

**PETITIONER'S
EVIDENCE**

Real Estate Assessment Analysis
Walmart Supercenter US04239
250 Vista Knoll Parkway, Reno Nevada

Property Details

The subject site is approximately 16.91 acres. The subject building was constructed in 2012, is an average quality, average condition, masonry, mega warehouse discount store of approximately 153,859 SF, square feet.

Assessor's 2018 Taxable Value

Land \$ 5,891,056 / \$ 8.00 SF
Imp \$11,759,179 / \$ 76.43 SF
Total \$17,650,235 / \$114.72 SF

Summary of Issues

Current trends in the retail sector

Record number of retail closures

Industry moving to smaller buildings

Declining market demand for large big box properties

Limited new construction of large big box properties

Lack of investor confidence in the commercial real estate sector

Assessor increased the values set by the State of Board of Equalization for 2017

Assessor's cost approach is excessive

Local and regional sales of big box real estate support the below requested taxable value

Requested 2018 Taxable Value

\$9,231,540 / \$60.00 SF.

Petitioner Ex # B Date 2/15/18
APN 086-380-32
Number of Pages 1