

# **PETITIONER'S EVIDENCE**

Petitioner  
Evidence

**Jachimowicz, Michele**

Hearing 22-0022

**From:** Exemptions  
**Sent:** Friday, February 18, 2022 2:24 PM  
**To:** Jachimowicz, Michele; Zimmer, Lora  
**Subject:** FW: Evidence Submission  
**Attachments:** 14021348.NV.PivotalPacket-CountyBoard.2022.pdf

*Tina Hayes*

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**From:** Tearsa Cannon <TearsaC@pivotaltax.com>  
**Sent:** Friday, February 18, 2022 2:18 PM  
**To:** Exemptions <Exemptions@washoecounty.gov>; Clerk - Board Records <ClerkBoard@washoecounty.gov>  
**Cc:** Appeals <appeals@pivotaltax.com>  
**Subject:** Evidence Submission

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Good afternoon,

Hearing # 22-0022 Date 2-23-22  
☐ Petitioner Exhibit # A  
(A, B, C) JH  
☐ Assessor Exhibit #  
(I, II, III)

Attached please find our evidence submission for the following properties:

<b>Parcel No.</b>	<b>Hearing No.</b>
140-213-22	22-0022
140-213-20	22-0022

We consider these parcels an economic unit and would like them reviewed as such.

If you could please respond with confirmation that this submission has been received and processed, that would be greatly appreciated.

Should you have any questions, please call us at (480) 634-6169, or by email at [appeals@pivotaltax.com](mailto:appeals@pivotaltax.com).

Thank you,

***Tearsa Cannon***  
**Administrative Department, Real Property**



***(480) 615- 0314 Direct***

***(480) 615-0318 Fax***

***[TearsaC@PivotalTax.com](mailto:TearsaC@PivotalTax.com)***

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## RC Willey



1201 Steamboat Parkway  
Reno, NV

Parcel #140-213-48

## Value Summary

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To Whom It May Concern:

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

Year	Total Value	\$/SF
2020	\$ 17,794,294	\$ 105.30
2021	\$ 15,100,000	\$ 89.36
<b>2022</b>	<b>\$ 15,645,166</b>	<b>\$ 92.58</b>

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

Method	Value	\$/SF
Cost	\$ 9,298,556 / \$	55.02
<b>Requested Value</b>	<b>\$ 9,298,556 / \$</b>	<b>55.02</b>

## Property Summary

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Parcel Count: 1  
Location: 1201 Steamboat Parkway in Reno  
Major Cross Streets: Steamboat Pkwy & Veterans Pkwy  
Owner: R C WILLEY HOME FURNISHINGS, RC Willey Home Furnishir  
Year Built: 2005  
Effective Year: 2005  
Building Square Feet: 168,988  
Land Square Feet: 1,156,962      Acres: 26.56  
Land/Build/Ratio: 6.85

2022 Breakdown	Value	\$/SF
2022 Land Value:	\$ 5,862,956	\$ 5.07
2022 Imp Value: Leasable	\$ 9,782,210	\$ 57.89
2022 Total Value:	\$ 15,645,166	\$ 92.58

## Executive Summary

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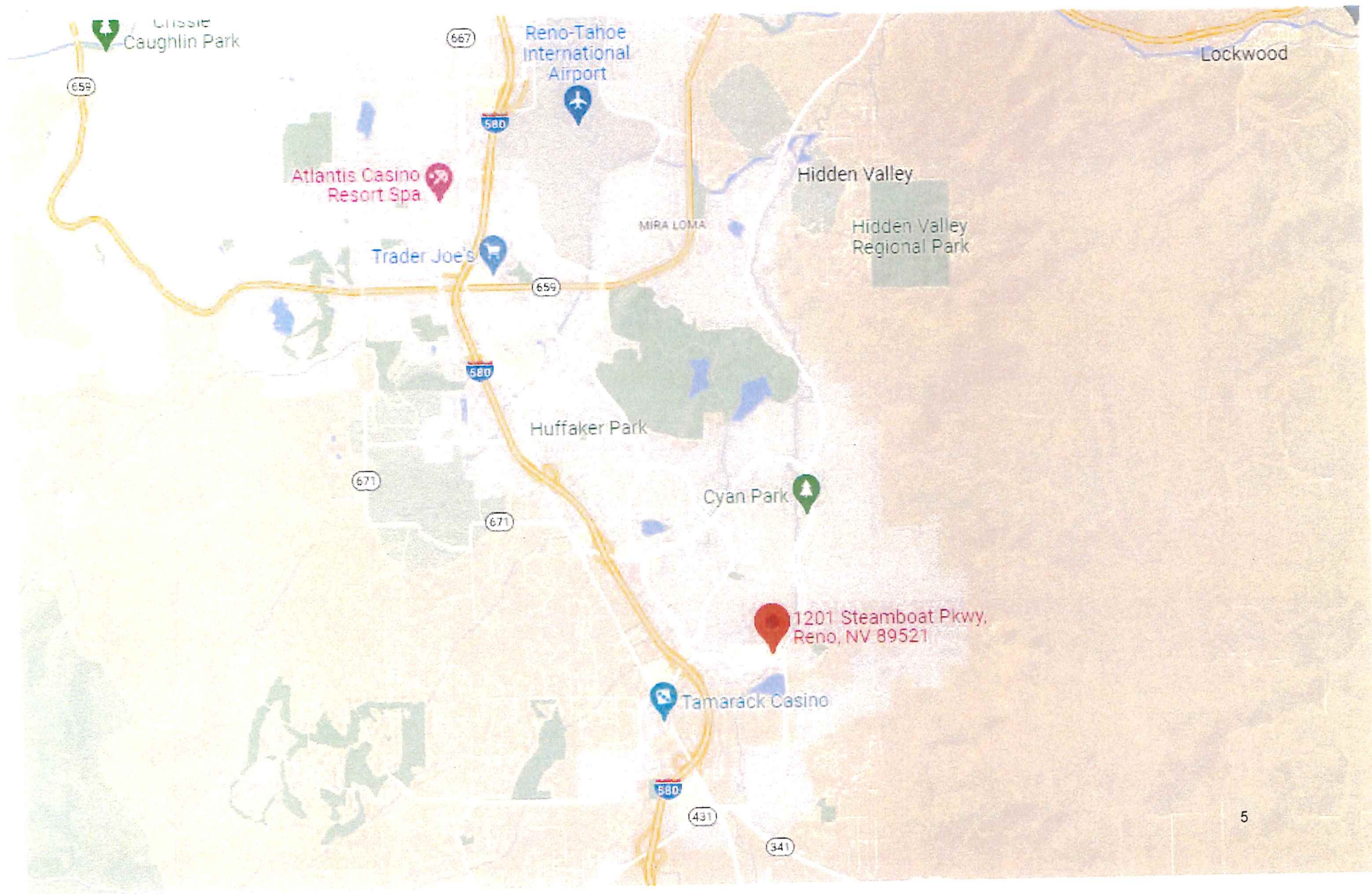
The subject property is an RC Willey discount furniture store in Reno. Due to the Covid-19 Pandemic, retail outlet stores like this one have struggled with decreased profits and increased expenses as a in addition to staffing and supply shortages. Our analysis uses a depreciated Cost approach using Marshall & Swift to generate our value proposal.



## Cost Analysis

Marshall and Swift (Calculator Method)											
Description	SF	Year Built	Eff Year	Exp Life	Eff Age	Class	Type	\$ / SF			
Adjusted Items:											
1. RCN-	Warehouses, Storage (406)	168,988	2005	2005	45	17	C	Average	\$	7,773,448	46.00
									\$	(77,734)	0.99
	Current Multiplier								\$	699,610.32	1.09
	Local Multiplier									18%	
	Depreciation								\$	6,884,166	
	Adjusted RCNLD										
									\$	7,773,448	
	Total RCN:								\$	6,884,166	
	SubTotal RCNLD of Adjusted Items:										
	Non Adjusted items:								\$	268,988	
	Extra Features								\$	268,988	
	Total of Non Adjusted Items:										
	Total Square Feet	168,988									
	Entrepreneurial Profit	10%							\$	804,244	
										7,957,397	\$ 47.09
	Total RCNLD									1,341,159	\$ 1.16
	Adjusted Land Value										
										9,298,556	
	Indicated Cost Value (\$)										
	Value / SF (\$)									55.02	













## CALCULATOR METHOD

### STORAGE WAREHOUSES (406)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
<b>A</b>	Good	Ornamental concrete or brick, small office front	Plaster or drywall with partitions, some finished ceilings	*Good lighting, plumbing, adequate restrooms	Hot water	1044.10	6.93	97.00
	Average	Brick on block or tile, concrete panels, very plain	Painted walls, few partitions, small offices	*Adequate lighting and plumbing	Space heaters	769.62	5.11	71.50
	Low cost	Low-cost block, tile or concrete	Unfin., small office, few partitions	*Minimum lighting/plumbing	Space heaters	602.78	4.00	56.00
<b>B</b>	Good	Ornamental concrete or brick, small office front	Plaster or drywall with partitions, finished ceilings in most areas	*Good lighting, plumbing, adequate restrooms	Hot water	974.13	6.46	90.50
	Average	Brick on block or tile, concrete panels, very plain	Painted walls, few partitions, small offices	*Adequate lighting and plumbing	Space heaters	710.42	4.71	66.00
	Low cost	Low-cost block, tile or concrete	Unfin., small office, few partitions	*Minimum lighting/plumbing	Space heaters	554.34	3.68	51.50
<b>C</b>	Excellent	Brick, concrete, good facade	Plaster or drywall, partitioned, finished ceilings in most areas	Good lighting and plumbing	Package A.C.	1087.15	7.21	101.00
	Good	Steel frame, good brick, block, or tilt-up, tapered girders	Plaster or drywall, some masonry partitions, good offices	Good lighting, adequate plumbing	Space heaters	705.04	4.68	65.50
	Average	Steel or wood frame or bearing walls, brick, block, or tilt-up	Painted walls, finished office, hardened slab	Adequate lighting, low-cost plumbing fixtures	Space heaters	495.14	3.28	46.00
	Low cost	Block, cheap brick, tilt-up, light construction	Unfinished, small office, shell type, minimum code	Minimum lighting and plumbing	Space heaters	349.83	2.32	32.50
<b>C MILL</b>	Good	Mill-type construction, brick walls, wood or steel trusses	Plaster walls, masonry partitions, painted trusses	*Good lighting, adequate plumbing	Steam	963.37	6.39	89.50
	Average	Mill-type construction, brick and block, wood trusses	Painted walls, few partitions, small offices	*Adequate lighting and plumbing	Space heaters	667.36	4.43	62.00
<b>D</b>	Good	Heavy wood frame, wood or stucco siding	Heavy slab or mill-type floors	Good lighting, adequate plumbing	Space heaters	635.07	4.21	59.00
	Average	Stucco on wood frame, wood trusses	Small office, average slab	Adequate lighting, low-cost plumbing fixtures	Space heaters	444.01	2.95	41.25
	Low cost	Stucco or siding on wood	Unfinished, slab, utility type, minimum office	Minimum lighting and plumbing	Space heaters	312.15	2.07	29.00
<b>D POLE</b>	Average	Pole frame, good metal siding, insulated	Small office, some finish, slab	Adequate lighting, little plumbing	Space heaters	382.12	2.53	35.50
	Low cost	Pole frame, metal siding	Unfinished utility type, light slab, minimum office	Minimum lighting and plumbing	Space heaters	271.79	1.80	25.25
<b>S</b>	Excellent	Heavy steel frame, insulated panels, good facade	Plaster or drywall, partitioned, finished ceilings in most areas	Good lighting and plumbing	Package A.C.	990.28	6.57	92.00
	Good	Good steel frame, siding and fenestration	Some good office, interior finish and floor	Good lighting, adequate plumbing	Space heaters	629.69	4.18	58.50
	Average	Rigid steel frame, siding	Small office, average slab	Adequate lighting, low-cost plumbing fixtures	Space heaters	435.94	2.89	40.50
	Low cost	Pre-engineered frame, metal siding	Unfinished utility type, light slab, minimum office	Minimum lighting and plumbing	Space heaters	306.77	2.03	28.50

NOTE: For light commodity storage, see Section 17.

**MULTISTORY BUILDINGS** – Add .5% (1/2%) for each story, over three above ground, to all base costs of the building, including basements but excluding mezzanines.

**SPRINKLERS** – Systems are not included. Costs should be added from Page 37.

**DOCK-HEIGHT FLOORS** – See Page 27.

**WAREHOUSE SHELLS** – See Page 35.

**\*ELEVATORS** – Buildings with base costs which include elevators are marked with an asterisk (\*). If the subject building has no elevators, deduct the following from the base costs for buildings on this page, which are so marked. For buildings not marked or for basement stops, add costs from Page 36.

	Sq. M.	Sq. Ft.		Sq. M.	Sq. Ft.		Sq. M.	Sq. Ft.
Good.....	29.06	2.70	Average .....	23.68	2.20	Low Cost ...	18.19	1.69

# LIFE EXPECTANCY GUIDELINES

## TYPICAL BUILDING LIVES

OCCUPANCY	CLASS	A	B	C	D	S
SECTIONS 14 & 44, GARAGES, INDUSTRIALS AND WAREHOUSES						
Armories, good and excellent	----	----	55	50	----	----
average	----	----	50	40	40	----
Automotive service centers, good	----	----	45	40	40	----
average	----	----	40	35	35	----
low cost	----	----	35	30	30	----
Broadcasting facilities, good and excellent	55	55	50	45	45	----
average	50	50	45	40	40	----
low cost	45	45	40	35	35	----
Cold storage facilities, excellent	----	----	50	----	45	----
average and good	50	50	45	40	40	----
low cost and fair	----	----	40	35	35	----
Complete auto dealerships, good and excellent	50	50	45	40	40	----
average	45	45	40	35	35	----
low cost	----	----	35	30	30	----
Computer centers, good and excellent	50	50	45	40	40	----
low cost and average	45	45	40	35	35	----
Creameries, good	----	----	45	45	45	----
average	45	45	35	30	30	----
low cost	----	----	25	20	20	----
Garages, municipal service, excellent	----	----	45	----	40	----
average and good	----	----	40	35	35	----
Service and repair garages, good and excellent	----	----	40	35	35	----
low cost and average	40	40	35	30	30	----
Service garage sheds, good	----	----	35	30	30	----
low cost and average	----	----	30	25	25	----
Storage, average	45	45	40	35	35	----
Hangars, maintenance, excellent	----	----	45	----	40	----
good	----	----	40	35	35	----
average	----	----	40	35	35	----
low cost	----	----	35	30	30	----
Storage, excellent	----	----	40	----	40	----
good	----	----	40	----	35	----
average	----	----	35	30	30	----
low cost	----	----	30	30	30	----
cheap	----	----	----	20	20	----
T-hangars, average	----	----	30	----	30	----
low cost	----	----	----	20	20	----
Industrial flex-mall buildings, average and good	----	----	50	40	40	----
low cost	----	----	40	35	35	----
Industrials, engineering, good and excellent	55	55	50	45	45	----
average	50	50	45	40	40	----
low cost	50	50	40	35	35	----

OCCUPANCY	CLASS	A	B	C	D	S
SECTIONS 14 & 44, GARAGES, INDUSTRIALS AND WAREHOUSES (Continued)						
Industrials, manufacturing, heavy, good and excellent	60	60	55	----	50	----
low cost and average	55	55	50	45	45	----
light, good	50	50	45	40	40	----
average	50	50	40	35	35	----
low cost	45	45	40	35	35	----
Laboratory buildings, good and excellent	55	55	50	45	45	----
low cost and average	50	50	45	40	40	----
Lofts, excellent	60	60	----	----	----	----
average and good	55	55	50	40	40	----
low cost	50	50	40	35	35	----
Mini-lube garages, good and excellent	----	----	40	35	35	----
low cost and average	----	----	35	30	30	----
Mini-warehouses, low and high rise, good	----	----	45	40	40	----
average	45	45	40	35	35	----
low cost	----	----	35	30	30	----
Parking structures/parkades, good	45	45	----	----	----	----
low cost and average	40	40	----	----	35	----
cheap	----	----	----	----	30	----
Passenger terminals, very good and excellent	45	45	40	40	----	----
average and good	40	40	35	35	35	----
low cost and fair	35	35	30	30	30	----
control towers, good	35	35	----	----	----	----
average	30	30	----	----	----	----
low cost	25	25	----	----	----	----
Post offices, main and branch, good and excellent	60	60	55	50	50	----
low cost and average	55	55	50	45	45	----
mail processing facilities, good	----	----	50	----	45	----
average	50	50	45	----	40	----
Showrooms, good and excellent	50	50	45	40	40	----
average	45	45	40	35	35	----
low cost	----	----	35	30	30	----
Transit warehouses, average and good	----	----	45	40	40	----
Underground parking garages, average	45	45	----	----	----	----
Warehouses, distribution, good and excellent	55	55	50	45	45	----
average	50	50	45	40	40	----
low cost	----	----	40	35	35	----
Storage and mega storage, excellent	----	----	50	----	45	----
average and good	50	50	45	40	40	----
cheap and low cost	45	45	40	35	35	----
Miscellaneous buildings, excellent	60	60	55	45	45	----
average and good	55	55	50	40	40	----
low cost	50	50	40	35	35	----
Misc. structures, shipping docks	----	----	----	40	40	----
loading docks, excellent	----	----	----	35	35	----
average and good	----	----	----	30	30	----
low cost	----	----	----	25	25	----

# DEPRECIATION – COMMERCIAL PROPERTIES

EFFECTIVE AGE IN YEARS	TYPICAL LIFE EXPECTANCY IN YEARS										EFFECTIVE AGE IN YEARS	TYPICAL LIFE EXPECTANCY IN YEARS									
	70	60	55	50	45	40	35	30	25	20		70	60	55	50	45	40	35	30	25	20
	DEPRECIATION – PERCENTAGE											REMAINING LIFE EXPECTANCY – YEARS									
1	0	0	0	0	1	1	1	2	2	3	1	69	59	54	49	44	39	34	29	24	19
2	0	1	1	1	1	2	2	3	5	7	2	68	58	53	48	43	38	33	28	23	18
3	0	1	1	1	2	3	4	5	7	10	3	67	57	52	47	42	37	32	27	22	17
4	1	1	1	2	3	4	5	7	10	14	4	66	56	51	46	41	36	31	26	21	16
5	1	1	2	3	4	5	6	9	13	18	5	65	55	50	45	40	35	30	25	20	15
6	1	2	2	3	4	6	8	11	16	22	6	64	54	49	44	39	34	29	24	19	14
7	1	2	3	4	5	7	10	14	19	26	7	63	53	48	43	38	33	28	23	18	13
8	1	2	3	5	6	8	11	16	22	30	8	62	52	47	42	37	32	27	22	17	12
9	2	3	4	5	7	10	13	18	25	35	9	61	51	46	41	36	31	26	21	16	11
10	2	3	4	6	8	11	15	21	29	40	10	60	50	45	40	35	30	25	20	15	10
11	2	4	5	7	9	13	17	24	32	45	11	59	49	44	39	34	29	24	19	14	9
12	2	4	6	8	10	14	19	26	36	50	12	58	48	43	38	33	28	23	18	13	8
13	2	5	6	9	12	16	22	29	40	55	13	57	47	42	37	32	27	22	17	12	7
14	3	5	7	10	13	18	24	32	44	60	14	56	46	41	36	31	26	21	16	11	6
15	3	6	8	11	14	20	26	35	48	65	15	55	45	40	35	30	25	20	15	10	5
16	3	7	9	12	16	22	28	39	52	69	16	54	44	39	34	29	24	19	14	9	4
17	4	7	10	13	18	24	31	42	56	73	17	53	43	38	33	28	23	18	13	8	4
18	4	8	11	14	19	26	34	46	60	76	18	52	42	37	32	27	22	17	12	7	3
19	4	9	12	16	21	28	36	49	64	78	19	51	41	36	31	26	21	16	11	6	2
20	5	9	13	17	23	30	39	53	68	79	20	50	40	35	30	25	20	15	10	5	2
21	5	10	14	18	25	32	42	57	71	80	21	49	39	34	29	24	19	14	9	5	2
22	6	11	15	20	27	35	45	60	73		22	48	38	33	28	23	18	13	8	4	
23	6	12	16	21	29	37	48	63	75		23	47	37	32	27	22	17	12	7	3	
24	7	13	17	23	31	40	52	66	77		24	46	36	31	26	21	16	11	6	3	
25	7	14	19	25	33	43	55	69	79		25	45	35	30	25	20	15	10	6	2	
26	8	15	20	27	35	46	58	72	80		26	44	34	29	24	19	14	9	5	2	
27	9	16	21	28	37	49	61	75			27	43	33	28	23	18	13	8	4		
28	9	17	23	30	40	52	64	77			28	42	32	27	22	17	12	7	4		
29	10	18	24	32	42	54	68	78			29	41	31	26	21	16	11	7	3		
30	11	20	26	34	45	57	72	79			30	40	30	25	20	15	10	6	3		
32	13	22	30	38	50	62	75	80			32	38	28	23	18	13	8	5	2		
34	15	25	34	43	55	68	77				34	36	26	21	16	11	7	4			
36	17	28	38	48	61	73	79				36	34	24	19	14	10	6	3			
38	19	32	42	53	67	77	80				38	32	22	17	12	8	5	2			
40	21	35	46	59	72	79					40	30	20	15	10	7	4				
42	25	39	51	65	75	80					42	28	18	13	9	6	3				
44	28	43	56	70	77						44	26	16	12	8	5					
46	31	48	60	74	78						46	24	14	10	7	4					
48	34	53	64	77	79						48	22	13	9	6	3					
50	38	58	68	79	80						50	20	11	8	5	3					
55	48	67	75	80							55	16	8	6	3						
60	57	74	78								60	12	6	4							
65	65	78	80								65	9	4	3							
70	71	80									70	7	3								
75	75										75	5									
80	78										80	4									

**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.

**PROPERTIES INCLUDED**  
 Section 11 All apartments, hotels, resorts  
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 Section 13 All  
 Section 14 All  
 Section 15 All except libraries  
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 Section 64 All commercial and industrial uses  
 For lives less than 20 years, see Page 26.

## CURRENT COST MULTIPLIERS

These multipliers bring costs from preceding pages up to date. Also apply Local Multipliers, Section 99, Pages 5 through 10.

## CALCULATOR COST SECTIONS

(Effective Date of Cost Pages)		11 (11/20)	12 (8/20)	13 (5/20)	14 (2/20)	15 (11/21)	16 (8/21)	17 (5/21)	18 (2/21)
EASTERN	A	1.25	1.25	1.24	1.23	1.07	1.15	1.21	1.24
	B	1.21	1.21	1.19	1.21	1.01	1.08	1.15	1.18
	C	1.20	1.20	1.22	1.21	1.01	1.09	1.16	1.15
	D	1.21	1.22	1.23	1.22	0.97	1.07	1.13	1.16
	S	1.28	1.27	1.26	1.25	1.04	1.10	1.16	1.22
CENTRAL	A	1.21	1.20	1.20	1.21	1.03	1.12	1.16	1.18
	B	1.14	1.16	1.15	1.16	1.00	1.04	1.08	1.10
	C	1.17	1.18	1.19	1.18	0.96	1.03	1.10	1.12
	D	1.17	1.20	1.20	1.21	0.98	1.06	1.10	1.14
	S	1.17	1.20	1.18	1.21	0.98	1.05	1.14	1.15
WESTERN	A	1.21	1.24	1.26	1.27	1.08	1.14	1.19	1.18
	B	1.15	1.16	1.21	1.20	1.03	1.10	1.14	1.13
	C	1.18	1.21	1.20	1.24	0.99	1.09	1.13	1.17
	D	1.22	1.22	1.23	1.25	0.97	1.05	1.17	1.17
	S	1.20	1.21	1.26	1.25	1.01	1.14	1.18	1.15

## SEGREGATED COST SECTIONS

(Effective Date of Cost Pages)		41 (12/20)	42 (9/20)	43 (6/20)	44 (3/20)	45 (12/21)	46 (9/21)	47 (6/21)	48 (3/21)
EASTERN	A	1.25	1.25	1.24	1.23	1.07	1.15	1.21	1.24
	B	1.21	1.21	1.19	1.21	1.01	1.08	1.15	1.18
	C	1.20	1.20	1.22	1.21	1.01	1.09	1.16	1.15
	D	1.21	1.22	1.23	1.22	0.97	1.07	1.13	1.16
	S	1.28	1.27	1.26	1.25	1.04	1.10	1.16	1.22
CENTRAL	A	1.21	1.20	1.20	1.21	1.03	1.12	1.16	1.18
	B	1.14	1.16	1.15	1.16	1.00	1.04	1.08	1.10
	C	1.17	1.18	1.19	1.18	0.96	1.03	1.10	1.12
	D	1.17	1.20	1.20	1.21	0.98	1.06	1.10	1.14
	S	1.17	1.20	1.18	1.21	0.98	1.05	1.14	1.15
WESTERN	A	1.21	1.24	1.26	1.27	1.08	1.14	1.19	1.18
	B	1.15	1.16	1.21	1.20	1.03	1.10	1.14	1.13
	C	1.18	1.21	1.20	1.24	0.99	1.09	1.13	1.17
	D	1.22	1.22	1.23	1.25	0.97	1.05	1.17	1.17
	S	1.20	1.21	1.26	1.25	1.01	1.14	1.18	1.15

## UNIT-IN-PLACE COST SECTIONS (51 – 70)

Sec.	Page	Date		Eastern	Central	Western	Sec.	Page	Date		Eastern	Central	Western
51 -	2-3	(3/21)	Concrete Foundations.....	1.14	1.10	1.14	61 -	1-8	(12/20)	Tanks .....	1.21	1.19	1.23
51 -	4	(3/21)	Pilings.....	1.17	1.12	1.16	62 -	1	(6/20)	Industrial Pumps & Boilers.....	1.25	1.17	1.29
51 -	7-8	(3/21)	Steel and Concrete Frame.....	1.15	1.09	1.14	62 -	2-3, 6	(6/20)	Piping .....	1.25	1.17	1.29
51 -	3,7	(3/21)	Wood Foundations, Frame .....	1.13	1.12	1.17	62 -	4	(6/20)	Electrical Motors .....	1.25	1.17	1.29
52 -	1-4, 6	(3/21)	Interior Construction.....	1.15	1.14	1.16	62 -	5	(6/20)	Steel Stacks, Chutes.....	1.25	1.17	1.29
52 -	5	(3/21)	Bank Vaults and Equipment .....	1.20	1.14	1.17	62 -	5	(6/20)	Masonry & Concrete Chimneys..	1.18	1.14	1.22
53 -	1-8	(6/21)	Heating, Cooling & Ventilating ....	1.14	1.12	1.16	62 -	6	(6/20)	Compactors, Incinerators.....	1.25	1.17	1.29
53 -	9-12	(6/21)	Plumbing, Fire Protection, etc.....	1.16	1.12	1.17	63 -	1-4	(9/20)	Trailer and Mfg. Housing Parks ..	1.18	1.18	1.25
54 -	1-6	(6/21)	Electrical, Security .....	1.17	1.20	1.17	63 -	5-10	(9/20)	Manufactured Housing.....	1.20	1.20	1.23
55 -	3-7	(8/21)	Wall Costs .....	1.08	1.06	1.12	64 -	1-6	(3/20)	Service Stations, Car Washes ....	1.24	1.21	1.22
56 -	1-2	(8/21)	Stained Glass.....	1.09	1.07	1.11	64 -	7-9	(3/20)	Prefabricated Metal Structures ...	1.24	1.20	1.26
56 -	3-6	(8/21)	Storefronts.....	1.09	1.07	1.11	64 -	7-8	(3/20)	Prefab. Wood & Air Structures....	1.23	1.22	1.25
56 -	7	(8/21)	Stonework .....	1.04	1.05	1.10	65 -	1-12	(3/20)	Equipment Costs.....	1.22	1.21	1.22
56 -	8	(8/21)	Columns, Stone & Concrete .....	1.04	1.05	1.10	66 -	1	(12/21)	Subdivision Costs .....	1.00	0.97	1.03
56 -	8	(8/21)	Columns, Wood & Aluminum.....	1.06	1.06	1.11	66 -	2-9	(12/21)	Yard Improvements.....	0.99	0.96	1.04
57 -	1-6	(9/21)	Roofs.....	1.04	1.04	1.07	66 -	10-11	(12/21)	Demolition & Remediation .....	0.99	0.99	1.03
58 -	1	(9/21)	Cold Storage .....	1.04	1.02	1.08	67 -	1-2	(12/21)	Golf Courses .....	0.99	1.00	1.02
58 -	2-8	(9/21)	Elevators, Conveying Systems ...	1.11	1.09	1.12	67 -	3-7	(12/21)	Recreational Facilities.....	0.99	0.99	1.03
							70 -	1-32	(1/22)	Green Section .....	0.99	0.99	1.04

This page supersedes the December 2021 Green Supplement.



# 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
<b>KENTUCKY</b>	0.95	0.96	0.96	0.97	0.97	<b>MICHIGAN</b>	1.04	1.03	1.03	1.02	1.04	<b>MISSOURI</b>	0.99	0.99	1.00	0.99	0.99
Ashland	1.02	1.01	1.02	1.04	1.03	Adrian	1.03	1.03	1.03	1.03	1.04	Cape Girardeau	0.92	0.91	0.92	0.91	0.90
Bowling Green	0.93	0.96	0.95	0.95	0.97	Alpena	1.04	1.01	1.00	0.98	1.01	Columbia	1.02	1.05	1.05	1.04	1.07
Covington	0.95	0.98	0.97	0.98	0.98	Ann Arbor	1.07	1.08	1.08	1.08	1.10	Independence	1.07	1.06	1.08	1.06	1.06
Frankfort	0.91	0.92	0.93	0.95	0.91	Battle Creek	1.02	1.01	1.01	0.98	1.00	Jefferson City	0.96	0.97	0.97	0.99	0.98
Lexington	0.92	0.93	0.93	0.95	0.92	Bay City	1.10	1.04	1.03	1.03	1.07	Joplin	0.90	0.89	0.90	0.89	0.91
Louisville	0.97	0.95	0.94	0.95	0.94	Detroit	1.05	1.07	1.08	1.09	1.07	Kansas City	1.08	1.07	1.07	1.06	1.07
Newport	0.95	0.98	0.97	0.98	0.98	Escanaba	0.93	0.97	0.96	0.95	0.96	Rolla	0.87	0.89	0.89	0.88	0.86
Owensboro	0.94	0.97	0.98	0.95	1.01	Flint	1.08	1.07	1.05	1.05	1.09	Springfield	1.00	0.98	1.00	0.98	1.00
Paducah	0.96	0.94	0.95	0.95	0.95	Grand Rapids	1.02	0.98	0.99	0.97	0.98	St. Joseph	1.02	1.03	1.02	1.04	1.01
<b>LOUISIANA</b>	0.90	0.90	0.90	0.90	0.89	Ishpeming	0.96	0.99	0.99	0.97	0.98	St. Louis	1.04	1.06	1.08	1.08	1.06
Alexandria	0.86	0.89	0.89	0.88	0.89	Jackson	1.03	1.02	1.02	1.02	1.04	<b>MONTANA</b>	0.90	0.94	0.96	0.93	0.96
Baton Rouge	0.88	0.88	0.88	0.88	0.88	Kalamazoo	1.07	1.04	1.03	1.02	1.04	Billings	0.93	0.96	0.99	0.95	0.98
Lafayette	0.89	0.90	0.89	0.90	0.86	Lansing	1.02	1.02	1.03	1.00	1.02	Bozeman	0.91	0.95	0.97	0.94	0.98
Lake Charles	0.92	0.92	0.90	0.87	0.90	Marquette	0.96	0.99	0.99	0.97	0.98	Butte	0.90	0.95	0.97	0.92	0.95
Monroe	0.90	0.89	0.89	0.90	0.89	Monroe	1.04	1.05	1.04	1.05	1.06	Great Falls	0.90	0.95	0.97	0.91	0.96
New Orleans	0.93	0.89	0.92	0.94	0.90	Muskegon	1.02	1.02	1.00	0.99	1.01	Helena	0.87	0.91	0.94	0.92	0.93
Shreveport	0.90	0.92	0.92	0.90	0.91	Niles	1.08	1.07	1.08	1.06	1.09	Lewistown	0.89	0.91	0.93	0.92	0.91
<b>MAINE</b>	0.98	0.99	1.01	1.00	1.00	Pontiac	1.08	1.08	1.08	1.08	1.09	Missoula	0.92	0.97	0.97	0.95	0.99
Auburn	1.02	1.03	1.05	1.03	1.02	Port Huron	1.06	1.05	1.07	1.07	1.07	<b>NEBRASKA</b>	0.93	0.95	0.94	0.94	0.95
Augusta	1.05	1.03	1.06	1.04	1.07	Saginaw	1.07	1.02	1.01	1.01	1.04	Grand Island	0.95	0.94	0.93	0.94	0.95
Bangor	0.96	0.96	0.99	0.98	0.98	Sault Ste. Marie	1.00	1.01	0.98	0.98	1.00	Lincoln	0.93	0.95	0.91	0.91	0.95
Biddeford	1.01	1.03	1.06	1.06	1.03	Traverse City	0.98	1.05	1.02	1.00	1.02	Norfolk	0.94	0.97	0.99	0.98	0.99
Caribou	0.92	0.92	0.93	0.93	0.94	Ypsilanti	1.07	1.08	1.08	1.08	1.09	North Platte	0.91	0.93	0.94	0.93	0.92
Lewiston	1.02	1.03	1.05	1.03	1.02	<b>MINNESOTA</b>	1.08	1.13	1.11	1.09	1.11	Omaha	0.90	0.95	0.94	0.93	0.95
Portland	1.00	1.01	1.04	1.04	1.05	Austin	1.05	1.13	1.08	1.07	1.10	<b>NEVADA</b>	1.09	1.10	1.10	1.08	1.12
Presque Isle	0.92	0.92	0.93	0.93	0.94	Brainerd	1.04	1.06	1.06	1.04	1.04	Carson City	1.06	1.07	1.06	1.05	1.09
Waterville	0.96	0.97	0.98	0.97	0.98	Duluth	1.09	1.14	1.13	1.09	1.12	Elko	1.12	1.14	1.11	1.10	1.14
<b>MARYLAND</b>	1.01	1.03	1.02	1.01	1.01	Hibbing	1.07	1.10	1.08	1.04	1.08	Fallon	1.02	1.00	1.01	1.00	1.03
Anne Arundel County	1.02	1.03	0.99	0.99	1.03	Mankato	1.04	1.10	1.09	1.07	1.10	Las Vegas	1.07	1.10	1.11	1.12	1.12
Baltimore	1.00	1.01	0.99	0.99	1.00	Minneapolis	1.16	1.18	1.16	1.16	1.16	Lincoln County	0.98	1.02	1.03	1.04	1.02
Bethesda	1.03	1.07	1.03	1.01	1.02	Moorhead	1.05	1.12	1.08	1.06	1.12	Nye County	0.94	0.92	0.90	0.87	0.94
Cumberland	0.99	1.02	1.03	1.02	1.02	Rochester	1.07	1.16	1.12	1.09	1.14	Reno	1.10	1.09	1.09	1.05	1.12
Eastern Shore Area	0.98	0.96	0.96	0.96	0.98	St. Cloud	1.06	1.14	1.11	1.09	1.11	Sparks	1.10	1.09	1.10	1.05	1.12
Hagerstown	0.98	1.00	1.02	1.01	1.00	St. Paul	1.15	1.19	1.15	1.16	1.16	Tahoe Area	1.18	1.20	1.21	1.20	1.21
Silver Spring	1.03	1.07	1.03	1.00	1.03	<b>MISSISSIPPI</b>	0.88	0.89	0.88	0.88	0.87	<b>NEW HAMPSHIRE</b>	1.01	1.04	1.02	1.01	1.01
<b>MASSACHUSETTS</b>	1.11	1.14	1.15	1.14	1.12	Biloxi	0.88	0.91	0.89	0.88	0.87	Concord	0.95	0.99	0.97	0.96	0.95
Boston	1.22	1.24	1.25	1.25	1.22	Columbus	0.88	0.88	0.88	0.89	0.86	Dover	1.06	1.08	1.07	1.07	1.05
Cape Cod	1.13	1.14	1.15	1.15	1.12	Greenville	0.87	0.91	0.89	0.91	0.88	Keene	0.94	0.98	0.96	0.96	0.95
Fall River	1.10	1.12	1.14	1.12	1.10	Gulfport	0.87	0.89	0.89	0.88	0.88	Laconia	0.94	0.97	0.95	0.95	0.94
Holyoke	1.06	1.10	1.12	1.11	1.08	Hattiesburg	0.88	0.88	0.86	0.86	0.87	Littleton	0.95	0.95	0.94	0.93	0.96
Lawrence	1.12	1.15	1.15	1.15	1.10	Jackson	0.90	0.90	0.90	0.90	0.87	Manchester	1.00	1.04	1.03	1.02	1.00
Lowell	1.13	1.15	1.15	1.14	1.12	Laurel	0.90	0.92	0.87	0.88	0.89	Nashua	1.12	1.16	1.13	1.11	1.10
Lynn	1.17	1.18	1.18	1.17	1.15	Meridian	0.85	0.90	0.88	0.88	0.87	Portsmouth	1.03	1.04	1.04	1.03	1.02
Methuen	1.13	1.13	1.15	1.16	1.12	Natchez	0.87	0.87	0.86	0.87	0.87	Rochester	1.03	1.07	1.05	1.04	1.04
Natick	1.14	1.16	1.17	1.19	1.14	Tupelo	0.86	0.89	0.88	0.88	0.86	Salem	1.05	1.10	1.08	1.05	1.06
New Bedford	1.11	1.14	1.14	1.13	1.11	Vicksburg	0.88	0.89	0.88	0.89	0.87						
Pittsfield	1.03	1.06	1.06	1.07	1.05												
Springfield	1.10	1.15	1.16	1.14	1.13												
Worcester	1.06	1.08	1.08	1.10	1.09												

## Land Sales Comparables

	Subject	Land Sale #1	Land Sale #2	Land Sale #3
Parcel	140-213-48	552-261-07	528-030-16	238-140-02
Address	1201 Steamboat Parkway	Lemmon Dr	Pyramid Way	Hwy 40
Sale Price	5,862,956	2,900,000	700,000	180,000
Sale Date		12/18/20	2/18/20	10/15/19
Zoning	0	AC	A7	PUD
Land Size (Acres)	26.56	20.67	49.00	16.34
\$ / Acre	220,742	140,300	14,286	11,016
\$ / SF	5.07	3.22	0.33	0.25

Adjustments				
Size	0.0%	-11.8%	44.9%	-20.4%
Total Adjustments	0.0%	-11.8%	24.9%	-10.4%

Adjusted \$/Acre	220,742	123,772	17,843	9,870
Adjusted \$/SF	5.07	2.84	0.41	0.23

Average Adjusted \$/Acre	50,495
Average Adjusted \$/SF	1.16
Adjusted Average Land Value (\$)	1,341,159



★ 1201 Steamboat Parkway, Reno, NV (U...

	Address	City	Property Info	Sale Info
1	Lemmon Dr	Reno	20.67 AC Land	Sold: \$2,900,000 (\$140,299.95/AC)
2	Pyramid Way	Sparks	49 AC Land	Sold: \$700,000 (\$14,285.71/AC)
3	Hwy 40	Reno	16.34 AC Land	Sold: \$180,000 (\$11,015.91/AC)



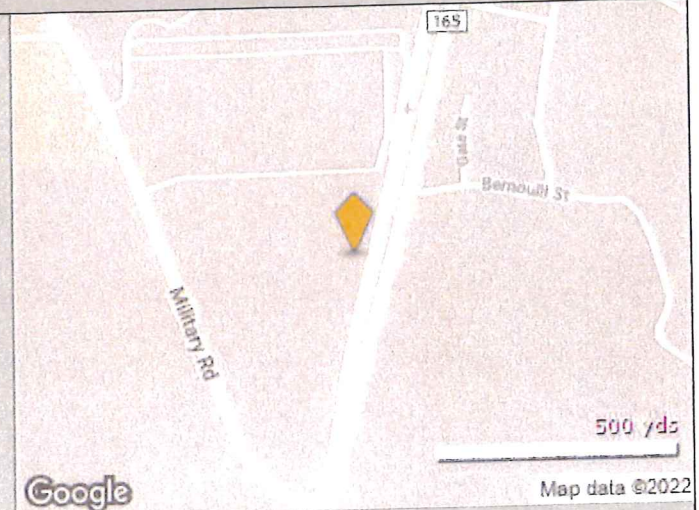
## Lemmon Dr

SOLD

Reno, NV 89506

Sale on 12/18/2020 for \$2,900,000 (\$140,299.95/AC) - Research Complete

Commercial Land of 20.67 AC (900,385 SF)



### Buyer & Seller Contact Info

Recorded Buyer: Paradiso Triangle Property LLC

True Buyer: Brett Barker  
Brett Barker  
539 Riverside Dr  
Reno, NV 89503  
(775) 848-9995

Buyer Type: Individual

Buyer Broker: No Buyer Broker on Deal

Recorded Seller: Lemmon Valley Land Co Inc  
ERGS, Inc.

True Seller: ERGS, Inc.  
George Peek  
9345 Lemmon Dr  
Reno, NV 89506  
(775) 972-0213

Seller Type: Developer/Owner-RGNL

Listing Broker: No Listing Broker on Deal

### Transaction Details

ID: 5418459

Sale Date: 12/18/2020  
Escrow Length: -  
Sale Price: \$2,900,000-Confirmed  
Price/AC Land Gross: \$140,299.95 (\$3.22/SF)

Zoning: AC  
Transfer Tax: \$11,890

Sale Type: Investment  
Land Area: 20.67 AC (900,385 SF)  
Proposed Use: Single Family Development

Percent Improved: -  
Total Value Assessed: \$716,932 in 2020  
Improved Value Assessed: -  
Land Value Assessed: \$716,932  
Land Assessed/AC: \$34,684

Financing: Down payment of \$2,900,000.00 (100.0%)  
Legal Desc: Par B, SMN 4949, FN 3558354.,.  
Parcel No: 552-261-07  
Document No: 000005118328

### Transaction Notes

This was the sale of 20.67 acres of land zoned AC in Reno. It was reported that the land will be used for single family housing. The seller's motivation was arriving at the right price. No issues or sale conditions were reported.

**Lemmon Dr****SOLD**

Commercial Land of 20.67 AC (900,385 SF) (con't)

**Income Expense Data**

Expenses	- Taxes	\$10,102
	- Operating Expenses	
	Total Expenses	\$10,102

**Current Land Information**

ID: 12045732

Zoning:	AC	Proposed Use:	Single Family Development
Density Allowed:	-	Land Area:	20.67 AC (900,385 SF)
Number of Lots:	-	On-Site Improv:	-
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	Individual
Improvements:	-		

**Location Information**

Metro Market:	Reno/Sparks
Submarket:	North Valleys/North Valleys
County:	Washoe
CBSA:	Reno, NV
CSA:	Reno-Carson City-Fernley, NV
DMA:	Reno, NV-CA

# Lemmon Dr

Commercial Land of 20.67 AC (900,385 SF) (con't)

**SOLD**

Parcel Number: 552-261-07  
Legal Description: -  
County: Washoe

Plat Map: Lemmon Dr

Assessor's Map Number

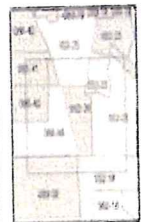
**552-26**

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

100 East Wells Street  
Reno, NV 89501  
775.326.1000



1 inch = 400 feet



Created by: 1/18/2021  
Last Update: 5/18/2021

Scale: 1 inch = 400 feet

NOTES: This map was prepared for the purpose of showing the location of the property. It does not constitute a warranty of the accuracy of the information shown on this map. The Assessor's Office is not responsible for the accuracy of the information shown on this map.

PORTION OF E 1/2 SECTION 4  
T20N - R19E

ANNEX TM 3535  
ORD 4865



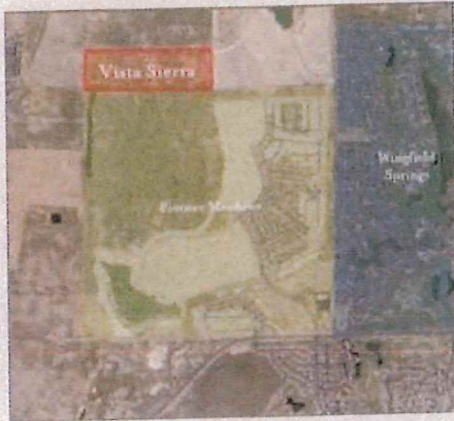
2

**Pyramid Way - 49 Acres - Vista Sierra****SOLD**

Sparks, NV 89436

Sale on 2/18/2020 for \$700,000 (\$14,285.71/AC) - Research Complete

Commercial Land of 49 AC (2,134,440 SF)

**Buyer & Seller Contact Info**

Recorded Buyer: Sierra Vista Properties Inc  
True Buyer: Sierra Vista Properties Inc

Mark Andelin  
PO Box 30  
Ola, ID 83657  
(775) 425-6315

Buyer Type: Corporate/User

Recorded Seller: Naniloa Investment Company, LLC

True Seller: Jeffrey Brasher  
Jeffrey Brasher  
2565 Old Waverly Ct  
Sparks, NV 89431  
(650) 359-0654

Seller Type: Individual

**Transaction Details**

ID: 5076072

Sale Date: 02/18/2020  
Escrow Length: -  
Sale Price: \$700,000-Full Value  
Price/AC Land Gross: \$14,285.71 (\$0.33/SF)

Zoning: A7

Sale Type: Investment  
Land Area: 49 AC (2,134,440 SF)  
Proposed Use: Commercial

Percent Improved: -  
Total Value Assessed: \$257,408 in 2019  
Improved Value Assessed: -  
Land Value Assessed: \$257,408  
Land Assessed/AC: \$5,253

Financing: Down payment of \$700,000.00 (100.0%)  
Topography: Level  
On-Site Improv: Raw land  
Improvements: Raw Land

Parcel No: 528-030-16  
Document No: 000005001786  
Sale History: Sold for \$700,000 on 2/18/2020  
Sold for \$345,000 on 7/10/2012

**Transaction Notes**

The property sold for \$.032 per square foot. This was an all cash transaction.



# Pyramid Way - 49 Acres - Vista Sierra

**SOLD**

Commercial Land of 49 AC (2,134,440 SF) (con't)

## Income Expense Data

Expenses	- Taxes	\$4,589
	- Operating Expenses	
	Total Expenses	\$4,589

## Current Land Information

ID: 7343861

Zoning:	A7	Proposed Use:	Commercial
Density Allowed:	-	Land Area:	49 AC (2,134,440 SF)
Number of Lots:	1	On-Site Improv:	Raw land
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	Corporate/User
Improvements:	Raw Land		
Topography:	Level		

## Location Information

Park Name:	Vista Sierra
Metro Market:	Reno/Sparks
Submarket:	Sparks/Sparks
County:	Washoe
CBSA:	Reno, NV
CSA:	Reno-Carson City-Fernley, NV
DMA:	Reno, NV-CA

SOLD

Pyramid Way - 49 Acres - Vista Sierra

Commercial Land of 49 AC (2,134,440 SF) (con't)

Parcel Number: 528-030-16  
Legal Description: -  
County: Washoe

Plat Map: Pyramid Way

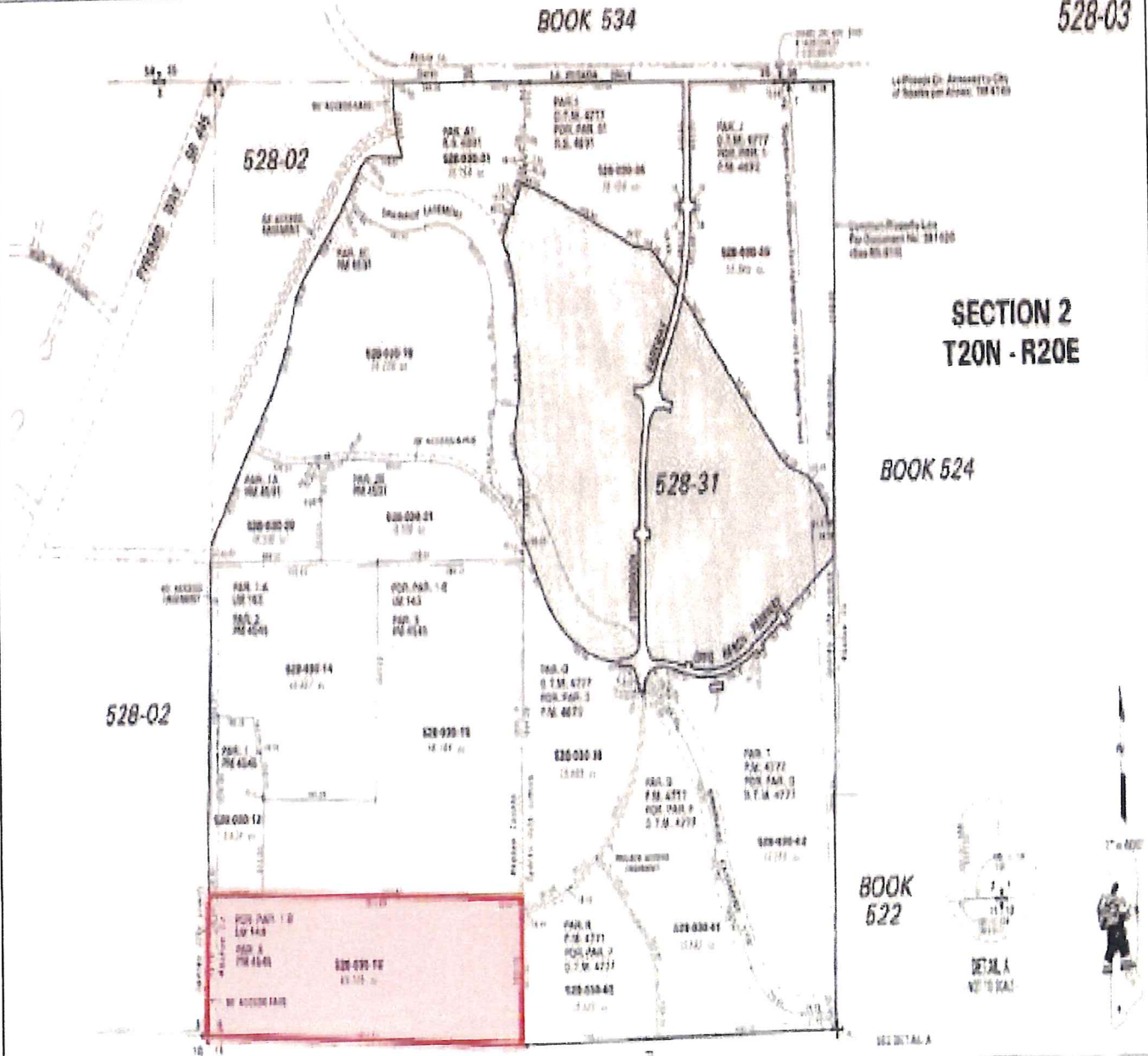
528-03

BOOK 534

SECTION 2  
T20N - R20E

BOOK 524

BOOK  
522



NOTES: This map is prepared for the use of the Washoe County Assessor for assessment and taxation purposes only. It does not represent a survey of the premises. No liability is assumed as to the accuracy or the contents of the data furnished herein.

Office of Washoe County Assessor, Nevada - Joshua G. Wilson

NOTES: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by: J. G. Wilson  
Reviewed: J. G. Wilson  
Date: 01/11/2011

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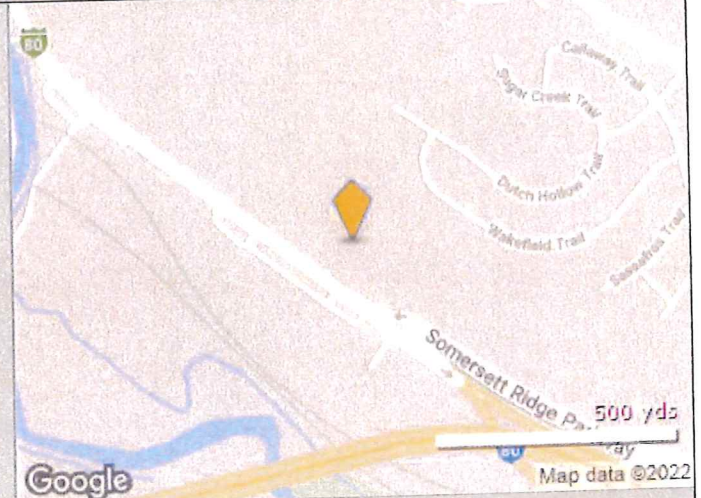
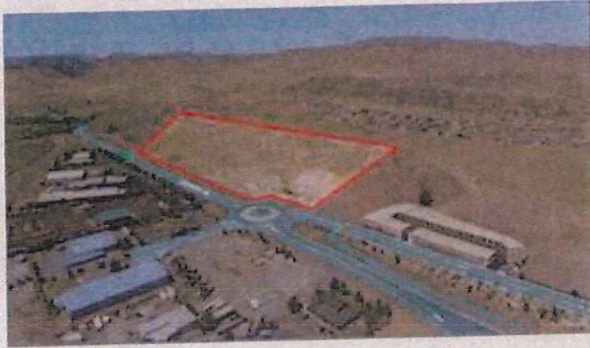
Hwy 40 - 0 US-40 W, Verdi, NV 89439

SOLD

Reno, NV 89523

Sale on 10/15/2019 for \$180,000 (\$11,015.24/AC) - Public Record

Commercial Land of 16.34 AC (711,814 SF)



## Buyer &amp; Seller Contact Info

Buyer Type:

Seller Type:

Listing Broker: Logic Commercial Real Estate

Ian Cochran

(775) 800-4100

Greg Ruzzine

(775) 800-4100

Amanda Lavi

(775) 823-9666

## Transaction Details

ID: 4914319

Sale Date: 10/15/2019 (48 days on market)

Escrow Length: -

Sale Price: \$180,000-Confirmed

Asking Price: 199000

Price/AC Land Gross: \$11,015.24 (\$0.25/SF)

Sale Type: Investment

Land Area: 16.34 AC (711,814 SF)

Land Area - Net: 16.34 AC (711,770 SF)

Proposed Use: Commercial, Mixed Use, MultiFamily

Zoning: PUD

Topography: Sloping

On-Site Improv: Raw land

# Hwy 40 - 0 US-40 W, Verdi, NV 89439

Commercial Land of 16.34 AC (711,814 SF) (con't)

SOLD

## Current Land Information

ID: 11193579

Zoning: PUD  
Density Allowed: -  
Number of Lots: -  
Max # of Units: -  
Units per Acre: -  
Improvements: -

Proposed Use: Commercial/Mixed Use/MultiFamily  
Land Area: 16.34 AC (711,814 SF)  
Min Div Lot Size: -  
Land Area - Net: 16.34 AC  
On-Site Improv: Raw land  
Lot Dimensions: -  
Owner Type: -

Topography: Sloping

## Location Information

Metro Market: Reno/Sparks  
Submarket: N Outlying Washoe County/N Outlying Washoe County  
County: Washoe  
CBSA: Reno, NV  
CSA: Reno-Carson City-Fernley, NV  
DMA: Reno, NV-CA

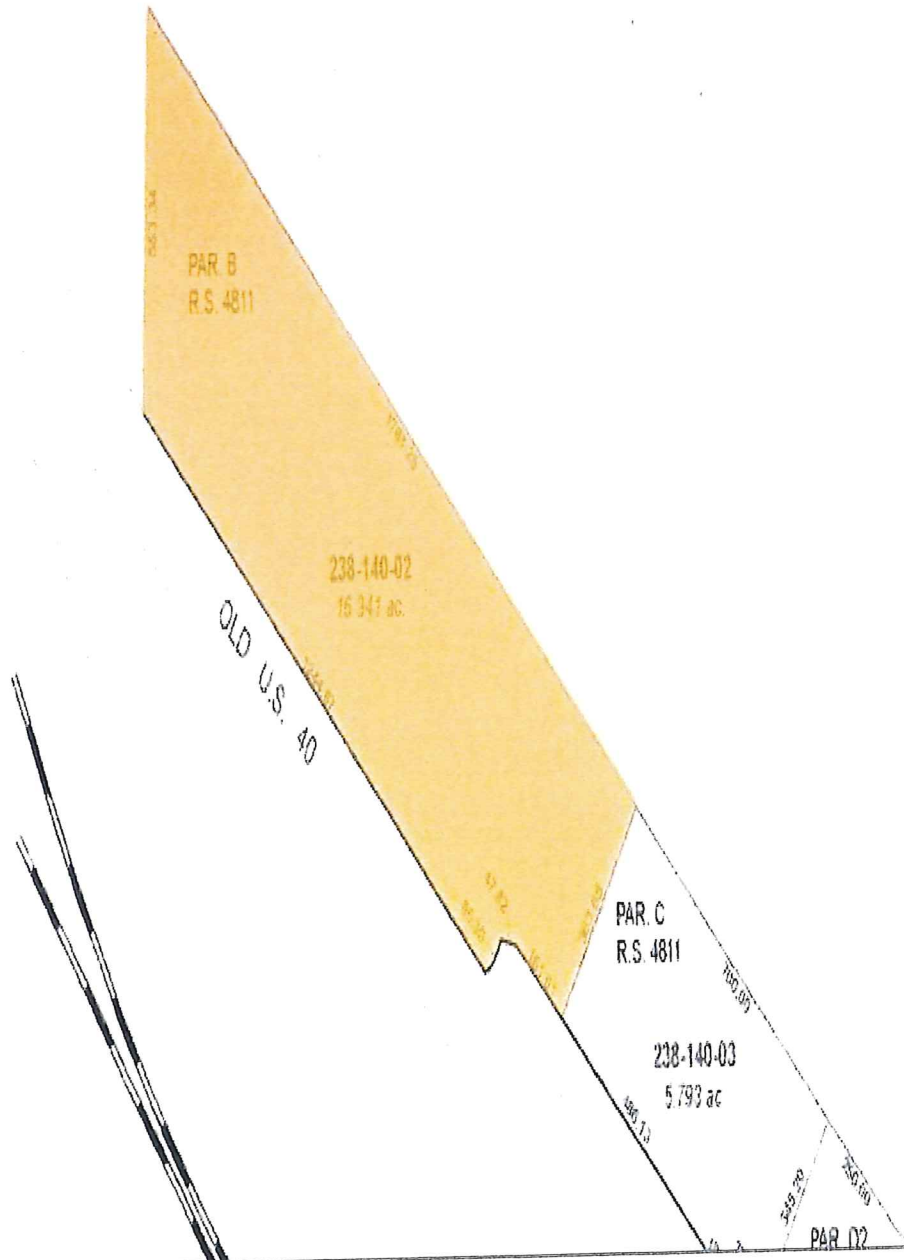
Hwy 40 - 0 US-40 W, Verdi, NV 89439

Commercial Land of 16.34 AC (711,814 SF) (con't)

SOLD

Parcel Number: -  
Legal Description: -  
County: Washoe

Plat Map: Hwy 40







## Packet Summary

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

Method	Value		\$/SF
Cost	\$	9,298,556 / \$	55.02
<b>Requested Value</b>	<b>\$</b>	<b>9,298,556 / \$</b>	<b>55.02</b>