

**ASSESSOR'S**

**EVIDENCE**



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

Hearing # **23-0039A & B**  
Hearing Date **2-22-23**  
Tax Year **23 / 24**

APN: 163-160-13, -14

Owner of Record: FINDLAY-SHACK PROPERTIES LLC

Property Address: 9150 S VIRGINIA ST

Property Type: SERVICE REPAIR GARA 41% AUTOMOBILE SHOWROOM 59%

Gross Building Area: 35,108 (Sum of 3 bldgs) SF

Year Built: 2006, 2014

Parcel Size: 5.72 (Sum of 2 parcels) Acres

Description / Location: The subject is two automobile showrooms / service repair garages situated on two parcels in south Reno that hosts the local Audi/Land Rover/Jaguar dealership. The parcels operate as one economic unit.

2023/24 Taxable Value:

|                    |                    |
|--------------------|--------------------|
| Land:              | \$4,118,056        |
| Improvements:      | \$5,938,956        |
| Total:             | <hr/> \$10,057,012 |
| Taxable Value / SF | \$286              |

Sales Comparison Approach:

|                      |              |
|----------------------|--------------|
| Indicated Value      | \$11,059,000 |
| Indicated Value / SF | \$315        |

Income Approach:

|                      |              |
|----------------------|--------------|
| Indicated Value      | \$10,452,000 |
| Indicated Value / SF | \$298        |



Conclusions: Taxable value does not exceed full cash value and taxable value should be upheld.

RECOMMENDATION: Uphold X Reduce

**ASSESSOR'S EXHIBIT I**  
**34 PAGES**



**WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMERCIAL / INDUSTRIAL**

|                      |                      |                       |                   |
|----------------------|----------------------|-----------------------|-------------------|
|                      | <b>TAXABLE VALUE</b> | <b>ASSESSED VALUE</b> | <b>TAXABLE</b>    |
| <b>LAND:</b>         | \$4,118,056          | \$1,441,320           | <b>\$/SF GBA</b>  |
| <b>IMPROVEMENTS:</b> | <u>\$5,938,956</u>   | <u>\$2,078,635</u>    | <b>\$286</b>      |
| <b>TOTAL:</b>        | \$10,057,012         | \$3,519,954           |                   |
|                      |                      |                       | <b>TAXABLE</b>    |
|                      |                      |                       | <b>\$/SF Land</b> |
|                      |                      |                       | <b>\$16.53</b>    |

**HEARING:** 23-0039A & B  
**DATE:** \_\_\_\_\_  
**TAX YEAR:** 23 / 24

**OWNER:** FINDLAY-SHACK PROPERTIES LLC

| <b>SUBJECT</b> |                 |  |            |                            |                                     |     |                |                    |                                  |                         |                   |                   |            |
|----------------|-----------------|--|------------|----------------------------|-------------------------------------|-----|----------------|--------------------|----------------------------------|-------------------------|-------------------|-------------------|------------|
| BLDG#          | APN             | Location<br>(Occupancy)  | Use %      | Total GBA<br>(GBA)         | Construction Type<br>Exterior Walls | QC  | Finish<br>Area | Age(WAY)<br>Height | Land (SF)<br>%Coverage<br>Zoning | Sale Price<br>Sale Date | Sale<br>Price/GBA | EGI<br>GIM<br>OER | NOI<br>OAR |
| Subject        | 163-160-13, -14 | 9150 S VIRGINIA ST<br>AUTOMOBILE SHOWROOM<br>SERVICE REPAIR GARAGE | 51%<br>49% | 35,108<br>18,064<br>17,044 | MASONRY BRNG<br>CONCRETE BLK        | C30 |                | 2006, 2014<br>18   | 249,163<br>14%<br>MUSV           |                         |                   |                   |            |

| <b>IMPROVED SALES</b> |                 |  |      |        |                                |           |  |                            |                          |                           |              |  |  |
|-----------------------|-----------------|--|------|--------|--------------------------------|-----------|--|----------------------------|--------------------------|---------------------------|--------------|--|--|
| IS-1                  | 163-150-04/05   | 9732 S VIRGINIA ST<br>AUTOMOBILE SHOWROOM            | 100% | 21,713 | MASONRY BRNG<br>CONCRETE BLK   | C25       |  | 2006<br>17                 | 105,285<br>21%<br>MS     | \$8,950,000<br>5/25/2021  | <b>\$412</b> |  |  |
| IS-2                  | 013-083-03, Et. | 700 KIETZKE LN.<br>MULT. AUTO OCCUP.<br>ON 3 PARCELS |      | 47,539 | CONC. BLK, CONC.<br>TILT, STUD | C20       |  | 1972, 69, 76<br>18, 16, 10 | 302,429<br>16%<br>GC, MU | \$10,117,000<br>5/27/2021 | <b>\$213</b> |  |  |
| IS-3                  | 013-312-12      | 1000 KIETZKE LN<br>MULT. AUTO OCCUP.                 |      | 17,797 | MASONRY BRNG<br>CONCRETE BLK   | C20/15    |  | 1990 / 98<br>14, 21        | 88,427<br>20%<br>GC      | \$3,791,000<br>7/6/2022   | <b>\$213</b> |  |  |
| IS-4                  | 013-312-15, 07  | 900 KIETZKE LN<br>MULT. AUTO OCCUP.<br>ON 2 PARCELS  |      | 54,853 | MASONRY BRNG<br>CONCRETE BLK   | C20/25/10 |  | 1977,76,05<br>17, 24, 16   | 336,195<br>16%<br>GC     | \$15,500,000<br>4/13/2022 | <b>\$283</b> |  |  |

| <b>LAND SALES</b> |            |                       |           |              |          |                |                 |        |   |  |  |  |  |
|-------------------|------------|-----------------------|-----------|--------------|----------|----------------|-----------------|--------|---|--|--|--|--|
| Sale #            | APN        | Location              | Sale Date | Sale Price   | Size(sf) | \$ / Sf        | Tax/Unit        | Zoning | Comments  |  |  |  |  |
| LS-1              | 162-260-01 | 11201 S. VIRGINIA ST. | 9/22/21   | \$8,800,000  | 463,043  | <b>\$19.00</b> | \$9.45          | MS     | 5,750' S. of the subject and like the subject, fronts Virginia St. Comp. is larger than the subject and would require an upward price adjustment.   |  |  |  |  |
| LS-2              | 044-300-22 | 0 S. VIRGINIA ST.     | 9/1/21    | \$14,735,926 | 693,475  | <b>\$21.25</b> | AG.<br>Deferred | MS     | 4,700' S. of the subject and like the subject, fronts Virginia St. A nearly rectangularly shaped parcel that has been purchased for development of a new car dealership. The parcel is very gently sloping and enjoys 816' of S. Virginia St. frontage. Comp. will require and upward adjustment for size.                        |  |  |  |  |
| LS-3              | 160-040-20 | 496 SOUTH MEADOWS     | 9/15/20   | \$2,025,000  | 136,735  | <b>\$14.81</b> | \$13.50         | PUD    | 4,250' S. of the subject. A very irregularly shaped parcel with no visibility from surface streets but good visibility from I-580. Inferior to the subject in access, visibility and potential highest and best use. Greatly inferior in shape. Requires a downward price adjustment for size and an upward adjustment for shape. |  |  |  |  |

**COMMENTS:**

Please see Sales Comparable Discussion next page.



## Sales Comparable Discussion 163-160-13, -14

The subject is a two-parcel package that hosts the local Jaguar/Audi/Land Rover dealership. Although the principal dealership buildings—35,108 Sq. Ft.—are on these two parcels, the dealership is spread out over five parcels that all act as one economic unit in support of the dealership. The subject is in an excellent location with 460' of S. Virginia St. frontage with easy access as well as good visibility from I-580. The principal buildings were built in 2006 and 2014 and represent an upscale, modern dealership in good condition.

**IS-1** Is the May, 2021 sale of the building hosting the local Tesla dealership. The intensity of the comparable's use is similar to that of the subject with both dealerships offering upper-end, new cars for sale. The comparable has a smaller GBA than the subject but the subject enjoys 137% more land than the comparable. Subject and comparable share identical I-580 freeway exposure but the comparable suffers greatly from lack of surface street exposure and obscured access, whereas the subject fronts a major thoroughfare and is easily accessed. With its smaller land package and access issues, the comparable would require an upward adjustment to the subject, however, this would be offset by a downward adjustment for the comparable's smaller GBA.

**IS-2** Is the sale of the real property associated with the local Chrysler dealership. The comparable presented is a compilation of the three parcels and buildings utilized for the dealership and the resulting value per square foot is for the total square footage of all buildings. The comparable is inferior to the subject in several ways; the buildings are all considerably older and lower in quality class, the two primary dealership buildings enjoy only 65% as much surface street traffic as the subject and do not enjoy interstate highway exposure. Most importantly, the parcels are all separated by streets—one of which has high traffic counts—making it difficult to utilize the properties as one economic unit. However, the comparable enjoys the amenity of somewhat more land than the subject. When adjusted for these detriments, this comparable solidly supports the subject's taxable value.

**IS-3** Is the former home of the Saturn dealership and current home of the Mitsubishi dealership. The comparable is older, has a lower quality class, has a much smaller GBA than the subject and enjoys only 35% as much land as the subject. Further, the surface traffic exposure is 35% lower than that enjoyed by the subject and unlike the subject, the comparable has no highway exposure. Once adjusted for these detriments, the comparable's value supports the subject's taxable value.

**IS-4** Hosts the local General Motors dealership. The total GBA of this two-parcel comparable is much greater than that of the subject and the comparable enjoys 35% more land area than the subject. However, the comparable is much older than the subject,



has a lower quality class and—like IS-3 above (the Mitsubishi dealer next door)—has only 35% as much surface traffic exposure as the subject and no highway exposure. Overall, this property is deemed to be inferior to the subject, yet its sale price supports the subject's taxable value.

Because there are a very limited number of dealerships of this caliber in Washoe County and even fewer sell in any given year, suitable comparable sales are not common. The best representation of value for the subject is IS-1; the Tesla sale. This property shares many of the desirable elements enjoyed by the subject. However, its smaller GBA would require a downward adjustment to the subject. The remaining three sales support—after considerable adjustment—a value above the subject's total taxable value. With all data considered and the most weight on the Tesla and Chrysler sales **a market value of \$11,059,000 or \$315 per square foot is indicated for the subject.**

The best land comparables are LS-1 and LS-2 which are located on the same street as the subject. These comparables would require an upward price adjustment to compensate for their much larger sizes (463,043 and 693,475 SF vs. 249,163 SF). Although LS-3 is not as comparable to the subject as LS-1 and LS-2, once adjusted for its significant detriments, it too supports the subject's taxable value. With all data considered **a land value of \$4,983,300—or \$20.00 per square foot—is indicated.**



**WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMERCIAL / INDUSTRIAL**

|  |                      |                      |                       |                   |                                |
|--|----------------------|----------------------|-----------------------|-------------------|--------------------------------|
|  | <b>LAND:</b>         | <b>TAXABLE VALUE</b> | <b>ASSESSED VALUE</b> | <b>TAXABLE</b>    | <b>HEARING: 23-0039A&amp;B</b> |
|  |                      | \$4,118,056          | \$1,441,320           | <b>\$/SF GBA</b>  | <b>DATE:</b>                   |
|  | <b>IMPROVEMENTS:</b> | <u>\$5,938,956</u>   | <u>\$2,078,635</u>    | <b>\$286</b>      |                                |
|  | <b>TOTAL:</b>        | <u>\$10,057,012</u>  | <u>\$3,519,954</u>    |                   | <b>TAX YEAR: 22 / 23</b>       |
| <b>APN:</b> 163-160-13, -14                |                      |                      |                       | <b>TAXABLE</b>    |                                |
| <b>OWNER:</b> FINDLAY-SHACK PROPERTIES LLC |                      |                      |                       | <b>\$/SF Land</b> |                                |
|  |                      |                      |                       | <b>\$16.53</b>    |                                |

Income Approach

|  |        |           |        |               |              |
|--|--------|-----------|--------|---------------|--------------|
| Potential Gross Income                 | 35,108 | Sq. Ft. @ | \$1.75 | / Mo. =       | \$61,439     |
|  |        |           |        | x 12 months = | \$737,268    |
| - Vacancy & Collection loss            |        |           | 3%     |               | \$22,118     |
| = Effective Gross Income               |        |           |        |               | \$715,150    |
| - Operating Expenses                   |        |           | 5%     |               | \$35,757     |
| = Net Operating Income                 |        |           |        |               | \$679,392    |
| Divided by Overall Capitalization Rate |        |           | 6.50%  |               | \$10,452,192 |
|  |        |           |        | Rounded       | \$298 / SF   |

Comments: Please see Income Approach Discussion on next page.



## Income Approach Discussion

### 163-160-13 & 14

**Potential Gross Income** Two, local, "Big Three" auto dealers have reported leasing local facilities at rates of \$1.73 / SF and \$2.00 / SF NNN, but both are older facilities (1977 & 1980).

Costar is reporting the former VW dealer--located on the same street as the subject and <1.1 miles north--has been leased at a rate of \$1.59 / SF NNN, however this is also an older facility (1988), was vacant at the time of the lease signing and was leased to a used car dealer—a lower intensity use than a new car dealer.

The purchaser of the former Saturn dealership is reporting a lease rate of \$1.40 / SF. However, this facility is inferior to the subject in age, quality, location, traffic exposure and enjoys considerably less land.

With all data considered, a rate of **\$1.75 / Sq. Ft.** is indicated—unchanged from last year's appeal.

**Vacancy and Collection Loss** For a stable business, offering a diversified selection of internationally-recognized brands, in a newer facility, a V. and C. **rate of 3%** is indicated.

**Net Operating Income** A generally accepted expense rate for NNN leased properties of **5%** is indicated for the subject property.

**CAP Rate** 3223 Mill St. was leased with a **CAP rate of 6.8%**. This building, a former new car dealership, is much older than the subject (1978 vs. 2006/2014) and its most recent offering was as an industrial property. The lease generating the 6.8% CAP rate was only a 1-year lease and the high CAP rate reflects the short term of the lease, the property's lack of viability as a retail location and its declining intensity of use.



3215 Mill St. is an 8,990 Sq. Ft. building that hosts a Dent Doctor and an AutoMax dealership, however the majority of the building is occupied by the Dent Doctor. The **5.15% CAP rate** is based on the current asking price for the property with the lease in place. There are eight years remaining on the lease and the owner will enjoy 5% annual lease escalations. The building and location are inferior to the subject in most regards.

2345 Market St. hosts the local Kawasaki dealership. The building is similar in age to the subject but is smaller and of a lower quality class than the subject. The comparable enjoys the same I-580 exposure the subject enjoys but has considerably less land. While overall this comparable is somewhat inferior to the subject, it is still the most similar and the best indicator of an accurate CAP rate for the subject. The **6.66% CAP rate** is based on the 2018 lease and sale of the property.

1000 Kietzke Ln. is the former Saturn dealership. The new owner is reporting income that would be commensurate with a **CAP rate of 7.9%**. However, the inferior nature of the comparable relative to the subject, would require a higher CAP rate in order to entice an investor to accept the greater risk of owning this investment versus the subject.

The subject is superior to both Mill St. and Kietzke comparables and somewhat superior to the Market St. comparable. The subject presents less risk to an investor than any of the comparables. With the most weight placed on the Market St. comparable and lesser weight on the Mill St. and Kietzke comparables, a conservative **CAP rate of 6.5%** is indicated for the subject.

**Conclusions** Because large, modern, auto dealerships offering major new car brands are not often traded, the data for valuing one is thin. However, the data used for valuing the subject is an acceptable proxy for the subject and will yield accurate results. Using this information, the income approach to valuation indicates the **subject value is \$10,452,000 or \$298 per square foot.**



## Value Conclusions 163-160-13 & 14

Four comparables with sale price ranging from \$213 to \$412 per square foot are presented. All the comparables are inferior to the subject in degrees that vary from moderate to significant. The \$412 Tesla sale is the most representative of the subject but the final value recognizes the influence of the other sales as well and a value of **\$11,059,000 or \$315 per square foot** is indicated.

The income approach to value utilizes value inputs from numerous different properties in order to derive a likely market value for the subject. The value indicated by this approach is **\$10,452,000 or \$298 per square foot**.

On balance, the inputs provided for the sales comparison approach to value are viewed as originating from properties that have a higher degree of similarity to the subject than do the inputs for the income approach to value. Therefore, the most weight (70%) will be placed on the value indicated by the sales comparison approach and the least weight (30%) on the value indicated by the income approach and a final value of **\$10,880,000 or \$310 per square foot** is concluded.



# WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: **163-160-13**

**2023**

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**ACTIVE**

Roll YR

Code

%Comp

Situs **9150 S VIRGINIA STRENO** Database **WASHOE** NBHD **ECFQ** Appr **KJ** Exemption AV|Exemption  
 Owner **FINDLAY-SHACK PROPERTIES LLC** Printed **1/26/2023** Commercial  
**310 N GIBSON RD HENDERSON, NV 89014** Tax District **1000**  
 Property Name

|             |  |  |  |
|-------------|--|--|--|
| Reopen      |  |  |  |
| Reappraisal |  |  |  |

| Valuation History |              |          |              |          |               |                | Parcel Value Summary |           | OBSO          | <input type="checkbox"/> Change <input type="checkbox"/> No Change |   |
|-------------------|--------------|----------|--------------|----------|---------------|----------------|----------------------|-----------|---------------|--|---|
| Yr Roll           | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed | Primary Valuation    | STANDARD  | NewLand       |  |   |
| 2023 VN           | 1,642,455    |          | 2,658,805    |          | 4,301,260     | 1,505,441      | Land Value           | 1,642,455 |               |  |   |
| 2023 NR           | 1,642,455    |          | 2,658,805    |          | 4,301,260     | 1,505,441      | Building Value       | 2,355,486 | Initials/Date |  |   |
| 2022 FV           | 1,512,788    |          | 2,192,993    |          | 3,705,781     | 1,297,023      | XFOB Value           | 303,319   |               |  |   |
| 2021 FV           | 1,210,230    |          | 2,163,583    |          | 3,223,813     | 1,128,335      | Obsolescence         | 0         | Parcel Total  |  | <input type="checkbox"/> NC <input type="checkbox"/> C<br><br><input type="checkbox"/> New Sketch |
| 2020 FV           | 1,210,230    |          | 2,218,173    |          | 3,278,403     | 1,147,441      | Taxable Value        | 4,301,260 | New Const     |  |   |
| 2019 FV           | 1,037,340    |          | 2,108,856    | 19,503   | 3,146,196     | 1,101,169      | Total Exemption      |           | New Land      |  |   |
| 2018 FV           | 768,400      |          | 2,077,043    |          | 2,845,443     | 995,905        |                      |           | Remainder     |  |   |

| Building Data |      |     |                       |       |          |      |        |     |           |           |       |             |           |
|---------------|------|-----|-----------------------|-------|----------|------|--------|-----|-----------|-----------|-------|-------------|-----------|
| Type          | BLDG | Occ | Description           | Frame | Yr Built | Way  | % Comp | QC  | RCN       | DRC       | SQFT  | DRC \$/SQFT | Bldg OBSO |
| COMM          | 1-1  | 528 | Service Repair Garage | C     | 2014     | 2014 | 100    | C30 | 1,056,093 | 913,520   | 7,488 | 121         | 0         |
| COMM          | 1-2  | 303 | Automobile Showroom   | C     | 2014     | 2014 | 100    | C30 | 1,635,727 | 1,414,904 | 7,016 | 201         | 0         |
| MISC          | 1-3  | 600 | Miscellaneous         | 0     | 2014     | 2014 | 100    | 30  | 31,285    | 27,062    |       | 27,062      | 0         |



| Land Value |                          |        |        |      |            |       |      |       |      |              | Land Data |              | Property Characteristics |           |
|------------|--------------------------|--------|--------|------|------------|-------|------|-------|------|--------------|-----------|--------------|--------------------------|-----------|
| Code       | Description              | Zoning | Units  | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note      | Land Size-Sf | Water                    | Municipal |
| 400        | General Commercial: reta | MS     | 96,050 | SF   | 19.00      | SIZE  | 90   |       |      | 1,642,455    |           | Acre Size    | 2.205                    | Municipal |
|            |                          |        |        |      |            |       |      |       |      |              |           | DOR Code     | 400                      | Paved     |
|            |                          |        |        |      |            |       |      |       |      |              |           | Deferment    | SPC                      |           |
|            |                          |        |        |      |            |       |      |       |      |              |           | CAGC         |                          |           |





**%Comp**

☐ No Change

### Discussion

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# WASHOE COUNTY APPRAISAL RECORD

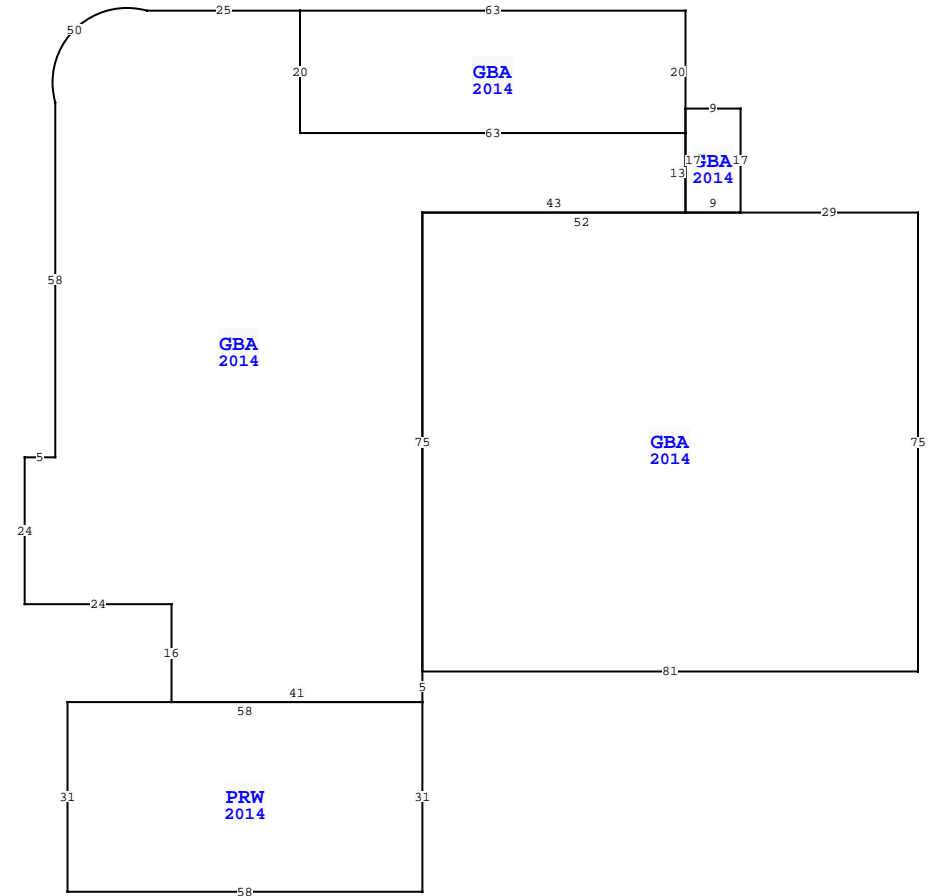
APN: **163-160-13**

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Owner **FINDLAY-SHACK PROPERTIES LLC**  
Keyline Description **PM 5162 PAR A**

NBHD **ECFQ Commercial**

Appr **KJ**



| Activity Information       |             |                            |        |        |        |      |
|----------------------------|-------------|----------------------------|--------|--------|--------|------|
| Date                       | User ID     | Activity Notes             |        |        |        |      |
| 9/22/2022                  | KJ          | Re-appraisal Review        |        |        |        |      |
| 6/6/2019                   | KJ          | Permit Review              |        |        |        |      |
| 1/1/2015                   | MJC         | Aerial Review              |        |        |        |      |
| Sales/Transfer Information |             |                            |        |        |        |      |
| Grantor                    | Doc #       | Date                       | LUC    | Price  | Verif  |      |
| FINDLAY-SHACK PROPERTIES   | 4468590     | 5/13/2015                  |        |        | 0      | 3NTT |
| Permit Information         |             |                            |        |        |        |      |
| Date                       | Permit      | Description                | Amount | Status | % Comp |      |
| 2/22/2019                  | BLD19-06905 | CHARGING STATION; INSTALLA |        | C      | 100%   |      |
| 2/18/2016                  | SGN16-00225 | SIGN INSTALL ONE D/F ILLUM |        | C      | 100%   |      |

This information is for use by the WASHOE COUNTY Assessor for assessment purposes only.





**%Comp**

☐ No Change

\_\_\_\_\_

| Sub Area | Extra Features |
|----------|----------------|
|----------|----------------|

|                 |       |           |     |              |           |
|-----------------|-------|-----------|-----|--------------|-----------|
| Gross Bldg Area | 7,016 | Perimeter | 249 | Sub Area RCN | 1,635,727 |
|-----------------|-------|-----------|-----|--------------|-----------|

| Land Parcel Details |             |        |       |      |            |       |      |       |      |              |      | Land Data    |        | Property Characteristics |           |
|---------------------|-------------|--------|-------|------|------------|-------|------|-------|------|--------------|------|--------------|--------|--------------------------|-----------|
| Code                | Description | Zoning | Units | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note | Land Size-Sf | 96,049 | Water                    | Municipal |
|                     |             |        |       |      |            |       |      |       |      |              |      | Acre Size    | 2.205  | Sewer                    | Municipal |
|                     |             |        |       |      |            |       |      |       |      |              |      | DOR Code     | 400    | Street                   | Paved     |
|                     |             |        |       |      |            |       |      |       |      |              |      | Deferment    |        | SPC                      |           |
|                     |             |        |       |      |            |       |      |       |      |              |      | CAGC         |        |                          |           |



WASHOE COUNTY APPRAISAL RECORD

APN: 163-160-13

Owner FINDLAY-SHACK PROPERTIES LLC  
Keyline Description PM 5162 PAR A

NBHD ECFQ Commercial

Appr KJ

| Activity Information       |         |                |        |        |        |  |
|----------------------------|---------|----------------|--------|--------|--------|--|
| Date                       | User ID | Activity Notes |        |        |        |  |
|                            |         |                |        |        |        |  |
| Sales/Transfer Information |         |                |        |        |        |  |
| Grantor                    | Doc #   | Date           | LUC    | Price  | Verif  |  |
| FINDLAY-SHACK PROPERTIES   | 4468590 | 5/13/2015      |        |        | 0 3NTT |  |
|                            |         |                |        |        |        |  |
| Permit Information         |         |                |        |        |        |  |
| Date                       | Permit  | Description    | Amount | Status | % Comp |  |
|                            |         |                |        |        |        |  |



# WASHOE COUNTY APPRAISAL RECORD



APN: **163-160-13**

**2023**

PAGE 6 of 7

**ACTIVE**

Roll YR

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| Reopen      |  |  |  |
| Reappraisal |  |  |  |

| Valuation History |              |          |              |          |               |                | Parcel Value Summary |           | OBSO          | <input type="checkbox"/> Change <input type="checkbox"/> No Change |   |
|-------------------|--------------|----------|--------------|----------|---------------|----------------|----------------------|-----------|---------------|--|---|
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| 2021 FV           | 1,210,230    |          | 2,163,583    |          | 3,223,813     | 1,128,335      | Obsolescence         | 0         | Parcel Total  |  | <input type="checkbox"/> NC <input type="checkbox"/> C<br><br><input type="checkbox"/> New Sketch |
| 2020 FV           | 1,210,230    |          | 2,218,173    |          | 3,278,403     | 1,147,441      | Taxable Value        | 4,301,260 | New Const     |  |   |
| 2019 FV           | 1,037,340    |          | 2,108,856    | 19,503   | 3,146,196     | 1,101,169      | Total Exemption      |           | New Land      |  |   |
| 2018 FV           | 768,400      |          | 2,077,043    |          | 2,845,443     | 995,905        |                      |           | Remainder     |  |   |

| Building Data |      |                      |                         |        |  |      |            |             |   |      |            |             |   |
|---------------|------|----------------------|-------------------------|--------|--|------|------------|-------------|---|------|------------|-------------|---|
| 1-3           | Code | Description          | Adjustments & Modifiers |        |  | Name | Code/Units | Description | % | Name | Code/Units | Description | % |
| Type          | MISC | Miscellaneous        | BUILDING LEVEL          |        |  |      |            |             |   |      |            |             |   |
| Occ           | 600  | Miscellaneous        | Rate Adj                |        |  |      |            |             |   |      |            |             |   |
| Stry/Frm      | 0    | NONE - Only valid wi | Lump Sum                |        |  |      |            |             |   |      |            |             |   |
| Quality       | 30   | Average              |                         |        |  |      |            |             |   |      |            |             |   |
| Year Built    | 2014 |                      | PARCEL LEVEL            |        |  |      |            |             |   |      |            |             |   |
| WAY           | 2014 |                      | Lump Sum                | 0      |  |      |            |             |   |      |            |             |   |
| Remodel Yr    |      |                      | %Obso                   | 0.0000 |  |      |            |             |   |      |            |             |   |
| % Comp        | 100  | %DPR 13.5            |                         |        |  |      |            |             |   |      |            |             |   |

| Sub Area |             |      |      |          |        |       | Extra Features |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|----------|-------------|------|------|----------|--------|-------|----------------|--------|---|------|-------------|----|--------|-------|---------|----------|-----------|-------|-----|-----|----------------|-------|
| Code     | Description |      |      | Yr Built | DPR Yr | Units | Price Per Unit | RCN    | # | Code | Description | QC | BLDG # | Units | \$/Unit | Yr Built | Roll Year | %Comp | RCN | DRC | Override Value | Notes |
| PRW      | PORCH       | ROOF | WOOD | 2014     |        | 1,798 | 17.40          | 31,285 |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |             |      |      |          |        |       |                |        |   |      |             |    |        |       |         |          |           |       |     |     |                |       |

Gross Bldg Area      Perimeter      Sub Area RCN **31,285**

| Building Notes |  | Building Cost Summary |        |
|----------------|--|-----------------------|--------|
|                |  | Building RCN          | 31,285 |
|                |  | Depreciation          | 4,223  |
|                |  | Building DRC          | 27,062 |
|                |  | Extra Feature DRC     |        |
|                |  | Building Obso         |        |
| Building Name  |  | Total DRC             | 27,062 |
|                |  | Override Value        |        |

| Land Value: 1 Lines Total |             |        |       |      |            |       |      |       |      |              |      | Land Data    |        | Property Characteristics |           |
|---------------------------|-------------|--------|-------|------|------------|-------|------|-------|------|--------------|------|--------------|--------|--------------------------|-----------|
| Code                      | Description | Zoning | Units | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note | Land Size-Sf | 96,049 | Water                    | Municipal |
|                           |             |        |       |      |            |       |      |       |      |              |      | Acre Size    | 2.205  | Sewer                    | Municipal |
|                           |             |        |       |      |            |       |      |       |      |              |      | DOR Code     | 400    | Street                   | Paved     |
|                           |             |        |       |      |            |       |      |       |      |              |      | Deferment    |        | SPC                      |           |
|                           |             |        |       |      |            |       |      |       |      |              |      | CAGC         |        |                          |           |



WASHOE COUNTY APPRAISAL RECORD

APN: 163-160-13

Owner FINDLAY-SHACK PROPERTIES LLC  
Keyline Description PM 5162 PAR A

NBHD ECFQ Commercial

Appr KJ

| Activity Information       |         |                |        |        |        |  |
|----------------------------|---------|----------------|--------|--------|--------|--|
| Date                       | User ID | Activity Notes |        |        |        |  |
|                            |         |                |        |        |        |  |
| Sales/Transfer Information |         |                |        |        |        |  |
| Grantor                    | Doc #   | Date           | LUC    | Price  | Verif  |  |
| FINDLAY-SHACK PROPERTIES   | 4468590 | 5/13/2015      |        |        | 0 3NTT |  |
|                            |         |                |        |        |        |  |
| Permit Information         |         |                |        |        |        |  |
| Date                       | Permit  | Description    | Amount | Status | % Comp |  |
|                            |         |                |        |        |        |  |



# WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: **163-160-14**

**2023**

PAGE 1 of 11

**ACTIVE**

Roll YR

Code

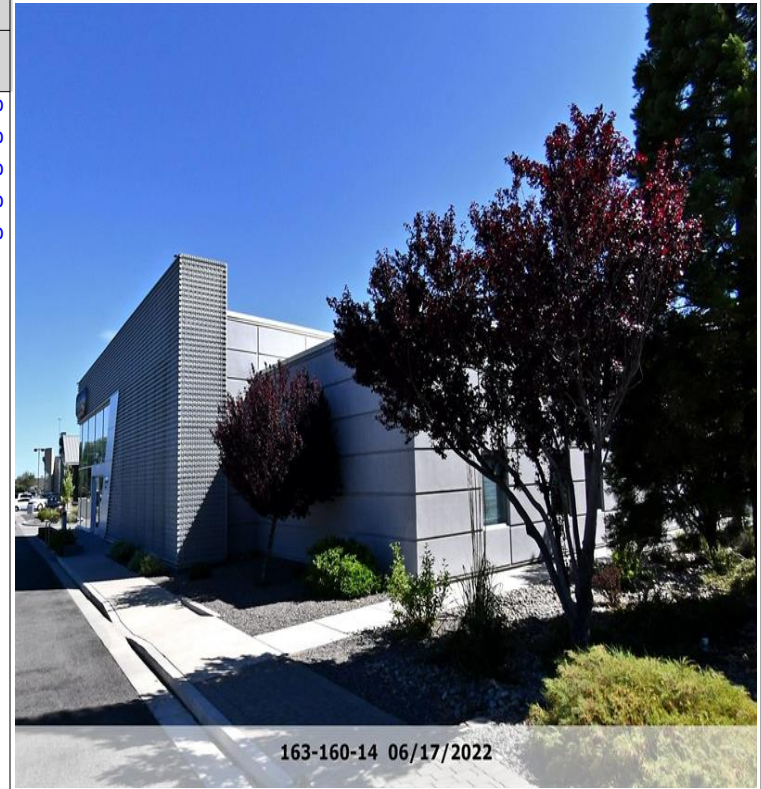
%Comp

Situs **9190 S VIRGINIA STRENO** Database **WASHOE** NBHD **ECFQ** Appr **KJ** Exemption AV|Exemption  
 Owner **FINDLAY-SHACK PROPERTIES LLC** Printed **1/26/2023** Commercial  
**310 N GIBSON RD HENDERSON, NV 89014** Tax District **1000**  
 Property Name

|             |  |  |  |
|-------------|--|--|--|
| Reopen      |  |  |  |
| Reappraisal |  |  |  |

| Valuation History |              |          |              |          |               |                | Parcel Value Summary |           | OBSO          | <input type="checkbox"/> Change <input type="checkbox"/> No Change |   |
|-------------------|--------------|----------|--------------|----------|---------------|----------------|----------------------|-----------|---------------|--|---|
| Yr Roll           | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed | Primary Valuation    | STANDARD  | NewLand       |  |   |
| 2023 VN           | 2,475,601    |          | 3,280,151    |          | 5,755,752     | 2,014,513      | Land Value           | 2,475,601 |               |  |   |
| 2023 NR           | 2,475,601    |          | 3,280,151    |          | 5,755,752     | 2,014,513      | Building Value       | 2,903,952 | Initials/Date |  |   |
| 2022 FV           | 2,280,159    |          | 2,722,765    |          | 5,002,924     | 1,751,023      | XFOB Value           | 376,199   |               |  |   |
| 2021 FV           | 1,824,127    |          | 2,693,341    |          | 4,126,430     | 1,444,250      | Obsolescence         | 0         | Parcel Total  |  | <input type="checkbox"/> NC <input type="checkbox"/> C<br><br><input type="checkbox"/> New Sketch |
| 2020 FV           | 1,824,127    |          | 2,767,260    |          | 4,441,387     | 1,554,485      | Taxable Value        | 5,755,752 | New Const     |  |   |
| 2019 FV           | 1,563,538    |          | 2,639,149    |          | 4,202,687     | 1,470,940      | Total Exemption      |           | New Land      |  |   |
| 2018 FV           | 1,226,304    |          | 2,631,013    |          | 3,857,317     | 1,350,061      |                      |           | Remainder     |  |   |

| Building Data |      |     |                       |       |          |      |        |     |           |           |        |             |           |
|---------------|------|-----|-----------------------|-------|----------|------|--------|-----|-----------|-----------|--------|-------------|-----------|
| Type          | BLDG | Occ | Description           | Frame | Yr Built | Way  | % Comp | QC  | RCN       | DRC       | SQFT   | DRC \$/SQFT | Bldg OBSO |
| COMM          | 1-1  | 303 | Automobile Showroom   | C     | 2005     | 2006 | 100    | C30 | 2,485,290 | 1,851,541 | 11,048 | 167         | 0         |
| COMM          | 1-2  | 528 | Service Repair Garage | C     | 2005     | 2006 | 100    | C30 | 911,201   | 678,844   | 6,169  | 110         | 0         |
| MISC          | 1-3  | 600 | Miscellaneous         | 0     | 2005     | 2005 | 100    | 50  | 16,973    | 12,390    |        | 12,390      | 0         |
| COMM          | 2-1  | 528 | Service Repair Garage | C     | 2006     | 2006 | 100    | C25 | 464,164   | 345,802   | 3,387  | 102         | 0         |
| MISC          | 2-2  | 600 | Miscellaneous         | 0     | 2006     | 2006 | 100    | 40  | 20,637    | 15,375    |        | 15,375      | 0         |



163-160-14 06/17/2022

| Land Value |                          |        |         |      |            |       |      |       |      |              | Land Data     |              | Property Characteristics |           |
|------------|--------------------------|--------|---------|------|------------|-------|------|-------|------|--------------|---------------|--------------|--------------------------|-----------|
| Code       | Description              | Zoning | Units   | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note          | Land Size-Sf | Water                    | Municipal |
| 400        | General Commercial: reta | MS     | 153,288 | SF   | 19.00      | NOTE  | 85   |       |      | 2,475,601    | ES-5, SZ-10 , | Acre Size    | 3.519                    | Municipal |
|            |                          |        |         |      |            |       |      |       |      |              |               | DOR Code     | 400                      | Paved     |
|            |                          |        |         |      |            |       |      |       |      |              |               | Deferment    |                          | SPC       |
|            |                          |        |         |      |            |       |      |       |      |              |               | CAGC         |                          |           |



## WASHOE COUNTY APPRAISAL RECORD



APN: 163-160-14

2023

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ACTIVE

Roll YR

Code

%Comp

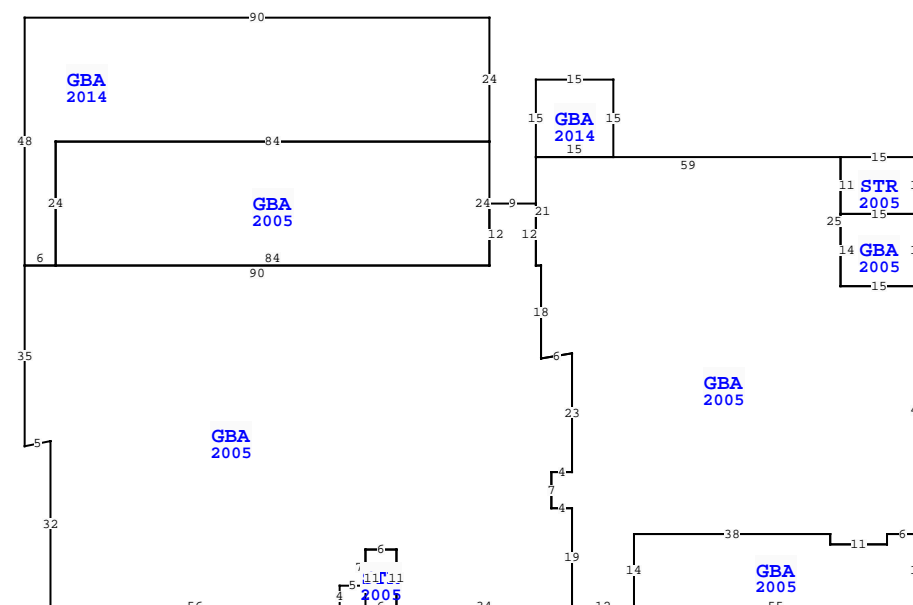
|   |                                     |                           |                         |               |                |                |                      |                              |               |  |               |              |           |               |           |       |           |         |                          |       |
|---|-------------------------------------|---------------------------|-------------------------|---------------|----------------|----------------|----------------------|------------------------------|---------------|--|---------------|--------------|-----------|---------------|-----------|-------|-----------|---------|--------------------------|-------|
| Situs   | 9190 S VIRGINIA STRENO              | Database                  | WASHOE                  | NBHD          | ECFQ           | Appr           | KJ                   | Exemption AV Exemption       | Reopen        |  |               |              |           |               |           |       |           |         |                          |       |
| Owner   | FINDLAY-SHACK PROPERTIES LLC        | Printed                   | 1/26/2023               | Commercial    |                |                |                      |                              | Reappraisal   |  |               |              |           |               |           |       |           |         |                          |       |
|   | 310 N GIBSON RD HENDERSON, NV 89014 | Tax District              | 1000                    | Property Name |                |                |                      |                              |               |  |               |              |           |               |           |       |           |         |                          |       |
| Valuation History   |                                     |                           |                         |               |                |                | Parcel Value Summary |                              | OBSO          | <input type="checkbox"/> Change <input type="checkbox"/> No Change |               |              |           |               |           |       |           |         |                          |       |
| Yr Roll   | Taxable Land                        | New Land                  | Taxable Imps            | New Imps      | Total Taxable  | Total Assessed | Primary Valuation    | STANDARD                     | NewLand       |  |               |              |           |               |           |       |           |         |                          |       |
| 2023 VN   | 2,475,601                           |                           | 3,280,151               |               | 5,755,752      | 2,014,513      | Land Value           | 2,475,601                    | Initials/Date |  |               |              |           |               |           |       |           |         |                          |       |
| 2023 NR   | 2,475,601                           |                           | 3,280,151               |               | 5,755,752      | 2,014,513      | Building Value       | 2,903,952                    |               |  |               |              |           |               |           |       |           |         |                          |       |
| 2022 FV   | 2,280,159                           |                           | 2,722,765               |               | 5,002,924      | 1,751,023      | XFOB Value           | 376,199                      |               |  |               |              |           |               |           |       |           |         |                          |       |
| 2021 FV   | 1,824,127                           |                           | 2,693,341               |               | 4,126,430      | 1,444,250      | Obsolescence         | 0                            | Parcel Total  |  |               |              |           |               |           |       |           |         |                          |       |
| 2020 FV   | 1,824,127                           |                           | 2,767,260               |               | 4,441,387      | 1,554,485      | Taxable Value        | 5,755,752                    | New Const     | <input type="checkbox"/> NC <input type="checkbox"/> C             |               |              |           |               |           |       |           |         |                          |       |
| 2019 FV   | 1,563,538                           |                           | 2,639,149               |               | 4,202,687      | 1,470,940      | Total Exemption      |                              | New Land      | <input type="checkbox"/> New Sketch                                |               |              |           |               |           |       |           |         |                          |       |
| 2018 FV   | 1,226,304                           |                           | 2,631,013               |               | 3,857,317      | 1,350,061      |                      |                              | Remainder     |  |               |              |           |               |           |       |           |         |                          |       |
| Building Data   |                                     |                           |                         |               |                |                |                      |                              |               |  |               |              |           |               |           |       |           |         |                          |       |
| 1-1   | Code                                | Description               | Adjustments & Modifiers |               |                | Name           | Code/Units           | Description                  | %             | Name   | Code/Units    | Description  | %         |               |           |       |           |         |                          |       |
| Type  | COMM                                | Commercial/Industria      | BUILDING LEVEL          |               |                | SHP            | 2                    | SLIGHTLY IRREGULAR           | 100           |  |               |              |           |               |           |       |           |         |                          |       |
| Occ   | 303                                 | Automobile Showroom       | Rate Adj                |               |                | SP1C           | 11,047               | Sprinkler System Generic - C | 100           |  |               |              |           |               |           |       |           |         |                          |       |
| Stry/Frm  | C                                   | MASONRY BEARING WALL      | Lump Sum                |               |                | ST             | 1                    | No of Stories                | 100           |  |               |              |           |               |           |       |           |         |                          |       |
| Quality   | C30                                 | Commercial 3.0 (Good      |                         |               |                | WH             | 18                   | Avg Wall Height/Floor        | 100           |  |               |              |           |               |           |       |           |         |                          |       |
| Year Built  | 2005                                |                           | PARCEL LEVEL            |               |                | EW             | 803                  | BLOCK WITH EIFS (EXT INSUL A | 80            |  |               |              |           |               |           |       |           |         |                          |       |
| WAY   | 2006                                |                           | Lump Sum                | 0             |                | EW             | 849                  | CURTAIN WALLS - METAL AND GL | 20            |  |               |              |           |               |           |       |           |         |                          |       |
| Remodel Yr  |                                     |                           | %Obso                   | 0.0000        |                | HEAT           | 611                  | PACKAGE UNIT                 | 100           |  |               |              |           |               |           |       |           |         |                          |       |
| % Comp  | 100                                 | %DPR                      | 25.5                    |               |                |                |                      |                              |               |  |               |              |           |               |           |       |           |         |                          |       |
| Sub Area  | Extra Features                      |                           |                         |               |                |                |                      |                              |               |  |               |              |           |               |           |       |           |         |                          |       |
| Code  | Description                         | Yr Built                  | DPR Yr                  | Units         | Price Per Unit | RCN            | #                    | Code                         | Description   | QC   | BLDG #        | Units        | \$/Unit   | Yr Built      | Roll Year | %Comp | RCN       | DRC     | Override Value           | Notes |
| GBA   | GROSS BUILDING A                    | 2005                      |                         | 8,744         | 224.95         | 1,966,996      | 1                    | CRBC                         | CONC CURB     | 30   | 1             | 1,200        | 17.78     | 2005          |           | 100   | 21,336    | 15,575  |                          |       |
| GBA   | GROSS BUILDING A                    | 2014                      |                         | 2,304         | 224.95         | 518,294        | 2                    | FWAS                         | FW ASPHALT    | 30   | 1             | 65,000       | 3.57      | 2005          |           | 100   | 231,810   | 169,221 |                          |       |
|   |                                     |                           |                         |               |                |                | 3                    | PKLT                         | PKG LOT LI    | 30   | 1             | 65,000       | 0.66      | 2005          |           | 100   | 42,900    | 31,317  |                          |       |
|   |                                     |                           |                         |               |                |                | 4                    | YIMP                         | YARD IMPS     | 30   | 1             | 10           | 2,084.00  | 2006          |           | 100   | 20,840    | 15,526  |                          |       |
| Gross Bldg Area 11,048 Perimeter 378 Sub Area RCN 2,485,290 |                                     |                           |                         |               |                |                |                      |                              |               |  |               |              |           |               |           |       |           |         |                          |       |
| Building Notes  |                                     | Building Cost Summary     |                         |               |                |                |                      |                              |               |  |               |              |           |               |           |       |           |         |                          |       |
|   |                                     | Building RCN 2,485,290    |                         |               |                |                |                      |                              |               |  |               |              |           |               |           |       |           |         |                          |       |
|   |                                     | Depreciation 633,749      |                         |               |                |                |                      |                              |               |  |               |              |           |               |           |       |           |         |                          |       |
|   |                                     | Building DRC 1,851,541    |                         |               |                |                |                      |                              |               |  |               |              |           |               |           |       |           |         |                          |       |
|   |                                     | Extra Feature DRC 231,639 |                         |               |                |                |                      |                              |               |  |               |              |           |               |           |       |           |         |                          |       |
|   |                                     | Building Obso             |                         |               |                |                |                      |                              |               |  |               |              |           |               |           |       |           |         |                          |       |
| Building Name   |                                     | Total DRC 2,083,180       |                         |               |                |                |                      |                              |               |  |               |              |           |               |           |       |           |         |                          |       |
|   |                                     | Override Value            |                         |               |                |                |                      |                              |               |  |               |              |           |               |           |       |           |         |                          |       |
| Land Value: 1 Lines Total                                   |                                     |                           |                         |               |                |                |                      |                              |               |  |               |              |           |               |           |       | Land Data |         | Property Characteristics |       |
| Code  | Description                         | Zoning                    | Units                   | Type          | Unit Price     | Adj 1          | %-\$                 | Adj 2                        | %-\$          | Taxable Land   | Note          | Land Size-Sf | 153,287   | Water         | Municipal |       |           |         |                          |       |
| 400   | General Commercial: reta            | MS                        | 153,288                 | SF            | 19.00          | NOTE           | 85                   |                              |               | 2,475,601  | ES-5, SZ-10 , | Acre Size    | 3.519     | Sewer         | Municipal |       |           |         |                          |       |
|   |                                     |                           |                         |               |                |                |                      |                              |               |  |               |              | DOR Code  | 400           | Street    | Paved |           |         |                          |       |
|   |                                     |                           |                         |               |                |                |                      |                              |               |  |               |              | Deferment |               | SPC       |       |           |         |                          |       |
|   |                                     |                           |                         |               |                |                |                      |                              |               |  |               |              | CAGC      | Page 17 of 34 |           |       |           |         |                          |       |



APN: **163-160-14**

|                     |                              |
|---------------------|------------------------------|
| Owner               | FINDLAY-SHACK PROPERTIES LLC |
| Keyline Description | PM 5162 PAR B                |

Appr KJ



| Activity Information       |           |                                      |        |        |        |      |
|----------------------------|-----------|--------------------------------------|--------|--------|--------|------|
| Date                       | User ID   | Activity Notes                       |        |        |        |      |
| 9/22/2022<br>1/1/2015      | KJ<br>MJC | Re-appraisal Review<br>Aerial Review |        |        |        |      |
| Sales/Transfer Information |           |                                      |        |        |        |      |
| Grantor                    | Doc #     | Date                                 | LUC    | Price  | Verif  |      |
| FINDLAY-SHACK PROPERTIES   | 4468590   | 5/13/2015                            |        |        | 0      | 3NTT |
| Permit Information         |           |                                      |        |        |        |      |
| Date                       | Permit    | Description                          | Amount | Status | % Comp |      |
|                            |           |                                      |        |        |        |      |



## WASHOE COUNTY APPRAISAL RECORD



APN: 163-160-14

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 9190 S VIRGINIA STRENO Database WASHOE NBHD ECFQ Appr KJ Exemption AV|Exemption  
Owner FINDLAY-SHACK PROPERTIES LLC Printed 1/26/2023 Commercial  
310 N GIBSON RD HENDERSON, NV 89014 Tax District 1000  
Property Name

Reopen

Reappraisal

## Valuation History

## Parcel Value Summary

OBSS

☐ Change☐ No Change

| Yr Roll | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed | Primary Valuation | STANDARD  | NewLand |
|---------|--------------|----------|--------------|----------|---------------|----------------|-------------------|-----------|---------|
| 2023 VN | 2,475,601    |          | 3,280,151    |          | 5,755,752     | 2,014,513      | Land Value        | 2,475,601 |         |
| 2023 NR | 2,475,601    |          | 3,280,151    |          | 5,755,752     | 2,014,513      | Building Value    | 2,903,952 |         |
| 2022 FV | 2,280,159    |          | 2,722,765    |          | 5,002,924     | 1,751,023      | XFOB Value        | 376,199   |         |
| 2021 FV | 1,824,127    |          | 2,693,341    |          | 4,126,430     | 1,444,250      | Obsolescence      | 0         |         |
| 2020 FV | 1,824,127    |          | 2,767,260    |          | 4,441,387     | 1,554,485      | Taxable Value     | 5,755,752 |         |
| 2019 FV | 1,563,538    |          | 2,639,149    |          | 4,202,687     | 1,470,940      | Total Exemption   |           |         |
| 2018 FV | 1,226,304    |          | 2,631,013    |          | 3,857,317     | 1,350,061      |                   |           |         |

## Parcel Total

☐ NC☐ C☐ New Sketch

## Building Data

| 1-2        | Code | Description          | Adjustments & Modifiers | Name | Code/Units | Description                  | %   | Name | Code/Units | Description | % |
|------------|------|----------------------|-------------------------|------|------------|------------------------------|-----|------|------------|-------------|---|
| Type       | COMM | Commercial/Industria | BUILDING LEVEL          | SHP  | 2          | SLIGHTLY IRREGULAR           | 100 |      |            |             |   |
| Occ        | 528  | Service Repair Garag | Rate Adj                | SP1C | 6,169      | Sprinkler System Generic - C | 100 |      |            |             |   |
| Stry/Frm   | C    | MASONRY BEARING WALL | Lump Sum                | ST   | 1          | No of Stories                | 100 |      |            |             |   |
| Quality    | C30  | Commercial 3.0 (Good |                         | WH   | 18         | Avg Wall Height/Floor        | 100 |      |            |             |   |
| Year Built | 2005 |                      | PARCEL LEVEL            | EW   | 803        | BLOCK WITH EIFS (EXT INSUL A | 80  |      |            |             |   |
| WAY        | 2006 |                      | Lump Sum 0              | EW   | 849        | CURTAIN WALLS - METAL AND GL | 20  |      |            |             |   |
| Remodel Yr |      |                      | %Obso                   | HEAT | 606        | SPACE HEATER                 | 100 |      |            |             |   |
| % Comp     | 100  | %DPR 25.5            |                         |      |            |                              |     |      |            |             |   |

## Sub Area Extra Features

| Code | Description      | Yr Built | DPR Yr | Units | Price Per Unit | RCN     | # | Code | Description | QC | BLDG # | Units | \$/Unit | Yr Built | Roll Year | %Comp | RCN | DRC | Override Value | Notes |
|------|------------------|----------|--------|-------|----------------|---------|---|------|-------------|----|--------|-------|---------|----------|-----------|-------|-----|-----|----------------|-------|
| GBA  | GROSS BUILDING A | 2005     |        | 5,944 | 147.71         | 877,967 |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
| GBA  | GROSS BUILDING A | 2014     |        | 225   | 147.71         | 33,234  |   |      |             |    |        |       |         |          |           |       |     |     |                |       |

Gross Bldg Area 6,169 Perimeter 267 Sub Area RCN 911,201

## Building Notes Building Cost Summary

|               |                   |         |
|---------------|-------------------|---------|
|               | Building RCN      | 911,201 |
|               | Depreciation      | 232,357 |
|               | Building DRC      | 678,844 |
|               | Extra Feature DRC |         |
|               | Building Obso     |         |
| Building Name | Total DRC         | 678,844 |
|               | Override Value    |         |

Land Value: 1 Lines Total

| Code | Description | Zoning | Units | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note | Land Data    | Property Characteristics |
|------|-------------|--------|-------|------|------------|-------|------|-------|------|--------------|------|--------------|--------------------------|
|      |             |        |       |      |            |       |      |       |      |              |      | Land Size-Sf | Water                    |
|      |             |        |       |      |            |       |      |       |      |              |      | Acre Size    | Municipal                |
|      |             |        |       |      |            |       |      |       |      |              |      | DOR Code     | Sewer                    |
|      |             |        |       |      |            |       |      |       |      |              |      | Deferment    | Street                   |
|      |             |        |       |      |            |       |      |       |      |              |      | CAGC         | Paved                    |
|      |             |        |       |      |            |       |      |       |      |              |      |              | SPC                      |



WASHOE COUNTY APPRAISAL RECORD

APN: 163-160-14

Owner FINDLAY-SHACK PROPERTIES LLC  
Keyline Description PM 5162 PAR B

NBHD ECFQ Commercial

Appr KJ

| Activity Information       |         |                |        |        |        |      |
|----------------------------|---------|----------------|--------|--------|--------|------|
| Date                       | User ID | Activity Notes |        |        |        |      |
|                            |         |                |        |        |        |      |
| Sales/Transfer Information |         |                |        |        |        |      |
| Grantor                    | Doc #   | Date           | LUC    | Price  | Verif  |      |
| FINDLAY-SHACK PROPERTIES   | 4468590 | 5/13/2015      |        |        | 0      | 3NTT |
|                            |         |                |        |        |        |      |
| Permit Information         |         |                |        |        |        |      |
| Date                       | Permit  | Description    | Amount | Status | % Comp |      |
|                            |         |                |        |        |        |      |



# WASHOE COUNTY APPRAISAL RECORD



APN: **163-160-14**

**2023**

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**ACTIVE**

Roll YR

Code

%Comp

|       |                                     |              |           |               |      |      |    |                        |             |  |  |  |
|-------|-------------------------------------|--------------|-----------|---------------|------|------|----|------------------------|-------------|--|--|--|
| Situs | 9190 S VIRGINIA STRENO              | Database     | WASHOE    | NBHD          | ECFQ | Appr | KJ | Exemption AV Exemption | Reopen      |  |  |  |
| Owner | FINDLAY-SHACK PROPERTIES LLC        | Printed      | 1/26/2023 | Commercial    |      |      |    |                        | Reappraisal |  |  |  |
|       | 310 N GIBSON RD HENDERSON, NV 89014 | Tax District | 1000      | Property Name |      |      |    |                        |             |  |  |  |

| Valuation History |              |          |              |          |               |                | Parcel Value Summary |           | OBSO          | <input type="checkbox"/> Change <input type="checkbox"/> No Change |  |  |
|-------------------|--------------|----------|--------------|----------|---------------|----------------|----------------------|-----------|---------------|--|--|--|
| Yr Roll           | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed | Primary Valuation    | STANDARD  | NewLand       |  |  |  |
| 2023 VN           | 2,475,601    |          | 3,280,151    |          | 5,755,752     | 2,014,513      | Land Value           | 2,475,601 | Initials/Date |  |  |  |
| 2023 NR           | 2,475,601    |          | 3,280,151    |          | 5,755,752     | 2,014,513      | Building Value       | 2,903,952 |               |  |  |  |
| 2022 FV           | 2,280,159    |          | 2,722,765    |          | 5,002,924     | 1,751,023      | XFOB Value           | 376,199   |               |  |  |  |
| 2021 FV           | 1,824,127    |          | 2,693,341    |          | 4,126,430     | 1,444,250      | Obsolescence         | 0         | Parcel Total  |  |  |  |
| 2020 FV           | 1,824,127    |          | 2,767,260    |          | 4,441,387     | 1,554,485      | Taxable Value        | 5,755,752 | New Const     |  |  | <input type="checkbox"/> NC <input type="checkbox"/> C |
| 2019 FV           | 1,563,538    |          | 2,639,149    |          | 4,202,687     | 1,470,940      | Total Exemption      |           | New Land      |  |  | <input type="checkbox"/> New Sketch                    |
| 2018 FV           | 1,226,304    |          | 2,631,013    |          | 3,857,317     | 1,350,061      |                      |           | Remainder     |  |  |  |

| Building Data |      |                      |                         |        |  |      |            |             |   |      |            |             |   |
|---------------|------|----------------------|-------------------------|--------|--|------|------------|-------------|---|------|------------|-------------|---|
| 1-3           | Code | Description          | Adjustments & Modifiers |        |  | Name | Code/Units | Description | % | Name | Code/Units | Description | % |
| Type          | MISC | Miscellaneous        | BUILDING LEVEL          |        |  |      |            |             |   |      |            |             |   |
| Occ           | 600  | Miscellaneous        | Rate Adj                |        |  |      |            |             |   |      |            |             |   |
| Stry/Frm      | 0    | NONE - Only valid wi | Lump Sum                |        |  |      |            |             |   |      |            |             |   |
| Quality       | 50   | Very Good            |                         |        |  |      |            |             |   |      |            |             |   |
| Year Built    | 2005 |                      | PARCEL LEVEL            |        |  |      |            |             |   |      |            |             |   |
| WAY           | 2005 |                      | Lump Sum                | 0      |  |      |            |             |   |      |            |             |   |
| Remodel Yr    |      |                      | %Obso                   | 0.0000 |  |      |            |             |   |      |            |             |   |
| % Comp        | 100  | %DPR 27.0            |                         |        |  |      |            |             |   |      |            |             |   |

| Sub Area |              |          |        |       |                |        | Extra Features |      |             |    |        |       |         |          |           |       |     |     |                |       |
|----------|--------------|----------|--------|-------|----------------|--------|----------------|------|-------------|----|--------|-------|---------|----------|-----------|-------|-----|-----|----------------|-------|
| Code     | Description  | Yr Built | DPR Yr | Units | Price Per Unit | RCN    | #              | Code | Description | QC | BLDG # | Units | \$/Unit | Yr Built | Roll Year | %Comp | RCN | DRC | Override Value | Notes |
| STR      | STORAGE ROOM | 2005     |        | 231   | 73.48          | 16,973 |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |              |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |

|                 |  |           |              |                       |        |  |  |        |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------|--|-----------|--------------|-----------------------|--------|--|--|--------|--|--|--|--|--|--|--|--|--|--|--|--|
| Gross Bldg Area |  | Perimeter | Sub Area RCN |                       | 16,973 |  |  |        |  |  |  |  |  |  |  |  |  |  |  |  |
| Building Notes  |  |           |              | Building Cost Summary |        |  |  |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                 |  |           |              | Building RCN          |        |  |  | 16,973 |  |  |  |  |  |  |  |  |  |  |  |  |
|                 |  |           |              | Depreciation          |        |  |  | 4,583  |  |  |  |  |  |  |  |  |  |  |  |  |
|                 |  |           |              | Building DRC          |        |  |  | 12,390 |  |  |  |  |  |  |  |  |  |  |  |  |
|                 |  |           |              | Extra Feature DRC     |        |  |  |        |  |  |  |  |  |  |  |  |  |  |  |  |
|                 |  |           |              | Building Obso         |        |  |  |        |  |  |  |  |  |  |  |  |  |  |  |  |
| Building Name   |  |           |              | Total DRC             |        |  |  | 12,390 |  |  |  |  |  |  |  |  |  |  |  |  |
|                 |  |           |              | Override Value        |        |  |  |        |  |  |  |  |  |  |  |  |  |  |  |  |

|                           |             |        |       |      |            |       |      |       |      |              |      |              |         |                          |           |
|---------------------------|-------------|--------|-------|------|------------|-------|------|-------|------|--------------|------|--------------|---------|--------------------------|-----------|
| Land Value: 1 Lines Total |             |        |       |      |            |       |      |       |      |              |      | Land Data    |         | Property Characteristics |           |
| Code                      | Description | Zoning | Units | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note | Land Size-Sf | 153,287 | Water                    | Municipal |
|                           |             |        |       |      |            |       |      |       |      |              |      | Acre Size    | 3.519   | Sewer                    | Municipal |
|                           |             |        |       |      |            |       |      |       |      |              |      | DOR Code     | 400     | Street                   | Paved     |
|                           |             |        |       |      |            |       |      |       |      |              |      | Deferment    |         | SPC                      |           |
|                           |             |        |       |      |            |       |      |       |      |              |      | CAGC         |         |                          |           |



WASHOE COUNTY APPRAISAL RECORD

APN: 163-160-14

Owner FINDLAY-SHACK PROPERTIES LLC  
Keyline Description PM 5162 PAR B

NBHD ECFQ Commercial

Appr KJ

| Activity Information       |         |                |        |        |        |  |
|----------------------------|---------|----------------|--------|--------|--------|--|
| Date                       | User ID | Activity Notes |        |        |        |  |
|                            |         |                |        |        |        |  |
| Sales/Transfer Information |         |                |        |        |        |  |
| Grantor                    | Doc #   | Date           | LUC    | Price  | Verif  |  |
| FINDLAY-SHACK PROPERTIES   | 4468590 | 5/13/2015      |        |        | 0 3NTT |  |
|                            |         |                |        |        |        |  |
| Permit Information         |         |                |        |        |        |  |
| Date                       | Permit  | Description    | Amount | Status | % Comp |  |
|                            |         |                |        |        |        |  |



## WASHOE COUNTY APPRAISAL RECORD



APN: 163-160-14

2023

PAGE 8 of 11

ACTIVE

Roll YR

Code

%Comp

Situs 9190 S VIRGINIA STRENO Database WASHOE NBHD ECFQ Appr KJ Exemption AV|Exemption  
Owner FINDLAY-SHACK PROPERTIES LLC Printed 1/26/2023 Commercial  
310 N GIBSON RD HENDERSON, NV 89014 Tax District 1000  
Property Name

Reopen

Reappraisal

## Valuation History

## Parcel Value Summary

OBSS

☐ Change☐ No Change

| Yr Roll | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed | Primary Valuation | STANDARD  | NewLand |
|---------|--------------|----------|--------------|----------|---------------|----------------|-------------------|-----------|---------|
| 2023 VN | 2,475,601    |          | 3,280,151    |          | 5,755,752     | 2,014,513      | Land Value        | 2,475,601 |         |
| 2023 NR | 2,475,601    |          | 3,280,151    |          | 5,755,752     | 2,014,513      | Building Value    | 2,903,952 |         |
| 2022 FV | 2,280,159    |          | 2,722,765    |          | 5,002,924     | 1,751,023      | XFOB Value        | 376,199   |         |
| 2021 FV | 1,824,127    |          | 2,693,341    |          | 4,126,430     | 1,444,250      | Obsolescence      | 0         |         |
| 2020 FV | 1,824,127    |          | 2,767,260    |          | 4,441,387     | 1,554,485      | Taxable Value     | 5,755,752 |         |
| 2019 FV | 1,563,538    |          | 2,639,149    |          | 4,202,687     | 1,470,940      | Total Exemption   |           |         |
| 2018 FV | 1,226,304    |          | 2,631,013    |          | 3,857,317     | 1,350,061      |                   |           |         |

## Parcel Total

☐ NC☐ C☐ New Sketch

## Building Data

| 2-1        | Code | Description          | Adjustments & Modifiers | Name | Code/Units | Description           | %   | Name | Code/Units | Description | % |
|------------|------|----------------------|-------------------------|------|------------|-----------------------|-----|------|------------|-------------|---|
| Type       | COMM | Commercial/Industria | BUILDING LEVEL          | ASC  | 2          | Alternate Shape Code  | 100 |      |            |             |   |
| Occ        | 528  | Service Repair Garag | Rate Adj                | ST   | 1          | No of Stories         | 100 |      |            |             |   |
| Stry/Frm   | C    | MASONRY BEARING WALL | Lump Sum                | UT   | 1          | Units                 | 100 |      |            |             |   |
| Quality    | C25  | Commercial 2.5 (Abov |                         | WH   | 14         | Avg Wall Height/Floor | 100 |      |            |             |   |
| Year Built | 2006 |                      | PARCEL LEVEL            | EW   | 804        | BLOCK WITH STUCCO     | 100 |      |            |             |   |
| WAY        | 2006 |                      | Lump Sum 0              | HEAT | 606        | SPACE HEATER          | 55  |      |            |             |   |
| Remodel Yr |      |                      | %Obso                   | HEAT | 611        | PACKAGE UNIT          | 30  |      |            |             |   |
| % Comp     | 100  | %DPR 25.5            |                         |      |            |                       |     |      |            |             |   |

| Sub Area |                  |          |        |       |                |         | Extra Features |      |             |    |        |       |            |          |           |       |         |         |                |          |
|----------|------------------|----------|--------|-------|----------------|---------|----------------|------|-------------|----|--------|-------|------------|----------|-----------|-------|---------|---------|----------------|----------|
| Code     | Description      | Yr Built | DPR Yr | Units | Price Per Unit | RCN     | #              | Code | Description | QC | BLDG # | Units | \$/Unit    | Yr Built | Roll Year | %Comp | RCN     | DRC     | Override Value | Notes    |
| DRO      | No Value Drawn f | 2006     |        | 1,600 |                |         | 5              | DTW2 | DT CARWSH   | 30 | 2      | 1     | 191,159.00 | 2006     |           | 100   | 191,159 | 142,413 |                | CAR WASH |
| GBA      | GROSS BUILDING A | 2006     |        | 3,387 | 137.04         | 464,164 | 6              | SHD1 | SHED MASON  | 30 | 2      | 80    | 36.03      | 2006     |           | 100   | 2,882   | 2,147   |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |
|          |                  |          |        |       |                |         |                |      |             |    |        |       |            |          |           |       |         |         |                |          |

Gross Bldg Area 3,387 Perimeter 389 Sub Area RCN 464,164

| Building Notes                     |  |  |  | Building Cost Summary |         |  |  |
|------------------------------------|--|--|--|-----------------------|---------|--|--|
| 04-09662 TO 4/28/05 rev SS 7/24/06 |  |  |  | Building RCN          | 464,164 |  |  |
|                                    |  |  |  | Depreciation          | 118,362 |  |  |
|                                    |  |  |  | Building DRC          | 345,802 |  |  |
|                                    |  |  |  | Extra Feature DRC     | 144,560 |  |  |
|                                    |  |  |  | Building Obso         |         |  |  |
| Building Name                      |  |  |  | Total DRC             | 490,362 |  |  |
|                                    |  |  |  | Override Value        |         |  |  |

Land Value: 1 Lines Total

|      |             |        |       |      |            |       |      |       |      |              |      | Land Data    |         | Property Characteristics |           |
|------|-------------|--------|-------|------|------------|-------|------|-------|------|--------------|------|--------------|---------|--------------------------|-----------|
| Code | Description | Zoning | Units | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note | Land Size-Sf | 153,287 | Water                    | Municipal |
|      |             |        |       |      |            |       |      |       |      |              |      | Acre Size    | 3.519   | Sewer                    | Municipal |
|      |             |        |       |      |            |       |      |       |      |              |      | DOR Code     | 400     | Street                   | Paved     |
|      |             |        |       |      |            |       |      |       |      |              |      | Deferment    |         | SPC                      |           |
|      |             |        |       |      |            |       |      |       |      |              |      | CAGC         |         |                          |           |



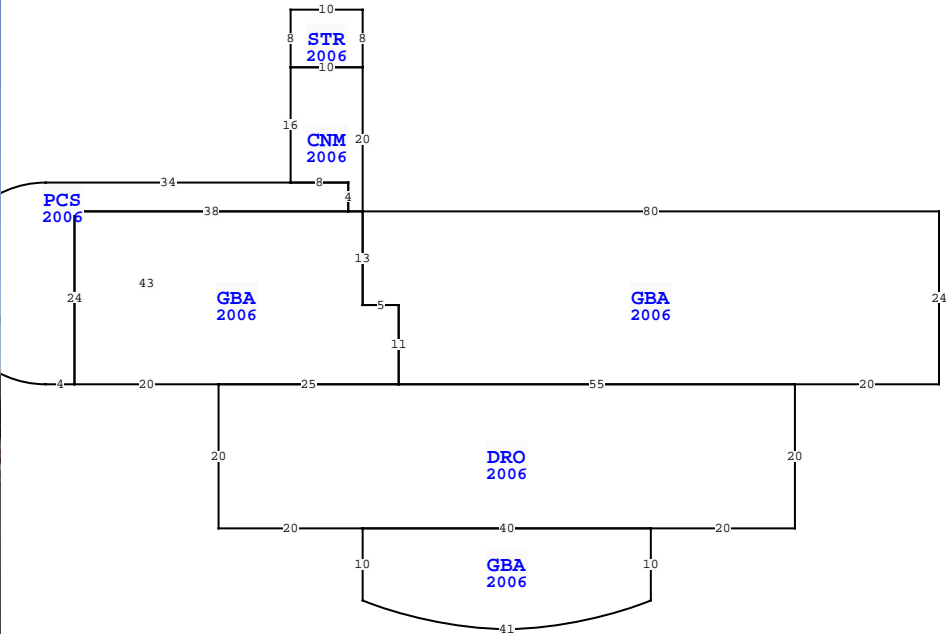
WASHOE COUNTY APPRAISAL RECORD

APN: 163-160-14

Owner FINDLAY-SHACK PROPERTIES LLC  
Keyline Description PM 5162 PAR B

NBHD ECFQ Commercial

Appr KJ



| Activity Information       |         |                |        |        |        |  |
|----------------------------|---------|----------------|--------|--------|--------|--|
| Date                       | User ID | Activity Notes |        |        |        |  |
|                            |         |                |        |        |        |  |
| Sales/Transfer Information |         |                |        |        |        |  |
| Grantor                    | Doc #   | Date           | LUC    | Price  | Verif  |  |
| FINDLAY-SHACK PROPERTIES   | 4468590 | 5/13/2015      |        |        | 0 3NTT |  |
|                            |         |                |        |        |        |  |
| Permit Information         |         |                |        |        |        |  |
| Date                       | Permit  | Description    | Amount | Status | % Comp |  |
|                            |         |                |        |        |        |  |



# WASHOE COUNTY APPRAISAL RECORD



APN: **163-160-14**

**2023**

PAGE 10 of 11

**ACTIVE**

Roll YR

Code

%Comp

Situs **9190 S VIRGINIA STRENO** Database **WASHOE** NBHD **ECFQ** Appr **KJ** Exemption AV|Exemption  
 Owner **FINDLAY-SHACK PROPERTIES LLC** Printed **1/26/2023** Commercial  
**310 N GIBSON RD HENDERSON, NV 89014** Tax District **1000**  
 Property Name

|             |  |  |  |
|-------------|--|--|--|
| Reopen      |  |  |  |
| Reappraisal |  |  |  |

| Valuation History |              |          |              |          |               |                | Parcel Value Summary |           | OBSO          | <input type="checkbox"/> Change <input type="checkbox"/> No Change |   |
|-------------------|--------------|----------|--------------|----------|---------------|----------------|----------------------|-----------|---------------|--|---|
| Yr Roll           | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed | Primary Valuation    | STANDARD  | NewLand       |  |   |
| 2023 VN           | 2,475,601    |          | 3,280,151    |          | 5,755,752     | 2,014,513      | Land Value           | 2,475,601 |               |  |   |
| 2023 NR           | 2,475,601    |          | 3,280,151    |          | 5,755,752     | 2,014,513      | Building Value       | 2,903,952 | Initials/Date |  |   |
| 2022 FV           | 2,280,159    |          | 2,722,765    |          | 5,002,924     | 1,751,023      | XFOB Value           | 376,199   |               |  |   |
| 2021 FV           | 1,824,127    |          | 2,693,341    |          | 4,126,430     | 1,444,250      | Obsolescence         | 0         | Parcel Total  |  | <input type="checkbox"/> NC <input type="checkbox"/> C<br><br><input type="checkbox"/> New Sketch |
| 2020 FV           | 1,824,127    |          | 2,767,260    |          | 4,441,387     | 1,554,485      | Taxable Value        | 5,755,752 | New Const     |  |   |
| 2019 FV           | 1,563,538    |          | 2,639,149    |          | 4,202,687     | 1,470,940      | Total Exemption      |           | New Land      |  |   |
| 2018 FV           | 1,226,304    |          | 2,631,013    |          | 3,857,317     | 1,350,061      |                      |           | Remainder     |  |   |

| Building Data |      |                      |                         |        |  |      |            |             |   |      |            |             |   |
|---------------|------|----------------------|-------------------------|--------|--|------|------------|-------------|---|------|------------|-------------|---|
| 2-2           | Code | Description          | Adjustments & Modifiers |        |  | Name | Code/Units | Description | % | Name | Code/Units | Description | % |
| Type          | MISC | Miscellaneous        | BUILDING LEVEL          |        |  |      |            |             |   |      |            |             |   |
| Occ           | 600  | Miscellaneous        | Rate Adj                |        |  |      |            |             |   |      |            |             |   |
| Stry/Frm      | 0    | NONE - Only valid wi | Lump Sum                |        |  |      |            |             |   |      |            |             |   |
| Quality       | 40   | Good                 |                         |        |  |      |            |             |   |      |            |             |   |
| Year Built    | 2006 |                      | PARCEL LEVEL            |        |  |      |            |             |   |      |            |             |   |
| WAY           | 2006 |                      | Lump Sum                | 0      |  |      |            |             |   |      |            |             |   |
| Remodel Yr    |      |                      | %Obso                   | 0.0000 |  |      |            |             |   |      |            |             |   |
| % Comp        | 100  | %DPR 25.5            |                         |        |  |      |            |             |   |      |            |             |   |

| Sub Area |                  |          |        |       |                |        | Extra Features |      |             |    |        |       |         |          |           |       |     |     |                |       |
|----------|------------------|----------|--------|-------|----------------|--------|----------------|------|-------------|----|--------|-------|---------|----------|-----------|-------|-----|-----|----------------|-------|
| Code     | Description      | Yr Built | DPR Yr | Units | Price Per Unit | RCN    | #              | Code | Description | QC | BLDG # | Units | \$/Unit | Yr Built | Roll Year | %Comp | RCN | DRC | Override Value | Notes |
| CNM      | CANOPY METAL - C | 2006     |        | 168   | 60.30          | 10,130 |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
| PCS      | PORCH CONCRETE S | 2006     |        | 572   | 9.31           | 5,325  |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
| STR      | STORAGE ROOM     | 2006     |        | 80    | 64.78          | 5,182  |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|          |                  |          |        |       |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |

Gross Bldg Area Perimeter Sub Area RCN **20,637**

| Building Notes |  | Building Cost Summary |        |
|----------------|--|-----------------------|--------|
|                |  | Building RCN          | 20,637 |
|                |  | Depreciation          | 5,262  |
|                |  | Building DRC          | 15,375 |
|                |  | Extra Feature DRC     |        |
|                |  | Building Obso         |        |
| Building Name  |  | Total DRC             | 15,375 |
|                |  | Override Value        |        |

| Land Value: 1 Lines Total |             |        |       |      |            |       |      |       |      |              |      | Land Data    |         | Property Characteristics |           |
|---------------------------|-------------|--------|-------|------|------------|-------|------|-------|------|--------------|------|--------------|---------|--------------------------|-----------|
| Code                      | Description | Zoning | Units | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note | Land Size-Sf | 153,287 | Water                    | Municipal |
|                           |             |        |       |      |            |       |      |       |      |              |      | Acre Size    | 3.519   | Sewer                    | Municipal |
|                           |             |        |       |      |            |       |      |       |      |              |      | DOR Code     | 400     | Street                   | Paved     |
|                           |             |        |       |      |            |       |      |       |      |              |      | Deferment    |         | SPC                      |           |
|                           |             |        |       |      |            |       |      |       |      |              |      | CAGC         |         |                          |           |



WASHOE COUNTY APPRAISAL RECORD

APN: 163-160-14

Owner FINDLAY-SHACK PROPERTIES LLC  
Keyline Description PM 5162 PAR B

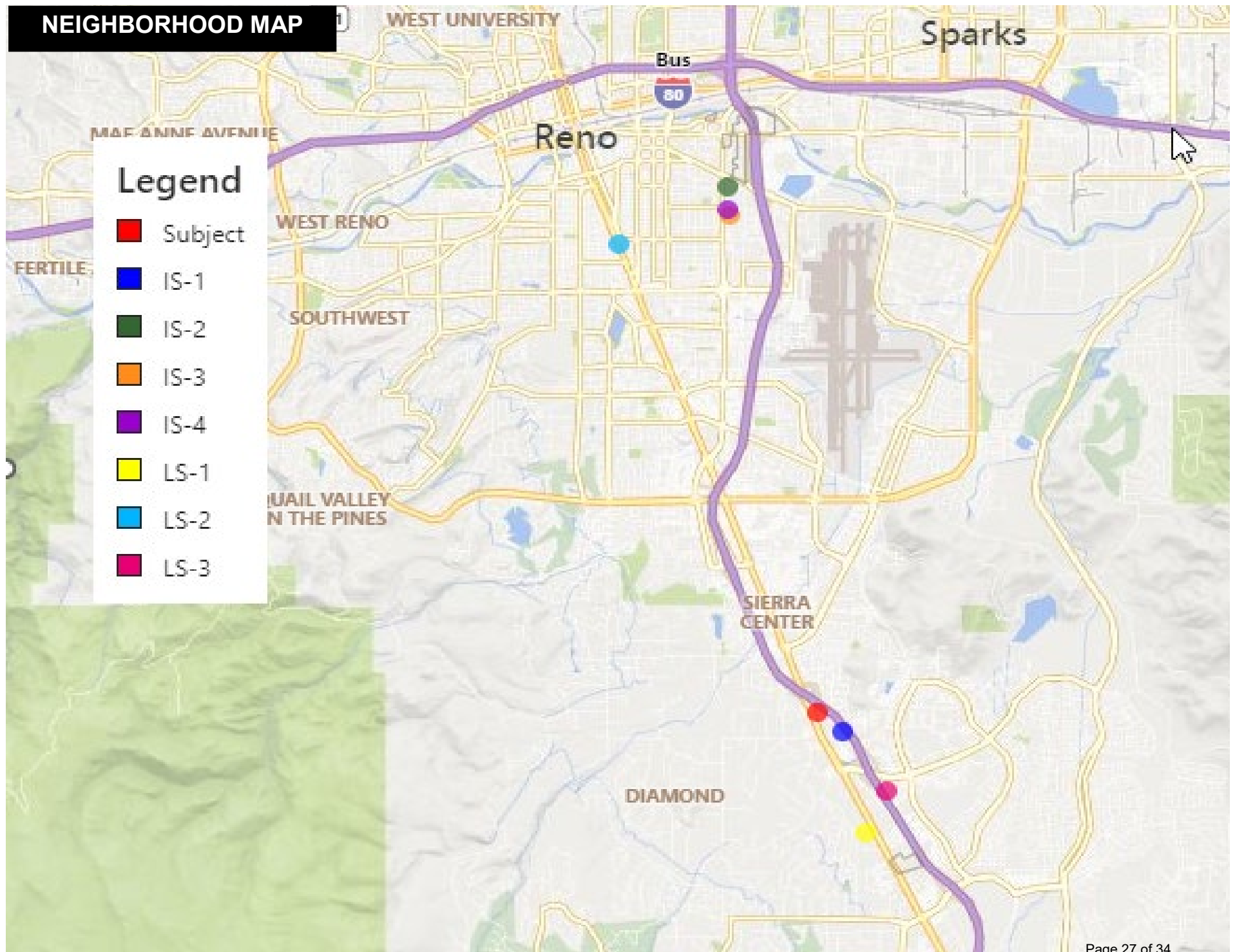
NBHD ECFQ Commercial

Appr KJ

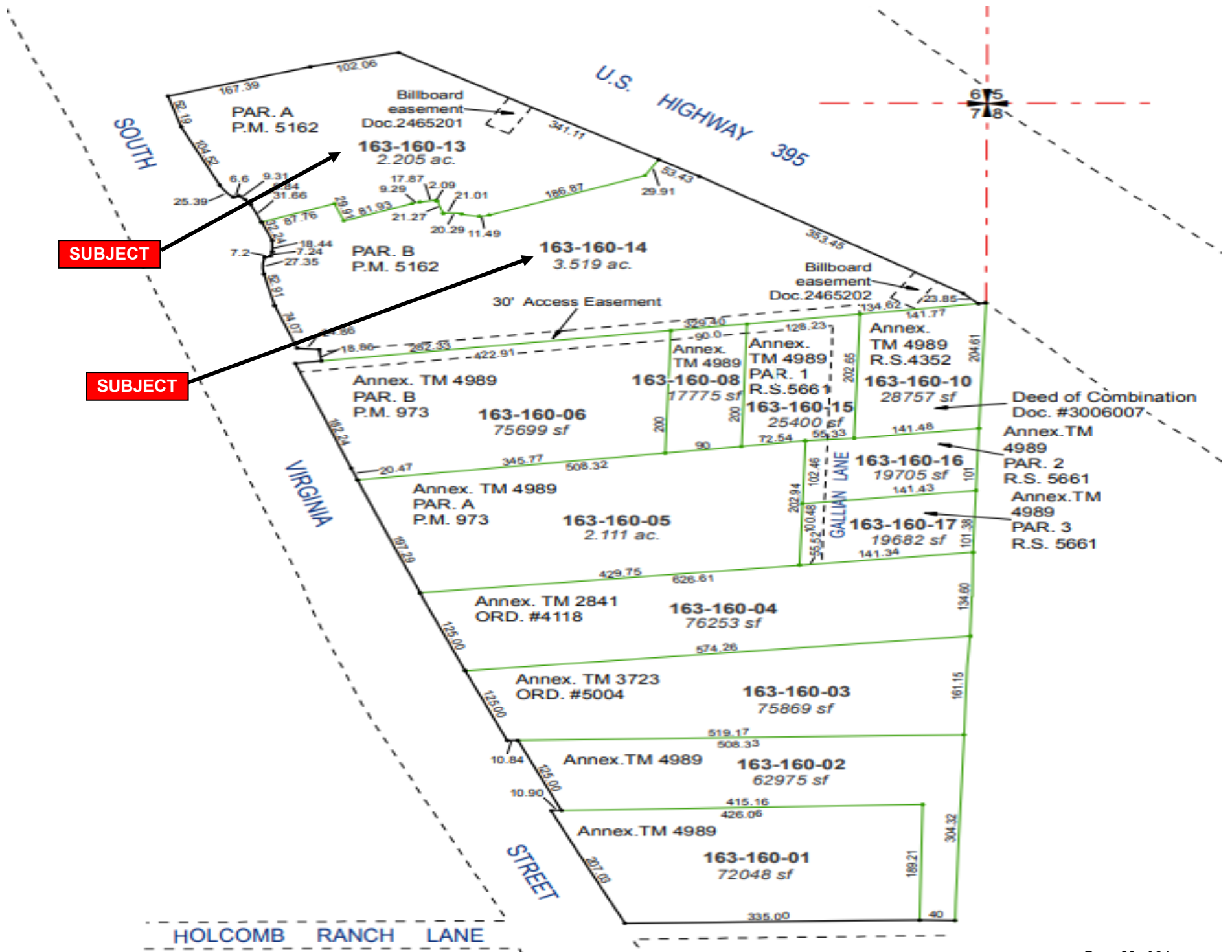
| Activity Information       |         |                |        |        |        |      |
|----------------------------|---------|----------------|--------|--------|--------|------|
| Date                       | User ID | Activity Notes |        |        |        |      |
|                            |         |                |        |        |        |      |
| Sales/Transfer Information |         |                |        |        |        |      |
| Grantor                    | Doc #   | Date           | LUC    | Price  | Verif  |      |
| FINDLAY-SHACK PROPERTIES   | 4468590 | 5/13/2015      |        |        | 0      | 3NTT |
|                            |         |                |        |        |        |      |
| Permit Information         |         |                |        |        |        |      |
| Date                       | Permit  | Description    | Amount | Status | % Comp |      |
|                            |         |                |        |        |        |      |



## NEIGHBORHOOD MAP





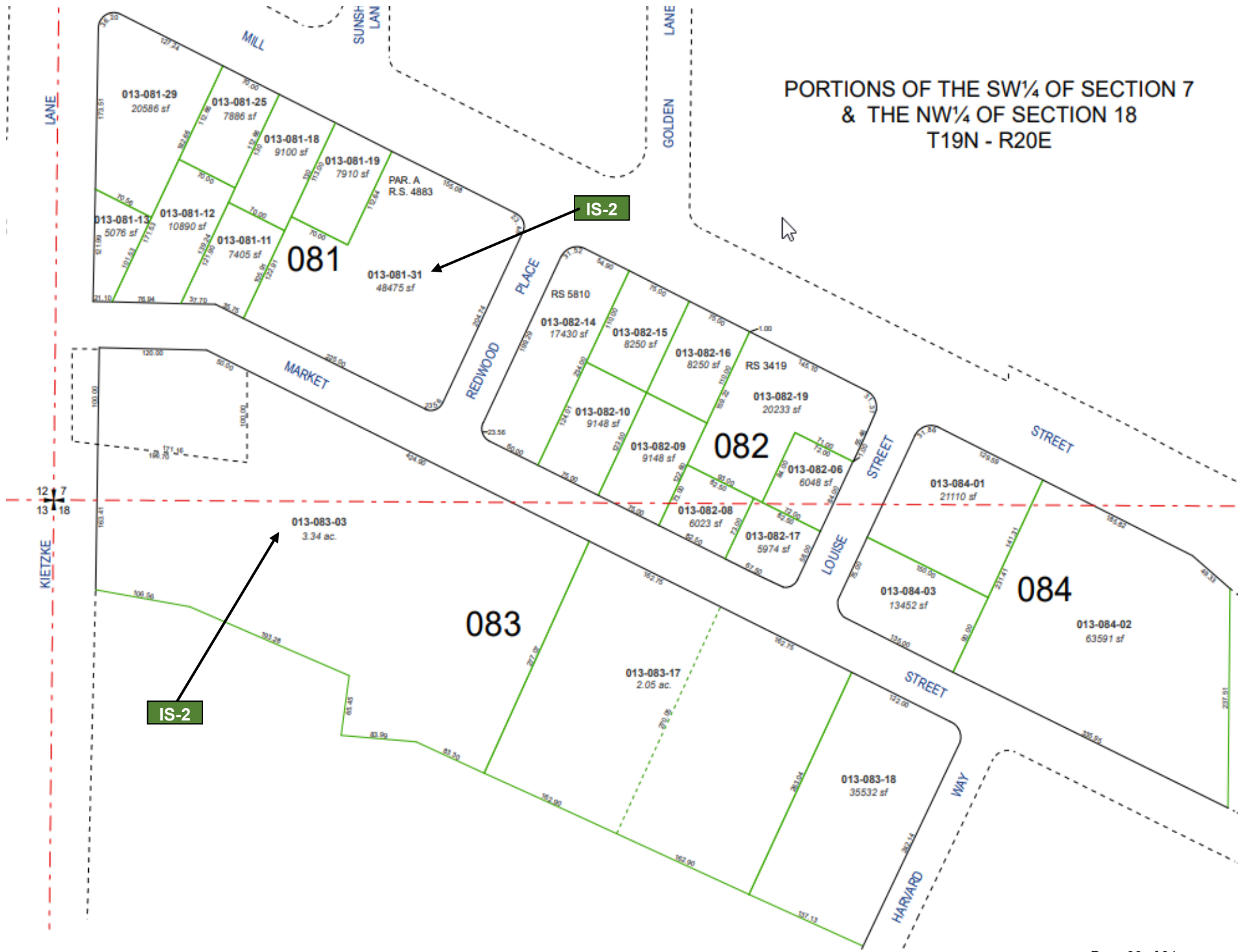








PORTIONS OF THE SW¼ OF SECTION 7  
& THE NW¼ OF SECTION 18  
T19N - R20E





T19N - R19E  
T19N - R20E

LANE

KIETZKE

PORTION OF THE NW¼ SECTION 18  
T19N - R20E

314

013-314-08  
3.588 ac.

PAR. 1  
P.M. 2512

PAR. 2  
P.M. 2512

013-314-09  
1.514 ac.

013-314-07  
8.0396 ac.

AUTOMOTIVE

POR. PAR. 1  
PM 5329  
PAR. 1-A  
RS 6318

013-312-15  
5.854 ac.

PAR. 2  
PM 5329  
013-312-14  
9181 sf

013-312-12  
2.03 ac.

PAR. B  
RS 3597  
RS 145

312

013-312-07  
1.864 ac.

PAR. 1  
P.M. 2438

PAR. 2  
P.M. 2438

013-312-08  
34747 sf

IS-3

IS-4

HARVARD

MILL

MARKET

315

013-315-01  
0.66 ac.

013-311-14  
1.86 ac.

PAR. 1  
P.M. 3942

013-311-35  
70682 sf

311

PAR. 2  
P.M. 3942

013-311-36  
2.61 ac.

Original  
lot line  
PM 1990

013-311-32  
1.491 ac.

PAR. 1-B  
P.M. 2630

ADJ. PAR. 1-A  
P.M. 2630  
R.S. 2569 0.626 ac.

013-311-34  
269.70

ADJ. PAR. A  
R.S. 2569  
POR. PAR. A  
P.M. 2490

013-311-33  
1.736 ac.

INTERSTATE

580

WAY

316

PAR. D-1-R  
REV. P.M. 5148

013-316-17  
2.54 ac.

PAR. B  
P.M. 2490

013-316-01  
2.306 ac.

PAR. D-2-2  
P.M. 3141

013-316-15  
0.84 ac.

ADJ. PAR. C  
R.S. 2561

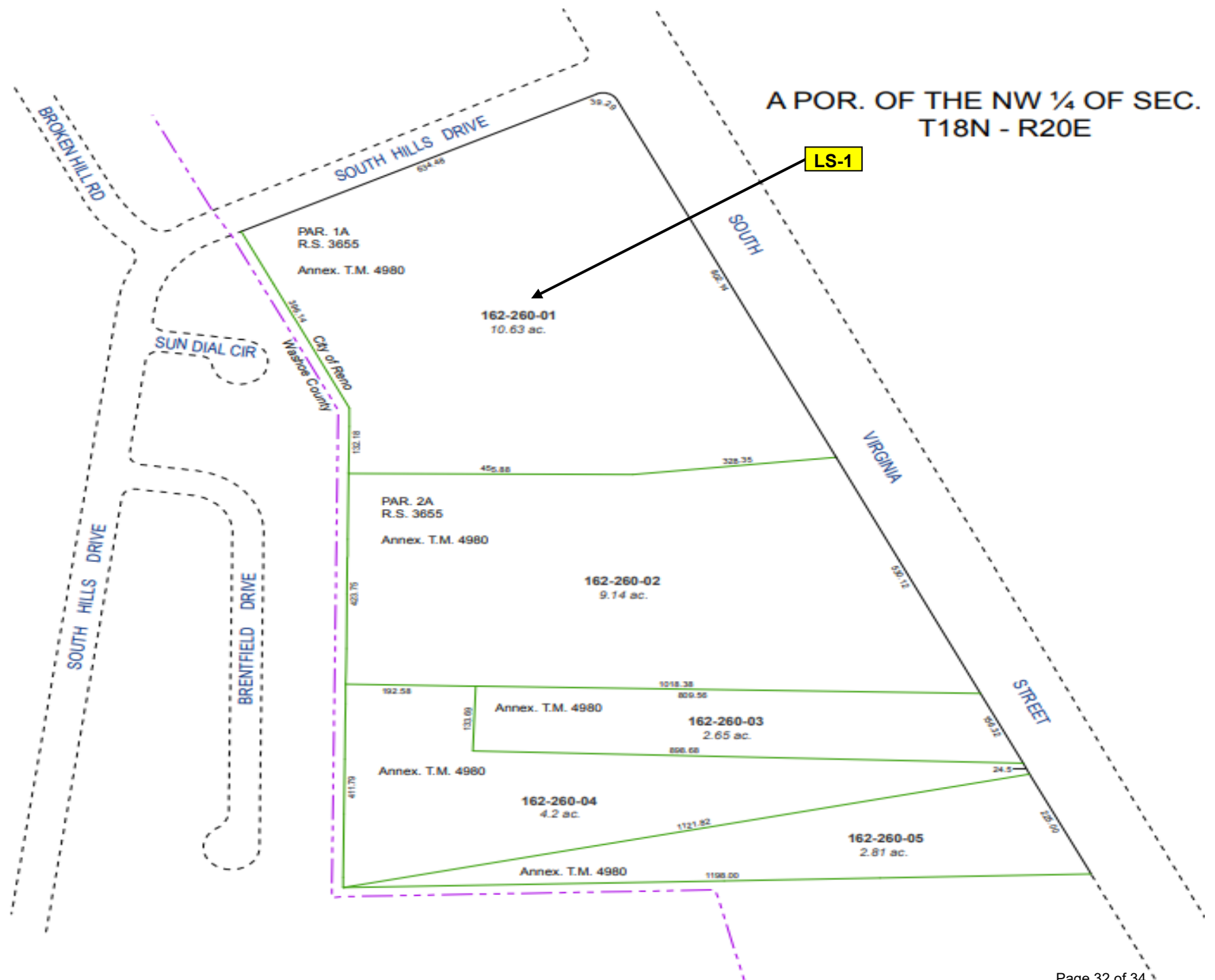
013-316-11  
0.793 ac.

YALE

WAY

STREET







# PORTIONS OF SE SW ¼ SECTION 8 & T18N - F

