

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 23-0044A thru 23-0044M
Hearing Date 2/22/2023
Tax Year 2023

APN: 510-082-42, 510-083-03 & -04, 510-083-08 & -09, 510-481-04, 510-481-08, 510-482-01 & -02, 510-482-07, 510-483-01 to -03

Owner of Record: SPARKS GALLERIA REH LLC

Property Address: 125 DISC DR

Property Type: Sparks Galleria Shopping Center

Gross Building Area: 214,530

Year Built: 2005-2007

Parcel Size: 27.41 AC

Description / Location: The subject property is the Sparks Galleria which consists of mini anchor market, discount stores, fitness center, fast food and inline retail shops for a total rentable area of 214,530 square feet. The property is located at the corner of Disc Drive and Pyramid Highway.

2023/24 Taxable Value:	Land:	\$11,128,086
	Improvements:	\$24,295,774
	Total:	<u>\$35,423,860</u>
	Taxable Value / SF:	\$165

Sales Comparison Approach:	Indicated Value :	\$40,650,000
	Indicated Value /SF:	\$189

Income Approach:	Indicated Value :	\$35,600,000
	Indicated Value /SF:	\$166

Current Obsolesence and /or Building Adjustment: -\$3,113,400

Conclusions: Improved sales indicate a value of \$40,650,000 or \$189 per square foot. The income approach to value indicates a value of \$35,600,000 or \$166 per square foot. Slightly more weight is given to the sale of the subject indicating a value of \$39,000,000 or \$182 per square foot. At \$35,423,860 or \$165 per square foot, the subject is below its cash value and therefore, it is recommended that the 2023/2024 taxable value be upheld.

RECOMMENDATION: Uphold Reduce



Prepared By: Stephanie Mansfield

Reviewed By: Howard Stockton

ASSESSOR'S EXHIBIT I
96 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

LAND:	\$11,128,086
IMPROVEMENTS:	\$24,295,774
TOTAL:	\$35,423,860

ASSESSED VALUE	\$3,894,830
	\$8,503,521
	\$12,398,351

TAXABLE	\$/SF GBA
	\$165

HEARING:	23-0044A thru 23-0044M
DATE:	2/22/2023
TAX YEAR:	2023

OWNER: SPARKS GALLERIA REH LLC

TAXABLE	\$/SF Land
	\$9.32

SUBJECT												
BLDG#	APN	Location (Occupancy)	Use %	Total GBA (GBA)	Construction Type Exterior Walls	QC	Finish Area	Age(WAY) Height	Land (AC) %Coverage Zoning	Sale Price Sale Date	Sale Price/GBA	EGI GIM OER NOI OAR
	510-082-42 + 12 PARCELS	SPARKS GALLERIA 125 DISC DR		214,530								
1		FITNESS CENTER	100%	41,537	MASONRY BRNG	C20		2005	26.64 18%			
3		DISCOUNT STORE	100%	77,502	MASONRY BRNG	C25		2006	NUD			
1		MARKET	100%	30,571	MASONRY BRNG	C25		2010				
9		NEIGHBORHOOD SHOPPING	100%	59,145	MASONRY BRNG	C25		2007				
1		RESTAURANT	100%	3,600	MASONRY BRNG	C25		2007				
2		VACANT LAND		0								
2		TOKEN VALUE PARCELS		0								

IMPROVED SALES

IS-1	163-061-12,13	SOUTH MEADOWS PROMENADE 597 SOUTH MEADOWS PKWY	537- 4% BANK, 42% DISCOUNT, 10% NBHD, 38% MARKET, 6% FAST FOOD	78,943	BLOCK WITH EIFS	C20		2017	9.24	\$34,000,000	\$431	\$1,700,000
7									20% PD	12/15/2021		5.00%
IS-2	025-022-06 THRU 09	THE RIDGE 5000 SMITHRIDGE DR	89% COMMUNITY SHOPPING CTR, 11% RESTAURANT	52,716	CONCRETE BLOCK	C20/30		1984	6.91	\$10,100,000	\$192	\$777,700
5									18% MU	7/14/2021		7.70%
IS-3	510-082-42 + 12 PARCELS	SPARKS GALLERIA 125 DISC DR	16% FITNESS CENTER, 38% DISCOUNT, 15% MARKET, 29% NBHD, 2% RESTAURANT	214,530	MASONRY BRNG & WD/STL FRAME	C20/25		2005-2010	27.41	\$40,650,000	\$189	\$2,771,881
19									18% NUD	10/9/2019		6.82%

LAND SALES

Sale #	APN	Location	Sale Date	Sale Price	Size(sf)	\$/sf	Tax/Unit	Zoning	Comments
L-1	552-141-13	0 NORTH HILLS BLVD	5/23/2022	\$1,153,500	96,441	\$11.96		GC	The subject is a 2.21 acre parcel located on the sec of Buck drive and North Hills Blvd in Lemmon Valley; topography is moderate with good frontage on both Buck Dr and North Hills Blvd.
L-2	552-141-17	0 NORTH HILLS BLVD	5/10/2022	\$1,005,512	83,861	\$11.99		GC	The subject is 1.93 acre parcel located on North Hills Blvd, south of Buck Dr in Lemmon Valley; topography is moderate to level with good visibility from North Hills Blvd.
L-3	510-491-17	GALLERIA PKY	11/17/2021	\$1,600,000	135,036	\$11.85		NUD	Subject is a 3.1 acre parcel located in the Sparks Galleria Commercial area near the intersection of Los Altos Pkwy and Galleria Pkwy.
L-4	552-261-13	0 LEMMON DR	9/30/2021	\$3,150,000	238,970	\$13.18		GC	The subject is located at the intersection of Military Rd and Lemmon Dr which are both arterial roadways in Lemmon Valley; topography is level and all of the parcel is considered usable. buyer is Circle K Stores.

COMMENTS: See next page for Sale Comparables discussion

The subject property is known as the Sparks Galleria shopping center located in Spanish Springs. It consists of 13 parcels, 2 are token value parcels and 2 are vacant land. The remaining 9 parcels are improved with a 214,530 square foot mix of inline shops, fast food, and anchor stores. Over the past few years, vacancy has decreased with the addition of Sprouts, Marshalls, and several smaller tenants.

IS-1 is the December 15, 2021, multi parcel sale of the 78,943 square foot South Meadows Promenade for \$34,000,000 or \$431 per square foot. Although this shopping center contains many of the same tenants as the subject (Marshalls, Sprouts, Starbucks), it is a newer, smaller shopping center sold at 100% occupancy with recent National Credit Tenant leases making it superior to the subject property.

IS-2 is the July 14, 2021, sale of 52,716 square feet of Smithridge Shopping Center now known as "The Ridge" for \$10,100,000 or \$192 per square foot. At the time of sale, the vacancy of the shopping center was 4.8%. Tenants include Chili's, Chuck E Cheese, and Men's Wearhouse. This shopping center enjoys similar visibility as the subject with 31,000 cars per day on McCarran Blvd and 34,000 cars per day for the subject on Pyramid Hwy. IS-2 is inferior in age and would require a significant downward adjustment for size, making it slightly superior to the subject property.

IS-3 is the October 9, 2019, sale of the subject property, Sparks Galleria. At the time of sale, the vacancy of the shopping center was 13% and is currently 1% vacant. Major anchors of this shopping center are Sprouts, Office Depot, Marshalls, and Fitness Connection. IS-3 was sold as two separate transactions of \$36,190,000 for 9 parcels and \$4,460,000 for 3 vacant parcels and Taco Bell totaling \$40,650,000 or \$189 per square foot.

The most recent comparable land sales were analyzed and are listed as LS-1 through LS-4. These land sales range from \$11.85 per square foot to \$13.18 per square foot with a median of \$11.98 per square foot which supports the subjects taxable land value of \$9.32 per square foot.

In conclusion, the most weight is given to the sale of the subject property at \$40,650,000 or \$189 per square foot.

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

	LAND:	\$11,128,086	ASSESSED VALUE	\$3,894,830	TAXABLE	HEARING: <u>23-0044A thru 23-0044M</u>
	IMPROVEMENTS:	\$24,295,774		\$8,503,521	\$/SF GBA	DATE: <u>2/22/2023</u>
	TOTAL:	\$35,423,860		\$12,398,351	\$165	TAX YEAR: <u>2023</u>

APN: 510-082-42 + 12 PARCELS
OWNER: SPARKS GALLERIA REH LLC

TAXABLE
\$/SF Land
 \$9.32

Income Approach	Potential Gross Income	214,530 Rentable Area			
	Discount Store	77,502 sq ft. @	\$0.65 /mo =	\$50,376	
	Discount Store CAM	77,502 sq ft. @	\$0.15 /mo =	\$11,625	
	Fitness (includes MEZZ)	41,537 sq ft. @	\$1.00 /mo =	\$41,537	
	Fitness CAM	41,537 sq ft. @	\$0.46 /mo =	\$19,107	
	Market	30,323 sq ft. @	\$1.15 /mo =	\$34,871	
	Market CAM	30,323 sq ft. @	\$0.08 /mo =	\$2,426	
	Neighborhood Shopping	62,745 sq ft. @	\$2.00 /mo =	\$125,490	
	Neighborhood Shopping CAM	62,745 sq ft. @	\$0.34 /mo =	\$21,333	
	Fast Food	2,175 sq ft. @	\$4.00 /mo =	\$8,700	
	Fast Food CAM	2,175 sq ft. @	\$0.20 /mo =	\$435	
				\$315,901	
		x 12 months =		12	
				\$3,790,815	
	- Vacancy & Collection loss		10%	\$379,081	
	= Effective Gross Income			\$3,411,733	
	- Operating Expenses		30%	\$1,023,519.92	
	= Net Operating Income			\$2,388,213	
	Divided by Overall Capitalization Rate			7.00%	
				\$34,117,331	
	Pad Sites/Parking Lots			\$1,498,786	
				\$35,600,000	
				Rounded /sf GBA	\$166

Subject Income Information: The subject property consists of approximately 214,530 square feet of retail space. The rents and CAM fees listed above are market rents for the Spanish Springs retail market and can be found on **page 5** of the packet.

Potential Gross Income: When market rents and CAM fees are applied to the appropriate square footage of each occupancy, the potential gross income for the subject is \$3,790,815. Although Fitness mezzanine area is not included in the GBA, rent rolls submitted to the Assessor's Office show it as rentable area.

Effective Gross Income: The property currently has a 1.03% vacancy. Although Costar reports a 4.4% Spanish Springs submarket vacancy, the Spirit Halloween store and Crumbl unit used as storage are collecting less than market rents. A 10% vacancy and collection loss is applied resulting in an Effective Gross Income of \$3,411,733.

Net Operating Income: Recent income and expense reports provided by the taxpayer indicate an operating expense ratio of 26%. When 30% in operating expenses is applied to the EGI, the Net Operating Income is \$2,388,213.

Capitalization Rate Analysis: A capitalization rate chart can be found on **page 6**. The most weight was given to the sale of the subject property at 6.82% and 7.0% was used resulting in an overall value of the improved area of \$34,117,331. When the value of the vacant land parcels is added back in, the income approach to value results in a value of \$35,600,000.

Indicated Value Income Approach: The subject property has a value of \$35,423,860. Using a conservative income model that gives a generous vacancy and collection loss of 10%, this value is supported.

Comments: This income analysis represents a conservative estimate of the subject's value, yet still supports the taxable value. Therefore, the subject property does not exceed market value and it is recommended that the current taxable value be upheld.

Rent/Lease Survey

#	APN	TENANT	Address	Use %	Leased GBA	Age (WAY)	Lease rate/month	CAM/month	Terms	Year Signed
Discount Warehouse Stores										
1	510-082-54	FIVE BELOW	121 Los Altos Pkwy	DISCOUNT STORE	11,056	2006	\$1.28	\$0.22	MG	2021
2	510-082-54	MOR FURNITURE	121 Los Altos Pkwy	DISCOUNT STORE	19,957	2006	\$0.81	\$0.09	MG	2019
3	510-083-09	MARSHALLS	125 Disc Dr	DISCOUNT STORE	40,136	2007	\$0.62	\$0.20	MG	2018
4	510-083-10	SPROUTS	125 Disc Dr	MARKET	30,571	2006 (2010)	\$1.17	\$0.08	MG	2018
5	037-031-05	CRUNCH FITNESS	1315 Scheels Dr	DISCOUNT STORE	30,000	2008	\$0.99	\$0.51	MG	2021
Shopping Centers/Retail										
6	510-482-07	STATE FARM INSURANCE	4760 Galleria Pkwy	NBHD SHOPPING	2,200	2007	\$1.15	\$0.37	MG	2022
7	510-083-09	OPTIC GALLERY	125 Disc Dr	NBHD SHOPPING	2,374	2007	\$2.32	UNKNOWN	MG	2022
8	510-483-01	KAY JEWELERS	151 Disc Dr	NBHD SHOPPING	1,919	2006	\$2.08	\$0.49	MG	2022
9	510-483-01	QDOBA	151 Disc Dr	NBHD SHOPPING	2,400	2006	\$3.75	\$0.37	MG	2022
10	510-483-02	STARBUCKS	171 Disc Dr	NBHD SHOPPING	1,696	2006	\$3.93	\$0.30	MG	2022
11	510-481-04	PORT OF SUBS	4711 Galleria Pkwy	NBHD SHOPPING	1,500	2007	\$3.40	\$0.48	MG	2022
12	510-481-04	CRUMBL	4711 Galleria Pkwy	NBHD SHOPPING	1,500	2007	\$2.40	\$0.45	MG	2022
13	510-082-54	NEKTAR JUICE BAR	121 Los Altos Pkwy	NBHD SHOPPING	1,500	2006	\$1.83	\$0.34	MG	2019
14	510-082-54	THE CAKE SLICE	121 Los Altos Pkwy	NBHD SHOPPING	1,200	2006	\$1.85	\$0.25	MG	2021
15	510-082-54	GOURMELT	121 Los Altos Pkwy	NBHD SHOPPING	1,500	2006	\$1.83	\$0.34	MG	2019
16	510-082-54	WHITE DAISY DESIGNS	121 Los Altos Pkwy	NBHD SHOPPING	1,200	2006	\$1.75	\$0.28	MG	2021
17	510-083-09	CHARTER COMMUNICATIONS	125 Disc Dr	NBHD SHOPPING	3,600	2007	\$2.00	\$0.25	MG	2019
18	510-082-54	SUPER CUTS	121 Los Altos Pkwy	NBHD SHOPPING	1,200	2006	\$1.75	\$0.33	MG	2020
MEDIAN							\$2.00	\$0.34		

Junior Anchor
Discount
Market
Fitness

Fast Food										
19	510-483-03	TACO BELL	191 Disc Dr	FAST FOOD	2175	2009	\$6.45	UNKNOWN	NNN	2021
20	160-040-28	STEAK AND SHAKE	470 South Meadows Parkway	FAST FOOD	2973	2017	\$4.57	UNKNOWN	NNN	2021
21	006-222-31	BURGER KING	1105 W 4th Street	FAST FOOD	3750	2002	\$3.51	UNKNOWN	NNN	2019
22	033-152-21	STARBUCKS	675 N McCarran Boulevard	FAST FOOD	1900	2019	\$3.33	UNKNOWN	NNN	2019
MEDIAN							\$4.04			

CAP Rate Analysis									
#	APN	Location	Description	Bld Size	Year Built	Sale Date	Sales Price	NOI	OAR
CR-1	516-060-06	5275 VISTA BLVD	ASPEN GLEN SHOPPING CENTER NEIGHBORHOOD SHOPPING CENTER	9,755	1999	12/17/21	\$1,915,000	\$101,400	5.30%
CR-2	163-061-12,13	537-597 S MEADOWS PKWY	SOUTH MEADOWS PROMENADE MARKET/DISCOUNT STORE/NEIGHBORHOOD SHOPPING/FAST FOOD/BANK	78,943	2017	12/15/21	\$34,000,000	\$1,700,000	5%
CR-3	025-022-06 THRU 09	5000 SMITHRIDGE DR	THE RIDGE COMMUNITY SHOPPING CENTER/RESTAURANT	52,716	1984	07/14/21	\$10,100,000	\$777,700	7.70%
CR-4	025-561-23	6775 S SIERRA CENTER PKWY	SIERRA TOWN CENTER NEIGHBORHOOD SHOPPING CENTER	7,435	2003	04/15/21	\$3,080,000	\$186,340	6.05%
CR-5	510-083-09	125 DISC DR	SPARKS GALLERIA DISCOUNT STORE/NBHD SHOPPING CTR/FITNESS CTR/MARKET/RESTAURANT	206,403	2010	10/9/2019	\$40,650,000	\$2,771,881	6.82%
CR-6	164-110-03, 04	7530 LONGLEY LN	SOUTHWEST GALLERIA NEIGHBORHOOD SHOPPING CENTER	17,488	2007	09/11/19	\$4,190,000	\$261,875	6.25%

MEDIAN 6.15%

Sparks Galleria Tenants and Vacancy

<u>Tenant</u>	<u>Suite</u>	<u>SF</u>
CHARTER SPECTRUM	D-S2 101-105	3,600
CRUMBL storage	C-S1 100	1,200
CRUMBL	H-S2 109	1,500
EMBRACE DENTAL	C-S1 102-104	2,400
FITNESS CONNECTION	F-M1	33,410
GALLERIA NAILS	H-S1 107	1,200
GAMESTOP	E-S2 103	1,400
GNC	E-S1 103	1,200
GREAT CLIPS	H-S1 111	1,200
KAY JEWELERS	E-S1 101	1,919
KELLER WILLIAMS	DS-1 101-107	4,420
MARSHALLS	D-M2	40,136
MASSAGE ENVY	DS-1 109-111	2,780
MATTRESS FIRM	H-S3	4,800
NIKOS	E-S2 105	1,330
OFFICE DEPOT	D-M4	18,710
OMNI CHIROPRACTIC	C-S1 108	1400
ONEMAIN FINANCIAL	H-S1 109	1,200
OPTIC GALLERY	E-S3 101	2,374
PORT OF SUBS	H-S2 101	1,500
QDOBA	E-S1 105-107	2,400
ROUND TABLE	H-S1 101-105	3,600
SALON CENTRIC	H-S2 105	2,100
SALON GALLERIA	C-S1 106	1200
SALONS BY JC	D-M3	6,600
SEES CANDIES	E-S3 107	1,206
SPORT CLIPS	E-S3 105	1,206
SPIRIT HALLOWEEN	D-M5	18,656
SPROUTS	D-M1	30,571
STARBUCKS	E-S2 101	1,696
STATE FARM INSURANCE	C-S1 112	2200
T MOBILE	E-S3 109-111	3,014
	Total Occupied	202,128
VACANT	D-S2 107	1,200
VACANT	H-S2 103	900
	Total Vacant	2,100
	Total Square Feet	204,228
	% Occupied	98.97%
	% Vacant	1.03%

WASHOE COUNTY APPRAISAL RECORD



APN: 510-082-42

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 4885 GALLERIA PKWYB, SPARKS Database WASHOE NBHD DGVV Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA SE I LLC Printed 1/12/2023 Common Area
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 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			
2023 VN2	500				500	175	Land Value	500			
2023 NR	500				500	175	Building Value				
2022 FV	500				500	175	XFOB Value				
2021 FV	500				500	175	Obsolescence	0		Parcel Total	
2020 FV	500				500	175	Taxable Value	500		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	500				500	175	Total Exemption			New Land	
2018 FV	500				500	175				Remainder	<input type="checkbox"/> New Sketch

Building Data													
Type	Code	Description	Adjustments & Modifiers		Name	Code/Units	Description	%	Name	Code/Units	Description	%	
Occ			BUILDING LEVEL										
Stry/Frm			Rate Adj										
Quality			Lump Sum										
Year Built			PARCEL LEVEL										
WAY			Lump Sum										
Remodel Yr			%Obso										
% Comp		%DPR											

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

Gross Bldg Area	Perimeter	Sub Area RCN
Building Notes		Building Cost Summary
		Building RCN
		Depreciation
		Building DRC
		Extra Feature DRC
		Building Obso
Building Name		Total DRC
		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	Acre Size	DOR Code	Deferment	CAGC	Water	Street	Municipal	Paved	
170	Other, unbuildable: road	NUD	1	TK	500.00					500		180,861	4.152	110					Municipal		Paved

WASHOE COUNTY APPRAISAL RECORD

APN: **510-082-42**

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Owner **SPARKS GALLERIA SE I LLC**
 Keyline Description **RS 4548 FRAC LOT C**

NBHD **DGVV Common Area**

Appr **SMM**

Activity Information						
Date	User ID	Activity Notes				
8/10/2022	SMM	Re-appraisal Review				
3/22/2019	MB	Aerial Review				
8/25/2015	MB	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961241	10/9/2019	110	4,460,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	170	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	3BGG	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
3/7/2013	A1300329	FENCE		C	100%	
6/22/2007	A0701761	SIGN		C	100%	

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

WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 510-083-03

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 255 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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	1,830,568		5,431,875		6,731,943	2,356,180	Land Value	1,830,568	NewLand		
2023 NR	1,830,568		5,431,875		6,731,943	2,356,180	Building Value	4,898,583			
2022 FV	1,615,208		4,300,975		5,916,183	2,070,664	XFOB Value	533,292	Initials/Date		
2021 FV	1,399,846		4,292,410		5,692,256	1,992,290	Obsolescence	-530,500			
2020 FV	1,399,846		4,407,411		5,807,257	2,032,540	Taxable Value	6,731,943	Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C
2019 FV	1,399,847		4,211,420		5,611,267	1,963,943	Total Exemption		New Const	<input type="checkbox"/> New Sketch	
2018 FV	1,399,847		4,158,499		5,558,346	1,945,421		Remainder	New Land		

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	483	Fitness Center	C	2005	2005	100	C20	6,655,937	4,858,834	33,410	145	0
MISC	1-2	600	Miscellaneous	0	2005	2005	100	30	54,450	39,749		39,749	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	
400	General Commercial: reta	NUD	215,361	SF1	8.50					1,830,568		215,360	Municipal	
												4.944	Sewer	
												400	Street	
													SPC	

WASHOE COUNTY APPRAISAL RECORD



APN: 510-083-03

2023

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ACTIVE

Roll YR

Code

%Comp

Situs	255 DISC DRSPARKS	Database	WASHOE	NBHD	DGAQ	Appr	SMM	Exemption AV Exemption	Reopen			
Owner	SPARKS GALLERIA REH LLC	Printed	1/12/2023	Sparks Galleria Commerc		Tax District	2000	Property Name	GALLERIA SPARKS	Reappraisal		
	530 B ST STE 2050 SAN DIEGO, CA 92101											

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	1,830,568		5,431,875		6,731,943	2,356,180	Land Value	1,830,568			
2023 NR	1,830,568		5,431,875		6,731,943	2,356,180	Building Value	4,898,583			
2022 FV	1,615,208		4,300,975		5,916,183	2,070,664	XFOB Value	533,292			
2021 FV	1,399,846		4,292,410		5,692,256	1,992,290	Obsolescence	-530,500			
2020 FV	1,399,846		4,407,411		5,807,257	2,032,540	Taxable Value	6,731,943			
2019 FV	1,399,847		4,211,420		5,611,267	1,963,943	Total Exemption				
2018 FV	1,399,847		4,158,499		5,558,346	1,945,421					

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	HEAT	611	PACKAGE UNIT	100
Occ	483	Fitness Center	Rate Adj			MD4	8,402	Mezzanine - Open	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum			MD5	2,399	Mezzanine - Storage	100				
Quality	C20	Commercial 2.0 (Aver				SP1C	41,809	Sprinkler System Generic - C	100				
Year Built	2005		PARCEL LEVEL			ST	1	No of Stories	100				
WAY	2005		Lump Sum	-530500		UT	1	Units	100				
Remodel Yr			%Obso	0.0000		WH	27	Avg Wall Height/Floor	100				
% Comp	100	%DPR 27.0				EW	818	CONCRETE, TILT-UP	100				

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			33,410	199.22	6,655,937	1	CRBC	CONC CURB	30	1	4,200	17.78	2005		100	74,676	54,513		
MD4	DRO MEZZANINE O			8,402			2	FWAS	FW ASPHALT	30	1	91,000	3.37	2005		100	306,561	223,789		
MD5	DRO MEZZANINE S	2015		2,399			3	FWCO	FW CONCRET	30	1	8,500	6.40	2005		100	54,431	39,734		
							4	PKL3	LT 24-1 FI	30	1	10	3,936.00	2005		100	39,360	28,733		
							5	PLGN	POOL GUNIT	30	1	1,875	74.19	2005		100	139,106	101,548		
							6	SPAG	SPA GUNITE	30	1	1	26,487.00	2005		100	26,487	19,336		
							7	TRS2	TRASH CO B	30	1	192	34.15	2005		100	6,557	4,786		
							8	YIMP	YARD IMPS	30	1	40	2,084.00	2005		100	83,360	60,853		

Gross Bldg Area	44,211	Perimeter	759	Sub Area RCN	6,655,937
Building Notes		Building Cost Summary			
		Building RCN	6,655,937		
		Depreciation	1,797,103		
		Building DRC	4,858,834		
		Extra Feature DRC	533,292		
		Building Obso			
Building Name		Total DRC	5,392,126		
GALLERIA SPARKS		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	NUD	215,361	SF1	8.50					1,830,568		215,360			
												4.944	Sewer	Municipal	
												400	Street	Paved	
													SPC		
												CAGC			

WASHOE COUNTY APPRAISAL RECORD

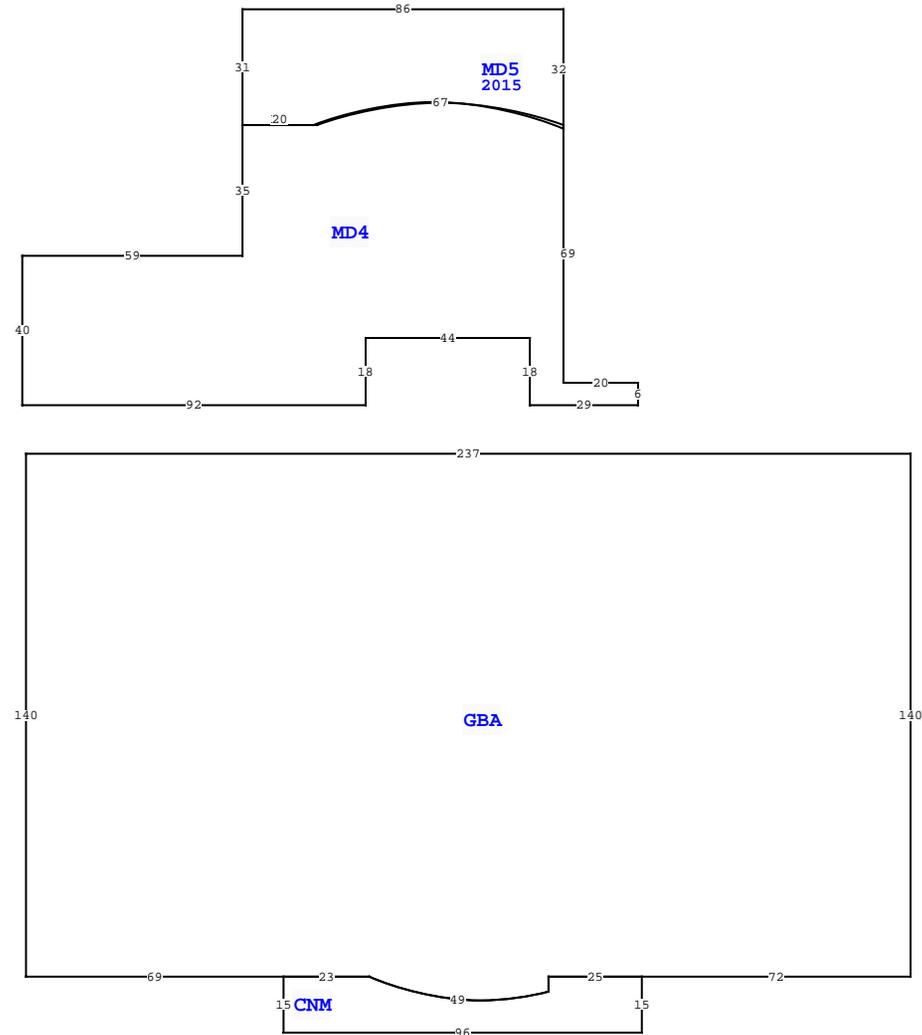
APN: 510-083-03

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Owner SPARKS GALLERIA REH LLC
 Keyline Description PM 4465 LT 2

NBHD DGAQ Sparks Galleria Commercial Area

Appr SMM



Activity Information						
Date	User ID	Activity Notes				
10/5/2022	SMM	Re-appraisal Review				
4/11/2017	MB	Aerial Review				
5/28/2015	MB	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	170	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400	0	3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400	0	3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
6/4/2021	FIRE21-21528	INSTALL CELLULAR FIRE ALAR	700	C	100%	
4/3/2017	SBLD16-23063	Remove and replace damaged		C	100%	
7/31/2014	A1401525	INSTALL 28 NEW FIRE SPRINK		C	100%	
7/16/2014	A1400481	EXPAND SECOND FLOOR 2,400		C	100%	
5/5/2014	A1400842	CHANGE OUT SPA HEATER		C	100%	

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WASHOE COUNTY APPRAISAL RECORD



APN: 510-083-03

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ACTIVE

Roll YR

Code

%Comp

Situs	255 DISC DRSPARKS	Database	WASHOE	NBHD	DGAQ	Appr	SMM	Exemption AV Exemption	Reopen			
Owner	SPARKS GALLERIA REH LLC	Printed	1/12/2023	Sparks Galleria Commerc		Tax District	2000	Property Name	GALLERIA SPARKS	Reappraisal		
	530 B ST STE 2050 SAN DIEGO, CA 92101											

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	1,830,568		5,431,875		6,731,943	2,356,180	Land Value	1,830,568			
2023 NR	1,830,568		5,431,875		6,731,943	2,356,180	Building Value	4,898,583			
2022 FV	1,615,208		4,300,975		5,916,183	2,070,664	XFOB Value	533,292			
2021 FV	1,399,846		4,292,410		5,692,256	1,992,290	Obsolescence	-530,500			
2020 FV	1,399,846		4,407,411		5,807,257	2,032,540	Taxable Value	6,731,943	Parcel Total		
2019 FV	1,399,847		4,211,420		5,611,267	1,963,943	Total Exemption		New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2018 FV	1,399,847		4,158,499		5,558,346	1,945,421			New Land	<input type="checkbox"/> New Sketch	
									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	2005		PARCEL LEVEL										
WAY	2005		Lump Sum	-530500									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR	27.0										

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
CNM	CANOPY METAL - C			1,210	45.00	54,450														

Gross Bldg Area	Perimeter	Sub Area RCN	54,450
Building Notes		Building Cost Summary	
		Building RCN	54,450
		Depreciation	14,701
		Building DRC	39,749
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	39,749
GALLERIA SPARKS		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	Acre Size	DOR Code	Deferment	Water	Street	Municipal	Paved
												215,360	4.944	400					

WASHOE COUNTY APPRAISAL RECORD

APN: **510-083-03**

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Owner [SPARKS GALLERIA REH LLC](#)
 Keyline Description [PM 4465 LT 2](#)

NBHD [DGAQ Sparks Galleria Commercial Area](#)

Appr [SMM](#)

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	170	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY APPRAISAL RECORD



APN: 510-083-04

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ACTIVE

Roll YR

Code

%Comp

Situs DISC DRSPARKS Database WASHOE NBHD DGVV Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Common Area
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 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			
2023 VN2	500				500	175	Land Value	500			
2023 NR	500				500	175	Building Value				
2022 FV	500				500	175	XFOB Value				
2021 FV	500				500	175	Obsolescence	0			
2020 FV	500				500	175	Taxable Value	500			
2019 FV	500				500	175	Total Exemption				
2018 FV	500				500	175					

Building Data													
Type	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Occ			BUILDING LEVEL										
Stry/Frm			Rate Adj										
Quality			Lump Sum										
Year Built			PARCEL LEVEL										
WAY			Lump Sum										
Remodel Yr			%Obso										
% Comp		%DPR											

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

Gross Bldg Area	Perimeter	Sub Area RCN	
Building Notes		Building Cost Summary	
		Building RCN	
		Depreciation	
		Building DRC	
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	
		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	Acre Size	DOR Code	Deferment	Water	Street	Municipal	Paved
170	Other, unbuildable: road	NUD	1	TK	500.00					500		132,248	3.036	110					

WASHOE COUNTY APPRAISAL RECORD

APN: **510-083-04**

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Owner [SPARKS GALLERIA REH LLC](#)
 Keyline Description [PM 4465 LT 3](#)

NBHD [DGVV Common Area](#)

Appr [SMM](#)

Activity Information						
Date	User ID	Activity Notes				
8/10/2022	SMM	Re-appraisal Review				
3/22/2019	MB	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	110	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	170	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	170	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	170		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: **510-083-08**

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ACTIVE

Roll YR

Code

%Comp

Situs 175 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	650,786		647,462		727,848	254,747	Land Value	650,786			
2023 NR	650,786		647,462		727,848	254,747	Building Value	1,618,261			
2022 FV	765,630		539,968		1,000,000	350,000	XFOB Value	-970,799			
2021 FV	689,067		591,108		1,000,000	350,000	Obsolescence	-570,400			
2020 FV	689,067		596,496		1,285,563	449,947	Taxable Value	727,848			
2019 FV	689,067		1,465,027		1,004,094	351,433	Total Exemption				
2018 FV	689,067		1,460,190		999,257	349,740					

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	2006	2006	100	C25	2,154,209	1,604,886	18,656	86	0
MISC	1-2	600	Miscellaneous	0	2006	2006	100	40	17,953	13,375		13,375	0



510-083-08 09/08/2021

Land Value											Land Data		Property Characteristics						
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	Acre Size	DOR Code	Deferment	CAGC	Water	Sewer	Street
400	General Commercial: reta	NUD	76,563	SF1	8.50					650,786	VALUED WITH 510-083-09,510-483-01 & 0	76,563	1.758	400			Municipal	Municipal	Paved

WASHOE COUNTY APPRAISAL RECORD



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ACTIVE

Roll YR

Code

%Comp

Situs	175 DISC DRSPARKS	Database	WASHOE	NBHD	DGAQ	Appr	SMM	Exemption AV Exemption		Reopen			
Owner	SPARKS GALLERIA REH LLC	Printed	1/12/2023	Sparks Galleria Commerc		Tax District	2000			Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101	Property Name	GALLERIA SPARKS										

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	650,786		647,462		727,848	254,747	Land Value	650,786			
2023 NR	650,786		647,462		727,848	254,747	Building Value	1,618,261			
2022 FV	765,630		539,968		1,000,000	350,000	XFOB Value	-970,799			
2021 FV	689,067		591,108		1,000,000	350,000	Obsolescence	-570,400			
2020 FV	689,067		596,496		1,285,563	449,947	Taxable Value	727,848			
2019 FV	689,067		1,465,027		1,004,094	351,433	Total Exemption				
2018 FV	689,067		1,460,190		999,257	349,740					

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	319	Discount Store	Rate Adj			SP1C	18,656	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	2006		PARCEL LEVEL			WH	20	Avg Wall Height/Floor	100				
WAY	2006		Lump Sum	-570400		EW	804	BLOCK WITH STUCCO	100				
Remodel Yr			%Obso	0.0000		HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR	25.5										

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			18,656	115.47	2,154,209	1	CRBC	CONC CURB	30	1	1,380	17.78	2006		100	24,536	18,280		
							2	FWAS	FW ASPHALT	30	1	35,100	3.83	2006		100	134,317	100,066		
							3	FWCO	FW CONCRET	30	1	2,680	7.20	2006		100	19,288	14,370		
							4	PKLT	PKG LOT LI	30	1	35,100	0.66	2006		100	23,166	17,259		
							5	TKW2	TK CON NO	30	1	1,100	11.55	2006		100	12,705	9,465		
							6	TRS2	TRASH CO B	30	1	135	34.15	2006		100	4,610	3,435		
							7	YIMP	YARD IMPS	30	1	15	2,084.00	2006		100	31,260	23,289		
							8	RET5	RELOFQ2NEG	30	1	18,656	-62.96	2022	2020	100	-1,174,582	-1,156,963		

Gross Bldg Area	18,656	Perimeter	584	Sub Area RCN	2,154,209
Building Notes		Building Cost Summary			
		Building RCN	2,154,209		
		Depreciation	549,323		
		Building DRC	1,604,886		
		Extra Feature DRC	-970,799		
		Building Obso			
Building Name		Total DRC	634,087		
GALLERIA SPARKS		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	NUD	76,563	SF1	8.50					650,786	VALUED WITH 510-083-09,510-483-01 & 0	76,563			
												Acre Size	Sewer	Municipal	
												DOR Code	Street	Paved	
												Deferment	SPC		
												CAGC			

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Owner **SPARKS GALLERIA REH LLC**
 Keyline Description **RS 5038 PAR B1**

NBHD **DGAQ Sparks Galleria Commercial Area**

Appr **SMM**



510-083-08 09/08/2021

Activity Information						
Date	User ID	Activity Notes				
10/5/2022	SMM	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY APPRAISAL RECORD



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ACTIVE

Roll YR

Code

%Comp

Situs 175 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	650,786		647,462		727,848	254,747	Land Value	650,786			
2023 NR	650,786		647,462		727,848	254,747	Building Value	1,618,261			
2022 FV	765,630		539,968		1,000,000	350,000	XFOB Value	-970,799			
2021 FV	689,067		591,108		1,000,000	350,000	Obsolescence	-570,400			
2020 FV	689,067		596,496		1,285,563	449,947	Taxable Value	727,848			
2019 FV	689,067		1,465,027		1,004,094	351,433	Total Exemption				
2018 FV	689,067		1,460,190		999,257	349,740					

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	40	Good											
Year Built	2006		PARCEL LEVEL										
WAY	2006		Lump Sum -570400										
Remodel Yr			%Obso 0.0000										
% Comp	100	%DPR 25.5											

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
CNW	CANOPY WOOD - CO			348	51.59	17,953														

Gross Bldg Area	Perimeter	Sub Area RCN	17,953
Building Notes		Building Cost Summary	
		Building RCN	17,953
		Depreciation	4,578
		Building DRC	13,375
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	13,375
GALLERIA SPARKS		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	Acre Size	DOR Code	Deferment	Water	Street	Municipal	Paved
												76,563	1.758	400					

WASHOE COUNTY APPRAISAL RECORD

APN: **510-083-08**

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Owner SPARKS GALLERIA REH LLC
 Keyline Description RS 5038 PAR B1

NBHD DGAQ Sparks Galleria Commercial Area

Appr SMM

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400	0	3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400	0	3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 510-083-09

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Situs	125 DISC DRSPARKS	Database	WASHOE	NBHD	DGAQ	Appr	SMM	Exemption AV	Exemption	Reopen			
Owner	SPARKS GALLERIA REH LLC	Printed	1/12/2023	Sparks Galleria	Commerc					Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101	Tax District	2000	Property Name	GALLERIA SPARKS								

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	
2023 VN	4,172,089		14,688,218		17,482,707	6,118,947	Land Value	4,172,089			
2023 NR	4,172,089		14,688,218		17,482,707	6,118,947	Building Value	13,773,392			
2022 FV	3,681,255		12,266,913		15,948,168	5,581,859	XFOB Value	914,826			
2021 FV	3,190,421		12,270,600		15,461,021	5,411,357	Obsolescence	-1,377,600		Parcel Total	
2020 FV	3,190,421		12,523,528		15,713,949	5,499,882	Taxable Value	17,482,707		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	3,190,421		11,757,161		12,844,702	4,495,646	Total Exemption			New Land	<input type="checkbox"/> New Sketch
2018 FV	3,190,421		11,726,369	1,447,174	12,301,790	4,305,627				Remainder	

Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	340	Market	C	2006	2010	100	C25	4,279,818	3,445,254	30,571	112	0
MISC	1-2	600	Miscellaneous	0	2006	2006	100	40	32,254	24,029		24,029	0
COMM	2-1	319	Discount Store	C	2007	2007	100	C25	4,401,598	3,345,214	40,136	83	0
MISC	2-2	600	Miscellaneous	0	2007	2007	100	40	14,412	10,953		10,953	0
COMM	3-1	412	Neighborhood Shopping	C	2007	2007	100	C25	2,982,297	2,266,546	11,400	198	0
MISC	3-2	600	Miscellaneous	0	2007	2007	100	40	63,360	48,154		48,154	0
COMM	4-1	412	Neighborhood Shopping	C	2007	2007	100	C25	2,185,063	1,660,648	7,200	230	0
MISC	4-2	600	Miscellaneous	0	2007	2007	100	40	61,908	47,050		47,050	0
COMM	5-1	319	Discount Store	C	2007	2007	100	C25	2,112,221	1,605,288	18,710	85	0
MISC	5-2	600	Miscellaneous	0	2007	2007	100	40	30,946	23,519		23,519	0
COMM	6-1	412	Neighborhood Shopping	D	2006	2006	100	C25	1,669,535	1,243,804	7,800	159	0
MISC	6-2	600	Miscellaneous	0	2006	2006	100	40	71,051	52,933		52,933	0



510-083-09 09/08/2021

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	NUD	490,834	SF1	8.50					4,172,089		490,921		Municipal
												11.270	Sewer	Municipal
												400	Street	Paved
													SPC	

WASHOE COUNTY APPRAISAL RECORD



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2023

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ACTIVE

Roll YR

Code

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Situs 125 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	4,172,089		14,688,218		17,482,707	6,118,947	Land Value	4,172,089			
2023 NR	4,172,089		14,688,218		17,482,707	6,118,947	Building Value	13,773,392			
2022 FV	3,681,255		12,266,913		15,948,168	5,581,859	XFOB Value	914,826			
2021 FV	3,190,421		12,270,600		15,461,021	5,411,357	Obsolescence	-1,377,600		Parcel Total	
2020 FV	3,190,421		12,523,528		15,713,949	5,499,882	Taxable Value	17,482,707		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	3,190,421		11,757,161		12,844,702	4,495,646	Total Exemption			New Land	
2018 FV	3,190,421		11,726,369	1,447,174	12,301,790	4,305,627				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	340	Market	Rate Adj			SP1C	30,571	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	2006		PARCEL LEVEL			WH	20	Avg Wall Height/Floor	100					
WAY	2010		Lump Sum	-1377600		EW	815	CONCRETE BLOCK, TEXTURED FAC	80					
Remodel Yr			%Obso	0.0000		EW	804	BLOCK WITH STUCCO	20					
% Comp	100	%DPR 19.5				HEAT	611	PACKAGE UNIT	100					

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
DRO	No Value Drawn f	2006		930			1	CRBC	CONC CURB	30	1	8,500	17.78	2006		100	151,130	112,592		
GBA	GROSS BUILDING A	2006		20,560	140.00	2,878,318	2	DKLV	DOCK LEVEL	30	1	1	10,423.00	2006		100	10,423	7,765		
GBA	GROSS BUILDING A	2018		10,011	140.00	1,401,500	3	FNI2	FN IRON-AV	30	1	372	21.27	2006		100	7,912	5,895		
							4	FWAS	FW ASPHALT	30	1	232,000	2.95	2006		100	685,490	510,690		
							5	FWCO	FW CONCRET	30	1	11,700	6.15	2006		100	71,976	53,622		
							6	FWPV	FW PAVERS	30	1	11,000	9.51	2006		100	104,557	77,895		
							7	PKLT	PKG LOT LI	30	1	232,000	0.66	2006		100	153,120	114,074		
							8	SG10	SIGN POST1	30	1	23	191.49	2006		100	4,404	3,281		
							9	SG2S	SIGN PLAS	30	1	150	256.27	2006		100	38,441	28,638		
							10	TKW4	TK CON W/R	30	1	930	24.25	2006		100	22,553	16,802		
Gross Bldg Area		30,571	Perimeter	744	Sub Area RCN		4,279,818													
Building Notes																				
Building Cost Summary																				
							11	TRS1	TRASH CHN	30	1	600	13.36	2006		100	8,016	5,972		
							12	YIMP	YARD IMPS	30	1	40	2,084.00	2006		100	83,360	62,103		
Building Name						Total DRC	4,444,583													
GALLERIA SPARKS						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	NUD	490,834	SF1	8.50					4,172,089		490,921			
												11,270	Sewer	Municipal	
												400	Street	Paved	
													SPC		
												CAGC			

WASHOE COUNTY APPRAISAL RECORD

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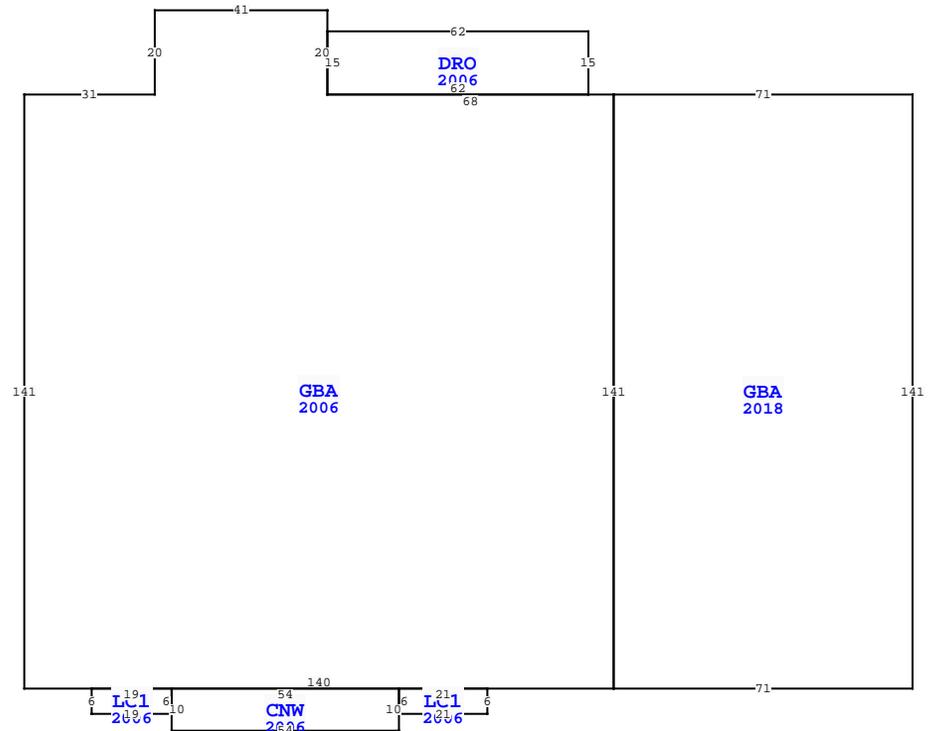
Owner **SPARKS GALLERIA REH LLC**
 Keyline Description **PM 4978 LT 4**

NBHD **DGAQ Sparks Galleria Commercial Area**

Appr **SMM**



510-083-09 09/08/2021



Activity Information		
Date	User ID	Activity Notes
10/5/2022	SMM	Re-appraisal Review
5/28/2019	HNS	Aerial Review
6/6/2018	MB	Permit Review

Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	

Permit Information					
Date	Permit	Description	Amount	Status	% Comp
9/14/2022	SBLD22-23398	MANUFACTURE AND INSTALL 2	7,500	A	
8/16/2022	SBLD22-21406	INSTALL TWO (2) SETS OF CH	3,920	A	
8/1/2022	FIRE22-21832	ADDING A NEW FIRE ALARM PO	3,500	C	100%
4/12/2022	SBLD22-21212	REMOVE A PORTION OF THE EX	4,985	C	100%
4/7/2022	SBLD22-20283	TENANT IMPROVEMENT TO INCL	362,000	N	100%

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Situs 125 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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	4,172,089		14,688,218		17,482,707	6,118,947	Land Value	4,172,089	NewLand		
2023 NR	4,172,089		14,688,218		17,482,707	6,118,947	Building Value	13,773,392			
2022 FV	3,681,255		12,266,913		15,948,168	5,581,859	XFOB Value	914,826	Initials/Date		
2021 FV	3,190,421		12,270,600		15,461,021	5,411,357	Obsolescence	-1,377,600			
2020 FV	3,190,421		12,523,528		15,713,949	5,499,882	Taxable Value	17,482,707	Parcel Total	<input type="checkbox"/> NC <input type="checkbox"/> C	
2019 FV	3,190,421		11,757,161		12,844,702	4,495,646	Total Exemption				
2018 FV	3,190,421		11,726,369	1,447,174	12,301,790	4,305,627			New Const	<input type="checkbox"/> New Sketch	
									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	40	Good									
Year Built	2006		PARCEL LEVEL								
WAY	2006		Lump Sum	-1377600							
Remodel Yr			%Obso	0.0000							
% Comp	100	%DPR 25.5									

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	2006		540	51.59	27,859														
LC1	LATTICE LOW-SMAL	2006		240	18.31	4,395														

Gross Bldg Area Perimeter Sub Area RCN 32,254

Building Notes	Building Cost Summary
	Building RCN 32,254
	Depreciation 8,225
	Building DRC 24,029
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 24,029
GALLERIA SPARKS	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
												Land Size-Sf 490,921	Water Municipal
												Acre Size 11.270	Sewer Municipal
												DOR Code 400	Street Paved
												Deferment	SPC
												CAGC	

WASHOE COUNTY APPRAISAL RECORD

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Owner **SPARKS GALLERIA REH LLC**
 Keyline Description **PM 4978 LT 4**

NBHD **DGAQ Sparks Galleria Commercial Area**

Appr **SMM**

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400	0	3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400	0	3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
8/21/2017	SBLD17-22556	Demo of interior space and		C	100%	
7/13/2017	SBLD17-20903	Adding (4) sinks in cabine		C	100%	
5/10/2017	SBLD17-20196	Tenant improvement for new		C	100%	
12/8/2016	SBLD16-23178	INSTALL 1 SET OF INTERNALL		C	100%	
9/28/2016	A1602479	TI FOR EXISTING FIRE ALARM		C	100%	

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Situs	135 DISC DRSPARKS	Database	WASHOE	NBHD	DGAQ	Appr	SMM	Exemption AV Exemption	Reopen			
Owner	SPARKS GALLERIA REH LLC	Printed	1/12/2023	Sparks Galleria Commerc		Tax District	2000	Property Name	GALLERIA SPARKS	Reappraisal		
	530 B ST STE 2050 SAN DIEGO, CA 92101											

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	4,172,089		14,688,218		17,482,707	6,118,947	Land Value	4,172,089			
2023 NR	4,172,089		14,688,218		17,482,707	6,118,947	Building Value	13,773,392			
2022 FV	3,681,255		12,266,913		15,948,168	5,581,859	XFOB Value	914,826			
2021 FV	3,190,421		12,270,600		15,461,021	5,411,357	Obsolescence	-1,377,600			
2020 FV	3,190,421		12,523,528		15,713,949	5,499,882	Taxable Value	17,482,707			
2019 FV	3,190,421		11,757,161		12,844,702	4,495,646	Total Exemption				
2018 FV	3,190,421		11,726,369	1,447,174	12,301,790	4,305,627					

Building Data													
2-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			ASC	1	Alternate Shape Code	100				
Occ	319	Discount Store	Rate Adj			SP1C	40,136	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	2007		PARCEL LEVEL			WH	20	Avg Wall Height/Floor	100				
WAY	2007		Lump Sum	-1377600		EW	804	BLOCK WITH STUCCO	95				
Remodel Yr			%Obso	0.0000		EW	802	ASHLAR STONE VENEER W/BLOCK	5				
% Comp	100	%DPR 24.0				HEAT	611	PACKAGE UNIT	100				

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			40,136	109.67	4,401,598	13	DKLV	DOCK LEVEL	30	2	1	10,423.00	2007		100	10,423	7,921		
							14	TKW4	TK CON W/R	30	2	1,620	24.25	2007		100	39,285	29,857		

Gross Bldg Area	40,136	Perimeter	832	Sub Area RCN	4,401,598
Building Notes		Building Cost Summary			
		Building RCN	4,401,598		
		Depreciation	1,056,384		
		Building DRC	3,345,214		
		Extra Feature DRC	37,778		
		Building Obso			
Building Name		Total DRC	3,382,992		
		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	Acre Size	DOR Code	Deferment	CAGC	Water	Street	Municipal	Paved	
												490,921	11.270	400							

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Owner SPARKS GALLERIA REH LLC
 Keyline Description PM 4978 LT 4

NBHD DGAQ Sparks Galleria Commercial Area

Appr SMM



Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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

WASHOE COUNTY APPRAISAL RECORD



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Situs 125 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	4,172,089		14,688,218		17,482,707	6,118,947	Land Value	4,172,089			
2023 NR	4,172,089		14,688,218		17,482,707	6,118,947	Building Value	13,773,392			
2022 FV	3,681,255		12,266,913		15,948,168	5,581,859	XFOB Value	914,826			
2021 FV	3,190,421		12,270,600		15,461,021	5,411,357	Obsolescence	-1,377,600			
2020 FV	3,190,421		12,523,528		15,713,949	5,499,882	Taxable Value	17,482,707			
2019 FV	3,190,421		11,757,161		12,844,702	4,495,646	Total Exemption				
2018 FV	3,190,421		11,726,369	1,447,174	12,301,790	4,305,627					

Building Data													
2-2	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	40	Good											
Year Built	2007		PARCEL LEVEL										
WAY	2007		Lump Sum	-1377600									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 24.0											

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
PCS	PORCH CONCRETE S			679	9.31	6,321														
PRW	PORCH ROOF WOOD			347	23.32	8,091														

Gross Bldg Area	Perimeter	Sub Area RCN	14,412
Building Notes		Building Cost Summary	
		Building RCN	14,412
		Depreciation	3,459
		Building DRC	10,953
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	10,953
		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	Acre Size	DOR Code	Deferment	Water	Street	Municipal	Paved
												490,921	11.270	400					

WASHOE COUNTY APPRAISAL RECORD

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Owner [SPARKS GALLERIA REH LLC](#)
 Keyline Description [PM 4978 LT 4](#)

NBHD [DGAQ Sparks Galleria Commercial Area](#)

Appr [SMM](#)

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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

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Roll YR

Code

%Comp

Situs 145 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	4,172,089		14,688,218		17,482,707	6,118,947	Land Value	4,172,089			
2023 NR	4,172,089		14,688,218		17,482,707	6,118,947	Building Value	13,773,392			
2022 FV	3,681,255		12,266,913		15,948,168	5,581,859	XFOB Value	914,826			
2021 FV	3,190,421		12,270,600		15,461,021	5,411,357	Obsolescence	-1,377,600		Parcel Total	
2020 FV	3,190,421		12,523,528		15,713,949	5,499,882	Taxable Value	17,482,707		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	3,190,421		11,757,161		12,844,702	4,495,646	Total Exemption			New Land	
2018 FV	3,190,421		11,726,369	1,447,174	12,301,790	4,305,627				Remainder	<input type="checkbox"/> New Sketch

Building Data														
3-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%	
Type	COMM	Commercial/Industria	BUILDING LEVEL			ASC	1	Alternate Shape Code	100					
Occ	412	Neighborhood Shoppin	Rate Adj			SP1C	11,400	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	2007		PARCEL LEVEL			WH	20	Avg Wall Height/Floor	100					
WAY	2007		Lump Sum	-1377600		EW	804	BLOCK WITH STUCCO	90					
Remodel Yr			%Obso	0.0000		EW	802	ASHLAR STONE VENEER W/BLOCK	10					
% Comp	100	%DPR 24.0				HEAT	649	NO HVAC	100					

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			11,400	261.61	2,982,297														

Gross Bldg Area 11,400 Perimeter 2,472 Sub Area RCN 2,982,297

Building Notes	Building Cost Summary
	Building RCN 2,982,297
	Depreciation 715,751
	Building DRC 2,266,546
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 2,266,546
	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	Acre Size	DOR Code	Deferment	CAGC	Water	Street	Municipal	Paved
												490,921	11.270	400						

WASHOE COUNTY APPRAISAL RECORD

APN: **510-083-09**

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Owner **SPARKS GALLERIA REH LLC**
 Keyline Description **PM 4978 LT 4**

NBHD **DGAQ Sparks Galleria Commercial Area**

Appr **SMM**



Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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

WASHOE COUNTY APPRAISAL RECORD



APN: 510-083-09

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Roll YR

Code

%Comp

Situs 125 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	4,172,089		14,688,218		17,482,707	6,118,947	Land Value	4,172,089			
2023 NR	4,172,089		14,688,218		17,482,707	6,118,947	Building Value	13,773,392			
2022 FV	3,681,255		12,266,913		15,948,168	5,581,859	XFOB Value	914,826			
2021 FV	3,190,421		12,270,600		15,461,021	5,411,357	Obsolescence	-1,377,600			
2020 FV	3,190,421		12,523,528		15,713,949	5,499,882	Taxable Value	17,482,707			
2019 FV	3,190,421		11,757,161		12,844,702	4,495,646	Total Exemption				
2018 FV	3,190,421		11,726,369	1,447,174	12,301,790	4,305,627					

Building Data													
3-2	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	40	Good											
Year Built	2007		PARCEL LEVEL										
WAY	2007		Lump Sum	-1377600									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 24.0											

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
PCS	PORCH CONCRETE S			1,942	9.31	18,080														
PRW	PORCH ROOF WOOD			1,942	23.32	45,280														

Gross Bldg Area	Perimeter	Sub Area RCN	63,360
Building Notes		Building Cost Summary	
		Building RCN	63,360
		Depreciation	15,206
		Building DRC	48,154
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	48,154
		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	Acre Size	DOR Code	Deferment	Water	Street	Municipal	Paved
												490,921	11.270	400					

WASHOE COUNTY APPRAISAL RECORD

APN: **510-083-09**

Owner **SPARKS GALLERIA REH LLC**
 Keyline Description **PM 4978 LT 4**

NBHD **DGAQ Sparks Galleria Commercial Area**

Appr **SMM**

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400	0	3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400	0	3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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Roll YR

Code

%Comp

Situs 125 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	4,172,089		14,688,218		17,482,707	6,118,947	Land Value	4,172,089			
2023 NR	4,172,089		14,688,218		17,482,707	6,118,947	Building Value	13,773,392			
2022 FV	3,681,255		12,266,913		15,948,168	5,581,859	XFOB Value	914,826			
2021 FV	3,190,421		12,270,600		15,461,021	5,411,357	Obsolescence	-1,377,600			
2020 FV	3,190,421		12,523,528		15,713,949	5,499,882	Taxable Value	17,482,707			
2019 FV	3,190,421		11,757,161		12,844,702	4,495,646	Total Exemption				
2018 FV	3,190,421		11,726,369	1,447,174	12,301,790	4,305,627					

Building Data													
4-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			ASC	1	Alternate Shape Code	100				
Occ	412	Neighborhood Shoppin	Rate Adj			SP1C	7,200	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	2007		PARCEL LEVEL			WH	20	Avg Wall Height/Floor	100				
WAY	2007		Lump Sum	-1377600		EW	804	BLOCK WITH STUCCO	90				
Remodel Yr			%Obso	0.0000		EW	802	ASHLAR STONE VENEER W/BLOCK	10				
% Comp	100	%DPR 24.0				HEAT	611	PACKAGE UNIT	100				

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			7,200	303.48	2,185,063	15	GN30	GEN 30 KW	30	4	1	43,360.00	2013		100	43,360	36,856		
							16	MN	MANUAL *	30	4	184	245.14	2013		100	45,106	38,340		TRANS BLDG
							17	TRS2	TRASH CO B	30	4	120	34.15	2007		100	4,098	3,114		
							20	RET5	RELOFQ2NEG	30	4	3,600	-62.96	2022	2015	100	-226,656	-223,256		

Gross Bldg Area 7,200 Perimeter 1,800 Sub Area RCN 2,185,063

Building Notes	Building Cost Summary
	Building RCN 2,185,063
	Depreciation 524,415
	Building DRC 1,660,648
	Extra Feature DRC -144,946
	Building Obso
Building Name	Total DRC 1,515,702
	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	Acre Size	DOR Code	Deferment	CAGC	Water	Street	Municipal	Paved	
												490,921	11.270	400							

WASHOE COUNTY APPRAISAL RECORD

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Owner **SPARKS GALLERIA REH LLC**
 Keyline Description **PM 4978 LT 4**

NBHD **DGAQ Sparks Galleria Commercial Area**

Appr **SMM**



Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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

WASHOE COUNTY APPRAISAL RECORD



APN: 510-083-09

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 125 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	4,172,089		14,688,218		17,482,707	6,118,947	Land Value	4,172,089			
2023 NR	4,172,089		14,688,218		17,482,707	6,118,947	Building Value	13,773,392			
2022 FV	3,681,255		12,266,913		15,948,168	5,581,859	XFOB Value	914,826			
2021 FV	3,190,421		12,270,600		15,461,021	5,411,357	Obsolescence	-1,377,600			
2020 FV	3,190,421		12,523,528		15,713,949	5,499,882	Taxable Value	17,482,707			
2019 FV	3,190,421		11,757,161		12,844,702	4,495,646	Total Exemption				
2018 FV	3,190,421		11,726,369	1,447,174	12,301,790	4,305,627					

Building Data													
4-2	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	40	Good											
Year Built	2007		PARCEL LEVEL										
WAY	2007		Lump Sum	-1377600									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 24.0											

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
CNW	CANOPY WOOD - CO			1,200	51.59	61,908														

Gross Bldg Area	Perimeter	Sub Area RCN	61,908
Building Notes		Building Cost Summary	
		Building RCN	61,908
		Depreciation	14,858
		Building DRC	47,050
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	47,050
		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	Acre Size	DOR Code	Deferment	Water	Street	Sewer	
												490,921	11.270	400			Municipal	Municipal	Paved
																SPC			
												CAGC							

WASHOE COUNTY APPRAISAL RECORD

APN: **510-083-09**

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Owner [SPARKS GALLERIA REH LLC](#)
 Keyline Description [PM 4978 LT 4](#)

NBHD [DGAQ Sparks Galleria Commercial Area](#)

Appr [SMM](#)

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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

WASHOE COUNTY APPRAISAL RECORD



APN: 510-083-09

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 165 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	4,172,089		14,688,218		17,482,707	6,118,947	Land Value	4,172,089	NewLand		
2023 NR	4,172,089		14,688,218		17,482,707	6,118,947	Building Value	13,773,392			
2022 FV	3,681,255		12,266,913		15,948,168	5,581,859	XFOB Value	914,826	Initials/Date		
2021 FV	3,190,421		12,270,600		15,461,021	5,411,357	Obsolescence	-1,377,600			
2020 FV	3,190,421		12,523,528		15,713,949	5,499,882	Taxable Value	17,482,707	Parcel Total	<input type="checkbox"/> NC <input type="checkbox"/> C	<input type="checkbox"/> New Sketch
2019 FV	3,190,421		11,757,161		12,844,702	4,495,646	Total Exemption		New Const		
2018 FV	3,190,421		11,726,369	1,447,174	12,301,790	4,305,627			New Land		
									Remainder		

Building Data													
5-1	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	319	Discount Store	Rate Adj			SP1C	18,710	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	2007		PARCEL LEVEL			WH	20	Avg Wall Height/Floor	100				
WAY	2007		Lump Sum	-1377600		EW	804	BLOCK WITH STUCCO	95				
Remodel Yr			%Obso	0.0000		EW	802	ASHLAR STONE VENEER W/BLOCK	5				
% Comp	100	%DPR 24.0				HEAT	611	PACKAGE UNIT	100				

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			18,710	112.89	2,112,221	18	DKLV	DOCK LEVEL	30	5	1	10,423.00	2007		100	10,423	7,921		
							19	TKW4	TK CON W/R	30	5	800	24.25	2007		100	19,400	14,744		

Gross Bldg Area 18,710 Perimeter 470 Sub Area RCN 2,112,221

Building Notes	Building Cost Summary
	Building RCN 2,112,221
	Depreciation 506,933
	Building DRC 1,605,288
	Extra Feature DRC 22,665
	Building Obso
Building Name	Total DRC 1,627,953
	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	Acre Size	DOR Code	Deferment	CAGC	Water	Street	Municipal	Paved	
												490,921	11.270	400							

WASHOE COUNTY APPRAISAL RECORD

APN: **510-083-09**

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Owner **SPARKS GALLERIA REH LLC**
 Keyline Description **PM 4978 LT 4**

NBHD **DGAQ Sparks Galleria Commercial Area**

Appr **SMM**



Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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

WASHOE COUNTY APPRAISAL RECORD



APN: 510-083-09

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 125 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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	4,172,089		14,688,218		17,482,707	6,118,947	Land Value	4,172,089	NewLand		
2023 NR	4,172,089		14,688,218		17,482,707	6,118,947	Building Value	13,773,392			
2022 FV	3,681,255		12,266,913		15,948,168	5,581,859	XFOB Value	914,826	Initials/Date		
2021 FV	3,190,421		12,270,600		15,461,021	5,411,357	Obsolescence	-1,377,600			
2020 FV	3,190,421		12,523,528		15,713,949	5,499,882	Taxable Value	17,482,707	Parcel Total	<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch	
2019 FV	3,190,421		11,757,161		12,844,702	4,495,646	Total Exemption		New Const		
2018 FV	3,190,421		11,726,369	1,447,174	12,301,790	4,305,627			New Land		
									Remainder		

Building Data

5-2	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	40	Good									
Year Built	2007		PARCEL LEVEL								
WAY	2007		Lump Sum	-1377600							
Remodel Yr			%Obso	0.0000							
% Comp	100	%DPR 24.0									

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
CNW	CANOPY WOOD - CO			528	51.59	27,240														
LC1	LATTICE LOW-SMAL			200	18.53	3,706														

Gross Bldg Area Perimeter Sub Area RCN 30,946

Building Notes	Building Cost Summary
	Building RCN 30,946
	Depreciation 7,427
	Building DRC 23,519
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 23,519
	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
												490,921	Sewer	Municipal
												11.270	Street	Paved
												400	SPC	

WASHOE COUNTY APPRAISAL RECORD

APN: **510-083-09**

Owner [SPARKS GALLERIA REH LLC](#)
 Keyline Description [PM 4978 LT 4](#)

NBHD [DGAQ Sparks Galleria Commercial Area](#)

Appr [SMM](#)

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400	0	3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400	0	3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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

WASHOE COUNTY APPRAISAL RECORD



APN: 510-083-09

2023

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Roll YR

Code

%Comp

Situs	131 DISC DRSPARKS	Database	WASHOE	NBHD	DGAQ	Appr	SMM	Exemption A\ Exemption		Reopen			
Owner	SPARKS GALLERIA REH LLC	Printed	1/12/2023	Sparks Galleria Commerc		Tax District	2000			Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101	Property Name	GALLERIA SPARKS										

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	4,172,089		14,688,218		17,482,707	6,118,947	Land Value	4,172,089			
2023 NR	4,172,089		14,688,218		17,482,707	6,118,947	Building Value	13,773,392			
2022 FV	3,681,255		12,266,913		15,948,168	5,581,859	XFOB Value	914,826			
2021 FV	3,190,421		12,270,600		15,461,021	5,411,357	Obsolescence	-1,377,600		Parcel Total	
2020 FV	3,190,421		12,523,528		15,713,949	5,499,882	Taxable Value	17,482,707		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	3,190,421		11,757,161		12,844,702	4,495,646	Total Exemption			New Land	<input type="checkbox"/> New Sketch
2018 FV	3,190,421		11,726,369	1,447,174	12,301,790	4,305,627				Remainder	

Building Data													
6-1	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			SP1C	7,800	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	2006		PARCEL LEVEL			WH	13	Avg Wall Height/Floor	100				
WAY	2006		Lump Sum	-1377600		EW	885	STUD WALLS - EIFS (EXT INSUL	95				
Remodel Yr			%Obso	0.0000		EW	881	STUD WALLS - ASHLAR STONE VE	5				
% Comp	100	%DPR 25.5				HEAT	611	PACKAGE UNIT	100				

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			7,800	214.04	1,669,535														

Gross Bldg Area	7,800	Perimeter	1,520	Sub Area RCN	1,669,535
Building Notes		Building Cost Summary			
		Building RCN	1,669,535		
		Depreciation	425,731		
		Building DRC	1,243,804		
		Extra Feature DRC			
		Building Obso			
Building Name		Total DRC	1,243,804		
		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	Acre Size	DOR Code	Deferment	CAGC	Water	Street	Municipal	Paved	
												490,921	11.270	400							

WASHOE COUNTY APPRAISAL RECORD

APN: 510-083-09

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Owner SPARKS GALLERIA REH LLC
 Keyline Description PM 4978 LT 4

NBHD DGAQ Sparks Galleria Commercial Area

Appr SMM



Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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

WASHOE COUNTY APPRAISAL RECORD



APN: 510-083-09

2023

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Roll YR

Code

%Comp

Situs 125 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	4,172,089		14,688,218		17,482,707	6,118,947	Land Value	4,172,089			
2023 NR	4,172,089		14,688,218		17,482,707	6,118,947	Building Value	13,773,392			
2022 FV	3,681,255		12,266,913		15,948,168	5,581,859	XFOB Value	914,826			
2021 FV	3,190,421		12,270,600		15,461,021	5,411,357	Obsolescence	-1,377,600			
2020 FV	3,190,421		12,523,528		15,713,949	5,499,882	Taxable Value	17,482,707			
2019 FV	3,190,421		11,757,161		12,844,702	4,495,646	Total Exemption				
2018 FV	3,190,421		11,726,369	1,447,174	12,301,790	4,305,627					

Building Data													
6-2	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	40	Good											
Year Built	2006		PARCEL LEVEL										
WAY	2006		Lump Sum	-1377600									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 25.5											

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			1,300	51.59	67,067														
LC1	LATTICE LOW-SMAL			216	18.44	3,984														

Gross Bldg Area Perimeter Sub Area RCN 71,051

Building Notes	Building Cost Summary
	Building RCN 71,051
	Depreciation 18,118
	Building DRC 52,933
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 52,933
	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	Acre Size	DOR Code	Deferment	Water	Street	Sewer	
												490,921	11.270	400			Municipal	Paved	Municipal
																SPC			
												CAGC							

WASHOE COUNTY APPRAISAL RECORD

APN: **510-083-09**

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Owner [SPARKS GALLERIA REH LLC](#)
 Keyline Description [PM 4978 LT 4](#)

NBHD [DGAQ Sparks Galleria Commercial Area](#)

Appr [SMM](#)

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: **510-481-04**

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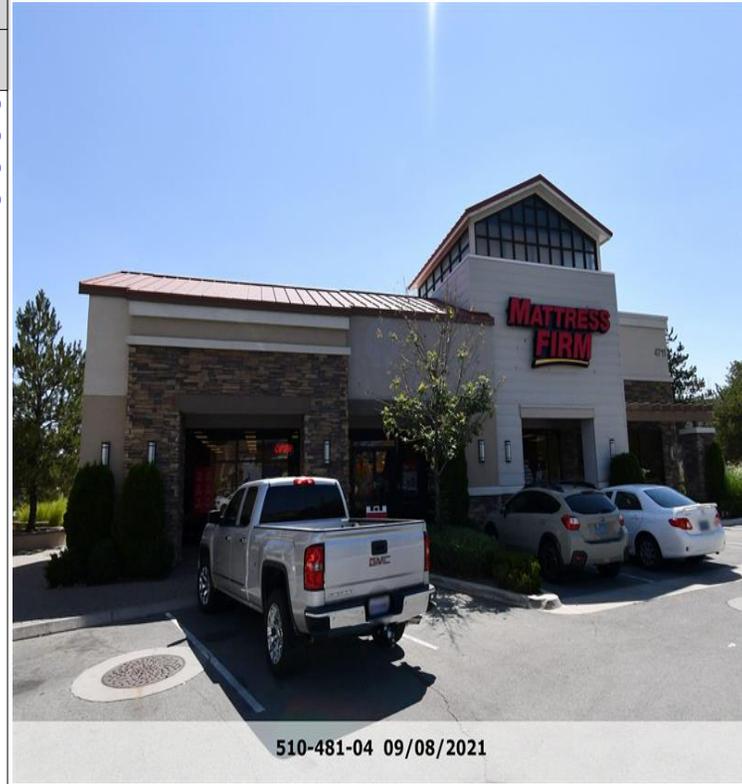
%Comp

Situs 4711 GALLERIA PKWYSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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		
2023 VN	890,184		1,834,019		2,525,203	883,821	Land Value	890,184	Initials/Date		
2023 NR	890,184		1,834,019		2,525,203	883,821	Building Value	1,635,448			
2022 FV	741,820		1,527,072		2,268,892	794,112	XFOB Value	198,571	Parcel Total		
2021 FV	667,638		1,518,420		2,186,058	765,120	Obsolescence	-199,000	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	667,638		1,558,364		2,226,002	779,101	Taxable Value	2,525,203	New Land	<input type="checkbox"/> New Sketch	
2019 FV	667,638		1,491,951		2,159,589	755,856	Total Exemption		Remainder		
2018 FV	667,638		1,473,158		2,140,796	749,279					

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	D	2007	2007	100	C25	663,264	504,081	4,800	105	0
MISC	1-2	600	Miscellaneous	0	2007	2007	100	40	18,266	13,882		13,882	0
COMM	2-1	412	Neighborhood Shopping	D	2007	2007	100	C25	1,444,728	1,097,993	6,000	182	0
MISC	2-2	600	Miscellaneous	0	2007	2007	100	40	25,648	19,492		19,492	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	
400	General Commercial: reta	NUD	74,182	SF	12.00					890,184		74,182	Municipal	
												1.703	Municipal	
												400	Paved	
													SPC	

WASHOE COUNTY APPRAISAL RECORD



APN: 510-481-04

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ACTIVE

Roll YR

Code

%Comp

Situs 4711 GALLERIA PKWYPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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	890,184		1,834,019		2,525,203	883,821	Land Value	890,184	NewLand			
2023 NR	890,184		1,834,019		2,525,203	883,821	Building Value	1,635,448		Initials/Date		
2022 FV	741,820		1,527,072		2,268,892	794,112	XFOB Value	198,571	Parcel Total			
2021 FV	667,638		1,518,420		2,186,058	765,120	Obsolescence	-199,000		New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	667,638		1,558,364		2,226,002	779,101	Taxable Value	2,525,203			New Land	
2019 FV	667,638		1,491,951		2,159,589	755,856	Total Exemption			Remainder		<input type="checkbox"/> New Sketch
2018 FV	667,638		1,473,158		2,140,796	749,279						

Building Data

1-1	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL	ASC	1	Alternate Shape Code	100				
Occ	412	Neighborhood Shoppin	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	13	Avg Wall Height/Floor	100				
Year Built	2007		PARCEL LEVEL	EW	885	STUD WALLS - EIFS (EXT INSUL	80				
WAY	2007		Lump Sum -199000	EW	881	STUD WALLS - ASHLAR STONE VE	20				
Remodel Yr			%Obso 0.0000	HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR 24.0									

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			4,800	138.18	663,264	1	CRBC	CONC CURB	30	1	1,600	17.78	2007		100	28,448	21,620		
							2	FWAS	FW ASPHALT	30	1	30,400	3.86	2007		100	117,320	89,163		
							3	FWCO	FW CONCRET	30	1	2,200	7.38	2007		100	16,232	12,336		
							4	FWPV	FW PAVERS	30	1	4,400	9.84	2007		100	43,279	32,892		
							5	PKLT	PKG LOT LI	30	1	30,400	0.66	2007		100	20,064	15,249		
							6	TRS2	TRASH CO B	30	1	320	34.15	2007		100	10,928	8,305		
							7	YIMP	YARD IMPS	30	1	12	2,084.00	2007		100	25,008	19,006		

Gross Bldg Area 4,800 Perimeter 280 Sub Area RCN 663,264

Building Notes	Building Cost Summary
	Building RCN 663,264
	Depreciation 159,183
	Building DRC 504,081
	Extra Feature DRC 198,571
	Building Obso
Building Name	Total DRC 702,652
GALLERIA SPARKS	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	NUD	74,182	SF	12.00					890,184		Land Size-Sf 74,182	Water Municipal
												Acre Size 1.703	Sewer Municipal
												DOR Code 400	Street Paved
												Deferment	SPC
												CAGC	

WASHOE COUNTY APPRAISAL RECORD

APN: **510-481-04**

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Owner **SPARKS GALLERIA REH LLC**
 Keyline Description **PM 4395 LT 4**

NBHD **DGAQ Sparks Galleria Commercial Area**

Appr **SMM**



510-481-04 09/08/2021

Activity Information						
Date	User ID	Activity Notes				
10/5/2022	SMM	Re-appraisal Review				
10/9/2015	TAO	Permit Review				
		Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	170	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013			0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
10/6/2022	SBLD22-22815	INSTALL 2 SETS LED ILLUMIN	7,450	A		
7/25/2022	FIRE22-21757	INSTALLATION OF A CO2 MONI	4,021	A		
7/29/2021	SBLD21-21789	Interior TI to include int	170,000	N	100%	
7/23/2021	SBLD21-21201	Install two sets of channe	3,902	C	100%	
4/16/2021	SBLD21-20961	ESTABLISH NEW TENANT SPACE	95,000	N	100%	

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WASHOE COUNTY APPRAISAL RECORD



APN: 510-481-04

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Code

%Comp

Situs 4711 GALLERIA PKWYPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	890,184		1,834,019		2,525,203	883,821	Land Value	890,184			
2023 NR	890,184		1,834,019		2,525,203	883,821	Building Value	1,635,448			
2022 FV	741,820		1,527,072		2,268,892	794,112	XFOB Value	198,571			
2021 FV	667,638		1,518,420		2,186,058	765,120	Obsolescence	-199,000	Parcel Total		
2020 FV	667,638		1,558,364		2,226,002	779,101	Taxable Value	2,525,203	New Const		<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	667,638		1,491,951		2,159,589	755,856	Total Exemption		New Land		<input type="checkbox"/> New Sketch
2018 FV	667,638		1,473,158		2,140,796	749,279			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	40	Good											
Year Built	2007		PARCEL LEVEL										
WAY	2007		Lump Sum	-199000									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 24.0											

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								
LC1	LATTICE LOW-SMAL			210	18.48	3,880																						
PRW	PORCH ROOF WOOD			617	23.32	14,386																						

Gross Bldg Area	Perimeter	Sub Area RCN	18,266
Building Notes		Building Cost Summary	
		Building RCN	18,266
		Depreciation	4,384
		Building DRC	13,882
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	13,882
GALLERIA SPARKS		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	Acre Size	DOR Code	Deferment	Water	Street	Municipal	Paved
												74,182	1.703	400					

WASHOE COUNTY APPRAISAL RECORD

APN: 510-481-04

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Owner SPARKS GALLERIA REH LLC
 Keyline Description PM 4395 LT 4

NBHD DGAQ Sparks Galleria Commercial Area

Appr SMM

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	170	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013			0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
6/22/2006	A0600328	SHELL		C	100%	

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WASHOE COUNTY APPRAISAL RECORD



APN: 510-481-04

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Roll YR

Code

%Comp

Situs	4731 GALLERIA PKWYPARKS	Database	WASHOE	NBHD	DGAQ	Appr	SMM	Exemption A\ Exemption		Reopen			
Owner	SPARKS GALLERIA REH LLC	Printed	1/12/2023	Sparks Galleria Commerc		Tax District	2000			Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101	Property Name	GALLERIA SPARKS										

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	890,184		1,834,019		2,525,203	883,821	Land Value	890,184				
2023 NR	890,184		1,834,019		2,525,203	883,821	Building Value	1,635,448				
2022 FV	741,820		1,527,072		2,268,892	794,112	XFOB Value	198,571				
2021 FV	667,638		1,518,420		2,186,058	765,120	Obsolescence	-199,000				
2020 FV	667,638		1,558,364		2,226,002	779,101	Taxable Value	2,525,203				
2019 FV	667,638		1,491,951		2,159,589	755,856	Total Exemption					
2018 FV	667,638		1,473,158		2,140,796	749,279						
									Parcel Total			
									New Const		<input type="checkbox"/> NC	<input type="checkbox"/> C
									New Land			
									Remainder		<input type="checkbox"/> New Sketch	

Building Data													
2-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			ASC	1	Alternate Shape Code	100				
Occ	412	Neighborhood Shoppin	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	13	Avg Wall Height/Floor	100				
Year Built	2007		PARCEL LEVEL			EW	885	STUD WALLS - EIFS (EXT INSUL	80				
WAY	2007		Lump Sum	-199000		EW	881	STUD WALLS - ASHLAR STONE VE	20				
Remodel Yr			%Obso	0.0000		HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR	24.0										

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			6,000	240.79	1,444,728														

Gross Bldg Area	6,000	Perimeter	1,600	Sub Area RCN	1,444,728
Building Notes		Building Cost Summary			
		Building RCN	1,444,728		
		Depreciation	346,735		
		Building DRC	1,097,993		
		Extra Feature DRC			
		Building Obso			
Building Name		Total DRC	1,097,993		
		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	Acre Size	DOR Code	Deferment	CAGC	Water	Street	Municipal	Paved
												74,182	1.703	400						

WASHOE COUNTY APPRAISAL RECORD

APN: **510-481-04**

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Owner **SPARKS GALLERIA REH LLC**
 Keyline Description **PM 4395 LT 4**

NBHD **DGAQ Sparks Galleria Commercial Area**

Appr **SMM**



Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	170	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013			0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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

WASHOE COUNTY APPRAISAL RECORD



APN: 510-481-04

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ACTIVE

Roll YR

Code

%Comp

Situs 4711 GALLERIA PKWYPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	890,184		1,834,019		2,525,203	883,821	Land Value	890,184			
2023 NR	890,184		1,834,019		2,525,203	883,821	Building Value	1,635,448			
2022 FV	741,820		1,527,072		2,268,892	794,112	XFOB Value	198,571			
2021 FV	667,638		1,518,420		2,186,058	765,120	Obsolescence	-199,000			
2020 FV	667,638		1,558,364		2,226,002	779,101	Taxable Value	2,525,203			
2019 FV	667,638		1,491,951		2,159,589	755,856	Total Exemption				
2018 FV	667,638		1,473,158		2,140,796	749,279					

Building Data													
2-2	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	40	Good											
Year Built	2007		PARCEL LEVEL										
WAY	2007		Lump Sum	-199000									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 24.0											

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
PRW	PORCH ROOF WOOD			1,100	23.32	25,648														

Gross Bldg Area	Perimeter	Sub Area RCN	25,648
Building Notes		Building Cost Summary	
		Building RCN	25,648
		Depreciation	6,156
		Building DRC	19,492
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	19,492
		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	Acre Size	DOR Code	Deferment	CAGC	Water	Sewer	Street	Municipal	
												74,182	1.703	400							Municipal
																					Paved

WASHOE COUNTY APPRAISAL RECORD

APN: **510-481-04**

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Owner **SPARKS GALLERIA REH LLC**
 Keyline Description **PM 4395 LT 4**

NBHD **DGAQ Sparks Galleria Commercial Area**

Appr **SMM**

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	170	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013			0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 510-481-08

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Code

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Situs 4751 GALLERIA PKWYSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

Reopen			
Reappraisal			

Valuation History

Parcel Value Summary

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD
2023 VN	559,092		1,107,443		1,544,835	540,692	Land Value	559,092
2023 NR	559,092		1,107,443		1,544,835	540,692	Building Value	963,518
2022 FV	465,910		930,069		1,395,979	488,593	XFOB Value	143,925
2021 FV	419,319		923,752		1,343,071	470,075	Obsolescence	-121,700
2020 FV	419,319		951,306		1,370,625	479,719	Taxable Value	1,544,835
2019 FV	419,319		912,233		942,206	329,772	Total Exemption	
2018 FV	419,319		900,616		819,935	286,977		

OBSO	<input type="checkbox"/> Change	<input type="checkbox"/> No Change
NewLand		
Initials/Date		
Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C
New Const		
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	350	Restaurant	D	2007	2007	100	C25	676,282	513,974	3,600	142	0
COMM	1-2	412	Neighborhood Shopping	D	2007	2007	100	C25	515,246	391,587	3,600	108	0
MISC	1-3	600	Miscellaneous	0	2007	2007	100	40	76,260	57,957		57,957	0



Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note
400	General Commercial: reta	NUD	46,591	SF	12.00					559,092	

Land Data		Property Characteristics	
Land Size-Sf	46,591	Water	Municipal
Acre Size	1.070	Sewer	Municipal
DOR Code	400	Street	Paved
Deferment		SPC	
CAGC			

WASHOE COUNTY APPRAISAL RECORD



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Code

%Comp

Situs 4751 GALLERIA PKWYPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	559,092		1,107,443		1,544,835	540,692	Land Value	559,092			
2023 NR	559,092		1,107,443		1,544,835	540,692	Building Value	963,518			
2022 FV	465,910		930,069		1,395,979	488,593	XFOB Value	143,925			
2021 FV	419,319		923,752		1,343,071	470,075	Obsolescence	-121,700			
2020 FV	419,319		951,306		1,370,625	479,719	Taxable Value	1,544,835			
2019 FV	419,319		912,233		942,206	329,772	Total Exemption				
2018 FV	419,319		900,616		819,935	286,977					

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			SHP	1	SQUARE/RECTANGULAR	100				
Occ	350	Restaurant	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	13	Avg Wall Height/Floor	100				
Year Built	2007		PARCEL LEVEL			EW	885	STUD WALLS - EIFS (EXT INSUL	80				
WAY	2007		Lump Sum	-121700		EW	881	STUD WALLS - ASHLAR STONE VE	20				
Remodel Yr			%Obso	0.0000		HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR 24.0											

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			3,600	187.86	676,282	1	CRBC	CONC CURB	30	1	810	17.78	2007		100	14,402	10,945		
							2	FWAS	FW ASPHALT	30	1	23,350	3.86	2007		100	90,182	68,539		
							3	FWCO	FW CONCRET	30	1	2,340	7.33	2007		100	17,141	13,027		
							4	FWPV	FW PAVERS	30	1	2,220	10.63	2007		100	23,601	17,937		
							5	TRS2	TRASH CO B	30	1	210	34.15	2007		100	7,172	5,450		
							6	YIMP	YARD IMPS	30	1	12	2,084.00	2007		100	25,008	19,006		
							7	SG1S	SIGN PLAS	30	1	54	189.83	2015	2016	100	10,251	9,021		

Gross Bldg Area	3,600	Perimeter	720	Sub Area RCN	676,282
Building Notes		Building Cost Summary			
		Building RCN	676,282		
		Depreciation	162,308		
Permit A0600326 Sparks Galleria NMP 08/13/14		Building DRC	513,974		
		Extra Feature DRC	143,925		
		Building Obso			
Building Name		Total DRC	657,899		
GALLERIA SPARKS		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	Acre Size	DOR Code	Deferment	CAGC	Water	Municipal	Sewer	Street	Paved
400	General Commercial: reta	NUD	46,591	SF	12.00					559,092		46,591	1.070	400				Municipal	Sewer	Street	Paved

WASHOE COUNTY APPRAISAL RECORD

APN: **510-481-08**

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Owner **SPARKS GALLERIA REH LLC**
 Keyline Description **PM 4395 LT 3 (ROS 4722)**

NBHD **DGAQ Sparks Galleria Commercial Area**

Appr **SMM**



510-481-08 09/08/2021

Activity Information						
Date	User ID	Activity Notes				
10/5/2022	SMM	Re-appraisal Review				
5/3/2018	MB	Aerial Review				
3/7/2016	MB	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
8/1/2022	FIRE22-22663	INSTALLATION OF A CO2 MONI	4,721	A		
5/15/2018	SBLD18-21074	Manufacture and install on		C	100%	
4/23/2018	SBLD18-20539	Opening walls to run elect		C	100%	
11/1/2017	SBLD17-23318	Install one set of channel		C	100%	
10/3/2017	SBLD17-22653	Metal framing and drywall		C	100%	

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WASHOE COUNTY APPRAISAL RECORD



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Situs 4751 GALLERIA PKWYPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	559,092		1,107,443		1,544,835	540,692	Land Value	559,092			
2023 NR	559,092		1,107,443		1,544,835	540,692	Building Value	963,518			
2022 FV	465,910		930,069		1,395,979	488,593	XFOB Value	143,925			
2021 FV	419,319		923,752		1,343,071	470,075	Obsolescence	-121,700		Parcel Total	
2020 FV	419,319		951,306		1,370,625	479,719	Taxable Value	1,544,835		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	419,319		912,233		942,206	329,772	Total Exemption			New Land	
2018 FV	419,319		900,616		819,935	286,977				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	1	SQUARE/RECTANGULAR	100				
Occ	412	Neighborhood Shoppin	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	13	Avg Wall Height/Floor	100				
Year Built	2007		PARCEL LEVEL			EW	885	STUD WALLS - EIFS (EXT INSUL	80				
WAY	2007		Lump Sum	-121700		EW	881	STUD WALLS - ASHLAR STONE VE	20				
Remodel Yr			%Obso	0.0000		HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR 24.0											

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			3,600	143.12	515,246														

Gross Bldg Area	3,600	Perimeter	720	Sub Area RCN	515,246
Building Notes		Building Cost Summary			
		Building RCN	515,246		
		Depreciation	123,659		
		Building DRC	391,587		
		Extra Feature DRC			
		Building Obso			
Building Name		Total DRC	391,587		
GALLERIA SPARKS		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	Acre Size	DOR Code	Deferment	CAGC	Water	Street	Municipal	Paved	
												46,591	1.070	400							

WASHOE COUNTY APPRAISAL RECORD

APN: **510-481-08**

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Owner SPARKS GALLERIA REH LLC
 Keyline Description PM 4395 LT 3 (ROS 4722)

NBHD DGAQ Sparks Galleria Commercial Area

Appr SMM

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400	0	3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400	0	3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY APPRAISAL RECORD



APN: 510-481-08

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Roll YR

Code

%Comp

Situs 4751 GALLERIA PKWYPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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	559,092		1,107,443		1,544,835	540,692	Land Value	559,092	NewLand		
2023 NR	559,092		1,107,443		1,544,835	540,692	Building Value	963,518			
2022 FV	465,910		930,069		1,395,979	488,593	XFOB Value	143,925	Initials/Date		
2021 FV	419,319		923,752		1,343,071	470,075	Obsolescence	-121,700			
2020 FV	419,319		951,306		1,370,625	479,719	Taxable Value	1,544,835	Parcel Total	<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch	
2019 FV	419,319		912,233		942,206	329,772	Total Exemption		New Const		
2018 FV	419,319		900,616		819,935	286,977			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	40	Good									
Year Built	2007		PARCEL LEVEL								
WAY	2007		Lump Sum	-121700							
Remodel Yr			%Obso	0.0000							
% Comp	100	%DPR 24.0									

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
CNW	CANOPY WOOD - CO			1,459	51.59	75,270														
LCL	LATTICE LOW-SMAL			48	20.62	990														

Gross Bldg Area Perimeter Sub Area RCN 76,260

Building Notes	Building Cost Summary
	Building RCN 76,260
	Depreciation 18,303
	Building DRC 57,957
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 57,957
GALLERIA SPARKS	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
												Land Size-Sf 46,591	Water Municipal
												Acre Size 1.070	Sewer Municipal
												DOR Code 400	Street Paved
												Deferment	SPC
												CAGC	

WASHOE COUNTY APPRAISAL RECORD

APN: **510-481-08**

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Owner SPARKS GALLERIA REH LLC
 Keyline Description PM 4395 LT 3 (ROS 4722)

NBHD DGAQ Sparks Galleria Commercial Area

Appr SMM

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400	0	3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400	0	3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY APPRAISAL RECORD



APN: 510-482-01

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ACTIVE

Roll YR

Code

%Comp

Situs 200 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA SE I LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 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			
2023 VN	549,756		64,266		614,022	214,908	Land Value	549,756			
2023 NR	549,756		64,266		614,022	214,908	Building Value				
2022 FV	458,130		51,652		509,782	178,424	XFOB Value	64,266			
2021 FV	412,317		50,435		462,752	161,963	Obsolescence	0		Parcel Total	
2020 FV	412,317		50,990		463,307	162,157	Taxable Value	614,022			<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	412,317		49,585		461,902	161,666	Total Exemption				<input type="checkbox"/> New Sketch
2018 FV	412,317		48,527		460,844	161,295			Remainder		

Building Data													
Type	Code	Description	Adjustments & Modifiers		Name	Code/Units	Description	%	Name	Code/Units	Description	%	
Occ			BUILDING LEVEL										
Stry/Frm			Rate Adj										
Quality			Lump Sum										
Year Built			PARCEL LEVEL										
WAY			Lump Sum										
Remodel Yr			%Obso										
% Comp		%DPR											

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
							1	CRBC	CONC CURB	30	-	610	17.78	2007		100	10,846	8,243		
							2	FWAS	FW ASPHALT	30	-	9,560	4.22	2007		100	40,333	30,653		
							3	FWCO	FW CONCRET	30	-	1,370	7.59	2007		100	10,400	7,904		
							4	PKLT	PKG LOT LI	30	-	9,560	0.66	2007		100	6,310	4,795		
							5	YIMP	YARD IMPS	30	-	8	2,084.00	2007		100	16,672	12,671		

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	Acre Size	DOR Code	Deferment	Water	Sewer	Street	Municipal	Paved
140	Vacant, commercial	NUD	45,813	SF	12.00					549,756		45,813	1.052	140					Municipal	Paved

WASHOE COUNTY APPRAISAL RECORD

APN: **510-482-01**

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Owner SPARKS GALLERIA SE I LLC
 Keyline Description PM 4764 LT 4

NBHD DGAQ Sparks Galleria Commercial Area

Appr SMM

Activity Information						
Date	User ID	Activity Notes				
10/5/2022	SMM	Re-appraisal Review				
3/22/2019	MB	Aerial Review				
2/15/2008	MB	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961241	10/9/2019	140	4,460,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	140		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
6/29/2007	A0700564	SITE DEVEL		C	100%	

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WASHOE COUNTY APPRAISAL RECORD



APN: 510-482-02

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Code

%Comp

Situs 180 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA SE I LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 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			
2023 VN	746,760		137,004		883,764	309,317	Land Value	746,760			
2023 NR	746,760		137,004		883,764	309,317	Building Value				
2022 FV	622,300		108,868		731,168	255,909	XFOB Value	137,004			
2021 FV	560,070		105,140		665,210	232,824	Obsolescence	0		Parcel Total	
2020 FV	560,070		106,656		666,726	233,354	Taxable Value	883,764			<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	560,070		103,850		663,920	232,372	Total Exemption				<input type="checkbox"/> New Sketch
2018 FV	560,070		101,352		661,422	231,498			Remainder		

Building Data													
Type	Code	Description	Adjustments & Modifiers		Name	Code/Units	Description	%	Name	Code/Units	Description	%	
Occ			BUILDING LEVEL										
Stry/Frm			Rate Adj										
Quality			Lump Sum										
Year Built			PARCEL LEVEL										
WAY			Lump Sum										
Remodel Yr			%Obso										
% Comp		%DPR											

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
							1	CRBC	CONC CURB	30	-	1,200	17.78	2007		100	21,336	16,215		
							2	FWAS	FW ASPHALT	30	-	30,700	3.86	2007		100	118,477	90,043		
							3	FWCO	FW CONCRET	30	-	1,000	7.69	2007		100	7,689	5,844		
							4	PKLT	PKG LOT LI	30	-	30,700	0.66	2007		100	20,262	15,399		
							5	YIMP	YARD IMPS	30	-	6	2,084.00	2007		100	12,504	9,503		

Gross Bldg Area	Perimeter	Sub Area RCN
Building Notes		Building Cost Summary
		Building RCN
		Depreciation
		Building DRC
		Extra Feature DRC
		Building Obso
Building Name		Total DRC
		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	Acre Size	DOR Code	Deferment	CAGC	Water	Sewer	Street	Municipal	
140	Vacant, commercial	NUD	62,230	SF	12.00					746,760		62,230	1.429	140							Municipal
																					Paved

WASHOE COUNTY APPRAISAL RECORD

APN: 510-482-02

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Owner SPARKS GALLERIA SE I LLC
 Keyline Description PM 4764 LT 3

NBHD DGAQ Sparks Galleria Commercial Area

Appr SMM

Activity Information						
Date	User ID	Activity Notes				
10/5/2022	SMM	Re-appraisal Review				
3/22/2019	MB	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961241	10/9/2019	140	4,460,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	140		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY SUMMARY APPRAISAL RECORD



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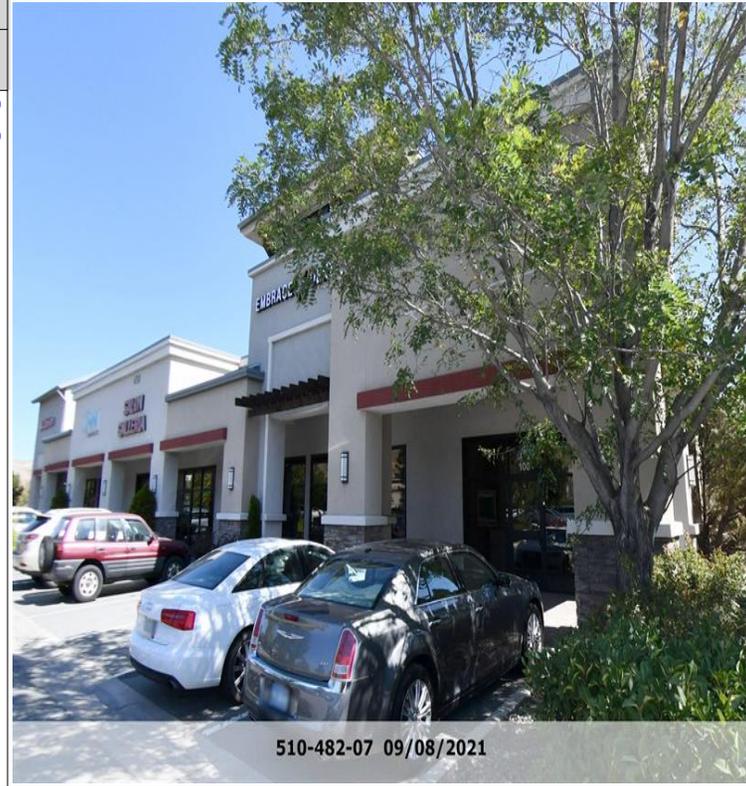
%Comp

Situs 4760 GALLERIA PKWYPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	543,274		1,076,314		1,501,288	525,451	Land Value	543,274			
2023 NR	543,274		1,076,314		1,501,288	525,451	Building Value	932,647			
2022 FV	452,728		906,872		1,359,600	475,860	XFOB Value	143,667			
2021 FV	407,455		898,699		1,306,154	457,154	Obsolescence	-118,300		Parcel Total	
2020 FV	407,455		927,013		1,334,468	467,064	Taxable Value	1,501,288		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	407,455		670,063		604,787	211,675	Total Exemption			New Land	<input type="checkbox"/> New Sketch
2018 FV	407,455		669,417		606,872	212,405				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	D	2007	2007	100	C25	1,138,536	865,287	8,400	103	0
MISC	1-2	600	Miscellaneous	0	2007	2007	100	40	88,632	67,360		67,360	0



510-482-07 09/08/2021

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	NUD	56,591	SF	12.00	NOTE	80			543,274	VISIBILITY & ACCESS	56,591	Municipal	
												1.299	Municipal	
												400	Paved	
													SPC	

WASHOE COUNTY APPRAISAL RECORD



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Code

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Situs 4760 GALLERIA PKWYPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	543,274		1,076,314		1,501,288	525,451	Land Value	543,274			
2023 NR	543,274		1,076,314		1,501,288	525,451	Building Value	932,647			
2022 FV	452,728		906,872		1,359,600	475,860	XFOB Value	143,667			
2021 FV	407,455		898,699		1,306,154	457,154	Obsolescence	-118,300			
2020 FV	407,455		927,013		1,334,468	467,064	Taxable Value	1,501,288			
2019 FV	407,455		670,063		604,787	211,675	Total Exemption				
2018 FV	407,455		669,417		606,872	212,405					
									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	1	Alternate Shape Code	100				
Occ	412	Neighborhood Shoppin	Rate Adj			SP1C	8,400	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	2007		PARCEL LEVEL			WH	13	Avg Wall Height/Floor	100				
WAY	2007		Lump Sum	-118300		EW	885	STUD WALLS - EIFS (EXT INSUL	90				
Remodel Yr			%Obso	0.0000		EW	881	STUD WALLS - ASHLAR STONE VE	10				
% Comp	100	%DPR 24.0				HEAT	611	PACKAGE UNIT	100				

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			8,400	135.54	1,138,536	1	CRBC	CONC CURB	30	1	1,520	17.78	2007		100	27,026	20,539		
							2	FWAS	FW ASPHALT	30	1	30,300	3.86	2007		100	116,934	88,870		
							3	FWCO	FW CONCRET	30	1	2,300	7.34	2007		100	16,883	12,831		
							4	PKLT	PKG LOT LI	30	1	30,300	0.66	2007		100	19,998	15,198		
							5	TRS2	TRASH CO B	30	1	240	34.15	2007		100	8,196	6,229		

Gross Bldg Area	8,400	Perimeter	400	Sub Area RCN	1,138,536
Building Notes		Building Cost Summary			
		Building RCN	1,138,536		
		Depreciation	273,249		
		Building DRC	865,287		
		Extra Feature DRC	143,667		
		Building Obso			
Building Name		Total DRC	1,008,954		
GALLERIA SPARKS		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	56,591	Water	Municipal
400	General Commercial: reta	NUD	56,591	SF	12.00	NOTE	80			543,274	VISIBILITY & ACCESS	Acre Size	1.299	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC			

WASHOE COUNTY APPRAISAL RECORD

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Owner **SPARKS GALLERIA REH LLC**
 Keyline Description **PM 4789 LT 1C**

NBHD **DGAQ Sparks Galleria Commercial Area**

Appr **SMM**



Activity Information						
Date	User ID	Activity Notes				
10/5/2022	SMM	Re-appraisal Review				
5/28/2019	HNS	Aerial Review				
3/15/2011	PAO	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
8/5/2019	SBLD19-22350	MANUFACTURE AND INSTALL 1		C	100%	
4/23/2019	FIRE19-20540	Installation of additional		C	100%	
2/26/2019	SBLD19-20311	Combining unit 104 and 102		C	100%	
11/29/2018	SBLD18-22850	Tenant improvement to incl		C	100%	
9/19/2018	SBLD18-22481	Install one set of illumina		C	100%	

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Situs 4760 GALLERIA PKWYPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	543,274		1,076,314		1,501,288	525,451	Land Value	543,274			
2023 NR	543,274		1,076,314		1,501,288	525,451	Building Value	932,647			
2022 FV	452,728		906,872		1,359,600	475,860	XFOB Value	143,667			
2021 FV	407,455		898,699		1,306,154	457,154	Obsolescence	-118,300			
2020 FV	407,455		927,013		1,334,468	467,064	Taxable Value	1,501,288			
2019 FV	407,455		670,063		604,787	211,675	Total Exemption				
2018 FV	407,455		669,417		606,872	212,405					

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	40	Good											
Year Built	2007		PARCEL LEVEL										
WAY	2007		Lump Sum -118300										
Remodel Yr			%Obso 0.0000										
% Comp	100	%DPR 24.0											

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
CNW	CANOPY WOOD - CO			1,718	51.59	88,632														

Gross Bldg Area Perimeter Sub Area RCN 88,632

Building Notes	Building Cost Summary
	Building RCN 88,632
	Depreciation 21,272
	Building DRC 67,360
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 67,360
GALLERIA SPARKS	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	Acre Size	DOR Code	Deferment	Water	Street	Sewer
												56,591	1.299	400			Municipal	Paved
																SPC		
												CAGC						

WASHOE COUNTY APPRAISAL RECORD

APN: 510-482-07

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Owner SPARKS GALLERIA REH LLC
 Keyline Description PM 4789 LT 1C

NBHD DGAQ Sparks Galleria Commercial Area

Appr SMM

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400	0	3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400	0	3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: **510-483-01**

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Roll YR

Code

%Comp

Situs 151 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	355,249		967,720		1,226,369	429,229	Land Value	355,249			
2023 NR	355,249		967,720		1,226,369	429,229	Building Value	847,021			
2022 FV	417,940		812,605		1,230,545	430,691	XFOB Value	120,699			
2021 FV	376,146		808,224		1,184,370	414,530	Obsolescence	-96,600			
2020 FV	376,146		831,136		1,207,282	422,549	Taxable Value	1,226,369			
2019 FV	376,146		797,146		1,173,292	410,652	Total Exemption				
2018 FV	376,146		780,159		1,156,305	404,707					

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	D	2006	2006	100	C25	1,109,181	826,340	5,519	149	0
MISC	1-2	600	Miscellaneous	0	2006	2006	100	40	27,759	20,681		20,681	0



510-483-01 09/08/2021

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	NUD	41,794	SF1	8.50					355,249	VALUED WITH 510-083-08 & 09, 510-483-	Acre Size	0.959	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC			

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Roll YR

Code

%Comp

Situs	151 DISC DRSPARKS	Database	WASHOE	NBHD	DGAQ	Appr	SMM	Exemption AV Exemption		Reopen			
Owner	SPARKS GALLERIA REH LLC	Printed	1/12/2023	Sparks Galleria Commerc		Tax District	2000			Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101	Property Name	GALLERIA SPARKS										

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	355,249		967,720		1,226,369	429,229	Land Value	355,249			
2023 NR	355,249		967,720		1,226,369	429,229	Building Value	847,021			
2022 FV	417,940		812,605		1,230,545	430,691	XFOB Value	120,699			
2021 FV	376,146		808,224		1,184,370	414,530	Obsolescence	-96,600			
2020 FV	376,146		831,136		1,207,282	422,549	Taxable Value	1,226,369			
2019 FV	376,146		797,146		1,173,292	410,652	Total Exemption				
2018 FV	376,146		780,159		1,156,305	404,707					

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			SP1C	5,519	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	2006		PARCEL LEVEL			WH	13	Avg Wall Height/Floor	100				
WAY	2006		Lump Sum	-96600		EW	885	STUD WALLS - EIFS (EXT INSUL	95				
Remodel Yr			%Obso	0.0000		EW	881	STUD WALLS - ASHLAR STONE VE	5				
% Comp	100	%DPR 25.5				HEAT	611	PACKAGE UNIT	100				

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			5,519	200.97	1,109,181	1	CRBC	CONC CURB	30	1	900	17.78	2006		100	16,002	11,921		
							2	FWAS	FW ASPHALT	30	1	11,000	4.17	2006		100	45,862	34,167		
							3	FWCO	FW CONCRET	30	1	6,000	6.54	2006		100	39,261	29,249		
							4	GIN2	GRS INT 10	30	1	1	13,489.00	2006		100	13,489	10,049		
							5	PKLT	PKG LOT LI	30	1	11,000	0.66	2006		100	7,260	5,409		
							6	TRS2	TRASH CO B	30	1	260	34.15	2006		100	8,879	6,615		
							7	YIMP	YARD IMPS	30	1	15	2,084.00	2006		100	31,260	23,289		

Gross Bldg Area	5,519	Perimeter	897	Sub Area RCN	1,109,181
Building Notes		Building Cost Summary			
		Building RCN	1,109,181		
A0600324 SPARKS GALLERIA BLDG		Depreciation	282,841		
E-S1 4/10/07 TLS GNC QDoba		Building DRC	826,340		
Mexican Grill Kay Jewelers NMP		Extra Feature DRC	120,699		
08/13/14		Building Obso			
Building Name		Total DRC	947,039		
GALLERIA SPARKS		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	NUD	41,794	SF1	8.50					355,249	VALUED WITH 510-083-08 & 09, 510-483-	41,794			
												0.959	Sewer	Municipal	
												400	Street	Paved	
													SPC		
												CAGC			

WASHOE COUNTY APPRAISAL RECORD

APN: 510-483-01

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Owner SPARKS GALLERIA REH LLC
 Keyline Description PM 4978 LT 1

NBHD DGAQ Sparks Galleria Commercial Area

Appr SMM



510-483-01 09/08/2021

Activity Information						
Date	User ID	Activity Notes				
10/5/2022	SMM	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
9/13/2017	SBLD17-22639	Remove existing 131;08 Sq;		C	100%	

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WASHOE COUNTY APPRAISAL RECORD



APN: 510-483-01

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Code

%Comp

Situs 151 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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			
2023 VN	355,249		967,720		1,226,369	429,229	Land Value	355,249			
2023 NR	355,249		967,720		1,226,369	429,229	Building Value	847,021			
2022 FV	417,940		812,605		1,230,545	430,691	XFOB Value	120,699			
2021 FV	376,146		808,224		1,184,370	414,530	Obsolescence	-96,600			
2020 FV	376,146		831,136		1,207,282	422,549	Taxable Value	1,226,369			
2019 FV	376,146		797,146		1,173,292	410,652	Total Exemption				
2018 FV	376,146		780,159		1,156,305	404,707					

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	40	Good											
Year Built	2006		PARCEL LEVEL										
WAY	2006		Lump Sum	-96600									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 25.5											

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			516	51.59	26,620														
LCL	LATTICE LOW-SMAL			56	20.34	1,139														

Gross Bldg Area Perimeter Sub Area RCN 27,759

Building Notes	Building Cost Summary
	Building RCN 27,759
	Depreciation 7,078
	Building DRC 20,681
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 20,681
GALLERIA SPARKS	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	Acre Size	DOR Code	Deferment	Water	Street	Municipal	Paved
												41,794	0.959	400					

WASHOE COUNTY APPRAISAL RECORD

APN: **510-483-01**

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Owner [SPARKS GALLERIA REH LLC](#)
 Keyline Description [PM 4978 LT 1](#)

NBHD [DGAQ Sparks Galleria Commercial Area](#)

Appr [SMM](#)

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY SUMMARY APPRAISAL RECORD



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Roll YR

Code

%Comp

Situs 171 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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	426,708		932,361		1,259,769	440,919	Land Value	426,708	NewLand		
2023 NR	426,708		932,361		1,259,769	440,919	Building Value	725,811			
2022 FV	502,010		784,009		1,286,019	450,107	XFOB Value	206,550	Initials/Date		
2021 FV	451,809		777,336		1,229,145	430,201	Obsolescence	-99,300			
2020 FV	451,809		799,370		1,251,179	437,913	Taxable Value	1,259,769	Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C
2019 FV	451,809		767,909		1,219,718	426,901	Total Exemption		New Const	<input type="checkbox"/> New Sketch	
2018 FV	451,809		751,081		1,202,890	421,012		Remainder	New Land		

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	D	2006	2006	100	C25	926,568	690,293	4,426	155	0
MISC	1-2	600	Miscellaneous	0	2006	2006	100	40	47,675	35,518		35,518	0



510-483-02 09/08/2021

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	NUD	50,201	SF1	8.50					426,708	VALUED WITH 510-083-08 & 09, 510-483-	Acre Size	1.152	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC			

WASHOE COUNTY APPRAISAL RECORD



APN: 510-483-02

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ACTIVE

Roll YR

Code

%Comp

Situs 171 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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	426,708		932,361		1,259,769	440,919	Land Value	426,708	NewLand		
2023 NR	426,708		932,361		1,259,769	440,919	Building Value	725,811		Initials/Date	
2022 FV	502,010		784,009		1,286,019	450,107	XFOB Value	206,550	Parcel Total		
2021 FV	451,809		777,336		1,229,145	430,201	Obsolescence	-99,300	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	451,809		799,370		1,251,179	437,913	Taxable Value	1,259,769	New Land	<input type="checkbox"/> New Sketch	
2019 FV	451,809		767,909		1,219,718	426,901	Total Exemption		Remainder		
2018 FV	451,809		751,081		1,202,890	421,012					

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	SP1C	4,426	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	2006		PARCEL LEVEL	WH	13	Avg Wall Height/Floor	100				
WAY	2006		Lump Sum -99300	EW	885	STUD WALLS - EIFS (EXT INSUL	95				
Remodel Yr			%Obso 0.0000	EW	881	STUD WALLS - ASHLAR STONE VE	5				
% Comp	100	%DPR 25.5		HEAT	611	PACKAGE UNIT	100				

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			4,426	209.35	926,568	1	CRBC	CONC CURB	30	1	1,600	17.78	2006		100	28,448	21,194		
							2	FWAS	FW ASPHALT	30	1	29,000	3.86	2006		100	111,917	83,378		
							3	FWCO	FW CONCRET	30	1	4,500	6.69	2006		100	30,123	22,441		
							4	GIN1	GRS INT 75	30	1	1	11,232.00	2006		100	11,232	8,368		
							5	PKLT	PKG LOT LI	30	1	29,000	0.66	2006		100	19,140	14,259		
							6	SG10	SIGN POST1	30	1	23	191.49	2006		100	4,404	3,281		
							7	SG2S	SIGN PLAS	30	1	150	256.27	2006		100	38,441	28,638		
							8	TRS2	TRASH CO B	30	1	250	34.15	2006		100	8,538	6,360		
							9	YIMP	YARD IMPS	30	1	12	2,084.00	2006		100	25,008	18,631		

Gross Bldg Area 4,426 Perimeter 798 Sub Area RCN 926,568

Building Notes	Building Cost Summary
	Building RCN 926,568
	Depreciation 236,275
	Building DRC 690,293
	Extra Feature DRC 206,550
	Building Obso
Building Name	Total DRC 896,843
GALLERIA SPARKS	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	NUD	50,201	SF1	8.50					426,708	VALUED WITH 510-083-08 & 09, 510-483-	50,201			
												Acre Size	Sewer	Municipal	
												DOR Code	Street	Paved	
												Deferment	SPC		
												CAGC			

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WASHOE COUNTY APPRAISAL RECORD

APN: **510-483-02**

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Owner **SPARKS GALLERIA REH LLC**
 Keyline Description **PM 4978 LT 2**

NBHD **DGAQ Sparks Galleria Commercial Area**

Appr **SMM**



Activity Information						
Date	User ID	Activity Notes				
10/5/2022	SMM	Re-appraisal Review				
5/28/2019	HNS	Aerial Review				
10/9/2015	MB	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400		0 3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400		0 3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
6/19/2018	SBLD18-21457	Interior remodel to includ		C	100%	
9/17/2015	A1502685	INSTALL RESTAURANT HOOD AN		C	100%	
8/4/2015	A1502369	INSTALL NEW PYRO CHEM FIRE		C	100%	

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WASHOE COUNTY APPRAISAL RECORD



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Roll YR

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%Comp

Situs 171 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SPARKS GALLERIA REH LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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	426,708		932,361		1,259,769	440,919	Land Value	426,708	NewLand		
2023 NR	426,708		932,361		1,259,769	440,919	Building Value	725,811			
2022 FV	502,010		784,009		1,286,019	450,107	XFOB Value	206,550	Initials/Date		
2021 FV	451,809		777,336		1,229,145	430,201	Obsolescence	-99,300			
2020 FV	451,809		799,370		1,251,179	437,913	Taxable Value	1,259,769	Parcel Total	<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch	
2019 FV	451,809		767,909		1,219,718	426,901	Total Exemption		New Const		
2018 FV	451,809		751,081		1,202,890	421,012			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	40	Good									
Year Built	2006		PARCEL LEVEL								
WAY	2006		Lump Sum -99300								
Remodel Yr			%Obso 0.0000								
% Comp	100	%DPR 25.5									

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			864	51.59	44,574														
LCL	LATTICE LOW-SMAL			165	18.79	3,101														

Gross Bldg Area Perimeter Sub Area RCN 47,675

Building Notes	Building Cost Summary
	Building RCN 47,675
	Depreciation 12,157
	Building DRC 35,518
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 35,518
GALLERIA SPARKS	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
												Land Size-Sf 50,201	Water Municipal
												Acre Size 1.152	Sewer Municipal
												DOR Code 400	Street Paved
												Deferment	SPC
												CAGC	

WASHOE COUNTY APPRAISAL RECORD

APN: 510-483-02

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Owner SPARKS GALLERIA REH LLC
 Keyline Description PM 4978 LT 2

NBHD DGAQ Sparks Galleria Commercial Area

Appr SMM

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SPARKS RETAIL ASSOCIATES	4961240	10/9/2019	400	36,190,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
SPARKS GALLERIA INVESTOR	4252933	6/28/2013	400	0	3BGG	
SPARKS GALLERIA INVESTOR	3982769	3/14/2011	400	0	3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: **510-483-03**

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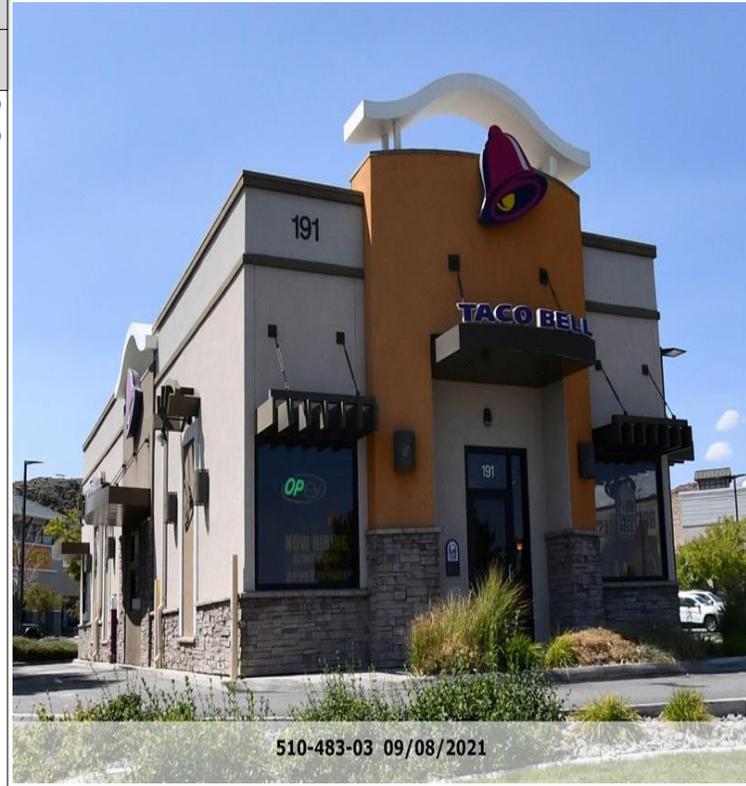
%Comp

Situs 191 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SG 191 DISC LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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	Initials/Date	
2023 VN	403,620		522,492		926,112	324,139	Land Value	403,620			
2023 NR	403,620		522,492		926,112	324,139	Building Value	436,691			
2022 FV	336,350		435,561		771,911	270,169	XFOB Value	85,801			
2021 FV	302,715		434,744		737,459	258,111	Obsolescence	0	Parcel Total		
2020 FV	302,715		445,626		748,341	261,919	Taxable Value	926,112	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2019 FV	302,715		426,172		728,887	255,110	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
2018 FV	302,715		420,360		723,075	253,076			Remainder		

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	349	Fast Food Restaurant	D	2009	2009	100	C30	547,918	432,855	2,175	199	0
MISC	1-2	600	Miscellaneous	0	2009	2009	100	50	4,856	3,836		3,836	0



510-483-03 09/08/2021

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	NUD	33,635	SF	12.00					403,620		33,635	Sewer	Municipal
												0.772	Street	Paved
												400	SPC	

WASHOE COUNTY APPRAISAL RECORD



APN: 510-483-03

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ACTIVE

Roll YR

Code

%Comp

Situs 191 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SG 191 DISC LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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	403,620		522,492		926,112	324,139	Land Value	403,620	NewLand		
2023 NR	403,620		522,492		926,112	324,139	Building Value	436,691		Initials/Date	
2022 FV	336,350		435,561		771,911	270,169	XFOB Value	85,801	Parcel Total		
2021 FV	302,715		434,744		737,459	258,111	Obsolescence	0		New Const	<input type="checkbox"/> NC
2020 FV	302,715		445,626		748,341	261,919	Taxable Value	926,112	New Land		
2019 FV	302,715		426,172		728,887	255,110	Total Exemption			Remainder	<input type="checkbox"/> New Sketch
2018 FV	302,715		420,360		723,075	253,076					

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	349	Fast Food Restaurant	Rate Adj	ST	1	No of Stories	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum	UT	1	Units	100				
Quality	C30	Commercial 3.0 (Good		WH	13	Avg Wall Height/Floor	100				
Year Built	2009		PARCEL LEVEL	EW	885	STUD WALLS - EIFS (EXT INSUL	95				
WAY	2009		Lump Sum 0	EW	881	STUD WALLS - ASHLAR STONE VE	5				
Remodel Yr			%Obso 0.0000	HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR 21.0									

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			2,175	251.92	547,918	1	FWAS	FW ASPHALT	30	1	6,500	4.24	2009		100	27,585	21,792		
							2	FWCO	FW CONCRET	30	1	9,000	6.38	2009		100	57,400	45,346		
							3	PKLT	PKG LOT LI	30	1	6,500	0.66	2009		100	4,290	3,389		
							4	TRS2	TRASH CO B	30	1	200	34.15	2009		100	6,830	5,396		
							5	YIMP	YARD IMPS	30	1	6	2,084.00	2009		100	12,504	9,878		

Gross Bldg Area 2,175 Perimeter 208 Sub Area RCN 547,918

Building Notes	Building Cost Summary
	Building RCN 547,918
	Depreciation 115,063
	Building DRC 432,855
	Extra Feature DRC 85,801
	Building Obso
Building Name	Total DRC 518,656
GALLERIA SPARKS	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	NUD	33,635	SF	12.00					403,620		Land Size-Sf 33,635	Water Municipal
												Acre Size 0.772	Sewer Municipal
												DOR Code 400	Street Paved
												Deferment	SPC
												CAGC	

WASHOE COUNTY APPRAISAL RECORD

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Owner [SG 191 DISC LLC](#)
 Keyline Description [PM 4978 LT 3](#)

NBHD [DGAQ Sparks Galleria Commercial Area](#)

Appr [SMM](#)



510-483-03 09/08/2021

Activity Information						
Date	User ID	Activity Notes				
10/5/2022	SMM	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
MORGAN FAMILY TRUST	5281784	3/2/2022	400	3,635,000	1SVR	
SPARKS GALLERIA SE I LLC	5123750	12/31/2020	400	3,450,000	1G	
SPARKS RETAIL ASSOCIATES	4961241	10/9/2019	400	4,460,000	1G	
SPARKS GALLERIA CENTER L	4304152	11/27/2013	400	26,200,000	1MGH	
SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
12/27/2021	SBLD21-23924	Install new building signs	47,000	C	100%	

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

WASHOE COUNTY APPRAISAL RECORD



APN: 510-483-03

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 191 DISC DRSPARKS Database WASHOE NBHD DGAQ Appr SMM Exemption AV|Exemption
 Owner SG 191 DISC LLC Printed 1/12/2023 Sparks Galleria Commerc
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2000
 Property Name GALLERIA SPARKS

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	403,620		522,492		926,112	324,139	Land Value	403,620		NewLand	
2023 NR	403,620		522,492		926,112	324,139	Building Value	436,691			
2022 FV	336,350		435,561		771,911	270,169	XFOB Value	85,801		Initials/Date	
2021 FV	302,715		434,744		737,459	258,111	Obsolescence	0			
2020 FV	302,715		445,626		748,341	261,919	Taxable Value	926,112		Parcel Total	<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2019 FV	302,715		426,172		728,887	255,110	Total Exemption		New Const		
2018 FV	302,715		420,360		723,075	253,076			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	50	Very Good									
Year Built	2009		PARCEL LEVEL								
WAY	2009		Lump Sum 0								
Remodel Yr			%Obso 0.0000								
% Comp	100	%DPR 21.0									

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			71	68.39	4,856														

Gross Bldg Area Perimeter Sub Area RCN 4,856

Building Notes	Building Cost Summary
	Building RCN 4,856
	Depreciation 1,020
	Building DRC 3,836
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 3,836
GALLERIA SPARKS	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
												Land Size-Sf 33,635	Water Municipal
												Acre Size 0.772	Sewer Municipal
												DOR Code 400	Street Paved
												Deferment	SPC
												CAGC	

WASHOE COUNTY APPRAISAL RECORD

APN: **510-483-03**

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Owner **SG 191 DISC LLC**
 Keyline Description **PM 4978 LT 3**

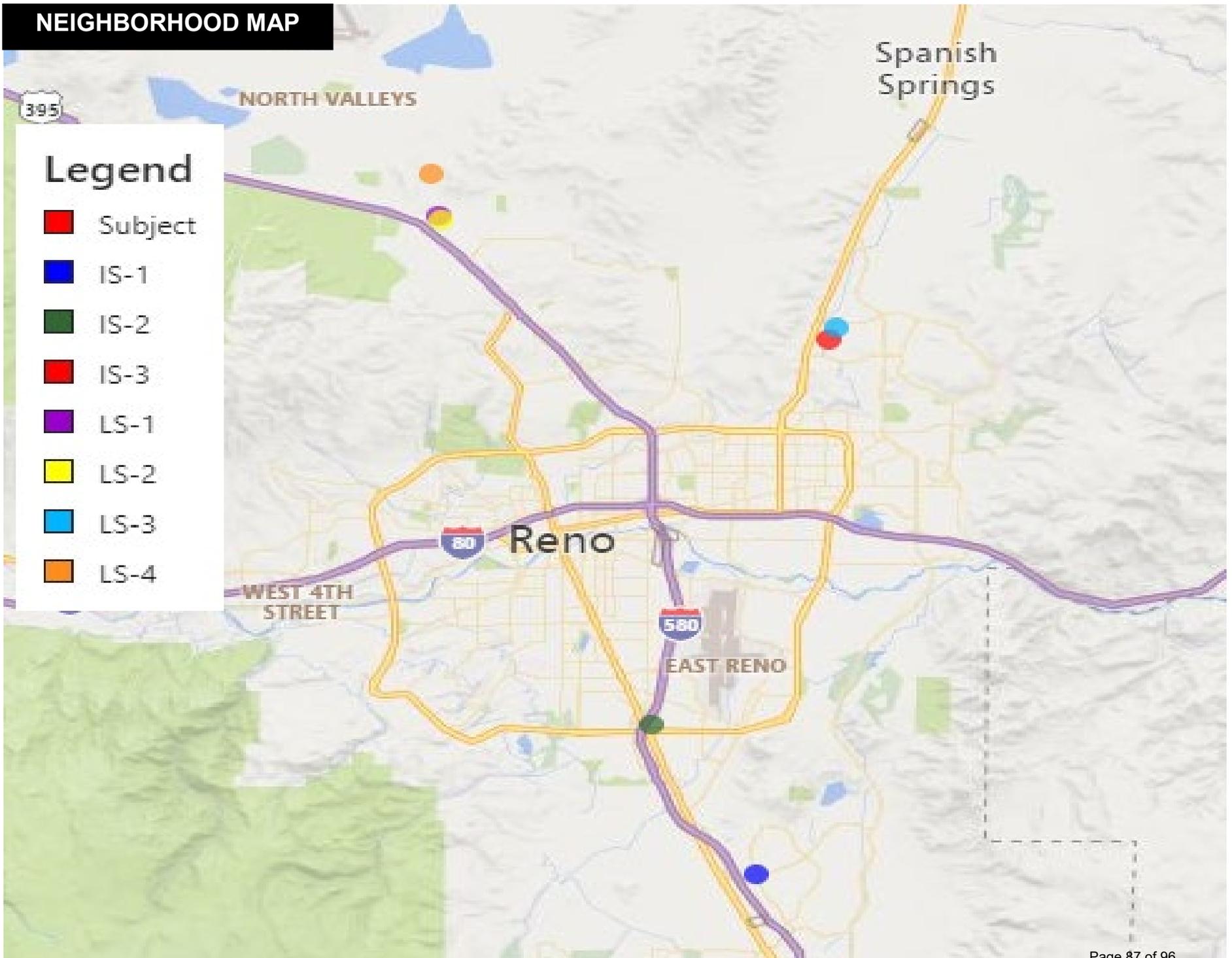
NBHD **DGAQ Sparks Galleria Commercial Area**

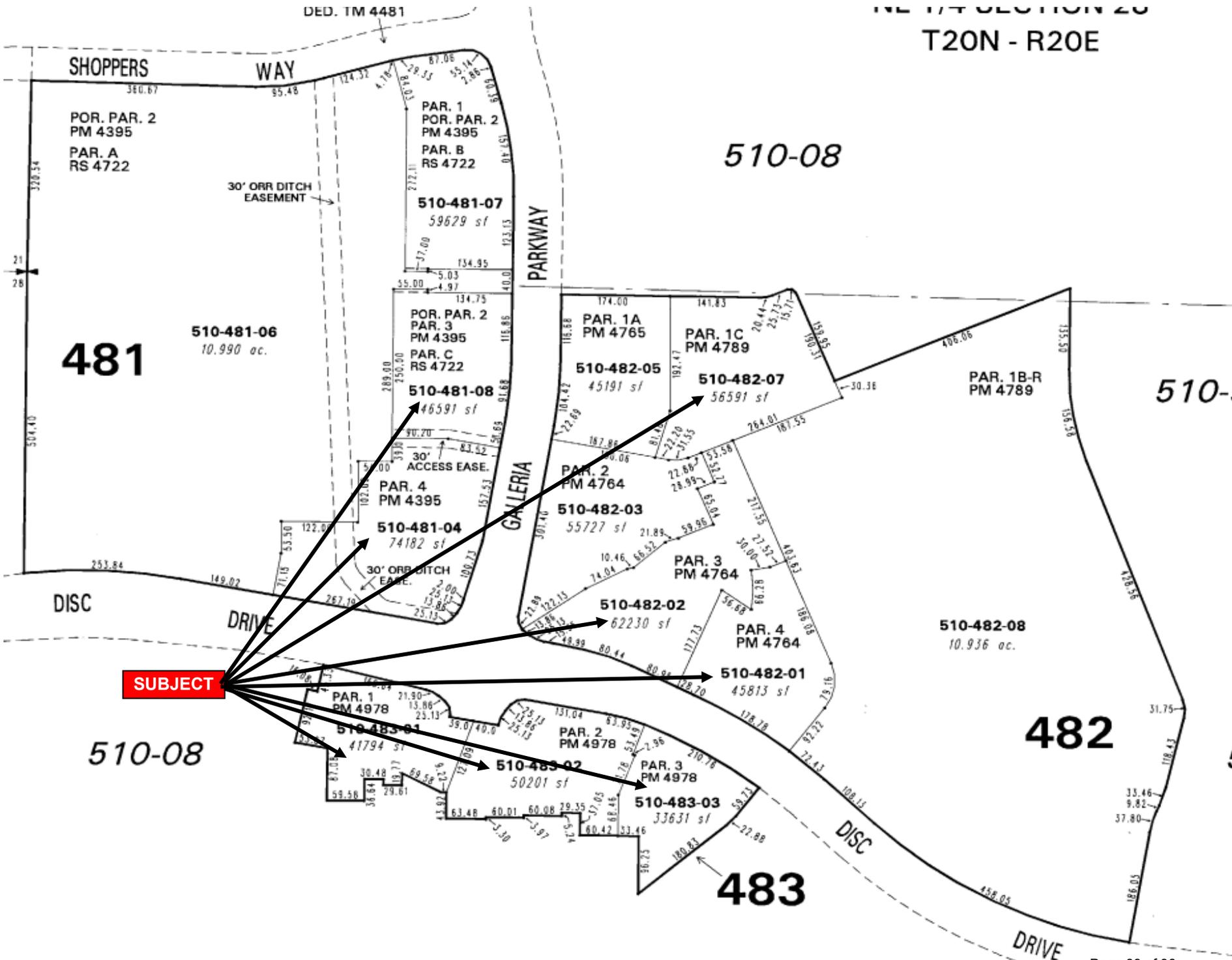
Appr **SMM**

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
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SPARKS GALLERIA CENTER L	4253614	6/28/2013	400	6,527,000	4MV	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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

NEIGHBORHOOD MAP





SUBJECT

SHOPPERS WAY
POR. PAR. 2
PM 4395
PAR. A
RS 4722

PAR. 1
POR. PAR. 2
PM 4395
PAR. B
RS 4722

POR. PAR. 2
PAR. 3
PM 4395
PAR. C
RS 4722

PAR. 1A
PM 4765

PAR. 1C
PM 4789

PAR. 1B-R
PM 4789

PAR. 4
PM 4395

PAR. 2
PM 4764

PAR. 3
PM 4764

PAR. 4
PM 4764

PAR. 1
PM 4978

PAR. 2
PM 4978

PAR. 3
PM 4978

481

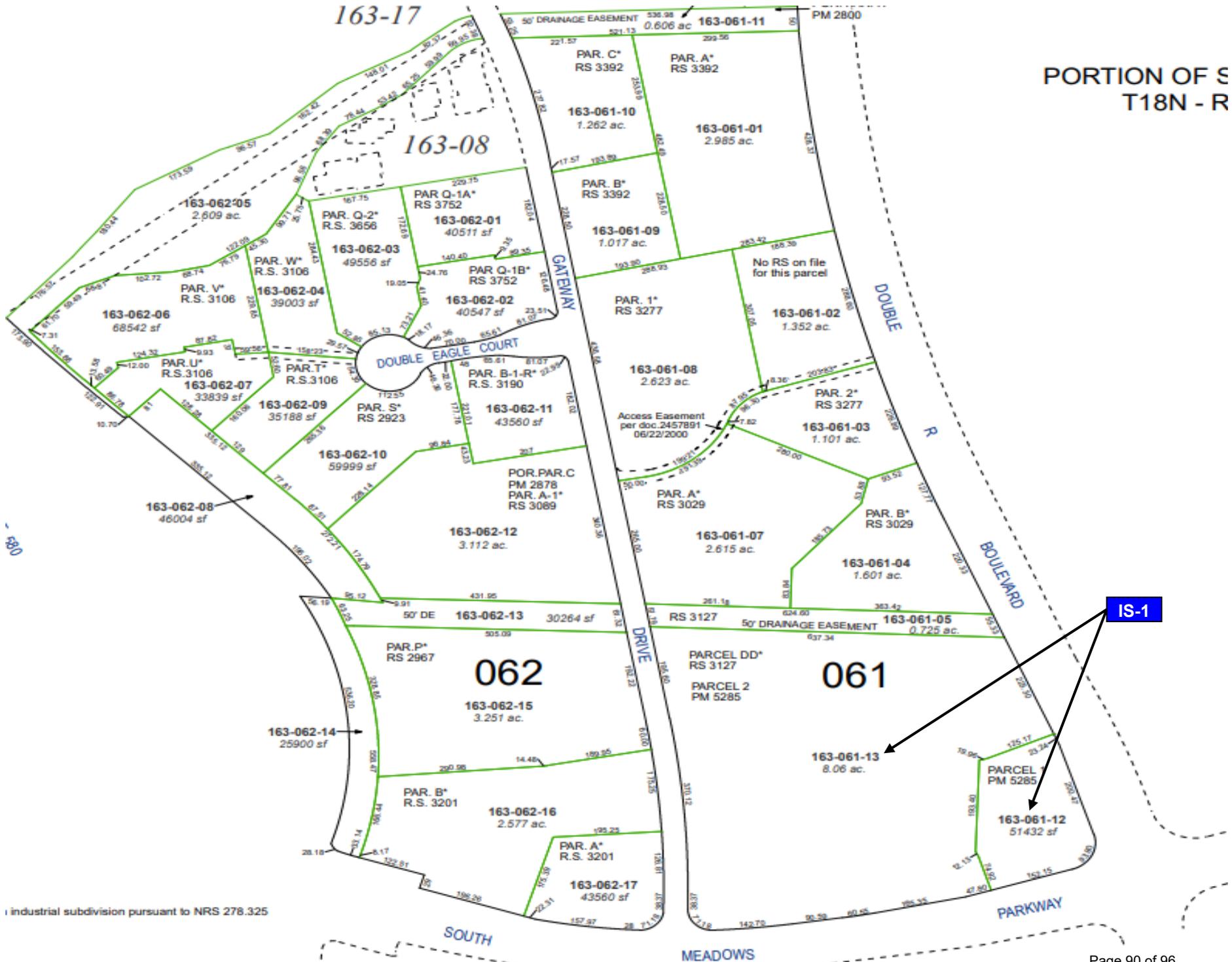
510-08

482

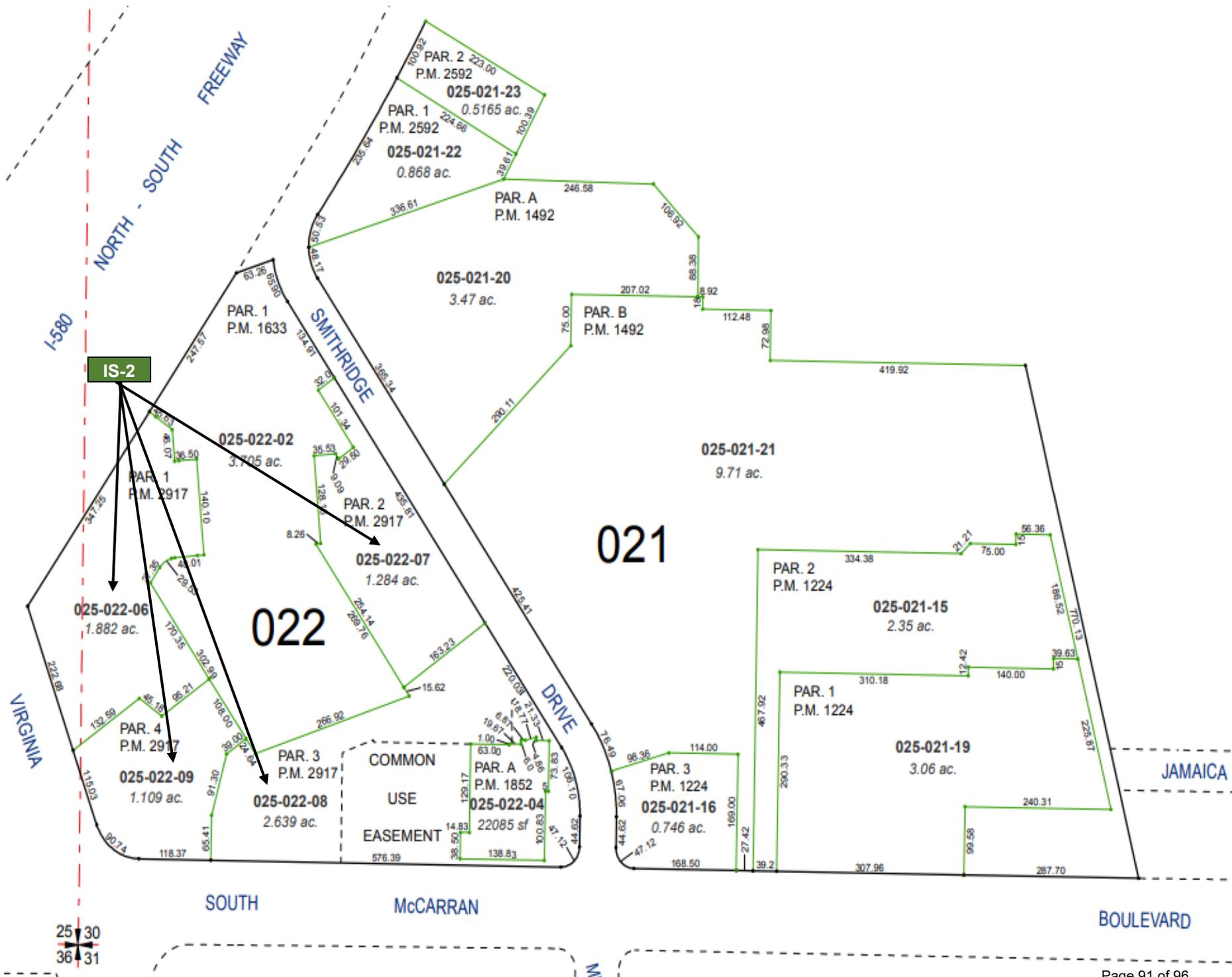
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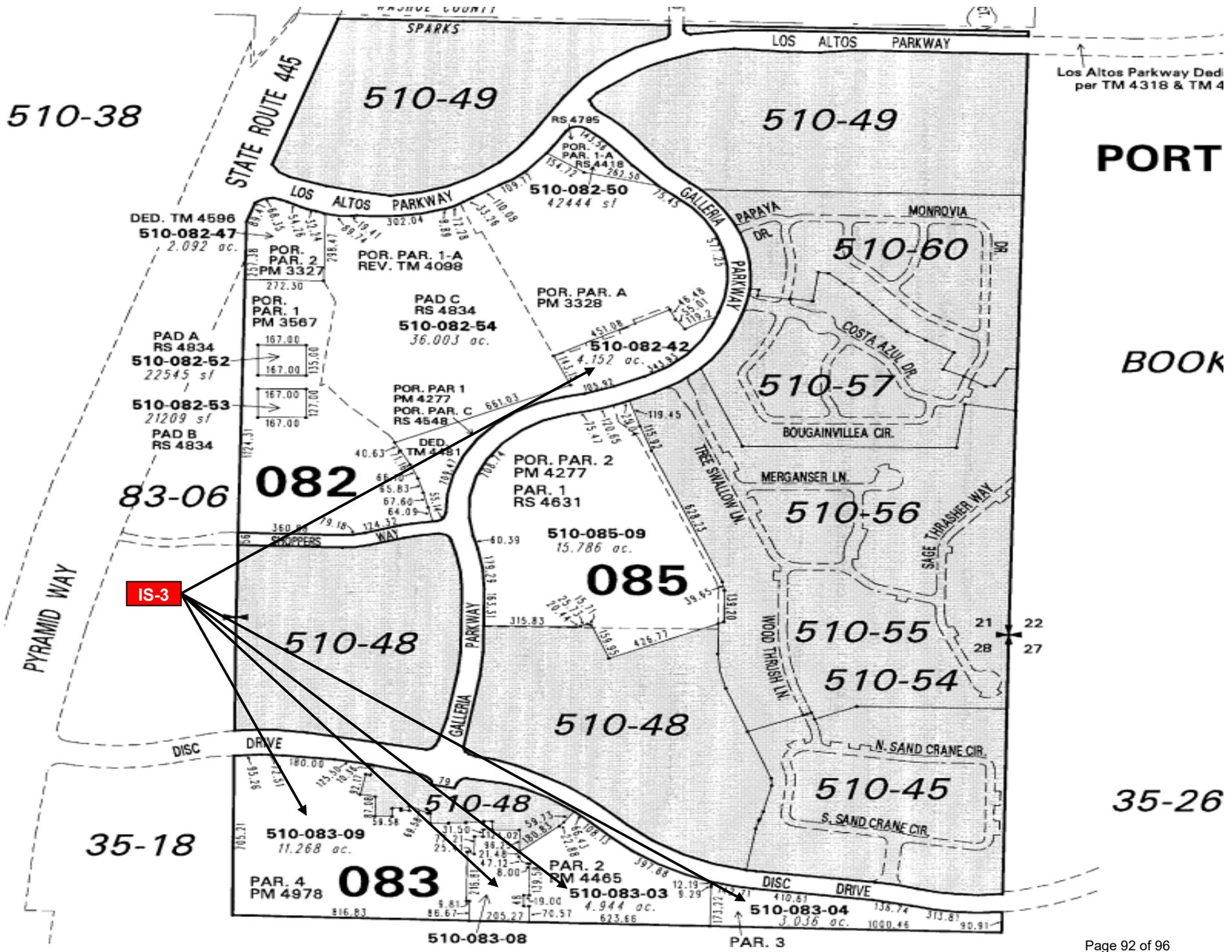
510-08

PORTION OF S
T18N - R



Industrial subdivision pursuant to NRS 278.325

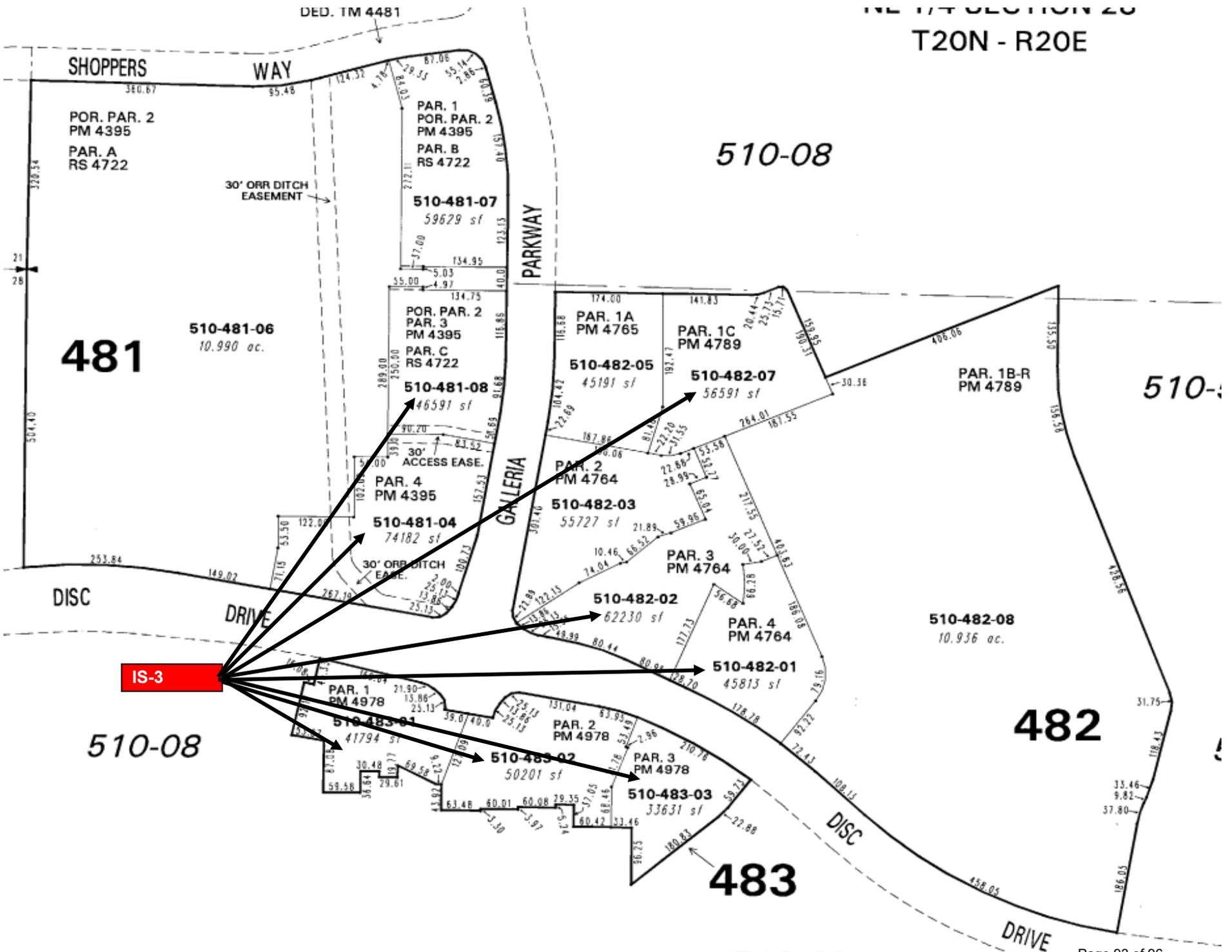


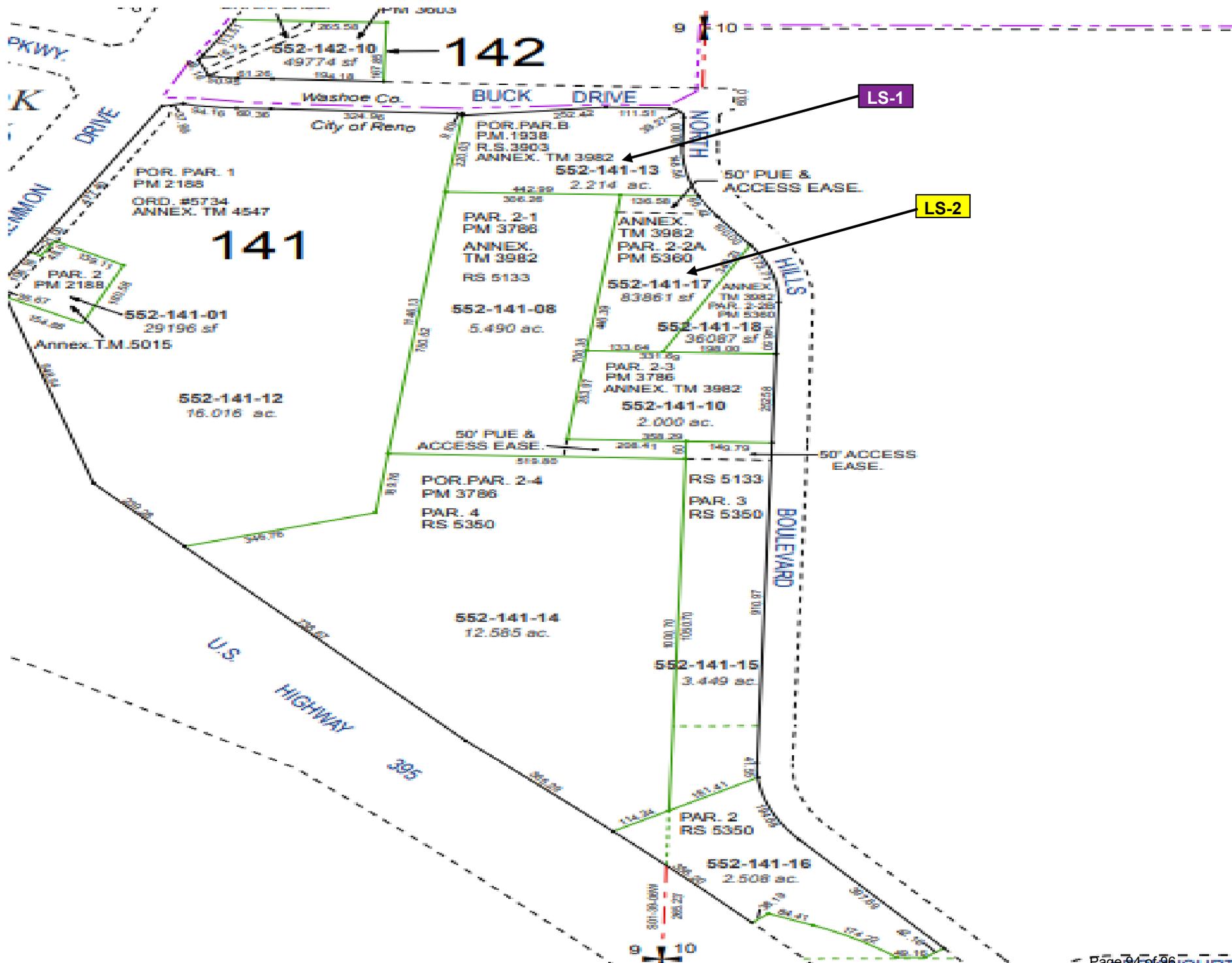


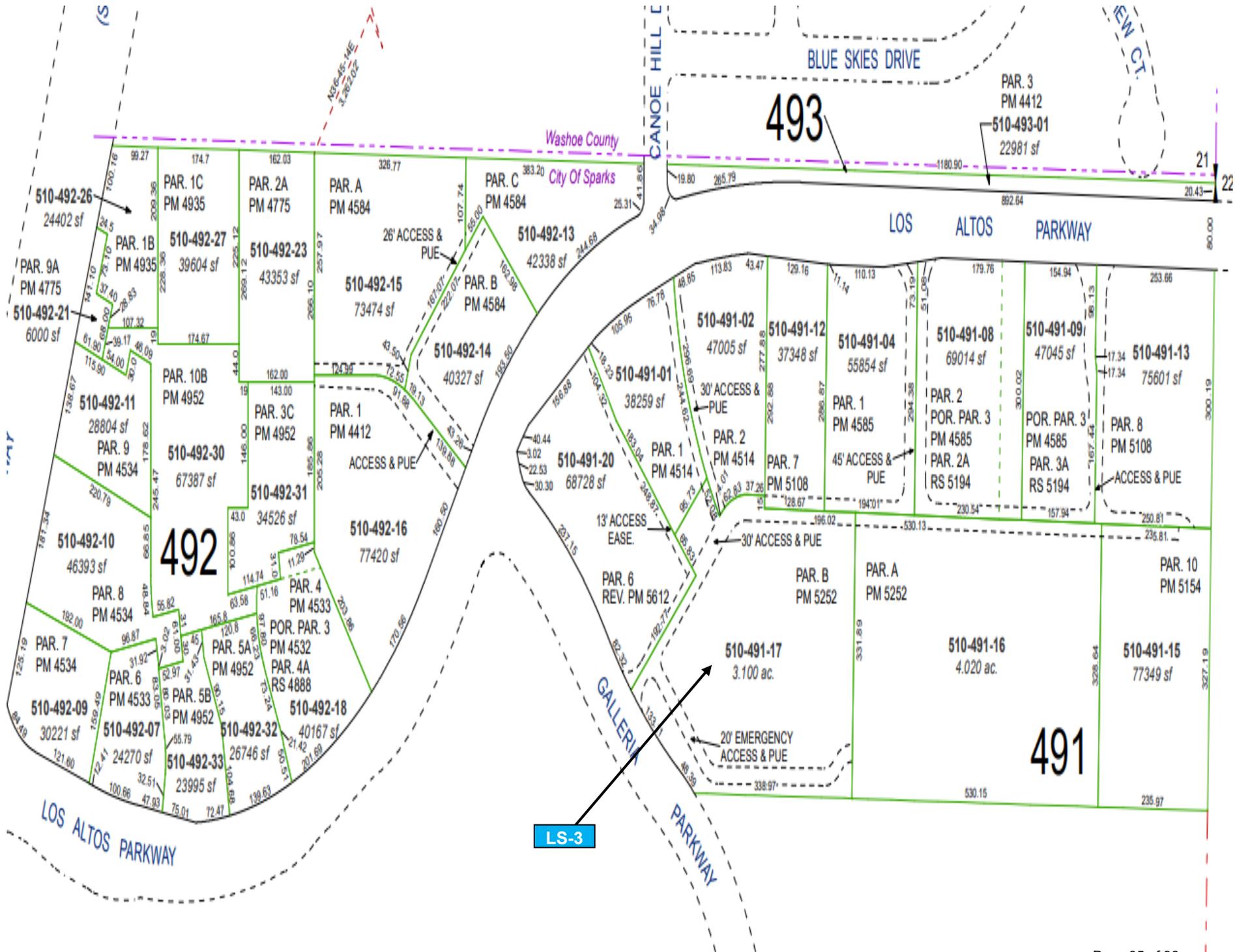
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BOOK

35-26







SEE PAGES
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LS-4

ANNEX. TM 3535
ORD. 4865

