

# **PETITIONER'S EVIDENCE**

# PIVOTAL

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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

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To Whom It May Concern:

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

Year	Total Value	\$/SF
<b>2022</b>	<b>\$ 7,148,253</b>	<b>\$ 137.19</b>

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
<b>Requested Value</b>	<b>\$ 5,253,202 /</b>	<b>\$ 100.82</b>

## Property Summary

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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

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

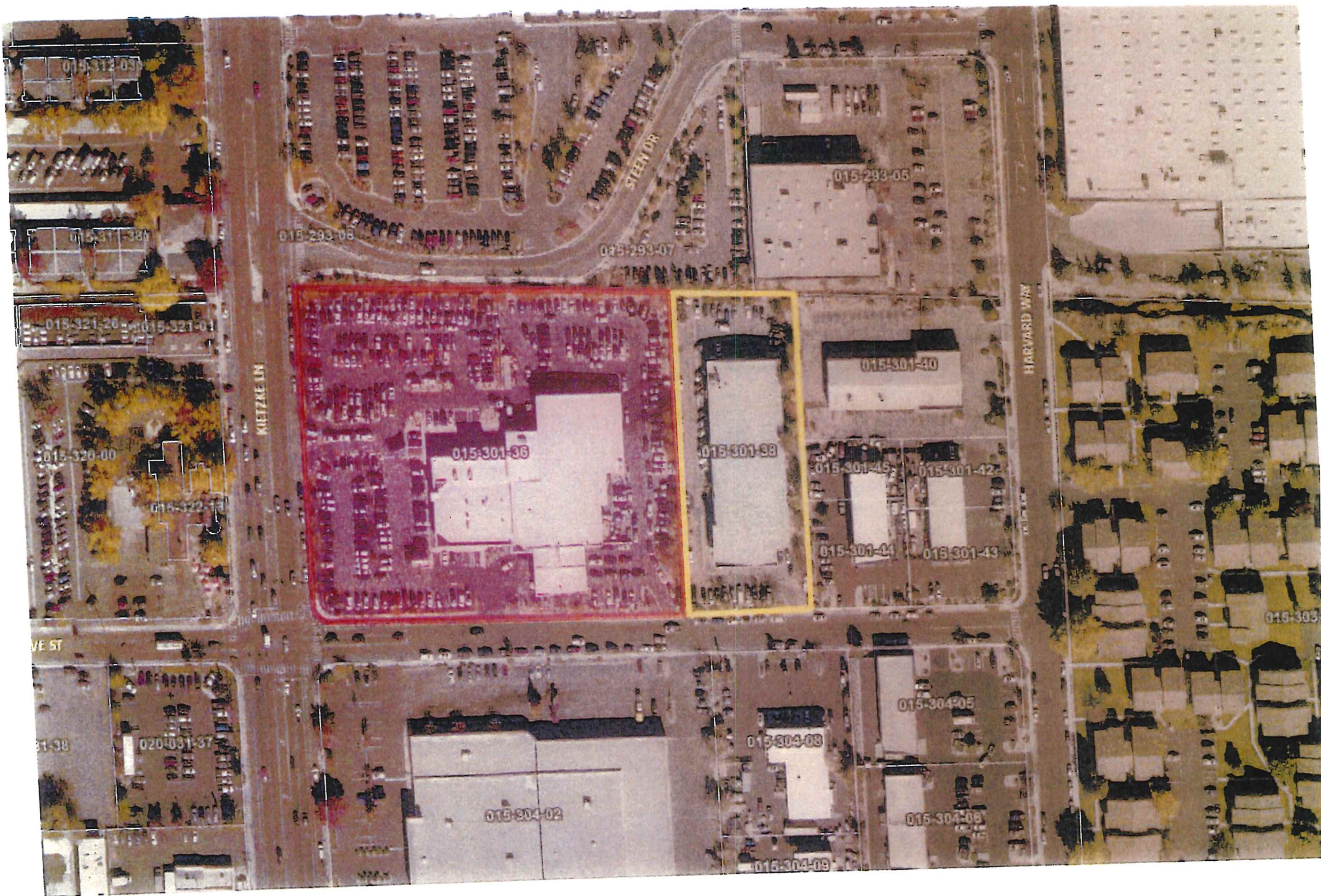
## Assessed Value Breakdown

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



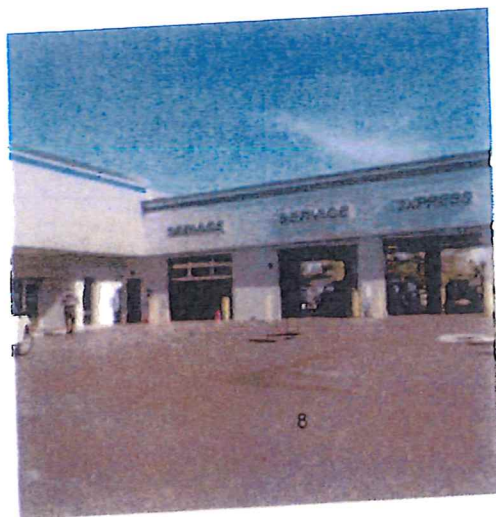


















## Sales Comparables

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

#### Buyer

Recorded Buyer  
True Buyer  
Lithia Real Estate, Inc.  
Lithia Real Estate, Inc.  
150 N Bartlett St  
Medford, OR 97501  
(541) 775-6401 (p)

Buyer Contacts  
Anne Breck

Country of Origin  
Buyer Type  
Secondary Type  
Activity (Last 5 Yrs)

United States  
User  
Corporation  
\$947.8M (Acquisitions) / \$147.8M (Dispositions)

#### Seller

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

Seller Contacts  
William D. Moreland

Country of Origin  
Seller Type  
Secondary Type  
Activity (Last 5 Yrs)

United States  
Private  
Individual  
\$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

Deed

#### 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  
Senior Market Manager  
(858) 678-4158 X7158 (p)  
jrasmussen@costar.com

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



# CALCULATOR METHOD

SECTION 14 PAGE 31  
February 2020

## AUTOMOTIVE SERVICE CENTERS (410)

CLASS	TYPE	EXTERIOR WALLS	INTERIOR FINISH	LIGHTING, PLUMBING AND MECHANICAL	HEAT	Sq. M.	COST Cu. Ft.	Sq. Ft.
<b>C</b>	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
<b>D</b>	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
<b>DPOLE</b>	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
<b>S</b>	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)

<b>A-B</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
<b>C</b>	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
<b>D</b>	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
<b>DPOLE</b>	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
<b>S</b>	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.

MARSHALL VALUATION SERVICE

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

## 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

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

\*For elevator costs, see bottom of Page 34.

### 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
	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
DPOLE	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
	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
S	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.

# LIFE EXPECTANCY GUIDELINES

## TYPICAL BUILDING LIVES

OCCUPANCY	CLASS	A	B	C	D	S
SECTIONS 14 & 44, GARAGES, INDUSTRIALS AND WAREHOUSES						
Armories, good and excellent		---	---	55	50	---
average		---	---	50	40	40
Automotive service centers, good		---	---	45	40	40
average		---	---	40	35	35
low cost		---	---	35	30	30
Broadcasting facilities, good and excellent		55	55	50	45	45
average		50	50	45	40	40
low cost		45	45	40	35	35
Cold storage facilities, excellent		---	---	50	---	45
average and good		50	50	45	40	40
low cost and fair		---	---	40	35	35
Complete auto dealerships, good and excellent		50	50	45	40	40
average		45	45	40	35	35
low cost		---	---	35	30	30
Computer centers, good and excellent		50	50	45	40	40
low cost and average		45	45	40	35	35
Creameries, good		---	---	45	45	45
average		45	45	35	30	30
low cost		---	---	25	20	20
Garages, municipal service, excellent		---	---	45	---	40
average and good		---	---	40	35	35
Service and repair garages, good and excellent		---	---	40	35	35
low cost and average		40	40	35	30	30
Service garage sheds, good		---	---	35	30	30
low cost and average		---	---	30	25	25
Storage, average		45	45	40	35	35
Hangars, maintenance, excellent		---	---	45	---	40
good		---	---	40	---	40
average		---	---	40	35	35
low cost		---	---	35	30	30
Storage, excellent		---	---	40	---	40
good		---	---	40	---	35
average		---	---	35	30	30
low cost		---	---	30	30	30
cheap		---	---	---	20	20
T-hangars, average		---	---	30	---	30
low cost		---	---	---	20	20
Industrial flex-mall buildings, average and good		---	---	50	40	40
low cost		---	---	40	35	35
Industrials, engineering, good and excellent		---	---	40	35	35
average		55	55	50	45	45
low cost		50	50	45	40	40
low cost		50	50	40	35	35

OCCUPANCY	CLASS	A	B	C	D	S
SECTIONS 14 & 44, GARAGES, INDUSTRIALS AND WAREHOUSES (Continued)						
Industrials, manufacturing, heavy, good and excellent		60	60	55	---	50
low cost and average		55	55	50	45	45
light, good		50	50	45	40	40
average		50	50	40	35	35
low cost		45	45	40	35	35
Laboratory buildings, good and excellent		55	55	50	45	45
low cost and average		50	50	45	40	40
Lofts, excellent		60	60	---	---	---
average and good		55	55	50	40	40
low cost		50	50	40	35	---
Mini-lube garages, good and excellent		---	---	40	35	35
low cost and average		---	---	35	30	30
Mini-warehouses, low and high rise, good		---	---	45	40	40
average		45	45	40	35	35
low cost		---	---	35	30	30
Parking structures/parkades, good		45	45	---	---	---
low cost and average		40	40	---	---	35
cheap		---	---	---	---	30
Passenger terminals, very good and excellent		45	45	40	40	---
average and good		40	40	35	35	35
low cost and fair		35	35	30	30	30
control towers, good		35	35	---	---	---
average		30	30	---	---	---
low cost		25	25	---	---	---
Post offices, main and branch, good and excellent		60	60	55	50	50
low cost and average		55	55	50	45	45
mail processing facilities, good		---	---	50	---	45
average		50	50	45	---	40
Showrooms, good and excellent		50	50	45	40	40
average		45	45	40	35	35
low cost		---	---	35	30	30
Transit warehouses, average and good		---	---	45	40	40
Underground parking garages, average		45	45	---	---	---
Warehouses, distribution, good and excellent		55	55	50	45	45
average		50	50	45	40	40
low cost		---	---	40	35	35
Storage and mega storage, excellent		---	---	50	---	45
average and good		50	50	45	40	40
cheap and low cost		45	45	40	35	35
Miscellaneous buildings, excellent		60	60	55	45	45
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	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	8	11	16
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									

## 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.

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									

# LOCAL MULTIPLIERS

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

## UNITED STATES

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

(Effective Date of Cost Pages)		11 (11/20)	12 (8/20)	13 (5/20)	14 (2/20)	15 (11/19)	16 (8/19)	17 (5/19)	18 (2/21)
EASTERN	A	1.05	1.05	1.05	1.03	1.05	1.05	1.06	1.05
	B	1.07	1.08	1.06	1.08	1.06	1.07	1.09	1.05
	C	1.07	1.06	1.09	1.08	1.10	1.10	1.11	1.02
	D	1.06	1.08	1.08	1.07	1.08	1.09	1.08	1.02
	S	1.10	1.10	1.09	1.08	1.10	1.08	1.07	1.06
CENTRAL	A	1.00	1.00	0.99	1.00	1.00	1.01	1.01	0.98
	B	1.00	1.01	1.01	1.02	1.04	1.03	1.02	0.97
	C	1.02	1.03	1.04	1.03	1.04	1.03	1.03	0.98
	D	1.02	1.04	1.05	1.05	1.07	1.07	1.03	0.99
	S	0.99	1.02	1.00	1.03	1.03	1.02	1.04	0.97
WESTERN	A	1.01	1.05	1.06	1.07	1.06	1.05	1.04	0.99
	B	1.02	1.03	1.08	1.06	1.08	1.09	1.08	1.00
	C	1.04	1.07	1.06	1.09	1.08	1.09	1.08	1.03
	D	1.07	1.07	1.08	1.10	1.08	1.07	1.11	1.03
	S	1.04	1.04	1.09	1.08	1.07	1.11	1.09	0.99

## SEGREGATED COST SECTIONS

(Effective Date of Cost Pages)		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	1.09
	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	1.08
	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	1.11
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	1.03
	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	1.05
	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	1.03
	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	1.09
	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	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

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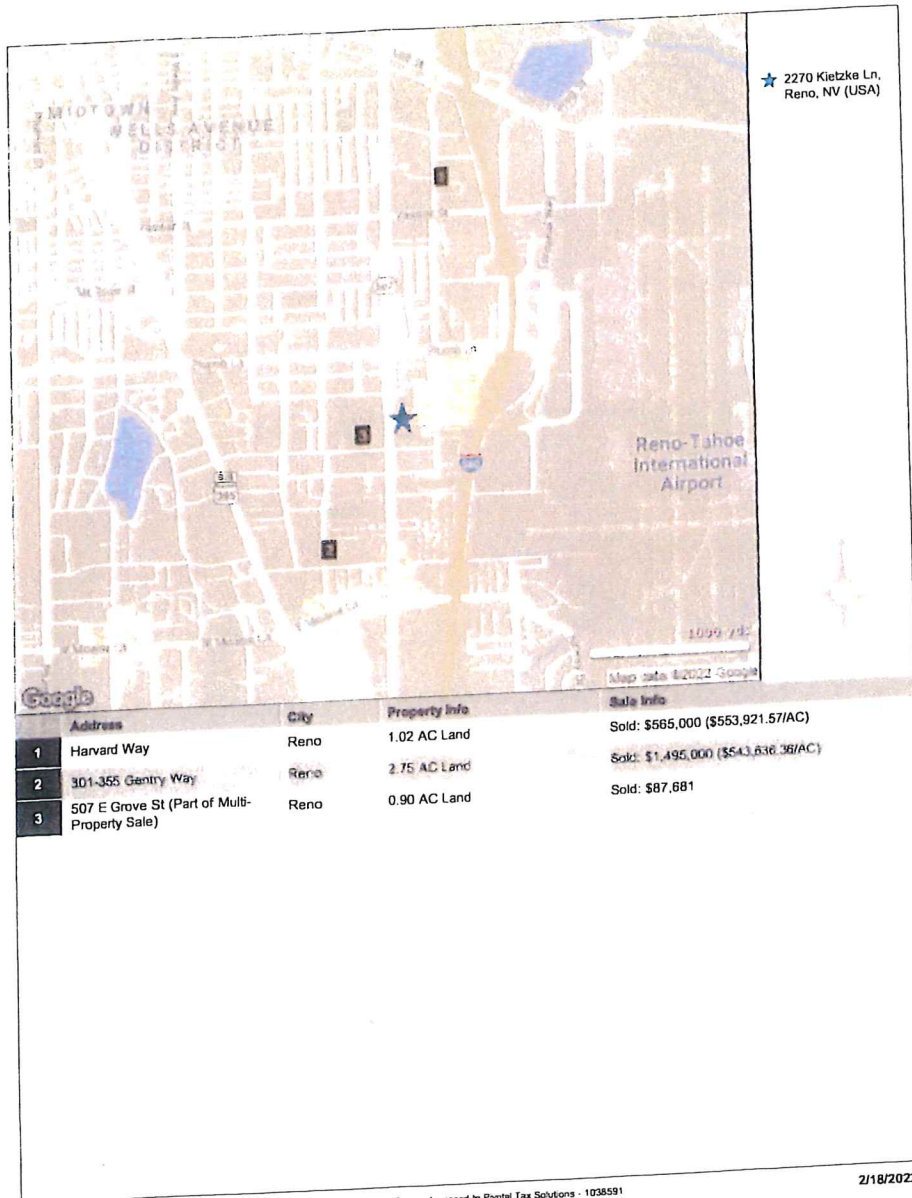


# Land Sales Comparables

	Subject	Land Sale #1	Land Sale #2	Land Sale #3
	015-301-36	013-281-08	020-191-16	015-281-04
Parcel				
	2270 KIETZKE LN	Harvard Way	301-355 Gentry Way	507 E Grove St
Address				
	3,184,470	565,000	1,495,000	87,681
Sale Price				
	N/A	1/29/21	12/19/19	4/9/18
Sale Date				
	C	CC	CC, Community Commercial	AC
Zoning				
	5.41	1.02	2.75	0.90
Land Size (Acres)				
	588,515	553,922	543,636	97,423
\$ / Acre				
	13.51	12.72	12.48	2.24
\$ / SF				

Adjustments				
Size	0.0%	-8.8%	-5.3%	-9.0%
Total Adjustments	0.0%	-8.8%	-5.3%	-9.0%
	588,515	505,276	514,704	88,634
Adjusted \$/Acre				
	13.51	11.60	11.82	2.03
Adjusted \$/SF				

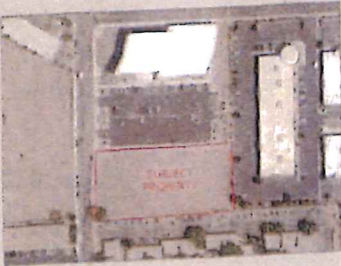
Median Adjusted \$/Acre	505,275.85
Median Adjusted \$/SF	11.60
Adjusted Median Land Value (\$)	2,734,062



**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 Rim 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.

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**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

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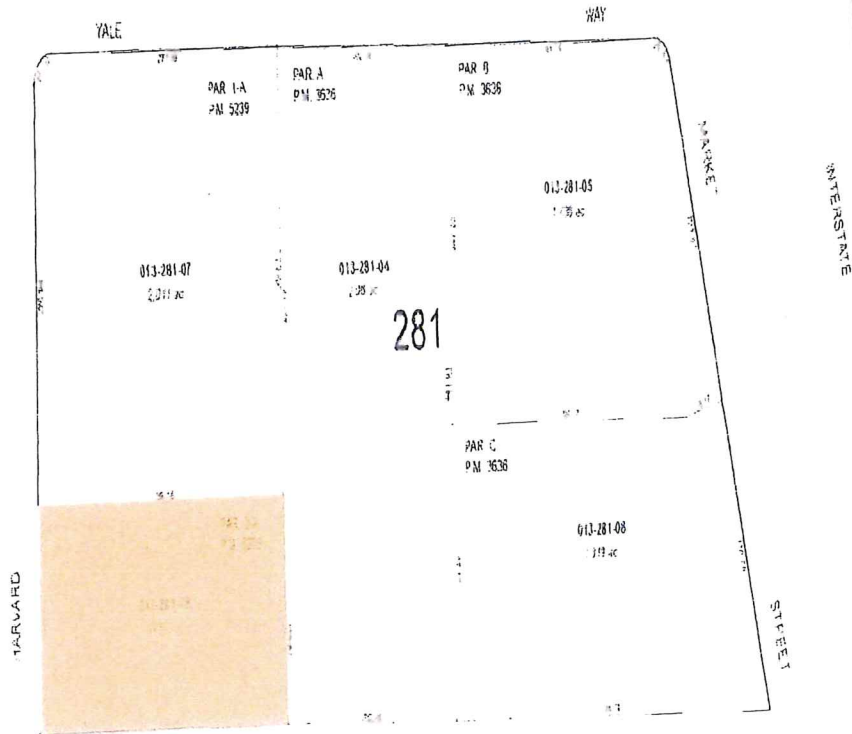


SOLD

**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	Sale Type:	Investment
Escrow Length:	-	Land Area:	2.75 AC (119,790 SF)
Sale Price:	\$1,495,000-Confirmed	Proposed Use:	Commercial
Price/AC Land Gross:	\$543,636.36 (\$12.48/SF)		
Zoning:	CC, Community Commercial	Percent Improved:	17.2%
Density:	CC, Community Commercial	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		

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**SOLD**

**301-355 Gentry Way - Gentry Way Parcels**

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

**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

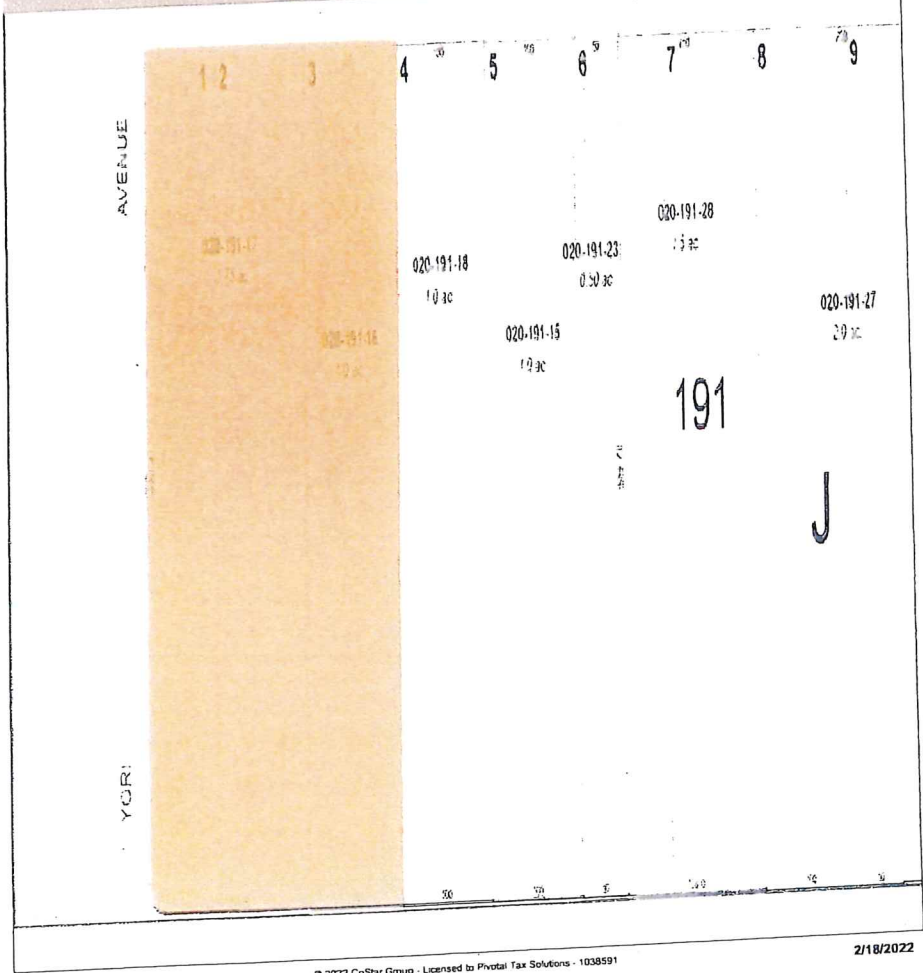
301-355 Gentry Way - Gentry Way Parcels

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

SOLD

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

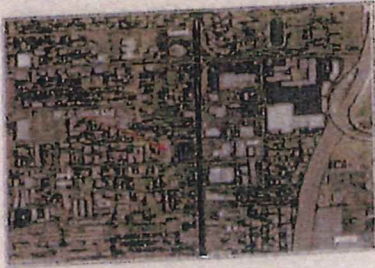
Plat Map: 301-355 Gentry Way



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**507 E Grove St - Grove Franktown Parcel****SOLD**

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: 4206496

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: 000004803074

**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.

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SOLD

**507 E Grove St - Grove Franktown Parcel**  
Commercial Land of 0.90 AC (39,204 SF) (cont)

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

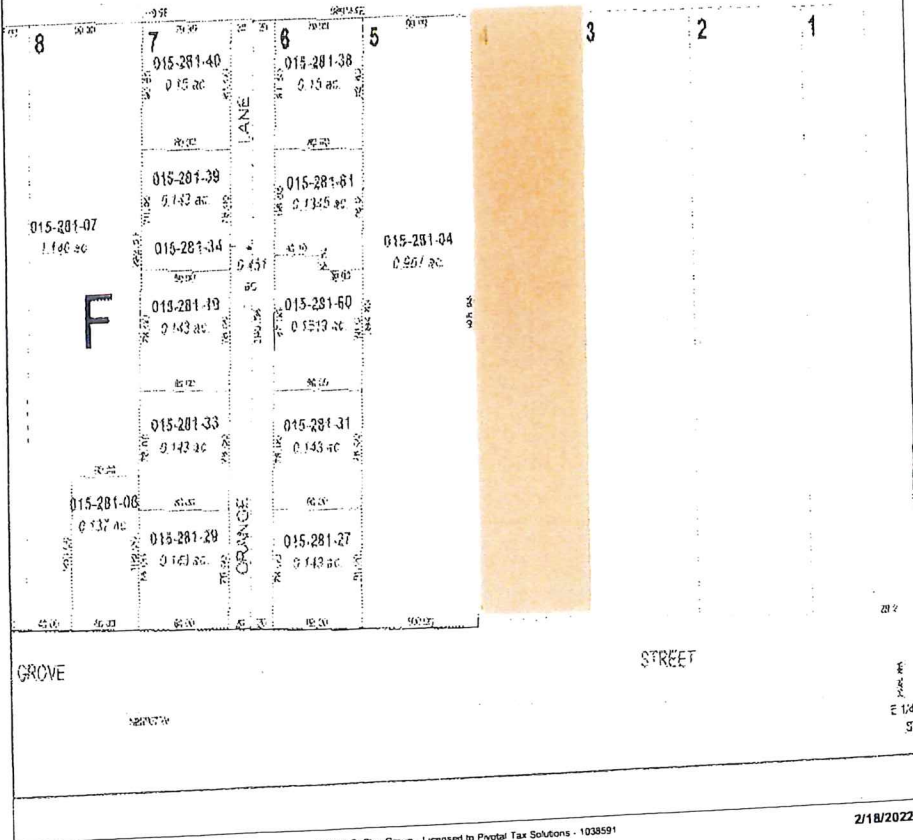
**SOLD**

Parcel Number: -  
Legal Description: -  
County: Washoe

Plat Map: 507 E Grove St

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## Packet Summary

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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
<b>Requested Value</b>	<b>\$ 5,253,202 / \$</b>	<b>100.82</b>