

**PETITIONER'S
EVIDENCE**

PIVOTAL TAX SOLUTIONS

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Hearing # 22-0016A+B Date 2-23-22

Petitioner Exhibit # A
(A, B, C)

Assessor Exhibit # _____
(I, II, III)

Lithia Motors/Lithia Real Estate Inc.



2270 KIETZKE LN
Reno, NV

Parcels #015-301-36 etal

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
2022	\$ 7,148,253	\$ 137.19

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

Method	Value	\$/SF
Sales Comparison	\$ 6,000,000 / \$	115.15
Cost	\$ 5,253,202 / \$	100.82
Requested Value	\$ 5,253,202 / \$	100.82

Property Summary

Parcel Count: 2
Location: 2270 KIETZKE LN in Reno
Major Cross Streets: Kietzke Ln & Grove St
Owner: LITHIA REAL ESTATE INC, VINTAGE AT THE SANCTUARY LP
Year Built: 1991
Effective Year: 1991
Building Square Feet: 52,105
Land Square Feet: 235,704 Acres: 5.41
Land/Build/Ratio: 4.52

2022 Breakdown	Value		\$/SF
2022 Land Value:	\$ 3,184,470	\$	13.51
2022 Imp Value: Leasable	\$ 3,963,783	\$	76.07
2022 Total Value:	\$ 7,148,253	\$	137.19

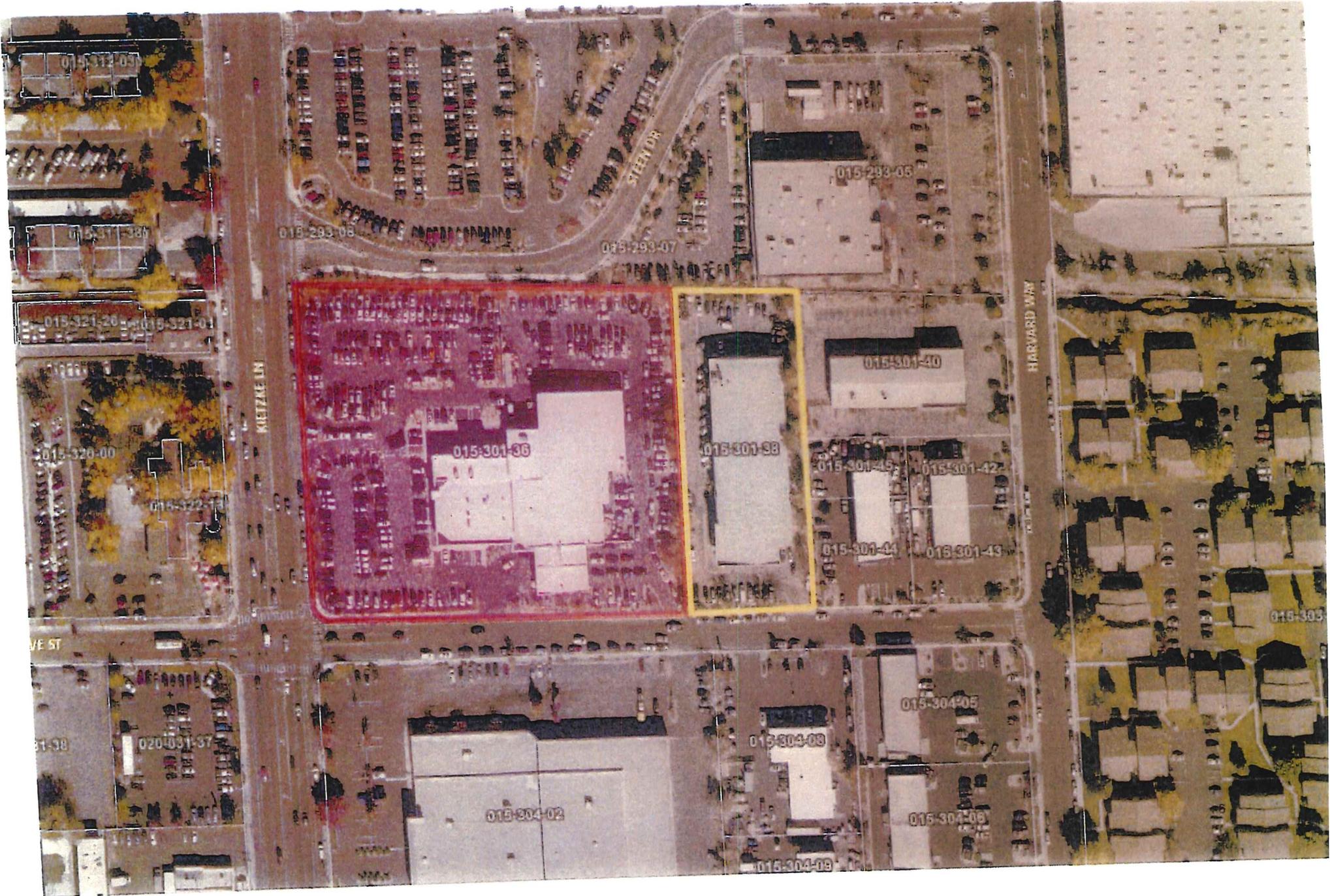
Executive Summary

The subject sold in April of 2020 for \$6M.

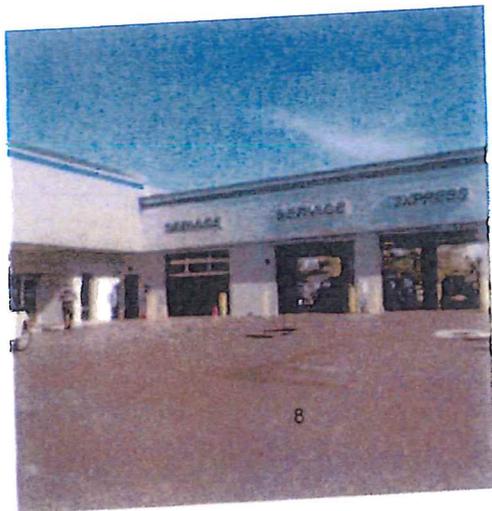
Assessed Value Breakdown

Parcel	Total Value	Land Value	Imp Value
	\$ 7,148,253	\$ 3,184,470	\$ 3,963,783
1. <u>015-301-36</u>	<u>\$ 5,364,227</u>	<u>\$ 2,555,467</u>	<u>\$ 2,808,760</u>
2. <u>015-301-38</u>	<u>\$ 1,784,026</u>	<u>\$ 629,003</u>	<u>\$ 1,155,023</u>











Sales Comparables

	Subject	Sale #1*
Parcel	015-301-36	015-301-36; 015-301-38
Sale Price	7,148,253	6,000,000
Sale Date	N/A	4/7/20
Address	2270 KIETZKE LN	2270 Kietzke Ln
Year Built	1991	1991
Bldg SF	52,105	52,105
\$/SF	137.19	115.15
Land Size (Acres)	5.41	5.41
L/B Ratio	4.52	4.52
Adjustments		
Bldg Size Adj	0.0%	0.0%
Age Adj	0.0%	0.0%
Total Adjustments	0.0%	0.0%

*SUBJECT SALE

Adjusted Average \$/SF	115.15
Adjusted Average Sale Value (\$)	6,000,000

2270 S Kietzke Ln

Auto Dealership - Kietzke
Submarket
Reno, NV 89502

1991 Single
Built Tenancy

Purchase By Tenant

Portfolio of 2 Retail Properties Sold

Sale Date	\$M Sale Price	\$ Price/SF	Total Size (SF)
Apr 7, 2020	\$6M	\$127.25	47,152

Buyer

Recorded Buyer Lithia Real Estate, Inc.
True Buyer Lithia Real Estate, Inc.
150 N Bartlett St
Medford, OR 97501
(541) 776-6401 (p)

Buyer Contacts Anne Breck

Country of Origin United States
Buyer Type User
Secondary Type Corporation
Activity (Last 5 Yrs) \$947.8M (Acquisitions) / \$147.8M (Dispositions)

Seller

Recorded Seller Moreland Nevada Properties Llc
True Seller William D. Moreland
1655 E Layton Dr
Englewood, CO 80113
(303) 301-2820 (p)

Seller Contacts William D. Moreland

Country of Origin United States
Seller Type Private
Secondary Type Individual
Activity (Last 5 Yrs) \$91.5M (Acquisitions) / \$79.7M (Dispositions)

Portfolio

# of Properties	2
Total Size	47,152 SF
Total Land Area	5.41 AC

Transaction Details

Sale Date	Apr 7, 2020	Escrow Length	14 Days
Sale Price	\$6,000,000	Price/AC Land	\$1,108,852
Price/SF	\$127.25	Price/SF Land	\$25.46
Price Status	Confirmed	Recording Date	Apr 7, 2020
Sale Type	Owner User		
Sale Condition	Purchase By Tenant		
Document #	000005017465		
Comp Status	Research Complete		

Sale Notes

The property sold for \$127.25 per square foot. The property was in escrow for 14 days. This was an all cash transaction. The property was purchased by the tenant, Lithia Real Estate, Inc. No listing or buyer broker was used in the transaction.

Documents

Doc1

Income & Expenses

Expenses	2020	Per SF
Taxes	\$21,915	\$1.13

Source: CoStar Research

Buyer Broker

No Buyer Broker on Deal

Sources & Research

Last Updated	Apr 28, 2020	Update data
Publication Date	Apr 22, 2020	
Verification Sources	Buyer (or rep), Seller (or rep)	

Listing Broker

No Listing Broker on Deal



Jan E. Rasmussen
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My Notes

Add Notes

Cost Analysis

Marshall and Swift (Calculator Method)									
Description	SF	Year Built	Eff Year	Exp Life	Eff Age	Class	Type	\$/SF	
Adjusted Items:									
1. RCN-	6,500	1991	2005	40	17	C	Average	\$ 689,000	106.00
Automotive Showrooms (303)								\$ (6,890)	0.99
Current Multiplier								\$ 62,010.00	1.09
Local Multiplier								24%	
Depreciation								\$ 565,531	
Adjusted RCNLD								\$ 755,250	79.50
2. RCN-	9,500	1991	2000	40	22	C	Average	\$ (7,553)	0.99
Automotive Service Centers (410)								\$ 67,973	1.09
Current Multiplier								35%	
Local Multiplier								\$ 490,913	
Depreciation								\$ 951,900	60.00
Adjusted RCNLD								\$ (9,519)	0.99
3. RCN-	15,865	1991	1995	35	27	C	Average	\$ 85,671	1.09
Automotive Service Repair Garages (528)								61%	
Current Multiplier								\$ 371,241	
Local Multiplier								\$ 1,012,000	50.00
Depreciation								\$ 10,120	1.01
Adjusted RCNLD								\$ 121,440	1.12
4. RCN-	20,240	2002	2002	30	20	S	Average	\$ 475,640	
Automotive Service Repair Garages (528)								53%	
Current Multiplier								\$ 1,903,325	
Local Multiplier									
Depreciation									
Adjusted RCNLD									
SubTotal RCNLD of Adjusted Items:								\$ 250,000	
Non Adjusted items:								\$ 250,000	
Extra Features									
Total of Non Adjusted Items:									
Total Square Feet	52,105							\$ 365,815	
Entrepreneurial Profit	10%							2,519,140	\$ 48.35
Total RCNLD							2,734,062	\$ 11.60	
Adjusted Land Value							5,253,202		
Indicated Cost Value (\$)							100.82		
Value / SF (\$)									

CALCULATOR METHOD

AUTOMOTIVE SERVICE CENTERS (410)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
C	Good	Brick, block, good front, 30% or more sales area	Good store finish in sales, good garage finish in balance	Good store illumination, good restrooms	Space heaters	1065.63	7.07	99.00
	Average	Block, typical storefront, 20% - 30% sales area	Store finish in sales, garage finish in balance	Average store illumination and restrooms	Space heaters	855.73	5.68	79.50
	Low cost	Block, simple storefront, 15% - 25% finished sales area	Minimum store finish in sales, garage finish in balance	Minimum lighting, outlets and plumbing fixtures	Space heaters	688.89	4.57	64.00
D	Good	Siding, veneer, good storefront, 30% or more sales area	Good store finish in sales, good garage finish in balance	Good store illumination, good restrooms	Space heaters	990.28	6.57	92.00
	Average	Siding, storefront, 20% - 30% finished sales area	Store finish in sales, garage finish in balance	Average store illumination and restrooms	Space heaters	791.15	5.25	73.50
DPOLE	Low cost	15% - 25% finished sales area, storefront, steel on wood pole frame	Minimum store finish in sales, garage finish in balance	Minimum lighting, outlets and plumbing fixtures	Space heaters	581.25	3.86	54.00
S	Average	20% - 30% sales area, storefront, some trim, sandwich panels	Store finish in sales, garage finish in balance	Average store illumination and restrooms	Space heaters	769.62	5.11	71.50
	Low cost	Single wall, simple storefront, 15% - 25% finished sales area	Minimum store finish in sales, garage finish in balance	Minimum lighting, outlets and plumbing fixtures	Space heaters	618.92	4.11	57.50

SHOWROOMS* (303)

A-B	Average	Masonry, concrete or metal and glass, good ornamentation	Plaster, acoustic tile, terrazzo display floor, adequate office area	Good lighting and restrooms, some special fixtures	Warm and cool air (zoned)	1711.46	11.35	159.00
C	Excellent	Face brick or stone, good metal or concrete and glass panels	Plaster, good acoustic tile, good terrazzo, stone, rubber tile, carpet	Special lighting, good fixtures and plumbing throughout	Warm and cool air (zoned)	2228.13	14.78	207.00
	Good	Brick, concrete, good storefront, good ornamentation	Plaster, acoustic tile, terrazzo display floor, good office area	Good display and office lighting, restrooms	Package A.C.	1571.53	10.42	146.00
	Average	Brick, block, concrete, good storefront, some ornamentation	Plaster or drywall, acoustic tile, vinyl composition, office, sales cubicles	Store and office lighting, small restrooms	Package A.C.	1140.97	7.57	106.00
	Low cost	Brick, block, tilt-up, simple storefront, low-cost entrance	Painted walls, few drywall partitions, asphalt tile	Adequate lighting, minimum plumbing	Forced air	785.76	5.21	73.00
D	Excellent	Face brick or stone veneer, good EIFS, metal and glass panels	Plaster, good acoustic tile, good terrazzo, stone, rubber tile, carpet	Special lighting, good fixtures and plumbing throughout	Warm and cool air (zoned)	2152.78	14.28	200.00
	Good	Masonry veneer, best stucco or siding, good front and trim	Plaster, acoustic tile, terrazzo display floor, good office area	Good display and office lighting, restrooms	Package A.C.	1506.95	10.00	140.00
	Average	Siding, veneer trim, storefront, some ornamentation	Plaster or drywall, acoustic tile, vinyl composition, office, sales cubicles	Store-type lighting, small restrooms	Package A.C.	1076.39	7.14	100.00
	Low cost	Stucco or siding, simple front, low-cost entrance	Drywall, few partitions or extras	Adequate lighting, minimum plumbing	Forced air	731.95	4.86	68.00
DPOLE	Average	Pole frame, metal siding, storefront, some ornamentation	Fully lined and insulated, tile, vinyl composition, small office area	Store-type lighting, small restrooms	Package A.C.	990.28	6.57	92.00
	Low cost	Metal on pole frame, simple storefront, low-cost entrance	Some finish, few partitions, asphalt tile, few extras	Adequate lighting, minimum plumbing	Forced air	661.98	4.39	61.50
S	Good	Sandwich panels, good storefront, good ornamentation	Plaster, acoustic tile, terrazzo display floor, good office area	Good display and office lighting, restrooms	Package A.C.	1485.42	9.85	138.00
	Average	Sandwich panels, storefront, some ornamentation	Plaster or drywall, acoustic tile, vinyl composition, small office area	Store-type lighting, small restrooms	Package A.C.	1049.48	6.96	97.50
	Low cost	Single wall, simple storefront, low-cost entrance	Drywall, few partitions or extras	Adequate lighting, minimum plumbing	Forced air	705.04	4.68	65.50

*For load-bearing parking roofs, add 6.51 per square foot (70.07 per square meter).

Access ramps cost 22.95 - 41.00 per square foot (247.03 - 441.32 per square meter).

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 - Sprinkler systems are not included. Costs should be added from Page 37.

AUTOMOTIVE LIFTS - Hoists are not included. See Page 32 or Section 64.

CANOPIES - Large entrance marquees or carport canopies see Page 37, or they may be computed from the Segregated Costs, Section 44, or from Unit-in-Place Costs.

CALCULATOR METHOD

SERVICE (REPAIR) GARAGES (528)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
A-B	Average	Brick, reinforced concrete, good fenestration	Some plaster and glazed surfaces, offices, masonry partitions	*Good level of lighting, adequate plumbing	Space heaters	952.61	6.32	88.50
	Excellent	Steel or concrete frame, brick, decorative block or concrete panels	Some good offices and supply rooms, good fleet-municipal type	Good electrical, lighting and service outlets, good restrooms	Forced air	1270.14	8.43	118.00
C	Good	Steel, concrete or glulam frame, masonry curtain or bearing walls	Finished office, painted walls, some partitions	Adequate lighting and service outlets, adequate restrooms	Space heaters	888.02	5.89	82.50
	Average	Masonry bearing walls with pilasters, light trusses	Unfinished, small finished office area, some supply area	Adequate lighting and service outlets, small restroom	Space heaters	645.83	4.28	60.00
	Low cost	Light masonry bearing walls, light rafters	Unfinished, small partitioned office area, concrete floor	Minimum electrical and plumbing	Space heaters	468.23	3.11	43.50
	Good	Wood frame, good siding, brick veneer or stucco and fenestration	Partially finished, finished office area, some partitions	Adequate lighting and service outlets, adequate restrooms	Space heaters	780.38	5.18	72.50
D	Average	Light wood frame, siding or stucco	Unfinished, small finished office area, some supply area	Adequate lighting and service outlets, small restroom	Space heaters	570.49	3.78	53.00
	Low cost	Cheap frame, stucco or siding	Unfinished, small office area, concrete floor	Minimum lighting and plumbing	Space heaters	419.79	2.78	39.00
	Average	Pole frame, metal siding, lined and insulated	Small finished office area, some supply area	Adequate lighting and service outlets, small restroom	Space heaters	492.45	3.27	45.75
DPOLE	Low cost	Pole frame and truss, metal siding	Small partitioned office area, concrete floor, utility type	Minimum lighting and plumbing	Space heaters	360.59	2.39	33.50
	Good	Sandwich panels or metal with interior finish	Partially finished, finished office area, some partitions	Adequate lighting and service outlets, adequate restrooms	Space heaters	748.09	4.96	69.50
S	Average	Single wall with some interior finish	Unfinished, small finished office area, some supply area	Adequate lighting and service outlets, small restroom	Space heaters	538.20	3.57	50.00
	Low cost	Light, pre-engineered, utility-type building	Unfinished, small office area, concrete floor	Minimum lighting and plumbing	Space heaters	392.88	2.61	36.50

*For elevator costs, see bottom of Page 34.

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

SERVICE GARAGE SHEDS (526)

C	Good	Open front, block or low-cost brick, good roof	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	400.96	2.66	37.25
	Average	Open front, tilt-up, block, steel or wood truss, average cover	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	None	285.24	1.89	26.50
	Low cost	End walls only, concrete block, shed or flat roof	Unfinished, concrete or asphalt floor	Adequate electrical and water service and outlets	None	215.82	1.43	20.05
DPOLE	Good	Open front, good metal siding on pole frame	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	317.54	2.11	29.50
	Average	Open front, metal or board on light pole frame	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	None	223.89	1.49	20.80
	Low cost	End walls only, low-cost siding on wood pole frame	Unfinished, concrete or asphalt floor	Adequate electrical and water service and outlets	None	172.22	1.14	16.00
S	Good	Open front, good metal and steel frame	Unfinished, concrete floor, shop area and cabinets	Good lighting and outlets, adequate plumbing	Space heaters	344.44	2.28	32.00
	Average	Open front, enameled siding on light frame	Unfinished, concrete or asphalt floor, some cabinets, work area	Adequate electrical and water service and outlets	None	245.96	1.63	22.85
	Low cost	End walls only, low-cost siding on steel frame	Unfinished, concrete or asphalt floor	Adequate electrical and water service and outlets	None	188.91	1.25	17.55

HOISTS

Automotive and truck hoist costs can be found in Section 64, Page 3.

NOTE: Use total length of walled sides as the perimeter in the floor area-perimeter table. For service stations, see prefabricated building costs, Section 64.

The data included on this page becomes obsolete after update delivery, scheduled for February 2022.

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	30	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		---	---	40	---	40	mail processing facilities, good		---	---	50	---	45
good		---	---	40	35	35	average		50	50	45	---	40
average		---	---	40	35	30	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		---	---	40	---	40	Warehouses, distribution, good and excellent		55	55	50	45	45
T-hangars, average		---	---	30	---	30	average		50	50	45	40	40
low cost		---	---	30	---	30	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 and low cost		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
							loading docks, excellent		---	---	---	---	35
							average and good		---	---	---	---	30
							low cost		---	---	---	---	25
													25

DEPRECIATION – COMMERCIAL PROPERTIES

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

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

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

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
RHODE ISLAND	1.12	1.13	1.12	1.11	1.11	TEXAS (Continued)						WASHINGTON	1.15	1.16	1.14	1.13	1.15
Newport	1.09	1.10	1.10	1.08	1.08	Laredo	0.75	0.77	0.77	0.77	0.76	Bellingham	1.15	1.16	1.14	1.13	1.15
Providence	1.15	1.16	1.15	1.15	1.14	Longview	0.88	0.89	0.88	0.87	0.87	Clallam County	1.15	1.17	1.15	1.13	1.16
Warwick	1.11	1.12	1.11	1.09	1.10	Lubbock	0.85	0.83	0.84	0.83	0.84	Everett	1.19	1.23	1.17	1.19	1.21
SOUTH CAROLINA	0.89	0.88	0.87	0.87	0.88	Marshall	0.86	0.86	0.85	0.87	0.86	Island County	1.17	1.20	1.17	1.16	1.20
Anderson	0.86	0.86	0.84	0.84	0.86	Midland	0.83	0.86	0.87	0.87	0.84	Kitsap County	1.15	1.19	1.15	1.15	1.16
Charleston	0.90	0.90	0.92	0.92	0.92	Odessa	0.87	0.89	0.92	0.90	0.88	Longview	1.15	1.14	1.13	1.09	1.14
Columbia	0.92	0.87	0.87	0.87	0.87	Port Arthur	0.84	0.85	0.88	0.89	0.84	Olympia	1.17	1.19	1.20	1.19	1.20
Florence	0.92	0.92	0.90	0.88	0.89	San Angelo	0.80	0.82	0.83	0.85	0.82	Pasco (Tri-cities)	1.13	1.14	1.11	1.12	1.14
Greenville	0.86	0.87	0.85	0.85	0.87	San Antonio	0.82	0.83	0.85	0.85	0.83	Seattle	1.19	1.22	1.19	1.18	1.21
Myrtle Beach	0.90	0.89	0.89	0.89	0.90	Texas City	0.89	0.87	0.89	0.88	0.87	Spokane	1.11	1.12	1.10	1.08	1.13
Rock Hill	0.86	0.88	0.87	0.88	0.87	Tyler	0.84	0.84	0.83	0.84	0.83	Tacoma	1.19	1.21	1.19	1.18	1.20
Spartanburg	0.87	0.86	0.84	0.85	0.86	Victoria	0.77	0.78	0.79	0.80	0.78	Vancouver	1.15	1.14	1.12	1.11	1.12
SOUTH DAKOTA	0.94	0.97	0.95	0.94	0.95	Waco	0.86	0.83	0.83	0.84	0.85	Walla Walla	1.13	1.12	1.10	1.11	1.11
Aberdeen	0.95	0.97	0.96	0.95	0.97	Wichita Falls	0.88	0.88	0.89	0.90	0.89	Wenatchee	1.09	1.10	1.07	1.07	1.09
Brookings	0.94	0.99	0.96	0.94	0.96	UTAH	1.01	1.03	1.01	1.02	1.01	Yakima	1.13	1.12	1.11	1.10	1.13
Huron	0.94	0.97	0.95	0.92	0.94	Cedar City	0.96	0.99	0.97	1.00	0.97	WEST VIRGINIA	1.07	1.07	1.05	1.05	1.06
Mitchell	0.95	0.98	0.96	0.93	0.95	Ogden	1.03	1.05	1.04	1.05	1.03	Beckley	1.07	1.06	1.05	1.06	1.07
Pierre	0.94	0.95	0.96	0.94	0.95	Orem	1.02	1.05	1.02	1.02	1.02	Bluefield	1.06	1.05	1.04	1.05	1.07
Rapid City	0.95	0.94	0.97	0.96	0.95	Provo	1.02	1.04	1.02	1.02	1.02	Charleston	1.08	1.07	1.08	1.08	1.10
Sioux Falls	0.93	1.01	0.97	0.95	0.95	Salt Lake City	1.04	1.06	1.03	1.01	1.03	Clarksburg	1.07	1.09	1.06	1.06	1.06
Vermillion	0.93	0.96	0.93	0.92	0.94	St. George	0.96	0.98	0.97	0.99	0.96	Fairmont	1.08	1.10	1.09	1.08	1.06
Watertown	0.94	0.97	0.95	0.95	0.96	VERMONT	1.02	1.04	1.06	1.04	1.02	Huntington	1.07	1.06	1.04	1.04	1.06
Yankton	0.92	0.96	0.92	0.92	0.93	Barre	1.01	1.04	1.07	1.03	1.01	Morgantown	1.08	1.08	1.05	1.07	1.06
TENNESSEE	0.91	0.91	0.90	0.90	0.91	Brattleboro	1.02	1.06	1.04	1.04	1.04	Parkersburg	1.05	1.04	1.04	1.03	1.05
Bristol	0.90	0.90	0.85	0.87	0.87	Burlington	1.02	1.02	1.06	1.04	1.03	Wheeling	1.03	1.04	1.04	1.02	1.05
Chatanooga	0.94	0.95	0.95	0.96	0.99	Montpelier	1.01	1.04	1.07	1.04	1.01	WISCONSIN	1.05	1.07	1.07	1.07	1.06
Columbia	0.89	0.89	0.88	0.86	0.87	Rutland	1.02	1.05	1.07	1.05	1.00	Appleton	1.03	1.05	1.05	1.05	1.02
Jackson	0.88	0.89	0.90	0.90	0.90	VIRGINIA	0.96	0.98	0.95	0.95	0.96	Beloit	1.06	1.08	1.10	1.09	1.06
Johnson City	0.89	0.87	0.83	0.85	0.86	Alexandria	1.08	1.10	1.07	1.05	1.06	Eau Claire	1.03	1.08	1.09	1.08	1.09
Kingsport	0.93	0.92	0.90	0.89	0.92	Arlington	1.09	1.10	1.09	1.07	1.07	Fond du Lac	1.01	1.04	1.01	1.02	1.00
Knoxville	0.90	0.92	0.93	0.94	0.94	Charlottesville	0.91	0.92	0.92	0.92	0.92	Green Bay	1.03	1.05	1.06	1.05	1.05
Memphis	0.89	0.93	0.92	0.93	0.94	Chesapeake	0.92	0.95	0.92	0.92	0.92	Janesville	1.03	1.07	1.07	1.07	1.04
Nashville	0.95	0.92	0.91	0.91	0.92	Danville	0.91	0.90	0.87	0.88	0.90	Kenosha	1.11	1.13	1.14	1.12	1.13
TEXAS	0.85	0.85	0.86	0.86	0.85	Fredericksburg	1.05	1.05	1.04	1.04	1.04	La Crosse	1.06	1.08	1.08	1.09	1.08
Abilene	0.86	0.89	0.92	0.91	0.90	Hampton	0.93	0.96	0.95	0.95	0.95	Madison	1.04	1.09	1.08	1.09	1.06
Amarillo	0.85	0.87	0.90	0.89	0.88	Lynchburg	0.90	0.89	0.88	0.89	0.91	Manitowoc	1.05	1.08	1.07	1.10	1.07
Austin	0.86	0.85	0.85	0.86	0.84	Newport News	0.93	0.96	0.95	0.95	0.95	Milwaukee	1.06	1.07	1.07	1.06	1.06
Baytown	0.89	0.86	0.87	0.86	0.87	Norfolk	0.93	0.96	0.93	0.92	0.94	Oshkosh	1.03	1.04	1.04	1.04	1.02
Beaumont	0.86	0.87	0.89	0.89	0.86	Petersburg	0.93	0.96	0.94	0.93	0.95	Racine	1.04	1.08	1.08	1.09	1.08
Cameron County	0.77	0.78	0.77	0.76	0.76	Portsmouth	0.92	0.95	0.92	0.92	0.92	Sheboygan	1.05	1.07	1.07	1.07	1.05
Corpus Christi	0.83	0.84	0.85	0.83	0.85	Richmond	0.97	1.00	0.97	0.97	1.00	Superior	1.08	1.09	1.07	1.03	1.07
Dallas	0.89	0.88	0.87	0.87	0.86	Roanoke	0.94	0.93	0.91	0.91	0.93	Wausau	1.04	1.05	1.04	1.04	1.02
El Paso	0.86	0.86	0.86	0.85	0.86	Virginia Beach	0.93	0.97	0.94	0.95	0.95	WYOMING	0.98	0.99	0.98	0.98	1.00
Fort Worth	0.89	0.88	0.88	0.88	0.87	Winchester	1.01	1.02	0.98	0.97	1.03	Casper	0.95	0.95	0.98	0.95	0.98
Galveston	0.89	0.87	0.89	0.87	0.86							Cheyenne	0.98	0.99	0.99	0.97	1.02
Hidalgo County	0.76	0.77	0.76	0.76	0.76							Cody	0.92	0.95	0.94	0.91	0.95
Houston	0.92	0.89	0.90	0.88	0.89							Laramie	1.01	1.00	1.00	1.02	1.04
												Rock Springs	1.05	1.06	1.01	1.03	1.06
												Sheridan	0.95	0.97	0.97	0.97	0.97

The data included on this page becomes obsolete after update delivery, scheduled for April 2021.

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

SEGREGATED COST SECTIONS

This page supersedes the January 2021 Green Supplement.

(Effective Date of Cost Pages)	CALCULATOR COST SECTIONS								(Effective Date of Cost Pages)	SEGREGATED COST SECTIONS									
	11 (11/20)	12 (8/20)	13 (5/20)	14 (2/20)	15 (11/19)	16 (8/19)	17 (5/19)	18 (2/21)		41 (12/20)	42 (9/20)	43 (6/20)	44 (3/20)	45 (12/19)	46 (9/19)	47 (6/19)	48 (3/19)		
EASTERN	A	1.05	1.05	1.05	1.03	1.05	1.05	1.06	1.05	EASTERN	A	1.05	1.05	1.05	1.03	1.05	1.05	1.06	1.09
	B	1.07	1.08	1.06	1.08	1.06	1.07	1.09	1.05		B	1.07	1.08	1.06	1.08	1.06	1.07	1.09	1.11
	C	1.07	1.06	1.09	1.08	1.10	1.10	1.11	1.02		C	1.07	1.06	1.09	1.08	1.10	1.10	1.11	1.08
	D	1.06	1.08	1.08	1.07	1.08	1.09	1.08	1.02		D	1.06	1.08	1.08	1.07	1.08	1.09	1.08	1.08
	S	1.10	1.10	1.09	1.08	1.10	1.08	1.07	1.06		S	1.10	1.10	1.09	1.08	1.10	1.08	1.07	1.11
CENTRAL	A	1.00	1.00	0.99	1.00	1.00	1.01	1.01	0.98	CENTRAL	A	1.00	1.00	0.99	1.00	1.00	1.01	1.01	1.01
	B	1.00	1.01	1.01	1.02	1.04	1.03	1.02	0.97		B	1.00	1.01	1.01	1.02	1.04	1.03	1.02	1.03
	C	1.02	1.03	1.04	1.03	1.04	1.03	1.03	0.98		C	1.02	1.03	1.04	1.03	1.04	1.03	1.03	1.04
	D	1.02	1.04	1.05	1.05	1.07	1.07	1.03	0.99		D	1.02	1.04	1.05	1.05	1.07	1.07	1.03	1.05
	S	0.99	1.02	1.00	1.03	1.03	1.02	1.04	0.97		S	0.99	1.02	1.00	1.03	1.03	1.02	1.04	1.03
WESTERN	A	1.01	1.05	1.06	1.07	1.06	1.05	1.04	0.99	WESTERN	A	1.01	1.05	1.06	1.07	1.06	1.05	1.04	1.03
	B	1.02	1.03	1.08	1.06	1.08	1.09	1.08	1.00		B	1.02	1.03	1.08	1.06	1.08	1.09	1.08	1.06
	C	1.04	1.07	1.06	1.09	1.08	1.09	1.08	1.03		C	1.04	1.07	1.06	1.09	1.08	1.09	1.08	1.09
	D	1.07	1.07	1.08	1.10	1.08	1.07	1.11	1.03		D	1.07	1.07	1.08	1.10	1.08	1.07	1.11	1.09
	S	1.04	1.04	1.09	1.08	1.07	1.11	1.09	0.99		S	1.04	1.04	1.09	1.08	1.07	1.11	1.09	1.05

UNIT-IN-PLACE COST SECTIONS (51 - 70)

Sec.	Page	Date	Eastern	Central	Western	Sec.	Page	Date	Eastern	Central	Western		
51 -	2-3	(3/19)	Concrete Foundations.....	1.08	1.04	1.08	61 -	1-8	(12/20)	Tanks	1.04	1.02	1.06
51 -	4	(3/19)	Pilings.....	1.08	1.03	1.08	62 -	1	(6/20)	Industrial Pumps & Boilers.....	1.08	0.99	1.11
51 -	7-8	(3/19)	Steel and Concrete Frame.....	1.08	1.03	1.08	62 -	2-3, 6	(6/20)	Piping	1.08	0.99	1.11
51 -	3-7	(3/19)	Wood Foundations, Frame	1.06	1.05	1.10	62 -	4	(6/20)	Electrical Motors	1.08	0.99	1.11
52 -	1-4, 6	(3/19)	Interior Construction.....	1.06	1.05	1.08	62 -	5	(6/20)	Steel Stacks, Chutes.....	1.08	0.99	1.11
52 -	5	(3/19)	Bank Vaults and Equipment	1.09	1.04	1.07	62 -	5	(6/20)	Masonry & Concrete Chimneys ..	1.05	1.00	1.09
53 -	1-8	(6/19)	Heating, Cooling & Ventilating	1.07	1.04	1.08	62 -	6	(6/20)	Compactors, Incinerators.....	1.08	0.99	1.11
53 -	9-12	(6/19)	Plumbing, Fire Protection, etc.....	1.08	1.03	1.10	63 -	1-4	(9/20)	Trailer and Mfg. Housing Parks ..	1.03	1.02	1.08
54 -	1-6	(6/19)	Electrical, Security	1.03	1.04	1.04	63 -	5-10	(9/20)	Manufactured Housing.....	1.05	1.04	1.09
55 -	3-7	(8/19)	Wall Costs.....	1.07	1.03	1.09	64 -	1-6	(3/20)	Service Stations, Car Washes	1.09	1.04	1.07
56 -	1-2	(8/19)	Stained Glass.....	1.07	1.04	1.09	64 -	7-9	(3/20)	Prefabricated Metal Structures ...	1.07	1.02	1.09
56 -	3-6	(8/19)	Storefronts.....	1.07	1.04	1.09	64 -	7-8	(3/20)	Prefab. Wood & Air Structures....	1.08	1.04	1.09
56 -	7	(8/19)	Stonework	1.06	1.05	1.10	65 -	1-12	(3/20)	Equipment Costs.....	1.07	1.05	1.06
56 -	8	(8/19)	Columns, Stone & Concrete	1.06	1.05	1.10	66 -	1	(12/19)	Subdivision Costs	1.07	1.03	1.09
56 -	8	(8/19)	Columns, Wood & Aluminum.....	1.07	1.05	1.10	66 -	2-9	(12/19)	Yard Improvements.....	1.08	1.04	1.10
57 -	1-6	(9/19)	Roofs.....	1.06	1.05	1.08	66 -	10-11	(12/19)	Demolition & Remediation	1.06	1.04	1.09
58 -	1	(9/19)	Cold Storage.....	1.06	1.03	1.09	67 -	1-2	(12/19)	Golf Courses.....	1.06	1.05	1.08
58 -	2-8	(9/19)	Elevators, Conveying Systems ...	1.04	1.01	1.05	67 -	3-7	(12/19)	Recreational Facilities.....	1.06	1.04	1.09
							70 -	1-32	(1/21)	Green Section	1.01	1.00	1.06

The data included on this page becomes obsolete after update delivery, scheduled for March 2021.

Land Sales Comparables

	Subject	Land Sale #1	Land Sale #2	Land Sale #3
Parcel	015-301-36	013-281-08	020-191-16	015-281-04
Address	2270 KIETZKE LN	Harvard Way	301-355 Gentry Way	507 E Grove St
Sale Price	3,184,470	565,000	1,495,000	87,681
Sale Date	N/A	1/29/21	12/19/19	4/9/18
Zoning	C	CC	CC, Community Commercial	AC
Land Size (Acres)	5.41	1.02	2.75	0.90
\$ / Acre	588,515	553,922	543,636	97,423
\$ / SF	13.51	12.72	12.48	2.24
Adjustments				
Size	0.0%	-8.8%	-5.3%	-9.0%
Total Adjustments	0.0%	-8.8%	-5.3%	-9.0%
Adjusted \$/Acre	588,515	505,276	514,704	88,634
Adjusted \$/SF	13.51	11.60	11.82	2.03
			Median Adjusted \$/Acre	505,275.85
			Median Adjusted \$/SF	11.60
			Adjusted Median Land Value (\$)	2,734,062

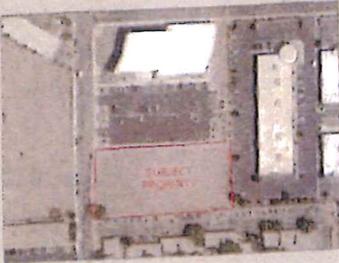
★ 2270 Kietzke Ln,
Reno, NV (USA)

	Address	City	Property Info	Sale Info
1	Harvard Way	Reno	1.02 AC Land	Sold: \$565,000 (\$553,921.57/AC)
2	301-355 Gentry Way	Reno	2.75 AC Land	Sold: \$1,495,000 (\$543,636.36/AC)
3	507 E Grove St (Part of Multi-Property Sale)	Reno	0.90 AC Land	Sold: \$87,681

SOLD

Harvard Way - 1.02 Acre Finished Lot

Reno, NV 89502
Sale on 1/29/2021 for \$565,000 (\$552,783.48/AC) - Research Complete
Commercial Land of 1.02 AC (44,523 SF)



Buyer & Seller Contact Info

Recorded Buyer: **Automotive Way, LLC**
True Buyer: **Deana Webb**
Deana Webb
539 Riverside Dr
Reno, NV 89503

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

Recorded Seller: **Mesa Rlm Holdings Llc**
True Seller: **Marlowe Kulley**
Marlowe Kulley
2365 Audubon Way
Reno, NV 89509
(775) 507-4255

Seller Type: **Individual**
Listing Broker: **Lee & Associates Commercial Real Estate Service**
Lyle Chamberlain
(775) 851-5310

ID: 6391267

Transaction Details

Sale Date: **01/29/2021 (658 days on market)**
Escrow Length: **-**
Sale Price: **\$565,000-Full Value**
Asking Price: **650000**

Price/AC Land Gross: **\$552,783.48 (\$12.69/SF)**

Zoning: **CC**
Transfer Tax: **\$2,316.50**

Sale Type: **Investment**
Land Area: **1.02 AC (44,523 SF)**
Land Area - Net: **1.02 AC (44,518 SF)**
Proposed Use: **Commercial, Retail, Office, Mixed Use, Storefront Retail/Office**

Percent Improved: **-**
Total Value Assessed: **\$124,664 in 2020**
Improved Value Assessed: **-**
Land Value Assessed: **\$124,664**
Land Assessed/AC: **\$121,968**

Street Frontage: **148 feet on Harvard Way**
Financing: **Down payment of \$565,000.00 (100.0%)**

Topography: **Level**
On-Site Improv: **Finished lot**
Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**
Legal Desc: **Par 2A, PM 5239.**

2/18/2022

SOLD

Harvard Way - 1.02 Acre Finished Lot

Commercial Land of 1.02 AC (44,523 SF) (cont)

Parcel No: 013-281-08
Document No: 000005135221

Transaction Notes

This was the sale of 1.0221 acres of commercial land in Reno. The parcel has flexible CC zoning. It is located next to Mesa Rim Climbing, just off I 580. The land is flat and level. Phase 1 reported to be complete.

Income Expense Data

Expenses	- Taxes	\$4,565
	- Operating Expenses	
	Total Expenses	\$4,565

ID: 11088729

Current Land Information

Zoning: CC	Proposed Use: Commercial/Retail/Office/Mixed Use/Storefront Retail/Office
Density Allowed: -	Land Area: 1.02 AC (44,523 SF)
Number of Lots: -	Land Area - Net: 1.02 AC
Max # of Units: -	On-Site Improv: Finished lot
Units per Acre: -	Lot Dimensions: -
Improvements: -	Owner Type: Individual

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

Street Frontage: 148 feet on Harvard Way

Location Information

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

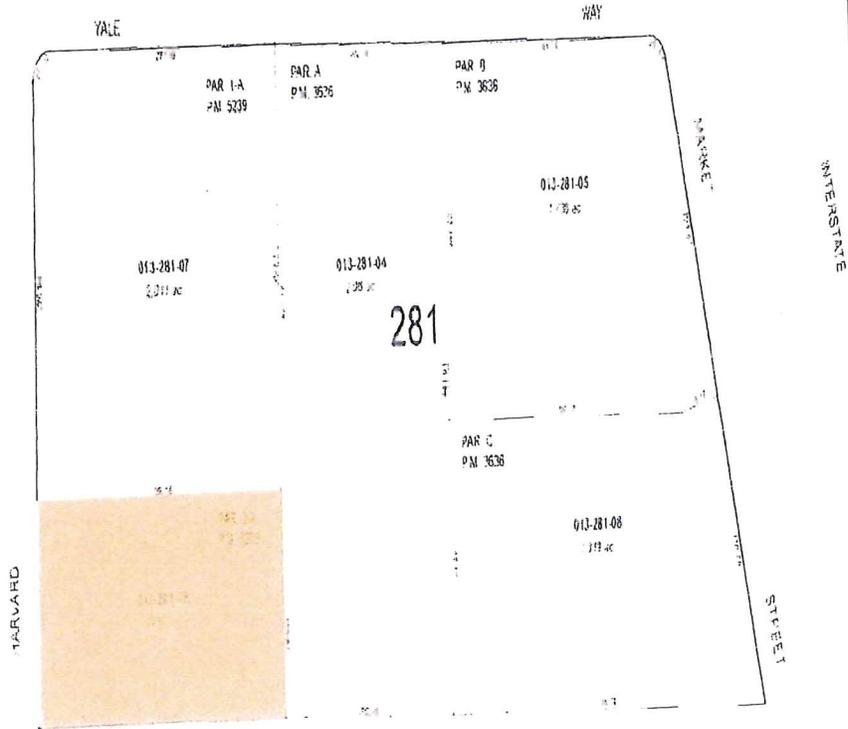
2/18/2022

SOLD

Harvard Way - 1.02 Acre Finished Lot
Commercial Land of 1.02 AC (44,523 SF) (cont)

Parcel Number: 013-281-08
Legal Description: -
County: Washoe

Plat Map: Harvard Way



SOLD

301-355 Gentry Way - Gentry Way Parcels

Reno, NV 89502
Sale on 12/19/2019 for \$1,495,000 (\$543,636.36/AC) - Research Complete
Commercial Land of 2.75 AC (119,790 SF)



Buyer & Seller Contact Info

Recorded Buyer: **Vintage At The Sanctuary Lp**
True Buyer: **Vintage Housing**
Michael Gancar
369 San Miguel Dr
Newport Beach, CA 92660
(949) 721-6775
Buyer Type: **Developer/Owner-NTL**

Recorded Seller: **Roy L Street**
True Seller: **Roy L Street**
Roy Street
485 Gentry Way
Reno, NV 89502
(775) 333-3322
Seller Type: **Individual**

ID: 5008353

Transaction Details

Sale Date: **12/19/2019**
Escrow Length: -
Sale Price: **\$1,495,000-Confirmed**
Price/AC Land Gross: **\$543,636.36 (\$12.48/SF)**
Zoning: **CC, Community Commercial**
Density: **CC, Community Commercial**
Sale Type: **Investment**
Land Area: **2.75 AC (119,790 SF)**
Proposed Use: **Commercial**
Percent Improved: **17.2%**
Total Value Assessed: **\$284,671 in 2019**
Improved Value Assessed: **\$48,834**
Land Value Assessed: **\$235,837**
Land Assessed/AC: **\$85,758**

Financing: **\$3,000,000.00 from Private Lender**
Topography: **Level**
On-Site Improv: **Asphalt paved lot**
Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**
Legal Desc: **Por SE 1/4 sec 24 T19N R19E**
Lots 2 & 3 por lot 1 blk J
Parcel No: **020-191-16, 020-191-17**
Document No: **000004984255**
Sale History: **Sold for \$1,495,000 on 12/19/2019**
Sold on 11/15/2019 Non-Arms Length

2/18/2022

SOLD

301-355 Gentry Way - Gentry Way Parcels

Commercial Land of 2.75 AC (119,790 SF) (con't)

Transaction Notes

Proposed use is low income multi-family housing.

ID: 8333988

Current Land Information

Zoning: CC, Community Commercial
Density Allowed: CC, Community Commercial
Number of Lots: -
Max # of Units: -
Units per Acre: -
Improvements: -

Proposed Use: Commercial
Land Area: 2.75 AC (119,790 SF)
On-Site Improv: Asphalt paved lot
Lot Dimensions: -
Owner Type: Developer/Owner-NTL

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

Location Information

Park Name: Gentry Way Parcels
Metro Market: Reno/Sparks
Submarket: Central/Airport/Central/Airport
County: Washoe
CBSA: Reno, NV
CSA: Reno-Carson City-Fernley, NV
DMA: Reno, NV-CA

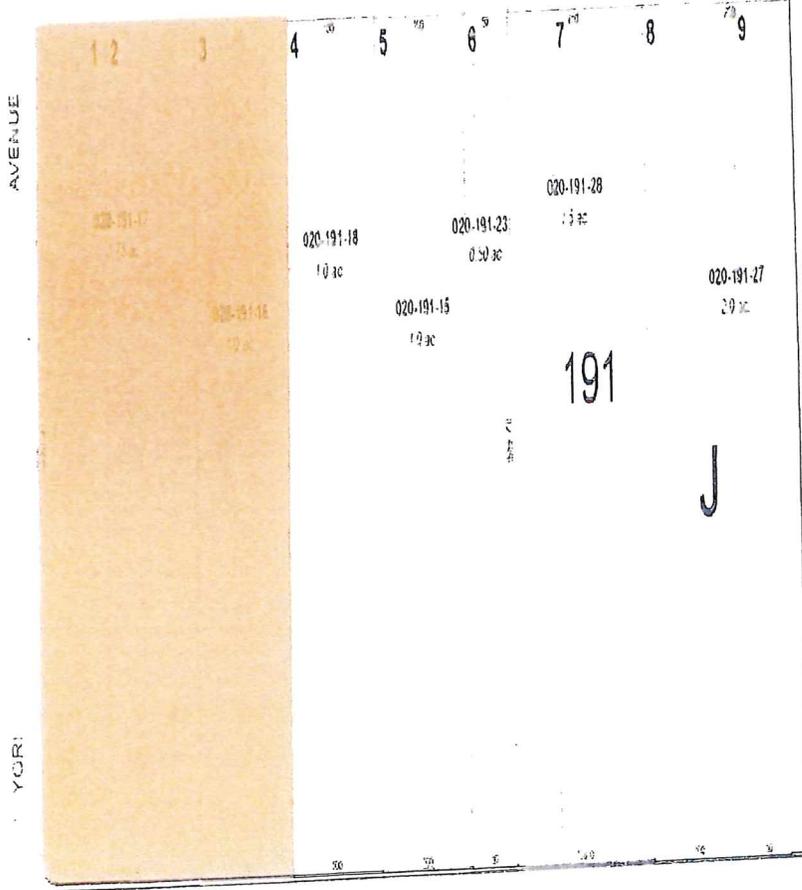
301-355 Gentry Way - Gentry Way Parcels

SOLD

Commercial Land of 2.75 AC (119,790 SF) (cont)

Parcel Number: 020-191-16, 020-191-17
Legal Description: -
County: Washoe

Plat Map: 301-355 Gentry Way

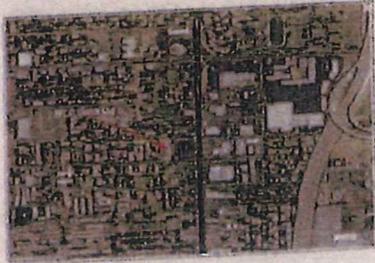


SOLD

507 E Grove St - Grove Franktown Parcel

3

Reno, NV 89502
Sale on 4/9/2018 for \$87,681 (\$97,423.33/AC) - Research Complete (Part of Multi-Property)
Commercial Land of 0.90 AC (39,204 SF)



Buyer & Seller Contact Info

Recorded Buyer: JRobnett Investment LLC
True Buyer: Sovanna Nadler
Sovanna Nadler
3665 Plumas St
Reno, NV 89509
(615) 298-2764
Buyer Type: Individual

Recorded Seller: Hicks Mary Living Trust
True Seller: Hicks Mary Living Trust
47375 W Dakota Ave
Firebaugh, CA 93622
(831) 624-6010
Seller Type: Trust
Listing Broker: Avison Young
Tad Loran
(775) 332-7313

Transaction Details

ID: 4205496

Sale Date: 04/09/2018 (179 days on market)
Escrow Length: -
Sale Price: \$87,681-Allocated
Price/AC Land Gross: \$97,423.33 (\$2.24/SF)

Sale Type: Investment
Land Area: 0.90 AC (39,204 SF)
Proposed Use: -

Zoning: AC
Lot Dimensions: 395x100
Transfer Tax: \$17,015

Street Frontage: 103 feet on E Grove

Topography: Level
On-Site Improv: Raw land
Off-Site Improv: Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Document No: 00004803074

Transaction Notes

The parties involved were not at liberty to disclose any of the vital details. All information is based on recorded documents and county assessor records.

SOLD

507 E Grove St - Grove Franktown Parcel

Commercial Land of 0.90 AC (39,204 SF) (con't)

Income Expense Data

Expenses	-	Taxes	\$3,456
	-	Operating Expenses	-
		Total Expenses	\$3,456

ID: 6216912

Current Land Information

Zoning:	AC	Proposed Use:	-
Density Allowed:	-	Land Area:	0.90 AC (39,204 SF)
Number of Lots:	-	On-Site Improv:	Raw land
Max # of Units:	-	Lot Dimensions:	395x100
Units per Acre:	-	Owner Type:	Individual
Improvements:	-		
Topography:	Level		
Off-Site Improv:	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Street Frontage:	103 feet on E Grove		

Location Information

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

507 E Grove St - Grove Franktown Parcel

SOLD

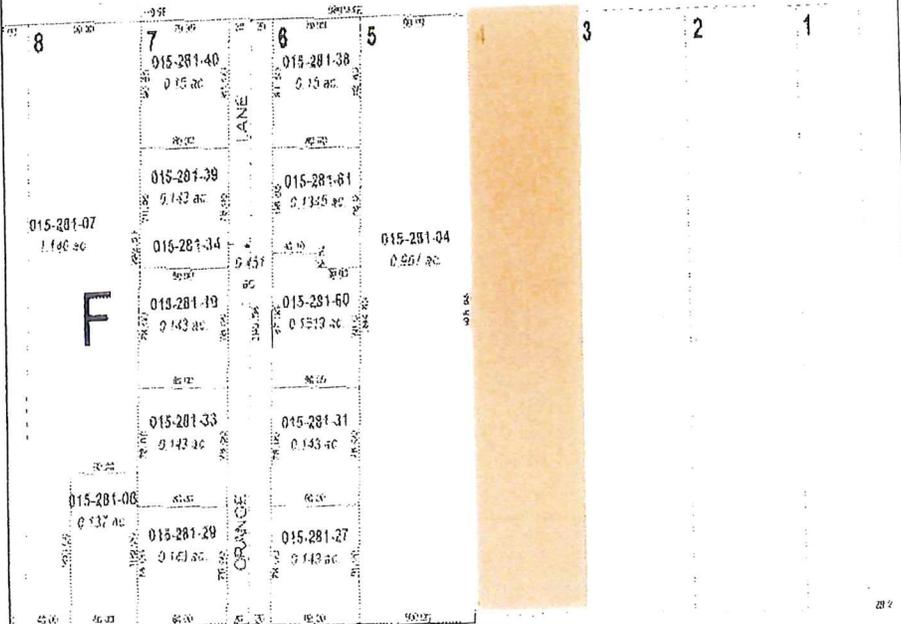
Commercial Land of 0.90 AC (39,204 SF) (cont)

Parcel Number: -
Legal Description: -
County: Washoe

Plat Map: 507 E Grove St

CENTER LINE OF NE 1/4 OF SEC. 24

171
CORN



GROVE

STREET

E
124
SE



Packet Summary

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

Method	Value	\$/SF
Sales Comparison	\$ 6,000,000 / \$	115.15
Cost	\$ 5,253,202 / \$	100.82
Requested Value	\$ 5,253,202 / \$	100.82