

PETITIONER'S EVIDENCE

KinderCare



1285 N McCarran Blvd
Sparks, NV

Parcel #s 033-221-25,

Value Summary

To Whom It May Concern:

The following is a history of the assessor's values over the past three years:

Year	Total Value		\$/SF
2019	\$	965,129	\$ 100.24
2020	\$	1,013,917	\$ 105.31
2021	\$	988,255	\$ 102.64

Based on our analysis, we are requesting the following value for this property:

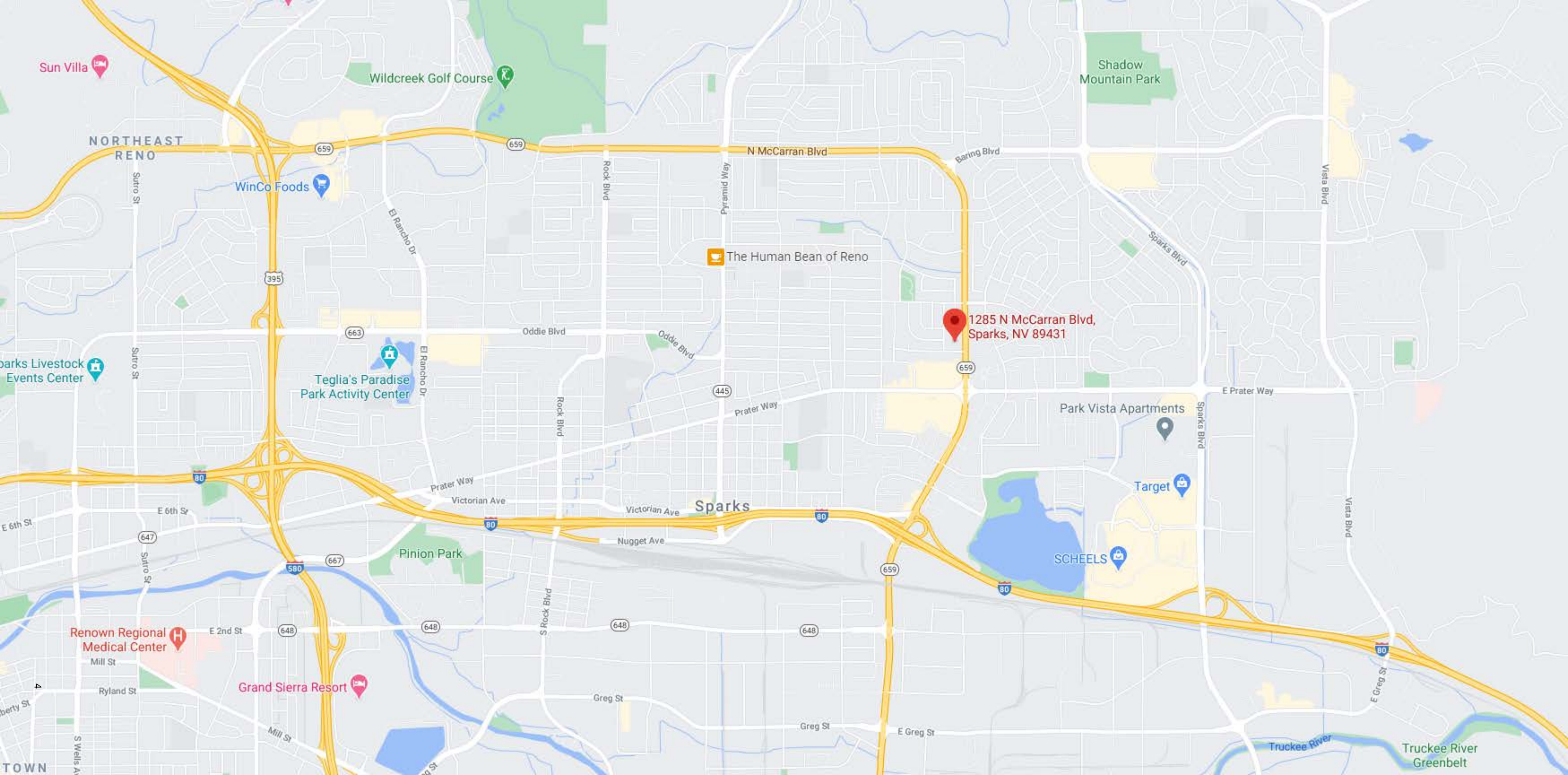
Method	Value		\$/SF
Cost	\$	724,703 /	\$ 75.27
Requested Value	\$	724,703 /	\$ 75.27

Property Summary

Location: 1285 N McCarran Blvd in Sparks
Major Cross Streets: N McCarran Blvd & E Prater Way
Owner: KCP RE LLC
Effective Year: 1985
Building Square Feet: 9,628
Land Square Feet: 43,081 Acres: 0.99
Land/Build/Ratio: 4.47

2021 Breakdown	Value		\$/SF	
2021 Land Value (\$/SF):	\$	344,992	\$	8.01
2021 Imp Value: Leasable	\$	643,263	\$	643,263.00
2021 Total Value:	\$	988,255	\$	102.64

Executive Summary



Sun Villa

Wildcreek Golf Course

Shadow Mountain Park

NORTHEAST
RENO

WinCo Foods

The Human Bean of Reno

1285 N McCarran Blvd,
Sparks, NV 89431

Sparks Livestock
Events Center

Teglia's Paradise
Park Activity Center

Park Vista Apartments

Target

SCHEELS

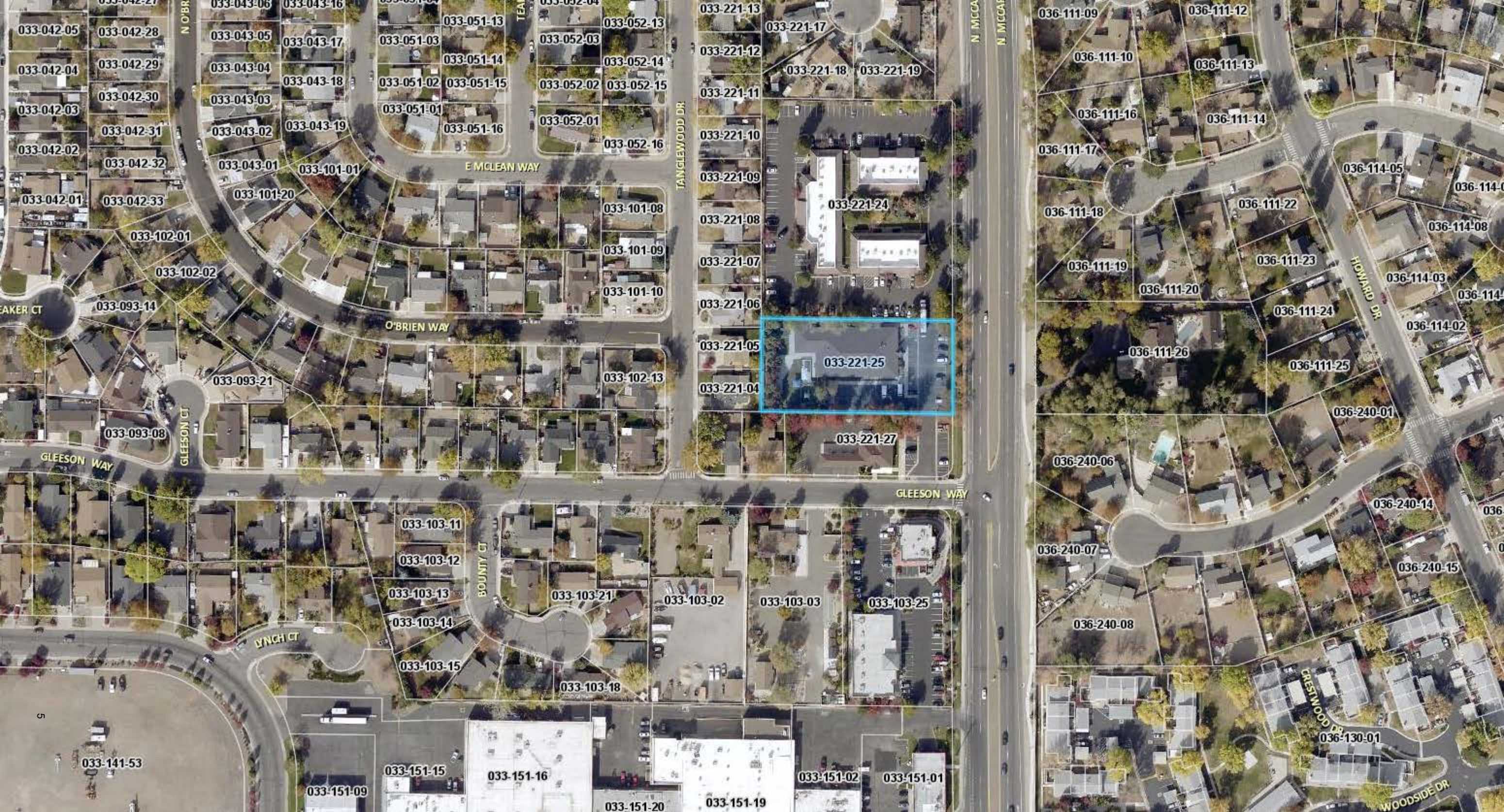
Renown Regional
Medical Center

Grand Sierra Resort

Sparks

Truckee River

Truckee River
Greenbelt



033-221-25

033-221-27

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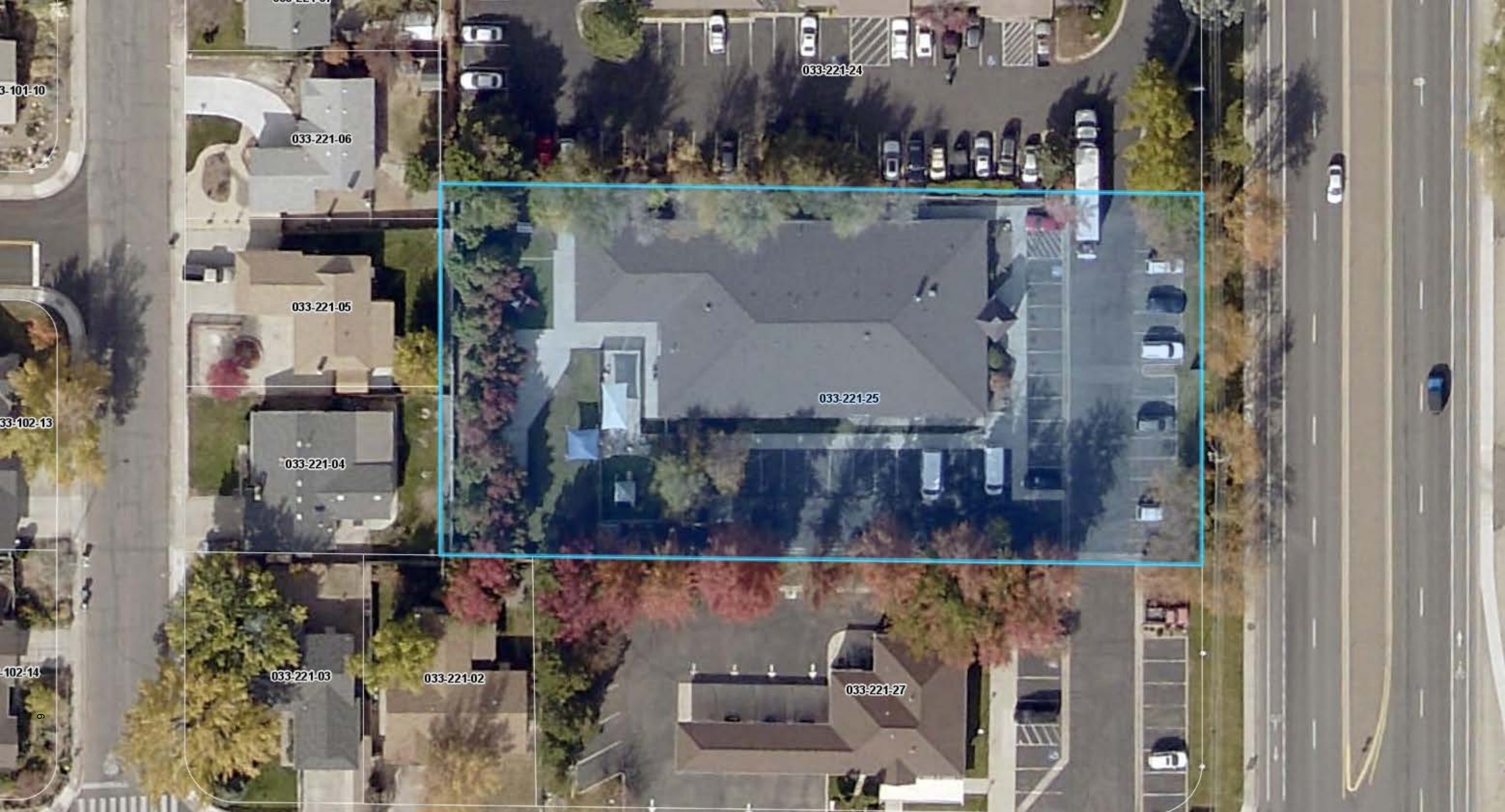
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033-101-10

033-221-06

033-221-24

033-221-05

033-102-13

033-221-04

033-221-25

033-102-14

033-221-03

033-221-02

033-221-27

Cost Analysis

Description	SF	Year Built	Eff Year	Exp Life	Eff Age	Class	Type			\$/SF
Adjusted Items:										
RCN - Day Care Center	9,628	1985	1985	40	36	C	Average	\$	1,164,988	121.00
Depreciation									73%	
Adjusted RCNLD								\$	314,547	
Regional Multiplier									1.08	
Total RCNLD of Adjusted Items:								\$	339,711	
Non Adjusted items:										
Extra Features								\$	40,000	
Total of Non Adjusted Items:								\$	40,000	
Total Square Feet	9,628									
Total RCNLD									379,711	
Assessor Land Value									344,992	
Indicated Cost Value (\$)									724,703	
Value / SF (\$)									75.27	

CALCULATOR METHOD

SECTION 18 PAGE 13
February 2017

ALTERNATIVE (HIGH) SCHOOLS (156)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
A-B	Average	Brick, concrete or metal panels, formed concrete	Plaster or drywall, acoustic tile, carpet, hardwood or vinyl composition	Adequate lighting and plumbing	Heat pump system	1862.15	17.30	173.00
C	Excellent	Steel columns, web or bar joists, ornamental block or face brick	Plaster or drywall, acoustic tile, carpet, vinyl, ceramic tile, wood	Best classroom lighting and cabling systems, best plumbing	Warm and cool air (zoned)	2346.53	21.80	218.00
	Good	Steel frame or bearing walls, brick, block, or concrete, some trim	Plaster or drywall, acoustic tile, vinyl composition, hardwood or tile	High-level lighting, audio-visual wiring, good plumbing	Heat pump system	1862.15	17.30	173.00
	Average	Brick, block, tilt-up panels, bearing walls, wood joists, little trim	Painted walls, acoustic tile or drywall ceilings, carpet, VCT	Adequate school lighting and plumbing	Package A.C.	1463.89	13.60	136.00
D	Excellent	Steel or Glulam frame and joists, brick veneer, glass, best EIFS	Plaster or drywall, acoustic tile, carpet, vinyl, ceramic tile, wood	Best classroom lighting and cabling systems, best plumbing	Warm and cool air (zoned)	2281.95	21.20	212.00
	Good	Wood frame or pipe columns, good stucco, EIFS or siding with trim	Plaster or drywall, acoustic tile, vinyl composition, hardwood or tile	Good fluorescent fixtures, good plumbing, extra features	Heat pump system	1797.57	16.70	167.00
	Average	Wood frame, stucco or siding, little ornamentation	Drywall, acoustic tile, vinyl composition, carpet	Adequate school lighting and plumbing	Package A.C.	1399.31	13.00	130.00
DPOLE	Average	Pole frame, insulated metal panels, some ornamentation	Drywall, acoustic tile, vinyl composition, carpet	Adequate school lighting and plumbing	Package A.C.	1334.72	12.40	124.00
S	Good	Pre-engineered, sandwich panels, some ornamentation	Drywall, acoustic tile, carpet, vinyl composition, hardwood or tile	Good fluorescent fixtures, good plumbing, extra features	Heat pump system	1722.22	16.00	160.00
	Average	Pre-engineered, finished interior, insulation, little trim	Drywall, acoustic tile, vinyl composition, carpet	Adequate school lighting and plumbing	Package A.C.	1323.96	12.30	123.00

DAY CARE CENTERS (426)

A-B	Average	Brick, concrete or metal panels, formed concrete	Plaster or drywall, carpet, hardwood and vinyl	Good restrooms and kitchen, adequate lighting/plumbing	Heat pump system	1679.17	15.60	156.00
C	Excellent	Face brick, glass panels, stone, top quality	Plaster, tile pavers, hardwood, carpet	Tiled restrooms, full kitchen, good lighting, extra features	Heat pump system	2206.60	20.50	205.00
	Good	Face brick, concrete or metal panels, ornamentation	Plaster or drywall, carpet, hardwood and vinyl	Good restrooms and kitchen, adequate lighting/plumbing	Package A.C.	1689.93	15.70	157.00
	Average	Brick, block, concrete panels, some trim	Plaster or drywall, acoustic tile, vinyl composition, carpet	Adequate lighting/plumbing, average restrooms/kitchen	Forced air	1302.43	12.10	121.00
	Low cost	Brick or block, tilt-up, no trim	Painted walls, asphalt tile	Minimum lighting/plumbing	Wall furnace	957.99	8.90	89.00
D	Excellent	Face brick veneer, best siding, good ornamentation	Plaster, tile pavers, hardwood, carpet	Tiled restrooms, full kitchen, good lighting, extra features	Heat pump system	2152.78	20.00	200.00
	Good	Brick veneer, good stucco or siding with good trim	Plaster or drywall, carpet, hardwood and vinyl	Good restrooms and kitchen, adequate lighting/plumbing	Package A.C.	1625.35	15.10	151.00
	Average	Brick veneer, stucco or siding, little trim	Plaster or drywall, acoustic tile, carpet, vinyl composition	Adequate lighting/plumbing, average restrooms/kitchen	Forced air	1237.85	11.50	115.00
	Low cost	Stucco or siding, very plain	Drywall, asphalt tile	Minimum lighting and plumbing	Wall furnace	909.55	8.45	84.50
DPOLE	Average	Pole frame, good metal panels, finished inside, little trim	Plaster or drywall, acoustic tile, carpet, vinyl composition	Adequate lighting/plumbing, average restrooms/kitchen	Forced air	1162.50	10.80	108.00
	Low cost	Pole frame, metal siding	Drywall, asphalt tile	Minimum lighting and plumbing	Wall furnace	844.97	7.85	78.50
S	Average	Insulated sandwich panels, pre-engineered frame	Drywall, acoustic tile, carpet, vinyl composition	Adequate lighting/plumbing, average restrooms/kitchen	Forced air	1162.50	10.80	108.00
	Low cost	Light steel frame, siding	Drywall, asphalt tile	Minimum lighting and plumbing	Wall furnace	850.35	7.90	79.00

NOTE: For refinement notes, see bottom of Page 12.

LIFE EXPECTANCY GUIDELINES

SECTION 97 PAGE 15
December 2018

TYPICAL BUILDING LIVES

OCCUPANCY	CLASS	A	B	C	D	S	OCCUPANCY	CLASS	A	B	C	D	S
SECTIONS 17 & 47, FARM BUILDINGS (Continued)							SECTIONS 17 & 47, COMMERCIAL SHEDS AND UTILITY BUILDINGS (Continued)						
Utility storage/loafing sheds, good		----	----	----	20	----	Lumber storage buildings, good		----	----	----	25	25
average		----	----	----	15	----	average		----	----	----	20	20
low cost		----	----	15	10	10	low cost		----	----	----	15	15
Vegetable storage buildings, good		----	----	----	35	----	Lumber storage sheds, good		----	----	----	25	20
low cost and fair		----	----	----	30	----	low cost and average		----	----	----	15	15
Grain elevator facilities		----	60	----	55	----	Manufacturing, light commercial utility, good		----	----	----	30	35
Silos		----	----	30	25	25	average		----	----	----	25	30
bunker silos, good		----	----	25	20	----	low cost		----	----	----	20	25
average		----	----	20	15	----	Material storage buildings, good		----	----	30	25	25
low cost		----	----	15	10	----	average		----	----	25	20	20
Shelters, misc. sheds and prefab. outbuildings, good		----	----	----	20	20	Material storage sheds, average		----	----	25	20	20
average		----	----	----	15	15	low cost		----	----	20	15	15
low cost		----	----	----	10	10	Material shelters, good		----	----	----	25	30
COMMERCIAL SHEDS AND UTILITY BUILDINGS							average		----	----	----	20	20
Bag fertilizer storage, average		----	----	----	30	30	low cost		----	----	----	15	15
Boat storage buildings, good		----	----	----	30	30	Prefabricated storage sheds, good and excellent		----	----	----	20	20
average		----	----	----	25	25	average		----	----	----	15	15
low cost		----	----	----	20	20	low cost		----	----	----	10	10
Boat storage sheds, good		----	----	----	20	20	secure storage, average and good		----	----	25	----	20
low cost and average		----	----	----	15	15	low cost		----	----	----	----	15
Bulk fertilizer storage, average		----	----	35	30	30	Seed processing storage, average		----	----	----	30	30
Bulk oil storage, average		----	----	----	30	30	Shed office structures, good		----	----	40	35	35
Cold storage buildings, good		----	----	40	35	35	average		----	----	35	30	30
average		----	----	35	30	30	low cost		----	----	----	25	25
low cost		----	----	30	25	25	Utility buildings and arch-rib, light commercial, good		----	----	35	30	30
Commodity warehouse, light commercial, good		----	----	35	30	30	average		----	----	30	25	25
average		----	----	30	25	25	low cost		----	----	----	20	20
low cost		----	----	----	20	20	SECTIONS 18 & 48, ELEMENTARY AND SECONDARY SCHOOLS						
Controlled atmosphere storage, average		----	----	35	30	30	Schools, Complete plants,						
Cotton gin buildings, average		----	----	----	30	30	Daycare centers, good and excellent		----	----	45	40	----
low cost		----	----	----	25	25	low cost and average		45	45	40	35	35
Dehydrator buildings, average		----	----	35	----	----	Elementary, good and excellent		50	50	45	40	40
Equipment shop buildings, good		----	----	35	30	30	average		45	45	45	40	40
average		----	----	30	25	25	low cost		----	----	40	35	35
Equipment sheds, good		----	----	30	25	25	Intermediate (junior high), good and excellent		50	50	45	40	40
average		----	----	25	20	20	average		45	45	45	40	40
Flathouse storage buildings, good		----	----	45	40	40	low cost		----	----	40	35	35
average		----	----	35	30	30	High and alternative schools, good and excellent		50	50	45	40	40
Golf cart storage buildings, good		----	----	----	35	30	average		45	45	45	40	40
average		----	----	----	30	25	low cost		----	----	40	35	35
Golf starter booths, excellent		----	----	40	35	----	Vocational schools, good and excellent		50	50	45	40	40
good		----	----	35	30	25	average		45	45	45	40	40
average		----	----	25	20	20	low cost		----	----	40	35	35
low cost		----	----	----	15	10	Administration buildings, excellent		55	55	50	45	----
Greenhouses, straight wall, very good and excellent		----	----	----	40	40	good		50	50	45	40	40
good		----	----	----	35	35	average		45	45	45	40	40
average		----	----	----	20	25	low cost		45	45	40	35	35
fair		----	----	----	15	20	Bookstores, good		----	----	45	40	----
cheap and low cost		----	----	----	10	15	average		45	45	40	35	35
hoop structures, very good		----	----	----	35	35	low cost		40	40	35	30	30
good		----	----	----	30	30	Classrooms and special learning, good and excellent		50	50	45	40	40
average		----	----	----	20	20	low cost and average		45	45	40	35	35
fair		----	----	----	15	15	cheap		----	----	35	30	30
cheap and low cost		----	----	----	10	10	Laboratories, good and excellent		50	50	45	40	40
Lath shade houses, average		----	----	----	20	25	low cost and average		45	45	40	35	35
shade shelters, low cost and average		----	----	----	10	10	Lecture, good and excellent		50	50	45	40	40
		----	----	----	10	10	low cost and average		45	45	40	35	35

LOCAL MULTIPLIERS

Apply to costs brought up-to-date from preceding pages. Do not apply to Section 98 or any other indexes.

UNITED STATES

CLASS	A	B	C	D	S	CLASS	A	B	C	D	S	CLASS	A	B	C	D	S
KENTUCKY	0.97	0.97	0.97	0.98	0.98	MICHIGAN	1.05	1.05	1.05	1.04	1.05	MISSOURI	1.01	1.00	1.01	1.01	1.00
Ashland	1.03	1.04	1.04	1.06	1.05	Adrian	1.04	1.06	1.06	1.06	1.07	Cape Girardeau	0.94	0.92	0.94	0.92	0.91
Bowling Green	0.96	0.95	0.95	0.96	0.98	Alpena	1.05	1.01	1.00	0.99	1.03	Columbia	1.04	1.05	1.03	1.02	1.06
Covington	0.95	0.97	0.97	0.97	0.98	Ann Arbor	1.09	1.11	1.11	1.10	1.12	Independence	1.05	1.07	1.08	1.08	1.07
Frankfort	0.93	0.93	0.95	0.97	0.93	Battle Creek	1.02	1.02	1.02	1.01	1.01	Jefferson City	0.99	0.98	0.98	1.00	0.98
Lexington	0.94	0.94	0.95	0.97	0.94	Bay City	1.10	1.06	1.04	1.04	1.08	Joplin	0.93	0.91	0.93	0.92	0.93
Louisville	0.98	0.97	0.97	0.99	0.97	Detroit	1.08	1.10	1.10	1.11	1.10	Kansas City	1.06	1.08	1.07	1.08	1.08
Newport	0.95	0.97	0.97	0.97	0.98	Escanaba	0.97	0.97	0.98	0.97	0.98	Rolla	0.90	0.90	0.91	0.90	0.87
Owensboro	0.97	0.99	0.98	0.95	1.00	Flint	1.09	1.07	1.05	1.05	1.08	Springfield	1.05	1.00	1.03	1.02	1.04
Paducah	0.98	0.94	0.95	0.96	0.95	Grand Rapids	1.04	1.00	1.02	1.00	1.01	St. Joseph	1.01	1.04	1.03	1.04	1.02
LOUISIANA	0.87	0.87	0.88	0.87	0.87	Ishpeming	0.99	0.99	1.00	0.99	0.99	St. Louis	1.08	1.08	1.10	1.10	1.08
Alexandria	0.82	0.85	0.87	0.86	0.85	Jackson	1.04	1.04	1.04	1.04	1.06	MONTANA	0.93	0.93	0.96	0.94	0.96
Baton Rouge	0.86	0.85	0.87	0.87	0.87	Kalamazoo	1.07	1.05	1.05	1.04	1.06	Billings	0.97	0.95	1.00	0.97	0.99
Lafayette	0.86	0.87	0.88	0.89	0.84	Lansing	1.01	1.02	1.01	0.99	1.01	Bozeman	0.93	0.93	0.96	0.95	0.97
Lake Charles	0.89	0.88	0.88	0.85	0.88	Marquette	0.99	0.99	1.00	0.99	0.99	Butte	0.91	0.93	0.96	0.93	0.94
Monroe	0.87	0.89	0.88	0.87	0.87	Monroe	1.05	1.08	1.08	1.08	1.09	Great Falls	0.94	0.93	0.95	0.91	0.97
New Orleans	0.91	0.88	0.89	0.90	0.87	Muskegon	1.04	1.02	1.02	1.01	1.02	Helena	0.89	0.89	0.94	0.92	0.93
Shreveport	0.89	0.89	0.90	0.88	0.88	Niles	1.10	1.06	1.09	1.07	1.09	Lewistown	0.92	0.91	0.94	0.93	0.92
MAINE	1.00	0.99	1.01	1.01	1.00	Pontiac	1.10	1.10	1.10	1.10	1.11	Missoula	0.93	0.95	0.96	0.94	0.97
Auburn	1.03	1.03	1.05	1.04	1.02	Port Huron	1.05	1.09	1.07	1.09	1.08	NEBRASKA	0.95	0.94	0.94	0.93	0.95
Augusta	1.05	1.04	1.07	1.06	1.07	Saginaw	1.07	1.04	1.02	1.02	1.05	Grand Island	0.94	0.91	0.92	0.93	0.93
Bangor	0.99	0.97	1.02	1.00	1.00	Sault Ste. Marie	1.02	1.00	0.99	0.99	1.01	Lincoln	0.95	0.94	0.91	0.90	0.94
Biddeford	1.02	1.02	1.05	1.04	1.01	Traverse City	1.01	1.01	1.02	1.00	1.02	Norfolk	0.95	0.96	0.97	0.96	0.96
Caribou	0.94	0.93	0.94	0.95	0.95	Ypsilanti	1.09	1.11	1.11	1.11	1.12	North Platte	0.97	0.96	0.97	0.95	0.95
Lewiston	1.03	1.03	1.05	1.04	1.02	MINNESOTA	1.09	1.10	1.09	1.07	1.10	Omaha	0.94	0.94	0.94	0.93	0.95
Portland	1.01	1.00	1.03	1.02	1.03	Austin	1.06	1.10	1.07	1.06	1.09	NEVADA	1.11	1.09	1.09	1.08	1.12
Presque Isle	0.94	0.93	0.94	0.95	0.95	Brainerd	1.10	1.06	1.07	1.05	1.06	Carson City	1.08	1.08	1.07	1.06	1.10
Waterville	0.96	0.97	0.98	0.98	0.98	Duluth	1.08	1.12	1.10	1.07	1.10	Elko	1.13	1.11	1.10	1.09	1.13
MARYLAND	1.02	1.03	1.02	1.01	1.02	Hibbing	1.08	1.08	1.07	1.02	1.07	Fallon	1.02	1.00	1.02	1.00	1.03
Anne Arundel County	1.03	1.03	1.00	1.00	1.05	Mankato	1.05	1.07	1.06	1.04	1.08	Las Vegas	1.12	1.10	1.10	1.12	1.12
Baltimore	1.01	1.01	1.01	1.02	1.03	Minneapolis	1.14	1.17	1.15	1.15	1.15	Lincoln County	1.01	1.01	1.03	1.03	1.02
Bethesda	1.04	1.07	1.04	1.02	1.03	Moorhead	1.08	1.05	1.04	1.02	1.08	Nye County	0.95	0.93	0.91	0.88	0.95
Cumberland	1.01	1.01	1.02	1.01	1.02	Rochester	1.08	1.12	1.10	1.07	1.12	Reno	1.10	1.07	1.07	1.05	1.11
Eastern Shore Area	0.99	0.95	0.97	0.97	0.99	St. Cloud	1.06	1.10	1.09	1.07	1.09	Sparks	1.10	1.07	1.08	1.05	1.11
Hagerstown	1.01	1.00	1.00	1.00	1.00	St. Paul	1.14	1.17	1.15	1.15	1.15	Tahoe Area	1.20	1.21	1.22	1.22	1.23
Silver Spring	1.04	1.07	1.04	1.02	1.04	MISSISSIPPI	0.87	0.87	0.87	0.88	0.87	NEW HAMPSHIRE	1.02	1.04	1.04	1.03	1.02
MASSACHUSETTS	1.14	1.16	1.17	1.17	1.14	Biloxi	0.88	0.88	0.88	0.89	0.87	Concord	0.96	0.99	0.97	0.97	0.97
Boston	1.25	1.28	1.30	1.29	1.26	Columbus	0.83	0.86	0.87	0.88	0.86	Dover	1.07	1.09	1.09	1.09	1.07
Cape Cod	1.16	1.18	1.18	1.19	1.15	Greenville	0.89	0.88	0.90	0.92	0.89	Keene	0.97	1.00	0.98	0.98	0.97
Fall River	1.13	1.15	1.17	1.16	1.13	Gulfport	0.87	0.86	0.88	0.89	0.88	Laconia	0.95	0.97	0.96	0.96	0.95
Holyoke	1.09	1.10	1.11	1.10	1.07	Hattiesburg	0.88	0.86	0.86	0.87	0.87	Littleton	0.96	0.95	0.95	0.94	0.96
Lawrence	1.15	1.17	1.18	1.18	1.13	Jackson	0.91	0.88	0.89	0.90	0.87	Manchester	1.01	1.03	1.04	1.03	1.01
Lowell	1.16	1.17	1.17	1.17	1.14	Laurel	0.90	0.90	0.87	0.88	0.89	Nashua	1.14	1.17	1.15	1.14	1.12
Lynn	1.19	1.21	1.21	1.22	1.19	Meridian	0.86	0.87	0.88	0.89	0.88	Portsmouth	1.04	1.05	1.06	1.05	1.04
Methuen	1.16	1.15	1.17	1.19	1.14	Natchez	0.85	0.85	0.85	0.86	0.85	Rochester	1.05	1.08	1.07	1.07	1.05
Natick	1.18	1.19	1.20	1.22	1.17	Tupelo	0.83	0.87	0.86	0.87	0.85	Salem	1.07	1.11	1.10	1.08	1.08
New Bedford	1.14	1.17	1.17	1.17	1.14	Vicksburg	0.87	0.87	0.88	0.88	0.86						
Pittsfield	1.05	1.07	1.07	1.08	1.06												
Springfield	1.13	1.15	1.15	1.13	1.12												
Worcester	1.09	1.11	1.11	1.12	1.12												

DEPRECIATION – COMMERCIAL PROPERTIES

EFFECTIVE AGE IN YEARS	TYPICAL LIFE EXPECTANCY IN YEARS									
	70	60	55	50	45	40	35	30	25	20
1	0	0	0	0	1	1	1	2	2	3
2	0	1	1	1	1	2	2	3	5	7
3	0	1	1	1	2	3	4	5	7	10
4	1	1	1	2	3	4	5	7	10	14
5	1	1	2	3	4	5	6	9	13	18
6	1	2	2	3	4	6	8	11	16	22
7	1	2	3	4	5	7	10	14	19	26
8	1	2	3	5	6	8	11	16	22	30
9	2	3	4	5	7	10	13	18	25	35
10	2	3	4	6	8	11	15	21	29	40
11	2	4	5	7	9	13	17	24	32	45
12	2	4	6	8	10	14	19	26	36	50
13	2	5	6	9	12	16	22	29	40	55
14	3	5	7	10	13	18	24	32	44	60
15	3	6	8	11	14	20	26	35	48	65
16	3	7	9	12	16	22	28	39	52	69
17	4	7	10	13	18	24	31	42	56	73
18	4	8	11	14	19	26	34	46	60	76
19	4	9	12	16	21	28	36	49	64	78
20	5	9	13	17	23	30	39	53	68	79
21	5	10	14	18	25	32	42	57	71	80
22	6	11	15	20	27	35	45	60	73	
23	6	12	16	21	29	37	48	63	75	
24	7	13	17	23	31	40	52	66	77	
25	7	14	19	25	33	43	55	69	79	
26	8	15	20	27	35	46	58	72	80	
27	9	16	21	28	37	49	61	75		
28	9	17	23	30	40	52	64	77		
29	10	18	24	32	42	54	68	78		
30	11	20	26	34	45	57	72	79		
32	13	22	30	38	50	62	75	80		
34	15	25	34	43	55	68	77			
36	17	28	38	48	61	73	79			
38	19	32	42	53	67	77	80			
40	21	35	46	59	72	79				
42	25	39	51	65	75	80				
44	28	43	56	70	77					
46	31	48	60	74	78					
48	34	53	64	77	79					
50	38	58	68	79	80					
55	48	67	75	80						
60	57	74	78							
65	65	78	80							
70	71	80								
75	75									
80	78									

PROPERTIES INCLUDED

Section 11 All apartments, hotels, resorts

Section 12 Motels, lodges, large multiples & resorts

Section 13 All

Section 14 All

Section 15 All except libraries

Section 16 All except churches and fraternal bldgs.

Section 17 All commercial and industrial uses

Section 18 None

Section 64 All commercial and industrial uses

For lives less than 20 years, see Page 26.

EFFECTIVE AGE IN YEARS	TYPICAL LIFE EXPECTANCY IN YEARS									
	70	60	55	50	45	40	35	30	25	20
1	69	59	54	49	44	39	34	29	24	19
2	68	58	53	48	43	38	33	28	23	18
3	67	57	52	47	42	37	32	27	22	17
4	66	56	51	46	41	36	31	26	21	16
5	65	55	50	45	40	35	30	25	20	15
6	64	54	49	44	39	34	29	24	19	14
7	63	53	48	43	38	33	28	23	18	13
8	62	52	47	42	37	32	27	22	17	12
9	61	51	46	41	36	31	26	21	16	11
10	60	50	45	40	35	30	25	20	15	10
11	59	49	44	39	34	29	24	19	14	9
12	58	48	43	38	33	28	23	18	13	8
13	57	47	42	37	32	27	22	17	12	7
14	56	46	41	36	31	26	21	16	11	6
15	55	45	40	35	30	25	20	15	10	5
16	54	44	39	34	29	24	19	14	9	4
17	53	43	38	33	28	23	18	13	8	4
18	52	42	37	32	27	22	17	12	7	3
19	51	41	36	31	26	21	16	11	6	2
20	50	40	35	30	25	20	15	10	5	2
21	49	39	34	29	24	19	14	9	5	2
22	48	38	33	28	23	18	13	8	4	
23	47	37	32	27	22	17	12	7	3	
24	46	36	31	26	21	16	11	6	3	
25	45	35	30	25	20	15	10	6	2	
26	44	34	29	24	19	14	9	5	2	
27	43	33	28	23	18	13	8	4		
28	42	32	27	22	17	12	7	4		
29	41	31	26	21	16	11	7	3		
30	40	30	25	20	15	10	6	3		
32	38	28	23	18	13	8	5	2		
34	36	26	21	16	11	7	4			
36	34	24	19	14	10	6	3			
38	32	22	17	12	8	5	2			
40	30	20	15	10	7	4				
42	28	18	13	9	6	3				
44	26	16	12	8	5					
46	24	14	10	7	4					
48	22	13	9	6	3					
50	20	11	8	5	3					
55	16	8	6	3						
60	12	6	4							
65	9	4	3							
70	7	3								
75	5									
80	4									



Packet Summary

In conclusion, based on our analysis, we are requesting the following value for this property

Method	Value		\$/SF
Cost	\$	724,703 / \$	75.27
Requested Value	\$	724,703 / \$	75.27

Washoe County Board of Equalization

Agent Authorization Form

If you have questions about this form or the appeal process, please call: (775) 328-2277

Please Print or Type:

Part A. PROPERTY OWNER AND CONTACT INFORMATION OF PERSON GRANTING AUTHORITY TO AGENT

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: KCP RE LLC					
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER): David A Benedict, KinderCare Education LLC				TITLE VP Tax & Risk	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 650 NE Holladay St				EMAIL ADDRESS:	
CITY Portland	STATE OR	ZIP CODE 97232	DAYTIME PHONE ()	ALTERNATE PHONE ()	FAX NUMBER ()

Part B. PROPERTY OWNER INFORMATION

Check organization type which best describes the Property Owner if not a natural person: ☒ Natural persons may skip Part B.

- ☐ Sole Proprietorship ☐ Trust ☐ Corporation
☒ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe: _____

The organization described above was formed under the laws of the State of _____.

The organization described above is a non-profit organization. ☐ Yes ☐ No

Part C. RELATIONSHIP OF PERSON GRANTING AUTHORITY TO AGENT TO PROPERTY OWNER

Check box which best describes the relationship of Petitioner to Property Owner: ☒ Additional information may be necessary.

- ☐ Self ☐ Trustee of Trust ☐ Employee of Property Owner
☐ Co-owner, partner, managing member ☐ Officer of Company
☐ Employee or Officer of Management Company
☒ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
☐ Other, please describe: _____

Part D. PROPERTY SUBJECT TO THIS AGENT AUTHORIZATION:

Enter Applicable Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN) 033-221-25	ACCOUNT NUMBER	PROPERTY IDENTIFICATION NUMBER
--	----------------	--------------------------------

- ☐ Multiple parcel list attached. (Use letter-size paper)

Part E. YEAR AND ROLL TYPE OF ASSESSMENT BEING APPEALED: ☒

- ☒ 2021-2022 Secured Roll ☐ 2020-2021 Reopen Roll ☐ 2020-2021 Unsecured Roll ☐ 2020-2021 Supplemental Roll

Other years being appealed: _____

Be prepared to cite the legal authority, if any, that permits the County Board to consider appeals of taxable value from prior years.

Part F. AUTHORIZATION OF AGENT

I hereby authorize the agent whose name and contact information appears below to file a petition to the Washoe County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D of this Agent Authorization.


I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Washoe County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part E of this document.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT: Christopher Glidewell			TITLE: Principal, Property Tax		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: Pivotal Tax Solutions			EMAIL ADDRESS: appeals@pivotaltax.com		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 202 N. Lindsay Rd., Suite 201					
CITY Mesa	STATE AZ	ZIP CODE 85213	DAYTIME PHONE ()	ALTERNATE PHONE ()	FAX NUMBER ()

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.


Authorized Agent Signature

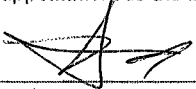
Principal, Property Tax
Title

1/11/21
Date

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT: Wayne Tannenbaum			TITLE: Senior Manager		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: Pivotal Tax Solutions			EMAIL ADDRESS: appeals@pivotaltax.com		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 202 N. Lindsay Rd., Suite 201					
CITY Mesa	STATE AZ	ZIP CODE 85213	DAYTIME PHONE ()	ALTERNATE PHONE ()	FAX NUMBER ()

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.

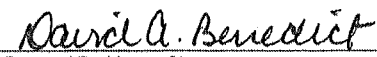

Authorized Agent Signature

Title

1/12/21
Date

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. I further certify I have authorized each agent named herein to represent the Property Owner as stated and I have the authority to appoint each agent named herein.


Property Owner / Petitioner Signature

VP Tax and Risk
Title

Jan 8, 2021
Date