

**PETITIONER'S  
EVIDENCE**

## Bedrosian



535 E Glendale Ave  
Sparks, NV

Parcel #s 034-257-20,

# 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	\$ 1,293,411	\$ 28.43
2020	\$ 1,355,881	\$ 29.80
<b>2021</b>	<b>\$ 1,315,583</b>	<b>\$ 28.92</b>

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

Method	Value	\$/SF
Cost	\$ 845,894 /	\$ 18.59
<b>Requested Value</b>	<b>\$ 845,894 /</b>	<b>\$ 18.59</b>

## Property Summary

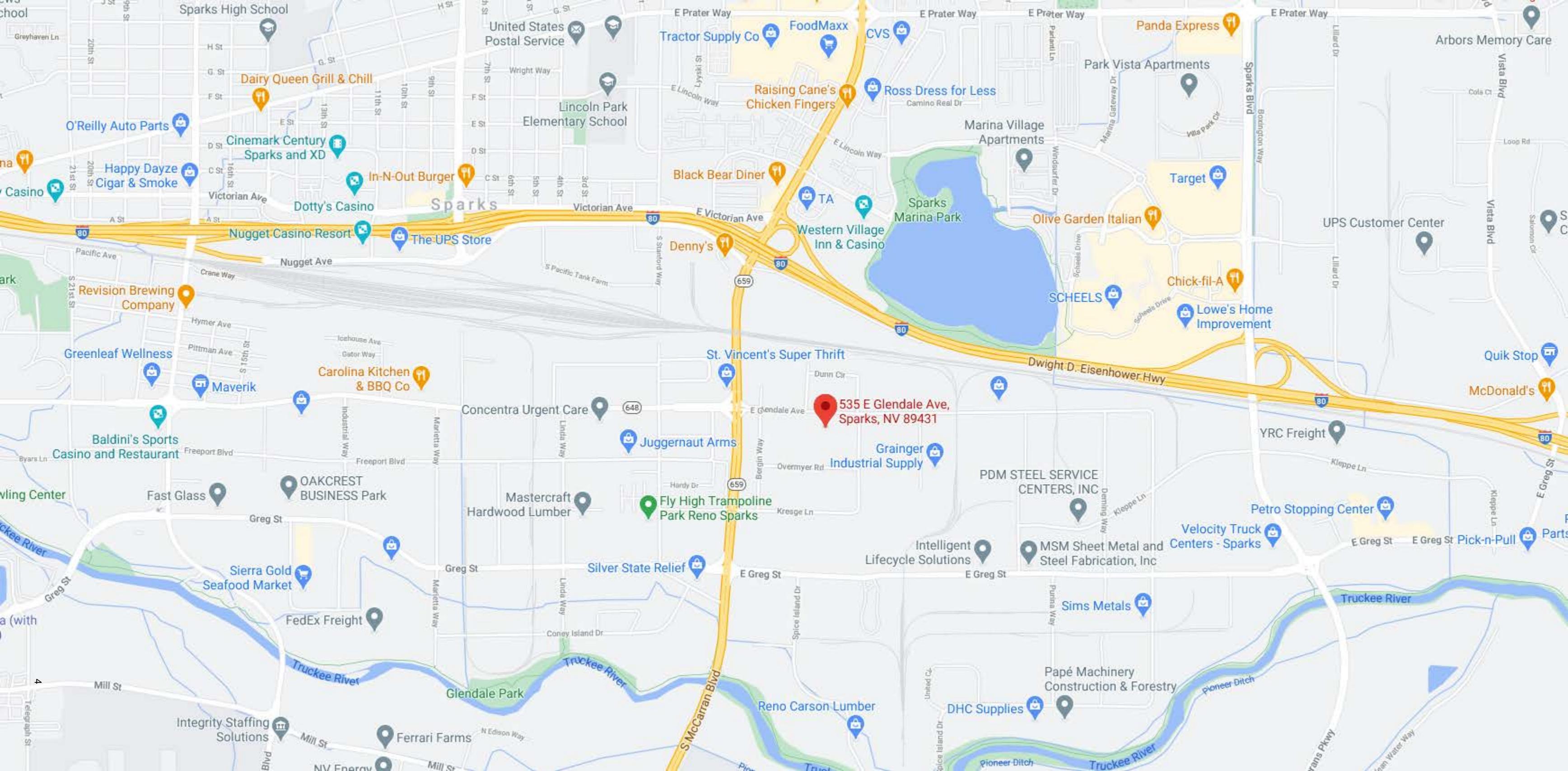
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Location: 535 E Glendale Ave in Sparks  
Major Cross Streets: E Glendale Ave & S McCarran Blvd  
Owner: Paragon Industries II Inc  
Effective Year: 1977  
Building Square Feet: 45,496  
Land Square Feet: 68,389          Acres: 1.57  
Land/Build/Ratio: 1.50

2021 Breakdown	Value		\$/SF
2021 Land Value:	\$ 444,528	\$	6.50
2021 Imp Value: Leasable	\$ 871,055	\$	19.15
2021 Total Value:	\$ 1,315,583	\$	28.92

## Executive Summary

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535 E Glendale Ave,  
Sparks, NV 89431

Dairy Queen Grill & Chill

Raising Cane's  
Chicken Fingers

Panda Express

Cinemark Century  
Sparks and XD

In-N-Out Burger

Black Bear Diner

Ross Dress for Less

Park Vista Apartments

Target

Dotty's Casino

Sparks

Lincoln Park  
Elementary School

Marina Village  
Apartments

Sparks Marina Park

SCHEELS

Chick-fil-A

Lowe's Home  
Improvement

Nugget Casino Resort

The UPS Store

Denny's

Western Village  
Inn & Casino

Olive Garden Italian

UPS Customer Center

Revision Brewing  
Company

Greenleaf Wellness

Maverik

Carolina Kitchen  
& BBQ Co

St. Vincent's Super Thrift

535 E Glendale Ave,  
Sparks, NV 89431

Juggernaut Arms

Grainger  
Industrial Supply

McDonald's

Baldini's Sports  
Casino and Restaurant

Concentra Urgent Care

Mastercraft  
Hardwood Lumber

Fly High Trampoline  
Park Reno Sparks

PDM STEEL SERVICE  
CENTERS, INC

YRC Freight

Petro Stopping Center

Fast Glass

OAKCREST  
BUSINESS Park

Mastercraft  
Hardwood Lumber

Fly High Trampoline  
Park Reno Sparks

PDM STEEL SERVICE  
CENTERS, INC

YRC Freight

Petro Stopping Center

Fast Glass

OAKCREST  
BUSINESS Park

Sierra Gold  
Seafood Market

FedEx Freight

Silver State Relief

E Greg St

Intelligent  
Lifecycle Solutions

MSM Sheet Metal and  
Steel Fabrication, Inc

Velocity Truck  
Centers - Sparks

Pick-n-Pull

Integrity Staffing  
Solutions

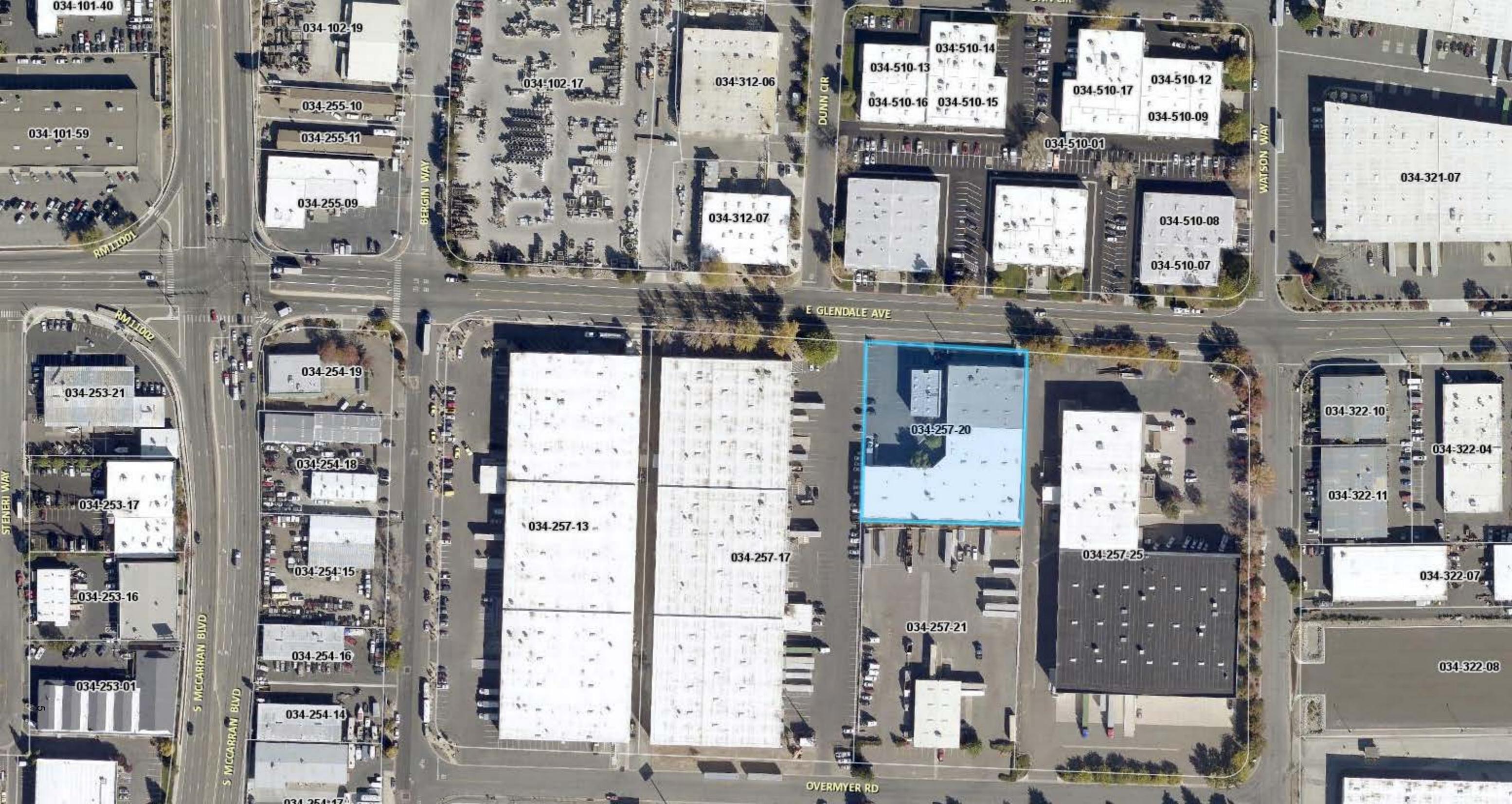
Ferrari Farms

Reno Carson Lumber

DHC Supplies

Papé Machinery  
Construction & Forestry

Trucks Pkwy



034-101-59

034-101-40

034-255-10

034-255-11

034-255-09

034-254-19

034-254-18

034-254-15

034-254-16

034-254-14

034-254-17

034-102-17

034-312-06

034-312-07

034-257-13

034-257-17

034-257-20

034-257-21

034-510-17

034-510-12

034-510-09

034-510-01

034-510-08

034-510-07

034-257-25

034-322-10

034-322-04

034-322-11

034-322-07

034-322-08

034-321-07

E GLENDALE AVE

OVERMYER RD

S MCCARRAN BLVD

S MCCARRAN BLVD

BERGIN WAY

DUNN CIR

WATSON WAY

RM 11001

RM 11002

STENERI WAY



034-257-17

034-257-20

034-

034-257-21

9

40 ft

## Cost Analysis

Description	SF	Year Built	Eff Year	Exp Life	Eff Age	Class	Type	\$/SF
<b>Adjusted Items:</b>								
RCN - Distribution Warehouse	45,496	1977	1977	45	44	C	Average	\$ 2,320,296
Depreciation								77%
Adjusted RCNLD								\$ 533,668
Regional Multiplier								1.08
<b>Total RCNLD of Adjusted Items:</b>								<b>\$ 576,362</b>
<b>Non Adjusted items:</b>								
Extra Features								\$ 20,000
<b>Total of Non Adjusted Items:</b>								<b>\$ 20,000</b>
<b>Total Square Feet</b>	<b>45,496</b>							
Total RCNLD								596,362
Adjusted Land Value								249,533
<b>Indicated Cost Value (\$)</b>								<b>845,894</b>
<b>Value / SF (\$)</b>								<b>18.59</b>

# CALCULATOR METHOD

## DISTRIBUTION WAREHOUSES (407)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
<b>A</b>	Good	Ornamental concrete, brick, or metal/glass panels, office front	Plaster or drywall with partitions, distribution areas, fin. ceilings, vaults	*Good lighting, plumbing, restrooms for personnel	Hot water	1151.74	7.64	107.00
	Average	Brick on block or tile, concrete panels, good fenestration	Painted walls, offices, and distribution areas	*Reading-level lighting and adequate plumbing	Space heaters	871.88	5.78	81.00
<b>B</b>	Good	Ornamental concrete, brick, or metal/glass panels, office front	Plaster or drywall with partitions, distribution areas, fin. ceilings, vaults	*Good lighting, plumbing, adequate restrooms	Hot water	1097.92	7.28	102.00
	Average	Brick on block or tile, concrete panels, good fenestration	Painted walls, offices and distribution areas	*Reading-level lighting, adequate plumbing	Space heaters	828.82	5.50	77.00
<b>C</b>	Excellent	Brick, metal/glass, ornamental facades and fenestration	Completely finished, drugs, food, or bonded storage, large offices	High-level lighting and good plumbing	Package A.C.	1162.50	7.71	108.00
	Good	Steel frame, good brick, block, or tilt-up, tapered girders	Plaster or drywall, some masonry partitions, good offices	Reading-level lighting, adequate plumbing	Forced air	801.91	5.32	74.50
	Average	Steel or wood frame or bearing walls, brick, block, or tilt-up	Painted walls, finished offices and distribution areas, hardened slab	Good lighting, adequate plumbing	Space heaters	548.96	3.64	51.00
	Low cost	Block, tilt-up, very plain, light construction	Unfinished, shell type, adequate offices, partitioned areas	Adequate lighting, plumbing fixtures	Space heaters	392.88	2.61	36.50
<b>D</b>	Good	Good wood frame with stucco or siding, some ornamentation	Some good offices and distribution areas	Reading-level lighting, adequate plumbing	Forced air	721.18	4.78	67.00
	Average	Stucco or siding on wood, good fenestration	Small office, partitions and distribution areas	Good lighting, adequate plumbing	Space heaters	492.45	3.27	45.75
<b>DPOLE</b>	Average	Good pole frame, metal siding	Distribution areas, small offices	Adequate lighting/plumbing	Space heaters	433.25	2.87	40.25
	Low cost	Wood pole frame, metal siding	Unfinished, adequate offices, partitioned areas	Adequate lighting, plumbing fixtures	Space heaters	312.15	2.07	29.00
<b>S</b>	Excellent	Heavy steel frame, sandwich panels, good ornamentation	Completely finished, drugs, food, or bonded storage, large offices	High-level lighting and good plumbing	Package A.C.	1038.72	6.89	96.50
	Good	Good steel frame, siding and fenestration	Some good offices and interior finish, distribution areas	Reading-level lighting, adequate plumbing	Forced air	705.04	4.68	65.50
	Average	Rigid steel frame and siding	Distribution areas, small offices	Adequate lighting/plumbing	Space heaters	478.99	3.18	44.50
	Low cost	Pre-eng. frame, plain shell	Adequate office, partitioned areas	Adequate lighting/plumbing	Space heaters	341.75	2.27	31.75

**MULTISTORY BUILDINGS** – Add .5% (1/2%) for each story, over three above ground, to all base costs of the building, including basements but excluding mezzanines.

**\*ELEVATORS** – Buildings with base costs which include elevators are marked with an asterisk (\*). If the subject building has no elevators, deduct the following from the base costs for buildings on this page which are so marked. For buildings not marked or for basement stops, add costs from Page 36.

**SPRINKLERS** – Systems are not included. Costs should be added from Page 37.

	<b>Sq. M.</b>	<b>Sq. Ft.</b>		<b>Sq. M.</b>	<b>Sq. Ft.</b>
Classes A and B			Average . . . . .	22.17	2.06
Good . . . . .	28.52	2.65			

**DOCK-HEIGHT FLOORS** – See Page 27.

## TRANSIT WAREHOUSES (387)

<b>C</b>	Good	Brick or block, best tilt-up, good overhead doors	Good finished office, drivers' rest areas, dock-height floor	Good lighting, plumbing for transient drivers	Forced air	1060.24	7.03	98.50
	Average	Block, good tilt-up, overhead doors	Some finished office, drivers' rest areas, dock-height floor	Adequate lighting, plumbing for transient drivers	Space heaters	742.71	4.93	69.00
<b>D</b>	Average	Wood frame, siding or stucco	Some finished office/drivers' rest areas, dock-height floor	Adequate lighting/plumbing	Space heaters	667.36	4.43	62.00
<b>DPOLE</b>	Average	Wood pole frame, metal siding	Some finished office/drivers' rest areas, dock-height floor	Adequate lighting/plumbing	Space heaters	613.54	4.07	57.00
<b>S</b>	Good	Heavy steel frame and siding, good overhead doors	Good finished office, drivers' rest areas, dock-height floor	Good lighting, plumbing for transient drivers	Forced air	925.70	6.14	86.00
	Average	Steel frame and siding	Some finished office/drivers' rest areas, dock-height floor	Adequate lighting/plumbing	Space heaters	645.83	4.28	60.00

# LIFE EXPECTANCY GUIDELINES

## TYPICAL BUILDING LIVES

OCCUPANCY	CLASS	A	B	C	D	S	OCCUPANCY	CLASS	A	B	C	D	S
<b>SECTIONS 14 &amp; 44, GARAGES, INDUSTRIALS AND WAREHOUSES</b>							<b>SECTIONS 14 &amp; 44, GARAGES, INDUSTRIALS AND WAREHOUSES (Continued)</b>						
Armories, good and excellent . . . . .		----	----	55	50	----	Industrials, manufacturing, heavy, good and excellent . . .		60	60	55	----	50
average . . . . .		----	----	50	40	40	low cost and average . . . . .		55	55	50	45	45
Automotive service centers, good . . . . .		----	----	45	40	40	light, good . . . . .		50	50	45	40	40
average . . . . .		----	----	40	35	35	average . . . . .		50	50	40	35	35
low cost . . . . .		----	----	35	30	30	low cost . . . . .		45	45	40	35	35
Broadcasting facilities, good and excellent . . . . .		55	55	50	45	45	Laboratory buildings, good and excellent . . . . .		55	55	50	45	45
average . . . . .		50	50	45	40	40	low cost and average . . . . .		50	50	45	40	40
low cost . . . . .		45	45	40	35	35	Lofts, excellent . . . . .		60	60	----	----	----
Cold storage facilities, excellent . . . . .		----	----	50	----	45	average and good . . . . .		55	55	50	40	40
average and good . . . . .		50	50	45	40	40	low cost . . . . .		50	50	40	35	----
low cost and fair . . . . .		----	----	40	35	35	Mini-lube garages, good and excellent . . . . .		----	----	40	35	35
Complete auto dealerships, good and excellent . . . . .		50	50	45	40	40	low cost and average . . . . .		----	----	35	30	30
average . . . . .		45	45	40	35	35	Mini-warehouses, low and high rise, good . . . . .		----	----	45	40	40
low cost . . . . .		----	----	35	30	30	average . . . . .		45	45	40	35	35
Computer centers, good and excellent . . . . .		50	50	45	40	40	low cost . . . . .		----	----	35	30	30
low cost and average . . . . .		45	45	40	35	35	Parking structures/parkades, good . . . . .		45	45	----	----	----
Creameries, good . . . . .		----	----	45	45	45	low cost and average . . . . .		40	40	----	----	35
average . . . . .		45	45	35	30	30	cheap . . . . .		----	----	----	----	30
low cost . . . . .		----	----	25	20	20	Passenger terminals, very good and excellent . . . . .		45	45	40	40	----
Garages, municipal service, excellent . . . . .		----	----	45	----	40	average and good . . . . .		40	40	35	35	35
average and good . . . . .		----	----	40	35	35	low cost and fair . . . . .		35	35	30	30	30
Service and repair garages, good and excellent . . . . .		----	----	40	35	35	control towers, good . . . . .		35	35	----	----	----
low cost and average . . . . .		40	40	35	30	30	average . . . . .		30	30	----	----	----
Service garage sheds, good . . . . .		----	----	35	30	30	low cost . . . . .		25	25	----	----	----
low cost and average . . . . .		----	----	30	25	25	Post offices, main and branch, good and excellent . . . . .		60	60	55	50	50
Storage, average . . . . .		45	45	40	35	35	low cost and average . . . . .		55	55	50	45	45
Hangars, maintenance, excellent . . . . .		----	----	45	----	40	mail processing facilities, good . . . . .		----	----	50	----	45
good . . . . .		----	----	40	----	40	average . . . . .		50	50	45	----	40
average . . . . .		----	----	40	35	35	Showrooms, good and excellent . . . . .		50	50	45	40	40
low cost . . . . .		----	----	35	30	30	average . . . . .		45	45	40	35	35
Storage, excellent . . . . .		----	----	40	----	40	low cost . . . . .		----	----	35	30	30
good . . . . .		----	----	40	----	35	Transit warehouses, average and good . . . . .		----	----	45	40	40
average . . . . .		----	----	35	30	30	Underground parking garages, average . . . . .		45	45	----	----	----
low cost . . . . .		----	----	30	30	30	Warehouses, distribution, good and excellent . . . . .		55	55	50	45	45
cheap . . . . .		----	----	----	20	20	average . . . . .		50	50	45	40	40
T-hangars, average . . . . .		----	----	30	----	30	low cost . . . . .		----	----	40	35	35
low cost . . . . .		----	----	----	20	20	Storage and mega storage, excellent . . . . .		----	----	50	----	45
Industrial flex-mall buildings, average and good . . . . .		----	----	50	40	40	average and good . . . . .		50	50	45	40	40
low cost . . . . .		----	----	40	35	35	cheap and low cost . . . . .		45	45	40	35	35
Industrials, engineering, good and excellent . . . . .		55	55	50	45	45	Miscellaneous buildings, excellent . . . . .		60	60	55	45	45
average . . . . .		50	50	45	40	40	average and good . . . . .		55	55	50	40	40
low cost . . . . .		50	50	40	35	35	low cost . . . . .		50	50	40	35	35
							Misc. structures, shipping docks . . . . .		----	----	----	40	40
							loading docks, excellent . . . . .		----	----	----	35	35
							average and good . . . . .		----	----	----	30	30
							low cost . . . . .		----	----	----	25	25

# 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.

11

## Land Sales Comparables

Property Address	Land Value (\$)	Zoning	Acres	\$/Acre	\$/SF
535 E Glendale Ave	444,528	I	1.57	283,140	6.50
<b>Parcel #</b> 034-257-20					
	<b>Land Sale #1</b>	<b>Land Sale #2</b>	<b>Land Sale #3</b>	<b>Land Sale #4</b>	<b>Land Sale #5</b>
Parcel	005-101-12	530-491-07	082-101-17	003-093-02	082-083-20
Address	350 Denmark Dr	Ingenuity Ave	9778 N Virginia St	200 E Parr Blvd	N Virginia & Peavine Peak Rd
Sale Price	705,000	635,000	570,000	559,594	308,000
Sale Date	11/22/19	12/20/19	5/5/20	2/1/19	4/25/19
Zoning	I-2	I	MUNV	I	IC
Land Size (Acres)	4.98	4.38	2.55	2.20	5.00
\$/ Acre	141,566	144,977	223,529	254,361	61,600
\$/ SF	3.25	3.33	5.13	5.84	1.41
<b>Adjustments</b>					
Size	6.8%	5.6%	2.0%	1.3%	6.9%
<b>Total Adjustments</b>	6.8%	5.6%	2.0%	1.3%	6.9%
<b>Adjusted \$/Acre</b>	151,221	153,125	227,911	257,566	65,826
<b>Adjusted \$/SF</b>	3.47	3.52	5.23	5.91	1.51
				<b>Average Adjusted \$/Acre</b>	<b>158,938</b>
				<b>Average Adjusted \$/SF</b>	<b>3.65</b>
				<b>Adjusted Land Value (\$)</b>	<b>249,533</b>

Please refer to the next page for additional sales.

## Land Sales Comparables Continued

Property Address	Land Value (\$)	Zoning	Acres	\$/Acre	\$/SF
535 E Glendale Ave	444,528	I	1.57	283,140	6.50
<b>Parcel #</b>					
034-257-20					

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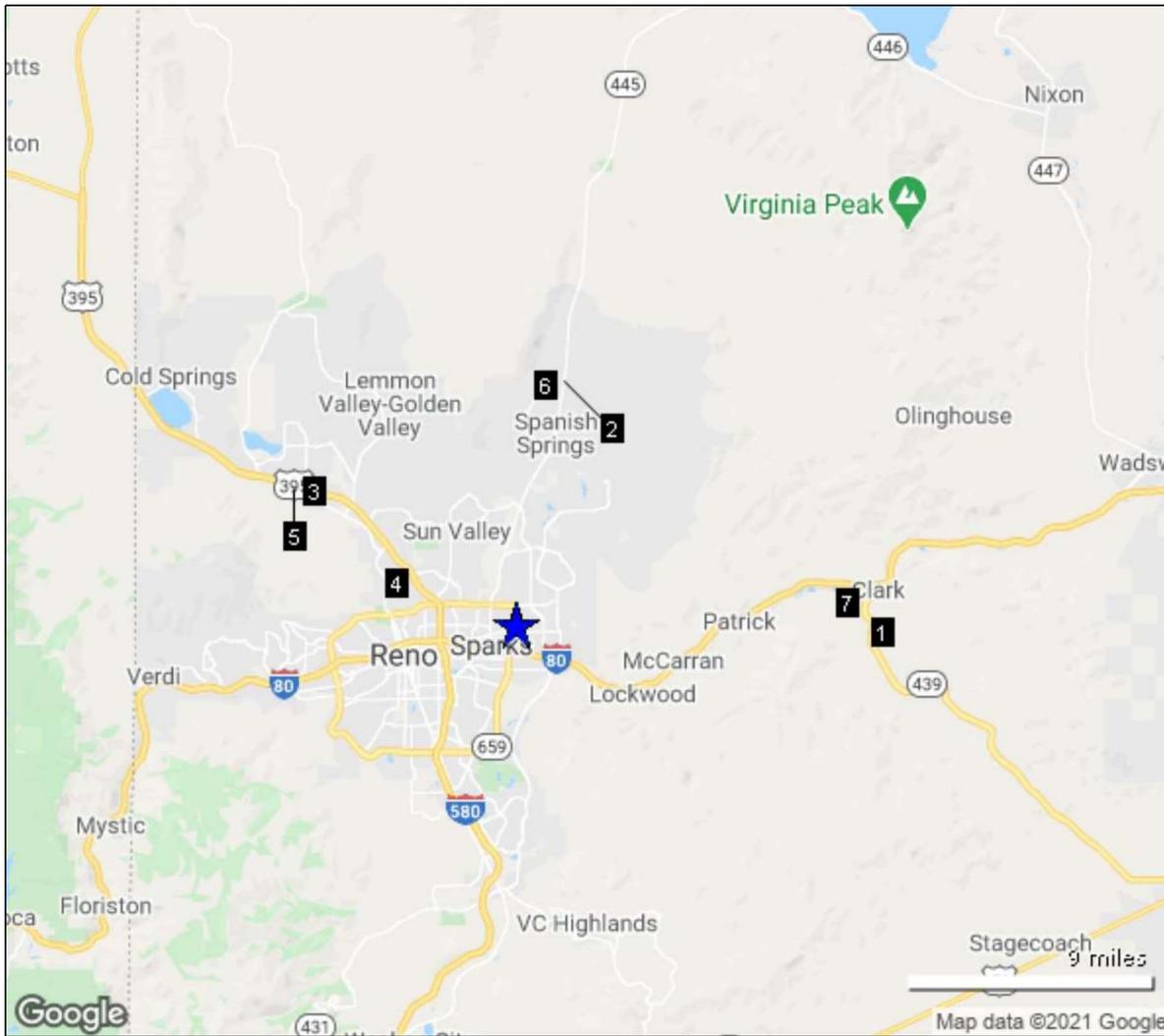
	Land Sale #6	Land Sale #7
Parcel	<u>538-181-03</u>	<u>005-041-08</u>
Address	<u>100 Academy Way</u>	<u>2903 Waltham Way</u>
Sale Price	<u>220,000</u>	<u>175,000</u>
Sale Date	<u>11/17/20</u>	<u>4/15/19</u>
Zoning	<u>I</u>	<u>I</u>
Land Size (Acres)	<u>1.15</u>	<u>2.66</u>
\$ / Acre	<u>191,304</u>	<u>65,789</u>
\$ / SF	<u>4.39</u>	<u>1.51</u>

---

Adjustments		
Size	<u>-0.8%</u>	<u>2.2%</u>
<b>Total Adjustments</b>	<u>-0.8%</u>	<u>2.2%</u>

---

<b>Adjusted \$/Acre</b>	<u>189,697</u>	<u>67,224</u>
<b>Adjusted \$/SF</b>	<u>4.35</u>	<u>1.54</u>



★ 535 East Glendale Avenue, Sparks, N...

	Address	City	Property Info	Sale Info
1	350 Denmark Dr	Mccarran	4.98 AC Land	Sold: \$705,000 (\$141,566.27/AC)
2	Ingenuity Ave	Sparks	4.38 AC Land	Sold: \$635,000 (\$144,977.17/AC)
3	9778 N Virginia St	Reno	2.55 AC Land	Sold: \$570,000 (\$223,529.41/AC)
4	200 E Parr Blvd (Part of Multi-Property Sale)	Reno	2.20 AC Land	Sold: \$559,594 (\$254,360.91/AC)
5	N Virginia & Peavine Peak Rd	Reno	5 AC Land	Sold: \$308,000 (\$61,600/AC)
6	100 Academy Way	Spanish Springs	1.15 AC Land	Sold: \$220,000
7	2903 Waltham Way	Mccarran	2.66 AC Land	Sold: \$175,000 (\$65,789.47/AC)

# 350 Denmark Dr

**SOLD**

1

Mccarran, NV 89434

Sale on 11/22/2019 for \$705,000 (\$141,566.27/AC) - Research Complete  
Industrial Land of 4.98 AC (216,929 SF)



### Buyer & Seller Contact Info

Recorded Buyer: **DC3 Investments LLC**  
 True Buyer: **Darwin Cody**  
**Darwin Cody**  
 4367 W Sunset Rd  
 Las Vegas, NV 89118  
 (702) 269-1432

Buyer Type: **Individual**  
 Buyer Broker: **Encore Commercial, Inc.**  
**Randel Aleman**  
 (702) 579-3301

Recorded Seller: **Lionsgate Investments LLC**  
 True Seller: **Anthony A Beaudoin**  
**Anthony Beaudoin**  
 6406 SE Foster Rd  
 Portland, OR 97206  
 (503) 635-9555

Seller Type: **Individual**

### Transaction Details

ID: 4979716

Sale Date: **11/22/2019**  
 Escrow Length: **90 days**  
 Sale Price: **\$705,000-Confirmed**  
 Price/AC Land Gross: **\$141,566.27 (\$3.25/SF)**

Sale Type: **Investment**  
 Land Area: **4.98 AC (216,929 SF)**  
 Proposed Use: **Hold for Development**

Zoning: **I-2**  
 Transfer Tax: **\$2,749.50**

Percent Improved: **-**  
 Total Value Assessed: **\$140,083 in 2019**  
 Improved Value Assessed: **-**  
 Land Value Assessed: **\$140,083**  
 Land Assessed/AC: **\$28,129**

Financing: **Down payment of \$705,000.00 (100.0%)**  
 Topography: **Level**  
 On-Site Improv: **Raw land**  
 Off-Site Improv: **Electricity, Gas, Water**

Parcel No: **005-101-12**  
 Document No: **000000130822**

**350 Denmark Dr****SOLD**

Industrial Land of 4.98 AC (216,929 SF) (con't)

**Transaction Notes**

This 4.98 acre parcel of undeveloped land was sold for \$705,000 or \$141,566.27 per acre. The buyer is a Las Vegas, NV investor who is in the process of assembling multiple parcels in this area for future multifamily development.

**Income Expense Data**

<b>Expenses</b>	- Taxes	<b>\$4,790</b>
	- Operating Expenses	
	Total Expenses	<b>\$4,790</b>

**Current Land Information**

ID: 9978553

Zoning:	<b>I-2</b>	Proposed Use:	<b>Hold for Development</b>
Density Allowed:	-	Land Area:	<b>4.98 AC (216,929 SF)</b>
Number of Lots:	-	On-Site Improv:	<b>Raw land</b>
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	<b>Individual</b>
Improvements:	-		
Topography:	<b>Level</b>		
Off-Site Improv:	<b>Electricity, Gas, Water</b>		

**Location Information**

Metro Market:	<b>Reno/Sparks</b>
Submarket:	<b>Storey County/Storey County</b>
County:	<b>Storey</b>
CBSA:	<b>Reno, NV</b>
CSA:	<b>Reno-Carson City-Fernley, NV</b>
DMA:	<b>Reno, NV-CA</b>

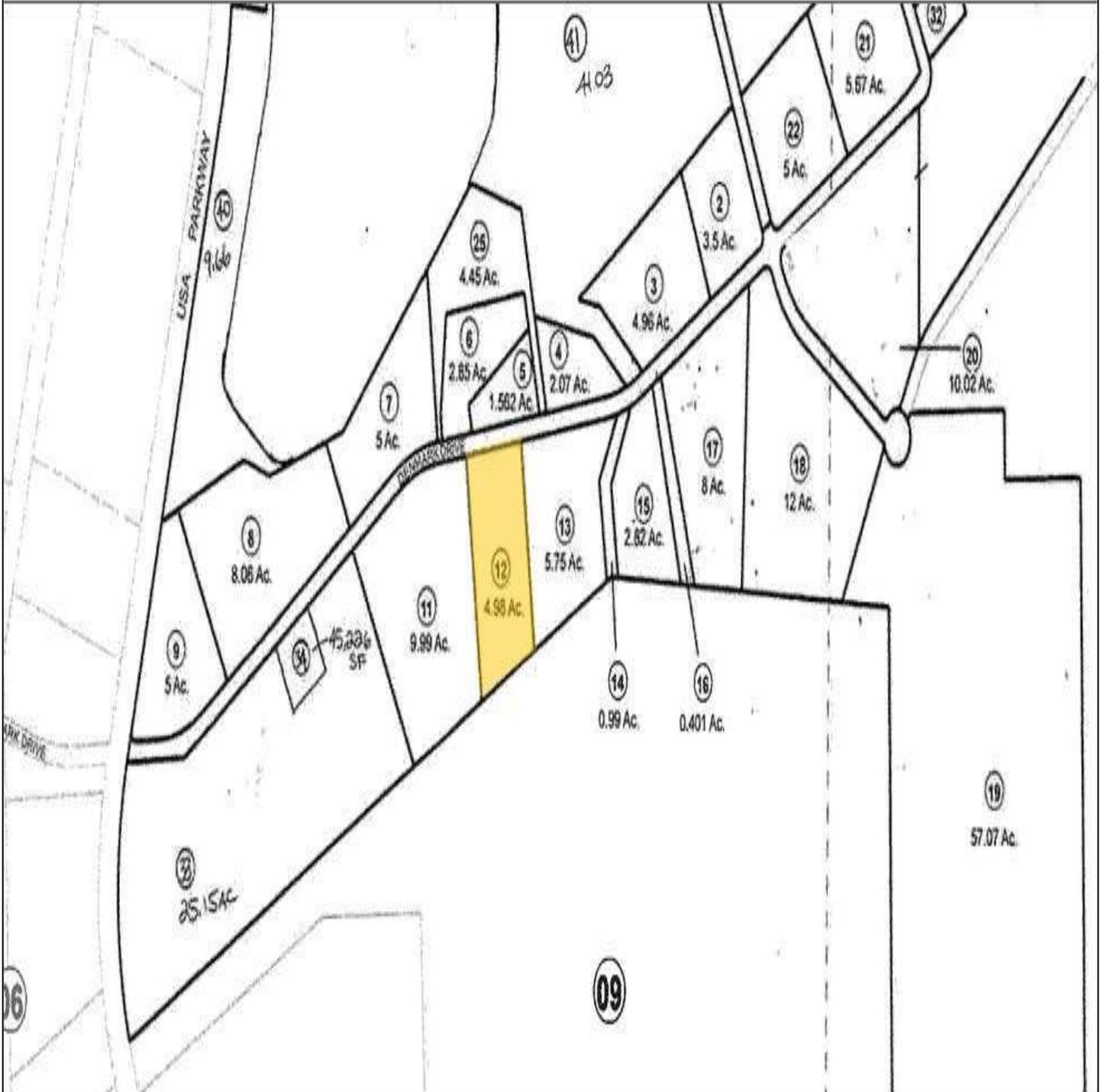
**350 Denmark Dr**

**SOLD**

Industrial Land of 4.98 AC (216,929 SF) (con't)

Parcel Number: **005-101-12**  
Legal Description: -  
County: **Storey**

**Plat Map: 350 Denmark Dr**



350 Denmark Dr

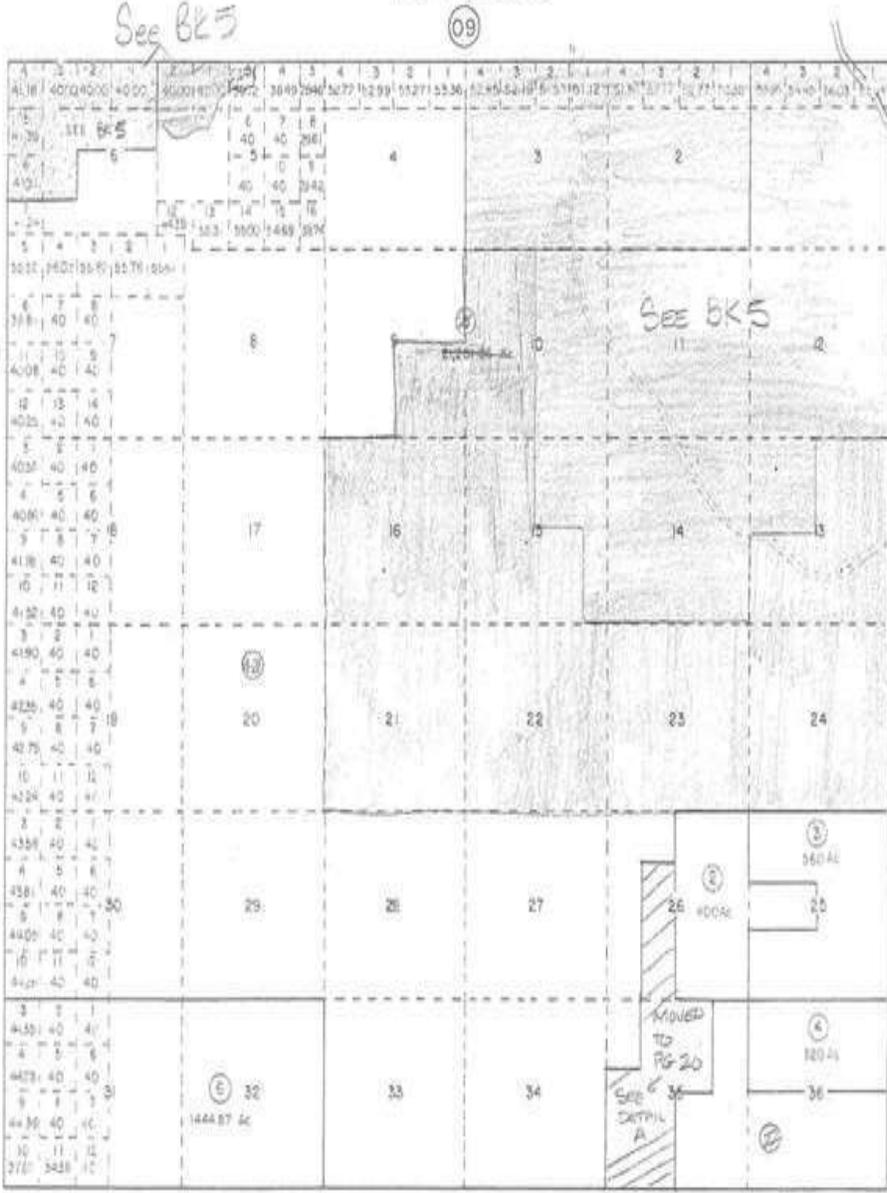
SOLD

Industrial Land of 4.98 AC (216,929 SF) (cont')

Plat Map: 350 Denmark Dr

04-15

T19 N, R22 E



STOREY COUNTY

STOREY COUNTY, NEVADA  
 This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability assumed as to the sufficiency or accuracy of the data delineated herein.

DAS/JAN 15/08  
 GW/AJA  
 BOAR/OCT 18/08

2

# Ingenuity Ave

**SOLD**

Sparks, NV 89441

Sale on 12/20/2019 for \$635,000 (\$144,977.17/AC) - Research Complete  
Industrial Land of 4.38 AC (190,793 SF)



### Buyer & Seller Contact Info

Recorded Buyer: **Parkit Ventures LLC**

True Buyer: **Timothy Nelson**

**Timothy Nelson**

160 W Huffaker Ln

Reno, NV 89511

(775) 851-9828

**Darrin Indart**

**Darrin Indart**

160 W Huffaker Ln

Reno, NV 89511

(775) 851-9828

Buyer Type: **Individual**

Buyer Broker: **Cushman & Wakefield**

**Brian Armon**

(775) 851-9500

Recorded Seller: **Hanaho Properties LLC**

True Seller: **Cary Yamamoto**

**Cary Yamamoto**

290 Kietzke Ln

Reno, NV 89502

(775) 691-7655

Seller Type: **Individual**

Listing Broker: **SVN/Gold Dust Commercial**

**Tomi Jo Lynch**

(775) 825-3330

### Transaction Details

ID: 5006469

Sale Date: **12/20/2019 (506 days on market)**

Escrow Length: **120 days**

Sale Price: **\$635,000-Confirmed**

Asking Price: **668000**

Price/AC Land Gross: **\$144,977.17 (\$3.33/SF)**

Sale Type: **Investment**

Land Area: **4.38 AC (190,793 SF)**

Proposed Use: **Industrial**

Zoning: **I**

Lot Dimensions: **Irregular**

Percent Improved: **0.1%**

Total Value Assessed: **\$217,212 in 2019**

Improved Value Assessed: **\$186**

Land Value Assessed: **\$217,026**

Land Assessed/AC: **\$49,549**

Financing: **Down payment of \$635,000.00 (100.0%)**

Topography: **Level**

On-Site Improv: **Raw land**

**Ingenuity Ave****SOLD**

Industrial Land of 4.38 AC (190,793 SF) (con't)

Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**

Legal Desc: **Par 1A mp 4068 Spanish Springs Associates**

Parcel No: **530-491-07**

Document No: **000004984597**

**Transaction Notes**

The vacant land sold for \$3.32 per acre. The property was in escrow for 120 days. This was an all cash transaction. The property is industrial zoned and is located in the fast-growing Spanish Springs Business Center . The property fronts on Pyramid Highway. The property is a flat level parcel and is ready for development along with utilities to the site.

**Income Expense Data**

<b>Expenses</b>	- Taxes	<b>\$3,315</b>
	- Operating Expenses	
	Total Expenses	<b>\$3,315</b>

**Current Land Information**

ID: 9019817

Zoning: <b>I</b>	Proposed Use: <b>Industrial</b>
Density Allowed: <b>-</b>	Land Area: <b>4.38 AC (190,793 SF)</b>
Number of Lots: <b>-</b>	On-Site Improv: <b>Raw land</b>
Max # of Units: <b>-</b>	Lot Dimensions: <b>Irregular</b>
Units per Acre: <b>-</b>	Owner Type: <b>Individual</b>
Improvements: <b>-</b>	
Topography: <b>Level</b>	
Off-Site Improv: <b>Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water</b>	

**Location Information**

Metro Market: **Reno/Sparks**

Submarket: **N Outlying Washoe County/N Outlying Washoe County**

County: **Washoe**

CBSA: **Reno, NV**

CSA: **Reno-Carson City-Fernley, NV**

DMA: **Reno, NV-CA**

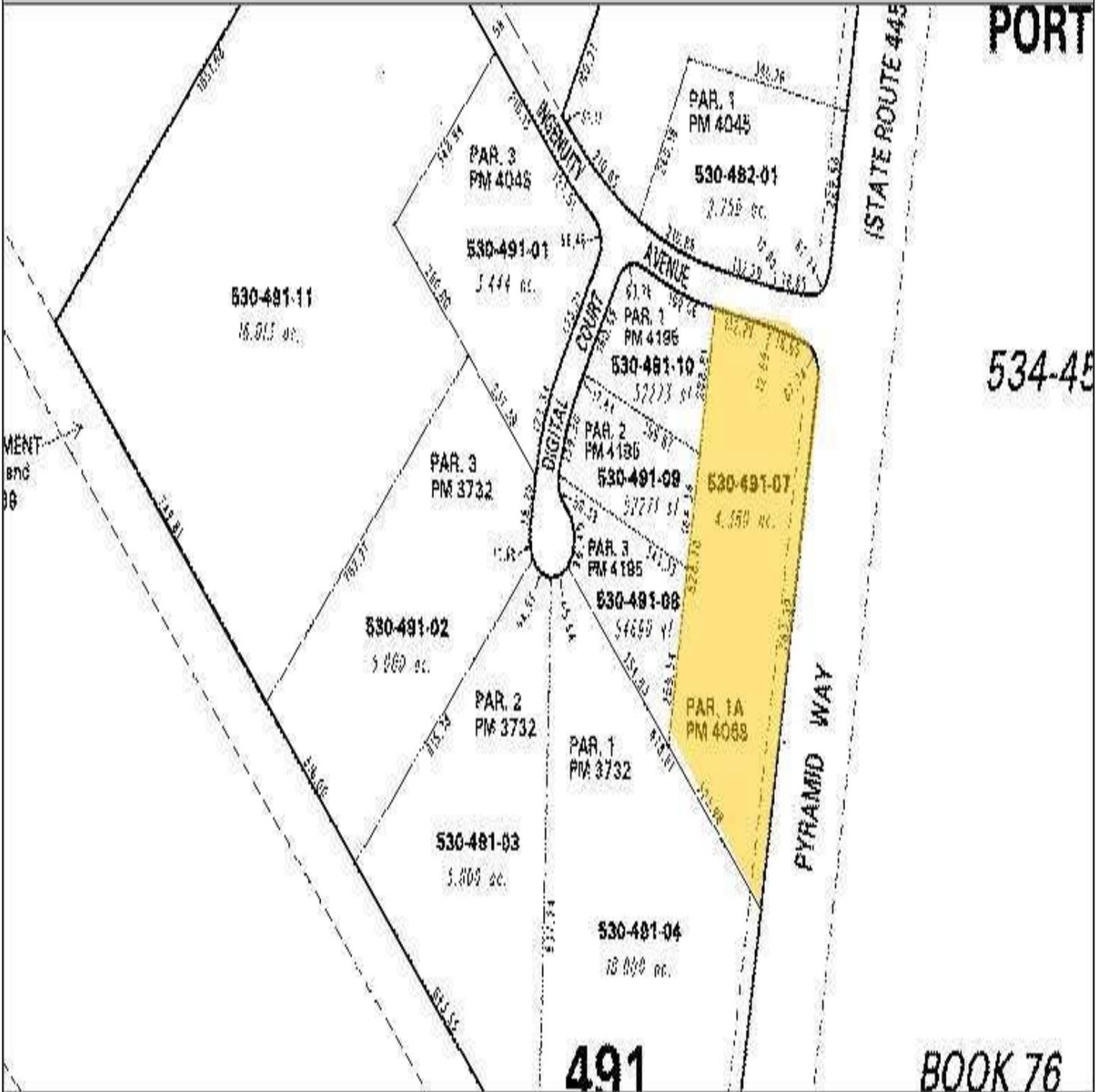
**Ingenuity Ave**

**SOLD**

Industrial Land of 4.38 AC (190,793 SF) (con't)

Parcel Number: **530-491-07**  
Legal Description: -  
County: **Washoe**

**Plat Map: Ingenuity Ave**



**9778 N Virginia St****SOLD****3****Reno, NV**Sale on 5/5/2020 for \$570,000 (\$223,529.41/AC) - Research Complete  
Industrial Land of 2.55 AC (111,078 SF)**Buyer & Seller Contact Info**Recorded Buyer: **Stead DS Industrial LP**Recorded Seller: **MacDonald Family 1998 Trust dtd April 6, 1998**True Buyer: **Alston Construction Co  
Matt Clifton**  
980 Sandhill Rd  
Reno, NV 89521  
(775) 827-4631True Seller: **MacDonald Family 1998 Trust dtd April 6, 1998  
Paul MacDonald**  
135 Keaton Ct  
Reno, NV 89511  
(775) 240-4994Buyer Broker: **No Buyer Broker on Deal**Seller Type: **Trust**  
Listing Broker: **No Listing Broker on Deal****Transaction Details**

ID: 5303048

Sale Date: **05/05/2020**  
Escrow Length: **90 days**  
Sale Price: **\$570,000-Full Value**  
Price/AC Land Gross: **\$223,529.41 (\$5.13/SF)**Sale Type: **Owner User**  
Land Area: **2.55 AC (111,078 SF)**  
Proposed Use: **Industrial**Zoning: **MUNV**Percent Improved: **16.0%**  
Total Value Assessed: **\$83,274 in 2020**  
Improved Value Assessed: **\$13,295**  
Land Value Assessed: **\$69,979**  
Land Assessed/AC: **\$27,442**Financing: **Down payment of \$570,000.00 (100.0%)**Topography: **Level**  
On-Site Improv: **Previously developed lot**  
Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**Legal Desc: **Par 1 por NW 1/4 sec 8 T20N R19E**  
Parcel No: **082-101-17**  
Document No: **000005025779**

**9778 N Virginia St****SOLD**

Industrial Land of 2.55 AC (111,078 SF) (con't)

**Transaction Notes**

The property sold for \$5.13 per square foot. This was an all cash transaction. The property was in escrow for 90 days. No brokers were used in the transaction.

**Income Expense Data**

<b>Expenses</b>	- Taxes	<b>\$1,576</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,576</b>

**Current Land Information**

ID: 11579713

Zoning:	<b>MUNV</b>	Proposed Use:	<b>Industrial</b>
Density Allowed:	-	Land Area:	<b>2.55 AC (111,078 SF)</b>
Number of Lots:	-	On-Site Improv:	<b>Previously developed lot</b>
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	-
Improvements:	-		
Topography:	<b>Level</b>		
Off-Site Improv:	<b>Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water</b>		

**Location Information**

Metro Market:	<b>Reno/Sparks</b>
Submarket:	<b>North Valleys/North Valleys</b>
County:	<b>Washoe</b>
CBSA:	<b>Reno, NV</b>
CSA:	<b>Reno-Carson City-Fernley, NV</b>
DMA:	<b>Reno, NV-CA</b>

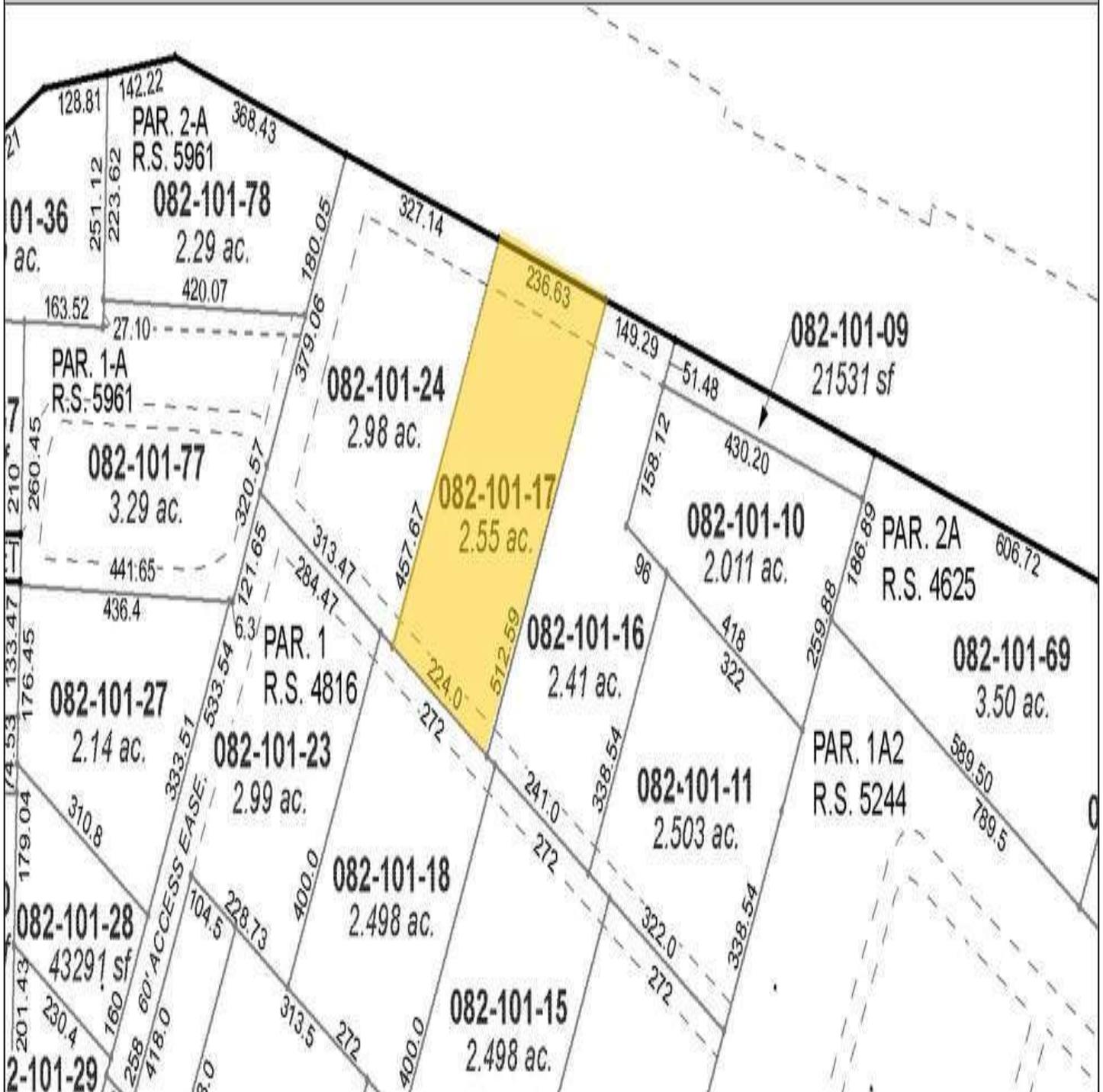
9778 N Virginia St

SOLD

Industrial Land of 2.55 AC (111,078 SF) (con't)

Parcel Number: 082-101-17  
Legal Description: -  
County: Washoe

Plat Map: 9778 N Virginia St



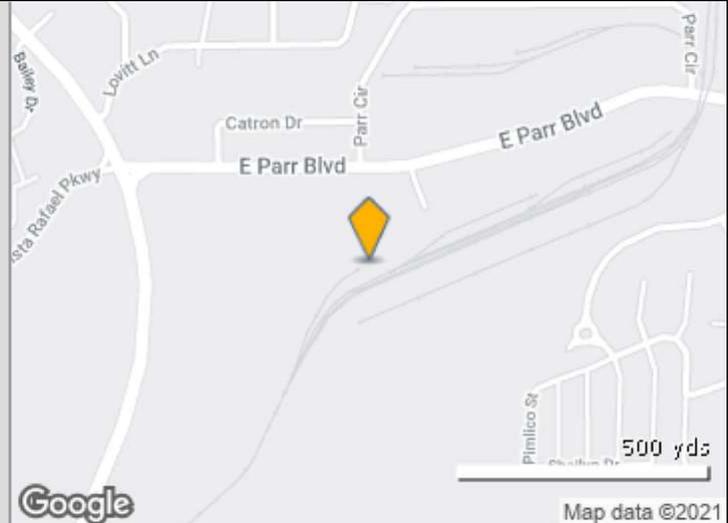
## 200 E Parr Blvd

**SOLD**

4

Reno, NV 89512

Sale on 2/1/2019 for \$559,594 (\$254,360.91/AC) - Research Complete (Part of Multi-Property)  
Industrial Land of 2.20 AC (95,832 SF)



### Buyer & Seller Contact Info

Recorded Buyer: **Parr Reno Llc**  
True Buyer: **Southland Equities**  
**Ronald Beard**  
15 Corporate Plaza Dr  
Newport Beach, CA 92660  
(949) 706-0500  
  
Buyer Type: **Equity Funds**  
Buyer Broker: **Land Baron Investments**  
**Scott Gaughan**  
(702) 480-3776

Recorded Seller: **Guy A & Jacqueline Packer**  
True Seller: **Guy A & Jacqueline Packer**  
**Guy Packer**  
5315 Hidden Valley Dr  
Sparks, NV 89502  
(775) 856-3175  
  
Seller Type: **Individual**  
Listing Broker: **Bill Fleiner Real Estate**  
**Bill Fleiner**  
(775) 826-7000

### Transaction Details

ID: 4674084

Sale Date: **02/01/2019**  
Escrow Length: **120 days**  
Sale Price: **\$559,594-Allocated**  
Price/AC Land Gross: **\$254,360.91 (\$5.84/SF)**

Sale Type: **Investment**  
Land Area: **2.20 AC (95,832 SF)**  
Proposed Use: **Industrial**

Zoning: **I**  
Density: **M-1**  
Sale Conditions: **1031 Exchange, Sale Leaseback, Deferred Maintenance**  
Transfer Tax: **\$14,821.50**

Topography: **Level**  
On-Site Improv: **Previously developed lot**  
Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**  
Document No: **000004885020**

**200 E Parr Blvd****SOLD**

Industrial Land of 2.20 AC (95,832 SF) (con't)

**Transaction Notes**

This transaction was for two parcels totaling 8.2 acres with a 11,266 square foot industrial building. The property sold on 2/1/2019 for \$3,615,000. The previous owner occupied the property as trucking transportation and storage yard. The seller needed time to find a property to do a 1031 exchange so they agreed on a 30 day lease back. The buyer paid all cash and is in the process of leasing the property as an investment. They are also doing repairs to the property so some deferred maintenance was considered in the sale.

**Income Expense Data**

<b>Expenses</b>	- Taxes	<b>\$3,327</b>
	- Operating Expenses	
	Total Expenses	<b>\$3,327</b>

**Current Land Information**

ID: 7354119

Zoning:	<b>I</b>	Proposed Use:	<b>Industrial</b>
Density Allowed:	<b>M-1</b>	Land Area:	<b>2.20 AC (95,832 SF)</b>
Number of Lots:	-	On-Site Improv:	<b>Previously developed lot</b>
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	<b>Equity Funds</b>
Improvements:	-		
Topography:	<b>Level</b>		
Off-Site Improv:	<b>Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water</b>		

**Location Information**

Metro Market:	<b>Reno/Sparks</b>
Submarket:	<b>North Valleys/North Valleys</b>
County:	<b>Washoe</b>
CBSA:	<b>Reno, NV</b>
CSA:	<b>Reno-Carson City-Fernley, NV</b>
DMA:	<b>Reno, NV-CA</b>

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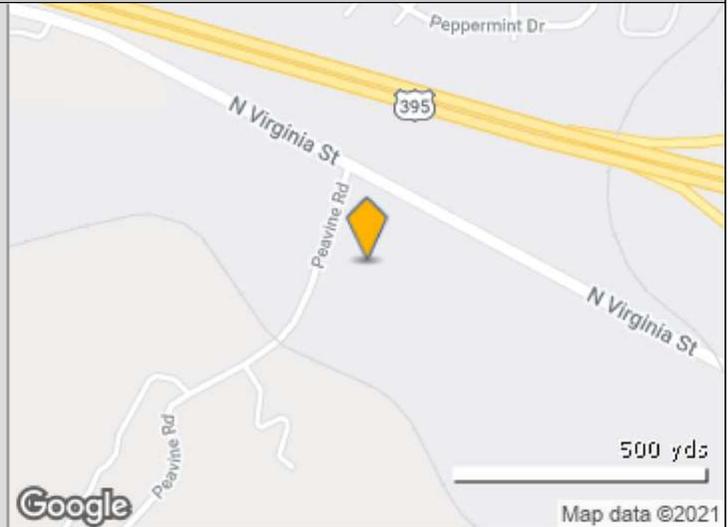
### N Virginia & Peavine Peak Rd - 5.0 Acres; N Virginia/Peavine Peak Rd.

**SOLD**

Reno, NV 89506

Sale on 4/25/2019 for \$308,000 (\$61,600.00/AC) - Public Record

Industrial Land of 5 AC (217,800 SF)



#### Buyer & Seller Contact Info

Buyer Type:

Seller Type:

Listing Broker: **NAI Alliance Commercial Real Estate Services, LLC**  
**Scott Guy**  
 (775) 336-4642

#### Transaction Details

ID: 4743046

Sale Date: **04/25/2019 (254 days on market)**  
 Escrow Length: **-**  
 Sale Price: **\$308,000**  
 Asking Price: **326700**  
 Price/AC Land Gross: **\$61,600.00 (\$1.41/SF)**

Sale Type: **Investment**  
 Land Area: **5 AC (217,800 SF)**  
 Proposed Use: **Industrial, Mixed Use, Contractor Storage Yard, Parking Lot**

Zoning: **IC**

Street Frontage: **447 feet on Peavine Peak Road**

Topography: **Level**  
 On-Site Improv: **Rough graded**  
 Improvements: **Vacant graded parcel**

#### Income Expense Data

<b>Expenses</b>	- Taxes	<b>\$1,402</b>
	- Operating Expenses	
	Total Expenses	<b>\$1,402</b>

**N Virginia & Peavine Peak Rd - 5.0 Acres; N Virginia/Peavine Peak Rd.****SOLD**

Industrial Land of 5 AC (217,800 SF) (con't)

**Current Land Information**

ID: 10313132

Zoning: <b>IC</b>	Proposed Use: <b>Industrial/Mixed Use/Contractor Storage Yard/Parking Lot</b>
Density Allowed: -	Land Area: <b>5 AC (217,800 SF)</b>
Number of Lots: -	On-Site Improv: <b>Rough graded</b>
Max # of Units: -	Lot Dimensions: -
Units per Acre: -	Owner Type: -
Improvements: <b>Vacant graded parcel</b>	
Topography: <b>Level</b>	
Street Frontage: <b>447 feet on Peavine Peak Road</b>	

**Location Information**

Metro Market: **Reno/Sparks**  
 Submarket: **North Valleys/North Valleys**  
 County: **Washoe**  
 CBSA: **Reno, NV**  
 CSA: **Reno-Carson City-Fernley, NV**  
 DMA: **Reno, NV-CA**

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# 100 Academy Way - 1.15 Acres

**SOLD**

Spanish Springs, NV 89441

Sale on 11/17/2020 for \$220,000 (\$191,304.35/AC) - Public Record  
Industrial Land of 1.15 AC (50,094 SF)



### Buyer & Seller Contact Info

Recorded Buyer: -

Recorded Seller: **Neill Michael J & Kimberly L**

Listing Broker: **Reno Commercial Properties  
Christopher Martin  
(775) 250-0443**

### Transaction Details

ID: 5295871

Sale Date:	<b>11/17/2020 (754 days on market)</b>	Sale Type:	<b>Owner User</b>
Escrow Length:	-	Land Area:	<b>1.15 AC (50,094 SF)</b>
Sale Price:	<b>\$220,000-Confirmed</b>	Proposed Use:	<b>Industrial</b>
Asking Price:	<b>220000</b>		
Price/AC Land Gross:	<b>\$191,304.35 (\$4.39/SF)</b>		

Zoning: **I**

Topography: **Level**  
On-Site Improv: **Raw land**

### Income Expense Data

<b>Expenses</b>	- Taxes	<b>\$922</b>
	- Operating Expenses	
	<b>Total Expenses</b>	<b>\$922</b>

**100 Academy Way - 1.15 Acres****SOLD**

Industrial Land of 1.15 AC (50,094 SF) (con't)

**Current Land Information**

ID: 7820153

Zoning:	<b>I</b>	Proposed Use:	<b>Industrial</b>
Density Allowed:	-	Land Area:	<b>1.15 AC (50,094 SF)</b>
Number of Lots:	-	On-Site Improv:	<b>Raw land</b>
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	-
Improvements:	-		
Topography:	<b>Level</b>		

**Location Information**

Located: **SWC Academy Way & Distribution**  
 Metro Market: **Reno/Sparks**  
 Submarket: **N Outlying Washoe County/N Outlying Washoe County**  
 County: **Washoe**  
 CBSA: **Reno, NV**  
 CSA: **Reno-Carson City-Fernley, NV**  
 DMA: **Reno, NV-CA**

**100 Academy Way - 1.15 Acres**

**SOLD**

Industrial Land of 1.15 AC (50,094 SF) (con't)

Parcel Number: -  
Legal Description: -  
County: **Washoe**

**Plat Map: 100 Academy Way**



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**2903 Waltham Way - TRIC -Waltham Parcel - Tahoe Reno Industrial Center**

**SOLD**

Mccarran, NV 89434

Sale on 4/15/2019 for \$175,000 (\$65,789.47/AC) - Public Record  
 Industrial Land of 2.66 AC (115,870 SF)



**Buyer & Seller Contact Info**

Recorded Buyer: **Shane & Zach Kisman**  
 10395 Palm Desert Dr  
 Sparks, NV 89441  
**Zach Kisman**

Recorded Seller: **Jace Llc**

**Transaction Details**

ID: 4754709

Sale Date:	<b>04/15/2019</b>	Land Area:	<b>2.66 AC (115,870 SF)</b>
Escrow Length:	-	Land Area - Net:	<b>2.36 AC (102,736 SF)</b>
Sale Price:	<b>\$175,000</b>	Proposed Use:	<b>Industrial</b>
Price/AC Land Gross:	<b>\$65,789.47 (\$1.51/SF)</b>		

Percent Improved:	-
Total Value Assessed:	<b>\$59,311 in 2018</b>
Improved Value Assessed:	-
Land Value Assessed:	<b>\$59,311</b>
Land Assessed/AC:	<b>\$22,297</b>

Topography: **Level**  
 On-Site Improv: **Raw land**  
 Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**

Parcel No: **005-041-08**  
 Document No: **000000129451**  
 Sale History: **Sold for \$175,000 on 4/15/2019**  
**Sold for \$105,000 on 11/19/2014 Non-Arms Length**

**Income Expense Data**

<b>Expenses</b>	- Taxes	<b>\$2,132</b>
	- Operating Expenses	
	<b>Total Expenses</b>	<b>\$2,132</b>

**2903 Waltham Way - TRIC -Waltham Parcel - Tahoe Reno Industrial Center****SOLD**

Industrial Land of 2.66 AC (115,870 SF) (con't)

**Current Land Information**

ID: 8809139

Zoning: -	Proposed Use: <b>Industrial</b>
Density Allowed: -	Land Area: <b>2.66 AC (115,870 SF)</b>
Number of Lots: -	Land Area - Net: <b>2.36 AC</b>
Max # of Units: -	On-Site Improv: <b>Raw land</b>
Units per Acre: -	Lot Dimensions: -
Improvements: -	Owner Type: -
Topography: <b>Level</b>	
Off-Site Improv: <b>Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water</b>	

**Location Information**

Park Name: **Tahoe Reno Industrial Center**  
Metro Market: **Reno/Sparks**  
Submarket: **Storey County/Storey County**  
County: **Storey**  
CBSA: **Reno, NV**  
CSA: **Reno-Carson City-Fernley, NV**  
DMA: **Reno, NV-CA**

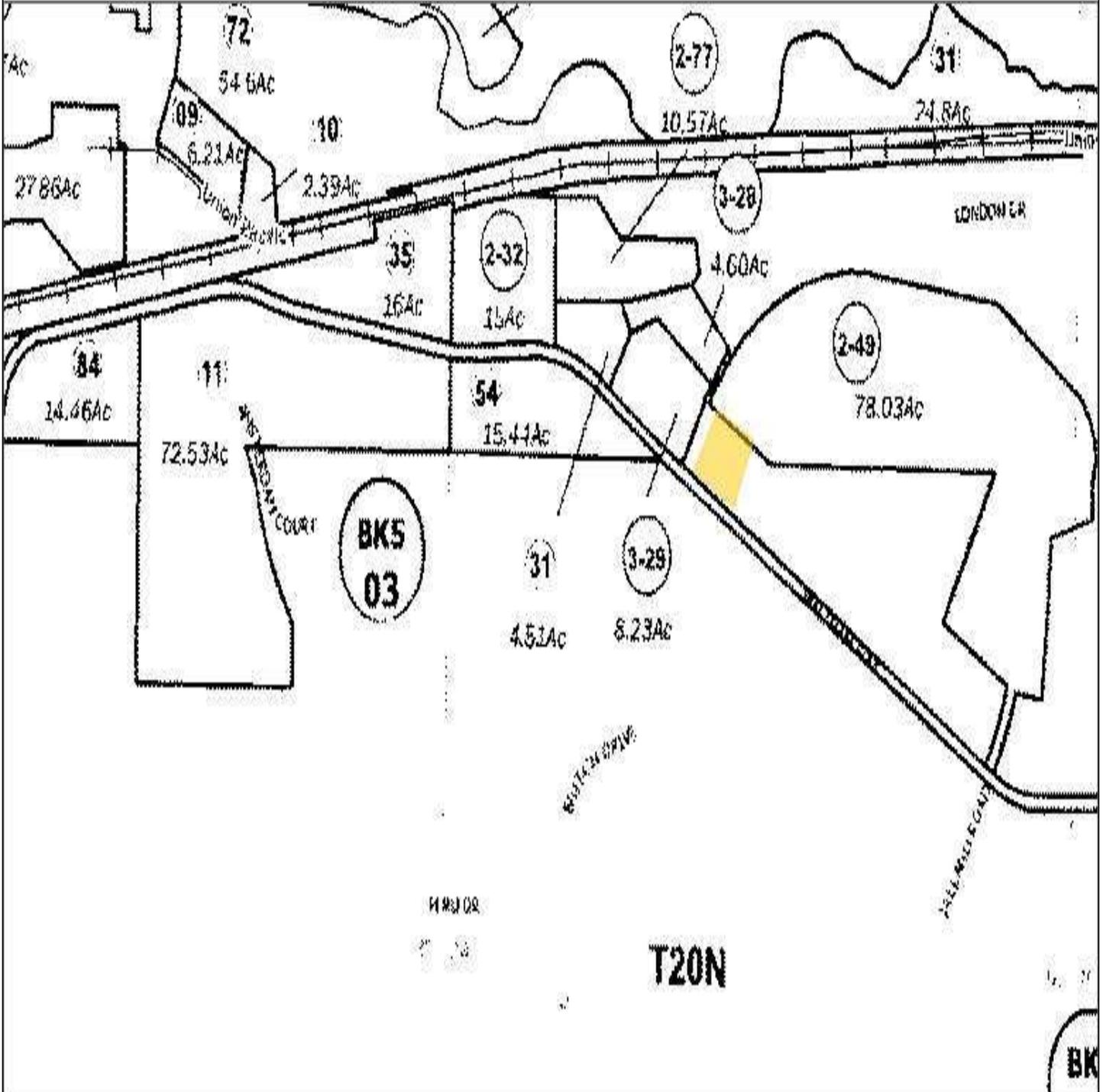
2903 Waltham Way - TRIC -Waltham Parcel - Tahoe Reno Industrial Center

SOLD

Industrial Land of 2.66 AC (115,870 SF) (con't)

Parcel Number: 005-041-08  
Legal Description: -  
County: Storey

Plat Map: 2903 Waltham Way





## 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	\$ 845,894 / \$	18.59
<b>Requested Value</b>	<b>\$ 845,894 / \$</b>	<b>18.59</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: PARAGON INDUSTRIES II INC (DBA BEDROSIANS)					
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER): Janice Bedrosian				TITLE Corp. Secretary	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 4285 N. Golden State Blvd				EMAIL ADDRESS:	
CITY Fresno	STATE CA	ZIP CODE 93722	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)	ACCOUNT NUMBER	PROPERTY IDENTIFICATION NUMBER
164-333-02 & 034-257-20		

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.

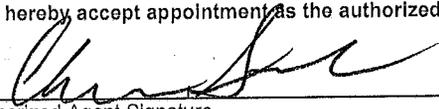
I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Washoe County Board of Equalization. This authorization is limited to the appeal of 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 200						
CITY Mesa	STATE AZ	ZIP CODE 85213	DAYTIME PHONE ( )	ALTERNATE PHONE ( )	FAX NUMBER ( )	

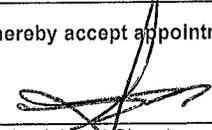
I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.

  
 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 Senior Manager Date 1-11-21

**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 Accountant Date 12/31/2020 01/05/2021