

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 23-0043C-J
Hearing Date 2/22/2023
Tax Year 2023

APN: 031-012-31, 35, 36, 37, 39, 40, 41 and 42
Owner of Record: PARADISE RETAIL I LLC
Property Address: 2125 ODDIE BLVD, ET AL
Property Type: SHOPPING CENTER 100%
Gross Building Area: 152,755
Year Built: 1967 - 2009
Parcel Size: 11.71 AC

Description / Location: The subject property is the Paradise Plaza Outdoor Mall which consists of one large anchor discount store, several inline retail shops and two free-standing retail buildings totaling approximately 152,755 sf. The property is located on the south side of Oddie Blvd between El Rancho Dr and Sullivan Lane.



2023/2024 Taxable Value:	Land:	\$4,052,478
	Improvements:	\$2,172,738
	Total:	<u>\$6,225,216</u>
	Taxable Value / SF	\$41

Sales Comparison Approach:	Indicated Value:	\$11,150,000
	Indicated Value SF	\$73

Income Approach:	Indicated Value:	\$6,225,000
	Indicated Value SF	\$41

Conclusions: The sales comparison approach reconciles to a value of \$11,150,000 or \$73 per square foot. The income approach to value results in a value of \$6,225,000 or \$41 per square foot. Due to the distressed nature of the shopping center, the income approach to value was given the most weight in the analysis. Since the income and sales approaches to value support the total taxable value, it is recommended that the Assessor's value be upheld.

RECOMMENDATION: Uphold X Reduce

ASSESSOR'S EXHIBIT I
57 PAGES

Paradise Plaza Overview of Applied Lack of Finish and Obsolescence

APN	Occupancy	2023 Land Value	2023 Improvement Value	2023 Unadjusted Total Taxable Value	Lack of Finish Adjustment	Obsolescence	2023 Total Taxable Value
031-012-31	Parking Lot (minor imps)	\$316,120	\$38,841	\$354,961			\$354,961
031-012-35	Free-standing Retail	\$332,160	\$748,559	\$1,080,719		(\$288,416)	\$792,303
031-012-36	Discount Store	\$1,613,898	\$4,648,492	\$6,262,390	(\$1,592,888)	(\$2,313,344)	\$2,356,158
031-012-37	Discount Store	\$274,590	\$220,402	\$494,992		(\$175,010)	\$319,982
031-012-39	Neighborhood Shop Ctr	\$522,657	\$497,942	\$1,020,599			\$1,020,599
031-012-40	Church	\$155,088	\$594,960	\$750,048	(\$264,432)	(\$117,118)	\$368,498
031-012-41	Neighborhood Shop Ctr	\$649,215	\$530,047	\$1,179,262	(\$314,800)	(\$114,995)	\$749,467
031-012-42	Free-standing Retail	\$188,750	\$395,930	\$584,680	(\$44,072)	(\$277,360)	\$263,248
TOTALS		\$4,052,478	\$7,675,173	\$11,727,651	(\$2,216,192)	(\$3,286,243)	\$6,225,216

2023 Unadjusted TTV	\$11,727,651
Obsolescence and Lack of Finish	(\$5,502,435)
2023 Actual TTV	\$6,225,216

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

	TAXABLE VALUE	ASSESSED VALUE	TAXABLE
LAND:	\$4,052,478	\$1,418,367	\$/SF GBA
IMPROVEMENTS:	\$2,172,738	\$760,458	\$40.75
TOTAL:	\$6,225,216	\$2,178,826	

HEARING:	<u>23-0043C-J</u>
DATE:	<u>2/22/2023</u>
TAX YEAR:	<u>2023</u>

OWNER: PARADISE RETAIL I LLC

TAXABLE
\$/SF Land
\$7.95

SUBJECT													
BLDG#	APN	Location (Occupancy)	Use %	Total GBA (GBA)	Construction Type Exterior Walls	QC	Finish Area	Age(WAY) Height	Land (SF) %Coverage	Sale Price Sale Date	Sale Price/GBA	EGI GIM OER	NOI OAR
1	031-012-36 et al	2125 ODDIE BLVD DISCOUNT STORE NEIGHBORHOOD SHOPPING CTR RETAIL STORE	77% 18% 5%	152,755 117,729 27,432 7,594	MASONRY CONCRETE BLOCK	C20	75% - 100%	1967-2009	509,945 30% MUD	\$14,600,000 2/28/2017	\$77.41		

SHOPPING CENTER SALES													
SC-1	025-022-06 07, 08, 09	SMITHRIDGE SHOPPING CENTER COMMUNITY SHOPPING CTR RESTAURANT	89% 11%	52,716 47,071 5,645	MASONRY CONC BLK/TEXT FACE	C20	100.0	1984 14 12	301,174 18% MU	\$10,100,000 7/14/2021	\$191.59		\$1,311,688 7.70%
SC-2	037-061-20 et al	SILVER STATE SHOPPING CENTER NEIGH/COMMUNITY SHOPPING CTR DISCOUNT STORE RESTAURANT / VARIOUS	39% 41% 20%	153,881 60,749 62,769 30,363	MASONRY CONCRETE BLOCK	C20 - C25	100.0	1978 - 1981	618,010 25% MU MU	\$15,800,000 12/23/2020	\$102.68		\$1,632,597 10.33%
SC-3	026-284-34	EVERGREEN PLAZA NEIGHBORHOOD SHOPPING CTR DISCOUNT STORE	31% 69%	81,247 24,960 56,287	MASONRY BEARING CONCRETE BLOCK	C15 - C20	100	1980 14 18	353,707 23% MU	\$5,900,000 4/11/2019	\$72.62		\$504,278 8.55%

LAND SALES												
Sale #	APN	Location	Sale Date	Sale Price	Size(sf)	\$/sf	Zoning	Comments				
L-1	528-601-02 528-601-06 528-601-07 528-601-08 528-601-09	PYRAMID WAY	12/17/2020	\$4,706,658	554,083	\$8.49	NUD	Sale of a group of parcels located on Pyramid Way near the Pyramid Way and La Posada Dr intersection. The parcels are near two other shopping centers at the same intersection. The parcels were purchased by WinCo Foods. Level to moderate topography with utilities available near the site.				
L-2	088-201-05 088-201-44 088-201-45	NORTH HILLS BLVD	9/23/2020	\$2,900,000	419,091	\$6.92	GC	Sale of a group of parcels located near intersection of North Hills Blvd and E Golden Valley Rd. The parcels are near two other shopping centers at the same intersection. Level to moderate topography.				
L-3	030-042-03	2850 SORENSEN WAY	1/26/2022	\$1,000,000	94,090	\$10.63	C2	Vacant, level lot ready for development located next to Baring Village Shopping Center				
L-4	032-023-02	2153 PRATER WAY	10/15/2020	\$725,000	54,886	\$13.21	MUD	Vacant, level lot ready for development located on Prater Way				
L-5	552-190-13	0 BUCK DR	10/23/2020	\$535,000	36,943	\$14.48	GC	Vacant, level lot ready for development located on Buck Dr near Lemmon Dr and Sky Vista Pky				

COMMENTS:

The subject property is an outdoor shopping center which consists of one large anchor discount store, junior anchor stores, in-line retail shops and two free-standing retail buildings totaling approximately 152,755 sf. Historical vacancy of the Big Box anchor store and church space have left this shopping center in somewhat distressed conditions.

SC-1 sale is The Ridge Shopping Center located across from Meadowood Mall it was purchased on 7/14/2021 for \$10,000,000 or \$191.59/sf. This sale is superior to the subject in location, age, condition and vacancy rate. Overall, SC-1 is considered a high indicator of value.

SC-2 sale is the Silver State Shopping Center located at the corner of Prater Way and McCarran Blvd. It was purchased for \$15,800,000 or \$102.68/sf. At the time of the sale there was some big box and in-line shop vacancy. This sale is also superior to the subject in location, age and vacancy rate. Overall, SC-2 is considered a high indicator of value.

SC-3 sale is the Evergreen Plaza Shopping Center located on the corner of Oddie Blvd and El Rancho Dr catty-corner to the subject. It was purchased on 4/11/2019 for \$5,900,000 or \$72.62/sf. This sale is the most comparable to the subject in location, condition and vacancy rate. SC-3 requires a downward adjustment to the sale price/sf due to its relatively small size, however, an upward adjustment for the lack of free-standing retail is necessary. Overall, these characteristics somewhat cancel each other out and SC-3 is considered a reasonable indicator of value.

All of the land sales are vacant lots in various stages of development that were sold within the last two-three years.

L-1 and L-2 are comparables for large acre parcels as seen in large shopping centers.

L-2 through L-6 are comparables for the smaller acreage parcels as seen with neighborhood shopping centers.

The comparable sales range from \$73/SF to \$130/SF. SC-3 is similar to the subject in location and age and given the most weight in the analysis. Consequently, the subject's value is expected to be at the low end of the range. Based on the sales data, a value of \$73/sf or \$11,151,115 rounded to \$11,150,000 is supported.

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

	LAND:	TAXABLE VALUE	ASSESSED VALUE	TAXABLE	HEARING: 23-0043C-J
		\$4,052,478	\$1,418,367	\$/SF GBA	DATE: 2/22/2023
	IMPROVEMENTS:	\$2,172,738	\$760,458	\$40.75	
	TOTAL:	\$6,225,216	\$2,178,826		TAX YEAR: 2023
APN: 031-012-36, et al				TAXABLE	
OWNER: PARADISE RETAIL I LLC				\$/SF Land	
				\$7.95	

Income Approach				
Discount Store - Anchor	84,200 sq ft. @	\$0.40 /mo =	\$33,680	
Discount Store - Junior Anchor	23,000 sq ft. @	\$1.00 /mo =	\$23,000	
Neighborhood Shopping Center	27,432 sq ft. @	\$1.50 /mo =	\$41,148	
Free-Standing Retail / Bank	7,594 sq ft. @	\$1.55 /mo =	\$11,771	
Church	10,529 sq ft. @	\$0.60 /mo =	\$6,317	
CAM (Neigh Shop Ctr)	40,342 sq ft. @	\$0.34 /mo =	\$13,716	
CAM (Big Box)	84,200 sq ft. @	\$0.10 /mo =	\$8,420	
CAM (Junior Anchor)	15,000 sq ft. @	\$0.20 /mo =	\$3,000	
CAM (Church)	13,034 sq ft. @	\$0.20 /mo =	\$2,607	
Total	152,755		\$143,659	
	x 12 months =		12.00	
			\$1,723,910	
- Vacancy & Collection loss		18%	\$310,304	
= Effective Gross Income			\$1,413,606	
- Operating Expenses		35%	\$494,762	
=Net Operating Income			\$918,844	
Divided by Overall Capitalization Rate			8.55%	
Stabilized Income Value			\$10,746,715	
Lease Up Costs - Vacant Big Box			-\$4,161,437	
Lease Up Costs - Vacant Church			-\$360,062	
"As Is" Income Value			\$6,225,216	

Rounded \$41 /sf GBA

Subject Income Information: The subject property consists of 152,755 square feet of retail space comprised of Discount Store, Neighborhood Shopping Center, Free-Standing Retail and Church occupancies. The subject property is a distressed property with a long-term anchor vacancy as well as vacant church space.

Potential Gross Income: The lease comparables found on page 5 provided the market rents for silimilar properties. The CAM costs of \$0.10 to \$0.34 are from an offering memorandum for Paradise Plaza.

Effective Gross Income: Due to the historical vacancy of the shopping center an 18% vacancy and collection loss was applied, this did not include the Big Box and Church spaces. Due to the long term vacancy of the spaces, lease up costs for the discount store and church were calculated to arrive at an "As Is" value.

Net Operating Income: Applied an operating expense of 35% based on an offering memorandum for the shopping center.

Capitalization Rate Analysis: A capitalization rate of 8.55% was utilized because it is the same as the most comparable shopping center sale.

Indicated Value Income Approach: Based on market and subject information subject property has a value of \$6,225,216 or \$41/sf.

Comments: The income approach to value of \$6,225,216 rounded to \$6,225,000 or \$41/sf was used to calculate the obsolescence necessary for the 2023/2024 Reappraisal. Although the Evergreen Plaza Shopping Center, at \$73/sf, is most similar to the subject, the income approach to value is given the most weight in the analysis. It is recommended that the Assessor's value be upheld.

Neighborhood Shopping Center/Retail - Market Rent Survey

APN	Location	Tenant	Suite #	SF	Rent/M	Rent/SF	Lease Start	Notes
033-103-25	1125 N MCCARAN BLVD	DOMINO'S PIZZA		1,344	\$ 26.52	\$ 2.21	7/14/2022	CAM \$0.41/SF
026-441-36	1605 SULLIVAN LN	EL SOL CARNICERIA	1625	1,440	\$ 13.80	\$ 1.15	7/6/2022	CAM \$0.20/SF
004-073-10	2900 CLEAR ACRE LN	LAUNDER MUTT	D	1,700	\$ 21.00	\$ 1.75	5/1/2022	
026-284-34	2356 ODDIE BLVD	JUST YOUR STYLE SALON		1,600	\$ 12.00	\$ 1.00	5/20/2022	
026-284-34	2303 ODDIE BLVD	CAROUSEL INCOME TAX		1,200	\$ 12.00	\$ 1.00	3/20/2022	
030-041-14	BARING VILLAGE SHOP CTR	MY HEARING CENTER	1247	1,400	\$ 12.00	\$ 1.00	2/24/2022	
030-041-14	BARING VILLAGE SHOP CTR	CLEANERS	1259	1,400	\$ 12.00	\$ 1.00	2/24/2022	
030-041-14	BARING VILLAGE SHOP CTR	COMICS N COFFEE	1233 / 1235	4,448	\$ 12.00	\$ 1.00	2/1/2022	Starting rent is \$9.25 w/3% annual increases
035-120-26	5055 SUN VALLEY BLVD	COMMUNITY HEALTH ALLIAN	100	5,160	\$ 15.00	\$ 1.25	2/1/2022	CAM \$0.25/SF
026-182-64	2880 NORTHTOWNE LN	SUN LOAN COMPANY	105	1,200	\$ 22.20	\$ 1.85	8/5/2021	
036-540-14	1450 E PRATER WAY	LIFELONG ART STUDIO	114	1,400	\$ 16.20	\$ 1.35	7/14/2021	
030-041-14	BARING VILLAGE SHOP CTR	FRIENDLY NAILS AND SPA	1227	3,028	\$ 12.00	\$ 1.00	7/1/2021	
037-020-43	1495 PRATER WAY	MAVERICK FINANCE	107	1,280	\$ 22.20	\$ 1.85	3/1/2022	\$22.80 with a 2.70% discount CAM \$1.85/SF
					\$	-		
				Average	\$	1.34		
				Median	\$	1.15		

Big Box - Market Rent Survey

APN	Location	Tenant	Suite #	SF	Rent/M	Rent/SF	Lease Start	Notes
020-254-61	3650 S VIRGINIA ST	STUDIO B SALON	E	37,660	\$ 11.40	\$ 0.95	12/23/2022	CAM \$0.40/SF
006-166-04	1201 STARDUST ST	STARLITE EXPRESS LLC	N/A	31,792	\$ 7.80	\$ 0.65	4/19/2022	
026-182-38	2863 NORTHTOWNE LN (Winco side)	FLOORING LIQUIDATORS	B & D	32,587	\$ 8.40	\$ 0.70	8/27/2021	
033-151-19	662 E PRATER WAY	SALVATION ARMY	N/A	19,370	\$ 10.80	\$ 0.90	8/8/2021	
031-012-36	2125 ODDIE BLVD	OCTOPHARMA	2125	15,000	\$ 14.52	\$ 1.21	6/1/2021	
040-162-53	RENO CROSSING	SKI PRO	4	20,000	\$ 12.00	\$ 1.00	10/28/2020	
020-253-08	75 E MOANA LN	SPCA		18,347	\$ 12.00	\$ 1.00	11/17/2019	
					\$	-		
				Average	\$	0.92		
				Median	\$	0.95		

Shopping Center Sales - CAP Rates

APN	Shopping Center	Location	Total Bldg SF	Total Land	Sale Date	Sale Price	Cost/SF	CAP Rate
163-061-12	SOUTH MEADOWS PROMENADE	597 SOUTH MEADOWS P	78,943	402,526	12/15/2021	\$34,000,000	\$431.00	5.00%
025-022-06	THE RIDGE	5000 SMITHRIDGE DR	77,652	301,174	7/14/2021	\$10,100,000	\$130.07	7.70%
037-061-20	SILVER STATE SHOPPING CENTER	520 N MCCARRAN BLVD	153,881	618,010	12/23/2020	\$15,800,000	\$102.68	10.33%
014-051-53	LAKESIDE PLAZA	115 W PLUMB LN	97,741	381,237	2/20/2020	\$12,678,000	\$129.71	6.50%
510-082-42	SPARKS GALLERIA	125 DISC DRIVE	206,403	1,160,438	10/9/2019	\$40,650,000	\$197.00	6.82%
026-284-34	EVERGREEN SHOPPING CENTER	2302 ODDIE BLVD	81,247	353,707	4/11/2019	\$5,900,000	\$72.62	8.55%
						Average	\$177.18	7.48%
						Median	\$129.89	7.26%

WASHOE COUNTY APPRAISAL RECORD



APN: 031-012-31

2023

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ACTIVE

Roll YR

Code

%Comp

Situs	ODDIE BLVDSPARKS	Database	WASHOE	NBHD	DBHQ	Appr	SYJ	Exemption AV Exemption	Reopen			
Owner	PARADISE RETAIL I LLC	Printed	2/3/2023	Commercial					Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101	Property Name		Tax District	2002							

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	Initials/Date	
2023 VN	316,120		38,841		354,961	124,236	Land Value	316,120			
2023 NR	316,120		38,841		354,961	124,236	Building Value				
2022 FV	316,120		29,979		346,099	121,135	XFOB Value	38,841			
2021 FV	284,508		28,170		312,678	109,437	Obsolescence	0	Parcel Total		
2020 FV	284,508		28,046		312,554	109,394	Taxable Value	354,961	New Const		<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	252,896		26,843		279,739	97,909	Total Exemption		New Land		<input type="checkbox"/> New Sketch
2018 FV	237,090		25,745		262,835	91,992			Remainder		

Building Data													
Type	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Occ			BUILDING LEVEL										
Stry/Frm			Rate Adj										
Quality			Lump Sum										
Year Built			PARCEL LEVEL										
WAY			Lump Sum										
Remodel Yr			%Obso										
% Comp		%DPR											

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
							1	FWAS	FW ASPHALT	30	-	31,612	3.86	1967	2018	100	121,997	30,499		
							2	PKLT	PKG LOT LI	30	-	31,612	0.66	1967	2018	100	20,864	5,216		
							3	YIMP	YARD IMPS	30	-	6	2,084.00	1967	2018	100	12,504	3,126		

Gross Bldg Area		Perimeter		Sub Area RCN																		
Building Notes						Building Cost Summary																
						Building RCN																
						Depreciation																
						Building DRC																
						Extra Feature DRC																
						Building Obso																
Building Name						Total DRC																
						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	Acre Size	DOR Code	Deferment	CAGC	Water	Sewer	Street	Municipal	Paved	
400	General Commercial: reta	MUD	31,612	SF2	10.00					316,120		31,612	0.726	400							Municipal	Paved

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

WASHOE COUNTY APPRAISAL RECORD

APN: 031-012-31

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Owner PARADISE RETAIL I LLC
 Keyline Description PM 5304 LOT 2-A

NBHD DBHQ Commercial

Appr SYJ

Activity Information						
Date	User ID	Activity Notes				
9/13/2022	SYJ	Re-appraisal Review				
7/1/2022	SYJ	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731646	8/4/2017			0	3NTT
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
2/1/2019	SBLD18-23725	Refurbish existing pylon s		C	100%	

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WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 031-012-35

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 2193 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 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	332,160		748,559		792,303	277,306	Land Value	332,160			
2023 NR	332,160		748,559		792,303	277,306	Building Value	728,835			
2022 FV	332,160		683,707		1,015,867	355,553	XFOB Value	19,724	Initials/Date		
2021 FV	298,944		684,837		983,781	344,323	Obsolescence	-288,416	Parcel Total		
2020 FV	298,944		703,412		1,002,356	350,825	Taxable Value	792,303	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2019 FV	265,728		663,956		929,684	325,389	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
2018 FV	249,120		662,078		911,198	318,919			Remainder		

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	304	Bank	D	2009	2009	100	C20	739,659	584,331	3,012	194	0
COMM	1-2	353	Retail Store	D	2009	2009	100	C20	171,290	135,319	1,072	126	0
MISC	1-3	600	Miscellaneous	0	2009	2009	100	30	11,626	9,185		9,185	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	
400	General Commercial: reta	MUD	33,216	SF2	10.00					332,160		33,216		Municipal	
												0.763		Municipal	
												400		Paved	
														SPC	

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WASHOE COUNTY APPRAISAL RECORD



APN: 031-012-35

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 2193 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 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	332,160		748,559		792,303	277,306	Land Value	332,160	Initials/Date		
2023 NR	332,160		748,559		792,303	277,306	Building Value	728,835			
2022 FV	332,160		683,707		1,015,867	355,553	XFOB Value	19,724	Parcel Total		
2021 FV	298,944		684,837		983,781	344,323	Obsolescence	-288,416	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	298,944		703,412		1,002,356	350,825	Taxable Value	792,303	New Land	<input type="checkbox"/> New Sketch	
2019 FV	265,728		663,956		929,684	325,389	Total Exemption		Remainder		
2018 FV	249,120		662,078		911,198	318,919					

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	304	Bank	Rate Adj			SP1C	3,012	Sprinkler System Generic - C	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			ST	1	No of Stories	100				
Quality	C20	Commercial 2.0 (Aver				UT	1	Units	100				
Year Built	2009		PARCEL LEVEL			WH	16	Avg Wall Height/Floor	100				
WAY	2009		Lump Sum	-288416		EW	885	STUD WALLS - EIFS (EXT INSUL	100				
Remodel Yr			%Obso	0.0000		HEAT	611	PACKAGE UNIT	77				
% Comp	100	%DPR 21.0				HEAT	649	NO HVAC	23				

Sub Area																				
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			3,012	245.57	739,659	1	FWCO	FW CONCRET	30	1	1,000	7.69	2009		100	7,689	6,074		
							2	TRS2	TRASH CO B	30	1	240	34.15	2009		100	8,196	6,475		
							4	FWAS	FW ASPHALT	30	1	22,000	3.89	1967	2018	100	85,565	21,391		
							5	PKLT	PKG LOT LI	30	1	22,000	0.66	1967	2018	100	14,520	3,630		
							6	YIMP	YARD IMPS	30	1	2	2,084.00	1967	2018	100	4,168	1,042		

Gross Bldg Area 3,012 Perimeter 172 Sub Area RCN 739,659

Building Notes		Building Cost Summary	
		Building RCN	739,659
		Depreciation	155,328
US BANK (UNIT A) 10/10/17 SYJ		Building DRC	584,331
		Extra Feature DRC	38,612
		Building Obso	
Building Name		Total DRC	622,943
		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	Water	Municipal	
400	General Commercial: reta	MUD	33,216	SF2	10.00					332,160		33,216	Sewer	Municipal	
												Acre Size	0.763	Street	Paved
												DOR Code	400	SPC	
												Deferment			
												CAGC			

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WASHOE COUNTY APPRAISAL RECORD

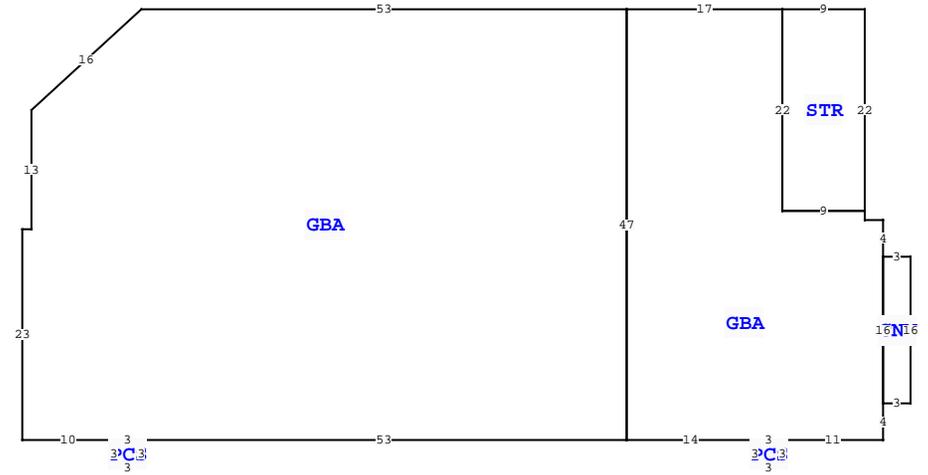
APN: 031-012-35

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Owner PARADISE RETAIL I LLC
 Keyline Description PM 5305 LOT 3-A

NBHD DBHQ Commercial

Appr SYJ



Activity Information						
Date	User ID	Activity Notes				
9/13/2022	SYJ	Re-appraisal Review				
7/1/2022	SYJ	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731647	8/4/2017			0	3NTT
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
7/11/2022	FIRE22-22377	ADD FIRE ALARM CELLULAR CO	1,350	A		
1/29/2021	SBLD21-20154	REMOVE AND REPLACE ATM MAC	38,830	C	100%	

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WASHOE COUNTY APPRAISAL RECORD



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ACTIVE

Roll YR

Code

%Comp

Situs 2193 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial Tax District 2002
 530 B ST STE 2050 SAN DIEGO, CA 92101 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	332,160		748,559		792,303	277,306	Land Value	332,160			
2023 NR	332,160		748,559		792,303	277,306	Building Value	728,835			
2022 FV	332,160		683,707		1,015,867	355,553	XFOB Value	19,724			
2021 FV	298,944		684,837		983,781	344,323	Obsolescence	-288,416			
2020 FV	298,944		703,412		1,002,356	350,825	Taxable Value	792,303			
2019 FV	265,728		663,956		929,684	325,389	Total Exemption				
2018 FV	249,120		662,078		911,198	318,919					

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	353	Retail Store	Rate Adj			SP1C	1,072	Sprinkler System Generic - C	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			ST	1	No of Stories	100				
Quality	C20	Commercial 2.0 (Aver				UT	1	Units	100				
Year Built	2009		PARCEL LEVEL			WH	16	Avg Wall Height/Floor	100				
WAY	2009		Lump Sum	-288416		EW	885	STUD WALLS - EIFS (EXT INSUL	100				
Remodel Yr			%Obso	0.0000		HEAT	611	PACKAGE UNIT	77				
% Comp	100	%DPR 21.0				HEAT	649	NO HVAC	23				

Sub Area																				
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			1,072	159.79	171,290	3	RET5	RELOFQ2NEG	30	1	300	-62.96	2023	2023	100	-18,888	-18,888		

Gross Bldg Area 1,072 Perimeter 103 Sub Area RCN 171,290

Building Notes	Building Cost Summary	
UNIT B - CURRENTLY VACANT 10/10/17 SYJ	Building RCN	171,290
	Depreciation	35,971
	Building DRC	135,319
	Extra Feature DRC	-18,888
	Building Obso	
Building Name	Total DRC	116,431
	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	Acre Size	DOR Code	Deferment	Water	Street	Municipal	Paved
												33,216	0.763	400					

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WASHOE COUNTY APPRAISAL RECORD

APN: 031-012-35

Owner PARADISE RETAIL I LLC
 Keyline Description PM 5305 LOT 3-A

NBHD DBHQ Commercial

Appr SYJ

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731647	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY APPRAISAL RECORD



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ACTIVE

Roll YR

Code

%Comp

Situs 2193 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 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	332,160		748,559		792,303	277,306	Land Value	332,160	Initials/Date		
2023 NR	332,160		748,559		792,303	277,306	Building Value	728,835			
2022 FV	332,160		683,707		1,015,867	355,553	XFOB Value	19,724	Parcel Total		
2021 FV	298,944		684,837		983,781	344,323	Obsolescence	-288,416			
2020 FV	298,944		703,412		1,002,356	350,825	Taxable Value	792,303	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2019 FV	265,728		663,956		929,684	325,389	Total Exemption		New Land		
2018 FV	249,120		662,078		911,198	318,919			Remainder	<input type="checkbox"/> New Sketch	

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	2009		PARCEL LEVEL										
WAY	2009		Lump Sum	-288416									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 21.0											

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
CNW	CANOPY WOOD - CO			48	38.50	1,848														
PCS	PORCH CONCRETE S			18	11.50	207														
STR	STORAGE ROOM			198	48.34	9,571														

Gross Bldg Area Perimeter Sub Area RCN 11,626

Building Notes	Building Cost Summary
	Building RCN 11,626
	Depreciation 2,441
	Building DRC 9,185
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 9,185
	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	Acre Size	DOR Code	Deferment	Water	Street	Municipal	Paved
												33,216	0.763	400					

CAGC

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WASHOE COUNTY APPRAISAL RECORD

APN: **031-012-35**

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Owner **PARADISE RETAIL I LLC**
 Keyline Description **PM 5305 LOT 3-A**

NBHD **DBHQ Commercial**

Appr **SYJ**

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731647	8/4/2017			0	3NTT
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 031-012-36

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ACTIVE

Roll YR

Code

%Comp

Situs 2125 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 Property Name

Reopen			
Reappraisal			

Valuation History

Parcel Value Summary

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD
2023 VN	1,613,898		3,055,604		2,356,158	824,655	Land Value	1,613,898
2023 NR	1,613,898		3,055,604		2,356,158	824,655	Building Value	4,512,997
2022 FV	1,613,898		3,915,977		2,355,640	824,474	XFOB Value	-1,457,393
2021 FV	1,613,898		3,949,047		2,355,640	824,474	Obsolescence	-2,313,344
2020 FV	1,613,898		4,056,515	658,335	5,670,413	1,984,645	Taxable Value	2,356,158
2019 FV	1,489,752		3,281,757	1,001,714	4,771,509	1,670,028	Total Exemption	
2018 FV	1,365,606		2,280,043		3,645,649	1,275,977		

OBSO	<input type="checkbox"/> Change	<input type="checkbox"/> No Change
NewLand		
Initials/Date		
Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C
New Const		
New Land	<input type="checkbox"/> New Sketch	
Remainder		

Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	319	Discount Store	C	1967	1991	100	C20	8,577,976	4,460,548	99,200	44	0
MISC	1-2	600	Miscellaneous	0	1967	1973	100	30	209,794	52,449		52,449	0



Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note
400	General Commercial: reta	MUD	248,292	SF	6.50					1,613,898	

Land Data		Property Characteristics	
Land Size-Sf	248,292	Water	Municipal
Acre Size	5.700	Sewer	Municipal
DOR Code	400	Street	Paved
Deferment		SPC	
CAGC			

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WASHOE COUNTY APPRAISAL RECORD



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2023

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ACTIVE

Roll YR

Code

%Comp

Situs 2125 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 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	1,613,898		3,055,604		2,356,158	824,655	Land Value	1,613,898			
2023 NR	1,613,898		3,055,604		2,356,158	824,655	Building Value	4,512,997			
2022 FV	1,613,898		3,915,977		2,355,640	824,474	XFOB Value	-1,457,393			
2021 FV	1,613,898		3,949,047		2,355,640	824,474	Obsolescence	-2,313,344			
2020 FV	1,613,898		4,056,515	658,335	5,670,413	1,984,645	Taxable Value	2,356,158	Parcel Total		
2019 FV	1,489,752		3,281,757	1,001,714	4,771,509	1,670,028	Total Exemption		New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2018 FV	1,365,606		2,280,043		3,645,649	1,275,977			New Land		
									Remainder	<input type="checkbox"/> New Sketch	

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			ASC	2	Alternate Shape Code	100	EW	818	CONCRETE, TILT-UP	100
Occ	319	Discount Store	Rate Adj			MD3	800	Mezzanine - Office	100	HEAT	611	PACKAGE UNIT	100
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum			MD5	10,714	Mezzanine - Storage	100				
Quality	C20	Commercial 2.0 (Aver				MD5	468	Mezzanine - Storage	100				
Year Built	1967		PARCEL LEVEL			SP1C	16,398	Sprinkler System Generic - C	100				
WAY	1991		Lump Sum	-2313344		ST	1	No of Stories	100				
Remodel Yr	2019		%Obso	0.0000		UT	1	Units	100				
% Comp	100	%DPR 48.0				WH	18	Avg Wall Height/Floor	100				

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	1967		99,200	86.47	8,577,976	1	FNC6	FN CHN LK6	30	1	500	24.85	1967		100	12,425	3,106				
MD3	DRO MEZZANINE O	1967		800			2	FNC8	FN CHN LK	30	1	250	32.70	1967		100	8,175	2,044				
MD5	DRO MEZZANINE S	1967		10,714			3	FWAS	FW ASPHALT	30	1	123,888	3.12	1967		100	386,617	96,654				
MD5	DRO MEZZANINE S	1985		468			4	FWCO	FW CONCRET	30	1	6,200	6.53	1967		100	40,490	10,123				
							5	PKLT	PKG LOT LI	30	1	123,888	0.66	1967		100	81,766	20,442				
							6	YIMP	YARD IMPS	30	1	6	2,084.00	1967		100	12,504	3,126				
							7	RET5	RELOFQ2NEG	30	1	25,300	-62.96	2023	2023	100	-1,592,888	-1,592,888				

Gross Bldg Area 111,182 Perimeter 1,380 Sub Area RCN 8,577,976

Building Notes		Building Cost Summary	
WAY = 1985 & 2019 INTERIOR REMODEL / 3 TENANTS OCCUPYING FORMER KMART SPACE 3/19/19 SYJ.		Building RCN	8,577,976
		Depreciation	4,117,428
		Building DRC	4,460,548
		Extra Feature DRC	-1,457,393
		Building Obso	
Building Name	Total DRC	3,003,155	
	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	Water	Municipal		
400	General Commercial: reta	MUD	248,292	SF	6.50					1,613,898		248,292	Sewer	Municipal		
												5.700	Street	Paved		
												400	SPC			
													CAGC			

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WASHOE COUNTY APPRAISAL RECORD

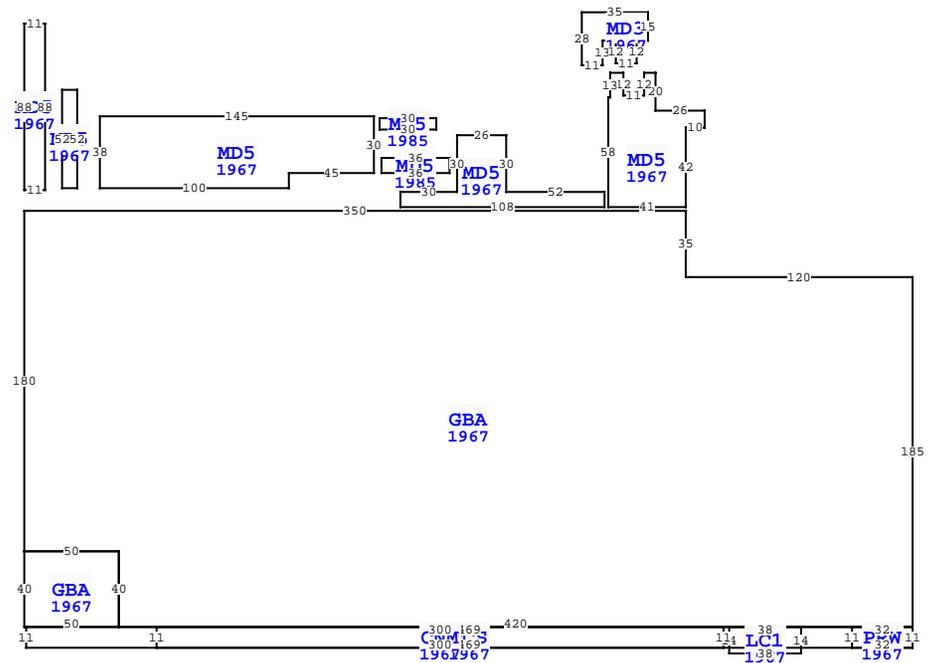
APN: 031-012-36

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Owner PARADISE RETAIL I LLC
 Keyline Description PM 5305 LOT 3-B

NBHD DBHQ Commercial

Appr SYJ



Activity Information						
Date	User ID	Activity Notes				
9/13/2022	SYJ	Re-appraisal Review				
4/20/2020	SYJ	Aerial Review				
5/8/2019	SYJ	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731647	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
7/11/2022	FIRE22-22378	ADD FIRE ALARM CELLULAR CO	1,350	A		
9/23/2019	SBLD19-22280	INSTALL CUSTOMER-PROVIDED		C	100%	
7/2/2019	SBLD19-21021	Commercial Interior Tenant	1,030,000	C	100%	
6/27/2019	FIRE19-21768	Drop existing 119 sprinkle	17,300	C	100%	
4/22/2019	FIRE19-20771	Add 11 new heads at new en		C	100%	

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WASHOE COUNTY APPRAISAL RECORD



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2023

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ACTIVE

Roll YR

Code

%Comp

Situs 2125 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 Property Name

Reopen			
Reappraisal			

Valuation History

Parcel Value Summary

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	OBSO	<input type="checkbox"/> Change <input type="checkbox"/> No Change	
2023 VN	1,613,898		3,055,604		2,356,158	824,655	Land Value	1,613,898	NewLand		
2023 NR	1,613,898		3,055,604		2,356,158	824,655	Building Value	4,512,997			
2022 FV	1,613,898		3,915,977		2,355,640	824,474	XFOB Value	-1,457,393	Initials/Date		
2021 FV	1,613,898		3,949,047		2,355,640	824,474	Obsolescence	-2,313,344			
2020 FV	1,613,898		4,056,515	658,335	5,670,413	1,984,645	Taxable Value	2,356,158	Parcel Total	<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch	
2019 FV	1,489,752		3,281,757	1,001,714	4,771,509	1,670,028	Total Exemption		New Const		
2018 FV	1,365,606		2,280,043		3,645,649	1,275,977		Remainder	New Land		

Building Data

1-2	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	30	Average										
Year Built	1967		PARCEL LEVEL									
WAY	1973		Lump Sum -2313344									
Remodel Yr			%Obso 0.0000									
% Comp	100	%DPR 75.0										

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
CNM	CANOPY METAL - C	1967		3,300	45.00	148,500														
LC1	LATTICE LOW-SMAL	1967		532	13.42	7,139														
PCS	PORCH CONCRETE S	1967		5,159	9.31	48,030														
PRW	PORCH ROOF WOOD	1967		352	17.40	6,125														

Gross Bldg Area Perimeter Sub Area RCN 209,794

Building Notes	Building Cost Summary
UNIT B	Building RCN 209,794
UNIT A	Depreciation 157,345
031-012-23 RECORD 3 2195 ODDIE BLVD PERMIT #A0702907 PARADISE PLAZA PAD A TLS 3/17/09 US BANK	Building DRC 52,449
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 52,449
	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	Water	Municipal
												248,292	Sewer	Municipal
												5.700	Street	Paved
												400	SPC	
													CAGC	

WASHOE COUNTY APPRAISAL RECORD

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Owner PARADISE RETAIL I LLC
 Keyline Description PM 5305 LOT 3-B

NBHD DBHQ Commercial

Appr SYJ

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731647	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 031-012-37

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Roll YR

Code

%Comp

Situs	2225 ODDIE BLVDS PARKS	Database	WASHOE	NBHD	DBHQ	Appr	SYJ	Exemption AV Exemption	Reopen			
Owner	PARADISE RETAIL I LLC	Printed	2/3/2023	Commercial					Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101	Tax District	2002	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	274,590		220,402		319,982	111,994	Land Value	274,590			
2023 NR	274,590		220,402		319,982	111,994	Building Value	195,892			
2022 FV	305,100		180,256		485,356	169,875	XFOB Value	24,510	Initials/Date		
2021 FV	274,590		176,115		450,705	157,747	Obsolescence	-175,010	Parcel Total		
2020 FV	274,590		176,532		451,122	157,893	Taxable Value	319,982	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2019 FV	244,080		165,899		409,979	143,493	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
2018 FV	228,825		162,158		390,983	136,844			Remainder		

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	319	Discount Store	C	1968	1968	100	C20	744,880	186,220	8,000	23	0
MISC	1-2	600	Miscellaneous	0	1968	1968	100	30	38,685	9,672		9,672	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	
400	General Commercial: reta	MUD	30,510	SF2	10.00	LOC	90			274,590	LOC ADJ FOR INTERIOR PARCEL	30,510	Municipal	
												0.700	Municipal	
												400	Paved	
													SPC	

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WASHOE COUNTY APPRAISAL RECORD



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Situs 2225 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 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			
2023 VN	274,590		220,402		319,982	111,994	Land Value	274,590			
2023 NR	274,590		220,402		319,982	111,994	Building Value	195,892			
2022 FV	305,100		180,256		485,356	169,875	XFOB Value	24,510			
2021 FV	274,590		176,115		450,705	157,747	Obsolescence	-175,010			
2020 FV	274,590		176,532		451,122	157,893	Taxable Value	319,982			
2019 FV	244,080		165,899		409,979	143,493	Total Exemption				
2018 FV	228,825		162,158		390,983	136,844					

Building Data													
1-1	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	319	Discount Store	Rate Adj			SP1C	8,000	Sprinkler System Generic - C	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum			ST	1	No of Stories	100				
Quality	C20	Commercial 2.0 (Aver				UT	1	Units	100				
Year Built	1968		PARCEL LEVEL			WH	12	Avg Wall Height/Floor	100				
WAY	1968		Lump Sum	-175010		EW	812	CONCRETE BLOCK	100				
Remodel Yr			%Obso	0.0000		HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR 75.0											

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
GBA	GROSS BUILDING A	1967		8,000	93.11	744,880	1	FWAS	FW ASPHALT	30	1	21,000	3.91	1968	2018	100	82,097	20,524		
							2	PKLT	PKG LOT LI	30	1	21,000	0.66	1968	2018	100	13,860	3,465		
							3	YIMP	YARD IMPS	30	1	1	2,084.00	1968	2018	100	2,084	521		

Gross Bldg Area	8,000	Perimeter	360	Sub Area RCN	744,880
Building Notes		Building Cost Summary			
		Building RCN		744,880	
		Depreciation		558,660	
10/10/17 SYJ		Building DRC		186,220	
		Extra Feature DRC		24,510	
		Building Obso			
Building Name		Total DRC		210,730	
		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		Water	Municipal
400	General Commercial: reta	MUD	30,510	SF2	10.00	LOC	90			274,590	LOC ADJ FOR INTERIOR PARCEL	30,510		Sewer	Municipal
												0.700		Street	Paved
												400		SPC	

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WASHOE COUNTY APPRAISAL RECORD

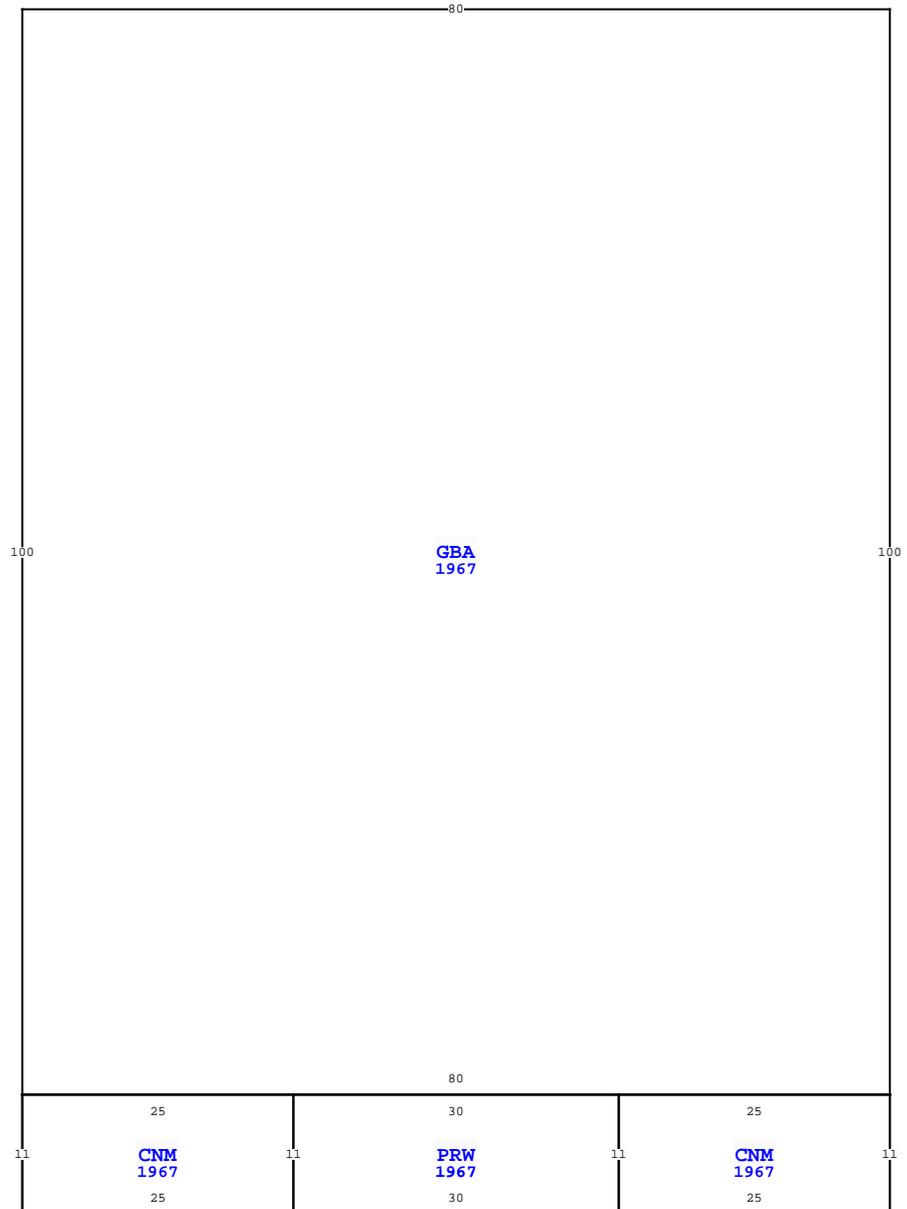
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Owner PARADISE RETAIL I LLC
 Keyline Description PM 5305 LOT 3-C

NBHD DBHQ Commercial

Appr SYJ



Activity Information						
Date	User ID	Activity Notes				
9/13/2022	SYJ	Re-appraisal Review				
7/1/2022	SYJ	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731647	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY APPRAISAL RECORD



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Code

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Situs 2225 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 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			
2023 VN	274,590		220,402		319,982	111,994	Land Value	274,590	NewLand		
2023 NR	274,590		220,402		319,982	111,994	Building Value	195,892			
2022 FV	305,100		180,256		485,356	169,875	XFOB Value	24,510	Initials/Date		
2021 FV	274,590		176,115		450,705	157,747	Obsolescence	-175,010			
2020 FV	274,590		176,532		451,122	157,893	Taxable Value	319,982	Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C
2019 FV	244,080		165,899		409,979	143,493	Total Exemption		New Const		
2018 FV	228,825		162,158		390,983	136,844			New Land		
									Remainder	<input type="checkbox"/> New Sketch	

Building Data													
1-2	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	30	Average											
Year Built	1968		PARCEL LEVEL										
WAY	1968		Lump Sum	-175010									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 75.0											

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
CNM	CANOPY METAL - C	1967		550	45.00	24,750														
PCS	PORCH CONCRETE S	1967		880	9.31	8,193														
PRW	PORCH ROOF WOOD	1967		330	17.40	5,742														

Gross Bldg Area	Perimeter	Sub Area RCN	38,685
Building Notes		Building Cost Summary	
	Building RCN		38,685
	Depreciation		29,013
	Building DRC		9,672
	Extra Feature DRC		
	Building Obso		
Building Name		Total DRC	9,672
	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	Acre Size	DOR Code	Deferment	Water	Street	Municipal	Paved
												30,510	0.700	400					

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Owner PARADISE RETAIL I LLC
 Keyline Description PM 5305 LOT 3-C

NBHD DBHQ Commercial

Appr SYJ

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731647	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY SUMMARY APPRAISAL RECORD



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Situs 2229 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 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	522,657		497,942		1,020,599	357,210	Land Value	522,657			
2023 NR	522,657		497,942		1,020,599	357,210	Building Value	453,671			
2022 FV	580,730		407,722	13,707	988,452	345,958	XFOB Value	44,271	Initials/Date		
2021 FV	522,657		384,745		907,402	317,591	Obsolescence	0	Parcel Total		
2020 FV	522,657		406,848		929,505	325,327	Taxable Value	1,020,599	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2019 FV	464,584		403,130		867,714	303,700	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
2018 FV	435,548		414,032		849,580	297,353			Remainder		

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	412	Neighborhood Shopping	C	1971	1971	100	C20	1,730,202	432,551	14,940	28	0
MISC	1-2	600	Miscellaneous	0	1971	1971	100	30	84,480	21,120		21,120	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	MUD	58,073	SF2	10.00	LOC	90			522,657	LOC ADJ FOR INTERIOR PARCEL	58,073	Sewer	Municipal
												1.333	Street	Paved
													SPC	

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WASHOE COUNTY APPRAISAL RECORD



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Situs	2229 ODDIE BLVDSPARKS	Database	WASHOE	NBHD	DBHQ	Appr	SYJ	Exemption AV Exemption	Reopen			
Owner	PARADISE RETAIL I LLC	Printed	2/3/2023	Commercial					Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101	Tax District	2002	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			
2023 VN	522,657		497,942		1,020,599	357,210	Land Value	522,657			
2023 NR	522,657		497,942		1,020,599	357,210	Building Value	453,671			
2022 FV	580,730		407,722	13,707	988,452	345,958	XFOB Value	44,271			
2021 FV	522,657		384,745		907,402	317,591	Obsolescence	0		Parcel Total	
2020 FV	522,657		406,848		929,505	325,327	Taxable Value	1,020,599			<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	464,584		403,130		867,714	303,700	Total Exemption				<input type="checkbox"/> New Sketch
2018 FV	435,548		414,032		849,580	297,353			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	412	Neighborhood Shoppin	Rate Adj			SP3C	14,940	Sprinkler System Wet - Comme	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum			ST	1	No of Stories	100				
Quality	C20	Commercial 2.0 (Aver				UT	1	Units	100				
Year Built	1971		PARCEL LEVEL			WH	11	Avg Wall Height/Floor	100				
WAY	1971		Lump Sum	0		EW	812	CONCRETE BLOCK	100				
Remodel Yr			%Obso	0.0000		HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR	75.0										

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
GBA	GROSS BUILDING A	1971		14,940	115.81	1,730,202	1	FWAS	FW ASPHALT	30	1	39,400	3.78	1968	2018	100	148,995	37,249		
							2	PKLT	PKG LOT LI	30	1	39,400	0.66	1968	2018	100	26,004	6,501		
							3	YIMP	YARD IMPS	30	1	1	2,084.00	1968	2018	100	2,084	521		

Gross Bldg Area	14,940	Perimeter	596	Sub Area RCN	1,730,202
Building Notes		Building Cost Summary			
		Building RCN	1,730,202		
		Depreciation	1,297,651		
10/10/17 SYJ		Building DRC	432,551		
		Extra Feature DRC	44,271		
		Building Obso			
Building Name		Total DRC	476,822		
		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	Water	Municipal		
400	General Commercial: reta	MUD	58,073	SF2	10.00	LOC	90			522,657	LOC ADJ FOR INTERIOR PARCEL	58,073	Sewer	Municipal		
												1.333	Street	Paved		
												400	SPC			
													CAGC			

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WASHOE COUNTY APPRAISAL RECORD

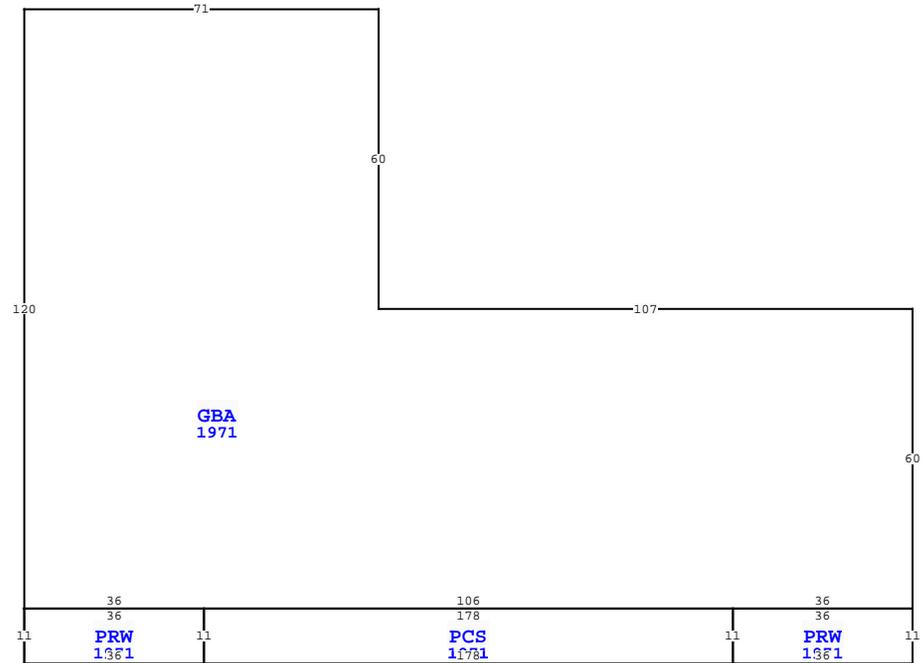
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Owner PARADISE RETAIL I LLC
 Keyline Description PM 5306 LOT 4-A

NBHD DBHQ Commercial

Appr SYJ



Activity Information						
Date	User ID	Activity Notes				
9/13/2022	SYJ	Re-appraisal Review				
10/5/2021	SYJ	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731648	8/4/2017			0	3NTT
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
8/4/2021	FIRE21-22137	Install a new NFPA13 wet s	23,310	C	100%	
3/17/2021	SBLD21-20837	INSTALL ONE ILLUMINATED WA	11,811	C	100%	
2/1/2021	FIRE20-23965	INSTALL NEW WET CHEMICAL S	2,600	C	100%	
10/16/2020	SBLD20-22631	TENANT IMPROVEMENTS TO INC	134,400	N	100%	
9/18/2020	SBLD20-22630	LANDLORD IMPROVEMENTS TO C	191,100	N	100%	

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Situs 2229 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 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			
2023 VN	522,657		497,942		1,020,599	357,210	Land Value	522,657			
2023 NR	522,657		497,942		1,020,599	357,210	Building Value	453,671			
2022 FV	580,730		407,722	13,707	988,452	345,958	XFOB Value	44,271			
2021 FV	522,657		384,745		907,402	317,591	Obsolescence	0	Parcel Total		
2020 FV	522,657		406,848		929,505	325,327	Taxable Value	1,020,599	New Const		<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	464,584		403,130		867,714	303,700	Total Exemption		New Land		<input type="checkbox"/> New Sketch
2018 FV	435,548		414,032		849,580	297,353			Remainder		

Building Data													
1-2	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	30	Average											
Year Built	1971		PARCEL LEVEL										
WAY	1971		Lump Sum	0									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 75.0											

Sub Area																					
Extra Features							#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes	
CNM	CANOPY METAL - C	1971		1,166	45.00	52,470															
PCS	PORCH CONCRETE S	1971		1,958	9.31	18,229															
PRW	PORCH ROOF WOOD	1971		792	17.40	13,781															

Gross Bldg Area	Perimeter	Sub Area RCN	84,480
Building Notes		Building Cost Summary	
		Building RCN	84,480
		Depreciation	63,360
		Building DRC	21,120
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	21,120
		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	Acre Size	DOR Code	Deferment	Water	Street	Municipal	Paved
												58,073	1.333	400					

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WASHOE COUNTY APPRAISAL RECORD

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Owner PARADISE RETAIL I LLC
 Keyline Description PM 5306 LOT 4-A

NBHD DBHQ Commercial

Appr SYJ

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731648	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY SUMMARY APPRAISAL RECORD



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Roll YR

Code

%Comp

Situs 2267 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 Property Name

Reopen			
Reappraisal			

Valuation History

Parcel Value Summary

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD
2023 VN	155,088		330,528		368,498	128,974	Land Value	155,088
2023 NR	155,088		330,528		368,498	128,974	Building Value	588,725
2022 FV	172,320		574,216		746,536	261,288	XFOB Value	-258,197
2021 FV	155,088		563,042		718,130	251,346	Obsolescence	-117,118
2020 FV	155,088		567,233		722,321	252,812	Taxable Value	368,498
2019 FV	137,856		530,918		668,774	234,071	Total Exemption	
2018 FV	129,240		547,095		676,335	236,717		

OBSO	<input type="checkbox"/> Change	<input type="checkbox"/> No Change
NewLand		
Initials/Date		
Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C
New Const		
New Land	<input type="checkbox"/> New Sketch	
Remainder		

Building Data

Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	309	Church	C	1968	1969	100	C20	2,344,119	586,030	10,529	55	0
MISC	1-2	600	Miscellaneous	0	1968	1969	100	30	10,781	2,695		2,695	0



Land Value

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note
400	General Commercial: reta	MUD	17,232	SF2	10.00	LOC	90			155,088	LOC ADJ FOR INTERIOR PARCEL

Land Data

Property Characteristics	Value
Land Size-Sf	17,232
Acre Size	0.396
DOR Code	400
Deferment	
CAGC	
Water	Municipal
Sewer	Municipal
Street	Paved
SPC	

WASHOE COUNTY APPRAISAL RECORD



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Roll YR

Code

%Comp

Situs 2267 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 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			
2023 VN	155,088		330,528		368,498	128,974	Land Value	155,088			
2023 NR	155,088		330,528		368,498	128,974	Building Value	588,725			
2022 FV	172,320		574,216		746,536	261,288	XFOB Value	-258,197			
2021 FV	155,088		563,042		718,130	251,346	Obsolescence	-117,118		Parcel Total	
2020 FV	155,088		567,233		722,321	252,812	Taxable Value	368,498		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	137,856		530,918		668,774	234,071	Total Exemption			New Land	<input type="checkbox"/> New Sketch
2018 FV	129,240		547,095		676,335	236,717				Remainder	

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			MD4	1,736	Mezzanine - Open	100				
Occ	309	Church	Rate Adj			SHP	4	VERY IRREGULAR	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum			ST	1	No of Stories	100				
Quality	C20	Commercial 2.0 (Aver				UT	1	Units	100				
Year Built	1968		PARCEL LEVEL			WH	18	Avg Wall Height/Floor	100				
WAY	1969		Lump Sum -117118			EW	812	CONCRETE BLOCK	100				
Remodel Yr			%Obso 0.0000			HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR 75.0											

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
GBA	GROSS BUILDING A	1968		10,529	222.63	2,344,119	1	FWAS	FW ASPHALT	30	1	5,300	4.31	1968		100	22,858	5,714		
MD4	DRO MEZZANINE O	1968		1,736			2	YIMP	YARD IMPS	30	1	1	2,084.00	1968		100	2,084	521		
							3	RET5	RELOFQ2NEG	30	1	4,200	-62.96	2023	2023	100	-264,432	-264,432		

Gross Bldg Area	12,265	Perimeter	468	Sub Area RCN	2,344,119
Building Notes		Building Cost Summary			
		Building RCN		2,344,119	
		Depreciation		1,758,089	
10/10/17 SYJ		Building DRC		586,030	
		Extra Feature DRC		-258,197	
		Building Obso			
Building Name		Total DRC		327,833	
		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		Water	Municipal
400	General Commercial: reta	MUD	17,232	SF2	10.00	LOC	90			155,088	LOC ADJ FOR INTERIOR PARCEL	17,232			
												0.396		Sewer	Municipal
												400		Street	Paved
														SPC	
														CAGC	

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WASHOE COUNTY APPRAISAL RECORD

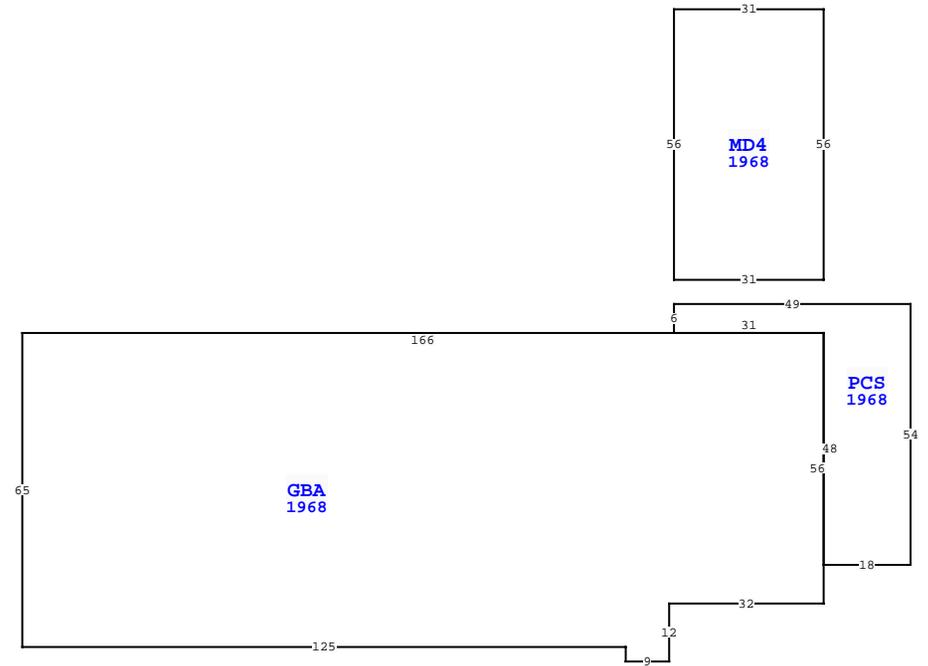
APN: 031-012-40

PAGE 3 of 5

Owner PARADISE RETAIL I LLC
 Keyline Description PM 5306 LOT 4-B

NBHD DBHQ Commercial

Appr SYJ



Activity Information		
Date	User ID	Activity Notes
9/13/2022	SYJ	Re-appraisal Review
7/1/2022	SYJ	Aerial Review

Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731648	8/4/2017			0	3NTT

Permit Information					
Date	Permit	Description	Amount	Status	% Comp

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WASHOE COUNTY APPRAISAL RECORD



APN: 031-012-40

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 2267 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 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			
2023 VN	155,088		330,528		368,498	128,974	Land Value	155,088			
2023 NR	155,088		330,528		368,498	128,974	Building Value	588,725			
2022 FV	172,320		574,216		746,536	261,288	XFOB Value	-258,197			
2021 FV	155,088		563,042		718,130	251,346	Obsolescence	-117,118			
2020 FV	155,088		567,233		722,321	252,812	Taxable Value	368,498			
2019 FV	137,856		530,918		668,774	234,071	Total Exemption				
2018 FV	129,240		547,095		676,335	236,717					

Building Data													
1-2	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	30	Average											
Year Built	1968		PARCEL LEVEL										
WAY	1969		Lump Sum	-117118									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 75.0											

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
PCS	PORCH CONCRETE S	1968		1,158	9.31	10,781														

Gross Bldg Area Perimeter Sub Area RCN 10,781

Building Notes	Building Cost Summary
	Building RCN 10,781
	Depreciation 8,086
	Building DRC 2,695
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 2,695
	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	Acre Size	DOR Code	Deferment	Water	Street	Municipal	Paved
												17,232	0.396	400					

WASHOE COUNTY APPRAISAL RECORD

APN: 031-012-40

PAGE 5 of 5

Owner PARADISE RETAIL I LLC
 Keyline Description PM 5306 LOT 4-B

NBHD DBHQ Commercial

Appr SYJ

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731648	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 031-012-41

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 2275 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 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	649,215		215,247		749,467	262,313	Land Value	649,215			
2023 NR	649,215		215,247		749,467	262,313	Building Value	462,297			
2022 FV	721,350		355,606		1,076,956	376,935	XFOB Value	-247,050	Initials/Date		
2021 FV	649,215		346,735		995,950	348,582	Obsolescence	-114,995	Parcel Total		
2020 FV	649,215		347,372		996,587	348,805	Taxable Value	749,467	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2019 FV	577,080		327,706		904,786	316,675	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
2018 FV	541,013		336,420		877,433	307,102			Remainder		

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	412	Neighborhood Shopping	C	1968	1969	100	C20	1,683,921	420,980	12,492	33	0
MISC	1-2	600	Miscellaneous	0	1968	1969	100	30	165,262	41,317		41,317	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	MUD	72,135	SF2	10.00	LOC	90			649,215	LOC ADJ FOR INTERIOR PARCEL	72,135		Municipal
												1.656	Sewer	Municipal
												400	Street	Paved
													SPC	

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WASHOE COUNTY APPRAISAL RECORD



APN: 031-012-41

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 2275 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 Property Name

Reopen
 Reappraisal

Valuation History

Parcel Value Summary

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	OBSO	<input type="checkbox"/> Change <input type="checkbox"/> No Change	
2023 VN	649,215		215,247		749,467	262,313	Land Value	649,215	NewLand		
2023 NR	649,215		215,247		749,467	262,313	Building Value	462,297		Initials/Date	
2022 FV	721,350		355,606		1,076,956	376,935	XFOB Value	-247,050	Parcel Total		
2021 FV	649,215		346,735		995,950	348,582	Obsolescence	-114,995		New Const	<input type="checkbox"/> NC
2020 FV	649,215		347,372		996,587	348,805	Taxable Value	749,467	New Land		
2019 FV	577,080		327,706		904,786	316,675	Total Exemption			Remainder	<input type="checkbox"/> New Sketch
2018 FV	541,013		336,420		877,433	307,102					

Building Data

1-1	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL	SHP	4	VERY IRREGULAR	100				
Occ	412	Neighborhood Shoppin	Rate Adj	ST	1	No of Stories	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum	UT	1	Units	100				
Quality	C20	Commercial 2.0 (Aver		WH	18	Avg Wall Height/Floor	100				
Year Built	1968		PARCEL LEVEL	EW	812	CONCRETE BLOCK	100				
WAY	1969		Lump Sum -114995	HEAT	611	PACKAGE UNIT	100				
Remodel Yr			%Obso 0.0000								
% Comp	100	%DPR 75.0									

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
GBA	GROSS BUILDING A	1968		10,992	134.80	1,481,721	1	FWAS	FW ASPHALT	30	1	54,300	3.65	1968		100	197,956	49,489		
GBA	GROSS BUILDING A	1978		1,500	134.80	202,200	2	FWCO	FW CONCRET	30	1	5,000	6.61	1968		100	33,037	8,259		
							3	PKLT	PKG LOT LI	30	1	54,300	0.66	1968		100	35,838	8,960		
							4	YIMP	YARD IMPS	30	1	2	2,084.00	1968		100	4,168	1,042		
							5	RET5	RELOFQ2NEG	30	1	5,000	-62.96	2023	2023	100	-314,800	-314,800		

Gross Bldg Area 12,492 Perimeter 738 Sub Area RCN 1,683,921

Building Notes	Building Cost Summary	
10/10/17 SYJ	Building RCN	1,683,921
	Depreciation	1,262,941
	Building DRC	420,980
	Extra Feature DRC	-247,050
	Building Obso	
Building Name	Total DRC	173,930
	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	Water	Municipal	
400	General Commercial: reta	MUD	72,135	SF2	10.00	LOC	90			649,215	LOC ADJ FOR INTERIOR PARCEL	72,135	Sewer	Municipal	
												1.656	Street	Paved	
												400	SPC		

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WASHOE COUNTY APPRAISAL RECORD

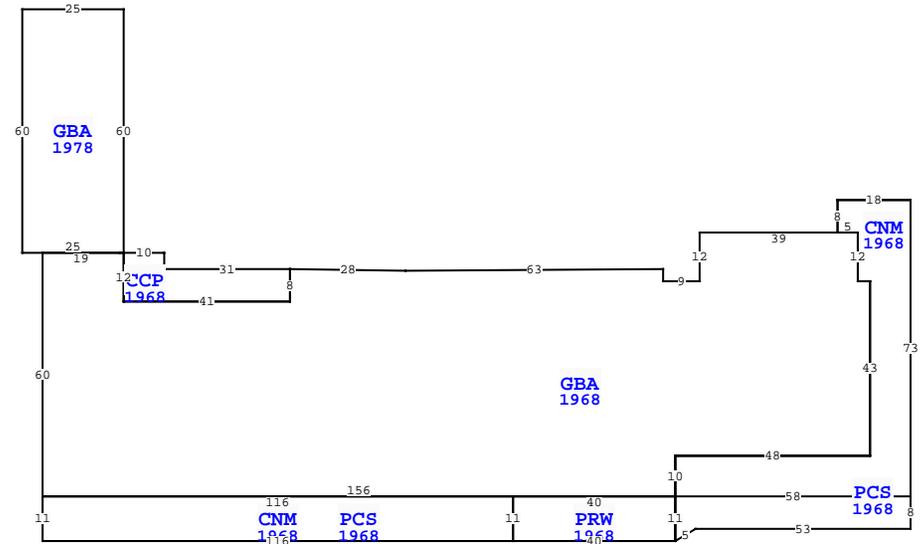
APN: 031-012-41

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Owner PARADISE RETAIL I LLC
 Keyline Description PM 5306 LOT 4-C

NBHD DBHQ Commercial

Appr SYJ



Activity Information						
Date	User ID	Activity Notes				
9/13/2022	SYJ	Re-appraisal Review				
7/1/2022	SYJ	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731648	8/4/2017			0	3NTT
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
2/2/2021	SBLD20-23665	INSTALL ONE SET OF INDIVID	2,600	C	100%	
1/30/2019	SBLD18-23681	Install one new ground sig		C	100%	

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WASHOE COUNTY APPRAISAL RECORD



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ACTIVE

Roll YR

Code

%Comp

Situs 2275 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 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			
2023 VN	649,215		215,247		749,467	262,313	Land Value	649,215	NewLand		
2023 NR	649,215		215,247		749,467	262,313	Building Value	462,297			
2022 FV	721,350		355,606		1,076,956	376,935	XFOB Value	-247,050	Initials/Date		
2021 FV	649,215		346,735		995,950	348,582	Obsolescence	-114,995			
2020 FV	649,215		347,372		996,587	348,805	Taxable Value	749,467	Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C
2019 FV	577,080		327,706		904,786	316,675	Total Exemption		New Const		
2018 FV	541,013		336,420		877,433	307,102			New Land		
									Remainder	<input type="checkbox"/> New Sketch	

Building Data													
1-2	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	30	Average											
Year Built	1968		PARCEL LEVEL										
WAY	1969		Lump Sum	-114995									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 75.0											

Sub Area																				
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
CCP	COVERED CONCRETE	1968		368	23.56	8,670														
CNM	CANOPY METAL - C	1968		2,586	45.00	116,370														
PCS	PORCH CONCRETE S	1968		3,498	9.31	32,566														
PRW	PORCH ROOF WOOD	1968		440	17.40	7,656														

Gross Bldg Area Perimeter Sub Area RCN 165,262

Building Notes	Building Cost Summary
	Building RCN 165,262
	Depreciation 123,945
	Building DRC 41,317
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 41,317
	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	Acre Size	DOR Code	Deferment	Water	Street	Municipal	Paved
												72,135	1.656	400				Municipal	Paved
																SPC			
																CAGC			

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WASHOE COUNTY APPRAISAL RECORD

APN: 031-012-41

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Owner PARADISE RETAIL I LLC
 Keyline Description PM 5306 LOT 4-C

NBHD DBHQ Commercial

Appr SYJ

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731648	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 031-012-42

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 2131 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 Property Name

Reopen			
Reappraisal			

Valuation History

Parcel Value Summary

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD
2023 VN	188,750		351,858		263,248	92,137	Land Value	188,750
2023 NR	188,750		351,858		263,248	92,137	Building Value	335,089
2022 FV	188,750		291,046		479,796	167,929	XFOB Value	16,769
2021 FV	169,875		291,441		461,316	161,461	Obsolescence	-277,360
2020 FV	169,875		298,656		468,531	163,986	Taxable Value	263,248
2019 FV	151,000		285,384		436,384	152,734	Total Exemption	
2018 FV	141,563		284,666		426,229	149,180		

OBSO	<input type="checkbox"/> Change	<input type="checkbox"/> No Change
NewLand		
Initials/Date		
Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C
New Const		
New Land	<input type="checkbox"/> New Sketch	
Remainder		

Building Data

Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	353	Retail Store	D	2009	2009	100	C20	415,900	328,561	3,510	93	0
MISC	1-2	600	Miscellaneous	0	2009	2009	100	30	8,262	6,528		6,528	0



Land Value

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note
400	General Commercial: reta	MUD	18,875	SF2	10.00					188,750	

Land Data

Land Size-Sf	18,875	Water	Municipal
Acre Size	0.433	Sewer	Municipal
DOR Code	400	Street	Paved
Deferment		SPC	
CAGC			

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WASHOE COUNTY APPRAISAL RECORD



APN: 031-012-42

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 2131 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 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			
2023 VN	188,750		351,858		263,248	92,137	Land Value	188,750			
2023 NR	188,750		351,858		263,248	92,137	Building Value	335,089			
2022 FV	188,750		291,046		479,796	167,929	XFOB Value	16,769			
2021 FV	169,875		291,441		461,316	161,461	Obsolescence	-277,360		Parcel Total	
2020 FV	169,875		298,656		468,531	163,986	Taxable Value	263,248		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	151,000		285,384		436,384	152,734	Total Exemption			New Land	<input type="checkbox"/> New Sketch
2018 FV	141,563		284,666		426,229	149,180				Remainder	

Building Data													
1-1	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	353	Retail Store	Rate Adj			SP1C	3,510	Sprinkler System Generic - C	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			ST	1	No of Stories	100				
Quality	C20	Commercial 2.0 (Aver				UT	1	Units	100				
Year Built	2009		PARCEL LEVEL			WH	16	Avg Wall Height/Floor	100				
WAY	2009		Lump Sum	-277360		EW	885	STUD WALLS - EIFS (EXT INSUL	100				
Remodel Yr			%Obso	0.0000		HEAT	649	NO HVAC	100				
% Comp	100	%DPR 21.0											

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
GBA	GROSS BUILDING A			3,510	118.49	415,900	1	FWCO	FW CONCRET	30	1	1,500	7.57	2009		100	11,351	8,967		
							2	TRS2	TRASH CO B	30	1	240	34.15	2009		100	8,196	6,475		
							3	WLKC	WALK-IN CO	30	1	300	122.01	2013		100	36,603	31,113		
							4	RET5	RELOPQ2NEG	30	1	700	-62.96	2023	2023	100	-44,072	-44,072		
							5	FWAS	FW ASPHALT	30	1	10,500	4.19	1967	2018	100	43,958	10,990		
							6	PKLT	PKG LOT LI	30	1	10,500	0.66	1967	2018	100	6,930	1,733		
							7	YIMP	YARD IMPS	30	1	3	2,084.00	1967	2018	100	6,252	1,563		

Gross Bldg Area	3,510	Perimeter	252	Sub Area RCN	415,900
Building Notes		Building Cost Summary			
UNIT A (1790 SF) - CURRENTLY VACANT (HAS A DRIVE THRU WINDOW)		Building RCN	415,900		
UNIT B (1720 SF) - B&B MINI MART 10/10/17 SYJ		Depreciation	87,339		
		Building DRC	328,561		
		Extra Feature DRC	16,769		
		Building Obso			
Building Name		Total DRC	345,330		
		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	Water	Municipal	
400	General Commercial: reta	MUD	18,875	SF2	10.00					188,750		18,875	Sewer	Municipal	
												0.433	Street	Paved	
												400	SPC		
													CAGC		

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WASHOE COUNTY APPRAISAL RECORD

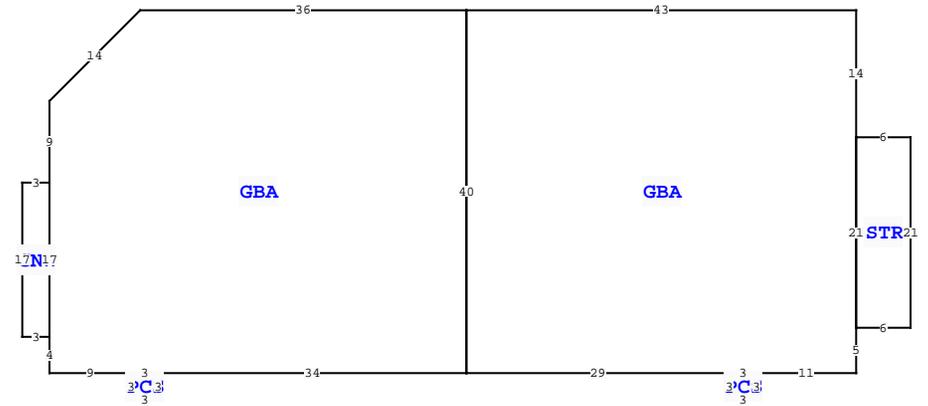
APN: 031-012-42

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Owner PARADISE RETAIL I LLC
 Keyline Description ROS 5922 LOT 1

NBHD DBHQ Commercial

Appr SYJ



Activity Information						
Date	User ID	Activity Notes				
9/13/2022	SYJ	Re-appraisal Review				
7/1/2022	SYJ	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4793409	3/5/2018	400	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
7/7/2022	FIRE22-22376	ADD FIRE ALARM CELLULAR CO	1,350	A		

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WASHOE COUNTY APPRAISAL RECORD



APN: 031-012-42

2023

PAGE 4 of 5

ACTIVE

Roll YR

Code

%Comp

Situs 2131 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption
 Owner PARADISE RETAIL I LLC Printed 2/3/2023 Commercial
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002
 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			
2023 VN	188,750		351,858		263,248	92,137	Land Value	188,750			
2023 NR	188,750		351,858		263,248	92,137	Building Value	335,089			
2022 FV	188,750		291,046		479,796	167,929	XFOB Value	16,769			
2021 FV	169,875		291,441		461,316	161,461	Obsolescence	-277,360			
2020 FV	169,875		298,656		468,531	163,986	Taxable Value	263,248	Parcel Total		
2019 FV	151,000		285,384		436,384	152,734	Total Exemption		New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2018 FV	141,563		284,666		426,229	149,180			New Land		
									Remainder	<input type="checkbox"/> New Sketch	

Building Data													
1-2	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	30	Average											
Year Built	2009		PARCEL LEVEL										
WAY	2009		Lump Sum	-277360									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 21.0											

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
CNW	CANOPY WOOD - CO			51	38.51	1,964														
PCS	PORCH CONCRETE S			18	11.50	207														
STR	STORAGE ROOM			126	48.34	6,091														

Gross Bldg Area	Perimeter	Sub Area RCN	8,262
Building Notes		Building Cost Summary	
		Building RCN	8,262
		Depreciation	1,734
		Building DRC	6,528
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	6,528
		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	Acre Size	DOR Code	Deferment	Water	Street	Municipal	Paved
												18,875	0.433	400				Municipal	Paved
																SPC			
																CAGC			

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WASHOE COUNTY APPRAISAL RECORD

APN: 031-012-42

Owner PARADISE RETAIL I LLC
 Keyline Description ROS 5922 LOT 1

NBHD DBHQ Commercial

Appr SYJ

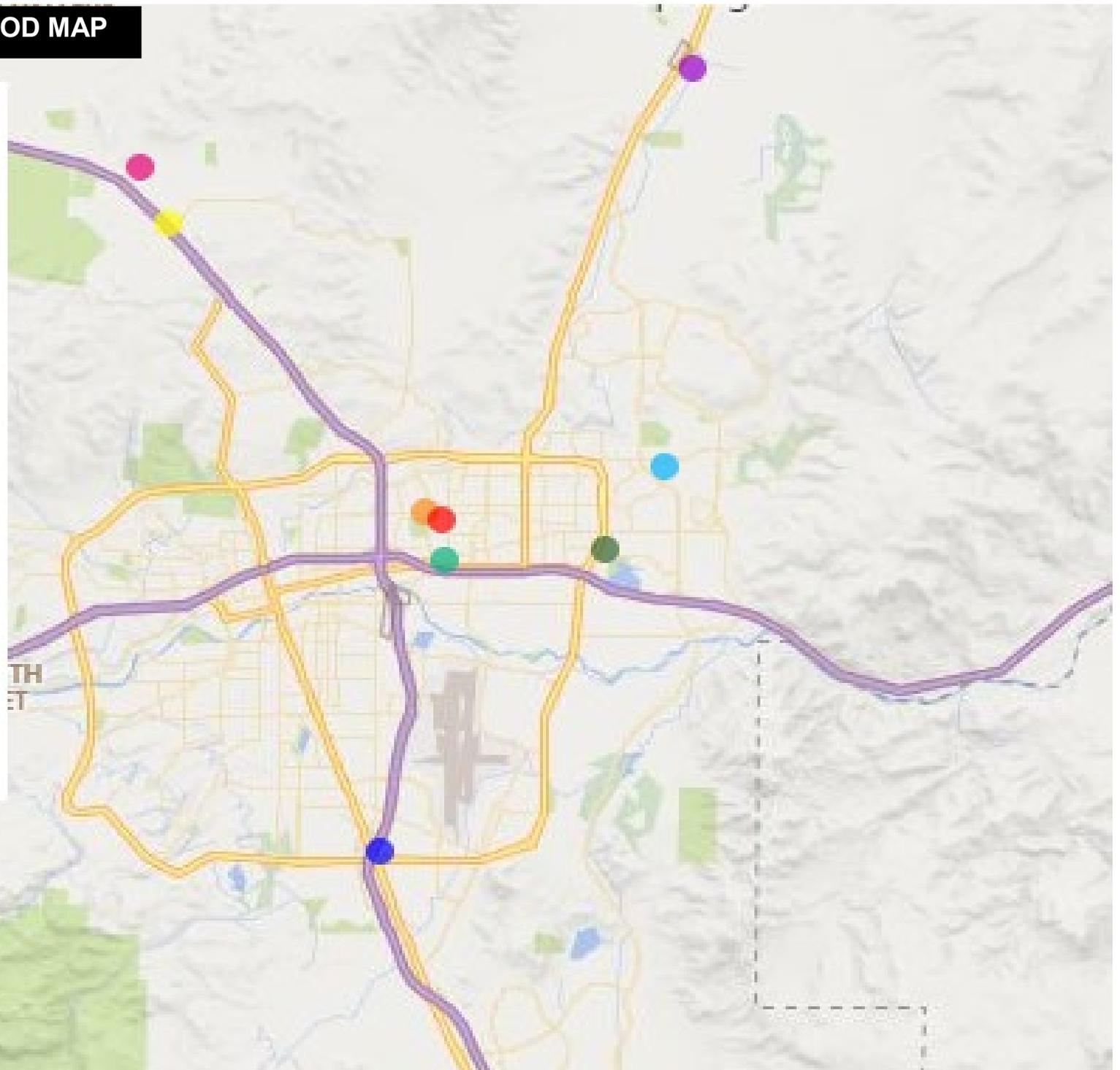
Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4793409	3/5/2018	400	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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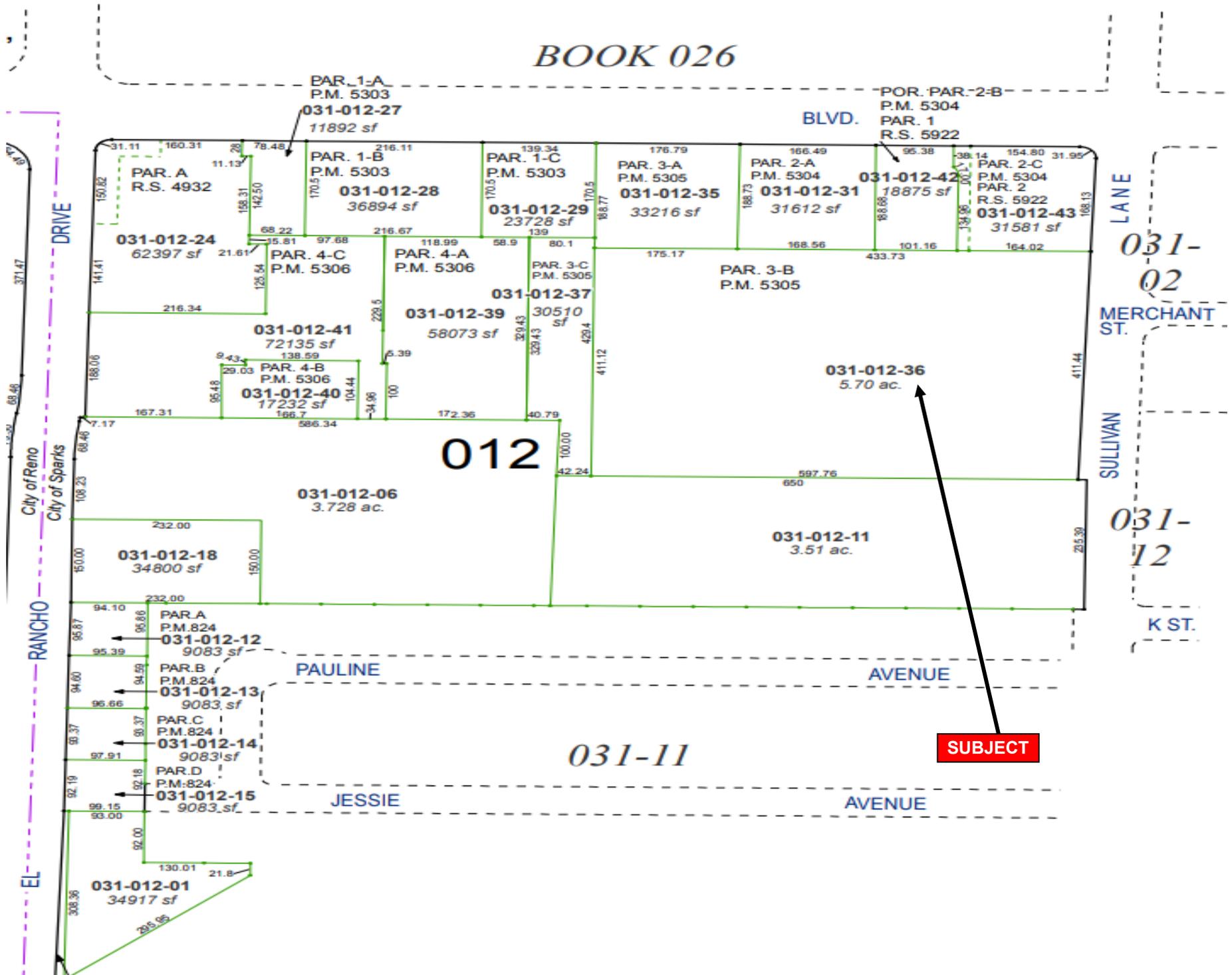
NEIGHBORHOOD MAP

Legend

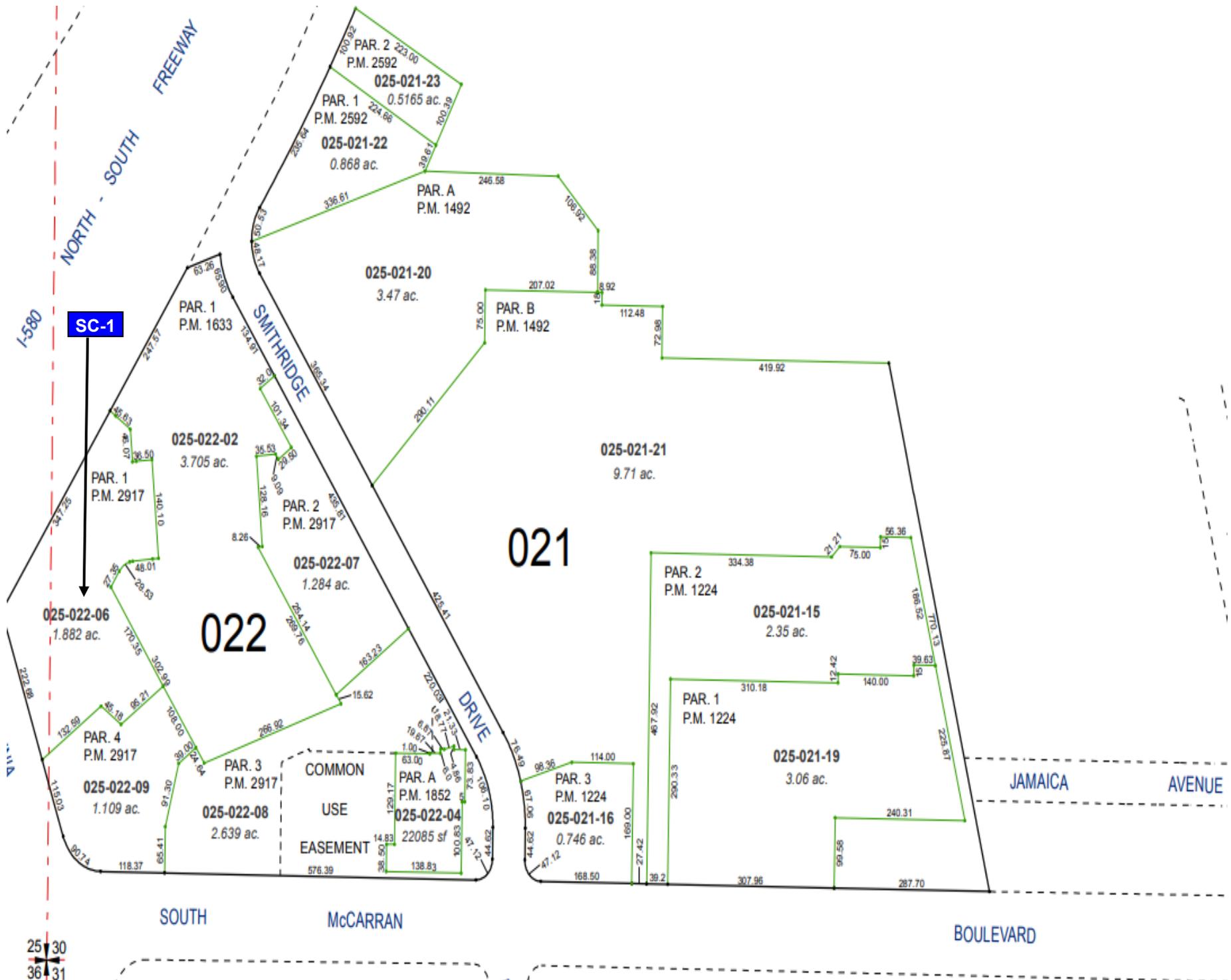
- Subject
- SC-1
- SC-2
- SC-3
- LS-1
- LS-2
- LS-3
- LS-4
- LS-5

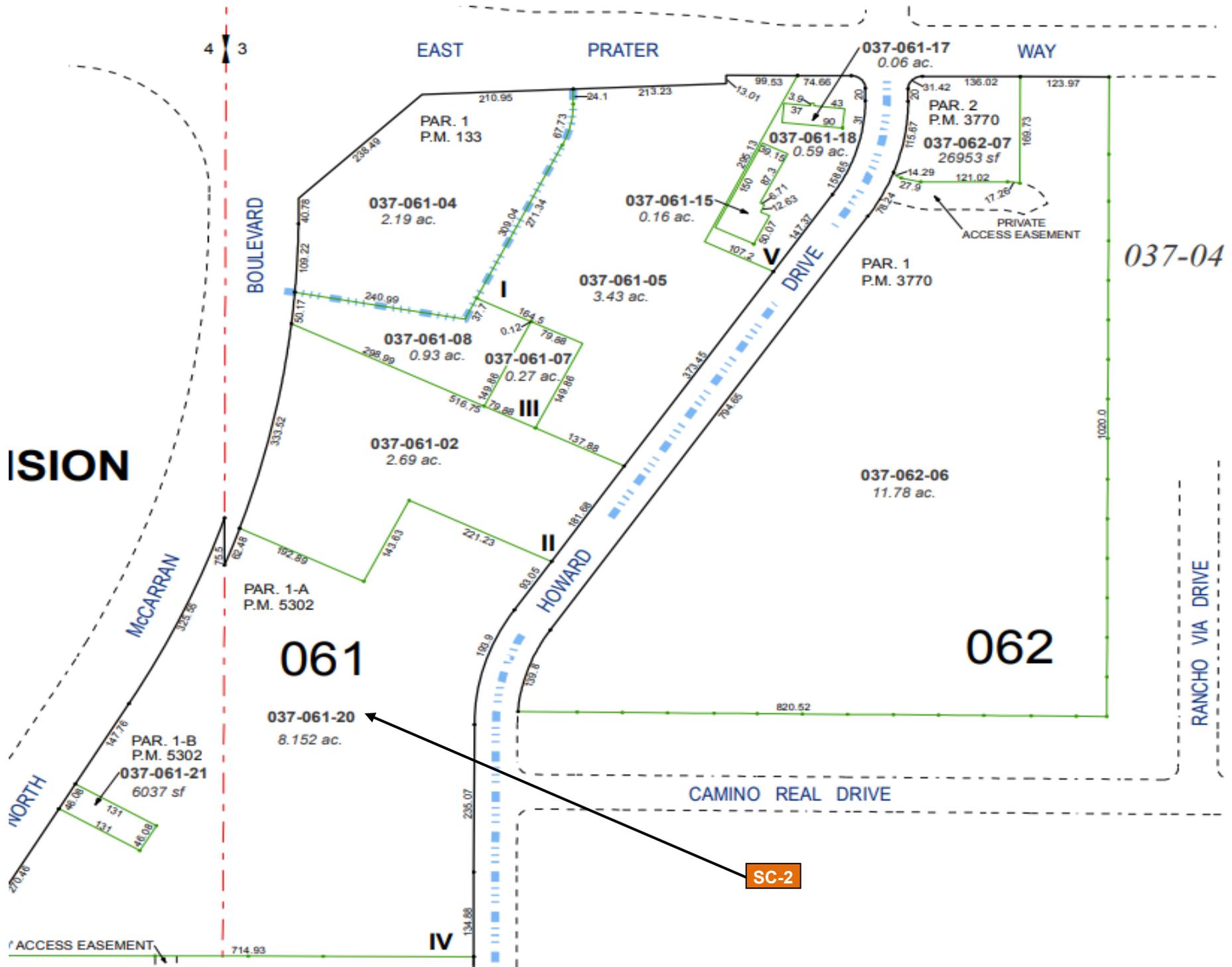


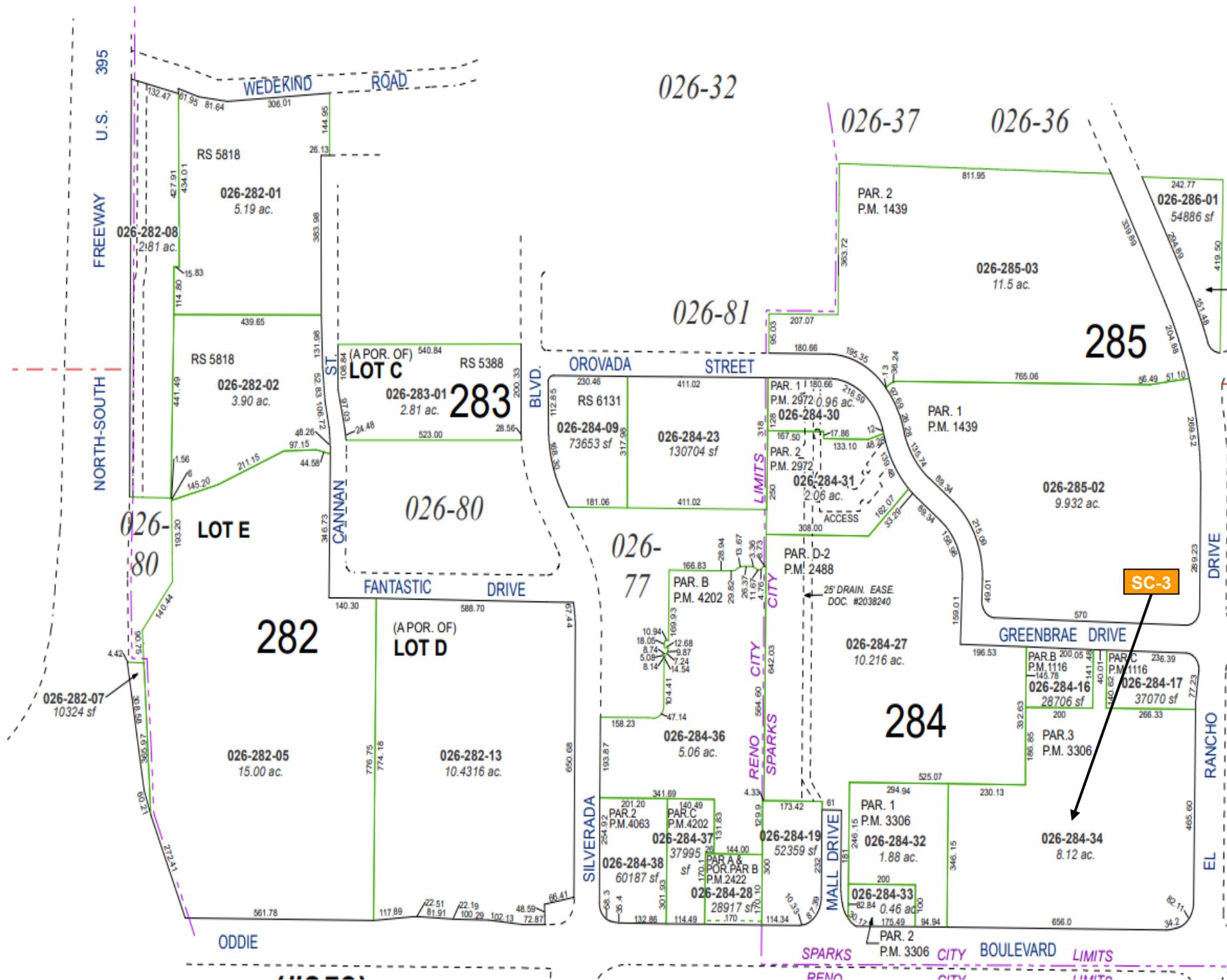
BOOK 026

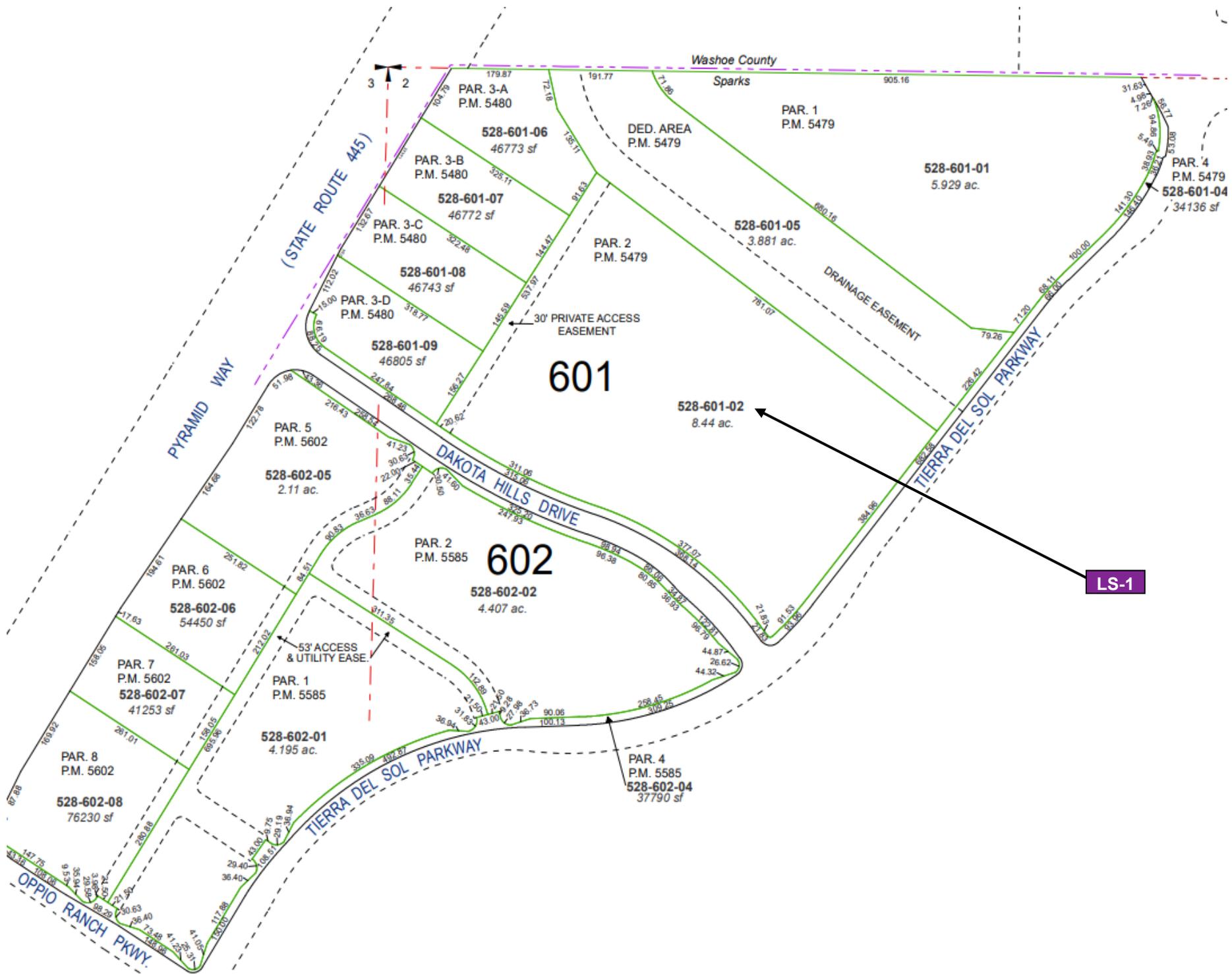


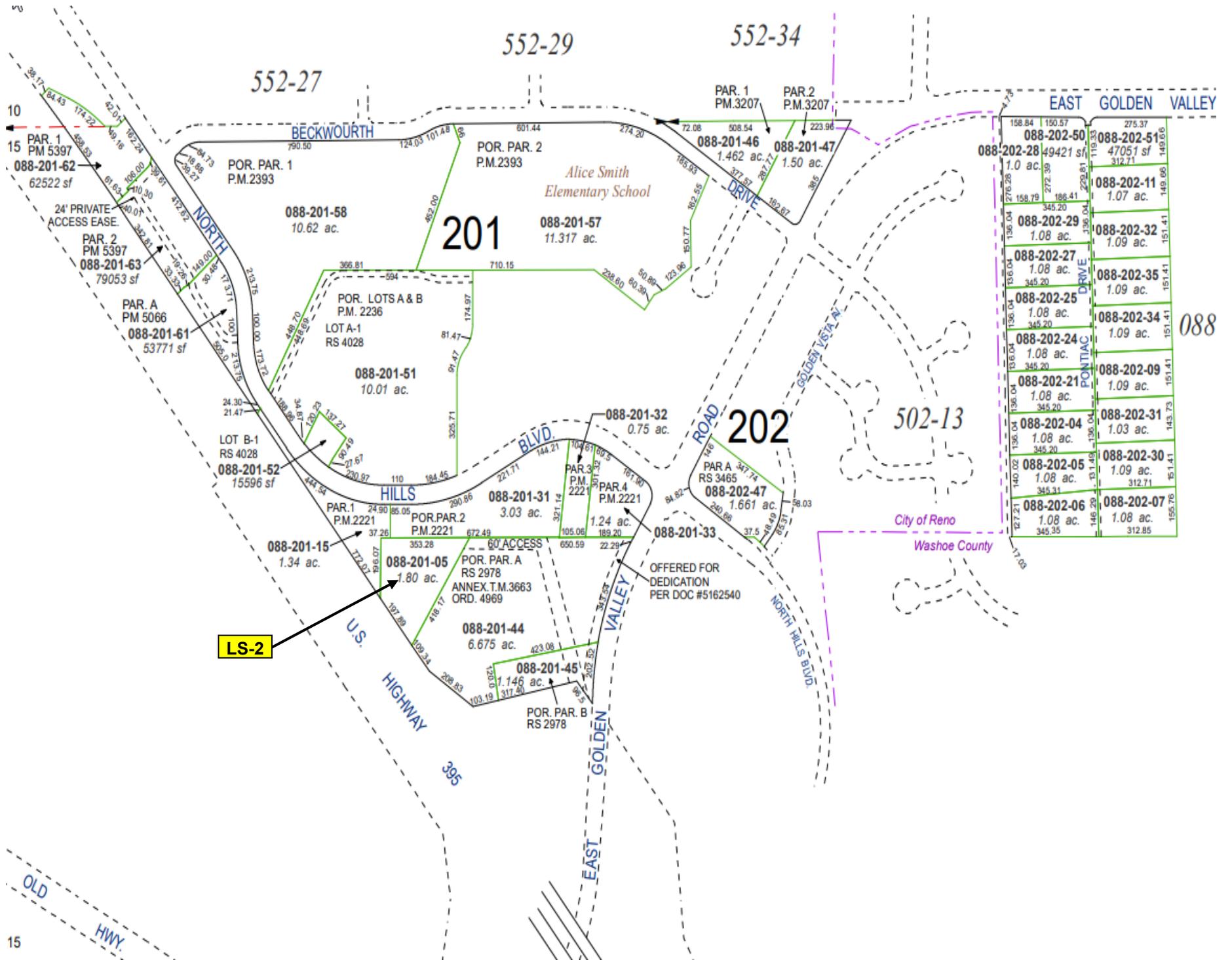
SUBJECT





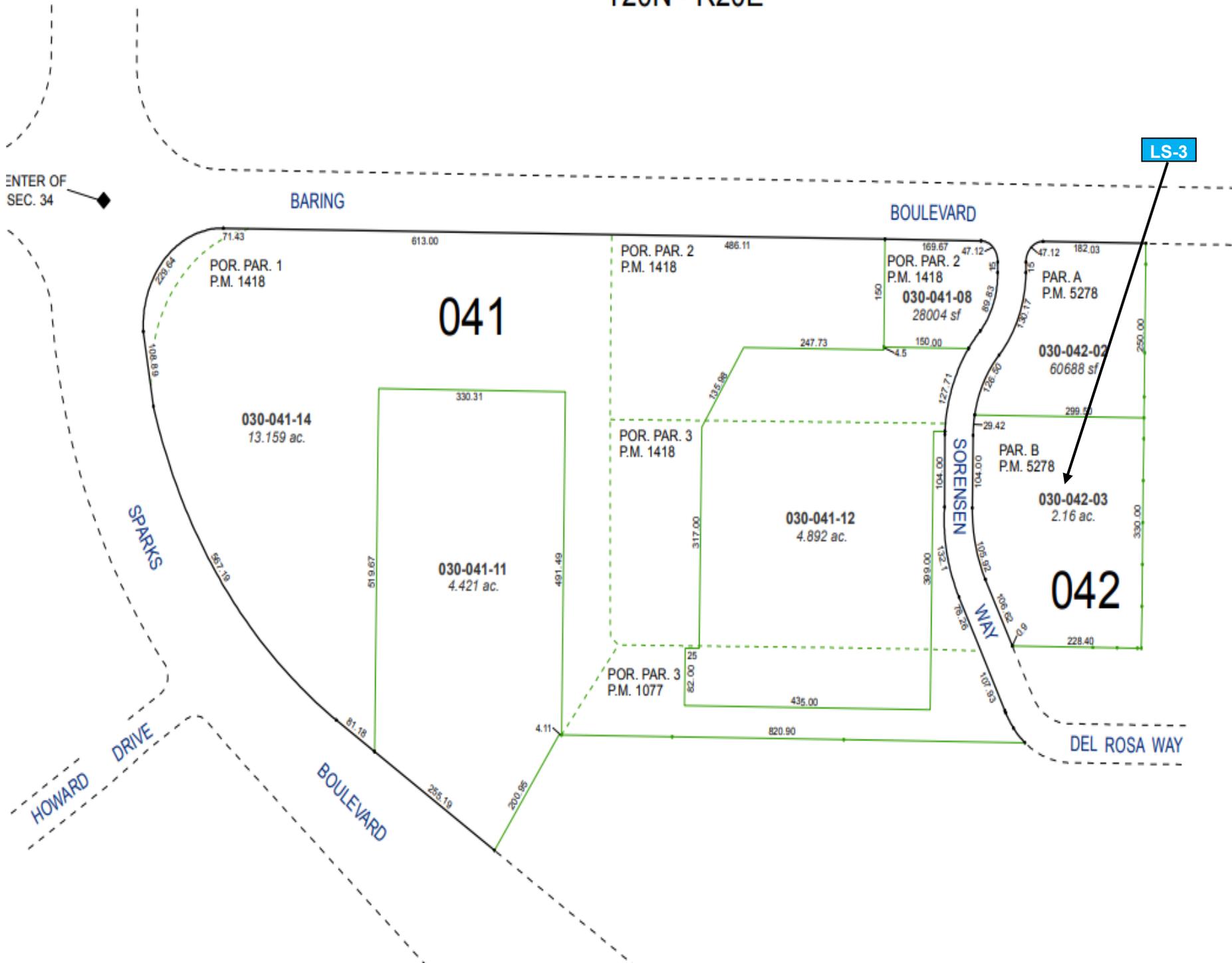




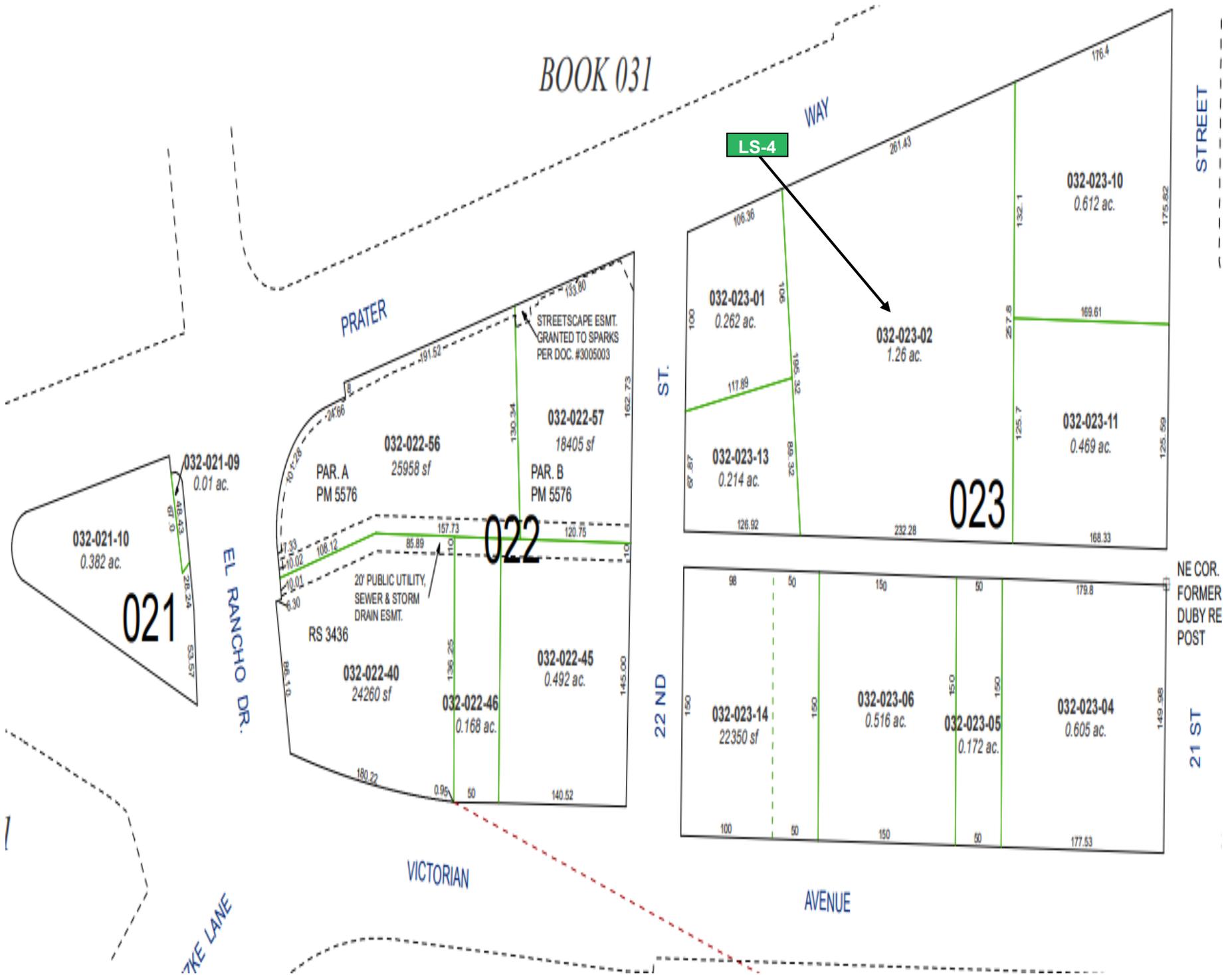


LS-2

088



BOOK 031



LS-4

021

022

023

NE COR. FORMER DUBY RE POST

21 ST

