

# **PETITIONER'S EVIDENCE**

**Real Estate Assessment Analysis**  
**Walmart Supercenter US03254**  
**5260 W 7<sup>th</sup> Street, Reno Nevada**

**Property Details**

The subject site is approximately 22.44 acres. The subject building was constructed in 2004, is an average quality, average condition, masonry, mega warehouse discount store of approximately 205,916 SF, square feet.

**Assessor's 2018 Taxable Value**

Land \$ 7,918,698 / \$ 8.10 SF  
Imp \$10,531,855 / \$51.15 SF  
Total \$18,450,553 / \$89.60 SF

**Summary of Issues**

Current trends in the retail sector  
Record number of retail closures  
Industry moving to smaller buildings  
Declining market demand for large big box properties  
Limited new construction of large big box properties  
Lack of investor confidence in the commercial real estate sector  
Assessor increased the values set by the State of Board of Equalization for 2017  
Assessor's cost approach is excessive  
Local and regional sales of big box real estate support the below requested taxable value

**Requested 2018 Taxable Value**

\$10,295,800 / \$50.00 SF.

Petitioner Ex # 13 Date 2-15-18  
APN \_\_\_\_\_  
Number of Pages \_\_\_\_\_