

**PETITIONER'S  
EVIDENCE**

## KinderCare



1285 N McCarran Blvd  
Sparks, NV

Parcel #s 033-221-25,

# Value Summary

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To Whom It May Concern:

The following is a history of the assessor's values over the past three years:

Year	Total Value	\$/SF
2019	\$ 965,129	\$ 100.24
2020	\$ 1,013,917	\$ 105.31
<b>2021</b>	<b>\$ 988,255</b>	<b>\$ 102.64</b>

Based on our analysis, we are requesting the following value for this property:

Method	Value	\$/SF
Cost	\$ 724,703 /	\$ 75.27
<b>Requested Value</b>	<b>\$ 724,703 /</b>	<b>\$ 75.27</b>

## Property Summary

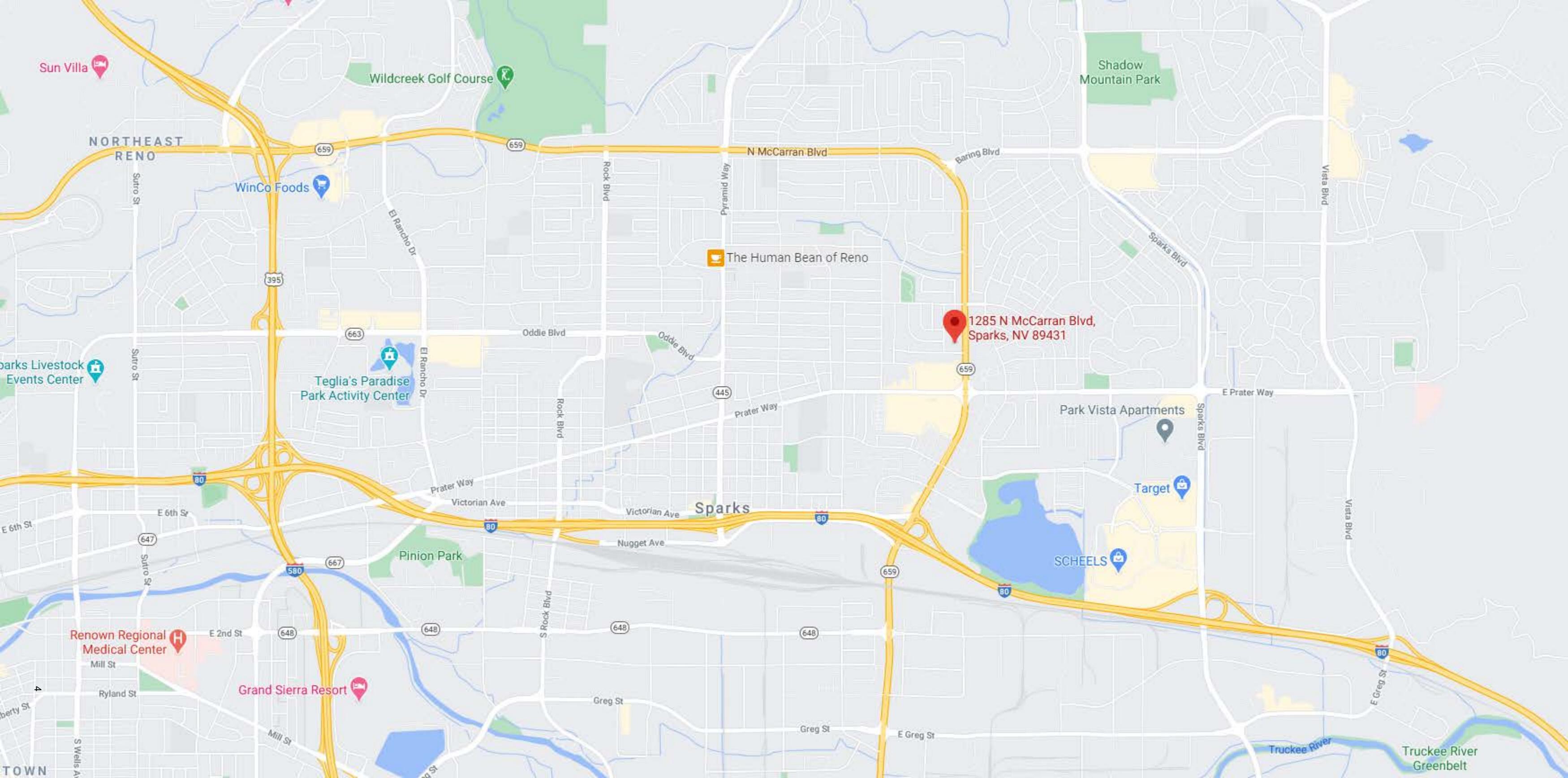
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Location: 1285 N McCarran Blvd in Sparks  
Major Cross Streets: N McCarran Blvd & E Prater Way  
Owner: KCP RE LLC  
Effective Year: 1985  
Building Square Feet: 9,628  
Land Square Feet: 43,081          Acres: 0.99  
Land/Build/Ratio: 4.47

2021 Breakdown	Value	\$/SF
2021 Land Value (\$/SF):	\$ 344,992	\$ 8.01
2021 Imp Value: Leasable	\$ 643,263	\$ 643,263.00
2021 Total Value:	\$ 988,255	\$ 102.64

## Executive Summary

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Sun Villa

Wildcreek Golf Course

Shadow Mountain Park

NORTHEAST RENO

WinCo Foods

The Human Bean of Reno

1285 N McCarran Blvd, Sparks, NV 89431

Teglia's Paradise Park Activity Center

Park Vista Apartments

Target

SCHEELS

Renown Regional Medical Center

Grand Sierra Resort

Sparks

Truckee River

Truckee River Greenbelt



3-101-10

033-221-06

033-221-24

033-221-05

033-221-25

033-221-04

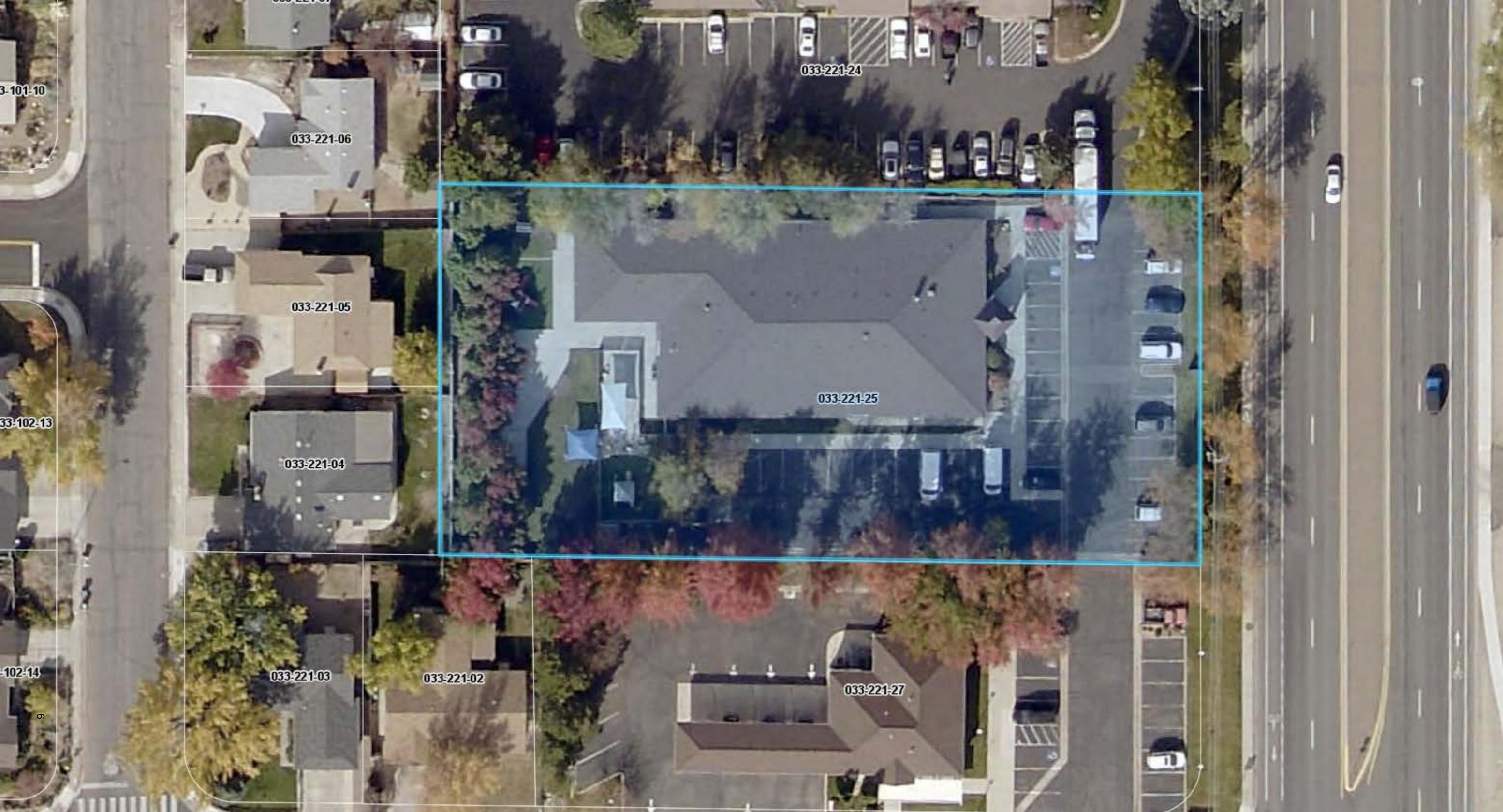
33-102-13

033-221-03

033-221-02

033-221-27

102-14



## Cost Analysis

Description	SF	Year Built	Eff Year	Exp Life	Eff Age	Class	Type	\$/SF
<b>Adjusted Items:</b>								
RCN - Day Care Center	9,628	1985	1985	40	36	C	Average	\$ 1,164,988
Depreciation								73%
Adjusted RCNLD								\$ 314,547
Regional Multiplier								1.08
<b>Total RCNLD of Adjusted Items:</b>								<b>\$ 339,711</b>
<b>Non Adjusted items:</b>								
Extra Features								\$ 40,000
<b>Total of Non Adjusted Items:</b>								<b>\$ 40,000</b>
<b>Total Square Feet</b>	<b>9,628</b>							
Total RCNLD								379,711
Assessor Land Value								344,992
<b>Indicated Cost Value (\$)</b>								<b>724,703</b>
<b>Value / SF (\$)</b>								<b>75.27</b>

# CALCULATOR METHOD

## ALTERNATIVE (HIGH) SCHOOLS (156)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
<b>A-B</b>	Average	Brick, concrete or metal panels, formed concrete	Plaster or drywall, acoustic tile, carpet, hardwood or vinyl composition	Adequate lighting and plumbing	Heat pump system	1862.15	17.30	173.00
<b>C</b>	Excellent	Steel columns, web or bar joists, ornamental block or face brick	Plaster or drywall, acoustic tile, carpet, vinyl, ceramic tile, wood	Best classroom lighting and cabling systems, best plumbing	Warm and cool air (zoned)	2346.53	21.80	218.00
	Good	Steel frame or bearing walls, brick, block, or concrete, some trim	Plaster or drywall, acoustic tile, vinyl composition, hardwood or tile	High-level lighting, audio-visual wiring, good plumbing	Heat pump system	1862.15	17.30	173.00
	Average	Brick, block, tilt-up panels, bearing walls, wood joists, little trim	Painted walls, acoustic tile or drywall ceilings, carpet, VCT	Adequate school lighting and plumbing	Package A.C.	1463.89	13.60	136.00
<b>D</b>	Excellent	Steel or Glulam frame and joists, brick veneer, glass, best EIFS	Plaster or drywall, acoustic tile, carpet, vinyl, ceramic tile, wood	Best classroom lighting and cabling systems, best plumbing	Warm and cool air (zoned)	2281.95	21.20	212.00
	Good	Wood frame or pipe columns, good stucco, EIFS or siding with trim	Plaster or drywall, acoustic tile, vinyl composition, hardwood or tile	Good fluorescent fixtures, good plumbing, extra features	Heat pump system	1797.57	16.70	167.00
	Average	Wood frame, stucco or siding, little ornamentation	Drywall, acoustic tile, vinyl composition, carpet	Adequate school lighting and plumbing	Package A.C.	1399.31	13.00	130.00
<b>DPOLE</b>	Average	Pole frame, insulated metal panels, some ornamentation	Drywall, acoustic tile, vinyl composition, carpet	Adequate school lighting and plumbing	Package A.C.	1334.72	12.40	124.00
<b>S</b>	Good	Pre-engineered, sandwich panels, some ornamentation	Drywall, acoustic tile, carpet, vinyl composition, hardwood or tile	Good fluorescent fixtures, good plumbing, extra features	Heat pump system	1722.22	16.00	160.00
	Average	Pre-engineered, finished interior, insulation, little trim	Drywall, acoustic tile, vinyl composition, carpet	Adequate school lighting and plumbing	Package A.C.	1323.96	12.30	123.00

## DAY CARE CENTERS (426)

<b>A-B</b>	Average	Brick, concrete or metal panels, formed concrete	Plaster or drywall, carpet, hardwood and vinyl	Good restrooms and kitchen, adequate lighting/plumbing	Heat pump system	1679.17	15.60	156.00
<b>C</b>	Excellent	Face brick, glass panels, stone, top quality	Plaster, tile pavers, hardwood, carpet	Tiled restrooms, full kitchen, good lighting, extra features	Heat pump system	2206.60	20.50	205.00
	Good	Face brick, concrete or metal panels, ornamentation	Plaster or drywall, carpet, hardwood and vinyl	Good restrooms and kitchen, adequate lighting/plumbing	Package A.C.	1689.93	15.70	157.00
	Average	Brick, block, concrete panels, some trim	Plaster or drywall, acoustic tile, vinyl composition, carpet	Adequate lighting/plumbing, average restrooms/kitchen	Forced air	1302.43	12.10	121.00
	Low cost	Brick or block, tilt-up, no trim	Painted walls, asphalt tile	Minimum lighting/plumbing	Wall furnace	957.99	8.90	89.00
<b>D</b>	Excellent	Face brick veneer, best siding, good ornamentation	Plaster, tile pavers, hardwood, carpet	Tiled restrooms, full kitchen, good lighting, extra features	Heat pump system	2152.78	20.00	200.00
	Good	Brick veneer, good stucco or siding with good trim	Plaster or drywall, carpet, hardwood and vinyl	Good restrooms and kitchen, adequate lighting/plumbing	Package A.C.	1625.35	15.10	151.00
	Average	Brick veneer, stucco or siding, little trim	Plaster or drywall, acoustic tile, carpet, vinyl composition	Adequate lighting/plumbing, average restrooms/kitchen	Forced air	1237.85	11.50	115.00
	Low cost	Stucco or siding, very plain	Drywall, asphalt tile	Minimum lighting and plumbing	Wall furnace	909.55	8.45	84.50
<b>DPOLE</b>	Average	Pole frame, good metal panels, finished inside, little trim	Plaster or drywall, acoustic tile, carpet, vinyl composition	Adequate lighting/plumbing, average restrooms/kitchen	Forced air	1162.50	10.80	108.00
	Low cost	Pole frame, metal siding	Drywall, asphalt tile	Minimum lighting and plumbing	Wall furnace	844.97	7.85	78.50
<b>S</b>	Average	Insulated sandwich panels, pre-engineered frame	Drywall, acoustic tile, carpet, vinyl composition	Adequate lighting/plumbing, average restrooms/kitchen	Forced air	1162.50	10.80	108.00
	Low cost	Light steel frame, siding	Drywall, asphalt tile	Minimum lighting and plumbing	Wall furnace	850.35	7.90	79.00

**NOTE:** For refinement notes, see bottom of Page 12.

# LIFE EXPECTANCY GUIDELINES

## TYPICAL BUILDING LIVES

OCCUPANCY	CLASS	A	B	C	D	S	OCCUPANCY	CLASS	A	B	C	D	S
<b>SECTIONS 17 &amp; 47, FARM BUILDINGS (Continued)</b>							<b>SECTIONS 17 &amp; 47, COMMERCIAL SHEDS AND UTILITY BUILDINGS (Continued)</b>						
Utility storage/loafing sheds, good		----	----	----	20	----	Lumber storage buildings, good		----	----	----	25	25
average		----	----	----	15	----	average		----	----	----	20	20
low cost		----	----	15	10	10	low cost		----	----	----	15	15
Vegetable storage buildings, good		----	----	----	----	35	Lumber storage sheds, good		----	----	----	25	20
low cost and fair		----	----	----	----	30	low cost and average		----	----	----	15	15
Grain elevator facilities		----	60	----	55	----	Manufacturing, light commercial utility, good		----	----	----	30	35
Silos		----	----	30	25	25	average		----	----	----	25	30
bunker silos, good		----	----	25	20	----	low cost		----	----	----	20	25
average		----	----	20	15	----	Material storage buildings, good		----	----	30	25	25
low cost		----	----	15	10	----	average		----	----	25	20	20
Shelters, misc. sheds and prefab. outbuildings, good		----	----	----	20	20	Material storage sheds, average		----	----	25	20	20
average		----	----	----	15	15	low cost		----	----	20	15	15
low cost		----	----	----	10	10	Material shelters, good		----	----	----	25	30
<b>COMMERCIAL SHEDS AND UTILITY BUILDINGS</b>							<b>SECTIONS 18 &amp; 48, ELEMENTARY AND SECONDARY SCHOOLS</b>						
Bag fertilizer storage, average		----	----	----	30	30	Schools, Complete plants,						
Boat storage buildings, good		----	----	----	----	30	Daycare centers, good and excellent		----	----	45	40	----
average		----	----	----	25	25	low cost and average		45	45	40	35	35
low cost		----	----	----	20	20	Elementary, good and excellent		50	50	45	40	40
Boat storage sheds, good		----	----	----	20	20	average		45	45	45	40	40
low cost and average		----	----	----	15	15	low cost		----	----	40	35	35
Bulk fertilizer storage, average		----	----	35	30	30	Intermediate (junior high), good and excellent		50	50	45	40	40
Bulk oil storage, average		----	----	----	30	30	average		45	45	45	40	40
Cold storage buildings, good		----	----	40	35	35	low cost		----	----	40	35	35
average		----	----	35	30	30	High and alternative schools, good and excellent		50	50	45	40	40
low cost		----	----	30	25	25	average		45	45	45	40	40
Commodity warehouse, light commercial, good		----	----	35	30	30	low cost		----	----	40	35	35
average		----	----	30	25	25	Vocational schools, good and excellent		50	50	45	40	40
low cost		----	----	----	20	20	average		45	45	45	40	40
Controlled atmosphere storage, average		----	----	35	30	30	low cost		----	----	40	35	35
Cotton gin buildings, average		----	----	----	----	30	Administration buildings, excellent		55	55	50	45	----
low cost		----	----	----	----	25	good		50	50	45	40	40
Dehydrator buildings, average		----	----	35	----	----	average		45	45	45	40	40
Equipment shop buildings, good		----	----	35	30	30	low cost		45	45	40	35	35
average		----	----	30	25	25	Bookstores, good		----	----	45	40	----
Equipment sheds, good		----	----	30	25	25	average		45	45	40	35	35
average		----	----	25	20	20	low cost		40	40	35	30	30
Flathouse storage buildings, good		----	----	45	40	40	Classrooms and special learning, good and excellent		50	50	45	40	40
average		----	----	35	30	30	low cost and average		45	45	40	35	35
Golf cart storage buildings, good		----	----	----	35	30	cheap		----	----	35	30	30
average		----	----	----	30	25	Laboratories, good and excellent		50	50	45	40	40
Golf starter booths, excellent		----	----	40	35	----	low cost and average		45	45	40	35	35
good		----	----	35	30	25	Lecture, good and excellent		50	50	45	40	40
average		----	----	25	20	20	low cost and average		45	45	40	35	35
low cost		----	----	----	15	10							
Greenhouses, straight wall, very good and excellent		----	----	----	----	40							
good		----	----	----	----	35							
average		----	----	----	20	25							
fair		----	----	----	15	20							
cheap and low cost		----	----	----	10	15							
hoop structures, very good		----	----	----	----	35							
good		----	----	----	----	30							
average		----	----	----	----	20							
fair		----	----	----	----	15							
cheap and low cost		----	----	----	10	10							
Lath shade houses, average		----	----	----	20	25							
shade shelters, low cost and average		----	----	----	10	10							

# LOCAL MULTIPLIERS

Apply to costs brought up-to-date from preceding pages. Do not apply to Section 98 or any other indexes.

## UNITED STATES

CLASS	A	B	C	D	S	CLASS	A	B	C	D	S	CLASS	A	B	C	D	S	
<b>KENTUCKY</b>	0.97	0.97	0.97	0.98	0.98	<b>MICHIGAN</b>	1.05	1.05	1.05	1.04	1.05	<b>MISSOURI</b>	1.01	1.00	1.01	1.01	1.00	
Ashland	1.03	1.04	1.04	1.06	1.05	Adrian	1.04	1.06	1.06	1.06	1.07	Cape Girardeau	0.94	0.92	0.94	0.92	0.91	
Bowling Green	0.96	0.95	0.95	0.96	0.98	Alpena	1.05	1.01	1.00	0.99	1.03	Columbia	1.04	1.05	1.03	1.02	1.06	
Covington	0.95	0.97	0.97	0.97	0.98	Ann Arbor	1.09	1.11	1.11	1.10	1.12	Independence	1.05	1.07	1.08	1.08	1.07	
Frankfort	0.93	0.93	0.95	0.97	0.93	Battle Creek	1.02	1.02	1.02	1.01	1.01	Jefferson City	0.99	0.98	0.98	1.00	0.98	
Lexington	0.94	0.94	0.95	0.97	0.94	Bay City	1.10	1.06	1.04	1.04	1.08	Joplin	0.93	0.91	0.93	0.92	0.93	
Louisville	0.98	0.97	0.97	0.99	0.97	Detroit	1.08	1.10	1.10	1.11	1.10	Kansas City	1.06	1.08	1.07	1.08	1.08	
Newport	0.95	0.97	0.97	0.97	0.98	Escanaba	0.97	0.97	0.98	0.97	0.98	Rolla	0.90	0.90	0.91	0.90	0.87	
Owensboro	0.97	0.99	0.98	0.95	1.00	Flint	1.09	1.07	1.05	1.05	1.08	Springfield	1.05	1.00	1.03	1.02	1.04	
Paducah	0.98	0.94	0.95	0.96	0.95	Grand Rapids	1.04	1.00	1.02	1.00	1.01	St. Joseph	1.01	1.04	1.03	1.04	1.02	
<b>LOUISIANA</b>	0.87	0.87	0.88	0.87	0.87	Ishpeming	0.99	0.99	1.00	0.99	0.99	St. Louis	1.08	1.08	1.10	1.10	1.08	
Alexandria	0.82	0.85	0.87	0.86	0.85	Jackson	1.04	1.04	1.04	1.04	1.06	<b>MONTANA</b>	0.93	0.93	0.96	0.94	0.96	
Baton Rouge	0.86	0.85	0.87	0.87	0.87	Kalamazoo	1.07	1.05	1.05	1.04	1.06	Billings	0.97	0.95	1.00	0.97	0.99	
Lafayette	0.86	0.87	0.88	0.89	0.84	Lansing	1.01	1.02	1.01	0.99	1.01	Bozeman	0.93	0.93	0.96	0.95	0.97	
Lake Charles	0.89	0.88	0.88	0.85	0.88	Marquette	0.99	0.99	1.00	0.99	0.99	Butte	0.91	0.93	0.96	0.93	0.94	
Monroe	0.87	0.89	0.88	0.87	0.87	Monroe	1.05	1.08	1.08	1.08	1.09	Great Falls	0.94	0.93	0.95	0.91	0.97	
New Orleans	0.91	0.88	0.89	0.90	0.87	Muskegon	1.04	1.02	1.02	1.01	1.02	Helena	0.89	0.89	0.94	0.92	0.93	
Shreveport	0.89	0.89	0.90	0.88	0.88	Niles	1.10	1.06	1.09	1.07	1.09	Lewistown	0.92	0.91	0.94	0.93	0.92	
<b>MAINE</b>	1.00	0.99	1.01	1.01	1.00	Pontiac	1.10	1.10	1.10	1.10	1.11	Missoula	0.93	0.95	0.96	0.94	0.97	
Auburn	1.03	1.03	1.05	1.04	1.02	Port Huron	1.05	1.09	1.07	1.09	1.08	<b>NEBRASKA</b>	0.95	0.94	0.94	0.93	0.95	
Augusta	1.05	1.04	1.07	1.06	1.07	Saginaw	1.07	1.04	1.02	1.02	1.05	Grand Island	0.94	0.91	0.92	0.93	0.93	
Bangor	0.99	0.97	1.02	1.00	1.00	Sault Ste. Marie	1.02	1.00	0.99	0.99	1.01	Lincoln	0.95	0.94	0.91	0.90	0.94	
Biddeford	1.02	1.02	1.05	1.04	1.01	Traverse City	1.01	1.01	1.02	1.00	1.02	Norfolk	0.95	0.96	0.97	0.96	0.96	
Caribou	0.94	0.93	0.94	0.95	0.95	Ypsilanti	1.09	1.11	1.11	1.11	1.12	North Platte	0.97	0.96	0.97	0.95	0.95	
Lewiston	1.03	1.03	1.05	1.04	1.02	<b>MINNESOTA</b>	1.09	1.10	1.09	1.07	1.10	Omaha	0.94	0.94	0.94	0.93	0.95	
Portland	1.01	1.00	1.03	1.02	1.03	Austin	1.06	1.10	1.07	1.06	1.09	<b>NEVADA</b>	1.11	1.09	1.09	1.08	1.12	
Presque Isle	0.94	0.93	0.94	0.95	0.95	Brainerd	1.10	1.06	1.07	1.05	1.06	Carson City	1.08	1.08	1.07	1.06	1.10	
Waterville	0.96	0.97	0.98	0.98	0.98	Duluth	1.08	1.12	1.10	1.07	1.10	Elko	1.13	1.11	1.10	1.09	1.13	
<b>MARYLAND</b>	1.02	1.03	1.02	1.01	1.02	Hibbing	1.08	1.08	1.07	1.02	1.07	Fallon	1.02	1.00	1.02	1.00	1.03	
Anne Arundel County	1.03	1.03	1.00	1.00	1.05	Mankato	1.05	1.07	1.06	1.04	1.08	Las Vegas	1.12	1.10	1.10	1.12	1.12	
Baltimore	1.01	1.01	1.01	1.02	1.03	Minneapolis	1.14	1.17	1.15	1.15	1.15	Lincoln County	1.01	1.01	1.03	1.03	1.02	
Bethesda	1.04	1.07	1.04	1.02	1.03	Moorhead	1.08	1.05	1.04	1.02	1.08	Nye County	0.95	0.93	0.91	0.88	0.95	
Cumberland	1.01	1.01	1.02	1.01	1.02	Rochester	1.08	1.12	1.10	1.07	1.12	Reno	1.10	1.07	1.07	1.05	1.11	
Eastern Shore Area	0.99	0.95	0.97	0.97	0.99	St. Cloud	1.06	1.10	1.09	1.07	1.09	Sparks	1.10	1.07	1.08	1.05	1.11	
Hagerstown	1.01	1.00	1.00	1.00	1.00	St. Paul	1.14	1.17	1.15	1.15	1.15	Tahoe Area	1.20	1.21	1.22	1.22	1.23	
Silver Spring	1.04	1.07	1.04	1.02	1.04	<b>MISSISSIPPI</b>	0.87	0.87	0.87	0.88	0.87	<b>NEW HAMPSHIRE</b>	1.02	1.04	1.04	1.03	1.02	
<b>MASSACHUSETTS</b>	1.14	1.16	1.17	1.17	1.14	Biloxi	0.88	0.88	0.88	0.89	0.87	Concord	0.96	0.99	0.97	0.97	0.97	
Boston	1.25	1.28	1.30	1.29	1.26	Columbus	0.83	0.86	0.87	0.88	0.86	Dover	1.07	1.09	1.09	1.09	1.07	
Cape Cod	1.16	1.18	1.18	1.19	1.15	Greenville	0.89	0.88	0.90	0.92	0.89	Keene	0.97	1.00	0.98	0.98	0.97	
Fall River	1.13	1.15	1.17	1.16	1.13	Gulfport	0.87	0.86	0.88	0.89	0.88	Laconia	0.95	0.97	0.96	0.96	0.95	
Holyoke	1.09	1.10	1.11	1.10	1.07	Hattiesburg	0.88	0.86	0.86	0.87	0.87	Littleton	0.96	0.95	0.95	0.94	0.96	
Lawrence	1.15	1.17	1.18	1.18	1.13	Jackson	0.91	0.88	0.89	0.90	0.87	Manchester	1.01	1.03	1.04	1.03	1.01	
Lowell	1.16	1.17	1.17	1.17	1.14	Laurel	0.90	0.90	0.87	0.88	0.89	Nashua	1.14	1.17	1.15	1.14	1.12	
Lynn	1.19	1.21	1.21	1.22	1.19	Meridian	0.86	0.87	0.88	0.89	0.88	Portsmouth	1.04	1.05	1.06	1.05	1.04	
Methuen	1.16	1.15	1.17	1.19	1.14	Natchez	0.85	0.85	0.85	0.86	0.85	Rochester	1.05	1.08	1.07	1.07	1.05	
Natick	1.18	1.19	1.20	1.22	1.17	Tupelo	0.83	0.87	0.86	0.87	0.85	Salem	1.07	1.11	1.10	1.08	1.08	
New Bedford	1.14	1.17	1.17	1.17	1.14	Vicksburg	0.87	0.87	0.88	0.88	0.86							
Pittsfield	1.05	1.07	1.07	1.08	1.06													
Springfield	1.13	1.15	1.15	1.13	1.12													
Worcester	1.09	1.11	1.11	1.12	1.12													

# DEPRECIATION – COMMERCIAL PROPERTIES

EFFECTIVE AGE IN YEARS	TYPICAL LIFE EXPECTANCY IN YEARS									
	70	60	55	50	45	40	35	30	25	20
1	0	0	0	0	1	1	1	2	2	3
2	0	1	1	1	1	2	2	3	5	7
3	0	1	1	1	2	3	4	5	7	10
4	1	1	1	2	3	4	5	7	10	14
5	1	1	2	3	4	5	6	9	13	18
6	1	2	2	3	4	6	8	11	16	22
7	1	2	3	4	5	7	10	14	19	26
8	1	2	3	5	6	8	11	16	22	30
9	2	3	4	5	7	10	13	18	25	35
10	2	3	4	6	8	11	15	21	29	40
11	2	4	5	7	9	13	17	24	32	45
12	2	4	6	8	10	14	19	26	36	50
13	2	5	6	9	12	16	22	29	40	55
14	3	5	7	10	13	18	24	32	44	60
15	3	6	8	11	14	20	26	35	48	65
16	3	7	9	12	16	22	28	39	52	69
17	4	7	10	13	18	24	31	42	56	73
18	4	8	11	14	19	26	34	46	60	76
19	4	9	12	16	21	28	36	49	64	78
20	5	9	13	17	23	30	39	53	68	79
21	5	10	14	18	25	32	42	57	71	80
22	6	11	15	20	27	35	45	60	73	
23	6	12	16	21	29	37	48	63	75	
24	7	13	17	23	31	40	52	66	77	
25	7	14	19	25	33	43	55	69	79	
26	8	15	20	27	35	46	58	72	80	
27	9	16	21	28	37	49	61	75		
28	9	17	23	30	40	52	64	77		
29	10	18	24	32	42	54	68	78		
30	11	20	26	34	45	57	72	79		
32	13	22	30	38	50	62	75	80		
34	15	25	34	43	55	68	77			
36	17	28	38	48	61	73	79			
38	19	32	42	53	67	77	80			
40	21	35	46	59	72	79				
42	25	39	51	65	75	80				
44	28	43	56	70	77					
46	31	48	60	74	78					
48	34	53	64	77	79					
50	38	58	68	79	80					
55	48	67	75	80						
60	57	74	78							
65	65	78	80							
70	71	80								
75	75									
80	78									

EFFECTIVE AGE IN YEARS	TYPICAL LIFE EXPECTANCY IN YEARS									
	70	60	55	50	45	40	35	30	25	20
1	69	59	54	49	44	39	34	29	24	19
2	68	58	53	48	43	38	33	28	23	18
3	67	57	52	47	42	37	32	27	22	17
4	66	56	51	46	41	36	31	26	21	16
5	65	55	50	45	40	35	30	25	20	15
6	64	54	49	44	39	34	29	24	19	14
7	63	53	48	43	38	33	28	23	18	13
8	62	52	47	42	37	32	27	22	17	12
9	61	51	46	41	36	31	26	21	16	11
10	60	50	45	40	35	30	25	20	15	10
11	59	49	44	39	34	29	24	19	14	9
12	58	48	43	38	33	28	23	18	13	8
13	57	47	42	37	32	27	22	17	12	7
14	56	46	41	36	31	26	21	16	11	6
15	55	45	40	35	30	25	20	15	10	5
16	54	44	39	34	29	24	19	14	9	4
17	53	43	38	33	28	23	18	13	8	4
18	52	42	37	32	27	22	17	12	7	3
19	51	41	36	31	26	21	16	11	6	2
20	50	40	35	30	25	20	15	10	5	2
21	49	39	34	29	24	19	14	9	5	2
22	48	38	33	28	23	18	13	8	4	
23	47	37	32	27	22	17	12	7	3	
24	46	36	31	26	21	16	11	6	3	
25	45	35	30	25	20	15	10	6	2	
26	44	34	29	24	19	14	9	5	2	
27	43	33	28	23	18	13	8	4		
28	42	32	27	22	17	12	7	4		
29	41	31	26	21	16	11	7	3		
30	40	30	25	20	15	10	6	3		
32	38	28	23	18	13	8	5	2		
34	36	26	21	16	11	7	4			
36	34	24	19	14	10	6	3			
38	32	22	17	12	8	5	2			
40	30	20	15	10	7	4				
42	28	18	13	9	6	3				
44	26	16	12	8	5					
46	24	14	10	7	4					
48	22	13	9	6	3					
50	20	11	8	5	3					
55	16	8	6	3						
60	12	6	4							
65	9	4	3							
70	7	3								
75	5									
80	4									

**PROPERTIES INCLUDED**  
 Section 11 All apartments, hotels, resorts  
 Section 12 Motels, lodges, large multiples & resorts  
 Section 13 All  
 Section 14 All  
 Section 15 All except libraries  
 Section 16 All except churches and fraternal bldgs.  
 Section 17 All commercial and industrial uses  
 Section 18 None  
 Section 64 All commercial and industrial uses  
 For lives less than 20 years, see Page 26.

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## Packet Summary

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In conclusion, based on our analysis, we are requesting the following value for this property

Method	Value	\$/SF
Cost	\$ 724,703 / \$	75.27
<b>Requested Value</b>	<b>\$ 724,703 / \$</b>	<b>75.27</b>

# Washoe County Board of Equalization

## Agent Authorization Form

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

Please Print or Type:

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

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: KCP RE LLC					
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER): David A Benedict, KinderCare Education LLC				TITLE VP Tax & Risk	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 650 NE Holladay St				EMAIL ADDRESS:	
CITY Portland	STATE OR	ZIP CODE 97232	DAYTIME PHONE ( )	ALTERNATE PHONE ( )	FAX NUMBER ( )

### Part B. PROPERTY OWNER INFORMATION

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

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

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

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

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

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

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

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

Enter Applicable Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN) 033-221-25	ACCOUNT NUMBER	PROPERTY IDENTIFICATION NUMBER
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- Multiple parcel list attached. (Use letter-size paper)

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

- 2021-2022 Secured Roll     2020-2021 Reopen Roll     2020-2021 Unsecured Roll     2020-2021 Supplemental Roll

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

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

**Part F. AUTHORIZATION OF AGENT**

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

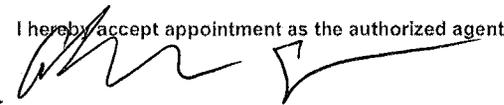
I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Washoe County Board of Equalization. This authorization is limited to the appeal of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

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

**Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT: Christopher Glidewell			TITLE: Principal, Property Tax		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: Pivotal Tax Solutions			EMAIL ADDRESS: appeals@pivotaltax.com		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 202 N. Lindsay Rd., Suite 201					
CITY Mesa	STATE AZ	ZIP CODE 85213	DAYTIME PHONE ( )	ALTERNATE PHONE ( )	FAX NUMBER ( )

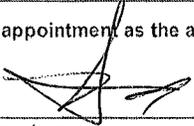
I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.

  
 Authorized Agent Signature \_\_\_\_\_ Title Principal, Property Tax Date 1/11/21

**Authorized Agent Contact Information:**

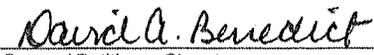
NAME OF AUTHORIZED AGENT: Wayne Tannenbaum			TITLE: Senior Manager		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: Pivotal Tax Solutions			EMAIL ADDRESS: appeals@pivotaltax.com		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 202 N. Lindsay Rd., Suite 201					
CITY Mesa	STATE AZ	ZIP CODE 85213	DAYTIME PHONE ( )	ALTERNATE PHONE ( )	FAX NUMBER ( )

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

  
 Authorized Agent Signature \_\_\_\_\_ Title \_\_\_\_\_ Date 1/12/21

**VERIFICATION**

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

  
 Property Owner / Petitioner Signature \_\_\_\_\_ Title VP Tax and Risk Date Jan 8, 2021

For clerk use only
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