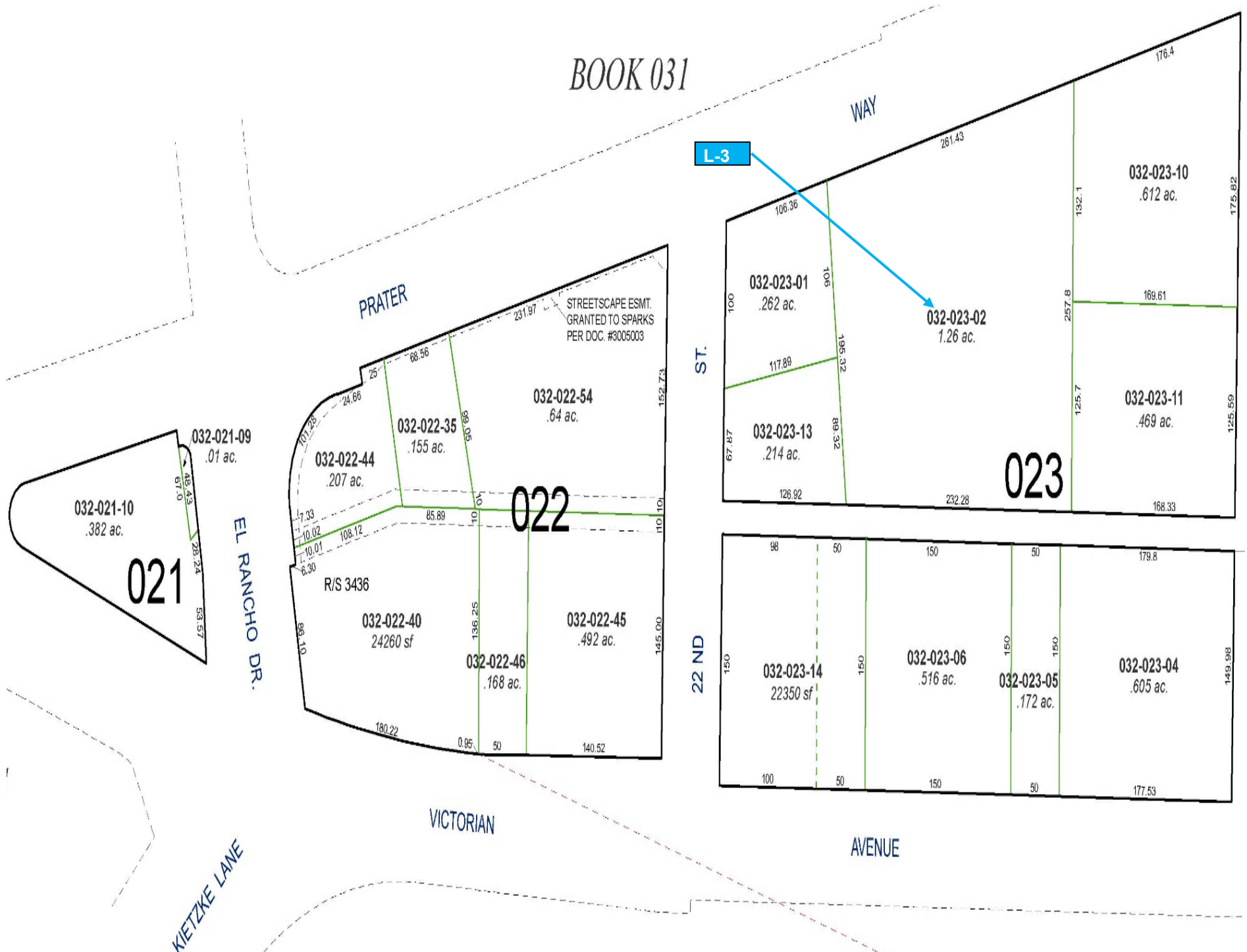
026-36



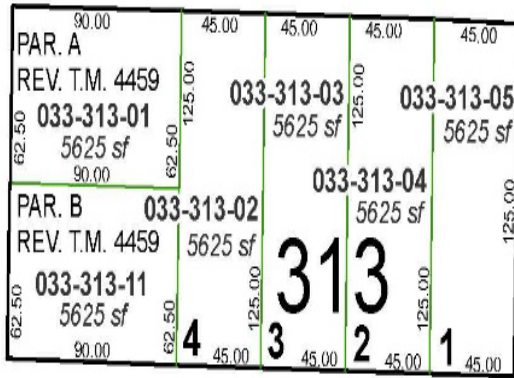




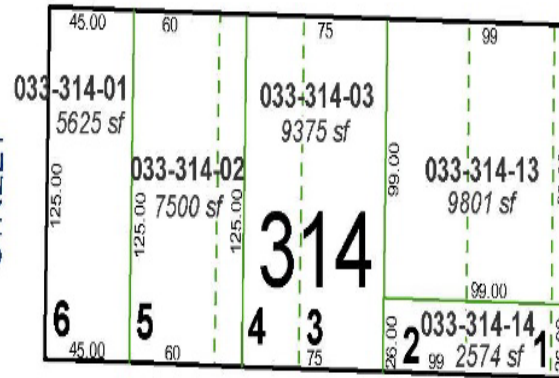
BOOK 031



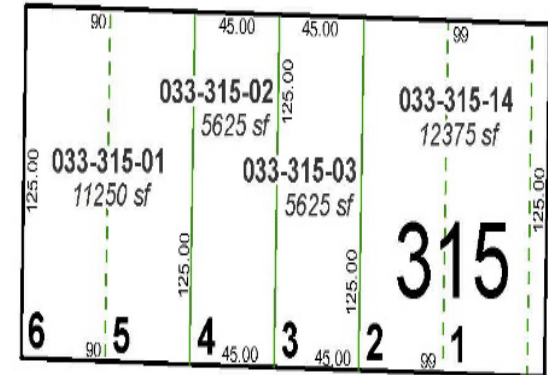
STREET



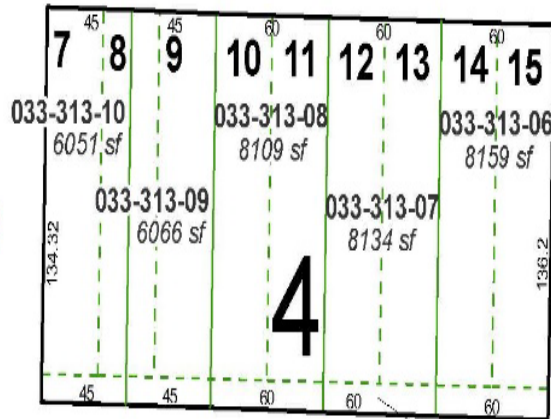
STREET



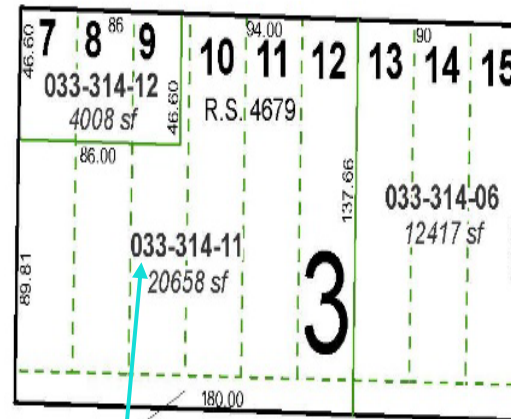
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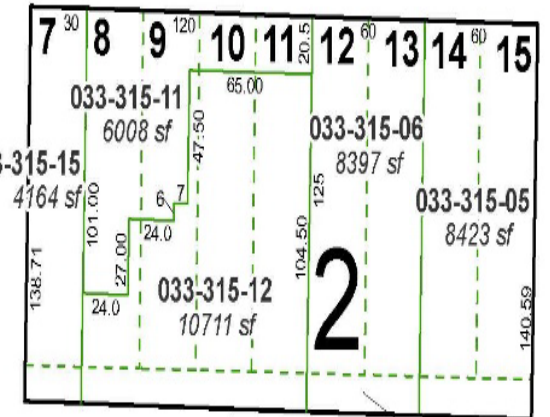
4th



3rd



2nd



VICTORIAN

Line adjusted by doc. #666628

Line adjuste

L-4

INTERSTATE 80

