

**ASSESSOR'S**

**EVIDENCE**

**Washoe County Board of Equalization**  
**Appeal Summary Page - Secured Roll**

Hearing # 23-0030  
Hearing Date 2/22/2023  
Tax Year 2023/24

APN: 015-291-09  
Owner of Record: MAIDSTONE ASSOCIATES  
Property Address: 900 E PLUMB LN  
Property Type: AUTOMOBILE SHOWROOM 26% SERVICE REPAIR GARAGE 74%  
Gross Building Area: 112,323  
Year Built: 2002  
Parcel Size: 9.91 AC

Description / Location: The subject property is the Lithia Chrysler Jeep VW of Reno car dealership located on the southeast corner of Plumb Ln and Kietzke Ln, three dealerships in one location. The subject property was built in 1970 and underwent a full remodel in 2018/19, it consists of 112,323 square feet of automobile showroom and service repair garage.

2023/24 Taxable Value:	Land:	\$8,202,737
	Improvements:	<u>\$10,417,535</u>
	Total:	\$18,620,272
	Taxable Value / SF (GBA)	\$166

Sales Comparison Approach:	Indicated Value	\$27,519,135
	Indicated Value SF (GBA)	\$245

Income Approach:	Indicated Value	\$27,136,373
	Indicated Value SF (GBA)	\$242

Conclusions: The improved sales range from \$213 to \$283 per square foot. With the most weight given to IS-2 and after adjusting this comparable sale for differences in size, age and quality, the sales comparison approach to value indicates a value \$27,519,135 or \$245 per square foot.

The income approach to value indicates a value of \$27,136,373 or \$242 per square foot.

Our very recent and comparable sales support the Assessor's total taxable value of \$166 per square foot. The total taxable value does not exceed full cash value and it is our recommendation to uphold the 2023/2024 total taxable value.



RECOMMENDATION: Uphold XXX Reduce

**ASSESSOR'S EXHIBIT I**  
**22 PAGES**

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

<b>LAND:</b>	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	<b>TAXABLE \$/SF GBA</b>	<b>TAXABLE \$/SF Land</b>
	\$8,202,737	\$2,870,958	\$166	\$19
<b>IMPROVEMENTS:</b>	\$10,417,535	\$3,646,137		
<b>TOTAL:</b>	\$18,620,272	\$6,517,095		

<b>HEARING:</b>	<u>23-0030</u>
<b>DATE:</b>	<u>2/22/2023</u>
<b>TAX YEAR:</b>	<u>2023/24</u>

OWNER: MAIDSTONE ASSOCIATES

SUBJECT													
SALE	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	GBA \$/SF Land Area \$/SF	EGI GIM OER	NOI OAR
	015-291-09	900 E PLUMB LN AUTOMOBILE SHOWROOM SERVICE REPAIR GARAGE	26% 74%	112,323 29,204 83,119	MASONRY BRNG CONCRETE BLOCK	C25		2002 19	431,723 26% GC				
IMPROVED SALES													
IS-1	013-312-12	1000 KIETZKE LN AUTOMOBILE SHOWROOM SERVICE REPAIR GARAGE STORAGE WAREHOUSE	43% 52% 5%	17,797 7,660 9,332 805	CONCRETE BLOCK	C20 C15 C15		1990 16	88,427 20% GC	\$3,791,000 7/6/2022	\$213		
IS-2	013-312-15  013-312-07	900 KIETZKE LN AUTOMOBILE SHOWROOM AUTOMOBILE SHOWROOM SERVICE REPAIR GARAGE SERVICE REPAIR GARAGE STORAGE WAREHOUSE	20% 11% 60% 7% 2%	54,853 10,921 6,252 32,701 3,983 996	CONCRETE BLOCK SINGLE WALL - MTL CONCRETE TILT-UP MASONRY BRNG CONCRETE TILT-UP	C20 C25 C20 C10 C10		1976/76,2005 17 24 17 16 16	336,196 16% GC	\$15,500,000 4/13/2022	\$283		
IS-3	013-083-03  013-081-31 013-144-29	700 KIETZKE LN AUTOMOBILE SHOWROOM SERVICE REPAIR GARAGE OFFICE BUILDING AUTOMOTIVE CENTER	17% 52% 3% 28%	47,539 8,203 24,626 1,358 13,346	MASONRY BRNG CONCRETE BLOCK WD FRM/STUD WLLS MSNRY/CONC TILT	C20 C20 C20 C20		1969/72/76 18 18 10 16	302,429 16% GC	\$10,117,000 5/27/2021	\$213		

**COMMENTS:**

The subject property is extremely large because it houses three distinct dealerships in one location. One third of the building size is 37,441 square feet while one third of the land size is 143,908 square feet, these numbers are better units of comparison when comparing to the below detailed comps. While the subject parcel was originally built in 1970, it underwent a full remodel and addition which was recently completed in 2020.

IS-1 is the sale of the Reno Mitsubishi dealership located at 1000 Kietzke Ln, just a block and a half north of the subject property. Built in 1990, the two buildings total 17,797 square feet and consist of 7,660 square feet of automobile showroom space, 9,332 square feet of service repair garage, and 805 square feet of storage warehouse space. This property located in very close proximity to the subject is inferior in size, quality, and age. The land area is approximately 20% of the subject's size. This is the most recent sale having taken place on 07/06/2022 at a price of \$3,791,000 or \$213 per square foot.

IS-2 is the sale of the Buick GMC Cadillac of Reno dealership located at 900 Kietzke Ln, adjacent to IS-1. This two-parcel property houses three buildings built in 1965, 1976 and 2005 totaling 54,853 square feet made up of 17,173 square feet of automobile showroom, 36,684 square feet of service repair garage and 996 square feet of storage warehouse space. This property located in very close proximity to the subject is inferior in size, quality, and age. The land area is approximately 77% of the subject's land size. This is another recent sale which took place in April of 2022 at a price of \$15,500,000 or \$283 per square foot. Overall, this property is the most comparable to the subject in gross building area and land size.

IS-3 is a three-parcel sale of the Dolan Dodge RAM Fiat auto dealership located at 700 Kietzke Ln. These are older but remodeled buildings with weighted average years ranging from 1969 to 1976, the buildings consist of 8,209 square feet of automobile showroom space, 24,626 square feet of service repair garage, 1,358 square feet of office, and 13,346 square feet of automotive center for a total of 47,539 square feet. These buildings are inferior in size, quality, and age, and are located in close proximity to the subject. The land area is approximately 70% of the subject's size. This property sold for \$10,117,000 or \$213 per square foot on 05/27/2021.

The above sales range from \$213 to \$283 per square foot. The most weight is given to IS-2 at \$283 per square foot while keeping in mind the subject properties higher quality class, newly remodeled building, and extremely larger parcel size. Improved sales one through three support the assessor's total taxable value of \$166 per square foot.

Land sales 1 through 3 of larger acre parcels are listed below, they range from \$19 to \$21 per square foot and support the assessor's total taxable land value at \$19.00 per square foot.

LAND SALES									
Sale #	APN	Location	Sale Date	Sale Price	Size(SF)	Size(AC)	\$/Unit	Zoning	Comments
LS-1	162-260-01	11201 S VIRGINIA ST	09/22/21	\$8,800,000	463,043	10.63	\$19	MS	Located at the corner of S Virginia and South Hills Dr.
LS-2	044-300-22	1111 S VIRGINIA ST	9/1/2021	\$14,735,926	693,475	15.92	\$21	MS	Located at the corner of S Virginia and South Hills Dr., purchased by Corwin
LS-3	040-900-19 040-900-20	0 DEL MONTE LN 0 DEL MONTE LN	5/3/2018	\$11,142,640	556,854	12.78	\$20	PUD	Located at the corner of Del Monte Ln and Kietzke Ln.

**WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMERCIAL / INDUSTRIAL**

	<b>LAND:</b>	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	<b>TAXABLE \$/SG GBA</b>	<b>TAXABLE</b>	<b>HEARING: 23-0030</b>
		\$8,202,737	\$2,870,958	\$166	<b>\$/SF Land</b>	<b>DATE: 02/22/23</b>
	<b>IMPROVEMENTS:</b>	\$10,417,535	\$3,646,137		\$19	
	<b>TOTAL:</b>	\$18,620,272	\$6,517,095			<b>TAX YEAR: 2023/24</b>

APN: 015-291-09  
OWNER: MAIDSTONE ASSOCIATES

Income Approach

Potential Gross Income	112,323 sq ft. @	\$1.45 /mo =	\$162,868	
			<u>\$162,868</u>	
	x 12 months =		<u>12</u>	
			\$1,954,420	
- Vacancy & Collection loss			5% <u>\$97,721</u>	
= Effective Gross Income			\$1,856,699	
- Operating Expenses			5% <u>\$92,834.96</u>	
=Net Operating Income			\$1,763,864	
Divided by Overall Capitalization Rate			6.50%	
			\$27,136,373	
				Rounded \$242 /sf GBA

**Subject Income Information:** The property is owner occupied, therefore comparable market lease/rent data, triple net lease expense data, and a market sales cap rate were used in this analysis.

**Potential Gross Income:** The comparable rents range from \$1.40 to \$2.00 per square foot. Comparable lease rate data is shown in a chart on page 4 of your packet, a market lease of \$1.73 per square foot was utilized. This lease rate was selected as it represents a signed lease by three national credit auto dealerships in one location. These three tenants are very comparable to the three tenants in place at the subject property. The lease rate was further adjusted down to account for the extremely large size of the subjects rentable building area, yielding a \$1.45 per square foot lease rate. Using \$1.45 per square foot rate gives us a potential gross income of \$1,954,420.

**Effective Gross Income:** Kidder Mathews Commercial Real Estate published its Q4 market reports for 2022, these can be seen on page 5 of your packet. Industrial vacancy rates are averaging 1.37% in the Reno/Sparks area while retail vacancy is at 4.2%, both down from Q4 2021. While the building is 100% occupied a vacancy and collection loss rate of 5% was used, this yields an effective gross income of \$1,856,699.

**Net Operating Income:** Although this is a triple net (NNN) lease where all expenses are paid by the tenant, a 5% expense ratio was used to account for unexpected expenses and reserves for replacement.

**Capitalization Rate Analysis:** A capitalization rate chart can be found on page 6 of your packet, capitalization rates range from 5.54% to 6.8%. A 6.5% capitalization rate was used.

**Indicated Value Income Approach:** A value of \$27,136,373 is indicated in this income analysis.

**Comments:** Based on the above income analysis a market value of \$27,136,373 or \$242 per square foot is indicated, this supports the total taxable value of \$18,620,272 or \$166 per square foot.

**Rent Survey**

#	APN	Location	Description	Lease Area SF	Year Built	Lease Date	Term	Base Rent/SF	Lease Type	Comments
RS-1	Undisclosed	KIETZKE LN, RENO NV	Automobile Showroom and Service Repair Garage	17,797	1977	7/1/2022	-	\$1.40	NNN	Tenant provided lease details
RS-2	Undisclosed	KIETZKE LN, RENO NV	Automobile Showroom and Service Repair Garage	55,000	1977	3/1/2018	7	\$1.73	NNN	Tenant provided lease details
RS-3	Undisclosed	KIETZKE LN, RENO NV	Automobile Showroom and Automotive Center	50,000	1978	7/1/2020	2	\$2.00	NNN	Tenant provided lease details
RS-4	Undisclosed	S VIRGINIA ST, RENO NV	Service Repair Garage	17,570	1986	9/1/2022	-	\$1.59	NNN	Broker confirmed lease rate

# Reno Industrial Market Report

4th Quarter 2022

4Q 2022 | RENO INDUSTRIAL

## SUBMARKET STATISTICS

Submarket	Total Inventory	New Deliveries	Total Vacancy Rate	4Q Direct Net Absorption	YTD Direct Net Absorption	4Q 22 Gross Absorption	YTD Gross Absorption	Bulk Rental Rate (50K+SF)
North Valleys	30,775,608	207,179	0.74%	776,645	1,628,816	827,459	2,667,471	\$1.00
Sparks	25,383,749	-	1.70%	(165,971)	-243,454	136,875	1,157,764	\$0.90
Airport	10,400,618	-	2.16%	(85,195)	143,357	0	362,519	\$0.97
South Reno	10,136,419	141,440	2.42%	(40,615)	113,970	180,350	1,015,249	\$1.00
Central/West Reno	2,166,961	-	0.00%	0	0	0	180,385	N/A
I-80 East Corridor	24,097,588	694,640	1.17%	694,640	2,925,169	708,348	2,908,909	\$0.70
<b>Reno Total</b>	<b>102,960,943</b>	<b>1,043,259</b>	<b>1.37%</b>	<b>1,179,504</b>	<b>4,567,858</b>	<b>1,853,032</b>	<b>8,292,297</b>	<b>\$0.91</b>

# Reno Retail Market Report

4th Quarter 2022

MARKET BREAKDOWN	4Q22	3Q22	4Q21	Annual % Change
New Construction	12,684	9,200	63,944	-80.16
Under Construction	36,112	48,796	149,087	-75.78%
Vacancy Rate	4.2%	4.3%	4.3%	-2.33%
Average Asking Rents	\$1.64	\$1.60	\$1.52	8.19%
Average Sales Price / SF	\$183	\$233	\$166	10.07%
Cap Rates	6.4%	5.7%	5.2%	23.08%
Net Absorption	107,837	226,055	193,864	-44.37%

**CAP Rate Analysis**

<b>#</b>	<b>APN</b>	<b>Location</b>	<b>Description</b>	<b>Bld Size</b>	<b>Land Size</b>	<b>Year Built</b>	<b>Sale Date</b>	<b>Sales Price</b>	<b>NOI</b>	<b>OAR</b>
CR-1	012-232-14	3215 Mill St	Dent Doctor Complete Autobody & Paint Shop	8,990	54,450	1972	5/31/2022	\$4,000,000	\$231,823	5.80%
CR-2	013-312-15/07	900 Kietzke Ln	Corwin Buick GMC Cadillac of Reno	54,853	336,196	1976/2005	4/13/2022	\$15,500,000	\$1,027,720	6.63%
CR-3	034-323-09 et al	801 E Glendale Ave	Industrial Flex /Storage Warehouse	103,920	230,868	1980	7/1/2021	\$13,000,000	\$720,142	5.54%
CR-4	012-232-18	3223 Mill St	Former car dealership, offered as industrial, now equipment sales.	29,024	156,894	1974/78	5/4/2021	\$4,410,000	\$299,880	6.80%

**Extracted Building Component Values from GSA  
APN 015-291-09**

ValuationID	SectionID	ItemID	ItemType	Code	Name	SystemCode	Quantity	Quality	UnitCost	TotalCostNew	
Parcel 28254	32567	-1	Component	1	Base Cost		71	29484	0	138.87	4094443
		361715	Component	681	Sprinklers		4	29484	0	4.72	139164
ValuationDate		361716	Component	812	Concrete Block		1	29484	0	21.74	640982
1/2/2022		361717	Component	611	Package Unit		2	29484	0	13.65	402457
CostDataDate	Section 32567 is for Occupancy 303 Automobile Showroom - quality class 2.5										
1/1/2022											
CostAsOfDate	32568	-1	Component	1	Base Cost		71	82839	0	73.59	6096122
1/1/2022		361720	Component	681	Sprinklers		4	82839	0	3.85	318930
ValuationStatus		361718	Component	812	Concrete Block		1	82839	0	20.08	1663407
SUCCESS		361719	Component	611	Package Unit		2	82839	0	12.95	1072765
	Section 32568 is for Occupancy 528 Service Repair Garage - quality class 2.5										
										Total RCN	14,428,270
										Depreciated Costs (21 years depreciation/31.5% depreciated)	9,883,365
										Depreciated RCN XFOB's	534,170
										Total Taxable Improvements	10,417,535



swiftestimator.com/SE7Help/CE/help/Occupancies/O\_455...



GSA-Applications

GSA QuickInfo

Accela Automation...

OnBase

SOS Business Search



Show

Home > 455 Auto Dealership, Complete

## 455 Auto Dealership, Complete

These structures include showroom-office and parts-service facilities. Because of the wide range in mix of facilities, (15 percent to 55 percent showroom) and qualities, it is best to price each area individually, using the appropriate showroom and service repair garage costs. The large open areas used for display typically have storefronts. There are also some office and storage areas next to the sales cubicles. The service area is designed primarily for vehicular repair and maintenance. Better qualities will have more showroom space.

The following are not included in the costs: Service equipment, hoists, office furnishings and equipment, or special signage.

Availability of Elevators by Area for this occupancy: No

Marshall Valuation Service sections: 14 and 44.



STATE OF NEVADA  
DEPARTMENT OF TAXATION

Web Site: <https://tax.nv.gov>

1550 College Parkway, Suite 115  
Carson City, Nevada 89706-7937  
Phone: (775) 684-2000 Fax: (775) 684-2020  
Call Center: (866) 962-3707

STEVE SISOLAK  
Governor  
ANTHONY WREN  
Chair, Nevada Tax Commission  
SHELLIE HUGHES  
Executive Director

LAS VEGAS OFFICE  
700 E. Warm Springs Rd, 2<sup>nd</sup> Floor  
Las Vegas, Nevada 89119  
Phone: (702) 486-2300 Fax: (702) 486-2373

RENO OFFICE  
4600 Kietzke Lane  
Building L, Suite 235  
Reno, NV 89502  
Phone: (775) 687-9999  
Fax: (775) 688-1303

June 27, 2022

Ms. Cori Burke  
Chief Deputy Assessor  
Washoe County Assessor's Office  
1001 E. Ninth St, BLDG-D  
Reno, NV 89512

Recently you requested confirmation from the Department of Taxation that use of Marshall & Swift cost data, as provided by Government Software Assurance Corp. (GSA) in your custom CAMA solution is in compliance with the statutes and regulations regarding the calculation of the cost of replacement.

As you know, NRS 361.227(1)(b) requires the taxable value of improvements to be established by subtracting from the cost of replacement all applicable depreciation and obsolescence. NAC 361.128 further requires the use of the standards and modifiers of local costs published in the version published in the Residential Cost Handbook, Marshall Valuation Service, Residential Estimator software or Commercial Estimator software as of January 1 of the year immediately preceding the lien date for the current year. NAC 361.128(1)(b)(2) further permits other computer programs for determining cost which are based on costs published by Marshall and Swift.

By letter, GSA has assured you that Washoe County's custom CAMA solution utilizes Marshall & Swift data as its exclusive source. Based on that assurance, the custom CAMA solution used in your office is in compliance with the requirements of NAC 361.128.

This determination is subject to audit pursuant to NAC 360.728(1)(a).

Please advise if you have further questions.

Sincerely,

  
\_\_\_\_\_  
Shellie Hughes, Executive Director  
Department of Taxation

WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 015-291-09

2023

PAGE 1 of 5

ACTIVE

Roll YR

Code

%Comp

Situs 900 E PLUMB LNRENO Database WASHOE NBHD ADAQ Appr WJ Exemption AV|Exemption  
 Owner MAIDSTONE ASSOCIATES Printed 2/7/2023 Commercial  
 150 N BARTLETT ST MEDFORD, OR 97501 Tax District 1000  
 Property Name LITHIA JEEP CHRYSLER

Reopen			
Reappraisal			

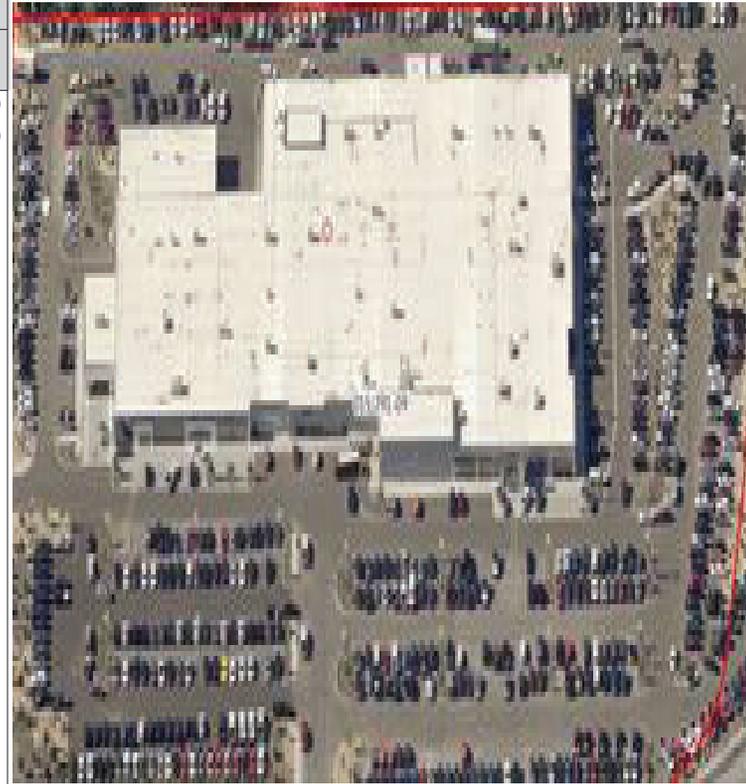
Valuation History

Parcel Value Summary

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	OBSO	<input type="checkbox"/> Change <input type="checkbox"/> No Change	
2023 VN	8,202,737		10,417,535		18,620,272	6,517,095	Land Value	8,202,737		NewLand	
2023 NR	8,202,737		10,417,535		18,620,272	6,517,095	Building Value	9,883,365			
2022 FV	6,907,568		8,675,158		15,582,726	5,453,954	XFOB Value	534,170		Initials/Date	
2021 FV	5,612,399		8,636,385		14,248,784	4,987,074	Obsolescence	0			
2020 FV	5,612,399		8,898,852	1,119,496	14,511,251	5,078,938	Taxable Value	18,620,272		Parcel Total	
2020 FV	5,612,399		8,684,873	905,517	14,297,272	5,004,045	Total Exemption			New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	5,180,676		7,406,037	4,978,904	12,586,713	4,405,350				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	303	Automobile Showroom	C	1970	2002	100	C25	5,277,046	3,614,777	29,484	122	0
COMM	1-2	528	Service Repair Garage	C	1970	2002	100	C25	9,151,224	6,268,588	82,839	75	0



Land Value

Land Value											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	GC	431,723	SF	19.00	NOTE	100			8,202,737	CR10, SZ-10	431,723	Municipal	
												9.911	Municipal	
												400	Paved	
													SPC	

WASHOE COUNTY APPRAISAL RECORD



APN: 015-291-09

2023

PAGE 2 of 5

ACTIVE

Roll YR

Code

%Comp

Situs	900 E PLUMB LNRENO	Database	WASHOE	NBHD	ADAQ	Appr	WJ	Exemption AV	Exemption	Reopen			
Owner	MAIDSTONE ASSOCIATES	Printed	2/7/2023	Commercial		Tax District	1000	Property Name	LITHIA JEEP CHRYSLER	Reappraisal			
	150 N BARTLETT ST MEDFORD, OR 97501												

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			
2023 VN	8,202,737		10,417,535		18,620,272	6,517,095	Land Value	8,202,737			
2023 NR	8,202,737		10,417,535		18,620,272	6,517,095	Building Value	9,883,365			
2022 FV	6,907,568		8,675,158		15,582,726	5,453,954	XFOB Value	534,170			
2021 FV	5,612,399		8,636,385		14,248,784	4,987,074	Obsolescence	0		Parcel Total	
2020 FV	5,612,399		8,898,852	1,119,496	14,511,251	5,078,938	Taxable Value	18,620,272		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2020 FV	5,612,399		8,684,873	905,517	14,297,272	5,004,045	Total Exemption			New Land	
2019 FV	5,180,676		7,406,037	4,978,904	12,586,713	4,405,350				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			SHP	3	IRREGULAR	100				
Occ	303	Automobile Showroom	Rate Adj			SP1C	29,484	Sprinkler System Generic - C	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum			ST	1	No of Stories	100				
Quality	C25	Commercial 2.5 (Abov				UT	1	Units	100				
Year Built	1970		PARCEL LEVEL			WH	19	Avg Wall Height/Floor	100				
WAY	2002		Lump Sum	0		EW	812	CONCRETE BLOCK	100				
Remodel Yr			%Obso	0.0000		HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR	31.5										

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	2019		29,484	178.98	5,277,046	1	FWAS	FW ASPHALT	30	1	214,000	2.95	1970		100	632,306	158,076		
							2	FWAS	FW ASPHALT	30	1	36,000	3.82	2019		100	137,419	129,174		
							3	CRBC	CONC CURB	30	1	2,100	17.78	2019	2020	100	37,338	35,098		
							4	FWCO	FW CONCRET	30	1	9,500	6.35	2019	2020	100	60,343	56,722		
							5	PKLT	PKG LOT LI	30	1	250,000	0.66	2019	2020	100	165,000	155,100		

Gross Bldg Area	29,484	Perimeter	560	Sub Area RCN	5,277,046
<b>Building Notes</b>			<b>Building Cost Summary</b>		
2019 REMODEL/ADDITION FOR LITHIA JEEP/CHRYSLER TO INCLUDE PERMITS: BLD18-09723, BLD18-09212, BLD18-09375, BLD18-09872, BLD19-03132, BLD19-00639 AND BLD19-00636.			Building RCN	5,277,046	
			Depreciation	1,662,269	
			Building DRC	3,614,777	
			Extra Feature DRC	534,170	
			Building Obso		
<b>Building Name</b>			Total DRC	4,148,947	
LITHIA JEEP CHRYSLER			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	GC	431,723	SF	19.00	NOTE	100			8,202,737	CR10, SZ-10	431,723	Sewer	Municipal	
												9.911	Street	Paved	
													SPC		
												CAGC			

# WASHOE COUNTY APPRAISAL RECORD

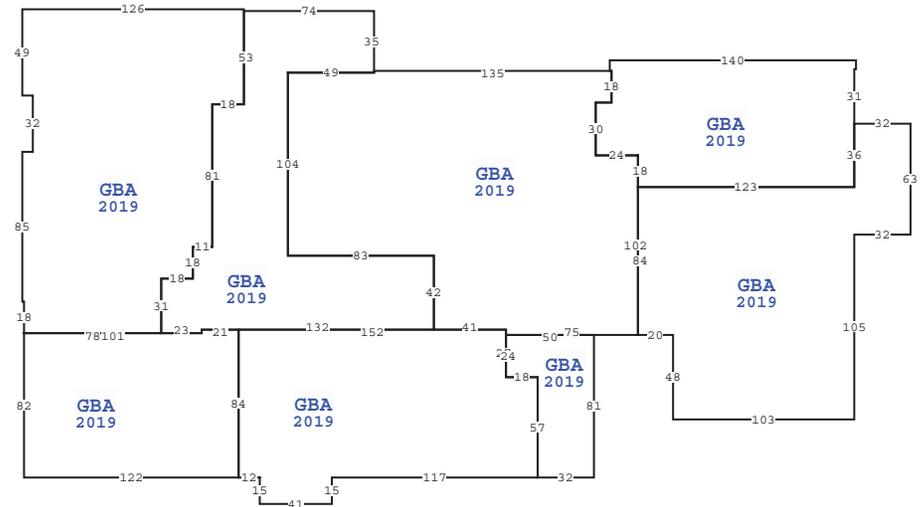
APN: **015-291-09**

PAGE 3 of 5

Owner **MAIDSTONE ASSOCIATES**  
 Keyline Description **FRAC N2 SEC 19 TWP 19N RGE 20E**

NBHD ADAQ Commercial

Appr **WJ**



Activity Information						
Date	User ID	Activity Notes				
9/22/2022	WJ	Re-appraisal Review				
5/4/2020	WJ	Aerial Review				
6/4/2019	WJ	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
	1768187	2/23/1994			0	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
8/8/2019	SGN19-05434	SIGN; INSTALL 1 ILLUMINATE		C	100%	
7/12/2019	SGN19-01284	SIGN; REMOVE EXISTING SIGN		C	100%	
7/10/2019	BLD18-09872	REMODEL; ADDITION AND REMO		C	100%	
3/22/2019	BLD18-08536	FIRE ALARM SYSTEM;		C	100%	
3/15/2019	BLD18-09375	GRADING AND SITE IMPROVEME		C	100%	

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

WASHOE COUNTY APPRAISAL RECORD



APN: 015-291-09

2023

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ACTIVE

Roll YR

Code

%Comp

Situs	900 E PLUMB LNRENO	Database	WASHOE	NBHD	ADAQ	Appr	WJ	Exemption A\ Exemption		Reopen			
Owner	MAIDSTONE ASSOCIATES	Printed	2/7/2023	Commercial		Tax District	1000			Reappraisal			
	150 N BARTLETT ST MEDFORD, OR 97501	Property Name	LITHIA JEEP CHRYSLER										

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			
2023 VN	8,202,737		10,417,535		18,620,272	6,517,095	Land Value	8,202,737			
2023 NR	8,202,737		10,417,535		18,620,272	6,517,095	Building Value	9,883,365			
2022 FV	6,907,568		8,675,158		15,582,726	5,453,954	XFOB Value	534,170			
2021 FV	5,612,399		8,636,385		14,248,784	4,987,074	Obsolescence	0		Parcel Total	
2020 FV	5,612,399		8,898,852	1,119,496	14,511,251	5,078,938	Taxable Value	18,620,272		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2020 FV	5,612,399		8,684,873	905,517	14,297,272	5,004,045	Total Exemption			New Land	
2019 FV	5,180,676		7,406,037	4,978,904	12,586,713	4,405,350				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	3	IRREGULAR	100				
Occ	528	Service Repair Garag	Rate Adj			SP1C	82,839	Sprinkler System Generic - C	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum			ST	1	No of Stories	100				
Quality	C25	Commercial 2.5 (Abov				UT	1	Units	100				
Year Built	1970		PARCEL LEVEL			WH	19	Avg Wall Height/Floor	100				
WAY	2002		Lump Sum	0		EW	812	CONCRETE BLOCK	100				
Remodel Yr			%Obso	0.0000		HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR	31.5										

Sub Area																				
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	2019		82,839	110.47	9,151,224														

Gross Bldg Area	82,839	Perimeter	1,240	Sub Area RCN	9,151,224
<b>Building Notes</b>		<b>Building Cost Summary</b>			
		Building RCN	9,151,224		
		Depreciation	2,882,636		
		Building DRC	6,268,588		
		Extra Feature DRC			
		Building Obso			
<b>Building Name</b>		Total DRC	6,268,588		
LITHIA JEEP CHRYSLER		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	431,723	Water	Municipal
												Acre Size	9.911	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC			

WASHOE COUNTY APPRAISAL RECORD

APN: **015-291-09**

Owner **MAIDSTONE ASSOCIATES**  
 Keyline Description **FRAC N2 SEC 19 TWP 19N RGE 20E**

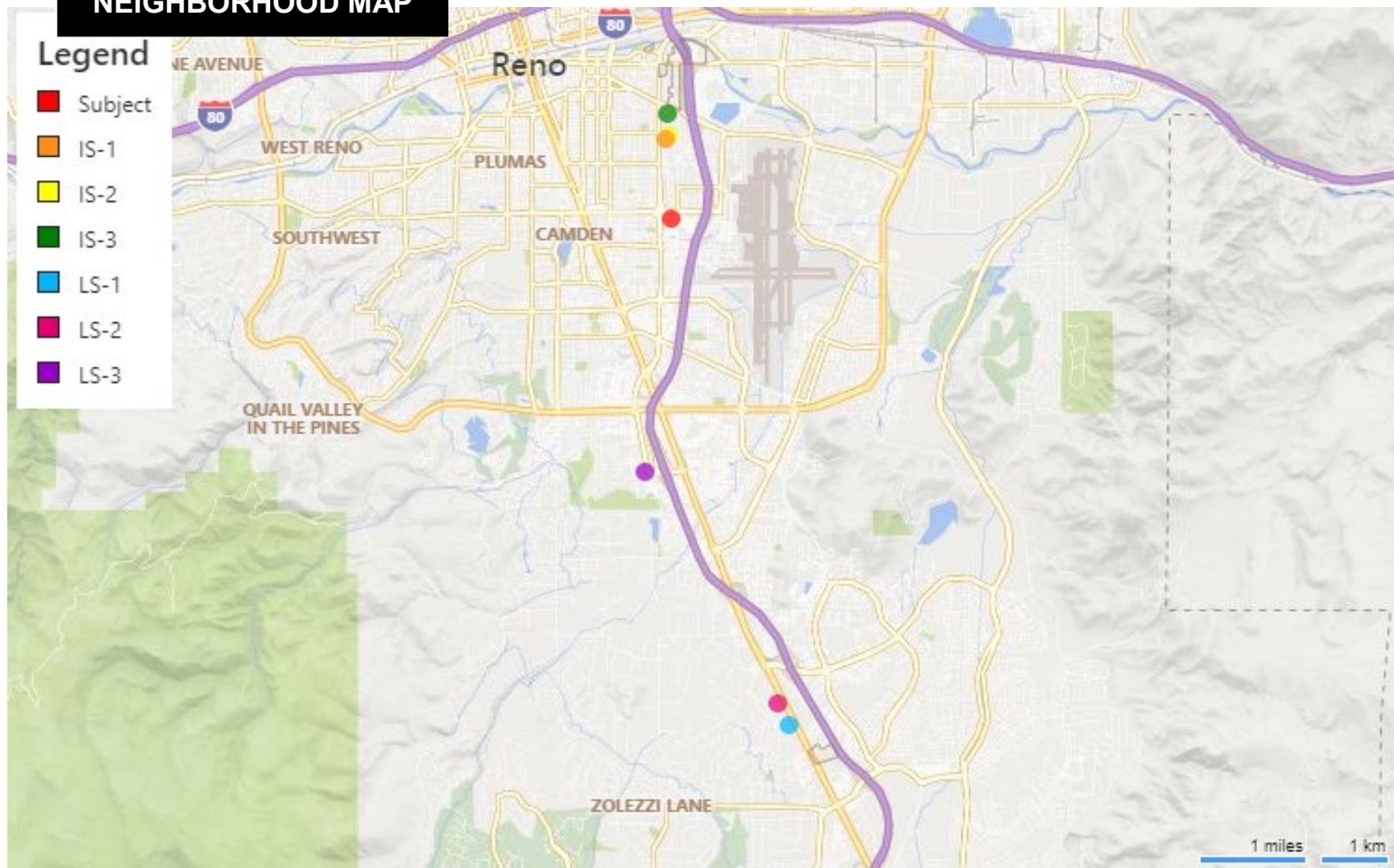
NBHD **ADAQ Commercial**

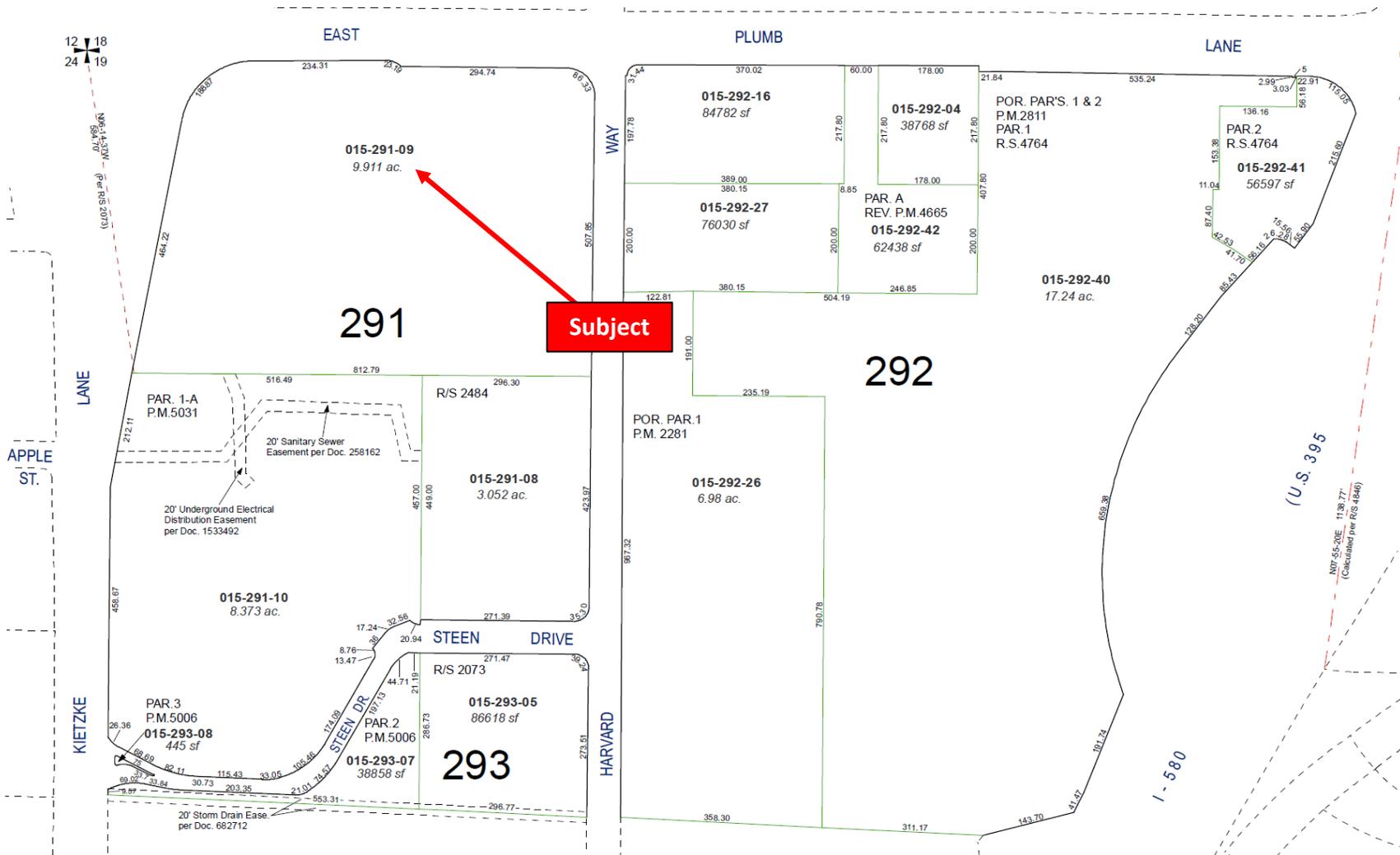
Appr **WJ**

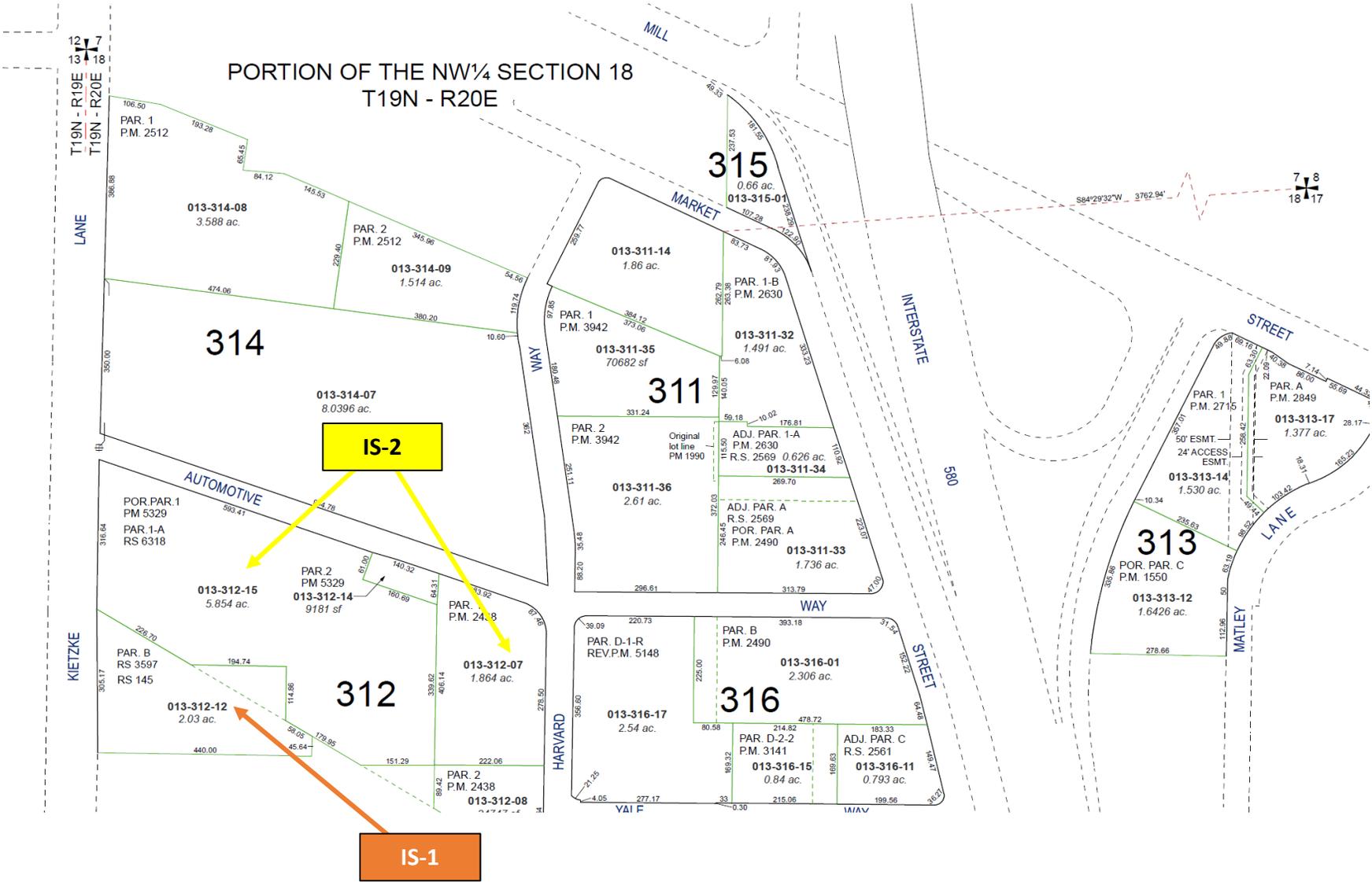
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Grantor	Doc #	Date	LUC	Price	Verif	
	1768187	2/23/1994			0	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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# NEIGHBORHOOD MAP







PORTIONS OF THE SW 1/4 OF SECTION 7  
& THE NW 1/4 OF SECTION 18  
T19N - R20E

