

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 21-0063
Hearing Date 2/8/2021
Tax Year 2021

APN: 142-332-02
Owner of Record: DERMODY FAMILY LIMITED PTSP II
Property Address: 13999 S VIRGINIA ST
Property Type: RESTAURANT 90% STORAGE WAREHOUSE 10%
Gross Building Area: 13,766
Year Built: 2006
Parcel Size: 25,694 SF

Description / Location: Subject property is a BJ's Restaurant in the Summit shopping center.
It is located on the SE corner of Summit Sierra Blvd. and S. Virginia St.

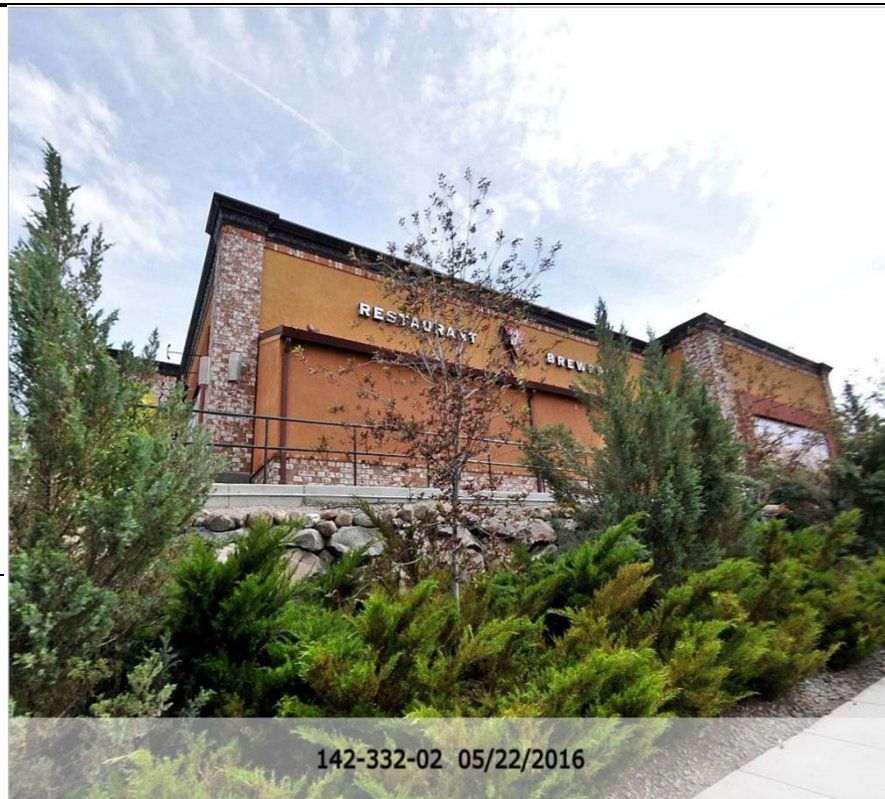
2021/22 Taxable Value:	Land:	\$693,738
	Improvements:	\$1,714,009
	Total:	\$2,407,747
	Taxable Value / SF:	\$175

Sales Comparison	Indicated Value:	\$3,850,000
Approach:	Indicated Value/SF:	\$280

Income Approach	Indicated Value:	\$3,350,000
	Indicated Value/SF:	\$243

Conclusions: The sales comparison analysis is reconciled to \$3,850,000 or \$280/SF and the income analysis results in a value of \$3,350,000 or \$243/SF. Note that the significant personal property value of the restaurant/brewery operations is not included in the valuation results. Both the sales and income results are greater than the current total taxable value of \$2,407,747 or \$175/SF. Consequently, it is recommended that the total taxable value be upheld.

RECOMMENDATION: Uphold X Reduce



WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

LAND:	TAXABLE VALUE	ASSESSED VALUE	TAXABLE	HEARING:	21-0063
	\$693,738	\$242,808	\$/SF GBA	DATE:	2/8/2021
IMPROVEMENTS:	\$1,714,009	\$599,903	\$174.91		
TOTAL:	\$2,407,747	\$842,711		TAX YEAR:	2021

OWNER:

TAXABLE
\$/SF Land
\$27.00

SUBJECT													
BLDG#	APN	Location (Occupancy)	Use %	Total GBA (GBA)	Construction Type Exterior Walls	QC	Finish Area	Age(WAY) Height	Land (SF) %Coverage Zoning	Sale Price Sale Date	Sale Price/GBA	PERSONAL PROPERTY	NOI OAR
1	142-332-02	13999 S VIRGINIA ST RESTAURANT STORAGE WAREHOUSE	90% 10%	13,766 12,389 1,377	WD/STL FRAME STUD WALLS - STUCCO	C30		2006 17	25,694 54% MURR				

IMPROVED SALES													
IS-1	024-020-20	3645 S VIRGINIA ST RESTAURANT	100%	6,090 6,090	WD/STL FRAME STUD WALLS - STUCCO	C25		1997 12	76,923 8% CC	\$1,766,500 8/27/2019	\$290.07 Est. PP	\$150,000	
IS-2	014-135-09	1555 S WELLS AVE RESTAURANT	100%	6,198 6,198	MASONRY WALL BRICK W/ BLOCK 80% STUD WALL 20%	C30		1970 12	21,000 30% CC	\$1,980,000 1/30/2020	\$319.46 Est. PP	\$220,000	
IS-3	400-130-08	9620 S MCCARRAN BLVD RESTAURANT	100%	3,136 3,136	WD/STL FRAME STUD WALLS - STUCCO ON WIRE OR SHEAT 95%/ 5% BRICK VENEER	C25		2017 15 15	59,098 5% MUW4	\$1,125,000 5/28/2020	\$358.74 Actual PP	\$75,000	
IS-4	400-140-04	9570 S MCCARRAN BLVD NBC SHOPPING	100%	14,920 14,920	WD/STL FRAME STUD WALLS - STUCCO ON WIRE OR SHEAT 80%/ 20% STONE	C25		2000 12	82,590 18% MUW4	\$3,450,000 2/25/2020	\$231.23 No PP allocated	\$0	

LAND SALES													
Sale #	APN	Location	Sale Date	Sale Price	Size(sf)	\$/sf	Tax/Unit	Zoning	Comments				
1	037-421-05, -06	1050 SCHEELS DR	1/29/2020	\$2,122,761	64,593	\$32.86	\$11.00	NUD	parcels were combined shortly after purchase; marina trail on east end of property reduces building area; parking lot improvements are constructed on adjacent parcel and likely contributed to sale pricelegends / 7951: \$50,357 (-05) + \$47,404 (-06) = \$97,761; sp \$2,025,000 + sp assmnt \$97,761 = adj sp \$2,122,761				
2	037-400-08	1440 E LINCOLN	11/24/2020	\$1,525,297	63,554	\$24.00	\$15.00	NUD	Sale of 1.459AC lot. Site currently has parking lot, but buyer intends to remove improvements and build a new bank on the site.				
3	025-300-28, -29	6250 S VIRGINA ST	2/15/2019	\$1,425,000	59,272	\$24.04	\$8.11	MUCC	2-parcel sale of both 025-300-28 and 025-300-29 located across from the whole foods shopping center near the neil rd and s virginia st intersection. the total land size is 59,272 sf, i.e. 1.36 ac. the resulted sale price per sf is \$24.04. the property is listed for lease by nai alliance as multi-tenant development for a proposed 7800 sf bldg. about 2800 sf is already taken by a fast food restaurant.				
4	019-360-24	3127 S VIRGINIA ST	1/21/2020	\$1,100,000	46,910	\$23.45	\$12.35	MUSV	costar notes: the property sold for \$23.38 per square foot. the property was in escrow fro 30 days. this was an all cash transaction. the proposed use is a gas station or possibly to expand the parking lot for the hotel across the street.				

COMMENTS:

SEE ATTACHED COMMENTS SECTION

COMMENTS:

The subject property is a BJ's restaurant located in the Summit Mall. BJ's is a national chain which owns and operates 210 casual dining restaurants in 29 states. BJ's currently leases the property on a ground lease, but lease terms were not disclosed to the Assessor's Office.

IS-1 Outback Steakhouse. The quality class and location are slightly inferior the subject, however, the property is comparable in terms of use and building-type. The property was 100% leased at time of sale and sold for \$1,916,500 on 8/27/2019. The adjusted sales price, after accounting for the personal property value, is \$1,766,500 or \$290/SF. Due to the building size, IS-1 is likely a high indicator of value.

IS-2 Rapsallion. IS-2 is a local seafood/steak house establishment. This property is similar in use to the subject and is in a high traffic location. The property was originally built in 1953. The Weighted Average Year is 1970, due to extensive interior remodels. The fine-dining nature of the interior finish is superior to the subject. The property sold on 1/30/2020 for \$2,200,000 with a reported CAP rate of 10.65%. The adjusted sales price, after accounting for the personal property value, is \$1,980,000 or \$319/SF. The building size and interior finish result in this being a high indicator of value.

IS-3 Vacant Restaurant. IS-3 is a free-standing restaurant/cafe with a finished parking lot. The property and building-type are similar to the subject. The property has good access and visibility from S. McCarran Blvd. The property sold on 5/28/2020 for \$1,200,000. Personal property was reported to be valued at \$75,000. The adjusted sales price is \$1,125,000 or \$359/SF. Based on the small size of the building, the \$359/SF is considered a high indicator of value.

IS-4 Neighborhood Shopping. Monte Vista Village is a multi-tenant neighborhood shopping center. The building does have two restaurant tenants, Flowing Tide Pub and Anna's Mexican Grill. The property sold on 2/25/2020 for \$3,450,000 or \$231/SF. Although IS-4 is similar in building size, the multi-tenant occupancy and location are inferior. Consequently, this is considered a low indicator of value.

The improved sales range from \$231/SF to \$359/SF; however the subject value likely falls between IS-4 (\$231/SF) and IS-1 (\$290/SF). If the most weight is given to IS-1, a sale comparison approach to value of \$280/SF or \$3,850,000 (rounded) is supported. Note that this value does not include the Personal Property associated with the restaurant/brewery operation.

The land sales range from \$23.45/SF to \$32.86/SF for high traffic commercial lots with good visibility. The land sale at the top end of the range (LS-1) included use of a finished parking lot on an adjacent value, which is similar to the subject's condition. As a result, the subject's land value would fall at the top end of the range. The land sale data supports the subject's value of \$27/SF.

COMMERCIAL / INDUSTRIAL

	TAXABLE VALUE	ASSESSED VALUE	TAXABLE	HEARING: <u>21-0063</u>
LAND:	\$693,738	\$242,808	\$/SF GBA	DATE: <u>2/8/2021</u>
IMPROVEMENTS:	\$1,714,009	\$599,903	\$174.91	
TOTAL:	\$2,407,747	\$842,711		TAX YEAR: <u>2021</u>
FAMILY LIMITED PTSP II			TAXABLE	
			\$/SF Land	
			\$27.00	

Income Approach				
Potential Gross Income	12,389 sq ft. @	\$2.15 /mo =	\$26,636	
	1,377 sq ft. @	\$0.50 /mo =	\$689	
	sq ft. @	/mo =	<u>\$0</u>	
			\$27,325	
Total	13,766 x 12 months =		<u>12</u>	
				\$327,898
- Vacancy & Collection loss		3%	<u>\$9,837</u>	
= Effective Gross Income				\$318,061
- Operating Expenses		5%	<u>\$15,903.06</u>	
=Net Operating Income				\$302,158
Divided by Overall Capitalization Rate				8.00%
				\$3,776,977
		Less PP	<u>\$430,000</u>	
			<u><u>\$3,346,977</u></u>	
				Rounded
				\$243 /sf GBA

Subject Income Information: The building is 100% occupied by BJ's Restaurants Inc. on a ground lease. Income and Expense data was requested, but not provided.

Potential Gross Income: Results from local rent data indicate that market rents range from \$1.75 to \$3.90. \$2.15/SF was determined to be a reasonable rent for the restaurant area. The rent for this property is on the lower end of the range due to the large building size. \$.50/SF was applied to the storage area. When applied to the gross building area; an annualized PGI of \$327,898 is indicated.

Effective Gross Income: While the property has no vacancy, a 3% vacancy/collection loss is applied to account for potential future losses. An EGI of \$318,061 is indicated after vacancy and collection loss.

Net Operating Income: Ground lease types have minimal to no operating expenses. A 5% expense ratio is used to account for minor owner expenses.

Capitalization Rate Analysis: Properties reflecting strong real estate fundamentals in primary locations remain in high demand amongst institutional investors. The subject property is equivalent to a sought after investment that has been well maintained with a national credit tenant and situated at a premium location. Therefore, the overall investment risk is considered low. However, casual dining/sit-down restaurants have been heavily affected by the pandemic. This has resulted in higher than normal capitalization rates. Recent sales and listing data indicate an overall capitalization rate range of 5.75% to 10.65%. Properties on the lower end of the range tend to be smaller fast-food sites. These properties have smaller building areas and have been least impacted by the pandemic (drive thru locations). Casual dining/sit-down type restaurants with large building areas tend to be on the higher end of the range. 8% is a conservative estimate for this property.

Indicated Value Income Approach: The income approach to value is \$3,776,977 or \$275.44/SF. However, this result includes the Personal Property associated with the restaurant/brewery operation. Based on the personal property declaration submitted to the Assessor's Office, an adjustment of \$430,000 is necessary. After this adjustment, the indicated value for the real property is \$3,350,000 (rounded) or \$243/SF.

Comments: The taxable value of the subject is supported by the income analysis. Full cash value does not exceed market.

RESTAURANT/RETAIL CAPITALIZATION RATE CHART

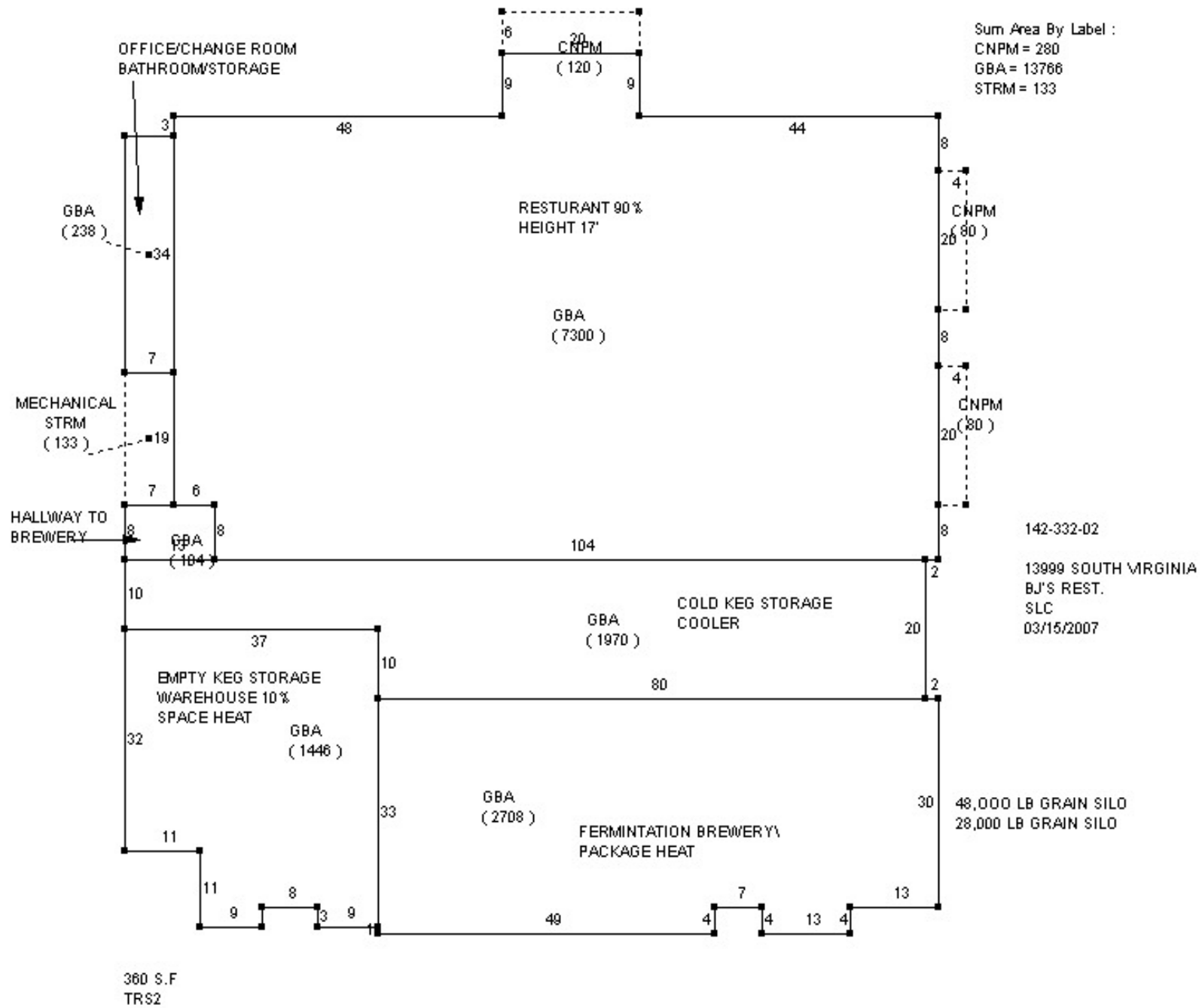
APN	NBC	Location	Use %	GBA	Year Built	Land (SF) %Coverage Zoning	Sale Price Sale Date	NOI OAR	Notes
033-400-06 DIDQ		275 N McCarran Blvd Kentucky Fried Chicken	100 QSR	2,316	1984	23,552 100%	\$1,583,790 3/11/2020	\$83,149 5.25%	Listed on CoStar for 42 days with an asking price \$1,583,790. KFC agreed to a 15 year sale leaseback with 10% increase every five years.
085-060-12 CAAQ		4978 Sun Valley Blvd Taco Bell	100% QSR	2,496	1999	45,738 5% NC	\$2,239,300 3/18/2020	\$119,962 5.35%	Listed on CoStar for 46 days with an asking price of \$2,285,000. Good access and visibility from Sun Valley Boulevard
011-272-13 AJBQ		701 S Virginia St St. Lawrence Commons	100% Retail	7,807	1918	8,712 90% MUSV	\$2,800,000 2/20/2020	\$179,000 6.39%	Midtown multi-tenant building with food service and boutique store occupancy. Building was 87% occupied at time of sale. Cash purchase
040-162-13 OBGQ		7007 S Virginia St. Neighborhood Shopping	100% Retail	8,000	1991	20,909 38% MU	\$2,450,000 10/01/2019	\$157,625 6.50%	100% Occupied at time of purchase. Part of 1031 exchange for buyer. No listing broker found
014-135-09 ALAQ		1555 S. Wells Ave Rapsallion	100% Restaurant	6,198	1970	20,996 30% AC	\$2,200,000 1/30/202	\$234,300 10.65%	SLV and CoStar verified; Property was on market for 10+ months; Seller to do a sale-leaseback and continue with restaurant operation; Brokers used for both buyer and seller
Listings									
024-055-20		4999 Kietzke Ln. Red Robin	100% Restaurant	8,183	1994	41,588 20%	\$4,956,522	\$285,000 5.75%	NNN leased corporate red robin. 12 year term remaining. 4, 5yr renewal options through 2052. strong visibility and easy access
510-482-03		4712 Galleria Pkwy. Red Robin	100% Restaurant	6,347	2007	55,727 11%	\$3,125,000	\$250,000 8.00%	NNN lease. 12 yr term remaining. 4, 5-yr renewal options. Located in a popular retail destination

Median 6.39%

RESTAURANT RENTS

APN	Location	Tenant Description	Size Year Built	Lease Date Term (yrs.)	Base Rent	Lease Type CAM	Notes
032-134-12	1446 Victorian Avenue	Farah & Sons Bar	2,179 1960	2/2020 5	1.75	NNN None	Bar/grill on Victorian Square
011-192-08	516 S Virginia Street	Tacos+Tequila Restaurant	2,012 1930	1/2020 5	2.75	NNN None	New midtown restaurant; 3% annual escalations
033-152-17	593 E Prater Way	Firehouse Subs Restaurant	3,200 1992	2/22/2018 10	2.25	NNN None	Building has drive thru
Contract Rents							
024-055-20	4999 Kietzke Lane	Red Robin Restaurant	8,183 1994	NA 12 remaining	2.90	Ground None	Listing mentions that the lease was recently extended Rent equals \$23,766/month
510-482-03	4712 Galleria Parkway	Red Robin	6,347 2007	NA 12 remaining	3.28	Ground None	Listing mentions that the lease was recently extended Rent equals \$20,833/month

Median \$2.75



Washoe County PRODUCTION SUMMARY APPRAISAL RECORD



APN: **142-332-02**

2021

PAGE 1 of 7

ACTIVE

Roll YR

Code

%Comp

Situs 13999 S VIRGINIA ST RENO Database WASHOE NBHD EAFR Appr KJ Exemption AV|Exemption
 Owner DERMODY FAMILY LIMITED PTSP II Printed 1/25/2021 Sierra Summit Condos
 PO BOX 7097 RENO, NV 89510 Tax District 1000
 Property Name

Reopen			
Reappraisal			

Valuation History							Parcel Value Summary		OBSO	<input type="checkbox"/> Change <input type="checkbox"/> No Change	
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand		
2021 VN	693,738		1,714,009		2,407,747	842,711	Land Value	693,738			
2021 NR	693,738		1,714,009		2,407,747	842,711	Building Value	1,661,402	Initials/Date		
2020 FV	693,738		1,764,068		2,457,806	860,232	XFOB Value	52,607			
2019 FV	693,738		1,687,911		2,381,649	833,577	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2018 FV	678,322		1,669,858		2,348,180	821,863	Taxable Value	2,407,747	New Const		
2017 FV	642,350		1,701,048		2,343,398	820,189	Total Exemption		New Land		
2016 FV	642,350		1,713,614		2,355,964	824,587			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	2006	2006	100	C30	1,979,909	1,534,429	12,389	123	0
COMM	1-2	406	Storage Warehouse	D	2006	2006	100	C30	137,671	106,695	1,377	77	0
MISC	1-3	600	Miscellaneous	0	2006	2006	100	50	26,165	20,278		20,278	0



142-332-02 05/22/2016

Land Value												Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	25,694	Water	Municipal
400	General Commercial: reta	MURR	25,694	SF	22.50	SIZE	120			693,738		Acre Size	0.590	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC		Page 7 of 22	

Washoe County PRODUCTION APPRAISAL RECORD



APN: **142-332-02**

2021

PAGE 2 of 7

ACTIVE

Roll YR

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Building Data														
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description		
Type	COMM	Commercial/Industria	BUILDING LEVEL			SHP	2	SLIGHTLY IRREGULAR	100	HEAT	606	SPACE HEATER	10	
Occ	350	Restaurant	Rate Adj			SP1C	13,766	Sprinkler System Generic - C	100					
Stry/Frm	D	WD/STL FRM ~ WOOD OR	Lump Sum			ST	1	No of Stories	100					
Quality	C30	Commercial 3.0 (Good				UT	1	Units	100					
Year Built	2006		PARCEL LEVEL			WH	17	Avg Wall Height/Floor	100					
WAY	2006		Lump Sum	0		EW	892	STUD WALLS - STUCCO ON WIRE	80					
Remodel Yr			%Obso	0.0000		EW	882	STUD WALLS - BRICK VENEER	20					
% Comp	100	%DPR 22.5				HEAT	611	PACKAGE UNIT	75					

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			12,389	159.81	1,979,909	1	FWBO	FW BOMANIT	30	1	1,140	14.88	2006		100	16,964	13,147		
							2	FWCO	FW CONCRET	30	1	800	6.22	2006		100	4,978	3,858		
							3	MN	MANUAL *	30	1	1	5,336.10	2006		100	5,336	4,135		SILO 14 TON
							4	MN	MANUAL *	30	1	1	8,459.67	2006		100	8,460	6,556		SILO 24 TON
							5	TRS2	TRASH CO B	30	1	360	27.39	2006		100	9,860	7,642		
							6	WLBR	WALL BRICK	30	1	200	27.41	2006		100	5,482	4,249		
							7	YIMP	YARD IMPS	30	1	10	1,680.00	2006		100	16,800	13,020		
Gross Bldg Area		12,389	Perimeter	450	Sub Area RCN		1,979,909													
Building Notes				Building Cost Summary																
				Building RCN			1,979,909													
				Depreciation			445,480													
				Building DRC			1,534,429													
				Extra Feature DRC			52,607													
				Building Obso																
Building Name				Total DRC			1,587,036													
				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	25,694	Water	Municipal
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												CAGC			

Washoe County PRODUCTION APPRAISAL RECORD

APN: **142-332-02**

PAGE 3 of 7

Owner **DERMODY FAMILY LIMITED PTSP II**
Keyline Description **PM 4549 LT 1-C**

NBHD **EAFR Sierra Summit Condos**

Appr **KJ**



Activity Information						
Date	User ID	Activity Notes				
9/22/2020 1/1/2015	KJ SLC	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
BJ`S RESTAURANTS INC,	3496454	2/9/2007	400	2,700,000	2QC	
RENO RETAIL COMPANY LLC,	3380321	4/27/2006	140	1,600,000	2D	
RENO RETAIL COMPANY LLC,	3379981	4/27/2006	400		0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

This information is for use by the Washoe County PRODUCTION Assessor for assessment purposes only.



%Comp

[illegible]☐ No Change

Building Data									
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1-2	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
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Sub Area	Extra Features
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[illegible]

Land Value: 1 Lines Total	Land Data	Property Characteristics
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Washoe County PRODUCTION APPRAISAL RECORD

APN: 142-332-02

Owner DERMODY FAMILY LIMITED PTSP II
Keyline Description PM 4549 LT 1-C

NBHD EAFR Sierra Summit Condos

Appr KJ

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
BJ`S RESTAURANTS INC,	3496454	2/9/2007	400	2,700,000	2QC	
RENO RETAIL COMPANY LLC,	3380321	4/27/2006	140	1,600,000	2D	
RENO RETAIL COMPANY LLC,	3379981	4/27/2006	400	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

Washoe County PRODUCTION APPRAISAL RECORD



APN: **142-332-02**

2021

PAGE 6 of 7

ACTIVE

Roll YR

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Reopen			
Reappraisal			

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2016 FV	642,350		1,713,614		2,355,964	824,587			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	50	Very Good											
Year Built	2006		PARCEL LEVEL										
WAY	2006		Lump Sum	0									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 22.5											

Sub Area							Extra Features													
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
CNM	CANOPY METAL - C			280	65.56	18,356														
STR	STORAGE ROOM			133	58.71	7,809														

Gross Bldg Area Perimeter Sub Area RCN 26,165

Building Notes		Building Cost Summary	
		Building RCN	26,165
		Depreciation	5,887
		Building DRC	20,278
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	20,278
		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	25,694	Water	Municipal
												Acre Size	0.590	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC			

Washoe County PRODUCTION APPRAISAL RECORD

APN: 142-332-02

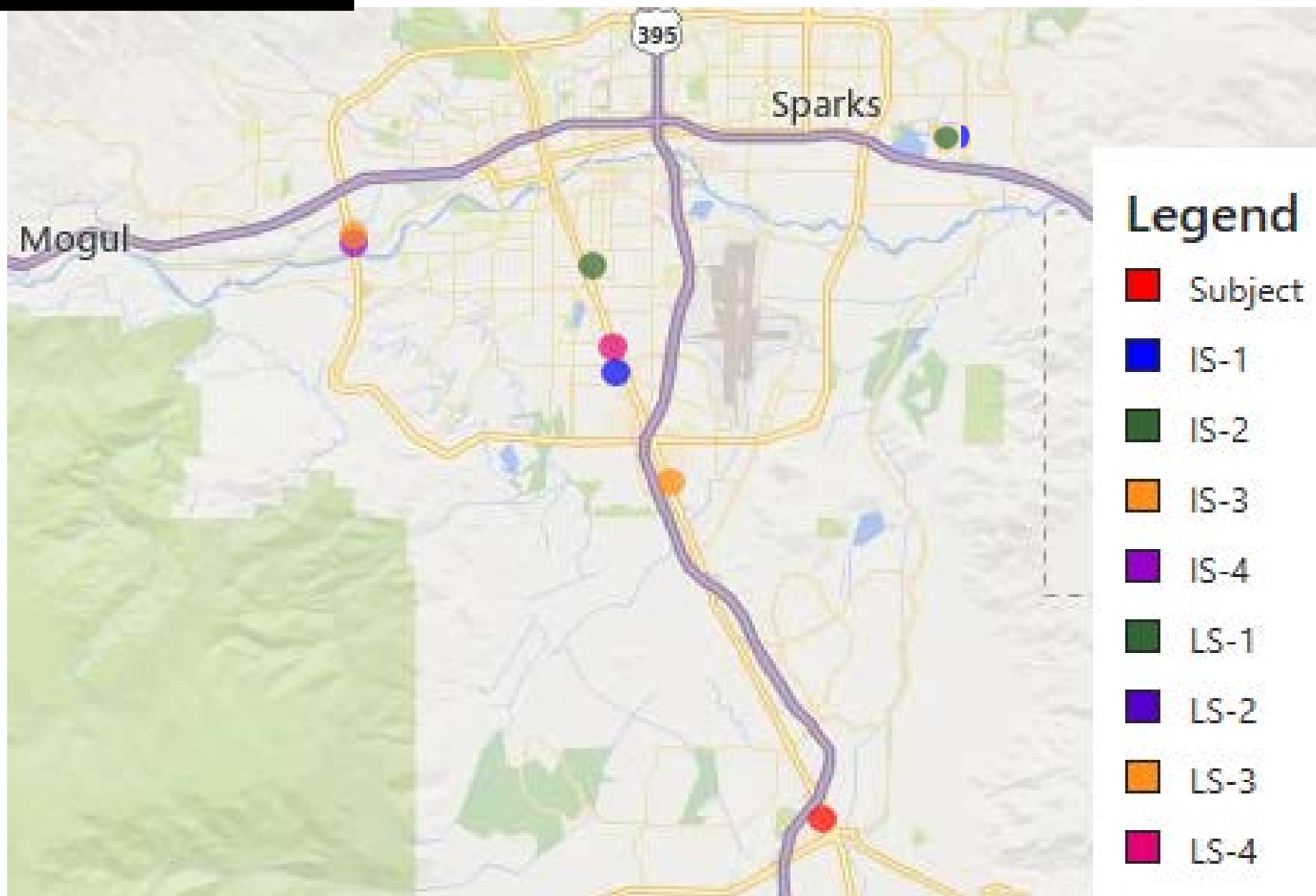
Owner DERMODY FAMILY LIMITED PTSP II
Keyline Description PM 4549 LT 1-C

NBHD EAFR Sierra Summit Condos

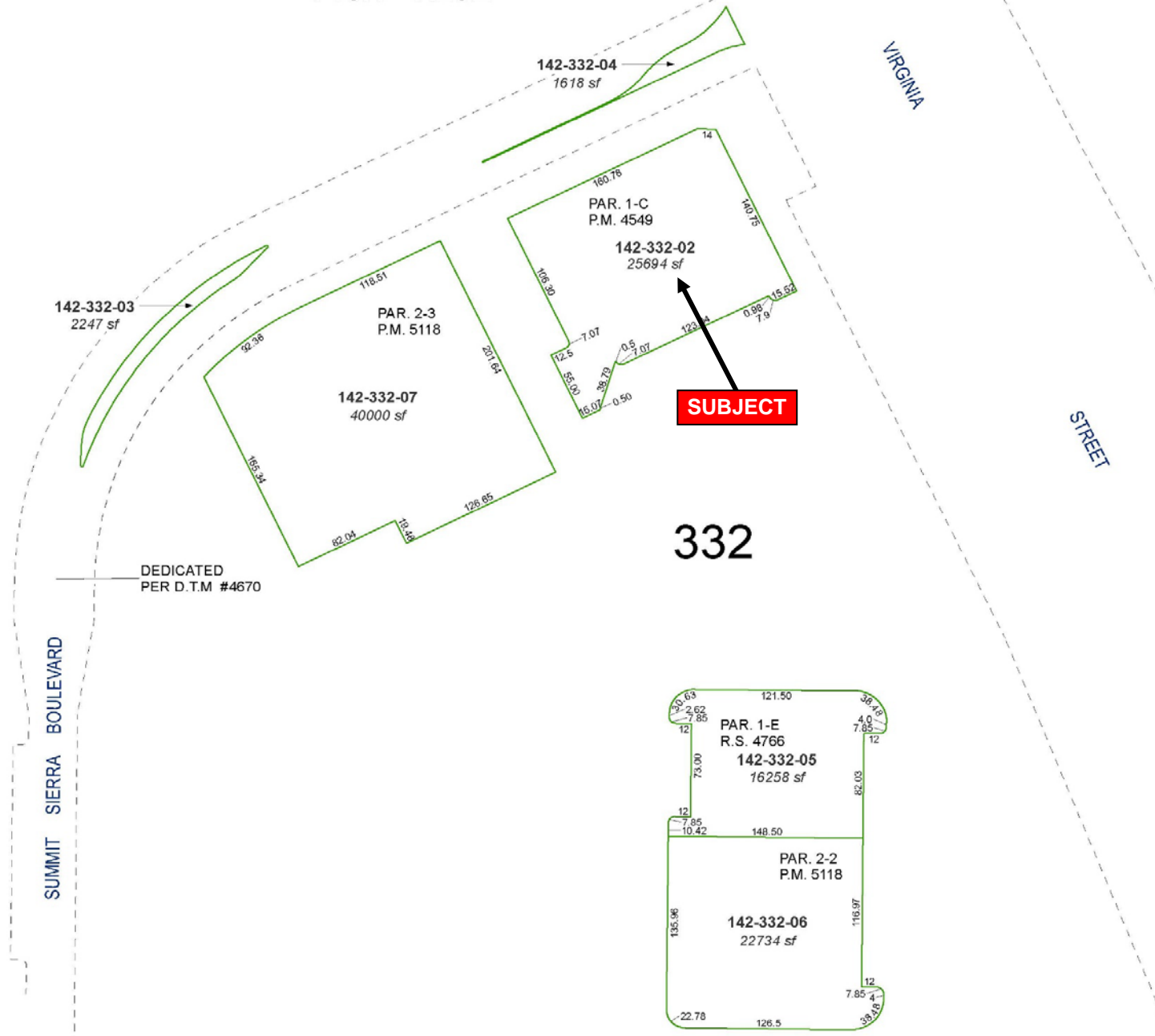
Appr KJ

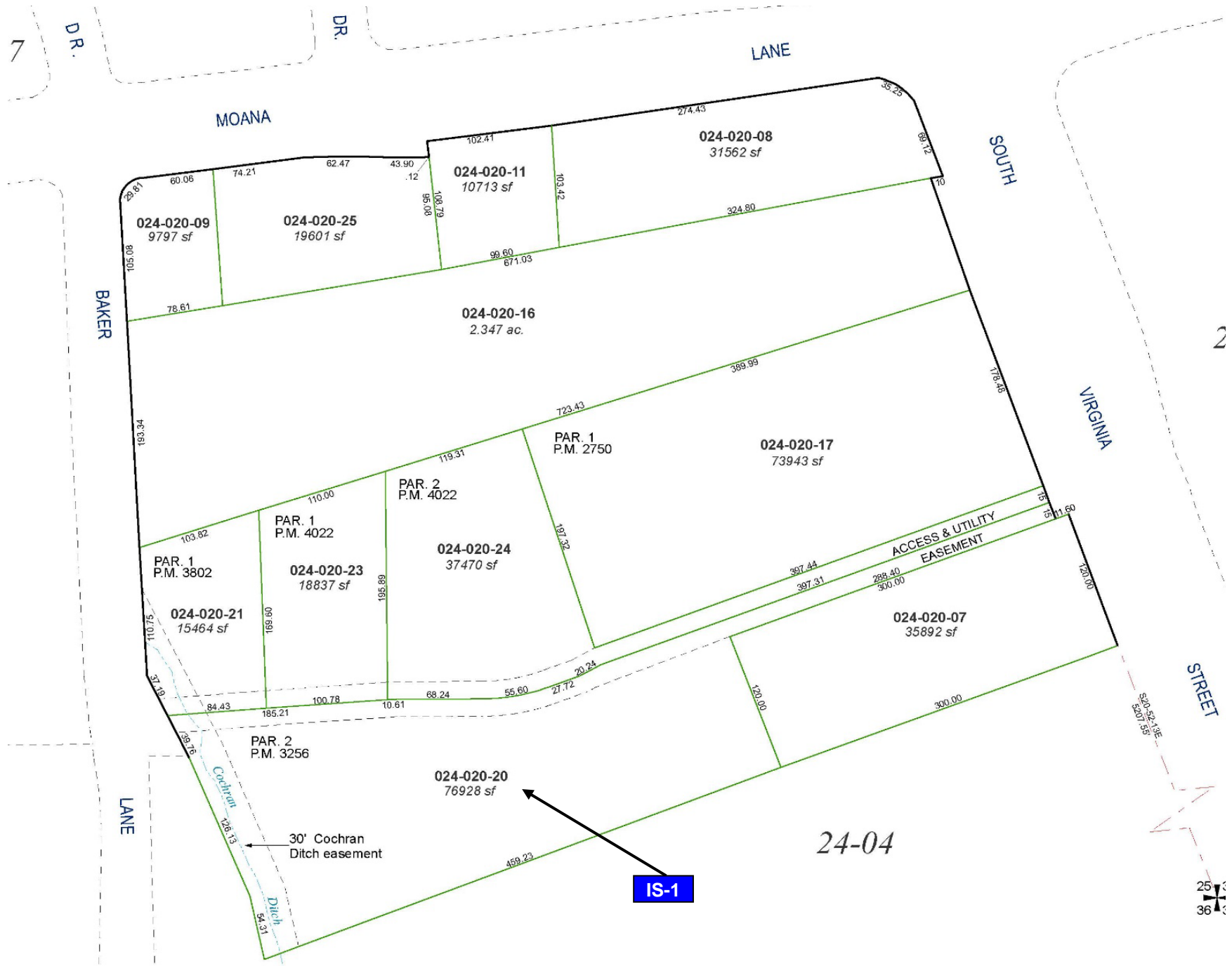
Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
BJ`S RESTAURANTS INC,	3496454	2/9/2007	400	2,700,000	2QC	
RENO RETAIL COMPANY LLC,	3380321	4/27/2006	140	1,600,000	2D	
RENO RETAIL COMPANY LLC,	3379981	4/27/2006	400	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

NEIGHBORHOOD MAP



A POR. OF THE SW ¼ OF SEC. 21
T18N - R20E





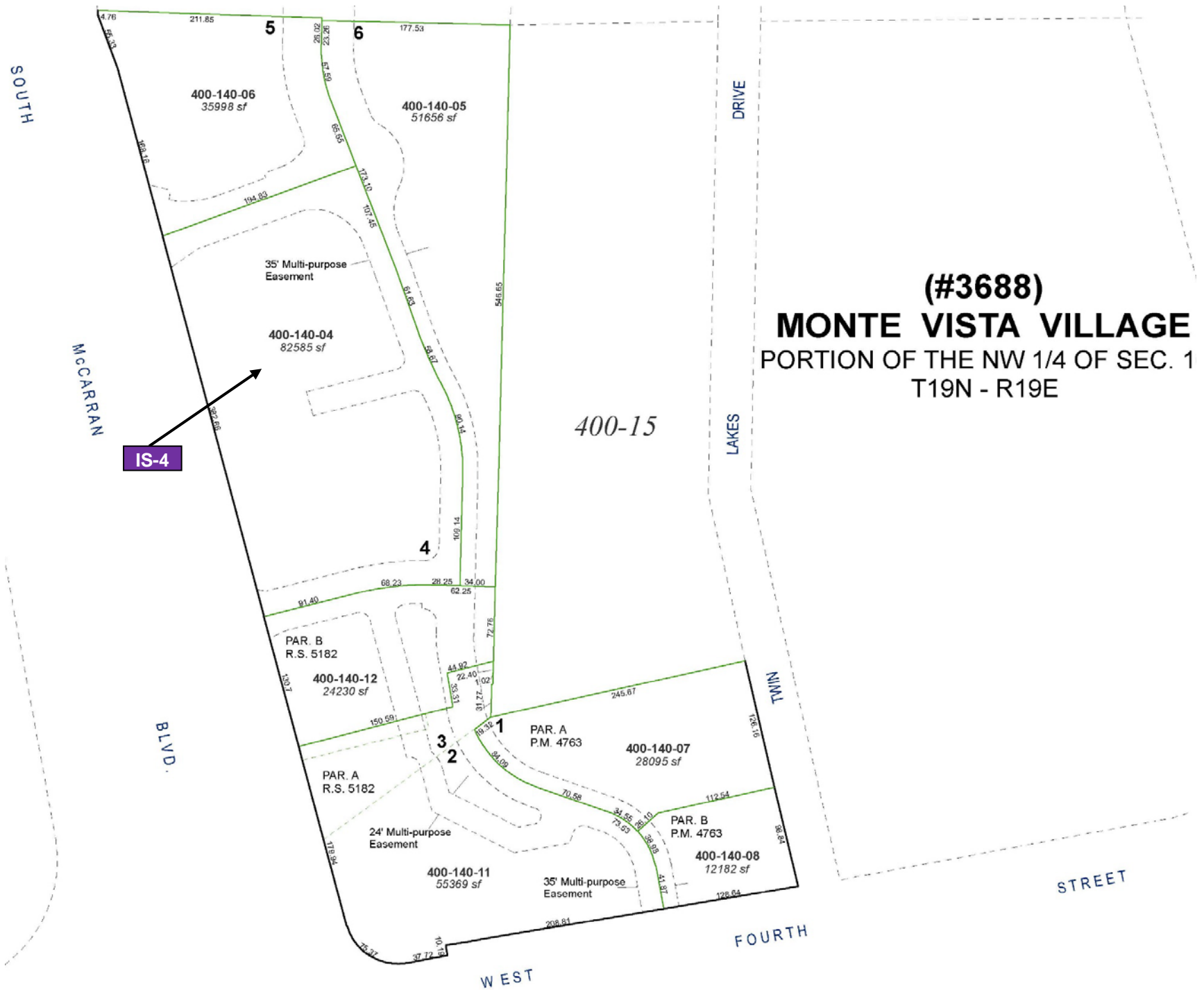
SIERRA VISTA TRACT

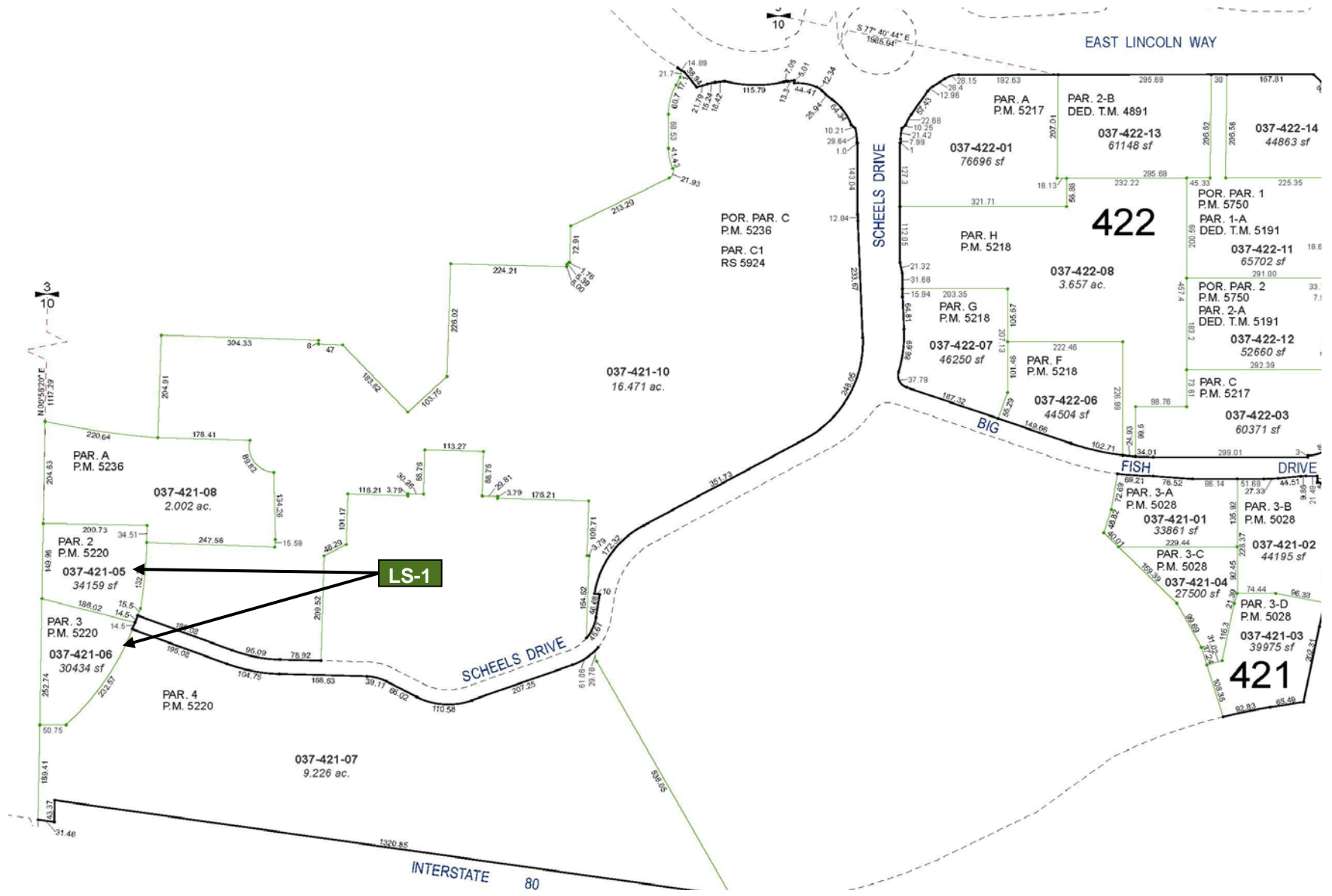
Streets shown: W. ARROYO STREET, S. HOLCOMB STREET, E. ARROYO STREET, E. PUEBLO STREET, VESTA STREET, VIRGINIA STREET, TONOPAH STREET, W. PUEBLO STREET, MT. ROSE STREET, HASKELL STREET.

Key features and lot details:

- Lot 132:** 0.142 ac. (014-132-02), 0.142 ac. (014-132-01), 0.275 ac. (014-137-01), 0.213 ac. (014-137-07), 0.106 ac. (014-137-08), 0.68 ac. (014-137-02).
- Lot 133:** 0.169 ac. (014-133-09), 0.168 ac. (014-133-10), 0.169 ac. (014-133-07), 0.2153 ac. (014-133-11), 0.155 ac. (014-133-05), 0.136 ac. (014-133-04), 0.175 ac. (014-133-03), 30934 sf (014-133-15), 22961 sf (014-136-08), 0.106 ac. (014-136-06), 0.106 ac. (014-136-08).
- Lot 134:** 0.161 ac. (014-134-01), 0.151 ac. (014-134-02), 0.161 ac. (014-134-03), 0.161 ac. (014-134-04), 0.161 ac. (014-134-05), 0.161 ac. (014-134-06), 0.161 ac. (014-134-07), 21054 sf (014-134-08).
- Lot 135:** 26260 sf (014-135-21), 33182 sf (014-135-24), 0.118 ac. (014-135-11), 0.084 ac. (014-135-12), 0.482 ac. (014-135-09), 0.119 ac. (014-135-10), 0.161 ac. (014-135-07), 0.1478 ac. (014-135-14).
- Lot 136:** 22961 sf (014-136-08), 0.106 ac. (014-136-06), 0.106 ac. (014-136-08).
- Lot 137:** 0.275 ac. (014-137-01), 0.213 ac. (014-137-07), 0.106 ac. (014-137-08), 0.68 ac. (014-137-02).
- Lot 138:** 0.161 ac. (014-138-01), 0.161 ac. (014-138-02), 0.161 ac. (014-138-03), 0.161 ac. (014-138-04), 0.161 ac. (014-138-05), 0.161 ac. (014-138-06), 0.161 ac. (014-138-07), 0.161 ac. (014-138-08).
- Lot 139:** 0.161 ac. (014-139-01), 0.161 ac. (014-139-02), 0.161 ac. (014-139-03), 0.161 ac. (014-139-04), 0.161 ac. (014-139-05), 0.161 ac. (014-139-06), 0.161 ac. (014-139-07), 0.161 ac. (014-139-08).
- Lot 140:** 0.161 ac. (014-140-01), 0.161 ac. (014-140-02), 0.161 ac. (014-140-03), 0.161 ac. (014-140-04), 0.161 ac. (014-140-05), 0.161 ac. (014-140-06), 0.161 ac. (014-140-07), 0.161 ac. (014-140-08).
- Lot 141:** 0.161 ac. (014-141-01), 0.161 ac. (014-141-02), 0.161 ac. (014-141-03), 0.161 ac. (014-141-04), 0.161 ac. (014-141-05), 0.161 ac. (014-141-06), 0.161 ac. (014-141-07), 0.161 ac. (014-141-08).
- Lot 142:** 0.161 ac. (014-142-01), 0.161 ac. (014-142-02), 0.161 ac. (014-142-03), 0.161 ac. (014-142-04), 0.161 ac. (014-142-05), 0.161 ac. (014-142-06), 0.161 ac. (014-142-07), 0.161 ac. (014-142-08).
- Lot 143:** 0.161 ac. (014-143-01), 0.161 ac. (014-143-02), 0.161 ac. (014-143-03), 0.161 ac. (014-143-04), 0.161 ac. (014-143-05), 0.161 ac. (014-143-06), 0.161 ac. (014-143-07), 0.161 ac. (014-143-08).
- Lot 144:** 0.161 ac. (014-144-01), 0.161 ac. (014-144-02), 0.161 ac. (014-144-03), 0.161 ac. (014-144-04), 0.161 ac. (014-144-05), 0.161 ac. (014-144-06), 0.161 ac. (014-144-07), 0.161 ac. (014-144-08).
- Lot 145:** 0.161 ac. (014-145-01), 0.161 ac. (014-145-02), 0.161 ac. (014-145-03), 0.161 ac. (014-145-04), 0.161 ac. (014-145-05), 0.161 ac. (014-145-06), 0.161 ac. (014-145-07), 0.161 ac. (014-145-08).
- Lot 146:** 0.161 ac. (014-146-01), 0.161 ac. (014-146-02), 0.161 ac. (014-146-03), 0.161 ac. (014-146-04), 0.161 ac. (014-146-05), 0.161 ac. (014-146-06), 0.161 ac. (014-146-07), 0.161 ac. (014-146-08).
- Lot 147:** 0.161 ac. (014-147-01), 0.161 ac. (014-147-02), 0.161 ac. (014-147-03), 0.161 ac. (014-147-04), 0.161 ac. (014-147-05), 0.161 ac. (014-147-06), 0.161 ac. (014-147-07), 0.161 ac. (014-147-08).
- Lot 148:** 0.161 ac. (014-148-01), 0.161 ac. (014-148-02), 0.161 ac. (014-148-03), 0.161 ac. (014-148-04), 0.161 ac. (014-148-05), 0.161 ac. (014-148-06), 0.161 ac. (014-148-07), 0.161 ac. (014-148-08).
- Lot 149:** 0.161 ac. (014-149-01), 0.161 ac. (014-149-02), 0.161 ac. (014-149-03), 0.161 ac. (014-149-04), 0.161 ac. (014-149-05), 0.161 ac. (014-149-06), 0.161 ac. (014-149-07), 0.161 ac. (014-149-08).
- Lot 150:** 0.161 ac. (014-150-01), 0.161 ac. (014-150-02), 0.161 ac. (014-150-03), 0.161 ac. (014-150-04), 0.161 ac. (014-150-05), 0.161 ac. (014-150-06), 0.161 ac. (014-150-07), 0.161 ac. (014-150-08).
- Lot 151:** 0.161 ac. (014-151-01), 0.161 ac. (014-151-02), 0.161 ac. (014-151-03), 0.161 ac. (014-151-04), 0.161 ac. (014-151-05), 0.161 ac. (014-151-06), 0.161 ac. (014-151-07), 0.161 ac. (014-151-08).
- Lot 152:** 0.161 ac. (014-152-01), 0.161 ac. (014-152-02), 0.161 ac. (014-152-03), 0.161 ac. (014-152-04), 0.161 ac. (014-152-05), 0.161 ac. (014-152-06), 0.161 ac. (014-152-07), 0.161 ac. (014-152-08).
- Lot 153:** 0.161 ac. (014-153-01), 0.161 ac. (014-153-02), 0.161 ac. (014-153-03), 0.161 ac. (014-153-04), 0.161 ac. (014-153-05), 0.161 ac. (014-153-06), 0.161 ac. (014-153-07), 0.161 ac. (014-153-08).
- Lot 154:** 0.161 ac. (014-154-01), 0.161 ac. (014-154-02), 0.161 ac. (014-154-03), 0.161 ac. (014-154-04), 0.161 ac. (014-154-05), 0.161 ac. (014-154-06), 0.161 ac. (014-154-07), 0.161 ac. (014-154-08).
- Lot 155:** 0.161 ac. (014-155-01), 0.161 ac. (014-155-02), 0.1







**A PORTION OF THE SE ¼ OF SECTION 3
AND A PORTION OF THE NE ¼ OF SECTION 10
T19N - R20E**

LS-2 points to parcel **037-400-08** (63558 sf).

Other parcels and descriptions:

- 037-400-02**: 12.186 ac.
- 037-400-10**: 65058 sf (PAR. 3-A P.M. 4966)
- 037-400-11**: 48781 sf (PAR. 3-B P.M. 4966)
- 037-400-12**: 30596 sf (PAR. 1 P.M. 4967)
- 037-400-13**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-14**: 2.217 ac. (PAR. A R.S. 5702)
- 037-400-15**: 70025 sf (PAR. B R.S. 5702)
- 037-400-04**: 68631 sf (PAR. 4 P.M. 4964)
- 037-400-01**: 12.186 ac. (PAR. 2 P.M. 4964)
- 037-400-03**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-05**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-06**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-07**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-09**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-16**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-17**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-18**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-19**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-20**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-21**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-22**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-23**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-24**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-25**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-26**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-27**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-28**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-29**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-30**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-31**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-32**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-33**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-34**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-35**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-36**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-37**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-38**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-39**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-40**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-41**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-42**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-43**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-44**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-45**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-46**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-47**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-48**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-49**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-50**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-51**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-52**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-53**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-54**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-55**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-56**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-57**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-58**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-59**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-60**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-61**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-62**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-63**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-64**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-65**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-66**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-67**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-68**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-69**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-70**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-71**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-72**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-73**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-74**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-75**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-76**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-77**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-78**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-79**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-80**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-81**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-82**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-83**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-84**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-85**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-86**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-87**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-88**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-89**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-90**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-91**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-92**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-93**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-94**: 63558 sf (PAR. 1 P.M. 4967)
- 037-400-95**: 60399 sf (PAR. 2 P.M. 4967)
- 037-400-96**:

EW CENTERLINE SEC. 31

DELUCCHI

LANE

SOUTH

VIRGINIA

ROAD

NEIL

SHEET

PORTION OF THE SW ¼ OF SECTION 31
T19N - R20E

LS-3

(#205)
SOUTH VIRGINIA
ROAD SUBDIVISION

025-300-10
0.389 ac.

025-300-29
0.412 ac.

025-300-28
0.9487 ac.

025-300-37
0.63 ac.

025-300-21
0.19 ac.

1

2

3

4

AMENDED NIXON FARM SUBDIVISION

LOTS 7, 8, 9, 10

PORTION OF THE S 1/2 OF SECTION 24
T19N - R19E

