

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization

Appeal Summary Page - Secured Roll

Hearing # 21-0078
 Hearing Date 02/22/2021
 Tax Year 2021

APN: 033-221-25
 Owner of Record: KCP RE LLC
 Property Address: 1285 N MCCARRAN BLVD
 Property Type: DAY CARE CENTER 100%
 Gross Building Area: 9,628
 Year Built: 1985
 Parcel Size: 43,081 SF
 Description / Location: The subject is located at 1285 N McCarran Blvd, just north of Prater Way and south of East Greenbrae Dr. with excellent visibility from the heavily traveled McCarran Blvd. in Sparks.

2021/22 Taxable Value: Land: \$344,992
 Improvements: \$643,263
 Total: \$988,255
 Taxable Value / SF: \$103

Sales Comparison Approach: Indicated Value: \$2,020,000
 Indicated Value/SF Range: \$210

Income Approach: Indicated Value: \$2,300,000
 Indicted Value/SF: \$245

Conclusions: The sales comparison analysis is reconciled to \$2,020,000 or \$210/SF and the income analysis results in a value of \$2,300,000 or \$245/SF. Both the sales and income results are greater than the current total taxable value of \$988,255 or \$103/SF. Consequently, it is recommended that the total taxable value be upheld.

RECOMMENDATION: Uphold X



033-221-25 05/24/2016

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

LAND:	TAXABLE VALUE	ASSESSSED VALUE	TAXABLE	HEARING:	21-0078
IMPROVEMENTS:	\$344,992	\$120,747	\$/SF GBA	DATE:	02/22/2021
TOTAL:	\$643,263	\$225,142	\$103	TAX YEAR:	2021
	\$988,255	\$345,889			
			TAXABLE		
			\$/SF Land		
			\$8.01		

OWNER: KCP RE LLC

SUBJECT													
BLDG#	APN	Location (Occupancy)	Use %	Total GBA (GBA)	Construction Type Exterior Walls	QC	Finish Area	Age(WAY) Height	Land (SF) %Coverage Zoning	Sale Price Sale Date	Sale Price/GBA	EGI GIM OER	NOI OAR
1	033-221-25	1285 N MCCARRAN BLVD DAY CARE CENTER	100%	9,628 9,628	WD/STL FRAME STUD WALLS - BRICK VENEER	C20		1985 8	43,081 22% MUD				

IMPROVED SALES													
IS-1	200-020-12	1524 AMBASSADOR DR DAYCARE CENTER	100%	7,469 7,469	WD/STL FRAME STUD WALLS- HARDBOARD SHEET / BRICK VENEER	C25		1997 10	39,988 19%	\$ 1,715,000 12/16/2019	\$230		
IS-2	013-111-09	273 CHENEY ST DAYCARE CENTER	100%	2,076 2,076	FRAME SIDING ON FRAME	R20		1920	13,504 15% MF30	\$ 495,000 07/26/2019	\$238		
IS-3	504-652-10	5880 KLONDIKE DR DAYCARE CENTER	100%	2,691 2,691	WD/STL FRAME STUD WALLS - HARDBOARD SHEET	C20		1998 8	19,820 14%	\$ 345,000 05/01/2020	\$128		
IS-4	013-013-31	634 RYLAND ST OFFICE BUILDING	100%	12,525 12,525	MASONRY BRNG CONCRETE BLOCK / CURTAIN WALLS - CONCRETE + GLASS PA	C15		1987 14	26,781 47%	\$ 1,575,000 03/02/2020	\$126		

LAND SALES										
Sale #	APN	Location	Sale Date	Sale Price	Size(sf)	\$/sf	Tax/Unit	Zoning	Comments	
LS-1	510-492-13	360 LOS ALTOS PKWY	03/16/2018	\$388,704	42,388	\$9.17	\$9.00	NUD	Cash purchase; located on western portion of Los Altos near Galleria. Parcel now consists of a 8,511 sq foot commercial building, first occupancy barber shop, second occupancy retail store.	
LS-2	034-372-18	1565 S STANFORD WAY	04/01/2019	\$550,000	43,560	\$12.63	\$8.75	I	Owner: Vacant land sale. Located at corner of McCarran and Stanford with good access and visibility. Onsite improvements not included but offsite improvements exist.	
LS-3	026-284-09	0 OROVADA ST	06/03/2020	\$600,000	76,230	\$7.87	\$6.50	PO	Parcel is a vacant lot located on the corner of Orovada and Silverada. Parcel is level with easy access to utilities. Likely development for parcel is W/B Senior Living Apartments. Seller originally bought property to build a school, but decided to remodel existing buildings, therefore they were willing to sell this property. Property had several offers.	

COMMENTS:
The subject is a freestanding building with 9,628 square feet on a .99 acre lot. This property is located off North McCarran, a high traffic street with high visibility. While the comparable sales I have provided above are locally owned and run daycare facilities, the subject is a National Franchise. The improved sales presented are the most comparable to the subject available at the time of this report. Most weight is given to IS-1, as this sale is most comparable to the subject property. With downward adjustment for location, a value of \$210 is applied.

IS-1 is a daycare center in Northwest Reno residential area. This property is most comparable, but slightly superior to the subject in location and access. While the subject is located on a high traffic street, with high visibility, the property location for IS-1 is more fitting for a daycare center in regards to accessibility and child safety. Overall, this property is superior to the subject, representing a higher Sale Price/GBA.

IS-2 is the sale of the Little Golden Goose, a two years old to Pre-K school. Its neighborhood location and access is judged as superior to the subject. IS-2's superior neighborhood location and access is offset by the inferior building age. Due to the relatively small building size, the sale price/SF is a high indicator of value.

IS-3 is an owner operator purchase of daycare center in Sun Valley. This daycare center is located in a residential neighborhood, near an elementary school. Although this parcel is located in a residential neighborhood, like the subject, the access to this property is less convenient. Along with location, construction type is also inferior to the subject as this building was converted from a single family residence to a daycare center. Due to IS-3's inferior location and building type, IS-3 is considered a low indicator of value.

IS-4 is an office building located off Ryland and Wells, both high traffic streets. At the time of sale, the building was only 50% occupied, whereas the subject is 100% occupied. Having similarities in locations off high traffic streets, but differences in occupancy and use, this property is least similar to the subject. Overall, this property is inferior to the subject, representing a lower Sale Price/GBA.

Land Sales Summary
LS-1 and LS-2 are most comparable to the subject property in regards to location and size. Both properties are located off higher traffic roads, with good visibility to the public, as well as land size being close to 1 acre. LS-3 is least comparable to the subject in location and land size. Although the location seems to be superior, being in a residential area and across from an already established school, the location of its neighborhood within the Reno-Sparks area is less desirable than the subject. LS-3 is considered a low indicator of value. The land sales provided gives us a range of \$7.87/SF and \$12.63/SF and the subject property land value/SF falls within this range at \$8.01.

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

	TAXABLE VALUE	ASSESSED VALUE	TAXABLE	HEARING: 21-0078
LAND:	\$344,992	\$120,747	\$/SF GBA	DATE: 02/22/2021
IMPROVEMENTS:	\$643,263	\$225,142	\$102.64	
TOTAL:	\$988,255	\$345,889		TAX YEAR: 2021
			TAXABLE	
			\$/SF Land	
			\$8.01	

APN: 033-221-25
OWNER: KCP RE LLC

Income Approach				
Potential Gross Income	9,628 sq ft. @	\$1.50 /mo =	\$14,442	
	sq ft. @	/mo =	\$0	
	sq ft. @	/mo =	\$0	
			\$14,442	
	x 12 months =		<u>12</u>	
			\$173,304	
- Vacancy & Collection loss		7%	\$11,611	
= Effective Gross Income			\$161,693	
- Operating Expenses		5%	\$8,084.63	
=Net Operating Income			\$153,608	
Divided by Overall Capitalization Rate		6.50%	\$2,363,200	
				Rounded \$245 /sf GBA

Subject Income Information: The subject property is a 9,628 square foot Kinder Care day care care facility located at 1285 N. McCarran Blvd. in Sparks, Nevada.

Potential Gross Income: Historic rental data for day care centers in Reno-Sparks range from \$1.08 to \$2.17 per square foot on a triple-net basis. IS-1 is shown to have a rental rate between \$1.50 and \$1.83. For the subject property we have utilized \$1.50 per square foot- the lower end estimated from CoStar for the NNN Rate Per SF for daycare facilities in the Reno-Sparks area.

Effective Gross Income: Although the property is 100% occupied, a 7% vacancy and credit loss was applied per the overall market conditions. The effective gross income after vacancy and credit loss is computed to \$161,693.

Net Operating Income: The rental rate was computed on a triple-net basis. An expense ratio of 5% provides a net operating income of \$153,608.

Capitalization Rate Analysis: In reviewing capitalization rates from offices and daycare facilities in the Reno-Sparks area, a range between 4.20% and 8.03% is provided. Giving the most weight to IS-1, a 6.50% capitalization rate was applied.

Indicated Value Income Approach: The subject property's indicated total value via the income approach is \$2,363,200. This equates to approximately \$245.00 per square foot.

Comments: The above value via income approach of \$2,363,200 supports the subjects current taxable value of \$988,255.

OFFICE CAPITILIZATION RATES- SPARKS- RENO SUBMARKET										
APN	LOCATION (OCCUPANCY)	USE %	TOTAL GBA	CONSTRUCTION TYPE EXTERIOR WALLS	QC	AGE (WAY) HEIGHT	LAND (SF) %COVERAGE ZONING	SALE PRICE SALE DATE	SALE PRICE/GBA	OAR
032-124-22	1749 VICTORIAN AVE OFFICE	100%	2,400	MASONRY BLDG	C10	1956	5,968 40% MUD	\$600,000 12/19/2019	\$250	4.20%
040-941-08	675 SIERRA ROSE DR OFFICE	100%	7,398	WD/STL FRAME STUD WALLS-STUCCO	C30	2000	7,422 100% PUD	\$2,600,000 03/11/2020	\$351.45	6%
026-422-01	1855 SULLIVAN LN OFFICE	90%	14,432	WD/STL FRAME STUD-STUCCO	C15	1979	25,177 28% MF-5	\$300,000 02/12/2019	\$21	8.03%
516-470-24	4808 SPARKS BLVD SHELL OFFICE	0%	5,996	WD/STL FRAME STUD-EIFS	C30	2018	6,680 90% C2	\$1,806,566 10/19/2018	\$301	6.56%
200-020-12	1524 AMBASSADOR DR PRESCHOOL	100%	7,469	WD/STL FRAME STUD WALLS- HARDBOARD SHEET / BRICK VENEER	C25	1997	39,988 19% NC	\$ 1,715,000.00 12/16/2019	\$230	6.26%

LEASE RATE COMPARABLES (NNN)										
APN	LOCATION	TENANT	OCCUPANCY	SF	RENT/SF	\$ SF RENT/MONTH	VACANCY RATE	SOURCE	NOTES	
033-221-25	1285 N MCCARRAN BLVD	KINDERCARE	DAYCARE CENTER	9,628	\$17-21 (EST)	\$1.42-\$1.75 (EST)	0%	COSTAR	SUBJECT PARCEL	
200-020-12	1524 AMBASSADOR	CAUGHLIN PRESCHOOL	PRESCHOOL	7,469	\$18-22 (EST)	\$1.50-\$1.83 (EST)	0%	COSTAR	SALES COMPARABLE IS-1	
036-011-23	2301 SPARKS BLVD	A CHILDS WORLD	DAYCARE CENTER	6,635	\$21-26 (EST)	\$1.75-\$2.16 (EST)	0%	COSTAR		
025-523-01	4701 NEIL RD	A+ LEARNING CENTER	DAYCARE/LEARNING CENTER	7,440	\$21-26 (EST)	\$1.75-\$2.16 (EST)	0%	COSTAR		
163-032-07	780 TRADEMARK DR	BLUE KANGAROO	LEARNING CENTER	11,419	\$20-24 (EST)	\$1.67-\$2.00 (EST)	0%	COSTAR		
400-021-02	4820 SUMMIT RIDGE DR	BLUE KANGAROO	LEARNING CENTER	12,648	\$18-22 (EST)	\$1.50-\$1.83 (EST)	0%	COSTAR		
041-244-03	4895 VILLAGE GREEN PKY	NEWTON LEARNING CENTER	DAYCARE CENTER	7,469	\$17-21 (EST)	\$1.42-\$1.75 (EST)	0%	COSTAR		
023-131-46	3615 LAKESIDE DR	KINDERCARE	DAYCARE CENTER	7,358	\$16-20 (EST)	\$1.33-\$1.67 (EST)	0%	COSTAR		

Washoe County PRODUCTION SUMMARY APPRAISAL RECORD



APN: 033-221-25

2021

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ACTIVE

Roll YR

Code

%Comp

Situs 1285 N MCCARRAN BLVD SPARKS Database WASHOE NBHD DIDQ Appr JGR Exemption AV|Exemption
 Owner KCP RE LLC Printed 2/9/2021 Commercial
 6310 SAN VICENTE BLVD 250 LOS ANGELES, CA 90048 Tax District 2000
 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		
2021 VN	344,992		643,263		988,255	345,889	Land Value	344,992			
2021 NR	344,992		643,263		988,255	345,889	Building Value	579,462			
2020 FV	344,992		668,925		1,013,917	354,871	XFOB Value	63,801	Initials/Date		
2019 FV	323,430		641,699		965,129	337,795	Obsolescence	0	Parcel Total		
2018 FV	323,430		650,235		973,665	340,783	Taxable Value	988,255	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2017 FV	323,430		662,993		986,423	345,248	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
2016 FV	323,430		680,831		1,004,261	351,491			Remainder		

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	426	Day Care Center	D	1985	1985	100	C20	1,255,587	577,570	9,628	59	0
MISC	1-2	600	Miscellaneous	0	1985	1985	100	30	4,113	1,892		1,892	0



033-221-25 05/24/2016

Land Value											Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	Water	Municipal
400	General Commercial: reta	MUD	43,124	SF2	8.00					344,992		43,081	Sewer	Municipal
												0.989	Street	Paved
													SPC	

Washoe County PRODUCTION APPRAISAL RECORD



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Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand			
2021 VN	344,992		643,263		988,255	345,889	Land Value	344,992	Initials/Date			
2021 NR	344,992		643,263		988,255	345,889	Building Value	579,462				
2020 FV	344,992		668,925		1,013,917	354,871	XFOB Value	63,801	Parcel Total			
2019 FV	323,430		641,699		965,129	337,795	Obsolescence	0				
2018 FV	323,430		650,235		973,665	340,783	Taxable Value	988,255		New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2017 FV	323,430		662,993		986,423	345,248	Total Exemption			New Land		
2016 FV	323,430		680,831		1,004,261	351,491				Remainder	<input type="checkbox"/> New Sketch	

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			ASC	1	Alternate Shape Code	100				
Occ	426	Day Care Center	Rate Adj			SP1C	9,628	Sprinkler System Generic - C	100				
Stry/Frm	D	WD/STL FRM ~ WOOD OR	Lump Sum			ST	1	No of Stories	100				
Quality	C20	Commercial 2.0 (Aver				UT	1	Units	100				
Year Built	1985		PARCEL LEVEL			WH	8	Avg Wall Height/Floor	100				
WAY	1985		Lump Sum	0		EW	882	STUD WALLS - BRICK VENEER	100				
Remodel Yr			%Obso	0.0000		HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR 54.0											

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
GBA	GROSS BUILDING A	1985		9,628	130.41	1,255,587	1	FNC4	FN CHN LK4	30	1	600	13.65	1985		100	8,190	3,767		
							2	FWAS	FW ASPHALT	30	1	13,200	2.74	1985		100	36,216	16,659		
							3	FWCO	FW CONCRET	30	1	6,300	5.22	1985		100	32,863	15,117		
							4	TRS2	TRASH CO B	30	1	96	27.39	1985		100	2,629	1,210		
							5	YIMP	YARD IMPS	30	1	35	1,680.00	1985		100	58,800	27,048		

Gross Bldg Area	9,628	Perimeter	448	Sub Area RCN	1,255,587
Building Notes		Building Cost Summary			
		Building RCN	1,255,587		
		Depreciation	678,017		
		Building DRC	577,570		
		Extra Feature DRC	63,801		
		Building Obso			
Building Name		Total DRC	641,371		
		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	
400	General Commercial: reta	MUD	43,124	SF2	8.00					344,992		43,081	Sewer	Municipal	
												0.989	Street	Paved	
												400	Street	Paved	
													SPC		
												CAGC			

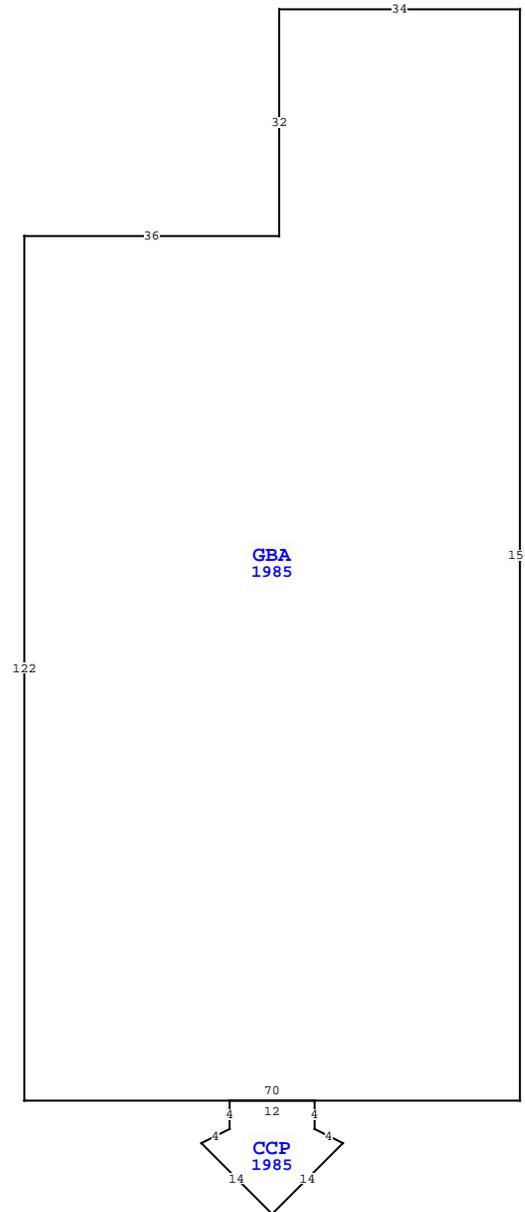
Washoe County PRODUCTION APPRAISAL RECORD

APN: 033-221-25

Owner KCP RE LLC
 Keyline Description PM 1809 LT B

NBHD DIDQ Commercial

Appr JGR



Activity Information						
Date	User ID	Activity Notes				
10/29/2020	HNS	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
KC PROPCO LLC	4498659	7/31/2015	400	0	3BGG	
KINDER-CARE LEARNING CTR	2885256	7/9/2003	400	0	3NTT	
	990945	4/16/1985		0		
	CHK	4/1/1985	100	209,328	1G	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
4/14/2016	A1600814	INSTALL NEW ALARM STROBE I		C	100%	

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Washoe County PRODUCTION APPRAISAL RECORD



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2016 FV	323,430		680,831		1,004,261	351,491				Remainder	<input type="checkbox"/> New Sketch

Building Data													
1-2	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 - Only valid wi	Lump Sum										
Quality	30	Average											
Year Built	1985		PARCEL LEVEL										
WAY	1985		Lump Sum 0										
Remodel Yr			%Obso 0.0000										
% Comp	100	%DPR 54.0											

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	1985		180	22.85	4,113														

Gross Bldg Area	Perimeter	Sub Area RCN	4,113
Building Notes		Building Cost Summary	
		Building RCN	4,113
		Depreciation	2,221
BUFF CARD DRS 2/9/2017		Building DRC	1,892
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	1,892
		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	Acre Size	DOR Code	Deferment	Water	Street	Municipal	Paved
												43,081	0.989	400					

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Owner KCP RE LLC
 Keyline Description PM 1809 LT B

NBHD DIDQ Commercial

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KINDER-CARE LEARNING CTR	2885256	7/9/2003	400	0	3NTT	
	990945	4/16/1985		0		
	CHK	4/1/1985	100	209,328	1G	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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IS-1 1524 AMBASSADOR DR



Located in Northwest Reno. Caughlin Preschool has been in business since 2000.

IS-2 273 CHENEY ST



Located in Midtown Reno, Nevada. The Little Golden Goose Preschool has been in business since 1995.

IS-3 5880 KLONDIKE DR



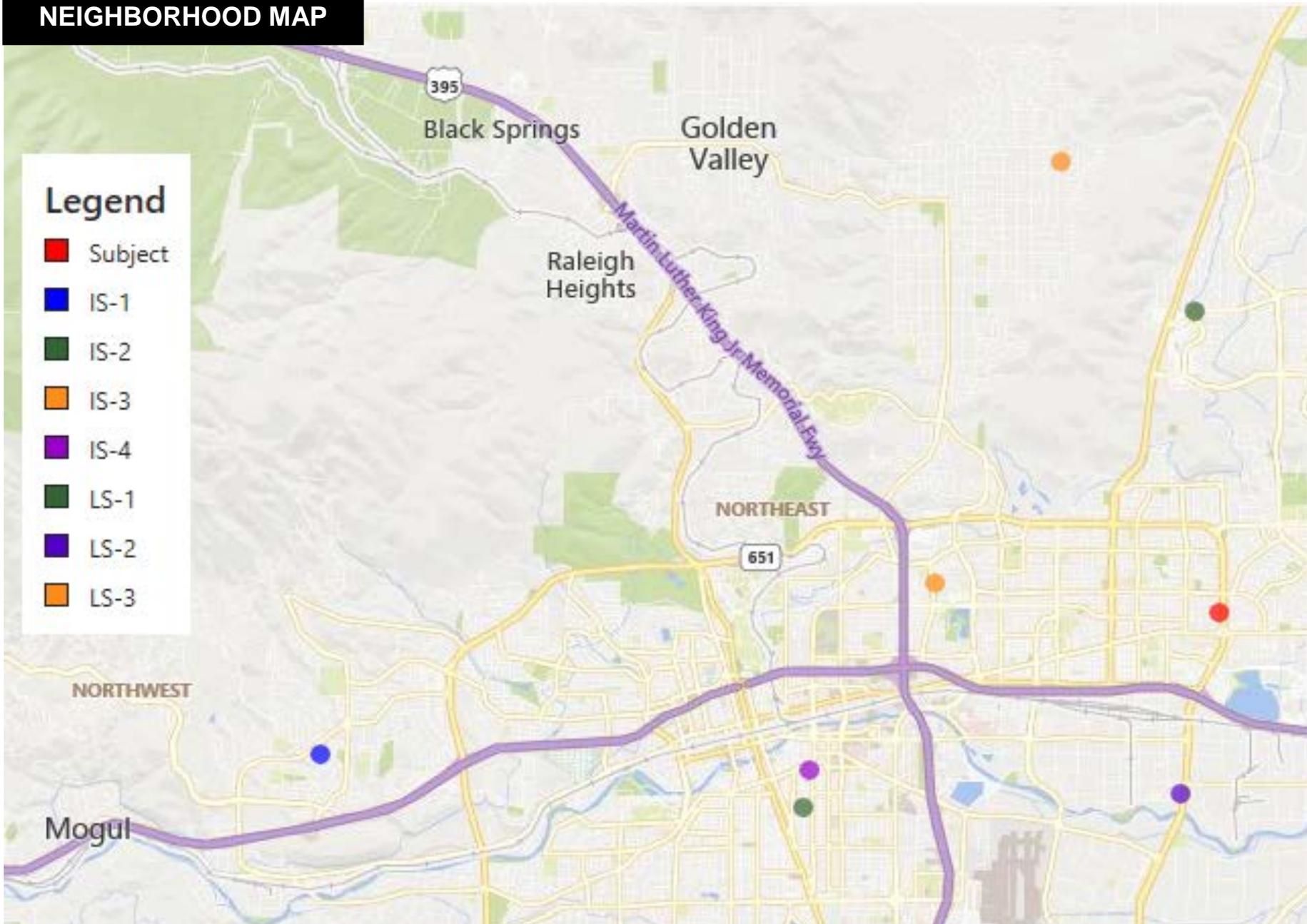
Located in the Lifestyle Home community in Sun Valley. The Kid's Playhouse and Learning Center has been in business since 1998.

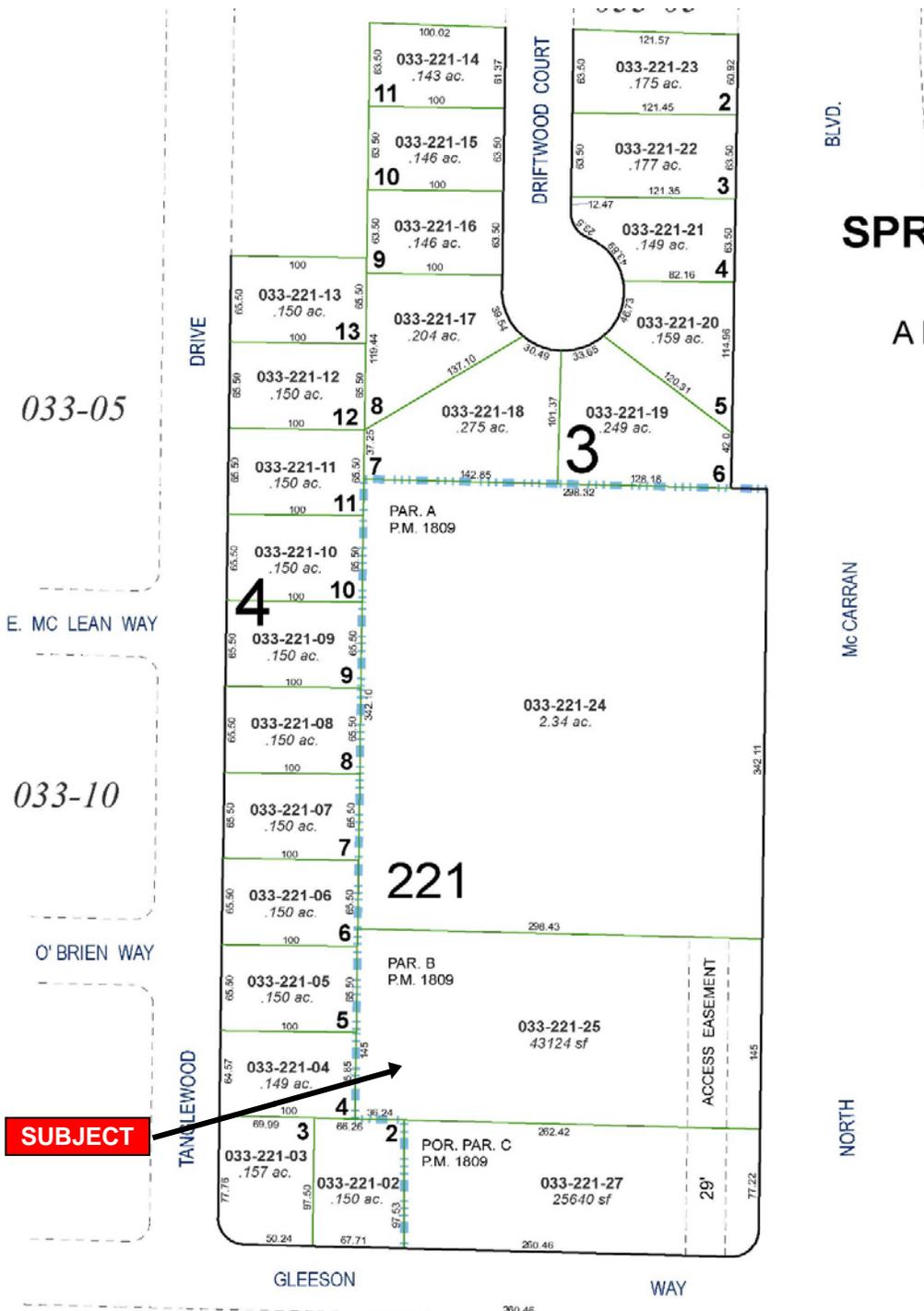
IS-4 634 RYLAND ST



Located near Downtown Reno. This office building was built in 1987 with various tenants. As of sales date, property was at 50% capacity.

NEIGHBORHOOD MAP

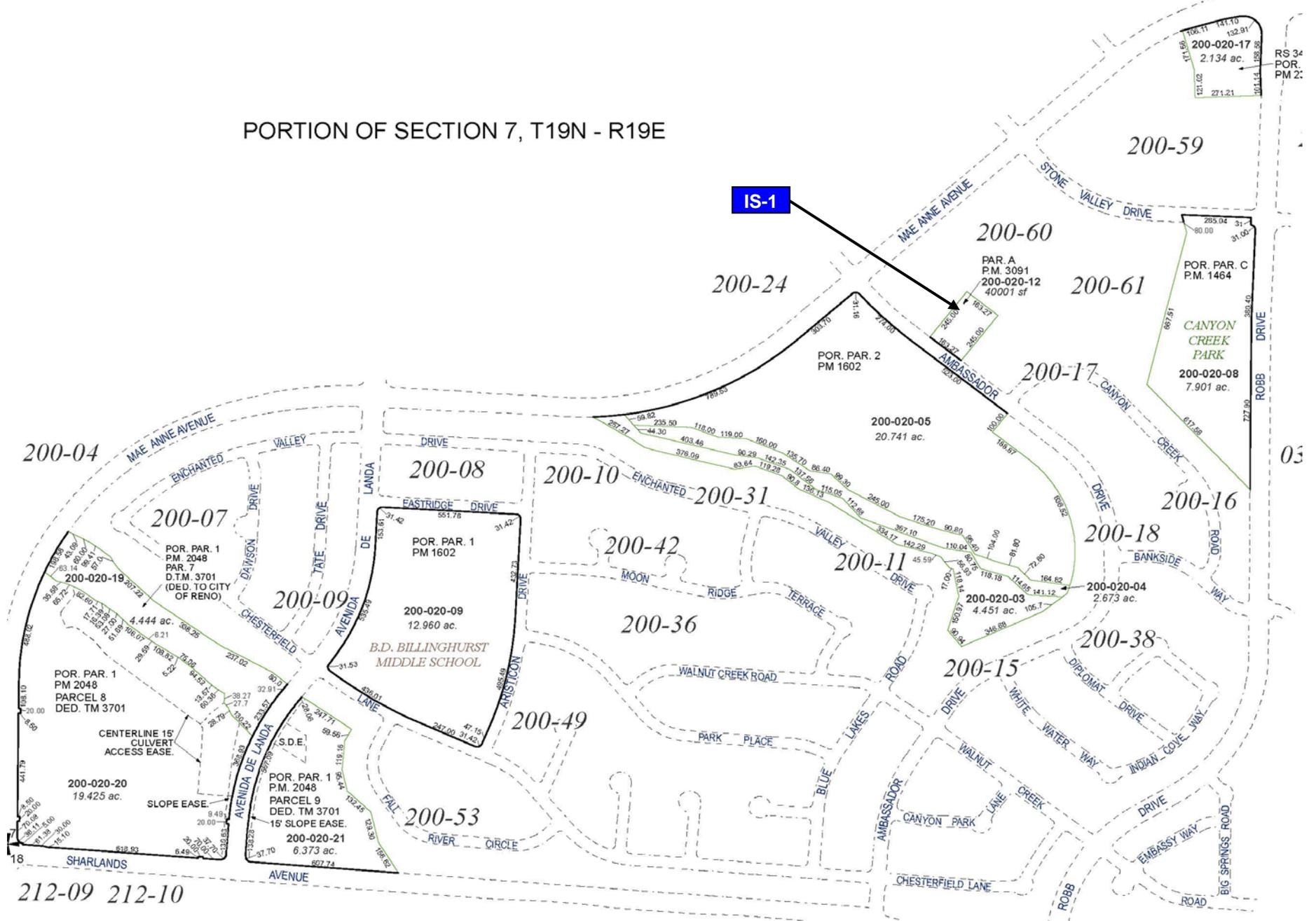




**(#982)
 SPRINGVALE SUBDIV
 UNIT NO. 1-A
 A POR. OF THE NE ¼ OF SE
 T19N - R20E**

BOOK 036

PORTION OF SECTION 7, T19N - R19E



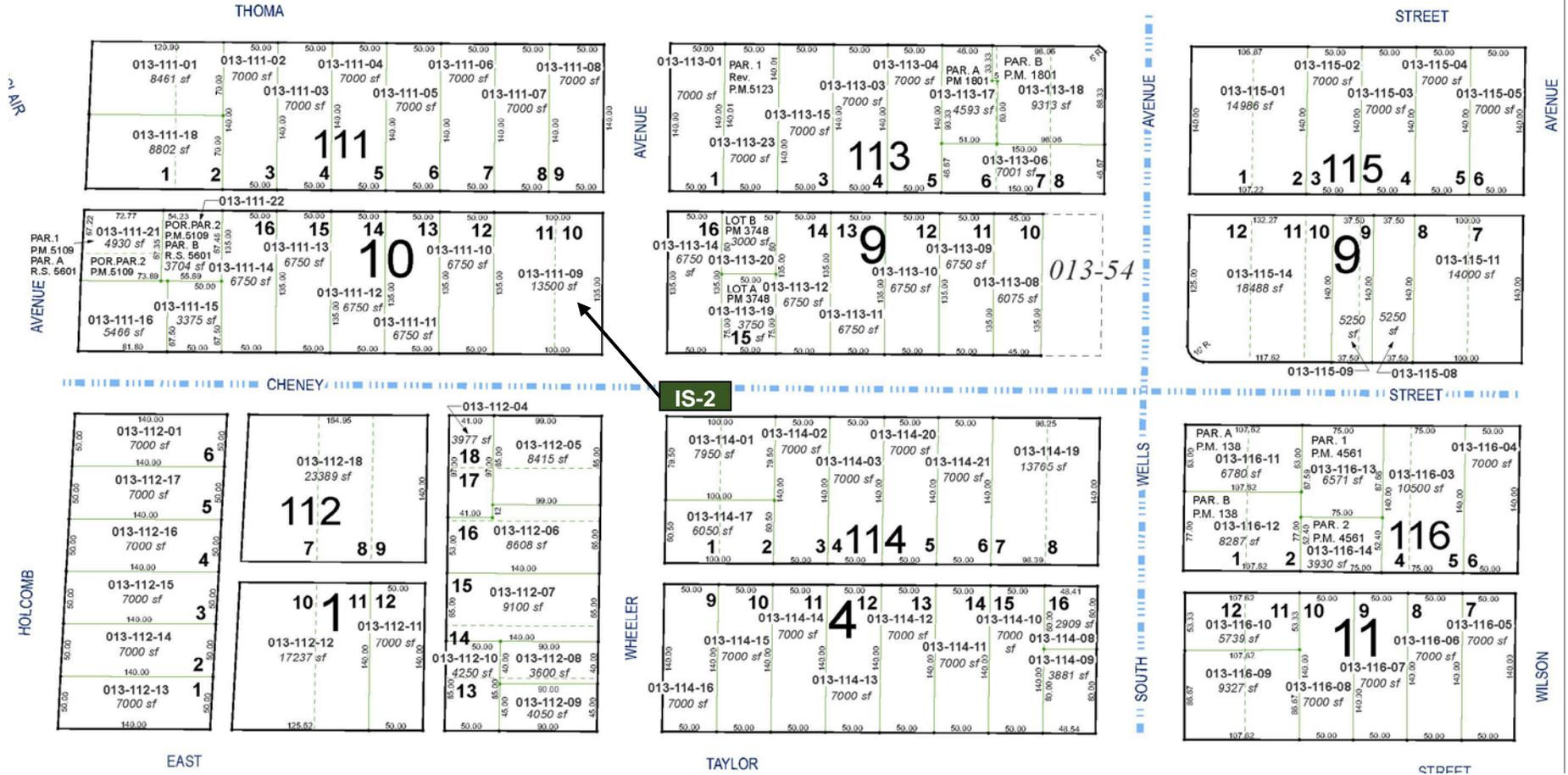
212-09 212-10

013-21

(#143) WELLS ADDITION

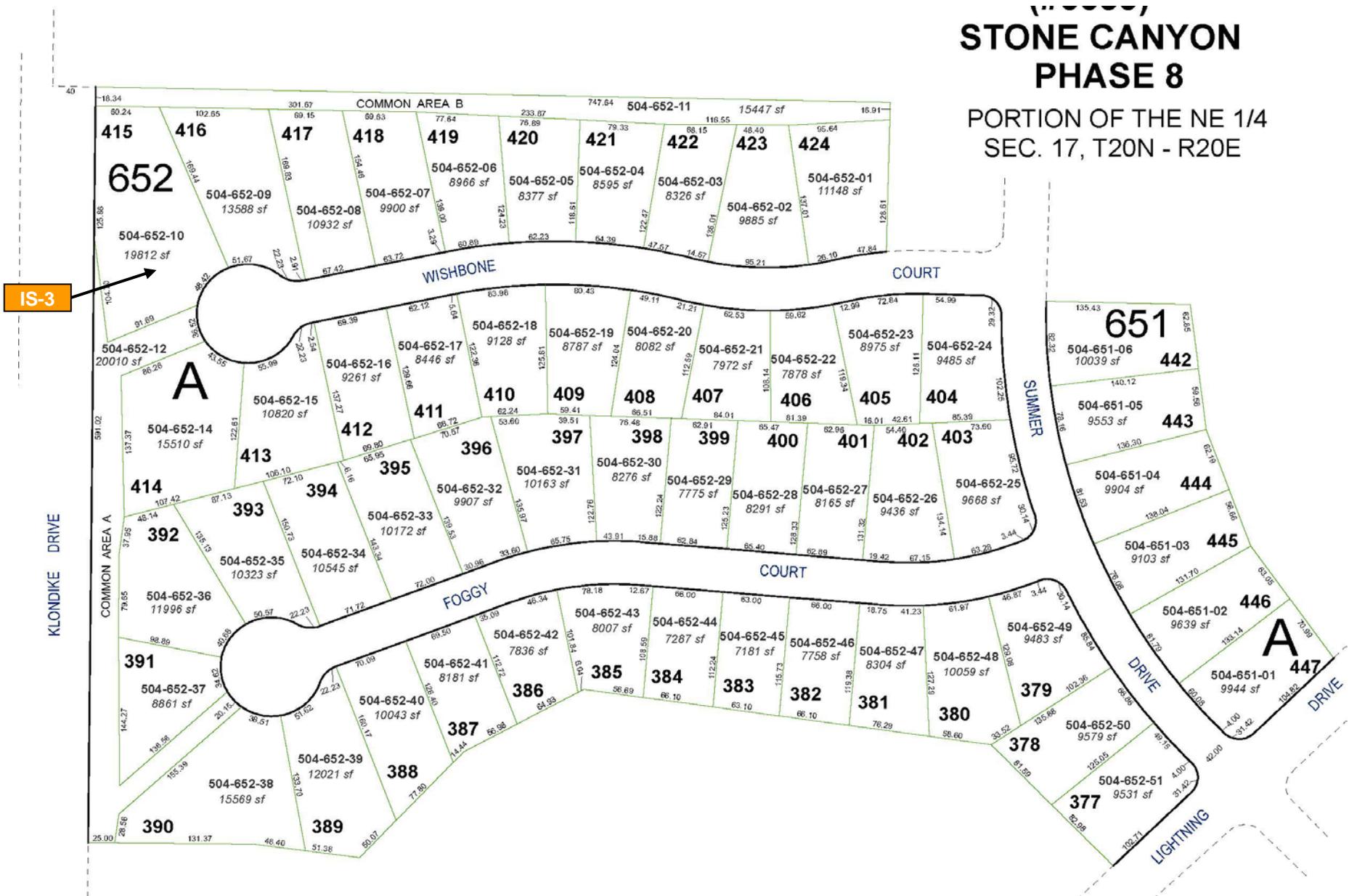
PORTION OF THE NW 1/4 OF SECTION 13, T19N - R19E

(#115) SOUTHERN ADDITION



STONE CANYON PHASE 8

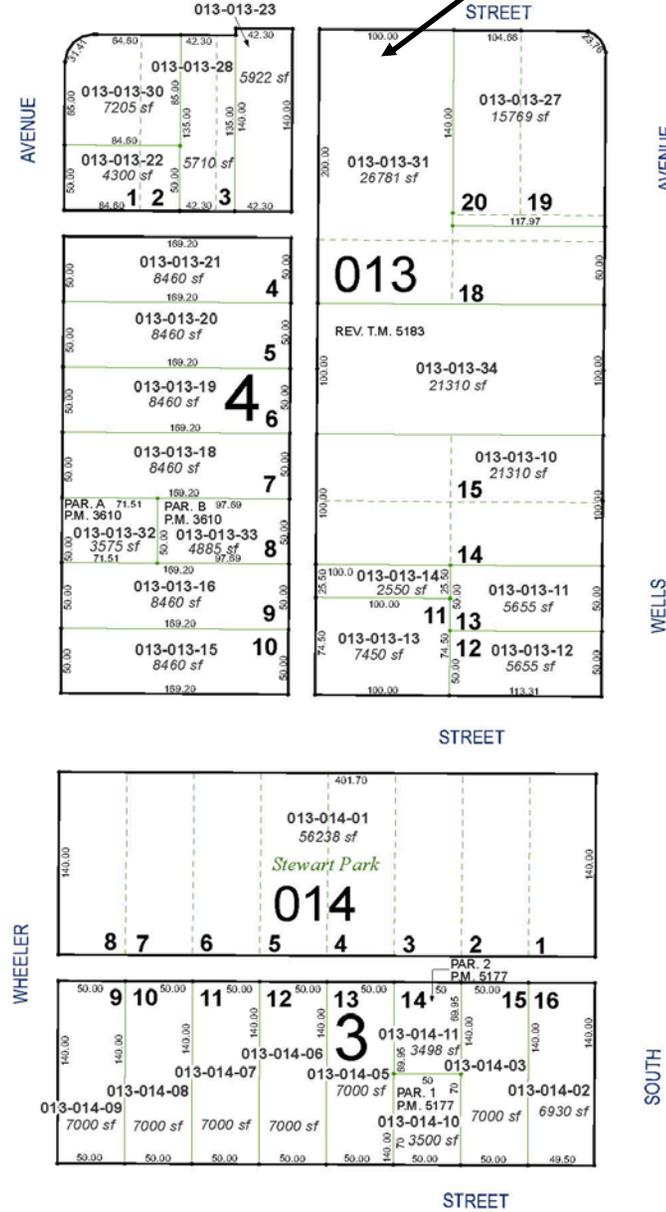
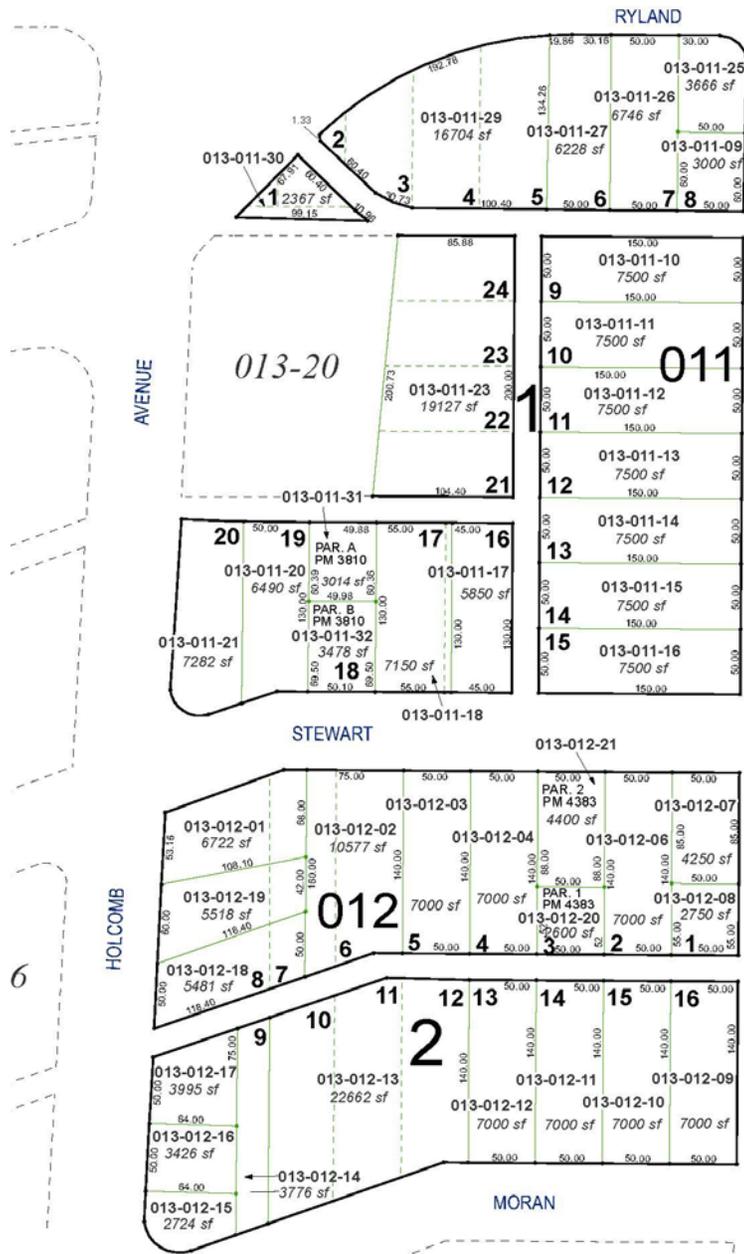
PORTION OF THE NE 1/4
SEC. 17, T20N - R20E



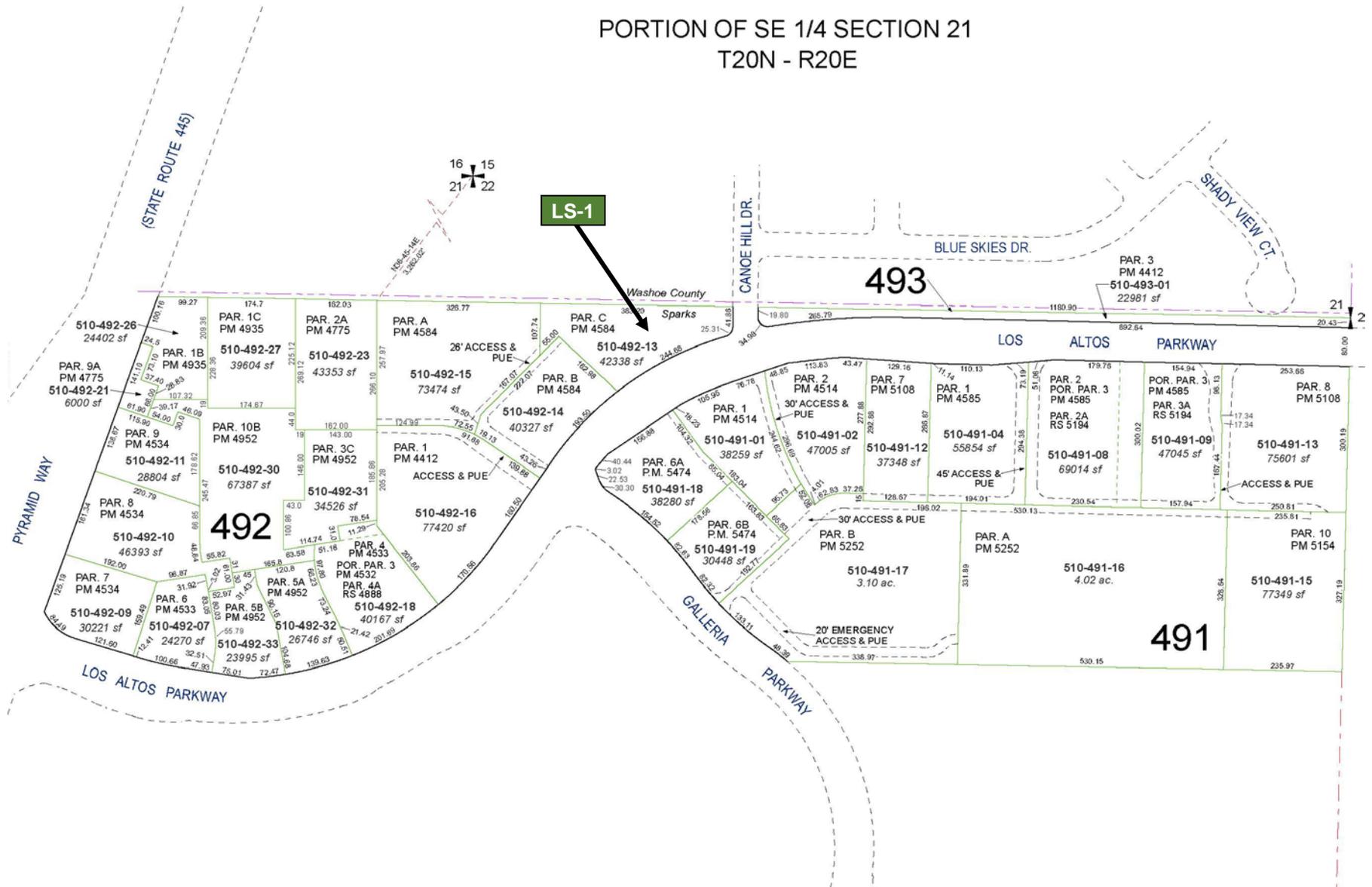
ORTION OF THE SW 1/4 OF SECTION 12
T19N - R19E

(#143)
WELLS ADDITION

IS-4



PORTION OF SE 1/4 SECTION 21
T20N - R20E



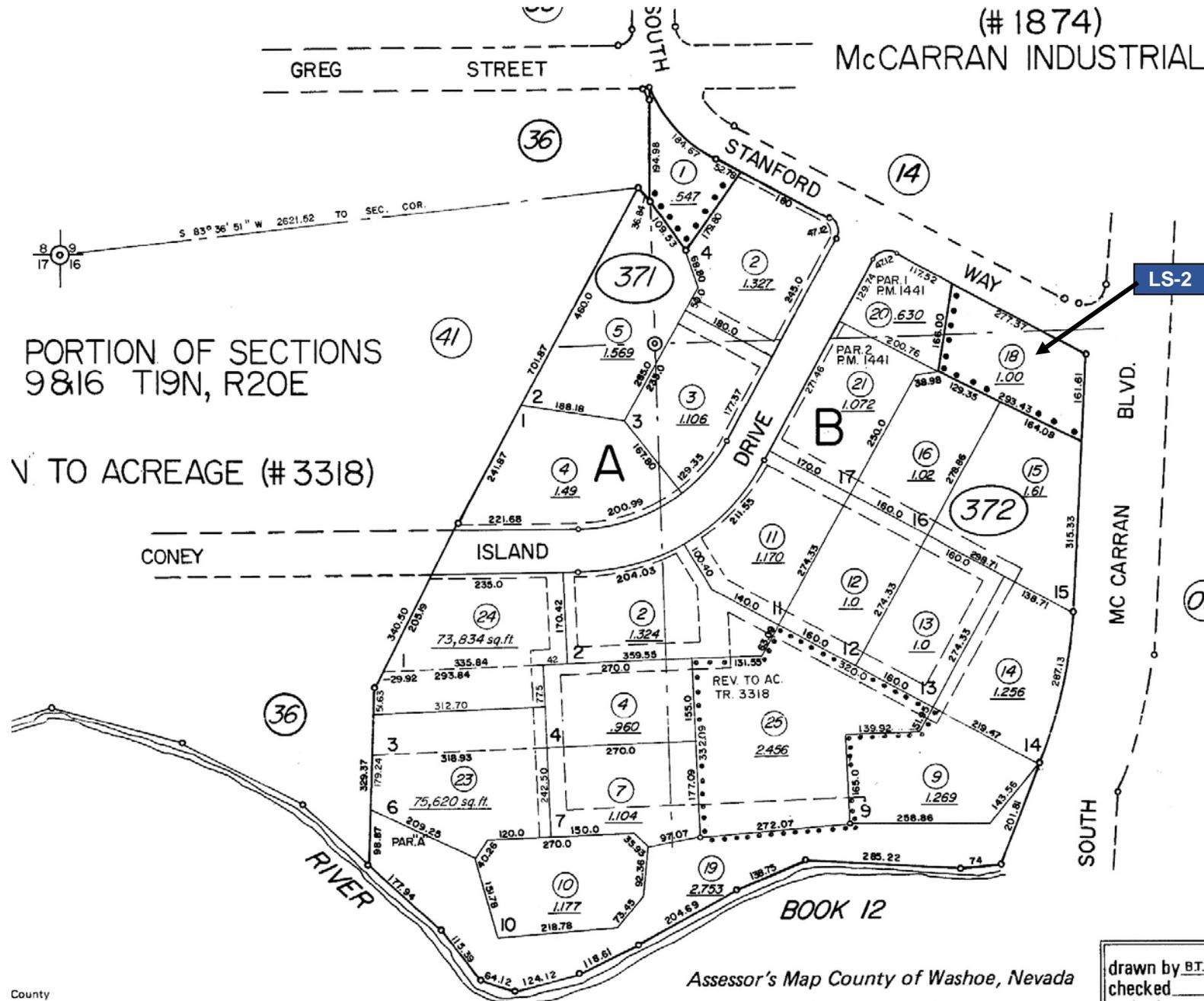
LS-1

493

492

491

(#1874)
McCARRAN INDUSTRIAL PARK



PORTION OF SECTIONS
9 & 16 T19N, R20E

V TO ACREAGE (#3318)

CONY

Assessor's Map County of Washoe, Nevada
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by	B.T.	10/28/76
checked		
revised	7/79	4/84 3/85 9/91
superseded	12/96	9/97

County
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