

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 23-0012R22
Hearing Date 2/15/2023
Tax Year 2022-2023

APN: 556-721-03
Owner of Record: WVC COMMERCIAL LLC
Property Address: 18705 VILLAGE CENTER DR
OFFICE BUILDING 20% BAR/TAVERN 80%
Gross Building Area: 6,144
Year Built: 2007
Parcel Size: 44176 SF

Description / Location: The subject is a multi-tenant commercial building in the Cold Springs sub-market. The subject mainly serves residents of the Woodland Village community.

2022/2023 Taxable Value:	Land:	\$88,352
	Improvements:	\$551,648
	Total:	<u>\$640,000</u>
	Taxable Value / SF	\$104

Sales Comparison Approach:	Indicated Value:	\$768,000
	Indicated Value SF	\$125

Income Approach:	Indicated Value:	\$624,000
	Indicated Value SF	\$102

Conclusions: The sales comparison approach to value was reconciled to \$768,000 or \$125/sf and the income approach indicates a value of \$624,000 or \$102/sf. Due to the unique location and lower than expected contract rents, the income approach was given the most weight. Based on the analysis the total taxable value does not exceed market. It is our recommendation to decrease the total taxable value as described below.

RECOMMENDATION:	Uphold	Reduce X
-----------------	--------	----------

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$88,352	\$30,923
Imps:	<u>\$535,648</u>	<u>\$187,477</u>
Total:	\$624,000	\$218,400



WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

LAND:	TAXABLE VALUE	ASSESSED VALUE	TAXABLE
	\$88,352	\$30,923	\$/SF GBA
IMPROVEMENTS:	\$551,648	\$193,077	\$104
TOTAL:	\$640,000	\$224,000	

HEARING:	23-0012R22
DATE:	2/15/2023
TAX YEAR:	2022-2023

OWNER: WVC COMMERCIAL LLC

TAXABLE
\$/SF Land
\$2.00

Subject												
BLDG#	Parcel Number	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	Notes
1	556-721-03	18705 Village Center Drive		6,144					44,176			
		Office Building	20%		WD/STL FRAME	C15		2007	14%			
		Bar/Tavern	80%		STUD WALLS - HARDBOARD SHEET			12	NC			
Improved Sales												
1	012-113-29	75 S Wells Ave		7,086					15,792	\$800,000	\$113	
		Neighborhood Shopping Center	100%		MASONRY BRNG	C20		1972	45%	1/30/2019		INFERIOR
					CONCRETE BLOCK			12	MD-RD			
2	013-333-01	1870 Vassar Street		5,672					19,602	\$750,000	\$132	
		Neighborhood Shopping Center	100%		MASONRY BRNG	C15		1991	29%	11/20/2020		REASONABLE/
					CONCRETE BLOCK			12	GC			NEUTRAL
3	510-381-03	5015 Pyramid Way		9,922					56,093	\$1,960,000	\$198	
		Restaurant	56%	5,556	WD/STL FRAME	C20		2006	18%	5/18/2021		SUPERIOR
		Neighborhood Shopping Center	44%	4,366	STUD WALLS-EIFS			13	C2			
Land Sales												
Sale #	APN	Location	Sale Date	Sale Price	Size(sf)	\$/sf	\$/ac	Zoning	Comments			
1	087-350-24	0 Silver Lake Rd	9/7/2018	\$900,000	403,801	\$2.23		PGOS 27% /				
2	090-090-13	0 Stead Blvd	3/20/2020	\$225,423	90,300	\$2.50		GC 73%				
3	082-101-27	0 N Virginia St	6/5/2019	\$375,000	93,218	\$4.02		MS				
Comparable Sales												
IS1 was determined inferior to the subject property due to building characteristics, such as age and quality. The land to building ratio was also accounted for in the property being overall inferior. A sales price per square foot of \$113 is a low indicator to value.												
IS2 was determined reasonable/most comparable to the subject property. While location is slightly superior to the subject, access, land to building ratio, building age and building size are most similar. It was concluded this value is reasonable to indicate an overall value based on the sales comparison approach.												
IS3 was determined superior to the subject property, mostly due to its superior location, size, and quality.												
All comparable land sales were used to determine the 2022-2023 base lot value of \$2.00 per square foot. All comparable land sales are 10 acres or less and were deemed most comparable to characteristics of the subject property in regards to location, land size, and access relevant to the specific area.												
COMMENTS:												
The comparable sales indicate a range of sales prices from \$113/sf to \$198/sf. Improved sale two is most similar to the subject and given the most weight in the analysis. Based on this analysis, a value of \$125/sf or \$768,000 is supported.												

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

		TAXABLE VALUE	ASSESSED VALUE	TAXABLE	HEARING: 23-0012R22
	LAND:	\$88,352	\$30,923	\$/SF GBA	DATE: 2/15/2023
	IMPROVEMENTS:	\$551,648	\$193,077	\$104	
	TOTAL:	\$640,000	\$224,000		TAX YEAR: 2022-2023
APN: 556-721-03				TAXABLE	
OWNER: WVC COMMERCIAL LLC				\$/SF Land	
				\$2.00	

Income Approach					
Parcel					
Number	Potential Gross Income	6,144 sq ft. @	\$0.90 /mo =	\$5,530	
				\$5,530	
		x 12 months =		<u>12</u>	
				\$66,355	
	- Vacancy & Collection loss		6.0%	<u>\$3,981</u>	
	= Effective Gross Income			\$62,374	
	- Operating Expenses		30%	<u>\$18,712.17</u>	
	=Net Operating Income			\$43,662	
The subject i Divided by Overall Capitalization Rate				7.00%	
				\$623,739	
				Rounded	\$102 /sf GBA

Subject Income Information: The subject parcel is unique in that it serves only the homes/residents in the Woodland Village community. This parcel is a 1.014 acre lot with a commercial building containing a bar/tavern, a daycare center, and retail. Information provided by the property owner, Mr. Lissner, as well as information from Costar were used to perform the income approach. It should also be noted the excess land associated with the subject was split into a new townhome project. This resulted in the parcel reducing in size from 5.571 acres down to 1.014 acres.	
Potential Gross Income: Based on recently signed lease of \$0.90/SF rent.	Effective Gross Income:
Referencing CoStar, the North Valley's submarket had an overall vacancy rate range between 2020 and 2021 of 2.9% up to a little over 4.2%. Neighborhood shopping center vacancy in the North Valley area was less than 1% between 2020-2021. Per information provided by the property owner in their 2021/2022 income and expense reports, in 2021 there was 5 out of the 12 months vacancy for the bar and grill. A vacancy rate of 6% was used in the analysis to account for vacancy demonstrated in the owners income and expense reports, as well as market data.	
Net Operating Income: Leases of a neighborhood retail shopping center are typically on a modified gross lease. Subject tenants report both NNN and modified gross. The property owner reports expenses that exceed the typical market expenses. To account for the high expenses provided on the income and expense reports of the subject property a larger expense ratio was used.	
Capitalization Rate Analysis: Referencing information from Costar, between 2020 and 2021 the cap rates in the North Valleys submarket ranged from 6.4% up to 7%. To be more conservative and better represent the higher risk in the Cold Springs area, a 7% cap rate was used.	
Indicated Value Income Approach: The indicated value of the income approach is \$623,739 rounded up to \$624,000 or \$102/SF.	
Comments: Using North Valleys submarket data and also considering information provided by the appellant, the income approach to value best represents the historical conditions of the subject property.	

CAP Rate Analysis

#	Location APN	Description	Sq Feet/ Year Built	Sale Date	Sales Price	NOI	OAR
1	7007 South Virginia Street 040-162- 13	Retail Store	8,000 1991	10/1/2019	\$2,425,000	\$157,625	6.50%
2	5015 Pyramid Way 510-381-03	Restaurant/Neighborhood Shopping Center	9,922 2006	5/18/2021	\$1,960,000	\$150,332	7.67%
3	10855 Double R Blvd 160-793-08	Neighborhood Shopping Center	9,980 2005	2/26/2019	\$3,100,000	\$198,400	6.40%

Rent Survey

#	Location APN	Description	Sq Feet/ Year Built	Lease Date/ Term	Base Rent/SF	Lease Type	Comments
Market Rents- Neighborhood Shopping Center							
1	10855 DOUBLE R BLVD 160-793-08	MASONRY BEARING WALLS BLOCK WITH STUCCO	9,980 2005	2018	\$1.75- \$1.80	NNN	Sales verification and income letter returned. Market sale of Damonte Ranch Retail Center. Fully leased at sale with rents from 2018 income information equating to approximately \$1.75 to \$1.80 on NNN lease with cam fees of \$.48/sf. Equates to a cap rate of around 6.4%.
2	13870 STEAD BLVD 086-101-39	WOOD OR STEEL FRAMED EXTERIOR WALL STUD WALLS- STUCCO ON WIRE	21,300 1998	Asking Rent	\$1.00	Modified Gross	All information from Costar. Asking rent for what once was a charter school. Advertised as turn key property for learning center or can be converted to medical, retail or office use.
3	18705 VILLAGE CENTER DR 556-721-03	WD/STL FRAME STUD WALLS - HARDBOARD SHEET	1,154 2007	unknown set percentage increases each year	\$0.77	Modified Gross	*expenses \$3600/year, rent is \$889/month
4	18705 VILLAGE CENTER DR 556-721-03	WD/STL FRAME STUD WALLS - HARDBOARD SHEET	3,456 2007	2022	\$0.90	NNN	*information provided over phone conversation with new tenant

WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: **556-721-03**

2022

PAGE 1 of 7

ACTIVE

Roll YR

Code

%Comp

Situs 18705 VILLAGE CENTER DR WASHOE Database R_2022 NBHD GCIQ Appr HMM Exemption AV|Exemption
 Owner WVC COMMERCIAL LLC Printed 2/1/2023 Commercial
 4790 CAUGHLIN PKWY PMB 519 RENO, NV 89519 Tax District 4000
 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	
2022 RO2	88,352		584,473		640,000	224,000	Land Value	88,352	NewLand		
2022 FV	88,352		584,473		640,000	224,000	Building Value	500,554	Initials/Date		
							XFOB Value	83,919			
							Obsolescence	-32,825	Parcel Total		
							Taxable Value	640,000	New Const	<input type="checkbox"/> NC <input type="checkbox"/> C	
							Total Exemption		New Land		
									Remainder	586,035	<input type="checkbox"/> New Sketch

Building Data

Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	344	Office Building	D	2007	2007	100	C15	175,599	136,089	1,229	110	0
COMM	1-2	442	Bar/Tavern	D	2007	2007	100	C15	434,093	336,422	4,915	68	0
MISC	1-3	600	Miscellaneous	0	2007	2007	100	20	36,184	28,043		28,043	0



Land Value

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data		Property Characteristics	
400	General Commercial: reta	NC	44,176	SF1	2.00					88,352		Land Size-Sf	44,176	Water	Municipal
												Acre Size	1.014	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC	WVTC		

Prepared By: Harley Maughan

Reviewed By: Howard Stockton

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

WASHOE COUNTY APPRAISAL RECORD



APN: **556-721-03**

2022

PAGE 2 of 7

ACTIVE

Roll YR

Code

%Comp

Situs 18705 VILLAGE CENTER DR WASHOE Database R_2022 NBHD GCIQ Appr HMM Exemption AV|Exemption
 Owner WVC COMMERCIAL LLC Printed 2/1/2023 Commercial
 4790 CAUGHLIN PKWY PMB 519 RENO, NV 89519 Tax District 4000
 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		
2022 RO2	88,352		584,473		640,000	224,000	Land Value	88,352			
2022 FV	88,352		584,473		640,000	224,000	Building Value	500,554	Initials/Date		
							XFOB Value	83,919			
							Obsolescence	-32,825	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C
							Taxable Value	640,000	New Const	586,035	
							Total Exemption		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/Industrial	BUILDING LEVEL			SHP	2	SLIGHTLY IRREGULAR	100				
Occ	344	Office Building	Rate Adj			SP1C	7,200	Sprinkler System Generic - C	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			ST	1	No of Stories	100				
Quality	C15	Commercial 1.5 (Fair				WH	12	Avg Wall Height/Floor	100				
Year Built	2007		PARCEL LEVEL			EW	886	STUD WALLS - HARDBOARD SHEET	100				
WAY	2007		Lump Sum	-32825		HEAT	611	PACKAGE UNIT	100				
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 22.5											

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			1,229	142.88	175,599	5	CMNA	C AREA *	30	-	1	0.00	2022	2022	100							
							1	CRBC	CONC CURB	30	1	1,000	14.57	2007		100	14,570	11,292					
							2	FWAS	FW ASPHALT	30	1	15,000	2.95	2007		100	44,193	34,250					
							3	FWCO	FW CONCRET	30	1	2,500	5.90	2007		100	14,738	11,422					
							4	YIMP	YARD IMPS	30	1	20	1,706.00	2008		100	34,120	26,955					

Gross Bldg Area 1,229 Perimeter 64 Sub Area RCN 175,599

Building Notes		Building Cost Summary	
		Building RCN	175,599
		Depreciation	39,510
		Building DRC	136,089
		Extra Feature DRC	83,919
		Building Obso	
Building Name		Total DRC	220,008
		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	44,176	Water	Municipal	
400	General Commercial: reta	NC	44,176	SF1	2.00					88,352		Acre Size	1.014	Sewer	Municipal	
												DOR Code	400	Street	Paved	
												Deferment		SPC		
												CAGC	WVTC			

Prepared By: Harley Maughan

Reviewed By: Howard Stockton

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

WASHOE COUNTY APPRAISAL RECORD

APN: **556-721-03**

PAGE 3 of 7

Owner **WVC COMMERCIAL LLC**

NBHD **GCIQ Commercial**

Appr **HMM**

Keyline Description **WOODLAND VILLAGE TOWN CENTER PHASE 1 PAR C**



Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
WVC COMMERCIAL LLC	5304782	5/20/2022	9999	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

Prepared By: Harley Maughan

Reviewed By: Howard Stockton

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

%Comp

Reopen			
Reappraisal			

OBSO	<input type="checkbox"/> Change		<input type="checkbox"/> No Change		
NewLand					
Initials/Date					
Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch			
New Const	586,035				
New Land					
Remainder					

[illegible][illegible]

Building Notes	Building Cost Summary	
	Building RCN	434,093
	Depreciation	97,671
	Building DRC	336,422
	Extra Feature DRC	
	Building Obso	
Building Name	Total DRC	336,422
	Override Value	

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	44,176	Water	Municipal
												Acre Size	1.014	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC	WVTC		

~~Reviewed By: Howard Stockton~~

CAGC	WVTC
------	------

9

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

WASHOE COUNTY APPRAISAL RECORD

APN: 556-721-03

Owner WVC COMMERCIAL LLC
Keyline Description WOODLAND VILLAGE TOWN CENTER PHASE 1 PAR C

NBHD GCIQ Commercial

Appr HMM

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
WVC COMMERCIAL LLC	5304782	5/20/2022	9999	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
Prepared By: Harley Maughan			Reviewed By: Harley Maughan			

%Comp

Reopen			
Reappraisal			

OBSO	<input type="checkbox"/> Change <input type="checkbox"/> No Change	
NewLand		
Initials/Date		
Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
New Const	<div>586,035</div>	
New Land		
Remainder		

[illegible][illegible]

Building Notes	Building Cost Summary	
	Building RCN	36,184
	Depreciation	8,141
	Building DRC	28,043
	Extra Feature DRC	
	Building Obso	
Building Name	Total DRC	28,043
	Override Value	

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-	Adj 2	%-	Taxable Land	Note	Land Size-Sf	44,176	Water	Municipal	
												Acre Size	1.014	Sewer	Municipal	
												DOR Code	400	Street	Paved	
												Deferment		SPC		
	Prepared By: Harold Mowbray							Reviewed By: Harold Mowbray				CAGC	WVTC	1.1		

~~Reviewed By: Howard Stockton~~

11

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

WASHOE COUNTY APPRAISAL RECORD

APN: 556-721-03

Owner WVC COMMERCIAL LLC
Keyline Description WOODLAND VILLAGE TOWN CENTER PHASE 1 PAR C

NBHD GCIQ Commercial

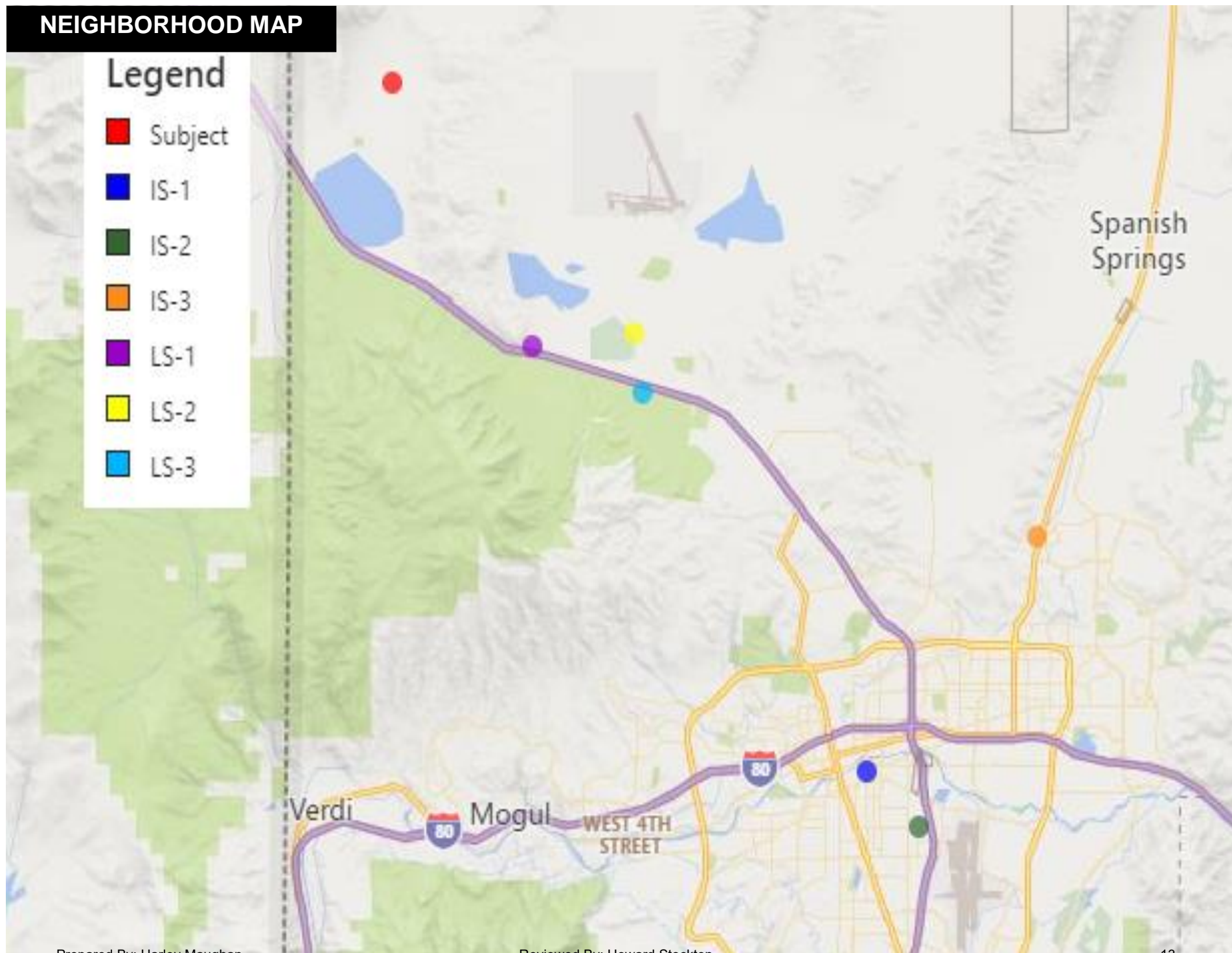
Appr HMM

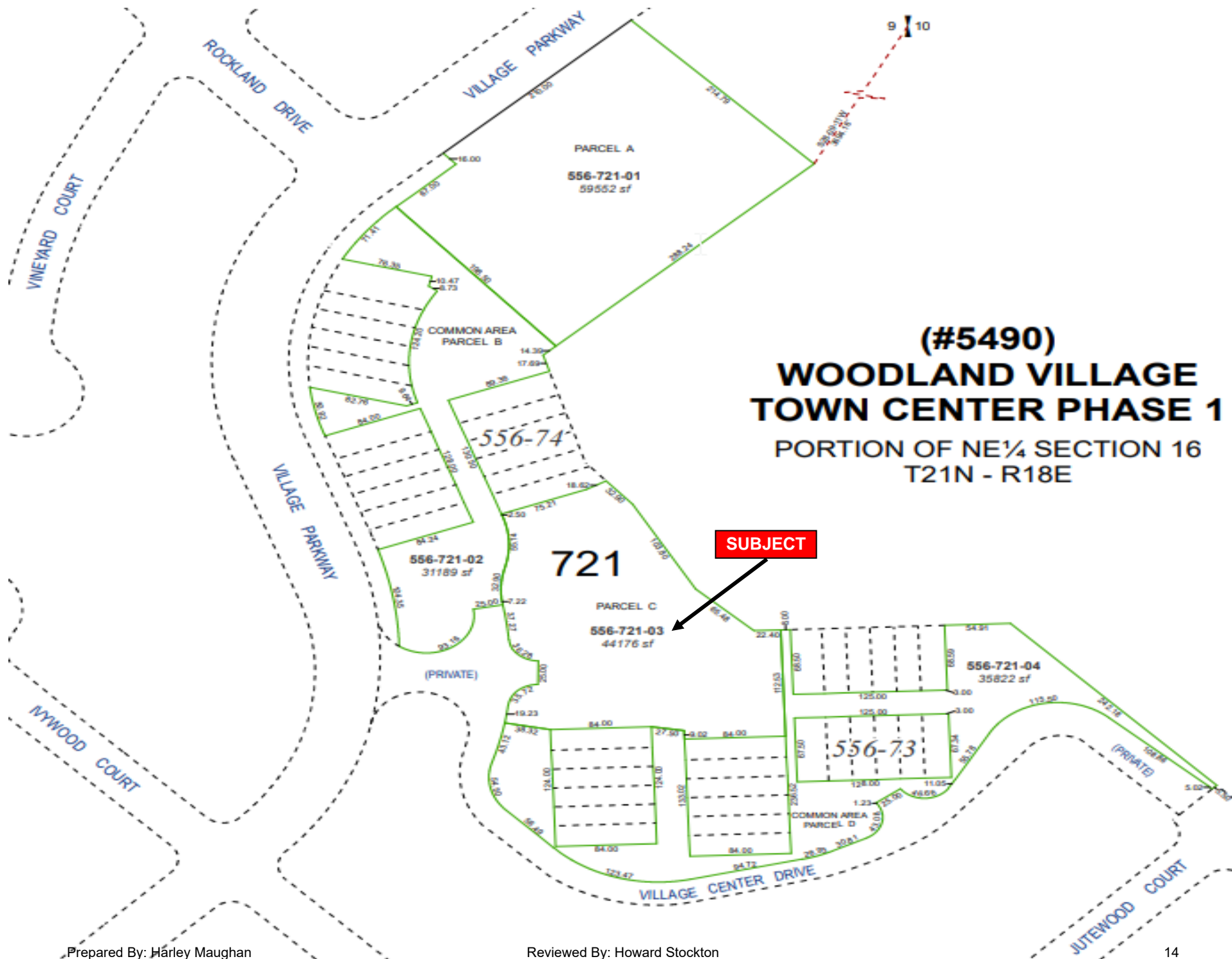
Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
WVC COMMERCIAL LLC	5304782	5/20/2022	9999	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
Prepared By: Harley Maughan			Reviewed By: Harley Maughan			

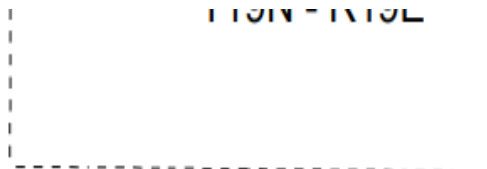
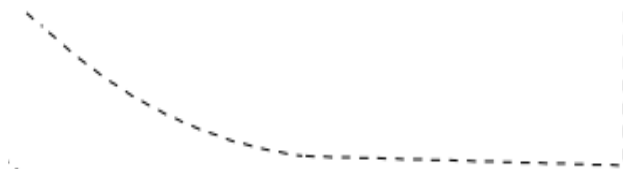
NEIGHBORHOOD MAP

Legend

- Subject
- IS-1
- IS-2
- IS-3
- LS-1
- LS-2
- LS-3

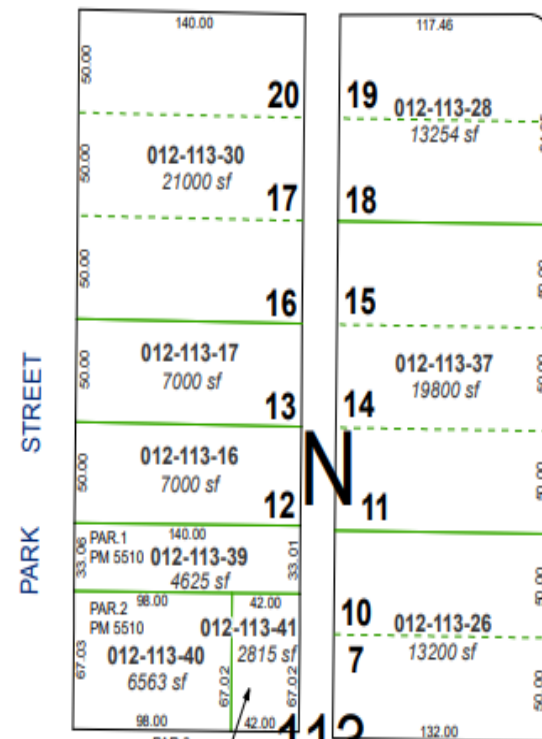
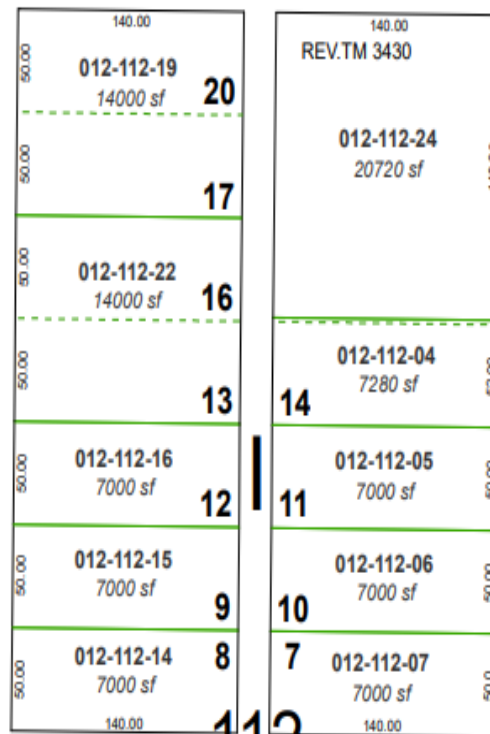
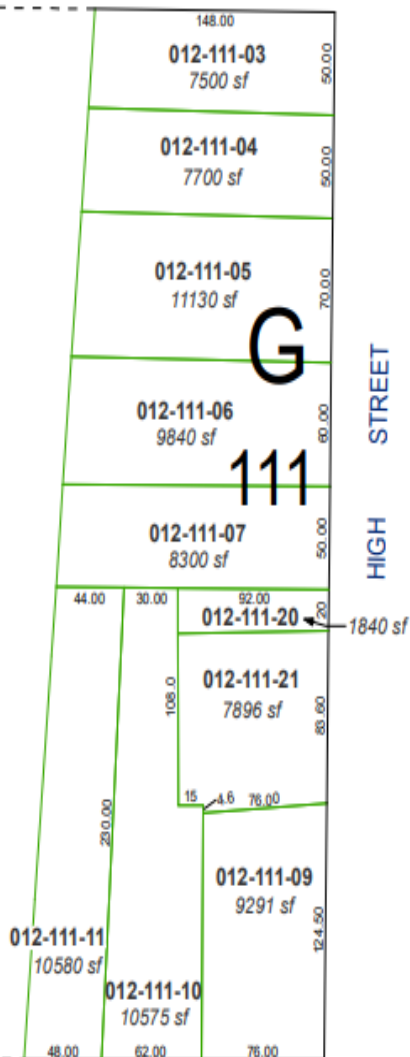






EAST SECOND STREET

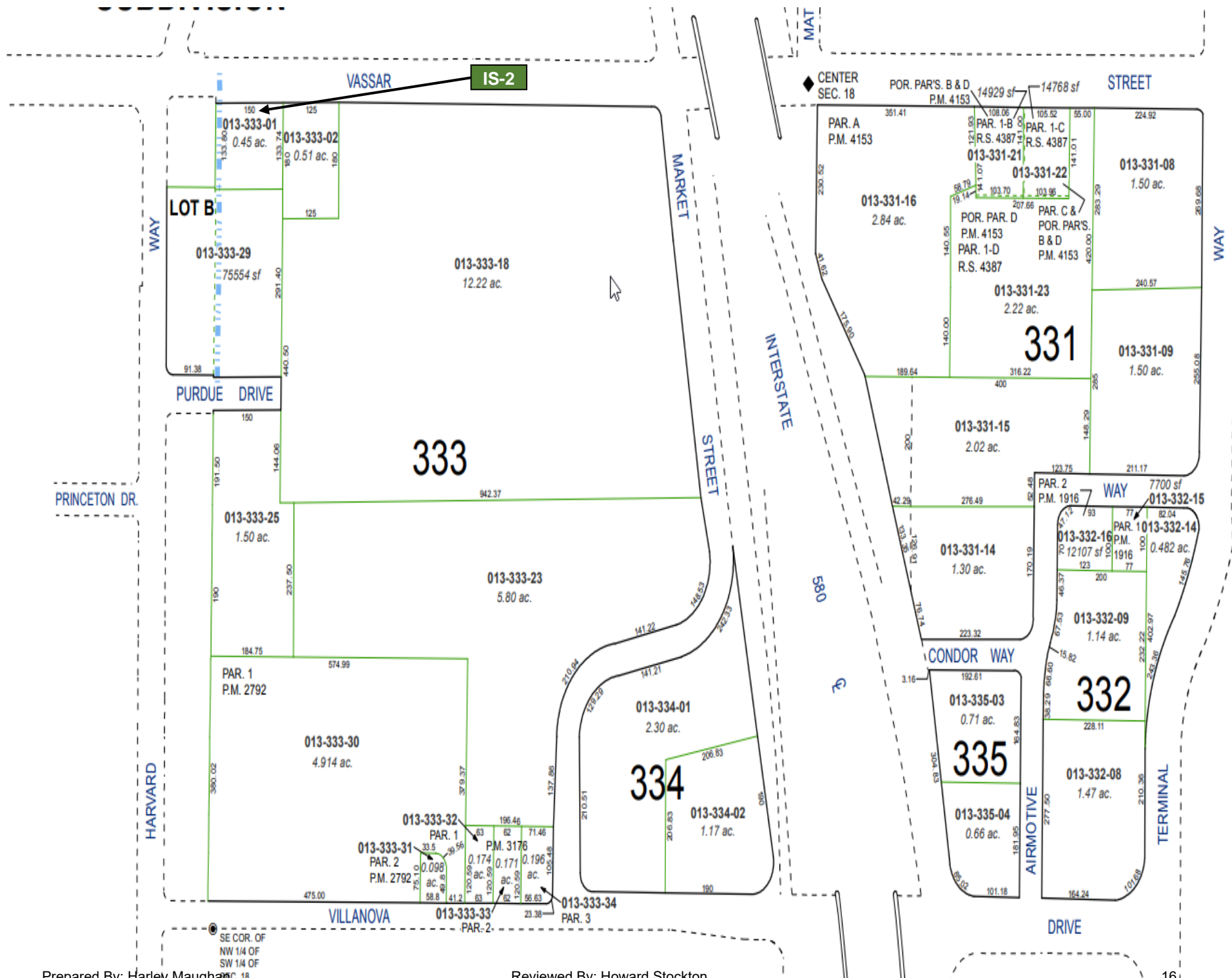
EAST SECOND STREET

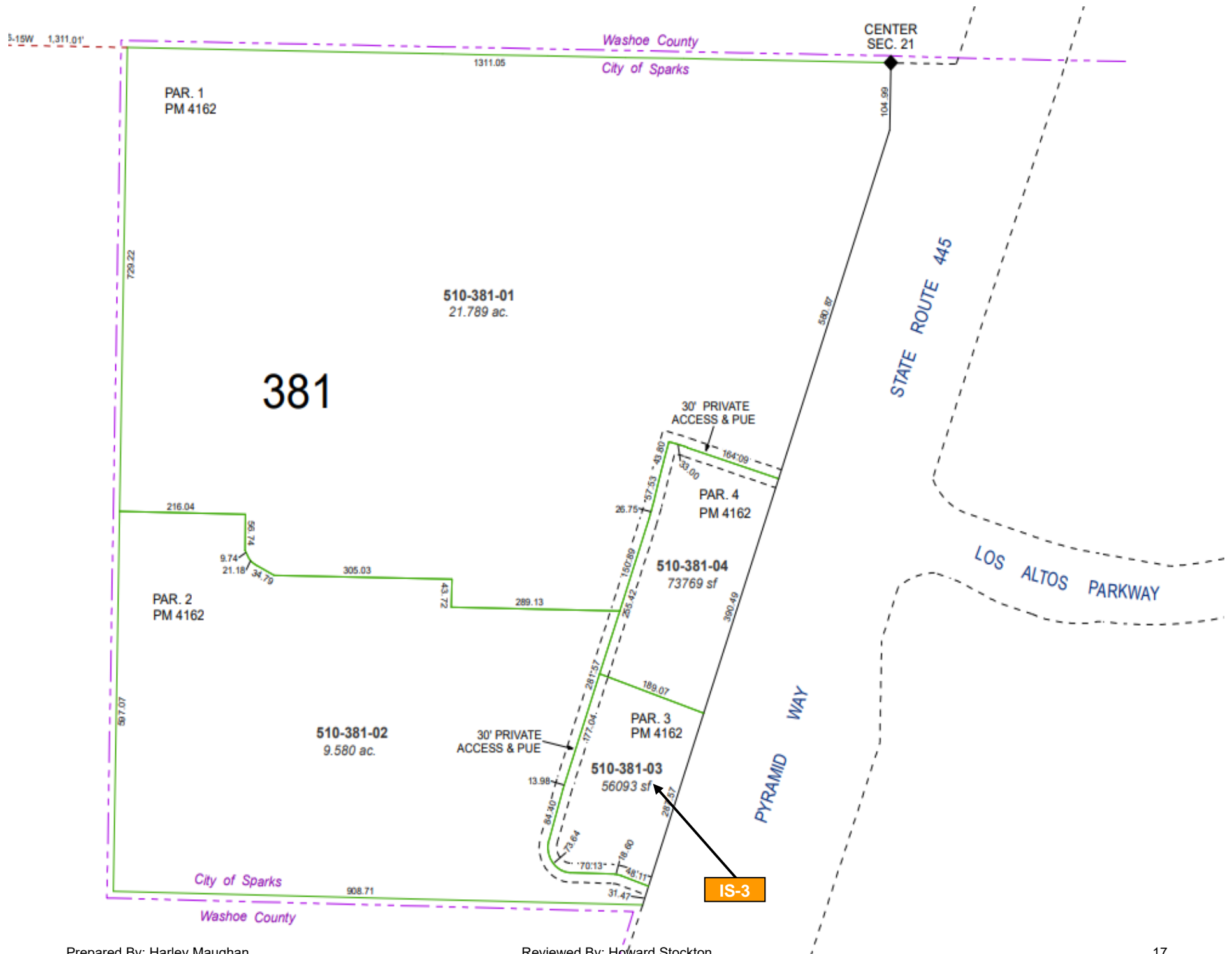


MILL STREET

MILL STREET

IS-1





PORTION SECTIONS 1, 2 & 3, T20N - R18E &
PORTION SECTIONS 34, 35 & 36, T21N - R18E

