

**ASSESSOR'S**

**EVIDENCE**

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

Hearing # 18-0047

Tax Year 2018/2019

APN: 038-881-08

Owner of Record: CABELAS RETAIL INC

Property Address: 8650 BOOMTOWN GARSON RD

Property Type: WAREHOUSE SHOWROOM 100%

Gross Building Area: 127,616

Year Built: 2007

Parcel Size: 20.80 Acre

Description / Location: The subject property is a Cabela's sporting goods store located in Verdi on I-80 and Boomtown Garson Road. The Cabela's was built in 2007 and consists of 127,616 square feet of warehouse showroom.

2018/19 Taxable Value:	Land:	\$4,159,350
	Improvements:	\$9,766,256
	Total:	\$13,925,606
	Taxable Value / SF	\$109

Sales Comparison Approach:

Indicated Value	\$15,313,920
Indicated Value / SF	\$120

Income Approach:

Indicated Value	\$15,795,215
Indicated Value / SF	\$124



Conclusions: The sales comparison approach to value indicates a value of \$15,313,920 or \$120 per square foot. The income approach to value indicates a value of \$15,795,215 or \$124 per square foot. The total taxable for the subject property is \$13,925,606 or \$109 per square foot. The total taxable value does not exceed the values indicated by the sales comparison approach or the income approach. It is our recommendation to uphold the 2018/2019 total taxable value.

RECOMMENDATION: Uphold X Reduce

**ASSESSOR'S EXHIBIT I**  
**30 PAGES**

**WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMERCIAL / INDUSTRIAL**

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	<b>TAXABLE</b>
<b>LAND:</b>	\$4,159,350	\$1,455,773	<b>\$/SF GBA</b>
<b>IMPROVEMENTS:</b>	\$9,766,256	\$3,418,190	\$109.12
<b>TOTAL:</b>	\$13,925,606	\$4,873,962	
			<b>TAXABLE</b>
			<b>\$/SF Land</b>
			\$4.59

**HEARING:** 18-0047

**TAX YEAR:** 2018/2019

**OWNER:** CABELAS RETAIL INC

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	EGI GIM OER	NOI OAR
1	038-881-08	8650 BOOMTOWN GARSON RD		127,616			127,616		906,135				
		WAREHOUSE SHOWROOM STORE	100%	127,616	MASONRY BRNG CONC PRECAST	C30		2007 23	14% AC				

IMPROVED SALES												
IS-1	039-750-13 (Kohl's)	5150 MAE ANNE AVE DISCOUNT STORE	100%	94,213	MASONRY BRNG CONCRETE BLK	C20	94,213	1990 24	395,743 24% AC	\$9,350,000 09/12/2017	\$99	
				94,213								
IS-2	040-141-42+ (Whole Foods)	6139 S VIRGINIA ST NEIGHBORHOOD SHOPPING CTR	100%	81,838	MASONRY BRNG CONCRETE BLK	C25	81,838	1993 24	240,016 34% AC	\$24,100,000 07/14/2017	\$294	
				81,838								
IS-3	043-030-17, 32,33,34 (Pink Scolari's)	8155 S VIRGINIA ST. COMMUNITY SHOPPING	100%	75,357	Block	C20	75,357	1987 16	295,894 25% PUD	\$9,100,000 04/07/2017 1MGA	\$121	
IS-4	163-072-02	9393 GATEWAY DR INDUSTRIAL ENGINEERING STORAGE WAREHOUSE	28%	67,564	MASONRY BRNG CONC TILT-UP	C20		1993 32	293,202 23% PUD	\$9,200,000 12/02/2016	\$136	
			72%	67,564								
IS-5	212-134-01	6255 Sharlands Ave (Former Scolari's Market)	100% Supermarket	45,250	Masonry	C20	45,250	2004 22	189,529	\$5,100,000 05/01/2015	\$113	
									24% PUD			

<b>LAND SALES</b>												
Sale #	APN	Location	Sale Date	Sale Price	Size(sf)	\$/sf	Zoning	Comments				
LS-1	163-061-06	537 South Meadows Pkwy	09/30/16	\$5,921,345	402,712	\$14.70	PUD	The new buyers purchased the land to construct a Sprout's Farmers Market and retail center; topography is relatively level with good corner access along Gateway and South Meadows				
LS-2	038-870-26	1800 S. Verdi	12/03/15	\$5,713,000	2,129,213	\$2.68	IC	This comparable sale is located just north of the subject parcel. Several industrial buildings were built by Dermody properties.				
LS-3	040-900-06	0 Kietzke Lane	10/26/15	\$8,023,752	534,917	\$15.00	PUD	The buyer of this parcel is Rancharrah and the owner plans to develop the property with a commercial building(s) that will be part of the larger Rancharrah development. No special conditions to the sale.				
LS-4	049-384-04	Mount Rose Highway	10/23/15	\$9,000,000	1,148,677	\$7.84	MURR	Property was on the open market and purchased by Reno Land Development Group who has announced plans to build "Summit Club," a new 584 one and two bedroom unit apartment complex. The parcel will need site work prior to development.				

**COMMENTS:**

See page (3) for additional comments.

**WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMENTS:**

The subject property is a Cabela's sporting goods store built in 2007 consisting of 127,616 square feet of gross building area. The store was constructed for an estimated \$36,000,000 per construction letter received at that time. Please refer to page (18) of your HEP for the construction letter. In addition to the sporting goods store, the subject property has other amenities to support the business that include lifelike taxidermy displays, fish tanks, a deli/restaurant with a full kitchen, conference rooms, shooting gallery, a general store, and Semi-truck/RV parking with dump station.

Due to the lack of warehouse showroom store sales, weight was given to big box retail/discount stores and other comparable properties within Washoe County.

IS-1 is the sale of the Kohl's Department store in Northwest Reno and was 100% occupied at time of sale. This sale is superior in location, but is inferior in age, building size, quality of construction, interior finish and lacks I-80 visibility. Overall, this sale at \$99 per square foot represents the low end of the value range and requires upward adjustments for age, quality, and I-80 visibility.

IS-2 is the sale of the Whole Foods and Sierra Trading Post. This comparable is superior in location, but inferior in quality, age and size. Overall, this sale represents the high end of the value range based on the lease in place.

IS-3 is the sale of Southwest Pavilion (formerly the Pink Scolari's) on S. Virginia. IS-3 is inferior in building size, age, quality and parcel size. The center was  $\pm$  67% vacant at time of sale. This sale is considered a low indicator of value since the property sold with such a high vacancy rate unlike the subject which is fully occupied.

IS-4 is the sale of South Reno Athletic Club in South Meadows off of Gateway Drive. This property was constructed by Lockheed Martin in 1993, but has since been converted to several different uses once Lockheed Martin vacated. While this property has a gym use and the subject is a retail store, both buildings are large concrete buildings that have extensive exterior and interior finishes, office buildout that greatly add to the overall value of the property. In addition to the office buildout, IS-4 has an additional 27,000 square feet of office mezzanine.

IS-5 is the sale of the vacant Scolari's grocery store located off of Robb Drive on Sharlands Avenue. This property was purchased by St. Mary's Medical Group who have since remodeled the building into an urgent care facility. This sale is comparable in location as it has good visibility from I-80 like the subject, but is a dated sale and is inferior in building size, age, parcel size and quality. This property is a low indicator of value since the property sold as vacant unlike the subject which is fully occupied. This sale sold for \$113 per square foot which still supports the subject's total taxable value.

With consideration given to the market sales data, the subject property's value indicated by the sales comparison approach was estimated at \$15,313,920 or \$120 per square foot which is well above the current taxable value of \$13,925,606 or \$109/sf.

Land sales indicate a range from \$2.68 to \$15.00 per square foot. Current taxable land value of the property is \$4,159,350 or \$4.50 per square foot which falls on the low end of the value range.

SUBJECT PROPERTY:  
CABELA'S



Front end of Cabela's sporting goods store. Porte cochere with exposed wood beams.



High end interior finishes with stained concrete, carpet, tile and hardwood floor coverings; gable roof with exposed wood beams and trusses, tongue and groove ceiling with sky windows and high end lighting fixtures



Taxidermy display with art murals



Bighorn restaurant with full kitchen.



Improved Sale  
IS-1 - (Kohl's)



Front end of Kohl's discount store located on Mae Anne and McCarran.



Minimal interior finish, low end white tile and carpet floor coverings, flat/low ceilings, florescent tube lighting



Minimal interior finish, low end white tile and carpet floor coverings, flat/low ceilings, florescent tube lighting



Minimal interior finish, low end white tile and carpet floor coverings, flat/low ceilings, florescent tube lighting

Improved Sale IS-2  
(Whole Foods and Sierra Trading Post)



Whole Foods market located on Neil Road and South Virginia.



Interior of Whole Foods includes stained concrete flooring, additional buildouts, a full kitchen, high end LED light fixtures, etc.



Sierra Trading Post located adjacent to Whole Foods Market.



Interior on Sierra Trading Post. Minimal interior finish, flat ceiling with florescent bulb lighting.

Improved Sale IS-3 - (Pink Scolari's)  
&  
Improved Sale IS-4 - (South Reno Athletic Center)



Vacant old Scolari's located on South Virginia. This was once known as the "Pink Scolari's". The old Scolari's area is still vacant.



Vacant old Scolari's located on South Virginia. This was once known as the "Pink Scolari's". The old Scolari's area is still vacant.



South Reno Athletic Center. This was built for Lockheed Martin and has been many different uses since Lockheed Martin vacated



Interior finishes include office/open mezzanine, interior buildout, stained concrete flooring, and lighting fixtures.



Improved Sale IS-5

Former Scolari's now a St. Mary's urgent care



Old Scolari's on the NEC of Robb Dr. and Sharlands. This property sold as 100% vacant.



Building was converted from a grocery store to a Saint Mary's urgent care; second generation use.

**WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMERCIAL / INDUSTRIAL**

		<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	<b>TAXABLE \$/SF GBA</b>	<b>HEARING: 18-0047</b>
	<b>LAND:</b>	\$4,159,350	\$1,455,773		
	<b>IMPROVEMENTS:</b>	\$9,766,256	\$3,418,190	\$109.12	
	<b>TOTAL:</b>	\$13,925,606	\$4,873,962		<b>TAX YEAR: 18/19</b>
<b>APN: 038-881-08</b>				<b>TAXABLE \$/SF Land</b>	
<b>OWNER: CABELAS RETAIL INC</b>				\$4.59	

Income Approach					
Potential Gross Income	127,616 sq ft. @	\$0.80 /mo =	\$102,093		
	sq ft. @	/mo =	\$0		
	sq ft. @	/mo =	\$0		
			\$102,093		
	x 12 months =		12		
			\$1,225,114		
- Vacancy & Collection loss		5%	\$61,256		
= Effective Gross Income			\$1,163,858		
- Operating Expenses		5%	\$58,192.90		
=Net Operating Income			\$1,105,665		
Divided by Overall Capitalization Rate		7.00%			
			\$15,795,215		
			Rounded	\$124 /sf GBA	

<b>Subject Income Information:</b> The subject is the owner occupied Cabela's retail store located in Verdi. Since this is an owner occupied building, market rents and expense data was determined by using comparable market data.
<b>Potential Gross Income:</b> Based on comparable rental data as shown on page 11 on the rental chart, a market rent of \$0.80 per square foot was estimated. The comparable rents range from \$0.67 to \$1.17 per square foot. A rent of \$0.80 was utilized for the subject property.
<b>Effective Gross Income:</b> Using a vacancy and collection loss of 5%, an effective gross income of \$1,163,858 was computed.
<b>Net Operating Income:</b> Operating expenses were estimated on a triple net NNN basis, which results in an operating expense of 5%.
<b>Capitalization Rate Analysis:</b> A capitalization rate of 7.0% was selected from the capitalization rate chart provided on page 10. This capitalization rate chosen represents the high end of the range.
<b>Comments:</b> Based on the income approach to value, a value of \$15,795,215 was determined using market data.

**RETAIL CAPITALIZATION RATE CHART**

APN NBC	Location	Use %	Total Finish Area	Year Built	Land (SF) %Coverage Zoning	Sale Price Sale Date	NOI OAR	Notes
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 ADAA	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%

## 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
	6138 S. Virginia St 040-141-42	Sierra Trading Post (next to Whole Foods)	30,000 1993	2011 20 years	\$1.31	NNN NA	5% escalations, location is superior

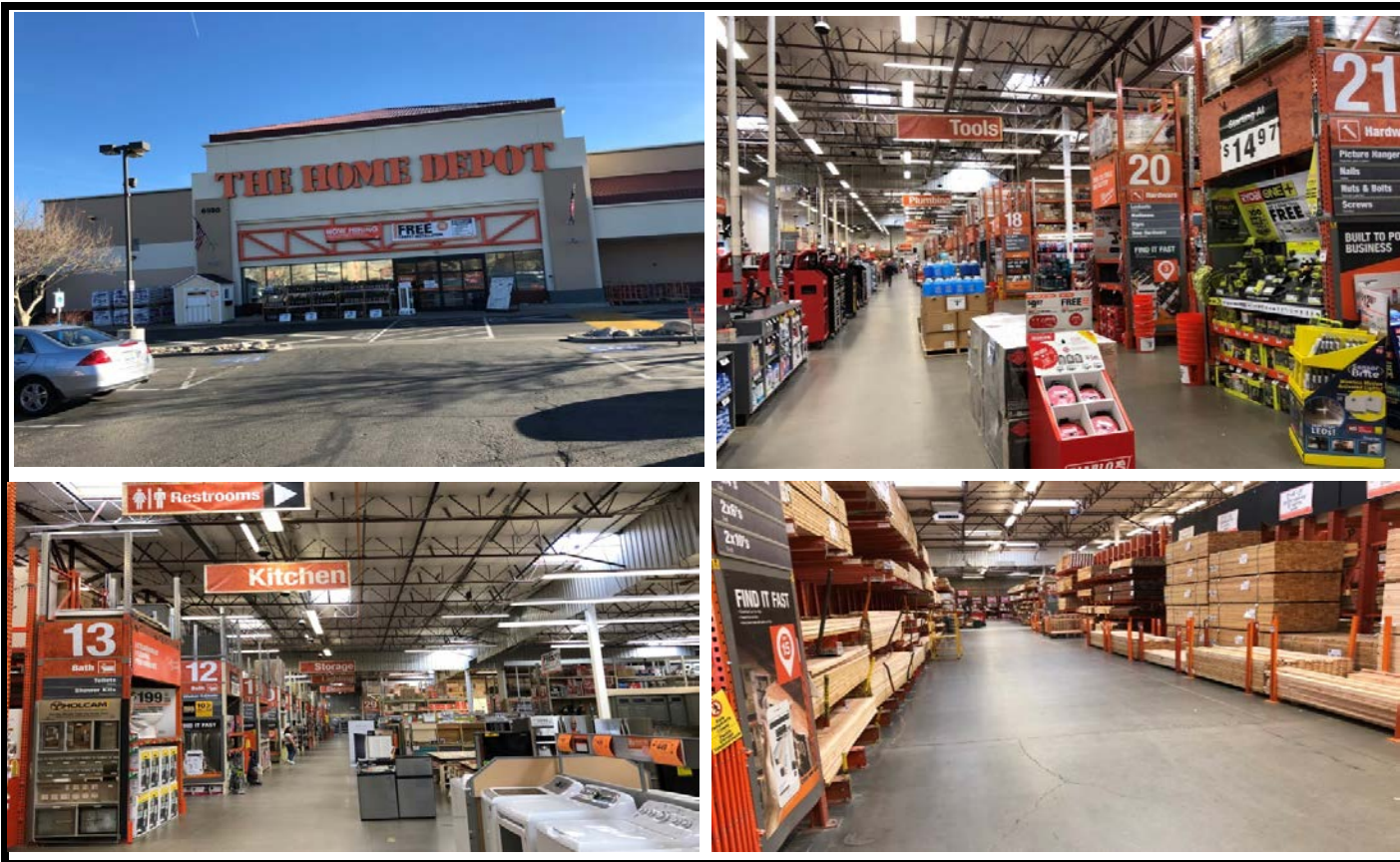
**Median     \$0.77**  
**Average    \$0.89**



## Appellants Sales Data

	APN	Location	GBA	Sale Price	Sale Date	SP/SF	Vacancy	Comments
<b>Subject</b>	038-881-08	8650 Boomtown Garson Rd	127,616	NA	NA	NA	0%	Subject property is an owner occupied Cabela's Sporting goods store.
Appellants Sales Data	039-750-13	5150 Mae Anne Ave	94,213	\$9,350,000	09/12/2017	\$99.24	<b>0%</b>	Sale of the Kohl's department store. Superior in location, but inferior in age, building size, quality and lacks the high end interior finish the subject has. Sale represents the low end of range and and upward adjustment is required.
	400-040-14	4855 Summit Ridge Dr.	166,421	<b>\$3,685,000</b>	<b>08/11/2017</b>	<b>\$22</b>	100%	Correct sales price is \$3,685,000 not \$8,210,000. Property was once the Super K-Mart and then was converted to the Western Marketplace. Building was 100% vacant at time of sale and will be converted to mini storage. Overall, this sale is not comparable to Cabela's in all respects
	002-755-18	3185 Market Street	107,063	\$6,850,000	04/15/2014	\$64	<b>0%</b>	Sale of the Home Depot in Carson City, NV. This is a leased fee interest and a dated sale from 2014. Please refer to page (13) of your HEP for more recent comparable sales of Home Depots from Clark County. However, no weight was given to any Home Depot sale as they are not comparable to Cabela's.
	NA	1080 W. Sunset Road (Henderson, Nv.)	120,228	\$11,602,500	06/15/2015	\$96.50	<b>NA</b>	Sale of a discount warehouse in Clark County. The building has good visibility from I-515, but has no exit making access difficult. The property has a long history of failed businesses and high vacancy rates. Overall, the sale is inferior to the subject property in most respects.

Home Depot					
PARCEL	Building address	TOTAL GBA	Year built	Sale Price Sale Date	Sale Price/GBA
138-34-717-015*** Home Depot Clark County	861 S. Rainbow Blvd Las Vegas, Nv.	105,275	1993	\$23,100,000 01/05/2017	\$219
178-03-610-011*** Home Depot Clark County	1030 W. Sunset Rd Las Vegas, Nv.	102,370	1992	\$23,162,717 06/10/2016	\$226
002-755-18 Home Depot Carson City, Nv	3185 Market Street Carson City, Nv.	107,063	2008	\$6,850,000 04/15/2014	\$64
*** Sale verified with Clark County Assessor's office.					



Situs & Keyline Description:  
8650 BOOMTOWN GARSON RD RENO  
RS 5238 REMAINDER PAR A

Owner & Mailing Address:  
CABELAS RETAIL INC  
1 CABELAS DR  
SIDNEY, NE 69160

# WASHOE COUNTY APPRAISAL RECORD 2018

APN: 038-881-08

Card 1 of 2  
Bld. 1-1



CABELAS

Tax District: 1831

printed: 02/08/2018

ACTIVE

4656.17

FCAQ - Verdi 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						
							Building Value	8,360,342								
							Extra Feature Value	1,405,914								
							Land Value	4,159,350								
							Taxable Value	13,925,606								
2018 NR	4,159,350	0	9,766,256	0	13,925,606	4,873,962	Exemption <td colspan="2">0</td>	0								
2017 FV	4,159,350	0	9,852,562	0	14,011,912	4,904,169	FLAGS									
2016 FV	4,159,350	0	10,014,291	0	14,173,641	4,960,774	Type	Value								
2015 FV	4,159,350	0	9,990,331	0	14,149,681	4,952,388										
2014 FV	4,159,350	0	9,839,016	0	13,998,366	4,899,428										
2013 FV	4,159,350	0	9,737,230	0	13,896,580	4,863,804										
2012 FV	4,159,350	0	9,874,727	0	14,034,077	4,911,926										
2011 FV	4,159,350	0	9,262,962	14,196	13,422,312	4,697,809										
2010 FV	4,621,500	0	9,122,272	0	13,743,772	4,810,320										
BUILDING DETAILS							BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY	
Type	COMM	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj	0					
Occupancy	534	Warehouse	Units	1	GBA	GBA - GROSS BUILDING AREA		127,616		Sub Area-RCN	9,790,700					
Story/Frame	C	MSNRY BRNG ~	No of Stories	1		Base Cost		127,616	5,899,688	% Incomplete	0					
Quality	0	Commercial	Quality Class	3		Exterior Walls		127,616	2,460,436	% Depreciation	16.50					
Year Built	2007	%Comp	Avg Wall Height/Floor	23		Heating & Cooling		127,616	1,049,004	\$ Dep & Inc	1,615,466					
WAY	2007	100	Alternate Shape Code	2		Sprinklers		127,616	381,572	Obso/Other Adj.	0					
BUILDING CHARACTERISTICS				Construction Modifiers										Adj.		
Category	Code	Type	%													
Ext. Wall	817	CONC PRECAST	100													
Heating Type	611	PACKAGE UNIT	100													
Base Rate Adjustment				Adj.												
Construction Modifiers				Adj.												
Gross Living/Building Area				127,616												
Perimeter				1,490												
#	Bld	Date	User ID	Activity Notes												
2	0-0	02/02/2017	mjachimow	CBE HEARING NOTICE												
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	8500	12.98	2007		100	110,330	83.5	92,126		
2	DKLU	DOCK LOADING, UNCOVERED	30	1-1	0	0	120	24.75	2007		100	2,970	83.5	2,480		
3	DKLV	DOCK LEVELER	30	1-1	0	0	2	7,691.00	2007		100	15,382	83.5	12,844		
4	FNW6	FENCE WOOD 6 FT	30	1-1	0	0	120	27.84	2007		100	3,341	83.5	2,790		
5	FWAS	FLATWORK ASPHALT	30	1-1	0	0	350000	1.84	2007		100	642,320	83.5	536,337		
6	FWCO	FLATWORK CONCRETE	30	1-1	0	0	65000	4.19	2007		100	272,383	83.5	227,439		
7	PKLT	PARKING LOT LIGHTING	30	1-1	0	0	350000	0.63	2007		100	220,500	83.5	184,118		
8	PTC3	PORTE COCHERE Q3	30	1-1	0	0	1073	59.92	2007		100	64,294	83.5	53,686		
9	SG6S	SIGNS - REAL PROPERTY BRICK	30	1-1	0	0	600	39.82	2007		100	23,892	83.5	19,950		
10	TKW4	TRUCK WELL CONCRETE WITH RETAINING WALL	30	1-1	0	0	5160	18.22	2007		100	94,015	83.5	78,503		
11	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	150	1,562.00	2007		100	234,300	83.5	195,641		
LAND VALUE		DOR Code	400	Neighborhood		4656.17 FCAQ - Verdi Commercial		Land Size		20.8020		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,	AC	18,152.00	SF	8	4.50					81,684		VALUE FROM 038-881-01 THRU 07		
1	400	General Commercial: retail,	AC	906,148.00	SF	8	4.50					4,077,666				

# WASHOE COUNTY APPRAISAL RECORD

## 2018

APN: 038-881-08

CABELAS

Tax District: 1831

printed: 02/08/2018

ACTIVE

4656.17

FCAQ - Verdi Commercial



### BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
07/06/2017	SGN17-08903	SIGN;	14,500	Assgn	0	08/01/17 PJK Assgn	Assigned Based On NVC
03/11/2013	BLD13-03441	REMODEL	46,653	Compl	0	05/10/13 GS Compl	

### SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
CABELAS RETAIL INC,	3883473	05/20/2010	400	3NTT			

#	Bld	Date	User ID	Activity Notes
3	0-0	01/25/2017	sjack	Entering Date Scheduled
5	0-0	09/26/2016	sjack	REXT BY AH - 09/08/2016
6	1-1	09/26/2014	PRCL	2009 REM \$4,880,518 LAND, \$9,403,554 IMPS. POSSESSORY INTEREST FROM 038-
7	0-0	11/14/2013	prcl	2009 REM \$4,880,518 LAND, \$9,403,554 IMPS. POSSESSORY INTEREST FROM 038-
8	1-1	10/18/2013	gsuth	REXT FCAQ IMPROVEMENT LINE DONE 10/21/2013 BY JAK, LAND LINE DONE
9	1-1	10/11/2012	gsuth	REXT FCAQ IMPROVEMENT LINE DONE 11/02/2012 BY RD, LAND LINE DONE
10	1-1	11/22/2011	sclem	TINQ TALKED WITH MR. JOHNSON OF CABELAS ABOUT THE TAXABLE VALUE SYSTEM
11	1-1	07/25/2011	sclem	REXT FCAQ IMPROVEMENT LINE DONE 10/18/2011 BY KH, LAND LINE DONE
12	1-1	08/09/2010	sclem	REXT FCAQ IMPROVEMENT LINE DONE 08/09/2010 BY REVIEWED-NO CHGS ON IMP





# WASHOE COUNTY APPRAISAL RECORD

## 2018

APN: 038-881-08

CABELAS

Tax District: 1831

printed: 02/08/2018

ACTIVE



4656.17

FCAQ - Verdi Commercial

## BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
07/06/2017	SGN17-08903	SIGN;	14,500	Assgn	0	08/01/17 PJK Assgn	Assigned Based On
03/11/2013	BLD13-03441	REMODEL	46,653	Compl	0	05/10/13 GS Compl	NVC

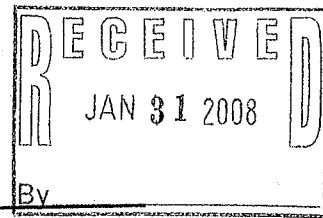
## SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
CABELAS RETAIL INC,	3883473	05/20/2010	400	3NTT			

#	Bld	Date	User ID	Activity Notes



# CONSTRUCTION COSTS



TYPE OF PROPERTY Retail Outlet/Restaurant

PARCEL NUMBERS: 038-870-067 ID: SE

ADDRESS: Boomtown Road

BUILDING COST ..... 19,649,158

REAL PROPERTY TENANT

IMPROVEMENTS:

YARD IMPROVEMENTS:

Asphalt Paving ..... \_\_\_\_\_

Concrete Walks & Drives ..... \_\_\_\_\_

Yard Lighting ..... \_\_\_\_\_

Other LAND IMPROVEMENTS ..... 16,383,870

Plans & Engineering ..... \_\_\_\_\_

Profits & Overhead ..... \_\_\_\_\_

Interim Financing ..... \_\_\_\_\_

Site Improvements..... \_\_\_\_\_

(Finish, Grading, Excavation, Utilities, Etc)

Miscellaneous ..... \_\_\_\_\_

TOTAL BUILDING COST:..... 36,033,028

Land Cost: ..... 5,202,183

Land Fill: ..... \_\_\_\_\_

TOTAL LAND COST:..... 5,202,183

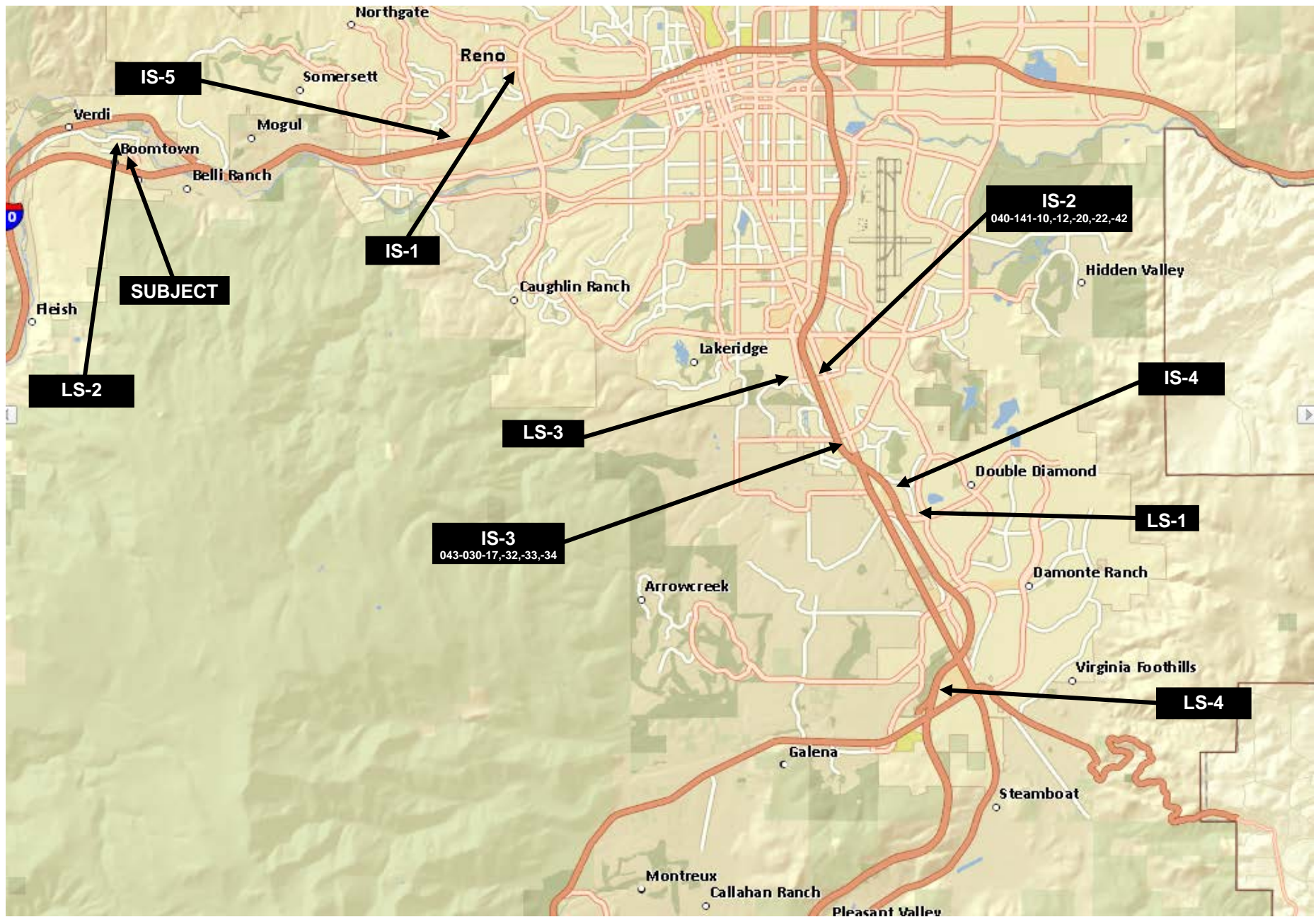
TOTAL PROPERTY COST:..... 41,235,211

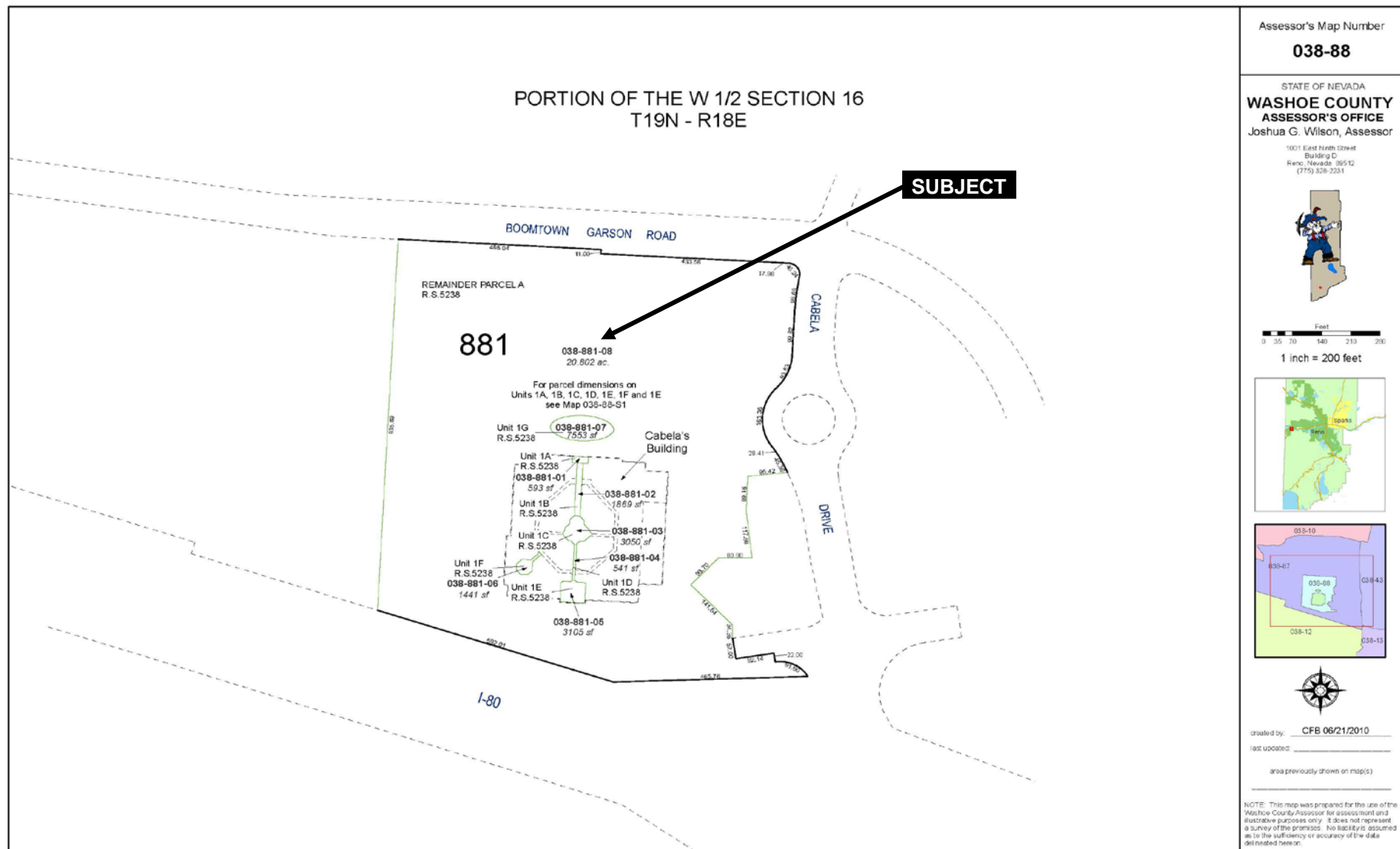
COMMENTS: \_\_\_\_\_

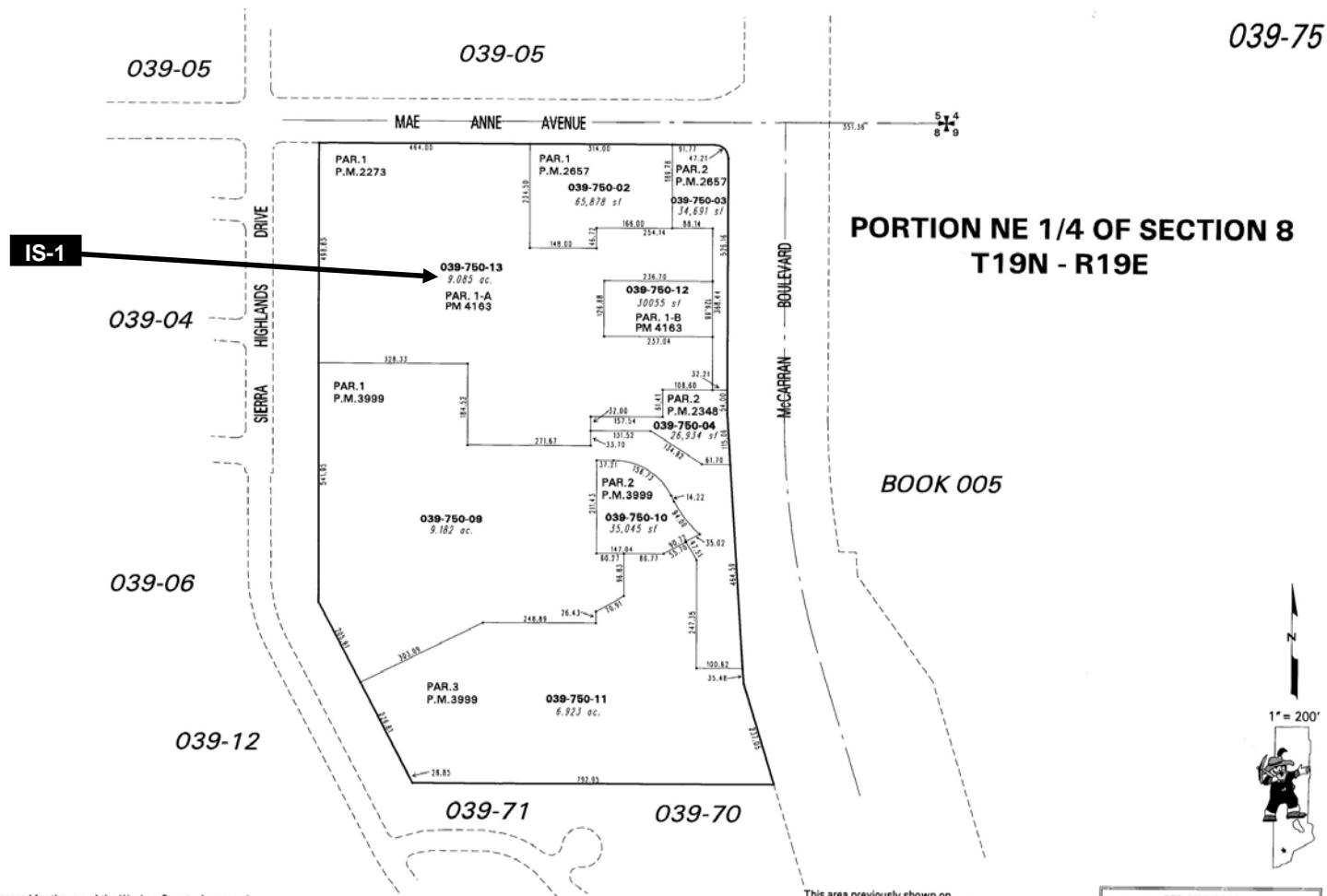
SIGNED: Jeffrey D. Ellwanger PHONE: (308) 255-2125 DATE: 1/25/08



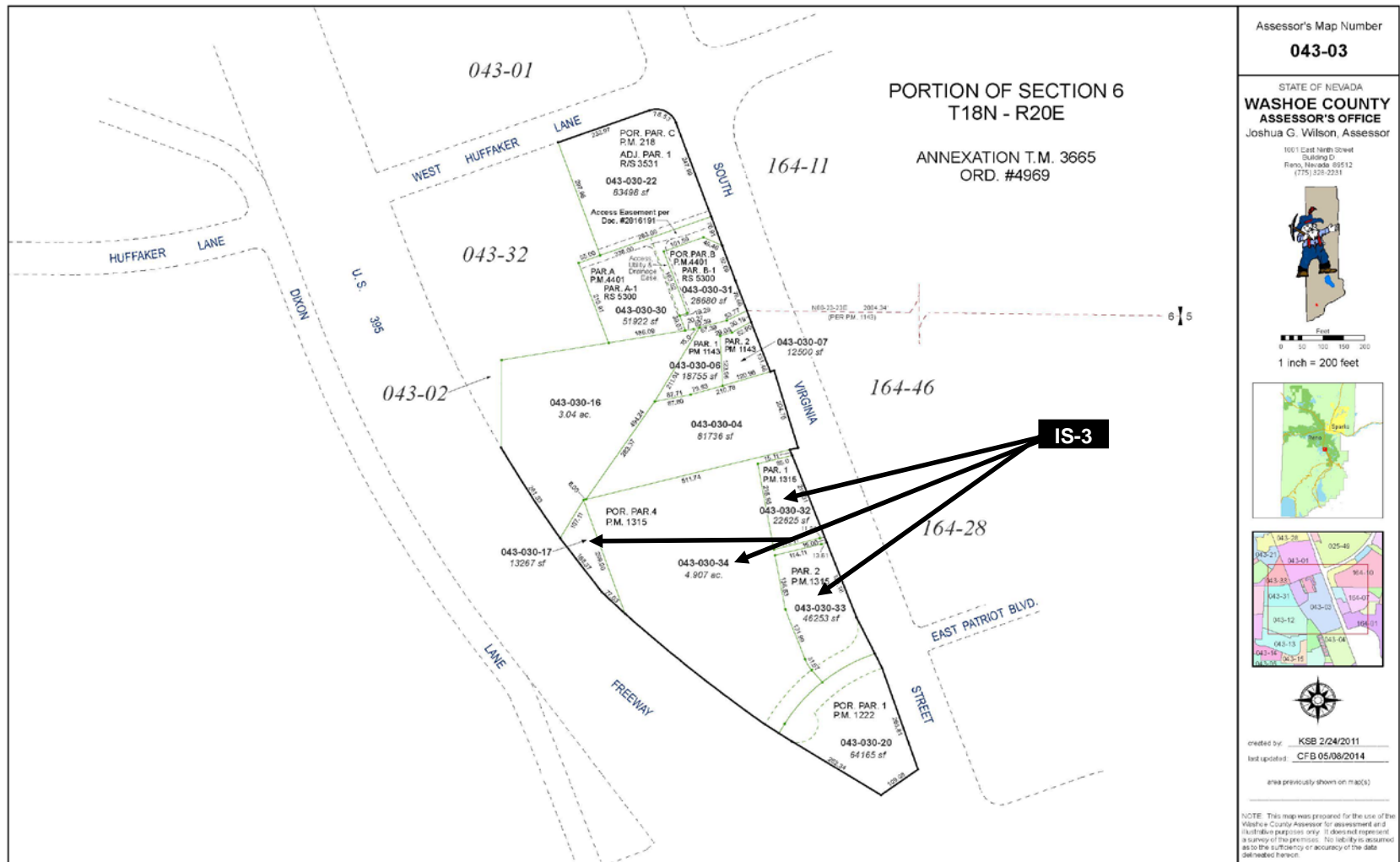
## NEIGHBORHOOD MAP



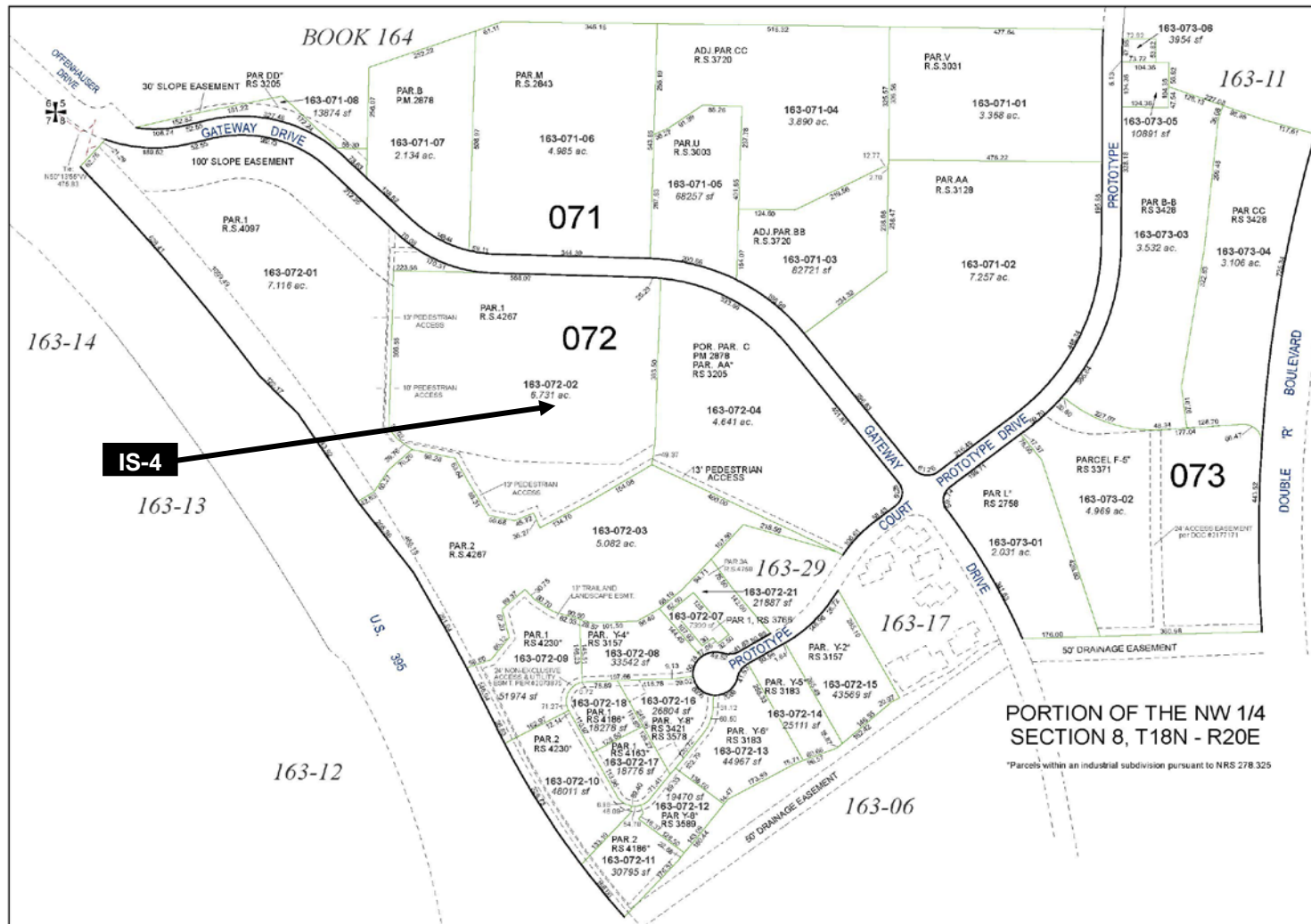












Assessor's Map Number

**163-07**

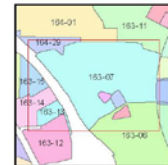
STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
 Joshua G. Wilson, Assessor

1001 East Hardy Street  
 Building C  
 Reno, Nevada 89512  
 (775) 320-2231



0 50 100 150 200  
 Feet

1 inch = 200 feet

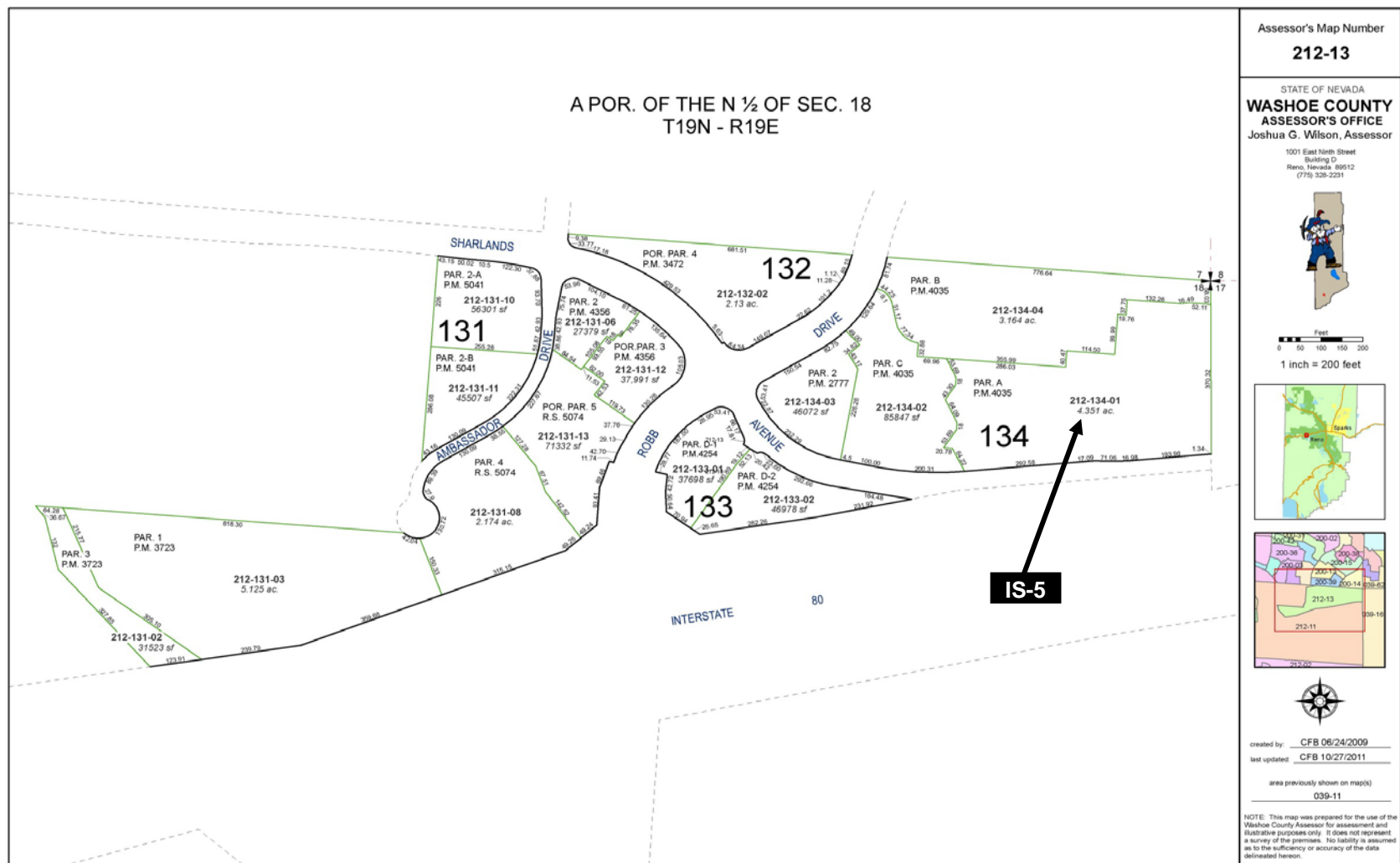


created by: CFB 06/04/2013

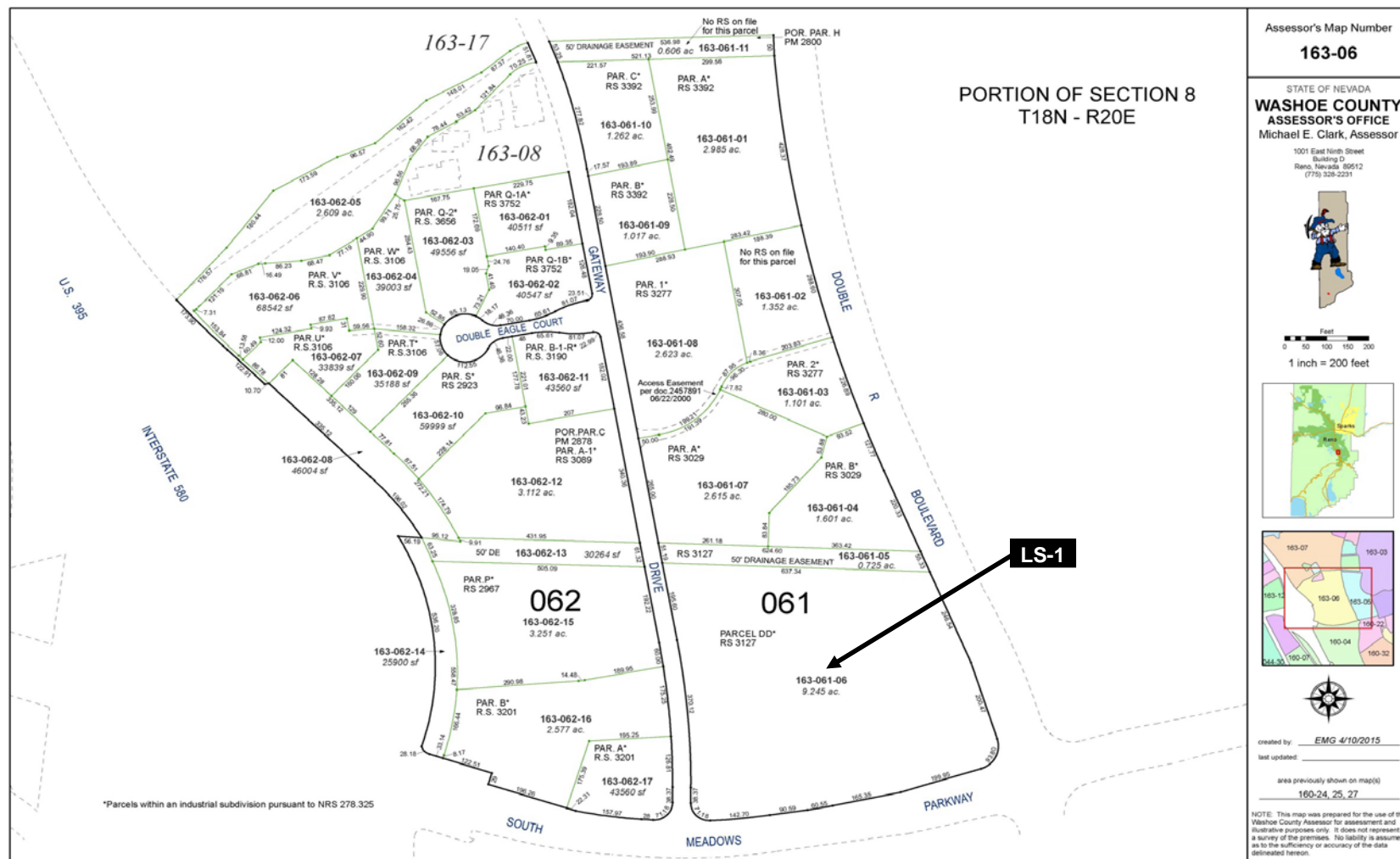
last updated:

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 collected thereon.

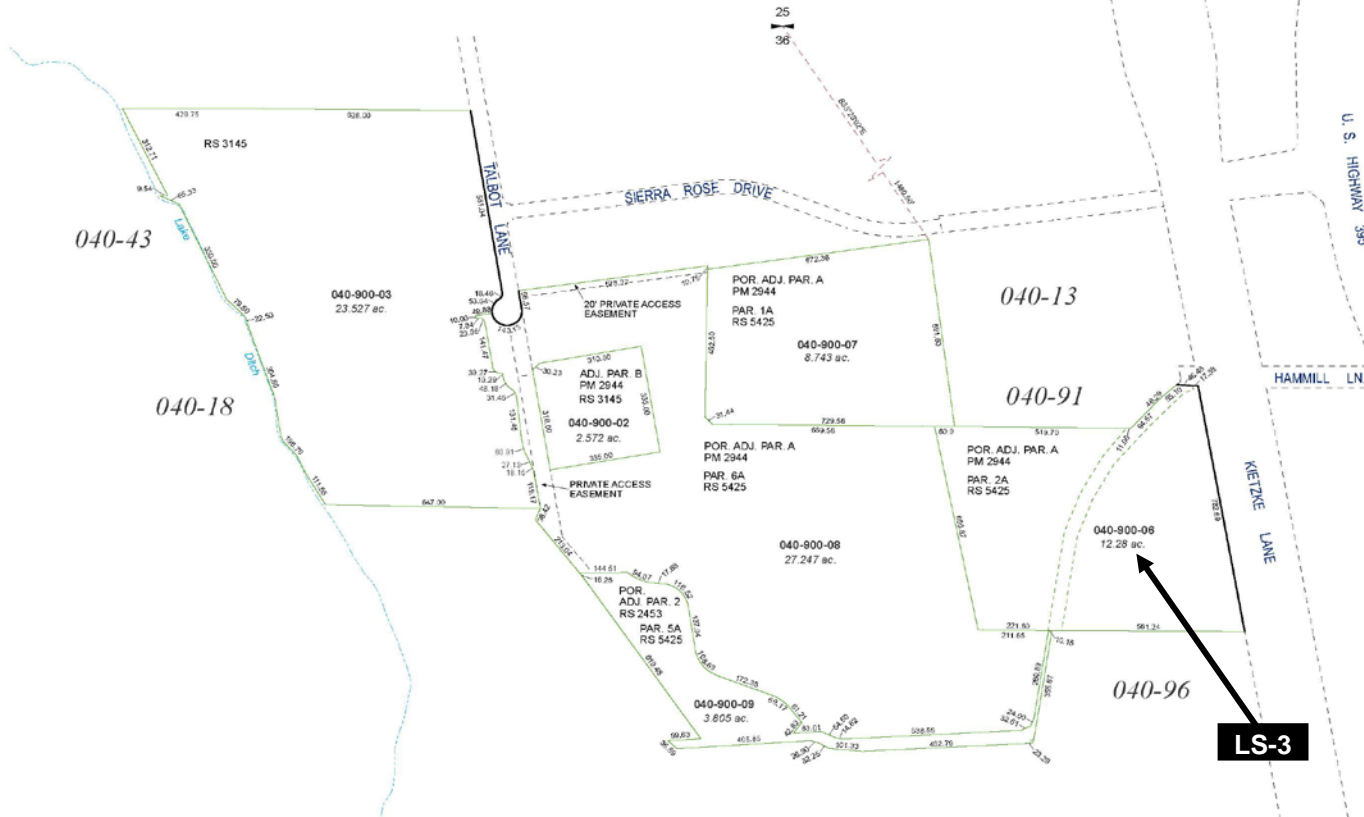








POR. OF SECTION 36, T19N - R19E



Assessor's Map Number

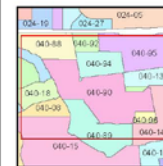
**040-90**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
 Joshua G. Wilson, Assessor

1001 East Ninth Street  
 Building G  
 Reno, Nevada 89512  
 (775) 325-2231



0 75 150 225 300  
 Feet  
 1 inch = 300 feet



created by: **KSB 6/07/12**

last updated:

area previously shown on maps:

**040-08**

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.

