

**ASSESSOR'S**

**EVIDENCE**



**WASHOE COUNTY ASSESSOR**  
Michael E. Clark

Cori Burke  
Chief Deputy Assessor

Rigo Lopez  
Chief Property Appraiser

**Value Change Stipulation for the Board of Equalization**

January 18, 2019

SIERRA DEVELOPMENT CO  
PO BOX 2071  
ATTN JEFF SIRI  
RENO NV 89505


Hearing Numbers: 19-0010A, 19-0010B, 19-0010C, 19-0010D, 19-0010E, 19-0010F


Assessors Parcel Numbers: 011-062-12, 011-062-13, 011-062-14, 011-062-15, 011-062-27, 011-072-13

Dear Sierra Development Co,

The Appraisal Division of the Washoe County Assessor's Office has completed the review of the taxable value of the above property under appeal. After careful consideration of the facts involved and under the authority of NRS 361.345, we are recommending adjusting the taxable value as listed on page 2.

By signing below, Petitioner agrees to the above stipulation. Please return this letter to our office seven (7) days prior your scheduled hearing or as soon as possible. You may mail to the address below or FAX to (775) 328-3643.

 1/18/2019  
Coi Greener Appraiser

 1/18/19  
Steve Clement Senior Appraiser

ADMINISTRATION COMPLEX  
1001 E. NINTH STREET

P.O. BOX 11130  
RENO, NEVADA 89520-0027  
[www.washoecounty.us/assessor](http://www.washoecounty.us/assessor)

**ASSESSOR'S EXHIBIT I**  
**3 PAGES**

**WASHOE COUNTY ASSESSOR**

Michael E. Clark

Roll Year: 2019/2020

| APN        | Hearing# | Current Taxable |             |           | Proposed Taxable |             |           | Location          |
|------------|----------|-----------------|-------------|-----------|------------------|-------------|-----------|-------------------|
|            |          | Land            | Improvement | Total     | Land             | Improvement | Total     |                   |
| 011-062-12 | 19-0010A | 69,188          | 313,803     | 382,991   | 69,188           | 155,706     | 224,894   | 144 N VIRGINIA ST |
| 011-062-13 | 19-0010B | 134,140         | 463,784     | 597,924   | 134,140          | 230,202     | 364,342   | 150 N VIRGINIA ST |
| 011-062-14 | 19-0010C | 65,566          | 301,805     | 367,371   | 65,566           | 149,746     | 215,312   | 156 N VIRGINIA ST |
| 011-062-15 | 19-0010D | 82,698          | 337,800     | 420,498   | 82,698           | 167,625     | 250,323   | 12 E 2ND ST       |
| 011-062-27 | 19-0010E | 377,200         | 392,620     | 769,820   | 377,200          | 188,367     | 565,567   | 38 E 2ND ST       |
| 011-072-13 | 19-0010F | 709,068         | 1,952,327   | 2,661,395 | 709,068          | 970,493     | 1,679,561 | 100 N CENTER ST   |
| Totals:    |          | 1,437,860       | 3,762,139   | 5,199,999 | 1,437,860        | 1,862,139   | 3,299,999 |                   |

I hereby agree to the value as stipulated above for my appeal to the board of equalization:

JEFFERY L. SIDI

Printed Name of Owner/Authorized Agent

  
Signature of Owner/Authorized Agent

Date: 1/18/19

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PHONE (775)- 328-2200  
FAX (775) 328-3642

Revised

**Club Cal-Neva  
2019 Roll Values**

APPEAL # 19-0010 A, B, C, D, E & F

| Improvements                          | Parcel No. | Land               | Imps                | Unadj Total         | 0.90777690          | Adj Imps           | Adj Total          |
|---------------------------------------|------------|--------------------|---------------------|---------------------|---------------------|--------------------|--------------------|
|                                       |            |                    |                     |                     | OBS                 |                    |                    |
| N. Virginia-Cal Neva Casino           | 011-062-12 | \$69,188           | \$1,688,362         | \$1,757,550         | \$1,532,656         | \$155,706          | \$224,894          |
| 150 N. Virginia-Cal Neva Casino       | 011-062-13 | \$134,140          | \$2,496,139         | \$2,630,279         | \$2,265,937         | \$230,202          | \$364,342          |
| 156 N. Virginia-Cal Neva Casino       | 011-062-14 | \$65,566           | \$1,623,740         | \$1,689,306         | \$1,473,994         | \$149,746          | \$215,312          |
| 12 E. Second-Cal Neva Casino          | 011-062-15 | \$82,698           | \$1,817,607         | \$1,900,305         | \$1,649,982         | \$167,625          | \$250,323          |
| 38 E. Second-Cal Neva Casino          | 011-062-27 | \$377,200          | \$2,042,518         | \$2,419,718         | \$1,854,151         | \$188,367          | \$565,567          |
| Center Street Parking Stadium         | 011-072-13 | \$709,068          | \$10,523,321        | \$11,232,389        | \$9,552,828         | \$970,493          | \$1,679,561        |
| <b>Total Cal-Neva<br/>Real Estate</b> |            | <b>\$1,437,860</b> | <b>\$20,191,687</b> | <b>\$21,629,547</b> | <b>\$18,329,547</b> | <b>\$1,862,140</b> | <b>\$3,300,000</b> |