

**PETITIONER'S  
EVIDENCE**

Petitioners'  
Evidence

Appeal Case # 24-0055

Parcel # 082-492-02

RECEIVED

APPEAL CASE # 24-0055

JAN 16 2024

Washoe County Board of Equalization

APN 082-492-02

WASHOE COUNTY ASSESSOR

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.

Please Print or Type:

Part A. PROPERTY OWNER/ PETITIONER INFORMATION (Agent's Information to be completed in Part H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: Joe Panicaro Joy Panicaro
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): TITLE
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 2255 Koldewey Drive EMAIL ADDRESS: None
CITY: Reno STATE: NV ZIP CODE: 89509 DAYTIME PHONE: (775) ALTERNATE PHONE: FAX NUMBER:

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

- Sole Proprietorship Trust Corporation
Limited Liability Company (LLC) General or Limited Partnership Government or Governmental Agency
Other, please describe:

The organization described above was formed under the laws of the State of

The organization described above is a non-profit organization. Yes No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: Additional information may be necessary.

- Self Trustee of Trust Employee of Property Owner
Co-owner, partner, managing member Officer of Company
Employee or Officer of Management Company
Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
Other, please describe:

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS: 7490 STREET/ROAD: N. Virginia St CITY (IF APPLICABLE): Reno COUNTY: Washoe
Purchase Price: Purchase date:

2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN): 082-492-02 ACCOUNT NUMBER:

3. Does this appeal involve multiple parcels? Yes No List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels: Multiple parcel list is attached.

4. Check Property Use Type:

- Vacant Land Mobile Home (Not on foundation) Mining Property
Residential Property Commercial Property Industrial Property
Multi-Family Residential Property Agricultural Property Personal Property
Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed:

2024-2025 Secured Roll 2023-2024 Reopen 2023-2024 Unsecured/Supplemental 2023-2024 Exemption Value

Part E. VALUE OF PROPERTY

Table with 3 columns: Property Type, Assessor's Taxable Value, Owner's Opinion of Value. Rows include Land, Buildings, Personal Property, Possessory Interest in real property, Exempt Value, Total. Total value is \$163,659.

**Part F. TYPE OF APPEAL**

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.

NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.

NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.

NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.

NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.

NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

**Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED).**

ASSESSMENT EXCEEDS CASH VALUE, INEQUITY EXISTS, FAILURE TO ACCOUNT FOR RESTRICTIONS, NOT UNIFORM, JUST OR EQUAL

**VERIFICATION**

I verify ( or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H

▶ Joe Panicano Title Co-owner  
Petitioner Signature

Print Name of Signatory

Date

**Part H. AUTHORIZATION OF AGENT** Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

**Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE ( )	ALTERNATE PHONE ( )	FAX NUMBER ( )

Authorized Agent must check each applicable statement and sign below.

- I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.
- I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.

▶ \_\_\_\_\_ Title \_\_\_\_\_  
Authorized Agent Signature

Print Name of Signatory

Date

I hereby withdraw my appeal to the County Board of Equalization.

\_\_\_\_\_  
Signature of Owner or Authorized Agent/Attorney

\_\_\_\_\_  
Date

RECEIVED

APPEAL CASE #

JAN 16 2024

Washoe County Board of Equalization

WASHOE COUNTY ASSESSOR

PETITION FOR REVIEW OF TAXABLE VALUATION

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Part A. PROPERTY OWNER/ PETITIONER INFORMATION (Agent's Information to be completed in Part H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: Joe Panigaro Joy Panigaro
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): TITLE
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 2255 Koldewey Drive EMAIL ADDRESS: None
CITY: Reno STATE: NV ZIP CODE: 89509 DAYTIME PHONE: ( ) (775) ALTERNATE PHONE: ( ) FAX NUMBER: ( )

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

786-5766
Sole Proprietorship Trust Corporation
Limited Liability Company (LLC) General or Limited Partnership Government or Governmental Agency
Other, please describe:
The organization described above was formed under the laws of the State of
The organization described above is a non-profit organization. Yes No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: Additional information may be necessary.

Self Trustee of Trust Employee of Property Owner
Co-owner, partner, managing member Officer of Company
Employee or Officer of Management Company
Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
Other, please describe:

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS: 7490 STREET/ROAD: N. Virginia St CITY (IF APPLICABLE): Reno COUNTY: Washoe
Purchase Price: Purchase date:

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ASSESSOR'S PARCEL NUMBER (APN): 082-492-02 ACCOUNT NUMBER:

3. Does this appeal involve multiple parcels? Yes No List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels: Multiple parcel list is attached.

4. Check Property Use Type:

Vacant Land Mobile Home (Not on foundation) Mining Property
Residential Property Commercial Property Industrial Property
Multi-Family Residential Property Agricultural Property Personal Property
Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed:

2024-2025 Secured Roll 2023-2024 Reopen 2023-2024 Unsecured/Supplemental 2023-2024 Exemption Value

Part E. VALUE OF PROPERTY

Table with 3 columns: Property Type, Assessor's Taxable Value, Owner's Opinion of Value. Rows include Land, Buildings, Personal Property, Possessory Interest in real property, Exempt Value, Total. Total Assessor's Taxable Value: \$163,659; Owner's Opinion of Value: LESS THAN \$163,659

**Part F. TYPE OF APPEAL**

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.

NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.

NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.

NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.

NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.

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**Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED).**

ASSESSMENT EXCEEDS CASH VALUE, INEQUITY EXISTS, FAILURE TO ACCOUNT FOR RESTRICTIONS, NOT UNIFORM, JUST OR EQUAL

**VERIFICATION**

I verify ( or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H

▶ Joe Paricaro Title Co-owner  
 Petitioner Signature \_\_\_\_\_

Print Name of Signatory \_\_\_\_\_ Date \_\_\_\_\_

**Part H. AUTHORIZATION OF AGENT** Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

**Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE ( )	ALTERNATE PHONE ( )	FAX NUMBER ( )

Authorized Agent must check each applicable statement and sign below.

- I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.
- I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.

▶ \_\_\_\_\_ Title \_\_\_\_\_  
 Authorized Agent Signature \_\_\_\_\_

Print Name of Signatory \_\_\_\_\_ Date \_\_\_\_\_

I hereby withdraw my appeal to the County Board of Equalization.

\_\_\_\_\_  
 Signature of Owner or Authorized Agent/Attorney \_\_\_\_\_ Date \_\_\_\_\_

# Washoe County Board of Equalization

## Agent Authorization Form

If you have questions about this form or the appeal process, please call: (775) 328-2277

Please Print or Type:

### Part A. PROPERTY OWNER AND CONTACT INFORMATION OF PERSON GRANTING AUTHORITY TO AGENT

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: <b>Joe Panigarò</b>						
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER): <b>Joe Panigarò</b>					TITLE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) <b>2255 Koldewey Drive</b>					EMAIL ADDRESS:	
CITY <b>Reno</b>	STATE <b>NV</b>	ZIP CODE <b>89509</b>	DAYTIME PHONE <b>( ) 775- 786-5766</b>	ALTERNATE PHONE <b>( )</b>	FAX NUMBER <b>( )</b>	

### Part B. PROPERTY OWNER INFORMATION

Check organization type which best describes the Property Owner if not a natural person:  Natural persons may skip Part B.

- Sole Proprietorship       Trust       Corporation  
 Limited Liability Company (LLC)    General or Limited Partnership    Government or Governmental Agency  
 Other, please describe: \_\_\_\_\_

The organization described above was formed under the laws of the State of \_\_\_\_\_.

The organization described above is a non-profit organization.    Yes       No

### Part C. RELATIONSHIP OF PERSON GRANTING AUTHORITY TO AGENT TO PROPERTY OWNER

Check box which best describes the relationship of Petitioner to Property Owner:  Additional information may be necessary.

- Self       Trustee of Trust       Employee of Property Owner  
 Co-owner, partner, managing member       Officer of Company  
 Employee or Officer of Management Company  
 Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property  
 Other, please describe: \_\_\_\_\_

### Part D. PROPERTY SUBJECT TO THIS AGENT AUTHORIZATION:

Enter Applicable Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN) <b>082-492-02</b>	ACCOUNT NUMBER	PROPERTY IDENTIFICATION NUMBER
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Multiple parcel list attached. (Use letter-size paper)

### Part E. YEAR AND ROLL TYPE OF ASSESSMENT BEING APPEALED:

- 2024-2025 Secured Roll    2023-2024 Reopen Roll    2023-2024 Unsecured Roll    2023-2024 Exemption Value

Other years being appealed: \_\_\_\_\_

Be prepared to cite the legal authority, if any, that permits the County Board to consider appeals of taxable value from prior years.

**Part F. AUTHORIZATION OF AGENT**

I hereby authorize the agent whose name and contact information appears below to file a petition to the Washoe County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D of this Agent Authorization.

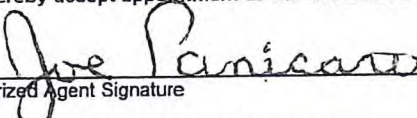
I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Washoe County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part E of this document.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

**Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT: <u>Joe Panicaro</u>			TITLE: <u>Co-owner</u>		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS: <u>None</u>		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) <u>2255 Koldewey Drive</u>					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER
	<u>NV</u>	<u>89509</u>	<u>( ) 775-</u>	<u>( )</u>	<u>( )</u>
				<u>786-3766</u>	

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.


Joe Panicaro
Co-owner
11/10/24  
 Authorized Agent Signature Title Date

**Authorized Agent Contact Information:**

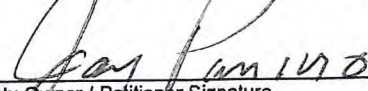
NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER
			( )	( )	( )

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.

\_\_\_\_\_  
 Authorized Agent Signature Title Date

**VERIFICATION**

I verify ( or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. I further certify I have authorized each agent named herein to represent the Property Owner as stated and I have the authority to appoint each agent named herein.


Joe Panicaro
Co-owner
11/10/24  
 Property Owner / Petitioner Signature Title Date

For clerk use only



Divider # 1



**WASHOE COUNTY ASSESSOR**

Chris S. Sarman

---

**Joel Rivadeneyra**

Appraiser

(775) 328-2271

[jrivadeneyra@washoecounty.gov](mailto:jrivadeneyra@washoecounty.gov)

[www.washoecounty.gov/assessor](http://www.washoecounty.gov/assessor)

---

1001 E. Ninth St., Bldg. D  
Reno, NV 89512-2845



**WASHOE COUNTY ASSESSOR**

Chris S. Sarman

---

**Shannon Scott**

Senior Appraiser

(775) 328-2246

[srscott@washoecounty.gov](mailto:srscott@washoecounty.gov)

[www.washoecounty.gov/assessor](http://www.washoecounty.gov/assessor)

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1001 E. Ninth St., Bldg. D  
Reno, NV 89512-2845



**WASHOE COUNTY ASSESSOR**

Chris S. Sarman

---

**Pete Kinne**

Senior Appraiser

(775) 328-2259

[pkinne@washoecounty.gov](mailto:pkinne@washoecounty.gov)

[www.washoecounty.gov/assessor](http://www.washoecounty.gov/assessor)

---

1001 E. Ninth St., Bldg. D  
Reno, NV 89512-2845

Divider # 2

14627349-78777-1-1\*



WASHOE COUNTY ASSESSOR  
CHRIS S. SARMAN  
1001 E. 9TH ST BLDG D  
RENO, NV 89512

(775) 328-2277

www.washoecounty.gov/assessor

14627349-78777-1 1 1 78777 1 AV 0.498 172



PANICARO, JOY ET AL  
2255 KOLDEWEY DR  
RENO NV 89509-3822

\*To change your mailing address, please  
email our office at  
[assessoraddresschange@washoecounty.gov](mailto:assessoraddresschange@washoecounty.gov)

### 2024/2025 ASSESSMENT NOTICE

ASSESSOR'S PARCEL NUMBER (APN): **082-492-02**

TAX DISTRICT: **1000**

PROPERTY LOCATION: **7490 N VIRGINIA ST**

	PRIOR ASSESSMENT	CURRENT ASSESSMENT
<b>FISCAL YEAR APPLIED</b>	2023/2024	2024/2025
<b>REAL PROPERTY</b>		
<b>LAND VALUE:</b>	\$25,304	\$94,211
<b>BUILDINGS &amp; IMPROVEMENT VALUE:</b> *Replacement cost new minus depreciation **Depreciation = -1.5%/year/age of bldg & imp up to 75%	\$65,334	\$69,448
<b>TOTAL TAXABLE VALUE:</b> *Land + Building & Improvements *Not Market Value*	\$90,638	\$163,659
<b>PREVIOUS TAX CAP VALUE:</b> *Value that Prior Year Taxes were based on (see AB489)	\$82,415	*Previous Tax Cap Value X CAP % (not to exceed Total Taxable Value) + any new value (below) **Please verify tax cap status below
<b>TOTAL ASSESSED VALUE:</b> *35% of Taxable Value	\$31,723	\$57,281
<i>AB489 Legislation was implemented in 2005 to cap the increase in property taxes (not value). Next fiscal year taxes will be based on AB489 and the 3% Primary Residence or Qualified Rental tax cap or High tax cap% (all other properties)+ new value added.</i>		
<b>TAX CAP STATUS AS OF 12/04/23:</b>	Use does not qualify for Low Cap, High Cap Applied	
<b>*IF THIS IS YOUR PRIMARY RESIDENCE YOUR TAX CAP STATUS SHOULD INDICATE "LOW CAP". PLEASE CONTACT OUR OFFICE @ 775-328-2277 IF YOU HAVE QUESTIONS.</b>		
<b>New value added to assessment roll (falls outside of the tax cap):</b>	\$0	
<i>*New value may be due to new construction, discovery of improvements that were not on the assessment roll previously, or a change in actual or authorized use.</i>		

1094PAVN 12/5/23 K

NOTES:

**THIS IS NOT A TAX BILL**

000011

FILE DATE: 12/04/23

APPR: JGR

## FREQUENTLY ASKED QUESTIONS

### **When is the next tax year?**

Each tax year runs from July 1 to June 30.

### **What is taxable value?**

Taxable value is the full cash value (market value) of the land and the current replacement cost of buildings, improvements, etc. less statutory depreciation.

### **What is assessed value?**

Per Nevada Revised Statute 361.225, the assessed value is 35% of the taxable value.

### **What is the TAX CAP value?**

The TAX CAP value is the actual value that property taxes are based on according to AB489 Legislation. The Current Tax Cap value can be calculated by taking the Previous Tax Cap value X CAP % + any new value added to the property (see below).

### **What is included in Buildings, Improvements, etc.?**

The legal definition of buildings includes all structures affixed to the land. This includes items such as wells, septic systems, corrals, paving, fencing, sheds, mobile home utility hook-ups, common area improvements, etc.

### **Is there any type of assistance available for individual taxpayers?**

Exemptions are available to Nevada residents meeting certain criteria such as Surviving Spouse, Veterans, Disabled Veterans and Blind Persons. For more information call (775) 328-2277.

### **What is the "tax cap"?**

Nevada Revised Statutes 361.471 through 361.4735 provides for an abatement also known as a "tax cap" that limits your property taxes to a 3% increase for qualified owner-occupied residences or certain residential rentals. The taxes for all other types of properties are limited to a tax increase of not more than 8%. The tax cap does not apply to new construction, or the new value added to the assessment roll listed on the previous side of this form.

### **Why did my value increase by more than 3% or 8%?**

The tax cap only applies to taxes, **not assessed value**. To review the tax cap status of your property please contact our office at (775) 328-2277 or visit our website at [www.washoecounty.gov/assessor](http://www.washoecounty.gov/assessor).

### **What is listed on this notice as NEW VALUE ADDED TO ASSESSMENT ROLL FOR THIS PARCEL?**

Any new value due to new construction, the value of improvements not previously on the assessment roll or a change in actual or authorized use of the parcel.

### **What if I disagree with the taxable value?**

If you have any questions, please contact our office at (775) 328-2277. If we are unable to resolve matters to your satisfaction, you may appeal to the County Board of Equalization. Such appeals must be filed at the Assessor's Office by **January 15, 2024**. If this date falls on a Saturday, Sunday or legal holiday, the appeal may be filed on the next business day.

### **What if I disagree with the New Value Added To Roll, Remainder Value or the Partial Abatement ("Tax Cap") status?**

You may file an appeal to the Assessor to review these abatement decisions pursuant to Nevada Revised Statute 361.4734. Please call our office at (775) 328-2277 or visit our website at [www.washoecounty.gov/assessor/taxcap](http://www.washoecounty.gov/assessor/taxcap) for additional information and the filing deadline.

## **THIS IS NOT A TAX BILL**

**Tax bills are calculated by the Washoe County Treasurer's Office. For tax billing questions please contact the Treasurer's Office or visit their website at [www.washoecounty.gov/treas](http://www.washoecounty.gov/treas).**

Divider #3

WASHOE COUNTY APPRAISAL RECORD



APN: 082-492-02

2024

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 7490 N VIRGINIA STRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner PANICARO, JOY Printed 1/9/2024 Industrial  
 2255 KOLDEWEY DR RENO, NV 89509 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	Initials/Date	Parcel Total
2024 VN	94,211		69,448		163,659	57,281	Land Value	94,211			
2024 NR	94,211		69,448		163,659	57,281	Building Value	63,192			
2023 FV	25,304		65,334		90,638	31,723	XFOB Value	6,256			
2022 FV	21,412		54,900		76,312	26,709	Obsolescence	0			
2021 FV	21,412		55,336		76,748	26,862	Taxable Value	163,659	New Const		<input type="checkbox"/> NC <input type="checkbox"/> C
2020 FV	21,412		57,830		79,242	27,735	Total Exemption		New Land		<input type="checkbox"/> New Sketch
2019 FV	21,412		55,780		77,192	27,017			Remainder		

Building Data												
1-1	Code	Description	Adjustments & Modifiers		Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL		ASC	2	Alternate Shape Code	100				
Occ	406	Storage Warehouse	Rate Adj		ST	1	No of Stories	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum		UT	1	Units	100				
Quality	C10	Commercial 1.0 (Low)			WH	14	Avg Wall Height/Floor	100				
Year Built	1981		PARCEL LEVEL		EW	812	CONCRETE BLOCK	100				
WAY	1981		Lump Sum	0	HEAT	606	SPACE HEATER	100				
Remodel Yr			%Obso	0.0000								
% Comp	100	%DPR	64.5									

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			3,150	56.51	178,007	1	FWAS	FW ASPHALT	30	1	3,400	5.18	1981		100	17,622	6,256		

Gross Bldg Area	3,150	Perimeter	234	Sub Area RCN	178,007
Building Notes		Building Cost Summary			
		Building RCN	178,007		
		Depreciation	114,815		
		Building DRC	63,192		
		Extra Feature DRC	6,256		
		Building Obso			
Building Name		Total DRC	69,448		
		Override Value			

Land Value: 1 Lines Total												Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-S	Adj 2	%-S	Taxable Land	Note	Land Size-Sf	Acre Size	Water	Municipal
400	General Commercial: reta	MS	15,572.000	SF3	5.50	NOTE	110			94,211	TOPO-10 / SIZE+20	15,572	0.357	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC			

000014

+ 372 %



WASHOE COUNTY APPRAISAL RECORD

APN: 082-492-02

PAGE 2 of 1

Owner PANICARO, JOY  
 Keyline Description PM 906 LT A

NBHD GAKU Industrial

Appr JGR



082-492-02 08/27/2021

Activity Information					
Date	User ID	Activity Notes			
9/18/2023	JGR	Re-appraisal Review			
5/15/2014	JST	Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
PANICARO, JOY	5253881	12/1/2021	400	38,374	3BEA
COLEMAN, GILBERT PH.D	2969062	12/16/2003		0	3NTT
PANICARO, JOSEPH L JR &	2788579	1/9/2003	400	0	3NTT
PANICARO, JOSEPH L JR &	2656323	2/25/2002	400	0	3NTT
	1239556	4/15/1988	400	0	
Permit Information					
Date	Permit	Description	Amount	Status	% Comp

000016

Divider # 4

If you  
See

**SOCIAL SECURITY ADMINISTRATION**

PO Box 67610

Wilkes-Barre, PA 18767-7610

OFFICIAL BUSINESS

PENALTY FOR PRIVATE USE, \$300

FIRST-CLASS MAIL  
PRESORTED  
POSTAGE AND FEES PAID  
SOCIAL SECURITY  
ADMINISTRATION  
PERMIT NO.G-11

FOLD & TEAR OFF STUB

FOLD & TEAR OFF STUB

JOSEPH L PANICARO  
2255 KOLDEWEY DR  
RENO NV 89509-3822



Securing today  
and tomorrow



## Your New Benefit Amount

BENEFICIARY'S NAME: JOSEPH L PANICARO

Your Social Security benefit will increase by **3.2%** in 2024 because of a rise in the cost of living. You can use this letter as proof of your benefit amount if you need to apply for food, rent, or energy assistance. You can also use it to apply for bank loans or for other business. Keep this letter with your important financial records.

### How Much You Will Get

Your monthly benefit before deductions

#### Deductions:

Medicare Medical Insurance (If you did not have Medicare as of November 16, 2023 or if someone else pays your premium, we show \$0.00)

Medicare Prescription Drug Plan (We will notify you if the amount changes in 2024. If you did not elect withholding as of November 1, 2023, we show \$0.00)

U.S. Federal tax withholding

Voluntary Federal tax withholding (If you did not elect voluntary tax withholding as of November 16, 2023, we show \$0.00)

After we take any other deductions, you will receive the payment you are due for December 2023 on or about January 24, 2024.

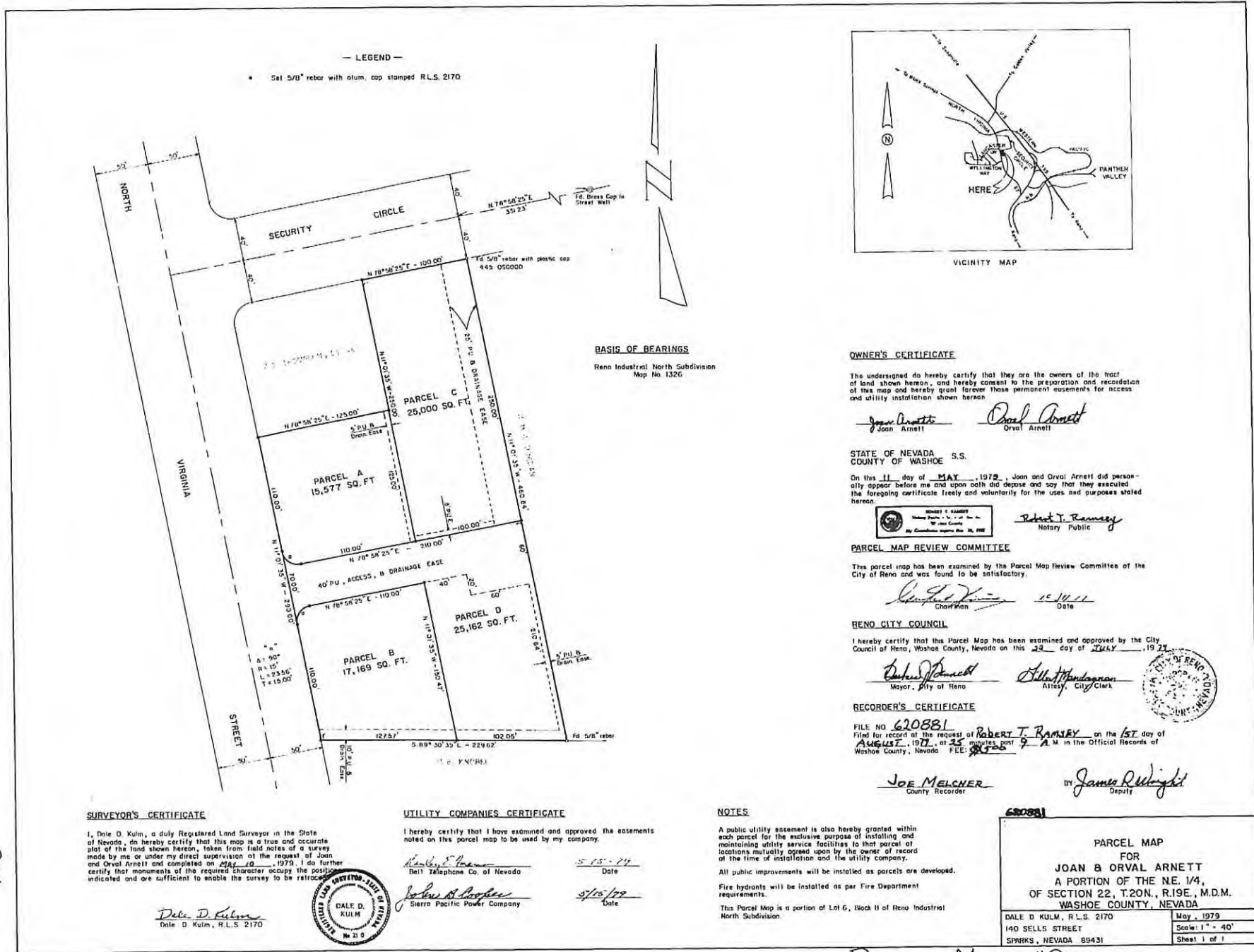
The information above shows your monthly benefit amount before and after deductions. Please remember, we will pay you in the month following the month for which it is due.

If you still get a paper check, you must visit the Department of the Treasury's website at [www.godirect.gov](http://www.godirect.gov) to request electronic payments.

If you disagree with any of these amounts, you must file an appeal with us in writing within 60 days from the date you get this letter. We will assume you got this letter 5 days after the date of the letter, unless you show us that you did not get it within the 5-day period. You must have good reason for waiting more than 60 days to file an appeal. You can go to [www.ssa.gov/non-medical/appeal](http://www.ssa.gov/non-medical/appeal) to complete and submit the "Request for Reconsideration" form, SSA-

Divider # 5

906



906

**SURVEYOR'S CERTIFICATE**

I, Dale D. Kuhl, a duly Registered Land Surveyor in the State of Nevada, do hereby certify that this map is a true and accurate plot of the land shown hereon, taken from field notes of a survey made by me or under my direct supervision at the request of Joan and Orval Arnett and completed on MAY 10, 1979. I do further certify that monuments of the required character occupy the positions indicated and are sufficient to enable the survey to be retraced.

Dale D. Kuhl  
 Dale D. Kuhl, R.L.S. 2170



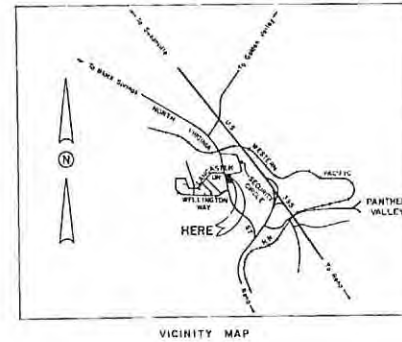
**UTILITY COMPANIES CERTIFICATE**

I hereby certify that I have examined and approved the easements noted on this parcel map to be used by my company.

Robert E. Brown 5/15/79  
 Bell Telephone Co. of Nevada Date

John W. Cooper 5/15/79  
 Sierra Pacific Power Company Date

000021



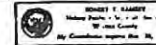
**OWNER'S CERTIFICATE**

The undersigned do hereby certify that they are the owners of the tract of land shown hereon, and hereby consent to the preparation and recordation of this map and hereby grant forever those permanent easements for access and utility installation shown hereon.

Joan Arnett Orval Arnett  
 Joan Arnett Orval Arnett

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE

On this 11 day of MAY, 1979, Joan and Orval Arnett did personally appear before me and upon oath did depose and say that they executed the foregoing certificate freely and voluntarily for the uses and purposes stated herein.



Robert T. Ramsley  
 Notary Public

**PARCEL MAP REVIEW COMMITTEE**

This parcel map has been examined by the Parcel Map Review Committee of the City of Reno and was found to be satisfactory.

Robert T. Ramsley 11/11/79  
 Chairman Date

**RENO CITY COUNCIL**

I hereby certify that this Parcel Map has been examined and approved by the City Council of Reno, Washoe County, Nevada on this 22 day of JULY, 1979.

Robert E. Brown Julia H. Thompson  
 Mayor, City of Reno At-Large, City Clerk

**RECORDER'S CERTIFICATE**

FILE NO. 620881  
 Filed for record at the request of ROBERT T. RAMSLEY on the 16 day of AUGUST, 1979, at 25 minutes past 9 A.M. in the Official Records of Washoe County, Nevada. FEE: 37.50

JOE MELCHER  
 County Recorder

James R. Wright  
 Deputy



620881

<b>PARCEL MAP</b> FOR <b>JOAN &amp; ORVAL ARNETT</b> A PORTION OF THE N.E. 1/4, OF SECTION 22, T.20N., R.19E., M.D.M. WASHOE COUNTY, NEVADA	
DALE D KULM, R.L.S. 2170 140 SELLS STREET SPRINGS, NEVADA 89431	May, 1979 Scale: 1" = 40' Sheet 1 of 1

CUMULATIVE INCREASE  
 FOR ANY SUBSEQUENT  
 RECORDATION

Divider # 6

WASHOE COUNTY APPRAISAL RECORD



APN: 082-492-02

2023

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 7490 N VIRGINIA STRENO Database R\_2023 NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner PANICARO, JOY Printed 1/29/2024 Industrial  
 2255 KOLDEWEY DR RENO, NV 89509 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	25,304		65,334		90,638	31,723	Land Value	25,304			
2023 NR	25,304		65,334		90,638	31,723	Building Value	59,685			
2022 FV	21,412		54,900		76,312	26,709	XFOB Value	5,649			
2021 FV	21,412		55,336		76,748	26,862	Obsolescence	0			
2020 FV	21,412		57,830		79,242	27,735	Taxable Value	90,638			
2019 FV	21,412		55,780		77,192	27,017	Total Exemption				
2018 FV	21,412		56,506		77,918	27,271					
									Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C
									New Const		
									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			ASC	2	Alternate Shape Code	100				
Occ	406	Storage Warehouse	Rate Adj			ST	1	No of Stories	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum			UT	1	Units	100				
Quality	C10	Commercial 1.0 (Low)				WH	14	Avg Wall Height/Floor	100				
Year Built	1981		PARCEL LEVEL			EW	812	CONCRETE BLOCK	100				
WAY	1981		Lump Sum	0		HEAT	606	SPACE HEATER	100				
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 63.0											

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			3,150	51.21	161,312	1	FWAS	FW ASPHALT	30	1	3,400	4.49	1981		100	15,268	5,649				

Gross Bldg Area	3,150	Perimeter	234	Sub Area RCN	161,312
-----------------	-------	-----------	-----	--------------	---------

Building Notes		Building Cost Summary	
		Building RCN	161,312
		Depreciation	101,627
		Building DRC	59,685
		Extra Feature DRC	5,649
		Building Obso	
Building Name		Total DRC	65,334
		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	Water	Municipal	
400	General Commercial: reta	MS	15,572.000	SF3	3.25	NOTE	50			25,304	ACCS-25/TOPO-25	15,572	0.357	Sewer	Municipal	
												DOR Code	400	Street	Paved	
												Deferment		SPC		
												CAGC				

000023



WASHOE COUNTY APPRAISAL RECORD

APN: 082-492-02

Owner PANICARO, JOY  
 Keyline Description FM 906 LT A

NBHD GAKU Industrial

Appr JGR



082-492-02 08/27/2021

Activity Information						
Date	User ID	Activity Notes				
9/19/2022	PJK	Re-appraisal Review				
5/15/2014	JST	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PANICARO, JOY	5253881	12/1/2021	400	38,374	3BEA	
COLEMAN, GILBERT PH.D	2969062	12/16/2003		0	3NTT	
PANICARO, JOSEPH L JR &	2788579	1/9/2003	400	0	3NTT	
PANICARO, JOSEPH L JR &	2656323	2/25/2002	400	0	3NTT	
	1239556	4/15/1988	400	0		
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

000024

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

Divider # 7

WASHOE COUNTY APPRAISAL RECORD



APN: 082-492-01

2024

PAGE 1 of 2

ACTIVE

Roll YR

Code

%Comp

Situs N VIRGINIA STRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner ALLEN, JAMES R Printed 1/11/2024 Industrial Tax District 1000  
 170 RIVER VILLAGE DR FALLON, NV 89406 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			
2024 VN	66,097				66,097	23,134	Land Value	66,097			
2024 NR	66,097				66,097	23,134	Building Value				
2023 FV	27,898				27,898	9,764	XFOB Value				
2022 FV	23,606				23,606	8,262	Obsolescence	0			
2021 FV	23,606				23,606	8,262	Taxable Value	66,097			
2020 FV	23,606				23,606	8,262	Total Exemption				
2019 FV	23,606				23,606	8,262					

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

Gross Bldg Area	Perimeter	Sub Area RCN
<b>Building Notes</b>		
<b>Building Cost Summary</b>		
	Building RCN	
	Depreciation	
	Building DRC	
	Extra Feature DRC	
	Building Obso	
<b>Building Name</b>	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	Water	Municipal		
150	Vacant, industrial	MS	17,168.000	SF3	5.50	NOTE	70			66,097	ACCS-25/TOPO-25/SIZE+20	0.394	Sewer	Municipal		
												150	Street	Paved		
													SPC			
													CAGC			

Divider #8

Washoe County Assessor  
1001 EAST 9<sup>th</sup> Street  
Reno, Nv. 89512

RECEIVED

JAN 08 2024

WASHOE COUNTY ASSESSOR

January 8, 2024

Via: Hand delivery

DEAR STAFF:

Pursuant To NRS Chapter  
239, I'm MAKING A public  
records request for a hard  
copy of all records used  
in determining the 2024/2025  
property ASSESSMENT for  
APN # 082-492-02 located  
at 7490 N. Virginia. Please call  
me when these are ready for  
pick up. Thank you.

Joe Panicaro

Joe Panicaro  
2255 Koldewey Dr  
Reno, Nv. 89509  
(775) 786-5766

WASHOE COUNTY APPRAISAL RECORD



APN: 082-492-02

2024

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 7490 N VIRGINIA STRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner PANICARO, JOY Printed 2/23/2024 Industrial  
 2255 KOLDEWEY DR RENO, NV 89509 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	Initials/Date	<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2024 VN	94,211		69,448		163,659	57,281	Land Value	94,211			
2024 NR	94,211		69,448		163,659	57,281	Building Value	63,192			
2023 FV	25,304		65,334		90,638	31,723	XFOB Value	6,256			
2022 FV	21,412		54,900		76,312	26,709	Obsolescence	0	Parcel Total		
2021 FV	21,412		55,336		76,748	26,862	Taxable Value	163,659	New Const		
2020 FV	21,412		57,830		79,242	27,735	Total Exemption		New Land		
2019 FV	21,412		55,780		77,192	27,017			Remainder		

Building Data													
1-1	Code	Description	Adjustments & Modifiers		Name	Code/Units	Description	%	Name	Code/Units	Description	%	
Type	COMM	Commercial/Industrial	BUILDING LEVEL		ASC	2	Alternate Shape Code	100					
Occ	406	Storage Warehouse	Rate Adj		ST	1	No of Stories	100					
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum		UT	1	Units	100					
Quality	C10	Commercial 1.0 (Low)			WH	14	Avg Wall Height/Floor	100					
Year Built	1981		PARCEL LEVEL		EW	812	CONCRETE BLOCK	100					
WAY	1981		Lump Sum 0		HEAT	606	SPACE HEATER	100					
Remodel Yr			%Obso 0.0000										
% Comp	100	%DPR 64.5											

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			3,150	56.51	178,007	1	FWAS	FW ASPHALT	30	1	3,400	5.18	1981		100	17,622	6,256		

Gross Bldg Area	3,150	Perimeter	234	Sub Area RCN	178,007
<b>Building Notes</b>		<b>Building Cost Summary</b>			
		Building RCN	178,007		
		Depreciation	114,815		
		Building DRC	63,192		
		Extra Feature DRC	6,256		
		Building Obso			
<b>Building Name</b>		Total DRC	69,448		
		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	15,572.000	SF3	5.50	NOTE	110			94,211	TOPO-10 / SIZE+20	15,572	Sewer	Municipal		
												Acre Size	0.357	Street	Paved	
												DOR Code	400	SPC		
												Deferment				
												CAGC				

000029

WASHOE COUNTY APPRAISAL RECORD

APN: **082-492-02**

Owner PANICARO, JOY  
 Keyline Description PM 906 LOT A

NBHD GAKU Industrial

Appr JGR



Activity Information					
Date	User ID	Activity Notes			
9/18/2023	JGR	Re-appraisal Review			
5/15/2014	JST	Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
PANICARO, JOY	5253881	12/1/2021	400	38,374	3BEA
COLEMAN, GILBERT PH.D	2969062	12/16/2003			0 3NTT
PANICARO, JOSEPH L JR &	2788579	1/9/2003	400		0 3NTT
PANICARO, JOSEPH L JR &	2656323	2/25/2002	400		0 3NTT
	1239556	4/15/1988	400		0
Permit Information					
Date	Permit	Description	Amount	Status	% Comp

All data on this form is for use by the Washoe County Assessor for assessment purposes only.

Owner Information

Table with owner details: APN 082-492-02, Situs 1 7490 N VIRGINIA ST, Owner 1 PANICARO, JOY, Owner 2 or Trustee PANICARO, JOE, Mail Address 2255 KOLDEWEY DR RENO NV 89509

Building Information

Table with building details: Bld #1 Situs 7490 N VIRGINIA ST, Quality C10 Commercial 1.0 (Low), Stories 1, Year Built 1981, Bedrooms 0, Full Baths 0, Half Baths 0, Fireplaces 0, Heat Type SPACE HEATER, Exterior Walls CONCRETE BLOCK, Roof Cover, % Complete 100, Obso/Bldg Adj 0, Construction Modifier

XFOB SUBAREA

Parcel Information

Table with parcel details: Keyline Desc PM 906 LT A, Subdivision UNSPECIFIED, Section Township 20 Range 19, Record of Survey Map Parcel Map# 906 Sub Map#, Special Property Code, 2024 Tax District 1000, 2023 Tax District 1000, Prior APN 082-490-44, Tax Cap Status Use does not qualify for Low Cap, High Cap Applied

Sales and Transfer Records

RECORDER SEARCH

Table with sales records: Grantor, Grantee, Doc #, Doc Type, Doc Date, DOR Code, Value/Sale Price, Adjusted Sale Price, Sale Code, Units, Price/Unit, Notes

Land Information

LAND DETAILS

Table with land details: Zoning information should be verified with the appropriate planning agency, Land Use 400, DOR Code 400, Create/Cls Code M92, GA Neighborhood Map, Size 15,572 SqFt, CAGC -, Sewer Municipal, Street Paved, Zoning Code MS Formerly MUNV, 2024 NBC GAKU JGR, Size 0.357 Acres, Water Muni, Value Year 2024, Zoning Maps Page 082-49 | Book 082, 2023 NBC

Valuation Information



The 2024/2025 values are preliminary values and subject to change.

ABATEMENT INFO

Table with valuation data: Taxable Land, Imps New, Land New, Taxable Imps, OBSO, Tax Cap Value, Taxable Total, Land Assessed, Imps Assessed, Total Assessed, Exemption Value







This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 01-02-2024

SALE #	SUBMARKET	APN	LOCATION	SALE DATE	SALE \$	LAND SIZE (AC)	LAND SIZE (SF)	\$/SF	VERIF. CODE	ZONING	NOTES
1	NORTH VALLEYS	552-141-18	NORTH HILLS BLVD	9/30/2022	550,000	0.83	36,087	\$15.24	1SVR	GC	SUBJECT IS A 35,087 SF PARCEL LOCATED ON NORTH HILLS BLVD, JUST SOUTH OF BUCK DR. THE SITE HAS OVER 300 FEET OF FRONTAGE ALONG NORTH HILLS BLVD. THE PARCEL HAS A TRIANGULAR SHAPE WITH MODERATE TOPOGRAPHY. THERE IS A DRAINAGE ALONG THE WESTERN BOUNDARY OF THE LOT. PER THE SVL, BUYER FELT THE SALES PRICE REPRESENTED MARKET VALUE.
2	NORTH VALLEYS	087-283-04	COLD SPRINGS DR	6/14/2022	\$250,000	1.00	43,561	\$5.97	1SVR	TC	PROPERTY WAS VACANT AT TIME OF SALE. PROPERTY WAS NOT LISTED ON THE OPEN MARKET, OWNER HAD THEIR AGENT CONTACT THE PREVIOUS PROPERTY OWNER AND HAD THEM MAKE AN OFFER. BUYER OFFERED A LITTLE UNDER WHAT THE PREVIOUS OWNER WAS ASKING, BUT STILL THINKS PURCHASE PRICE WAS A LITTLE OVER MARKET VALUE. PROPOSED PURPOSE FOR VACANT PARCEL IS TO EXPAND THE PARKING LOT OF GAS STATION (087-283-04) OR PUT IN A MARKET. NO PLANS FOR CONSTRUCTION IN THE IMMEDIATE FUTURE.
3	NORTH VALLEYS	552-141-18	NORTH HILLS BLVD	3/4/2022	400,000	0.83	36,087	\$11.08	1GCA	GC	THE PARCEL WAS FOR SALE BY OWNER WITH NO MORE THAN A FOR SALE SIGN PLACED ON PROPERTY. THERE WAS NO LIST PRICE AND THE SALES PRICE WAS NEGOTIATED ON BY BUYER AND SELLER. THE SUBJECT PARCEL LOCATED IN LEMMON VALLEY, ON NORTH HILLS BLVD WITH GOOD ACCESS AND VISIBILITY FROM NORTH HILLS, THE SHAPE IS TRIANGULAR WITH A LARGE DRAINAGE RUNNING N/S ALONG THE WESTERLY EDGE OF THE PARCEL.
4	NORTH VALLEYS	552-190-14	BUCK DR	11/10/2021	330,000	0.54	23,747	\$13.90	1G	GC	PARCEL IS .54 ACRES, LOCATED ON BUCK DR IN LEMMON VALLEY. THE PARCEL WAS GRADED IN 2018; THE NEC OR APPROXIMATELY 4,800 SF IS UNUSABLE.
5	NORTH VALLEYS	554-010-04	STEAD BLVD	4/14/2021	\$259,000	0.99	43,081	\$6.01	1G	MS	THE SUBJECT IS A .99 ACRE VACANT PARCEL LOCATED ON STEAD BLVD. PARCEL WAS NOT LISTED ON MLS BUT WAS FOR SALE BY OWNER. THE BUYER SAW A SIGN ON PROPERTY AND INQUIRED/NEGOTIATED ABOUT THE SALES PRICE. NEW OWNER PLANS ON BUILDING FAST FOOD RESTAURANT, COFFEE OR DOUGHNUT SHOP. TOPOGRAPHY IS MODERATE WITH AN ESTIMATED ± 31 ACRES AS UNBUILDABLE DUE TO THE RAILROAD AND EASEMENTS LOCATED ON WESTERLY EDGE OF THE PROPERTY.
6	NORTH VALLEYS	082-326-01 082-326-02	N VIRGINIA ST	3/25/2021	\$250,000	1.15	54,886	\$4.55	1MGA	MS	WAS LISTED FOR \$250,000. THE SUBJECT IS LOCATED ON SEC OF PANTHER DR AND NORTH VIRGINIA JUST SOUTH OF THE MAVERICK. THE PARCEL SHAPE IS IRREGULAR WITH MODERATE DOWN SLOPING TOPOGRAPHY FORM THE STREET, UTILITIES AVAILABLE AT THE SITE. OWNER PLANS ON BUILDING OFFICE CONDOS OR MOVING HIS LANDSCAPING COMPANY TO THIS LOCATION.
7	NORTH VALLEYS	552-261-10	8075 LEMMON DR	3/4/2021	\$780,000	1.75	76,230	\$10.23	1G	GC	THE SUBJECT IS A 1.74 ACRE PARCEL LOCATED ON THE SWC OF MILITARY ROAD AND LEMMON DRIVE. THIS IRREGULAR SHAPED PARCEL NEEDS ADDITIONAL 2 to 3' of FILL AS IT SITS BELOW STREET LEVEL. THE NEW OWNER HAS GOTTEN APPROVAL FOR A CONVENIENCE STORE. AN ESTIMATED 24,925 SQUARE FEET IS TOKEN/UNUSABLE AREA DUE TO POWER LINE EASEMENTS, ETC.
8	NORTH VALLEYS	552-190-13	BUCK DR	10/23/2020	\$535,000	0.85	36,943	\$14.48	1GCR	GC	SELLER FINANCED, POCKET LISTING. PARCEL HAS AN IRREGULAR SHAPE.
9	NORTH VALLEYS	082-491-11	7705 SECURITY CIR	10/15/2020	\$510,000	1.06	46,217	\$11.03	1GCR	MS	FENCED INDUSTRIAL YARD WITH A 960 +/- SF MODULAR OFFICE INSTALLED IN 1997 LOCATED AT THE NWC OF N. VIRGINIA STREET AND SECURITY CIRCLE.

MIN 23,747 \$ 4.55  
MAX 76,230 \$ 15.24  
MEDIAN 43,081 \$ 11.03

LARGER PARCELS (NEAR THE SUBJECT)

10	NORTH VALLEYS	082-492-15	SECURITY CIRCLE	7/25/2023	\$1,300,000	4.02	175,068	\$7.43	1SVR	MS	GOOD SALE; GRANTEE OWNS ADJACENT LOTS TO THE NORTH (KCA)
11	NORTH VALLEYS	082-491-02 et Al	SECURITY CIRCLE	3/23/2022	\$1,275,000	4.66	202,990	\$6.28	1MGA	MS	SALE VERIFIED AS AN ARM'S LENGTH TRANSACTION. THIS SALE INVOLVES 4 PARCELS TOTALING 4.66 ACRES. PARCELS ARE LOCATED OFF OF N. VIRGINIA STREET ON SECURITY CIRCLE. TOPOGRAPHY IS MOSTLY LEVEL WITH PAVED ROAD ACCESS TO ALL FOUR PARCELS.

Land sale comps for 082-492-02

Divider # 9

WASHOE COUNTY APPRAISAL RECORD



APN: 552-141-18

2024

PAGE 1 of 2

ACTIVE

Roll YR

Code

%Comp

Situs NORTH HILLS BLVDRENO

Database WASHOE

NBHD GBCQ

Appr JGR

Exemption AV|Exemption

Reopen

Owner SHELLER, LARRY E

Printed 2/12/2024

Golden Valley Commercia

Reappraisal

130 EL PASEO MILLBRAE, CA 94030

Tax District 1000

Property Name

Valuation History

Parcel Value Summary

OBSO

Change

No Change

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD			
2024 VN	375,305				375,305	131,357	Land Value	375,305			
2024 NR	375,305				375,305	131,357	Building Value				
2023 FV	216,522				216,522	75,783	XFOB Value				
2022 FV	85,707				85,707	29,997	Obsolescence	0			
2021 FV	85,707				85,707	29,997	Taxable Value	375,305			
2020 FV	85,707				85,707	29,997	Total Exemption				
2019 FV	102,848				102,848	35,997					

NewLand

Initials/Date

Parcel Total

NC

C

New Const

New Land

New Sketch

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											
WAY			PARCEL LEVEL								
Remodel Yr			Lump Sum								
% Comp		%DPR	%Obso								

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
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	Water	Municipal		
110	Vacant, under developmen	GC	36,087.000	SF1	13.00	NOTE	80			375,305	TOPO -10 / SHP -10	0.828	Sewer	Municipal		
												140	Street	Paved		
														SPC		
														CAGC		

WASHOE COUNTY APPRAISAL RECORD

APN: 552-141-18

Owner SHELLER, LARRY E  
 Keyline Description PM 5360 LOT 2-2 B

NBHD GBCQ Golden Valley Commercial General

Appr JGR

Activity Information						
Date	User ID	Activity Notes				
9/28/2023	JGR	Re-appraisal Review				
12/19/2018	PAO	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SHELLER, LARRY E	5363448	2/15/2023	140	0	3BFI	
COX, GINA L	5336609	9/30/2022	140	550,000	1SVR	
JH SHELLER HOLDINGS LLC	5282529	3/4/2022	140	400,000	1GCA	
JH SHELLER HOLDINGS LLC	4826756	6/27/2018	140	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
8/18/2023	BLD23-03635E	GRADING & SITE.RE-ALIGN DR	20,000	A		

APN: 552-141-18  
R.P.T.T.: \$1,640.00  
Escrow No.: 22025859-KF  
When Recorded Return To:  
Gina L. Cox  
36055 Patricia Dell  
Temecula, CA 92592

Mail Tax Statements to:  
Gina L. Cox  
36055 Patricia Dell  
Temecula, CA 92592

**DOC #5282529**

03/04/2022 12:13:10 PM  
Electronic Recording Requested By  
FIRST CENTENNIAL - RENO (MAIN OF  
Washoe County Recorder  
Kalie M. Work  
Fee: \$43.00 RPTT: \$1640.00  
Page 1 of 3

SPACE ABOVE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**JH Sheller Holdings LLC, a Nevada limited liability company**

do(es) hereby Grant, Bargain, Sell and Convey to

**Gina L. Cox, an unmarried woman**

all that real property situated in the City of Reno, County of Washoe, State of Nevada, described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

APN: 552-141-18  
R.P.T.T.: \$2,255.00  
Escrow No.: 22029109-KF  
When Recorded Return To:  
Larry Edward Sheller  
130 El Paseo  
Millbrae, CA 94030

Mail Tax Statements to:  
Larry Edward Sheller  
130 El Paseo  
Millbrae, CA 94030

**DOC #5336609**

09/30/2022 10:58:10 AM  
Electronic Recording Requested By  
FIRST CENTENNIAL - RENO (MAIN OF  
Washoe County Recorder  
Kalie M. Work  
Fee: \$43.00 RPTT: \$2255.00  
Page 1 of 3

SPACE ABOVE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Gina L. Cox, an unmarried woman**

do(es) hereby Grant, Bargain, Sell and Convey to

**Larry Edward Sheller, an unmarried man**

all that real property situated in the City of Reno, County of Washoe, State of Nevada, described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DOC #5363448

02/15/2023 01:58:44 PM

Requested By

LAWRENCE E SELLER

Washoe County Recorder

Kalie M. Work

Fee: \$43.00 RPTT: \$0

Page 1 of 3

The undersigned hereby affirms that this Document submitted for recording does not Contain the social security number of any person or persons (per NRS 239B.030)

AFTER RECORDING MAIL TO:

Lawrence Sheller

130 El Paseo

Millbrae, CA 94030

(650)697-1267

APN: 552-141-18

SPACE ABOVE FOR RECORDER

### TRANSFER ON DEATH DEED

I Lawrence Edward Sheller AKA Larry Edward Sheller, a single person, (herein referred to as "Grantor"), does hereby convey unto Gina lee Cox, (hereinafter referred to as "Grantee"), effective upon my death, the following described property located in Reno, in the County of Washoe, State of Nevada:

*SWHOSP ADDRESS LS?  
36055 PATRICIA DELL  
TEMECULA, CA 92592*

Legal Description: See attached Exhibit A.

If the Beneficiary predeceases me, the conveyance to that Beneficiary Grantee shall become Null and Void.

THIS TRANSFER ON DEATH DEED IS REVOCABLE. THIS TRANSFER ON DEATH DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. THIS TRANSFER ON DEATH REVOKES ALL PRIOR DEEDS BY THE GRANTOR WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 TO 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR IN THE SAME REAL PROPERTY.

Grantor:

*Lawrence Edward Sheller*  
Lawrence Edward Sheller AKA Larry Edward Sheller

*30 JAN 23*

Date



DOC #5303746

05/17/2022 11:42:09 AM  
Electronic Recording Requested By  
FIRST CENTENNIAL - RENO (MAIN OF  
Washoe County Recorder  
Kalie M. Work  
Fee: \$43.00 RPTT: \$0  
Page 1 of 2

The undersigned hereby affirms that this  
Document submitted for recording does not  
Contain the social security number of any  
person or persons (per NRS 239B.030)

AFTER RECORDING MAIL TO:

Lawrence Sheller  
130 El Paseo  
Millbrae, CA 94030  
(650)697-1267

APN: 552-141-17

SPACE ABOVE FOR RECORDER

## ASSIGNMENT OF DEED OF TRUST

For good and valuable consideration, the sufficiency of which is hereby acknowledged **JH SHELLER HOLDINGS, LLC, its successors and assigns, 130 El paseo, Millbrae, California 94030**, by these presents does hereby convey, assign, transfer and set over to: **Lawrence Edward Sheller, an unmarried man, its successors and assigns, 130 El Paseo, Millbrae California 94030**, the following described Deed of Trust with all interest, all liens, and any rights due or to become due thereon. Said Deed of Trust for **\$750,000** is recorded in the State of **NEVADA**, County of **Washoe** Official Records, dated **02/17/2022** and recorded on **03/04/2022**, as instrument No. **5282534**

Original Trustor/Grantor: **GINA LEE COX, AN UNMARRIED WOMAN**

Original Trustee/Grantee: **JLM TITTLE LLC**, a Nevada limited liability company, dba **FIRST CENTENNIAL TITLE COMPANY OF NEVADA**

Original Beneficiary: **JH SHELLER HOLDINGS LLC**, a Nevada limited liability company

Property Address: **0 NORTH HILLS BLVD, Reno , NV, 89506 (APN 552-141-17)**

Date: May 13, 2022  
**JH SHELLER HOLDINGS LLC**

By:   
**JULIA H. SHELLER**  
Managing Member



WASHOE COUNTY APPRAISAL RECORD

APN: 087-283-04

Owner SJK INVESTMENTS LLC  
 Keyline Description PM 3148 LT 2A

NBHD GCIQ Commercial

Appr SGW

Activity Information					
Date	User ID	Activity Notes			
10/5/2023	SGW	Re-appraisal Review			
4/1/2014	CSS	Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
SOLEMAN, SHAUN	5310355	6/14/2022	140	260,000	1SVR
SOLEMAN, SHAUN	2808013	2/19/2003	140	0	3NTT
KEEVER, KATHY	2808011	2/19/2003	140	40,000	2QC
	2251528	9/10/1998	140	43,600	2D
Permit Information					
Date	Permit	Description	Amount	Status	% Comp

WASHOE COUNTY APPRAISAL RECORD



APN: 552-190-14

2024

PAGE 1 of 2

ACTIVE

Roll YR

Code

%Comp

Situs 325 BUCK DR100, WASHOE COUNTY Database WASHOE NBHD GBCQ Appr JGR Exemption AV|Exemption  
 Owner SJK INVESTMENTS LLC Printed 2/12/2024 Golden Valley Commercia  
 3555 ROCK RIDGE CT RENO, NV 89512 Tax District 4000

Reopen			
Reappraisal			

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			
2024 VN	121,822				121,822	42,638	Land Value	121,822	NewLand		
2024 NR	121,822				121,822	42,638	Building Value		Initials/Date		
2023 FV	112,489				112,489	39,371	XFOB Value				
2022 FV	111,136				111,136	38,898	Obsolescence	0	Parcel Total		
2021 FV	111,136				111,136	38,898	Taxable Value	121,822	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	111,136				111,136	38,898	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
2020 FV	128,234				128,234	44,882			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											
WAY			PARCEL LEVEL								
Remodel Yr			Lump Sum								
% Comp		%DPR	%Obso								

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

Gross Bldg Area	Perimeter	Sub Area RCN
<b>Building Notes</b>		<b>Building Cost Summary</b>
		Building RCN
		Depreciation
		Building DRC
		Extra Feature DRC
		Building Obso
<b>Building Name</b>		Total DRC
		Override Value

Land Value: 2 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		
140	Vacant, commercial	GC	17,947.000	SF1	13.00	SHPE	80	TOPO	65	121,322		23,747				
140	Vacant, commercial		1.000	TK	500.00					500	TK = 5800 SF (NEC)	0.545	Sewer	Municipal		
												DOR Code	140	Street	Paved	
												Deferment		SPC		
												CAGC				

000043

WASHOE COUNTY APPRAISAL RECORD

APN: 552-190-14

Owner SJK INVESTMENTS LLC  
 Keyline Description PM 5168 LOT C

NBHD GBCQ Golden Valley Commercial General

Appr JGR

Activity Information						
Date	User ID	Activity Notes				
9/28/2023	JGR	Re-appraisal Review				
9/6/2013	JST	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
BUCK PARCELS LLC	5247326	11/10/2021	140	330,000	1G	
GLENN, STEPHEN T	4826587	6/27/2018	140		0 3BGG	
GLENN, STEPHEN T	4484779	6/29/2015			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
6/14/2019	WBLD19-101331	4430 CUBIC YARDS OF GRADIN		C	100%	

WASHOE COUNTY APPRAISAL RECORD



APN: 554-010-04

2024

PAGE 1 of 2

ACTIVE

Roll YR

Code

%Comp

Situs STEAD BLVDRENO Database WASHOE NBHD GEDQ Appr JGR Exemption AV|Exemption  
 Owner PAGIDI FAMILY 2023 TRUST Printed 2/12/2024 Stead Commercial Area  
 420 PAN ZARETA CT RENO, NV 89521 Tax District 1000

Reopen			
Reappraisal			

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				
2024 VN	303,764				303,764	106,317	Land Value	303,764	NewLand			
2024 NR	303,764				303,764	106,317	Building Value					
2023 FV	262,940				262,940	92,029	XFOB Value		Initials/Date			
2022 FV	139,010				139,010	48,654	Obsolescence	0	Parcel Total			
2021 FV	139,010				139,010	48,654	Taxable Value	303,764		New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	139,010				139,010	48,654	Total Exemption			New Land		
2019 FV	146,300				146,300	51,205			Remainder	<input type="checkbox"/> New Sketch		

Building Data

	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type			BUILDING LEVEL								
Occ			Rate Adj								
Stry/Frm			Lump Sum								
Quality											
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

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: 2 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	Water	Municipal
140	Vacant, commercial	MS	29,160.000	SF6	13.00		80			303,264		43,092	0.989	Sewer	Municipal
140	Vacant, commercial	MS	1.000	TK	500.00					500	13932 SF @ TOKEN VALUE-RR ESMT	DOR Code	140	Street	Paved
												Deferment		SPC	
												CAGC			

000045

WASHOE COUNTY APPRAISAL RECORD

APN: 554-010-04

Owner PAGIDI FAMILY 2023 TRUST  
 Keyline Description PM 3630 LT 2

NBHD GEDQ Stead Commercial Area

Appr JGR

Activity Information					
Date	User ID	Activity Notes			
10/18/2023	JGR	Re-appraisal Review			
4/1/2014	CSS	Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
CHIRANJIVI, ANITHA	5430323	1/18/2024	140	0	3BGG
CHIRANJIVI, ANITHA	5166066	4/14/2021	140	0	3BCT
HERNANDEZ FAMILY TRUST,	5166065	4/14/2021	140	259,000	1G
HERNANDEZ, LELAND	4591447	5/20/2016	140	0	3BGG
BEN-HER LTD,	2630681	12/19/2001		0	3NTT
Permit Information					
Date	Permit	Description	Amount	Status	% Comp

000046

WASHOE COUNTY APPRAISAL RECORD



APN: 082-326-01

2024

PAGE 1 of 2

ACTIVE

Roll YR

Code

%Comp

Situs N VIRGINIA STRENO	Database WASHOE	NBHD BGAU	Appr SGW	Exemption AV Exemption	Reopen			
Owner NILE RIVER LANDSCAPING LLC	Printed 2/12/2024	Panther Valley Industri	Tax District 1000	Property Name	Reappraisal			
7470 HUNTER GLEN DR RENO, NV 89523								

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	
2024 VN	28,746				28,746	10,061	Land Value	28,746		
2024 NR	28,746				28,746	10,061	Building Value			
2023 FV	26,350				26,350	9,222	XFOB Value		Initials/Date	
2022 FV	21,560				21,560	7,546	Obsolescence	0	Parcel Total	
2021 FV	21,560				21,560	7,546	Taxable Value	28,746	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	21,560				21,560	7,546	Total Exemption		<input type="checkbox"/> New Sketch	
2019 FV	19,164				19,164	6,707			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

Gross Bldg Area	Perimeter	Sub Area RCN
<b>Building Notes</b>	<b>Building Cost Summary</b>	
	Building RCN	
	Depreciation	
	Building DRC	
	Extra Feature DRC	
	Building Obso	
<b>Building Name</b>	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	Paved	
140	Vacant, commercial	MS	4,791.000	SF	6.00					28,746		4,792	0.110	140							



WASHOE COUNTY APPRAISAL RECORD

APN: 082-326-01

Owner NILE RIVER LANDSCAPING LLC

NBHD BGAU Panther Valley Industrial

Appr SGW

Keyline Description FR NE4 SE4 SEC 22 TWP 20 RGE 19 (RS 3078)

Activity Information						
Date	User ID	Activity Notes				
9/29/2023	SGW	Re-appraisal Review				
12/21/2018	GS	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
MORRISON FAMILY INVESTME	5157743	3/25/2021	140	250,000	1MGA	
MORRISON, WILLIAM L & BE	3421317	8/2/2006	150		0 3BCT	
	2192855	3/26/1998			0	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

+90%

WASHOE COUNTY APPRAISAL RECORD



APN: 082-326-02

2024

PAGE 1 of 2

ACTIVE

Roll YR

Code

%Comp

Situs N VIRGINIA STRENO Database WASHOE NBHD BGAU Appr SGW  
 Owner NILE RIVER LANDSCAPING LLC Printed 2/12/2024 Panther Valley Industri  
 7470 HUNTER GLEN DR RENO, NV 89523 Tax District 1000

Exemption AV|Exemption

Reopen

Reappraisal

OBSO

Change

No Change

Valuation History

Parcel Value Summary

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	Parcel Total	
2024 VN	270,508				270,508	94,678	Land Value	270,508	NewLand	
2024 NR	270,508				270,508	94,678	Building Value			
2023 FV	247,965				247,965	86,788	XFOB Value		Initials/Date	
2022 FV	202,881				202,881	71,008	Obsolescence	0		
2021 FV	202,881				202,881	71,008	Taxable Value	270,508	New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2020 FV	202,881				202,881	71,008	Total Exemption		New Land	<input type="checkbox"/> New Sketch
2019 FV	180,338				180,338	63,118			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

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

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data		Property Characteristics	
150	Vacant, industrial	MS	50,094.000	SF	6.00	TOPO	90			270,508		Land Size-Sf	50,094	Water	Municipal
												Acre Size	1.150	Sewer	None
												DOR Code	150	Street	Paved
												Deferment		SPC	
												CAGC			

000040

WASHOE COUNTY APPRAISAL RECORD

APN: 082-326-02

Owner NILE RIVER LANDSCAPING LLC

NBHD BGAU Panther Valley Industrial

Appr SGW

Keyline Description FR NE4 SE4 SEC 22 TWP 20 RGE 19 (RS 3078)

Activity Information					
Date	User ID	Activity Notes			
9/29/2023	SGW	Re-appraisal Review			
12/21/2018	GS	Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
MORRISON FAMILY INVESTME	5157743	3/25/2021	150	250,000	1MGA
MORRISON FAMILY INVEST.	3991786	4/8/2011	150	0	3BCT
MORRISON, WILLIAM L & BE	3421317	8/2/2006	150	0	3BGG
	2042234	10/24/1996		0	
Permit Information					
Date	Permit	Description	Amount	Status	% Comp

WASHOE COUNTY APPRAISAL RECORD



APN: 552-261-10

2024

PAGE 1 of 2

ACTIVE

Roll YR

Code

%Comp

Situs 8075 LEMMON DRRENO  
 Owner KONG FAMILY TRUST  
 PO BOX 711 DALLAS, TX 75221

Database WASHOE  
 Printed 2/12/2024  
 NBHD GEDQ  
 Appr JGR  
 Exemption AV|Exemption  
 Stead Commercial Area  
 Tax District 1000

Reopen			
Reappraisal			

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				
2024 VN	758,915		1,816,596		2,575,511	901,429	Land Value	758,915	NewLand			
2024 NR	758,915		1,816,596		2,575,511	901,429	Building Value	753,817				
2023 FV	708,354		1,581,686	1,453,908	2,290,040	801,514	XFOB Value	1,062,779	Initials/Date			
2022 FV	506,110	97,488	105,241	105,241	611,351	213,973	Obsolescence	0	Parcel Total			
2022 FV	126,902				126,902	44,416	Taxable Value	2,575,511		New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2021 FV	126,902				126,902	44,416	Total Exemption			New Land		
2020 FV	126,902				126,902	44,416			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	1	SQUARE/RECTANGULAR	100				
Occ	419	Convenience Market	Rate Adj		ST	1	No of Stories	100				
Stry/Frm	S	METAL FRAME AND WALL	Lump Sum		UT	1	Units	100				
Quality	C30	Commercial 3.0 (Good)			WH	12	Avg Wall Height/Floor	100				
Year Built	2022		PARCEL LEVEL		EW	885	STUD WALLS - EIFS (EXT INSUL	70				
WAY	2022		Lump Sum	0	EW	896	STUD WALLS - WOOD SIDING	30				
Remodel Yr			%Obso	0.0000	HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR 3.0										

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			4,214	184.42	777,131	1	LC2	LATTICE 2	30	1	190	21.47	2023	2023	100	4,079	4,018			
							2	TUF7	TANK 20,00	30	1	2	135,762.00	2023	2023	100	271,524	267,451		TWO 20K GAL TANK	
							3	PMP8	PUMP SUB 2	30	1	3	4,638.58	2023	2023	100	13,916	13,707		3 PUMPS 2HP EACH	
							4	TNKM	LEAK MONIT	30	1	2	8,751.60	2023	2023	100	17,503	17,241		TWO LEAK MONT SY	
							5	PIPT	PIPE WRK T	30	1	3	1,520.15	2023	2023	100	4,560	4,492		3 TANK PIPE WORK	
							6	TNMC	TANK MC	30	1	1	14,978.70	2023	2023	100	14,979	14,754		1 MULTI COMP TAN	
							7	DSP4	DISP ELEC	30	1	2	17,887.65	2023	2023	100	35,775	35,239		TWO DISP (2 HOSE	
							8	DSP3	DISP ELEC	30	1	3	13,247.85	2023	2023	100	39,744	39,147		3 DISP W/ ONE HO	
							9	DSPD	DISP DBL S	30	1	5	8,638.58	2023	2023	100	43,193	42,545		FIVE DOUBLE SIDE	
							10	PIPD	PIPE WRK D	30	1	12	2,326.01	2023	2023	100	27,912	27,493		2 DISPENSERS W/	
Gross Bldg Area 4,214 Perimeter 270				Sub Area RCN 777,131			11	DSPA	PURCH ACCP	30	1	10	5,952.38	2023	2023	100	59,524	58,631		5 DOUBLE SIDED D	
<b>Building Notes</b>				<b>Building Cost Summary</b>			12	DSPT	DISP TICK	30	1	10	1,080.59	2023	2023	100	10,806	10,644		5 DOULBE SIDED D	
				Building RCN 777,131			13	TOTL	TOTALIZER	30	1	14	3,446.27	2023	2023	100	48,248	47,524		14 SEPERATE HOSE	
ESTIMATED 20% FOR 22/23...WALL HEIGHT NEEDS TO BE VERIFIED ALONG WITH OCC CODE AND QC.				Depreciation 23,314			14	AIRW	AIR/WATER	30	1	1	1,269.84	2023	2023	100	1,270	1,251			
				Building DRC 753,817			15	GIN1	GRS INT 75	30	1	1	12,563.00	2023	2023	100	12,563	12,375		750 GAL	
				Extra Feature DRC 1,062,779			16	FNW6	FN WD 6FT	30	1	370	44.44	2023	2023	100	16,443	16,196		370 LF	
				Building Obso																	
<b>Building Name</b>				Total DRC 1,816,596																	
				Override Value																	

Land Value: 2 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	GC	50,561.000	SF1	15.00					758,415		75,576			
170	Other, unbuildable: road	GC	1.000	TK	500.00					500	25,015 SF TOKEN	1,735	Sewer	Municipal	
												400	Street	Paved	
													SPC		

WASHOE COUNTY APPRAISAL RECORD



APN: 552-261-10

2024

PAGE 2 of 2

ACTIVE

Roll YR

Code

%Comp

Situs 8075 LEMMON DRRENO  
 Owner KONG FAMILY TRUST  
 PO BOX 711 DALLAS, TX 75221

Database WASHOE NBHD GEDQ Appr JGR  
 Printed 2/12/2024 Stead Commercial Area  
 Tax District 1000

Exemption AV|Exemption

Reopen			
Reappraisal			

Property Name

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	
2024 VN	758,915		1,816,596		2,575,511	901,429	Land Value	758,915	NewLand		
2024 NR	758,915		1,816,596		2,575,511	901,429	Building Value	753,817			
2023 FV	708,354		1,581,686	1,453,908	2,290,040	801,514	XFOB Value	1,062,779	Initials/Date		
2022 FV	506,110	97,488	105,241	105,241	611,351	213,973	Obsolescence	0		Parcel Total	
2022 FV	126,902				126,902	44,416	Taxable Value	2,575,511	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2021 FV	126,902				126,902	44,416	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
2020 FV	126,902				126,902	44,416			Remainder		

Building Data

1-1	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL	SHP	1	SQUARE/RECTANGULAR	100				
Occ	419	Convenience Market	Rate Adj	ST	1	No of Stories	100				
Stry/Frm	S	METAL FRAME AND WALL	Lump Sum	UT	1	Units	100				
Quality	C30	Commercial 3.0 (Good		WH	12	Avg Wall Height/Floor	100				
Year Built	2022		PARCEL LEVEL	EW	885	STUD WALLS - EIFS (EXT INSUL	70				
WAY	2022		Lump Sum 0	EW	896	STUD WALLS - WOOD SIDING	30				
Remodel Yr			%Obso 0.0000	HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR 3.0									

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			4,214	184.42	777,131	17	FWAS	FW ASPHALT	30	1	40,000	4.36	2023	2023	100	174,304	171,689		APPROX 40K SF	
							18	FWCO	FW CONCRET	30	1	8,500	7.38	2023	2023	100	62,744	61,803		APPROX 8500SF	
							19	CRBC	CONC CURB	30	1	600	20.54	2023	2023	100	12,324	12,139		MEASURED FROM PL	
							20	CRBG	CURB & GUT	30	1	600	27.52	2023	2023	100	16,512	16,264		MEASURED FROM PL	
							21	TRS2	TRASH CO B	30	1	336	30.12	2023	2023	100	10,120	9,969		14X24	
							22	CNM	CANOPY MTL	30	1	2,260	64.88	2023	2023	100	146,629	144,429		113X20 CNM	
							23	PKL3	LT 24-1 FY	30	1	4	4,517.70	2023	2023	100	18,071	17,800		4 POLES 1 FIX	
							24	PKL4	LT 24-2 FY	30	1	1	6,178.26	2023	2023	100	6,178	6,086		1 POLE 2 FIX	
							25	PKL5	LT 24-3 FY	30	1	1	7,838.82	2023	2023	100	7,839	7,721		1 POLE 3 FIX	
							26	FNP4	FN PF IRON	30	1	45	48.97	2023	2023	100	2,204	2,171		GUARD RAIL	
Gross Bldg Area 4,214 Perimeter 270				Sub Area RCN 777,131																	

Building Notes	Building Cost Summary	
ESTIMATED 20% FOR 22/23...WALL HEIGHT NEEDS TO BE VERIFIED ALONG WITH OCC CODE AND QC.	Building RCN	777,131
	Depreciation	23,314
	Building DRC	753,817
	Extra Feature DRC	1,062,779
	Building Obso	
Building Name	Total DRC	1,816,596
	Override Value	

Land Value: 2 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	Water	Municipal
400	General Commercial: reta	GC	50,561.000	SF1	15.00					758,415		75,576	1.735	Sewer	Municipal
170	Other, unbuildable: road	GC	1.000	TK	500.00					500	25,015 SF TOKEN	DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC			

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

000052

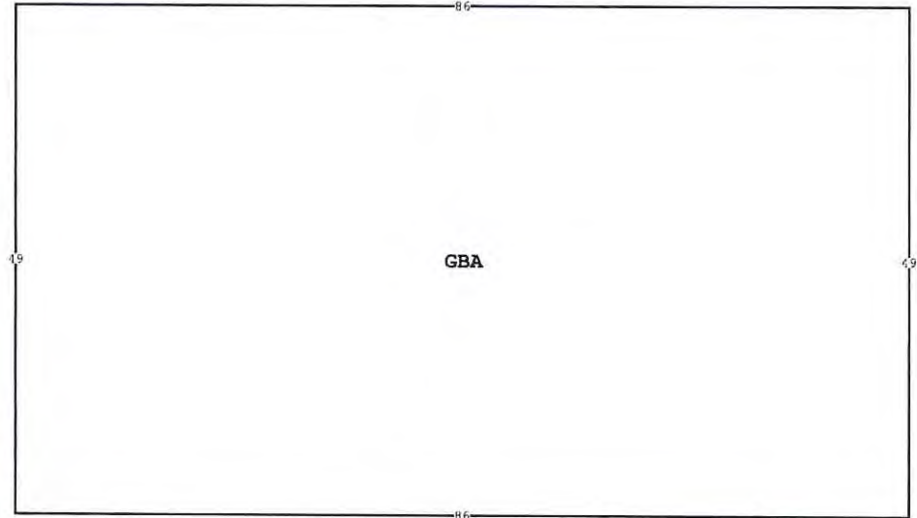
WASHOE COUNTY APPRAISAL RECORD

APN: 552-261-10

Owner KONG FAMILY TRUST  
 Keyline Description FRAC E2 SEC 4 TWP 20N RGE 19E

NBHD GEDQ Stead Commercial Area

Appr JGR



Activity Information					
Date	User ID	Activity Notes			
10/18/2023	JGR	Re-appraisal Review			
9/6/2013	JST	Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
KONG FAMILY TRUST	5368462	3/16/2023	400		0 3NTT
LM7 HOLDINGS LLC	5368318	3/16/2023	400	4,783,000	1SVR
LM7 HOLDINGS LLC	5214218	8/11/2021	400		0 3BGG
LEMMON VALLEY LAND COMPA	5149449	3/4/2021	400	780,000	1G
LEMMON VALLEY LAND COMPA	4015497	6/22/2011			0 3NTT
Permit Information					
Date	Permit	Description	Amount	Status	% Comp
8/22/2022	SGN23-01987E	CHANGE OF CONTRACTOR. SIGN	25,000	C	100%
8/3/2022	BLD23-00818E	CO2 MONITORING INSTALLATIO	3,404	C	100%
6/17/2022	SGN22-11225E	SIGN. (5) EXTERIOR WALL	25,000	C	100%
6/15/2022	BLD22-01724E	FUEL CANOPY AND SYSTEM. C	171,105	C	100%
4/6/2022	BLD21-11958E	NEW CONSTRUCTION. 7-ELEVE	1,056,927	C	100%

WASHOE COUNTY APPRAISAL RECORD



APN: 552-190-13

2024

PAGE 1 of 2

ACTIVE

Roll YR

Code

%Comp

Situs BUCK DR WASHOE COUNTY  
 Owner SJK INVESTMENTS LLC  
 3555 ROCK RIDGE CT RENO, NV 89512

Database WASHOE  
 Printed 2/12/2024  
 NBHD GBCQ  
 Appr JGR  
 Golden Valley Commercial  
 Tax District 4000

Exemption AV|Exemption

Reopen

Reappraisal

OBSO

Change

No Change

NewLand

Initials/Date

Parcel Total

New Const

NC

C

New Land

New Sketch

Remainder

Valuation History

Parcel Value Summary

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD		
2024 VN	480,259				480,259	168,091	Land Value	480,259		
2024 NR	480,259				480,259	168,091	Building Value			
2023 FV	443,316				443,316	155,161	XFOB Value			
2022 FV	299,238				299,238	104,733	Obsolescence	0		
2021 FV	299,238				299,238	104,733	Taxable Value	480,259		
2020 FV	299,238	40,343			299,238	104,733	Total Exemption			
2020 FV	232,741				232,741	81,459				

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

Gross Bldg Area	Perimeter	Sub Area RCN
<b>Building Notes</b>		<b>Building Cost Summary</b>
		Building RCN
		Depreciation
		Building DRC
		Extra Feature DRC
		Building Obso
<b>Building Name</b>		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	
140	Vacant, commercial	GC	36,943.000	SF1	13.00					480,259		36,943	0.848	140							

WASHOE COUNTY APPRAISAL RECORD

APN: 552-190-13

Owner SJK INVESTMENTS LLC  
 Keyline Description PM 5168 LOT B

NBHD GBCQ Golden Valley Commercial General

Appr JGR

Activity Information					
Date	User ID	Activity Notes			
9/28/2023	JGR	Re-appraisal Review			
9/6/2013	JST	Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
BUCK PARCELS LLC	5094767	10/23/2020	140	535,000	1GCR
GLENN, STEPHEN T	4826587	6/27/2018	140	0	3BGG
GLENN, STEPHEN T	4484779	6/29/2015		0	3NTT
Permit Information					
Date	Permit	Description	Amount	Status	% Comp
6/14/2019	WBLD19-101331	4430 CUBIC YARDS OF GRADIN		C	100%



WASHOE COUNTY APPRAISAL RECORD



APN: 082-491-11

2024

PAGE 1 of 2

ACTIVE

Roll YR

Code

%Comp

Situs 7705 SECURITY CIRRENO  
 Owner LYONS RV & BOAT STORAGE LLC  
 PO BOX 6002 RENO, NV 89513

Database WASHOE NBHD GAKU  
 Printed 1/11/2024 Appr JGR Industrial  
 Tax District 1000  
 Property Name

Exemption AV|Exemption

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		
2024 VN	254,182		74,287		328,469	114,964	Land Value	254,182			
2024 NR	254,182		74,287		328,469	114,964	Building Value				
2023 FV	150,199		67,158		217,357	76,075	XFOB Value	74,287	Parcel Total		
2022 FV	127,091		57,758		184,849	64,697	Obsolescence	0			
2021 FV	127,091		57,204		184,295	64,503	Taxable Value	328,469	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	127,091		58,268		185,359	64,876	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
2019 FV	127,091		57,930		185,021	64,757			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	FNBW	FN BRB 3ST	30	-	600	5.12	1997		100	3,072	1,828		
							2	FNC6	FN CHN LK6	30	-	600	30.04	1997		100	18,024	10,724		
							3	FNPS	FN PRIV SL	30	-	600	17.42	1997		100	10,452	6,219		
							4	FNTR	FN TOP RAI	30	-	600	3.77	1997		100	2,262	1,346		
							5	FWAS	FW ASPHALT	30	-	7,000	4.87	1997		100	34,104	20,292		
							6	FWAS	FW ASPHALT	30	-	3,000	5.24	1997		100	15,712	9,348		
							7	MN	MANUAL *	10	-	960	39.57	1997		100	37,987	22,602		MODULAR OFFT
							8	SHD3	SHED WOOD	30	-	24	34.09	1997		100	818	487		
							9	WDW	WOOD DECK	10	-	48	50.47	1997		100	2,422	1,441		

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	Water	Municipal
500	General industrial: ligh	MS	46,215.000	SF3	5.50					254,182		Acre Size 1.061	Sewer	Municipal
										000056		DOR Code 500	Street	Paved
												Deferment	SPC	
												CAGC		

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

WASHOE COUNTY APPRAISAL RECORD

APN: 082-491-11

Owner LYONS RV & BOAT STORAGE LLC

NBHD GAKU Industrial

Appr JGR

Keyline Description RENO INDUSTRIAL NORTH FRAC LOT 1 BLK A

Activity Information					
Date	User ID	Activity Notes			
9/18/2023	JGR	Re-appraisal Review			
5/15/2014	JST	Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
LYONS R V & BOAT STORAGE	5091134	10/15/2020	500	0	3NTT
LOVETT FAMILY TRUST	5090782	10/15/2020	500	510,001	1GCR
LOVETT FAMILY TRUST	5027051	5/7/2020	500	0	3NTT
LOVETT, VALERIE E	4088857	2/29/2012	500	0	3BGG
LOVETT, ANDREI & VALERIE	4088856	2/29/2012	500	0	3BEA
Permit Information					
Date	Permit	Description	Amount	Status	% Comp

WASHOE COUNTY APPRAISAL RECORD



APN: 082-492-15

2024

PAGE 1 of 2

ACTIVE

Roll YR

Code

%Comp

Situs SECURITY CIRRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner KAPPES CASSIDAY & ASSOCIATES Printed 1/11/2024 Industrial  
 7950 SECURITY CIR RENO, NV 89506 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				
2024 VN	866,582				866,582	303,304	Land Value	866,582	NewLand			
2024 NR	866,582				866,582	303,304	Building Value					
2023 FV	398,277				398,277	139,397	XFOB Value		Initials/Date			
2022 FV	337,004				337,004	117,951	Obsolescence	0				
2021 FV	337,004				337,004	117,951	Taxable Value	866,582	Parcel Total	<input type="checkbox"/> NC <input type="checkbox"/> C	<input type="checkbox"/> New Sketch	
2020 FV	337,004				337,004	117,951	Total Exemption					New Const
2019 FV	337,004				337,004	117,951						New Land
									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

Gross Bldg Area	Perimeter	Sub Area RCN
<b>Building Notes</b>		<b>Building Cost Summary</b>
		Building RCN
		Depreciation
		Building DRC
		Extra Feature DRC
		Building Obso
<b>Building Name</b>		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	Water	Municipal	
150	Vacant, industrial	MS	175,067.000	SF3	5.50	TOPO	90			866,582		Acre Size	4.019	Sewer	Municipal
												DOR Code	150	Street	Paved
												Deferment		SPC	
												CAGC			

WASHOE COUNTY APPRAISAL RECORD

APN: 082-492-15

Owner KAPPES CASSIDAY & ASSOCIATES  
 Keyline Description PM 636 PAR D LESS STREET

NBHD GAKU Industrial

Appr JGR

Activity Information					
Date	User ID	Activity Notes			
9/18/2023	JGR	Re-appraisal Review			
5/15/2014	JST	Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
FISHER SURVIVORS TRUST	5394654	7/25/2023	150	1,300,000	4BV
FISHER, BRUCE W	5324184	8/10/2022	150	0	3BGG
FISHER, BRUCE W	5267173	1/11/2022	150	0	3BEA
FISHER, BRUCE W	3779352	7/8/2009	100	0	3BEA
FISHER, BRUCE W	3779351	7/8/2009		0	3BEA
Permit Information					
Date	Permit	Description	Amount	Status	% Comp

WASHOE COUNTY APPRAISAL RECORD



APN: 082-491-02

2024

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FUTURE INACTIVE Roll YR

Code %Comp

Situs 7995 SECURITY CIRRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner SECURITY CIRCLE LAND LLC Printed 2/12/2024 Industrial  
 3495 LAKESIDE DR STE 249 RENO, NV 89509 Tax District 1000

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		
2024 VN	254,172				254,172	88,960	Land Value	254,172	NewLand			
2024 NR	254,172				254,172	88,960	Building Value			Initials/Date		
2023 FV	150,192				150,192	52,567	XFOB Value		Parcel Total			
2022 FV	127,086				127,086	44,480	Obsolescence	0		New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2021 FV	127,086				127,086	44,480	Taxable Value	254,172			New Land	<input type="checkbox"/> New Sketch
2020 FV	127,086				127,086	44,480	Total Exemption			Remainder		
2019 FV	127,086				127,086	44,480						

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									

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

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	Municipal	Sewer	Municipal	Street	Paved	
150	Vacant, industrial	MS	46,213.000	SF3	5.50					254,172		46,217	1.061	150									

**WASHOE COUNTY APPRAISAL RECORD**

APN: **082-491-02**

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Owner SECURITY CIRCLE LAND LLC

NBHD GAKU Industrial

Appr JGR

Keyline Description PM 2372

Activity Information					
Date	User ID	Activity Notes			
9/18/2023	JGR	Re-appraisal Review			
5/15/2014	JST	Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
SECURITY CIRCLE LAND LLC	5418797	11/14/2023	150	0	3NTT
LIFETOUCH PORTRAIT STUDI	5287913	3/23/2022	150	1,275,000	1MGA
LIFETOUCH PORTRAIT STUDI	1339973	7/28/1989		0	
Permit Information					
Date	Permit	Description	Amount	Status	% Comp

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

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Divider # 10

WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 003-061-12

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 3800 N VIRGINIA STRENO Database WASHOE NBHD BGAU Appr SGW Exemption AV|Exemption  
 Owner DOUGLASS PROPERTIES LLC Printed 1/11/2024 Panther Valley Industri  
 3800 LONE TREE LN RENO, NV 89511 Tax District 1000



Property Name

Reopen

Reappraisal

OBSO

Change

No Change

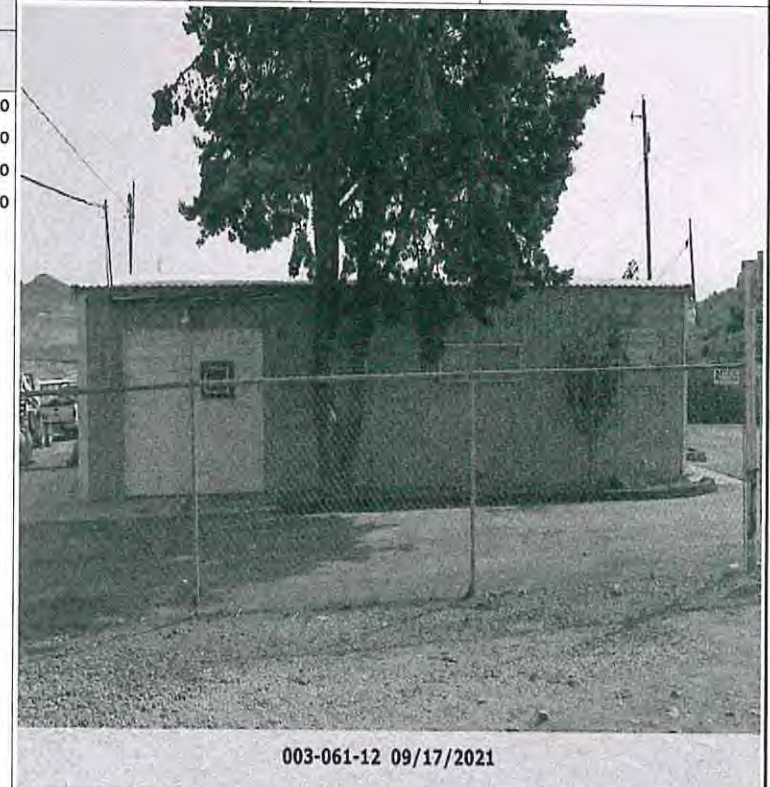
Valuation History

Parcel Value Summary

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	Initials/Date
2024 VN	327,899		198,526		526,425	184,249	Land Value	327,899	
2024 NR	327,899		198,526		526,425	184,249	Building Value	115,584	
2023 FV	300,574		178,771		479,345	167,771	XFOB Value	82,942	
2022 FV	245,924		140,745		386,669	135,334	Obsolescence	0	
2021 FV	245,924		139,128		385,052	134,768	Taxable Value	526,425	
2020 FV	273,249		141,508		414,757	145,165	Total Exemption		
2019 FV	273,249		135,726		408,975	143,141			

Building Data

Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	471	Lt. Commercial Utility	S	1965	1965	100	C20	59,169	14,792	1,680	8	0
MISC	1-2	600	Miscellaneous	0	1965	1965	100	30	640	160		160	0
COMM	2-1	472	Equipment Shed	S	1991	1991	100	C15	83,934	42,387	1,800	23	0
COMM	3-1	472	Equipment Shed	S	1997	1997	100	C15	97,890	58,245	3,000	19	0



003-061-12 09/17/2021

Land Value

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data	Property Characteristics
500	General industrial: ligh	MS	60,722.000	SF	6.00	ACCS	90			327,899		Land Size-Sf 60,723	Water Municipal
												Acre Size 1.394	Sewer Municipal
												DOR Code 500	Street Paved
												Deferment	SPC
												CAGC	

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WASHOE COUNTY APPRAISAL RECORD



APN: 003-061-15

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 3780 N VIRGINIA STRENO Database WASHOE NBHD BGAU Appr SGW Exemption AV|Exemption  
 Owner GRAHAM FAMILY HOLDINGS LLC Printed 1/11/2024 Panther Valley Industri  
 2600 SHILOH RD SUISUN CITY, CA 94585 Tax District 1000  
 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	
2024 VN	778,588		191,874		970,462	339,662	Land Value	778,588	NewLand		
2024 NR	778,588		191,874		970,462	339,662	Building Value		Initials/Date		
2023 FV	713,706		173,674		887,380	310,583	XFOB Value	191,874	Parcel Total		
2022 FV	648,824		143,045		791,869	277,154	Obsolescence	0	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2021 FV	648,729		143,009		791,738	277,108	Taxable Value	970,462	New Land	<input type="checkbox"/> New Sketch	
2020 FV	648,729		150,933		799,662	279,882	Total Exemption		Remainder		
2019 FV	648,729		141,423		790,152	276,553					

Building Data

Type	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Occ			BUILDING LEVEL								
Rate Adj											
Lump Sum											
Year Built			PARCEL LEVEL								
Lump Sum											
%Obso											
%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	FNBW	FN BRB 3ST	30	-	300	5.12	1999		100	1,536	960		
							2	FNC6	FN CHN LK6	30	-	300	30.04	1999		100	9,012	5,633		
							3	FNPS	FN PRIV SL	30	-	300	17.42	1999		100	5,226	3,266		
							4	FNTR	FN TOP RAI	30	-	300	3.77	1999		100	1,131	707		
							5	HNCP	HANDICAP N	EXMT	-	120	0.00	2012		100				
							6	MODC	MOD CLASS	30	-	1,500	144.69	2012		100	217,035	177,969		
							7	PKL3	LT 24-1 FI	30	-	1	4,517.70	1999		100	4,518	2,824		
							8	STP1	STEPS CONC	30	-	30	20.92	2012		100	628	515		

Gross Bldg Area	Perimeter	Sub Area RCN
<b>Building Notes</b>		<b>Building Cost Summary</b>
		Building RCN
		Depreciation
		Building DRC
		Extra Feature DRC
		Building Obso
<b>Building Name</b>		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		Water	Municipal
400	General Commercial: reta	MS	144,183.000	SF	6.00	ACCS	90			778,588		144,183		Sewer	Municipal
												3,310		Street	Paved
												400		SPC	

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WASHOE COUNTY APPRAISAL RECORD



APN: 003-093-23

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 4450 N VIRGINIA STRENO

Database WASHOE

NBHD BGAW

Appr SGW

Exemption AV|Exemption

Owner CAPTAIN CHAOS LLC

Printed 1/11/2024

Panther Valley Industri

5582 SPANDRELL CIR SPARKS, NV 89436

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			
2024 VN	332,754		324,737		657,491	230,122	Land Value	332,754	NewLand		
2024 NR	332,754		324,737		657,491	230,122	Building Value	241,377			
2023 FV	305,024		303,275	17,795	608,299	212,905	XFOB Value	83,360	Initials/Date		
2022 FV	277,295		249,830		527,125	184,494	Obsolescence	0			
2021 FV	277,295		255,329		532,624	186,418	Taxable Value	657,491	Parcel Total	<input type="checkbox"/> NC <input type="checkbox"/> C	
2020 FV	277,295		267,338		544,633	190,622	Total Exemption		New Const		
2019 FV	277,295		261,223		538,518	188,481			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		ASC	4	Alternate Shape Code	100				
Occ	344	Office Building	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	12	Avg Wall Height/Floor	100				
Year Built	1975		PARCEL LEVEL		EW	812	CONCRETE BLOCK	80				
WAY	1976		Lump Sum 0		EW	805	BRICK WITH BLOCK BACK-UP	20				
Remodel Yr			%Obso 0.0000		HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR 72.0										

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			4,930	174.86	862,060	1	CNW	CANOPY WOOD	30	1	945	52.73	1975		100	49,830	13,205		
							2	CRBC	CONC CURB	30	1	250	20.54	1975		100	5,135	1,361		
							3	CRBG	CURB & GUT	30	1	350	27.52	1975		100	9,632	2,552		
							4	FWAS	FW ASPHALT	30	1	30,000	4.45	1975		100	133,632	35,412		
							5	FWCO	FW CONCRET	30	1	682	9.04	1975		100	6,162	1,633		
							6	ISLN	ISLANDS	30	1	150	20.02	1975		100	3,003	796		
							7	PKLT	PKG LOT LI	30	1	15,000	0.85	1975		100	12,750	3,379		
							8	YIMP	YARD IMPS	30	1	6	2,413.70	1975		100	14,482	3,838		
							9	FNC6	FN CHN LK6	30	1	727	30.04	2022	2023	100	21,839	21,184		

Gross Bldg Area 4,930 Perimeter 356 Sub Area RCN 862,060

Building Notes		Building Cost Summary	
		Building RCN	862,060
		Depreciation	620,683
		Building DRC	241,377
		Extra Feature DRC	83,360
		Building Obso	
Building Name		Total DRC	324,737
		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
410	Offices, professional an	MS	55,459.000	SF	6.00					332,754		Acre Size	1.273	Sewer	Municipal
												DOR Code	410	Street	Paved
												Deferment		SPC	
												CAGC			

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

WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 082-325-12

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 15 PANTHER DRRENO

Database WASHOE

NBHD BGAU

Appr SGW

Exemption AV|Exemption

Reopen

Owner MAVERIK INC

Printed 1/11/2024

Panther Valley Industri

Reappraisal

185 S STATE ST STE 800 SALT LAKE CITY, UT 84111

Tax District 1000

Property Name

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
2024 VN	694,116		1,720,101		2,414,217	844,976	Land Value	694,116	NewLand		
2024 NR	694,116		1,720,101		2,414,217	844,976	Building Value	715,070	Initials/Date		
2023 FV	668,408		1,516,050		2,184,458	764,560	XFOB Value	1,005,031			
2022 FV	616,992		1,269,750		1,886,742	660,360	Obsolescence	0	Parcel Total		
2021 FV	616,992		1,251,794		1,868,786	654,075	Taxable Value	2,414,217	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	616,992		1,275,966		1,892,958	662,535	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
2019 FV	565,576		1,227,407		1,792,983	627,544			Remainder		

Building Data

Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	419	Convenience Market	D	2011	2011	100	C30	881,606	709,693	4,637	153	0
MISC	1-2	600	Miscellaneous	0	2011	2011	100	50	6,680	5,377		5,377	0



082-325-12 08/27/2021

Land Value

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data	Property Characteristics		
400	General Commercial: reta	MS	51,416.000	SF5	13.50					694,116		Land Size-Sf	51,416	Water	Municipal
												Acro Size	1.180	Sewer	Municipal
												DOR Code	400	Street	Unpaved
												Deferment		SPC	
												CAGC			

WASHOE COUNTY APPRAISAL RECORD



APN: 082-325-12

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 15 PANTHER DRRENO Database WASHOE NBHD BGAU Appr SGW Exemption AV|Exemption  
 Owner MAVERIK INC Printed 1/11/2024 Panther Valley Industri  
 185 S STATE ST STE 800 SALT LAKE CITY, UT 84111 Tax District 1000

Reopen			
Reappraisal			

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			
2024 VN	694,116		1,720,101		2,414,217	844,976	Land Value	694,116	NewLand		
2024 NR	694,116		1,720,101		2,414,217	844,976	Building Value	715,070	Initials/Date		
2023 FV	668,408		1,516,050		2,184,458	764,560	XFOB Value	1,005,031			
2022 FV	616,992		1,269,750		1,886,742	660,360	Obsolescence	0		Parcel Total	
2021 FV	616,992		1,251,794		1,868,786	654,075	Taxable Value	2,414,217	New Const		<input type="checkbox"/> NC <input type="checkbox"/> C
2020 FV	616,992		1,275,966		1,892,958	662,535	Total Exemption		New Land		<input type="checkbox"/> New Sketch
2019 FV	565,576		1,227,407		1,792,983	627,544			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	419	Convenience Market	Rate Adj		SP1C	4,637	Sprinkler System Generic - C	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum		ST	1	No of Stories	100				
Quality	C30	Commercial 3.0 (Good)			UT	1	Units	100				
Year Built	2011		PARCEL LEVEL		WH	15	Avg Wall Height/Floor	100				
WAY	2011		Lump Sum	0	EW	892	STUD WALLS - STUCCO ON WIRE	95				
Remodel Yr			%Obso	0.0000	EW	881	STUD WALLS - ASHLAR STONE VE	5				
% Comp	100	%DPR 19.5			HEAT	611	PACKAGE UNIT	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			4,637	190.12	881,606	1	AIRW	AIR/WATER	30	1	1	1,269.84	2011		100	1,270	1,022			
							2	CNM	CANOPY MTL	30	1	592	64.88	2011		100	38,409	30,919			
							3	CNPS	CANOPY W/L	30	1	3,536	44.57	2011		100	157,600	126,868			
							4	CRBC	CONC CURB	30	1	400	20.54	2011		100	8,216	6,614			
							5	CRBG	CURB & GUT	30	1	420	27.52	2011		100	11,558	9,305			
							6	DSP3	DISP ELEC	30	1	2	13,247.85	2011		100	26,496	21,329			
							7	DSP8	ELEC 2 HOS	30	1	5	20,915.73	2011		100	104,579	84,186			
							8	DSPA	PURCH ACCP	30	1	10	5,952.38	2011		100	59,524	47,917			
							9	DSPD	DISP DBL S	30	1	5	8,638.58	2011		100	43,193	34,770			
							10	DSPT	DISP TICK	30	1	10	1,080.59	2011		100	10,806	8,699			
							11	FNC8	FN CHN LK	30	1	90	39.40	2011		100	3,546	2,855			
							12	FNPS	FN PRIV SL	30	1	90	17.42	2011		100	1,568	1,262			
							13	FWAS	FW ASPHALT	30	1	25,210	4.45	2011		100	112,295	90,398			
							14	FWBO	FW BOMANIT	30	1	900	22.33	2011		100	20,095	16,176			
							15	FWCO	FW CONCRET	30	1	11,000	7.16	2011		100	78,814	63,445			
							16	GIN3	GRS INT 15	30	1	1	17,505.00	2011		100	17,505	14,092			
Gross Bldg Area				4,637	Perimeter	300	Sub Area RCN		881,606												
Building Notes				Building Cost Summary																	
				Building RCN		881,606															
				Depreciation		171,913															
				Building DRC		709,693															
				Extra Feature DRC		1,005,031															
				Building Obso																	
Building Name				Total DRC		1,714,724															
				Override Value																	

Land Value: 1 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data		Property Characteristics	
400	General Commercial: reta	MS	51,416.000	SF5	13.50					694,116		Land Size-Sf	51,416	Water	Municipal
												Acro Size	1.180	Sewer	Municipal
												DOR Code	400	Street	Unpaved
												Deferment		SPC	
												CAGC			

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WASHOE COUNTY APPRAISAL RECORD



APN: 082-325-12

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 15 PANTHER DRRENO

Database WASHOE

NBHD BGAU

Appr SGW

Exemption AV|Exemption

Reopen

Owner MAVERIK INC

Printed 1/11/2024

Panther Valley Industri

Reappraisal

185 S STATE ST STE 800 SALT LAKE CITY, UT 84111

Tax District 1000

Property Name

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
2024 VN	694,116		1,720,101		2,414,217	844,976	Land Value	694,116	NewLand		
2024 NR	694,116		1,720,101		2,414,217	844,976	Building Value	715,070	Initials/Date		
2023 FV	668,408		1,516,050		2,184,458	764,560	XFOB Value	1,005,031			
2022 FV	616,992		1,269,750		1,886,742	660,360	Obsolescence	0	Parcel Total		
2021 FV	616,992		1,251,794		1,868,786	654,075	Taxable Value	2,414,217	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	616,992		1,275,966		1,892,958	662,535	Total Exemption		New Land		
2019 FV	565,576		1,227,407		1,792,983	627,544			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	ASC	2	Alternate Shape Code	100				
Occ	419	Convenience Market	Rate Adj	SP1C	4,637	Sprinkler System Generic - C	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum	ST	1	No of Stories	100				
Quality	C30	Commercial 3.0 (Good)		UT	1	Units	100				
Year Built	2011		PARCEL LEVEL	WH	15	Avg Wall Height/Floor	100				
WAY	2011		Lump Sum 0	EW	892	STUD WALLS - STUCCO ON WIRE	95				
Remodel Yr			%Obso 0.0000	EW	881	STUD WALLS - ASHLAR STONE VE	5				
% Comp	100	%DPR 19.5		HEAT	611	PACKAGE UNIT	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			4,637	190.12	881,606	17	LC2	LATTICE 2	30	1	392	20.74	2011		100	8,130	6,545		
							18	PIPD	PIPE WRK D	30	1	5	2,326.01	2011		100	11,630	9,362		
							19	PIPT	PIPE WRK T	30	1	4	1,520.15	2011		100	6,081	4,895		
							20	PKL5	LT 24-3 FI	30	1	3	7,838.82	2011		100	23,516	18,931		
							21	PMP7	PUMP SUB 1	30	1	4	3,998.78	2011		100	15,995	12,876		
							22	SG1S	SIGN PLAS	30	1	100	216.73	2011		100	21,673	17,447		
							23	TNKM	LEAK MONIT	30	1	4	8,751.60	2011		100	35,006	28,180		
							24	TOTL	TOTALIZER	30	1	14	3,446.27	2011		100	48,248	38,839		
							25	TRS2	TRASH CO B	30	1	220	30.12	2011		100	6,626	5,334		
							26	TUF5	TANK 12,00	30	1	4	89,199.00	2011		100	356,796	287,221		
							27	YIMP	YARD IMPS	30	1	8	2,413.70	2011		100	19,310	15,544		

Gross Bldg Area 4,637 Perimeter 300 Sub Area RCN 881,606

Building Notes

Building Cost Summary	
Building RCN	881,606
Depreciation	171,913
Building DRC	709,693
Extra Feature DRC	1,005,031
Building Obso	
Building Name	Total DRC 1,714,724
	Override Value

Land Value: 1 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data	Property Characteristics
400	General Commercial: reta	MS	51,416.000	SP5	13.50					694,116		Land Size-Sf 51,416 Acres 1.180 DOR Code 400 Deferment CAGC	Water Municipal Sewer Municipal Street Unpaved SPC

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WASHOE COUNTY APPRAISAL RECORD

APN: 082-325-12

Owner MAVERIK INC  
 Keyline Description PM 5043 PAR A

NBHD BGAU Panther Valley Industrial

Appr SGW



082-325-12 08/27/2021

Activity Information						
Date	User ID	Activity Notes				
9/29/2023	SGW	Re-appraisal Review				
3/5/2021	PAO	Aerial Review				
11/10/2011	JST	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
MORRISON FAMILY INVEST.	3966167	1/21/2011	230	668,408	1SVR	
MORRISON FAMILY INVEST.	3964927	1/19/2011	140	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
8/20/2021	BLD21-14102E	REMODEL. REMODEL ON EXIS	320,000	N	100%	
9/29/2020	BLD21-03305E	COMMERCIAL REMODEL C 02 M	1,250	N	100%	
8/10/2011	BLD11-04362	COMM RETAIL		C	100%	
4/14/2011	BLD11-03357	SITE DEVEL		C	100%	

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

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WASHOE COUNTY APPRAISAL RECORD



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ACTIVE

Roll YR

Code

%Comp

Situs 15 PANTHER DRRENO Database WASHOE NBHD BGAU Appr SGW Exemption AV|Exemption  
 Owner MAVERIK INC Printed 1/11/2024 Panther Valley Industri  
 185 S STATE ST STE 800 SALT LAKE CITY, UT 84111 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			
2024 VN	694,116		1,720,101		2,414,217	844,976	Land Value	694,116			
2024 NR	694,116		1,720,101		2,414,217	844,976	Building Value	715,070			
2023 FV	668,408		1,516,050		2,184,458	764,560	XFOB Value	1,005,031			
2022 FV	616,992		1,269,750		1,886,742	660,360	Obsolescence	0			
2021 FV	616,992		1,251,794		1,868,786	654,075	Taxable Value	2,414,217			
2020 FV	616,992		1,275,966		1,892,958	662,535	Total Exemption				
2019 FV	565,576		1,227,407		1,792,983	627,544					

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	50	Very Good												
Year Built	2011		PARCEL LEVEL											
WAY	2011		Lump Sum 0											
Remodel Yr			%Obso 0.0000											
% Comp	100	%DPR 19.5												

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			216	30.93	6,680														

Gross Bldg Area		Perimeter		Sub Area RCN		6,680
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Building Notes		Building Cost Summary	
	Building RCN		6,680
	Depreciation		1,303
	Building DRC		5,377
	Extra Feature DRC		
	Building Obso		
Building Name		Total DRC	5,377
		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	Municipal	Sewer	Municipal	Street	Unpaved	SPC
												51,416	1.180	400									

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WASHOE COUNTY APPRAISAL RECORD



APN: 003-093-26

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 4410 N VIRGINIA STRENO Database WASHOE NBHD BGAU Appr SGW Exemption AV|Exemption  
 Owner SUMEET VIRK FAMILY TRUST Printed 1/11/2024 Panther Valley Industri  
 9305 HUMMER CT RENO, NV 89521 Tax District 1000

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	
2024 VN	187,500		671,895		859,395	300,788	Land Value	187,500	NewLand		
2024 NR	187,500		671,895		859,395	300,788	Building Value	216,128		Initials/Date	
2023 FV	171,875		603,800		775,675	271,486	XFOB Value	455,767	Parcel Total		
2022 FV	187,500		507,803		695,303	243,356	Obsolescence	0		New Const	<input type="checkbox"/> NC
2021 FV	187,500		502,532		690,032	241,511	Taxable Value	859,395	New Land		
2020 FV	187,500		511,789		699,289	244,751	Total Exemption			Remainder	<input type="checkbox"/> New Sketch
2019 FV	156,250		515,948		672,198	235,269					

Building Data

1-1	Code	Description	Adjustments & Modifiers		Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL		ASC	1	Alternate Shape Code	100				
Occ	419	Convenience Market	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	12	Avg Wall Height/Floor	100				
Year Built	1988		PARCEL LEVEL		EW	804	BLOCK WITH STUCCO	100				
WAY	1988		Lump Sum	0	HEAT	611	PACKAGE UNIT	100				
Remodel Yr			%Obso	0.0000								
% Comp	100	%DPR 54.0										

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			2,448			1	CRBC	CONC CURB	30	1	180	20.54	1988		100	3,697	1,701			
GBA	GROSS BUILDING A			2,880	163.14	469,843	2	FWAS	FW ASPHALT	30	1	15,000	4.67	1988		100	70,064	32,229			
							3	FWCO	FW CONCRET	30	1	1,500	8.72	1988		100	13,084	6,019			
							4	PKL2	LT 12-2 FI	30	1	2	5,250.30	1988		100	10,501	4,830			
							5	TNKM	LEAK MONIT	30	1	1	8,751.60	2017		100	8,752	7,833			
							6	YIMP	YARD IMPS	30	1	3	2,413.70	1988		100	7,241	3,331			
							7	CCP	PRF1/POR1	30	1	360	29.01	1988	2017	100	10,444	4,804			
							8	AIRW	AIR/WATER	30	1	1	1,269.84	2016	2017	100	1,270	1,117			
							9	CRBG	CURB & GUT	30	1	290	27.52	2016	2017	100	7,981	7,023			
Gross Bldg Area		2,880	Perimeter	216	Sub Area RCN		469,843	10	CNPS	CANOPY W/L	30	1	1,900	44.57	2016	2017	100	84,683	74,521		
Building Notes				Building Cost Summary																	
				Building RCN		469,843															
				Depreciation		253,715															
				Building DRC		216,128															
				Extra Feature DRC		455,767															
				Building Obso																	
Building Name				Total DRC		671,895															
				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	31,250.000	SF	6.00					187,500	CONV MARKET/GAS	31,233		Sewer		Municipal					
												Acre Size		Street		Paved					
												DOR Code		SPC							
												Deferment									
												CAGC									

WASHOE COUNTY APPRAISAL RECORD



APN: 003-093-26

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 4410 N VIRGINIA STRENO Database WASHOE NBHD BGAV Appr SGW Exemption AV|Exemption  
 Owner SUMEET VIRK FAMILY TRUST Printed 1/11/2024 Panther Valley Industri  
 9305 HUMMER CT RENO, NV 89521 Tax District 1000

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	
2024 VN	187,500		671,895		859,395	300,788	Land Value	187,500	NewLand		
2024 NR	187,500		671,895		859,395	300,788	Building Value	216,128		Initials/Date	
2023 FV	171,875		603,800		775,675	271,486	XFOB Value	455,767	Parcel Total		
2022 FV	187,500		507,803		695,303	243,356	Obsolescence	0		New Const	<input type="checkbox"/> NC
2021 FV	187,500		502,532		690,032	241,511	Taxable Value	859,395	New Land		
2020 FV	187,500		511,789		699,289	244,751	Total Exemption			Remainder	<input type="checkbox"/> New Sketch
2019 FV	156,250		515,948		672,198	235,269					

Building Data

1-1	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL	ASC	1	Alternate Shape Code	100				
Occ	419	Convenience Market	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	12	Avg Wall Height/Floor	100				
Year Built	1988		PARCEL LEVEL	EW	804	BLOCK WITH STUCCO	100				
WAY	1988		Lump Sum 0	HEAT	611	PACKAGE UNIT	100				
Remodel Yr			%Obso 0.0000								
% Comp	100	%DPR 54.0									

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
DRO	No Value Drawn f			2,448			17	PMP8	PUMP SUB 2	30	1	1	4,638.58	2016	2017	100	4,639	4,082		
GBA	GROSS BUILDING A			2,880	163.14	469,843	18	SG2S	SIGN PLAS	30	1	40	292.58	1988	2017	100	11,703	5,383		ESTIMATED SIZE
							19	TRS2	TRASH CO B	30	1	80	30.12	2016	2017	100	2,410	2,120		LN = 8 WD = 10
							20	TRS2	TRASH CO B	30	1	108	30.12	2016	2017	100	3,253	2,863		MECHANICAL EST 6
							21	PIPT	PIPE WRK T	30	1	2	1,520.15	2016	2017	100	3,040	2,675		3 TANKS
Gross Bldg Area		2,880	Perimeter	216	Sub Area RCN		469,843													

Building Notes  
 #BLD15-07147 & #BLD16-05741  
 NEW TENANT "AM PM"  
 CG 03/30/2017

Building Cost Summary

Building RCN	469,843
Depreciation	253,715
Building DRC	216,128
Extra Feature DRC	455,767
Building Obso	
Total DRC	671,895
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	Municipal	Sewer	Municipal	Street	Paved	
400	General Commercial: reta	MS	31,250.000	SF	6.00					187,500	CONV MARKET/GAS	31,233	0.717	400									

000073

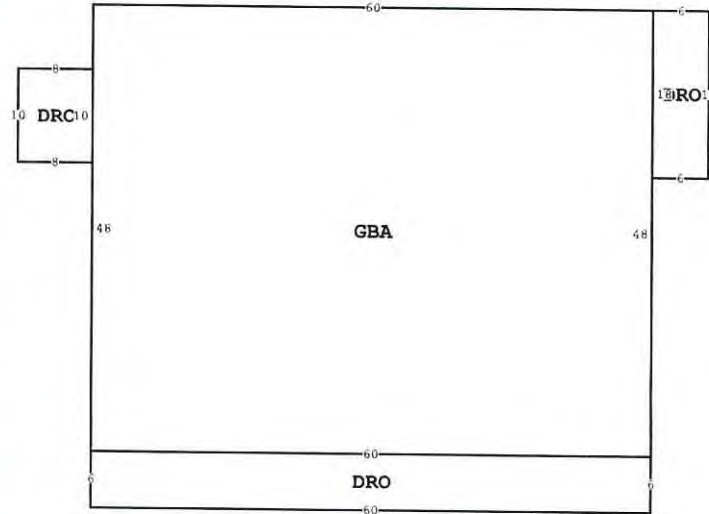
WASHOE COUNTY APPRAISAL RECORD

APN: 003-093-26

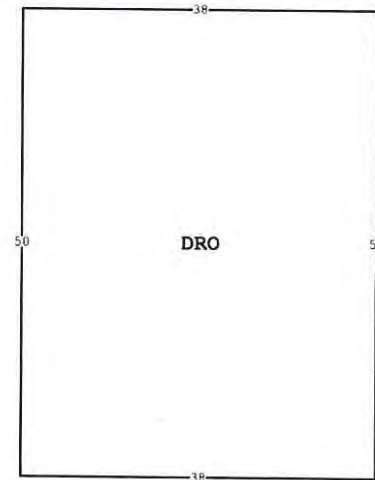
Owner SUMEET VIRK FAMILY TRUST  
 Keyline Description PM 3100 LT B

NBHD BGAU Panther Valley Industrial

Appr SGW



Activity Information						
Date	User ID	Activity Notes				
9/29/2023	SGW	Re-appraisal Review				
7/5/2023	SGW	Aerial Review				
4/13/2017	cc	Permit Review				
4/13/2017	CC	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SUMEET VIRK FAMILY TRUST	5400819	8/22/2023	400	1,375,000	3BEA	
SUMEET FAMILY TRUST	5400818	8/22/2023	400	1,500,000	3BGG	
VUMBACO, CATHERINE	4464328	4/30/2015	400	500,000	1G	
VUMBACO, KENNETH L	4451373	3/30/2015	400	0	3NTT	
	2293890	1/7/1999	400	550,000	1GCR	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
12/20/2016	BLD15-07147	REMODEL EXTEND EXST CANOPY		C	100%	
10/11/2016	BLD16-05741	STORE REMODEL INCLUD PAINT		C	100%	



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Divider #11

WASHOE COUNTY APPRAISAL RECORD



APN: 082-292-09

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 5503 N VIRGINIA STRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner AMERIGAS PROPANE LP Printed 1/11/2024 Industrial  
 PO BOX 798 VALLEY FORGE, PA 19482 Tax District 1000

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			
2024 VN	166,944				166,944	58,430	Land Value	166,944	NewLand		
2024 NR	166,944				166,944	58,430	Building Value		Initials/Date		
2023 FV	125,208				125,208	43,823	XFOB Value				
2022 FV	104,340				104,340	36,519	Obsolescence	0	Parcel Total		
2021 FV	104,340				104,340	36,519	Taxable Value	166,944	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	104,340				104,340	36,519	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
2019 FV	104,340				104,340	36,519			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	

Gross Bldg Area	Perimeter	Sub Area RCN
<b>Building Notes</b>		<b>Building Cost Summary</b>
		Building RCN
		Depreciation
		Building DRC
		Extra Feature DRC
		Building Obso
<b>Building Name</b>		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	Water	Well	Sewer	Septic	Street	None	
150	Vacant, industrial	MS	83,472.000	SF2	2.00					166,944		83,472	1.916	150								

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WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 082-292-01

2024

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Roll YR

Code

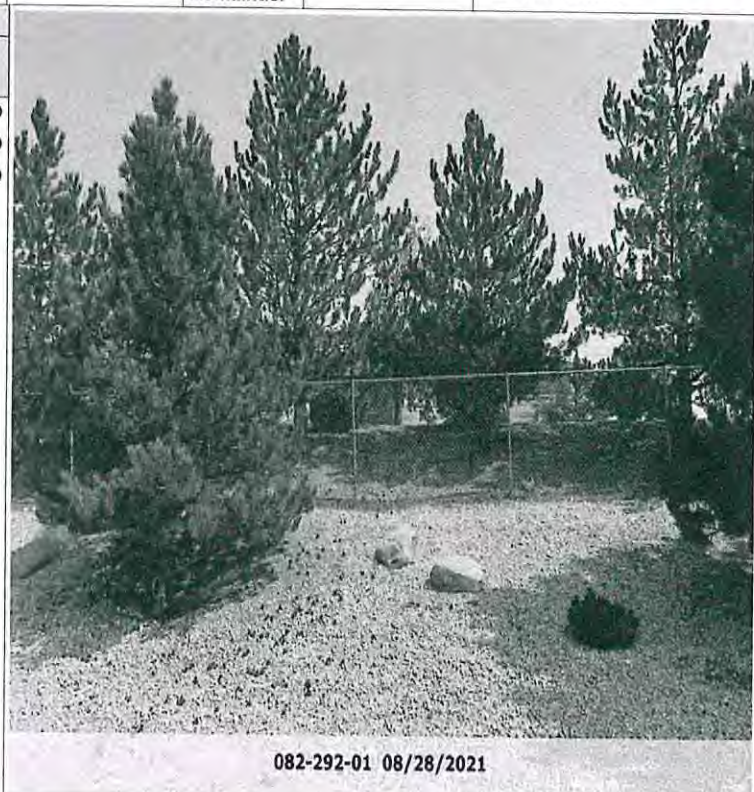
%Comp

Situs 7910 N VIRGINIA STRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner CARE CHEST OF SIERRA NEVADA Printed 1/11/2024 Industrial 559,526 NON-PROFIT ORGANI  
 7910 N VIRGINIA ST RENO, NV 89506 Tax District 1000

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			
2024 VN	593,937		1,004,709		1,598,646	559,526	Land Value	593,937	NewLand		
2024 NR	593,937		1,004,709		1,598,646	559,526	Building Value	816,832	Initials/Date		
2023 FV	356,362		917,628		1,273,990	445,896	XFOB Value	187,877			
2022 FV	296,968		776,527		1,073,495	375,723	Obsolescence	0	Parcel Total		
2021 FV	263,972		774,835		1,038,807	363,582	Taxable Value	1,598,646	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	263,972		793,160		1,057,132	369,996	Total Exemption	559,526	New Land		
2020 FV	263,972		793,160		1,057,132	369,996			Remainder	<input type="checkbox"/> New Sketch	

Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	344	Office Building	C	2000	2000	100	C20	939,567	601,323	4,778	125	0
COMM	1-2	406	Storage Warehouse	C	2000	2000	100	C20	286,970	183,661	2,573	71	0
MISC	1-3	600	Miscellaneous	0	2000	2000	100	30	49,763	31,848	31,848	0	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	131,986.000	SF1	4.50					593,937		Land Size-Sf	131,986	Water	Municipal
												Acro Size	3.030	Sewer	Septic
												DOR Code	400	Street	Paved
												Deferment		SPC	082
												CAGC			

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WASHOE COUNTY APPRAISAL RECORD



APN: 082-292-01

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ACTIVE

Roll YR

Code

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Situs 7910 N VIRGINIA STRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner CARE CHEST OF SIERRA NEVADA Printed 1/11/2024 Industrial 559,526 NON-PROFIT ORGANI  
 7910 N VIRGINIA ST RENO, NV 89506 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				
2024 VN	593,937		1,004,709		1,598,646	559,526	Land Value	593,937	NewLand			
2024 NR	593,937		1,004,709		1,598,646	559,526	Building Value	816,832				
2023 FV	356,362		917,628		1,273,990	445,896	XFOB Value	187,877	Initials/Date			
2022 FV	296,968		776,527		1,073,495	375,723	Obsolescence	0	Parcel Total			
2021 FV	263,972		774,835		1,038,807	363,582	Taxable Value	1,598,646		New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	263,972		793,160		1,057,132	369,996	Total Exemption	559,526		New Land		
2020 FV	263,972		793,160		1,057,132	369,996			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			ST	2	No of Stories	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum			UT	1	Units	100				
Quality	C20	Commercial 2.0 (Aver				WB	15	Avg Wall Height/Floor	100				
Year Built	2000		PARCEL LEVEL			EW	812	CONCRETE BLOCK	100				
WAY	2000		Lump Sum	0		HEAT	612	WARM/COOL AIR	65				
Remodel Yr			%Obso	0.0000		HEAT	606	SPACE HEATER	35				
% Comp	100	%DPR 36.0											

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			4,778	196.64	939,567	1	CRBC	CONC CURB	30	1	350	20.54	2000		100	7,189	4,601		
							2	FNC6	FN CHN LK6	30	1	1,500	30.04	2000		100	45,060	28,838		
							3	FWAS	FW ASPHALT	30	1	24,500	4.45	2000		100	109,133	69,845		
							4	FWCO	FW CONCRET	30	1	2,266	8.48	2000		100	19,208	12,293		
							5	SLEC	SOLAR ELEC	ENCN	1	1	0.00	2011		100				
							6	SLHW	SOLAR HW	ENCN	1	1	0.00	2011		100				
							7	STR1	STR CO & S	30	1	1	4,255.74	2000		100	4,256	2,724		
							8	TRS2	TRASH CO B	30	1	100	30.12	2000		100	3,012	1,928		
							9	WLCB	WALL CO BL	30	1	2,100	23.63	2000		100	49,623	31,759		
							10	YIMP	YARD IMPS	30	1	10	2,413.70	2000		100	24,137	15,448		
							11	YIMP	YARD IMPS	30	1	10	2,413.70	2000		100	24,137	15,448		
							12	SEPT	SEPTIC	30	1	1	7,801.00	2000	2016	100	7,801	4,993		
Gross Bldg Area				4,778	Perimeter	360	Sub Area RCN		939,567											
Building Notes							Building Cost Summary													
							Building RCN		939,567											
							Depreciation		338,244											
							Building DRC		601,323											
							Extra Feature DRC		187,877											
							Building Obso													
Building Name							Total DRC		789,200											
							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	131,986.000	SF1	4.50					593,937		131,986		Sewer	Septic
												Acre Size	3.030	Street	Paved
												DOR Code	400	SPC	082
												Deferment			
												CAGC			

WASHOE COUNTY APPRAISAL RECORD

APN: 082-292-01

Owner CARE CHEST OF SIERRA NEVADA  
 Keyline Description FR SW4 NW4 SEC 15 TWP 20 RGE 19

NBHD GAKU Industrial

Appr JGR



082-292-01 08/28/2021

Activity Information						
Date	User ID	Activity Notes				
9/18/2023	JGR	Re-appraisal Review				
5/15/2014	JST	Aerial Review				
3/11/2011	JST	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
CARE CHEST OF SIERRA NEV	MEMO	5/1/2019	400	0	3NTT	
	2239252	8/4/1998		170,000	1GCR	
	CHK	4/10/1992		79,900	2D	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
10/25/2023	BLD23-09556E	ADDITION. 352 ENCLOSED AND	100,000	A		
9/13/2023	BLD23-03069E	STORAGE BLDG. SITE IMPROVE	439,810	A		
6/30/2022	BLD22-12477E	COMMERCIAL FIRE ALARM. AD	1,350	C	100%	
10/27/2010	BLD11-01666	SOLAR		C	100%	
	00-06708	TENANT IMPS		C	100%	

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WASHOE COUNTY APPRAISAL RECORD



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Situs 7875 N VIRGINIA STRENO

Database WASHOE

NBHD GAKU

Appr JGR

Exemption AV|Exemption

Reopen

Owner 7875 N VIRGINIA LLC

Printed 1/11/2024

Industrial

Reappraisal

216 LEMMON DR # 363 RENO, NV 89506

Tax District 1000

Property Name BLDG A

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
2024 VN	491,450		862,761		1,354,211	473,974	Land Value	491,450	NewLand		
2024 NR	491,450		862,761		1,354,211	473,974	Building Value	761,554			
2023 FV	295,070		766,609	-48,044	1,061,679	371,588	XFOB Value	101,207	Initials/Date		
2022 FV	245,975		732,161		978,136	342,348	Obsolescence	0			
2021 FV	218,700		728,387		947,087	331,480	Taxable Value	1,354,211	Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	218,700		749,305		968,005	338,802	Total Exemption		New Const		
2019 FV	218,700		713,385		932,085	326,230			New Land	<input type="checkbox"/> New Sketch	
									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	453	Industrial Flex Buil	Rate Adj	MD5	2,000	Mezzanine - Storage	100				
Stry/Frm	S	METAL FRAME AND WALL	Lump Sum	SP1C	13,000	Sprinkler System Generic - C	100				
Quality	C10	Commercial 1.0 (Low)		ST	1	No of Stories	100				
Year Built	2007		PARCEL LEVEL	UT	1	Units	100				
WAY	2007		Lump Sum 0	WR	23	Avg Wall Height/Floor	100				
Remodel Yr			%Obso 0.0000	EW	916	SINGLE WALL - METAL ON STEEL	100				
% Comp	100	%DPR 25.5		HEAT	606	SPACE HEATER	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			13,000	78.63	1,022,220	1	FNC6	FN CHN LK6	30	1	600	30.04	1972		100	18,024	4,506		
MD5	DRO MEZZANINE S			2,000			2	TCES	TLCM SHLTR	30	1	170	146.57	2014	2015	100	24,917	21,179		
							3	FNC6	FN CHN LK6	30	1	160	30.04	2014	2015	100	4,806	4,085		
							4	FNTR	FN TOP RAI	30	1	160	3.77	2014	2016	100	603	513		
							5	CRBG	CURB & GUT	30	1	150	27.52	2007		100	4,128	3,075		
							6	FNBW	FN BRB 3ST	30	1	150	5.12	2007		100	768	572		
							7	FNC6	FN CHN LK6	30	1	150	30.04	2007		100	4,506	3,357		
							8	FNTR	FN TOP RAI	30	1	150	3.77	2007		100	566	421		
							9	EWAS	FW ASPHALT	30	1	15,700	4.65	2007		100	72,992	54,379		
							10	FWCO	FW CONCRET	30	1	320	9.62	2007		100	3,078	2,293		
							11	TRS2	TRASH CO B	30	1	144	30.12	2007		100	4,337	3,231		
							12	YIMP	YARD IMPS	30	1	2	2,413.70	2007		100	4,827	3,596		
Gross Bldg Area 15,000 Perimeter 730 Sub Area RCN 1,022,220																				
Building Notes				Building Cost Summary																
				Building RCN 1,022,220																
				Depreciation 260,666																
				Building DRC 761,554																
				Extra Feature DRC 101,207																
				Building Obso																
Building Name				Total DRC 862,761																
BLDG A				Override Value																

Land Value: 2 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data	Property Characteristics
500	General industrial: high	MS	109,100.000	SF1	4.50					490,950		Land Size-Sf 189,050	Water Municipal
500	General industrial: high	MS	1.000	TK	500.00					500		Acre Size 4.340	Sewar Municipal
												DOR Code 500	Street Paved
												Deferment	
												CAGC	SPC

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WASHOE COUNTY APPRAISAL RECORD



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Situs N VIRGINIA STRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner PATRICK PROPERTIES LLC Printed 1/11/2024 Industrial  
 355 BOXINGTON WAY SPARKS, NV 89434 Tax District 1000

Reopen			
Reappraisal			

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			
2024 VN	1,827,342		31,260		1,858,602	650,511	Land Value	1,827,342	NewLand		
2024 NR	1,827,342		31,260		1,858,602	650,511	Building Value		Initials/Date		
2023 FV	986,765		26,520		1,013,285	354,650	XFOB Value	31,260			
2022 FV	822,302		21,995		844,297	295,504	Obsolescence	0	Parcel Total		
2021 FV	804,029		22,080		826,109	289,138	Taxable Value	1,858,602	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	804,029		22,343		826,372	289,230	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
2019 FV	804,029		21,703		825,732	289,006			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											
WAY			PARCEL LEVEL								
Remodel Yr			Lump Sum								
% Comp		%DPR	%Obso								

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	FNBW	FN BRB 3ST	30	-	1,100	5.12	2006		100	5,632	4,111		
							2	FNC6	FN CHN LK6	30	-	1,100	30.04	2006		100	33,044	24,122		
							3	FNTR	FN TOP RAI	30	-	1,100	3.77	2006		100	4,147	3,027		

Gross Bldg Area	Perimeter	Sub Area RCN
<b>Building Notes</b>		<b>Building Cost Summary</b>
		Building RCN
		Depreciation
		Building DRC
		Extra Feature DRC
		Building Obso
<b>Building Name</b>		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		Water	Municipal
110	Vacant, under developmen	MS	730,937.000	SF5	5.00	UDEV	50			1,827,342		Acre Size	16.780	Sewer	Municipal
												DOR Code	150	Street	Paved
												Deferment		SPC	
												CAGC			

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WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 570-081-02

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Code

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Situs 7920 N VIRGINIA ST WASHOE COUNT Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner STORWISE RENO SPARKS LLC Printed 1/11/2024 Industrial  
 31225 LA BAYA DR STE 206 WESTLAKE VILLAGE, CA 91 Tax District 4000  
 362 Property Name OLD 395 MINI S

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			
2024 VN	446,922		554,595		1,001,517	350,531	Land Value	446,922	NewLand		
2024 NR	446,922		554,595		1,001,517	350,531	Building Value	480,073	Initials/Date		
2023 FV	268,153		520,574		788,727	276,054	XFOB Value	74,522			
2022 FV	201,115		438,818		639,933	223,977	Obsolescence	0	Parcel Total		
2021 FV	178,769		447,987		626,756	219,365	Taxable Value	1,001,517	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	178,769		470,688		649,457	227,310	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
2019 FV	178,769		457,753		636,522	222,783			Remainder		

Building Data

Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	386	Mini-Warehouse	C	1977	1977	100	C10	348,600	102,837	7,000	14	0
COMM	2-1	386	Mini-Warehouse	C	1977	1977	100	C10	106,080	31,294	2,000	15	0
COMM	3-1	386	Mini-Warehouse	C	1977	1977	100	C10	149,867	44,211	2,450	18	0
COMM	4-1	386	Mini-Warehouse	C	1977	1977	100	C10	210,864	62,205	4,800	12	0
COMM	5-1	386	Mini-Warehouse	C	1977	1977	100	C10	340,880	100,560	8,000	12	0
COMM	6-1	386	Mini-Warehouse	C	1977	1977	100	C10	471,072	138,966	11,200	12	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	Well
500	General industrial: ligh	MS	99,316.000	SF1	4.50					446,922		Acro Size	2.280	Sewer	Septic
												DOR Code	500	Street	Paved
												Deferment		SPC	
												CAGC			

WASHOE COUNTY SUMMARY APPRAISAL RECORD



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%Comp

Situs 7885 N VIRGINIA STRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner WAGNER LIVING TRUST Printed 1/11/2024 Industrial  
 7885 N VIRGINIA ST RENO, NV 89506 Tax District 1000

Reopen			
Reappraisal			

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				
2024 VN	278,769		89,362		368,131	128,846	Land Value	278,769	NewLand			
2024 NR	278,769		89,362		368,131	128,846	Building Value	61,180				
2023 FV	190,261		82,669		272,930	95,526	XFOB Value	28,182	Initials/Date			
2022 FV	172,984		68,227		241,211	84,424	Obsolescence	0				
2021 FV	134,453		67,213		201,666	70,583	Taxable Value	368,131	Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C	
2020 FV	134,453		67,367		201,820	70,637	Total Exemption			New Const		
2019 FV	134,453		64,913		199,366	69,778				New Land		
									Remainder		<input type="checkbox"/> New Sketch	

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
RES	1-1	001	Single Family Residenc	01 SFR	1959	1959	100	10	171,103	42,778	1,068	40	0
COMM	2-1	472	Equipment Shed	S	1987	1987	100	C10	41,352	18,402	1,200	15	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	Well
400	General Commercial: reta	MS	1.000	ST	100,000.00					100,000		144,183			
400	General Commercial: reta	MS	49,658.000	SF1	4.50	NOTE	80			178,769	-10 TOPO, -10 SHAPE	3,310		Sewer	Septic
												400		Street	Paved
														SPC	046
														CAGC	

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Situs 7885 N VIRGINIA STRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner WAGNER LIVING TRUST Printed 1/11/2024 Industrial  
 7885 N VIRGINIA ST RENO, NV 89506 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				
2024 VN	278,769		89,362		368,131	128,846	Land Value	278,769	NewLand			
2024 NR	278,769		89,362		368,131	128,846	Building Value	61,180				
2023 FV	190,261		82,669		272,930	95,526	XFOB Value	28,182	Initials/Date			
2022 FV	172,984		68,227		241,211	84,424	Obsolescence	0				
2021 FV	134,453		67,213		201,666	70,583	Taxable Value	368,131	Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C	
2020 FV	134,453		67,367		201,820	70,637	Total Exemption			New Const		
2019 FV	134,453		64,913		199,366	69,778				New Land	<input type="checkbox"/> New Sketch	
									Remainder			

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	RES	Residential	BUILDING LEVEL			BAPL	1	Base Appliance	100	EW	5	SIDING ON FRAME	100
Occ	001	Single Family Reside	Rate Adj			BED	3	Bedrooms	100	ROOF	2	COMPOSITION SHINGLE	100
Stry/Frm	01 SFR	1 Story	Lump Sum			BFLR	1	Base Flooring	100	HEAT	3	WALL FURNACE	100
Quality	10	Low				BTHF	1	Bath - Full	100				
Year Built	1959		PARCEL LEVEL			FIX	8	Plumbing Fixtures	100				
WAY	1959		Lump Sum	0		FND	3	MODERATE	100				
Remodel Yr			%Obso	0.0000		LV	1	Living Units in Building	100				
% Comp	100	%DPR 75.0				SBFL	2	WOOD	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
GC2	GARAGE CONVERSIO			252	67.34	16,970	1	CPF	CPRT FLAT	30	1	320	30.04	1959		100	9,613	2,403		
GLA	GROSS LIVING ARE			1,068	124.28	132,726	2	WPRS	WELL/PR/SE	30	1	1	16,719.00	1959		100	16,719	4,180		
PCS	PORCH CONCRETE S			420	10.11	4,246	3	YIMP	YARD IMPS	30	1	1	2,413.70	1959		100	2,414	603		
PRW	PORCH ROOF WOOD			616	14.05	8,655														
WDW	WOOD DECK WOOD			436	19.51	8,506														

Gross Bldg Area	1,068	Perimeter	Sub Area RCN	171,103
Building Notes		Building Cost Summary		
	Building RCN	171,103		
	Depreciation	128,325		
	Building DRC	42,778		
	Extra Feature DRC	7,186		
	Building Obso			
Building Name		Total DRC	49,964	
	Override Value			

Land Value: 2 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	Water	Well
400	General Commercial: reta	MS	1.000	ST	100,000.00					100,000		144,183	3.310	Sewer	Septic
400	General Commercial: reta	MS	49,658.000	SF1	4.50	NOTE	80			178,769	-10 TOPO, -10 SHAPE	400		Street	Paved
														SPC	046
														CAGC	

WASHOE COUNTY APPRAISAL RECORD



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Code

%Comp

Situs 7790 N VIRGINIA STRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner K&L DIRT COMPANY LLC Printed 1/11/2024 Industrial  
 PO BOX 60070 BOULDER CITY, NV 89006 Tax District 1000

Property Name

Reopen

Reappraisal

Change

No Change

Valuation History

Parcel Value Summary

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	OBSO		
2024 VN	183,068		40,274		223,342	78,170	Land Value	183,068	NewLand		
2024 NR	183,068		40,274		223,342	78,170	Building Value		Initials/Date		
2023 FV	109,841		35,333		145,174	50,811	XFOB Value	40,274			
2022 FV	91,534		29,532		121,066	42,373	Obsolescence	0	Parcel Total		
2021 FV	81,364		29,680		111,044	38,865	Taxable Value	223,342	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	81,364		30,008		111,372	38,980	Total Exemption		New Land		
2019 FV	81,364		29,875		111,239	38,934			Remainder	<input type="checkbox"/> New Sketch	

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											
WAY			PARCEL LEVEL								
Remodel Yr			Lump Sum								
% Comp			%Obso								
		%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	FNC6	FN CHN LK6	30	-	1,000	30.04	1985		100	30,040	12,467		
							2	TCES	TLCM SHLTR	30	-	150	146.57	2005	2016	100	21,986	15,720		
							3	GAT1	METAL GATE	30	-	90	34.14	1985	2016	100	3,073	1,275		
							4	FNPS	FN PRIV SL	30	-	600	17.42	1985	2016	100	10,452	4,338		
							5	FNTR	FN TOP RAI	30	-	1,000	3.77	1985	2016	100	3,770	1,565		
							6	FNC6	FN CHN LK6	30	-	100	30.04	2005	2016	100	3,004	2,148		
							7	FNTR	FN TOP RAI	30	-	100	3.77	2005	2016	100	377	270		
							8	FNPS	FN PRIV SL	30	-	200	17.42	2005	2016	100	3,484	2,491		

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

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data	Property Characteristics
400	General Commercial: reta	MS	45,202.000	SF1	4.50	ESMT	90			183,068		Land Size-Sf 45,202	Water None
												Acre Size 1.038	Sewer Septic
												DOR Code 400	Street Paved
												Deferment	SPC
												CAGC	

000085



WASHOE COUNTY APPRAISAL RECORD



APN: 082-492-14

2024

PAGE 1 of 2

ACTIVE

Roll YR

Code

%Comp

Situs 7800 SECURITY CIRRENO

Database WASHOE

NBHD GAKU

Appr JGR

Exemption AV/Exemption

Owner WEIKEL, GIL-BERT

Printed 1/11/2024 Industrial

PO BOX 10571 RENO, NV 89510

Tax District 1000

Property Name

Reopen

Reappraisal

OBSO

Change

No Change

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		
2024 VN	724,465		39,405		763,870	267,354	Land Value	724,465	NewLand			
2024 NR	724,465		39,405		763,870	267,354	Building Value		Initials/Date			
2023 FV	434,879		33,677		468,556	163,995	XFOB Value	39,405				
2022 FV	362,482		28,051		390,533	136,687	Obsolescence	0	Parcel Total			
2021 FV	362,482		28,190		390,672	136,735	Taxable Value	763,870		New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	362,482		28,531		391,013	136,855	Total Exemption			New Land		
2019 FV	362,483		27,812		390,295	136,603			Remainder	<input type="checkbox"/> New Sketch		

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	FNBW	FN BRB 3ST	30	-	430	5.12	1991		100	2,202	1,112		
							2	FNBW	FN BRB 3ST	30	-	1,028	5.12	2005		100	5,263	3,763		
							3	FNBW	FN BRB 3ST	30	-	191	5.12	2007		100	978	729		
							4	FNC6	FN CHN LK6	30	-	430	30.04	1991		100	12,917	6,523		
							5	FNC6	FN CHN LK6	30	-	1,028	30.04	2005		100	30,881	22,080		
							6	FNC6	FN CHN LK6	30	-	191	30.04	2007		100	5,738	4,275		
							7	MHU1	MH ELECTRI	30	-	1	1,827.00	1991		100	1,827	923		

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: 2 Lines Total

Land Data												Property Characteristics			
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	361,896	Water	Municipal
500	General industrial: ligh	MS	144,793.000	SF5	5.00					723,965		Acre Size	8.308	Sewer	Municipal
500	General industrial: ligh	MS	1.000	TK	500.00					500		DQR Code	500	Street	Paved
												Deferment		SPC	046
												CAGC			



Divider # 12

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

	<b>LAND:</b>	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	<b>TAXABLE</b>	<b>HEARING: <u>TBD</u></b>
		\$94,211	\$32,974	<b>\$/SF GBA</b>	<b>DATE: <u>TBD</u></b>
	<b>IMPROVEMENTS:</b>	\$69,448	\$24,307	\$51.96	
	<b>TOTAL:</b>	\$163,659	\$57,281		<b>TAX YEAR: <u>2024</u></b>
<b>APN: 082-492-02</b>				<b>TAXABLE</b>	
<b>OWNER: PANICARO. JOE ET. AL.</b>				<b>\$/SF Land</b>	
				<b>\$6.05</b>	

Income Approach					
Potential Gross Income	3,150 sq ft. @	\$0.60 /mo =	\$1,890	\$	7.20 2016 lease @ \$7.82 weighted avg
Recoverable Expenses	3,150 sq ft. @	\$0.00 /mo =	\$0		
			\$1,890		
	x 12 months =		<u>12</u>		
				\$22,680	
- Vacancy & Collection loss			8%	<u>\$1,814</u>	Costar reports 3% for the submarket
= Effective Gross Income				\$20,866	
- Operating Expenses			10%	<u>\$ 2,087</u>	Mgmt fee 5% + unreimbursed operating expenses
=Net Operating Income				\$18,779	
Divided by Overall Capitalization Rate				10.00%	Market range 6%-10% PSF
Stabilized Income Value			Total	<u>\$187,790</u>	
				Rounded	\$60 /sf GBA

CAP	Indicated Value	PSF
8.00%	\$ 234,738.00	\$ 74.52
9.00%	\$ 208,656.00	\$ 66.24
10.00%	\$ 187,790.40	\$ 59.62
11.00%	\$ 170,718.55	\$ 54.20

**7490 N Virginia St**



N Virginia St  
 Manufacturing - North Valleys  
 Submarket  
 Reno, NV 89506

**3,150** SF RBA    **0.36** AC Lot    **1981** Built    **Multi** Tenancy

**Sale**

Sold Price Not Disclosed  
 Date Dec 2008

**Building**

Type **1 Star Industrial Manufacturing**  
 Location Suburban

RBA	3,150 SF	Year Built	1981
Stories	1	Tenancy	Multi
Typical Floor Class	3,150 SF B	Owner Occup	No

Docks	None	Rail Spots	None
Drive Ins	2 tot./10' w x 10' h	Cranes	None
Levelers	None		
Building Ht	15'		
Truck Wells	None		

CoStar Est. Rent \$8 - 9/SF (Industrial)

Walk Score® Car-Dependent (21)  
 Transit Score® Some Transit (27)

Parking Ratio 1.27/1,000 SF

Parking Type Spaces  
 Surface 4

**Land**

Land Acres 0.36 AC    Land SF **15,551 SF**  
 Bldg FAR 0.20

Zoning **MUNV**

**No**

**Building Notes**

3000 sq ft industrial warehouse conveniently located off the US 395. 2 units with one 10x10 grade level door for each unit. Building has new roof.

**Leasing Activity**

Sign Date	Leased	Use	Rent	Services	Rent Type
May 2016	1,633 SF	Flex	\$8.40	MG	Asking
Jan 2016	1,517 SF	Industrial	\$7.20	MG	Asking
Feb 2013	1,517 SF	Industrial	\$6.12	MG	Effective

**Market Conditions**

Vacancy Rates	Current	YOY Change
Submarket 1-2 Star	3.0%	↔ -0.0%
Subject Property	0.0%	↔ 0.0%
Market Overall	5.8%	↑ 2.8%

**Market Asking Rent Per Area**

Submarket 1-2 Star	\$10.53/SF	↑ 1.8%
Subject Property	\$12.14/SF	↔ 0.0%
Market Overall	\$9.20/SF	↑ 2.9%

**Submarket Leasing Activity**

Months on Market	5.1	↑ 2.3 mo
12 Mo. Leased	526,817 SF	↓ -77.1%

**Submarket Sales Activity**

	Current	Prev Year
Market Sale Price Per Area	\$120/SF	\$119/SF
12 Mo. Sales Volume	\$22.73M	\$29.25M

**Property Contacts**

Recorded Owner **James A & Phyllis D Harris**  
 Primary Leasing Johnson Group Commercial

**No**

**Documents**

Property

Johnson Group Brochure

**Public Transportation**

Airport	Drive	Distance
Reno-Tahoe International Airport	29 min	11.2 mi

**Location**

Zip	89506
Submarket	North Valleys
Submarket Cluster	North Valleys
Location Type	Suburban
Market	Reno/Sparks
County	Washoe
State	Nevada
CBSA	Reno, NV
DMA	Reno, NV-CA
Country	United States

**Public Record**

2024 Assessment		
Improvements	\$55,336	\$3.55/SF
Land	\$21,412	\$1.37/SF
Total Value	\$76,748	\$4.92/SF
Parcels	082-492-02	

**Demographics**

	1 mile	3 miles
Population	5,417	28,806
Households	1,779	10,012
Median Age	38.20	37.60
Median HH Income	\$62,235	\$69,868
Daytime Employees	1,585	8,437
Population Growth '23 - '28	↑ 3.69%	↑ 5.41%
Household Growth '23 - '28	↑ 3.88%	↑ 5.66%

**Traffic**

Collection Street	Cross Street	Traffic Vol	Last Measur...	Distance
Willington Way	Wellington Way NE	735	2018	0.17 mi
US Hwy 395	E Golden Valley Rd NW	66,713	2022	0.29 mi
North-South Freeway	E Golden Valley Rd NW	73,321	2020	0.30 mi
North Virginia St	Golden Valley Rd NW	4,963	2022	0.38 mi
North Virginia St	Brookshire Dr SW	7,500	2019	0.38 mi
North Virginia Street	Golden Valley Rd NW	5,400	2019	0.38 mi
US Hwy 395 N	E Golden Valley Rd SW	6,350	2019	0.39 mi
North Virginia St	Beacon Dr SE	4,832	2022	0.39 mi
US Hwy 395 N	E Golden Valley Rd W	2,700	2019	0.40 mi
US Hwy 395 N	Panther Dr SE	5,432	2022	0.45 mi

Made with TrafficMetrix® Products

**Flood Risk**

Flood Risk Area	Moderate to Low Risk Areas
FEMA Flood Zone	B and X Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.
Floodplain Area	100-year and 500-year
In SFHA	No
FEMA Map Identifier	32031C3029G
FIRM ID	32031C
FIRM Panel Number	3029G
FEMA Map Date	Mar 16, 2009

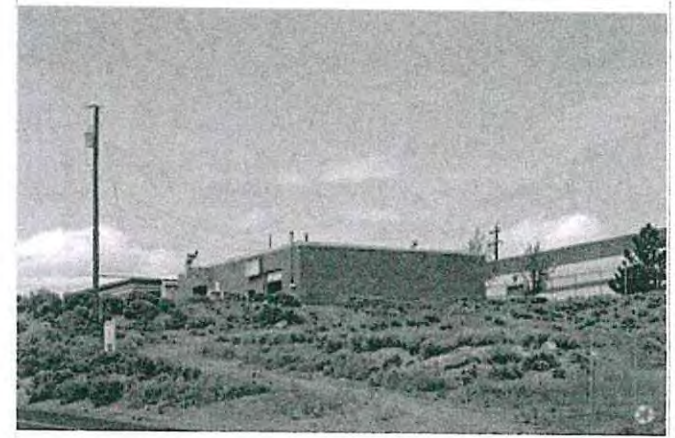
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000091

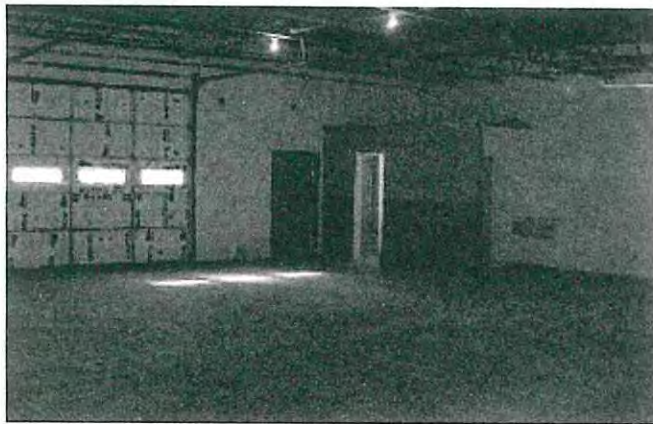
Images



Primary Photo



Building Photo



Warehouse



Building Photo

Divider # 13



**NOTICE OF TAXES**  
**WASHOE COUNTY, NEVADA**  
**JUSTIN TAYLOR-TREASURER**

1001 E 9th St, Bldg D, Rm 140  
 Reno, NV 89512  
 Monday-Friday 8am-5pm

tax@washoecounty.gov  
 washoecounty.gov/treas  
 Phone: (775) 328-2510  
 Fax: (775) 328-2500

Fiscal Year July 1, 2023 - June 30, 2024

Annual Real Property - Tax Year 2023

<b>TAX YEAR</b> 2023	<b>PARCEL #</b> 08249202	<b>PROPERTY LOCATION</b> 7490 N VIRGINIA ST
<b>AREA</b> 1000	<b>TAX RATE</b> 3.6600	<b>PROPERTY DESCRIPTION</b> PM 906 LT A

<b>NAME</b> PANICARO, JOY PANICARO, JOE	<b>EXEMPTION VALUES</b>	<b>ASSESSED VALUATION</b>
		0 LAND 8,856 IMPROVEMENT 22,867
	<b>TOTAL EXEMPTION VALUE:</b>	0 <b>TOTAL ASSESSED VALUE:</b> 31,723

**ACCOUNT SUMMARY**

GROSS AD VALOREM TAX:	\$1,161.05
ABATEMENT AMOUNT	- \$105.31
*ABATEMENT APPLIED LIMITS INCREASE TO 8.0%*	
RECAPTURE TAX AMOUNT:	\$0.00
NET AD VALOREM TAX (DETAIL RIGHT):	\$1,055.74
EXEMPTION/LEED/RENEWABLE ENERGY:	\$0.00
SPECIAL ASSESSMENTS:	\$4.65
PENALTIES:	\$0.00
FEES:	\$0.00
INTEREST:	\$0.00
<b>TOTAL AMOUNT BILLED:</b>	<b>\$1,060.39</b>
LESS PAYMENTS APPLIED:	\$0.00
<b>BALANCE REMAINING:</b>	<b>\$1,060.39</b>
PRIOR YEAR DELINQUENCIES:	\$0.00
<b>TOTAL AMOUNT OWING:</b>	<b>\$1,060.39</b>

**BILLING DETAIL**

TAXING AGENCY	RATE	AMOUNT
STATE OF NEVADA	0.17000000	\$49.04
SCHOOL DEBT	0.38850000	\$112.06
SCHOOL GENERAL	0.75000000	\$216.34
COUNTY GENERAL	1.35170000	\$389.89
COUNTY DEBT	0.01000000	\$2.88
ANIMAL SHELTER	0.03000000	\$8.66
RENO GENERAL	0.95980000	\$276.87

SPECIAL ASSESSMENTS	AMOUNT
REMEDATION	\$2.67
TRUCKEE MDWS/SUN VALLEY WATER BASIN	\$1.98

SEE REVERSE SIDE FOR IMPORTANT INFORMATION AND PAYMENT OPTIONS.

IF PAYING BY CHECK, INCLUDE APPROPRIATE COUPONS.

REFERENCE PARCEL NUMBER ON ALL PAYMENTS AND CORRESPONDENCE TO ASSURE PROPER CREDIT.

IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE THAT PAYMENT IS RECEIVED.

SEE ENCLOSED COUPONS FOR DUE DATES AND AMOUNTS DUE.

This notice is for your information, DO NOT consider this an attempt to collect if this property is protected by a bankruptcy proceeding. We ask that you contact our office to verify we have received a notice of bankruptcy.

WTFORMA1.06/2023 (QESP)10.T092.043679.001.0000.035073938.WC-A1-2011.0DWTFORMA

Please notify the assessor's office if your mailing address has changed by using one of the methods listed on the reverse side of this form.

PARCEL #: 08249202  
 107756040014915

JOY PANICARO  
 2255 KOLDEWEY DR  
 RENO NV 89509-3822

New Address: **08249202**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

023373



000094

SIGNATURE

PHONE NUMBER

# NOTICE TO TAXPAYERS

This statement covers your state, county, school, special assessments (does not include special assessment bonds) and city taxes where applicable, on the property(s) described herein. Payments are due following the schedule below and can be made in any combination at the taxpayer's option. Payment received is applied to the oldest charges first.

**First installment**  
**Second installment**  
**Third installment**  
**Fourth installment**

**by the third Monday in August**  
**by the first Monday in October**  
**by the first Monday in January**  
**by the first Monday in March**

Taxes totaling \$100 or less must be paid on the first installment as indicated. **Failure to receive an individual tax bill does not excuse the taxpayer from the timely payment of taxes, NRS 361.480 (3).** If any person charged with taxes/fees, which are a lien on real property fails to pay:

1. ANY ONE INSTALLMENT of the taxes/fees on or within 10 days following the day such taxes become due, there must be added thereto a penalty of 4%.
2. ANY TWO INSTALLMENTS of the taxes/fees, **together with accumulated penalties**, on or within 10 days following the day the later installment of taxes becomes due, there must be added thereto a penalty of 5% of the two installments.
3. ANY THREE INSTALLMENTS of the taxes/fees, **together with accumulated penalties**, on or within 10 days following the day the later installment of taxes becomes due, there must be added thereto a penalty of 6% of the three installments.
4. THE FULL AMOUNT of taxes/fees, **together with accumulated penalties**, on or within 10 days following the first Monday in March, there must be added thereto a penalty of 7% of the full amount of taxes/fees.

Any person seeking relief from such penalty shall file a request with the Washoe County Treasurer's Office pursuant to NRS 361.4835. That department shall also provide upon request the names of individuals and amounts of penalties or interest waived or reduced. Property on which taxes have not been paid in full will be advertised in the local newspaper as delinquent. A Trustees Certificate will be filed against the same on the first Monday in June. Property owners have 2 years from the date the lien is filed to redeem the property by payment of all taxes, delinquencies, and costs. If not paid, a TAX DEED will be executed to the county treasurer, in trust.

The Washoe County Assessor's Office may have remapped your area and your parcel number may have changed.

For information on how tax rates are set, and an explanation of each component tax rate, visit our website at [washoecounty.gov/treas/Tax\\_Rates.php](http://washoecounty.gov/treas/Tax_Rates.php)

Distribution of funds to taxing entities is estimated at time of billing and may be subject to adjustment.

## IMPORTANT INFORMATION:

- All delinquent amounts are due immediately. Payment received is applied to the oldest charges first.
- To avoid late charges, your payment must have a postmark within the 10 day grace period.
- Penalty will apply to all late payments pursuant to NRS 361.483.

Paying by check authorizes the Washoe County Treasurer to send the information from your check electronically to your bank for payment. Your account will be debited for the amount of your check and the transaction will appear on your bank statement. Your cancelled check will not be returned to you. If we cannot post the transaction electronically, you authorize us to present a copy of your check for payment.

## Payment options:

- Online: [washoecounty.gov/treas](http://washoecounty.gov/treas)
- By Mail: Washoe County Treasurer, PO Box 30039, Reno, NV 89520-3039
- In Person: Washoe County Treasurer, 1001 E 9th St, Bldg D, Room 140, Reno, NV 89512-2845
- Your financial institution bill pay
- Smartphone scan: QR code on payment coupon

**NOTE: The County Treasurer collects taxes and does not assess property, fix valuations, set rates, or grant exceptions, and has no authority to make changes to the tax roll.**

**ANY RETURNED PAYMENT IS SUBJECT TO A \$25 SERVICE FEE .**

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## Address Change Options:

Online: [www.washoecounty.gov/assessor](http://www.washoecounty.gov/assessor)

Email: [assessoraddresschange@washoecounty.gov](mailto:assessoraddresschange@washoecounty.gov)

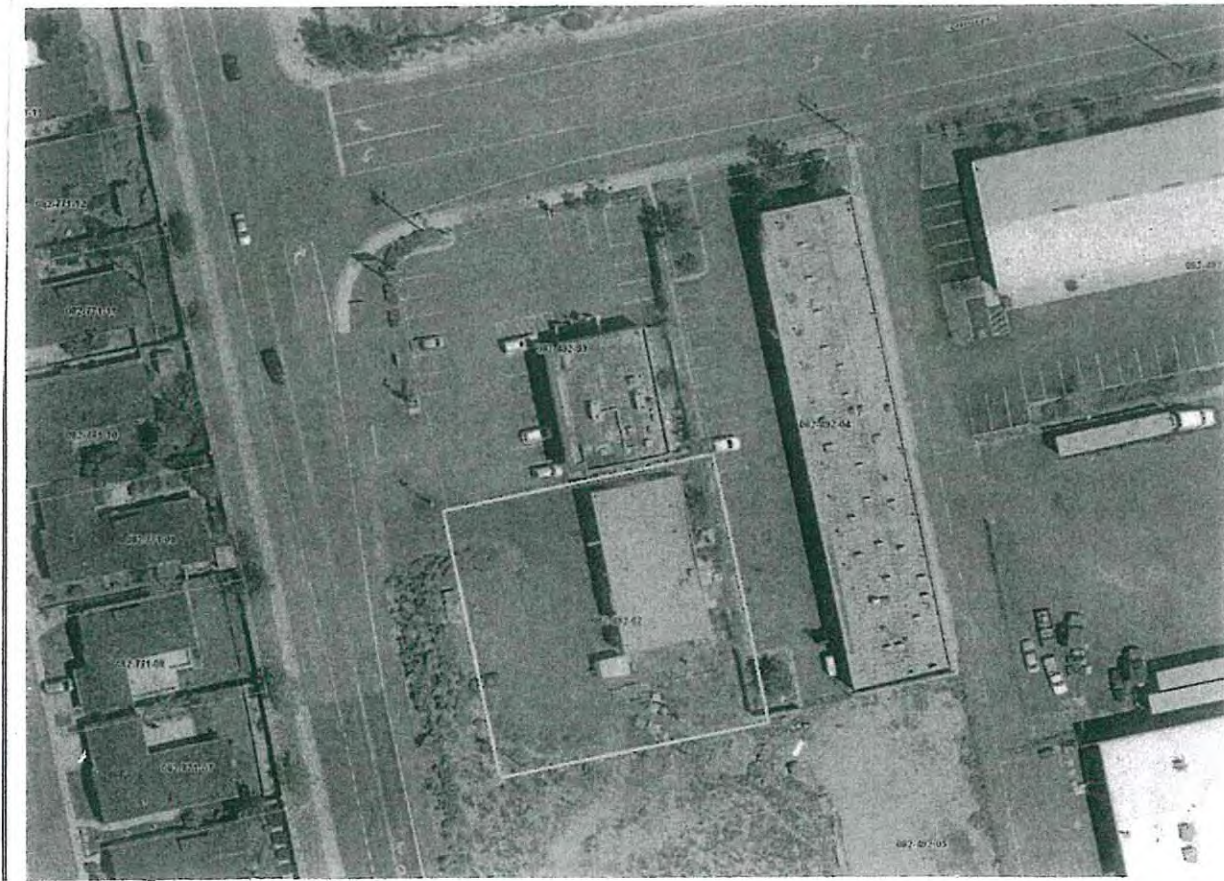
Fax: **775-328-3642**

**Mail: DO NOT SEND TAX PAYMENTS TO THIS ADDRESS  
SEND PAYMENTS TO THE TREASURER'S OFFICE ONLY.**

## Mailing Address for Address Changes Only:

Washoe County Assessor  
1001 E 9th St Bldg. D  
Reno NV 89512





Divider # 14

**Washoe County Board of Equalization**

Appeal Summary Page - Secured Roll

Hearing # 24-055  
 Hearing Date 2/21/2024  
 Tax Year 2024

APN: 082-492-02

Owner of Record: PANICARO, JOY et al

Property Address: 7490 N VIRGINIA ST

Property Type: STORAGE WAREHOUSE 100%

Gross Building Area: 3,150

Year Built: 1981

Parcel Size: 15,572 SF  
0.36 AC

Description / Location: The subject property is a 3,150 sf storage warehouse built in 1981. The property is located at 7490 N. Virginia St., in north Reno. The parcel has frontage along N. Virginia St. and is in close proximity to US 395.

2024/25 Taxable Value: Land: \$94,211  
 Improvements: \$69,448  
 Total: \$163,659  
 Taxable Value / SF: \$52

Sales Comparison Approach: Indicated Value: \$530,000  
 Indicated Value /SF: \$168

Income Approach: Indicated Value: \$220,000  
 Indicated Value /SF: \$70



Conclusions: Both the Sales Comparison Approach and the Income Approach yield credible indications of value. Given that the subject property is currently being leased, more weight was given to the Income Approach. Based on the income analysis, taxable value does not exceed full cash value and the taxable value should be upheld. However, upon further review of the parcel, the +20% size adjustment is unwarranted and should be removed.

RECOMMENDATION: Uphold  Reduce

	<u>Taxable Value</u>	<u>Assessed Value</u>
Land:	\$77,081	\$26,978
Imps:	\$69,448	\$24,307
Total:	\$146,529	\$51,285
PSF:	\$47	

**WASHOE COUNTY BOARD OF EQUALIZATION**

COMMERCIAL / INDUSTRIAL

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	<b>TAXABLE</b>
<b>LAND:</b>	\$94,211	\$32,974	<b>\$/SF GBA</b>
<b>IMPROVEMENTS:</b>	\$69,448	\$24,307	\$51.96
<b>TOTAL:</b>	\$163,659	\$57,281	

HEARING: 24-055  
DATE: 2/21/2024

TAX YEAR: 2024

OWNER: PANICARO, JOY et al

**TAXABLE**  
**\$/SF Land**  
\$6.05

**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 OER	GIM	NOI OAR
1	082-492-02	7490 N VIRGINIA ST STORAGE WAREHOUSE	100%	3,150 3,150	MASONRY BRNG CONCRETE BLOCK	C10		1981 14	15,572 20% MS					

**IMPROVED SALES**

IS-1	082-491-10	7225 SECURITY CIR EQUIPMENT SHOP	100%	4,000 4,000	METAL FRAME METAL	C10		1999 (2004) 16	49,441 8% MS	\$1,300,000 4/28/2022	\$325.00	N/A	N/A	
IS-2	008-227-02	2713 E. 4TH ST STORAGE WAREHOUSE	100%	4,000 4,000	MASONRY BRNG CONCRETE BLOCK	C15		1977 10	14,000 29% MU	\$675,000 12/20/2022	\$168.75	N/A	N/A	
IS-3	032-262-08	1845 HYMER AVE STORAGE WAREHOUSE	100%	4,800 4,800	METAL FRAME METAL	C10		1973 16	14,000 34% I	\$870,000 3/27/2023	\$181.25	N/A	N/A	

**LAND SALES**

Sale #	APN	Location	Sale Date	Sale Price	Size (sf)	Size (AC)	\$/sf	Zoning	Comments
LS-1	552-141-18	N. HILLS BLVD	9/30/2022	\$550,000	36,087	0.83	\$ 15.24	GC	36,087 SF PARCEL LOCATED ON NORTH HILLS BLVD. JUST SOUTH OF BUCK DR. THE SITE HAS OVER 300 FEET OF FRONTAGE ALONG NORTH HILLS BLVD. THE PARCEL HAS A TRIANGULAR SHAPE WITH MODERATE TOPOGRAPHY. THERE IS A DRAINAGE ALONG THE WESTERN BOUNDARY OF THE LOT.
LS-2	552-190-14	BUCK DRIVE	11/10/2021	\$330,000	23,747	0.55	\$ 13.90	GC	.54 ACRE PARCEL IN LEMMON VALLEY. SITE WAS GRADED IN 2018. MUNI WATER AND SEWER ARE AVAILABLE. APPROXIMATELY 4,800 SF IN THE NEC OF THE SITE IS UNBUILDABLE.
LS-3	008-197-06	627 SUTRO ST	12/14/2021	\$95,000	2,701	0.06	\$ 35.17	MS	2,701 SF RECTANGULAR LOT NEAR THE NWC OF SUTRO AND E 6TH ST. SITE HAS MU ZONING AND MUNI UTILITES, HOWEVER THE SMALL LOT SIZE MAKE DEVELOPMENT DIFFICULT. TOTAL SALES PRICE IS A LOW INDICATOR OF VALUE, YET STILL SUPPORTS THE SUBJECT'S LAND VALUE.
LS-4	008-331-01	E. 7TH ST	12/20/2022	\$190,000	19,570	0.45	\$ 9.71	MU	.45 ACRE, FLAT, FLAGGED SHAPED LOT LOCATED OFF E 7TH ST, DIRECTLY TO THE SOUTH OF EXIST 15 ON I-80. THE PARCEL IS MIXED USE (MU) ZONING. BILLBOARD NOT A PART OF SALE AND LIMITS USEABLE AREA.

COMMENTS: SEE ATTACHED COMMENTS SECTION

**Comments:**

The subject property is a 3,150 sf, storage warehouse, built in 1981. The lot size is 15,572 sf (~.36 AC). The building has masonry bearing frame and concrete block exterior walls. The building also has two (2) 10x10, grade level, roll up doors. The property is situated on N. Virginia St., just south of Security Cir. in the North Valleys submarket. The site has 100 feet of frontage along N. Virginia St and is in close proximity to US 395.

IS-1 is a sale of an equipment shop located at 7225 Security Cir. The building was constructed in 1999 and has a Weighted Average Year built of 2004. The building has 4,000 sf of GBA. The lot size is 1.135 acres and has Mixed Use – Suburban zoning (MS). Municipal water and sewer are available at the site. The property sold on 4/28/2022 for \$1,300,000, or ~\$325 PSF. The parcel was purchased by the owner of the adjacent parcel to the west. Due to the larger parcel size, newer building, and atypical motivation of the buyer, this sale is considered a high indicator of value for the subject.

IS-2 is a sale of a storage warehouse located at 2713 E. 4th St. The building has 4,000 sf of GBA and is situated on a 13,983 sf parcel. The site has Mixed Use - Urban (MU) zoning. The building was constructed in 1977. The property was sold vacant to an investor, who subsequently made some minor repairs and leased the property. Municipal water and sewer are available at the site. The property sold on 12/20/2022 for \$675,000, or ~\$169 PSF. The parcel size, zoning, and use are all similar to the subject. Overall, this sale is considered a reasonable indicator of value for the subject.

IS-3 is a sale of a storage warehouse located at 1845 Hymer Ave. The building has 4,800 sf of GBA and was constructed in 1973. The parcel size is 13,983 sf. The property was purchased by an owner user. Municipal water and sewer are available to the site. The property sold on 3/27/2023 for \$870,000, or ~\$181 PSF. Overall, this sale is considered a reasonable indicator of value for the subject.

The improved sales range from \$168.75 PSF to \$325.00 PSF. Due to the subject's small building area and parcel size, it's estimated the PSF value would be at the low end of the market range. IS-3 is most comparable to the subject. The location, improvements, and parcel size are similar to the subject's. Applying the \$168.75 PSF value to the subject's GBA indicates a full cash value of \$531,562.50, or \$530,000 rounded. Based on this analysis, total taxable value does not exceed fair market value.

The above land sales range from \$9.71 to \$35.17 PSF for sites approximately .06 to 1.26 acres in the north Reno area. LS-1 and LS-2 represent the high end of the market range due to their larger land area. LS-3 and LS-4 represent the low end of the market range due to their smaller parcel sizes which limited development potential. Given the above sales, the total taxable land value does not exceed the full cash value.

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	<b>TAXABLE \$/SF GBA</b>	<b>HEARING: 24-055</b>
<b>LAND:</b>	\$94,211	\$32,974	\$51.96	<b>DATE: 2/21/2024</b>
<b>IMPROVEMENTS:</b>	\$69,448	\$24,307		
<b>TOTAL:</b>	\$163,659	\$57,281		<b>TAX YEAR: 2024</b>
<b>APN:</b> 082-492-02			<b>TAXABLE \$/SF Land</b>	
<b>OWNER:</b> PANICARO, JOY et al			\$6.05	

Income Approach				
Potential Gross Income	3,150 sq ft. @	\$0.60 /mo =	\$1,890	
			\$1,890	
	x 12 months =		<u>12</u>	
			\$22,680	<i>22,910</i>
- Vacancy & Collection loss			8% / \$1,814	<i>2023/24 FY AU Total = 1,055.74</i>
= Effective Gross Income			\$20,866	
- Operating Expenses			10% \$2,087	<i>3,1450</i>
= Net Operating Income			\$18,779	<i>17,636</i>
Divided by Overall Capitalization Rate			8.50%	
			\$220,930	
			<u>\$220,000</u> Rounded	<b>\$70 /sf GBA</b>

**Subject Income Information:** The subject is a 3,150 sf storage warehouse built in 1981. The building is currently 100% occupied. Per the owner, the contract rent is \$1,910 per month, or approximately \$.60 PSF. The current tenant is on a month-to-month lease with the landlord paying real estate taxes and a portion of the utilities (sewer). The property is located in north Reno (North Valleys Submarket) and has 100 feet of frontage along N. Virginia St.

**Potential Gross Income:** Based on actual contract rent. Comparable lease rates range from \$.95 to \$1.50 PSF, per month.

**Effective Gross Income:** Current vacancy for the submarket is reported to be ~3%. The current tenant is on a month-to-month lease, therefore, a higher allowance for vacancy and collection loss is warranted.

**Net Operating Income:** Subject is on a modified gross lease with the landlord paying real estate taxes and a portion of the utilities. The 10% operating expense ratio accounts for a 5% management fee and unreimbursed operating expenses. Reimbursed expenses were not considered in PGI, to be conservative.

**Capitalization Rate Analysis:** Capitalization rates for comparable sales range from 5.55% to 8.00%. The cap rate for the subject property is conservatively estimated at 8.50%.

**Indicated Value Income Approach:** The Income Approach results in a value of \$221,000 or \$70 PSF, rounded.

**Comments:** Based on the income analysis, full cash value does not exceed total taxable value and the Assessor's total taxable should be upheld.

WASHOE COUNTY APPRAISAL RECORD



APN: 082-492-02

2024

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 7490 N VIRGINIA STRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner PANICARO, JOY Printed 1/31/2024 Industrial Tax District 1000  
 2255 KOLDEWEY DR RENO, NV 89509 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
2024 VN	94,211		69,448		163,659	57,281	Land Value	94,211			
2024 NR	94,211		69,448		163,659	57,281	Building Value	63,192			
2023 FV	25,304		65,334		90,638	31,723	XFOB Value	6,256			
2022 FV	21,412		54,900		76,312	26,709	Obsolescence	0			
2021 FV	21,412		55,336		76,748	26,862	Taxable Value	163,659			
2020 FV	21,412		57,830		79,242	27,735	Total Exemption				
2019 FV	21,412		55,780		77,192	27,017					

Building Data

1-1	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL	ASC	2	Alternate Shape Code	100				
Occ	406	Storage Warehouse	Rate Adj	ST	1	No of Stories	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum	UT	1	Units	100				
Quality	C10	Commercial 1.0 (Low)		WH	14	Avg Wall Height/Floor	100				
Year Built	1981		PARCEL LEVEL	EW	812	CONCRETE BLOCK	100				
WAY	1981		Lump Sum	HEAT	606	SPACE HEATER	100				
Remodel Yr			%Obso								
% Comp	100	%DPR 64.5									

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			3,150	56.51	178,007	1	FWAS	FW ASPHALT	30	1	3,400	5.18	1981		100	17,622	6,256		

Gross Bldg Area	3,150	Perimeter	234	Sub Area RCN	178,007
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Building Notes	Building Cost Summary
	Building RCN 178,007
	Depreciation 114,815
	Building DRC 63,192
	Extra Feature DRC 6,256
	Building Obso
Building Name	Total DRC 69,448
	Override Value

Land Value: 1 Lines Total												Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-S	Adj 2	%-S	Taxable Land	Note	Land Size-Sf	Water	Municipal	
400	General Commercial: reta	MS	15,572.000	SF3	5.50	NOTE	110			94,211	TOPO-10 / SIZE+20	15,572	Sewer	Municipal	
												0.357	Street	Paved	
												400	SPC		

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

000102

WASHOE COUNTY APPRAISAL RECORD

APN: 082-492-02

Owner PANICARO, JOY  
 Keyline Description PM 906 LOT A

NBHD GAKU Industrial

Appr JGR



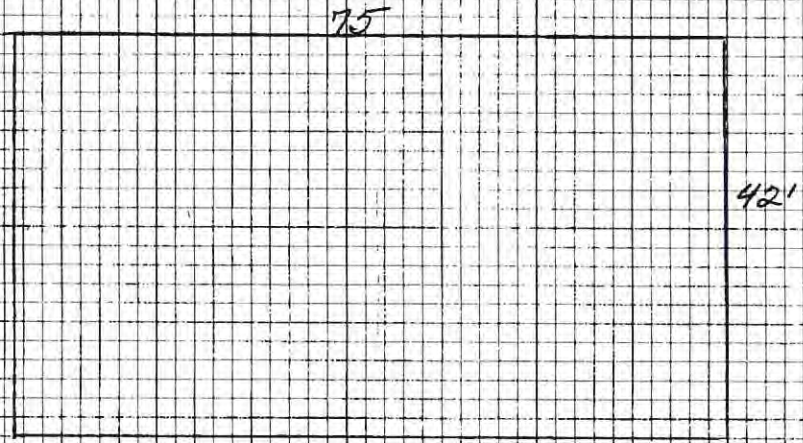
082-492-02 08/27/2021

Activity Information						
Date	User ID	Activity Notes				
9/18/2023	JGR	Re-appraisal Review				
5/15/2014	JST	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PANICARO, JOY	5253881	12/1/2021	400	38,374	3BEA	
COLEMAN, GILBERT PH.D	2969062	12/16/2003		0	3NTT	
PANICARO, JOSEPH L JR &	2788579	1/9/2003	400	0	3NTT	
PANICARO, JOSEPH L JR &	2656323	2/25/2002	400	0	3NTT	
	1239556	4/15/1988	400	0		
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

000403



IND BLDG  
18.24  
1.15 PER  
96 CHA  
1.07 C  
1.09 L  
\$23.42



Hearing # 24-055  
Hearing Date 2/21/2024  
Tax Year 2024

**LEASE RATES**

	APN	Location	Use %	Leased GLA	Age (WAY)	Terms	Lease rate/annual	Lease rate/month	Type Length	Year Signed	Notes
LR-1	032-241-09	1818 Frazer Ave (Sparks)	Industrial Flex	2,625	1987	New Lease Asking Rent	\$12.00	\$1.00	MG Not Disclosed	Dec-23	Multi tenant industrial flex building.
LR-2	004-072-20	2970 Sutro St (North Reno)	Storage Warehouse	6,800	1989	New Lease Asking Rent	\$16.20	\$1.35	NNN Not Disclosed	Nov-23	Free standing building w/ 1,000 sf of office finish.
LR-3	012-192-24	314 Sunshine Ln (Central Reno)	Service Repair Garage	4,450	1973	New Lease Asking Rent	\$13.50	\$1.13	NNN 36 MO	Mar-23	2% annual escalations. CAM/NNN expenses reported to be \$.12. PSF, per month.
LR-4	008-226-12	465 Tacchino St (Sparks)	Storage Warehouse	2,400	1958 (1962)	New Lease Asking Rent	\$18.00	\$1.50	NNN 36 MO	Oct-23	3.5% annual escalations. CAM/NNN expenses are \$.12 PSF, per month. Per the broker, the building has a small yard that is included in the contract rent.
LR-5	008-227-02	2713 E 4th St (Central Reno)	Storage Warehouse	4,000	1977 (Remodel 2023)	New Lease Asking Rent	\$18.00	\$1.50	NNN 84 MO	Jun-23	3.5% annual escalations. CAM/NNN expenses are \$.12. Landlord paid for TI's. (new fence, demo work, and roll up doors).
LR-6	008-193-01	954 E 7th St (Central Reno)	Storage Warehouse	4,975	2022	New Lease Effective Rent	\$12.60	\$1.05	NNN 36 MO	Apr-23	New build. Property has heavy power (800 amps).
Listing	082-491-08	7795 Security Cir (North Valleys)	Storage Warehouse	9,050	2004	New Lease Listing	\$11.40	\$0.95	NNN Listing	Listing	Building has 7,000 sf storage warehouse and 2,050 sf office. CAM/NNN expense are \$.13 PSF, per month.

Median **\$13.50 \$ 1.13**  
Est. Market Rent **\$7.20 \$ 0.60**

Hearing # 24-055  
Hearing Date 2/21/2024  
Tax Year 2024

**CAPITALIZATION RATE SUMMARY**

SALE #	APN	Address	Description	Blt Yr	Size/GBA	Sale Date	Sales Price	NOI	OAR	Notes
1	016-181-18	9 Miles Rd Mound House, NV Lyon County	Industrial warehouse	2006	6,000	08/31/23	\$1,065,000	\$64,752	6.08%	*Investment sale of a 6,000 sf industrial building located in Mound House, NV. The property is situated on a .54 acre parcel. The building was 100% leased at time of sale. Listed at a 5.24% CAP
2	012-231-25	3189 Mill St	Retail building and Industrial Flex	1971 1991	10,291 sf 2,400 sf	03/24/23	\$1,550,000	\$124,000	8.00%	*Investment sale of a 10,291 sf freestanding retail building and a 2,400 sf industrial flex building. The buildings were 100% leased at time of sale. The parcel is 2.10 acres.
3	008-226-11 008-226-12	2620 E 5th St 455-465 Tacchino St	Industrial warehouse	1958 1962	8,580 sf 3,900 sf	04/18/22	\$2,650,000	\$147,075	5.55%	*Investment/semblage sale. Total land area is 1.717 and is improved with two buildings and multiple yard areas. Cash purchase. Listed with an asking price of \$2,750,000 based on a 5.35% CAP, NOI is \$147,075, or .98 PSF over the entire GBA
4	025-022-02	625 Spice Island	Industrial warehouse	1987	40,800	07/01/22	\$6,900,000	\$488,520	7.08%	*Investment sale of 4 fully leased buildings with a total building area of 40,800 sf spread over 17 units. The reported cap rate was 7.08% for the entire transaction. Contract rent was reported to be "well below" market. NOI is \$488,520, or \$1.00 PSF over the entire GBA.

Median **6.58%**  
OAR Used **8.50%**

(#1326)

# RENO INDUSTRIAL NORTH SUBDIVISION

PORTION OF THE S 1/2 OF SEC. 15  
T20N - R19E

Assessor's Map Number

**082-49**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE

1001 East Ninth Street, Building D  
Reno, Nevada 89512  
(775) 328-2231



Feet  
0 50 100 150 200

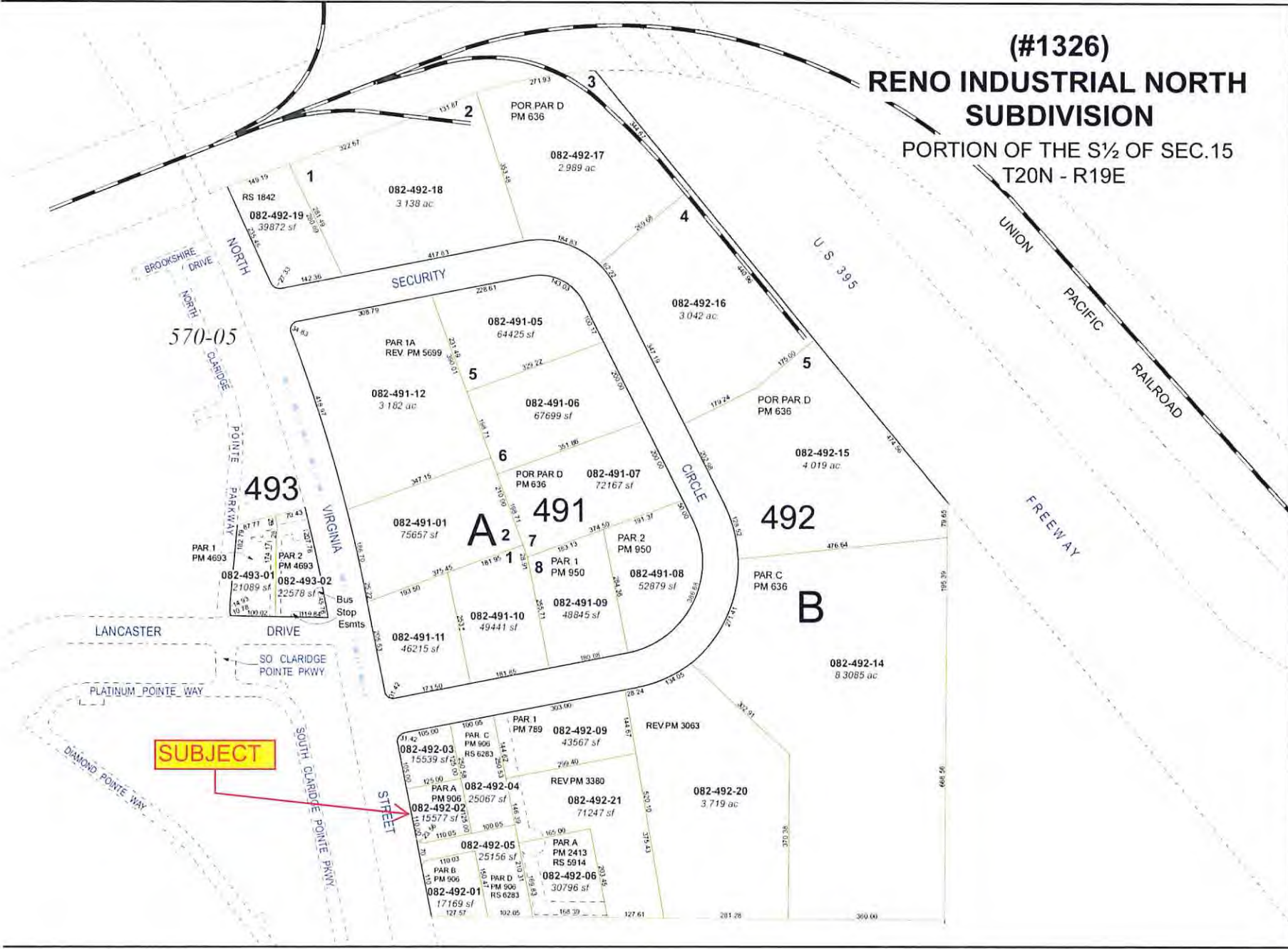
1 inch = 200 feet

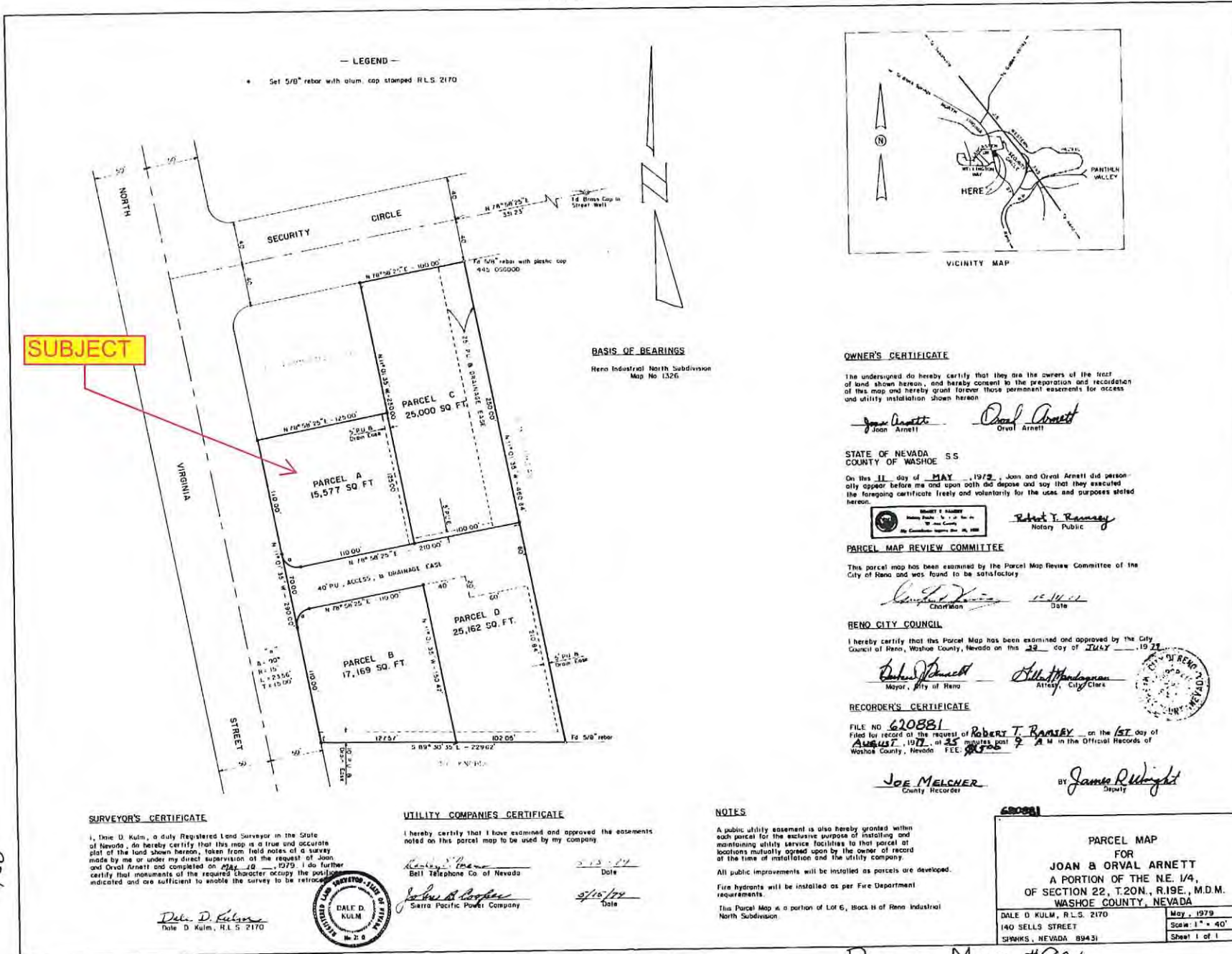


created by **CFB 01/20/2011**  
updated **SR 09/03/21 JRA 11/17/23**

area previously shown on maps)

NOTE: This map was prepared for the use of Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

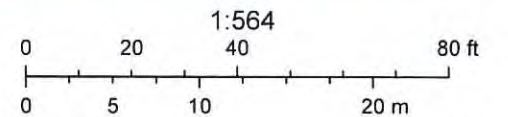




082-492-02



January 31, 2024



Washoe County, Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

000109

This information for illustrative purposes only. Not be used for boundary

SUBJECT: 7490 N VIRGINIA ST 082-492-02 HEARING 24-0055



SUBJECT: 7490 N VIRGINIA ST 082-492-02 HEARING 24-0055





State Archives

Court Reports? 2

→ Box # 6

→ Capital Reports

→ piguet tax appeal file 11-101-11-128

Case file 11-120 cases

Divider # 15

WASHOE COUNTY APPRAISAL RECORD



APN: 032-241-09

2024

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 1824 FRAZER AVESPARKS Database WASHOE NBHD NGAQ Appr JMC  
 Owner PIONEER RENTALS LLC Printed 2/23/2024 Conductor Heights Comme  
 1742 HYMER AVE SPARKS, NV 89431 Tax District 2002

Exemption AV|Exemption

Reopen

Reappraisal

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			
2024 VN	241,500		285,554		527,054	184,469	Land Value	241,500	NewLand		
2024 NR	241,500		285,554		527,054	184,469	Building Value	265,374			
2023 FV	220,500		256,833		477,333	167,067	XFOB Value	20,180	Initials/Date		
2022 FV	183,750		213,372		397,122	138,993	Obsolescence	0			
2021 FV	162,750		214,351		377,101	131,985	Taxable Value	527,054	Parcel Total	<input type="checkbox"/> NC <input type="checkbox"/> C	<input type="checkbox"/> New Sketch
2020 FV	162,750		222,600		385,350	134,872	Total Exemption		New Const		
2019 FV	152,250		212,870		365,120	127,792			New Land		
									Remainder		

Building Data

1-1	Code	Description	Adjustments & Modifiers		Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL		ASC	1	Alternate Shape Code	100				
Occ	453	Industrial Flex Buil	Rate Adj		ST	1	No of Stories	100				
Stry/Frm	S	METAL FRAME AND WALL	Lump Sum		UT	1	Units	100				
Quality	C10	Commercial 1.0 (Low)			WR	14	Avg Wall Height/Floor	100				
Year Built	1987		PARCEL LEVEL		EW	916	SINGLE WALL - METAL ON STEEL	100				
WAY	1987		Lump Sum	0	HEAT	606	SPACE HEATER	85				
Remodel Yr			%Obso	0.0000	HEAT	614	HEAT PUMP	15				
% Comp	100	%DPR 55.5										

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			10,500	56.79	596,347	1	FNC6	FN CHN LK6	30	1	50	30.04	1987		100	1,502	668		
							2	FWAS	FW ASPHALT	30	1	9,000	4.87	1987		100	43,848	19,512		

Gross Bldg Area 10,500 Perimeter 440 Sub Area RCN 596,347

Building Notes	Building Cost Summary
	Building RCN 596,347
	Depreciation 330,973
	Building DRC 265,374
	Extra Feature DRC 20,180
	Building Obso
Building Name	Total DRC 285,554
	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
500	General industrial: ligh	I	21,000.000	SF3	11.50					241,500		0.482	500	Sewer	Municipal
														Street	Paved
														SPC	

000114

WASHOE COUNTY APPRAISAL RECORD

APN: 032-241-09

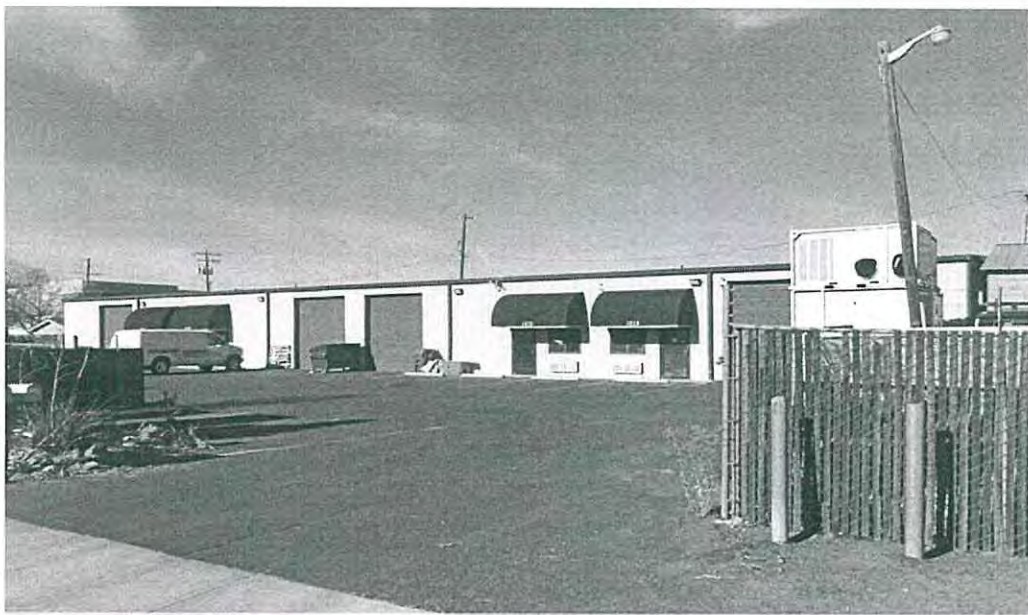
PAGE 2 of 1

Owner PIONEER RENTALS LLC

NBHD NGAQ Conductor Heights Commercial

Appr JMC

Keyline Description TOWN OF SPARKS LT 23, 24, 25, 26, 27, 28 BLK 16



032-241-09 11/26/2021

Activity Information					
Date	User ID	Activity Notes			
9/7/2023	JMC	Re-appraisal Review Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
RPK PROPERTIES LLC SERIE	4903522	4/19/2019	500	1,100,000	1G
KEIFE, BRAD & RHONDA	4903521	4/19/2019	500		0 3BGG
KEIFE, R BRAD	4903520	4/19/2019	500		0 3BEA
KEIFE, R BRAD	4903519	4/19/2019	500		0 3BEA
KEIFE, R BRAD	4134001	7/23/2012	500		0 3BGG
Permit Information					
Date	Permit	Description	Amount	Status	% Comp

WASHOE COUNTY APPRAISAL RECORD



APN: 004-072-20

2024

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 2970 SUTRO STRENO Database WASHOE NBHD BEJU Appr SGW Exemption AV|Exemption  
 Owner EL SARGENTO LLC Printed 2/23/2024 Industrial  
 7600 SHADOW LN SPARKS, NV 89434 Tax District 1000  
 Property Name WEEMS PAINTING

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			
2024 VN	263,145		296,964		560,109	196,038	Land Value	263,145			
2024 NR	263,145		296,964		560,109	196,038	Building Value	228,781			
2023 FV	245,602		269,919		515,521	180,432	XFOB Value	68,183			
2022 FV	205,253		223,639		428,892	150,112	Obsolescence	0			
2021 FV	189,464		224,153		413,617	144,766	Taxable Value	560,109			
2020 FV	189,464		231,814		421,278	147,447	Total Exemption				
2019 FV	164,027		221,003		385,030	134,761					

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL			ASC	2	Alternate Shape Code	100				
Occ	406	Storage Warehouse	Rate Adj			ST	1	No of Stories	100				
Stry/Frm	S	METAL FRAME AND WALL	Lump Sum			UT	1	Units	100				
Quality	C15	Commercial 1.5 (Fair				WH	15	Avg Wall Height/Floor	100				
Year Built	1989		PARCEL LEVEL			EW	916	SINGLE WALL - METAL ON STEEL	100				
WAY	1989		Lump Sum	0		HEAT	611	PACKAGE UNIT	100				
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 52.5											

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			6,800	70.83	481,644	1	FNC6	FN CHN LK6	30	1	163	30.04	1989		100	4,897	2,326		
							2	FWAS	FW ASPHALT	30	1	12,720	4.74	1989		100	60,342	28,663		
							3	OFF3	OFLOFQ3POS	30	1	800	97.88	1989		100	78,304	37,194		

Gross Bldg Area	6,800	Perimeter	360	Sub Area RCN	481,644
<b>Building Notes</b>		<b>Building Cost Summary</b>			
		Building RCN	481,644		
		Depreciation	252,863		
		Building DRC	228,781		
		Extra Feature DRC	68,183		
		Building Obso			
<b>Building Name</b>		Total DRC	296,964		
WEEMS PAINTING		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	Municipal	Sewer	Municipal	Street	Paved	
500	General industrial: ligh	MF21	35,086.000	SF	7.50					263,145		35,066	0.805	500									

000116

WASHOE COUNTY APPRAISAL RECORD

APN: 004-072-20

Owner EL SARGENTO LLC  
 Keyline Description PM 2337 LT B

NBHD BEJU Industrial

Appr SGW



004-072-20 09/18/2021

Activity Information						
Date	User ID	Activity Notes				
10/3/2023	SGW	Re-appraisal Review				
5/20/2016	KJ	Aerial Review				
4/27/2016	KJ	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SKAGGS FAMILY TRUST	5419901	11/17/2023	500	1,750,000	4BV	
SKAGGS, JEFF L & SHANNON	4159632	10/5/2012	100	0	3BGG	
ARNETT, ORVAL L & JOAN A	3375124	4/17/2006	500	630,000	1G	
	2019901	8/9/1996	500	315,000	1G	
	CHK	3/1/1989	500	77,500	1G	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
12/29/2023	BLD24-06150E	INTERIOR DEMOLITION.REMOVE	8,500	A		
11/20/2014	BLD14-05316	SEWER LINE ABANDON EXISTIN		C	100%	
	LDP07-08658	HEAT/COOL		C	100%	

WASHOE COUNTY APPRAISAL RECORD



APN: 012-192-24

2024

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ACTIVE

Roll YR

Code

%Comp

Situs	314 SUNSHINE LNRENO	Database	WASHOE	NBHD	AMAQ	Appr	WJ	Exemption AV Exemption	Reopen			
Owner	BAIRD, JAMES K	Printed	2/23/2024	Kietzke Ln. Commercial					Reappraisal			
	3442 NEEHAM RD NORTH LAS VEGAS, NV 89030	Tax District	1000	Property Name	WALLS AUTO BOD							

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			
2024 VN	203,000		122,998		325,998	114,099	Land Value	203,000	NewLand		
2024 NR	203,000		122,998		325,998	114,099	Building Value	99,703	Initials/Date		
2023 FV	203,000		109,686		312,686	109,440	XFOB Value	23,295			
2022 FV	168,000		93,603		261,603	91,561	Obsolescence	0	Parcel Total		
2021 FV	140,000		96,409		236,409	82,743	Taxable Value	325,998	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	140,000		102,068		242,068	84,724	Total Exemption		New Land		
2019 FV	126,000		99,769		225,769	79,019			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				
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	C15	Commercial 1.5 (Fair			WH	16	Avg Wall Height/Floor	100				
Year Built	1973		PARCEL LEVEL		EW	812	CONCRETE BLOCK	100				
WAY	1973		Lump Sum	0	HEAT	606	SPACE HEATER	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			4,450	89.62	398,810	1	FNBW	FN BRB 3ST	30	1	257	5.12	2006		100	1,316	961		
							2	FNC6	FN CHN LK6	30	1	257	30.04	2006		100	7,720	5,636		
							3	FNTR	FN TOP RAI	30	1	257	3.77	2006		100	969	707		
							4	FWAS	FW ASPHALT	30	1	9,500	4.87	1973		100	46,284	11,571		
							5	SHD3	SHED WOOD	30	1	336	34.09	1973		100	11,454	2,864		
							6	SPIT	SERVICE PI	30	1	1	6,222.98	1973		100	6,223	1,556		WRK PIT

Gross Bldg Area	4,450	Perimeter	278	Sub Area RCN	398,810
Building Notes		Building Cost Summary			
		Building RCN	398,810		
		Depreciation	299,107		
		Building DRC	99,703		
		Extra Feature DRC	23,295		
		Building Obso			
Building Name		Total DRC	122,998		
WALLS AUTO BOD		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	14,000	Water	Municipal
500	General industrial: high	I	14,000.000	SF3	14.50					203,000		Acre Size	0.321	Sewer	Municipal
												DOR Code	500	Street	Paved
												Deferment		SPC	
												CAGC			

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WASHOE COUNTY APPRAISAL RECORD

APN: 012-192-24

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Owner BAIRD, JAMES K

NBHD AMAQ Kietzke Ln. Commercial

Appr WJ

Keyline Description GRANATA-CAFFERATA LOT 8 & 9 BLK E



012-192-24 11/27/2021

Activity Information						
Date	User ID	Activity Notes				
9/5/2023	WJ	Re-appraisal Review				
3/9/2023	KP	Aerial Review				
1/8/2007	SLC	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
BAIRD, JAMES K	5366723	3/8/2023	500	0	3BCT	
GHIGLIA FAMILY TRUST	5366722	3/8/2023	500	1,300,000	1SVR	
GHIGLIA, JEFFREY F & CEC	5107420	11/23/2020	500	0	3BGG	
GHIGLIA, JEFFREY F	4904644	4/24/2019	500	0	3BEA	
GAITHER, DARLISA D	4687453	3/15/2017	500	354,750	1SVR	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
	LDP06-05864	FENCE		C	100%	



WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 008-226-12

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 2620 E 5TH STRENO Database WASHOE NBHD NGAU Appr JMC Exemption AV|Exemption  
 Owner KAVAS PARTNERS LLC Printed 2/23/2024 Sparks Industrial  
 1475 TERMINAL WAY STE A RENO, NV 89502 Tax District 1002  
 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
2024 VN	560,000		278,836		838,836	293,593	Land Value	560,000
2024 NR	560,000		278,836		838,836	293,593	Building Value	232,475
2023 FV	504,000		251,501		755,501	264,425	XFOB Value	46,361
2022 FV	434,000		204,724		638,724	223,553	Obsolescence	0
2021 FV	364,000		199,986		563,986	197,395	Taxable Value	838,836
2020 FV	364,000		201,372		565,372	197,880	Total Exemption	
2019 FV	336,000		187,466		523,466	183,213		

OBSO  Change  No Change  
 NewLand  
 Initials/Date  
 Parcel Total  
 New Const  NC  C  
 New Land  
 Remainder  New Sketch

Building Data

Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	406	Storage Warehouse	C	1962	1962	100	C10	659,489	164,872	8,580	19	0
COMM	2-1	406	Storage Warehouse	C	1958	1962	100	C10	270,411	67,603	3,876	17	0



008-226-12 06/18/2022

Land Value

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note
500	General industrial: ligh	MU	56,000.000	SF6	10.00					560,000	

Land Data		Property Characteristics	
Land Size-Sf	56,000	Water	Municipal
Acre Size	1.286	Sewer	Municipal
DOR Code	500	Street	Paved
Deferment		SPC	
CAGC			

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WASHOE COUNTY APPRAISAL RECORD



APN: 008-226-12

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ACTIVE

Roll YR

Code

%Comp

Situs 2620 E 5TH STRENO Database WASHOE NBHD NGAU Appr JMC Exemption AV|Exemption  
 Owner KAVAS PARTNERS LLC Printed 2/23/2024 Sparks Industrial  
 1475 TERMINAL WAY STE A RENO, NV 89502 Tax District 1002  
 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	
2024 VN	560,000		278,836		838,836	293,593	Land Value	560,000	Initials/Date	
2024 NR	560,000		278,836		838,836	293,593	Building Value	232,475	Parcel Total	
2023 FV	504,000		251,501		755,501	264,425	XFOB Value	46,361	<input type="checkbox"/> NC <input type="checkbox"/> C	
2022 FV	434,000		204,724		638,724	223,553	Obsolescence	0	<input type="checkbox"/> New Sketch	
2021 FV	364,000		199,986		563,986	197,395	Taxable Value	838,836	New Const	
2020 FV	364,000		201,372		565,372	197,880	Total Exemption		New Land	
2019 FV	336,000		187,466		523,466	183,213			Remainder	

Building Data												
1-1	Code	Description	Adjustments & Modifiers		Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL		ASC	1	Alternate Shape Code	100	HEAT	611	PACKAGE UNIT	28
Occ	406	Storage Warehouse	Rate Adj		MD3	1,530	Mezzanine - Office	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum		MD5	1,000	Mezzanine - Storage	100				
Quality	C10	Commercial 1.0 (Low)			ST	1	No of Stories	100				
Year Built	1962		PARCEL LEVEL		UT	1	Units	100				
WAY	1962		Lump Sum	0	WH	19	Avg Wall Height/Floor	100				
Remodel Yr			%Obso	0.0000	EW	818	CONCRETE, TILT-UP	100				
% Comp	100	%DPR 75.0			HEAT	606	SPACE HEATER	71				

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			8,580	76.86	659,489	1	CRW2	CRANEWAY 2	30	1	156	287.78	1962		100	44,894	11,223		
MD3	DRO MEZZANINE O			1,530			2	FNBW	FN BRB 3ST	30	1	840	5.12	1962		100	4,301	1,075		
MD5	DRO MEZZANINE S			1,000			3	FNC6	FN CHN LK6	30	1	700	30.04	1962		100	21,028	5,257		
							4	FNC6	FN CHN LK6	30	1	140	30.04	2003		100	4,206	2,881		
							5	FNPS	FN PRIV SL	30	1	200	17.42	1962		100	3,484	871		
							6	FNTR	FN TOP RAI	30	1	140	3.77	2003		100	528	362		
							7	FWCO	FW CONCRET	30	1	2,200	8.51	1962		100	18,711	4,678		
							8	OFF1	OFLOFQ1POS	30	1	1,459	54.66	1962		100	79,749	19,937		

Gross Bldg Area	11,110	Perimeter	456	Sub Area RCN	659,489
Building Notes		Building Cost Summary			
		Building RCN	659,489		
		Depreciation	494,617		
		Building DRC	164,872		
		Extra Feature DRC	46,284		
		Building Obso			
Building Name		Total DRC	211,156		
		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	Water	Municipal
500	General industrial: ligh	MU	56,000.000	SF6	10.00					560,000		56,000	1.286	Sewer	Municipal
												DOR Code	500	Street	Paved
												Deferment		SPC	
												CAGC			

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WASHOE COUNTY APPRAISAL RECORD

APN: 008-226-12

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Owner KAVAS PARTNERS LLC

NBHD NGAU Sparks Industrial

Appr JMC

Keyline Description FR SW4 SEC 6 TWP 19 RGE 20



008-226-12 06/18/2022

Activity Information					
Date	User ID	Activity Notes			
9/7/2023	JMC	Re-appraisal Review			
6/4/2023	EJW	Permit Review			
		Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
FIFTH STREET PROPERTIES	5295533	4/18/2022	500	2,650,000	1MGA
VONARX, RICHARD B & DEBO	2681172	4/26/2002	510	0	3NTT
SASZ, DEBORAH E	2667332	3/22/2002	510	0	3NTT
	1804217	6/6/1994	510	450,000	1GCR
Permit Information					
Date	Permit	Description	Amount	Status	% Comp
2/26/2016	SGN16-05434	SIGN INSTALL ONE SET OF CH		C	100%
	03-03001	REROOF		C	100%
	203163	FENCE		C	100%

WASHOE COUNTY APPRAISAL RECORD



APN: 008-226-12

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 455 TACCHINO STRENO Database WASHOE NBHD NGAU Appr JMC Exemption AV|Exemption  
 Owner KAVAS PARTNERS LLC Printed 2/23/2024 Sparks Industrial  
 1475 TERMINAL WAY STE A RENO, NV 89502 Tax District 1002  
 Property Name

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

Valuation History

Parcel Value Summary

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD
2024 VN	560,000		278,836		838,836	293,593	Land Value	560,000
2024 NR	560,000		278,836		838,836	293,593	Building Value	232,475
2023 FV	504,000		251,501		755,501	264,425	XFOB Value	46,361
2022 FV	434,000		204,724		638,724	223,553	Obsolescence	0
2021 FV	364,000		199,986		563,986	197,395	Taxable Value	838,836
2020 FV	364,000		201,372		565,372	197,880	Total Exemption	
2019 FV	336,000		187,466		523,466	183,213		

Building Data

2-1	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL	ASC	1	Alternate Shape Code	100				
Occ	406	Storage Warehouse	Rate Adj	MD5	475	Mezzanine - Storage	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum	ST	1	No of Stories	100				
Quality	C10	Commercial 1.0 (Low)		UT	1	Units	100				
Year Built	1958		PARCEL LEVEL	WH	16	Avg Wall Height/Floor	100				
WAY	1962		Lump Sum 0	EW	807	BRICK, SOLID	65				
Remodel Yr			%Obso 0.0000	EW	812	CONCRETE BLOCK	35				
% Comp	100	%DPR 75.0		HEAT	606	SPACE HEATER	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			3,876	69.77	270,411	9	FWCO	FW CONCRET	30	2	32	9.66	1958		100	309	77		
MD5	DRO MEZZANINE S			475																

Gross Bldg Area 4,351 Perimeter 322 Sub Area RCN 270,411

Building Notes	Building Cost Summary
	Building RCN 270,411
	Depreciation 202,808
	Building DRC 67,603
	Extra Feature DRC 77
	Building Obso
Building Name	Total DRC 67,680
	Override Value

Land Value: 1 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data	Property Characteristics
												Land Size-Sf 56,000	Water Municipal
												Acre Size 1.286	Sewer Municipal
												DOR Code 500	Street Paved
												Deferment	SPC
												CAGC	

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WASHOE COUNTY APPRAISAL RECORD

APN: 008-226-12

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Owner KAVAS PARTNERS LLC  
 Keyline Description FR SW4 SEC 6 TWP 19 RGE 20

NBHD NGAU Sparks Industrial

Appr JMC



Activity Information					
Date	User ID	Activity Notes			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
FIFTH STREET PROPERTIES	5295533	4/18/2022	500	2,650,000	1MGA
VONARX, RICHARD B & DEBO	2681172	4/26/2002	510	0	3NTT
SASZ, DEBORAH E	2667332	3/22/2002	510	0	3NTT
	1804217	6/6/1994	510	450,000	1GCR
Permit Information					
Date	Permit	Description	Amount	Status	% Comp

WASHOE COUNTY APPRAISAL RECORD



APN: 008-227-02

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 2713 E 4TH STRENO	Database WASHOE	NBHD NGHQ	Appr JMC	Exemption AV Exemption	Reopen			
Owner KAVAS PARTNERS LLC	Printed 2/23/2024	4th Street Commercial			Reappraisal			
1475 TERMINAL WAY RENO, NV 89502		Tax District 1002						
Property Name IBEW LOCAL 401								

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		
2024 VN	136,500		121,709		258,209	90,373	Land Value	136,500	NewLand	
2024 NR	136,500		121,709		258,209	90,373	Building Value	84,984	Initials/Date	
2023 FV	122,500		115,136	646	237,636	83,173	XFOB Value	36,725		
2022 FV	101,500		150,181		251,681	88,088	Obsolescence	0	Parcel Total	
2021 FV	84,000		153,557		237,557	83,145	Taxable Value	258,209	New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2020 FV	84,000		159,913		243,913	85,370	Total Exemption		New Land	
2019 FV	80,500		155,820		236,320	82,712			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		ASC	1	Alternate Shape Code	100				
Occ	406	Storage Warehouse	Rate Adj		ST	1	No of Stories	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum		UT	1	Units	100				
Quality	C15	Commercial 1.5 (Fair			WH	10	Avg Wall Height/Floor	100				
Year Built	1977		PARCEL LEVEL		EW	812	CONCRETE BLOCK	100				
WAY	1977		Lump Sum 0		HEAT	611	PACKAGE UNIT	100				
Remodel Yr			%Obso	0.0000								
% Comp	100	%DPR 70.5										

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	2023		777			1	FWAS	FW ASPHALT	30	1	8,900	4.87	1977		100	43,361	12,791		
GBA	GROSS BUILDING A	1977		4,000	72.02	288,080	2	FWCO	FW CONCRET	30	1	400	9.46	1977		100	3,786	1,117		
							3	YIMP	YARD IMPS	30	1	1	2,413.70	1977	2023	100	2,414	712		
							4	OFF2	OFLOFQ2POS	30	1	297	75.56	2023	2023	100	22,441	22,105		OFFICE INISH = 7
Gross Bldg Area		4,000	Perimeter	260	Sub Area RCN		288,080													
Building Notes				Building Cost Summary																
				Building RCN		288,080														
				Depreciation		203,096														
				Building DRC		84,984														
				Extra Feature DRC		36,725														
				Building Obso																
Building Name				Total DRC		121,709														
IBEW LOCAL 401				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	Water	Municipal
400	General Commercial: reta	MU	14,000.000	SF1	9.75					136,500		14,000	0.321	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC			

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WASHOE COUNTY APPRAISAL RECORD

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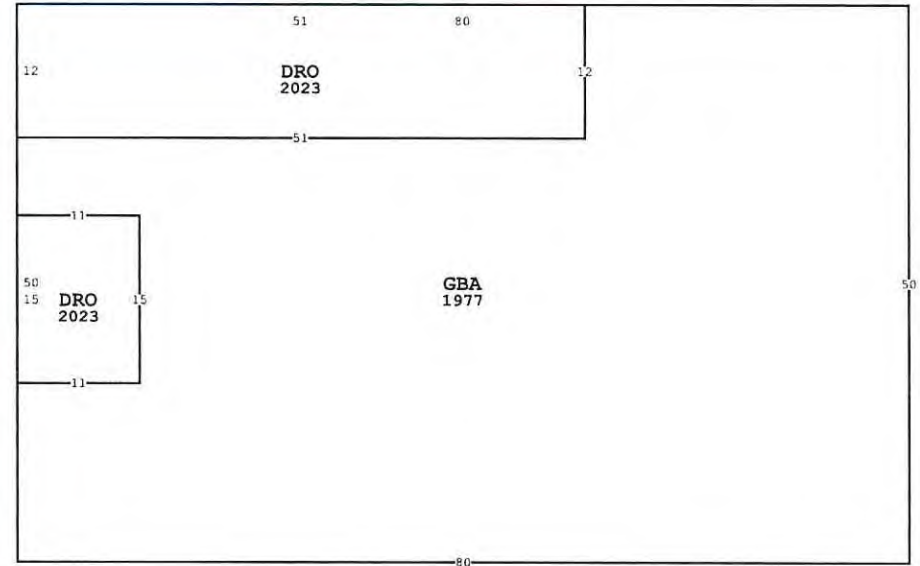
Owner KAVAS PARTNERS LLC  
 Keyline Description FRAC SE4 OF SW4

NBHD NGHQ 4th Street Commercial

Appr JMC



008-227-02 06/18/2022



Activity Information						
Date	User ID	Activity Notes				
9/7/2023	JMC	Re-appraisal Review				
7/1/2022	SRS	Aerial Review				
3/6/2006	SLC	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
ELECTCRAFTS INCORPORATED	5352973	12/20/2022	400	675,000	1SVR	
	353819	1/29/1975				
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
1/4/2024	BLD24-04209E	REMODEL. STRUCTURAL. INTER	10,000	A		
12/7/2023	BLD24-04848E	FENCE. 6' FENCE - 143 LINE	10,357	A		
5/10/2023	BLD23-08385E	REMODEL. RECONFIGURE BUILDI	12,000	C	100%	
	LDP05-12791	HEAT/COOL		C	100%	
	LDP05-12792	HEAT/COOL		C	100%	

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

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WASHOE COUNTY APPRAISAL RECORD



APN: 008-193-01

2024

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ACTIVE

Roll YR

Code

%Comp

Situs	954 E 7TH STRENO	Database	WASHOE	NBHD	AHCU	Appr	AH	Exemption	AV Exemption	Reopen			
Owner	JJ7TH ST LLC	Printed	2/23/2024	Industrial						Reappraisal			
	3495 LAKESIDE DR STE 249 RENO, NV 89509	Tax District	1002	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			
2024 VN	113,378		278,239		391,617	137,066	Land Value	113,378	NewLand		
2024 NR	113,378		278,239		391,617	137,066	Building Value	254,317	Initials/Date		
2023 FV	103,930		246,300	70,038	350,230	122,580	XFOB Value	23,922			
2022 FV	87,396		247,990	247,990	335,386	117,385	Obsolescence	0	Parcel Total		
2021 FV	90,000				90,000	31,500	Taxable Value	391,617	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	90,000				90,000	31,500	Total Exemption		New Land		
2019 FV	90,000				90,000	31,500			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			ASC	1	Alternate Shape Code	100				
Occ	406	Storage Warehouse	Rate Adj			ST	1	No of Stories	100				
Stry/Frm	S	METAL FRAME AND WALL	Lump Sum			UT	1	Units	100				
Quality	C10	Commercial 1.0 (Low)				WH	16	Avg Wall Height/Floor	100				
Year Built	2022		PARCEL LEVEL			EW	916	SINGLE WALL - METAL ON STEEL	100				
WAY	2022		Lump Sum	0		HEAT	606	SPACE HEATER	90				
Remodel Yr			%Obso	0.0000		HEAT	611	PACKAGE UNIT	10				
% Comp	100	%DPR	3.0										

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
DRO	No Value Drawn f	2022		505			1	YIMP	YARD IMPS	30	1	2	2,413.70	2022	2022	100	4,827	4,683		
GBA	GROSS BUILDING A			4,988	52.56	262,182	2	FWCO	FW CONCRET	30	1	2,350	8.44	2022	2022	100	19,834	19,239		

Gross Bldg Area	4,988	Perimeter	288	Sub Area RCN	262,182
<b>Building Notes</b>		<b>Building Cost Summary</b>			
SRS BLD22-02343E / 505 SF OFFICE / 12% ALLOWED IN CLASS (599 SF)		Building RCN	262,182		
		Depreciation	7,865		
		Building DRC	254,317		
		Extra Feature DRC	23,922		
		Building Obso			
<b>Building Name</b>		Total DRC	278,239		
		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
500	General industrial: high	MU	10,498.000	SF6	12.00	LOC	90			113,378		10,498		Sewer	Municipal
												0.241		Street	Paved
												500		SPC	

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



WASHOE COUNTY APPRAISAL RECORD

APN: 008-193-01

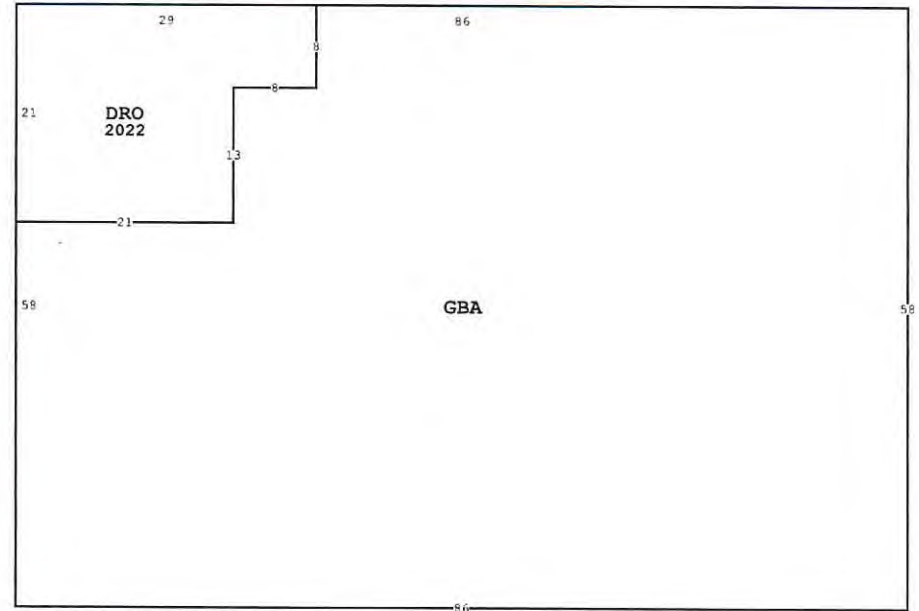
PAGE 2 of 1

Owner JJ7TH ST LLC

NBHD AHCU Industrial

Appr AH

Keyline Description LEETE SYNDICATE ADD LOT 18, 19 & 20 BLK 10



Activity Information					
Date	User ID	Activity Notes			
8/16/2023	AH	Re-appraisal Review			
8/8/2022	SRS	Aerial Review			
5/5/2005	GLV	Permit Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
FAULT LINE LLC - SERIES	4924945	6/28/2019	500	140,000	1G
FAULT LINE LLC ,	3773487	6/22/2009		0	3BGG
KOCH, DAVID N & MICHELE	3361514	3/15/2006	200	0	3BGG
KOCH, DAVID N	3361510	3/15/2006	200	0	3BGG
KOCH, DAVID N	3100778	9/21/2004	200	0	3BCT
Permit Information					
Date	Permit	Description	Amount	Status	% Comp
12/15/2021	BLD22-02343E	WAREHOUSE/OFFICE.BUILD F	463,036	C	100%
9/8/2021	BLD21-12335E	COMMERCIAL GRADING & SITE	100,000	REV	
	03-11354	SITE DEVEL		C	100%

WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 082-491-08

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 7795 SECURITY CIRRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner ELITE NEVADA HOLDINGS LLC Printed 2/23/2024 Industrial  
 9445 SW 40TH ST 2ND FLOOR MIAMI, FL 33165 Tax District 1000  
 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	
2024 VN	290,846		529,363		820,209	287,073	Land Value	290,846	NewLand		
2024 NR	290,846		529,363		820,209	287,073	Building Value	484,331	Initials/Date		
2023 FV	171,863		475,130		646,993	226,448	XFOB Value	45,032			
2022 FV	145,423		394,208		539,631	188,871	Obsolescence	0	Parcel Total		
2021 FV	145,423		395,253		540,676	189,237	Taxable Value	820,209	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	145,423		409,358		554,781	194,173	Total Exemption		New Land		
2019 FV	145,423		390,090		535,513	187,430			Remainder	<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	406	Storage Warehouse	S	1982	1982	100	C10	629,625	232,961	12,000	19	0
COMM	2-1	406	Storage Warehouse	S	2004	2004	100	C10	359,100	251,370	7,000	35	0



082-491-08 08/27/2021

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
500	General industrial: ligh	MS	52,881.000	SF3	5.50					290,846		52,882			
												1,214		Sewer	Municipal
												500		Street	Paved
														SPC	

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WASHOE COUNTY APPRAISAL RECORD



APN: 082-491-08

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 7795 SECURITY CIRRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner ELITE NEVADA HOLDINGS LLC Printed 2/23/2024 Industrial  
 9445 SW 40TH ST 2ND FLOOR MIAMI, FL 33165 Tax District 1000

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	
2024 VN	290,846		529,363		820,209	287,073	Land Value	290,846	NewLand		
2024 NR	290,846		529,363		820,209	287,073	Building Value	484,331		Initials/Date	
2023 FV	171,863		475,130		646,993	226,448	XFOB Value	45,032	Parcel Total		
2022 FV	145,423		394,208		539,631	188,871	Obsolescence	0		New Const	<input type="checkbox"/> NC
2021 FV	145,423		395,253		540,676	189,237	Taxable Value	820,209	New Land		
2020 FV	145,423		409,358		554,781	194,173	Total Exemption			Remainder	<input type="checkbox"/> New Sketch
2019 FV	145,423		390,090		535,513	187,430					

Building Data

1-1	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL	ASC	2	Alternate Shape Code	100				
Occ	406	Storage Warehouse	Rate Adj	MD5	1,520	Mezzanine - Storage	100				
Stry/Frm	S	METAL FRAME AND WALL	Lump Sum	ST	1	No of Stories	100				
Quality	C10	Commercial 1.0 (Low)		UT	1	Units	100				
Year Built	1982		PARCEL LEVEL	WH	18	Avg Wall Height/Floor	100				
WAY	1982		Lump Sum 0	EW	916	SINGLE WALL - METAL ON STEEL	100				
Remodel Yr			%Obso	HEAT	606	SPACE HEATER	100				
% Comp	100	%DPR 63.0									

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			12,000	52.47	629,625	1	FNBW	FN BRB 3ST	30	1	500	5.12	1982		100	2,560	947		
MD5	DRO MEZZANINE S			1,520			2	FNC6	FN CHN LK6	30	1	500	30.04	1982		100	15,020	5,557		
							3	FNC6	FN CHN LK6	30	1	270	30.04	2007		100	8,111	6,043		
							4	FWAS	FW ASPHALT	30	1	11,600	4.79	1982		100	55,545	20,552		
							5	FWAS	FW ASPHALT	30	1	1,000	5.68	1982		100	5,678	2,101		
							6	FWCO	FW CONCRET	30	1	900	8.92	1982		100	8,026	2,970		

Gross Bldg Area 13,520 Perimeter 460 Sub Area RCN 629,625

Building Notes

Building Cost Summary

Building RCN	629,625
Depreciation	396,664
Building DRC	232,961
Extra Feature DRC	38,170
Building Obso	
Building Name	Total DRC 271,131
Override Value	

Land Value: 1 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data		Property Characteristics	
500	General industrial: ligh	MS	52,881.000	SF3	5.50					290,846		Land Size-Sf	52,882	Water	Municipal
												Acre Size	1.214	Sewer	Municipal
												DOR Code	500	Street	Paved
												Deferment		SPC	
												CAGC			

000130

WASHOE COUNTY APPRAISAL RECORD

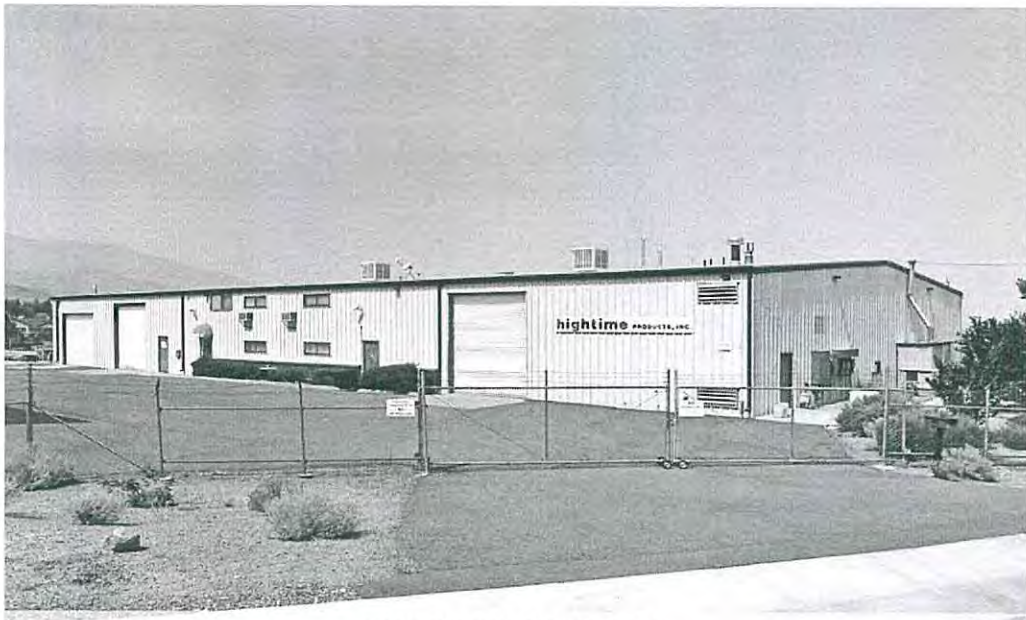
APN: 082-491-08

PAGE 3 of 5

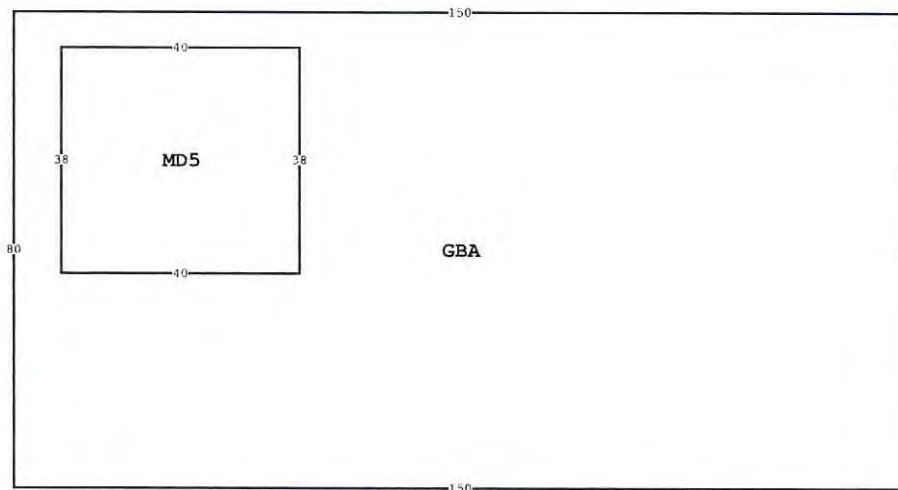
Owner ELITE NEVADA HOLDINGS LLC  
 Keyline Description PM 950 LT 2

NBHD GAKU Industrial

Appr JGR



082-491-08 08/27/2021



Activity Information					
Date	User ID	Activity Notes			
9/18/2023	JGR	Re-appraisal Review			
5/15/2014	JST	Aerial Review			
4/9/2008	GD	Permit Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
PHILLIPS FAMILY TRUST, H	5411931	10/13/2023	500	3,636,900	4BV
PHILLIPS, HILLARD R & EL	3374592	4/14/2006	500	0	3BGG
SCHMIDT, CHARLES E & ANN	2647506	1/31/2002	500	565,000	1G
	2226579	6/30/1998	500	475,000	1G
	CHK	4/1/1989	500	340,000	1G
Permit Information					
Date	Permit	Description	Amount	Status	% Comp
	LDP08-03493	FENCE		C	100%
	04-08663	WAREHOUSE		C	100%
	04-10827	GRADING		C	100%
	03-05736	MECHANICAL		C	100%

WASHOE COUNTY APPRAISAL RECORD



APN: 082-491-08

2024

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ACTIVE

Roll YR

Code

%Comp

Situs	7795 SECURITY CIRRENO	Database	WASHOE	NBHD	GAKU	Appr	JGR	Exemption AV Exemption	Reopen			
Owner	ELITE NEVADA HOLDINGS LLC	Printed	2/23/2024	Industrial					Reappraisal			
	9445 SW 40TH ST 2ND FLOOR MIAMI, FL 33165	Property Name		Tax District	1000							

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			
2024 VN	290,846		529,363		820,209	287,073	Land Value	290,846	NewLand		
2024 NR	290,846		529,363		820,209	287,073	Building Value	484,331	Initials/Date		
2023 FV	171,863		475,130		646,993	226,448	XFOB Value	45,032			
2022 FV	145,423		394,208		539,631	188,871	Obsolescence	0	Parcel Total		
2021 FV	145,423		395,253		540,676	189,237	Taxable Value	820,209	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	145,423		409,358		554,781	194,173	Total Exemption		New Land		
2019 FV	145,423		390,090		535,513	187,430			Remainder	<input type="checkbox"/> New Sketch	

Building Data												
2-1	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%	
Type	COMM	Commercial/Industrial	BUILDING LEVEL	ASC	2	Alternate Shape Code	100					
Occ	406	Storage Warehouse	Rate Adj	ST	1	No of Stories	100					
Stry/Frm	S	METAL FRAME AND WALL	Lump Sum	UT	1	Units	100					
Quality	C10	Commercial 1.0 (Low)		WH	18	Avg Wall Height/Floor	100					
Year Built	2004		PARCEL LEVEL	EW	916	SINGLE WALL - METAL ON STEEL	100					
WAY	2004		Lump Sum 0	HEAT	606	SPACE HEATER	100					
Remodel Yr			%Obso 0.0000									
% Comp	100	%DPR 30.0										

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			7,000	51.30	359,100	7	FWAS	FW ASPHALT	30	2	1,800	5.45	2004		100	9,803	6,862		

Gross Bldg Area	7,000	Perimeter	340	Sub Area RCN	359,100
-----------------	-------	-----------	-----	--------------	---------

Building Notes		Building Cost Summary	
082-491-08-2 7795 SECURITY CIR HIGH TIME PRODUCTS PERMIT # LDP04-08663 GKB 6/30/2005		Building RCN	359,100
		Depreciation	107,730
		Building DRC	251,370
		Extra Feature DRC	6,862
		Building Obso	
Building Name	Total DRC	258,232	
	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	Municipal	Sewer	Municipal	Street	Paved	
												52,882	1.214	500	SPC								

000132

WASHOE COUNTY APPRAISAL RECORD

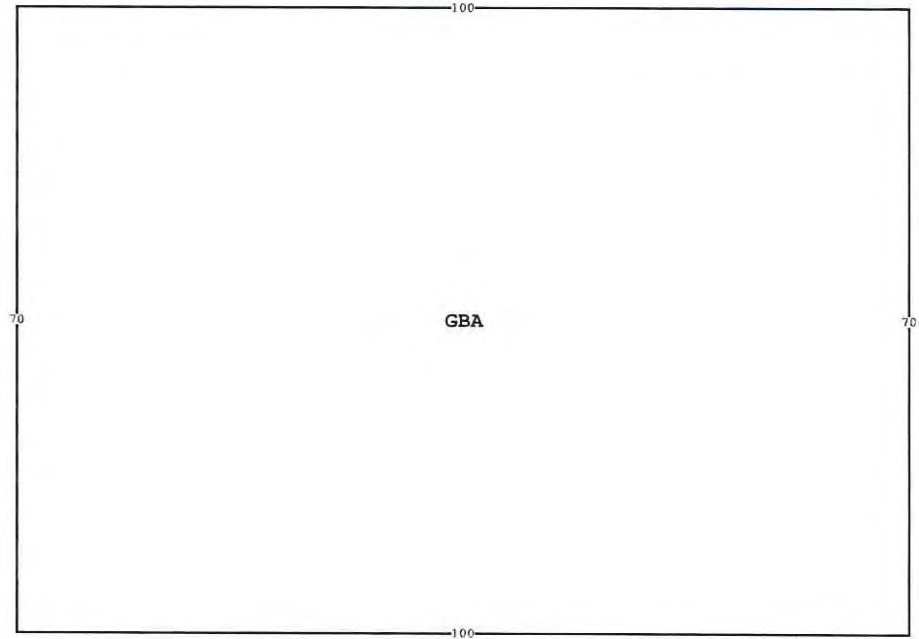
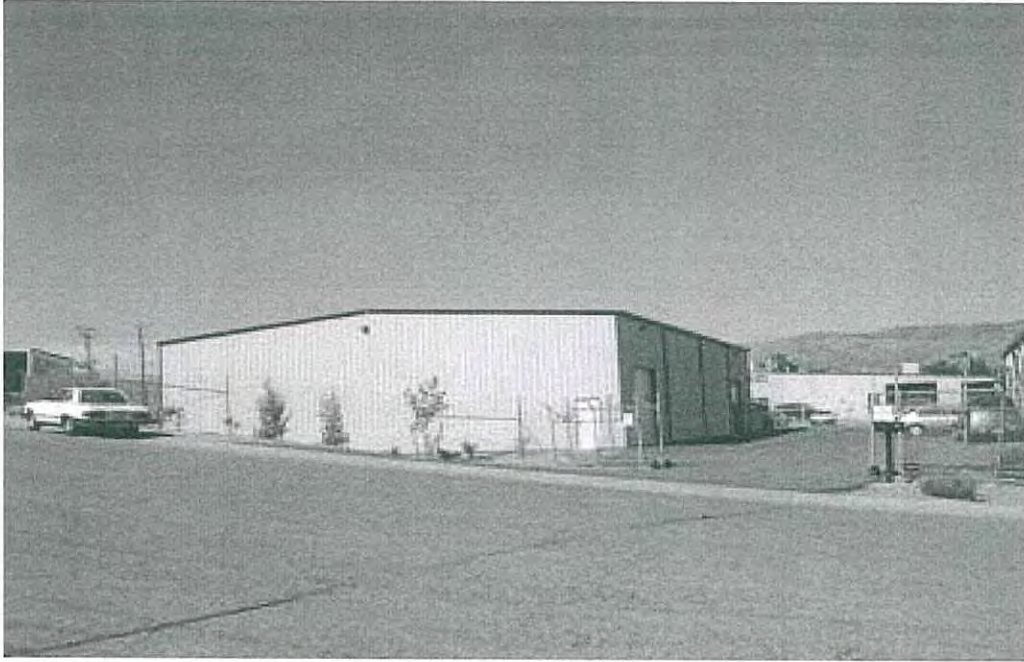
APN: 082-491-08

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Owner ELITE NEVADA HOLDINGS LLC  
 Keyline Description PM 950 LT 2

NBHD GAKU Industrial

Appr JGR



Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PHILLIPS FAMILY TRUST, H	5411931	10/13/2023	500	3,636,900	4BV	
PHILLIPS, HILLARD R & EL	3374592	4/14/2006	500	0	3BGG	
SCHMIDT, CHARLES E & ANN	2647506	1/31/2002	500	565,000	1G	
	2226579	6/30/1998	500	475,000	1G	
	CHK	4/1/1989	500	340,000	1G	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 012-231-25

2024

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ACTIVE

Roll YR

Code

%Comp

Situs	3189 MILL STRENO	Database	WASHOE	NBHD	NBCQ	Appr	AJS	Exemption AV Exemption	Reopen			
Owner	BY BECK LLC	Printed	2/23/2024	Airport Commercial/Indu					Reappraisal			
	575 E PLUMB LN # 200 RENO, NV 89502	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			
2024 VN	558,118		490,699		1,048,817	367,086	Land Value	558,118	NewLand		
2024 NR	558,118		490,699		1,048,817	367,086	Building Value	420,053	Initials/Date		
2023 FV	509,880		437,709		947,589	331,656	XFOB Value	70,646			
2022 FV	442,595		376,479		819,074	286,676	Obsolescence	0	Parcel Total		
2021 FV	399,541		385,148		784,689	274,641	Taxable Value	1,048,817	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	399,541		407,879		807,420	282,597	Total Exemption		New Land		
2019 FV	382,297		395,509		777,806	272,232			Remainder	<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	1971	1973	100	C20	1,476,063	369,016	10,291	35	0
COMM	2-1	470	Equipment (Shop) Build	S	1991	1991	100	C10	101,064	51,037	2,400	21	0



Land Value												Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	45,738	Water	Municipal
510	Commercial Industrial: r	IC	20,738.000	SF2	11.00					228,118	SPLIT USE AND ARTERIAL&INTERIO	Acre Size	1.050	Sewer	Municipal
510	Commercial Industrial: r	IC	25,000.000	SF	12.00	CORN	110			330,000		DOR Code	510	Street	Paved
												Deferment		SPC	
												CAGC			

000134

WASHOE COUNTY APPRAISAL RECORD



APN: 012-231-25

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 3189 MILL STRENO Database WASHOE NBHD NBCQ Appr AJ5 Exemption AV|Exemption  
 Owner BY BECK LLC Printed 2/23/2024 Airport Commercial/Indu  
 575 E PLUMB LN # 200 RENO, NV 89502 Tax District 1000

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			
2024 VN	558,118		490,699		1,048,817	367,086	Land Value	558,118	NewLand		
2024 NR	558,118		490,699		1,048,817	367,086	Building Value	420,053			
2023 FV	509,880		437,709		947,589	331,656	XFOB Value	70,646	Initials/Date		
2022 FV	442,595		376,479		819,074	286,676	Obsolescence	0			
2021 FV	399,541		385,148		784,689	274,641	Taxable Value	1,048,817	Parcel Total	<input type="checkbox"/> NC <input type="checkbox"/> C	
2020 FV	399,541		407,879		807,420	282,597	Total Exemption		New Const		
2019 FV	382,297		395,509		777,806	272,232			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			ASC	2	Alternate Shape Code	100				
Occ	344	Office Building	Rate Adj			ST	1	No of Stories	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			UT	1	Units	100				
Quality	C20	Commercial 2.0 (Aver				WH	10	Avg Wall Height/Floor	100				
Year Built	1971		PARCEL LEVEL			EW	812	CONCRETE BLOCK	50				
WAY	1973		Lump Sum	0		EW	896	STUD WALLS - WOOD SIDING	50				
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			10,291	143.43	1,476,063	1	CRBC	CONC CURB	30	1	100	20.54	1971		100	2,054	514		
							2	FNC6	FN CHN LK6	30	1	250	30.04	1971		100	7,510	1,878		
							3	FWAS	FW ASPHALT	30	1	30,000	4.45	1991		100	133,632	67,484		
							4	FWCO	FW CONCRET	30	1	320	9.62	1971		100	3,078	770		

Gross Bldg Area	10,291	Perimeter	430	Sub Area RCN	1,476,063
Building Notes		Building Cost Summary			
		Building RCN	1,476,063		
		Depreciation	1,107,047		
		Building DRC	369,016		
		Extra Feature DRC	70,646		
		Building Obso			
Building Name		Total DRC	439,662		
		Override Value			

Land Value: 2 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	Water	Municipal
510	Commercial Industrial: r	IC	20,738.000	SF2	11.00					228,118	SPLIT USE AND ARTERIAL&INTERIO	45,738	1.050	Sewer	Municipal
510	Commercial Industrial: r	IC	25,000.000	SF	12.00	CORN	110			330,000		DOR Code	510	Street	Paved
												Deferment		SPC	
												CAGC			

000135



WASHOE COUNTY APPRAISAL RECORD

APN: 012-231-25

Owner BY BECK LLC  
 Keyline Description FRAC NE4 NE4 SEC 18 TWP 19N RGE 20E

NBHD NBCQ Airport Commercial/Industrial

Appr AJS



012-231-25 11/05/2021

Activity Information					
Date	User ID	Activity Notes			
10/2/2023	AJS	Re-appraisal Review			
8/7/2023	AJS	Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
CAIN FAMILY TRUST, LARRY	5369766	3/24/2023	510	1,550,000	1GCR
C B LENDING,	3524133	4/24/2007		0	3BGG
MILL STREET PARTNERS LLC	3339180	1/23/2006	510	1,275,000	1G
KANOA ESTATE INC,	3315901	11/30/2005	510	1,300,000	2QC
ADDI, STEVEN D	2538797	3/30/2001	510	1,050,000	2QC
Permit Information					
Date	Permit	Description	Amount	Status	% Comp

WASHOE COUNTY APPRAISAL RECORD



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%Comp

Situs	3189 MILL STRENO	Database	WASHOE	NBHD	NBCQ	Appr	AJS	Exemption	AV Exemption	Reopen			
Owner	BY BECK LLC	Printed	2/23/2024	Airport Commercial/Indu				Tax District	1000	Reappraisal			
	575 E PLUMB LN # 200 RENO, NV 89502	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			
2024 VN	558,118		490,699		1,048,817	367,086	Land Value	558,118			
2024 NR	558,118		490,699		1,048,817	367,086	Building Value	420,053			
2023 FV	509,880		437,709		947,589	331,656	XFOB Value	70,646			
2022 FV	442,595		376,479		819,074	286,676	Obsolescence	0			
2021 FV	399,541		385,148		784,689	274,641	Taxable Value	1,048,817			
2020 FV	399,541		407,879		807,420	282,597	Total Exemption				
2019 FV	382,297		395,509		777,806	272,232					
									Parcel Total		
									New Const		<input type="checkbox"/> NC <input type="checkbox"/> C
									New Land		
									Remainder		<input type="checkbox"/> New Sketch

Building Data													
2-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL			ASC	2	Alternate Shape Code	100				
Occ	470	Equipment (Shop) Bui	Rate Adj			MD5	1,200	Mezzanine - Storage	100				
Stry/Frm	S	METAL FRAME AND WALL	Lump Sum			ST	1	No of Stories	100				
Quality	C10	Commercial 1.0 (Low)				UT	1	Units	100				
Year Built	1991		PARCEL LEVEL			WH	16	Avg Wall Height/Floor	100				
WAY	1991		Lump Sum	0		EW	916	SINGLE WALL - METAL ON STEEL	100				
Remodel Yr			%Obso	0.0000		HEAT	606	SPACE HEATER	100				
% Comp	100	%DPR	49.5										

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			2,400	42.11	101,064																	
MD5	DRO MEZZANINE S			1,200																			
Gross Bldg Area		3,600	Perimeter	140	Sub Area RCN		101,064																
Building Notes				Building Cost Summary																			
				Building RCN																		101,064	
				Depreciation																		50,027	
				Building DRC																		51,037	
				Extra Feature DRC																			
				Building Obso																			
Building Name				Total DRC																		51,037	
				Override Value																			

Land Value: 2 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	Municipal	Sewer	Municipal	Street	Paved	
													45,738	1.050	510								

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WASHOE COUNTY APPRAISAL RECORD

APN: 012-231-25

Owner BY BECK LLC  
 Keyline Description FRAC NE4 NE4 SEC 18 TWP 19N RGE 20E

NBHD NBCQ Airport Commercial/Industrial

Appr AJS

Activity Information					
Date	User ID	Activity Notes			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
CAIN FAMILY TRUST, LARRY	5369766	3/24/2023	510	1,550,000	1GCR
C B LENDING,	3524133	4/24/2007		0	3BGG
MILL STREET PARTNERS LLC	3339180	1/23/2006	510	1,275,000	1G
KANOA ESTATE INC,	3315901	11/30/2005	510	1,300,000	2QC
ADDI, STEVEN D	2538797	3/30/2001	510	1,050,000	2QC
Permit Information					
Date	Permit	Description	Amount	Status	% Comp

WASHOE COUNTY APPRAISAL RECORD



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%Comp

Situs E 4TH STRENO	Database WASHOE	NBHD NGHQ	Appr JMC	Exemption AV Exemption	Reopen			
Owner KAVAS PARTNERS LLC	Printed 2/23/2024	4th Street Commercial			Reappraisal			
1475 TERMINAL WAY STE A RENO, NV 89502	Property Name	Tax District 1002			OBSO	<input type="checkbox"/> Change	<input type="checkbox"/> No Change	

Valuation History							Parcel Value Summary		OBSO	
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD		
2024 VN	157,950		5,451		163,401	57,190	Land Value	157,950	NewLand	
2024 NR	157,950		5,451		163,401	57,190	Building Value		Initials/Date	
2023 FV	141,750		4,531		146,281	51,198	XFOB Value	5,451	Parcel Total	
2022 FV	117,450		3,905		121,355	42,474	Obsolescence	0	New Const <input type="checkbox"/> NC <input type="checkbox"/> C	
2021 FV	97,200		4,062		101,262	35,442	Taxable Value	163,401	New Land	
2020 FV	97,200		4,248		101,448	35,507	Total Exemption		Remainder <input type="checkbox"/> New Sketch	
2019 FV	93,150		4,255		97,405	34,092				

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	FNBW	FN BRB 3ST	30	-	560	5.12	1973		100	2,867	717		
							2	FNC6	FN CHN LK6	30	-	560	30.04	1973		100	16,822	4,206		
							3	FNTR	FN TOP RAI	30	-	560	3.77	1973		100	2,111	528		

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	Water	Municipal	Street	Paved
140	Vacant, commercial	MU	18,000.000	SF1	9.75	NOTE	90			157,950	-ES/SH	18,000	0.413	140		Sewer	Municipal		
													CAGC		SPC				

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Owner KAVAS PARTNERS LLC

NBHD NGHQ 4th Street Commercial

Appr JMC

Keyline Description FRAC SW4 SEC 6 & NW4 SEC 7 TWP 19 RGE 20

Activity Information						
Date	User ID	Activity Notes				
9/7/2023	JMC	Re-appraisal Review				
7/1/2022	SRS	Aerial Review				
5/9/2003	EJW	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
FIFTH STREET PROPERTIES	5295533	4/18/2022	140	2,650,000	1MGA	
VONARX, RICHARD B & DEBO	2681173	4/26/2002	180	0	3NTT	
SASZ, DEBORAH E	2667331	3/22/2002		0	3NTT	
	1847270	11/4/1994	180	50,000	2MSV	
	CHK	4/1/1991	180	40,500	2D	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
	03-00833	YARD LIGHTS		C	100%	

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%Comp

Situs 2620 E 5TH STRENO Database WASHOE NBHD NGAU Appr JMC Exemption AV|Exemption  
 Owner KAVAS PARTNERS LLC Printed 2/23/2024 Sparks Industrial  
 1475 TERMINAL WAY STE A RENO, NV 89502 Tax District 1002  
 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
2024 VN	560,000		278,836		838,836	293,593	Land Value	560,000
2024 NR	560,000		278,836		838,836	293,593	Building Value	232,475
2023 FV	504,000		251,501		755,501	264,425	XFOB Value	46,361
2022 FV	434,000		204,724		638,724	223,553	Obsolescence	0
2021 FV	364,000		199,986		563,986	197,395	Taxable Value	838,836
2020 FV	364,000		201,372		565,372	197,880	Total Exemption	
2019 FV	336,000		187,466		523,466	183,213		

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		
Remainder	<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	406	Storage Warehouse	C	1962	1962	100	C10	659,489	164,872	8,580	19	0
COMM	2-1	406	Storage Warehouse	C	1958	1962	100	C10	270,411	67,603	3,876	17	0



008-226-12 06/18/2022

Land Value

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note
500	General industrial: ligh	MU	56,000.000	SF6	10.00					560,000	

Land Data		Property Characteristics	
Land Size-Sf	56,000	Water	Municipal
Acre Size	1.286	Sewer	Municipal
DOR Code	500	Street	Paved
Deferment		SPC	
CAGC			

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Code

%Comp

Situs 2620 E 5TH STRENO Database WASHOE NBHD NGAU Appr JMC Exemption AV|Exemption  
 Owner KAVAS PARTNERS LLC Printed 2/23/2024 Sparks Industrial  
 1475 TERMINAL WAY STE A RENO, NV 89502 Tax District 1002

Reopen

Reappraisal

OBSO

Change

No Change

Valuation History

Parcel Value Summary

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	Parcel Total		New Const		New Land		Remainder	
2024 VN	560,000		278,836		838,836	293,593	Land Value	560,000								
2024 NR	560,000		278,836		838,836	293,593	Building Value	232,475								
2023 FV	504,000		251,501		755,501	264,425	XFOB Value	46,361								
2022 FV	434,000		204,724		638,724	223,553	Obsolescence	0								
2021 FV	364,000		199,986		563,986	197,395	Taxable Value	838,836								
2020 FV	364,000		201,372		565,372	197,880	Total Exemption									
2019 FV	336,000		187,466		523,466	183,213										

Building Data

1-1	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL	ASC	1	Alternate Shape Code	100	HEAT	611	PACKAGE UNIT	28
Occ	406	Storage Warehouse	Rate Adj	MD3	1,530	Mezzanine - Office	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum	MD5	1,000	Mezzanine - Storage	100				
Quality	C10	Commercial 1.0 (Low)		ST	1	No of Stories	100				
Year Built	1962		PARCEL LEVEL	UT	1	Units	100				
WAY	1962		Lump Sum 0	WH	19	Avg Wall Height/Floor	100				
Remodel Yr			%Obso 0.0000	EW	818	CONCRETE, TILT-UP	100				
% Comp	100	%DPR 75.0		HEAT	606	SPACE HEATER	71				

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			8,580	76.86	659,489	1	CRW2	CRANEWAY 2	30	1	156	287.78	1962		100	44,894	11,223		
MD3	DRO MEZZANINE O			1,530			2	FNBW	FN BRB 3ST	30	1	840	5.12	1962		100	4,301	1,075		
MD5	DRO MEZZANINE S			1,000			3	FNC6	FN CHN LK6	30	1	700	30.04	1962		100	21,028	5,257		
							4	FNC6	FN CHN LK6	30	1	140	30.04	2003		100	4,206	2,881		
							5	FNPS	FN PRIV SL	30	1	200	17.42	1962		100	3,484	871		
							6	FNTR	FN TOP RAI	30	1	140	3.77	2003		100	528	362		
							7	FWCO	FW CONCRET	30	1	2,200	8.51	1962		100	18,711	4,678		
							8	OFF1	OFLOFQ1POS	30	1	1,459	54.66	1962		100	79,749	19,937		

Gross Bldg Area 11,110 Perimeter 456 Sub Area RCN 659,489

Building Notes	Building Cost Summary
	Building RCN 659,489
	Depreciation 494,617
	Building DRC 164,872
	Extra Feature DRC 46,284
	Building Obso
Building Name	Total DRC 211,156
	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	Municipal	Sewer	Municipal	Street	Paved	
500	General industrial: high	MU	56,000.000	SF6	10.00					560,000		56,000	1.286	500									

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Owner KAVAS PARTNERS LLC

NBHD NGAU Sparks Industrial

Appr JMC

Keyline Description FR SW4 SEC 6 TWP 19 RGE 20



008-226-12 06/18/2022

Activity Information						
Date	User ID	Activity Notes				
9/7/2023	JMC	Re-appraisal Review				
6/4/2023	EJW	Permit Review				
		Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
FIFTH STREET PROPERTIES	5295533	4/18/2022	500	2,650,000	1MGA	
VONARX, RICHARD B & DEBO	2681172	4/26/2002	510	0	3NTT	
SASZ, DEBORAH E	2667332	3/22/2002	510	0	3NTT	
	1804217	6/6/1994	510	450,000	1GCR	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
2/26/2016	SGN16-05434	SIGN INSTALL ONE SET OF CH		C	100%	
	03-03001	REROOF		C	100%	
	203163	FENCE		C	100%	



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Code

%Comp

Situs 455 TACCHINO STRENO Database WASHOE NBHD NGAU Appr JMC Exemption AV|Exemption  
 Owner KAVAS PARTNERS LLC Printed 2/23/2024 Sparks Industrial  
 1475 TERMINAL WAY STE A RENO, NV 89502 Tax District 1002  
 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	
2024 VN	560,000		278,836		838,836	293,593	Land Value	560,000	NewLand		
2024 NR	560,000		278,836		838,836	293,593	Building Value	232,475		Initials/Date	
2023 FV	504,000		251,501		755,501	264,425	XFOB Value	46,361	Parcel Total		
2022 FV	434,000		204,724		638,724	223,553	Obsolescence	0		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2021 FV	364,000		199,986		563,986	197,395	Taxable Value	838,836	New Land		<input type="checkbox"/> New Sketch
2020 FV	364,000		201,372		565,372	197,880	Total Exemption			Remainder	
2019 FV	336,000		187,466		523,466	183,213					

Building Data

2-1	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL	ASC	1	Alternate Shape Code	100				
Occ	406	Storage Warehouse	Rate Adj	MD5	475	Mezzanine - Storage	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum	ST	1	No of Stories	100				
Quality	C10	Commercial 1.0 (Low)		UT	1	Units	100				
Year Built	1958		PARCEL LEVEL	WH	16	Avg Wall Height/Floor	100				
WAY	1962		Lump Sum 0	EW	807	BRICK, SOLID	65				
Remodel Yr			%Obso 0.0000	EW	812	CONCRETE BLOCK	35				
% Comp	100	%DPR 75.0		HEAT	606	SPACE HEATER	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			3,876	69.77	270,411	9	FWCO	FW CONCRET	30	2	32	9.66	1958		100	309	77		
MD5	DRO MEZZANINE S			475																

Gross Bldg Area 4,351 Perimeter 322 Sub Area RCN 270,411

Building Notes

Building Cost Summary

Building RCN	270,411
Depreciation	202,808
Building DRC	67,603
Extra Feature DRC	77
Building Obso	
Building Name	Total DRC 67,680
	Override Value

Land Value: 1 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data	Property Characteristics
												Land Size-Sf 56,000	Water Municipal
												Acre Size 1.286	Sewer Municipal
												DOR Code 500	Street Paved
												Deferment	SPC
												CAGC	

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Owner KAVAS PARTNERS LLC  
 Keyline Description FR SW4 SEC 6 TWP 19 RGE 20

NBHD NGAU Sparks Industrial

Appr JMC



Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
FIFTH STREET PROPERTIES	5295533	4/18/2022	500	2,650,000	1MGA	
VONARX, RICHARD B & DEBO	2681172	4/26/2002	510	0	3NTT	
SASZ, DEBORAH E	2667332	3/22/2002	510	0	3NTT	
	1804217	6/6/1994	510	450,000	1GCR	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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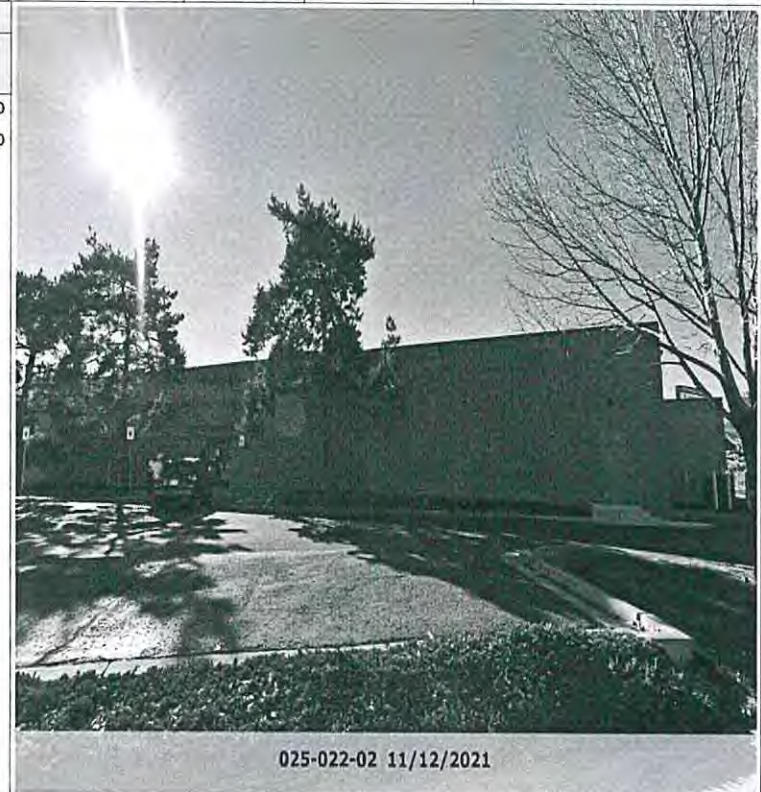
%Comp

Situs 5000 SMITHRIDGE DRRENO Database WASHOE NBHD NAAQ Appr AJS Exemption AV|Exemption  
 Owner HOROWITZ FAMILY TRUST Printed 2/23/2024 Commercial  
 11911 SAN VICENTE BLVD STE 310 LOS ANGELES, CA 9 Tax District 1000  
 0049 Property Name SMITHRIDGE CENTER

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			
2024 VN	2,420,850		1,996,488		4,417,338	1,546,068	Land Value	2,420,850	NewLand		
2024 NR	2,420,850		1,996,488		4,417,338	1,546,068	Building Value	1,761,818			
2023 FV	2,259,460		1,818,531		4,077,991	1,427,297	XFOB Value	234,670	Initials/Date		
2022 FV	2,098,070		1,538,551		3,636,621	1,272,817	Obsolescence	0			
2021 FV	1,936,680		1,558,072		3,494,752	1,223,163	Taxable Value	4,417,338	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C
2020 FV	1,936,680		1,608,402		3,545,082	1,240,779	Total Exemption				
2019 FV	1,613,900		1,558,907		3,172,807	1,110,482					

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	1984	1984	100	C20	4,394,176	1,757,670	43,131	40	0
MISC	1-3	600	Miscellaneous	0	1984	1984	100	30	10,371	4,148		4,148	0



025-022-02 11/12/2021

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	MU	161,390.000	SF1	15.00					2,420,850		161,389			
												Acre Size	3.705	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC			

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

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Code

%Comp

Situs 5000 SMITHRIDGE DRRENO Database WASHOE NBHD NAAQ Appr AJS Exemption AV|Exemption  
 Owner HOROWITZ FAMILY TRUST Printed 2/23/2024 Commercial  
 11911 SAN VICENTE BLVD STE 310 LOS ANGELES, CA 9 Tax District 1000  
 0049 Property Name SMITHRIDGE CENTER

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	Initials/Date	Parcel Total
2024 VN	2,420,850		1,996,488		4,417,338	1,546,068	Land Value	2,420,850			
2024 NR	2,420,850		1,996,488		4,417,338	1,546,068	Building Value	1,761,818			
2023 FV	2,259,460		1,818,531		4,077,991	1,427,297	XFOB Value	234,670			
2022 FV	2,098,070		1,538,551		3,636,621	1,272,817	Obsolescence	0			
2021 FV	1,936,680		1,558,072		3,494,752	1,223,163	Taxable Value	4,417,338	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	1,936,680		1,608,402		3,545,082	1,240,779	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
2019 FV	1,613,900		1,558,907		3,172,807	1,110,482			Remainder		

Building Data												
1-1	Code	Description	Adjustments & Modifiers		Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL		ASC	2	Alternate Shape Code	100				
Occ	319	Discount Store	Rate Adj		MD5	1,150	Mezzanine - Storage	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum		SP1C	43,131	Sprinkler System Generic - C	100				
Quality	C20	Commercial 2.0 (Aver			ST	1	No of Stories	100				
Year Built	1984		PARCEL LEVEL		UT	1	Units	100				
WAY	1984		Lump Sum 0		WR	17	Avg Wall Height/Floor	100				
Remodel Yr			%Obso	0.0000	EW	812	CONCRETE BLOCK	100				
% Comp	100	%DPR 60.0			HEAT	611	PACKAGE UNIT	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			43,131	101.88	4,394,176	1	CNM	CANOPY MTL	30	1	882	64.88	1984		100	57,224	22,890		
MD5	DRO MEZZANINE S			1,150			2	FWAS	FW ASPHALT	30	1	100,000	3.81	1984		100	380,660	152,264		
							3	FWCO	FW CONCRET	30	1	3,500	8.00	1984		100	28,002	11,201		
							4	PKLT	PKG LOT LI	30	1	100,000	0.85	1984		100	85,000	34,000		
							5	TKW4	TK CON W/R	30	1	1,250	28.63	1984		100	35,788	14,315		

Gross Bldg Area	44,281	Perimeter	870	Sub Area RCN	4,394,176
<b>Building Notes</b>		<b>Building Cost Summary</b>			
		Building RCN	4,394,176		
		Depreciation	2,636,506		
		Building DRC	1,757,670		
		Extra Feature DRC	234,670		
		Building Obso			
<b>Building Name</b>		Total DRC	1,992,340		
SMITHRIDGE CENTER		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	161,389	Water	Municipal
400	General Commercial: reta	MU	161,390.000	SF1	15.00					2,420,850		Acre Size	3.705	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC			

000147

WASHOE COUNTY APPRAISAL RECORD

APN: 025-022-02

Owner HOROWITZ FAMILY TRUST  
 Keyline Description PM 1633 LOT 1

NBHD NAAQ Commercial

Appr AJS



025-022-02 11/12/2021

Activity Information					
Date	User ID	Activity Notes			
11/11/2023	AJS	Aerial Review			
10/3/2023	AJS	Re-appraisal Review			
10/26/2017	LLL	Permit Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
MARHILUS RENO LLC	5223132	9/7/2021	400	9,400,000	1G
TRU TRUST 2016 LLC	4885177	2/1/2019	400	3,650,000	2MQC
TOY'S R US PROPERTY COMP	4849395	9/10/2018	400	3,254,738	2QC
GIRAFFE PROPERTIES LLC	4651277	11/8/2016	400	0	3BGG
TOYS R US INC,	3271450	9/1/2005	400	5,000,000	3BGG
Permit Information					
Date	Permit	Description	Amount	Status	% Comp
10/9/2019	BLD20-02126	REMODEL. REMODEL EXISTING	500,000	N	100%
9/23/2019	BLD20-02123	DEMO. INTERIOR DEMO FOR TE		N	100%
8/15/2019	BLD19-08941	LANDLORD IMPROVEMENT; CORE		N	100%
8/3/2017	BLD18-00766	HVAC; REPLACE EXISTING 5 T		C	100%
5/4/2012	BLD12-04353	FIRE SPRKLR		C	100%

WASHOE COUNTY APPRAISAL RECORD



APN: 025-022-02

2024

PAGE 4 of 5

ACTIVE

Roll YR

Code

%Comp

Situs 5000 SMITHRIDGE DRRENO Database WASHOE NBHD NAAQ Appr AJS Exemption AV|Exemption  
 Owner HOROWITZ FAMILY TRUST Printed 2/23/2024 Commercial  
 11911 SAN VICENTE BLVD STE 310 LOS ANGELES, CA 9 Tax District 1000  
 0049 Property Name SMITHRIDGE CENTER

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	
2024 VN	2,420,850		1,996,488		4,417,338	1,546,068	Land Value	2,420,850	NewLand		
2024 NR	2,420,850		1,996,488		4,417,338	1,546,068	Building Value	1,761,818			
2023 FV	2,259,460		1,818,531		4,077,991	1,427,297	XFOB Value	234,670	Initials/Date		
2022 FV	2,098,070		1,538,551		3,636,621	1,272,817	Obsolescence	0		Parcel Total	
2021 FV	1,936,680		1,558,072		3,494,752	1,223,163	Taxable Value	4,417,338	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	1,936,680		1,608,402		3,545,082	1,240,779	Total Exemption		New Land		
2019 FV	1,613,900		1,558,907		3,172,807	1,110,482			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	1984		PARCEL LEVEL								
WAY	1984		Lump Sum	0							
Remodel Yr			%Obso	0.0000							
% Comp	100	%DPR 60.0									

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
PEN	PORCH ENCLOSED			180	57.62	10,371														

Gross Bldg Area Perimeter Sub Area RCN 10,371

Building Notes	Building Cost Summary
	Building RCN 10,371
	Depreciation 6,223
	Building DRC 4,148
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 4,148
SMITHRIDGE CENTER	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	Municipal	Sewer	Municipal	Street	Paved	
												161,389	3.705	400									

000149

WASHOE COUNTY APPRAISAL RECORD

APN: 025-022-02

Owner HOROWITZ FAMILY TRUST  
 Keyline Description PM 1633 LOT 1

NBHD NAAQ Commercial

Appr AJS

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
MARHILUS RENO LLC	5223132	9/7/2021	400	9,400,000	1G	
TRU TRUST 2016 LLC	4885177	2/1/2019	400	3,650,000	2MQC	
TOY'S R US PROPERTY COMP	4849395	9/10/2018	400	3,254,738	2QC	
GIRAFFE PROPERTIES LLC	4651277	11/8/2016	400	0	3BGG	
TOYS R US INC,	3271450	9/1/2005	400	5,000,000	3BGG	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

WASHOE COUNTY APPRAISAL RECORD



APN: 082-491-10

2024

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 7725 SECURITY CIRRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption
Owner LYONS R V & BOAT STORAGE LLC Printed 2/23/2024 Industrial
PO BOX 6002 RENO, NV 89513 Tax District 1000
Property Name

Table with Reopen, Reappraisal, OBSO, Change, No Change, Parcel Total, New Const, New Land, Remainder, NC, C, New Sketch

Valuation History

Parcel Value Summary

Table with columns: Yr Roll, Taxable Land, New Land, Taxable Imps, New Imps, Total Taxable, Total Assessed, Primary Valuation, STANDARD, Land Value, Building Value, XFOB Value, Obsolescence, Taxable Value, Total Exemption, Parcel Total, New Const, New Land, Remainder, NC, C, New Sketch

Building Data

Table with columns: 1-1, Code, Description, Adjustments & Modifiers, Name, Code/Units, Description, %, Name, Code/Units, Description, %

Sub Area

Extra Features

Table with columns: 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

Gross Bldg Area 4,000 Perimeter 200 Sub Area RCN 125,440

Building Notes

Building Cost Summary

Table with columns: Building RCN, Depreciation, Building DRC, Extra Feature DRC, Building Obso, Building Name, Total DRC, Override Value

Land Value: 1 Lines Total

Table with columns: Code, Description, Zoning, Units, Type, Unit Price, Adj 1, %-\$, Adj 2, %-\$, Taxable Land, Note, Land Data, Property Characteristics

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WASHOE COUNTY APPRAISAL RECORD

APN: 082-491-10

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Owner LYONS R V & BOAT STORAGE LLC  
 Keyline Description RENO INDUSTRIAL NORTH FR LT 1 BLK A

NBHD GAKU Industrial

Appr JGR



082-491-10 08/27/2021

Activity Information					
Date	User ID	Activity Notes			
9/18/2023	JGR	Re-appraisal Review			
5/15/2014	JST	Aerial Review			
3/16/2012	JST	Permit Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
DIEDEL LLC	5299018	4/28/2022	500	1,300,000	1SVR
ABELHOUZEN FAMILY LTD PT	3341776	1/27/2006		540,000	1G
PATHFINDER TECHNOLOGY IN	3154166	1/10/2005	100	330,000	2QC
	2326986	4/9/1999	150	140,000	1G
	CHK	11/27/1991	500	88,000	1G
Permit Information					
Date	Permit	Description	Amount	Status	% Comp
5/16/2018	BLD18-08621	ELECTRICAL; INSTALL 100 AM		C	100%
12/19/2011	BLD12-01118	ADDITION		C	100%
8/13/2008	BLD09-00314	COOLING		C	100%

WASHOE COUNTY APPRAISAL RECORD



APN: 032-262-08

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 1845 HYMER AVES PARKS Database WASHOE NBHD NGAQ Appr JMC  
 Owner VELLA ENTERPRISES Printed 2/23/2024 Conductor Heights Comme  
 760 E CAPITOL AVE MILPITAS, CA 95035 Tax District 2002

Exemption AV|Exemption

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	
2024 VN	171,500		86,920		258,420	90,447	Land Value	171,500		NewLand	
2024 NR	171,500		86,920		258,420	90,447	Building Value	73,328			
2023 FV	157,500		76,343		233,843	81,845	XFOB Value	13,592		Initials/Date	
2022 FV	133,000		65,234		198,234	69,382	Obsolescence	0	Parcel Total		
2021 FV	119,000		67,202		186,202	65,171	Taxable Value	258,420		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2020 FV	119,000		71,244		190,244	66,585	Total Exemption			New Land	
2019 FV	108,500		69,418		177,918	62,271				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	ASC	1	Alternate Shape Code	100				
Occ	406	Storage Warehouse	Rate Adj	MD5	1,104	Mezzanine - Storage	100				
Stry/Frm	S	METAL FRAME AND WALL	Lump Sum	ST	1	No of Stories	100				
Quality	C10	Commercial 1.0 (Low)		UT	1	Units	100				
Year Built	1973		PARCEL LEVEL	WH	16	Avg Wall Height/Floor	100				
WAY	1973		Lump Sum 0	EW	916	SINGLE WALL - METAL ON STEEL	100				
Remodel Yr			%Obso 0.0000	HEAT	606	SPACE HEATER	77				
% Comp	100	%DPR 75.0		HEAT	611	PACKAGE UNIT	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			4,800	61.11	293,312	1	FNC6	FN CHN LK6	30	1	150	30.04	1973		100	4,506	1,127		
MD5	DRO MEZZANINE S			1,104			2	FNTR	FN TOP RAI	30	1	150	3.77	1973		100	566	141		
							3	FWAS	FW ASPHALT	30	1	4,000	5.11	1973		100	20,437	5,109		
							4	OFF1	OFLOFQ1POS	30	1	528	54.66	1973		100	28,860	7,215		

Gross Bldg Area 5,904 Perimeter 292 Sub Area RCN 293,312

Building Notes

Building Cost Summary	
Building RCN	293,312
Depreciation	219,984
Building DRC	73,328
Extra Feature DRC	13,592
Building Obso	
Building Name	Total DRC 86,920
	Override Value

Land Value: 1 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data		Property Characteristics	
400	General Commercial: reta	I	14,000.000	SF2	12.25					171,500		Land Size-Sf	14,000	Water	Municipal
												Acre Size	0.321	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC			

000153

WASHOE COUNTY APPRAISAL RECORD

APN: 032-262-08

PAGE 2 of 1

Owner VELLA ENTERPRISES

NBHD NGAQ Conductor Heights Commercial

Appr JMC

Keyline Description TOWN OF SPARKS LT 4 THRU 7 BLK 28



032-262-08 11/26/2021

Activity Information						
Date	User ID	Activity Notes				
9/7/2023	JMC	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
STAFFORD, DOUGLAS & DESL	5370112	3/27/2023	400	870,000	1SVR	
	2127174	8/20/1997		230,000	1GCR	
	CHK	12/26/1996	400	216,000	2D	
	CHK	1/4/1994	400	160,000	1G	
	CHK	9/27/1993	400	130,000	3B	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
2/15/2023	SBLD23-20541	REMOVE ONE HEATING OIL UND	4,500	N	100%	

WASHOE COUNTY APPRAISAL RECORD



APN: 552-141-18

2024

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ACTIVE

Roll YR

Code

%Comp

Situs NORTH HILLS BLVDRENO Database WASHOE NBHD GBCQ Appr JGR Exemption AV|Exemption  
 Owner SHELLER, LARRY E Printed 2/23/2024 Golden Valley Commercia  
 130 EL PASEO MILLBRAE, CA 94030 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			
2024 VN	375,305				375,305	131,357	Land Value	375,305	NewLand		
2024 NR	375,305				375,305	131,357	Building Value		Initials/Date		
2023 FV	216,522				216,522	75,783	XFOB Value				
2022 FV	85,707				85,707	29,997	Obsolescence	0	Parcel Total		
2021 FV	85,707				85,707	29,997	Taxable Value	375,305	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	85,707				85,707	29,997	Total Exemption		New Land		
2019 FV	102,848				102,848	35,997			Remainder	<input type="checkbox"/> New Sketch	

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

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		
110	Vacant, under developmen	GC	36,087.000	SF1	13.00	NOTE	80			375,305	TOPO -10 / SRP -10	36,087	Sewer	Municipal		
												0.828	Street	Paved		
												140	SPC			

000155

WASHOE COUNTY APPRAISAL RECORD

APN: 552-141-18

PAGE 2 of 2

Owner SHELLER, LARRY E  
 Keyline Description PM 5360 LOT 2-2 B

NBHD GBCQ Golden Valley Commercial General

Appr JGR

Activity Information						
Date	User ID	Activity Notes				
9/28/2023	JGR	Re-appraisal Review				
12/19/2018	PAO	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SHELLER, LARRY E	5363448	2/15/2023	140	0	3BFI	
COX, GINA L	5336609	9/30/2022	140	550,000	1SVR	
JH SHELLER HOLDINGS LLC	5282529	3/4/2022	140	400,000	1GCA	
JH SHELLER HOLDINGS LLC	4826756	6/27/2018	140	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
8/18/2023	BLD23-03635E	GRADING & SITE.RE-ALIGN DR	20,000	A		

WASHOE COUNTY APPRAISAL RECORD



APN: 552-190-14

2024

PAGE 1 of 2

ACTIVE

Roll YR

Code

%Comp

Situs 325 BUCK DR100, WASHOE COUNTY Database WASHOE NBHD GBCQ Appr JGR Exemption AV|Exemption  
 Owner SJK INVESTMENTS LLC Printed 2/23/2024 Golden Valley Commercia  
 3555 ROCK RIDGE CT RENO, NV 89512 Tax District 4000

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			
2024 VN	121,822				121,822	42,638	Land Value	121,822	NewLand		
2024 NR	121,822				121,822	42,638	Building Value		Initials/Date		
2023 FV	112,489				112,489	39,371	XFOB Value				
2022 FV	111,136				111,136	38,898	Obsolescence	0	Parcel Total		
2021 FV	111,136				111,136	38,898	Taxable Value	121,822	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	111,136				111,136	38,898	Total Exemption		New Land		
2020 FV	128,234				128,234	44,882			Remainder	<input type="checkbox"/> New Sketch	

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

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: 2 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	
140	Vacant, commercial	GC	17,947.000	SF1	13.00	SHPE	80	TOPO	65	121,322		23,747		Sewer	Municipal	
140	Vacant, commercial		1.000	TK	500.00					500	TK = 5800 SF (NEC)	0.545		Street	Paved	
													DOR Code	140		
													Deferment		SPC	
													CAGC			

000157

WASHOE COUNTY APPRAISAL RECORD

APN: 552-190-14

Owner SJK INVESTMENTS LLC  
 Keyline Description PM 5168 LOT C

NBHD GBCQ Golden Valley Commercial General

Appr JGR

Activity Information						
Date	User ID	Activity Notes				
9/28/2023	JGR	Re-appraisal Review				
9/6/2013	JST	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
BUCK PARCELS LLC	5247326	11/10/2021	140	330,000	1G	
GLENN, STEPHEN T	4826587	6/27/2018	140	0	3BGG	
GLENN, STEPHEN T	4484779	6/29/2015		0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
6/14/2019	WBLD19-101331	4430 CUBIC YARDS OF GRADIN		C	100%	

WASHOE COUNTY APPRAISAL RECORD



APN: 008-197-06

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 627 SUTRO STRENO	Database WASHOE	NBHD AHFC	Appr AH	Exemption AV Exemption	Reopen			
Owner ALLEN, LISA	Printed 2/23/2024	Wells & 6th St. SFRs			Reappraisal			
2050 STARDUST ST RENO, NV 89503		Tax District 1002	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		
2024 VN	65,680		3,907		69,587	24,355	Land Value	65,680	NewLand	
2024 NR	65,680		3,907		69,587	24,355	Building Value		Initials/Date	
2023 FV	62,240		3,511	3,511	65,751	23,013	XFOB Value	3,907	Parcel Total	
2022 FV	49,360				49,360	17,276	Obsolescence	0	<input type="checkbox"/> NC <input type="checkbox"/> C	
2021 FV	28,000				28,000	9,800	Taxable Value	69,587	<input type="checkbox"/> New Sketch	
2020 FV	28,000				28,000	9,800	Total Exemption			
2019 FV	27,920				27,920	9,772				

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	SHD3	SHED WOOD	30	-	120	34.09	2021	2023	100	4,091	3,907		

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	Municipal	Sewer	Municipal	Street	Paved	
100	Vacant, other or unknown	MU	1.000	ST	82,100.00	NOTE	80			65,680	-SZ/-TR	2,701	0.062	100									

000159



WASHOE COUNTY APPRAISAL RECORD

APN: 008-197-06

Owner ALLEN, LISA  
 Keyline Description LEETE SYNDICATE ADD LT 28 BLK 12

NBHD AHFC Wells & 6th St. SFRs

Appr AH

Activity Information						
Date	User ID	Activity Notes				
8/4/2023	AH	Re-appraisal Review				
9/26/2022	EAL	Aerial Review				
5/7/2014	PAO	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PIPER, ELI	5258579	12/14/2021	100	95,000	1SVR	
CRUZ-LOPEZ, JAVIER	4719741	6/30/2017		40,000	1G	
PINEDA, LESLIE S	4137995	8/2/2012	200	20,000	2D	
O'NEILL, PATRICK	4088878	2/29/2012	200	19,902	2D	
WASHOE COUNTY TREASURER	3599694	12/4/2007	200	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
5/24/2023	BLD23-10952E	EZ EXTERIOR WATER SERVICE	4,500	C	100%	
9/25/2013	BLD14-01180	DEMOLITION DEMO OF RESIDEN		C	100%	

WASHOE COUNTY APPRAISAL RECORD



APN: 008-331-01

2024

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ACTIVE

Roll YR

Code

%Comp

Situs E 7TH STRENO	Database WASHOE	NBHD AHCU	Appr AH	Exemption AV Exemption	Reopen			
Owner HOULTON, ALEXANDER	Printed 2/23/2024	Industrial			Reappraisal			
1095 S UNIVERSITY PARK LOOP RENO, NV 89512	Property Name	Tax District 1002			OBSO	<input type="checkbox"/> Change	<input type="checkbox"/> No Change	

Valuation History						Parcel Value Summary		OBSO	
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	
2024 VN	133,076		3,719		136,795	47,878	Land Value	133,076	NewLand
2024 NR	133,076		3,719		136,795	47,878	Building Value		Initials/Date
2023 FV	113,506		3,094		116,600	40,810	XFOB Value	3,719	
2022 FV	93,936		2,515		96,451	33,758	Obsolescence	0	Parcel Total
2021 FV	78,280		2,476		80,756	28,265	Taxable Value	136,795	<input type="checkbox"/> NC <input type="checkbox"/> C
2020 FV	78,280		2,458		80,738	28,258	Total Exemption		<input type="checkbox"/> New Sketch
2019 FV	66,049		2,484		68,533	23,987			

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	FNC6	FN CHN LK6	30	-	440	30.04	1970		100	13,218	3,304		
							2	FNTR	FN TOP RAI	30	-	440	3.77	1970		100	1,659	415		

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	Water	Municipal		
150	Vacant, industrial	MU	19,570.000	SF10	8.50	NOTE	80			133,076	-LOC/SHP; +USE	0.449	Sewer	Municipal		
												DOR Code	150	Street	Paved	
												Deferment		SPC		
												CAGC				

000161

WASHOE COUNTY APPRAISAL RECORD

APN: 008-331-01

Owner HOULTON, ALEXANDER

NBHD AHCU Industrial

Appr AH

Keyline Description LEETE SYNDICATE ADD LOT 11 & FRAC LOT 12, 13, 14 BLK 1

Activity Information						
Date	User ID	Activity Notes				
8/16/2023	AH	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
3ZM LAND & CATTLE COMPAN LE MOND FAMILY TRUST, AR	5353040	12/20/2022	150	190,000	1GCR	
	3662974	6/23/2008		225,000	1GCA	
	1944951	11/27/1995		0		
	CHK	8/1/1977	180	17,575		
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

Divider #16

WASHOE COUNTY APPRAISAL RECORD



APN: 082-293-12

2024

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ACTIVE

Roll YR

Code

%Comp

Situs N VIRGINIA STRENO

Database WASHOE

NBHD GAKU

Appr JGR

Exemption AV|Exemption

Reopen

Owner DG GOLDEN VALLEY 711 LLC

Printed 1/11/2024

Industrial

Reappraisal

1000 JOHNSON FERRY RD UNIT B250 MARIETTA, GA 300

Tax District 1000

68

Property Name

Valuation History

Parcel Value Summary

OBSO

Change

No Change

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand		Initials/Date	
2024 VN	510,805				510,805	178,782	Land Value	510,805				
2024 NR	510,805				510,805	178,782	Building Value					
2023 FV	301,840				301,840	105,644	XFOB Value					
2022 FV	255,403				255,403	89,391	Obsolescence	0	Parcel Total			
							Taxable Value	510,805	New Const	<input type="checkbox"/> NC		<input type="checkbox"/> C
							Total Exemption		New Land	<input type="checkbox"/> New Sketch		
									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
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

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data		Property Characteristics	
150	Vacant, industrial	MS	103,193.000	SF3	5.50	TOPO	90			510,805		Land Size-Sf	103,193	Water	Well
												Acre Size	2.369	Sewer	Septic
												DOR Code	150	Street	Paved
												Deferment		SPC	
												CAGC			

WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: 082-292-06

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 7780 N VIRGINIA STRENO

Database WASHOE

NBHD GAKU

Appr JGR

Exemption AV|Exemption

Reopen

Owner K&L DIRT COMPANY LLC

Printed 1/11/2024

Industrial

Reappraisal

PO BOX 60070 BOULDER CITY, NV 89006

Tax District 1000

Property Name

Valuation History

Parcel Value Summary

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed
2024 VN	236,428		220,968		457,396	160,089
2024 NR	236,428		220,968		457,396	160,089
2023 FV	139,708		200,804		340,512	119,179
2022 FV	118,214		168,303		286,517	100,281
2021 FV	118,214		169,728		287,942	100,780
2020 FV	118,214		174,824		293,038	102,563
2019 FV	118,214		168,446	25	286,660	100,331

Primary Valuation	STANDARD	OBSO
Land Value	236,428	
Building Value	174,945	
XFOB Value	46,023	
Obsolescence	0	
Taxable Value	457,396	
Total Exemption		

Change  No Change

NewLand

Initials/Date

Parcel Total

NC  C

New Const

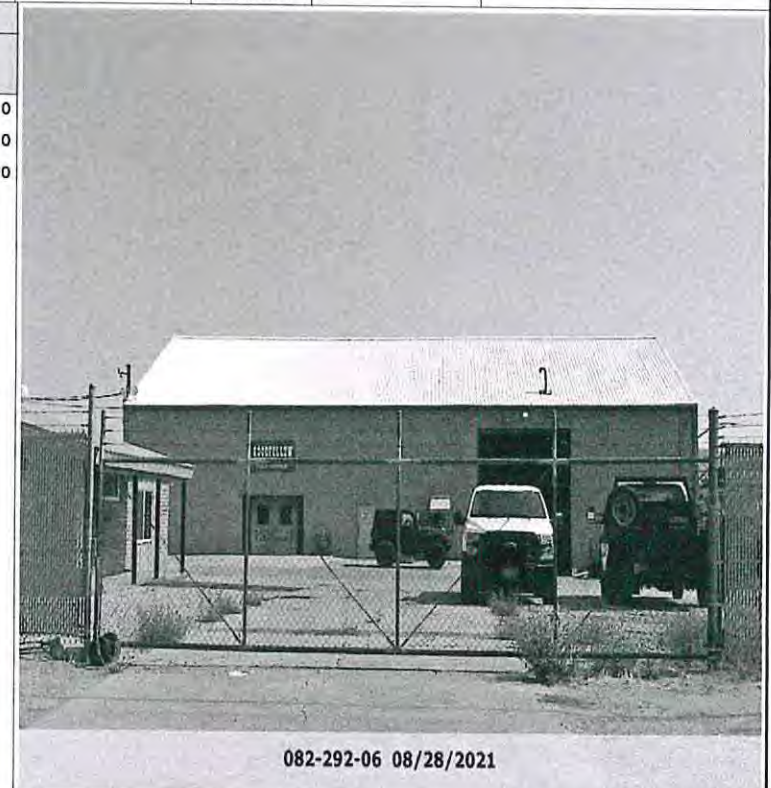
New Land

New Sketch

Remainder

Building Data

Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
RES	1-1	001	Single Family Residenc	01 SFR	1959	1959	100	10	126,193	31,548	777	40	0
COMM	2-1	406	Storage Warehouse	S	1981	1981	100	C10	399,285	141,746	8,650	16	0
MISC	2-2	600	Miscellaneous	0	1981	1981	100	10	4,651	1,651	1,651	0	0



082-292-06 08/28/2021

Land Value

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note
400	General Commercial: reta	MS	42,987.000	SF3	5.50					236,428	COMMERCIAL USE

Land Data

Land Data		Property Characteristics	
Land Size-Sf	42,291	Water	Municipal
Acres	0.971	Sewer	Septic
DOR Code	400	Street	Paved
Deferment		SPC	
CAGC			

000165

WASHOE COUNTY APPRAISAL RECORD



APN: 082-492-04

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 7720 SECURITY CIRRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner WSCC PROPERTY LLC Printed 1/11/2024 Industrial  
 1025 RIDGEVIEW DR # 100 RENO, NV 89519 Tax District 1000

Reopen			
Reappraisal			

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				
2024 VN	144,762		851,394		996,156	348,655	Land Value	144,762	NewLand			
2024 NR	144,762		851,394		996,156	348,655	Building Value	667,368	Initials/Date			
2023 FV	81,468		934,777		1,016,245	355,686	XFOB Value	184,026				
2022 FV	68,934		771,702		840,636	294,223	Obsolescence	0	Parcel Total			
2021 FV	68,747		772,460	158,316	841,207	294,422	Taxable Value	996,156		New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	68,747		614,144		682,891	239,012	Total Exemption			New Land		
2019 FV	68,747		587,041		655,788	229,526			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	1	Alternate Shape Code	100	HEAT	606	SPACE HEATER	13
Occ	494	Industrials, Light M	Rate Adj	SP1C	10,350	Sprinkler System Generic - C	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum	ST	1	No of Stories	100				
Quality	C15	Commercial 1.5 (Fair)		UT	1	Units	100				
Year Built	1996		PARCEL LEVEL	WH	18	Avg Wall Height/Floor	100				
WAY	1996		Lump Sum	EW	812	CONCRETE BLOCK	100				
Remodel Yr			%Obso	HEAT	626	CONTROLLED ATMOSPHERE, CONDI	60				
% Comp	100	%DPR 42.0	0.0000	HEAT	611	PACKAGE UNIT	26				

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			10,350	111.17	1,150,634	1	CRBG	CURB & GUT	30	1	220	27.52	1996		100	6,054	3,512		
							2	FNC6	FN CHN LK6	30	1	330	30.04	2005		100	9,913	7,088		
							3	FWAS	FW ASPHALT	30	1	10,000	4.85	1996		100	48,521	28,142		
							4	FWCO	FW CONCRET	30	1	2,000	8.59	1996		100	17,184	9,967		
							5	OFF1	OFLOFQ1POS	30	1	828	54.66	1996		100	45,258	26,250		
							6	YIMP	YARD IMPS	30	1	3	2,413.70	1996		100	7,241	4,200		
							7	MSH3	3 TNMSHVAC	30	1	3	10,212.21	2017	2017	100	30,637	27,420		
							8	CLE1	CL EV 3K C	EBLD	1	1	2,788.34	2017	2017	100	2,788	2,496		
							9	SPH1	SPACEHEAT	30	1	1	2,596.77	2017	2017	100	2,597	2,324		
							10	GNKW	GEN KW	30	1	290	262.24	2021	2021	100	76,050	72,627		

Gross Bldg Area 10,350 Perimeter 542 Sub Area RCN 1,150,634

Building Notes		Building Cost Summary	
		Building RCN	1,150,634
		Depreciation	483,266
		Building DRC	667,368
		Extra Feature DRC	184,026
		Building Obso	
Building Name		Total DRC	851,394
		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	25,067	Water	None
500	General industrial: ligh	MS	25,067.000	SF3	5.50	NOTE	105			144,762	SIZE +15 / SHAPE -10	Acro Size	0.575	Sewer	None
												DOR Code	500	Street	Paved
												Deferment		SPC	420
												CAGC			

WASHOE COUNTY APPRAISAL RECORD

APN: 082-492-04

Owner WSCC PROPERTY LLC  
 Keyline Description FM 906 LOT C (ROS 6283)

NBHD GAKU Industrial

Appr JGR



Activity Information						
Date	User ID	Activity Notes				
9/18/2023	JGR	Re-appraisal Review				
6/7/2017	PAO	Permit Review				
5/15/2014	JST	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
WSCC INC	4686036	3/9/2017	100	0	3BGG	
WSCC INC	4424739	1/8/2015	100	0	3BCT	
ALLEN, JAMES R	4417671	12/12/2014		550,000	2MSV	
BUCHANAN, MARY D	4181045	12/5/2012	500	230,000	2QC	
BUCHANAN, LYLE J JR & MA	3818420	11/4/2009	500	0	3BFM	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
4/15/2021	BLD21-09787E	COMMERCIAL HVAC. REMOVE E	5,300	N	100%	
10/12/2020	BLD21-01846E	COMMERCIAL REMODEL & ADDIT	200,000	C	100%	
5/8/2020	BLD20-07136	FIRE ALARM. ADD T6-7 CELL	946	C	100%	
5/3/2017	BLD17-06969	FIRE ALARM SYSTEM; MME - T		C	100%	
4/11/2017	BLD17-06724	ELECTRICAL; INTERIOR POWER		C	100%	



WASHOE COUNTY APPRAISAL RECORD



APN: 082-293-10

2024

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ACTIVE

Roll YR

Code

%Comp

Situs 7705 N VIRGINIA STRENO Database WASHOE NBHD GAKU Appr JGR Exemption AV|Exemption  
 Owner BI-STATE PROPANE Printed 1/11/2024 Industrial  
 PO BOX 965 VALLEY FORGE, PA 19482 Tax District 1000

Reopen		
Reappraisal		

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		
2024 VN	436,486		84,101		520,587	182,205	Land Value	436,486			
2024 NR	436,486		84,101		520,587	182,205	Building Value				
2023 FV	257,924		74,230		332,154	116,254	XFOB Value	84,101			
2022 FV	218,243		60,495		278,738	97,558	Obsolescence	0		Parcel Total	
2021 FV	218,243		59,849		278,092	97,332	Taxable Value	520,587	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2020 FV	218,243		61,253		279,496	97,824	Total Exemption		New Land		
2019 FV	218,243		60,236		278,479	97,468			Remainder	<input type="checkbox"/> New Sketch	

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	FNBW	FN BRB 3ST	30	-	800	5.12	1986		100	4,096	1,761		
							2	FNC6	FN CHN LK6	30	-	800	30.04	1986		100	24,032	10,334		
							3	FNTR	FN TOP RAI	30	-	800	3.77	1986		100	3,016	1,297		
							4	FNW6	FN WD 6FT	30	-	800	44.44	1986		100	35,552	15,287		
							5	FWAS	FW ASPHALT	30	-	20,000	4.54	1986		100	90,712	39,006		
							6	PKLT	PKG LOT LI	30	-	20,000	0.85	1986		100	17,000	7,310		
							7	YIMP	YARD IMPS	30	-	3	2,413.70	1986		100	7,241	3,114		
							8	FNPS	FN PRIV SL	30	-	800	17.42	1986	2015	100	13,936	5,992		

Gross Bldg Area	Perimeter	Sub Area RCN
<b>Building Notes</b>		<b>Building Cost Summary</b>
		Building RCN
		Depreciation
		Building DRC
		Extra Feature DRC
		Building Obso
<b>Building Name</b>		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		Water	None
150	Vacant, industrial	MS	88,179.000	SF3	5.50	TOPO	90			436,486		88,179		Sewer	None
												2,024		Street	Paved
														SPC	