

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:	<u>\$10,057,012</u>
	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

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

HEARING:	<u>23-0039A & B</u>
DATE:	_____
TAX YEAR:	<u>23 / 24</u>

OWNER: FINDLAY-SHACK PROPERTIES LLC

TAXABLE
\$/SF Land
\$16.53

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

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

LAND SALES													
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	\$19.00	\$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	\$21.25	AG. 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	\$14.81	\$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

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

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			
2022 FV	1,512,788		2,192,993		3,705,781	1,297,023	XFOB Value	303,319	Initials/Date		
2021 FV	1,210,230		2,163,583		3,223,813	1,128,335	Obsolescence	0	Parcel Total		
2020 FV	1,210,230		2,218,173		3,278,403	1,147,441	Taxable Value	4,301,260	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2019 FV	1,037,340		2,108,856	19,503	3,146,196	1,101,169	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
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		96,049	Sewer	Municipal
												2.205	Street	Paved
												400	SPC	

WASHOE COUNTY 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	Reopen			
Owner	FINDLAY-SHACK PROPERTIES LLC	Printed	1/26/2023	Commercial		Tax District	1000	Property Name	Reappraisal			
	310 N GIBSON RD HENDERSON, NV 89014											

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	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			
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	
2020 FV	1,210,230		2,218,173		3,278,403	1,147,441	Taxable Value	4,301,260		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	1,037,340		2,108,856	19,503	3,146,196	1,101,169	Total Exemption			New Land	<input type="checkbox"/> New Sketch
2018 FV	768,400		2,077,043		2,845,443	995,905				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	528	Service Repair Garag	Rate Adj			SP1C	8,477	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				UT	1	Units	100				
Year Built	2014		PARCEL LEVEL			WH	18	Avg Wall Height/Floor	100				
WAY	2014		Lump Sum	0		EW	812	CONCRETE BLOCK	70				
Remodel Yr			%Obso	0.0000		EW	849	CURTAIN WALLS - METAL AND GL	30				
% Comp	100	%DPR 13.5				HEAT	606	SPACE HEATER	100				

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	2014		7,488	141.04	1,056,093	1	FWBO	FW BOMANIT	30	1	2,878	17.63	2014	2014	100	50,748	43,897		
							2	FWPV	FW PAVERS	30	1	1,344	11.13	2014	2014	100	14,963	12,943		
							3	FWAS	FW ASPHALT	30	1	58,000	3.61	2014	2014	100	209,641	181,339		
							4	PKLT	PKG LOT LI	30	1	58,000	0.66	2014	2014	100	38,280	33,112		
							5	CRBC	CONC CURB	30	1	600	17.78	2014	2014	100	10,668	9,228		
							6	EVCL	EL CAR CH	30	1	5	4,851.00	2019	2019	100	24,255	22,800		

Gross Bldg Area	7,488	Perimeter	290	Sub Area RCN	1,056,093
Building Notes		Building Cost Summary			
		Building RCN	1,056,093		
		Depreciation	142,573		
BLD14-02081 04/11/2014 CIS		Building DRC	913,520		
		Extra Feature DRC	303,319		
		Building Obso			
Building Name		Total DRC	1,216,839		
		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	MS	96,050	SF	19.00	SIZE	90			1,642,455		96,049	Sewer	Municipal	
												2.205	Street	Paved	
												400	SPC		

WASHOE COUNTY APPRAISAL RECORD

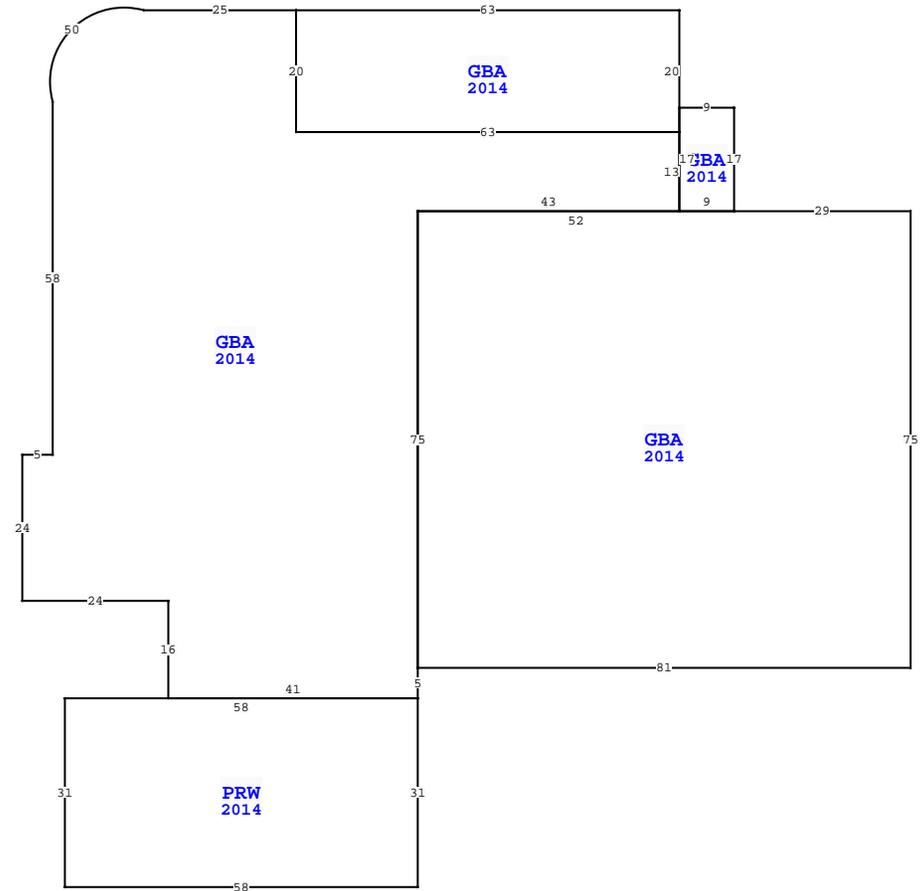
APN: 163-160-13

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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.

WASHOE COUNTY 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	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			
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			
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	
2020 FV	1,210,230		2,218,173		3,278,403	1,147,441	Taxable Value	4,301,260			<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	1,037,340		2,108,856	19,503	3,146,196	1,101,169	Total Exemption			New Const	
2018 FV	768,400		2,077,043		2,845,443	995,905				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	COMM	Commercial/Industria	BUILDING LEVEL			SHP	2	SLIGHTLY IRREGULAR	100				
Occ	303	Automobile Showroom	Rate Adj			SP1C	7,824	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				UT	1	Units	100				
Year Built	2014		PARCEL LEVEL			WH	18	Avg Wall Height/Floor	100				
WAY	2014		Lump Sum	0		EW	812	CONCRETE BLOCK	70				
Remodel Yr			%Obso	0.0000		EW	849	CURTAIN WALLS - METAL AND GL	30				
% Comp	100	%DPR 13.5				HEAT	611	PACKAGE UNIT	100				

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	2014		7,016	233.14	1,635,727														

Gross Bldg Area	7,016	Perimeter	249	Sub Area RCN	1,635,727
Building Notes		Building Cost Summary			
		Building RCN	1,635,727		
		Depreciation	220,823		
		Building DRC	1,414,904		
		Extra Feature DRC			
		Building Obso			
Building Name		Total DRC	1,414,904		
		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	
												96,049	2.205	400						Paved	

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				
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	

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WASHOE COUNTY 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 A\ Exemption		Reopen			
Owner	FINDLAY-SHACK PROPERTIES LLC	Printed	1/26/2023	Commercial		Tax District	1000	Property Name		Reappraisal			
	310 N GIBSON RD HENDERSON, NV 89014												

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	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			
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	
2020 FV	1,210,230		2,218,173		3,278,403	1,147,441	Taxable Value	4,301,260			<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	1,037,340		2,108,856	19,503	3,146,196	1,101,169	Total Exemption			New Const	
2018 FV	768,400		2,077,043		2,845,443	995,905				New Land	
										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	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	Acre Size	DOR Code	Deferment	CAGC	Water	Sewer	Street	Municipal	
												96,049	2.205	400							Municipal
																					Paved

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				
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	

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

WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 163-160-14

2023

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ACTIVE

Roll YR

Code

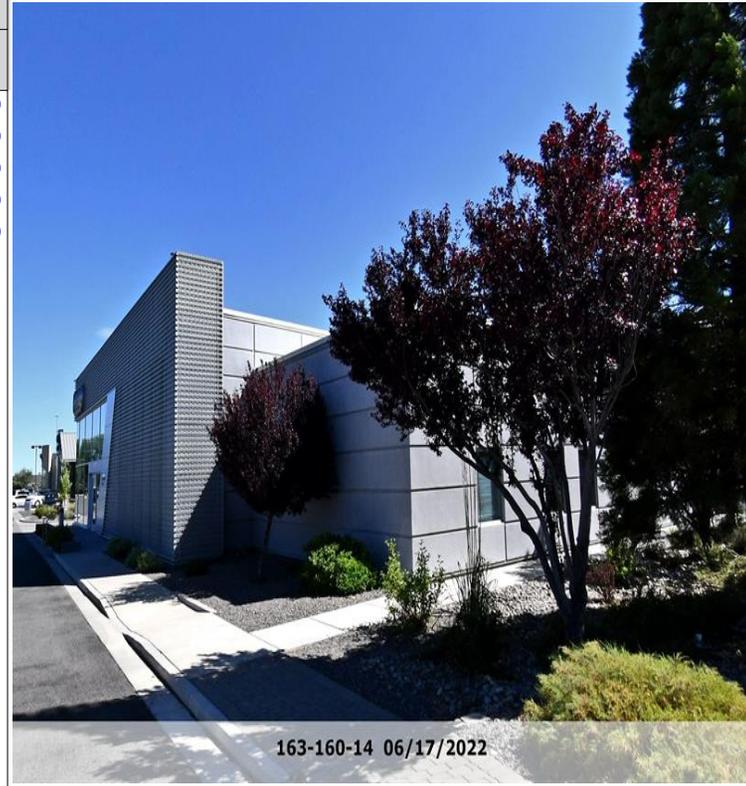
%Comp

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		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			
2022 FV	2,280,159		2,722,765		5,002,924	1,751,023	XFOB Value	376,199	Initials/Date		
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													
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



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	MS	153,288	SF	19.00	NOTE	85			2,475,601	ES-5, SZ-10 ,	153,287	Municipal	
												3.519	Sewer	
												400	Street	
													Paved	
													SPC	

WASHOE COUNTY APPRAISAL RECORD



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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		Tax District	1000	Property Name		Reappraisal			
	310 N GIBSON RD HENDERSON, NV 89014												

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	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		Parcel Total	
2020 FV	1,824,127		2,767,260		4,441,387	1,554,485	Taxable Value	5,755,752			<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	1,563,538		2,639,149		4,202,687	1,470,940	Total Exemption				<input type="checkbox"/> New Sketch
2018 FV	1,226,304		2,631,013		3,857,317	1,350,061					

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			
04-09663 TO 4/28/05 BLD13-01993 05/08/2013 CIS		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	Water	Municipal	
400	General Commercial: reta	MS	153,288	SF	19.00	NOTE	85			2,475,601	ES-5, SZ-10 ,	153,287	Sewer	Municipal	
												3.519	Street	Paved	
												400	SPC		

WASHOE COUNTY APPRAISAL RECORD

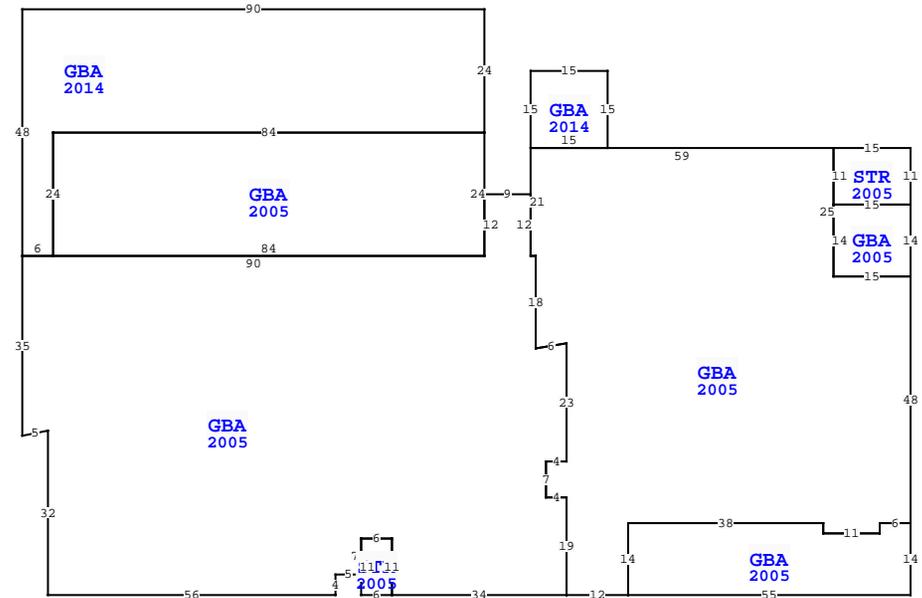
APN: 163-160-14

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

NBHD ECFQ Commercial

Appr KJ



Activity Information						
Date	User ID	Activity Notes				
9/22/2022	KJ	Re-appraisal 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	

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WASHOE COUNTY APPRAISAL RECORD



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Roll YR

Code

%Comp

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

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	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		Parcel Total	
2020 FV	1,824,127		2,767,260		4,441,387	1,554,485	Taxable Value	5,755,752			<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	1,563,538		2,639,149		4,202,687	1,470,940	Total Exemption				<input type="checkbox"/> New Sketch
2018 FV	1,226,304		2,631,013		3,857,317	1,350,061				Remainder	

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	0.0000		HEAT	606	SPACE HEATER	100				
% Comp	100	%DPR	25.5										

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	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												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	Street	Municipal	Paved
												153,287	3.519	400						

WASHOE COUNTY APPRAISAL RECORD

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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	

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WASHOE COUNTY APPRAISAL RECORD



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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 Tax District 1000
 310 N GIBSON RD HENDERSON, NV 89014 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	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		Parcel Total	
2020 FV	1,824,127		2,767,260		4,441,387	1,554,485	Taxable Value	5,755,752			<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 Const	
2018 FV	1,226,304		2,631,013		3,857,317	1,350,061				New Land	
										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	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	Acre Size	DOR Code	Deferment	CAGC	Water	Sewer	Street	Municipal	
												153,287	3.519	400						Paved	

WASHOE COUNTY APPRAISAL RECORD

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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	

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WASHOE COUNTY APPRAISAL RECORD



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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		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	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		Parcel Total	
2020 FV	1,824,127		2,767,260		4,441,387	1,554,485	Taxable Value	5,755,752			<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	1,563,538		2,639,149		4,202,687	1,470,940	Total Exemption				<input type="checkbox"/> New Sketch
2018 FV	1,226,304		2,631,013		3,857,317	1,350,061			Remainder		

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	0.0000		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 CARWASH	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	Acre Size	DOR Code	Deferment	CAGC	Water	Sewer	Street	Municipal	
												153,287	3.519	400						Paved	

WASHOE COUNTY APPRAISAL RECORD

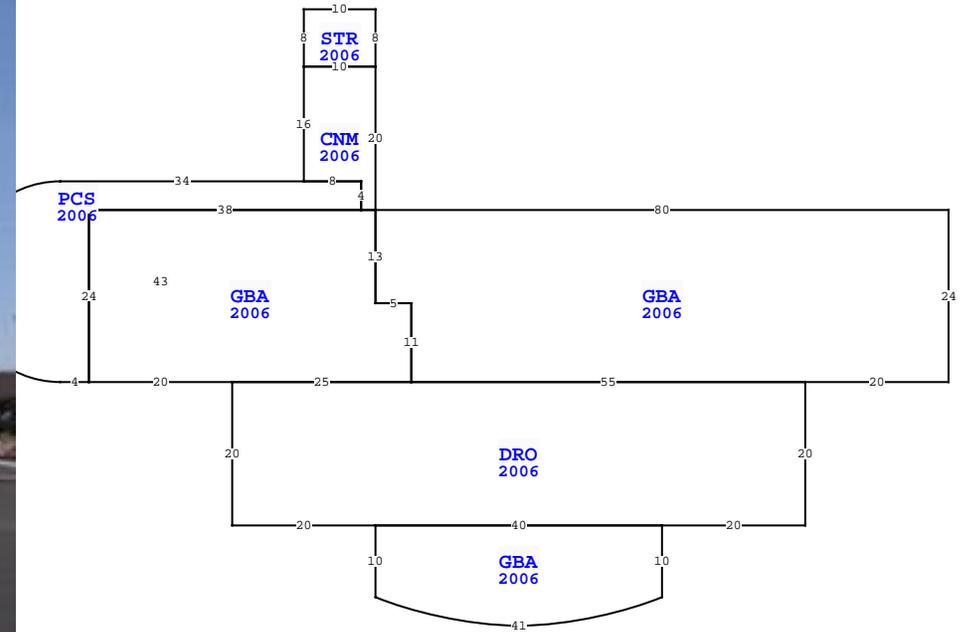
APN: 163-160-14

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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

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

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		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	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		Parcel Total	
2020 FV	1,824,127		2,767,260		4,441,387	1,554,485	Taxable Value	5,755,752			<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	1,563,538		2,639,149		4,202,687	1,470,940	Total Exemption				<input type="checkbox"/> New Sketch
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	Acre Size	DOR Code	Deferment	Water	Street	Municipal	Paved
												153,287	3.519	400				Municipal	Paved
																SPC			
												CAGC							

WASHOE COUNTY APPRAISAL RECORD

APN: 163-160-14

PAGE 11 of 11

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

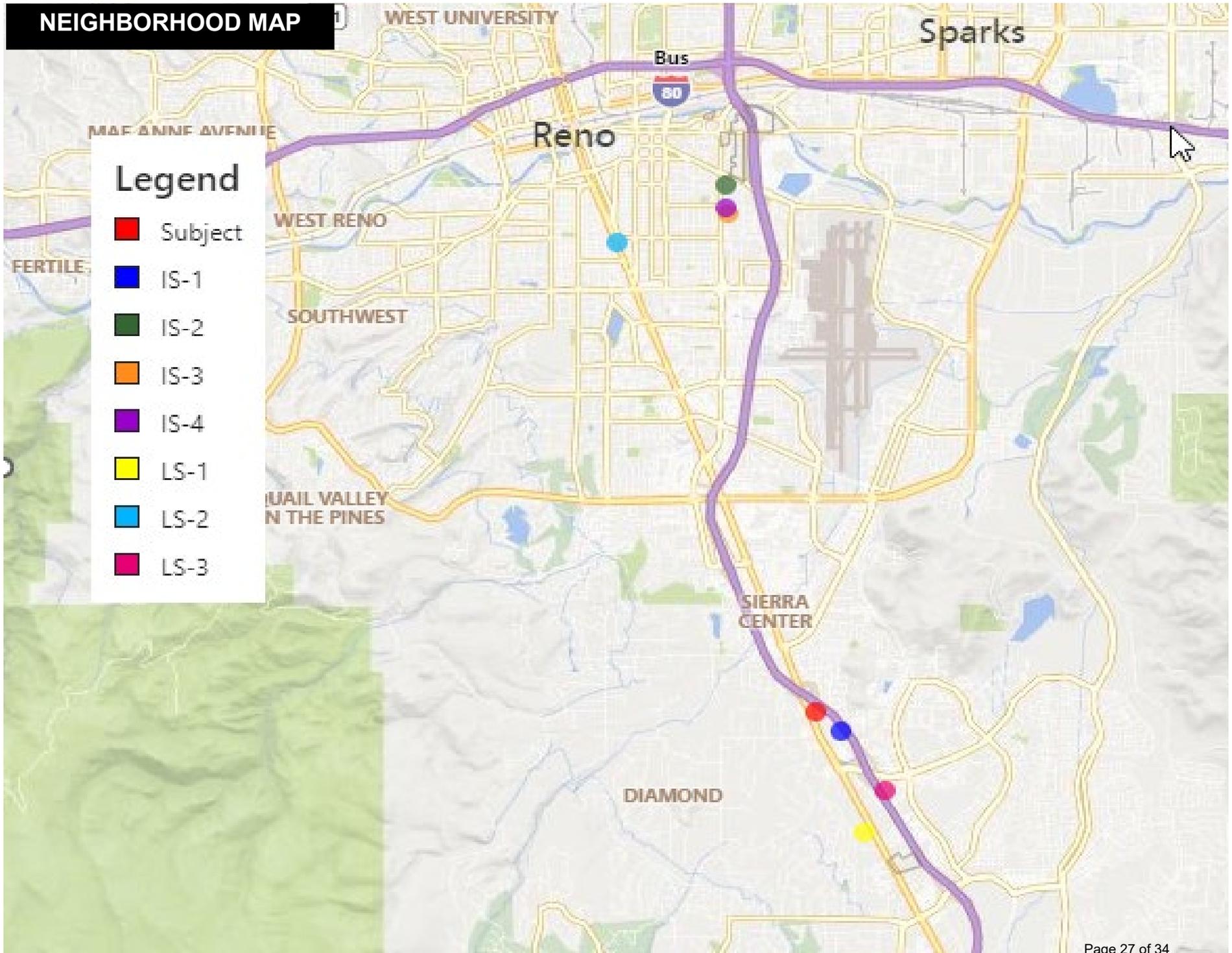
NBHD ECFQ Commercial

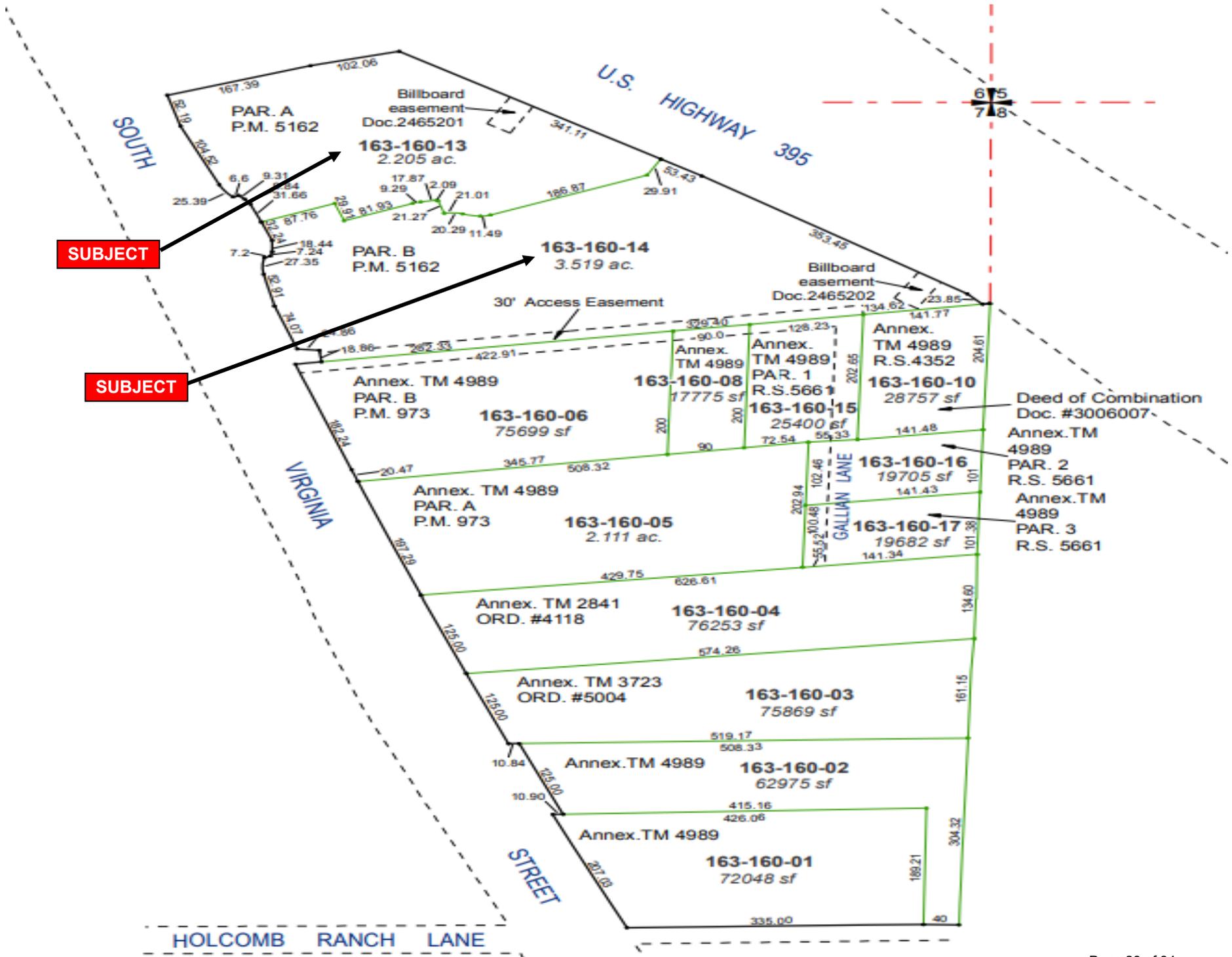
Appr KJ

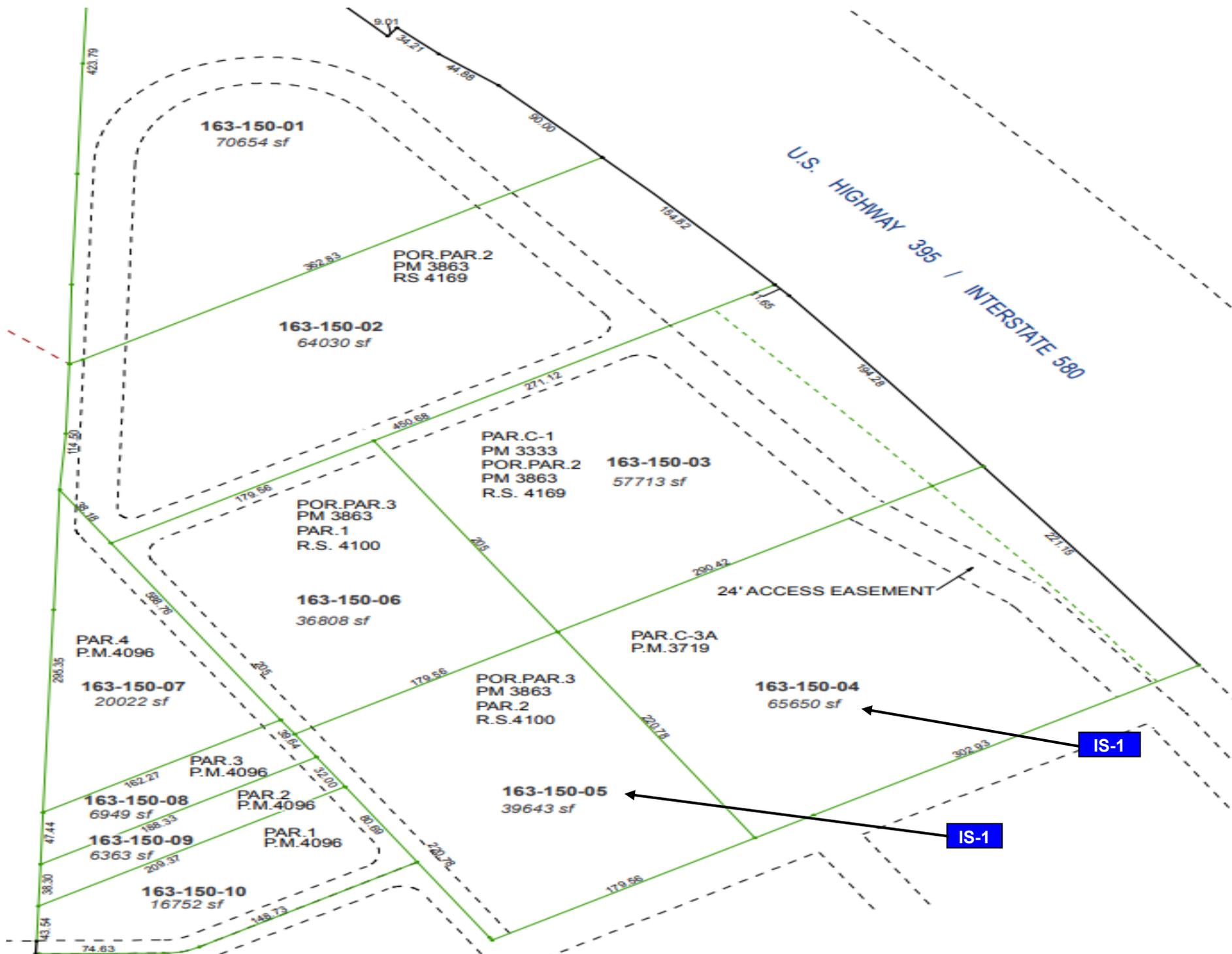
Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
FINDLAY-SHACK PROPERTIES	4468590	5/13/2015			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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

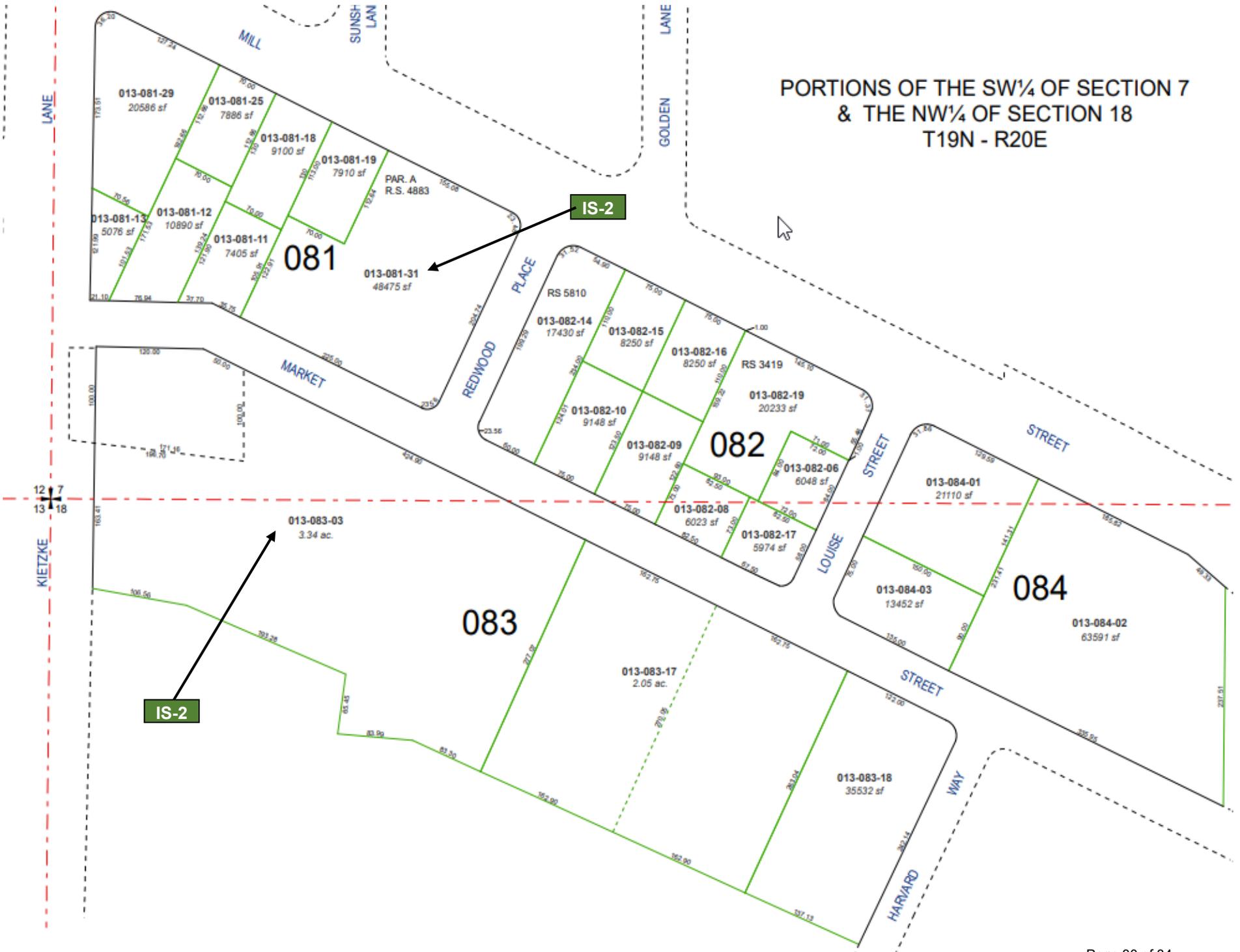
NEIGHBORHOOD MAP







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

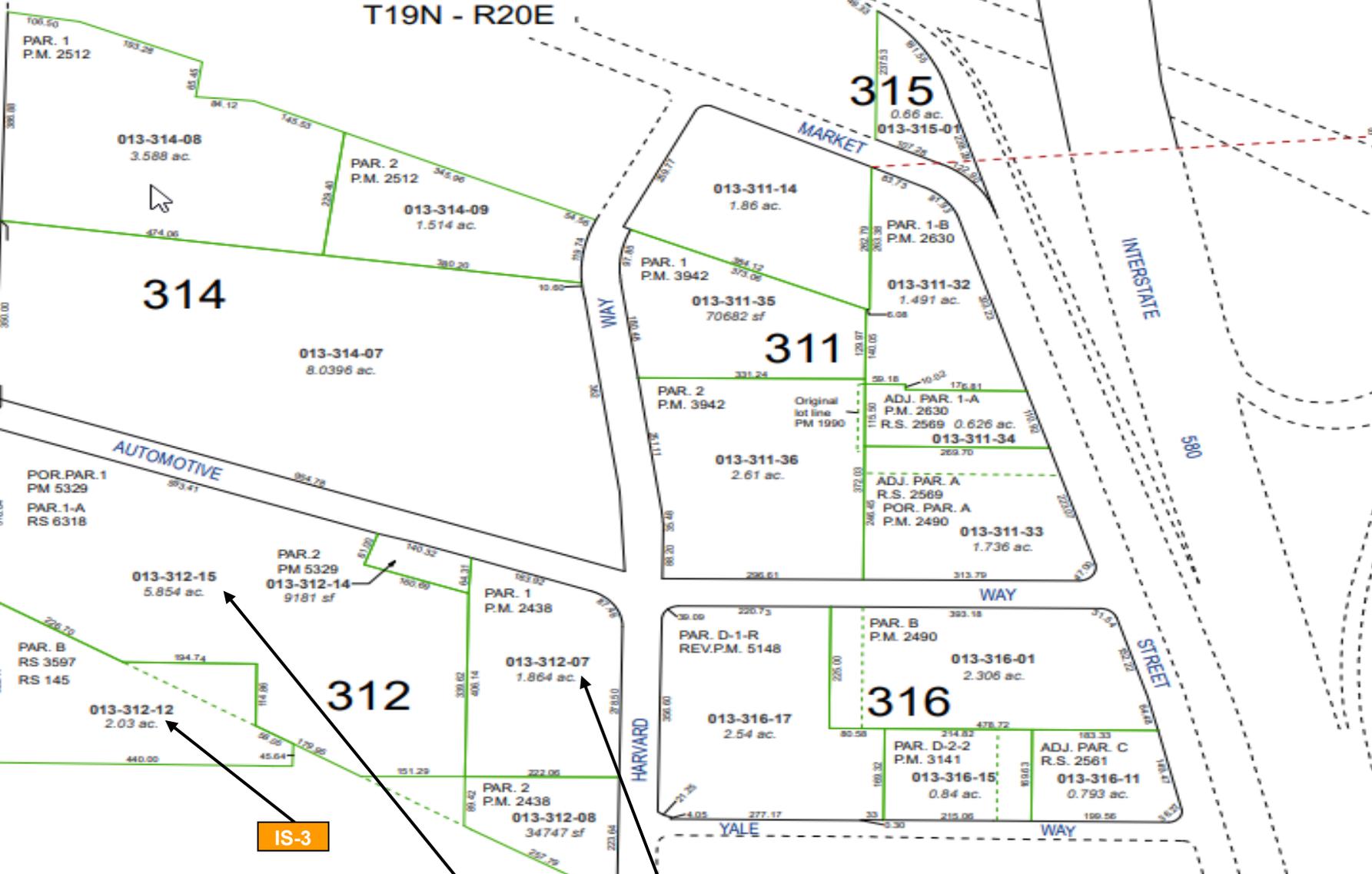


PORTION OF THE NW¼ SECTION 18
T19N - R20E

T19N - R19E
T19N - R20E

LANE

KIETZKE

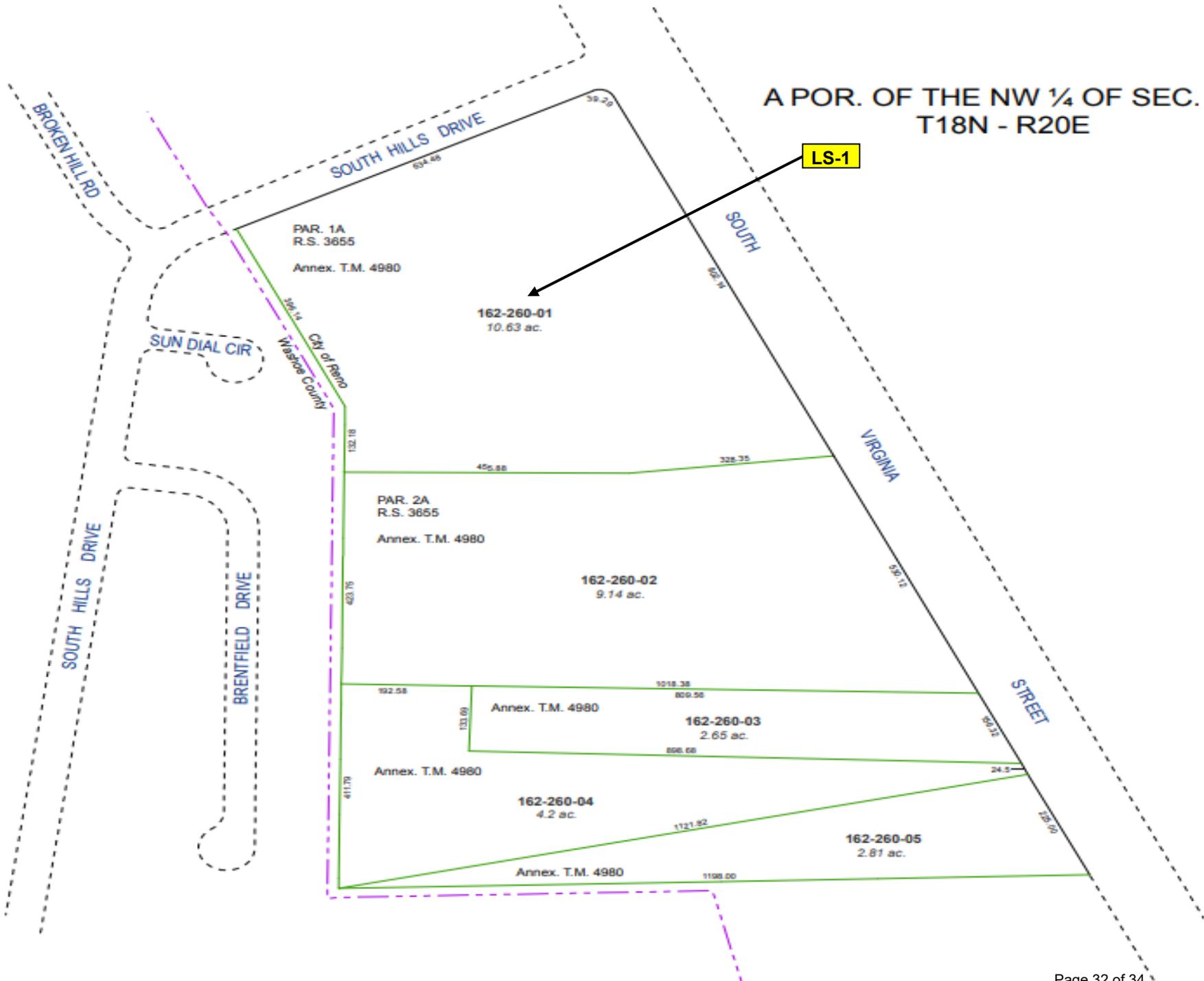


IS-3

IS-4

IS-4

A POR. OF THE NW ¼ OF SEC.
T18N - R20E



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

