

**ASSESSOR'S**

**EVIDENCE**



WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	<b>TAXABLE</b>	<b>HEARING:</b>	<b>18-0044</b>
<b>LAND:</b>	\$5,239,740	\$1,833,909	<b>\$/SF GBA</b>	<b>DATE:</b>	<b>02/21/2018</b>
<b>IMPROVEMENTS:</b>	\$9,030,701	\$3,160,745	\$119.39		
<b>TOTAL:</b>	\$14,270,441	\$4,994,654		<b>TAX YEAR:</b>	<b>2018</b>
			<b>TAXABLE</b>		
			<b>\$/SF Land</b>		
			\$12.00		

OWNER: LOWE'S HIW INC

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
1	037-030-71	1355 SCHEELS DR DISCOUNT WAREHOUSE STORE	100%	119,528	MASONRY BRNG CONC TILT-UP	C15		2012 28	436,645 27% NUD				

IMPROVED SALES														
IS-1	037-030-97, -400-04, -08, -11, -12, -14, -15 -422-1	1315 Scheels Dr etc. (Legends at Sparks Marina)	Discount Store, Shp Ctr Restaurant	124,653	FP STL FRAME CURTAIN-EIFS VARIOUS	C30	124,653	2008-2016 14-24	14.51 19% NUD	\$31,259,419 05/03/2016	\$251			
IS-2	039-750-13	5150 Mae Anne Ave (Kohl's)	Discount Store	94,213	MASONRY BRNG CONCRETE BLK	C20	94,213	1990 24	9.09 23% AC	\$9,350,000 09/12/2017	\$99			
IS-3	024-055-33, -37, -44, -45	4811, 4827, 4871, 4875 Kietzke Ln (Firecreek Crossing Shp Ctr)	Discount Store, Retail, Restaurant	344,707	MASONRY BRNG CONCRETE BLK	C15 C20 C30	344,707	1996-2005 12-24	34.33 23% AC	\$48,490,000 07/13/2016	\$141			
IS-4	040-141-10, -12, -20, -22, -42	6139 S Virginia St (Whole Foods market & Sierra Trading Post)	Nbhd Shp Ctr	81,838	MASONRY BRNG CONCRETE BLK	C25	81,838	1993 20	8.07 23% AC	\$24,100,000 07/14/2017	\$294			
											Median	\$196		

LAND SALES													
Sale #	APN	Location	Sale Date	Sale Price	Size(AC)	\$/sf	Tax/Unit	Zoning	Comments				
LS-1	037-030-92	300 Legend Bay Dr	03/17/17	\$1,500,000	2.32	\$14.84	\$10.00	NUD	Parcel in Legends on the west end. Inferior location. Hotel construction underway.				
LS-2	037-030-93	200 Legend Bay Dr	03/16/17	\$1,500,000	2.06	\$16.70	\$10.00	NUD	Parcel in Legends on the west end. Inferior location. Hotel construction underway.				
LS-3	037-020-50, -51	550 and 560 Marina Gateway Dr	06/22/17	\$10,600,000	19.88	\$12.24	\$5.00	MUD	Parcels to the north of Legends. Inferior in location with less traffic and visibility. Plan to build an apartment complex on the two parcels.				
LS-4	037-412-02, 037-422-06	1425 George Ferris Dr and 1370 Big Fish Dr	08/07/17	\$7,779,427	6.49	\$27.48	\$9.00	NUD	Parcels in Legends. Inferior visibility. National credit retail store planned.				

**COMMENTS:**  
 There were no sales of discount warehouses therefore sales of large retail stores and shopping centers were analyzed instead. The sales range from \$99 to \$294/SF. IS-1 is closest in distance to the subject. It is for 8 parcels in Legends shopping center. More finished buildout and stores in smaller sizes than the subject. IS-2 is the Kohl's store in Northwest Reno which is farthest from the subject. It has 9 years remaining on a 20-year lease. IS-3 is located in Firecreek Crossing Shopping Center. The sale included several big box stores with 29% vacancy rate when sold. IS-4 is the Del Monte Plaza Whole Foods and Sierra Trading Post store. Solid lease term is in place for Whole Foods until 2028. Like IS-2 this sale represents a strong tenant and income stream. The median price per square foot for the improved sales is \$196.  
  
 The vacant land sales are all close to the subject in or near the Legends shopping center. They range from \$12.24 to \$27.48/SF in the neighborhood. The taxable land value of the subject property is \$12.00/SF which is supported by the vacant land sales.

**WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMERCIAL / INDUSTRIAL**

		<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	<b>TAXABLE</b>	<b>HEARING: <u>18-0044</u></b>
	<b>LAND:</b>	\$5,239,740	\$1,833,909	<b>\$/SF GBA</b>	<b>DATE: <u>02/21/18</u></b>
	<b>IMPROVEMENTS:</b>	\$9,030,701	\$3,160,745	\$119.39	
	<b>TOTAL:</b>	\$14,270,441	\$4,994,654		<b>TAX YEAR: <u>2018</u></b>
<b>APN: 037-030-71</b>				<b>TAXABLE</b>	
<b>OWNER: LOWE'S HIW INC</b>				<b>\$/SF Land</b>	
				\$12.00	

Income Approach					
Potential Gross Income	119,528 sq ft. @	\$0.80 /mo =	\$95,622		
	sq ft. @	/mo =	\$0		
	sq ft. @	/mo =	\$0		
			\$95,622		
	x 12 months =		<u>12</u>		
			\$1,147,469		
- Vacancy & Collection loss			5% <u>\$57,373</u>		
= Effective Gross Income			\$1,090,095		
- Operating Expenses			5% <u>\$54,504.77</u>		
=Net Operating Income			\$1,035,591		
Divided by Overall Capitalization Rate			6.50%		
			\$15,932,163		
				Rounded	\$133 /SF GBA

**Subject Income Information:** The appellant did not provide the actual income and expense data. Based on the 2005 sale and lease back agreement for the Lowe's store on Kietzke Ln, the current rent can range from \$0.66 to \$0.81/SF indexed by CPI. Considering the increasing CPIs published since 1990s, the rent data of local big box stores available, and the special assessment cost at Legends shopping center, the current rent for the subject is estimated at the higher end of the range at \$0.80/SF NNN.

**Potential Gross Income:** Assuming a NNN lease, a retail rent of \$0.80/SF was applied indicating a PGI of \$1,147,469.

**Effective Gross Income:** A vacancy and collection loss of 5% was applied to the PGI to arrive at an EGI of \$1,090,095.

**Net Operating Income:** An operating expense ratio of 5% was applied based on NNN lease. This results in an NOI of \$1,035,591.

**Capitalization Rate Analysis:** A cap rate of 6.5% was applied to the NOI.

**Indicated Value Income Approach:** Applying the cap rate of 6.5% indicates a value of \$15,932,163.

**Comments:** The income approach to value indicates a rounded \$133/SF which supports the subject's recommended taxable value of \$13,692,061 at \$114.55/SF.

Situs & Keyline Description:  
1355 SCHEELS DR SPARKS  
PM 4941  
LT 2

Owner & Mailing Address:  
LOWE'S HIW INC  
1000 LOWES BLVD STOP 2ETA  
MOORESVILLE, NC 28117-8520

# WASHOE COUNTY APPRAISAL RECORD 2018

APN: 037-030-71

Card 1 of 2  
Bld. 1-1



LOWES AT LEGENDS  
Tax District: 2002

printed: 02/02/2018

ACTIVE

3463.17

DIDQ - Commercial

VALUATION HISTORY							PARCEL VALUE SUMMARY				Database	Roll Year	Prior % Complete	% Complete
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost		PROD				
2018 NR	5,239,740	0	9,030,701	0	14,270,441	4,994,654	Building Value	7,596,063						
2017 FV	5,239,740	0	9,092,181	0	14,331,921	5,016,172	Extra Feature Value	1,434,638						
2016 FV	5,239,740	0	9,077,608	0	14,317,348	5,011,072	Land Value	5,239,740						
2015 FV	5,239,740	0	9,104,174	0	14,343,914	5,020,370	Taxable Value	14,270,441						
2014 FV	5,239,740	0	9,035,939	0	14,275,679	4,996,488	Exemption	0						
2013 FV	5,239,740	0	8,961,156	0	14,200,896	4,970,314	FLAGS							
2012 FV	5,239,740	0	9,075,585	9,063,895	14,315,325	5,010,364	Type	Value						
2011 FV	5,239,740	0	10,983	0	5,250,723	1,837,753	Cap Code	NFM						
2010 FV	5,239,700	0	11,362	11,362	5,251,062	1,837,872	Eligible for Form?	NO						
2009 FV	5,196,050	0	0	0	5,196,050	1,818,618	Low Cap Percentage	0						
							Parcel Map	4941						

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Type	Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj			
COMM	458	Commercial/Industr	Units	1	GBA	GBA - GROSS BUILDING AREA		119,528			Sub Area-RCN	7,685,416	
C		Discount	No of Stories	1		Base Cost		119,528	3,712,540		% Incomplete	0	
0		MSNRY BRNG ~	Quality Class	1.5		Exterior Walls		119,528	2,621,014		% Depreciation	9.00	
		Commercial	Avg Wall Height/Floor	28		Heating & Cooling		119,528	1,078,143		\$ Dep & Inc	691,687	
			Alternate Shape Code	2		Sprinklers		119,528	273,719		Obso/Other Adj.	0	
			Sprinkler System Generic -	119528							Sub Area DRC	6,993,729	
											Additive DRC	1,434,638	
											Total DRC	8,428,367	
											Override		
											Cost Code	89502	
											PROPERTY CHARACTERISTICS		
											Water	Municipal	
											Sewer	Municipal	
											Street	Paved	
											BUILDING NOTES		
											Gross Living/Building Area 119,528		
											Perimeter 1,552		

#	Bld	Date	User ID	Activity Notes
1	1-1	07/31/2017	srscott	LAND OK

EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes
1	CRBC	CONCRETE CURB 6", NO GUTTER	30	1-1	0	0	3800	12.98	2012		100	49,324	91.0	44,885		
2	FNS3	FENCE 3 RAIL SPLIT	30	1-1	0	0	920	14.83	2010		100	13,644	88.0	12,006		
3	FWAS	FLATWORK ASPHALT	30	1-1	0	0	151700	1.86	2012		100	282,162	91.0	256,767		
4	FWCO	FLATWORK CONCRETE	30	1-1	0	0	74000	4.19	2012		100	310,097	91.0	282,188		
5	GHS2	GREENHOUSE Q2	20	1-1	0	0	9240	61.40	2012		100	567,336	91.0	516,276		
6	PKLT	PARKING LOT LIGHTING	30	1-1	0	0	225700	0.63	2012		100	142,191	91.0	129,394		
7	TKW4	TRUCK WELL CONCRETE WITH RETAINING WALL	30	1-1	0	0	4275	18.22	2012		100	77,891	91.0	70,880		
8	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	86	1,562.00	2012	1-1	100	134,332	91.0	122,242		

LAND VALUE		DOR Code	Neighborhood	3463.17 DIDQ - Commercial		Land Size		10.0240		Unit Type		AC	
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes
1	400	General Commercial: retail,	NUD	436,645.00	SF	9	12.00					5,239,740	

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LT 2

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APN: 037-030-71

Card 2 of 2  
Bld. 1-2



LOWES AT LEGENDS

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2012 FV	5,239,740	0	9,075,585	9,063,895	14,315,325	5,010,364	Type	Value																							
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Code		Description		Category		Units		Code		Description		Yr Blt		Units		Cost New		Tot Lump Sum Adj		0											
Type		MISC		Miscellaneous				CNM		CNPM - CANOPY METAL				5,464		212,276		Sub Area-RCN		661,906											
Occupancy		600		Miscellaneous				PCS		POR1 - PORCH CONCRETE SLAB				39,044		260,033		% Incomplete		0											
Story/Frame		0		NONE				PRW		PRF1 - PORCH ROOF WOOD				9,854		108,690		% Depreciation		9.00											
Quality		20		Fair				STR		STRM - STORAGE ROOM				2,337		80,907		\$ Dep & Inc		59,572											
Year Built		WAY		%Comp		Year of Addn/Remodel												Obso/Other Adj.		0											
2012		2012		100														Sub Area DRC		602,334											
BUILDING CHARACTERISTICS																Additive DRC				0											
Category		Code		Type		%												Total DRC		602,334											
																		Override													
																		Cost Code		89502											
																PROPERTY CHARACTERISTICS															
																Water				Municipal											
																Sewer				Municipal											
																Street				Paved											
																				BUILDING NOTES											
																				Gross Living/Building Area				0							
																								Perimeter				0			
#		Bld		Date		User ID														Activity Notes											
EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																															
#	Code	Description				Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes												
LAND VALUE		DOR Code		400		Neighborhood		3463.17		DIDQ - Commercial		Land Size		10.0240		Unit Type		AC													
#	Code	Description				Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value		Land Notes														

LOWES AT LEGENDS  
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DIDQ - Commercial



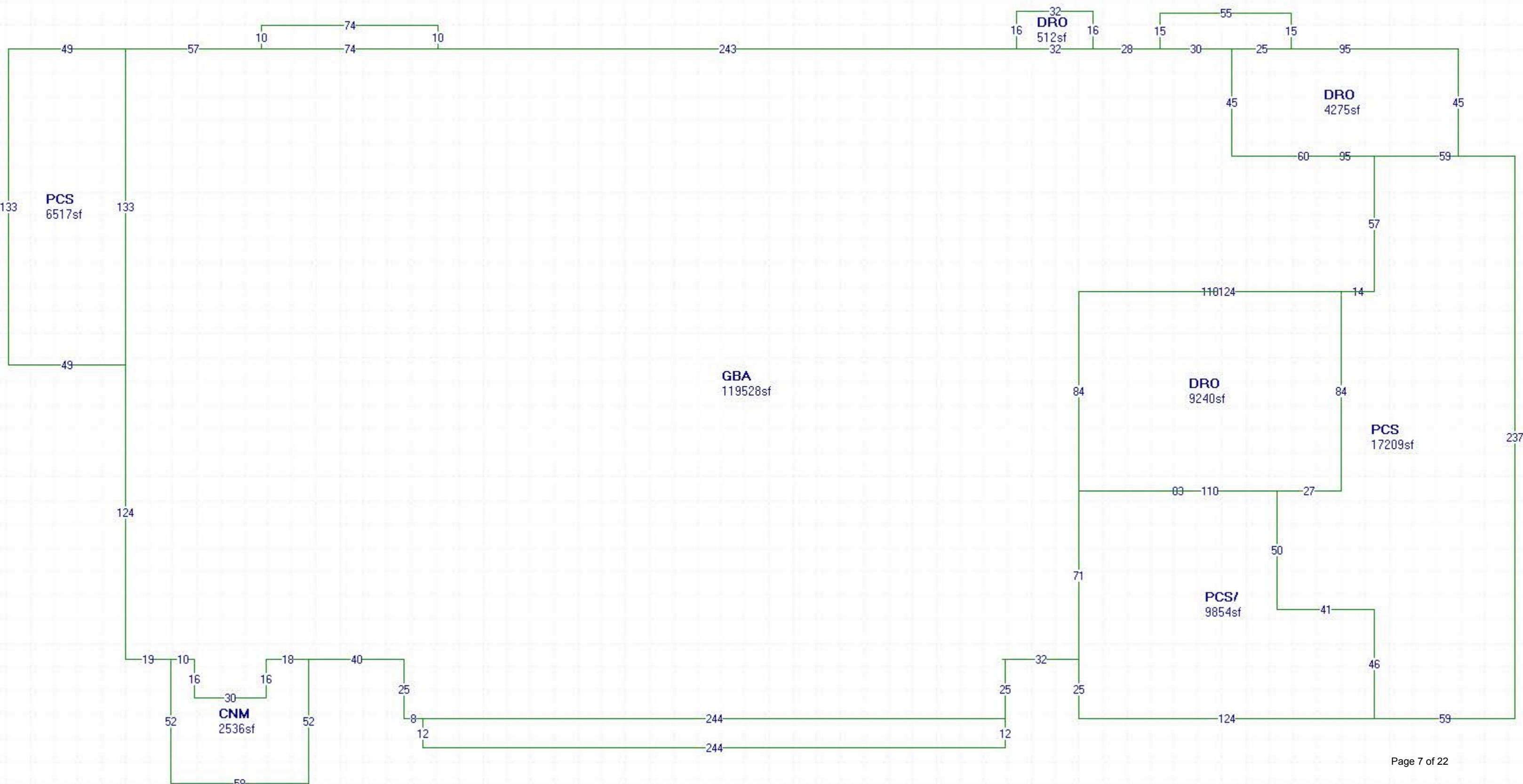
**BUILDING PERMITS**

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
01/09/2012	A1200033	ELECTRIC	75,000	Compl	0	03/16/12 PAO Compl	NVC
10/14/2011	A1101044	FIRE	319,000	Compl	0	12/09/11 PAO Compl	100% COMP 2012
08/18/2011	A1100606	SITE DEVEL	0	Compl	0	12/09/11 PAO Compl	100% COMP 2012
06/21/2011	A1100580	COMM	4,875,000	Compl	0	03/16/12 PAO Compl	100% COMPLETE 2012

**SALES/TRANSFER INFORMATION**

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
SPARKS LEGENDS	3712371	12/12/2008	140	1GCA	1CTS	6,864,710	ADJ SP = \$4,364,710 +
SPARKS LEGENDS	3683269	08/29/2008	140	3NTT			

#	Bld	Date	User ID	Activity Notes
2	0-0	02/17/2016	mluns	2016/17 CBE DECISION - UPHELD
3	0-0	01/25/2016	sjack	MASS UPDATE OF TAXPAYER NOTIFY DATE
4	0-0	01/22/2016	sjack	MASS UPDATE OF HEARING DATE
5	0-0	11/06/2015	idiez	TAG FROM 2006 TO 2002 TMUGWB NOW SPECIAL ASSESSMENT
6	1-1	09/26/2014	PRCL	2008 REM LAND \$1,606,008
7	0-0	11/14/2013	prcl	2008 REM LAND \$1,606,008
8	1-1	10/22/2013	mbozm	REXT DIDQ IMPROVEMENT LINE DONE 11/02/2013 BY JAK, LAND LINE DONE
9	1-1	10/11/2012	mbozm	REXT DIDQ IMPROVEMENT LINE DONE 11/09/2012 BY KH, LAND LINE DONE
10	1-1	04/17/2012	mbozm	DATA ADD PROP NAME.



### Box Store Rent Survey

#	Location APN	Description	Sq Feet/ Year Built	Lease Date/ Term	Base Rent/SF	NNN / CAM Fee	Comments
	125-165 Disc Drive, Ste. DM-1 510-083-09	Sprouts	30,000 2006	9/2016 5 Year	\$1.17	NNN \$0.24	Landlord responsible for TIs; 2% escalations
	125-165 Disc Drive, Ste. DM-2 510-083-09	Marshall's	40,149 2006	9/2016 5 Year	\$0.63	NNN \$0.24	Landlord responsible for TIs; 2% escalations
	2863 Northtowne Lane 026-182-38	Former Wal-Mart Teleperformance tenant (Call Center)	42,780 1994	11/2015 6 Year	\$0.79	NNN None	Tenant paid for TIs; rent escalations exist; options exist to extend lease agreement to 12 years; tenant responsible for parking lot maintenance
	2863 Northtowne Lane, Unit C 026-182-38	Former Wal-Mart Planet Fitness tenant	18,526 1994	11/2015 NA	\$0.75	NNN NA	Tenant paid for TIs; Improvements will include gym and spa
	4819 Kietzke Lane 024-055-33	Natural Grocerers	31,850 1996	2/2014 10 Year	\$0.67	NNN NA	Landlord contributed ~\$17/SF in TIs; 2% rent escalations

**Median: \$0.75**

**Average: \$0.79**

**RETAIL CAPITALIZATION RATE CHART**

<b>APN NBC</b>	<b>Location</b>	<b>Use %</b>	<b>Total Finish Area</b>	<b>Year Built</b>	<b>Land (SF) %Coverage Zoning</b>	<b>Sale Price Sale Date</b>	<b>NOI OAR</b>	<b>Notes</b>
039-750-13 BCAQ	5150 Mae Anne Ave. Kohl's	100% Discount Store	94,213	1990	395,742 23% AC	\$9,350,000 09/12/2017	\$636,250 6.80%	Kohl's has nine years remaining on a 20-year lease. They have six 5-year options, with rent escalations every five years. This was part of a 1031 tax deferred exchange. Market financing on this transaction.
039-750-03, 09, 11 BCAQ	5110 Mae Anne Ave. Ridgeview Plaza	60% Box 40% Line	173,877	1989	736,224 24% AC	\$33,000,000 01/14/2016	\$2,258,144 6.84%	Center Co-Anchored with Safeway and Kohl's. Other box retail tenants include Ross Dress For Less, and PetSmart. Center was 98.5% occupied at time of sale. No deferred maintenance reported.
025-021-19, 21 ADAQ	5017 S. McCarran Blvd. Smithridge Plaza	56% Box 44% Line	137,691	1983	556,262 25% MUCC	\$22,300,000 08/31/2015	\$1,393,750 6.25%	Box stores in center include: Steinmart, Big Lots, and Trader Joes. Occupancy was 82% at time of sale. Reported as arms-length transaction with buyer liking the upside potential for increasing rents. Buyer anticipated upgrades to facades, columns, mechanical systems, asphalt, and striping.
025-012-21,22 NAAQ	4000 Kietzke Lane Crossroads Center	100% Neigh Shp. Center	57,355	1976	216,760 26% MUCC	\$8,500,000 08/18/2015	\$558,450 6.57%	Non-Anchored neighborhood shopping center that was 93.3% occupied at time of sale. Transaction was part of 1031 exchange for buyer.
<b>Big Box Sales with Credit Tenants in Las Vegas</b>								
138-34-717- 015	861 S. Rainbow Blvd. Home Depot	100% Discount Store	105,275	1993	436,907 24% C-1	\$23,100,000 01/05/17	\$1,386,000 6.00%	Located just north of the West Charleston Blvd. and South Rainbow Blvd. intersection in West Las Vegas. Long term, net leased property to credit tenant.
178-03-610- 011	1030 W. Sunset Rd. Home Depot	100% Discount Store	102,370	1992	383,763 27% CC	\$23,162,717 06/10/16	\$1,400,000 6.04% (pro forma)	Located just west of U.S Highway 95 in Henderson. Tenant signed 10 year extension prior to sale which resulted in pro forma cap rate of 6.04%

**Median (Washoe): 6.69%**

**Average (Washoe): 6.62%**

# Databases, Tables & Calculators by Subject

Change Output Options:

From: 1990

To: 2017



include graphs  include annual averages

Data extracted on: February 5, 2018 (11:17:39 AM)

## CPI-All Urban Consumers (Current Series)

Series Id: CUURA423SA0, CUUSA423SA0

Not Seasonally Adjusted

Series Title: All items in Seattle-Tacoma-Bremerton, WA, all urban consumers, not seasonally adjusted

Area: Seattle-Tacoma-Bremerton, WA

Item: All items

Base Period: 1982-84=100

Download:  .xlsx

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
1990													126.8	124.2	129.4
1991													134.1	133.0	135.2
1992													139.0	137.8	140.2
1993													142.9	141.9	143.9
1994													147.8	146.4	149.2
1995													152.3	151.2	153.3
1996													157.5	155.6	159.4
1997												165.0	163.0	161.9	164.1
1998		166.5		166.4		167.5		168.5		169.3		169.4	167.7	166.6	168.9
1999		170.6		172.2		172.7		173.4		174.7		174.4	172.8	171.6	174.0
2000		176.1		177.8		179.2		180.3		182.1		181.5	179.2	177.3	181.1
2001		184.0		184.2		186.3		186.8		187.9		186.1	185.7	184.4	186.9
2002		187.6		188.8		189.4		190.3		190.9		190.0	189.3	188.3	190.3
2003		191.3		192.3		191.7		194.4		193.7		191.0	192.3	191.6	193.1
2004		193.5		194.3		195.3		194.6		196.5		195.1	194.7	194.0	195.4
2005		197.6		201.3		199.8		199.9		203.3		200.9	200.2	199.2	201.3
2006		203.6		207.4		208.2		209.6		209.8		209.3	207.6	205.8	209.5
2007		211.704		215.767		215.510		215.978		218.427		218.966	215.656	213.810	217.502
2008		221.728		223.196		228.068		227.745		225.915		222.580	224.719	223.569	225.869
2009		224.737		225.918		227.257		227.138		226.277		225.596	226.028	225.580	226.475
2010		226.085		226.513		226.118		227.645		227.251		226.862	226.693	226.195	227.190
2011		229.482		231.314		233.250		233.810		235.916		234.812	232.765	230.815	234.715
2012		235.744		237.931		239.540		240.213		241.355		237.993	238.663	237.344	239.981
2013		239.898		240.823		242.820		242.767		242.787		241.055	241.563	240.777	242.350
2014		242.770		246.616		247.642		247.185		247.854		245.050	246.018	245.125	246.912
2015		245.496		247.611		251.622		251.617		250.831		250.385	249.364	247.614	251.115
2016		250.942		253.815		256.098		256.907		256.941		256.821	254.886	253.122	256.651
2017		259.503		261.560		263.756		263.333		264.653		265.850	262.668	260.656	264.680



Situs & Keyline Description:  
1355 SCHEELS DR SPARKS  
PM 4941  
LT 2

Owner & Mailing Address:  
LOWE'S HIW INC  
1000 LOWES BLVD STOP 2ETA  
MOOREVILLE, NC 28117-8520

WASHOE COUNTY APPRAISAL RECORD  
2018

APN: 037-030-71

Card 1 of 2  
Bld. 1-1

LOWES AT LEGENDS

Tax District: 2002

printed: 02/06/2018

ACTIVE

3463.17

DIDQ - Commercial



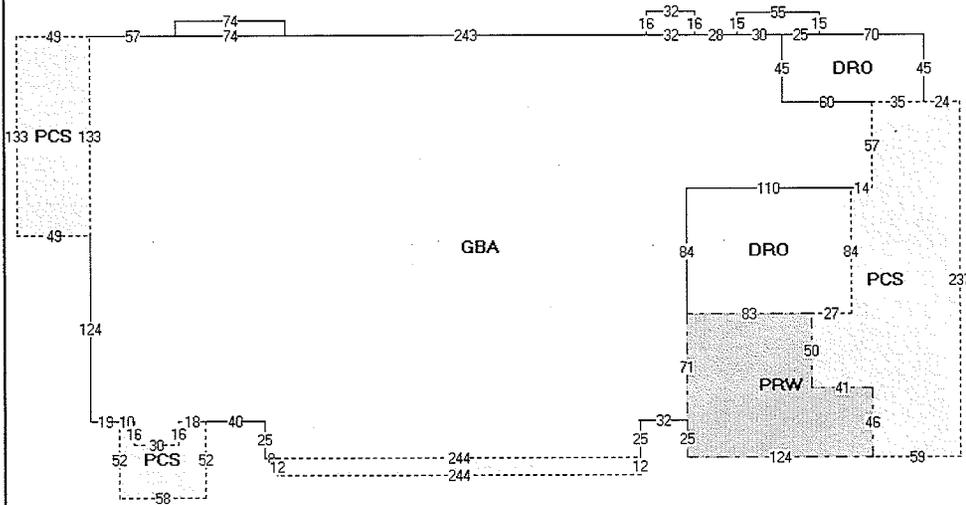
VALUATION HISTORY							PARCEL VALUE SUMMARY				Database	Roll Year	Prior % Complete	% Complete
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost		PROD				
2018 NR	5,239,740	0	9,030,701	0	14,270,441	4,994,654	Building Value	6,989,241						
2017 FV	5,239,740	0	9,092,181	0	14,331,921	5,016,172	Extra Feature Value	1,463,080						
2016 FV	5,239,740	0	9,077,608	0	14,317,348	5,011,072	Land Value	5,239,740						
2015 FV	5,239,740	0	9,104,174	0	14,343,914	5,020,370	Taxable Value	13,692,061						
2014 FV	5,239,740	0	9,035,939	0	14,275,679	4,996,488	Exemption	0						
2013 FV	5,239,740	0	8,961,156	0	14,200,896	4,970,314	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>FOR COST ESTIMATES ONLY</b> </div>							
2012 FV	5,239,740	0	9,075,585	9,063,895	14,315,325	5,010,364								
2011 FV	5,239,740	0	10,983	0	5,250,723	1,837,753	<b>FLAGS</b> Type Value Cap Code NFM Eligible for Form? NO Low Cap Percentage 0 Parcel Map 4941							
2010 FV	5,239,700	0	11,362	11,362	5,251,062	1,837,872								
2009 FV	5,196,050	0	0	0	5,196,050	1,818,618								

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY			
Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj				% Complete		
Type	COMM	Commercial/Industr	Units	GBA	GBA - GROSS BUILDING AREA	2012	119,528		0						
Occupancy	458	Discount	No of Stories		Base Cost		119,528	3,606,160					7,099,466		
Story/Frame	C	MSNRY BRNG -	Quality Class		Exterior Walls		119,528	2,172,542					0		
Quality	0	Commercial	Avg Wall Height/Floor		Heating & Cooling		119,528	1,047,065					9.00		
Year Built	WAY	%Comp	Year of Addn/Remodel		Sprinklers		119,528	273,719					638,954		
2012	2012	100			Sprinkler System Generic -		119528						0		
<b>BUILDING CHARACTERISTICS</b>															
Category	Code	Type	%										Obso/Other Adj.	0	
Ext. Wall	818	CONC TILT-UP	40										Sub Area DRC	6,460,532	
Ext. Wall	805	BRICK W/BLK	60										Additive DRC	1,463,080	
Heating Type	611	PACKAGE UNIT	100										Total DRC	7,923,612	
<b>Base Rate Adjustment</b>				Adj.											
<b>Construction Modifiers</b>				Adj.											
						Gross Living/Building Area		119,528						Override	
						Perimeter		1,646						Cost Code	89502

#	Bld	Date	User ID	Activity Notes
1	1-1	07/31/2017	srscott	LAND OK

EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes
1	CRBC	CONCRETE CURB 6", NO GUTTER	30	1-1	0	0	4700	12.98	2012		100	61,006	91.0	55,515		
2	FWAS	FLATWORK ASPHALT	30	1-1	0	0	162000	1.86	2012		100	301,320	91.0	274,201		
3	FWCO	FLATWORK CONCRETE	30	1-1	0	0	66000	4.19	2012		100	276,573	91.0	251,681		
4	GHS2	GREENHOUSE Q2	20	1-1	0	0	9240	61.40	2012		100	567,336	91.0	516,276		
5	PKLT	PARKING LOT LIGHTING	30	1-1	0	0	228000	0.63	2012		100	143,640	91.0	130,712		
6	TKW4	TRUCK WELL CONCRETE WITH RETAINING WALL	30	1-1	0	0	4275	18.22	2012		100	77,891	91.0	70,880		
7	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	20	1,562.00	2012		100	31,240	91.0	28,428		
8	DKLV	DOCK LEVELER	30	1-1	0	0	3	7,691.00	2012	2018	100	23,073	91.0	20,996		
9	FNI1	WROUGHT IRON FENCE-LOW	20	1-1	0	0	12000	6.83	2012	2018	100	81,916	91.0	74,543		
10	WLBR	WALL BRICK	10	1-1	0	0	1200	19.34	2012	2018	100	23,213	91.0	21,124		
11	TRS2	TRASH ENCLOSURE CONCRETE BLOCK WALL	30	1-1	0	0	825	24.94	2012	2018	100	20,576	91.0	18,724		

LAND VALUE		DOR Code	400	Neighborhood	3463.17	DIDQ - Commercial	Land Size		10.0240	Unit Type	AC					
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	%	Influence 2 Code	%	Taxable Value	Land Notes			
1	400	General Commercial: retail,	NUD	436,645.00	SF	9	12.00					5,239,740				



037-030-71 05/11/2016

BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
01/09/2012	A1200033	ELECTRIC	75,000	Compl	0	03/16/12 PAO Compl	NVC
10/14/2011	A1101044	FIRE	319,000	Compl	0	12/09/11 PAO Compl	100% COMP 2012
08/18/2011	A1100606	SITE DEVEL	0	Compl	0	12/09/11 PAO Compl	100% COMP 2012
06/21/2011	A1100580	COMM	4,875,000	Compl	0	03/16/12 PAO Compl	100% COMPLETE 2012

SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
SPARKS LEGENDS	3712371	12/12/2008	140	1GCA	1CTS	6,864,710	ADJ SP = \$4,364,710 +
SPARKS LEGENDS	3683269	08/29/2008	140	3NTT			

#	Bld	Date	User ID	Activity Notes
2	0-0	02/17/2016	mluns	2016/17 CBE DECISION - UPHELD
3	0-0	01/25/2016	sjack	MASS UPDATE OF TAXPAYER NOTIFY DATE
4	0-0	01/22/2016	sjack	MASS UPDATE OF HEARING DATE
5	0-0	11/06/2015	idiez	TAG FROM 2006 TO 2002 TMUGWB NOW SPECIAL ASSESSMENT
6	1-1	09/26/2014	PRCL	2008 REM LAND \$1,606,008
7	0-0	11/14/2013	prcl	2008 REM LAND \$1,606,008
8	1-1	10/22/2013	mbozm	REXT DIDQ IMPROVEMENT LINE DONE 11/02/2013 BY JAK, LAND LINE DONE
9	1-1	10/11/2012	mbozm	REXT DIDQ IMPROVEMENT LINE DONE 11/09/2012 BY KH, LAND LINE DONE
10	1-1	04/17/2012	mbozm	DATA ADD PROP NAME.

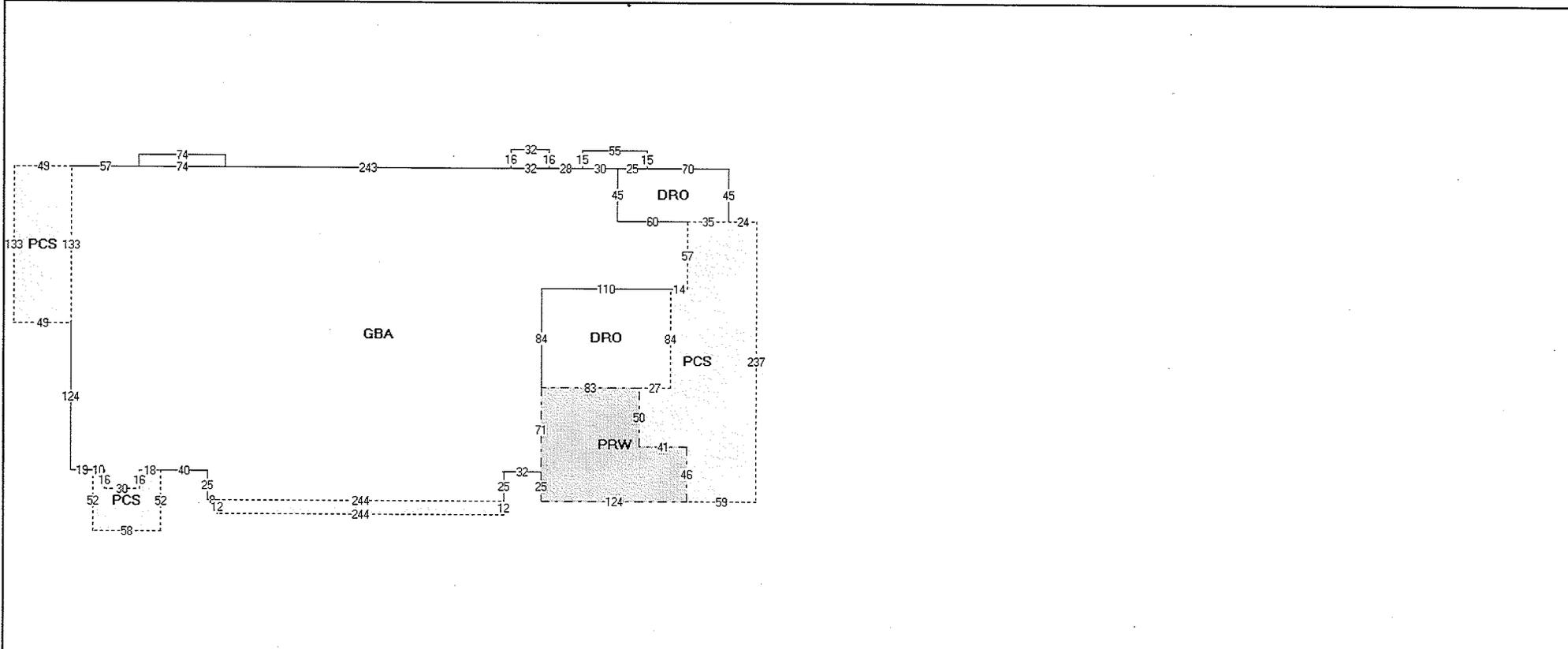
This information is for use by the Washoe County Assessor for assessment purposes only.



LOWES AT LEGENDS  
 Tax District: 2002

printed: 02/06/2018 ACTIVE

3463.17 DIDQ - Commercial

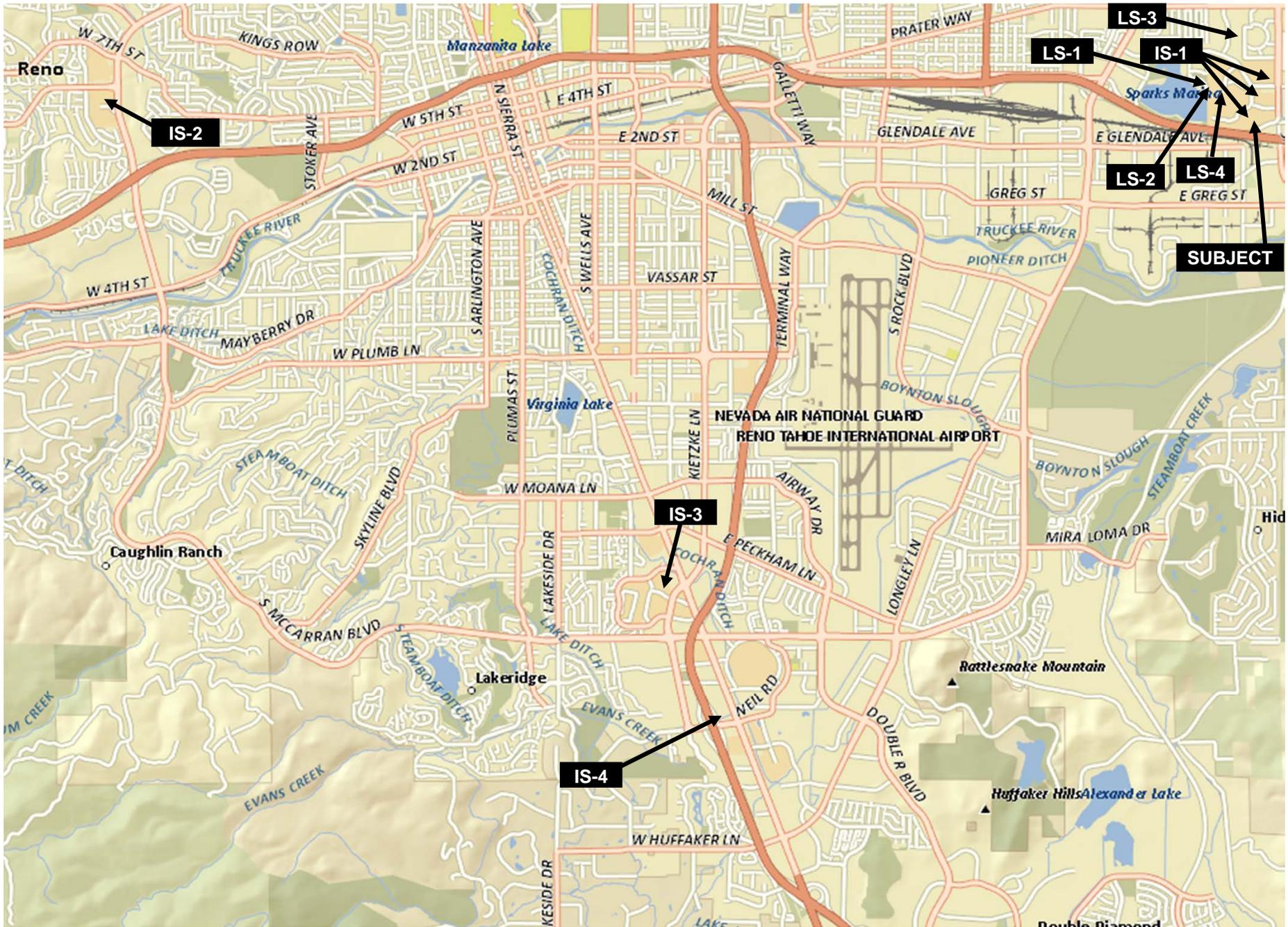


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Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
01/09/2012	A1200033	ELECTRIC	75,000	Compl		0 03/16/12 PAO Compl	NVC
10/14/2011	A1101044	FIRE	319,000	Compl		0 12/09/11 PAO Compl	100% COMP 2012
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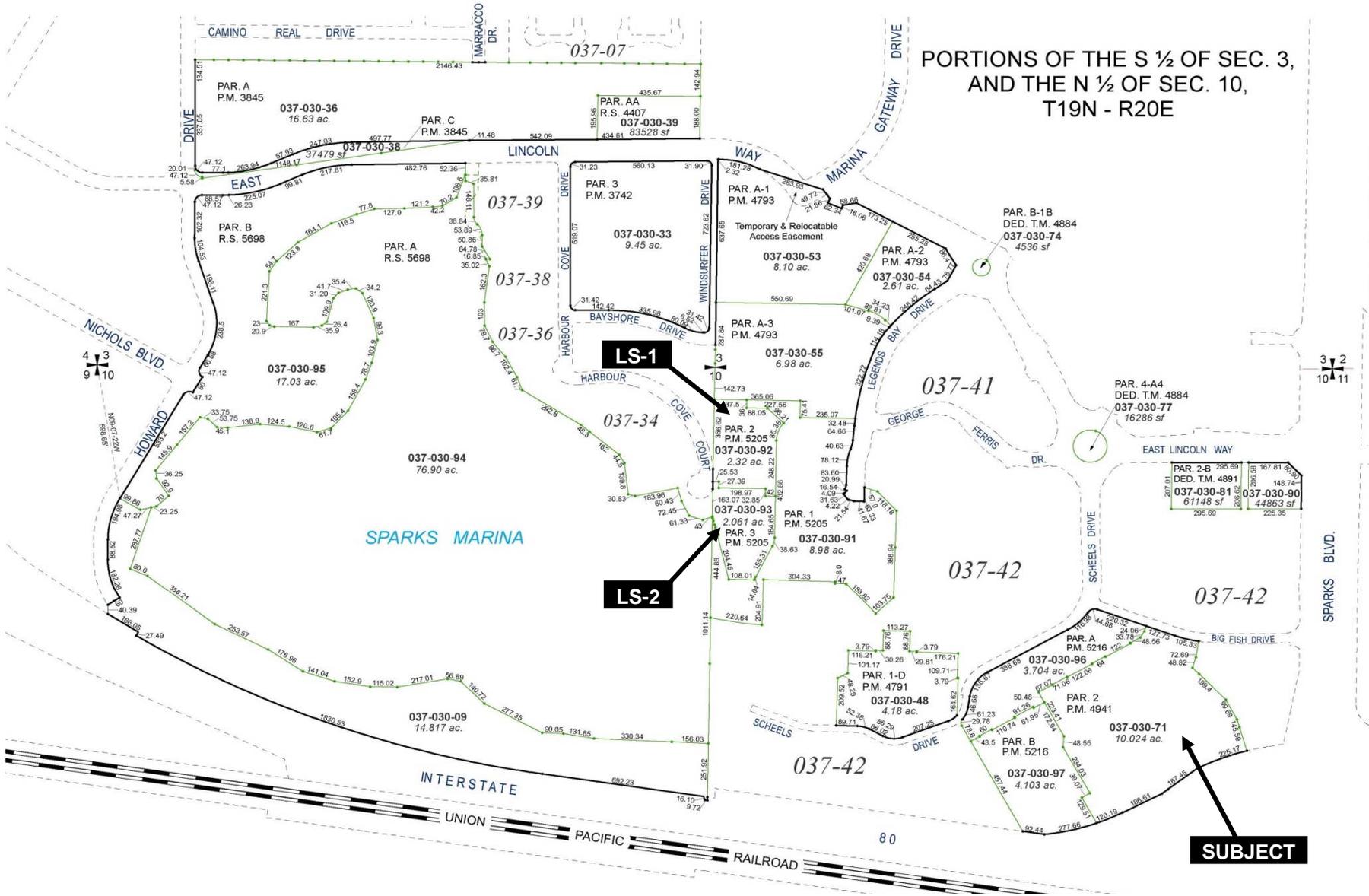
SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
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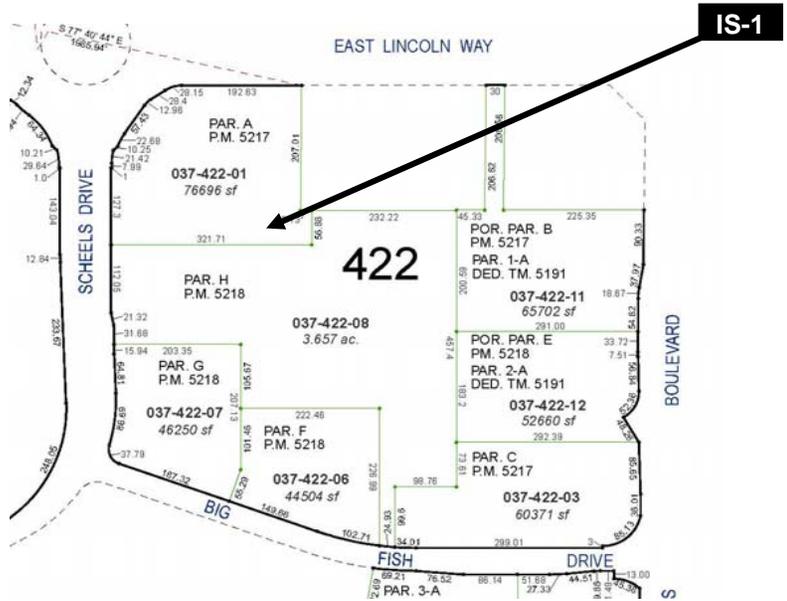
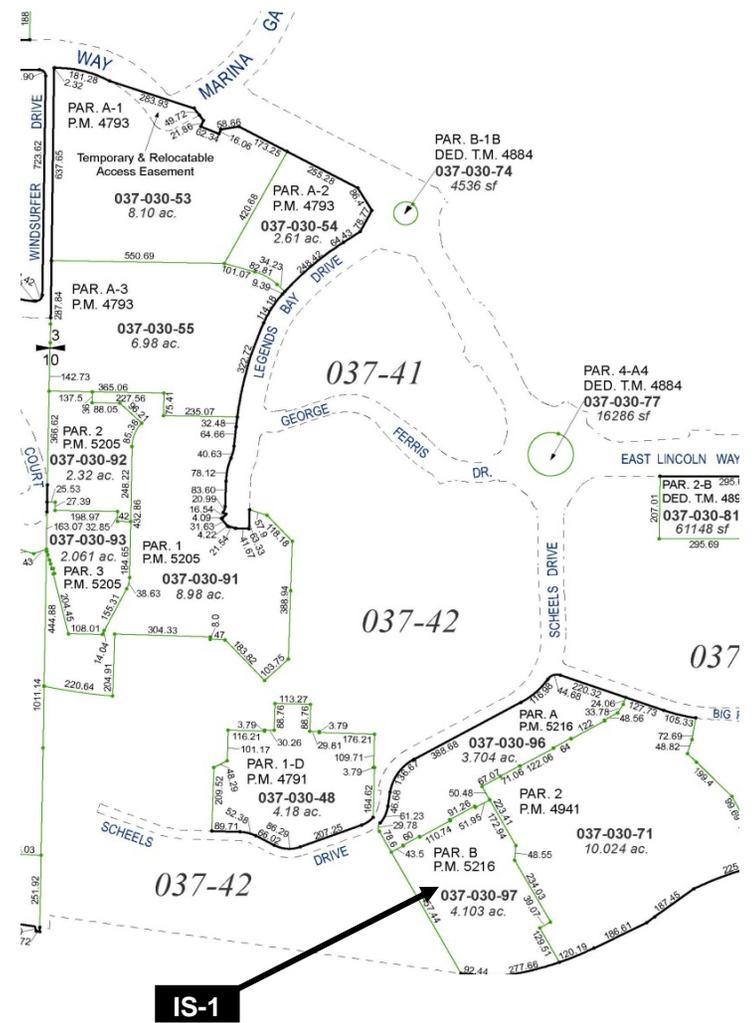
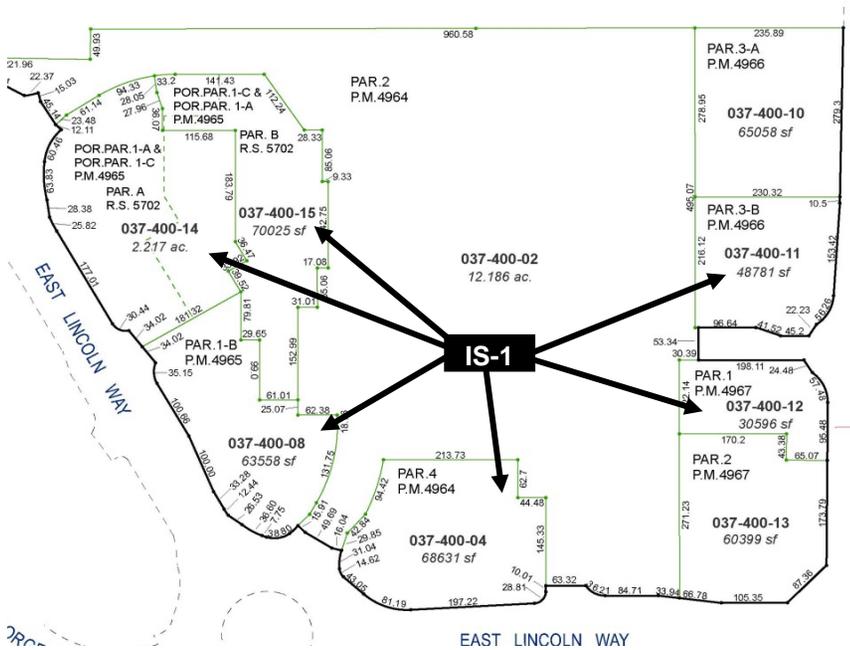
#	Bld	Date	User ID	Activity Notes

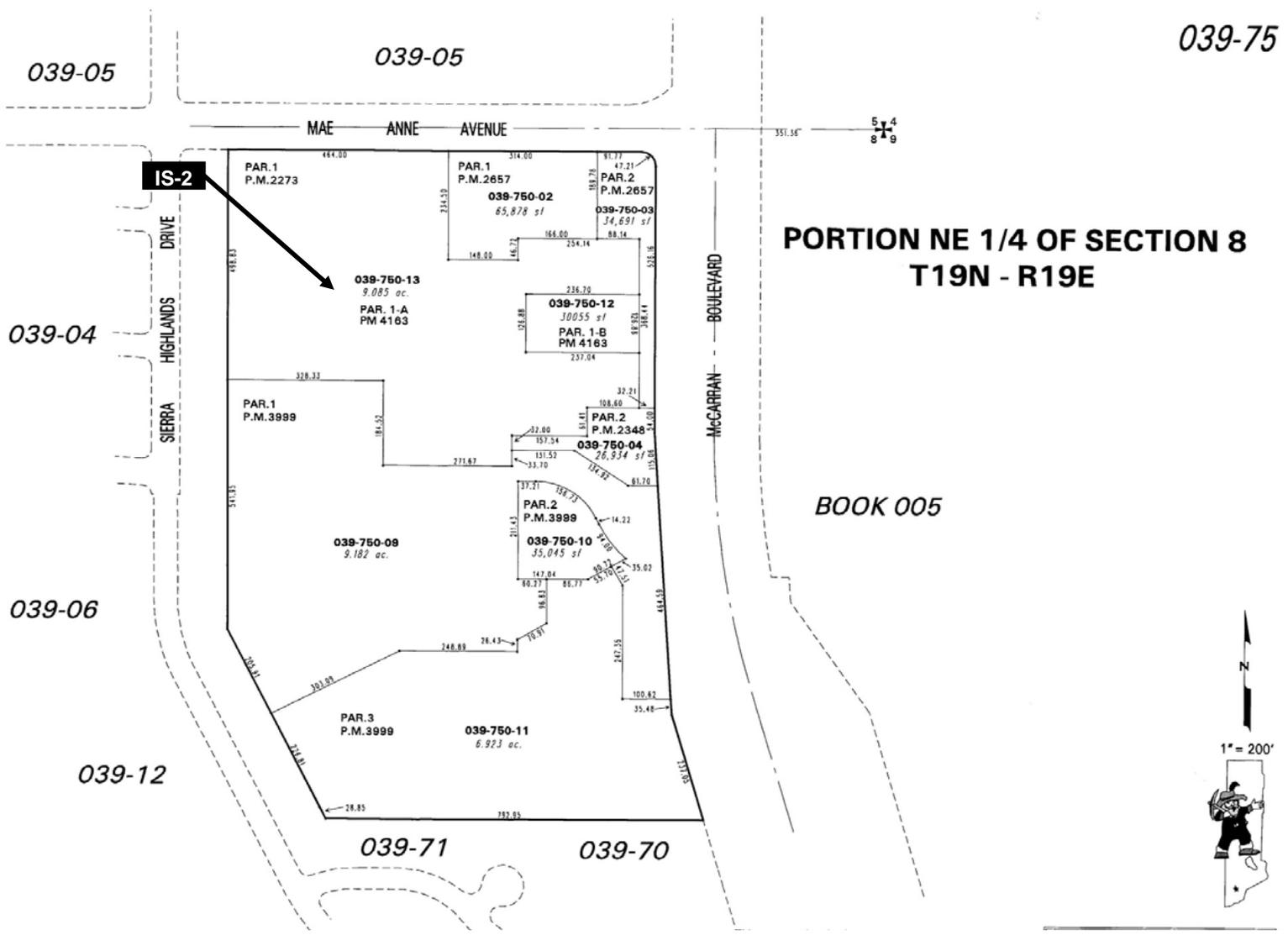
**NEIGHBORHOOD MAP**



PORTIONS OF THE S 1/2 OF SEC. 3,  
AND THE N 1/2 OF SEC. 10,  
T19N - R20E







# MAP OF DIVISION INTO LARGE PARCELS #62

## PORTION OF THE SOUTH 1/2 OF SECTION 25

### T19N - R19E

Assessor's Map Number  
**024-05**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Michael E. Clark, Assessor

1301 East North Street  
Building C  
Reno, Nevada 89512  
(775) 336-2331



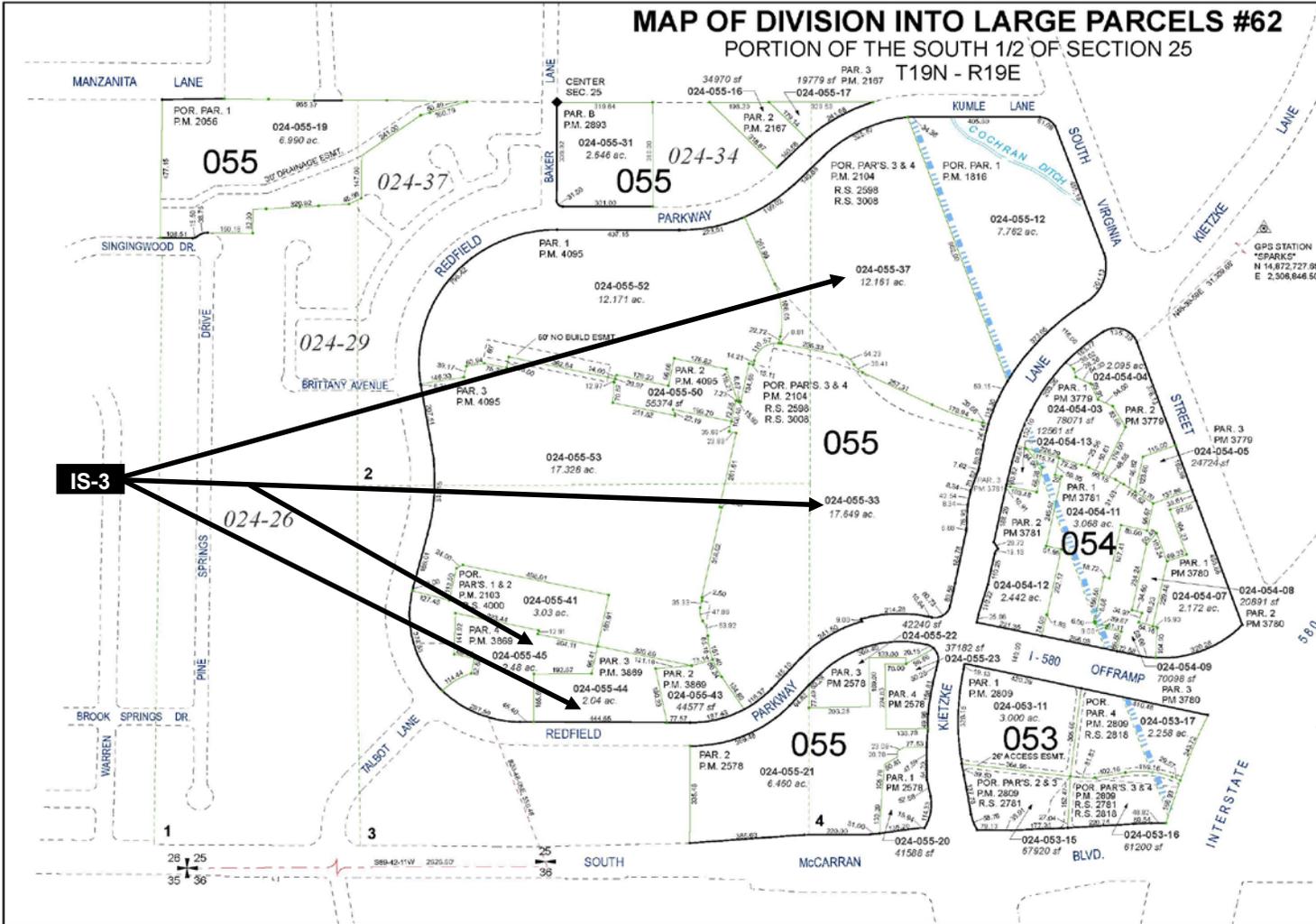
0 100 200 300  
Feet

1 inch = 300 feet



created by: **TWT 6/15/2015**  
lett: 00-00-00  
area previously shown on map(s):

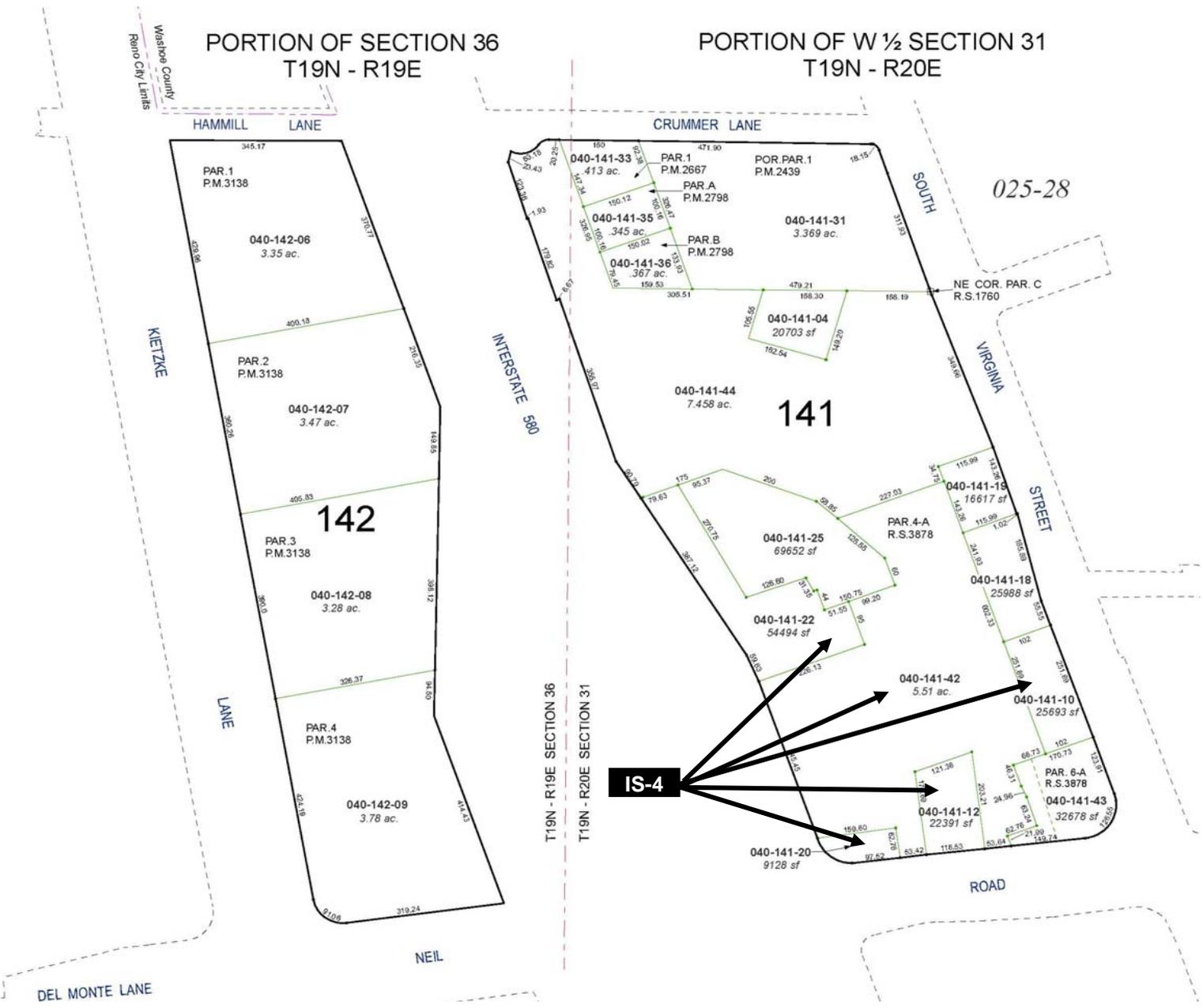
NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

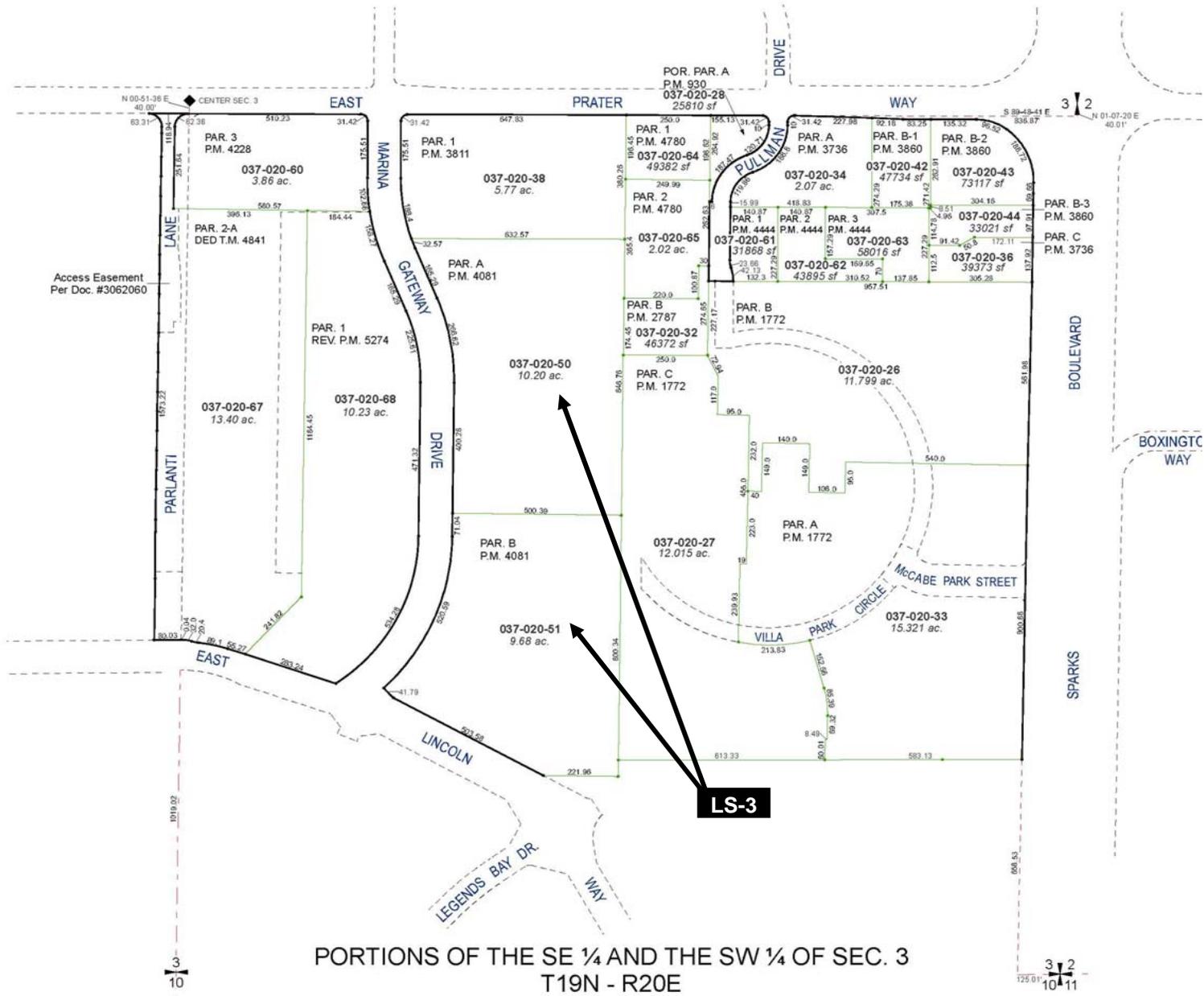


Washoe County  
Piano City Limits

PORTION OF SECTION 36  
T19N - R19E

PORTION OF W 1/2 SECTION 31  
T19N - R20E





PORTIONS OF THE SE ¼ AND THE SW ¼ OF SEC. 3  
T19N - R20E

