

**ASSESSOR'S**

**EVIDENCE**

# WASHOE COUNTY BOARD OF EQUALIZATION

Commercial (Vacant Land)

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	
<b>LAND:</b>	\$190,511	\$66,679	Txble
<b>IMPROVEMENTS:</b>	\$0	\$0	\$/ Unit
<b>TOTAL:</b>	\$190,511	\$66,679	\$190,511

<b>HEARING:</b>	18-0001
<b>DATE:</b>	02/21/2018
<b>TIME:</b>	
<b>TAX YEAR:</b>	2018
<b>VALUATION:</b>	Reappraisal

**OWNER:** CAV INVESTMENTS LLC

<b>SUBJECT</b>									
APN	Location	Land	Area	Zoning	Sale Date	Sale Price	\$SF	Comments	
516-511-02	0 LOS ALTOS PKWY	32,566	SF	NUD			\$5.84	The subect parcel is currently listed for sale at \$13.82/sf or \$450,000.	

## LAND SALES

SALE #	APN	Location	Land	Area	Zoning	Sale Date	Sale Price	\$SF	Comments
LS-1	510-491-12	431 Los Altos Pkwy	37,348	SF	NUD	10/13/2016	\$354,180	\$9.48	Rectangular shaped level parcel with poor access, but excellent exposure to Los Altos Pkwy.
LS-2	510-491-16	493 Los Altos Pkwy	175,111	SF	NUD	10/26/2016	\$1,132,560	\$6.47	Rectangular shaped level interior parcel with limited access. Bought with the intention of building a mini-storage facility.
LS-3	510-491-13,15	591 Los Altos Pkwy	152,950	SF	NUD	06/01/2015	\$1,131,800	\$7.40	Sale of two rectangular level shaped parcels along Los Altos Pkwy, currently being improved with a church.
LS-4	510-491-11	391 Los Altos Pkwy	68,729	SF	NUD	02/05/2015	\$623,798	\$9.08	Corner lot at the intersection of Los Altos Pkwy and Galleria Pkwy. Rectangular shaped, needs some dirt work.
Listing	516-511-02	0 Los Altos Pkwy	32,566	SF	NUD	Current	\$450,000	\$13.82	This is the listing for the subject parcel. Level rectangular shaped parcel with excellent access and visibility along Los Altos Pkwy. There is an easement on the property for which an adjustment was made.

**RECOMMENDATIONS/COMMENTS:** UPHOLD: XXXXX

The subject parcel is a rectangular level shaped corner parcel located along Los Altos Pkwy in Sparks. It has excellent exposure to traffic and easy access at an intersection with a traffic light. The parcel has an easement that has been adjusted for in the base lot value. Sales LS-1 through LS-4 are all located along Los Altos Pkwy in close proximity to the subject parcel. They have a sales price range of \$6.47 per square foot to \$9.48 per square foot. LS-1 is the closest in size to the subject but has inferior access and sold for \$9.48 per square foot. LS-4 is the most similar to the subject in location as it too is a corner lot with excellent exposure and sold for \$9.08 per square foot. The listing is for the subject parcel and shows a listing price of \$450,000 or \$13.82 for the subject parcel. The listing was active when the current transfer took place and is still an active listing. The above sales and the listing all support the subject's current taxable of \$5.84 per square foot and it is recommended that the subject's value be upheld.

ASSESSOR'S  
EXHIBIT I  
8 PAGES

PREPARED BY: Michael Bozman, Appraiser

REVIEWED BY: Stacy Ettinger, Senior Appraiser  
Page 1 of 8

Situs & Keyline Description:  
0 LOS ALTOS PKWY SPARKS  
PM 4814  
LT B

Owner & Mailing Address:  
CAV INVESTMENTS LLC  
7665 TOWN SQUARE LN STE 204  
RENO, NV 89523

# WASHOE COUNTY APPRAISAL RECORD 2018

APN: 516-511-02

Card 1 of 1  
Bld. 0-0



Tax District: 2000

printed: 02/07/2018

ACTIVE

3408.17

DGAQ - Sparks Galleria Commercial Area

VALUATION HISTORY							PARCEL VALUE SUMMARY		Database	Roll Year	Prior % Complete	% Complete				
Roll Year	Taxable Land	Land New	Taxable Improvements	Improvement New	Total Taxable	Total Assessed	Primary Valuation	Building Level Cost	PROD							
2018 NR	190,511	0	0	0	190,511	66,679	Building Value									
2017 FV	190,511	0	0	0	190,511	66,679	Extra Feature Value									
2016 FV	190,511	0	0	0	190,511	66,679	Land Value	190,511								
2015 FV	219,821	0	0	0	190,511	66,679	Taxable Value	190,511								
2014 FV	263,785	0	0	0	219,821	76,937	Exemption	0			Reopen	Code:				
2013 FV	278,439	0	0	0	263,785	92,325	FLAGS				Reappraisal					
2012 FV	227,962	0	0	0	278,439	97,454	Type	Value								
2011 FV	227,962	0	0	0	227,962	79,787	Cap Code	NFM								
2010 FV	296,400	0	0	0	227,962	79,787	Eligible for Form?	NO								
2009 FV	398,650	0	0	0	296,400	103,740	Low Cap Percentage	0								
2008 FV	469,000	0	0	0	398,650	139,528	Parcel Map	4814								
BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY				
Code		Description		Category		Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj	0			
Type												Sub Area-RCN	0			
Occupancy												% Incomplete	100			
Story/Frame												% Depreciation	.00			
Quality												\$ Dep & Inc	0			
Year Built	WAY	%Comp	Year of Addn/Remodel									Obso/Other Adj.	0			
0	0	0										Sub Area DRC	0			
BUILDING CHARACTERISTICS												Additive DRC	0			
Category	Code	Type	%									Total DRC				
												Override	0			
												Cost Code	89502			
												PROPERTY CHARACTERISTICS				
												Water	Municipal			
												Sewer	Municipal			
												Street	Paved			
BUILDING NOTES																
Gross Living/Building Area 0																
Perimeter 0																
#	Bld	Date	User ID	Activity Notes												
1	0-0	01/18/2018	aleaton	2ND RV LETTER SENT												
EXTRA FEATURES, ADDITIVES, AND ADJUSTMENTS																
#	Code	Description	Quality	Bld #	Length	Width	Units	Unit Price	Year Built	Roll Year	% Comp	RCN	% Good	DRC	Override Value	Notes
LAND VALUE DOR Code 140 Neighborhood 3408.17 DGAQ - Sparks Galleria Land Size 32,566 Unit Type SF																
#	Code	Description	Zone	Units	Unit Type	Sub Type	Unit Price	Influence 1 Code	Influence 1 %	Influence 2 Code	Influence 2 %	Taxable Value	Land Notes			
1	140	Vacant, commercial	NUD	32,566.00	SF	1	6.50	ES	0.90			190,511				



516-511-02 05/19/2016

## BUILDING PERMITS

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes

## SALES/TRANSFER INFORMATION

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
NEVADA AGENCIES INC	4761375	11/07/2017	140	3BO	3B	25,000	
KILEY RANCH	3818918	11/06/2009	140	3BEA	5096	300,000	
KILEY RANCH	3558224	07/25/2007	120	3NTT			

#	Bld	Date	User ID	Activity Notes
2	0-0	12/22/2017	smans	SENT 1ST RV LETTER
3	0-0	11/06/2015	sjack	REXT BY MB - OCTOBER, 2015
4	0-0	09/26/2014	PRCL	2007 REM LAND \$79,655 IMPS-0-
5	0-0	10/21/2013	mbozm	REXT DGAQ IMPROVEMENT LINE DONE 11/06/2013 BY JAK, LAND LINE DONE
6	0-0	10/10/2012	mbozm	REXT DGAQ IMPROVEMENT LINE DONE 11/09/2012 BY KH, LAND LINE DONE
7	0-0	02/13/2012	mluns	BOE CBE #12-0421, BOARD REDUCED- PETITIONER'S EVIDENCE, LOWER LAND
8	0-0	07/21/2011	polip	REXT DGAQ IMPROVEMENT LINE DONE 10/25/2011 BY WJ, LAND LINE DONE
9	0-0	02/22/2011	mluns	BOE CBE #11-0323, HEARD 2/18/2011, REDUCE LAND VALUE TO 7.00/SQ FT,
10	0-0	10/14/2010	polip	REXT DGAQ IMPROVEMENT LINE DONE 10/22/2010 BY KH, LAND LINE DONE



For Sale

## LAND

Los Altos Pkwy/Ion Ct

APN # 516-511-02

Zoning: NUD



### Property Features

- Located at the SW corner of Los Altos Pkwy and Ion Ct, Sparks, NV
- Less than 0.5 Miles to the beautiful Spanish Springs, Sparks Crossing and Sparks Galleria Shopping Centers located along Pyramid Way
- Excellent visibility and easy access to property
- Surrounded by dynamically growing residential neighborhood
- Parcel Size: 32,566 SF
- Approximately 10 Minutes to downtown Reno
- Zoning: NUD
- Utilities in the road in front of the property

### Traffic Counts\*

- Los Altos Pkwy, E of Sparks Blvd.....12,500

\*2014 Estimates Provided by NDOT

## Price: \$450,000

### Demographics\*

#### Population:

1-Mile 9,260

3-Miles 79,137

5-Miles 155,830

#### Avg. HH Income:

1-Mile \$79,397

3-Miles \$67,090

5-Miles \$61,435

#### Households:

1-Mile 3,294

3-Miles 27,563

5-Miles 55,722

#### Median Age:

1-Mile 35.6

3-Miles 35.9

5-Miles 35.1

\*2015 Estimates Provided by ESRI on May 2016

FOR MORE INFORMATION CONTACT:

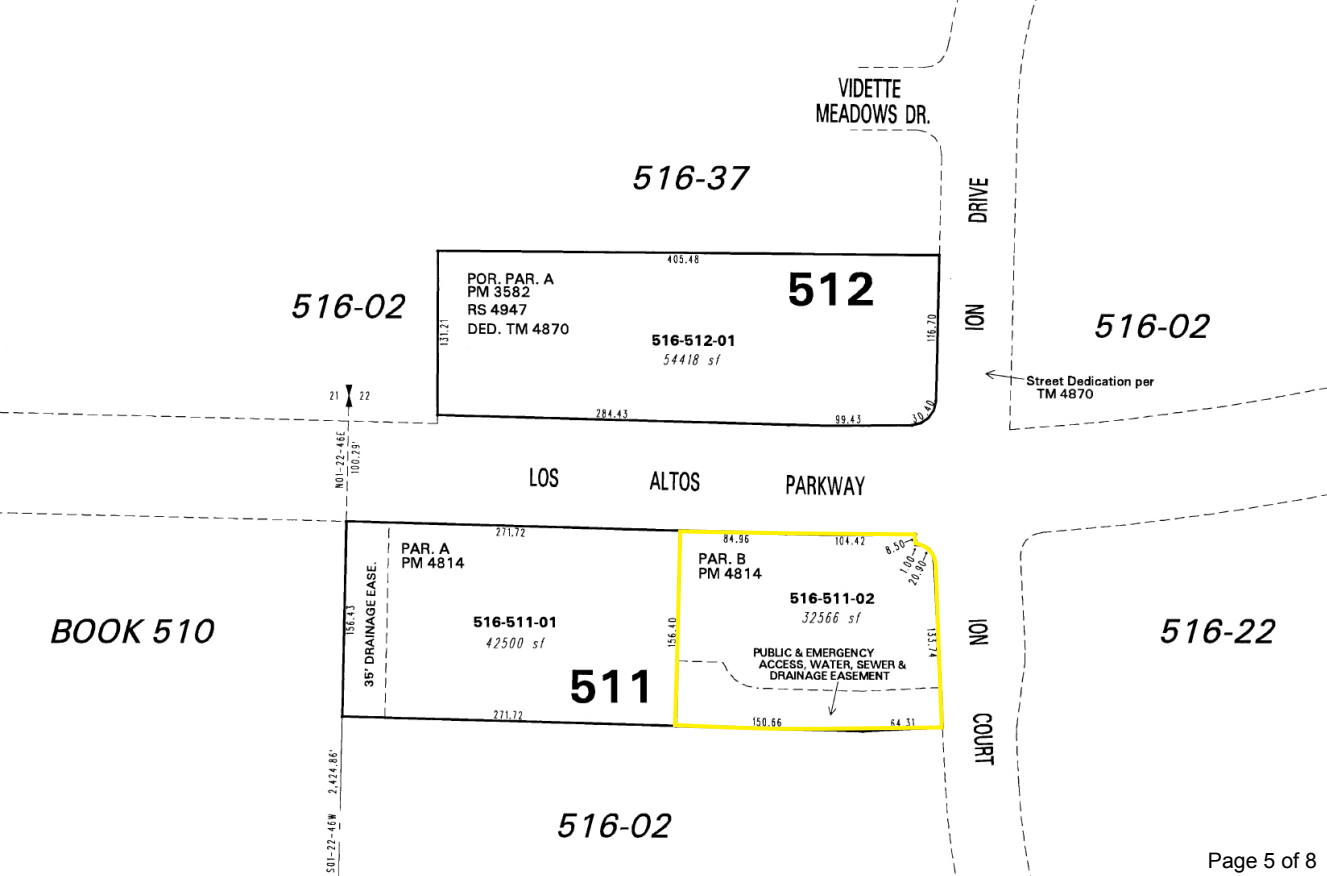
**Mark Keyzers**

(775) 336 4663

mkeyzers@naialliance.com



PARCEL MAPS:



## NEIGHBORHOOD MAP

