

PETITIONER'S EVIDENCE

Petitioner Evidence
22-0025A + 22-0025B

Jachimowicz, Michele

From: Exemptions
Sent: Friday, February 18, 2022 2:26 PM
To: Jachimowicz, Michele; Zimmer, Lora
Subject: FW: Evidence Submission for Hearing Nos. 22-0025A & 22-0025B
Attachments: 163-160-13etal.PivotalPacket-CountyBoard.2022.pdf

Tina Hayes

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From: Tearsa Cannon <TearsaC@pivotaltax.com>
Sent: Friday, February 18, 2022 2:21 PM
To: Exemptions <Exemptions@washoecounty.gov>; Clerk - Board Records <ClerkBoard@washoecounty.gov>
Cc: Appeals <appeals@pivotaltax.com>
Subject: Evidence Submission for Hearing Nos. 22-0025A & 22-0025B

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Good afternoon,

Hearing # 22-0025A+B Date 2-23-22
☐ Petitioner Exhibit # A 2 appeals
(A, B, C)
☐ Assessor Exhibit # _____
(I, II, III)

Attached please find our evidence submission for the following properties:

Parcel No.	Hearing No.
163-160-13	22-0025A
163-160-14	22-0025B

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.

Thank you,

Tearsa Cannon
Administrative Department, Real Property



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Findlay Automotive Group



9190 S Virginia St
Reno, NV

Parcels #163-160-13 etal

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
2020	\$ 7,719,790	\$ 219.89
2021	\$ 7,350,243	\$ 209.36
2022	\$ 7,350,243	\$ 209.36

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

Method	Value	\$/SF
Cost	\$ 4,879,217 / \$	138.98
Requested Value	\$ 4,879,217 / \$	138.98

Property Summary

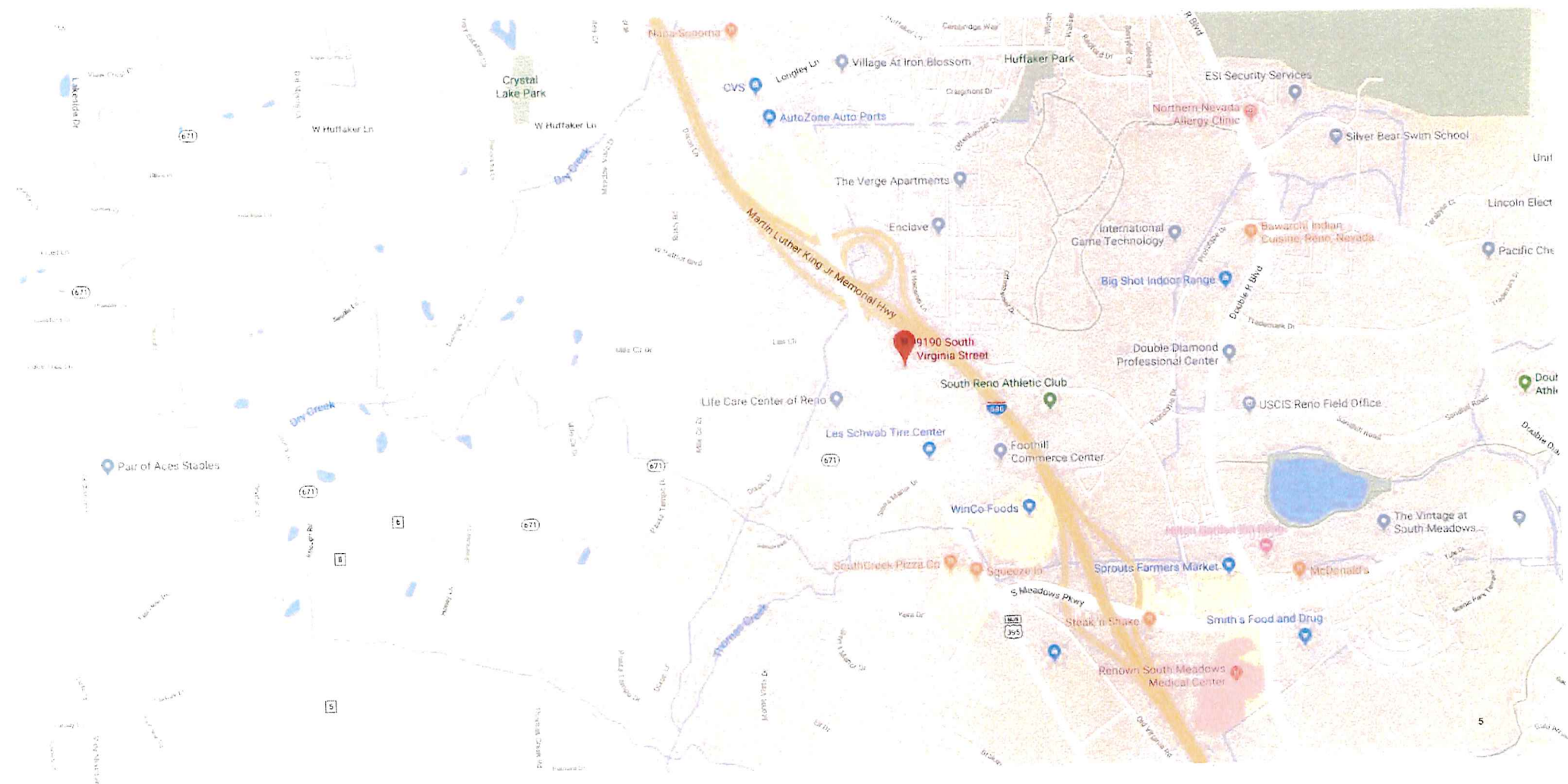
Parcel Count: 2
Location: 9190 S Virginia St in Reno
Major Cross Streets: Virginia St & Gallian Ln
Owner: Findlay-Shack Properties LLC
Year Built: 2005
Effective Year: 2014
Building Square Feet: 35,108
Land Square Feet: 249,337 Acres: 5.72
Land/Build/Ratio: 7.10

2022 Breakdown	Value	\$/SF
2022 Land Value:	\$ 3,034,357	\$ 12.17
2022 Imp Value: Leasable	\$ 4,315,886	\$ 122.93
2022 Total Value:	\$ 7,350,243	\$ 209.36

Executive Summary

Assessed Value Breakdown

Parcel		Total Value	Land Value	Imp Value
		\$ 7,350,243	\$ 3,034,357	\$ 4,315,886
1.	<u>163-160-13</u>	<u>\$ 3,223,813</u>	<u>\$ 1,210,230</u>	<u>\$ 2,013,583</u>
2.	<u>163-160-14</u>	<u>\$ 4,126,430</u>	<u>\$ 1,824,127</u>	<u>\$ 2,302,303</u>





163-160-13

163-160-13

163-160-14

163-160-14

INTERSTATE 580
ENTRANCE 91

163-160-10

163-160-08

163-160-15





Cost Analysis

Marshall and Swift (Calculator Method)										
Description		SF	Year Built	Eff Year	Exp Life	Eff Age	Class	Type	\$ / SF	
Adjusted Items:										
1. RCN-	Automotive Showrooms (303)	3,000	2014	2014	40	8	C	Average	\$ 318,000	106.00
	Current Multiplier								\$ (3,180)	0.99
	Local Multiplier								\$ 28,620.00	1.09
	Depreciation								8%	
	Adjusted RCNLD								\$ 315,965	
2. RCN-	Automotive Service Centers (410)	4,500	2014	2014	40	8	C	Average	\$ 357,750	79.50
	Current Multiplier								\$ (3,578)	0.99
	Local Multiplier								\$ 32,198	1.09
	Depreciation								8%	
	Adjusted RCNLD								\$ 329,130	
3. RCN-	Automotive Service Repair Garages (528)	7,004	2014	2014	35	8	C	Average	\$ 420,240	60.00
	Current Multiplier								\$ (4,202)	0.99
	Local Multiplier								\$ 37,822	1.09
	Depreciation								11%	
	Adjusted RCNLD								\$ 374,014	
4. RCN-	Automotive Showrooms (303)	3,500	2005	2005	40	17	C	Average	\$ 371,000	106.00
	Current Multiplier								\$ (3,710)	0.99
	Local Multiplier								\$ 33,390	1.09
	Depreciation								24%	
	Adjusted RCNLD								\$ 281,960	
5. RCN-	Automotive Service Centers (410)	5,500	2005	2005	40	17	C	Average	\$ 437,250	79.50
	Current Multiplier								\$ (4,373)	0.99
	Local Multiplier								\$ 39,353	1.09
	Depreciation								24%	
	Adjusted RCNLD								\$ 332,310	
6. RCN-	Automotive Service Repair Garages (528)	8,217	2005	2005	35	17	C	Average	\$ 493,020	60.00
	Current Multiplier								\$ (4,930)	0.99
	Local Multiplier								\$ 44,372	1.09
	Depreciation								31%	
	Adjusted RCNLD								\$ 340,184	
7. RCN-	Automotive Service Repair Garages (528)	3,387	2006	2006	35	16	C	Average	\$ 203,220	60.00
	Current Multiplier								\$ (2,032)	0.99
	Local Multiplier								\$ 18,290	1.09
	Depreciation								28%	
	Adjusted RCNLD								\$ 146,318	
	SubTotal RCNLD of Adjusted Items:								\$ 2,119,881	
Non Adjusted items:									\$ 300,000	
Extra Features									\$ 300,000	
Total of Non Adjusted Items:										
Total Square Feet		35,108								
Entrepreneurial Profit		10%								
									\$ 290,048	
Total RCNLD									2,709,929	\$ 77.19
Adjusted Land Value									2,169,288	\$ 8.70
Indicated Cost Value (\$)									4,879,217	
Value / SF (\$)									138.98	

CALCULATOR METHOD

SECTION 14 PAGE 31
February 2020

AUTOMOTIVE SERVICE CENTERS (410)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
C	Good	Brick, block, good front, 30% or more sales area	Good store finish in sales, good garage finish in balance	Good store illumination, good restrooms	Space heaters	1065.63	7.07	99.00
	Average	Block, typical storefront, 20% – 30% sales area	Store finish in sales, garage finish in balance	Average store illumination and restrooms	Space heaters	855.73	5.68	79.50
	Low cost	Block, simple storefront, 15% – 25% finished sales area	Minimum store finish in sales, garage finish in balance	Minimum lighting, outlets and plumbing fixtures	Space heaters	688.89	4.57	64.00
D	Good	Siding, veneer, good storefront, 30% or more sales area	Good store finish in sales, good garage finish in balance	Good store illumination, good restrooms	Space heaters	990.28	6.57	92.00
	Average	Siding, storefront, 20% – 30% finished sales area	Store finish in sales, garage finish in balance	Average store illumination and restrooms	Space heaters	791.15	5.25	73.50
DPOLE	Low cost	15% – 25% finished sales area, storefront, steel on wood pole frame	Minimum store finish in sales, garage finish in balance	Minimum lighting, outlets and plumbing fixtures	Space heaters	581.25	3.86	54.00
S	Average	20% – 30% sales area, storefront, some trim, sandwich panels	Store finish in sales, garage finish in balance	Average store illumination and restrooms	Space heaters	769.62	5.11	71.50
	Low cost	Single wall, simple storefront, 15% – 25% finished sales area	Minimum store finish in sales, garage finish in balance	Minimum lighting, outlets and plumbing fixtures	Space heaters	618.92	4.11	57.50

SHOWROOMS* (303)

A-B	Average	Masonry, concrete or metal and glass, good ornamentation	Plaster, acoustic tile, terrazzo display floor, adequate office area	Good lighting and restrooms, some special fixtures	Warm and cool air (zoned)	1711.46	11.35	159.00
C	Excellent	Face brick or stone, good metal or concrete and glass panels	Plaster, good acoustic tile, good terrazzo, stone, rubber tile, carpet	Special lighting, good fixtures and plumbing throughout	Warm and cool air (zoned)	2228.13	14.78	207.00
	Good	Brick, concrete, good storefront, good ornamentation	Plaster, acoustic tile, terrazzo display floor, good office area	Good display and office lighting, restrooms	Package A.C.	1571.53	10.42	146.00
	Average	Brick, block, concrete, good storefront, some ornamentation	Plaster or drywall, acoustic tile, vinyl composition, office, sales cubicles	Store and office lighting, small restrooms	Package A.C.	1140.97	7.57	106.00
	Low cost	Brick, block, tilt-up, simple storefront, low-cost entrance	Painted walls, few drywall partitions, asphalt tile	Adequate lighting, minimum plumbing	Forced air	785.76	5.21	73.00
D	Excellent	Face brick or stone veneer, good EIFS, metal and glass panels	Plaster, good acoustic tile, good terrazzo, stone, rubber tile, carpet	Special lighting, good fixtures and plumbing throughout	Warm and cool air (zoned)	2152.78	14.28	200.00
	Good	Masonry veneer, best stucco or siding, good front and trim	Plaster, acoustic tile, terrazzo display floor, good office area	Good display and office lighting, restrooms	Package A.C.	1506.95	10.00	140.00
	Average	Siding, veneer trim, storefront, some ornamentation	Plaster or drywall, acoustic tile, vinyl composition, office, sales cubicles	Store-type lighting, small restrooms	Package A.C.	1076.39	7.14	100.00
	Low cost	Stucco or siding, simple front, low-cost entrance	Drywall, few partitions or extras	Adequate lighting, minimum plumbing	Forced air	731.95	4.86	68.00
DPOLE	Average	Pole frame, metal siding, storefront, some ornamentation	Fully lined and insulated, tile, vinyl composition, small office area	Store-type lighting, small restrooms	Package A.C.	990.28	6.57	92.00
	Low cost	Metal on pole frame, simple storefront, low-cost entrance	Some finish, few partitions, asphalt tile, few extras	Adequate lighting, minimum plumbing	Forced air	661.98	4.39	61.50
S	Good	Sandwich panels, good storefront, good ornamentation	Plaster, acoustic tile, terrazzo display floor, good office area	Good display and office lighting, restrooms	Package A.C.	1485.42	9.85	138.00
	Average	Sandwich panels, storefront, some ornamentation	Plaster or drywall, acoustic tile, vinyl composition, small office area	Store-type lighting, small restrooms	Package A.C.	1049.48	6.96	97.50
	Low cost	Single wall, simple storefront, low-cost entrance	Drywall, few partitions or extras	Adequate lighting, minimum plumbing	Forced air	705.04	4.68	65.50

*For load-bearing parking roofs, add 6.51 per square foot (70.07 per square meter).

Access ramps cost 22.95 - 41.00 per square foot (247.03 - 441.32 per square meter).

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 – Sprinkler systems are not included. Costs should be added from Page 37.

AUTOMOTIVE LIFTS – Hoists are not included. See Page 32 or Section 64.

CANOPIES – Large entrance marquees or carport canopies see Page 37, or they may be computed from the Segregated Costs, Section 44, or from Unit-in-Place Costs.

CALCULATOR METHOD

SERVICE (REPAIR) GARAGES (528)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
A-B	Average	Brick, reinforced concrete, good fenestration	Some plaster and glazed surfaces, offices, masonry partitions	*Good level of lighting, adequate plumbing	Space heaters	952.61	6.32	88.50
C	Excellent	Steel or concrete frame, brick, decorative block or concrete panels	Some good offices and supply rooms, good fleet-municipal type	Good electrical, lighting and service outlets, good restrooms	Forced air	1270.14	8.43	118.00
	Good	Steel, concrete or glulam frame, masonry curtain or bearing walls	Finished office, painted walls, some partitions	Adequate lighting and service outlets, adequate restrooms	Space heaters	888.02	5.89	82.50
	Average	Masonry bearing walls with pilasters, light trusses	Unfinished, small finished office area, some supply area	Adequate lighting and service outlets, small restroom	Space heaters	645.83	4.28	60.00
	Low cost	Light masonry bearing walls, light rafters	Unfinished, small partitioned office area, concrete floor	Minimum electrical and plumbing	Space heaters	468.23	3.11	43.50
D	Good	Wood frame, good siding, brick veneer or stucco and fenestration	Partially finished, finished office area, some partitions	Adequate lighting and service outlets, adequate restrooms	Space heaters	780.38	5.18	72.50
	Average	Light wood frame, siding or stucco	Unfinished, small finished office area, some supply area	Adequate lighting and service outlets, small restroom	Space heaters	570.49	3.78	53.00
	Low cost	Cheap frame, stucco or siding	Unfinished, small office area, concrete floor	Minimum lighting and plumbing	Space heaters	419.79	2.78	39.00
DPOLE	Average	Pole frame, metal siding, lined and insulated	Small finished office area, some supply area	Adequate lighting and service outlets, small restroom	Space heaters	492.45	3.27	45.75
	Low cost	Pole frame and truss, metal siding	Small partitioned office area, concrete floor, utility type	Minimum lighting and plumbing	Space heaters	360.59	2.39	33.50
S	Good	Sandwich panels or metal with interior finish	Partially finished, finished office area, some partitions	Adequate lighting and service outlets, adequate restrooms	Space heaters	748.09	4.96	69.50
	Average	Single wall with some interior finish	Unfinished, small finished office area, some supply area	Adequate lighting and service outlets, small restroom	Space heaters	538.20	3.57	50.00
	Low cost	Light, pre-engineered, utility-type building	Unfinished, small office area, concrete floor	Minimum lighting and plumbing	Space heaters	392.88	2.61	36.50

*For elevator costs, see bottom of Page 34.

SPRINKLERS – Sprinkler systems are not included. Costs should be added from Page 37.

SERVICE GARAGE SHEDS (526)

C	Good	Open front, block or low-cost brick, good roof	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	400.96	2.66	37.25
	Average	Open front, tilt-up, block, steel or wood truss, average cover	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	None	285.24	1.89	26.50
	Low cost	End walls only, concrete block, shed or flat roof	Unfinished, concrete or asphalt floor	Adequate electrical and water service and outlets	None	215.82	1.43	20.05
DPOLE	Good	Open front, good metal siding on pole frame	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	317.54	2.11	29.50
	Average	Open front, metal or board on light pole frame	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	None	223.89	1.49	20.80
	Low cost	End walls only, low-cost siding on wood pole frame	Unfinished, concrete or asphalt floor	Adequate electrical and water service and outlets	None	172.22	1.14	16.00
S	Good	Open front, good metal and steel frame	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	344.44	2.28	32.00
	Average	Open front, enameled siding on light frame	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	None	245.96	1.63	22.85
	Low cost	End walls only, low-cost siding on steel frame	Unfinished, concrete or asphalt floor	Adequate electrical and water service and outlets	None	188.91	1.25	17.55

HOISTS

NOTE: Use total length of walled sides as the perimeter in the floor area-perimeter table.
For service stations, see prefabricated building costs, Section 64.

Automotive and truck hoist costs can be found in Section 64, Page 3.

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	40
Automotive service centers, good	----	----	45	40	40	40
average	----	----	40	35	35	35
low cost	----	----	35	30	30	30
Broadcasting facilities, good and excellent	55	55	50	45	45	45
average	50	50	45	40	40	40
low cost	45	45	40	35	35	35
Cold storage facilities, excellent	----	----	50	----	----	45
average and good	50	50	45	40	40	40
low cost and fair	----	----	40	35	35	35
Complete auto dealerships, good and excellent	50	50	45	40	40	40
average	45	45	40	35	35	35
low cost	----	----	35	30	30	30
Computer centers, good and excellent	50	50	45	40	40	40
low cost and average	45	45	40	35	35	35
Creameries, good	----	----	45	45	45	45
average	45	45	35	30	30	30
low cost	----	----	25	20	20	20
Garages, municipal service, excellent	----	----	45	----	----	40
average and good	----	----	40	35	35	35
Service and repair garages, good and excellent	----	----	40	35	35	35
low cost and average	40	40	35	30	30	30
Service garage sheds, good	----	----	35	30	30	30
low cost and average	----	----	30	25	25	25
Storage, average	45	45	40	35	35	35
Hangars, maintenance, excellent	----	----	45	----	----	40
good	----	----	40	----	----	40
average	----	----	40	35	35	35
low cost	----	----	35	30	30	30
Storage, excellent	----	----	40	----	----	40
good	----	----	40	----	----	35
average	----	----	35	30	30	30
low cost	----	----	30	30	30	30
cheap	----	----	----	20	20	20
T-hangars, average	----	----	30	----	----	30
low cost	----	----	----	20	20	20
Industrial flex-mall buildings, average and good	----	----	50	40	40	40
low cost	----	----	40	35	35	35
Industrials, engineering, good and excellent	55	55	50	45	45	45
average	50	50	45	40	40	40
low cost	50	50	40	35	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	45
light, good	50	50	45	40	40	40
average	50	50	40	35	35	35
low cost	45	45	40	35	35	35
Laboratory buildings, good and excellent	55	55	50	45	45	45
low cost and average	50	50	45	40	40	40
Lofts, excellent	60	60	----	----	----	----
average and good	55	55	50	40	40	40
low cost	50	50	40	35	35	35
Mini-lube garages, good and excellent	----	----	40	35	35	35
low cost and average	----	----	35	30	30	30
Mini-warehouses, low and high rise, good	----	----	45	40	40	40
average	45	45	40	35	35	35
low cost	----	----	35	30	30	30
Parking structures/parkades, good	45	45	----	----	----	35
low cost and average	40	40	----	----	----	30
cheap	----	----	40	40	40	40
Passenger terminals, very good and excellent	45	45	40	35	35	35
average and good	40	40	35	30	30	30
low cost and fair	35	35	30	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	50
low cost and average	55	55	50	45	45	45
mail processing facilities, good	----	----	50	----	----	45
average	50	50	45	40	40	40
Showrooms, good and excellent	50	50	45	40	40	40
average	45	45	40	35	35	35
low cost	----	----	35	30	30	30
Transit warehouses, average and good	----	----	45	40	40	40
Underground parking garages, average	45	45	----	----	----	----
Warehouses, distribution, good and excellent	55	55	50	45	45	45
average	50	50	45	40	40	40
low cost	----	----	40	35	35	35
Storage and mega storage, excellent	----	----	50	----	----	45
average and good	50	50	45	40	40	40
cheap and low cost	45	45	40	35	35	35
Miscellaneous buildings, excellent	60	60	55	45	45	45
average and good	55	55	50	40	40	40
low cost	50	50	40	35	35	35
Misc. structures, shipping docks	----	----	----	40	40	40
loading docks, excellent	----	----	----	35	35	35
average and good	----	----	----	30	30	30
low cost	----	----	----	25	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.

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
RHODE ISLAND	1.12	1.13	1.12	1.11	1.11	TEXAS (Continued)						WASHINGTON	1.15	1.16	1.14	1.13	1.15
Newport	1.09	1.10	1.10	1.08	1.08	Laredo	0.75	0.77	0.77	0.77	0.76	Bellingham	1.15	1.16	1.14	1.13	1.15
Providence	1.15	1.16	1.15	1.15	1.14	Longview	0.88	0.89	0.88	0.87	0.87	Clallam County	1.15	1.17	1.15	1.13	1.16
Warwick	1.11	1.12	1.11	1.09	1.10	Lubbock	0.85	0.83	0.84	0.83	0.84	Everett	1.19	1.23	1.17	1.19	1.21
SOUTH CAROLINA	0.89	0.88	0.87	0.87	0.88	Marshall	0.86	0.86	0.85	0.87	0.86	Island County	1.17	1.20	1.17	1.16	1.20
Anderson	0.86	0.86	0.84	0.84	0.86	Midland	0.83	0.86	0.87	0.87	0.84	Kitsap County	1.15	1.19	1.15	1.15	1.16
Charleston	0.90	0.90	0.92	0.92	0.92	Odessa	0.87	0.89	0.92	0.90	0.88	Longview	1.15	1.14	1.13	1.09	1.14
Columbia	0.92	0.87	0.87	0.87	0.87	Port Arthur	0.84	0.85	0.88	0.89	0.84	Olympia	1.17	1.19	1.20	1.19	1.20
Florence	0.92	0.92	0.90	0.88	0.89	San Angelo	0.80	0.82	0.83	0.85	0.82	Pasco (Tri-cities)	1.13	1.14	1.11	1.12	1.14
Greenville	0.86	0.87	0.85	0.85	0.87	San Antonio	0.82	0.83	0.85	0.85	0.83	Seattle	1.19	1.22	1.19	1.18	1.21
Myrtle Beach	0.90	0.89	0.89	0.89	0.90	Texas City	0.89	0.87	0.89	0.88	0.87	Spokane	1.11	1.12	1.10	1.08	1.13
Rock Hill	0.86	0.88	0.87	0.88	0.87	Tyler	0.84	0.84	0.83	0.84	0.83	Tacoma	1.19	1.21	1.19	1.18	1.20
Spartanburg	0.87	0.86	0.84	0.85	0.86	Victoria	0.77	0.78	0.79	0.80	0.78	Vancouver	1.15	1.14	1.12	1.11	1.12
SOUTH DAKOTA	0.94	0.97	0.95	0.94	0.95	Waco	0.86	0.83	0.83	0.84	0.85	Walla Walla	1.13	1.12	1.10	1.11	1.11
Aberdeen	0.95	0.97	0.96	0.95	0.97	Wichita Falls	0.88	0.88	0.89	0.90	0.89	Wenatchee	1.09	1.10	1.07	1.07	1.09
Brookings	0.94	0.99	0.96	0.94	0.96	UTAH						Yakima	1.13	1.12	1.11	1.10	1.13
Huron	0.94	0.97	0.95	0.92	0.94	Cedar City	1.01	1.03	1.01	1.02	1.01	WEST VIRGINIA	1.07	1.07	1.05	1.05	1.06
Mitchell	0.95	0.98	0.96	0.93	0.95	Ogden	0.96	0.99	0.97	1.00	0.97	Beckley	1.07	1.06	1.05	1.06	1.07
Pierre	0.94	0.95	0.96	0.94	0.95	Orem	1.03	1.05	1.04	1.05	1.03	Bluefield	1.06	1.05	1.04	1.05	1.07
Rapid City	0.95	0.94	0.97	0.96	0.95	Provo	1.02	1.05	1.02	1.02	1.02	Charleston	1.08	1.07	1.08	1.08	1.10
Sioux Falls	0.93	1.01	0.97	0.95	0.95	Salt Lake City	1.04	1.06	1.03	1.01	1.03	Clarksburg	1.07	1.09	1.06	1.06	1.06
Vermillion	0.93	0.96	0.93	0.92	0.94	St. George	0.96	0.98	0.97	0.99	0.96	Fairmont	1.08	1.10	1.09	1.08	1.06
Watertown	0.94	0.97	0.95	0.95	0.96	VERMONT						Huntington	1.07	1.06	1.04	1.04	1.06
Yankton	0.92	0.96	0.92	0.92	0.93	Barre	1.02	1.04	1.06	1.04	1.02	Morgantown	1.08	1.08	1.05	1.07	1.06
TENNESSEE	0.91	0.91	0.90	0.90	0.91	Brattleboro	1.01	1.04	1.07	1.03	1.01	Parkersburg	1.05	1.04	1.04	1.03	1.05
Bristol	0.90	0.90	0.85	0.87	0.87	Burlington	1.02	1.06	1.04	1.04	1.04	Wheeling	1.03	1.04	1.04	1.02	1.05
Chattanooga	0.94	0.95	0.95	0.96	0.99	Montpelier	1.02	1.02	1.06	1.04	1.03	WISCONSIN	1.05	1.07	1.07	1.07	1.06
Columbia	0.89	0.89	0.88	0.86	0.87	Rutland	1.01	1.04	1.07	1.04	1.01	Appleton	1.03	1.05	1.05	1.05	1.02
Jackson	0.88	0.89	0.90	0.90	0.90	VIRGINIA						Beloit	1.06	1.08	1.10	1.09	1.06
Johnson City	0.89	0.87	0.83	0.85	0.86	Alexandria	0.96	0.98	0.95	0.95	0.96	Eau Claire	1.03	1.08	1.09	1.08	1.09
Kingsport	0.93	0.92	0.90	0.89	0.92	Arlington	1.08	1.10	1.07	1.05	1.06	Fond du Lac	1.01	1.04	1.01	1.02	1.00
Knoxville	0.90	0.92	0.93	0.94	0.94	Charlottesville	1.09	1.10	1.09	1.07	1.07	Green Bay	1.03	1.05	1.06	1.05	1.05
Memphis	0.89	0.93	0.92	0.93	0.94	Chesapeake	0.91	0.92	0.92	0.92	0.92	Janesville	1.03	1.07	1.07	1.07	1.04
Nashville	0.95	0.92	0.91	0.91	0.92	Danville	0.92	0.95	0.92	0.92	0.92	Kenosha	1.11	1.13	1.14	1.12	1.13
TEXAS	0.85	0.85	0.86	0.86	0.85	Fredericksburg	0.91	0.90	0.87	0.88	0.90	La Crosse	1.06	1.08	1.08	1.09	1.08
Abilene	0.86	0.89	0.92	0.91	0.90	Hampton	1.05	1.05	1.04	1.04	1.04	Madison	1.04	1.09	1.08	1.09	1.06
Amarillo	0.85	0.87	0.90	0.89	0.88	Lynchburg	0.93	0.96	0.95	0.95	0.95	Manitowoc	1.05	1.08	1.07	1.10	1.07
Austin	0.86	0.85	0.85	0.86	0.84	Newport News	0.90	0.89	0.88	0.89	0.91	Milwaukee	1.06	1.07	1.07	1.06	1.06
Baytown	0.89	0.86	0.87	0.86	0.87	Norfolk	0.93	0.96	0.93	0.92	0.94	Oshkosh	1.03	1.04	1.04	1.04	1.02
Beaumont	0.86	0.87	0.89	0.89	0.86	Petersburg	0.93	0.96	0.94	0.93	0.95	Racine	1.04	1.08	1.08	1.09	1.08
Cameron County	0.77	0.78	0.77	0.76	0.76	Portsmouth	0.92	0.95	0.92	0.92	0.92	Sheboygan	1.05	1.07	1.07	1.07	1.05
Corpus Christi	0.83	0.84	0.85	0.83	0.85	Richmond	0.97	1.00	0.97	0.97	1.00	Superior	1.08	1.09	1.07	1.03	1.07
Dallas	0.89	0.88	0.87	0.87	0.86	Roanoke	0.94	0.93	0.91	0.91	0.93	Wausau	1.04	1.05	1.04	1.04	1.02
El Paso	0.86	0.86	0.86	0.85	0.86	Virginia Beach	0.93	0.97	0.94	0.95	0.95	WYOMING	0.98	0.99	0.98	0.98	1.00
Fort Worth	0.89	0.88	0.88	0.88	0.87	Winchester	1.01	1.02	0.98	0.97	1.03	Casper	0.95	0.95	0.98	0.95	0.98
Galveston	0.89	0.87	0.89	0.87	0.86	WASHINGTON						Cheyenne	0.98	0.99	0.99	0.97	1.02
Hidalgo County	0.76	0.77	0.76	0.76	0.76	Bellingham	1.15	1.16	1.14	1.13	1.15	Cody	0.92	0.95	0.94	0.91	0.95
Houston	0.92	0.89	0.90	0.88	0.89	Clallam County	1.15	1.17	1.15	1.13	1.16	Laramie	1.01	1.00	1.00	1.02	1.04
						Everett	1.19	1.23	1.17	1.19	1.21	Rock Springs	1.05	1.06	1.01	1.03	1.06
						Island County	1.17	1.20	1.17	1.16	1.20	Sheridan	0.95	0.97	0.97	0.97	0.97
						Kitsap County	1.15	1.19	1.15	1.15	1.16						
						Longview	1.15	1.14	1.13	1.09	1.14						
						Olympia	1.17	1.19	1.20	1.19	1.20						
						Pasco (Tri-cities)	1.13	1.14	1.11	1.12	1.14						
						Seattle	1.19	1.22	1.19	1.18	1.21						
						Spokane	1.11	1.12	1.10	1.08	1.13						
						Tacoma	1.19	1.21	1.19	1.18	1.20						
						Vancouver	1.15	1.14	1.12	1.11	1.12						
						Walla Walla	1.13	1.12	1.10	1.11	1.11						
						Wenatchee	1.09	1.10	1.07	1.07	1.09						
						Yakima	1.13	1.12	1.11	1.10	1.13						
						WEST VIRGINIA						Beckley	1.07	1.06	1.05	1.06	1.07
						Bluefield	1.06	1.05	1.04	1.05	1.07	Charleston	1.08	1.07	1.08	1.08	1.10
						Clarksburg	1.07	1.09	1.06	1.06	1.06	Fairmont	1.08	1.10	1.09	1.08	1.06
						Huntington	1.07	1.06	1.04	1.04	1.06	Morgantown	1.08	1.08	1.05	1.07	1.06
						Parkersburg	1.05	1.04	1.04	1.03	1.05	Wheeling	1.03	1.04	1.04	1.02	1.05
						Wheeling	1.03	1.04	1.04	1.02	1.05	WISCONSIN	1.05	1.07	1.07	1.07	1.06
						WISCONSIN						Appleton	1.03	1.05	1.05	1.05	1.02
						Beloit	1.06	1.08	1.10	1.09	1.06	Eau Claire	1.03	1.08	1.09	1.08	1.09
						Fond du Lac	1.01	1.04	1.01	1.02	1.00	Green Bay	1.03	1.05	1.06	1.05	1.05
						Green Bay	1.03	1.05	1.06	1.05	1.05	Janesville	1.03	1.07	1.07	1.07	1.04
						Janesville	1.03	1.07	1.07	1.07	1.04	Kenosha	1.11	1.13	1.14	1.12	1.13
						Kenosha	1.11	1.13	1.14	1.12	1.13	La Crosse	1.06	1.08	1.08	1.09	1.08
						La Crosse	1.06	1.08	1.08	1.09	1.08	Madison	1.04	1.09	1.08	1.09	1.06
						Madison	1.04	1.09	1.08	1.09	1.06	Manitowoc	1.05	1.08	1.07	1.10	1.07
						Manitowoc	1.05	1.08	1.07	1.10	1.07	Milwaukee	1.06	1.07	1.07	1.06	1.06
						Milwaukee	1.06	1.07	1.07	1.06	1.06	Oshkosh	1.03	1.04	1.04	1.04	1.02
						Oshkosh	1.03	1.04	1.04	1.04	1.02	Racine	1.04	1.08	1.08	1.09	1.08
						Racine	1.04	1.08	1.08	1.09	1.08	Sheboygan	1.05	1.07	1.07	1.07	1.05
						Sheboygan	1.05	1.07	1.07	1.07	1.05	Superior	1.08	1.09	1.07	1.03	1.07
						Superior	1.08	1.09	1.07	1.03	1.07	Wausau	1.04	1.05	1.04	1.04	1.02
						Wausau	1.04	1.05	1.04	1.04	1.02	WYOMING	0.98	0.99	0.98	0.98	1.00
						WYOMING				</							

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 (11/19)	16 (8/19)	17 (5/19)	18 (2/21)
EASTERN	A	1.05	1.05	1.05	1.03	1.05	1.05	1.06	1.05
	B	1.07	1.08	1.06	1.08	1.06	1.07	1.09	1.05
	C	1.07	1.06	1.09	1.08	1.10	1.10	1.11	1.02
	D	1.06	1.08	1.08	1.07	1.08	1.09	1.08	1.02
	S	1.10	1.10	1.09	1.08	1.10	1.08	1.07	1.06
CENTRAL	A	1.00	1.00	0.99	1.00	1.00	1.01	1.01	0.98
	B	1.00	1.01	1.01	1.02	1.04	1.03	1.02	0.97
	C	1.02	1.03	1.04	1.03	1.04	1.03	1.03	0.98
	D	1.02	1.04	1.05	1.05	1.07	1.07	1.03	0.99
	S	0.99	1.02	1.00	1.03	1.03	1.02	1.04	0.97
WESTERN	A	1.01	1.05	1.06	1.07	1.06	1.05	1.04	0.99
	B	1.02	1.03	1.08	1.06	1.08	1.09	1.08	1.00
	C	1.04	1.07	1.06	1.09	1.08	1.09	1.08	1.03
	D	1.07	1.07	1.08	1.10	1.08	1.07	1.11	1.03
	S	1.04	1.04	1.09	1.08	1.07	1.11	1.09	0.99

SEGREGATED COST SECTIONS

(Effective Date of Cost Pages)		41 (12/20)	42 (9/20)	43 (6/20)	44 (3/20)	45 (12/19)	46 (9/19)	47 (6/19)	48 (3/19)
EASTERN	A	1.05	1.05	1.05	1.03	1.05	1.05	1.06	1.09
	B	1.07	1.08	1.06	1.08	1.06	1.07	1.09	1.11
	C	1.07	1.06	1.09	1.08	1.10	1.10	1.11	1.08
	D	1.06	1.08	1.08	1.07	1.08	1.09	1.08	1.08
	S	1.10	1.10	1.09	1.08	1.10	1.08	1.07	1.11
CENTRAL	A	1.00	1.00	0.99	1.00	1.00	1.01	1.01	1.01
	B	1.00	1.01	1.01	1.02	1.04	1.03	1.02	1.03
	C	1.02	1.03	1.04	1.03	1.04	1.03	1.03	1.04
	D	1.02	1.04	1.05	1.05	1.07	1.07	1.03	1.05
	S	0.99	1.02	1.00	1.03	1.03	1.02	1.04	1.03
WESTERN	A	1.01	1.05	1.06	1.07	1.06	1.05	1.04	1.03
	B	1.02	1.03	1.08	1.06	1.08	1.09	1.08	1.06
	C	1.04	1.07	1.06	1.09	1.08	1.09	1.08	1.09
	D	1.07	1.07	1.08	1.10	1.08	1.07	1.11	1.09
	S	1.04	1.04	1.09	1.08	1.07	1.11	1.09	1.05

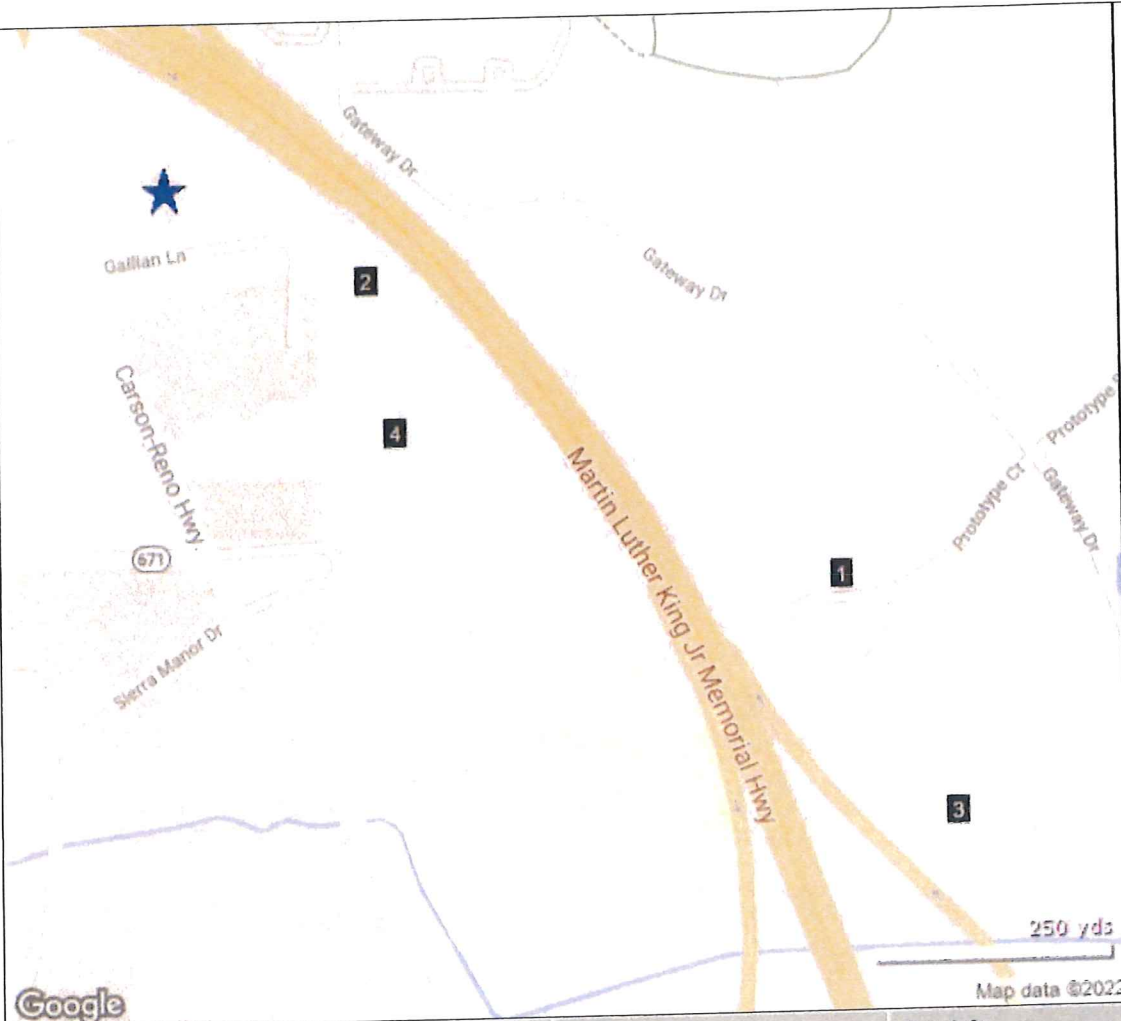
UNIT-IN-PLACE COST SECTIONS (51 – 70)

Sec.	Page	Date		Eastern	Central	Western	Sec.	Page	Date		Eastern	Central	Western
51 -	2-3	(3/19)	Concrete Foundations.....	1.08	1.04	1.08	61 -	1-8	(12/20)	Tanks	1.04	1.02	1.06
51 -	4	(3/19)	Pilings.....	1.08	1.03	1.08	62 -	1	(6/20)	Industrial Pumps & Boilers.....	1.08	0.99	1.11
51 -	7-8	(3/19)	Steel and Concrete Frame.....	1.08	1.03	1.08	62 -	2-3, 6	(6/20)	Piping	1.08	0.99	1.11
51 -	3-7	(3/19)	Wood Foundations, Frame	1.06	1.05	1.10	62 -	4	(6/20)	Electrical Motors	1.08	0.99	1.11
52 -	1-4, 6	(3/19)	Interior Construction.....	1.06	1.05	1.08	62 -	5	(6/20)	Steel Stacks, Chutes.....	1.08	0.99	1.11
52 -	5	(3/19)	Bank Vaults and Equipment	1.09	1.04	1.07	62 -	5	(6/20)	Masonry & Concrete Chimneys ..	1.05	1.00	1.09
53 -	1-8	(6/19)	Heating, Cooling & Ventilating	1.07	1.04	1.08	62 -	6	(6/20)	Compactors, Incinerators.....	1.08	0.99	1.11
53 -	9-12	(6/19)	Plumbing, Fire Protection, etc.....	1.08	1.03	1.10	63 -	1-4	(9/20)	Trailer and Mfg. Housing Parks ..	1.03	1.02	1.08
54 -	1-6	(6/19)	Electrical, Security	1.03	1.04	1.04	63 -	5-10	(9/20)	Manufactured Housing.....	1.05	1.04	1.09
55 -	3-7	(8/19)	Wall Costs.....	1.07	1.03	1.09	64 -	1-6	(3/20)	Service Stations, Car Washes	1.09	1.04	1.07
56 -	1-2	(8/19)	Stained Glass.....	1.07	1.04	1.09	64 -	7-9	(3/20)	Prefabricated Metal Structures ...	1.07	1.02	1.09
56 -	3-6	(8/19)	Storefronts.....	1.07	1.04	1.09	64 -	7-8	(3/20)	Prefab. Wood & Air Structures....	1.08	1.04	1.09
56 -	7	(8/19)	Stonework	1.06	1.05	1.10	65 -	1-12	(3/20)	Equipment Costs.....	1.07	1.05	1.06
56 -	8	(8/19)	Columns, Stone & Concrete	1.06	1.05	1.10	66 -	1	(12/19)	Subdivision Costs	1.07	1.03	1.09
56 -	8	(8/19)	Columns, Wood & Aluminum.....	1.07	1.05	1.10	66 -	2-9	(12/19)	Yard Improvements.....	1.08	1.04	1.10
57 -	1-6	(9/19)	Roofs.....	1.06	1.05	1.08	66 -	10-11	(12/19)	Demolition & Remediation	1.06	1.04	1.09
58 -	1	(9/19)	Cold Storage	1.06	1.03	1.09	67 -	1-2	(12/19)	Golf Courses	1.06	1.05	1.08
58 -	2-8	(9/19)	Elevators, Conveying Systems ...	1.04	1.01	1.05	67 -	3-7	(12/19)	Recreational Facilities.....	1.06	1.04	1.09
							70 -	1-32	(1/21)	Green Section.....	1.01	1.00	1.06

Land Sales Comparables

	Subject	Land Sale #1	Land Sale #2	Land Sale #3	Land Sale #4
Parcel	163-160-13	163-072-08	163-150-01	163-062-07	163-150-06
Address	9190 S Virginia St	Prototype Ct	8900 S Virginia St	Double Eagle Ct	S Virginia St
Sale Price	3,034,357	325,000	740,000	290,000	355,000
Sale Date	N/A	3/22/21	3/12/19	7/16/18	5/1/18
Land Size (Acres)	5.72	0.77	1.62	0.78	0.84
\$ / Acre	530,111	422,078	456,790	371,795	422,619
\$ / SF	12.17	9.69	10.49	8.54	9.70
Adjustments					
Size	0.0%	-9.9%	-8.2%	-9.9%	-9.8%
Total Adjustments	0.0%	-9.9%	-8.2%	-9.9%	-9.8%
Adjusted \$/Acre	530,111	380,258	419,297	335,032	381,338
Adjusted \$/SF	12.17	8.73	9.63	7.69	8.75
Average Adjusted \$/Acre					378,981
Average Adjusted \$/SF					8.70
Adjusted Average Land Value (\$)					2,169,288

★ 9190 South Virginia Street, Reno, N...



	Address	City	Property Info	Sale Info
1	Prototype Ct	Reno	0.77 AC Land	Sold: \$325,000
2	8900 S Virginia St	Reno	1.62 AC Land	Sold: \$740,000 (\$456,790.12/AC)
3	Double Eagle Ct	Reno	0.78 AC Land	Sold: \$290,000 (\$371,794.87/AC)
4	S Virginia St @ S Meadows Pky	Reno	0.84 AC Land	Sold: \$355,000 (\$422,619.05/AC)

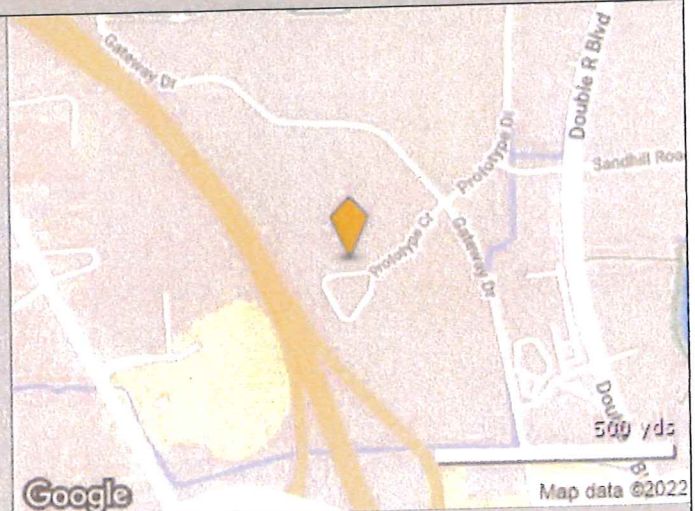
Prototype Ct - Prototype Court

SOLD

1

Reno, NV 89521

Sale on 3/22/2021 for \$325,000 (\$422,407.07/AC) - Public Record
Commercial Land of 0.77 AC (33,515 SF)



Buyer & Seller Contact Info

Recorded Buyer: -

Recorded Seller: **Lieberstein Loth E Tret**

Listing Broker: **Dickson Commercial Group**
Tom Fennell
(775) 250-6600
Travis Hansen
(775) 850-3100

Transaction Details

ID: 5437923

Sale Date: 03/22/2021 (390 days on market)	Sale Type: Owner User
Escrow Length: -	Land Area: 0.77 AC (33,515 SF)
Sale Price: \$325,000-Confirmed	Land Area - Net: 0.75 AC (32,670 SF)
Asking Price: 349000	Proposed Use: Commercial, Industrial, Office, Medical
Price/AC Land Gross: \$422,407.07 (\$9.70/SF)	

Zoning: **PUD**

Street Frontage: **49 feet on Prototype Ct (with 1 curb cut)**

Topography: **Level**

On-Site Improv: **Raw land**

Improvements: **Utilities to site**

Sale History: **Sold for \$325,000 on 3/22/2021**
Sold for \$218,000 on 7/23/2018

Income Expense Data

Expenses	- Taxes	\$2,753
	- Operating Expenses	
	Total Expenses	\$2,753

SOLD**Prototype Ct - Prototype Court**

Commercial Land of 0.77 AC (33,515 SF) (con't)

ID: 5995974

Current Land Information

Zoning: **PUD**
Density Allowed: -
Number of Lots: -
Max # of Units: -
Units per Acre: -
Improvements: **Utilities to site**

Proposed Use: **Commercial/Industrial/Office/Medical**
Land Area: **0.77 AC (33,515 SF)**
Land Area - Net: **0.75 AC**
On-Site Improv: **Raw land**
Lot Dimensions: -
Owner Type: -

Topography: **Level**

Street Frontage: **49 feet on Prototype Ct (with 1 curb cut)**

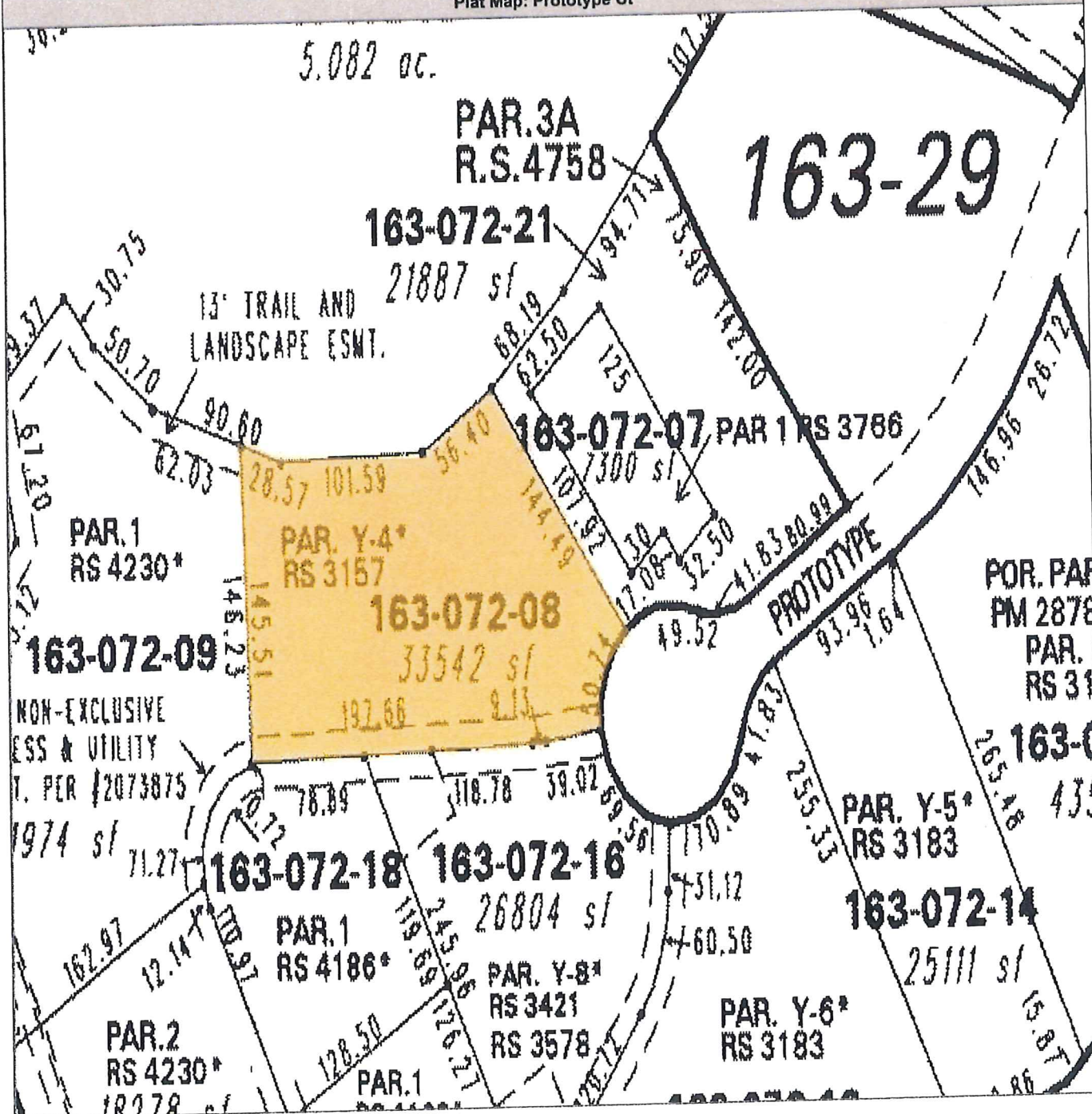
Location Information

Metro Market: **Reno/Sparks**
Submarket: **South Meadows/South Meadows**
County: **Washoe**
CBSA: **Reno, NV**
CSA: **Reno-Carson City-Fernley, NV**
DMA: **Reno, NV-CA**

SOLD

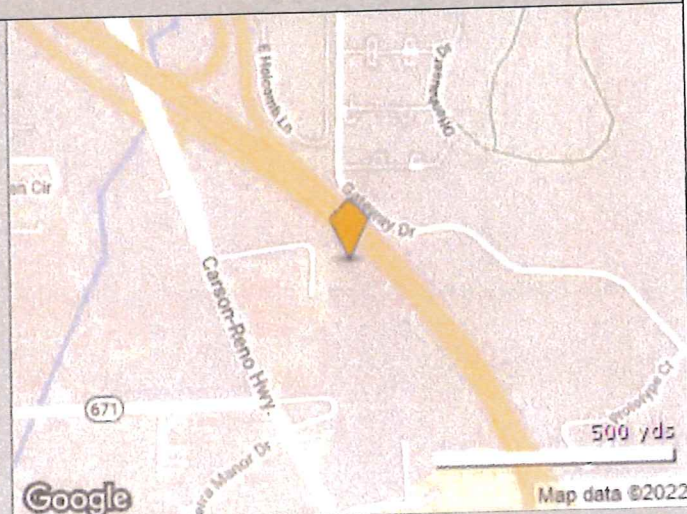
Parcel Number: -
Legal Description: -
County: **Washoe**

Plat Map: Prototype Ct



SOLD**2****8900 S Virginia St****Reno, NV 89511**

Sale on 3/12/2019 for \$740,000 (\$456,790.12/AC) - Public Record
 Commercial Land of 1.62 AC (70,567 SF)

**Buyer & Seller Contact Info**

Recorded Buyer: **Scandia Realty Group Llp**
 1155 S Rock Blvd
 Reno, NV 89502
 (775) 870-1580

Recorded Seller: **Shaw Edward R 1995 F & Tr**

Buyer Type: **Individual**

Transaction Details

ID: 4714385

Sale Date: **03/12/2019**
 Escrow Length: **-**
 Sale Price: **\$740,000**
 Price/AC Land Gross: **\$456,790.12 (\$10.49/SF)**
 Zoning: **MU**

Land Area: **1.62 AC (70,567 SF)**
 Proposed Use: **Commercial, Industrial, Retail**

Percent Improved: **-**
 Total Value Assessed: **\$153,010 in 2019**
 Improved Value Assessed: **-**
 Land Value Assessed: **\$153,010**
 Land Assessed/AC: **\$94,450**

Street Frontage: **420 feet on US 395**

Topography: **Level**
 On-Site Improv: **Raw land**

Parcel No: **163-150-01**
 Document No: **000004893591**

Income Expense Data

Expenses	- Taxes	\$4,866
	- Operating Expenses	
	Total Expenses	\$4,866

SOLD**8900 S Virginia St**

Commercial Land of 1.62 AC (70,567 SF) (con't)

ID: 8297915

Current Land Information

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

Proposed Use: **Commercial/Industrial/Retail**
Land Area: **1.62 AC (70,567 SF)**
On-Site Improv: **Raw land**
Lot Dimensions: -
Owner Type: -

Topography: **Level**

Street Frontage: **420 feet on US 395**

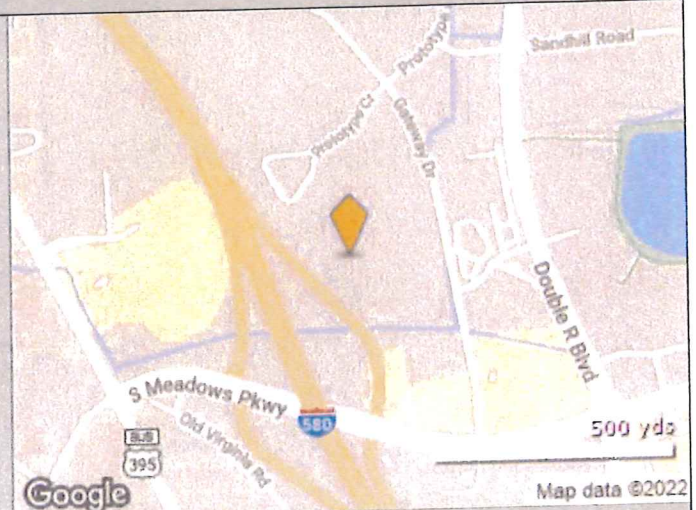
Location Information

Metro Market: **Reno/Sparks**
Submarket: **South Meadows/South Meadows**
County: **Washoe**
CBSA: **Reno, NV**
CSA: **Reno-Carson City-Fernley, NV**
DMA: **Reno, NV-CA**

3

Double Eagle Ct - South Meadows Land - South Meadows Business Park**SOLD****Reno, NV 89511**

Sale on 7/16/2018 for \$290,000 (\$371,794.87/AC) - Public Record
 Commercial Land of 0.78 AC (33,977 SF)

**Buyer & Seller Contact Info**

Recorded Buyer: -

Recorded Seller: **Double Eagle Cubed Llc**
 3427 Goni Rd
 Carson City, NV 89706

Listing Broker: **SVN/Gold Dust Commercial**
Thomas Johnson
 (775) 825-3330

Transaction Details

ID: 4782399

Sale Date: **07/16/2018 (2,196 days on market)**
 Escrow Length: -
 Sale Price: **\$290,000**
 Asking Price: **290000**
 Price/AC Land Gross: **\$371,794.87 (\$8.54/SF)**

Sale Type: **Investment**
 Land Area: **0.78 AC (33,977 SF)**
 Proposed Use: **Office**

Zoning: **Commercial Office**

Topography: **Level**
 On-Site Improv: **Raw land**
 Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**

Income Expense Data

Expenses	- Taxes	\$2,537
	- Operating Expenses	
	Total Expenses	\$2,537

Double Eagle Ct - South Meadows Land - South Meadows Business Park

SOLD

Commercial Land of 0.78 AC (33,977 SF) (con't)

ID: 1402089

Current Land Information

Zoning: **Commercial Office**
Density Allowed: -
Number of Lots: -
Max # of Units: -
Units per Acre: -
Improvements: -

Proposed Use: **Office**
Land Area: **0.78 AC (33,977 SF)**
On-Site Improv: **Raw land**
Lot Dimensions: -
Owner Type: -

Topography: **Level**
Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**

Location Information

Park Name: **South Meadows Business Park**
Located: **Located off Double Eagle just off Gateway Dr**
Metro Market: **Reno/Sparks**
Submarket: **South Meadows/South Meadows**
County: **Washoe**
CBSA: **Reno, NV**
CSA: **Reno-Carson City-Fernley, NV**
DMA: **Reno, NV-CA**

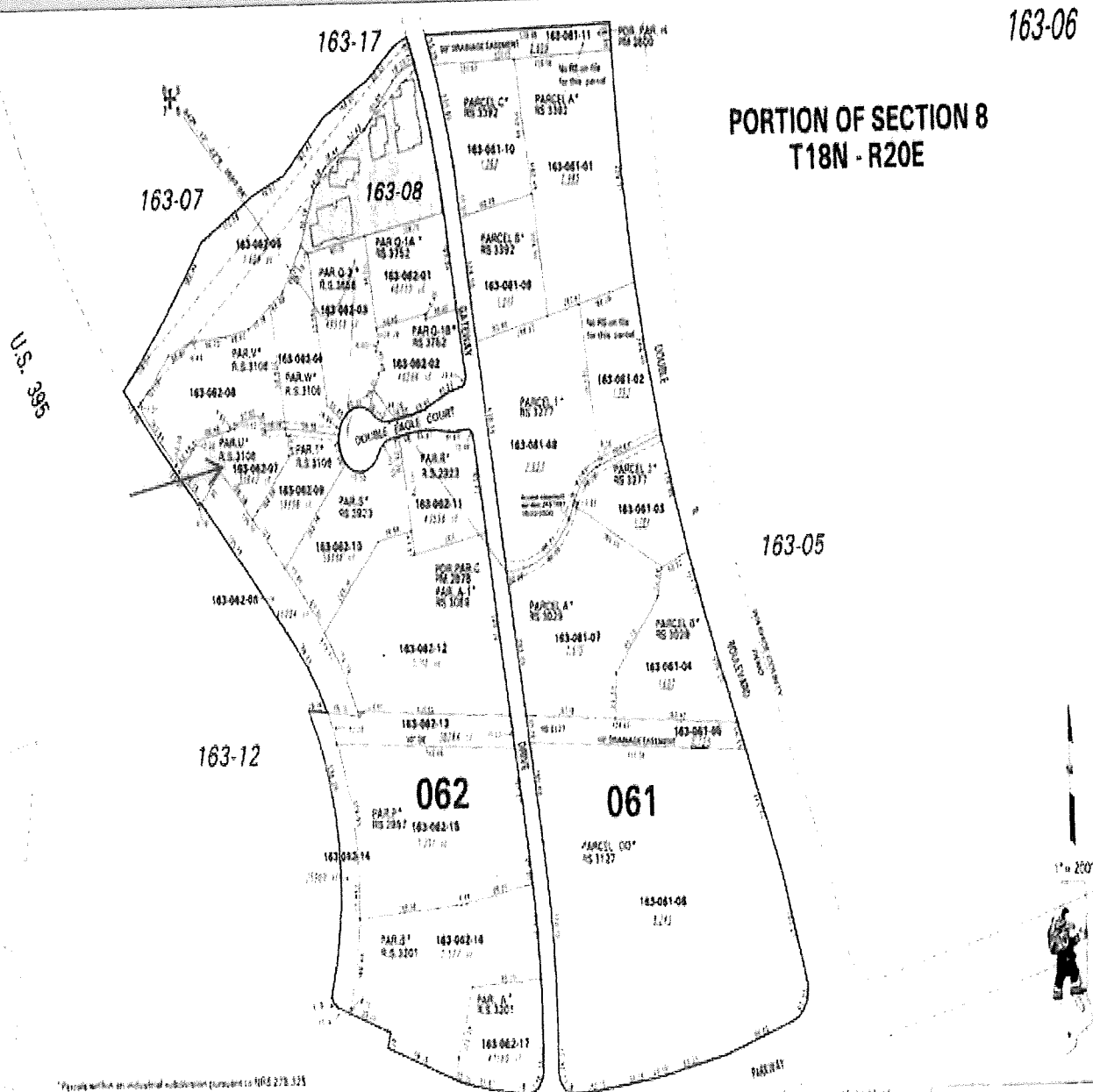
Double Eagle Ct - South Meadows Land - South Meadows Business Park

Commercial Land of 0.78 AC (33,977 SF) (con't)

SOLD

Parcel Number: -
Legal Description: -
County: **Washoe**

Plat Map: Double Eagle Ct



NOTE: This map is 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 the accuracy of the data delineated herein.

160-04
Office of Washoe County Assessor, Nevada - Robert W. McGowan

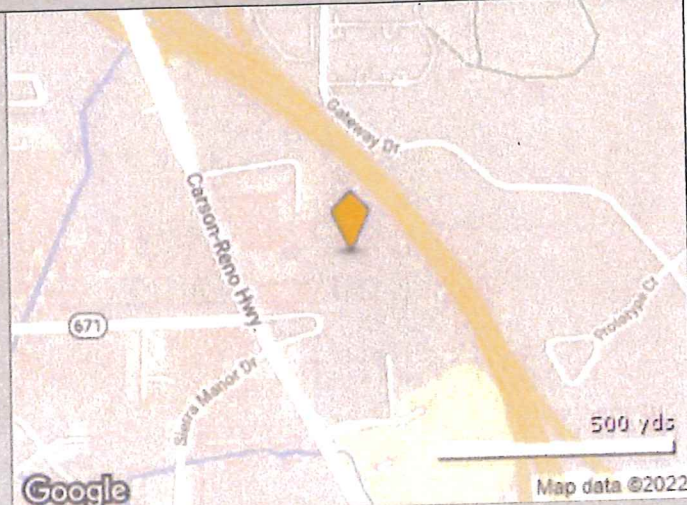
This area previously shown on 160-24, 25, 27

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

Drawn by: CIB 10/2008
Revised: _____
100-000-000-000-000

SOLD**4****S Virginia St @ S Meadows Pky****Reno, NV 89511**

Sale on 5/1/2018 for \$355,000 (\$422,619.05/AC) - Research Complete
 Commercial Land of 0.84 AC (36,590 SF)

**Buyer & Seller Contact Info**

Recorded Buyer: **Scandia Realty Group 3**
 True Buyer: **Scandia Realty Group, Inc.**
 1155 S Rock Blvd
 Reno, NV 89502
 (775) 870-1580

Buyer Type: **Other - Private**
 Buyer Broker: **Dickson Commercial Group**
Tom Fennell
 (775) 250-6600
Patrick Riggs
 (775) 850-3100

Recorded Seller: **Gary & Lynn Crosswhite**
 True Seller: **Gary & Lynn Crosswhite**
Gary Crosswhite
 PO Box 19086
 Reno, NV 89511
 (775) 851-1301

Seller Type: **Individual**
 Listing Broker: **Dickson Commercial Group**
Tom Fennell
 (775) 250-6600
Patrick Riggs
 (775) 850-3100

Transaction Details

ID: 4257985

Sale Date: **05/01/2018**
 Escrow Length: **30 days**
 Sale Price: **\$355,000-Confirmed**
 Price/AC Land Gross: **\$422,619.05 (\$9.70/SF)**

Zoning: **PUD**
 Transfer Tax: **\$1,455.50**

Sale Type: **Investment**
 Land Area: **0.84 AC (36,590 SF)**
 Proposed Use: **Commercial**

Percent Improved: **-**
 Total Value Assessed: **\$82,128 in 2018**
 Improved Value Assessed: **-**
 Land Value Assessed: **\$82,128**
 Land Assessed/AC: **\$97,771**

Financing: **Down payment of \$355,000.00 (100.0%)**
 Topography: **Level**
 On-Site Improv: **Finish grade**
 Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**
 Legal Desc: **Par 1 survey map 4100**
 Parcel No: **163-150-06**
 Document No: **4810139**

SOLD**S Virginia St @ S Meadows Pky**

Commercial Land of 0.84 AC (36,590 SF) (con't)

Sale History: **Sold for \$355,000 on 5/1/2018**
Sold for \$275,000 on 4/28/2017

Transaction Notes

S Virginia St sold for \$355,000 or for \$422,619.05 per acre.

Income Expense Data

Expenses	- Taxes	\$2,931
	- Operating Expenses	
	Total Expenses	\$2,931

Current Land Information

ID: 10069195

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

Proposed Use: **Commercial**
 Land Area: **0.84 AC (36,590 SF)**
 On-Site Improv: **Finish grade**
 Lot Dimensions: -
 Owner Type: **Other - Private**

Topography: **Level**
 Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**

Location Information

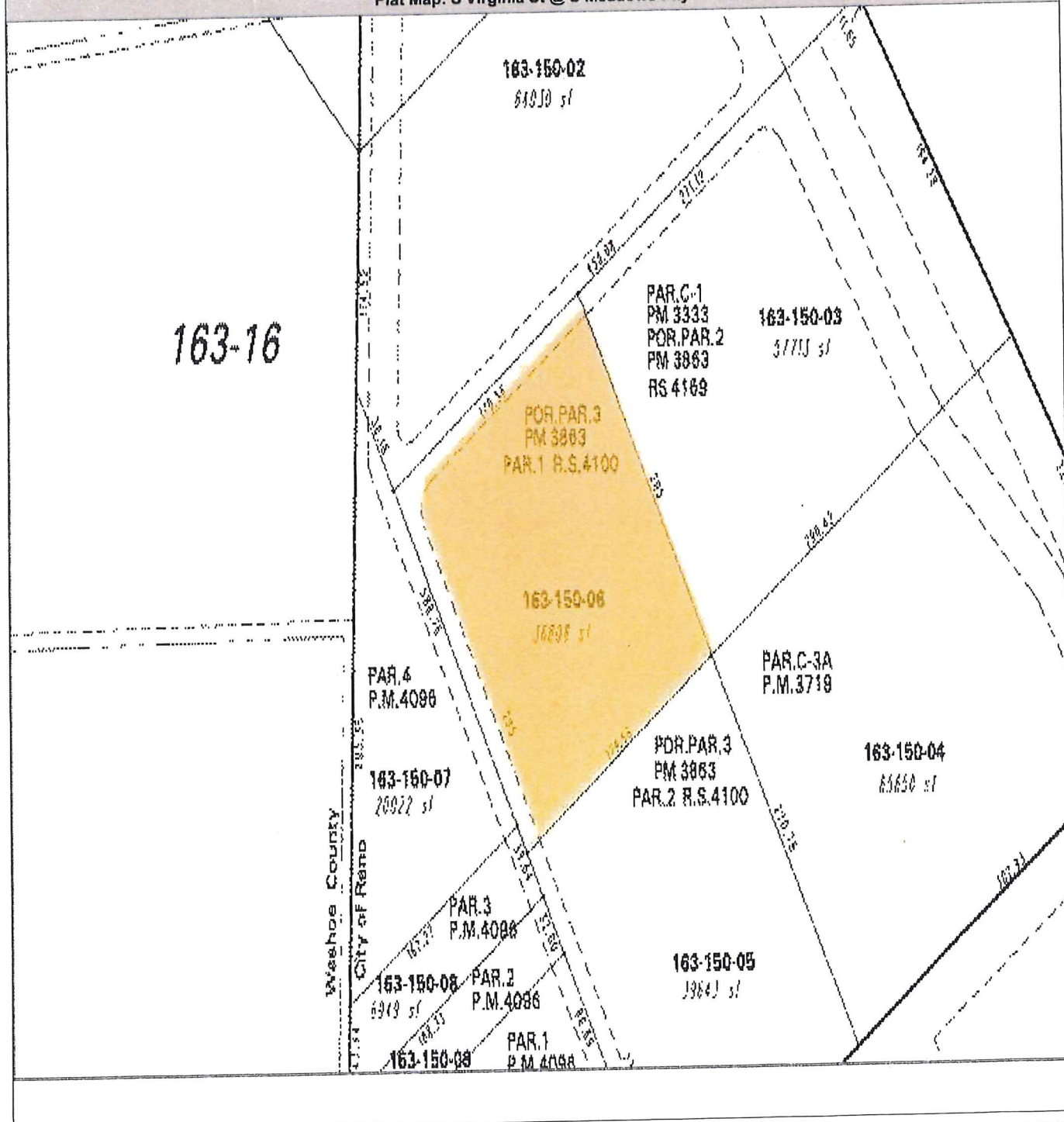
Cross Street: **S Meadows Pky**
 Metro Market: **Reno/Sparks**
 Submarket: **South Meadows/South Meadows**
 County: **Washoe**
 CBSA: **Reno, NV**
 CSA: **Reno-Carson City-Fernley, NV**
 DMA: **Reno, NV-CA**

S Virginia St @ S Meadows Pky
Commercial Land of 0.84 AC (36,590 SF) (con't)

SOLD

Parcel Number: **163-150-06**
Legal Description: -
County: **Washoe**

Plat Map: S Virginia St @ S Meadows Pky





Packet Summary

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

Method	Value	\$/SF
Cost	\$ 4,879,217 / \$	138.98
Requested Value	\$ 4,879,217 / \$	138.98