

**ASSESSOR'S**

**EVIDENCE**

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

Hearing # 22-0018A through 22-0018J  
Hearing Date 02/23/2022  
Tax Year 2022

APN: 031-012-28, 29, 31, 35, 36, 37, 39, 40, 41, 42  
Owner of Record: PARADISE RETAIL I LLC  
Property Address: 2125 ODDIE BLVD et al  
Property Type: NEIGHBORHOOD SHOPPING CENTER, DISCOUNT STORE, RETAIL STORE  
Gross Building Area: 168,540  
Year Built: Various (1967 through 2009)  
Parcel Size: 570,567 SF

Description / Location: The subject property is the Paradise Plaza Outdoor Mall which consists of one large anchor discount stores and several inline retail shops and two free-standing retail buildings totaling approximately 168,540 sf. The property is located on the south side of Oddie Blvd between El Rancho Dr and Sullivan Lane. This area has seen an increase in local population with the addition of two new apartment buildings and is in the middle of the newly defined Oddie District, a revitalization project.



2022/23 Taxable Value:	Land:	\$4,836,648
	Improvements:	\$4,381,339
	Total:	<u>\$9,217,987</u>
	Taxable Value / SF:	\$54.69

Sales Comparison Approach:	Indicated Value:	\$11,800,000
	Indicated Value/SF:	\$70
Income Approach:	Indicated Value:	\$10,250,000
	Indicated Value/SF:	\$61

Conclusions: The sales comparison approach reconciles to a value of \$11,800,000 or \$70 per square foot. The income approach to value results in a value of \$10,652,709 or \$63 per square foot. Both approaches to value support the current taxable value. Therefore, it is recommended the subject's taxable value be upheld.

RECOMMENDATION: Uphold **XX** Reduce

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	<b>TAXABLE</b>
<b>LAND:</b>	\$4,836,648	\$1,692,827	<b>\$/SF GBA</b>
<b>IMPROVEMENTS:</b>	\$4,381,339	\$1,533,469	\$54.69
<b>TOTAL:</b>	\$9,217,987	\$3,226,295	
			<b>TAXABLE</b>
			<b>\$/SF Land</b>
			\$8.48

<b>HEARING:</b>	<b>22-0018A through 22-0018J</b>
<b>DATE:</b>	<b>02/23/2022</b>
<b>TAX YEAR:</b>	<b>2022</b>

OWNER: PARADISE RETAIL I 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	031-012-36 et al	PARADISE PLAZA NEIGHBORHOOD SHOPPING CTR DISCOUNT STORE RETAIL STORE	100%	168,540 40,892 120,234 7,414	MASONRY CONC TILT-UP	C15	85% to 100%	1967-2009	570,567 30% MUD	\$14,600,000 02/28/2017	\$86.63		

SHOPPING CENTER SALES													
SC-1	025-022-06 07, 08, 09	SMITHRIDGE SHOPPING CENTER COMMUNITY SHOPPING CTR RESTAURANT	89% 11%	52,716 47,071 5,645	MASONRY CONC BLK/TEXT FACE	C20	100.0	1984	301,174 26% MU	\$10,100,000 07/14/2021	\$191.59		\$1,311,688 7.70%
SC-2	037-061-20 et al	SILVER STATE SHOPPING CENTER NEIGH/COMMUNITY SHOPPING CTR DISCOUNT STORE RESTAURANT / VARIOUS	39% 41% 20%	153,881 60,749 62,769 30,363	MASONRY CONCRETE BLOCK CONCRETE BLOCK	C20 - C25	100.0	1978 - 1981	618,010 25% MU MU	\$15,800,000 12/23/2020	\$102.68		\$1,632,597 10.33%
SC-3	026-284-34	EVERGREEN PLAZA NEIGHBORHOOD SHOPPING CTR DISCOUNT STORE	31% 69%	81,247 24,960 56,287	MASONRY BEARING CONCRETE BLOCK	C15 - C20	100	1980	353,707 23% MU	\$5,900,000 04/11/2019	\$72.62		\$504,278 8.55%

LAND SALES									
Sale #	APN	Location	Sale Date	Sale Price	Size(sf)	\$/sf	Zoning	Comments	
L-1	528-601-02 528-601-06 528-601-07 528-601-08 528-601-09	PYRAMID WAY	12/17/2020	\$4,706,658	554,083	\$8.49	NUD	Sale of a group of parcels located on Pyramid Way near the Pyramid Way and La Posada Dr intersection. The parcels are near two other shopping centers at the same intersection. The parcels were purchased by WinCo Foods. Level to moderate topography with utilities available near the site.	
L-2	088-201-05 088-201-44 088-201-45	NORTH HILLS BLVD	9/23/2020	\$2,900,000	419,091	\$6.92	GC	Sale of a group of parcels located near intersection of North Hills Blvd and E Golden Valley Rd. The parcels are near two other shopping centers at the same intersection. Level to moderate topography.	
L-3	032-023-02	2153 PRATER WAY	10/15/2020	\$725,000	54,886	\$13.21	MUD	Vacant, level lot ready for development located on Prater Way	
L-4	033-314-11	232 VICTORIAN AVE	1/11/2019	\$277,000	20,658	\$13.41	MUD	Vacant, level lot ready for development located on Victorian Ave	
L-5	552-190-13	0 BUCK DR	10/23/2020	\$535,000	36,943	\$14.48	GC	Vacant, level lot ready for development located on Buck Dr near Lemmon Dr and Sky Vista Pky	
L-6	212-131-14	940 AMBASSADOR DR	4/29/2019	\$650,000	36,863	\$17.63	PUD	Paved parking lot in strip center located on Ambassador Dr at the Robb Dr I-80 exit	

LISTING									
Listing #	APN	Location	Listed	List Price	Size(sf)	\$/sf	Zoning	Comments	
VL-1	030-042-03	2850 SORENSEN WAY	8/16/2017	\$1,050,000	94,089	\$11.16	C2	Vacant, level lot ready for development located next to Baring Village Shopping Center <b>NOTE: This parcel sold on 1/22/22 for \$1,000,000 (\$10.22 psf)</b>	

**COMMENTS:**

The subject property is an outdoor shopping center which consists of one large anchor discount store, a junior anchor stores, inline retail shops and two free-standing retail buildings totaling approximately 168,540 sf. Historical vacancy of the Big Box anchor store and church space have left this shopping center in somewhat distressed conditions.

SC-1 sale is the Smithridge Shopping Center located across from Meadowood Mall. This sale is superior to the subject in location, age, condition and vacancy rate.

SC-2 sale is the Silver State Shopping Center located at the corner of Prater Way and McCarran Blvd. At the time of the sale there was some big box and inline shop vacancy. This sale is also superior to the subject in location, age and vacancy rate.

SC-3 sale is the Evergreen Plaza shopping center located on the corner of Oddie Blvd and El Rancho Dr catty-corner to the subject. This sale is the most comparable to the subject in location, condition and vacancy rate. It is inferior in size and in a lack of free-standing retail space. As a result, SC-3 is considered a reasonable indicator of value.

All of the land sales are vacant lots in various stages of development that were sold within the last two years.

L-1 and L-2 are comparables for large acre parcels as seen in large shopping centers.

L-2 through L-6 are comparables for the smaller acreage parcels as seen with neighborhood shopping centers.

The comparable sales range from \$73/SF to \$130/SF. SC-3 is similar to the subject in location and age and given the most weight in the analysis. consequently, the subject's value is expected to be at the low end of the range. Based on the sales data, a value of \$9,217,987 or \$55/SF is supported.

**WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMERCIAL / INDUSTRIAL**

	<b>LAND:</b>	\$4,836,648	<b>ASSESSED VALUE</b>	\$1,692,827	<b>TAXABLE</b>	<b>HEARING: 22-0018A through 22-0018J</b>
	<b>IMPROVEMENTS:</b>	\$4,381,339		\$1,533,469	<b>\$/SF GBA</b>	<b>DATE: 02/23/2022</b>
	<b>TOTAL:</b>	\$9,217,987		\$3,226,295	\$54.69	
<b>APN:</b> 031-012-36 et al					<b>TAXABLE</b>	<b>TAX YEAR: 2022</b>
<b>OWNER:</b> PARADISE RETAIL I LLC					<b>\$/SF Land</b>	
					\$8.48	

Income Approach

Discount Store - Anchor	84,200 sq ft. @	\$0.40 /mo =	\$33,680
Discount Store - Junior Anchor	23,000 sq ft. @	\$1.00 /mo =	\$23,000
Neighborhood Shopping Center	40,892 sq ft. @	\$1.45 /mo =	\$59,293
Free-Standing Retail / Bank	7,414 sq ft. @	\$1.50 /mo =	\$11,121
Church	13,034 sq ft. @	\$0.60 /mo =	\$7,820
CAM (Neigh Shop Ctr)	56,306 sq ft. @	\$0.34 /mo =	\$19,144
CAM (Big Box)	84,200 sq ft. @	\$0.10 /mo =	\$8,420
CAM (Junior Anchor)	15,000 sq ft. @	\$0.20 /mo =	\$3,000
CAM (Church)	13,034 sq ft. @	\$0.20 /mo =	\$2,607
<b>Total</b>	<b>168,540</b>		<b>\$168,086</b>
	x 12 months =		<u>12</u>
			\$2,017,028
- Vacancy & Collection loss		18%	\$363,065
= Effective Gross Income			\$1,653,963
- Operating Expenses		35%	\$578,887
=Net Operating Income			\$1,075,076
Divided by Overall Capitalization Rate			8.55%
Stabilized Income Value			\$12,573,985
Lease Up Costs - Vacant Big Box			-\$2,043,731
Lease Up Costs - Vacant Church			-\$280,869
"As Is" Income Value			<b>\$10,249,385</b>

**Rounded      \$61 /sf GBA**

**Subject Income Information:** The subject property consists of 168,540 square feet of retail space comprised of Discount Store, Neighborhood Shopping Center, Free-Standing Retail and Church occupancies. The subject property is a distressed property with a long-term anchor anchor vacancy as well as vacant church space. The population in the area has increased due to two new apartment complexes being built in the last three years; the most recent being a 289-unit apartment complex built directly across the street. The neighborhood is also undergoing a revitalization due to the Oddie District project.

**Potential Gross Income:** The lease comparables found on page 5 provided the market rents for silimar properties. The CAM costs of \$0.10 to \$0.34 are from an offering memorandum for Paradise Plaza.

**Effective Gross Income:** Due to the historical vacancy of the shopping center 18% vacancy and collection loss was applied. This did not include the Big Box and Church space due to the long term vacancy of the spaces, a stabilization method was used to determine the lease-up costs.

**Net Operating Income:** Applying an operating expense of 35% based on an offering memorandum for the shopping center.

**Capitalization Rate Analysis:** A capitalization rate of 8.55% was utilized because it is the same as the most comparable shopping center sale.

**Indicated Value Income Approach:** Based on market and subject information subject property has a value of \$10,249,385.

**Comments:** the income approach to value of \$10,249,385 or \$61/SF is greater than the total taxable value of \$9,217,987 or \$55/SF. As a result, it is recommended that the total taxable value be upheld.

### Neighborhood Shopping Center/Retail - Market Rent Survey

APN	Location	Tenant	Suite #	SF	Rent/M	Rent/SF	Lease Start	Notes
088-201-51	NORTH HILLS SHOPPING CTR	NOT GIVEN		3,200	\$ 31.20	\$ 2.60	3/1/2022	
030-041-14	BARING VILLAGE SHOP CTR	AVAILABLE SPACE	1201	3,330	\$ 18.00	\$ 1.50	N/A	
030-041-14	BARING VILLAGE SHOP CTR	AVAILABLE SPACE	1247	1,400	\$ 15.00	\$ 1.25	N/A	
037-020-43	MARINA MARKETPLACE	NOT GIVEN	107	1,280	\$ 22.20	\$ 1.85	1/24/2022	\$22.80 with a 2.70% discount CAM \$1.85/SF
025-561-24	SIERRA TOWN CENTER	HIS WORD	300	3,930	\$ 22.20	\$ 1.85	1/24/2022	CAM \$0.45/SF
015-292-04	1270 E PLUMB LN	NOT GIVEN	A & B	6,302	\$ 11.40	\$ 0.95	1/6/2022	CAM \$0.15/SF
026-031-43	NORTHTOWNE (Home Depot side)	NOT GIVEN	110	850	\$ 15.43	\$ 1.29	11/10/2021	\$18.00 with a 14.29% discount
035-263-09	SPANISH SPRINGS CENTER	IRONWOOD GAMES LTD	1364	1,040	\$ 21.00	\$ 1.75	11/1/2021	CAM \$0.41/SF
015-292-40	AIRPORT SQUARE	NOT GIVEN	D	1,267	\$ 18.00	\$ 1.50	10/19/2021	
					\$	-		
					\$	-		
					\$	-		
				Average	\$	1.62		
				Median	\$	1.50		

### Big Box - Market Rent Survey

APN	Location	Tenant	Suite #	SF	Rent/M	Rent/SF	Lease Start	Notes
026-182-38	NORTHTOWNE (Winco side)	FLOORING LIQUIDATORS	B & D	32,587	\$ 8.40	\$ 0.70	8/27/2021	
012-232-18	3223 MILL ST	EQUIPMENTSHARE	N/A	33,962	\$ 8.88	\$ 0.74	12/3/2019	
031-012-36	2125 ODDIE BLVD	OCTOPHARMA	2125	15,000	\$ 14.52	\$ 1.21	6/1/2021	
033-151-19	MCCARRAN PLAZA	SALVATION ARMY	N/A	19,370	\$ 10.80	\$ 0.90	5/10/2021	
040-162-53	RENO CROSSING	SKI PRO	4	20,000	\$ 12.00	\$ 1.00	10/28/2020	
					\$	-		
					\$	-		
					\$	-		
				Average	\$	0.91		
				Median	\$	0.90		

## Shopping Center Sales - CAP Rates

APN	Shopping Center	Location	Total Bldg SF	Total Land	Sale Date	Sale Price	Cost/SF	CAP Rate	
025-022-06	SMITHRIDGE SHOPPING CENTER	5000 SMITHRIDGE DR	77,652	301,174	7/14/2021	\$10,100,000	\$130.07	7.70%	
037-061-20	SILVER STATE SHOPPING CENTER	520 N MCCARRAN BLVD	153,881	618,010	12/23/2020	\$15,800,000	\$102.68	10.33%	
026-284-34	EVERGREEN SHOPPING CENTER	2302 ODDIE BLVD	81,247	353,707	4/11/2019	\$5,900,000	\$72.62	8.55%	
							Average	\$101.79	8.86%
							Median	\$102.68	8.55%

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



APN: 031-012-28

2022

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ACTIVE

Roll YR

Code

%Comp

Situs 2211 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial  
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002  
 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		
2022 VN	368,940		564,271		933,211	326,624	Land Value	368,940			
2022 NR	368,940		564,271		933,211	326,624	Building Value	530,096			
2021 FV	332,046		568,268		900,314	315,110	XFOB Value	34,175			
2020 FV	332,046		588,430	165,817	920,476	322,167	Obsolescence	0		Parcel Total	
2019 FV	295,152		414,251		709,403	248,291	Taxable Value	933,211	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2018 FV	276,705		420,652		697,357	244,075	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
									Remainder		

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	412	Neighborhood Shopping	C	1973	1990	100	C20	933,030	485,176	9,714	49	0
MISC	1-2	600	Miscellaneous	0	1973	1990	100	30	86,385	44,920		44,920	0



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	36,894	SF2	10.00					368,940		36,894		Municipal
												0.847	Sewer	Municipal
												400	Street	Paved
													SPC	

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: 031-012-28

2022

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ACTIVE

Roll YR

Code

%Comp

Situs	2211 ODDIE BLVDSPARKS	Database	WASHOE	NBHD	DBHQ	Appr	SYJ	Exemption AV	Exemption	Reopen			
Owner	PARADISE RETAIL I LLC	Printed	2/11/2022	Commercial		Tax District	2002	Property Name		Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101												

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			
2022 VN	368,940		564,271		933,211	326,624	Land Value	368,940			
2022 NR	368,940		564,271		933,211	326,624	Building Value	530,096			
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2020 FV	332,046		588,430	165,817	920,476	322,167	Obsolescence	0		Parcel Total	
2019 FV	295,152		414,251		709,403	248,291	Taxable Value	933,211		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	276,705		420,652		697,357	244,075	Total Exemption			New Land	<input type="checkbox"/> New Sketch
										Remainder	

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			ASC	2	Alternate Shape Code	100				
Occ	412	Neighborhood Shoppin	Rate Adj			ST	1	No of Stories	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum			UT	1	Units	100				
Quality	C20	Commercial 2.0 (Aver				WH	12	Avg Wall Height/Floor	100				
Year Built	1973		PARCEL LEVEL			EW	812	CONCRETE BLOCK	100				
WAY	1990		Lump Sum	0		HEAT	611	PACKAGE UNIT	100				
Remodel Yr	2019		%Obso	0.0000									
% Comp	100	%DPR	48.0										

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	1973		9,714	96.05	933,030	1	FWAS	FW ASPHALT	30	1	26,500	2.81	1973		100	74,454	19,730		
							2	VLTM	VAULT MONE	30	1	100	261.51	1973		100	26,151	6,930		
							3	WLCB	WALL CO BL	30	1	165	16.78	1973		100	2,769	734		
							4	YIMP	YARD IMPS	30	1	15	1,706.00	1973		100	25,590	6,781		

Gross Bldg Area	9,714	Perimeter	410	Sub Area RCN	933,030
<b>Building Notes</b>		<b>Building Cost Summary</b>			
		Building RCN	933,030		
		Depreciation	447,854		
H&R BLOCK - SUN LOAN - PIZZA PLUS IN 9714 SF SECTION		Building DRC	485,176		
		Extra Feature DRC	34,175		
		Building Obso			
<b>Building Name</b>		Total DRC	519,351		
		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	36,894	SF2	10.00					368,940		36,894	Sewer	Municipal	
												0.847	Street	Paved	
												400	Street	Paved	
													SPC		
													CAGC		

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

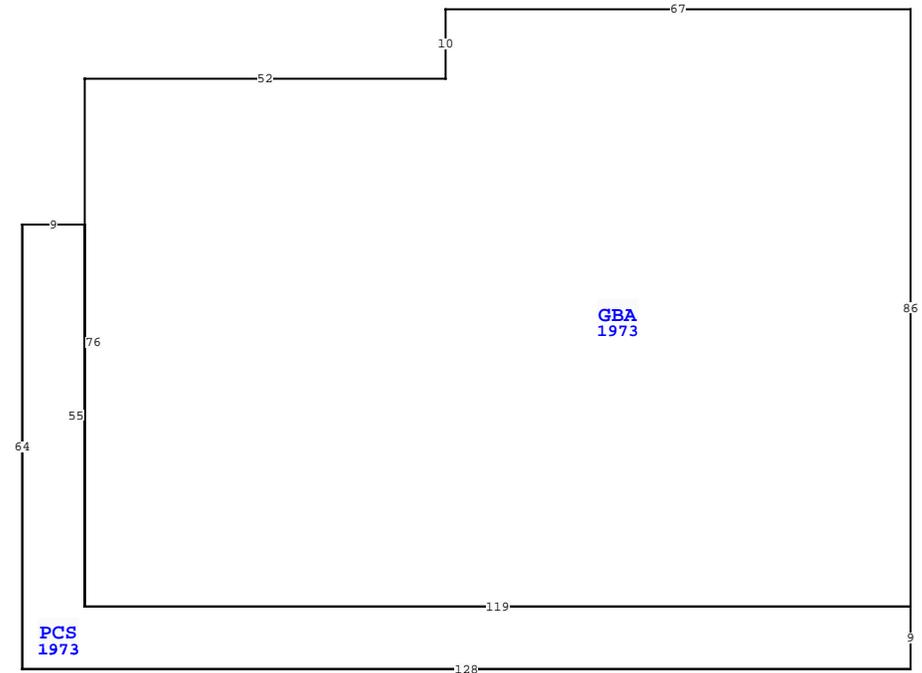
APN: 031-012-28

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Owner PARADISE RETAIL I LLC  
 Keyline Description PM 5303 LOT 1-B

NBHD DBHQ Commercial

Appr SYJ



Activity Information						
Date	User ID	Activity Notes				
10/7/2021	SYJ	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731645	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
2/2/2021	SBLD20-20601	INSTALL TWO SETS OF ILLUMI	6,800	C	100%	
11/20/2019	FIRE19-23262	REPIPE EXISTING WET CHEMIC	2,500	C	100%	
9/6/2019	SBLD19-21895	INTERIOR DEMO, PLUMBING, H		C	100%	
6/17/2019	SBLD19-21882	Remove air purifier, bar/c	10,000	C	100%	
10/15/2018	SBLD18-22083	Install new walk-in cooler		C	100%	

**WASHOE COUNTY PRODUCTION APPRAISAL RECORD**



APN: **031-012-28**

**2022**

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**ACTIVE**

Roll YR

Code

%Comp

Situs	2211 ODDIE BLVDSPARKS	Database	WASHOE	NBHD	DBHQ	Appr	SYJ	Exemption A\ Exemption	Reopen			
Owner	PARADISE RETAIL I LLC	Printed	2/11/2022	Commercial					Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101	Tax District	2002	Property Name								

Valuation History							Parcel Value Summary		OBSO	<input type="checkbox"/> Change	<input type="checkbox"/> No Change
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD			
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2018 FV	276,705		420,652		697,357	244,075	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
									Remainder		

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	1973		PARCEL LEVEL										
WAY	1990		Lump Sum 0										
Remodel Yr	2019		%Obso 0.0000										
% Comp	100	%DPR 48.0											

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
CNM	CANOPY METAL - C	1973		1,647	45.00	74,115														
PCS	PORCH CONCRETE S	1973		1,647	7.45	12,270														

Gross Bldg Area	Perimeter	Sub Area RCN	86,385
<b>Building Notes</b>		<b>Building Cost Summary</b>	
		Building RCN	86,385
		Depreciation	41,465
		Building DRC	44,920
		Extra Feature DRC	
		Building Obso	
<b>Building Name</b>		Total DRC	44,920
		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	
												36,894	Sewer	Municipal	
												0.847	Street	Paved	
												400	SPC		
													CAGC		

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-28

Owner PARADISE RETAIL I LLC  
 Keyline Description PM 5303 LOT 1-B

NBHD DBHQ Commercial

Appr SYJ

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731645	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



APN: 031-012-29

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Roll YR

Code

%Comp

Situs 2203 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial  
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002  
 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		
2022 VN	237,280		552,794		790,074	276,526	Land Value	237,280			
2022 NR	237,280		552,794		790,074	276,526	Building Value	533,536			
2021 FV	213,552		552,510		766,062	268,122	XFOB Value	19,258			
2020 FV	213,552		566,323		779,875	272,956	Obsolescence	0		Parcel Total	
2019 FV	189,824		544,128	7,622	733,952	256,883	Taxable Value	790,074	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2019 FV	189,824		536,506		726,330	254,216	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
2018 FV	177,960		363,329		541,289	189,451			Remainder		

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	412	Neighborhood Shopping	C	1988	2006	100	C20	658,626	500,556	6,250	80	0
MISC	1-2	600	Miscellaneous	0	1988	1988	100	30	67,305	32,980		32,980	0



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	23,728	SF2	10.00					237,280		23,728		Municipal
												0.545	Sewer	Municipal
												400	Street	Paved
													SPC	
													CAGC	

**WASHOE COUNTY PRODUCTION APPRAISAL RECORD**



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Code

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Situs	2203 ODDIE BLVDSPARKS	Database	WASHOE	NBHD	DBHQ	Appr	SYJ	Exemption AV Exemption	Reopen			
Owner	PARADISE RETAIL I LLC	Printed	2/11/2022	Commercial		Tax District	2002	Property Name	Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101											

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			
2022 VN	237,280		552,794		790,074	276,526	Land Value	237,280			
2022 NR	237,280		552,794		790,074	276,526	Building Value	533,536			
2021 FV	213,552		552,510		766,062	268,122	XFOB Value	19,258			
2020 FV	213,552		566,323		779,875	272,956	Obsolescence	0		Parcel Total	
2019 FV	189,824		544,128	7,622	733,952	256,883	Taxable Value	790,074			<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	189,824		536,506		726,330	254,216	Total Exemption				<input type="checkbox"/> New Sketch
2018 FV	177,960		363,329		541,289	189,451			Remainder		

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	412	Neighborhood Shoppin	Rate Adj			SP1C	6,250	Sprinkler System Generic - C	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum			ST	1	No of Stories	100				
Quality	C20	Commercial 2.0 (Aver				UT	1	Units	100				
Year Built	1988		PARCEL LEVEL			WH	12	Avg Wall Height/Floor	100				
WAY	2006		Lump Sum	0		EW	812	CONCRETE BLOCK	100				
Remodel Yr	2018		%Obso	0.0000		HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR 24.0											

Sub Area																				
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	1988		6,250	105.38	658,626	1	FWAS	FW ASPHALT	30	1	11,500	3.02	1973		100	34,762	9,212		
							2	YIMP	YARD IMPS	30	1	5	1,706.00	1973		100	8,530	2,260		
							3	SG5S	SIGN RP BL	30	1	405	20.13	2019	2019	100	8,153	7,786		

Gross Bldg Area	6,250	Perimeter	332	Sub Area RCN	658,626
<b>Building Notes</b>		<b>Building Cost Summary</b>			
VACANT SUITES IN 6250 SF SECTION 10/10/17 SYJ		Building RCN	658,626		
		Depreciation	158,070		
		Building DRC	500,556		
		Extra Feature DRC	19,258		
		Building Obso			
<b>Building Name</b>		Total DRC	519,814		
		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	23,728	SF2	10.00					237,280		23,728		Municipal	
												0.545	Sewer	Municipal	
												400	Street	Paved	
													SPC		
													CAGC		

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

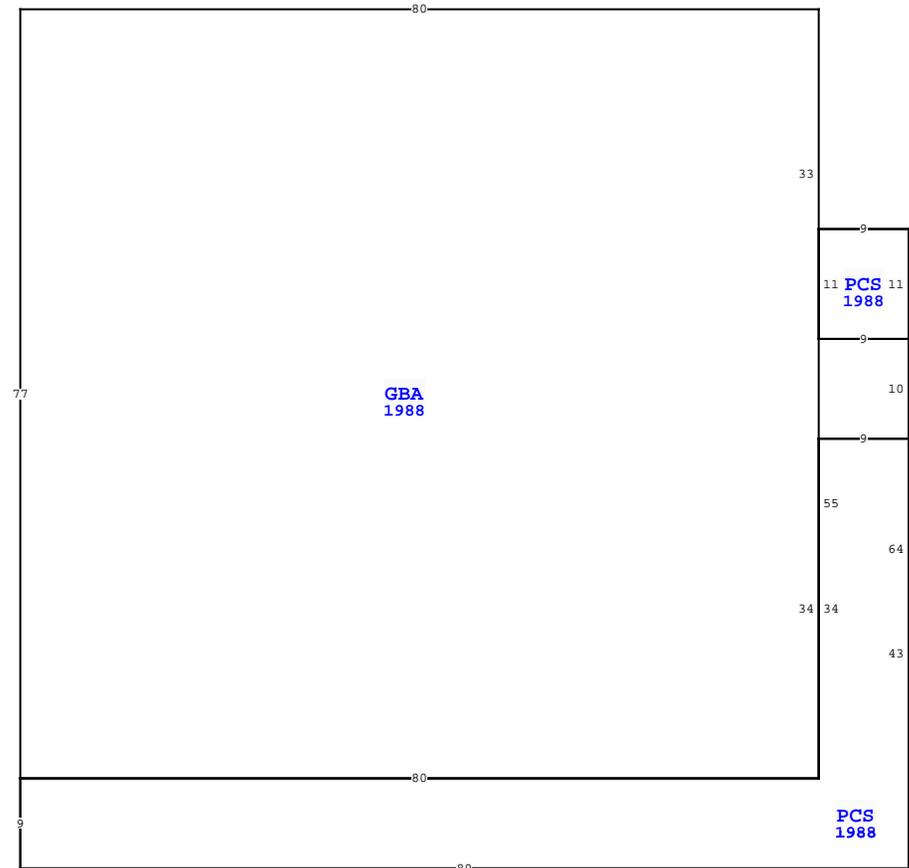
APN: 031-012-29

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Owner PARADISE RETAIL I LLC  
 Keyline Description PM 5303 LOT 1-C

NBHD DBHQ Commercial

Appr SYJ



Activity Information						
Date	User ID	Activity Notes				
10/7/2021	SYJ	Re-appraisal Review				
7/16/2019	SYJ	Permit Review				
		Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731645	8/4/2017			0	3NTT
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
10/26/2020	FIRE20-23230	INSTALLATION OF A CO2 MONI	1,450	C	100%	
1/30/2019	SBLD18-23724	Refurbish existing monumen		C	100%	
11/6/2018	FIRE18-22569	Ansul R102 pre-engineered		C	100%	
10/30/2018	SBLD17-23503	Construct new walls, insta		N	100%	
9/19/2018	FIRE18-22568	Ansul R102 pre-engineered		C	100%	

**WASHOE COUNTY PRODUCTION APPRAISAL RECORD**



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Situs 2203 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial  
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002  
 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			
2022 VN	237,280		552,794		790,074	276,526	Land Value	237,280			
2022 NR	237,280		552,794		790,074	276,526	Building Value	533,536			
2021 FV	213,552		552,510		766,062	268,122	XFOB Value	19,258			
2020 FV	213,552		566,323		779,875	272,956	Obsolescence	0		Parcel Total	
2019 FV	189,824		544,128	7,622	733,952	256,883	Taxable Value	790,074			<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	189,824		536,506		726,330	254,216	Total Exemption				<input type="checkbox"/> New Sketch
2018 FV	177,960		363,329		541,289	189,451					

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	1988		PARCEL LEVEL										
WAY	1988		Lump Sum	0									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 51.0											

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
CNM	CANOPY METAL - C	1988		1,296	45.00	58,320														
PCS	PORCH CONCRETE S	1988		1,206	7.45	8,985														

Gross Bldg Area      Perimeter      Sub Area RCN      67,305

Building Notes	Building Cost Summary
	Building RCN      67,305
	Depreciation      34,325
	Building DRC      32,980
	Extra Feature DRC
	Building Obso
Building Name	Total DRC      32,980
	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
												23,728	0.545	400					

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

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Owner PARADISE RETAIL I LLC  
 Keyline Description PM 5303 LOT 1-C

NBHD DBHQ Commercial

Appr SYJ

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731645	8/4/2017			0	3NTT
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

**WASHOE COUNTY PRODUCTION APPRAISAL RECORD**



APN: **031-012-31**

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Code

%Comp

Situs	ODDIE BLVDSPARKS	Database	WASHOE	NBHD	DBHQ	Appr	SYJ	Exemption AV Exemption	Reopen			
Owner	PARADISE RETAIL I LLC	Printed	2/11/2022	Commercial		Tax District	2002	Property Name	Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101											

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		
2022 VN	316,120		29,979		346,099	121,135	Land Value	316,120			
2022 NR	316,120		29,979		346,099	121,135	Building Value				
2021 FV	284,508		28,170		312,678	109,437	XFOB Value	29,979	Initials/Date		
2020 FV	284,508		28,046		312,554	109,394	Obsolescence	0	Parcel Total		
2019 FV	252,896		26,843		279,739	97,909	Taxable Value	346,099	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2018 FV	237,090		25,745		262,835	91,992	Total Exemption		New Land		
									Remainder	<input type="checkbox"/> New Sketch	

Building Data													
Type	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Occ			BUILDING LEVEL										
Stry/Frm			Rate Adj										
Quality			Lump Sum										
Year Built			PARCEL LEVEL										
WAY			Lump Sum										
Remodel Yr			%Obso										
% Comp		%DPR											

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
							1	FWAS	FW ASPHALT	30	-	31,612	2.81	1967	2018	100	88,817	22,204		
							2	PKLT	PKG LOT LI	30	-	31,612	0.66	1967	2018	100	20,864	5,216		
							3	YIMP	YARD IMPS	30	-	6	1,706.00	1967	2018	100	10,236	2,559		

Gross Bldg Area	Perimeter	Sub Area RCN	
Building Notes		Building Cost Summary	
		Building RCN	
		Depreciation	
		Building DRC	
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	
		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	31,612	SF2	10.00					316,120		31,612		Municipal	
												0.726	Sewer	Municipal	
												400	Street	Paved	
													SPC		
												CAGC			

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

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Owner PARADISE RETAIL I LLC  
 Keyline Description PM 5304 LOT 2-A

NBHD DBHQ Commercial

Appr SYJ

Activity Information						
Date	User ID	Activity Notes				
10/7/2021	SYJ	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731646	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
2/1/2019	SBLD18-23725	Refurbish existing pylon s		C	100%	

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



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Situs 2193 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial  
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002  
 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		
2022 VN	332,160		683,707		1,015,867	355,553	Land Value	332,160	Initials/Date		
2022 NR	332,160		683,707		1,015,867	355,553	Building Value	694,691			
2021 FV	298,944		684,837		983,781	344,323	XFOB Value	-10,984			
2020 FV	298,944		703,412		1,002,356	350,825	Obsolescence	0	Parcel Total		
2019 FV	265,728		663,956		929,684	325,389	Taxable Value	1,015,867	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2018 FV	249,120		662,078		911,198	318,919	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
									Remainder		

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	304	Bank	D	2009	2009	100	C25	714,439	575,123	2,978	193	0
COMM	1-2	353	Retail Store	D	2009	2009	100	C25	138,746	111,691	926	120	0
MISC	1-3	600	Miscellaneous	0	2009	2009	100	30	9,784	7,877	7,877	0	0



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	33,216	SF2	10.00					332,160		33,216		Municipal
												0.763	Sewer	Municipal
												400	Street	Paved
													SPC	

**WASHOE COUNTY PRODUCTION APPRAISAL RECORD**



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Code

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Situs	2193 ODDIE BLVDSPARKS	Database	WASHOE	NBHD	DBHQ	Appr	SYJ	Exemption AV Exemption	Reopen			
Owner	PARADISE RETAIL I LLC	Printed	2/11/2022	Commercial					Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101	Tax District	2002	Property Name								

Valuation History							Parcel Value Summary		OBSO	<input type="checkbox"/> Change	<input type="checkbox"/> No Change
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD			
2022 VN	332,160		683,707		1,015,867	355,553	Land Value	332,160			
2022 NR	332,160		683,707		1,015,867	355,553	Building Value	694,691			
2021 FV	298,944		684,837		983,781	344,323	XFOB Value	-10,984			
2020 FV	298,944		703,412		1,002,356	350,825	Obsolescence	0		Parcel Total	
2019 FV	265,728		663,956		929,684	325,389	Taxable Value	1,015,867		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	249,120		662,078		911,198	318,919	Total Exemption			New Land	<input type="checkbox"/> New Sketch
										Remainder	

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			SHP	2	SLIGHTLY IRREGULAR	100				
Occ	304	Bank	Rate Adj			SP1C	3,904	Sprinkler System Generic - C	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			ST	1	No of Stories	100				
Quality	C25	Commercial 2.5 (Abov				UT	1	Units	100				
Year Built	2009		PARCEL LEVEL			WH	16	Avg Wall Height/Floor	100				
WAY	2009		Lump Sum	0		EW	885	STUD WALLS - EIFS (EXT INSUL	100				
Remodel Yr			%Obso	0.0000		HEAT	611	PACKAGE UNIT	77				
% Comp	100	%DPR 19.5				HEAT	649	NO HVAC	23				

Sub Area																				
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			2,978	239.91	714,439	1	FWCO	FW CONCRET	30	1	1,000	6.24	2009		100	6,239	5,023		
							2	TRS2	TRASH CO B	30	1	240	28.16	2009		100	6,758	5,441		
							3	RET5	RELOFQ2NEG	30	1	898	-51.64	2015	2015	100	-46,373	-41,504		
							4	FWAS	FW ASPHALT	30	1	22,000	2.83	1967	2018	100	62,293	15,573		
							5	PKLT	PKG LOT LI	30	1	22,000	0.66	1967	2018	100	14,520	3,630		
							6	YIMP	YARD IMPS	30	1	2	1,706.00	1967	2018	100	3,412	853		

Gross Bldg Area	2,978	Perimeter	175	Sub Area RCN	714,439
<b>Building Notes</b>		<b>Building Cost Summary</b>			
		Building RCN	714,439		
		Depreciation	139,316		
US BANK (UNIT A) 10/10/17 SYJ		Building DRC	575,123		
		Extra Feature DRC	-10,984		
		Building Obso			
<b>Building Name</b>		Total DRC	564,139		
		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	33,216	SF2	10.00					332,160		33,216			
												0.763	Sewer	Municipal	
												400	Street	Paved	
													SPC		
												CAGC			



WASHOE COUNTY PRODUCTION APPRAISAL RECORD



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Roll YR

Code

%Comp

Situs 2193 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial Tax District 2002  
 530 B ST STE 2050 SAN DIEGO, CA 92101 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			
2022 VN	332,160		683,707		1,015,867	355,553	Land Value	332,160			
2022 NR	332,160		683,707		1,015,867	355,553	Building Value	694,691			
2021 FV	298,944		684,837		983,781	344,323	XFOB Value	-10,984			
2020 FV	298,944		703,412		1,002,356	350,825	Obsolescence	0		Parcel Total	
2019 FV	265,728		663,956		929,684	325,389	Taxable Value	1,015,867		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	249,120		662,078		911,198	318,919	Total Exemption			New Land	<input type="checkbox"/> New Sketch
										Remainder	

Building Data													
1-2	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			SHP	2	SLIGHTLY IRREGULAR	100				
Occ	353	Retail Store	Rate Adj			ST	1	No of Stories	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			UT	1	Units	100				
Quality	C25	Commercial 2.5 (Abov				WH	16	Avg Wall Height/Floor	100				
Year Built	2009		PARCEL LEVEL			EW	885	STUD WALLS - EIFS (EXT INSUL	100				
WAY	2009		Lump Sum	0		HEAT	611	PACKAGE UNIT	77				
Remodel Yr			%Obso	0.0000		HEAT	649	NO HVAC	23				
% Comp	100	%DPR 19.5											

Sub Area																				
										Extra Features										
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
GBA	GROSS BUILDING A			926	149.83	138,746														

Gross Bldg Area 926 Perimeter 97 Sub Area RCN 138,746

Building Notes	Building Cost Summary	
UNIT B - CURRENTLY VACANT 10/10/17 SYJ	Building RCN	138,746
	Depreciation	27,055
	Building DRC	111,691
	Extra Feature DRC	
	Building Obso	
Building Name	Total DRC	111,691
	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	CAGC	Water	Street	Municipal	Paved	
												33,216	0.763	400							

**WASHOE COUNTY PRODUCTION APPRAISAL RECORD**

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Owner **PARADISE RETAIL I LLC**  
 Keyline Description **PM 5305 LOT 3-A**

NBHD **DBHQ Commercial**

Appr **SYJ**

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731647	8/4/2017			0	3NTT
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

**WASHOE COUNTY PRODUCTION APPRAISAL RECORD**



APN: **031-012-35**

**2022**

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**ACTIVE**

Roll YR

Code

%Comp

Situs 2193 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial  
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002  
 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			
2022 VN	332,160		683,707		1,015,867	355,553	Land Value	332,160	NewLand		
2022 NR	332,160		683,707		1,015,867	355,553	Building Value	694,691			
2021 FV	298,944		684,837		983,781	344,323	XFOB Value	-10,984	Initials/Date		
2020 FV	298,944		703,412		1,002,356	350,825	Obsolescence	0			
2019 FV	265,728		663,956		929,684	325,389	Taxable Value	1,015,867	Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C
2018 FV	249,120		662,078		911,198	318,919	Total Exemption		New Const		
									New Land	<input type="checkbox"/> New Sketch	
									Remainder		

Building Data													
1-3	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	MISC	Miscellaneous	BUILDING LEVEL										
Occ	600	Miscellaneous	Rate Adj										
Stry/Frm	0	NONE - Only valid wi	Lump Sum										
Quality	30	Average											
Year Built	2009		PARCEL LEVEL										
WAY	2009		Lump Sum 0										
Remodel Yr			%Obso 0.0000										
% Comp	100	%DPR 19.5											

Sub Area																				
Extra Features																				
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
CNW	CANOPY WOOD - CO			48	38.50	1,848														
PCS	PORCH CONCRETE S			18	9.22	166														
STR	STORAGE ROOM			198	39.24	7,770														

Gross Bldg Area Perimeter Sub Area RCN 9,784

Building Notes	Building Cost Summary
	Building RCN 9,784
	Depreciation 1,907
	Building DRC 7,877
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 7,877
	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
												33,216	0.763	400					

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-35

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Owner PARADISE RETAIL I LLC  
 Keyline Description PM 5305 LOT 3-A

NBHD DBHQ Commercial

Appr SYJ

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731647	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



APN: 031-012-36

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Roll YR

Code

%Comp

Situs	2125 ODDIE BLVDSPARKS	Database	WASHOE	NBHD	DBHQ	Appr	SYJ	Exemption AV Exemption	Reopen			
Owner	PARADISE RETAIL I LLC	Printed	2/11/2022	Commercial					Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101	Tax District	2002	Property Name								

Valuation History							Parcel Value Summary		OBSO	<input type="checkbox"/> Change <input type="checkbox"/> No Change	
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand		
2022 VN	1,613,898		3,915,977		2,355,640	824,474	Land Value	1,613,898			
2022 NR	1,613,898		3,915,977		2,355,640	824,474	Building Value	3,810,210			
2021 FV	1,613,898		3,949,047		2,355,640	824,474	XFOB Value	105,767			
2020 FV	1,613,898		4,056,515	658,335	5,670,413	1,984,645	Obsolescence	-3,174,235		Parcel Total	
2019 FV	1,489,752		3,281,757	1,001,714	4,771,509	1,670,028	Taxable Value	2,355,640	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2018 FV	1,365,606		2,280,043		3,645,649	1,275,977	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
									Remainder		

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	319	Discount Store	C	1967	1991	100	C20	7,024,025	3,757,853	99,200	37	0
MISC	1-2	600	Miscellaneous	0	1967	1973	100	30	197,570	52,357		52,357	0



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	248,292	SF	6.50					1,613,898		248,292		Municipal
												5,700	Sewer	Municipal
												400	Street	Paved
													SPC	

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: 031-012-36

2022

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ACTIVE

Roll YR

Code

%Comp

Situs	2125 ODDIE BLVDSPARKS	Database	WASHOE	NBHD	DBHQ	Appr	SYJ	Exemption AV	Exemption	Reopen			
Owner	PARADISE RETAIL I LLC	Printed	2/11/2022	Commercial		Tax District	2002	Property Name		Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101												

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			
2022 VN	1,613,898		3,915,977		2,355,640	824,474	Land Value	1,613,898			
2022 NR	1,613,898		3,915,977		2,355,640	824,474	Building Value	3,810,210			
2021 FV	1,613,898		3,949,047		2,355,640	824,474	XFOB Value	105,767			
2020 FV	1,613,898		4,056,515	658,335	5,670,413	1,984,645	Obsolescence	-3,174,235		Parcel Total	
2019 FV	1,489,752		3,281,757	1,001,714	4,771,509	1,670,028	Taxable Value	2,355,640		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	1,365,606		2,280,043		3,645,649	1,275,977	Total Exemption			New Land	<input type="checkbox"/> New Sketch
										Remainder	

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			ASC	2	Alternate Shape Code	100	EW	818	CONCRETE, TILT-UP	100
Occ	319	Discount Store	Rate Adj			MD3	800	Mezzanine - Office	100	HEAT	611	PACKAGE UNIT	100
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum			MD5	10,714	Mezzanine - Storage	100				
Quality	C20	Commercial 2.0 (Aver				MD5	468	Mezzanine - Storage	100				
Year Built	1967		PARCEL LEVEL			SP1C	16,398	Sprinkler System Generic - C	100				
WAY	1991		Lump Sum	-3174235		ST	1	No of Stories	100				
Remodel Yr	2019		%Obso	0.0000		UT	1	Units	100				
% Comp	100	%DPR 46.5				WH	18	Avg Wall Height/Floor	100				

Sub Area																				
										Extra Features										
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
GBA	GROSS BUILDING A	1967		99,200	70.81	7,024,025	1	FNC6	FN CHN LK6	30	1	500	20.20	1967		100	10,100	2,525		
MD3	DRO MEZZANINE O	1967		800			2	FNC8	FN CHN LK	30	1	250	26.59	1967		100	6,648	1,662		
MD5	DRO MEZZANINE S	1967		10,714			3	FWAS	FW ASPHALT	30	1	123,888	2.27	1967		100	281,461	70,365		
MD5	DRO MEZZANINE S	1985		468			4	FWCO	FW CONCRET	30	1	6,200	5.30	1967		100	32,856	8,214		
							5	PKLT	PKG LOT LI	30	1	123,888	0.66	1967		100	81,766	20,442		
							6	YIMP	YARD IMPS	30	1	6	1,706.00	1967		100	10,236	2,559		

Gross Bldg Area	111,182	Perimeter	1,380	Sub Area RCN	7,024,025
<b>Building Notes</b>		<b>Building Cost Summary</b>			
		Building RCN 7,024,025			
		Depreciation 3,266,172			
		Building DRC 3,757,853			
		Extra Feature DRC 105,767			
		Building Obso			
<b>Building Name</b>		Total DRC 3,863,620			
		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	248,292	SF	6.50					1,613,898		248,292	Sewer	Municipal	
												5.700	Street	Paved	
												400	Street	Paved	
													SPC		
													CAGC		

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

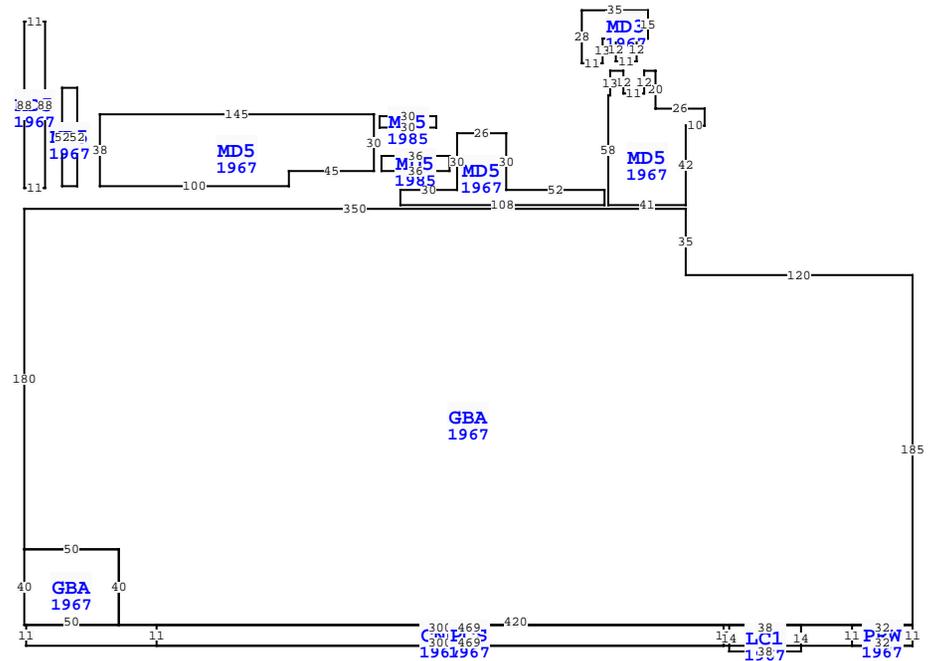
APN: 031-012-36

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Owner PARADISE RETAIL I LLC  
 Keyline Description PM 5305 LOT 3-B

NBHD DBHQ Commercial

Appr SYJ



Activity Information					
Date	User ID	Activity Notes			
10/7/2021	SYJ	Re-appraisal Review			
5/8/2019	SYJ	Permit Review			
		Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
PARADISE RETAIL I LLC	4731647	8/4/2017			0 3NTT
Permit Information					
Date	Permit	Description	Amount	Status	% Comp
9/23/2019	SBLD19-22280	INSTALL CUSTOMER-PROVIDED		C	100%
7/2/2019	SBLD19-21021	Commercial Interior Tenant	1,030,000	C	100%
6/27/2019	FIRE19-21768	Drop existing 119 sprinkle	17,300	C	100%
4/22/2019	FIRE19-20771	Add 11 new heads at new en		C	100%
2/6/2019	SBLD19-20052	Demo garden center; Constr	355,000	C	100%

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



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ACTIVE

Roll YR

Code

%Comp

Situs	2125 ODDIE BLVDSPARKS	Database	WASHOE	NBHD	DBHQ	Appr	SYJ	Exemption AV Exemption	Reopen			
Owner	PARADISE RETAIL I LLC	Printed	2/11/2022	Commercial					Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101	Tax District	2002	Property Name								

Valuation History							Parcel Value Summary		OBSO	<input type="checkbox"/> Change	<input type="checkbox"/> No Change
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD			
2022 VN	1,613,898		3,915,977		2,355,640	824,474	Land Value	1,613,898			
2022 NR	1,613,898		3,915,977		2,355,640	824,474	Building Value	3,810,210			
2021 FV	1,613,898		3,949,047		2,355,640	824,474	XFOB Value	105,767			
2020 FV	1,613,898		4,056,515	658,335	5,670,413	1,984,645	Obsolescence	-3,174,235		Parcel Total	
2019 FV	1,489,752		3,281,757	1,001,714	4,771,509	1,670,028	Taxable Value	2,355,640		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	1,365,606		2,280,043		3,645,649	1,275,977	Total Exemption			New Land	<input type="checkbox"/> New Sketch
										Remainder	

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	1967		PARCEL LEVEL										
WAY	1973		Lump Sum	-3174235									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR	73.5										

Sub Area																				
Extra Features																				
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
CNM	CANOPY METAL - C	1967		3,300	45.00	148,500														
LC1	LATTICE LOW-SMAL	1967		532	10.90	5,799														
PCS	PORCH CONCRETE S	1967		5,159	7.45	38,435														
PRW	PORCH ROOF WOOD	1967		352	13.74	4,836														

Gross Bldg Area	Perimeter	Sub Area RCN	197,570
<b>Building Notes</b>		<b>Building Cost Summary</b>	
UNIT B		Building RCN	197,570
UNIT A		Depreciation	145,213
031-012-23 RECORD 3 2195 ODDIE		Building DRC	52,357
BLVD PERMIT #A0702907		Extra Feature DRC	
PARADISE PLAZA PAD A TLS		Building Obso	
3/17/09		Total DRC	52,357
US BANK		Override Value	
<b>Building Name</b>			

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	
												248,292	Sewer	Municipal	
												5.700	Street	Paved	
												400	SPC		
													CAGC		

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-36

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Owner PARADISE RETAIL I LLC  
 Keyline Description PM 5305 LOT 3-B

NBHD DBHQ Commercial

Appr SYJ

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731647	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



APN: 031-012-37

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ACTIVE

Roll YR

Code

%Comp

Situs	2225 ODDIE BLVDSPARKS	Database	WASHOE	NBHD	DBHQ	Appr	SYJ	Exemption AV Exemption	Reopen			
Owner	PARADISE RETAIL I LLC	Printed	2/11/2022	Commercial					Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101	Tax District	2002	Property Name								

Valuation History							Parcel Value Summary		OBSO	<input type="checkbox"/> Change	<input type="checkbox"/> No Change
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand		
2022 VN	305,100		180,256		485,356	169,875	Land Value	305,100			
2022 NR	305,100		180,256		485,356	169,875	Building Value	161,421			
2021 FV	274,590		176,115		450,705	157,747	XFOB Value	18,835	Initials/Date		
2020 FV	274,590		176,532		451,122	157,893	Obsolescence	0	Parcel Total		
2019 FV	244,080		165,899		409,979	143,493	Taxable Value	485,356	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2018 FV	228,825		162,158		390,983	136,844	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
									Remainder		

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	319	Discount Store	C	1968	1968	100	C20	609,840	152,460	8,000	19	0
MISC	1-2	600	Miscellaneous	0	1968	1968	100	30	35,840	8,961		8,961	0



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	30,510	SF2	10.00					305,100		30,510		Municipal
												Acre Size	Sewer	Municipal
												DOR Code	Street	Paved
												Deferment	SPC	
												CAGC		

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: 031-012-37

2022

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ACTIVE

Roll YR

Code

%Comp

Situs 2225 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial  
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002  
 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			
2022 VN	305,100		180,256		485,356	169,875	Land Value	305,100			
2022 NR	305,100		180,256		485,356	169,875	Building Value	161,421			
2021 FV	274,590		176,115		450,705	157,747	XFOB Value	18,835			
2020 FV	274,590		176,532		451,122	157,893	Obsolescence	0		Parcel Total	
2019 FV	244,080		165,899		409,979	143,493	Taxable Value	485,356		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	228,825		162,158		390,983	136,844	Total Exemption			New Land	<input type="checkbox"/> New Sketch
										Remainder	

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			ASC	2	Alternate Shape Code	100				
Occ	319	Discount Store	Rate Adj			SP1C	8,000	Sprinkler System Generic - C	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum			ST	1	No of Stories	100				
Quality	C20	Commercial 2.0 (Aver				UT	1	Units	100				
Year Built	1968		PARCEL LEVEL			WH	12	Avg Wall Height/Floor	100				
WAY	1968		Lump Sum	0		EW	812	CONCRETE BLOCK	100				
Remodel Yr			%Obso	0.0000		HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR 75.0											

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	1967		8,000	76.23	609,840	1	FWAS	FW ASPHALT	30	1	21,000	2.85	1968	2018	100	59,770	14,943		
							2	PKLT	PKG LOT LI	30	1	21,000	0.66	1968	2018	100	13,860	3,465		
							3	YIMP	YARD IMPS	30	1	1	1,706.00	1968	2018	100	1,706	427		

Gross Bldg Area	8,000	Perimeter	360	Sub Area RCN	609,840
<b>Building Notes</b>		<b>Building Cost Summary</b>			
		Building RCN		609,840	
		Depreciation		457,380	
10/10/17 SYJ		Building DRC		152,460	
		Extra Feature DRC		18,835	
		Building Obso			
<b>Building Name</b>		Total DRC		171,295	
		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	30,510	SF2	10.00					305,100		30,510	Sewer	Municipal	
												Acre Size	Street	Paved	
												DOR Code	Street	Paved	
												Deferment	SPC		
												CAGC			

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

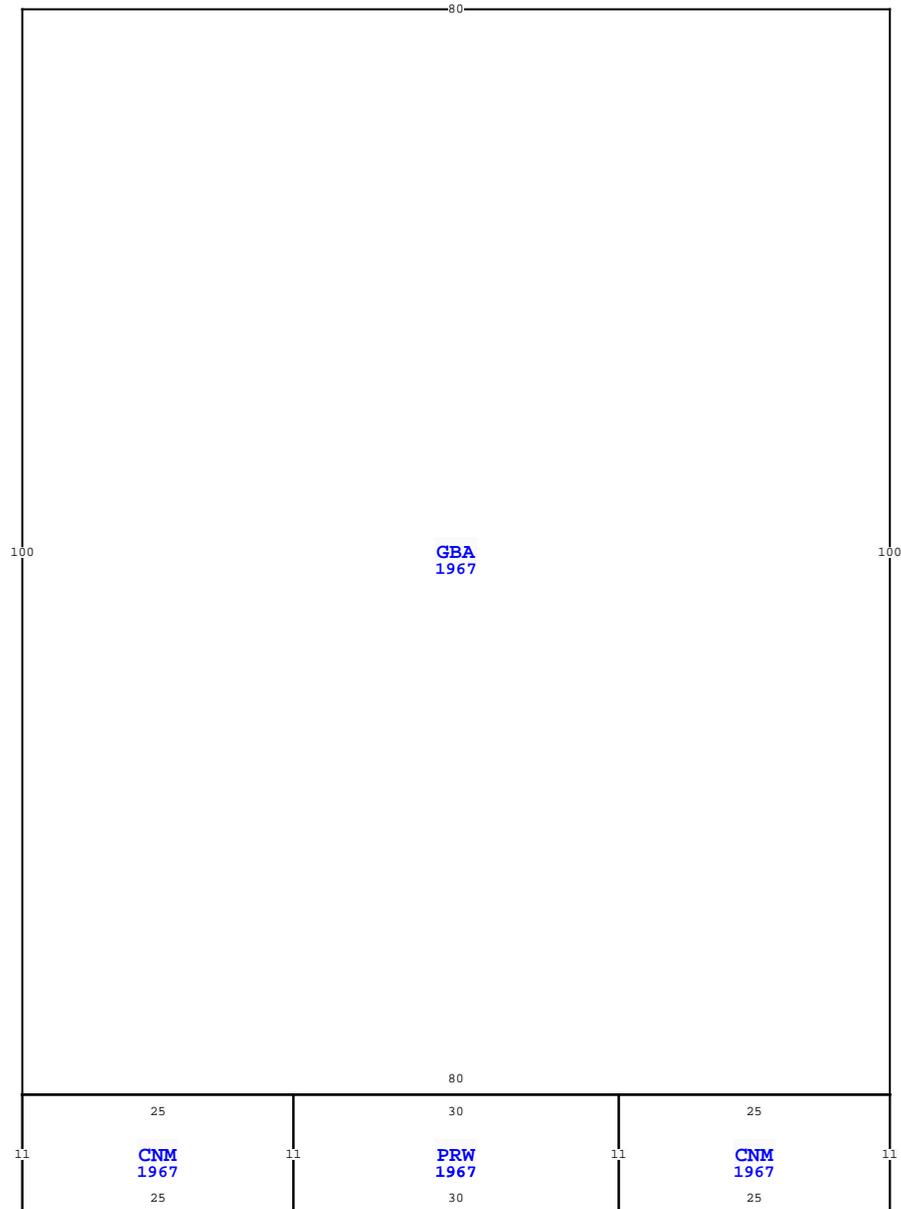
APN: 031-012-37

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Owner PARADISE RETAIL I LLC  
 Keyline Description PM 5305 LOT 3-C

NBHD DBHQ Commercial

Appr SYJ



Activity Information						
Date	User ID	Activity Notes				
10/7/2021	SYJ	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731647	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

**WASHOE COUNTY PRODUCTION APPRAISAL RECORD**



APN: **031-012-37**

**2022**

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**ACTIVE**

Roll YR

Code

%Comp

Situs 2225 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial  
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002  
 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			
2022 VN	305,100		180,256		485,356	169,875	Land Value	305,100	NewLand		
2022 NR	305,100		180,256		485,356	169,875	Building Value	161,421			
2021 FV	274,590		176,115		450,705	157,747	XFOB Value	18,835	Initials/Date		
2020 FV	274,590		176,532		451,122	157,893	Obsolescence	0			
2019 FV	244,080		165,899		409,979	143,493	Taxable Value	485,356	Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C
2018 FV	228,825		162,158		390,983	136,844	Total Exemption		New Const		
									New Land		
									Remainder		

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	1968		PARCEL LEVEL										
WAY	1968		Lump Sum	0									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 75.0											

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
CNM	CANOPY METAL - C	1967		550	45.00	24,750														
PCS	PORCH CONCRETE S	1967		880	7.45	6,556														
PRW	PORCH ROOF WOOD	1967		330	13.74	4,534														

Gross Bldg Area	Perimeter	Sub Area RCN	35,840
<b>Building Notes</b>		<b>Building Cost Summary</b>	
		Building RCN	35,840
		Depreciation	26,879
		Building DRC	8,961
		Extra Feature DRC	
		Building Obso	
<b>Building Name</b>		Total DRC	8,961
		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
												30,510	0.700	400					

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-37

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Owner PARADISE RETAIL I LLC  
 Keyline Description PM 5305 LOT 3-C

NBHD DBHQ Commercial

Appr SYJ

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731647	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



APN: 031-012-39

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ACTIVE

Roll YR

Code

%Comp

Situs 2229 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial  
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002  
 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		
2022 VN	580,730		407,722	13,707	988,452	345,958	Land Value	580,730			
2022 NR	580,730		407,722	13,707	988,452	345,958	Building Value	373,676			
2021 FV	522,657		384,745		907,402	317,591	XFOB Value	34,046	Initials/Date		
2020 FV	522,657		406,848		929,505	325,327	Obsolescence	0	Parcel Total		
2019 FV	464,584		403,130		867,714	303,700	Taxable Value	988,452	New Const	13,707	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	435,548		414,032		849,580	297,353	Total Exemption		New Land		<input type="checkbox"/> New Sketch
									Remainder		

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	412	Neighborhood Shopping	C	1971	1971	100	C20	1,416,760	354,190	14,940	23	0
MISC	1-2	600	Miscellaneous	0	1971	1971	100	30	77,939	19,486		19,486	0



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	58,073	SF2	10.00					580,730		58,073		Municipal	
												Acre Size	1.333	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC			

**WASHOE COUNTY PRODUCTION APPRAISAL RECORD**



APN: **031-012-39**

**2022**

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**ACTIVE**

Roll YR

Code

%Comp

Situs	2229 ODDIE BLVDSPARKS	Database	WASHOE	NBHD	DBHQ	Appr	SYJ	Exemption AV Exemption	Reopen			
Owner	PARADISE RETAIL I LLC	Printed	2/11/2022	Commercial					Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101	Tax District	2002	Property Name								

Valuation History							Parcel Value Summary		OBSO	<input type="checkbox"/> Change	<input type="checkbox"/> No Change
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD			
2022 VN	580,730		407,722	13,707	988,452	345,958	Land Value	580,730			
2022 NR	580,730		407,722	13,707	988,452	345,958	Building Value	373,676			
2021 FV	522,657		384,745		907,402	317,591	XFOB Value	34,046			
2020 FV	522,657		406,848		929,505	325,327	Obsolescence	0			
2019 FV	464,584		403,130		867,714	303,700	Taxable Value	988,452	Parcel Total	13,707	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	435,548		414,032		849,580	297,353	Total Exemption		New Const		<input type="checkbox"/> New Sketch
									New Land		
									Remainder		

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			SHP	2	SLIGHTLY IRREGULAR	100				
Occ	412	Neighborhood Shoppin	Rate Adj			SP3C	14,940	Sprinkler System Wet - Comme	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum			ST	1	No of Stories	100				
Quality	C20	Commercial 2.0 (Aver				UT	1	Units	100				
Year Built	1971		PARCEL LEVEL			WH	11	Avg Wall Height/Floor	100				
WAY	1971		Lump Sum	0		EW	812	CONCRETE BLOCK	100				
Remodel Yr			%Obso	0.0000		HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR	75.0										

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	1971		14,940	94.83	1,416,760	1	FWAS	FW ASPHALT	30	1	39,400	2.75	1968	2018	100	108,472	27,118		
							2	PKLT	PKG LOT LI	30	1	39,400	0.66	1968	2018	100	26,004	6,501		
							3	YIMP	YARD IMPS	30	1	1	1,706.00	1968	2018	100	1,706	427		

Gross Bldg Area	14,940	Perimeter	596	Sub Area RCN	1,416,760
<b>Building Notes</b>		<b>Building Cost Summary</b>			
		Building RCN	1,416,760		
		Depreciation	1,062,570		
10/10/17 SYJ		Building DRC	354,190		
		Extra Feature DRC	34,046		
		Building Obso			
<b>Building Name</b>		Total DRC	388,236		
		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	58,073	SF2	10.00					580,730		58,073	Sewer	Municipal	
												Acre Size	Street	Paved	
												DOR Code	Street	Paved	
												Deferment	SPC		
												CAGC			

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

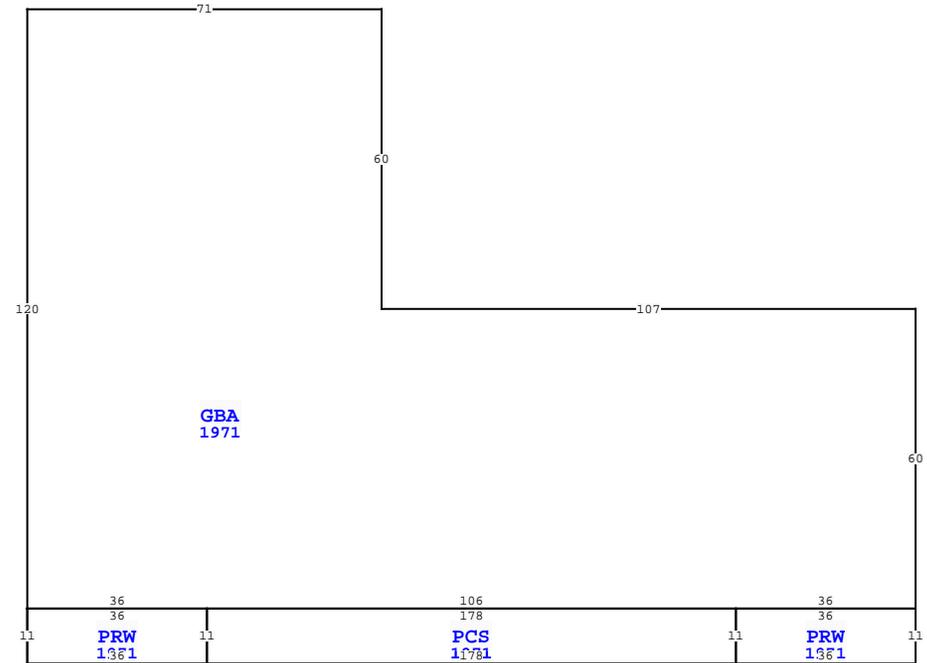
APN: 031-012-39

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Owner PARADISE RETAIL I LLC  
 Keyline Description PM 5306 LOT 4-A

NBHD DBHQ Commercial

Appr SYJ



Activity Information						
Date	User ID	Activity Notes				
10/7/2021	SYJ	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731648	8/4/2017		0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
8/4/2021	FIRE21-22137	INSTALL A NEW NFPA13 WET S	23,310	C	100%	
3/17/2021	SBLD21-20837	INSTALL ONE ILLUMINATED WA	11,811	C	100%	
2/1/2021	FIRE20-23965	INSTALL NEW WET CHEMICAL S	2,600	C	100%	
10/16/2020	SBLD20-22631	TENANT IMPROVEMENTS TO INC	134,400	N	100%	
9/18/2020	SBLD20-22630	LANDLORD IMPROVEMENTS TO C	191,100	N	100%	

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



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Code

%Comp

Situs 2229 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial  
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002  
 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			
2022 VN	580,730		407,722	13,707	988,452	345,958	Land Value	580,730			
2022 NR	580,730		407,722	13,707	988,452	345,958	Building Value	373,676			
2021 FV	522,657		384,745		907,402	317,591	XFOB Value	34,046			
2020 FV	522,657		406,848		929,505	325,327	Obsolescence	0		Parcel Total	
2019 FV	464,584		403,130		867,714	303,700	Taxable Value	988,452		13,707	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	435,548		414,032		849,580	297,353	Total Exemption				<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	1971		PARCEL LEVEL										
WAY	1971		Lump Sum 0										
Remodel Yr			%Obso 0.0000										
% Comp	100	%DPR 75.0											

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
CNM	CANOPY METAL - C	1971		1,166	45.00	52,470														
PCS	PORCH CONCRETE S	1971		1,958	7.45	14,587														
PRW	PORCH ROOF WOOD	1971		792	13.74	10,882														

Gross Bldg Area Perimeter Sub Area RCN 77,939

Building Notes		Building Cost Summary	
		Building RCN	77,939
		Depreciation	58,453
		Building DRC	19,486
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	19,486
		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
												58,073	1.333	400		Sewer		Municipal	
																SPC			

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-39

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Owner PARADISE RETAIL I LLC  
 Keyline Description PM 5306 LOT 4-A

NBHD DBHQ Commercial

Appr SYJ

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731648	8/4/2017			0	3NTT
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



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Roll YR

Code

%Comp

Situs 2267 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial Tax District 2002  
 530 B ST STE 2050 SAN DIEGO, CA 92101 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		
2022 VN	172,320		574,216		746,536	261,288	Land Value	172,320			
2022 NR	172,320		574,216		746,536	261,288	Building Value	569,629			
2021 FV	155,088		563,042		718,130	251,346	XFOB Value	4,587	Initials/Date		
2020 FV	155,088		567,233		722,321	252,812	Obsolescence	0	Parcel Total		
2019 FV	137,856		530,918		668,774	234,071	Taxable Value	746,536	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2018 FV	129,240		547,095		676,335	236,717	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
									Remainder		

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	309	Church	C	1968	1969	100	C20	2,197,661	549,415	13,034	42	0
MISC	1-2	600	Miscellaneous	0	1968	1969	100	30	80,853	20,214		20,214	0



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	17,232	SF2	10.00					172,320		17,232		Municipal
												0.396	Sewer	Municipal
												400	Street	Paved
													SPC	

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



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2022

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ACTIVE

Roll YR

Code

%Comp

Situs 2267 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial  
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002  
 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		
2022 VN	172,320		574,216		746,536	261,288	Land Value	172,320			
2022 NR	172,320		574,216		746,536	261,288	Building Value	569,629			
2021 FV	155,088		563,042		718,130	251,346	XFOB Value	4,587	Initials/Date		
2020 FV	155,088		567,233		722,321	252,812	Obsolescence	0	Parcel Total		
2019 FV	137,856		530,918		668,774	234,071	Taxable Value	746,536	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2018 FV	129,240		547,095		676,335	236,717	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
									Remainder		

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			MD4	1,736	Mezzanine - Open	100				
Occ	309	Church	Rate Adj			SHP	4	VERY IRREGULAR	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum			ST	1	No of Stories	100				
Quality	C20	Commercial 2.0 (Aver				UT	1	Units	100				
Year Built	1968		PARCEL LEVEL			WH	18	Avg Wall Height/Floor	100				
WAY	1969		Lump Sum 0			EW	812	CONCRETE BLOCK	100				
Remodel Yr			%Obso 0.0000			HEAT	611	PACKAGE UNIT	100				
% Comp	100	%DPR 75.0											

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	1968		13,034	168.61	2,197,661	1	FWAS	FW ASPHALT	30	1	5,300	3.14	1968		100	16,641	4,160		
MD4	DRO MEZZANINE O	1968		1,736			2	YIMP	YARD IMPS	30	1	1	1,706.00	1968		100	1,706	427		

Gross Bldg Area	14,770	Perimeter	570	Sub Area RCN	2,197,661
<b>Building Notes</b>		<b>Building Cost Summary</b>			
		Building RCN		2,197,661	
		Depreciation		1,648,246	
10/10/17 SYJ		Building DRC		549,415	
		Extra Feature DRC		4,587	
		Building Obso			
<b>Building Name</b>		Total DRC		554,002	
		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	17,232	SF2	10.00					172,320		17,232			
												0.396	Sewer	Municipal	
												400	Street	Paved	
													SPC		
												CAGC			

# WASHOE COUNTY PRODUCTION APPRAISAL RECORD

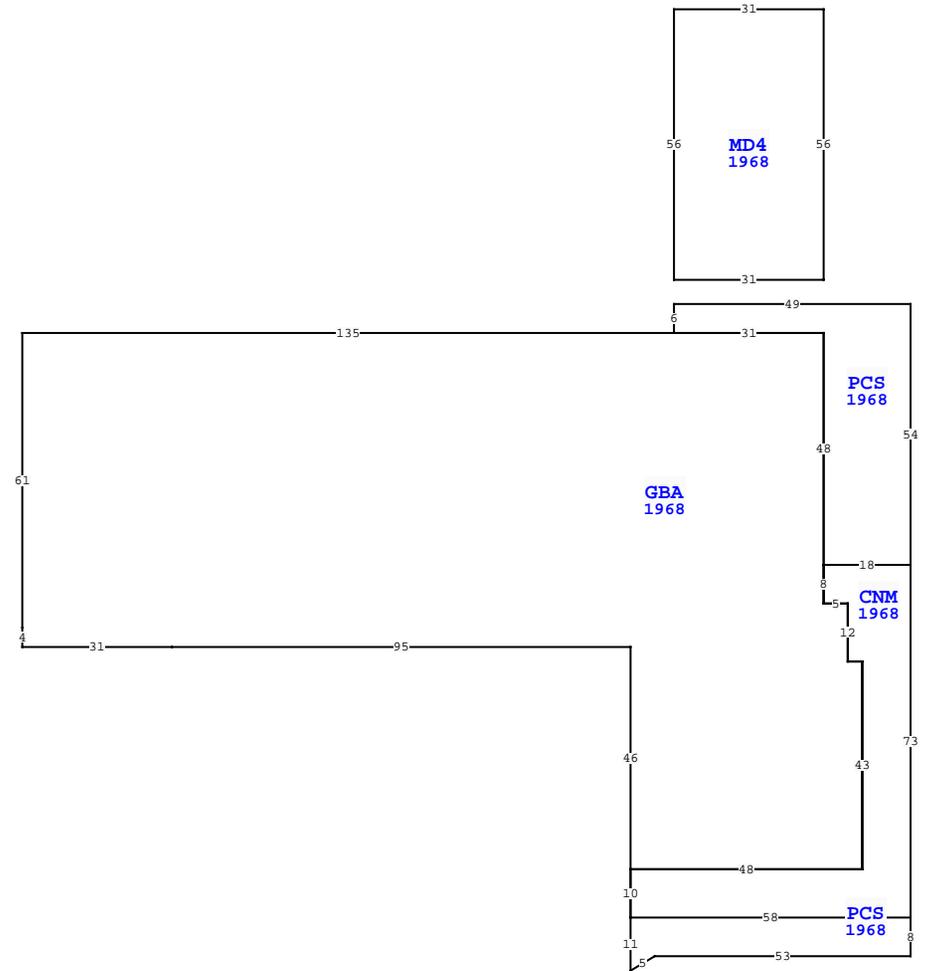
APN: **031-012-40**

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Owner **PARADISE RETAIL I LLC**  
 Keyline Description **PM 5306 LOT 4-B**

NBHD **DBHQ Commercial**

Appr **SYJ**



Activity Information						
Date	User ID	Activity Notes				
10/7/2021	SYJ	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731648	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: 031-012-40

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ACTIVE

Roll YR

Code

%Comp

Situs 2267 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial  
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002  
 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			
2022 VN	172,320		574,216		746,536	261,288	Land Value	172,320			
2022 NR	172,320		574,216		746,536	261,288	Building Value	569,629			
2021 FV	155,088		563,042		718,130	251,346	XFOB Value	4,587			
2020 FV	155,088		567,233		722,321	252,812	Obsolescence	0		Parcel Total	
2019 FV	137,856		530,918		668,774	234,071	Taxable Value	746,536			<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	129,240		547,095		676,335	236,717	Total Exemption				<input type="checkbox"/> New Sketch
										New Const	
										New Land	
										Remainder	

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	1968		PARCEL LEVEL										
WAY	1969		Lump Sum 0										
Remodel Yr			%Obso 0.0000										
% Comp	100	%DPR 75.0											

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
CNM	CANOPY METAL - C	1968		1,310	45.00	58,950														
PCS	PORCH CONCRETE S	1968		2,940	7.45	21,903														

Gross Bldg Area	Perimeter	Sub Area RCN	80,853
<b>Building Notes</b>		<b>Building Cost Summary</b>	
		Building RCN	80,853
		Depreciation	60,639
		Building DRC	20,214
		Extra Feature DRC	
		Building Obso	
<b>Building Name</b>		Total DRC	20,214
		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
												17,232	0.396	400					

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-40

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Owner PARADISE RETAIL I LLC  
 Keyline Description PM 5306 LOT 4-B

NBHD DBHQ Commercial

Appr SYJ

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731648	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



APN: 031-012-41

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ACTIVE

Roll YR

Code

%Comp

Situs 2275 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/14/2022 Commercial  
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002  
 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		
2022 VN	721,350		355,606		1,076,956	376,935	Land Value	721,350			
2022 NR	721,350		355,606		1,076,956	376,935	Building Value	303,062			
2021 FV	649,215		346,735		995,950	348,582	XFOB Value	52,544	Initials/Date		
2020 FV	649,215		347,372		996,587	348,805	Obsolescence	0	Parcel Total		
2019 FV	577,080		327,706		904,786	316,675	Taxable Value	1,076,956	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2018 FV	541,013		336,420		877,433	307,102	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
									Remainder		

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	412	Neighborhood Shopping	C	1968	1969	100	C20	1,128,844	282,211	9,988	28	0
MISC	1-2	600	Miscellaneous	0	1968	1969	100	30	83,400	20,851		20,851	0



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	72,135	SF2	10.00					721,350		72,135		Municipal
												1.656	Sewer	Municipal
												400	Street	Paved
													SPC	

**WASHOE COUNTY PRODUCTION APPRAISAL RECORD**



APN: **031-012-41**

**2022**

PAGE 2 of 5

**ACTIVE**

Roll YR

Code

%Comp

Situs 2275 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial  
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002  
 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				
2022 VN	721,350		355,606		1,076,956	376,935	Land Value	721,350	NewLand			
2022 NR	721,350		355,606		1,076,956	376,935	Building Value	303,062				
2021 FV	649,215		346,735		995,950	348,582	XFOB Value	52,544	Initials/Date			
2020 FV	649,215		347,372		996,587	348,805	Obsolescence	0				
2019 FV	577,080		327,706		904,786	316,675	Taxable Value	1,076,956	New Const	Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C
2018 FV	541,013		336,420		877,433	307,102	Total Exemption		New Land		<input type="checkbox"/> New Sketch	
									Remainder			

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			SHP	4	VERY IRREGULAR	100				
Occ	412	Neighborhood Shoppin	Rate Adj			ST	1	No of Stories	100				
Stry/Frm	C	MASONRY BEARING WALL	Lump Sum			UT	1	Units	100				
Quality	C20	Commercial 2.0 (Aver				WH	18	Avg Wall Height/Floor	100				
Year Built	1968		PARCEL LEVEL			EW	812	CONCRETE BLOCK	100				
WAY	1969		Lump Sum	0		HEAT	611	PACKAGE UNIT	100				
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 75.0											

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	1968		9,988	113.02	1,128,844	1	FWAS	FW ASPHALT	30	1	54,300	2.65	1968		100	144,118	36,029		
							2	FWCO	FW CONCRET	30	1	5,000	5.36	1968		100	26,808	6,702		
							3	PKLT	PKG LOT LI	30	1	54,300	0.66	1968		100	35,838	8,960		
							4	YIMP	YARD IMPS	30	1	2	1,706.00	1968		100	3,412	853		

Gross Bldg Area 9,988 Perimeter 618 Sub Area RCN 1,128,844

Building Notes	Building Cost Summary	
10/10/17 SYJ	Building RCN	1,128,844
	Depreciation	846,633
	Building DRC	282,211
	Extra Feature DRC	52,544
	Building Obso	
Building Name	Total DRC	334,755
	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	72,135	SF2	10.00					721,350		72,135	Sewer	Municipal		
												1.656	Street	Paved		
												400	Street	Paved		
													SPC			
													CAGC			

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

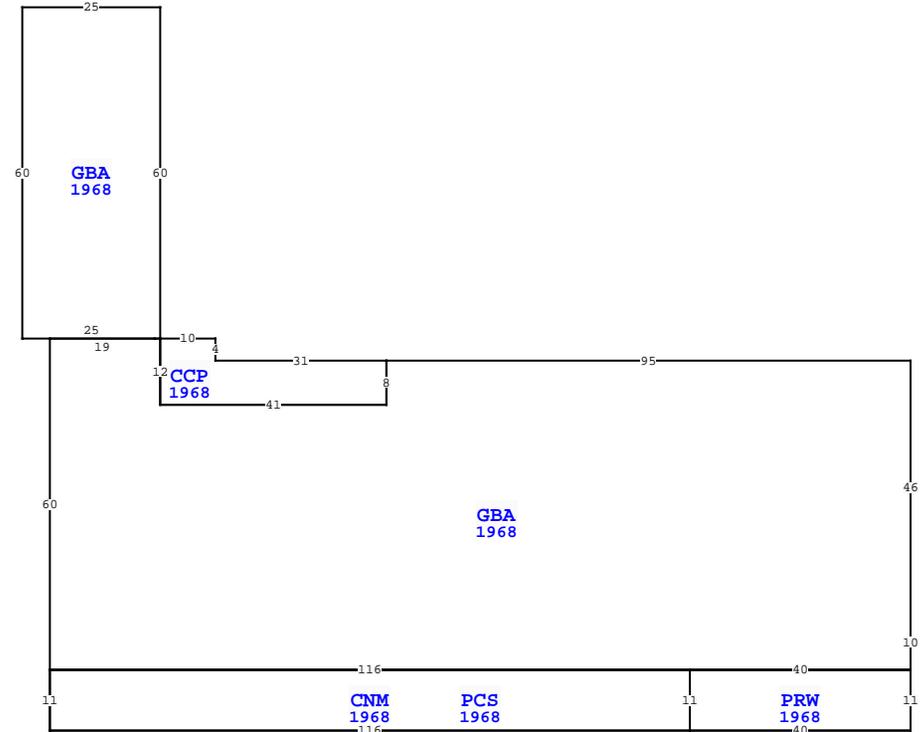
APN: 031-012-41

PAGE 3 of 5

Owner PARADISE RETAIL I LLC  
 Keyline Description PM 5306 LOT 4-C

NBHD DBHQ Commercial

Appr SYJ



Activity Information		
Date	User ID	Activity Notes
10/7/2021	SYJ	Re-appraisal Review Aerial Review

Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731648	8/4/2017			0	3NTT

Permit Information					
Date	Permit	Description	Amount	Status	% Comp
2/2/2021	SBLD20-23665	INSTALL ONE SET OF INDIVID	2,600	C	100%
1/30/2019	SBLD18-23681	Install one new ground sig		C	100%

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: 031-012-41

2022

PAGE 4 of 5

ACTIVE

Roll YR

Code

%Comp

Situs 2275 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial  
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002  
 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			
2022 VN	721,350		355,606		1,076,956	376,935	Land Value	721,350			
2022 NR	721,350		355,606		1,076,956	376,935	Building Value	303,062			
2021 FV	649,215		346,735		995,950	348,582	XFOB Value	52,544			
2020 FV	649,215		347,372		996,587	348,805	Obsolescence	0		Parcel Total	
2019 FV	577,080		327,706		904,786	316,675	Taxable Value	1,076,956		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	541,013		336,420		877,433	307,102	Total Exemption			New Land	<input type="checkbox"/> New Sketch
										Remainder	

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	1968		PARCEL LEVEL										
WAY	1969		Lump Sum	0									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 75.0											

Sub Area																				
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	1968		368	19.43	7,150														
CNM	CANOPY METAL - C	1968		1,276	45.00	57,420														
PCS	PORCH CONCRETE S	1968		1,716	7.45	12,784														
PRW	PORCH ROOF WOOD	1968		440	13.74	6,046														

Gross Bldg Area Perimeter Sub Area RCN 83,400

Building Notes	Building Cost Summary
	Building RCN 83,400
	Depreciation 62,549
	Building DRC 20,851
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 20,851
	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
												72,135	1.656	400				Municipal	Paved
																SPC			
																CAGC			

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-41

PAGE 5 of 5

Owner PARADISE RETAIL I LLC  
 Keyline Description PM 5306 LOT 4-C

NBHD DBHQ Commercial

Appr SYJ

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4731648	8/4/2017			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

WASHOE COUNTY PRODUCTION SUMMARY APPRAISAL RECORD



APN: 031-012-42

2022

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ACTIVE

Roll YR

Code

%Comp

Situs 2131 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial Tax District 2002  
 530 B ST STE 2050 SAN DIEGO, CA 92101 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		
2022 VN	188,750		291,046		479,796	167,929	Land Value	188,750			
2022 NR	188,750		291,046		479,796	167,929	Building Value	323,908			
2021 FV	169,875		291,441		461,316	161,461	XFOB Value	-32,862			
2020 FV	169,875		298,656		468,531	163,986	Obsolescence	0		Parcel Total	
2019 FV	151,000		285,384		436,384	152,734	Taxable Value	479,796	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2018 FV	141,563		284,666		426,229	149,180	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
									Remainder		

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	353	Retail Store	D	2009	2009	100	C25	395,296	318,213	3,510	90	0
MISC	1-2	600	Miscellaneous	0	2009	2009	100	30	7,074	5,695		5,695	0



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	18,875	SF2	10.00					188,750		18,875		Sewer	Municipal
												0.433		Street	Paved
												400		SPC	

WASHOE COUNTY PRODUCTION APPRAISAL RECORD



APN: 031-012-42

2022

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ACTIVE

Roll YR

Code

%Comp

Situs	2131 ODDIE BLVDSPARKS	Database	WASHOE	NBHD	DBHQ	Appr	SYJ	Exemption AV	Exemption	Reopen			
Owner	PARADISE RETAIL I LLC	Printed	2/11/2022	Commercial		Tax District	2002	Property Name		Reappraisal			
	530 B ST STE 2050 SAN DIEGO, CA 92101												

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			
2022 VN	188,750		291,046		479,796	167,929	Land Value	188,750			
2022 NR	188,750		291,046		479,796	167,929	Building Value	323,908			
2021 FV	169,875		291,441		461,316	161,461	XFOB Value	-32,862			
2020 FV	169,875		298,656		468,531	163,986	Obsolescence	0		Parcel Total	
2019 FV	151,000		285,384		436,384	152,734	Taxable Value	479,796		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	141,563		284,666		426,229	149,180	Total Exemption			New Land	<input type="checkbox"/> New Sketch
										Remainder	

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			ASC	2	Alternate Shape Code	100				
Occ	353	Retail Store	Rate Adj			SP1C	3,510	Sprinkler System Generic - C	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			ST	1	No of Stories	100				
Quality	C25	Commercial 2.5 (Abov				UT	1	Units	100				
Year Built	2009		PARCEL LEVEL			WH	16	Avg Wall Height/Floor	100				
WAY	2009		Lump Sum	0		EW	885	STUD WALLS - EIFS (EXT INSUL	100				
Remodel Yr			%Obso	0.0000		HEAT	649	NO HVAC	100				
% Comp	100	%DPR 19.5											

Sub Area																				
Extra Features																				
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
GBA	GROSS BUILDING A			3,510	112.62	395,296	1	FWCO	FW CONCRET	30	1	1,500	6.14	2009		100	9,210	7,414		
							2	TRS2	TRASH CO B	30	1	240	28.16	2009		100	6,758	5,441		
							3	WLKC	WALK-IN CO	30	1	300	100.19	2013		100	30,057	25,999		
							4	RET5	RELOPQ2NEG	30	1	1,790	-51.64	2015	2015	100	-92,436	-82,730		
							5	FWAS	FW ASPHALT	30	1	10,500	3.05	1967	2018	100	32,003	8,001		
							6	PKLT	PKG LOT LI	30	1	10,500	0.66	1967	2018	100	6,930	1,733		
							7	YIMP	YARD IMPS	30	1	3	1,706.00	1967	2018	100	5,118	1,280		

Gross Bldg Area	3,510	Perimeter	252	Sub Area RCN	395,296
<b>Building Notes</b>		<b>Building Cost Summary</b>			
UNIT A (1790 SF) - CURRENTLY VACANT (HAS A DRIVE THRU WINDOW)		Building RCN	395,296		
UNIT B (1720 SF) - B&B MINI MART 10/10/17 SYJ		Depreciation	77,083		
		Building DRC	318,213		
		Extra Feature DRC	-32,862		
		Building Obso			
<b>Building Name</b>		Total DRC	285,351		
		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	18,875	SF2	10.00					188,750		18,875	Sewer	Municipal	
												0.433	Street	Paved	
												400	SPC		
													CAGC		

# WASHOE COUNTY PRODUCTION APPRAISAL RECORD

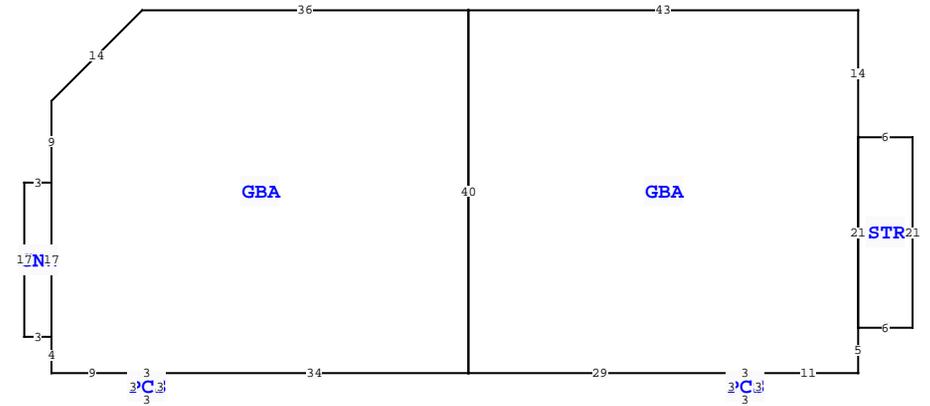
APN: **031-012-42**

PAGE 3 of 5

Owner **PARADISE RETAIL I LLC**  
 Keyline Description **ROS 5922 LOT 1**

NBHD **DBHQ Commercial**

Appr **SYJ**



Activity Information						
Date	User ID	Activity Notes				
10/7/2021	SYJ	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4793409	3/5/2018			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

**WASHOE COUNTY PRODUCTION APPRAISAL RECORD**



APN: **031-012-42**

**2022**

PAGE 4 of 5

**ACTIVE**

Roll YR

Code

%Comp

Situs 2131 ODDIE BLVDSPARKS Database WASHOE NBHD DBHQ Appr SYJ Exemption AV|Exemption  
 Owner PARADISE RETAIL I LLC Printed 2/11/2022 Commercial  
 530 B ST STE 2050 SAN DIEGO, CA 92101 Tax District 2002  
 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			
2022 VN	188,750		291,046		479,796	167,929	Land Value	188,750	NewLand		
2022 NR	188,750		291,046		479,796	167,929	Building Value	323,908			
2021 FV	169,875		291,441		461,316	161,461	XFOB Value	-32,862	Initials/Date		
2020 FV	169,875		298,656		468,531	163,986	Obsolescence	0			
2019 FV	151,000		285,384		436,384	152,734	Taxable Value	479,796	Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C
2018 FV	141,563		284,666		426,229	149,180	Total Exemption		New Const		
									New Land	<input type="checkbox"/> New Sketch	
									Remainder		

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	2009		PARCEL LEVEL										
WAY	2009		Lump Sum	0									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 19.5											

Sub Area																				
Extra Features																				
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
CNW	CANOPY WOOD - CO			51	38.51	1,964														
PCS	PORCH CONCRETE S			18	9.22	166														
STR	STORAGE ROOM			126	39.24	4,944														

Gross Bldg Area Perimeter Sub Area RCN 7,074

Building Notes	Building Cost Summary
	Building RCN 7,074
	Depreciation 1,379
	Building DRC 5,695
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 5,695
	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
												18,875	0.433	400					

WASHOE COUNTY PRODUCTION APPRAISAL RECORD

APN: 031-012-42

PAGE 5 of 5

Owner PARADISE RETAIL I LLC  
 Keyline Description ROS 5922 LOT 1

NBHD DBHQ Commercial

Appr SYJ

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PARADISE RETAIL I LLC	4793409	3/5/2018			0 3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

MALL DR.

BOOK 026

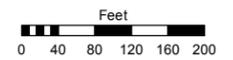
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T19N - R20E

BOOK 026

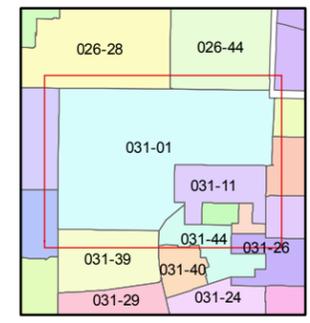
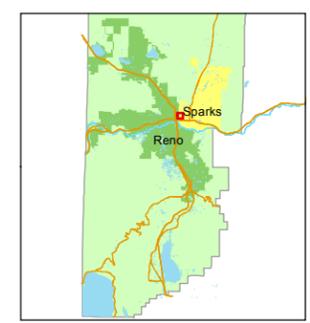
Assessor's Map Number  
**031-01**

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

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



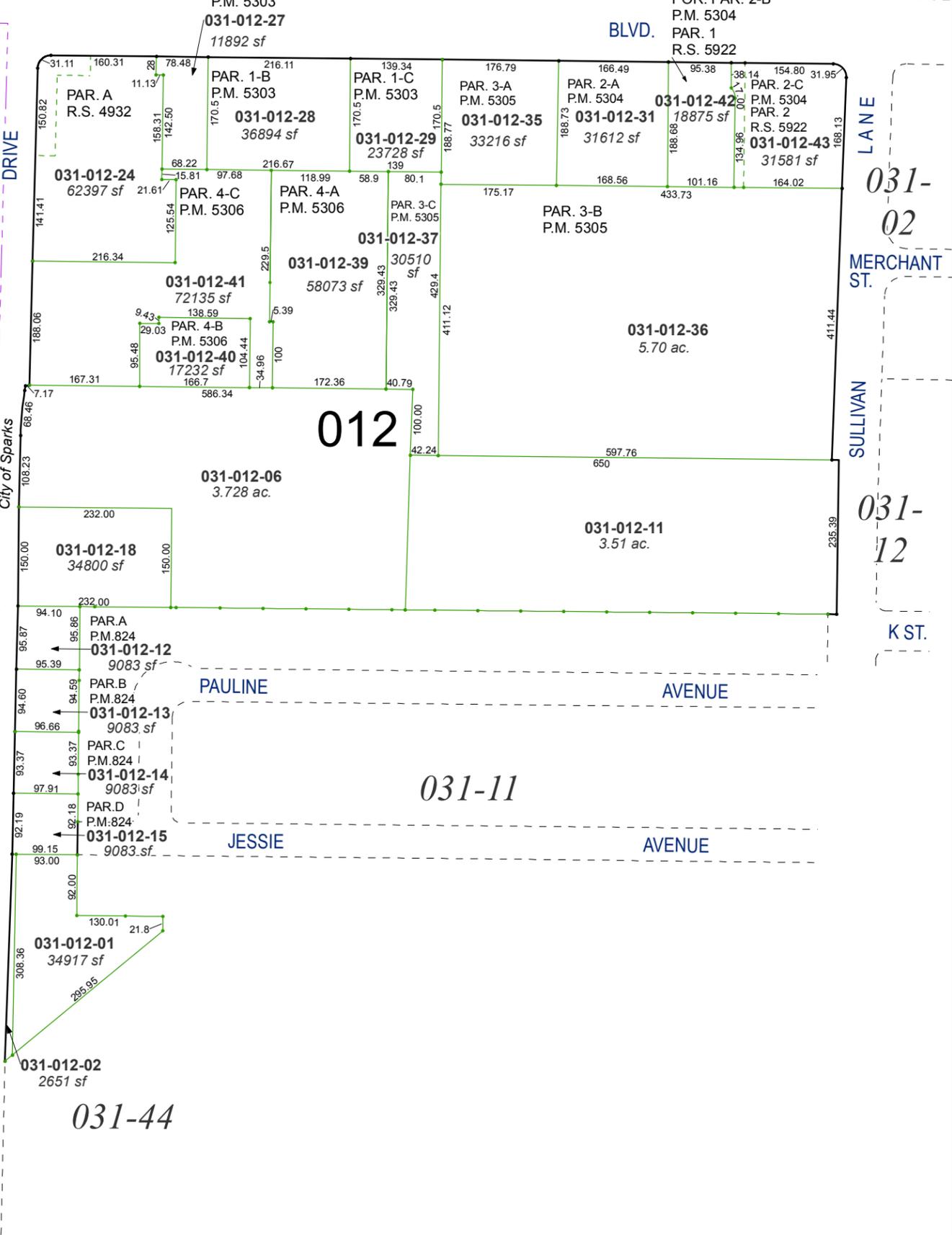
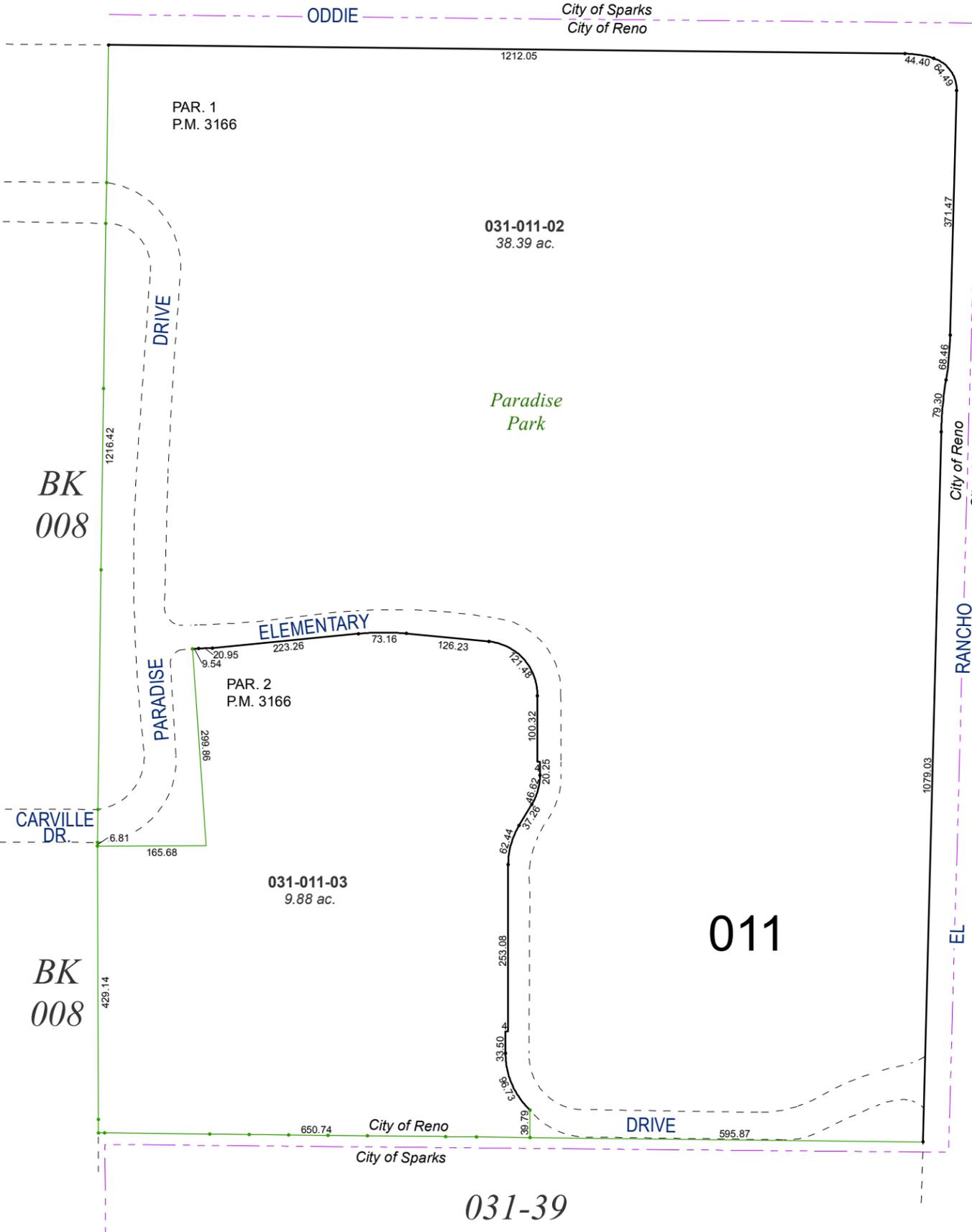
1 inch = 200 feet



created by: NLH 3/11/2010  
last updated: JKF 8/22/17 JKF 3/13/18

area previously shown on map(s)

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



BK 008

BK 008

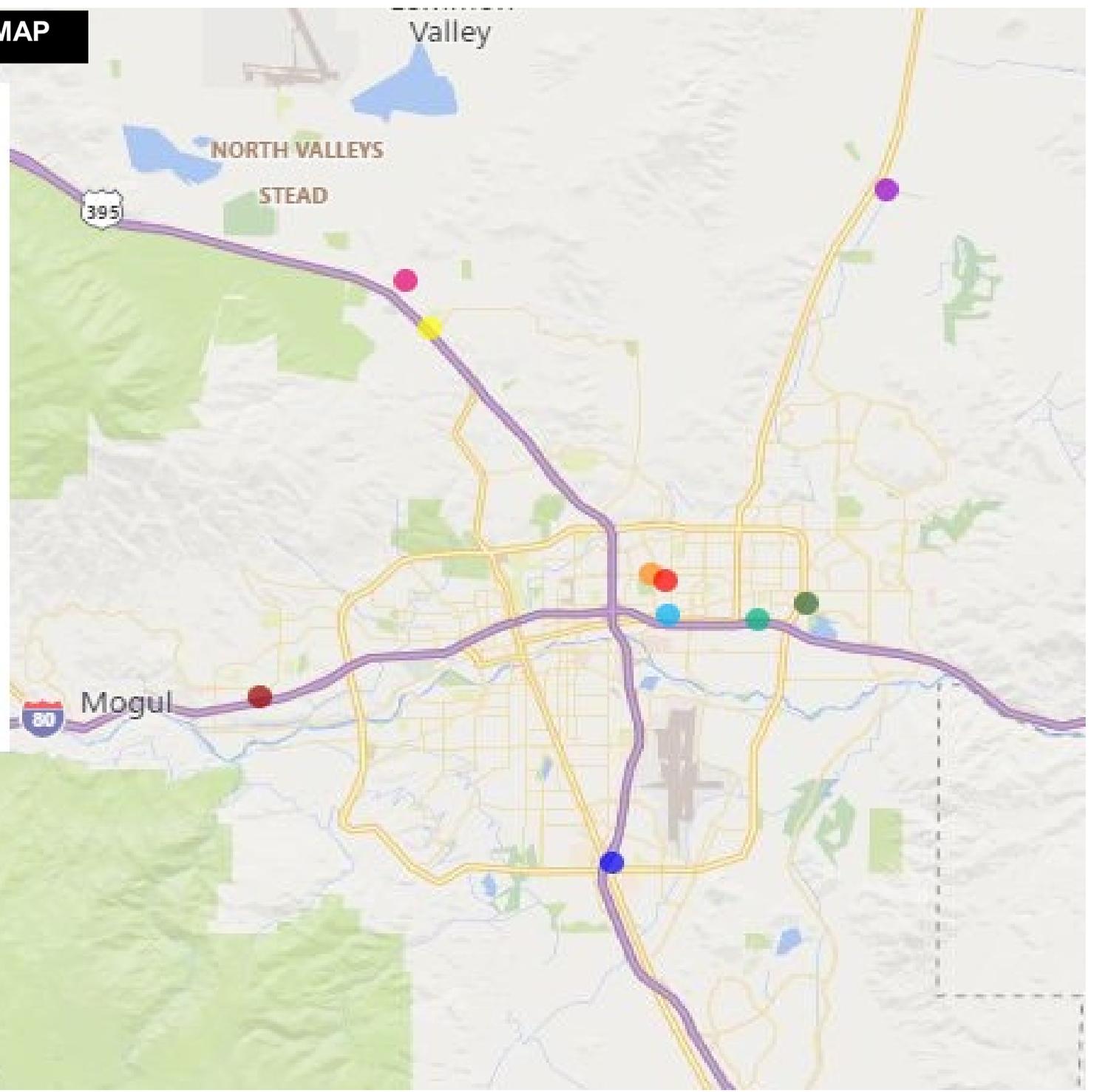
PREPARED BY: Stacey Jackson, Appraiser

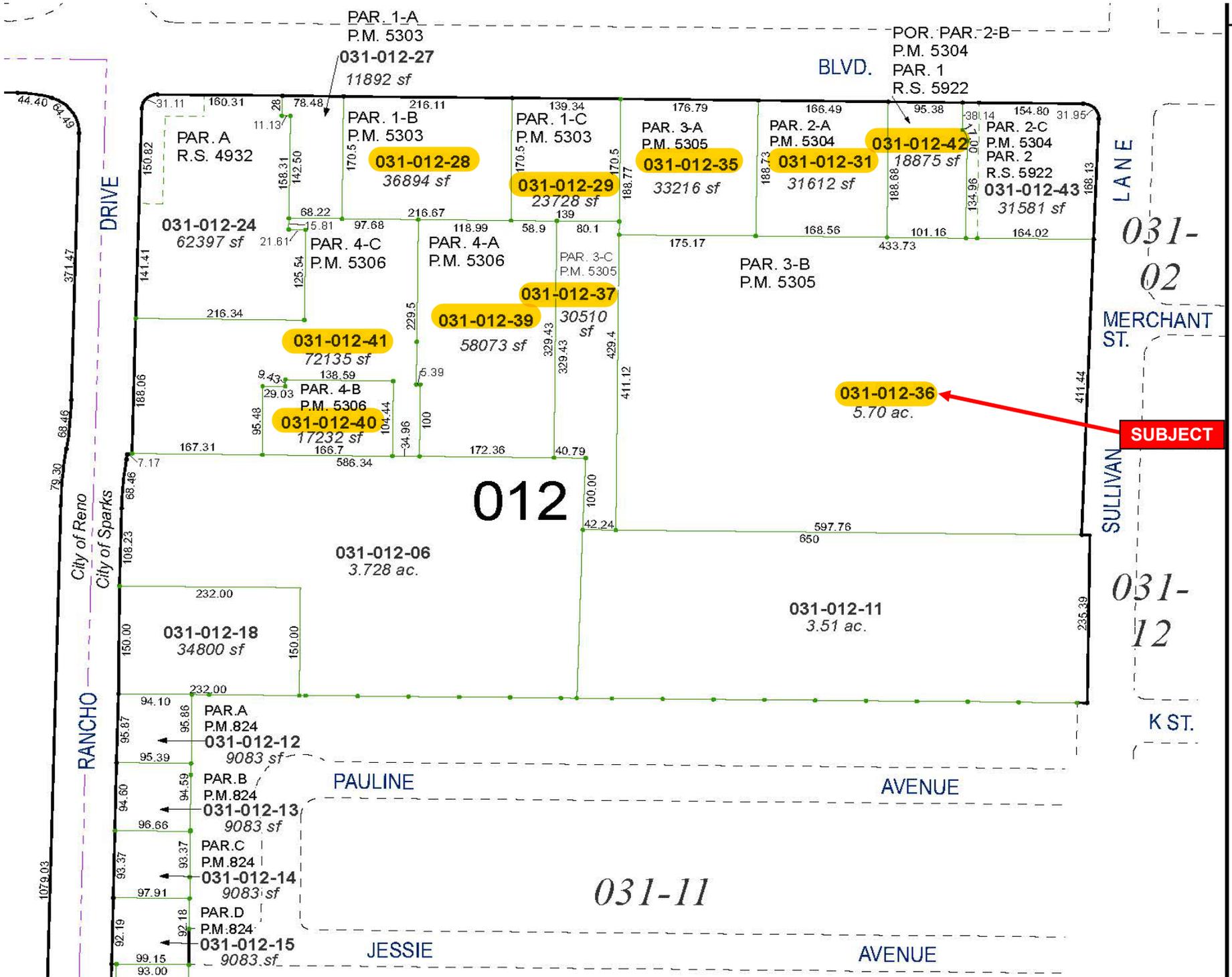
REVIEWED BY: Howard Stockton, Senior Appraiser

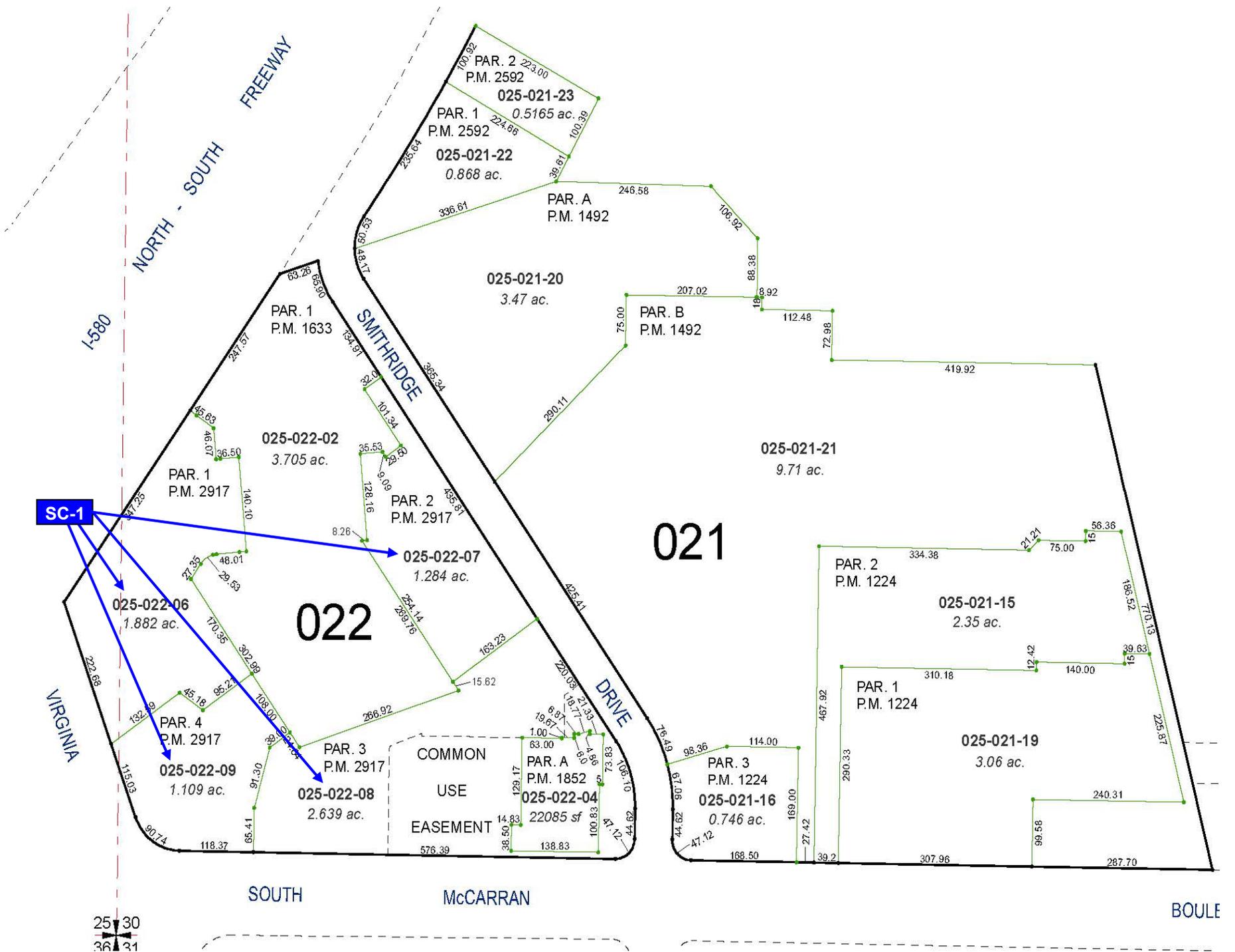
# NEIGHBORHOOD MAP

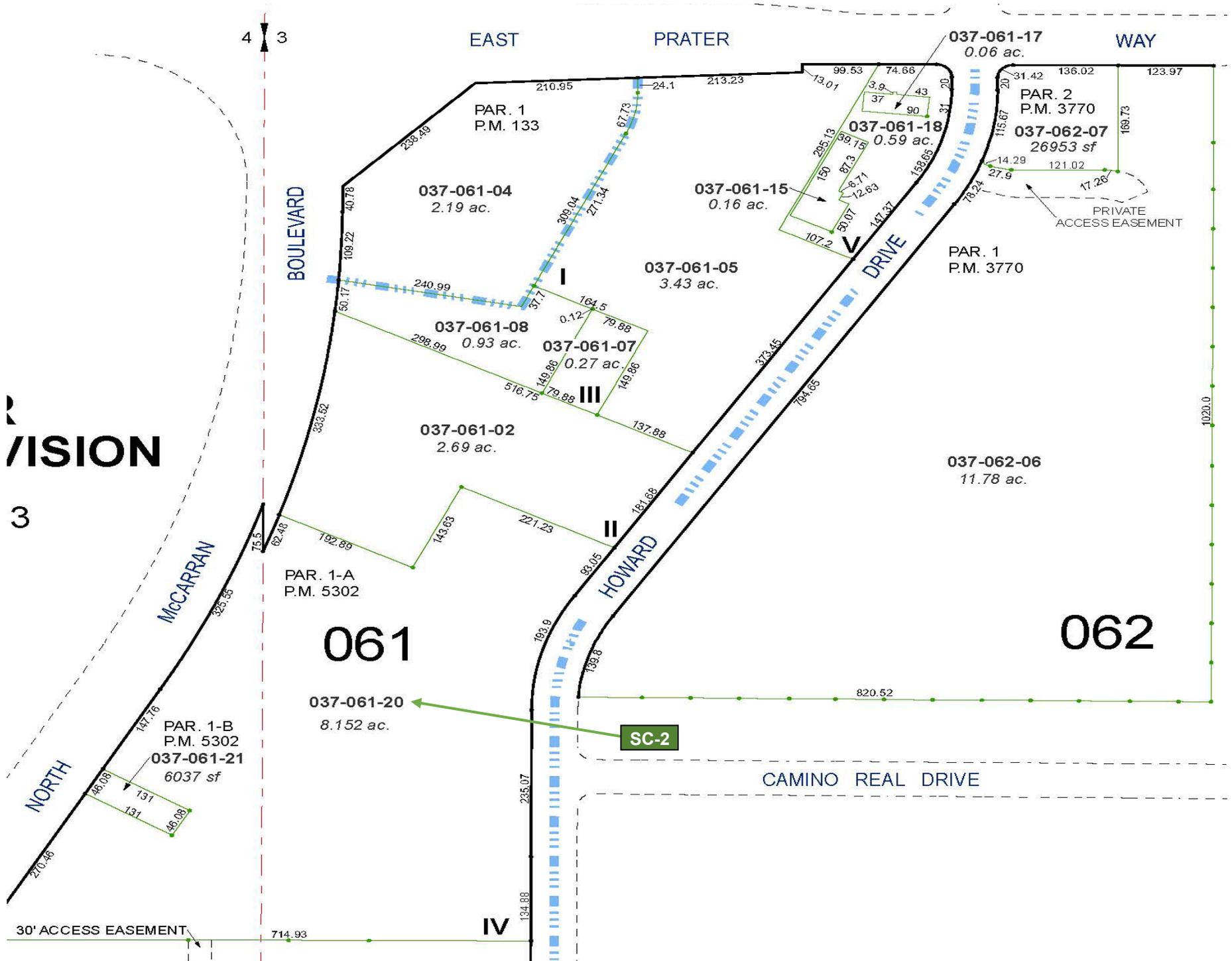
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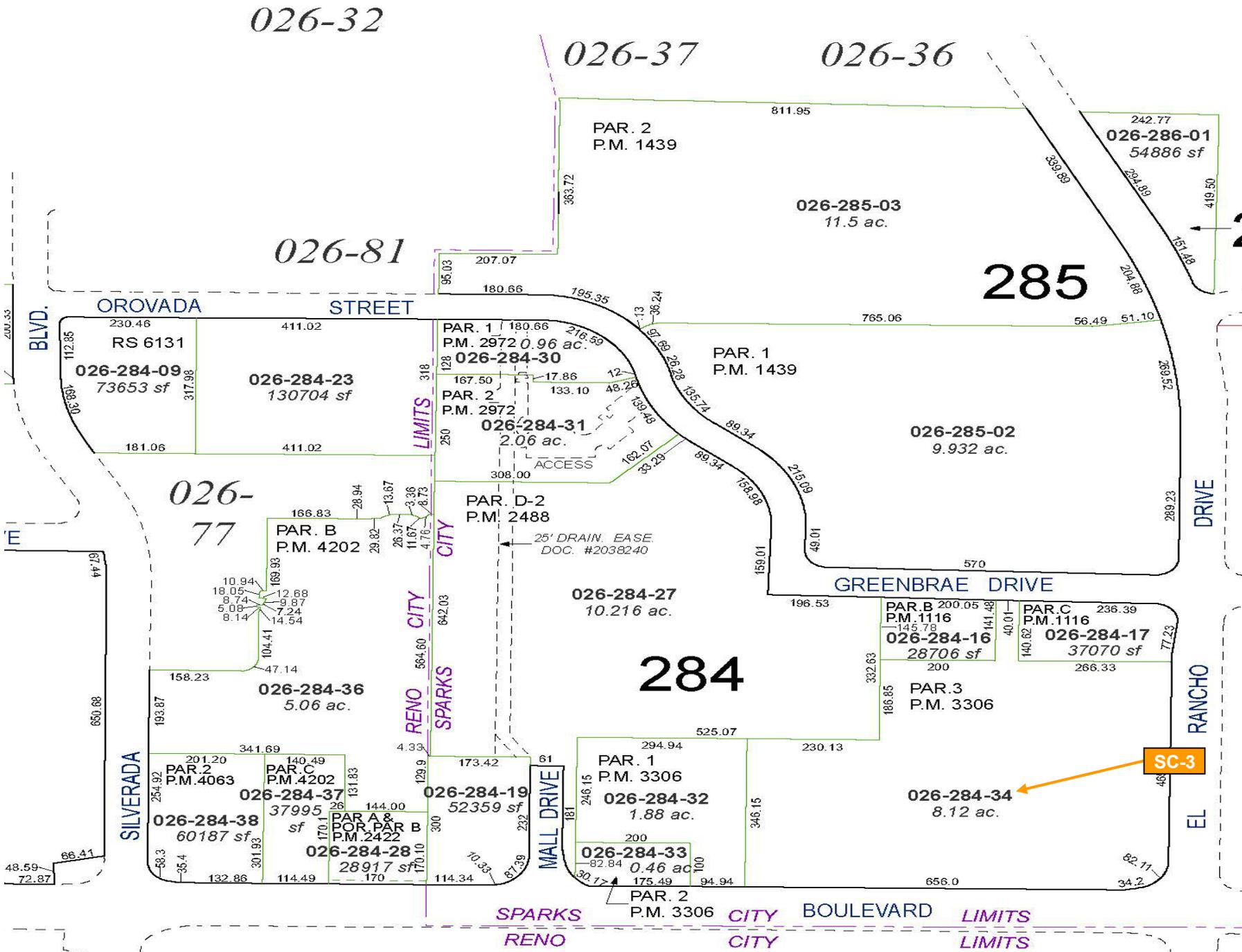
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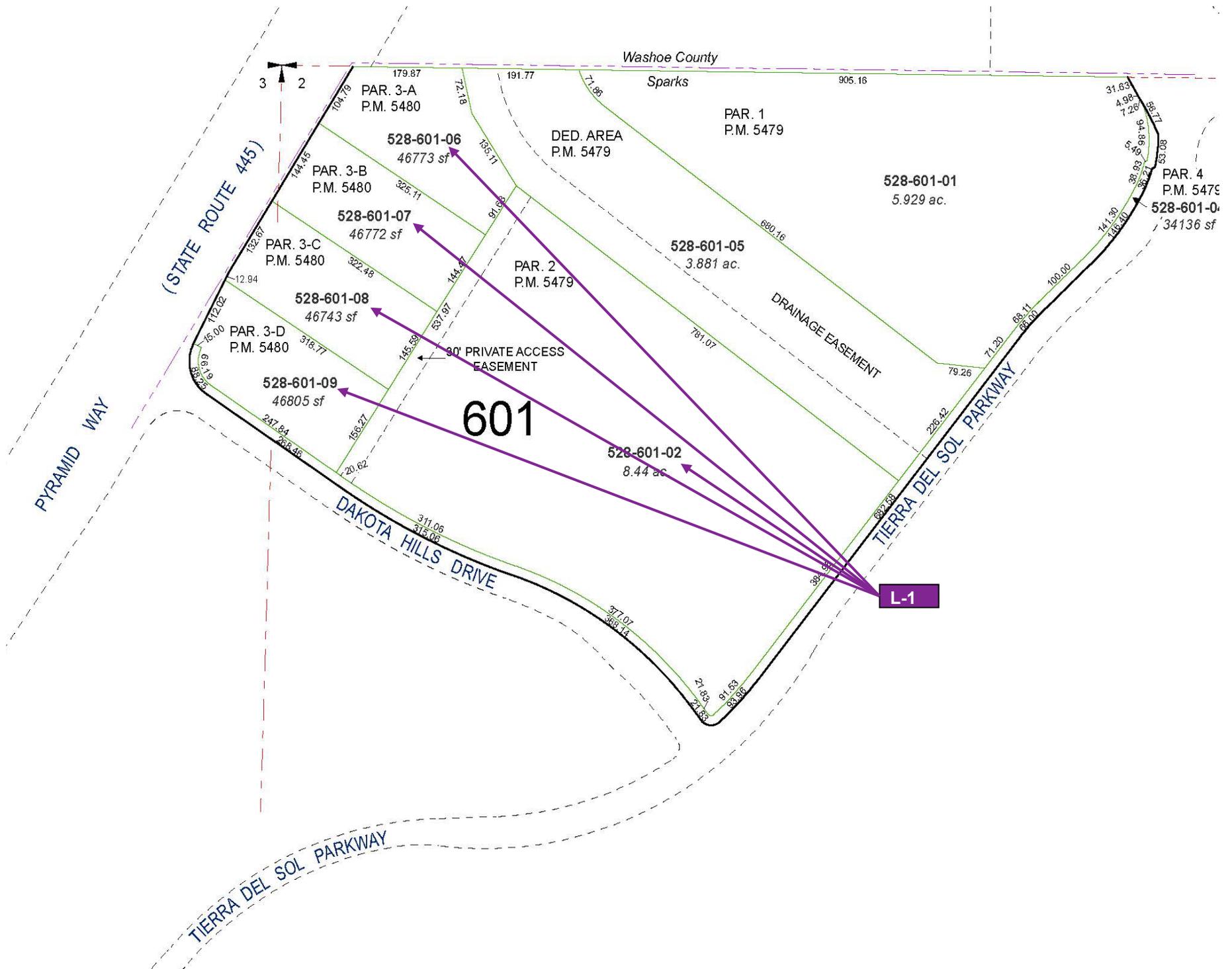


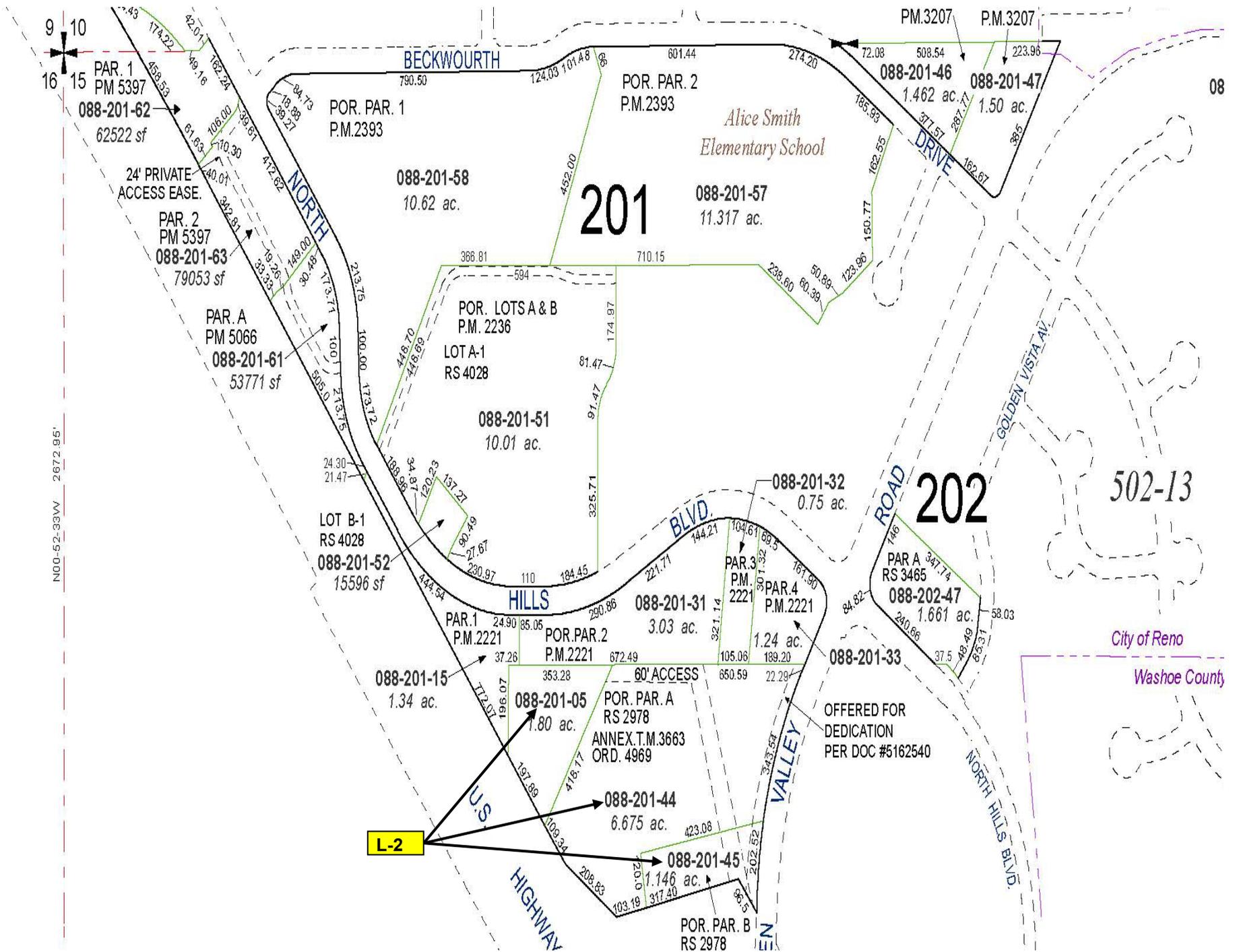




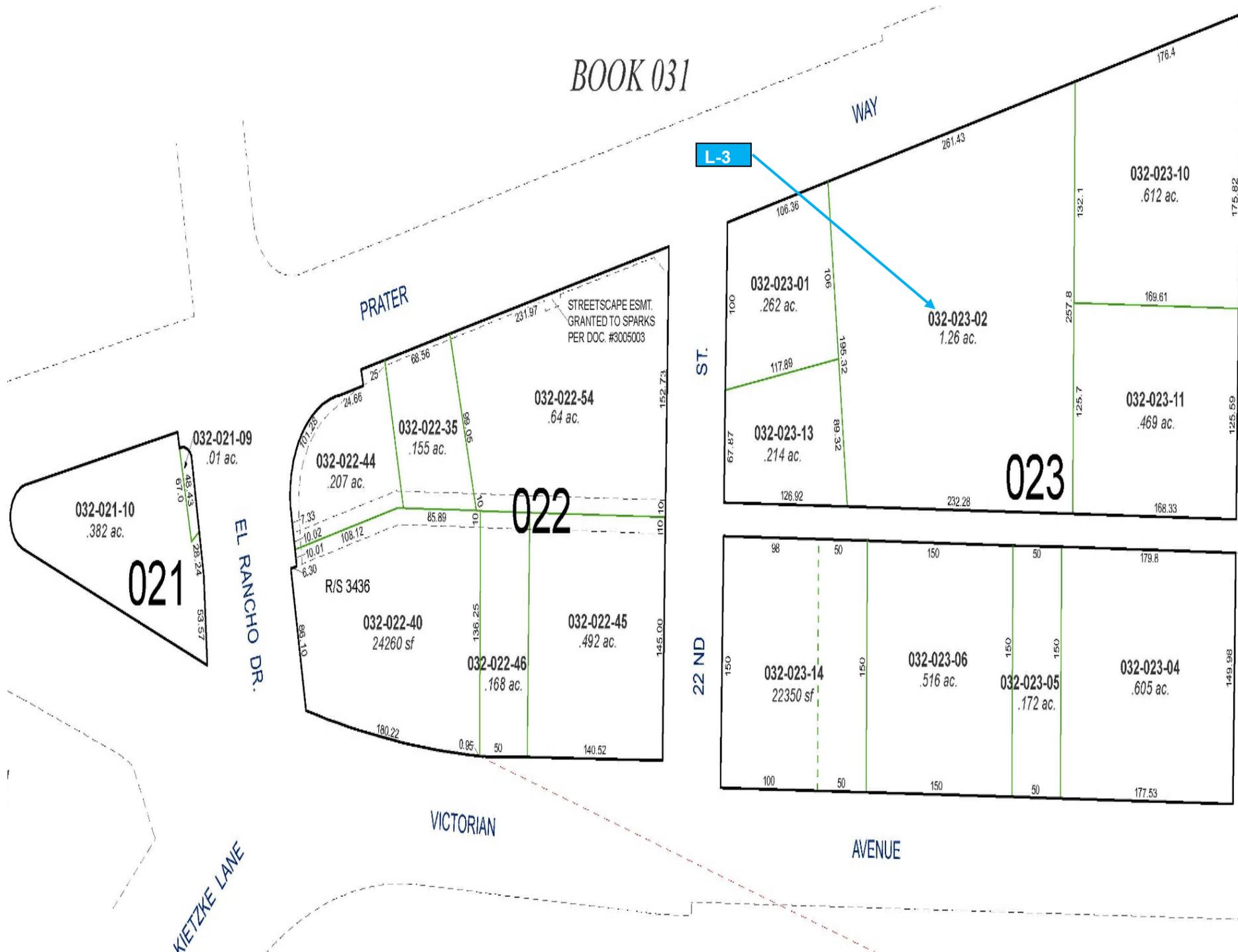








BOOK 031



L-3

032-021-09  
.01 ac.

032-021-10  
.382 ac.

021

EL RANCHO DR.

032-022-44  
.207 ac.

032-022-35  
.155 ac.

032-022-54  
.64 ac.

022

R/S 3436

032-022-40  
24260 sf

032-022-45  
.492 ac.

032-022-46  
.168 ac.

22 ND

032-023-14  
22350 sf

032-023-06  
.516 ac.

032-023-05  
.172 ac.

032-023-04  
.605 ac.

032-023-01  
.262 ac.

032-023-02  
1.26 ac.

032-023-13  
.214 ac.

032-023-11  
.469 ac.

032-023-10  
.612 ac.

023

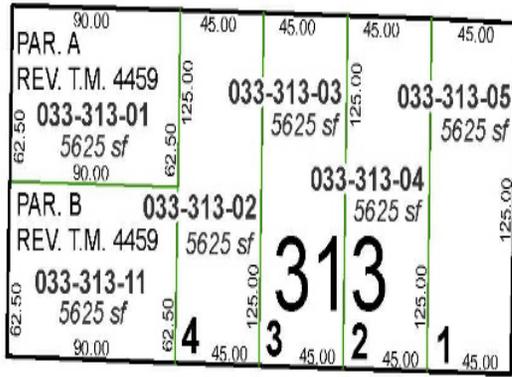
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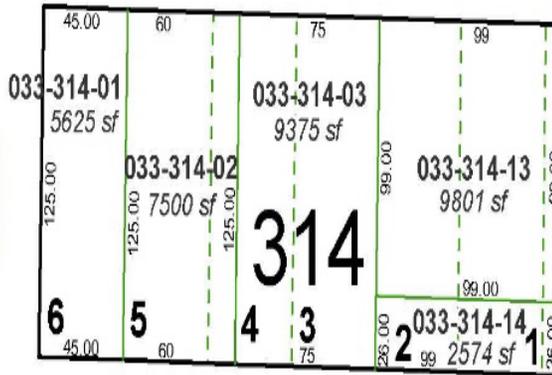
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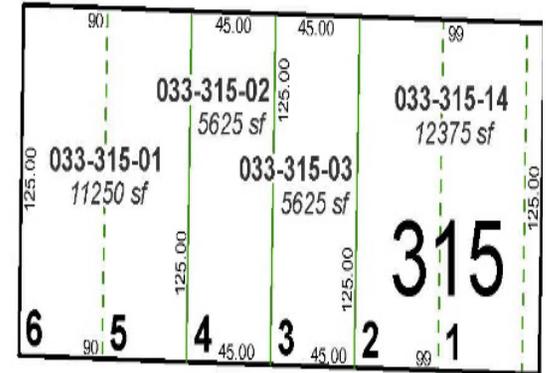
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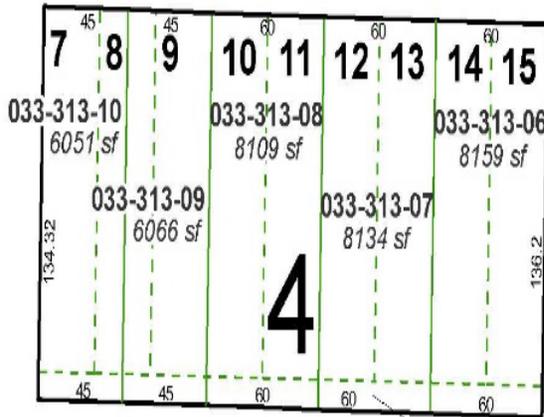
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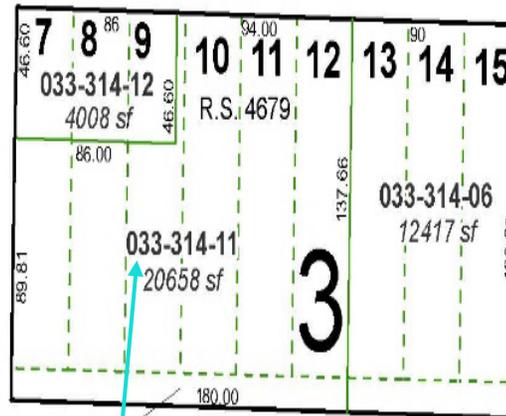
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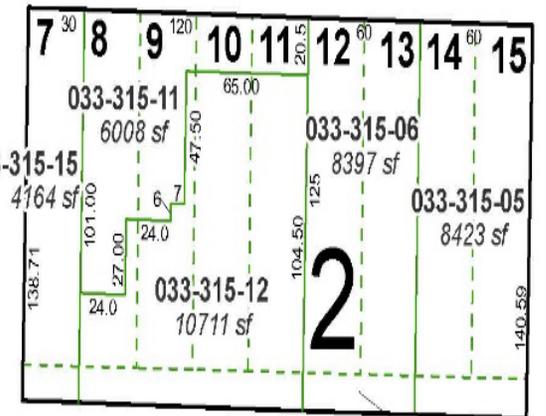
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3rd



2nd



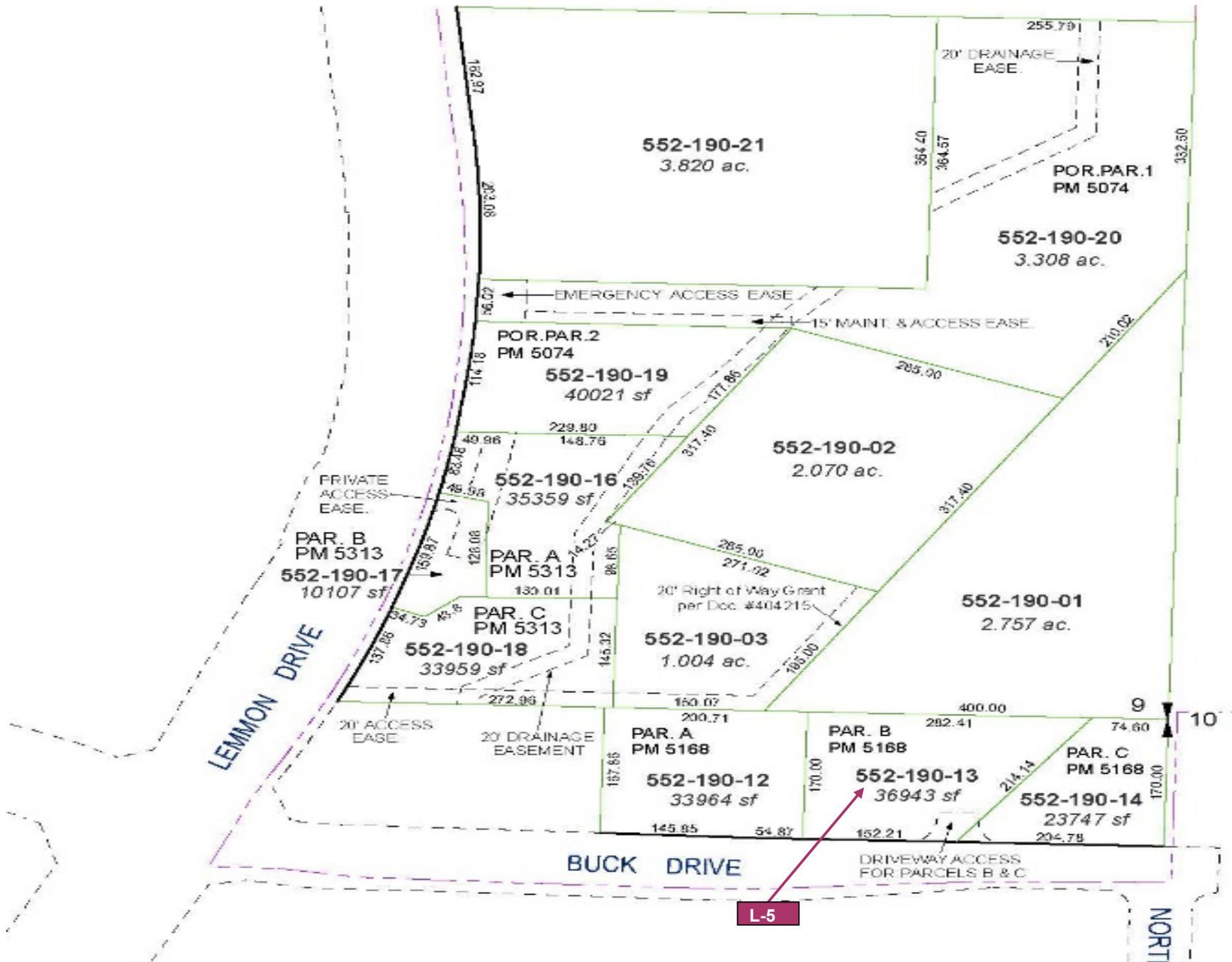
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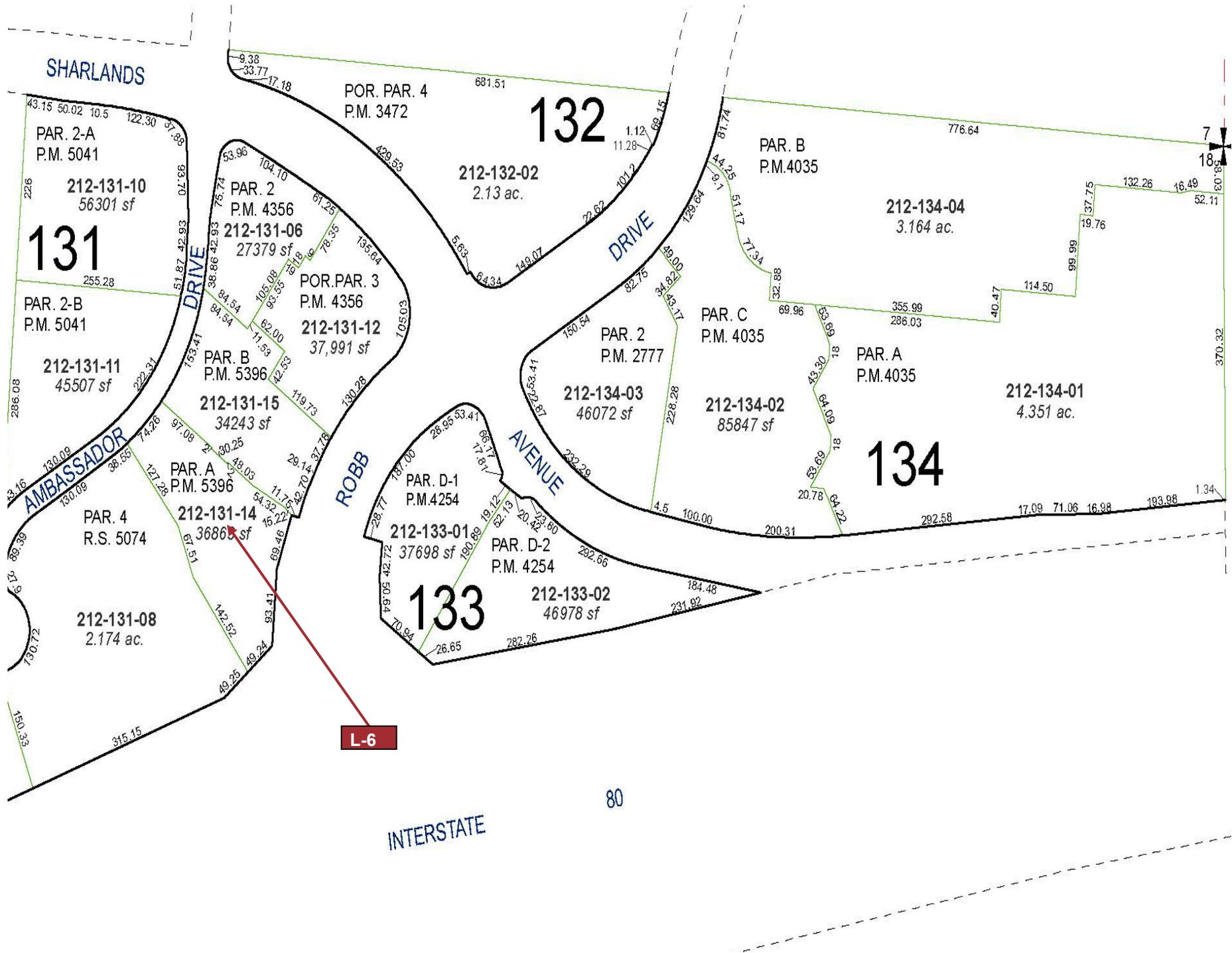
Line adjusted by doc. #666628

Line adjuste

L-4

INTERSTATE 80





L-6