

**ASSESSOR'S**

**EVIDENCE**

**Washoe County Board of Equalization**  
**Appeal Summary Page - Secured Roll**

Hearing # 18-0047

Tax Year 2018/2019

APN: 038-881-08

Owner of Record: CABELAS RETAIL INC

Property Address: 8650 BOOMTOWN GARSON RD

Property Type: WAREHOUSE SHOWROOM 100%

Gross Building Area: 127,616

Year Built: 2007

Parcel Size: 20.80 Acre

Description / Location: The subject property is a Cabela's sporting goods store located in Verdi on I-80 and Boomtown Garson Road. The Cabela's was built in 2007 and consists of 127,616 square feet of warehouse showroom.

2018/19 Taxable Value:	Land:	\$4,159,350
	Improvements:	\$9,766,256
	Total:	<u>\$13,925,606</u>
	Taxable Value / SF	\$109

Sales Comparison Approach:	Indicated Value	\$15,313,920
	Indicated Value / SF	\$120

Income Approach:	Indicated Value	\$15,795,215
	Indicated Value / SF	\$124



Conclusions: The sales comparison approach to value indicates a value of \$15,313,920 or \$120 per square foot. The income approach to value indicates a value of \$15,795,215 or \$124 per square foot. The total taxable for the subject property is \$13,925,606 or \$109 per square foot. The total taxable value does not exceed the values indicated by the sales comparison approach or the income approach. It is our recommendation to uphold the 2018/2019 total taxable value.

RECOMMENDATION: Uphold X Reduce

**ASSESSOR'S EXHIBIT I**  
**30 PAGES**

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	<b>TAXABLE</b>
<b>LAND:</b>	\$4,159,350	\$1,455,773	<b>\$/SF GBA</b>
<b>IMPROVEMENTS:</b>	\$9,766,256	\$3,418,190	\$109.12
<b>TOTAL:</b>	\$13,925,606	\$4,873,962	
			<b>TAXABLE</b>
			<b>\$/SF Land</b>
			\$4.59

HEARING: 18-0047

TAX YEAR: 2018/2019

OWNER: CABELAS RETAIL INC

SUBJECT													
BLDG#	APN	Location (Occupancy)	Use %	Total GBA (GBA)	Construction Type Exterior Walls	QC	Finish Area	Age(WAY) Height	Land (SF) %Coverage Zoning	Sale Price Sale Date	Sale Price/GBA	EGI GIM OER	NOI OAR
1	038-881-08	8650 BOOMTOWN GARSON RD WAREHOUSE SHOWROOM STORE	100%	127,616 127,616	MASONRY BRNG CONC PRECAST	C30	127,616	2007 23	906,135 14% AC				

IMPROVED SALES													
IS-1	039-750-13 (Kohl's)	5150 MAE ANNE AVE DISCOUNT STORE	100%	94,213 94,213	MASONRY BRNG CONCRETE BLK	C20	94,213	1990 24	395,743 24% AC	\$9,350,000 09/12/2017	\$99		
IS-2	040-141-42+ (Whole Foods)	6139 S VIRGINIA ST NEIGHBORHOOD SHOPPING CTR	100%	81,838 81,838	MASONRY BRNG CONCRETE BLK	C25	81,838	1993 24	240,016 34% AC	\$24,100,000 07/14/2017	\$294		
IS-3	043-030-17, 32,33,34 (Pink Scolaris)	8155 S VIRGINIA ST. COMMUNITY SHOPPING	100%	75,357	Block	C20	75,357	1987 16	295,894 25% PUD	\$9,100,000 04/07/2017 1MGA	\$121		
IS-4	163-072-02	9393 GATEWAY DR INDUSTRIAL ENGINEERING STORAGE WAREHOUSE	28% 72%	67,564 67,564	MASONRY BRNG CONC TILT-UP	C20		1993 32	293,202 23% PUD	\$9,200,000 12/02/2016	\$136		
IS-5	212-134-01	6255 Sharlands Ave (Former Scolaris Market)	100% Supermarket	45,250	Masonry	C20	45,250	2004 22	189,529 24% PUD	\$5,100,000 05/01/2015	\$113		

LAND SALES												
Sale #	APN	Location	Sale Date	Sale Price	Size(sf)	\$/sf	Zoning	Comments				
LS-1	163-061-06	537 South Meadows Pkwy	09/30/16	\$5,921,345	402,712	\$14.70	PUD	The new buyers purchased the land to construct a Sprout's Farmers Market and retail center; topography is relatively level with good corner access along Gateway and South Meadows				
LS-2	038-870-26	1800 S. Verdi	12/03/15	\$5,713,000	2,129,213	\$2.68	IC	This comparable sale is located just north of the subject parcel. Several industrial buildings were built by Dermody properties.				
LS-3	040-900-06	0 Kietzke Lane	10/26/15	\$8,023,752	534,917	\$15.00	PUD	The buyer of this parcel is Rancharrah and the owner plans to develop the property with a commercial building(s) that will be part of the larger Rancharrah development. No special conditions to the sale.				
LS-4	049-384-04	Mount Rose Highway	10/23/15	\$9,000,000	1,148,677	\$7.84	MURR	Property was on the open market and purchased by Reno Land Development Group who has announced plans to build "Summit Club," a new 584 one and two bedroom unit apartment complex. The parcel will need site work prior to development.				

**COMMENTS:**  
See page (3) for additional comments.

WASHOE COUNTY BOARD OF EQUALIZATION

**COMMENTS:**

The subject property is a Cabela's sporting goods store built in 2007 consisting of 127,616 square feet of gross building area. The store was constructed for an estimated \$36,000,000 per construction letter received at that time. Please refer to page (18) of your HEP for the construction letter. In addition to the sporting goods store, the subject property has other amenities to support the business that include lifelike taxidermy displays, fish tanks, a deli/restaurant with a full kitchen, conference rooms, shooting gallery, a general store, and Semi-truck/RV parking with dump station.

Due to the lack of warehouse showroom store sales, weight was given to big box retail/discount stores and other comparable properties within Washoe County.

IS-1 is the sale of the Kohl's Department store in Northwest Reno and was 100% occupied at time of sale. This sale is superior in location, but is inferior in age, building size, quality of construction, interior finish and lacks I-80 visibility. Overall, this sale at \$99 per square foot represents the low end of the value range and requires upward adjustments for age, quality, and I-80 visibility.

IS-2 is the sale of the Whole Foods and Sierra Trading Post. This comparable is superior in location, but inferior in quality, age and size. Overall, this sale represents the high end of the value range based on the lease in place.

IS-3 is the sale of Southwest Pavilion (formerly the Pink Scolari's) on S. Virginia. IS-3 is inferior in building size, age, quality and parcel size. The center was ± 67% vacant at time of sale. This sale is considered a low indicator of value since the property sold with such a high vacancy rate unlike the subject which is fully occupied.

IS-4 is the sale of South Reno Athletic Club in South Meadows off of Gateway Drive. This property was constructed by Lockheed Martin in 1993, but has since been converted to several different uses once Lockheed Martin vacated. While this property has a gym use and the subject is a retail store, both buildings are large concrete buildings that have extensive exterior and interior finishes, office buildout that greatly add to the overall value of the property. In addition to the office buildout, IS-4 has an additional 27,000 square feet of office mezzanine.

IS-5 is the sale of the vacant Scolari's grocery store located off of Robb Drive on Sharlands Avenue. This property was purchased by St. Mary's Medical Group who have since remodeled the building into an urgent care facility. This sale is comparable in location as it has good visibility from I-80 like the subject, but is a dated sale and is inferior in building size, age, parcel size and quality. This property is a low indicator of value since the property sold as vacant unlike the subject which is fully occupied. This sale sold for \$113 per square foot which still supports the subject's total taxable value.

With consideration given to the market sales data, the subject property's value indicated by the sales comparison approach was estimated at \$15,313,920 or \$120 per square foot which is well above the current taxable value of \$13,925,606 or \$109/sf.

Land sales indicate a range from \$2.68 to \$15.00 per square foot. Current taxable land value of the property is \$4,159,350 or \$4.50 per square foot which falls on the low end of the value range.

SUBJECT PROPERTY:  
CABELA'S



Front end of Cabela's sporting goods store. Porte cochere with exposed wood beams.



High end interior finishes with stained concrete, carpet, tile and hardwood floor coverings; gable roof with exposed wood beams and trusses, tongue and groove ceiling with sky windows and high end lighting fixtures



Taxidermy display with art murals



Bighorn restaurant with full kitchen.

Improved Sale  
IS-1 - (Kohl's)



Front end of Kohl's discount store located on Mae Anne and McCarran.



Minimal interior finish, low end white tile and carpet floor coverings, flat/low ceilings, florescent tube lighting



Minimal interior finish, low end white tile and carpet floor coverings, flat/low ceilings, florescent tube lighting



Minimal interior finish, low end white tile and carpet floor coverings, flat/low ceilings, florescent tube lighting

Improved Sale IS-2  
(Whole Foods and Sierra Trading Post)



Whole Foods market located on Neil Road and South Virginia.



Interior of Whole Foods includes stained concrete flooring, additional buildouts, a full kitchen, high end LED light fixtures, etc.



Sierra Trading Post located adjacent to Whole Foods Market.



Interior on Sierra Trading Post. Minimal interior finish, flat ceiling with florescent bulb lighting.

Improved Sale IS-3 - (Pink Scolari's)  
&  
Improved Sale IS-4 - (South Reno Athletic Center)



Vacant old Scolari's located on South Virginia. This was once known as the "Pink Scolari's". The old Scolari's area is still vacant.



Vacant old Scolari's located on South Virginia. This was once known as the "Pink Scolari's". The old Scolari's area is still vacant.



South Reno Athletic Center. This was built for Lockheed Martin and has been many different uses since Lockheed Martin vacated



Interior finishes include office/open mezzanine, interior buildout, stained concrete flooring, and lighting fixtures.

Improved Sale IS-5

Former Scolari's now a St. Mary's urgent care



Old Scolari's on the NEC of Robb Dr. and Sharlands. This property sold as 100% vacant.



Building was converted from a grocery store to a Saint Mary's urgent care; second generation use.

**WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMERCIAL / INDUSTRIAL**

	<b>LAND:</b>	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	<b>TAXABLE</b>	<b>HEARING: <u>18-0047</u></b>
		\$4,159,350	\$1,455,773	<b>\$/SF GBA</b>	_____
	<b>IMPROVEMENTS:</b>	\$9,766,256	\$3,418,190	\$109.12	_____
	<b>TOTAL:</b>	\$13,925,606	\$4,873,962		<b>TAX YEAR: <u>18/19</u></b>
<b>APN: 038-881-08</b>				<b>TAXABLE</b>	
<b>OWNER: CABELAS RETAIL INC</b>				<b>\$/SF Land</b>	
				\$4.59	

Income Approach					
Potential Gross Income	127,616 sq ft. @	\$0.80 /mo =	\$102,093		
	sq ft. @	/mo =	\$0		
	sq ft. @	/mo =	\$0		
			\$102,093		
	x 12 months =		12		
			\$1,225,114		
- Vacancy & Collection loss			5% \$61,256		
= Effective Gross Income			\$1,163,858		
- Operating Expenses			5% \$58,192.90		
=Net Operating Income			\$1,105,665		
Divided by Overall Capitalization Rate			7.00%		
			\$15,795,215		
			Rounded	\$124 /sf GBA	

**Subject Income Information:** The subject is the owner occupied Cabela's retail store located in Verdi. Since this is an owner occupied building, market rents and expense data was determined by using comparable market data.

**Potential Gross Income:** Based on comparable rental data as shown on page 11 on the rental chart, a market rent of \$0.80 per square foot was estimated. The comparable rents range from \$0.67 to \$1.17 per square foot. A rent of \$0.80 was utilized for the subject property.

**Effective Gross Income:** Using a vacancy and collection loss of 5%, an effective gross income of \$1,163,858 was computed.

**Net Operating Income:** Operating expenses were estimated on a triple net NNN basis, which results in an operating expense of 5%.

**Capitalization Rate Analysis:** A capitalization rate of 7.0% was selected from the capitalization rate chart provided on page 10. This capitalization rate chosen represents the high end of the range.

**Comments:** Based on the income approach to value, a value of \$15,795,215 was determined using market data.

**RETAIL CAPITALIZATION RATE CHART**

<b>APN NBC</b>	<b>Location</b>	<b>Use %</b>	<b>Total Finish Area</b>	<b>Year Built</b>	<b>Land (SF) %Coverage Zoning</b>	<b>Sale Price Sale Date</b>	<b>NOI OAR</b>	<b>Notes</b>
039-750-13 BCAQ	5150 Mae Anne Ave. Kohl's	100% Discount Store	94,213	1990	395,742 23% AC	\$9,350,000 09/12/2017	\$636,250 6.80%	Kohl's has nine years remaining on a 20-year lease. They have six 5-year options, with rent escalations every five years. This was part of a 1031 tax deferred exchange. Market financing on this transaction.
039-750-03, 09, 11 BCAQ	5110 Mae Anne Ave. Ridgeview Plaza	60% Box 40% Line	173,877	1989	736,224 24% AC	\$33,000,000 01/14/2016	\$2,258,144 6.84%	Center Co-Anchored with Safeway and Kohl's. Other box retail tenants include Ross Dress For Less, and PetSmart. Center was 98.5% occupied at time of sale. No deferred maintenance reported.
025-021-19, 21 ADAQ	5017 S. McCarran Blvd. Smithridge Plaza	56% Box 44% Line	137,691	1983	556,262 25% MUCC	\$22,300,000 08/31/2015	\$1,393,750 6.25%	Box stores in center include: Steinmart, Big Lots, and Trader Joes. Occupancy was 82% at time of sale. Reported as arms-length transaction with buyer liking the upside potential for increasing rents. Buyer anticipated upgrades to facades, columns, mechanical systems, asphalt, and striping.
025-012-21,22 NAAQ	4000 Kietzke Lane Crossroads Center	100% Neigh Shp. Center	57,355	1976	216,760 26% MUCC	\$8,500,000 08/18/2015	\$558,450 6.57%	Non-Anchored neighborhood shopping center that was 93.3% occupied at time of sale. Transaction was part of 1031 exchange for buyer.
<b>Big Box Sales with Credit Tenants in Las Vegas</b>								
138-34-717- 015	861 S. Rainbow Blvd. Home Depot	100% Discount Store	105,275	1993	436,907 24% C-1	\$23,100,000 01/05/17	\$1,386,000 6.00%	Located just north of the West Charleston Blvd. and South Rainbow Blvd. intersection in West Las Vegas. Long term, net leased property to credit tenant.
178-03-610- 011	1030 W. Sunset Rd. Home Depot	100% Discount Store	102,370	1992	383,763 27% CC	\$23,162,717 06/10/16	\$1,400,000 6.04% (pro forma)	Located just west of U.S Highway 95 in Henderson. Tenant signed 10 year extension prior to sale which resulted in pro forma cap rate of 6.04%

### Box Store Rent Survey

#	Location APN	Description	Sq Feet/ Year Built	Lease Date/ Term	Base Rent/SF	NNN / CAM Fee	Comments
	125-165 Disc Drive, Ste. DM-1 510-083-09	Sprouts	30,000 2006	9/2016 5 Year	\$1.17	NNN \$0.24	Landlord responsible for Tis; 2% escalations
	125-165 Disc Drive, Ste. DM-2 510-083-09	Marshall's	40,149 2006	9/2016 5 Year	\$0.63	NNN \$0.24	Landlord responsible for Tis; 2% escalations
	2863 Northtowne Lane 026-182-38	Former Wal-Mart Teleperformance tenant (Call Center)	42,780 1994	11/2015 6 Year	\$0.79	NNN None	Tenant paid for TIs; rent escalations exist; options exist to extend lease agreement to 12 years; tenant responsible for parking lot maintenance
	2863 Northtowne Lane, Unit C 026-182-38	Former Wal-Mart Planet Fitness tenant	18,526 1994	11/2015 NA	\$0.75	NNN NA	Tenant paid for TIs; Improvements will include gym and spa
	4819 Kietzke Lane 024-055-33	Natural Grocerers	31,850 1996	2/2014 10 Year	\$0.67	NNN NA	Landlord contributed ~\$17/SF in Tis; 2% rent escalations
	6138 S. Virginia St 040-141-42	Sierra Trading Post (next to Whole Foods)	30,000 1993	2011 20 years	\$1.31	NNN NA	5% escalations, location is superior

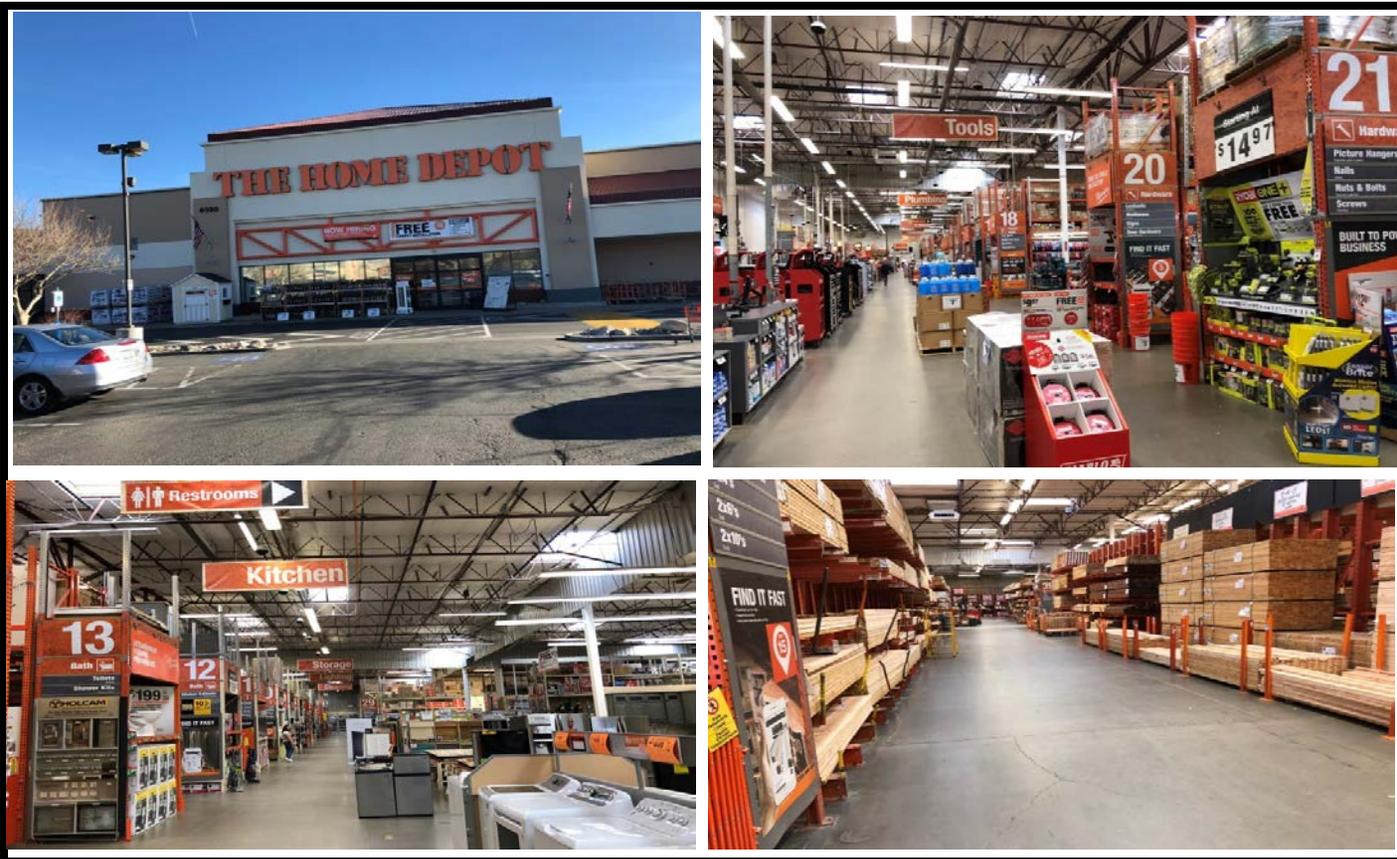
**Median     \$0.77**  
**Average    \$0.89**

## Appellants Sales Data

	APN	Location	GBA	Sale Price	Sale Date	SP/SF	Vacancy	Comments
<b>Subject</b>	038-881-08	8650 Boomtown Garson Rd	127,616	NA	NA	NA	0%	Subject property is an owner occupied Cabela's Sporting goods store.
Appellants Sales Data	039-750-13	5150 Mae Anne Ave	94,213	\$9,350,000	09/12/2017	\$99.24	0%	Sale of the Kohl's department store. Superior in location, but inferior in age, building size, quality and lacks the high end interior finish the subject has. Sale represents the low end of range and and upward adjustment is required.
	400-040-14	4855 Summit Ridge Dr.	166,421	\$3,685,000	08/11/2017	\$22	100%	Correct sales price is \$3,685,000 not \$8,210,000. Property was once the Super K-Mart and then was converted to the Western Marketplace. Building was 100% vacant at time of sale and will be converted to mini storage. Overall, this sale is not comparable to Cabela's in all respects
	002-755-18	3185 Market Street	107,063	\$6,850,000	04/15/2014	\$64	0%	Sale of the Home Depot in Carson City, NV. This is a leased fee interest and a dated sale from 2014. Please refer to page (13) of your HEP for more recent comparable sales of Home Depots from Clark County. However, no weight was given to any Home Depot sale as they are not comparable to Cabela's.
	NA	1080 W. Sunset Road (Henderson, Nv.)	120,228	\$11,602,500	06/15/2015	\$96.50	NA	Sale of a discount warehouse in Clark County. The building has good visibility from I-515, but has no exit making access difficult. The property has a long history of failed businesses and high vacancy rates. Overall, the sale is inferior to the subject property in most respects.

Home Depot					
PARCEL	Building address	TOTAL GBA	Year built	Sale Price Sale Date	Sale Price/GBA
138-34-717-015*** Home Depot Clark County	861 S. Rainbow Blvd Las Vegas, Nv.	105,275	1993	\$23,100,000 01/05/2017	\$219
178-03-610-011*** Home Depot Clark County	1030 W. Sunset Rd Las Vegas, Nv.	102,370	1992	\$23,162,717 06/10/2016	\$226
002-755-18 Home Depot Carson City, Nv	3185 Market Street Carson City, Nv.	107,063	2008	\$6,850,000 04/15/2014	\$64

\*\*\* Sale verified with Clark County Assessor's office.



Situs & Keyline Description:  
8650 BOOMTOWN GARSON RD RENO  
RS 5238 REMAINDER PAR A

Owner & Mailing Address:  
CABELAS RETAIL INC  
1 CABELAS DR  
SIDNEY, NE 69160

**WASHOE COUNTY APPRAISAL RECORD**  
**2018**

APN: 038-881-08

Card 1 of 2  
Bld. 1-1



CABELAS

Tax District: 1831

printed: 02/08/2018

ACTIVE

4656.17

FCAQ - Verdi Commercial

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	4,159,350	0	9,766,256	0	13,925,606	4,873,962	Building Value	8,360,342						
2017 FV	4,159,350	0	9,852,562	0	14,011,912	4,904,169	Extra Feature Value	1,405,914						
2016 FV	4,159,350	0	10,014,291	0	14,173,641	4,960,774	Land Value	4,159,350						
2015 FV	4,159,350	0	9,990,331	0	14,149,681	4,952,388	Taxable Value	13,925,606				Reopen	Code:	
2014 FV	4,159,350	0	9,839,016	0	13,998,366	4,899,428	Exemption	0				Reappraisal		
2013 FV	4,159,350	0	9,737,230	0	13,896,580	4,863,804	FLAGS							
2012 FV	4,159,350	0	9,874,727	0	14,034,077	4,911,926	Type	Value						
2011 FV	4,159,350	0	9,262,962	14,196	13,422,312	4,697,809	Eligible for Form?	NO				NC / C	New Land	New Sketch
2010 FV	4,621,500	0	9,122,272	0	13,743,772	4,810,320	Low Cap Percentage	0				By:	Date:	
							Record of Survey	5238						
							Cap Code	NFM						

BUILDING DETAILS				BUILDING FEATURES AND ADJUSTMENTS				BUILDING SUB-AREAS				BUILDING COST SUMMARY			
Type	Code	Description	Category	Units	Code	Description	Yr Blt	Units	Cost New	Tot Lump Sum Adj					
COMM	534	Warehouse	Units	1	GBA	GBA - GROSS BUILDING AREA		127,616		0	9,790,700				
C		MSNRY BRNG ~	No of Stories	1		Base Cost		127,616	5,899,688		% Incomplete 0				
0		Commercial	Quality Class	3		Exterior Walls		127,616	2,460,436		% Depreciation 16.50				
			Avg Wall Height/Floor	23		Heating & Cooling		127,616	1,049,004		\$ Dep & Inc 1,615,466				
			Alternate Shape Code	2		Sprinklers		127,616	381,572		Obso/Other Adj. 0				
			Sprinkler System Generic -	127616							Sub Area DRC 8,175,234				
											Additive DRC 1,405,914				
											Total DRC 9,581,148				
											Override				
											Cost Code 89502				
											PROPERTY CHARACTERISTICS				
											Water Municipal				
											Sewer Municipal				
											Street Paved				
											BUILDING NOTES				
											Gross Living/Building Area 127,616				
											Perimeter 1,490				

#	Bld	Date	User ID	Activity Notes
2	0-0	02/02/2017	mjachimow	CBE HEARING NOTICE

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
1	CRBC	CONCRETE CURB 6", NO GUTTER	30	1-1	0	0	8500	12.98	2007		100	110,330	83.5	92,126		
2	DKLU	DOCK LOADING, UNCOVERED	30	1-1	0	0	120	24.75	2007		100	2,970	83.5	2,480		
3	DKLV	DOCK LEVELER	30	1-1	0	0	2	7,691.00	2007		100	15,382	83.5	12,844		
4	FNW6	FENCE WOOD 6 FT	30	1-1	0	0	120	27.84	2007		100	3,341	83.5	2,790		
5	FWAS	FLATWORK ASPHALT	30	1-1	0	0	350000	1.84	2007		100	642,320	83.5	536,337		
6	FWCO	FLATWORK CONCRETE	30	1-1	0	0	65000	4.19	2007		100	272,383	83.5	227,439		
7	PKLT	PARKING LOT LIGHTING	30	1-1	0	0	350000	0.63	2007		100	220,500	83.5	184,118		
8	PTC3	PORTE COCHERE Q3	30	1-1	0	0	1073	59.92	2007		100	64,294	83.5	53,686		
9	SG6S	SIGNS - REAL PROPERTY BRICK	30	1-1	0	0	600	39.82	2007		100	23,892	83.5	19,950		
10	TKW4	TRUCK WELL CONCRETE WITH RETAINING WALL	30	1-1	0	0	5160	18.22	2007		100	94,015	83.5	78,503		
11	YIMP	YARD IMPROVEMENTS	30	1-1	0	0	150	1,562.00	2007		100	234,300	83.5	195,641		

LAND VALUE	DOR Code	400	Neighborhood	4656.17 FCAQ - Verdi Commercial	Land Size	20.8020	Unit Type	AC
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#	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	400	General Commercial: retail,	AC	18,152.00	SF	8	4.50					81,684	VALUE FROM 038-881-01 THRU 07
1	400	General Commercial: retail,	AC	906,148.00	SF	8	4.50					4,077,666	

CABELAS  
 Tax District: 1831

printed: 02/08/2018 ACTIVE



4656.17 FCAQ - Verdi Commercial



**BUILDING PERMITS**

Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
07/06/2017	SGN17-08903	SIGN;	14,500	Assgn	0	08/01/17 PJK Assgn	Assigned Based On
03/11/2013	BLD13-03441	REMODEL	46,653	Compl	0	05/10/13 GS Compl	NVC

**SALES/TRANSFER INFORMATION**

Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
CABELAS RETAIL INC,	3883473	05/20/2010	400	3NTT			

#	Bld	Date	User ID	Activity Notes
3	0-0	01/25/2017	sjack	Entering Date Scheduled
5	0-0	09/26/2016	sjack	REXT BY AH - 09/08/2016
6	1-1	09/26/2014	PRCL	2009 REM \$4,880,518 LAND, \$9,403,554 IMPS. POSSESSORY INTEREST FROM 038-
7	0-0	11/14/2013	prcl	2009 REM \$4,880,518 LAND, \$9,403,554 IMPS. POSSESSORY INTEREST FROM 038-
8	1-1	10/18/2013	gsuth	REXT FCAQ IMPROVEMENT LINE DONE 10/21/2013 BY JAK, LAND LINE DONE
9	1-1	10/11/2012	gsuth	REXT FCAQ IMPROVEMENT LINE DONE 11/02/2012 BY RD, LAND LINE DONE
10	1-1	11/22/2011	sclcm	TINQ TALKED WITH MR. JOHNSON OF CABELAS ABOUT THE TAXABLE VALUE SYSTEM
11	1-1	07/25/2011	sclcm	REXT FCAQ IMPROVEMENT LINE DONE 10/18/2011 BY KH, LAND LINE DONE
12	1-1	08/09/2010	sclcm	REXT FCAQ IMPROVEMENT LINE DONE 08/09/2010 BY REVIEWED-NO CHGS ON IMP



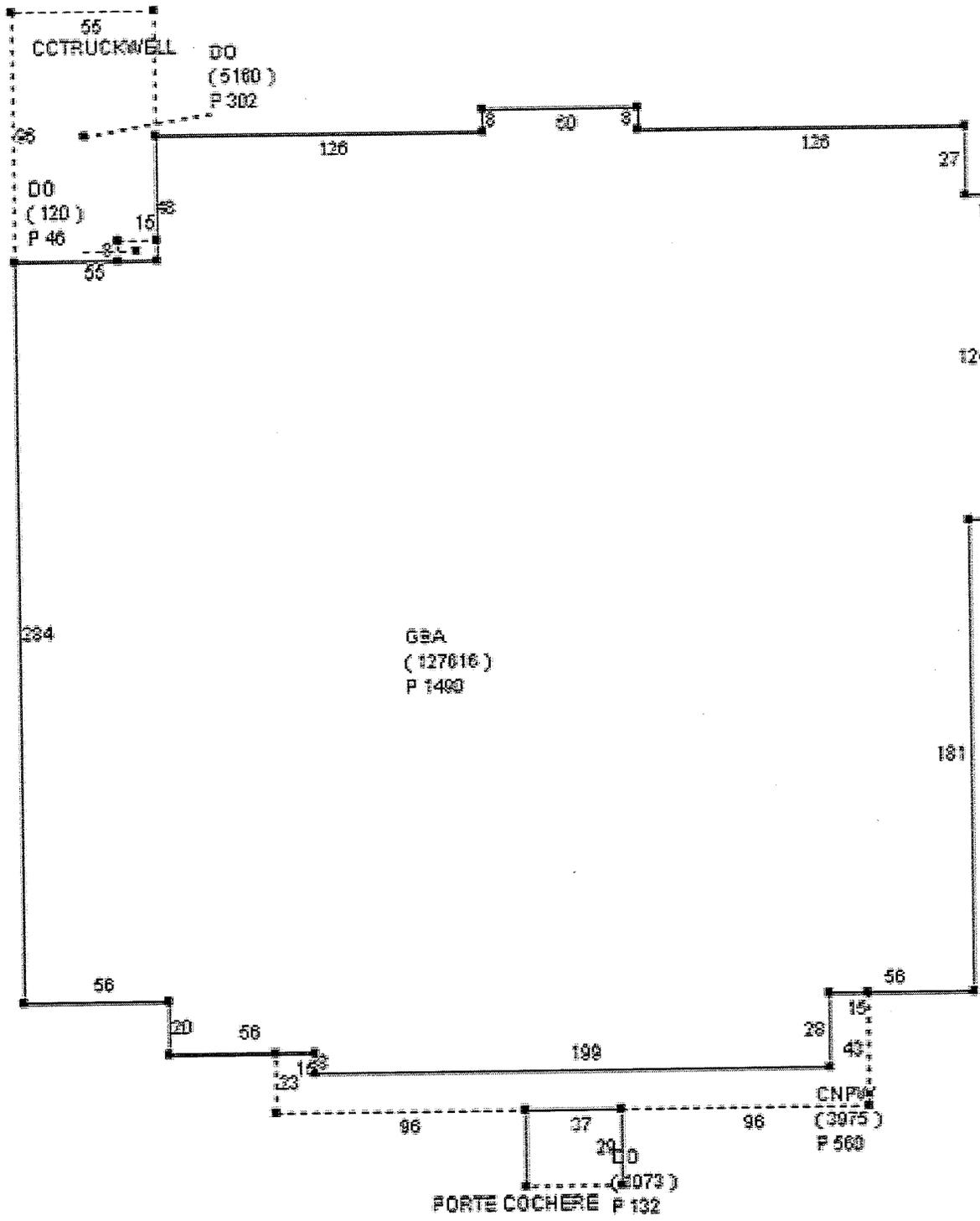
CABELAS  
 Tax District: 1831

printed: 02/08/2018 ACTIVE



4656.17 FCAQ - Verdi Commercial

BUILDING PERMITS							
Date	Permit #	Description	Amount	Status	% Comp	Last Visit/Appr/Results	Notes
07/06/2017	SGN17-08903	SIGN;	14,500	Assgn	0	08/01/17 PJK Assgn	Assigned Based On NVC
03/11/2013	BLD13-03441	REMODEL	46,653	Compl	0	05/10/13 GS Compl	
SALES/TRANSFER INFORMATION							
Grantor	Document	Date	LUC	Verif	Terms	Sales	Notes
CABELAS RETAIL INC,	3883473	05/20/2010	400	3NTT			
#	Bld	Date	User ID	Activity Notes			



Sum Area By Label :  
 GBA = 127616  
 DO = 6353  
 CNPWR = 3975

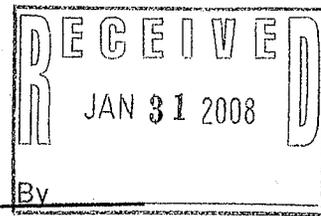
033-870-07  
 CABELA'S  
 LDP07-05475  
 SE  
 12/4/07

GBA  
 (127616)  
 P 1400

CNPWR  
 (3975)  
 P 500

PORTE COCHERE P 132  
 (2073)

CONSTRUCTION COSTS



TYPE OF PROPERTY Retail Outlet/Restaurant

PARCEL NUMBERS: 038-870-067

ID: SE

ADDRESS: Boomtown Road

BUILDING COST ..... 19,649,158

REAL PROPERTY TENANT IMPROVEMENTS: \_\_\_\_\_

YARD IMPROVEMENTS: \_\_\_\_\_

Asphalt Paving ..... \_\_\_\_\_

Concrete Walks & Drives ..... \_\_\_\_\_

Yard Lighting ..... \_\_\_\_\_

Other LAND IMPROVEMENTS ..... 16,383,870

Plans & Engineering ..... \_\_\_\_\_

Profits & Overhead ..... \_\_\_\_\_

Interim Financing ..... \_\_\_\_\_

Site Improvements..... \_\_\_\_\_  
(Finish, Grading, Excavation, Utilities, Etc)  
Miscellaneous ..... \_\_\_\_\_

TOTAL BUILDING COST: ..... 36,033,028

Land Cost: ..... 5,202,183

Land Fill: ..... \_\_\_\_\_

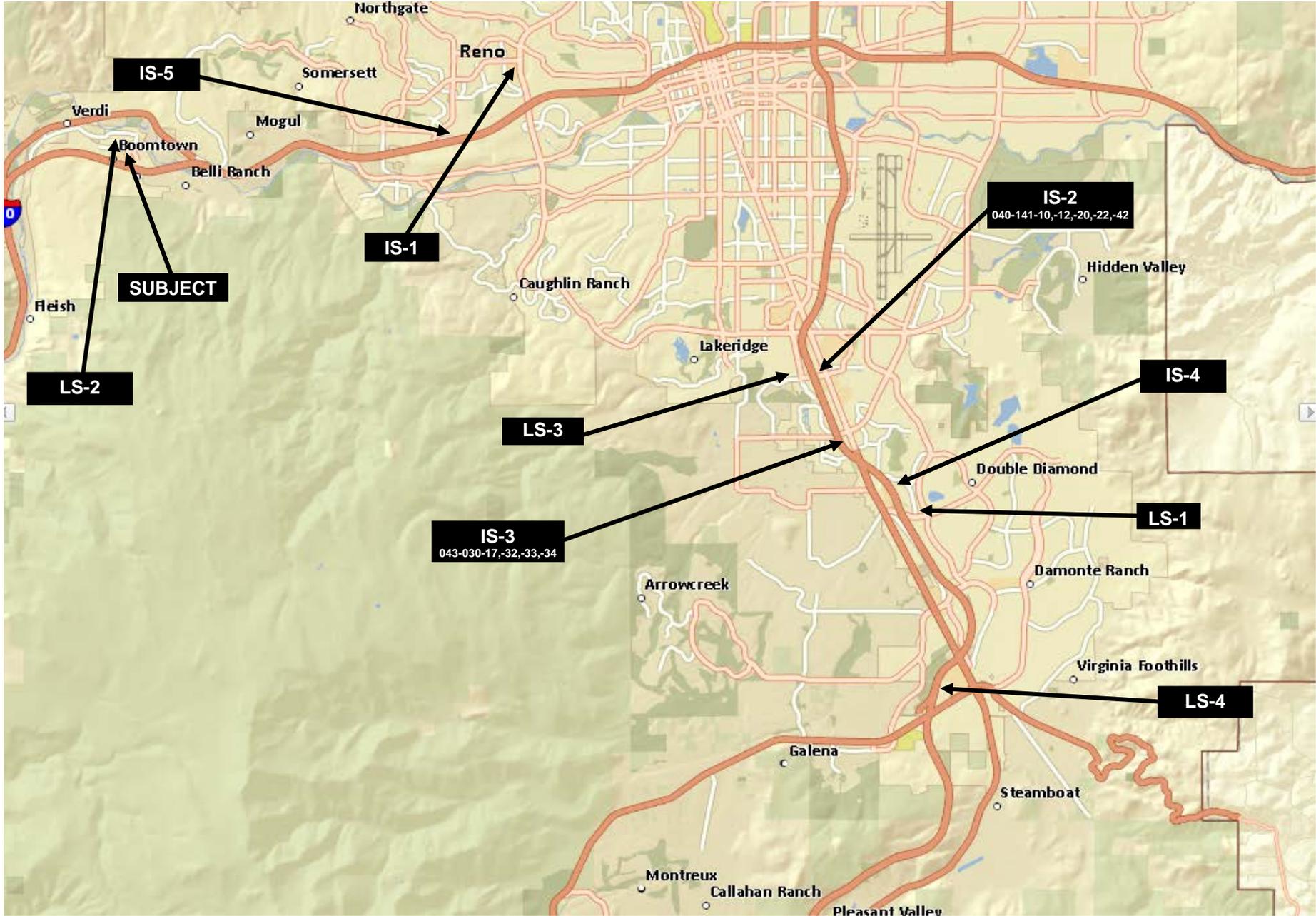
TOTAL LAND COST: ..... 5,202,183

TOTAL PROPERTY COST: ..... 41,235,211

COMMENTS: \_\_\_\_\_

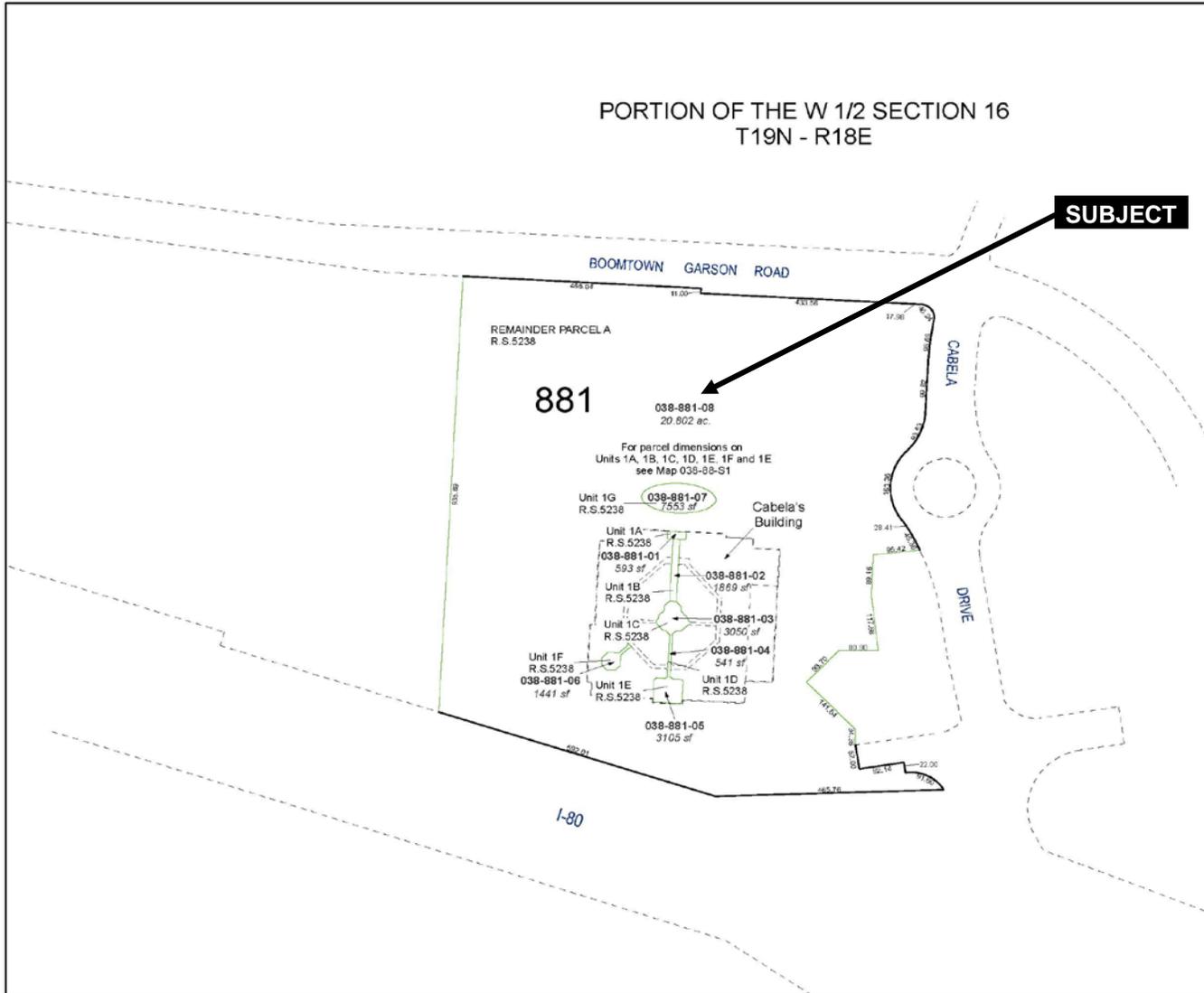
SIGNED: Jeffrey D. Ellwanger PHONE: (308) 255-2125 DATE: 1/25/08

**NEIGHBORHOOD MAP**



PORTION OF THE W 1/2 SECTION 16  
T19N - R18E

**SUBJECT**



Assessor's Map Number  
**038-88**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Joshua C. Wilson, Assessor

1001 East Ninth Street  
Building C  
Reno, Nevada 89512  
(775) 828-2331



1 inch = 200 feet

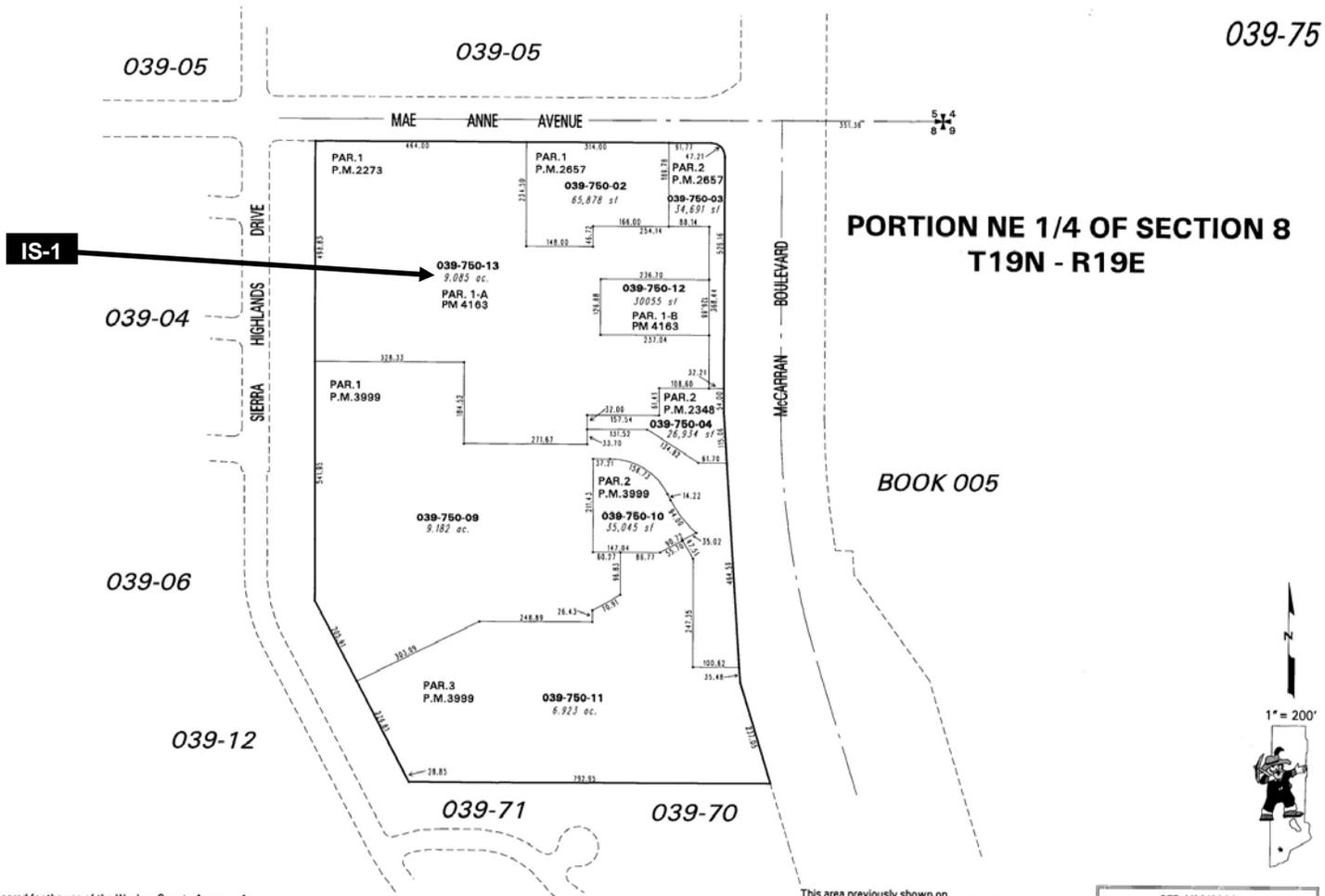


created by: **CFB 06/21/2010**

last updated: \_\_\_\_\_

area previously shown on map(s) \_\_\_\_\_

NOTE: This map was prepared for the use of the 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 related herein.

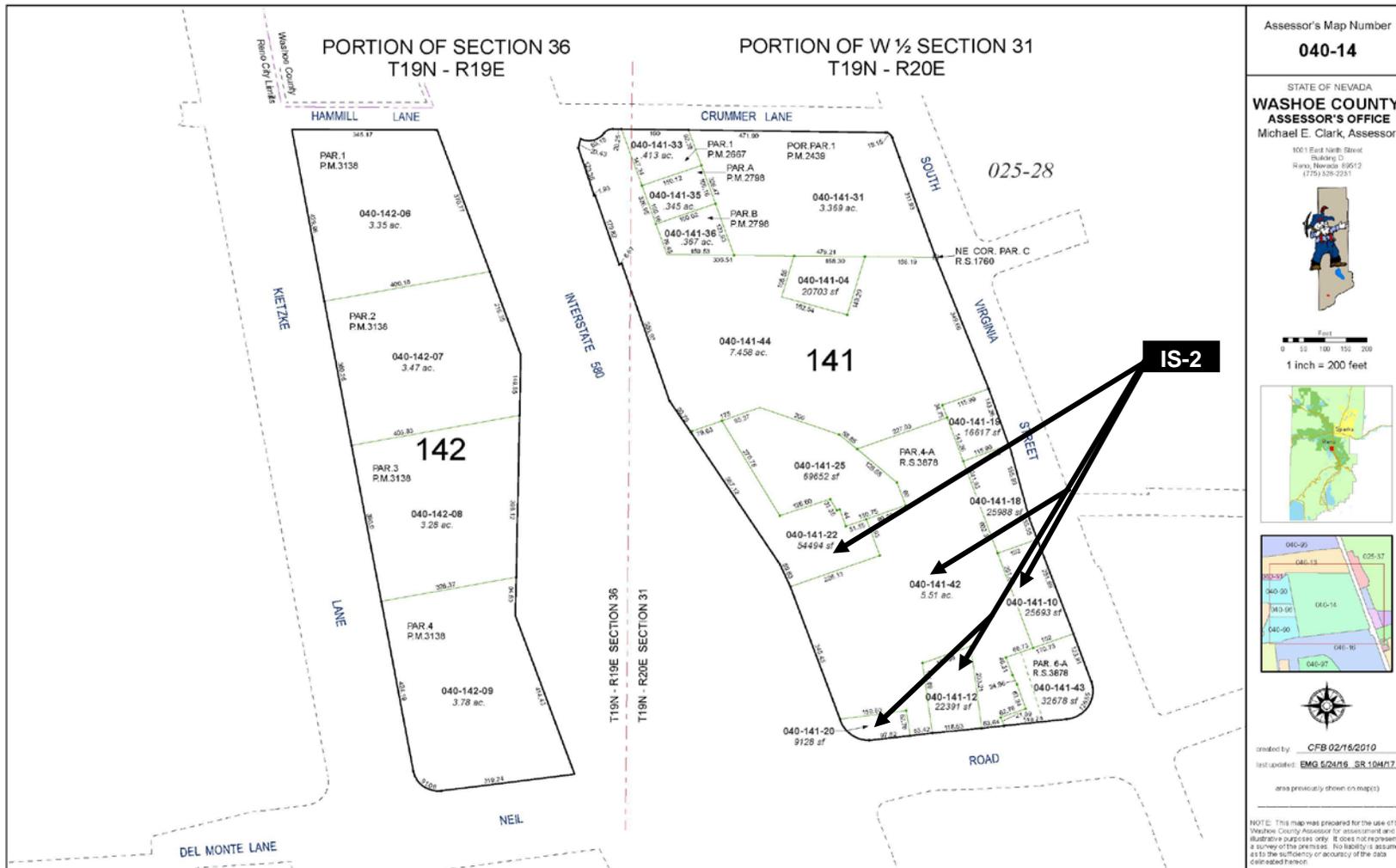


NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated hereon.

Office of Washoe County Assessor, Nevada - Robert W. McGowan

This area previously shown on \_\_\_\_\_  
 NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by CFB 4/30/2003  
 Revised PK 4/24/04



Assessor's Map Number  
**040-14**

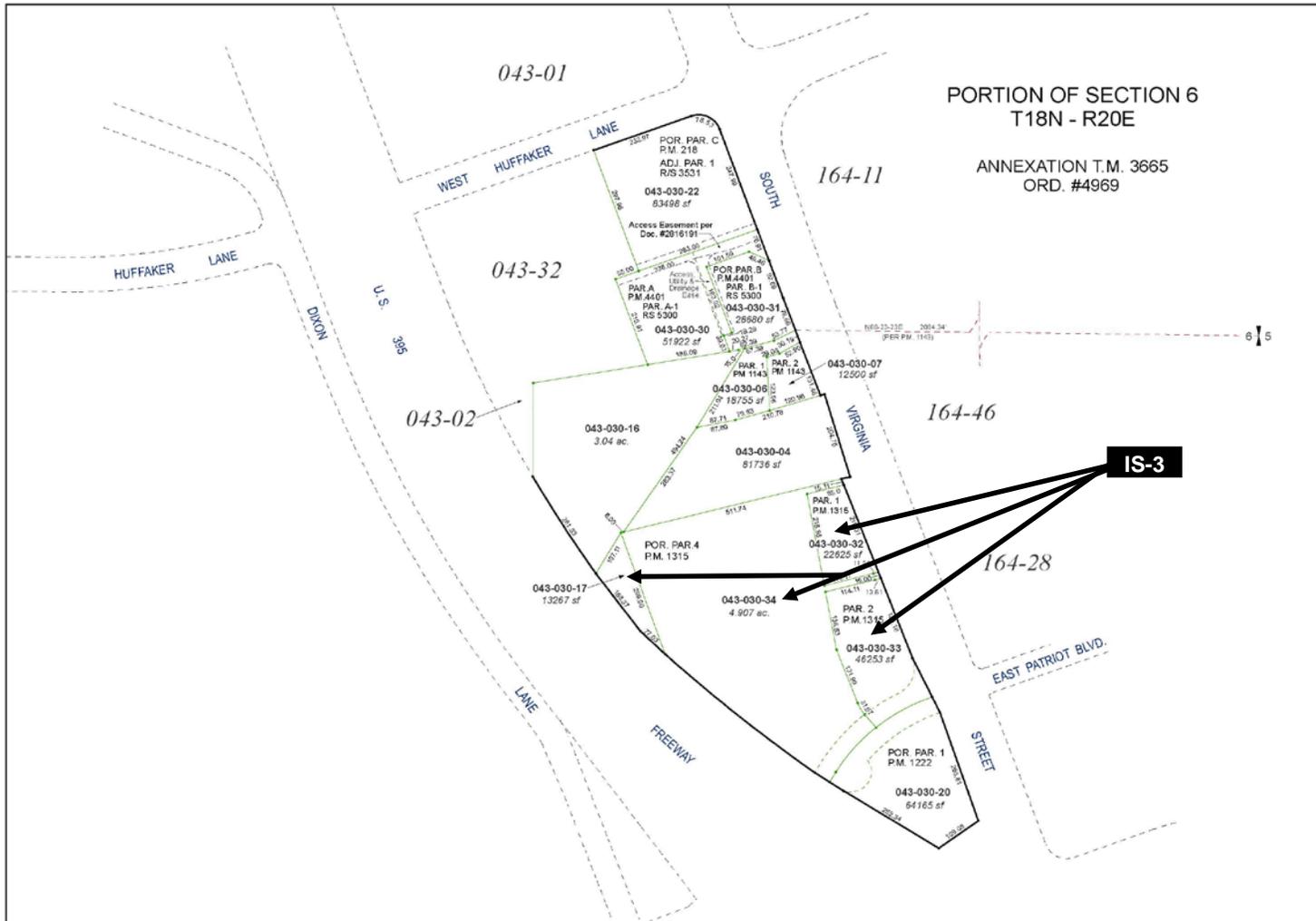
STATE OF NEVADA  
**WASHOE COUNTY  
ASSESSOR'S OFFICE**  
Michael E. Clark, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 326-2251

0 50 100 150 200  
Feet  
1 inch = 200 feet

Created by: CFB 02/18/2010  
Last updated: EMG 5/24/16 SR 104/17  
area previously shown on maps

NOTE: This map was prepared for the use of the 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 obtained herein.



Assessor's Map Number

**043-03**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
 Joshua G. Wilson, Assessor

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



0 50 100 150 200  
 Feet  
 1 inch = 200 feet

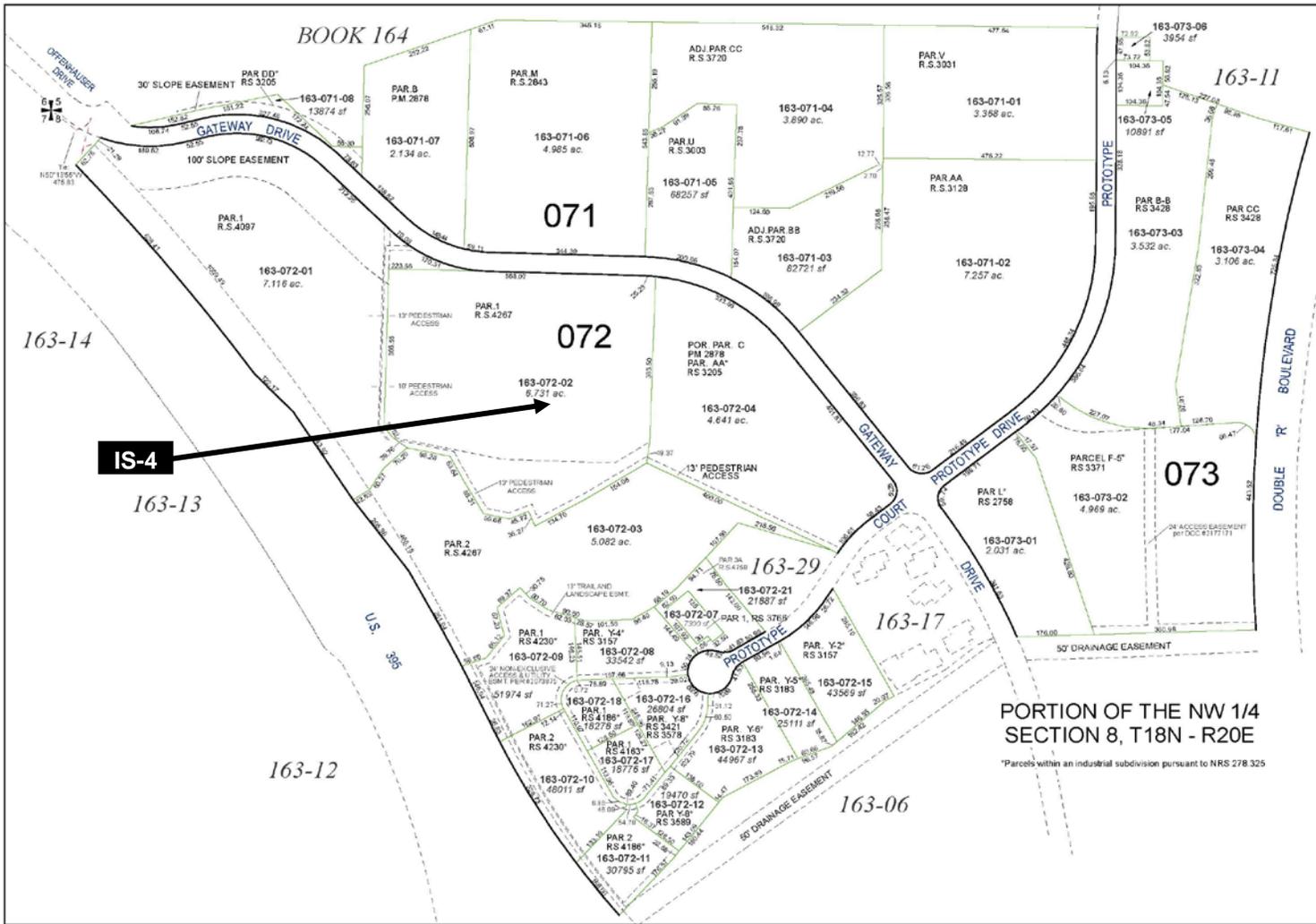


created by: KSB 2/24/2011

last updated: CFB 05/06/2014

area previously shown on maps

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and distribution 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.



Assessor's Map Number  
**163-07**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor

1001 East Hardy Street  
Building D, Room 112  
Reno, Nevada 89512  
(775) 330-2231



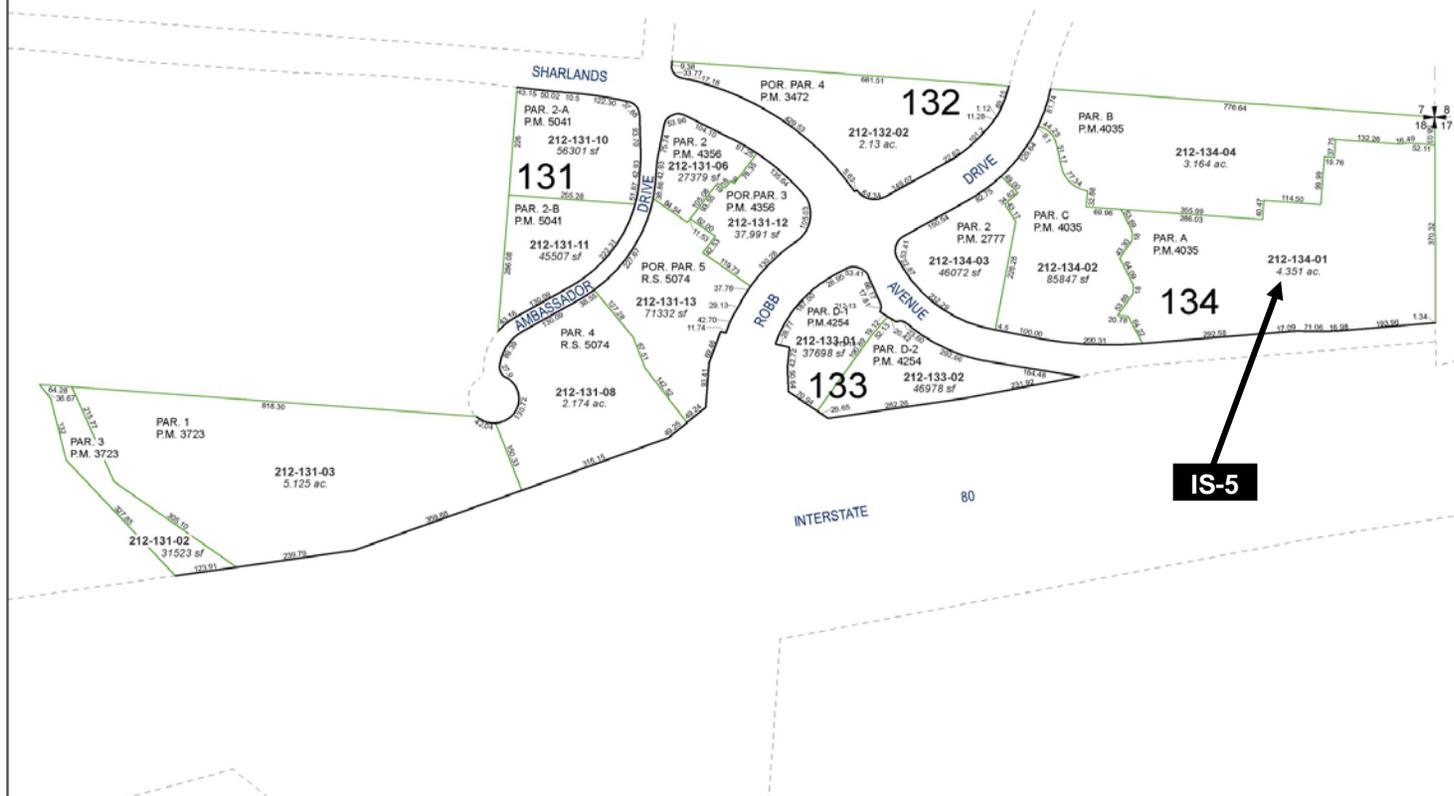
0 50 100 150 200  
Feet  
1 inch = 200 feet



created by: CFB 06/04/2013  
last updated:  
area previously shown on map(s)

NOTE: This map was prepared for the use of the 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 obtained thereon.

A POR. OF THE N 1/2 OF SEC. 18  
T19N - R19E



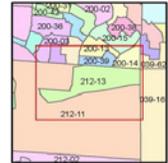
Assessor's Map Number  
**212-13**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor

1001 East 16th Street  
Building C  
Reno, Nevada 89512  
(775) 328-2251

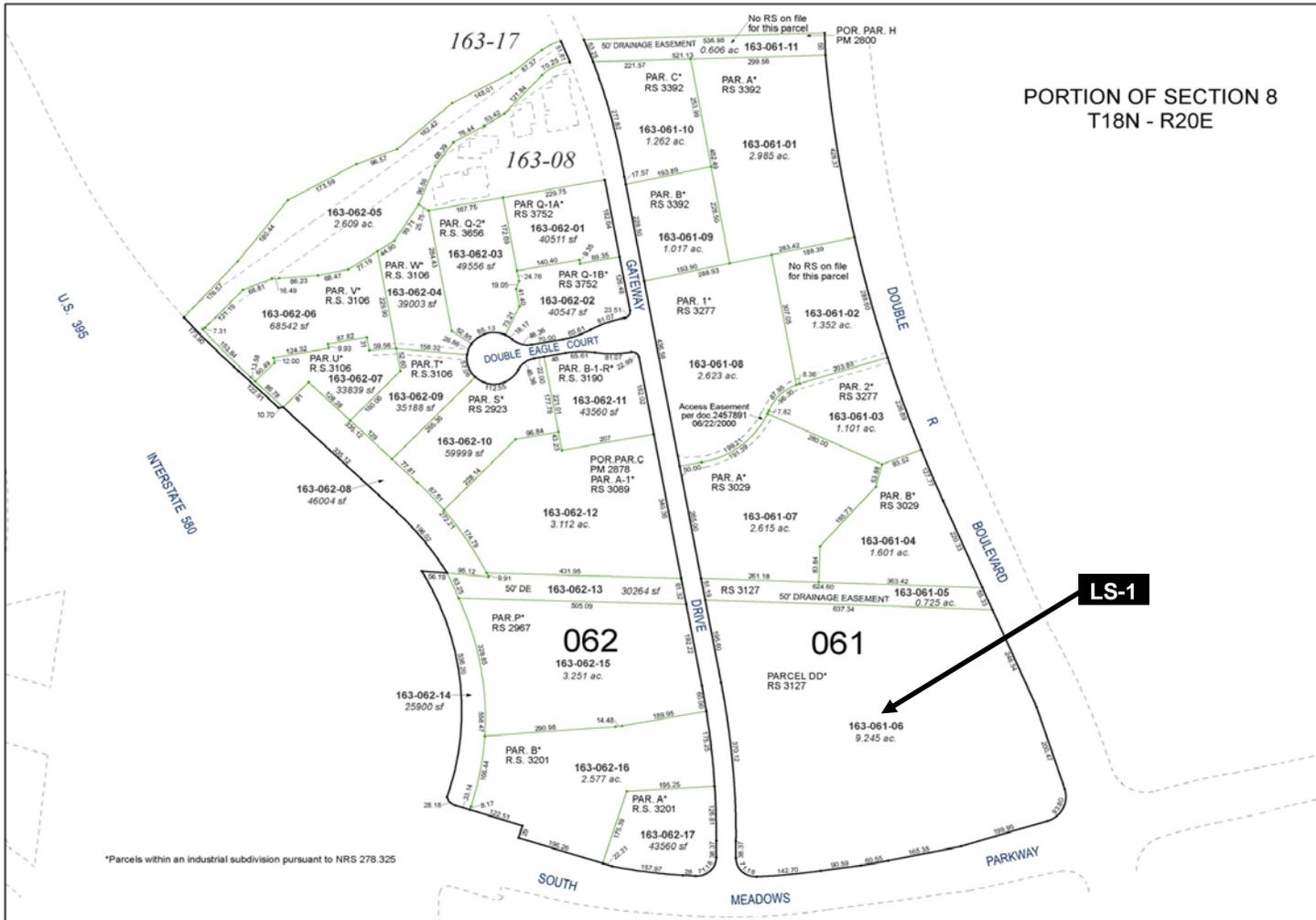


0 50 100 150 200  
Feet  
1 inch = 200 feet



created by: CFB 06/24/2009  
last updated: CFB 10/27/2011  
area previously shown on map(s)  
039-11

NOTE: This map was prepared for the use of the 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.



Assessor's Map Number  
**163-06**

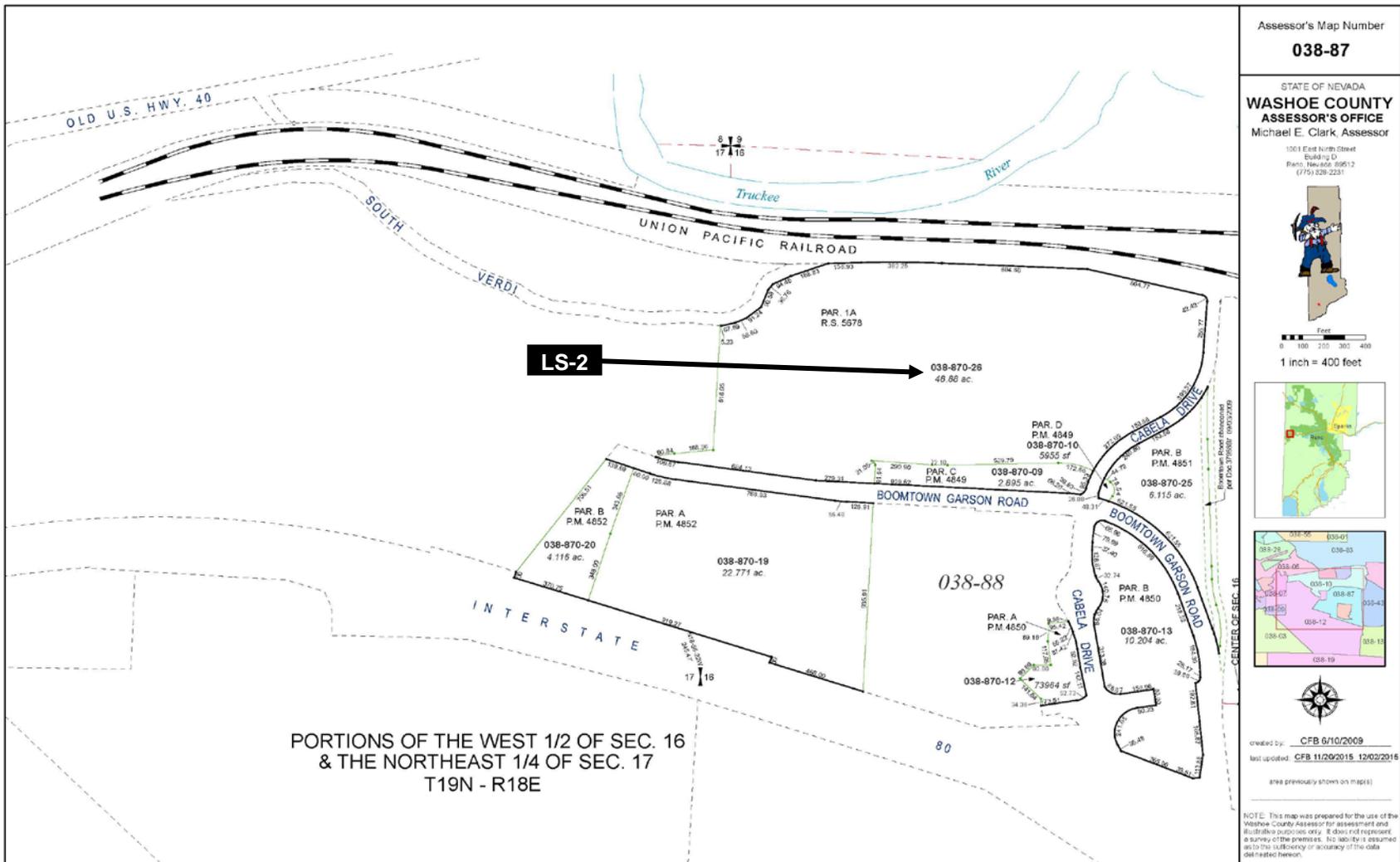
STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Michael E. Clark, Assessor

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

0 50 100 150 200  
Feet  
1 inch = 200 feet

created by: EMG 4/10/2015  
last updated: \_\_\_\_\_  
areas previously shown on map(s)  
160-24, 25, 27

NOTE: This map was prepared for the use of the 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 herein.



PORTIONS OF THE WEST 1/2 OF SEC. 16  
 & THE NORTHEAST 1/4 OF SEC. 17  
 T19N - R18E

Assessor's Map Number  
**038-87**

STATE OF NEVADA  
**WASHOE COUNTY**  
 ASSESSOR'S OFFICE  
 Michael E. Clark, Assessor

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



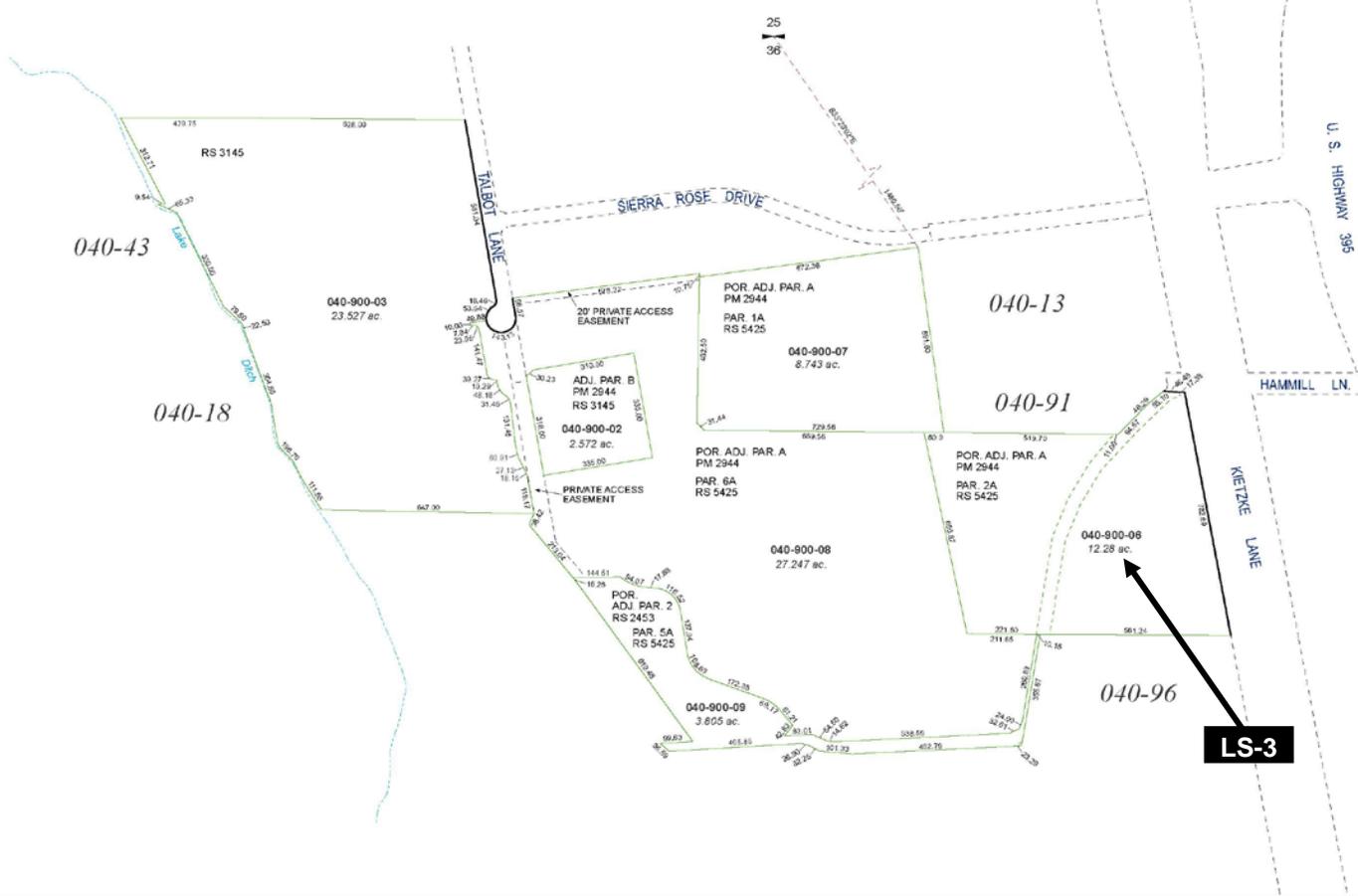
0 100 200 300 400  
 Feet  
 1 inch = 400 feet



created by: CFB 6/10/2009  
 last updated: CFB 11/20/2015 12/02/2016  
 area previously shown on maps

NOTE: This map was prepared for the use of the 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 herein.

POR. OF SECTION 36, T19N - R19E



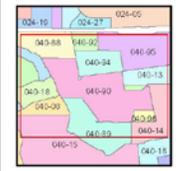
Assessor's Map Number  
**040-90**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor

1001 East Ninth Street  
Building 11  
Reno, Nevada 89512  
(775) 325-2231

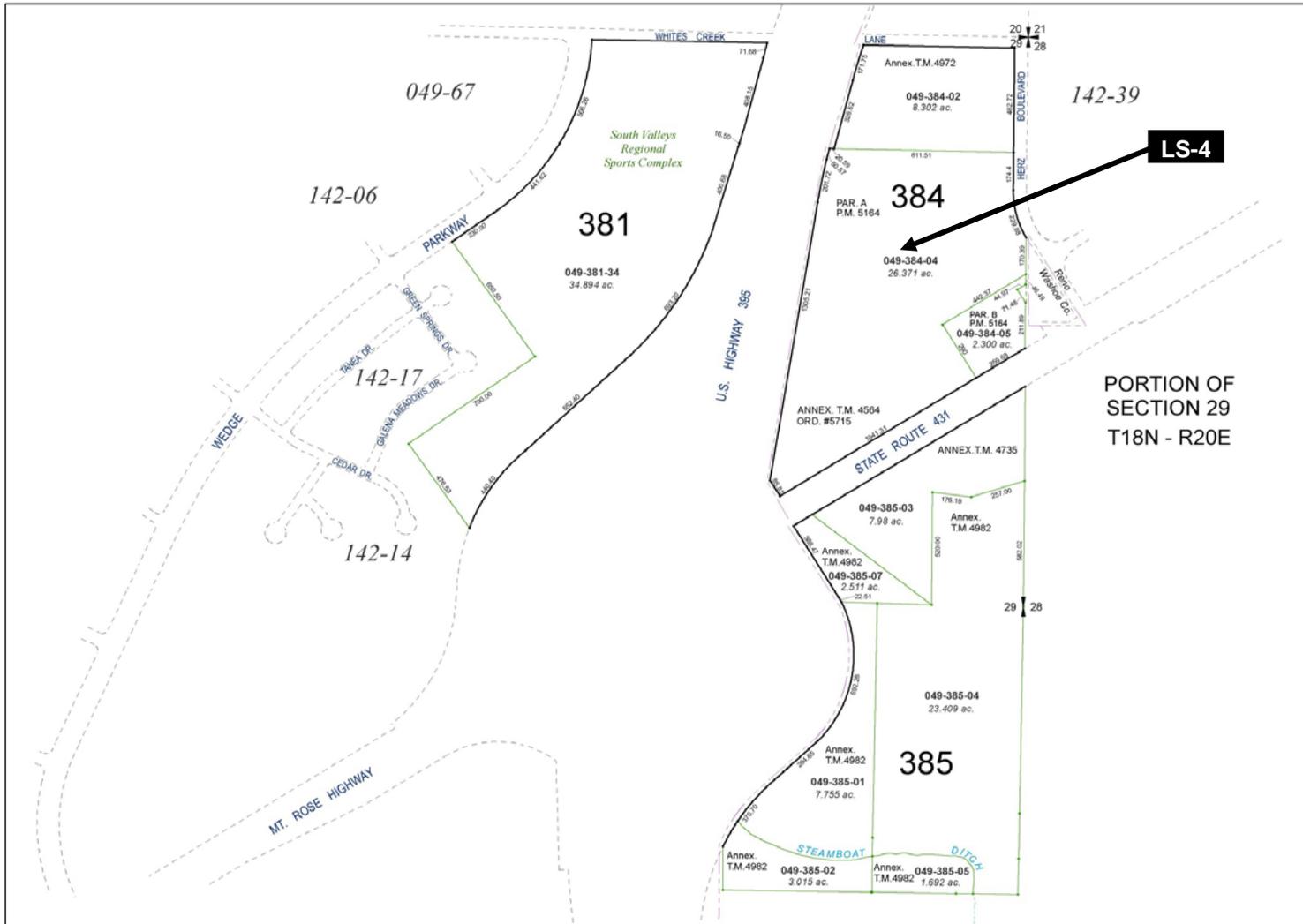


Scale bar: 0 75 150 225 300 Feet  
1 inch = 300 feet



created by: **KSB 6/27/12**  
last updated:  
area previously shown on map(s):  
**040-08**

NOTE: This map was prepared for the use of the 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.



Assessor's Map Number  
**049-38**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Michael E. Clark, Assessor

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

0 100 200 300 400 Feet  
1 inch = 400 feet

created by: CFB 06/28/2010  
last updated: CFB 7/11/11 EMG 5/28/15  
area previously shown on map(s)  
045-17

NOTE: This map was prepared for the use of the 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.