

0037  
Item 12

# ASSESSOR'S EVIDENCE

Assessor Ex # 5 Date 2-19-20  
APN 009-742-02  
Number of Pages 30



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

Hearing # 20-0037  
Hearing Date 02/19/2020  
Tax Year 2020

APN: 009-742-02  
Owner of Record: MAYBERRY GARDENS LLC  
Property Address: 3636 MAYBERRY DR  
Property Type: RETAIL STORE 100%  
CONVERSION 100%  
Gross Building Area: 7,749  
Year Built: 1942 (1971)  
1896 (1951)  
Parcel Size: 3.77 AC

Description / Location: The subject property is the historical Crissie Caughlin Ranch House and a retail store. The total gross building area is 7,749 square feet. It is located on a 3.77 acre parcel on Mayberry Drive near the major cross street of South McCarran Boulevard in Old Southwest Reno. The subject property is currently used as an office and retail store. It was purchased by the current owner on November 13, 2019 for \$2,650,000.

|                        |                    |                    |
|------------------------|--------------------|--------------------|
| 2020/21 Taxable Value: | Land:              | \$1,395,878        |
|                        | Improvements:      | \$468,600          |
|                        | Total:             | <u>\$1,864,478</u> |
|                        | Taxable Value / SF | \$241              |

|                            |                    |             |
|----------------------------|--------------------|-------------|
| Sales Comparison Approach: | Indicated Value    | \$2,650,000 |
|                            | Indicated Value/SF | \$342       |

Conclusions: The total taxable value of \$1,864,478 or \$241 per square foot is well below both the comparable sales and the subject's recent purchase price of \$2,650,000. The income approach to value indicates \$2,495,925 or \$322 per square foot. The total taxable value does not exceed full cash value. Therefore, it is recommended to uphold the current total taxable value.

RECOMMENDATION: Uphold ☒ Reduce ☐





WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

|               |               |                |           |           |            |
|---------------|---------------|----------------|-----------|-----------|------------|
| LAND:         | TAXABLE VALUE | ASSESSED VALUE | TAXABLE   | HEARING:  | 20-0037    |
| IMPROVEMENTS: | \$1,395,878   | \$488,557      | \$/SF GBA | DATE:     | 02/19/2020 |
| TOTAL:        | \$468,600     | \$164,010      | \$240.61  |           |            |
|               | \$1,864,478   | \$652,567      |           | TAX YEAR: | 2020       |

OWNER: MAYBERRY GARDENS LLC

TAXABLE  
\$/SF Land  
\$8.50

| SUBJECT |            |                         |              |                    |                                     |              |                |                    |                                  |                           |                   |                   |            |
|---------|------------|-------------------------|--------------|--------------------|-------------------------------------|--------------|----------------|--------------------|----------------------------------|---------------------------|-------------------|-------------------|------------|
| BLDG#   | APN        | Location<br>(Occupancy) | Use %        | Total GBA<br>(GBA) | Construction Type<br>Exterior Walls | QC           | Finish<br>Area | Age(WAY)<br>Height | Land (SF)<br>%Coverage<br>Zoning | Sale Price<br>Sale Date   | Sale<br>Price/GBA | EGI<br>GIM<br>OER | NOI<br>OAR |
| 1       | 009-742-02 | 3636 Mayberry Drive     | Retail Store | 100%               | 7,749                               | WD/STL Frame | C15            | 1942(1971)<br>8'   | 164,221<br>5%<br>OSHL            | \$2,650,000<br>11/13/2019 | \$342             |                   |            |
| 2       |            |                         | Conversion   | 100%               | 4,487                               | Frame        | R50            | 1896(1951)         |                                  |                           |                   |                   |            |

IMPROVED SALES

|      |            |                                      |                   |       |       |              |     |                  |                       |                           |          |  |                    |
|------|------------|--------------------------------------|-------------------|-------|-------|--------------|-----|------------------|-----------------------|---------------------------|----------|--|--------------------|
| IS-1 | 009-742-02 | 3636 Mayberry Drive                  | Retail Store      | 100%  | 7,749 | WD/STL Frame | C15 | 1942(1971)<br>8' | 164,221<br>5%<br>OSHL | \$2,650,000<br>11/13/2019 | \$341.98 |  |                    |
|      |            |                                      | Conversion        | 100%  | 4,487 |              | R50 | 1896(1951)       |                       |                           |          |  |                    |
| IS-2 | 011-141-25 | 549 Court Street - The Hawkins House | Conversion        | 100%  | 6,240 | Masonry      | R50 | 1913             | 17,774<br>35%<br>SF6  | \$1,775,000<br>06/28/2019 | \$284.46 |  |                    |
|      |            | Basement - Finished                  | 100%              | 4,940 |       |              |     | 1913             |                       |                           |          |  |                    |
|      |            |                                      |                   | 100%  | 1300  |              |     |                  |                       |                           |          |  |                    |
| IS-3 | 011-227-01 | 188 California Avenue                | Retail and Office | 100%  | 6966  | Masonry      | C20 | 1957<br>10'      | 11,844<br>0%<br>MUDR  | \$1,925,000<br>01/03/2019 | \$276.34 |  | \$119,350<br>6.20% |

LAND SALES

| Sale # | APN  | Location               | Sale Date | Sale Price  | Size(sf) | ACRES | \$/sf   | Zoning | Comments   |
|--------|--|------------------------|-----------|-------------|----------|-------|---------|--------|--|
| LS-1   | 006-126-05<br>006-183-48<br>006-183-49               | 0 W 4th Street         | 03/29/19  | \$3,794,820 | 260,489  | 5.98  | \$14.57 | MUDR   | Leveled lots abutting the I-80 freeway and a ditch located on the northeast corner of Keystone Ave & W 5th St. A special use permit is required to build around the ditch. Lots will be developed into mixed-use of commercial and residential units. This sale is superior in size but inferior in location and access to these lots is difficult.  |
| LS-2   | 006-183-44   | 0 W 5th Street         | 03/29/19  | \$1,827,920 | 91,476   | 2.10  | \$19.98 | MUDR   | Partially paved parking lot purchased by the same buyer as LS-1. This corner lot has frontage to the major road of Keystone Avenue but also abuts a ditch similar to LS-1. Minor special assessment paid resulted with adjusted sales price of \$1,830,946. It is superior with the corner frontage but inferior in size and location.   |
| LS-3   | 023-131-68<br>023-131-70<br>023-131-71<br>023-131-72 | 0 W Moana Street       | 08/27/18  | \$1,600,000 | 89,188   | 2.05  | \$17.94 | GFPO   | Leveled vacant lots located on the southeast corner of Plumas St and W Moana Lane in South Reno. Buyer plans to re-zone for mixed-use of commercial and residential units. It is in inferior in size and similar in location as the subject.   |
| LS-4   | 400-130-09   | 0 S McCarran Boulevard | 01/18/18  | \$268,000   | * 17,900 | 0.42  | \$14.97 | MUW4   | Raw land located in the "Monte Vista Village" plaza northeast corner of S McCarran Blvd. and W 4th St. This lot is associated with a "HOA" maintenance fee and has an easement for private road. Thus, the usable area is less than the actual total square footage of 28,900. This sale is inferior in both size and location but is located in close proximity about 0.5 mile away from the subject. |



**COMMENTS:**

The subject property is the historical Crissie Caughlin Ranch House and a retail store. The total gross building area is 7,749 square feet. It is located on a 3.77 acre parcel on Mayberry Drive near the major cross street of South McCarran Boulevard in Old Southwest Reno. It was purchased by the current owner on November 13, 2019 for \$2,650,000.

A recent permit was submitted and approved to convert the historical residential unit to a commercial use without any structural changes. Additionally, a Certificate of Appropriateness #18-00001 has been approved to allow for construction of five new commercial office buildings totaling ~20,000 square feet. Overall, the subject property is currently used as a commercial property. All comparable sales are commercial properties located in similar areas as the subject.

IS-1 is the sale of the subject. The property was listed on September 7, 2018 for \$3,290,000 on the open market. It sold for \$2,650,000 on November 13, 2019. The sales price is well above the current total taxable value of \$1,864,478.

IS-2 is a recent sale of The Hawkins House which is registered with the National Register of Historic Places, Nevada. Similar to the subject, it is a residential unit converted to commercial use. It has the same quality but is slightly inferior in size and situated on a much smaller lot size of only 0.41 acres. Overall, IS-2 is inferior to the subject and sold for \$284 per square foot.

IS-3 is the sale of a retail/office building located on California Avenue and is built in 1957. It is slightly superior in quality but inferior in terms of size and location. Overall, IS-3 is inferior to the subject and sold for \$276 per square foot.

The vacant land sales range from \$14.57 per square foot to \$19.98 per square foot and more than support the current land value at \$8.50 per square foot.

Based on the comparable sales above with most emphasis on the subject's recent sale, the subject's current total taxable value does not exceed the full cash value and it is recommended to uphold the current total taxable value.



**WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMERCIAL / INDUSTRIAL**

|                                    |                      |                      |                       |                   |                         |
|------------------------------------|----------------------|----------------------|-----------------------|-------------------|-------------------------|
|                                    |                      | <b>TAXABLE VALUE</b> | <b>ASSESSED VALUE</b> | <b>TAXABLE</b>    | <b>HEARING: 20-0037</b> |
|                                    | <b>LAND:</b>         | \$1,395,878          | \$488,557             | <b>\$/SF GBA</b>  | <b>DATE: 02/19/20</b>   |
|                                    | <b>IMPROVEMENTS:</b> | \$468,600            | \$164,010             | \$240.61          |                         |
|                                    | <b>TOTAL:</b>        | \$1,864,478          | \$652,567             |                   | <b>TAX YEAR: 2020</b>   |
| <b>APN: 009-742-02</b>             |                      |                      |                       | <b>TAXABLE</b>    |                         |
| <b>OWNER: MAYBERRY GARDENS LLC</b> |                      |                      |                       | <b>\$/SF Land</b> |                         |
|                                    |                      |                      |                       | \$8.50            |                         |

|  |                |              |          |             |               |
|--|----------------|--------------|----------|-------------|---------------|
| Income Approach                        |                |              |          |             |               |
| Potential Gross Income                 | 3,262 sq ft. @ | \$1.60 /mo = | \$5,219  |             |               |
|  | 4,487 sq ft. @ | \$1.30 /mo = | \$5,833  |             |               |
|  |                |              | \$11,052 |             |               |
|  | x 12 months =  |              | 12       |             |               |
|  |                |              |          | \$132,628   |               |
| - Vacancy & Collection loss            |                |              | 10%      | \$13,263    |               |
| = Effective Gross Income               |                |              |          | \$119,365   |               |
| - Operating Expenses                   |                |              | 15%      | \$17,904.73 |               |
| = Net Operating Income                 |                |              |          | \$101,460   |               |
| Divided by Overall Capitalization Rate |                |              | 6.50%    |             |               |
|  |                |              |          | \$1,560,925 |               |
| Excess Land 110,000 sq ft. @           | \$8.50         |              | +        | \$935,000   |               |
|  |                |              | Total    | \$2,495,925 |               |
|  |                |              |          | Rounded     | \$322 /sf GBA |

**Subject Income Information:** The financial data was not provided. It is not certain if the subject property will be owner-occupied and/or leased for either space. Therefore, market data was used on rents, vacancy, expenses and capitalization rates.

**Potential Gross Income:** Since the subject consists of both office and retail, a separate prevailing rate was applied for each use. Applying lease rates of \$1.60 and \$1.30 per square foot to the leasable area result in a PGI of \$132,628. (See page 12 for lease rates analysis.)

**Effective Gross Income:** Under current market conditions, a vacancy and collection loss of 10% was deemed appropriate for the subject. Subtracting a 10% vacancy and collection loss results in a EGI of \$119,365.

**Net Operating Income:** Typically, expense ratio of 5% is applied for retail NNN leases and 25% is applied for office FSG. Therefore, a blended expense ratio of 15% was deemed appropriate for the subject.

**Capitalization Rate Analysis:** Capitalization rates from comparable sales consisting of both office and retail space were considered. Therefore, a conservative rate of 6.5% was applied to the NOI. (See page 13 for capitalization rates analysis.)

**Indicated Value Income Approach:** Applying the capitalization rate of 6.5% indicates a value of \$1,560,925. However, the subject property has usable excess land of approximately 110,000 square feet. This land has a value of \$8.50 per square foot which results in an additional value of \$935,000. A Certificate of Appropriateness #18-00001 has been approved to allow for construction of five new commercial office buildings totaling ~20,000 square feet on the excess land. Taking that into consideration, an estimated excess land value of \$935,000 was added to the income approach to value and results in a total value of \$2,495,925 or \$322 per square foot.

**Comments:** Based on market data and consideration of the excess land with plans for future additional office buildings, the income approach to value indicates a value of \$2,495,925 or \$322 per square foot.



## SUMMARY APPRAISAL RECORD



APN: 009-742-02

2020

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ACTIVE

Roll YR

Code

%Comp

Situs 3636 MAYBERRY DR RENO

Database PROD

NBHD AFFQ

Appr CG

Exemption AV|Exemption

Reopen

Owner MAYBERRY GARDENS LLC

Printed 2/13/2020

Commercial

Reappraisal

3636 MAYBERRY DR RENO, NV 89509

Tax District 1000

Property Name

## Valuation History

## Parcel Value Summary

OBOS

☐ Change☐ No Change

| Yr Roll | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed | Primary Valuation | STANDARD  | NewLand |
|---------|--------------|----------|--------------|----------|---------------|----------------|-------------------|-----------|---------|
| 2020 VN | 1,395,878    |          | 468,600      |          | 1,864,478     | 652,567        | Land Value        | 1,395,878 |         |
| 2020 NR | 1,395,878    |          | 468,600      |          | 1,864,478     | 652,567        | Building Value    | 229,520   |         |
| 2019 FV | 1,231,658    |          | 449,844      |          | 1,681,502     | 588,526        | XFOB Value        | 239,080   |         |
| 2018 FV | 1,067,437    |          | 445,178      |          | 1,512,615     | 529,415        | Obsolescence      | 0         |         |
| 2017 FV | 1,067,437    |          | 445,987      |          | 1,513,424     | 529,698        | Taxable Value     | 1,864,478 |         |
| 2016 FV | 985,326      |          | 455,986      |          | 1,441,312     | 504,459        | Total Exemption   |           |         |
| 2015 FV | 985,326      |          | 449,119      |          | 1,434,445     | 502,056        |                   |           |         |

Parcel Total

New Const

☐ NC☐ C

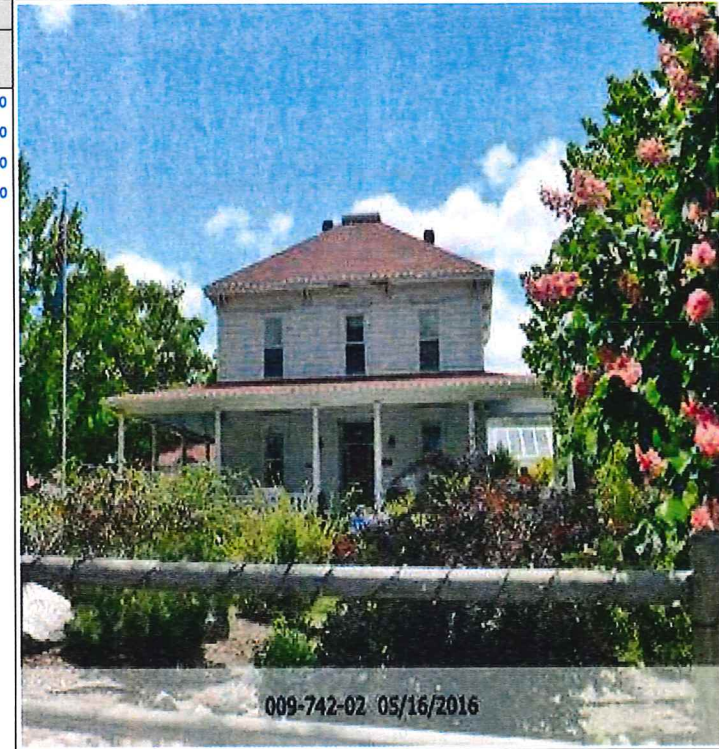
New Land

☐ New Sketch

Remainder

## Building Data

| Type | BLDG | Occ | Description            | Frame  | Yr Built | Way  | % Comp | QC  | RCN     | DRC     | SQFT  | DRC \$/SQFT | Bldg OBSO |
|------|------|-----|------------------------|--------|----------|------|--------|-----|---------|---------|-------|-------------|-----------|
| COMM | 1-1  | 353 | Retail Store           | D      | 1942     | 1971 | 100    | C15 | 371,031 | 98,323  | 4,487 | 21          | 0         |
| COMM | 1-2  | BT7 | BASEMENT UNFINISHED -  | D      | 1942     | 1971 | 100    | C15 | 13,531  | 3,586   |       | 3,586       | 0         |
| MISC | 1-3  | 600 | Miscellaneous          | 0      | 1942     | 1971 | 100    | 20  | 2,041   | 541     |       | 541         | 0         |
| RES  | 2-1  | 001 | Single Family Residenc | 02 SFR | 1896     | 1951 | 100    | 50  | 508,280 | 127,070 | 3,262 | 38          | 0         |



| Land Value |                          |        |         |      |            |       |      |       |      |              |      | Land Data    |         | Property Characteristics |           |
|------------|--------------------------|--------|---------|------|------------|-------|------|-------|------|--------------|------|--------------|---------|--------------------------|-----------|
| Code       | Description              | Zoning | Units   | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note | Land Size-Sf | 164,351 | Water                    | Municipal |
| 400        | General Commercial: reta | OSHL   | 164,221 | SF2  | 8.50       |       |      |       |      | 1,395,878    |      | Acre Size    | 3.773   | Sewer                    | Septic    |
|            |                          |        |         |      |            |       |      |       |      |              |      | DOR Code     | 400     | Street                   | Paved     |
|            |                          |        |         |      |            |       |      |       |      |              |      | Deferment    |         | SPC                      |           |
|            |                          |        |         |      |            |       |      |       |      |              |      | CAGC         |         |                          |           |

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# APPRAISAL RECORD



APN: 009-742-02

2020

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ACTIVE

Roll YR

Code

%Comp

Situs 3636 MAYBERRY DR RENO Database PROD NBHD AFFQ Appr CG Exemption AV|Exemption  
 Owner MAYBERRY GARDENS LLC Printed 2/13/2020 Commercial  
 3636 MAYBERRY 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       |  |   |
| 2020 VN           | 1,395,878    |          | 468,600      |          | 1,864,478     | 652,567        | Land Value           | 1,395,878 |               |  |   |
| 2020 NR           | 1,395,878    |          | 468,600      |          | 1,864,478     | 652,567        | Building Value       | 229,520   | Initials/Date |  |   |
| 2019 FV           | 1,231,658    |          | 449,844      |          | 1,681,502     | 588,526        | XFOB Value           | 239,080   |               |  |   |
| 2018 FV           | 1,067,437    |          | 445,178      |          | 1,512,615     | 529,415        | Obsolescence         | 0         | Parcel Total  |  | <input type="checkbox"/> NC <input type="checkbox"/> C<br><br><input type="checkbox"/> New Sketch |
| 2017 FV           | 1,067,437    |          | 445,987      |          | 1,513,424     | 529,698        | Taxable Value        | 1,864,478 | New Const     |  |   |
| 2016 FV           | 985,326      |          | 455,986      |          | 1,441,312     | 504,459        | Total Exemption      |           | New Land      |  |   |
| 2015 FV           | 985,326      |          | 449,119      |          | 1,434,445     | 502,056        |                      |           | Remainder     |  |   |

## 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        | 353  | Retail Store          | Rate Adj                |  | ST   | 1          | No of Stories                | 100 |      |            |             |   |
| Stry/Frm   | D    | WD/STL FRM - WOOD OR  | Lump Sum                |  | UT   | 1          | Units                        | 100 |      |            |             |   |
| Quality    | C15  | Commercial 1.5 (Fair) |                         |  | WH   | 8          | Avg Wall Height/Floor        | 100 |      |            |             |   |
| Year Built | 1942 |                       | PARCEL LEVEL            |  | EW   | 887        | STUD WALLS - HARDBOARD LAP S | 100 |      |            |             |   |
| WAY        | 1971 |                       | Lump Sum 0              |  | HEAT | 603        | FORCED AIR                   | 100 |      |            |             |   |
| Remodel Yr |      |                       | %Obso 0.0000            |  |      |            |                              |     |      |            |             |   |
| % Comp     | 100  | %DPR 73.5             |                         |  |      |            |                              |     |      |            |             |   |

| 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 |          |        | 7,431 |                |         | 1              | FNI2 | FN IRON-AV  | 30   | 1      | 2,000     | 16.98     | 2010     |           | 100   | 33,960  | 28,866 |                |        |        |
| GBA               | GROSS BUILDING A |          |        | 1,400 | 82.69          | 115,766 | 2              | FPS1 | FP SGL 1-S  | EBLD | 1      | 1         | 4,136.00  | 1942     |           | 100   | 4,136   | 1,034  |                |        |        |
| GBA               | GROSS BUILDING A | 1896     |        | 840   | 82.69          | 69,460  | 3              | FWCO | FW CONCRET  | 30   | 1      | 1,000     | 6.03      | 2010     |           | 100   | 6,030   | 5,126  |                |        |        |
| GBA               | GROSS BUILDING A | 1942     |        | 1,827 | 82.69          | 151,075 | 3              | FWCO | FW CONCRET  | 30   | 1      | 1,000     | 6.03      | 2010     |           | 100   | 6,030   | 5,126  |                |        |        |
| GBA               | GROSS BUILDING A | 1984     |        | 420   | 82.69          | 34,730  | 4              | GAT2 | METAL GATE  | 30   | 1      | 120       | 36.35     | 2010     |           | 100   | 4,362   | 3,708  |                |        |        |
|                   |                  |          |        |       |                |         | 5              | HBNM | MTL HRS BA  | 30   | 1      | 588       | 21.29     | 2010     |           | 100   | 12,519  | 10,641 |                |        |        |
|                   |                  |          |        |       |                |         | 6              | LC2  | LATTICE 2   | 30   | 1      | 7,100     | 14.26     | 2010     |           | 100   | 101,246 | 86,059 |                |        |        |
|                   |                  |          |        |       |                |         | 7              | WPRS | WELL/PR/SE  | 30   | 1      | 1         | 11,088.00 | 1942     |           | 100   | 11,088  | 2,772  |                |        |        |
|                   |                  |          |        |       |                |         | 8              | YIMP | YARD IMPS   | 30   | 1      | 20        | 1,664.00  | 2010     |           | 100   | 33,280  | 28,288 |                |        |        |
|                   |                  |          |        |       |                |         | 11             | GARD | GAR DETACH  | 30   | 1      | 1,320     | 29.47     | 2010     |           | 100   | 38,900  | 33,065 |                |        |        |
| Gross Living Area |                  |          |        | 4,487 | Perimeter      | 535     | Sub Area RCN   |      | 371.031     | 12   | SHD3   | SHED WOOD | 30        | 1        | 1,800     | 24.20 | 2010    |        | 100            | 43,560 | 37,026 |

|   |  |               |                      |                           |
|---|--|---------------|----------------------|---------------------------|
| Gross Living Area 4,487                   |  | Perimeter 535 | Sub Area RCN 371,031 |                           |
| Building Notes                            |  |               |                      | Building Cost Summary     |
|   |  |               |                      | Building RCN 371,031      |
|   |  |               |                      | Depreciation 272,708      |
| CHANGED BT1 TO BT7 TO GET IT TO CALCULATE |  |               |                      | Building DRC 98,323       |
|   |  |               |                      | Extra Feature DRC 236,585 |
|   |  |               |                      | Building Obso             |
| Building Name                             |  |               |                      | Total DRC 334,908         |
|   |  |               |                      | 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     |
| 400                       | General Commercial: reta | OSHL   | 164,221 | SF2  | 8.50       |       |      |       |      | 1,395,878    |      | 164,351                  | Municipal |
|                           |                          |        |         |      |            |       |      |       |      |              |      | Acre Size                | Sewer     |
|                           |                          |        |         |      |            |       |      |       |      |              |      | DOR Code                 | Septic    |
|                           |                          |        |         |      |            |       |      |       |      |              |      | Deferment                | Street    |
|                           |                          |        |         |      |            |       |      |       |      |              |      | CAGC                     | Paved     |
|                           |                          |        |         |      |            |       |      |       |      |              |      |                          | SPC       |

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APN: **009-742-02**

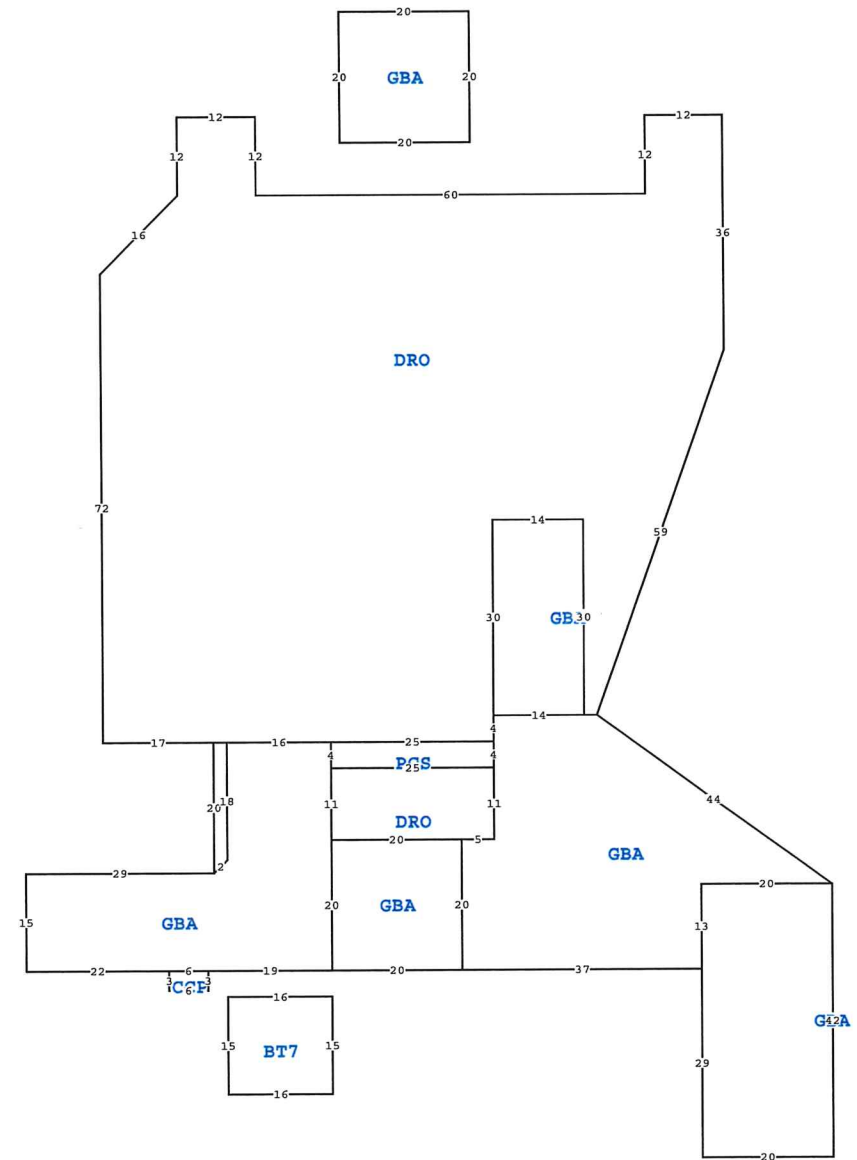
|                     |                                 |
|---------------------|---------------------------------|
| Owner               | MAYBERRY GARDENS LLC            |
| Keyline Description | FR SE4 SW4 SEC 16 TWP 19 RGE 19 |

Appr CG



| Activity Information       |             |   |        |           |        |  |
|----------------------------|-------------|---|--------|-----------|--------|--|
| Date                       | User ID     | Activity Notes  |        |           |        |  |
| 8/28/2019                  | CG          | Re-appraisal Review<br>Permit Review<br>Aerial Review |        |           |        |  |
| 5/29/2019                  | CG          |   |        |           |        |  |
| 11/29/2013                 | KJ          |   |        |           |        |  |
| Sales/Transfer Information |             |   |        |           |        |  |
| Grantor                    | Doc #       | Date  | LUC    | Price     | Verif  |  |
| BATH-BISHOP LAND LLC       | 4972461     | 11/13/2019  | 400    | 2,650,000 | 4BV    |  |
| BATH-BISHOP LAND LLC,      | MEMO        | 6/22/2010   | 400    | 0         | 3NTT   |  |
| BATH-BISHOP LAND LLC,      | 3851228     | 2/19/2010   | 180    | 0         | 3NTT   |  |
| WESTERN PROPERTIES LLC,    | 3684652     | 9/4/2008  | 310    | 2,650,000 | 1SVR   |  |
| SCHARBACH, RICHARD E & C   | 2915688     | 9/3/2003  | 310    | 1,780,000 | 1G     |  |
| Permit Information         |             |   |        |           |        |  |
| Date                       | Permit      | Description   | Amount | Status    | % Comp |  |
| 10/21/2019                 | BLD20-02545 | CHANGE OF USE. CHANGE OF U                            |        | A         |        |  |
| 12/13/2018                 | BLD19-05275 | RE-ROOF; TEAR OFF EXISTING                            |        | C         | 100%   |  |
| 9/28/2009                  | BLD09-04062 | GREENHOUSE  |        | C         | 100%   |  |
| 9/16/2009                  | BLD10-00788 | BARN  |        | C         | 100%   |  |
| 5/5/2009                   | BLD09-04065 | BARN  |        | C         | 100%   |  |

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# APPRAISAL RECORD



APN: 009-742-02

2020

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ACTIVE

Roll YR

Code

%Comp

Situs 3636 MAYBERRY DR RENO Database PROD NBHD AFFQ Appr CG Exemption AV|Exemption  
Owner MAYBERRY GARDENS LLC Printed 2/13/2020 Commercial  
3636 MAYBERRY 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 |  |  |
| 2020 VN           | 1,395,878    |          | 468,600      |          | 1,864,478     | 652,567        | Land Value           | 1,395,878 |         |  |  |
| 2020 NR           | 1,395,878    |          | 468,600      |          | 1,864,478     | 652,567        | Building Value       | 229,520   |         |  |  |
| 2019 FV           | 1,231,658    |          | 449,844      |          | 1,681,502     | 588,526        | XFOB Value           | 239,080   |         |  |  |
| 2018 FV           | 1,067,437    |          | 445,178      |          | 1,512,615     | 529,415        | Obsolescence         | 0         |         |  |  |
| 2017 FV           | 1,067,437    |          | 445,987      |          | 1,513,424     | 529,698        | Taxable Value        | 1,864,478 |         |  |  |
| 2016 FV           | 985,326      |          | 455,986      |          | 1,441,312     | 504,459        | Total Exemption      |           |         |  |  |
| 2015 FV           | 985,326      |          | 449,119      |          | 1,434,445     | 502,056        |                      |           |         |  |  |

| Building Data |      |                       |                         |        |      |            |                       |     |      |            |             |   |
|---------------|------|-----------------------|-------------------------|--------|------|------------|-----------------------|-----|------|------------|-------------|---|
| 1-2           | Code | Description           | Adjustments & Modifiers |        | Name | Code/Units | Description           | %   | Name | Code/Units | Description | % |
| Type          | COMM | Commercial/Industrial | BUILDING LEVEL          |        | BL   | 1          | Basement Levels       | 100 |      |            |             |   |
| Occ           | BT7  | BASEMENT UNFINISHED   | Rate Adj                |        | WH   | 8          | Avg Wall Height/Floor | 100 |      |            |             |   |
| Stry/Frm      | D    | WD/STL FRM ~ WOOD OR  | Lump Sum                |        |      |            |                       |     |      |            |             |   |
| Quality       | C15  | Commercial 1.5 (Fair) |                         |        |      |            |                       |     |      |            |             |   |
| Year Built    | 1942 |                       | PARCEL LEVEL            |        |      |            |                       |     |      |            |             |   |
| WAY           | 1971 |                       | Lump Sum                | 0      |      |            |                       |     |      |            |             |   |
| Remodel Yr    |      |                       | %Obso                   | 0.0000 |      |            |                       |     |      |            |             |   |
| % Comp        | 100  | %DPR 73.5             |                         |        |      |            |                       |     |      |            |             |   |

| 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 |
| BT7                             | BASEMENT UNFINIS |           |        | 240                   | 56.38          | 13,531 |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
| Gross Living Area               |                  | Perimeter |        |                       | Sub Area RCN   |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
| Building Notes                  |                  |           |        | Building Cost Summary |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
| WD STOVE                        |                  |           |        | Building RCN          |                | 13,531 |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
| WD STOVE                        |                  |           |        | Depreciation          |                | 9,945  |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
| 009-740-02 / CARD 2 3636        |                  |           |        | Building DRC          |                | 3,586  |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
| MAYBERRY DR                     |                  |           |        | Extra Feature DRC     |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
| 3 BEDROOMS 3 BATH / 1 HALF BATH |                  |           |        | Building Obso         |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
| 17 FIXTURES                     |                  |           |        | Building Obso         |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
| COMP SHINGLE SIDING RAISED      |                  |           |        | Building Obso         |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
| FOUNDATION                      |                  |           |        | Building Obso         |                |        |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
| Building Name                   |                  |           |        | Total DRC             |                | 3,586  |                |      |             |    |        |       |         |          |           |       |     |     |                |       |
|                                 |                  |           |        | 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 |
|                           |             |        |       |      |            |       |      |       |      |              |      | Acre Size    | 3.773 | Sewer                    | Septic    |
|                           |             |        |       |      |            |       |      |       |      |              |      | DOR Code     | 400   | Street                   | Paved     |
|                           |             |        |       |      |            |       |      |       |      |              |      | Deferment    |       | SPC                      |           |
|                           |             |        |       |      |            |       |      |       |      |              |      | CAGC         |       |                          |           |

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# APPRAISAL RECORD



APN: **009-742-02**

**2020**

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**ACTIVE**

Roll YR

Code

%Comp

Situs **3636 MAYBERRY DR RENO** Database **PROD** NBHD **APFQ** Appr **CG** Exemption AV|Exemption  
 Owner **MAYBERRY GARDENS LLC** Printed **2/13/2020** Commercial  
**3636 MAYBERRY 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       |  |   |
| 2020 VN           | 1,395,878    |          | 468,600      |          | 1,864,478     | 652,567        | Land Value           | 1,395,878 |               |  |   |
| 2020 NR           | 1,395,878    |          | 468,600      |          | 1,864,478     | 652,567        | Building Value       | 229,520   | Initials/Date |  |   |
| 2019 FV           | 1,231,658    |          | 449,844      |          | 1,681,502     | 588,526        | XFOB Value           | 239,080   |               |  |   |
| 2018 FV           | 1,067,437    |          | 445,178      |          | 1,512,615     | 529,415        | Obsolescence         | 0         | Parcel Total  |  | <input type="checkbox"/> NC <input type="checkbox"/> C<br><br><input type="checkbox"/> New Sketch |
| 2017 FV           | 1,067,437    |          | 445,987      |          | 1,513,424     | 529,698        | Taxable Value        | 1,864,478 | New Const     |  |   |
| 2016 FV           | 985,326      |          | 455,986      |          | 1,441,312     | 504,459        | Total Exemption      |           | New Land      |  |   |
| 2015 FV           | 985,326      |          | 449,119      |          | 1,434,445     | 502,056        |                      |           | Remainder     |  |   |

## 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          | Lump Sum                |  |      |            |             |   |      |            |             |   |
| Quality    | 20   | Fair          |                         |  |      |            |             |   |      |            |             |   |
| Year Built | 1942 |               | PARCEL LEVEL            |  |      |            |             |   |      |            |             |   |
| WAY        | 1971 |               | Lump Sum 0              |  |      |            |             |   |      |            |             |   |
| Remodel Yr |      |               | %Obso 0.0000            |  |      |            |             |   |      |            |             |   |
| % Comp     | 100  | %DPR 73.5     |                         |  |      |            |             |   |      |            |             |   |

## 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 |
|------|------------------|----------|--------|-------|----------------|-------|---|------|-------------|----|--------|-------|---------|----------|-----------|-------|-----|-----|----------------|-------|
| CCP  | COVERED CONCRETE |          |        | 56    | 22.50          | 1,260 |   |      |             |    |        |       |         |          |           |       |     |     |                |       |
| PCS  | PORCH CONCRETE S |          |        | 100   | 7.81           | 781   |   |      |             |    |        |       |         |          |           |       |     |     |                |       |

Gross Living Area Perimeter Sub Area RCN **2,041**

## Building Notes Building Cost Summary

|  |                   |                |
|--|-------------------|----------------|
| CHANGED BT1 TO BT7 TO GET IT TO CALCULATE (BT1 IS A RESIDENTIAL BASEMENT CODE) | Building RCN      | 2,041          |
|  | Depreciation      | 1,500          |
|  | Building DRC      | 541            |
|  | Extra Feature DRC |                |
|  | Building Obso     |                |
| Building Name  |                   | Total DRC 541  |
|  |                   | 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 |
|------|-------------|--------|-------|------|------------|-------|------|-------|------|--------------|------|--------------|--------|-----------|
|      |             |        |       |      |            |       |      |       |      |              |      | 164,351      |        |           |
|      |             |        |       |      |            |       |      |       |      |              |      | 3.773        | Sewer  | Septic    |
|      |             |        |       |      |            |       |      |       |      |              |      | 400          | Street | Paved     |
|      |             |        |       |      |            |       |      |       |      |              |      |              | SPC    |           |
|      |             |        |       |      |            |       |      |       |      |              |      | CAGC         |        |           |



# APPRAISAL RECORD



APN: 009-742-02

2020

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ACTIVE

Roll YR

Code

%Comp

|                                 |  |                   |  |                   |  |               |  |                        |  |             |  |  |  |  |  |  |  |
|---------------------------------|--|-------------------|--|-------------------|--|---------------|--|------------------------|--|-------------|--|--|--|--|--|--|--|
| Situs 3636 MAYBERRY DR RENO     |  | Database PROD     |  | NBHD AFFQ         |  | Appr CG       |  | Exemption AV Exemption |  | Reopen      |  |  |  |  |  |  |  |
| Owner MAYBERRY GARDENS LLC      |  | Printed 2/13/2020 |  | Commercial        |  |               |  |                        |  | Reappraisal |  |  |  |  |  |  |  |
| 3636 MAYBERRY DR RENO, NV 89509 |  |                   |  | 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  |      |  |  |
| 2020 VN           | 1,395,878    |          | 468,600      |          | 1,864,478     | 652,567        | Land Value           | 1,395,878 |      | NewLand  |  |
| 2020 NR           | 1,395,878    |          | 468,600      |          | 1,864,478     | 652,567        | Building Value       | 229,520   |      | Initials/Date  |  |
| 2019 FV           | 1,231,658    |          | 449,844      |          | 1,681,502     | 588,526        | XFOB Value           | 239,080   |      |  |  |
| 2018 FV           | 1,067,437    |          | 445,178      |          | 1,512,615     | 529,415        | Obsolescence         | 0         |      | Parcel Total   |  |
| 2017 FV           | 1,067,437    |          | 445,987      |          | 1,513,424     | 529,698        | Taxable Value        | 1,864,478 |      | New Const  | <input type="checkbox"/> NC <input type="checkbox"/> C |
| 2016 FV           | 985,326      |          | 455,986      |          | 1,441,312     | 504,459        | Total Exemption      |           |      | New Land   | <input type="checkbox"/> New Sketch                    |
| 2015 FV           | 985,326      |          | 449,119      |          | 1,434,445     | 502,056        |                      |           |      | Remainder  |  |

| Building Data |        |                      |                         |      |            |                          |     |      |            |                     |     |  |
|---------------|--------|----------------------|-------------------------|------|------------|--------------------------|-----|------|------------|---------------------|-----|--|
| 2-1           | Code   | Description          | Adjustments & Modifiers | Name | Code/Units | Description              | %   | Name | Code/Units | Description         | %   |  |
| Type          | RES    | Residential          | BUILDING LEVEL          | BAPL | 1          | Base Appliance           | 100 | SBFL | 2          | WOOD                | 100 |  |
| Occ           | 001    | Single Family Reside | Rate Adj                | BED  | 3          | Bedrooms                 | 100 | EW   | 5          | SIDING ON FRAME     | 100 |  |
| Stry/Frm      | 02 SFR | 2 Story              | Lump Sum                | BFLR | 1          | Base Flooring            | 100 | ROOF | 2          | COMPOSITION SHINGLE | 100 |  |
| Quality       | 50     | Very Good            |                         | BTHF | 3          | Bath - Full              | 100 | HEAT | 1          | FORCED AIR          | 100 |  |
| Year Built    | 1896   |                      | PARCEL LEVEL            | BTHH | 1          | Bath - Half              | 100 |      |            |                     |     |  |
| WAY           | 1951   |                      | Lump Sum 0              | FIX  | 17         | Plumbing Fixtures        | 100 |      |            |                     |     |  |
| Remodel Yr    |        |                      | %Obso 0.0000            | FND  | 3          | MODERATE                 | 100 |      |            |                     |     |  |
| % Comp        | 100    | %DPR 75.0            |                         | LV   | 1          | Living Units in Building | 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 |  |  |
| 1FL      | FIRST FLOOR      |          |        | 1,932 | 147.49         | 284,947 | 9  | ATC  | ATTIC       | 30 | 2      | 390   | 12.25          | 1896     |           | 100   | 4,778 | 1,194 |                |       |  |  |
| 2FL      | SECOND FLOOR     |          |        | 1,330 | 147.49         | 196,160 | 10 | SEPT | SEPTIC      | 30 | 2      | 1     | 5,202.00       | 1896     |           | 100   | 5,202 | 1,301 |                |       |  |  |
| DRO      | No Value Drawn f |          |        | 390   |                |         |    |      |             |    |        |       |                |          |           |       |       |       |                |       |  |  |
| PCS      | PORCH CONCRETE S |          |        | 76    | 8.01           | 609     |    |      |             |    |        |       |                |          |           |       |       |       |                |       |  |  |
| PRW      | PORCH ROOF WOOD  |          |        | 776   | 16.85          | 13,076  |    |      |             |    |        |       |                |          |           |       |       |       |                |       |  |  |
| WDW      | WOOD DECK WOOD   |          |        | 976   | 13.82          | 13,488  |    |      |             |    |        |       |                |          |           |       |       |       |                |       |  |  |

|                   |       |           |     |              |         |
|-------------------|-------|-----------|-----|--------------|---------|
| Gross Living Area | 3,262 | Perimeter | 336 | Sub Area RCN | 508,280 |
|-------------------|-------|-----------|-----|--------------|---------|

| Building Notes                        |  | Building Cost Summary |         |
|---------------------------------------|--|-----------------------|---------|
| WD STOVE                              |  | Building RCN          | 508,280 |
| WD STOVE                              |  | Depreciation          | 381,210 |
| 009-742-02 / CARD 2 3636              |  | Building DRC          | 127,070 |
| MAYBERRY DR                           |  | Extra Feature DRC     | 2,495   |
| 3 BEDROOMS 3 BATH / 1 HALF BATH       |  | Building Obso         |         |
| 17 FIXTURES                           |  | Total DRC             | 129,565 |
| COMP SHINGLE SIDING RAISED FOUNDATION |  | 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                |  |
|                           |             |        |       |      |            |       |      |       |      |              |      | Acre Size    | Sewer  | Septic                   |  |
|                           |             |        |       |      |            |       |      |       |      |              |      | DOR Code     | Street | Paved                    |  |
|                           |             |        |       |      |            |       |      |       |      |              |      | Deferment    | SPC    |                          |  |
|                           |             |        |       |      |            |       |      |       |      |              |      | CAGC         |        |                          |  |



# APPRAISAL RECORD

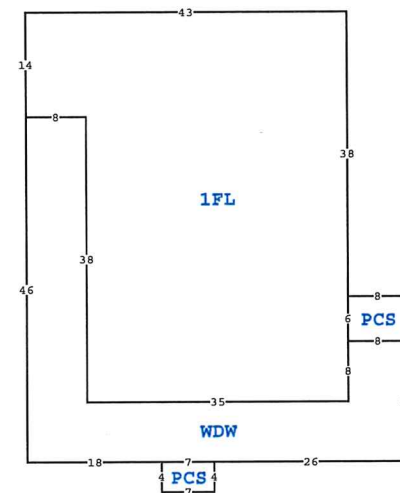
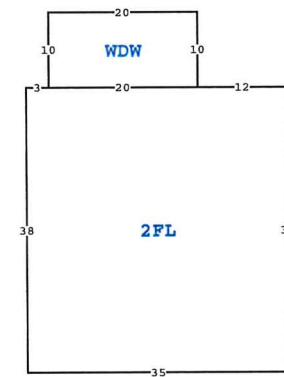
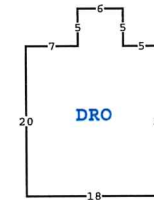
APN: 009-742-02

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Owner MAYBERRY GARDENS LLC  
Keyline Description FR SE4 SW4 SEC 16 TWP 19 RGE 19

NBHD AFFQ Commercial

Appr CG



| Activity Information       |         |                |        |           |        |
|----------------------------|---------|----------------|--------|-----------|--------|
| Date                       | User ID | Activity Notes |        |           |        |
|                            |         |                |        |           |        |
| Sales/Transfer Information |         |                |        |           |        |
| Grantor                    | Doc #   | Date           | LUC    | Price     | Verif  |
| BATH-BISHOP LAND LLC       | 4972461 | 11/13/2019     | 400    | 2,650,000 | 4BV    |
| BATH-BISHOP LAND LLC,      | MEMO    | 6/22/2010      | 400    | 0         | 3NTT   |
| BATH-BISHOP LAND LLC,      | 3851228 | 2/19/2010      | 180    | 0         | 3NTT   |
| WESTERN PROPERTIES LLC,    | 3684652 | 9/4/2008       | 310    | 2,650,000 | 1SVR   |
| SCHARBACH, RICHARD E & C   | 2915688 | 9/3/2003       | 310    | 1,780,000 | 1G     |
| Permit Information         |         |                |        |           |        |
| Date                       | Permit  | Description    | Amount | Status    | % Comp |
|                            |         |                |        |           |        |

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Hearing # 20-0037  
Hearing Date 02/19/2020  
Tax Year 2020

| COMMERCIAL RENTAL/LEASE RATES |            |                           |               |               |     |            |                       |                      |       |             |
|-------------------------------|------------|---------------------------|---------------|---------------|-----|------------|-----------------------|----------------------|-------|-------------|
|                               | APN        | Location                  | Use %         | Leased<br>GBA | QC  | Age (WAY)  | Lease rate/<br>annual | Lease rate/<br>month | Terms | Year Signed |
| <b>Office</b>                 |            |                           |               |               |     |            |                       |                      |       |             |
| LR-1                          | 009-343-01 | 1010 Caughlin Crossing    | Office/Dental | 1,058         | C20 | 1987       | \$21.24               | \$1.77               | MG    | 2019        |
| LR-2                          | 400-130-02 | 9640 S McCarran Boulevard | Office        | 1,840         | C25 | 2006       | \$19.20               | \$1.60               | MG    | 2019        |
| LR-3                          | 006-222-19 | 1155 W 4th Street         | Office/Retail | 2,556         | C25 | 1986       | \$15.00               | \$1.25               | FSG   | 2019        |
| LR-4                          | 013-391-09 | 1301 Cordone Avenue       | Office        | 2,000         | C20 | 1973       | \$17.40               | \$1.45               | FSG   | 2019        |
| LR-5                          | 011-161-08 | 241 Ridge Street          | Office        | 835           | C20 | 1973       | \$24.60               | \$2.05               | FSG   | 2019        |
| <b>Retail</b>                 |            |                           |               |               |     |            |                       |                      |       |             |
| LR-6                          | 024-281-02 | 940 W Moana Lane          | Retail        | 2,000         | C25 | 1988       | \$16.20               | \$1.35               | NNN   | 2019        |
| LR-7                          | 014-231-21 | 1557 S Virginia Street    | Retail        | 3,050         | C10 | 1962(1967) | \$15.24               | \$1.27               | NNN   | 2019        |
| LR-8                          | 019-343-01 | 3450 Lakeside Drive       | Retail        | 1,700         | C15 | 1971       | \$15.00               | \$1.25               | NNN   | 2019        |



Hearing # **20-0037**  
Hearing Date **02/19/2020**  
Tax Year **2020**

| CAPITALIZATION RATE SUMMARY |                             |   |            |          |             |           |              |
|-----------------------------|-----------------------------|---|------------|----------|-------------|-----------|--------------|
| APN                         | Address                     | Description   | Blt Yr     | Size/GBA | Sales Price | Sale Date | OAR          |
| 011-227-01                  | 188 California Avenue       | One building of office and retail space                                   | 1957       | 6,966    | \$1,925,000 | 01/03/19  | <b>6.20%</b> |
| 006-222-19                  | 1155 W 4th Street           | Keystone Square Shopping Center - one building of office and retail space | 1986       | 64,236   | \$5,000,000 | 11/27/19  | <b>6.00%</b> |
| 200-020-12                  | 1524 Ambassador Drive       | Freestanding Retail/Daycare Center  | 1997       | 7,469    | \$1,715,000 | 12/16/19  | <b>6.26%</b> |
| 043-320-07                  | 160 W Huffaker Lane         | Office Building   | 2004       | 5,676    | \$1,700,000 | 12/04/19  | <b>5.66%</b> |
| 014-251-58                  | 85 Continental Drive        | Office/Clinic   | 1998       | 3,286    | \$1,275,000 | 10/16/19  | <b>5.65%</b> |
| 001-272-39                  | 10590 N McCarran Boulevard  | Freestanding Retail Store   | 1999       | 2,656    | \$2,500,000 | 05/07/19  | <b>5.00%</b> |
| 011-215-09<br>011-215-08    | 595 Humboldt Street         | Office Building value with parking lot as one economic unit               | 1943       | 7,995    | \$900,000   | 11/13/18  | <b>7.00%</b> |
| 006-074-37                  | 831 Keystone Avenue         | Office Building   | 1948(1966) | 2,327    | \$775,000   | 04/04/18  | <b>7.75%</b> |
| 163-251-03                  | 9433 Double Diamond Parkway | Office Building   | 2016       | 5,127    | \$1,500,000 | 03/09/18  | <b>6.40%</b> |



# MLS All Fields



**MLS #** 180013542  
**Status** EXPIRED  
**Address** 3636 Mayberry Drive  
**Unit #**  
**City** Reno  
**State** NV  
**Zip** 89509  
**Area** 160Reno-Old Southwest  
**Asking Price** \$3,290,000  
**Class** Residential  
**Type** Site/Stick Built  
**Dwelling Type**



UnBranded Virtual Tour

## Property Information

**Bedrooms #** 4  
**Baths #Full or 3/4** 3  
**# Half Baths** 3  
**# Garage** 6  
**# Carport** 6+  
**Total Parking Cap.** 12  
**Stories** 2 Story  
**Unit Level**  
**Total Living Space** 7749  
**Source of SqFt** Assessor  
**Price per SQFT** 424.57  
**Year Built** 1876  
**Acreage** 3.77  
**Construction** Frame  
**Xstreet/Directions** McCarran & Mayberry

**County** Washoe  
**Parcel #** 00974202  
**Taxes \$** \$19,466.40  
**Assessment \$** 0.00  
**Within City Limits** Yes  
**Zoning Actual** OSHL  
**Source of Zoning** Assessor  
**Horses Okay** Yes  
**Elementary School** Gomm  
**Middle School** Swope  
**High School** Reno  
**IPES**  
**Coverage**

**Common Interest Ownership** No  
**Attached Common Wall** No  
**Water Rights** Yes

The HOA fields have been renamed to CIC and moved to Page 3 of this report

**CC/R Restrictions** No

**Unconverted Manuf. Housing Only**

**Serial #**  
**HUD #**  
**Personal Property Taxes**

## Agent / Showing Information

**Agent** Cristy Silverman - 775-342-8388  
**Agent E-mail** csilverman@kw.com  
**Listing Office 1** Keller Williams Group One Inc.  
**Listing Agent 2**  
**Listing Agent 2 E-mail**  
**Listing Office 2**

Office: 775-823-8787

**Showing Instructions** Call Listing Agent  
**To Show Contact** Cristy Silverman (775) 342-8388  
**Occupied By** Owner  
**Contact Name** Cristy Silverman  
**Contact Phone** (775) 342-8388

## Listing Information

**Comm to BB** 2.50  
**Variable Rate** No  
**Sliding Scale** No  
**Sale/Lease** For Sale  
**Listing Type** Exclusive Right  
**Possession** COE  
**Limited Service Listing** No  
**Special Conditions of Sale** None  
**Fannie Mae First**  
**HUD** No

**CBB \$ or %**

**Original Price** \$3,290,000  
**Days on Market** 205  
**Days On MLS** 203  
**Cumulative DOM** 205  
**Cumulative DOMLS** 203  
**Agent Hit Count**  
**Client Hit Count**

**Listing Date** 9/7/2018  
**Input Date** 9/9/2018 6:27 PM  
**Expiration Date**  
**Update Date** 3/31/2019  
**Status Date** 3/31/2019  
**Price Date** 9/9/2018  
**HotSheet Date** 3/31/2019  
**Off Market Date** 3/31/2019

### Internet Display Options

**Internet Display** Y  
**Internet Plus**  
**Automated Valuation**  
**Commentary/Reviews**





| Features             |   |                          |   |
|----------------------|---|--------------------------|---|
| <b>GARAGE TYPES</b>  | Attached, Detached, Both Att & Det, Tandem, Carport, Garage Door Opener(s), RV Access/Parking, RV Garage                | <b>FLOOR COVERING</b>    | Carpet, Ceramic Tile, Wood  |
| <b>HOA AMENITIES</b> | No Amenities  | <b>FOUNDATION</b>        | Concrete - Crawl Space  |
| <b>ADJOINS</b>       | Greenbelt, Creek/Stream, Street, Undeveloped Acr  | <b>EXTERIOR</b>          | Wood Siding   |
| <b>VIEW</b>          | Yes, Mountain, Park, Valley, Greenbelt, Trees, Meadow   | <b>ROOF</b>              | Pitched, Composition - Shingle  |
| <b>PERSONAL</b>      | None  | <b>HEATING/COOLING</b>   | Propane, Electric, Forced Air, Evap Cooling   |
| <b>PROPERTY INCL</b> |   | <b>WATER HEATER</b>      | Electric  |
| <b>APPLIANCES</b>    | Gas Range - Oven, Refrigerator in Kitchen   | <b>WINDOWS</b>           | Single Pane, Double Pane, Wood Frame, Combo - Varies  |
| <b>INCL PSNL</b>     |   | <b>FIREPLACE</b>         | Yes, One, Fireplace   |
| <b>PROP</b>          |   | <b>UTILITIES</b>         | Electricity, Propane, City - County Water, City Sewer, Cable, Telephone, Water Meter Installed, Internet Available, Cellular Coverage Avail |
| <b>INTERIOR</b>      | Drapes - Curtains, Blinds - Shades, Rods - Hardware, Smoke Detector(s), Security System - Rented                        | <b>LANDSCAPED</b>        | Yes, Partially Landscaped   |
| <b>FIXTURES</b>      | Separate/Formal, High Ceiling   | <b>SPRINKLERS</b>        | Front, Back, Drip-Front, Automatic, Manual  |
| <b>LIVING ROOM</b>   | Separate/Formal, High Ceiling   | <b>FENCED</b>            | Full, Front, Back   |
| <b>DINING ROOM</b>   | Separate, High Ceiling  | <b>PATIO/DECK</b>        | Yes, Covered, Deck  |
| <b>FAMILY ROOM</b>   | Built-In Dishwasher, Garbage Disposal, Island, Breakfast Nook   | <b>EXTERIOR FEATURES</b> | Barn-Outbuildings, Corrals - Stalls, Workshop   |
| <b>KITCHEN</b>       | Walk-In Closet, High Ceiling, Ceiling Fan, Double Sinks, Shower Stall, Jetted Tub                                       | <b>ACCESSIBILITY</b>     | Entry Ramp  |
| <b>MASTER</b>        | Yes, Laundry Room, Laundry Sink, Cabinets, Shelves  | <b>WATER TEST</b>        | No  |
| <b>BEDROOM</b>       | Yes, Office-Den(not incl bdrm), Study-Library, Bonus Room, Loft, Entry-Foyer, Mud Room, Workshop, Basement - Unfinished | <b>ACCESS</b>            | Public  |
| <b>LAUNDRY AREA</b>  |   | <b>TOPOGRAPHY</b>        | Level   |
| <b>OTHER ROOMS</b>   |   | <b>OWNER(S) MAY SELL</b> | Conventional, Cash, Exchange 1031   |

#### MLS Remarks

This iconic Reno manor is a local landmark rich in heritage. Located on the Reno Register of Historic Places, the Crissie Caughlin Ranch House was built in Virginia City in 1876, carefully disassembled & reassembled at its current location in 1900, and fully restored in 1993. Surrounded by Betsy Caughlin Donnelly Park, the property is one of Reno's last remaining historic ranch homes. Property highlights include a bunkhouse, 2 barns & a huge covered trellis area perfect for entertaining or hosting events.

#### Extended Remarks

A 3-quarter wrap-around porch welcomes you to the main house. 3,262 sqft, 3 bedrooms plus a loft, 3.5 bathrooms. Hardwood floors & arched doorways, clawfoot bathtubs & hand painted sinks, as well as exquisite moldings & cornices tell the tale of yesteryear. Tall ceilings & open, spacious rooms throughout the home are filled w/natural light. The large kitchen features professional appliances, subzero refrigerator, slab granite counters, an island, breakfast nook, & plenty of storage. The master suite has his & hers closets, a garden tub, & a large balcony w/stunning views of the mountains. There are 2 additional second floor bedrooms & a third floor loft. The bunkhouse was built in 1942 added on to in 2009 totaling 4,487 sqft. Features a large open space, an extra large bedroom, 2 ADA compliant half bathrooms, a full kitchen & a wood-burning fireplace. 3.77 acre parcel is zoned OSHL (Open Space with Historical Overlay). Surrounded by county w/city sewer, city water, propane & 6.02 acre feet of water rights from the Steamboat Ditch.

#### Private Remarks

Please allow 2 business days to respond to all offers. Escrow has been opened, please call listing agent for details. Home has coverage through Fidelity National Home Warranty; good through the listing period (180 days or until COE). Coverage may be transferred to the Buyer and the cost is negotiable between Buyer and Seller. Information deemed reliable, Buyer and Buyer's Agent to verify all information.

#### Sold Information

**Selling Agent**  
**Selling Office 1**  
**Selling Agent 2**  
**Selling Office 2**

**Sold Price**  
**Sold Price per SqFt**  
**How Sold**  
**Contract Date**  
**Closing Date**

180013542





**\$1,300,000**

6 bd, 7 ba, 9,103 sq ft  
[2865 Sagittarius Dr](#)

- ↑ 3,771 sq ft larger
- ↓ Smaller lot
- ↑ 63 years newer



**\$944,000**

5 bd, 7 ba, 4,712 sq ft  
[3345 Meridian Ln](#)

- ↑ 620 sq ft smaller
- ↓ Smaller lot
- ↑ 58 years newer



**\$615,000**

5 bd, 6 ba, 4,883 sq ft  
[3197 Susileen Dr](#)

- ↑ 449 sq ft smaller
- ↓ Smaller lot
- ↑ 24 years newer



**\$4,250,000**

5 bd, 7 ba, 6,486 sq ft  
[40 Pronghorn Ct](#)

- ↑ 1,154 sq ft larger
- ↓ Smaller lot
- ↑ 63 years newer



Interested in any of these homes? Have a local agent show you around.

[Contact Agent](#)



## Homes around Mayberry Dr



**\$228,000**

5020 Mayberry Dr, Reno, NV 89519

[Contact Agent](#)

216

Days On Market



## Property History

This property was sold thrice in the last 17 years.

Nov 13, 2019



**Sold for \$2,650,000**

Sep 27, 2018



**Listed for \$3,290,000**



Listing presented by [Cristy Silverman](#) with [Keller Williams Group One Inc.](#)

Sep 9, 2018








**Listed for \$3,290,000**





Listing presented by [Cristy Silverman](#) with [Keller Williams Group One Inc.](#)

- Sep 4, 2008  **Sold for \$2,650,000**  
Listing sold by [Chase International - Damonte](#)
- Oct 20, 2006  **Listed for \$3,275,000**  
Listing presented by [Chase International - Damonte](#)
- May 19, 2006  **Listed for \$3,800,000**  
Listing presented by [Coldwell Banker Select Real Estate](#)
- Sep 3, 2003  **Sold for \$1,780,000**  
Listing sold by [COLDWELL BANKER Select Real Estate](#)
- Jun 24, 2003  **Listed for \$1,780,000**

History data displayed is obtained from public records and/or MLS feeds from the local jurisdiction. Contact your REALTOR® directly in order to obtain latest information.

## Property Details

|   |   |   |   |
|---|---|---|---|
|  |  |  |  |
| Status  | Price/Sq Ft   | Type  | Built   |
| Off Market  | No Info   | Single Family Home  | 1942  |

### Public Records

- Beds: 3
- House size: 4,487 sq ft
- Stories: 1
- Lot size: 164352
- Garage: Detached Garage
- Heating: Forced Air
- Construction: Wood Frame
- Year built: 1942
- Year renovated: 1971
- Property type: Commercial
- Date updated: 02/07/2020
- Fireplace: Yes

Request a FREE Analysis

## Nearby Schools



Claudia C. Hanson, AICP, Planning Manager  
Community Development Department  
P.O. Box 1900  
Reno, NV 89503  
(775) 334-2381



April 17, 2018

Summit Engineering  
c/o Savannah Russell  
5405 Mae Anne Avenue  
Reno, NV 89503

Subject: COA18-00001 (Mayberry Gardens)  
APN 009-742-02

Dear Applicant:

At the regular meeting of the Historical Resources Commission on April 12, 2018, the Historical Resources Commission, as set forth in the official record, approved your request for an amendment to Condition No. 5 of the certificate of appropriateness originally approved December 14, 2017 to allow for the construction of five new commercial office buildings totaling ±20,000 square feet. The ±3.77 acre site is located on the south side of Mayberry Drive, ±390 feet east of McCarran Boulevard within the Open Space/Historic Landmark overlay (OS/HL) zone. The site has a Master Plan land use designation of Parks/Recreation/Open Space. The subject property is located on the Local Register of Historic Places.

Your approved request is subject to the following conditions to the satisfaction of Community Development Department Staff:

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall apply for all building permits for the project within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. The applicant, developer, builder, property or business owner, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or readily available upon demand by City staff.



11. Prior to the issuance of a site improvement permit, the applicant shall submit landscape plans demonstrating trees and landscaping will be strategically placed to maintain views to the adjacent open space. Large evergreen trees (minimum ten feet tall at planting) shall be placed 20 feet on center adjacent to any proposed building as a method to screen the proposed buildings. All landscaping shall be installed prior to the issuance of a certificate of occupancy.
12. Prior to the issuance of a site improvement permit, the applicant shall submit landscape plans demonstrating that all trees along the boundary of the site are consistent with the existing mature tree species within the front yard of the subject site. No prohibited tree species as defined in City Code shall be allowed.
13. Prior to the issuance of a site improvement permit, the applicant shall provide a fence plan showing that any new fences match the existing split rail fence used on the property. No walls shall be allowed.
14. Prior to the issuance of any site improvement permit, the plans shall demonstrate that public sanitary sewer mains and storm drains will be constructed within the public and private street sections and include appropriate easements.
15. Prior to the issuance of any site improvement permit, the applicant shall develop an operations and maintenance manual for all privately maintained detention ponds, drainage swales, and all storm drains, including but not limited to, detailed operations and maintenance tasks, frequency of maintenance, access for maintenance, and a detailed description of the type(s) of equipment which are anticipated to be necessary for the operations and maintenance tasks. This manual shall be reviewed and accepted by Community Development Engineering Staff with the site improvement permit. This Manual shall also be adopted as policy by the property owner, management company, or equivalent entity responsible for maintaining the storm drainage within the development.
16. Prior to the issuance of any site improvement permit, the applicant shall have plans approved that demonstrate adequate gravity flow and overland escape routes are provided for all roof-top and surface storm water collection and conveyance facilities in accordance with the Public Works Design Manual.
17. Prior to the issuance of any site improvement permit, the applicant shall submit street improvement plans for Mayberry Drive that meet or exceed the City of Reno Public Works Design Manual standards. Where utilities are tied to existing infrastructure located in Mayberry Drive, the developer will be responsible for replacing roadway markings and striping affected or displaced by the pavement improvements prior to the approval of any certificate of occupancy.
18. Prior to the issuance of any site improvement permit, the applicant shall have an approved construction management and access plan. This plan shall address project phasing, including utilities and infrastructure, and shall demonstrate




adequate access to adjacent properties will be perpetuated and maintained during construction.

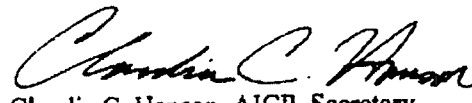
19. Prior to the issuance of any site improvement permit, the applicant shall demonstrate that circulation on the site is one way. Ingress shall be limited to the west driveway and egress shall be limited to the east driveway. Appropriate signs identifying entrances and warning of wrong way direction shall be required to be demonstrated on the plans and shall be installed prior to the first certificate of occupancy of the new buildings. The drive aisle width shall be limited to and not exceed the code required minimum to ensure safe access on the site.

The decision of the Historical Resources Commission may be appealed within ten calendar days by filing an appeal form with the Reno City Clerk together with appropriate fees. The ten day appeal period starts the day after the meeting per Reno Municipal Code (RMC) 18.18.05(c)(9) - (Appeals). If the tenth calendar day is on a holiday or weekend, the filing deadline is extended to the next business day that the City Clerk's office is open. Appeals may be filed by any person who is aggrieved by the decision. The Clerk's office is on the 2<sup>nd</sup> floor of Reno City Hall located at One East First Street, Reno, NV. The City Clerk shall set the appeal for public hearing before the City Council and mail a notice of the hearing to the appellant and all others who were mailed a notice of the hearing of the Historical Resources Commission. The City Council may affirm, reverse, or modify the decision.

This approval letter has not been issued in lieu of a building permit. You are responsible for obtaining the appropriate building permits associated with this project and a copy of this letter must be attached to the application.

Sincerely,

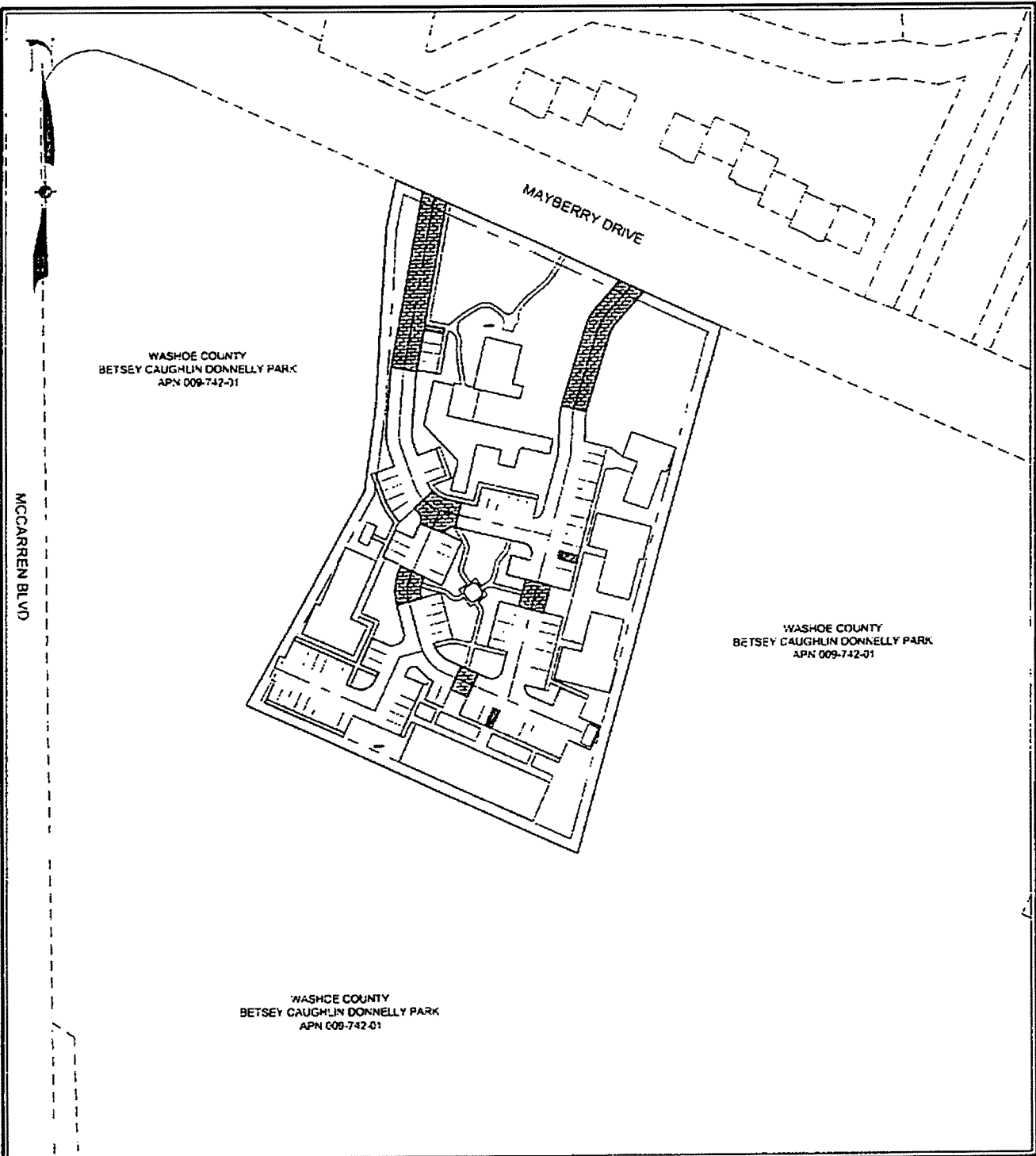
  
Edan Streckel, Chair  
Historical Resources Commission

  
Claudia C. Hanson, AICP, Secretary  
Historical Resources Commission

xc: Bath-Bishop Land LLC  
441 Strawberry Drive  
Mill Valley, CA 94941

Ashley Turney, City Clerk  
Jeff Borchardt, AICP, Associate Planner





**MAYBERRY GARDENS**  
**3636 MAYBERRY DRIVE**  
**SITE PLAN**

SCALE 1"=100'

Copyright SUMMIT ENG 2017



SHEET  
 1  
 OF  
 1

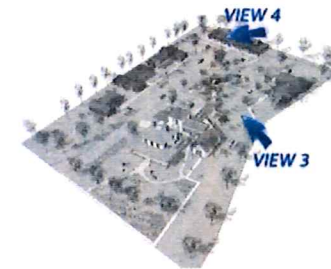
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PROPOSED SITE DEVELOPMENT



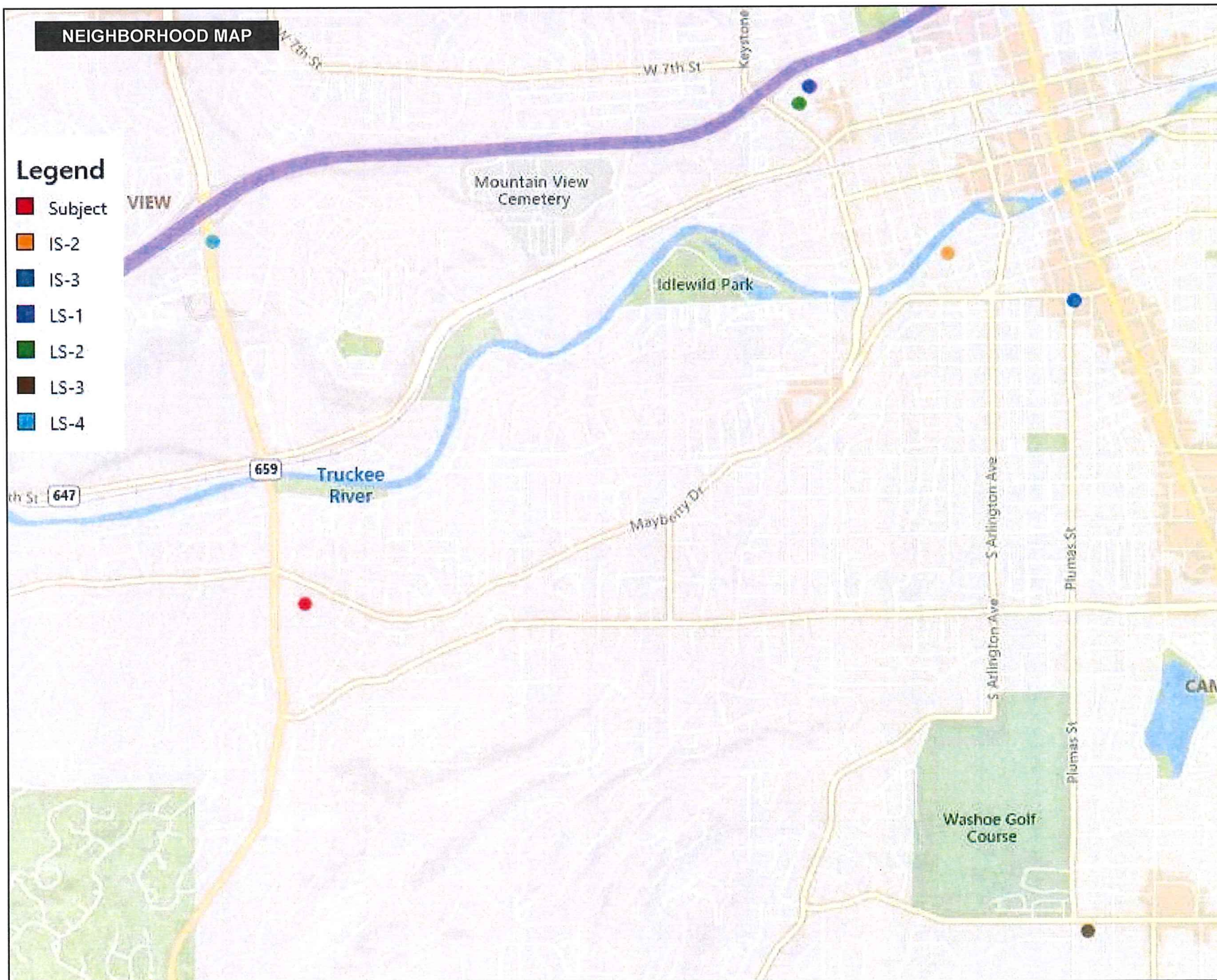




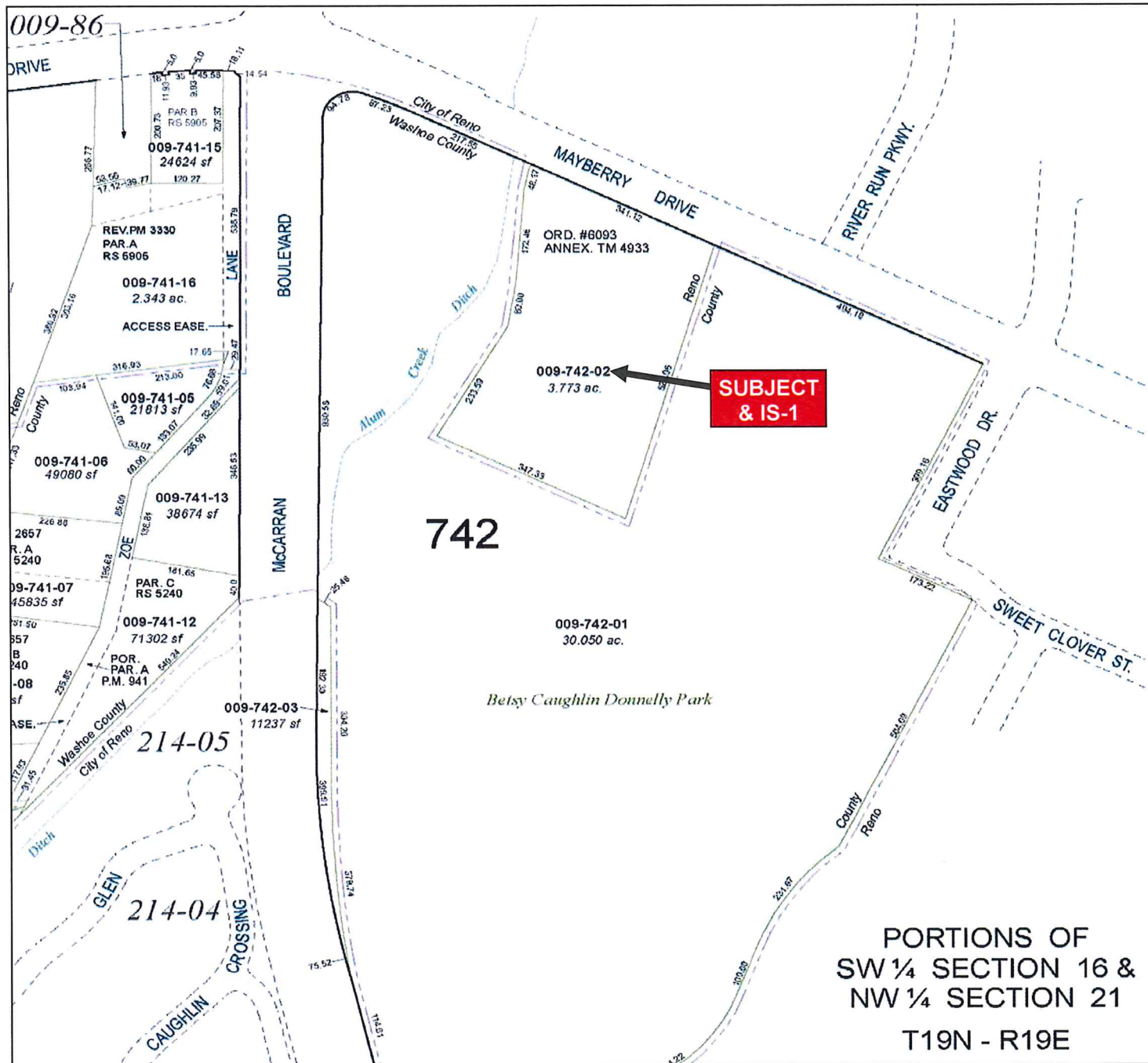
# NEIGHBORHOOD MAP

## Legend

- Subject
- IS-2
- IS-3
- LS-1
- LS-2
- LS-3
- LS-4





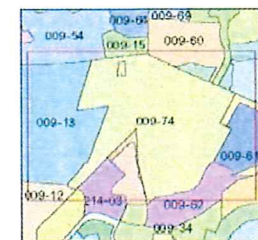
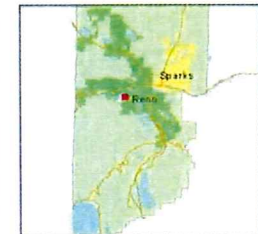


Assessor's Map Number  
**009-74**

STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
1001 East North Street, Building D  
Reno, Nevada 89512  
(775) 328-2281



Feet  
0 50 100 150 200  
1 inch = 200 feet



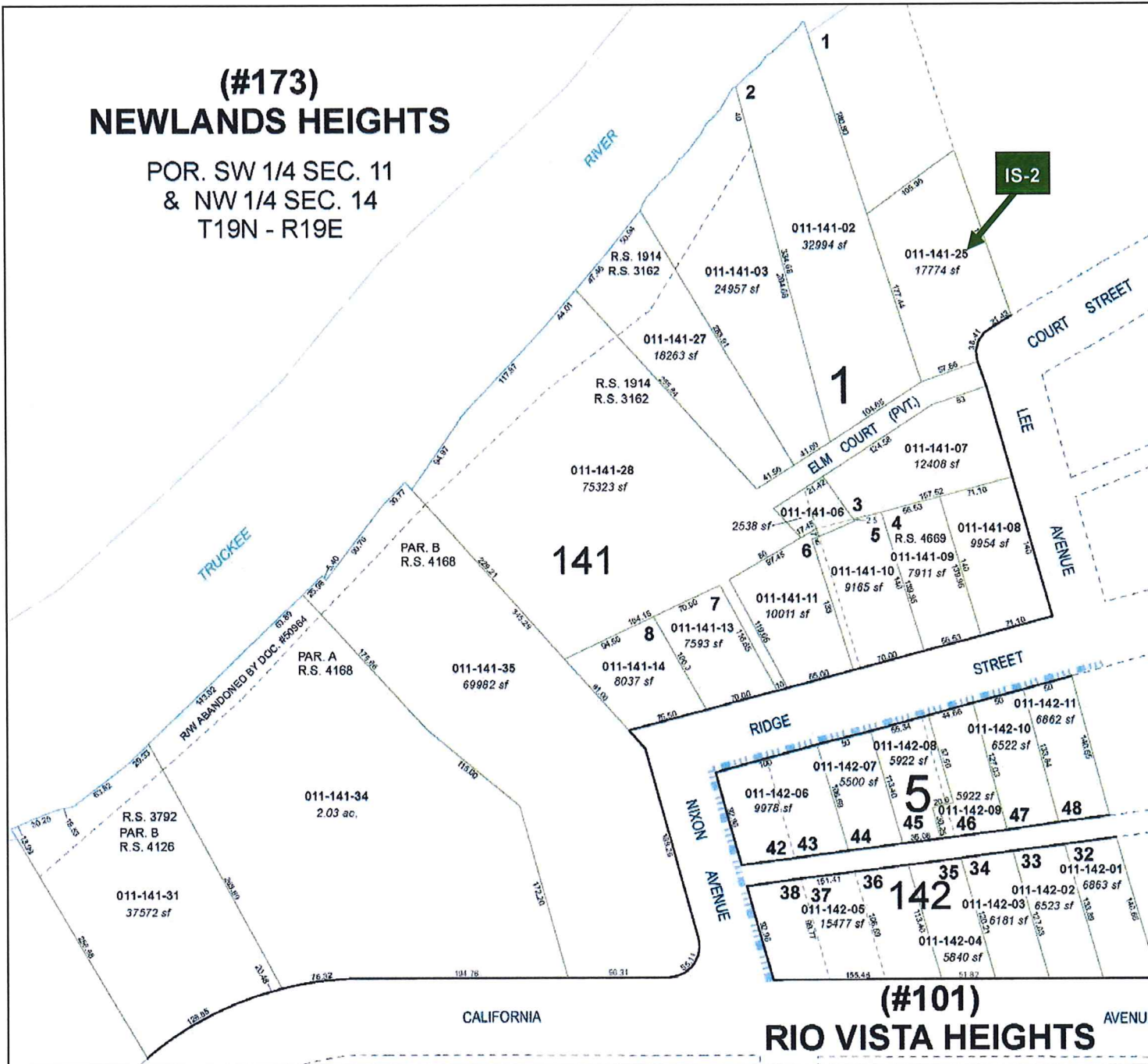
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updated CFB 3/4/15 SR 1/16/18  
JMO 9/17/19

area previously shown on map(s)  
**009-13, 009-25**



# (#173) NEWLANDS HEIGHTS

POR. SW 1/4 SEC. 11  
& NW 1/4 SEC. 14  
T19N - R19E



Assessor's Map Number

**011-14**

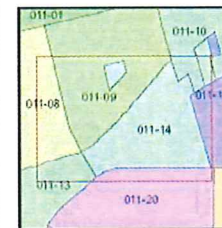
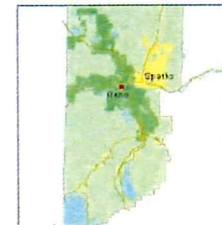
STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Joshua G. Wilson, Assessor

1001 East Ninth Street  
Building D  
Reno, Nevada 89512  
(775) 326-2231



0 20 40 60 80 100  
Feet

1 inch = 100 feet



created by **TWT 3/14/2013**

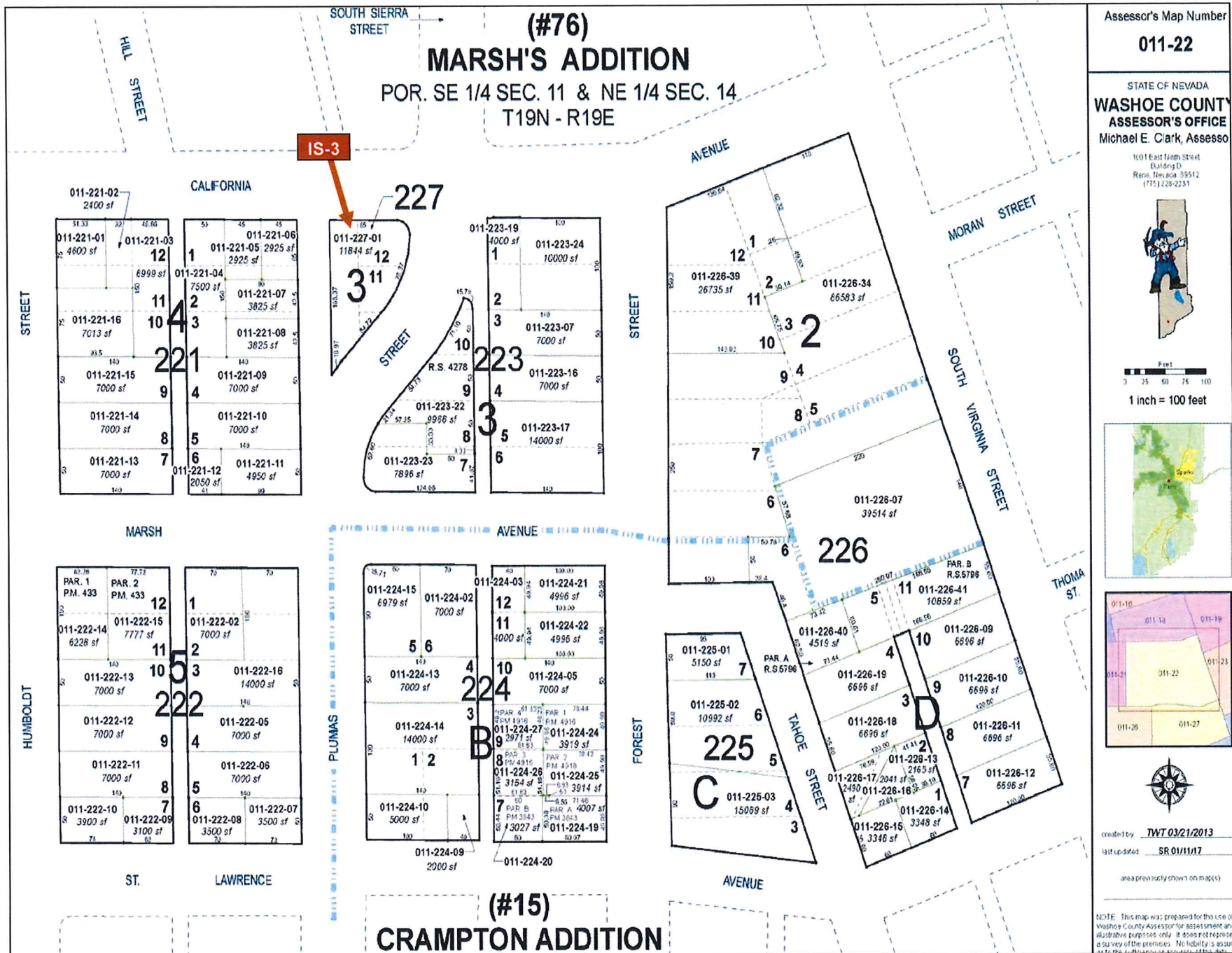
last updated

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 assumed.

(#101)  
**RIO VISTA HEIGHTS**











**(#263)**  
**GREENFIELD SUBDIVISION**  
**BLOCK "A"**

PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 26  
T19N - R19E

ANNEXATION T.M. 3656, ORD. #4950

**LS-3**

Assessor's Map Number

**023-13**

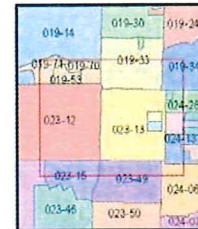
STATE OF NEVADA  
**WASHOE COUNTY**  
**ASSESSOR'S OFFICE**  
Michael E. Clark, Assessor

1001 East 10th Street  
Building C  
Reno, Nevada 89512  
(775) 328-2331



Feet  
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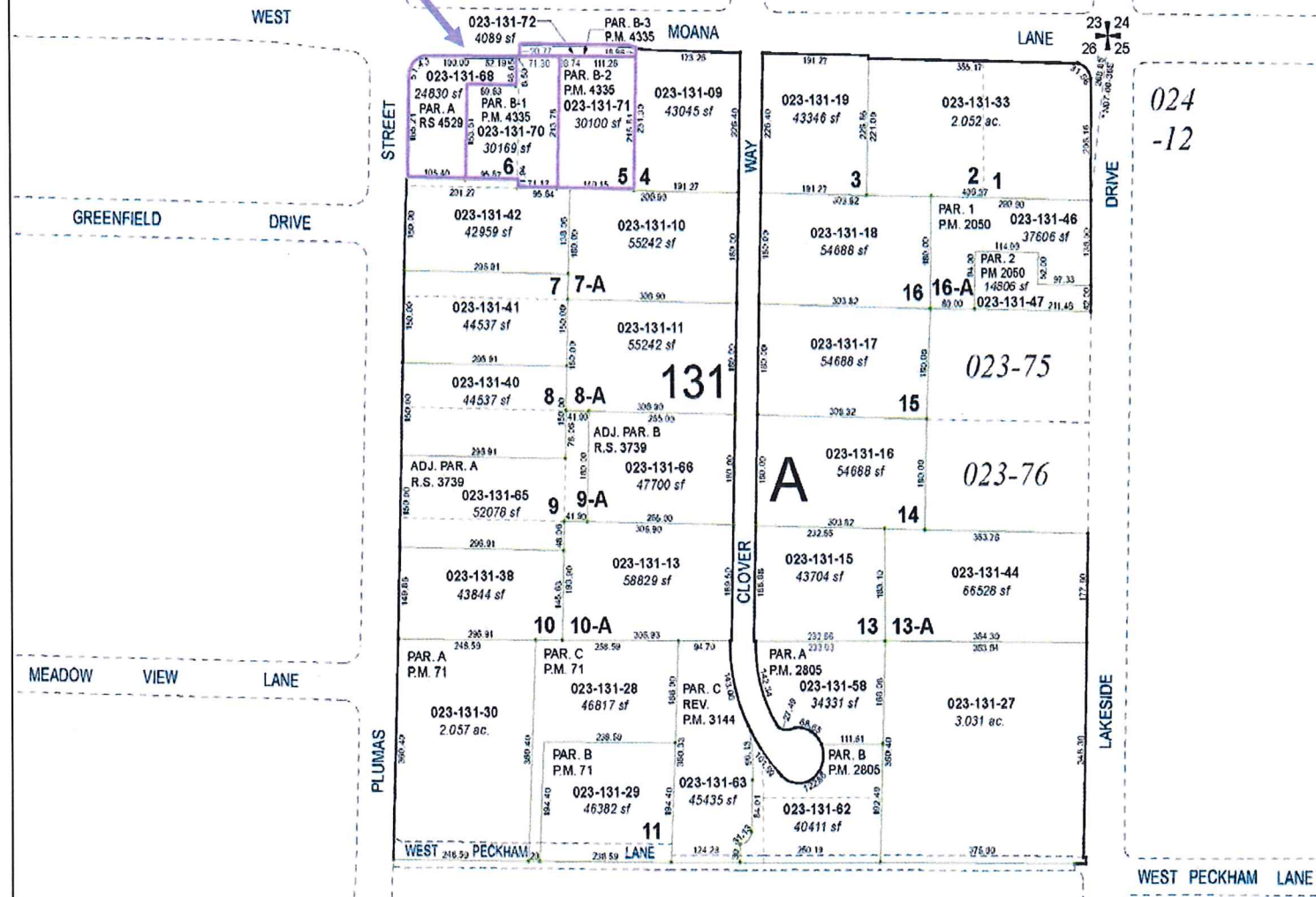
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created by **TWT 6/12/2015**

last updated

area previously shown on map(s)





Assessor's Map Number

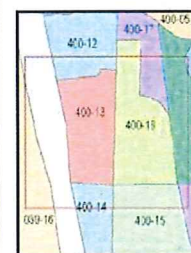
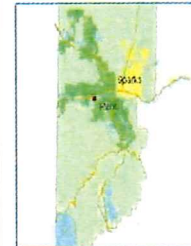
**400-13**

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

1001 East Ninth Street  
 Building D  
 Reno, Nevada 89512  
 (775) 328-2281



1 inch = 100 feet



Created by **DSR 3/16/2011**  
 and updated

**(#3688)**  
**MONTE VISTA VILLAGE**

PORTION OF NW 1/4 SECTION 16  
 T19N - R19E

