

**PETITIONER'S
EVIDENCE**

Petitioner Evidence

Hearing 22-0022

Jachimowicz, Michele

From: Exemptions
Sent: Friday, February 18, 2022 2:24 PM
To: Jachimowicz, Michele; Zimmer, Lora
Subject: FW: Evidence Submission
Attachments: 14021348.NV.PivotalPacket-CountyBoard.2022.pdf

Tina Hayes

Office Assistant III | Washoe County Assessor
thayes@washoecounty.gov | O 775.328-2222 | F 775-328-3642 | 1001 E 9th St, Bldg D, Reno NV 89512
Website address: | www.washoecounty.gov/assessor



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From: Tearsa Cannon <TearsaC@pivotaltax.com>
Sent: Friday, February 18, 2022 2:18 PM
To: Exemptions <Exemptions@washoecounty.gov>; Clerk - Board Records <ClerkBoard@washoecounty.gov>
Cc: Appeals <appeals@pivotaltax.com>
Subject: Evidence Submission

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Good afternoon,

Hearing #	22-0022	Date	2-23-22
<input type="checkbox"/> Petitioner Exhibit #	A (A, B, C) <i>JTP</i>		
<input type="checkbox"/> Assessor Exhibit #	(I, II, III)		

Attached please find our evidence submission for the following properties:

Parcel No.	Hearing No.
140-213-22	22-0022
140-213-20	22-0022

We consider these parcels an economic unit and would like them reviewed as such.

If you could please respond with confirmation that this submission has been received and processed, that would be greatly appreciated.

Should you have any questions, please call us at (480) 634-6169, or by email at appeals@pivotaltax.com.

Thank you,

Tearsa Cannon
Administrative Department, Real Property



(480) 615- 0314 Direct

(480) 615-0318 Fax

TearsaC@PivotalTax.com

www.pivotaltax.com



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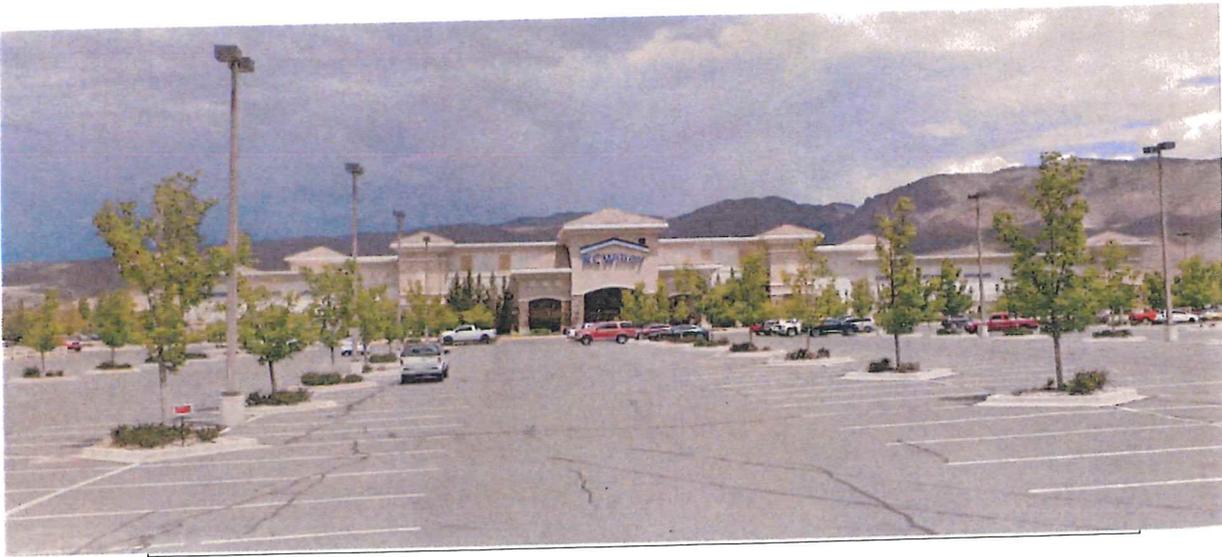
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RC Willey



1201 Steamboat Parkway
Reno, NV

Parcel #140-213-48

Value Summary

To Whom It May Concern:

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

Year	Total Value	\$/SF
2020	\$ 17,794,294	\$ 105.30
2021	\$ 15,100,000	\$ 89.36
2022	\$ 15,645,166	\$ 92.58

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

Method	Value	\$/SF
Cost	\$ 9,298,556 / \$	55.02
Requested Value	\$ 9,298,556 / \$	55.02

Property Summary

Parcel Count: 1

Location: 1201 Steamboat Parkway in Reno

Major Cross Streets: Steamboat Pkwy & Veterans Pkwy

Owner: R C WILLEY HOME FURNISHINGS, RC Willey Home Furnishir

Year Built: 2005

Effective Year: 2005

Building Square Feet: 168,988

Land Square Feet: 1,156,962 Acres: 26.56

Land/Build/Ratio: 6.85

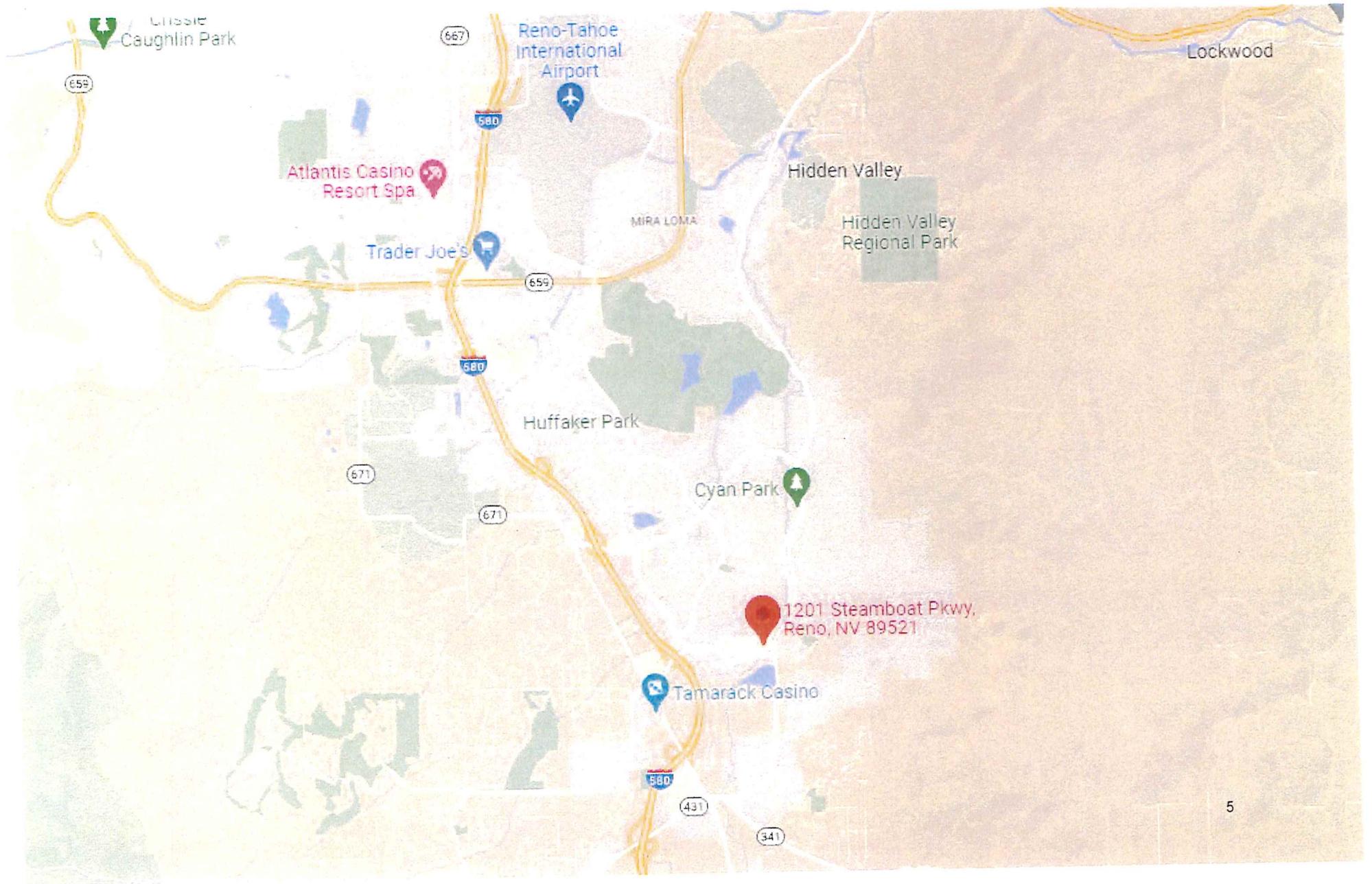
2022 Breakdown	Value	\$/SF
2022 Land Value:	\$ 5,862,956	\$ 5.07
2022 Imp Value: Leasable	\$ 9,782,210	\$ 57.89
2022 Total Value:	\$ 15,645,166	\$ 92.58

Executive Summary

The subject property is an RC Willey discount furniture store in Reno. Due to the Covid-19 Pandemic, retail outlet stores like this one have struggled with decreased profits and increased expenses as a in addition to staffing and supply shortages. Our analysis uses a depreciated Cost approach using Marshall & Swift to generate our value proposal.

Cost Analysis

Marshall and Swift (Calculator Method)									
Description	SF	Year Built	Eff Year	Exp Life	Eff Age	Class	Type	\$/SF	
Adjusted Items:									
1. RCN- Warehouses, Storage (406)	168,988	2005	2005	45	17	C	Average	\$ 7,773,448	46.00
								\$ (77,734)	0.99
Current Multiplier								\$ 699,610.32	1.09
Local Multiplier								18%	
Depreciation								\$ 6,884,166	
Adjusted RCNLD									
								\$ 7,773,448	
Total RCN:								\$ 6,884,166	
SubTotal RCNLD of Adjusted Items:									
Non Adjusted items:								\$ 268,988	
Extra Features								\$ 268,988	
Total of Non Adjusted Items:									
Total Square Feet	168,988								
Entrepreneurial Profit								\$ 804,244	
								7,957,397	\$ 47.09
Total RCNLD								1,341,159	\$ 1.16
Adjusted Land Value								9,298,556	
Indicated Cost Value (\$)								55.02	
Value / SF (\$)									







CALCULATOR METHOD

STORAGE WAREHOUSES (406)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
A	Good	Ornamental concrete or brick, small office front	Plaster or drywall with partitions, some finished ceilings	*Good lighting, plumbing, adequate restrooms	Hot water	1044.10	6.93	97.00
	Average	Brick on block or tile, concrete panels, very plain	Painted walls, few partitions, small offices	*Adequate lighting and plumbing	Space heaters	769.62	5.11	71.50
	Low cost	Low-cost block, tile or concrete	Unfin., small office, few partitions	*Minimum lighting/plumbing	Space heaters	602.78	4.00	56.00
B	Good	Ornamental concrete or brick, small office front	Plaster or drywall with partitions, finished ceilings in most areas	*Good lighting, plumbing, adequate restrooms	Hot water	974.13	6.46	90.50
	Average	Brick on block or tile, concrete panels, very plain	Painted walls, few partitions, small offices	*Adequate lighting and plumbing	Space heaters	710.42	4.71	66.00
	Low cost	Low-cost block, tile or concrete	Unfin., small office, few partitions	*Minimum lighting/plumbing	Space heaters	554.34	3.68	51.50
C	Excellent	Brick, concrete, good facade	Plaster or drywall, partitioned, finished ceilings in most areas	Good lighting and plumbing	Package A.C.	1087.15	7.21	101.00
	Good	Steel frame, good brick, block, or tilt-up, tapered girders	Plaster or drywall, some masonry partitions, good offices	Good lighting, adequate plumbing	Space heaters	705.04	4.68	65.50
	Average	Steel or wood frame or bearing walls, brick, block, or tilt-up	Painted walls, finished office, hardened slab	Adequate lighting, low-cost plumbing fixtures	Space heaters	495.14	3.28	46.00
	Low cost	Block, cheap brick, tilt-up, light construction	Unfinished, small office, shell type, minimum code	Minimum lighting and plumbing	Space heaters	349.83	2.32	32.50
CMILL	Good	Mill-type construction, brick walls, wood or steel trusses	Plaster or drywall, masonry partitions, painted trusses	*Good lighting, adequate plumbing	Steam	963.37	6.39	89.50
	Average	Mill-type construction, brick and block, wood trusses	Painted walls, few partitions, small offices	*Adequate lighting and plumbing	Space heaters	667.36	4.43	62.00
D	Good	Heavy wood frame, wood or stucco siding	Heavy slab or mill-type floors	Good lighting, adequate plumbing	Space heaters	635.07	4.21	59.00
	Average	Stucco on wood frame, wood trusses	Small office, average slab	Adequate lighting, low-cost plumbing fixtures	Space heaters	444.01	2.95	41.25
	Low cost	Stucco or siding on wood	Unfinished, slab, utility type, minimum office	Minimum lighting and plumbing	Space heaters	312.15	2.07	29.00
DPOLE	Average	Pole frame, good metal siding, insulated	Small office, some finish, slab	Adequate lighting, little plumbing	Space heaters	382.12	2.53	35.50
	Low cost	Pole frame, metal siding	Unfinished utility type, light slab, minimum office	Minimum lighting and plumbing	Space heaters	271.79	1.80	25.25
S	Excellent	Heavy steel frame, insulated panels, good facade	Plaster or drywall, partitioned, finished ceilings in most areas	Good lighting and plumbing	Package A.C.	990.28	6.57	92.00
	Good	Good steel frame, siding and fenestration	Some good office, interior finish and floor	Good lighting, adequate plumbing	Space heaters	629.69	4.18	58.50
	Average	Rigid steel frame, siding	Small office, average slab	Adequate lighting, low-cost plumbing fixtures	Space heaters	435.94	2.89	40.50
	Low cost	Pre-engineered frame, metal siding	Unfinished utility type, light slab, minimum office	Minimum lighting and plumbing	Space heaters	306.77	2.03	28.50

NOTE: For light commodity storage, see Section 17.

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

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

DOCK-HEIGHT FLOORS – See Page 27.

WAREHOUSE SHELLS – See Page 35.

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

	Sq. M.	Sq. Ft.		Sq. M.	Sq. Ft.		Sq. M.	Sq. Ft.
Good.....	29.06	2.70	Average.....	23.68	2.20	Low Cost ...	18.19	1.69

LIFE EXPECTANCY GUIDELINES

TYPICAL BUILDING LIVES

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

DEPRECIATION – COMMERCIAL PROPERTIES

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

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

PROPERTIES INCLUDED

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

CURRENT COST MULTIPLIERS

These multipliers bring costs from preceding pages up to date. Also apply Local Multipliers, Section 99, Pages 5 through 10.

CALCULATOR COST SECTIONS

(Effective Date of Cost Pages)	11 (11/20)	12 (8/20)	13 (5/20)	14 (2/20)	15 (11/21)	16 (8/21)	17 (5/21)	18 (2/21)	
EASTERN	A	1.25	1.25	1.24	1.23	1.07	1.15	1.21	1.24
	B	1.21	1.21	1.19	1.21	1.01	1.08	1.15	1.18
	C	1.20	1.20	1.22	1.21	1.01	1.09	1.16	1.15
	D	1.21	1.22	1.23	1.22	0.97	1.07	1.13	1.16
	S	1.28	1.27	1.26	1.25	1.04	1.10	1.16	1.22
CENTRAL	A	1.21	1.20	1.20	1.21	1.03	1.12	1.16	1.18
	B	1.14	1.16	1.15	1.16	1.00	1.04	1.08	1.10
	C	1.17	1.18	1.19	1.18	0.96	1.03	1.10	1.12
	D	1.17	1.20	1.20	1.21	0.98	1.06	1.10	1.14
	S	1.17	1.20	1.18	1.21	0.98	1.05	1.14	1.15
WESTERN	A	1.21	1.24	1.26	1.27	1.08	1.14	1.19	1.18
	B	1.15	1.16	1.21	1.20	1.03	1.10	1.14	1.13
	C	1.18	1.21	1.20	1.24	0.99	1.09	1.13	1.17
	D	1.22	1.22	1.23	1.25	0.97	1.05	1.17	1.17
	S	1.20	1.21	1.26	1.25	1.01	1.14	1.18	1.15

SEGREGATED COST SECTIONS

(Effective Date of Cost Pages)	41 (12/20)	42 (9/20)	43 (6/20)	44 (3/20)	45 (12/21)	46 (9/21)	47 (6/21)	48 (3/21)	
EASTERN	A	1.25	1.25	1.24	1.23	1.07	1.15	1.21	1.24
	B	1.21	1.21	1.19	1.21	1.01	1.08	1.15	1.18
	C	1.20	1.20	1.22	1.21	1.01	1.09	1.16	1.15
	D	1.21	1.22	1.23	1.22	0.97	1.07	1.13	1.16
	S	1.28	1.27	1.26	1.25	1.04	1.10	1.16	1.22
CENTRAL	A	1.21	1.20	1.20	1.21	1.03	1.12	1.16	1.18
	B	1.14	1.16	1.15	1.16	1.00	1.04	1.08	1.10
	C	1.17	1.18	1.19	1.18	0.96	1.03	1.10	1.12
	D	1.17	1.20	1.20	1.21	0.98	1.06	1.10	1.14
	S	1.17	1.20	1.18	1.21	0.98	1.05	1.14	1.15
WESTERN	A	1.21	1.24	1.26	1.27	1.08	1.14	1.19	1.18
	B	1.15	1.16	1.21	1.20	1.03	1.10	1.14	1.13
	C	1.18	1.21	1.20	1.24	0.99	1.09	1.13	1.17
	D	1.22	1.22	1.23	1.25	0.97	1.05	1.17	1.17
	S	1.20	1.21	1.26	1.25	1.01	1.14	1.18	1.15

UNIT-IN-PLACE COST SECTIONS (51 – 70)

Sec.	Page	Date		Eastern	Central	Western	Sec.	Page	Date		Eastern	Central	Western
51 -	2-3	(3/21)	Concrete Foundations.....	1.14	1.10	1.14	61 -	1-8	(12/20)	Tanks	1.21	1.19	1.23
51 -	4	(3/21)	Pilings.....	1.17	1.12	1.16	62 -	1	(6/20)	Industrial Pumps & Boilers.....	1.25	1.17	1.29
51 -	7-8	(3/21)	Steel and Concrete Frame.....	1.15	1.09	1.14	62 -	2-3, 6	(6/20)	Piping	1.25	1.17	1.29
51 -	3,7	(3/21)	Wood Foundations, Frame	1.13	1.12	1.17	62 -	4	(6/20)	Electrical Motors	1.25	1.17	1.29
52 -	1-4, 6	(3/21)	Interior Construction.....	1.15	1.14	1.16	62 -	5	(6/20)	Steel Stacks, Chutes.....	1.25	1.17	1.29
52 -	5	(3/21)	Bank Vaults and Equipment	1.20	1.14	1.17	62 -	5	(6/20)	Masonry & Concrete Chimneys..	1.18	1.14	1.22
53 -	1-8	(6/21)	Heating, Cooling & Ventilating	1.14	1.12	1.16	62 -	6	(6/20)	Compactors, Incinerators.....	1.25	1.17	1.29
53 -	9-12	(6/21)	Plumbing, Fire Protection, etc.....	1.16	1.12	1.17	63 -	1-4	(9/20)	Trailer and Mfg. Housing Parks..	1.18	1.18	1.25
54 -	1-6	(6/21)	Electrical, Security	1.17	1.20	1.17	63 -	5-10	(9/20)	Manufactured Housing	1.20	1.20	1.23
55 -	3-7	(8/21)	Wall Costs	1.08	1.06	1.12	64 -	1-6	(3/20)	Service Stations, Car Washes	1.24	1.21	1.22
56 -	1-2	(8/21)	Stained Glass.....	1.09	1.07	1.11	64 -	7-9	(3/20)	Prefabricated Metal Structures ...	1.24	1.20	1.26
56 -	3-6	(8/21)	Storefronts.....	1.09	1.07	1.11	64 -	7-8	(3/20)	Prefab. Wood & Air Structures....	1.23	1.22	1.25
56 -	7	(8/21)	Stonework	1.04	1.05	1.10	65 -	1-12	(3/20)	Equipment Costs.....	1.22	1.21	1.22
56 -	8	(8/21)	Columns, Stone & Concrete	1.04	1.05	1.10	66 -	1	(12/21)	Subdivision Costs	1.00	0.97	1.03
56 -	8	(8/21)	Columns, Wood & Aluminum.....	1.06	1.06	1.11	66 -	2-9	(12/21)	Yard Improvements.....	0.99	0.96	1.04
57 -	1-6	(9/21)	Roofs.....	1.04	1.04	1.07	66 -	10-11	(12/21)	Demolition & Remediation	0.99	0.99	1.03
58 -	1	(9/21)	Cold Storage	1.04	1.02	1.08	67 -	1-2	(12/21)	Golf Courses	0.99	1.00	1.02
58 -	2-8	(9/21)	Elevators, Conveying Systems ...	1.11	1.09	1.12	67 -	3-7	(12/21)	Recreational Facilities.....	0.99	0.99	1.03
							70 -	1-32	(1/22)	Green Section	0.99	0.99	1.04

This page supersedes the December 2021 Green Supplement.

LOCAL MULTIPLIERS

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

UNITED STATES

CLASS	A	B	C	D	S	CLASS	A	B	C	D	S	CLASS	A	B	C	D	S	
KENTUCKY	0.95	0.96	0.96	0.97	0.97	MICHIGAN	1.04	1.03	1.03	1.02	1.04	MISSOURI	0.99	0.99	1.00	0.99	0.99	
Ashland	1.02	1.01	1.02	1.04	1.03	Adrian	1.03	1.03	1.03	1.03	1.04	Cape Girardeau	0.92	0.91	0.92	0.91	0.90	
Bowling Green	0.93	0.96	0.95	0.95	0.97	Alpena	1.04	1.01	1.00	0.98	1.01	Columbia	1.02	1.05	1.05	1.04	1.07	
Covington	0.95	0.98	0.97	0.98	0.98	Ann Arbor	1.07	1.08	1.08	1.08	1.10	Independence	1.07	1.06	1.08	1.06	1.06	
Frankfort	0.91	0.92	0.93	0.95	0.91	Battle Creek	1.02	1.01	1.01	0.98	1.00	Jefferson City	0.96	0.97	0.97	0.99	0.98	
Lexington	0.92	0.93	0.93	0.95	0.92	Bay City	1.10	1.04	1.03	1.03	1.07	Joplin	0.90	0.89	0.90	0.89	0.91	
Louisville	0.97	0.95	0.94	0.95	0.94	Detroit	1.05	1.07	1.08	1.09	1.07	Kansas City	1.08	1.07	1.07	1.06	1.07	
Newport	0.95	0.98	0.97	0.98	0.98	Escanaba	0.93	0.97	0.96	0.95	0.96	Rolla	0.87	0.89	0.89	0.88	0.86	
Owensboro	0.94	0.97	0.98	0.95	1.01	Flint	1.08	1.07	1.05	1.05	1.09	Springfield	1.00	0.98	1.00	0.98	1.00	
Paducah	0.96	0.94	0.95	0.95	0.95	Grand Rapids	1.02	0.98	0.99	0.97	0.98	St. Joseph	1.02	1.03	1.02	1.04	1.01	
LOUISIANA	0.90	0.90	0.90	0.90	0.89	Ishpeming	0.96	0.99	0.99	0.97	0.98	St. Louis	1.04	1.06	1.08	1.08	1.06	
Alexandria	0.86	0.89	0.89	0.88	0.89	Jackson	1.03	1.02	1.02	1.02	1.04	MONTANA	0.90	0.94	0.96	0.93	0.96	
Baton Rouge	0.88	0.88	0.88	0.88	0.88	Kalamazoo	1.07	1.04	1.03	1.02	1.04	Billings	0.93	0.96	0.99	0.95	0.98	
Lafayette	0.89	0.90	0.89	0.90	0.86	Lansing	1.02	1.02	1.03	1.00	1.02	Bozeman	0.91	0.95	0.97	0.94	0.98	
Lake Charles	0.92	0.92	0.90	0.87	0.90	Marquette	0.96	0.99	0.99	0.97	0.98	Butte	0.90	0.95	0.97	0.92	0.95	
Monroe	0.90	0.89	0.89	0.90	0.89	Monroe	1.04	1.05	1.04	1.05	1.06	Great Falls	0.90	0.95	0.97	0.91	0.96	
New Orleans	0.93	0.89	0.92	0.94	0.90	Muskegon	1.02	1.02	1.00	0.99	1.01	Helena	0.87	0.91	0.94	0.92	0.93	
Shreveport	0.90	0.92	0.92	0.90	0.91	Niles	1.08	1.07	1.08	1.06	1.09	Lewistown	0.89	0.91	0.93	0.92	0.91	
MAINE	0.98	0.99	1.01	1.00	1.00	Pontiac	1.08	1.08	1.08	1.08	1.09	Missoula	0.92	0.97	0.97	0.95	0.99	
Auburn	1.02	1.03	1.05	1.03	1.02	Port Huron	1.06	1.05	1.07	1.07	1.07	NEBRASKA	0.93	0.95	0.94	0.94	0.95	
Augusta	1.05	1.03	1.06	1.04	1.07	Saginaw	1.07	1.02	1.01	1.01	1.04	Grand Island	0.95	0.94	0.93	0.94	0.95	
Bangor	0.96	0.96	0.99	0.98	0.98	Sault Ste. Marie	1.00	1.01	0.98	0.98	1.00	Lincoln	0.93	0.95	0.91	0.91	0.95	
Biddeford	1.01	1.03	1.06	1.06	1.03	Traverse City	0.98	1.05	1.02	1.00	1.02	Norfolk	0.94	0.97	0.99	0.98	0.99	
Caribou	0.92	0.92	0.93	0.93	0.94	Ypsilanti	1.07	1.08	1.08	1.08	1.09	North Platte	0.91	0.93	0.94	0.93	0.92	
Lewiston	1.02	1.03	1.05	1.03	1.02	MINNESOTA	1.08	1.13	1.11	1.09	1.11	Omaha	0.90	0.95	0.94	0.93	0.95	
Portland	1.00	1.01	1.04	1.04	1.05	Austin	1.05	1.13	1.08	1.07	1.10	NEVADA	1.09	1.10	1.10	1.08	1.12	
Presque Isle	0.92	0.92	0.93	0.93	0.94	Brainerd	1.04	1.06	1.06	1.04	1.04	Carson City	1.06	1.07	1.06	1.05	1.09	
Waterville	0.96	0.97	0.98	0.97	0.98	Duluth	1.09	1.14	1.13	1.09	1.12	Elko	1.12	1.14	1.11	1.10	1.14	
MARYLAND	1.01	1.03	1.02	1.01	1.01	Hibbing	1.07	1.10	1.08	1.04	1.08	Fallon	1.02	1.00	1.01	1.00	1.03	
Anne Arundel County	1.02	1.03	0.99	0.99	1.03	Mankato	1.04	1.10	1.09	1.07	1.10	Las Vegas	1.07	1.10	1.11	1.12	1.12	
Baltimore	1.00	1.01	0.99	0.99	1.00	Minneapolis	1.16	1.18	1.16	1.16	1.16	Lincoln County	0.98	1.02	1.03	1.04	1.02	
Bethesda	1.03	1.07	1.03	1.01	1.02	Moorhead	1.05	1.12	1.08	1.06	1.12	Nye County	0.94	0.92	0.90	0.87	0.94	
Cumberland	0.99	1.02	1.03	1.02	1.02	Rochester	1.07	1.16	1.12	1.09	1.14	Reno	1.10	1.09	1.09	1.05	1.12	
Eastern Shore Area	0.98	0.96	0.96	0.96	0.98	St. Cloud	1.06	1.14	1.11	1.09	1.11	Sparks	1.10	1.09	1.10	1.05	1.12	
Hagerstown	0.98	1.00	1.02	1.01	1.00	St. Paul	1.15	1.19	1.15	1.16	1.16	Tahoe Area	1.18	1.20	1.21	1.20	1.21	
Silver Spring	1.03	1.07	1.03	1.00	1.03	MISSISSIPPI	0.88	0.89	0.88	0.88	0.87	NEW HAMPSHIRE	1.01	1.04	1.02	1.01	1.01	
MASSACHUSETTS	1.11	1.14	1.15	1.14	1.12	Biloxi	0.88	0.91	0.89	0.88	0.87	Concord	0.95	0.99	0.97	0.96	0.95	
Boston	1.22	1.24	1.25	1.25	1.22	Columbus	0.88	0.88	0.88	0.89	0.86	Dover	1.06	1.08	1.07	1.07	1.05	
Cape Cod	1.13	1.14	1.15	1.15	1.12	Greenville	0.87	0.91	0.89	0.91	0.88	Keene	0.94	0.98	0.96	0.96	0.95	
Fall River	1.10	1.12	1.14	1.12	1.10	Gulfport	0.87	0.89	0.89	0.88	0.88	Laconia	0.94	0.97	0.95	0.95	0.94	
Holyoke	1.06	1.10	1.12	1.11	1.08	Hattiesburg	0.88	0.88	0.86	0.86	0.87	Littleton	0.95	0.95	0.94	0.93	0.96	
Lawrence	1.12	1.15	1.15	1.15	1.10	Jackson	0.90	0.90	0.90	0.90	0.87	Manchester	1.00	1.04	1.03	1.02	1.00	
Lowell	1.13	1.15	1.15	1.14	1.12	Laurel	0.90	0.92	0.87	0.88	0.89	Nashua	1.12	1.16	1.13	1.11	1.10	
Lynn	1.17	1.18	1.18	1.17	1.15	Meridian	0.85	0.90	0.88	0.88	0.87	Portsmouth	1.03	1.04	1.04	1.03	1.02	
Methuen	1.13	1.13	1.15	1.16	1.12	Natchez	0.87	0.87	0.86	0.87	0.87	Rochester	1.03	1.07	1.05	1.04	1.04	
Natick	1.14	1.16	1.17	1.19	1.14	Tupelo	0.86	0.89	0.88	0.88	0.86	Salem	1.05	1.10	1.08	1.05	1.06	
New Bedford	1.11	1.14	1.14	1.13	1.11	Vicksburg	0.88	0.89	0.88	0.89	0.87							
Pittsfield	1.03	1.06	1.06	1.07	1.05													
Springfield	1.10	1.15	1.16	1.14	1.13													
Worcester	1.06	1.08	1.08	1.10	1.09													

Land Sales Comparables

	Subject	Land Sale #1	Land Sale #2	Land Sale #3
Parcel	140-213-48	552-261-07	528-030-16	238-140-02
Address	1201 Steamboat Parkway	Lemmon Dr	Pyramid Way	Hwy 40
Sale Price	5,862,956	2,900,000	700,000	180,000
Sale Date		12/18/20	2/18/20	10/15/19
Zoning	0	AC	A7	PUD
Land Size (Acres)	26.56	20.67	49.00	16.34
\$ / Acre	220,742	140,300	14,286	11,016
\$ / SF	5.07	3.22	0.33	0.25
Adjustments				
Size	0.0%	-11.8%	44.9%	-20.4%
Total Adjustments	0.0%	-11.8%	24.9%	-10.4%
Adjusted \$/Acre	220,742	123,772	17,843	9,870
Adjusted \$/SF	5.07	2.84	0.41	0.23
Average Adjusted \$/Acre				50,495
Average Adjusted \$/SF				1.16
Adjusted Average Land Value (\$)				1,341,159



★ 1201 Steamboat Parkway, Reno, NV (U...

	Address	City	Property Info	Sale Info
1	Lemmon Dr	Reno	20.67 AC Land	Sold: \$2,900,000 (\$140,299.95/AC)
2	Pyramid Way	Sparks	49 AC Land	Sold: \$700,000 (\$14,285.71/AC)
3	Hwy 40	Reno	16.34 AC Land	Sold: \$180,000 (\$11,015.91/AC)

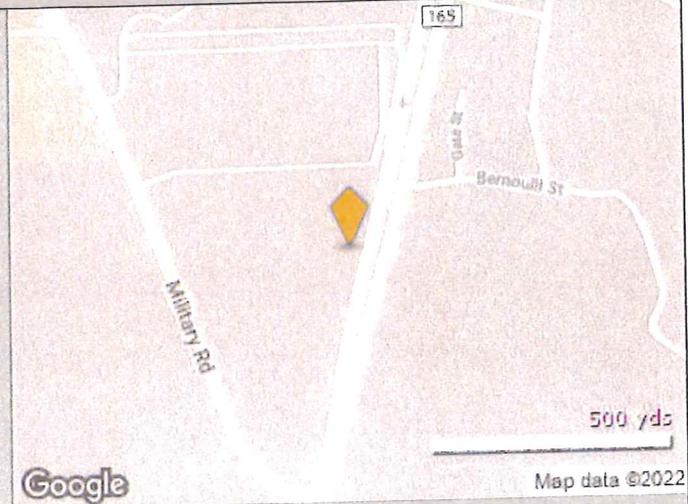
Lemmon Dr

SOLD

1

Reno, NV 89506

Sale on 12/18/2020 for \$2,900,000 (\$140,299.95/AC) - Research Complete
Commercial Land of 20.67 AC (900,385 SF)



Buyer & Seller Contact Info

Recorded Buyer: Paradiso Triangle Property LLC

Recorded Seller: Lemmon Valley Land Co Inc
ERGS, Inc.

True Buyer: Brett Barker
Brett Barker
539 Riverside Dr
Reno, NV 89503
(775) 848-9995

True Seller: ERGS, Inc.
George Peek
9345 Lemmon Dr
Reno, NV 89506
(775) 972-0213

Buyer Type: Individual
Buyer Broker: No Buyer Broker on Deal

Seller Type: Developer/Owner-RGNL
Listing Broker: No Listing Broker on Deal

Transaction Details

ID: 5418459

Sale Date: 12/18/2020
Escrow Length: -
Sale Price: \$2,900,000-Confirmed
Price/AC Land Gross: \$140,299.95 (\$3.22/SF)

Sale Type: Investment
Land Area: 20.67 AC (900,385 SF)
Proposed Use: Single Family Development

Zoning: AC
Transfer Tax: \$11,890

Percent Improved: -
Total Value Assessed: \$716,932 in 2020
Improved Value Assessed: -
Land Value Assessed: \$716,932
Land Assessed/AC: \$34,684

Financing: Down payment of \$2,900,000.00 (100.0%)
Legal Desc: Par B, SMN 4949, FN 3558354.,.
Parcel No: 552-261-07
Document No: 000005118328

Transaction Notes

This was the sale of 20.67 acres of land zoned AC in Reno. It was reported that the land will be used for single family housing. The seller's motivation was arriving at the right price. No issues or sale conditions were reported.

Lemmon Dr

Commercial Land of 20.67 AC (900,385 SF) (con't)

SOLD

Income Expense Data

Expenses	- Taxes	\$10,102
	- Operating Expenses	
	Total Expenses	\$10,102

Current Land Information

ID: 12045732

Zoning: AC
 Density Allowed: -
 Number of Lots: -
 Max # of Units: -
 Units per Acre: -
 Improvements: -

Proposed Use: Single Family Development
 Land Area: 20.67 AC (900,385 SF)
 On-Site Improv: -
 Lot Dimensions: -
 Owner Type: Individual

Location Information

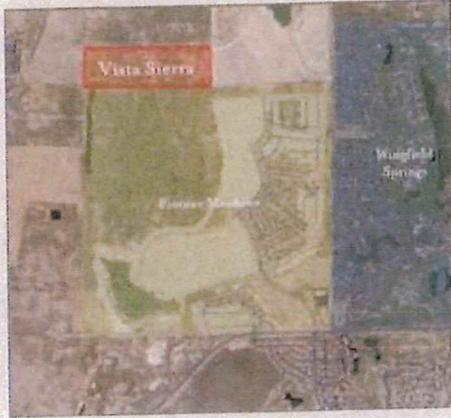
Metro Market: Reno/Sparks
 Submarket: North Valleys/North Valleys
 County: Washoe
 CBSA: Reno, NV
 CSA: Reno-Carson City-Fernley, NV
 DMA: Reno, NV-CA

Pyramid Way - 49 Acres - Vista Sierra

SOLD

2

Sparks, NV 89436
Sale on 2/18/2020 for \$700,000 (\$14,285.71/AC) - Research Complete
Commercial Land of 49 AC (2,134,440 SF)



Buyer & Seller Contact Info

Recorded Buyer: Sierra Vista Properties Inc
True Buyer: Sierra Vista Properties Inc
Mark Andelin
PO Box 30
Ola, ID 83657
(775) 425-6315
Buyer Type: Corporate/User

Recorded Seller: Naniloa Investment Company, LLC
True Seller: Jeffrey Brasher
Jeffrey Brasher
2565 Old Waverly Ct
Sparks, NV 89431
(650) 359-0654
Seller Type: Individual

Transaction Details

ID: 5076072

Sale Date: 02/18/2020
Escrow Length: -
Sale Price: \$700,000-Full Value
Price/AC Land Gross: \$14,285.71 (\$0.33/SF)

Sale Type: Investment
Land Area: 49 AC (2,134,440 SF)
Proposed Use: Commercial

Zoning: A7

Percent Improved: -
Total Value Assessed: \$257,408 in 2019
Improved Value Assessed: -
Land Value Assessed: \$257,408
Land Assessed/AC: \$5,253

Financing: Down payment of \$700,000.00 (100.0%)
Topography: Level
On-Site Improv: Raw land
Improvements: Raw Land
Parcel No: 528-030-16
Document No: 000005001786
Sale History: Sold for \$700,000 on 2/18/2020
Sold for \$345,000 on 7/10/2012

Transaction Notes

The property sold for \$.032 per square foot. This was an all cash transaction.

Pyramid Way - 49 Acres - Vista Sierra

Commercial Land of 49 AC (2,134,440 SF) (con't)

SOLD

Income Expense Data

Expenses	- Taxes	\$4,589
	- Operating Expenses	
	Total Expenses	\$4,589

Current Land Information

ID: 7343861

Zoning:	A7	Proposed Use:	Commercial
Density Allowed:	-	Land Area:	49 AC (2,134,440 SF)
Number of Lots:	1	On-Site Improv:	Raw land
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	Corporate/User
Improvements:	Raw Land		
Topography:	Level		

Location Information

Park Name:	Vista Sierra
Metro Market:	Reno/Sparks
Submarket:	Sparks/Sparks
County:	Washoe
CBSA:	Reno, NV
CSA:	Reno-Carson City-Fernley, NV
DMA:	Reno, NV-CA

SOLD

Pyramid Way - 49 Acres - Vista Sierra

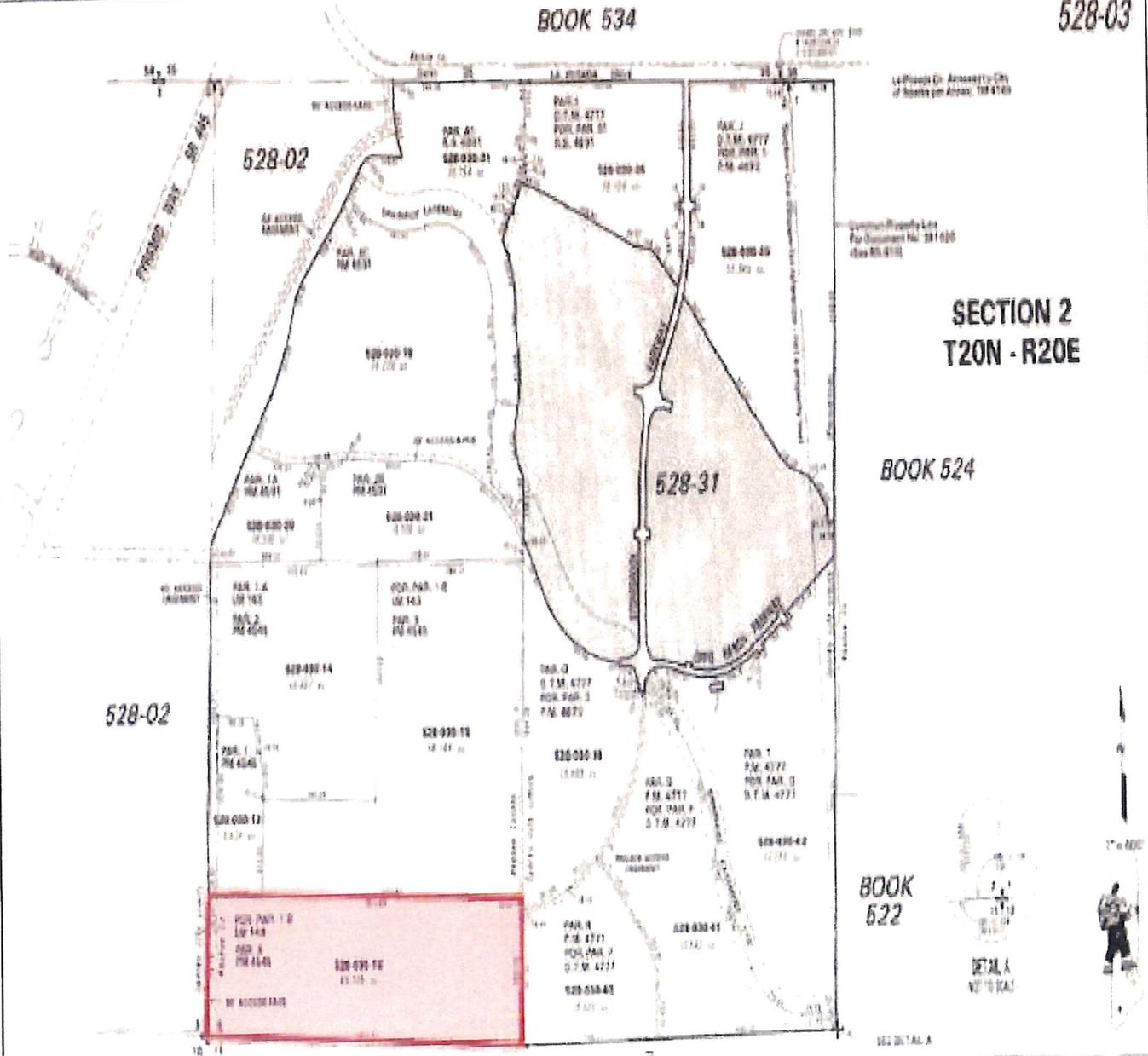
Commercial Land of 49 AC (2,134,440 SF) (con't)

Parcel Number: 528-030-16
Legal Description: -
County: Washoe

Plat Map: Pyramid Way

528-03

BOOK 534



NOTICE: This map is prepared for the use of the Washoe County Assessor for assessment and taxation purposes only. It does not represent a survey of the parcels. No liability is assumed as to the accuracy or the absence of the data delineated herein.

Office of Washoe County Assessor, Nevada - Joshua G. Wilson

NOTICE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by: [Name]
Reviewed by: [Name]
Map Scale: 1" = 100' (Horizontal)
Map Scale: 1" = 100' (Vertical)

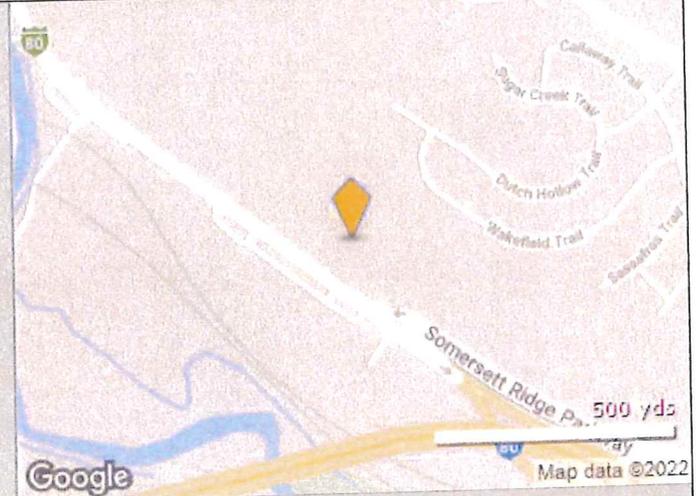
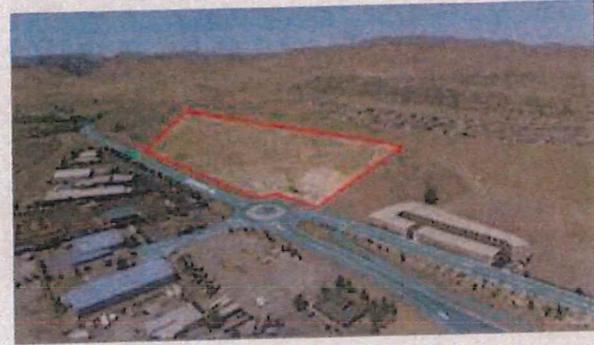
SOLD

Hwy 40 - 0 US-40 W, Verdi, NV 89439

Reno, NV 89523

Sale on 10/15/2019 for \$180,000 (\$11,015.24/AC) - Public Record

Commercial Land of 16.34 AC (711,814 SF)



Buyer & Seller Contact Info

Buyer Type:

Seller Type:

Listing Broker: Logic Commercial Real Estate

Ian Cochran

(775) 800-4100

Greg Ruzzine

(775) 800-4100

Amanda Lavi

(775) 823-9666

Transaction Details

ID: 4914319

Sale Date: 10/15/2019 (48 days on market)

Sale Type: Investment

Escrow Length: -

Land Area: 16.34 AC (711,814 SF)

Sale Price: \$180,000-Confirmed

Land Area - Net: 16.34 AC (711,770 SF)

Asking Price: 199000

Proposed Use: Commercial, Mixed Use, MultiFamily

Price/AC Land Gross: \$11,015.24 (\$0.25/SF)

Zoning: PUD

Topography: Sloping

On-Site Improv: Raw land

Hwy 40 - 0 US-40 W, Verdi, NV 89439

Commercial Land of 16.34 AC (711,814 SF) (con't)

SOLD

Current Land Information

ID: 11193579

Zoning: PUD
Density Allowed: -
Number of Lots: -
Max # of Units: -
Units per Acre: -
Improvements: -

Proposed Use: Commercial/Mixed Use/MultiFamily
Land Area: 16.34 AC (711,814 SF)
Min Div Lot Size: -
Land Area - Net: 16.34 AC
On-Site Improv: Raw land
Lot Dimensions: -
Owner Type: -

Topography: Sloping

Location Information

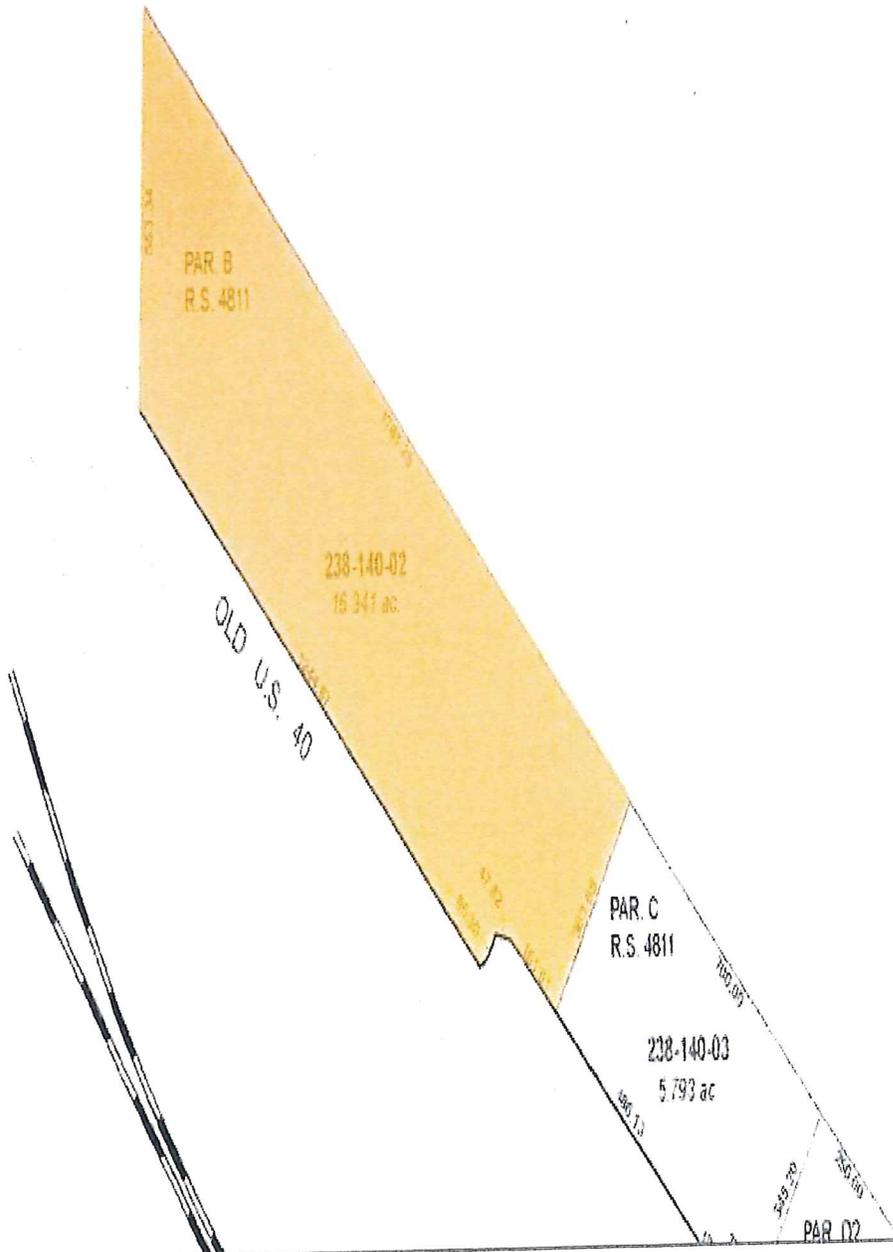
Metro Market: Reno/Sparks
Submarket: N Outlying Washoe County/N Outlying Washoe County
County: Washoe
CBSA: Reno, NV
CSA: Reno-Carson City-Fernley, NV
DMA: Reno, NV-CA

SOLD

Hwy 40 - 0 US-40 W, Verdi, NV 89439
Commercial Land of 16.34 AC (711,814 SF) (con't)

Parcel Number: -
Legal Description: -
County: Washoe

Plat Map: Hwy 40





Packet Summary

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

Method	Value	\$/SF
Cost	\$ 9,298,556 / \$	55.02
Requested Value	\$ 9,298,556 / \$	55.02