

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # **23-0031A/B**
Hearing Date **2/22/2023**
Tax Year **2023/24**

APN: 015-301-36/38
Owner of Record: LITHIA REAL ESTATE INC
Property Address: 2270 KIETZKE LN / 657 E GROVE ST
Property Type: AUTOMOBILE SHOWROOM 19% SERVICE REPAIR GARAGE 81%
Gross Building Area: 52,105
Year Built: 1996 / 2002
Parcel Size: 5.41 AC

Description / Location: The subject property is the Lithia Subaru car dealership located on at 2270 Kietzke Ln between Plumb Ln and Moana Ln. The property consists of an automobile showroom and service repair garage built in 1996 totaling 31,865 square feet in size.

| | | |
|------------------------|--------------------------|-------------------|
| 2023/24 Taxable Value: | Land: | \$3,768,454 |
| | Improvements: | \$4,749,671 |
| | Total: | <hr/> \$8,518,125 |
| | Taxable Value / SF (GBA) | \$163 |

| | | |
|----------------------------|--------------------------------|--------------|
| Sales Comparison Approach: | Indicated Value Range | \$13,026,250 |
| | Indicated Value Range/SF (GBA) | \$250 |
| Income Approach: | Indicated Value Range | \$13,022,242 |
| | Indicated Value Range/SF (GBA) | \$250 |

Conclusions: The comparable sales range from \$213 to \$283 per square foot. All three sales are inferior in age and quality to the subject. With most weight given to improved sale 2, an upward adjustment would be required for the older and lower quality buildings, but a significant reduction for the superior land size. It is my opinion that the sales support a value of \$250 per square foot.

The income approach to value indicates a value of \$13,022,242 or \$250 per square foot. This approach also supports the total taxable value of \$8,518,125 or \$163 per square foot.

The total taxable value does not exceed the values indicated by the very recent comparabel sales or the income approach to value. The assessor's total taxable value does not exceed full cash value. It is our recommendation to uphold the 2023/2024 total taxable value.

RECOMMENDATION: Uphold XXX Reduce



ASSESSOR'S EXHIBIT I
27 PAGES

COMMERCIAL / INDUSTRIAL

WASHOE COUNTY BOARD OF EQUALIZATION

| | | | | | |
|----------------------|----------------------|-----------------------|--------------------------|---------------------------|----------------------------|
| LAND: | TAXABLE VALUE | ASSESSED VALUE | TAXABLE \$/SG GBA | TAXABLE \$/SF Land | HEARING: 22-0031A/B |
| | \$3,768,454 | \$1,318,959 | \$163 | | DATE: 2/22/2023 |
| IMPROVEMENTS: | TOTAL: | TOTAL: | | | |
| | \$4,749,671 | \$1,662,385 | | \$16 | |
| | \$8,518,125 | \$2,981,344 | | | TAX YEAR: 2023/24 |

OWNER: LITHIA REAL ESTATE INC

| SUBJECT | | | | | | | | | | | | | |
|---|--------------------------|----------------------------------|-----------|--------------------|-------------------------------------|----------|----------------|---------------------|---|-------------------------|------------------------------|-------------------|------------|
| SALE | APN | Location (Occupancy) | Use % | Total GBA (GBA) | Construction Type Exterior Walls | QC | Finish Area | Age(WAY)/ Height | Land (SF) %Coverage Zoning | Sale Price Sale Date | GBA \$/SF Land Area \$/SF | EGI GIM OER | NOI OAR |
| | | 2270 KIETZKE LN | | 52,105 | | | | | 235,704 | | | | |
| | 015-301-36 | AUTOMOBILE SHOWROOM | 19% | 9,776 | MASONRY BRNG | C25 | | 1996 / 22' | 22% | | | | |
| | 015-301-38 | SERVICE REPAIR GARAGE | 42% | 22,089 | MASONRY BRNG | C25 | | 1996 / 22' | | | | | |
| | | SERVICE REPAIR GARAGE | 39% | 20,240 | CONCRETE BLOCK | C25 | | 2002 / 18' | GC | | | | |
| IMPROVED SALES | | | | | | | | | | | | | |
| IS-1 | 013-312-12 | 1000 KIETZKE LN | | 17,797 | | | | 1990 | 88,427 | \$3,791,000 | \$213 | | |
| | | AUTOMOBILE SHOWROOM | 43% | 7,660 | CONCRETE BLOCK | C20 | | 16 | 20% | 7/6/2022 | | | |
| | | SERVICE REPAIR GARAGE | 52% | 9,332 | | C15 | | | | | | | |
| | | STORAGE WAREHOUSE | 5% | 805 | | C15 | | | GC | | | | |
| IS-2 | 013-312-15 | 900 KIETZKE LN | | 54,853 | | | | 1976/76,2005 | 336,196 | \$15,500,000 | \$283 | | |
| | | AUTOMOBILE SHOWROOM | 175% | 10,921 | CONCRETE BLOCK | C20 | | 17 | 16% | 4/13/2022 | | | |
| | | AUTOMOBILE SHOWROOM | 100% | 6,252 | SINGLE WALL - MTL | C25 | | 24 | | | | | |
| | | SERVICE REPAIR GARAGE | 523% | 32,701 | CONCRETE TILT-UP | C20 | | 17 | | | | | |
| | 013-312-07 | SERVICE REPAIR GARAGE | 64% | 3,983 | MASONRY BRNG | C10 | | 16 | | | | | |
| | | STORAGE WAREHOUSE | 16% | 996 | CONCRETE TILT-UP | C10 | | 16 | GC | | | | |
| IS-3 | 013-083-03 | 700 KIETZKE LN | | 47,539 | | | | 1969/72/76 | 302,429 | \$10,117,000 | \$213 | | |
| | | AUTOMOBILE SHOWROOM | 33% | 8,203 | MASONRY BRNG | C20 | | 18 | 16% | 5/27/2021 | | | |
| | | SERVICE REPAIR GARAGE | 100% | 24,626 | CONCRETE BLOCK | C20 | | 18 | GC | | | | |
| | 013-081-31 | OFFICE BUILDING | 6% | 1,358 | WD FRM/STUD WLLS | C20 | | 10 | | | | | |
| | 013-144-29 | AUTOMOTIVE CENTER | 54% | 13,346 | MSNRY/CONC TILT | C20 | | 16 | | | | | |
| COMMENTS: | | | | | | | | | | | | | |
| <p>IS-1 is the sale of the Reno Mitsubishi dealership located at 1000 Kietzke Ln, just a block and a half north of the subject property. Built in 1990, the two buildings total 17,797 square feet and consist of 7,660 square feet of automobile showroom space, 9,332 square feet of service repair garage, and 805 square feet of storage warehouse space. This property located in very close proximity to the subject but is inferior in size, quality and age. The land area is just over a third of the subject's size. This is the most recent sale having taken place on 07/06/2022 at a price of \$3,791,000 or \$213 per square foot.</p> <p>IS-2 is the sale of the Buick GMC Cadillac of Reno dealership located at 900 Kietzke Ln, adjacent to IS-1. This two-parcel property houses three buildings built in 1965, 1976 and 2005 totaling 54,853 square feet made up of 17,173 square feet of automobile showroom, 36,684 square feet of service repair garage and 996 square feet of storage warehouse space. This property located in very close proximity to the subject, it is inferior in size, quality and age. This property boasts just over 100,000 square feet more in land than that of the subject property. This is another recent sale which took place in April of 2022 at a price of \$15,500,000 or \$283 per square foot. Overall, this property is the most comparable to the subject in gross building area although it sits on a larger parcel.</p> <p>IS-3 is a three-parcel sale of the Dolan Dodge RAM Fiat auto dealership located at 700 Kietzke Ln. These are older but remodeled buildings with weighted average years ranging from 1969 to 1976, the buildings consist of 8,209 square feet of automobile showroom space, 24,626 square feet of service repair garage, 1,358 square feet of office, and 13,346 square feet of automotive center for a total of 47,539 square feet. These buildings are inferior in size, quality, and age, and are located in close proximity to the subject. The land area is about 66,000 square feet larger than the subject's size. This property sold for \$10,117,000 or \$213 per square foot on 05/27/2021.</p> <p>The above sales range from \$213 to \$283 per square foot. The most weight is given to IS-2 at \$283 per square foot while keeping in mind the subject properties higher quality class, newer buildings, and smaller parcel size. Improved sales one through three support the assessor's total taxable value of \$166 per square foot.</p> <p>Land sales 1 through 3 of larger acre parcels are listed below, they range from \$19 to \$21 per square foot and support the assessor's total taxable land value at \$16 per square foot.</p> | | | | | | | | | | | | | |
| LAND SALES | | | | | | | | | | | | | |
| Sale # | APN | Location | Sale Date | Sale Price | Size(SF) | Size(AC) | \$/SF | Zoning | Comments | | | | |
| LS-1 | 162-260-01 | 11201 S VIRGINIA ST | 09/22/21 | \$8,800,000 | 463,043 | 10.63 | \$19 | MS | Located at the corner of S Virginia and South Hills Dr. | | | | |
| LS-2 | 044-300-22 | 1111 S VIRGINIA ST | 9/1/2021 | \$14,735,926 | 693,475 | 15.92 | \$21 | MS | Located at the corner of S Virginia and South Hills Dr., purchased by Corwin Brothers Automotive, future home of new Ford Dealership. | | | | |
| LS-3 | 040-900-19 040-900-20 | 0 DEL MONTE LN 0 DEL MONTE LN | 5/3/2018 | \$11,142,640 | 556,854 | 12.78 | \$20 | PUD | Located at the corner of Del Monte Ln and Kietzke Ln. | | | | |

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

| | | | | | | |
|--------------------------------------|----------------------|----------------------|-----------------------|--------------------------|---------------------------|----------------------------|
| | LAND: | TAXABLE VALUE | ASSESSED VALUE | TAXABLE \$/SG GBA | TAXABLE \$/SF Land | HEARING: 23-0031A/B |
| | | \$3,768,454 | \$1,318,959 | \$168 | | DATE: 02/22/24 |
| | IMPROVEMENTS: | \$4,749,671 | \$1,662,385 | | \$14 | |
| | TOTAL: | \$8,518,125 | \$2,981,344 | | | TAX YEAR: 2023/24 |
| APN: 015-301-36/38 | | | | | | |
| OWNER: LITHIA REAL ESTATE INC | | | | | | |

| | | | | | | |
|--|-----------------|--------------|-----------|--------------|---------|---------------|
| Income Approach | | | | | | |
| Potential Gross Income | 52,105 sq ft. @ | \$1.50 /mo = | \$78,158 | | | |
| | sq ft. @ | /mo = | \$0 | | | |
| | sq ft. @ | /mo = | \$0 | | | |
| | | | \$78,158 | | | |
| | x 12 months = | | 12 | | | |
| | | | \$937,890 | | | |
| - Vacancy & Collection loss | | | 5% | \$46,895 | | |
| = Effective Gross Income | | | | \$890,996 | | |
| - Operating Expenses | | | 5% | \$44,549.78 | | |
| =Net Operating Income | | | | \$846,446 | | |
| Divided by Overall Capitalization Rate | | | 6.50% | \$13,022,242 | | |
| | | | | | Rounded | \$250 /sf GBA |

Subject Income Information: The property is owner occupied, therefore comparable market lease/rent data, triple net lease expense data, and a market sales cap rate were used in this analysis.

Potential Gross Income: The comparable rents range from \$1.40 to \$2.00 per square foot. Comparable lease rate data is shown in a rent survey on page 4 of your packet. A market lease of \$1.50 per square foot was utilized, this gives us a potential gross income of \$937,890.

Effective Gross Income: Kidder Mathews Commercial Real Estate published its Q4 market reports for 2022, these can be seen on page 5 of your packet. Industrial vacancy rates are averaging 1.37% in the Reno/Sparks area while retail vacancy is at 4.2%, both down from Q4 2021. While the building is 100% occupied a vacancy and collection loss rate of 5% was used, this yields an effective gross income of \$890,996.

Net Operating Income: Although this is a triple net (NNN) lease where all expenses are paid by the tenant, a 5% expense ratio was used to account for unexpected expenses and reserves for replacement.

Capitalization Rate Analysis: A capitalization rate chart can be found on page 6 of your packet, capitalization rates range from 5.54% to 6.8%. A 6.5% capitalization rate was used.

Indicated Value Income Approach: A value of \$13,022,242 is indicated in this income analysis.

Comments: Based on the above income analysis a market value of \$13,022,242 or \$250 per square foot is indicated, this supports the total taxable value of \$8,518,125 or \$168 per square foot.

| Rent Survey | | | | | | | | | | |
|-------------|-------------|------------------------|---|---------------|------------|------------|------|--------------|------------|-------------------------------|
| # | APN | Location | Description | Lease Area SF | Year Built | Lease Date | Term | Base Rent/SF | Lease Type | Comments |
| RS-1 | Undisclosed | KIETZKE LN, RENO NV | Automobile Showroom and Service Repair Garage | 17,797 | 1977 | 7/1/2022 | - | \$1.40 | NNN | Tenant provided lease details |
| RS-2 | Undisclosed | KIETZKE LN, RENO NV | Automobile Showroom and Service Repair Garage | 55,000 | 1977 | 3/1/2018 | 7 | \$1.73 | NNN | Tenant provided lease details |
| RS-3 | Undisclosed | KIETZKE LN, RENO NV | Automobile Showroom and Automotive Center | 50,000 | 1978 | 7/1/2020 | 2 | \$2.00 | NNN | Tenant provided lease details |
| RS-4 | Undisclosed | S VIRGINIA ST, RENO NV | Service Repair Garage | 17,570 | 1986 | 9/1/2022 | - | \$1.59 | NNN | Broker confirmed lease rate |

Reno Industrial Market Report

4th Quarter 2022

4Q 2022 | RENO INDUSTRIAL

SUBMARKET STATISTICS

| Submarket | Total Inventory | New Deliveries | Total Vacancy Rate | 4Q Direct Net Absorption | YTD Direct Net Absorption | 4Q 22 Gross Absorption | YTD Gross Absorption | Bulk Rental Rate (50K+SF) |
|--------------------|--------------------|------------------|--------------------|--------------------------|---------------------------|------------------------|----------------------|---------------------------|
| North Valleys | 30,775,608 | 207,179 | 0.74% | 776,645 | 1,628,816 | 827,459 | 2,667,471 | \$1.00 |
| Sparks | 25,383,749 | - | 1.70% | (165,971) | -243,454 | 136,875 | 1,157,764 | \$0.90 |
| Airport | 10,400,618 | - | 2.16% | (85,195) | 143,357 | 0 | 362,519 | \$0.97 |
| South Reno | 10,136,419 | 141,440 | 2.42% | (40,615) | 113,970 | 180,350 | 1,015,249 | \$1.00 |
| Central/West Reno | 2,166,961 | - | 0.00% | 0 | 0 | 0 | 180,385 | N/A |
| I-80 East Corridor | 24,097,588 | 694,640 | 1.17% | 694,640 | 2,925,169 | 708,348 | 2,908,909 | \$0.70 |
| Reno Total | 102,960,943 | 1,043,259 | 1.37% | 1,179,504 | 4,567,858 | 1,853,032 | 8,292,297 | \$0.91 |

Reno Retail Market Report

4th Quarter 2022

| MARKET BREAKDOWN | 4Q22 | 3Q22 | 4Q21 | Annual % Change |
|--------------------------|---------|---------|---------|-----------------|
| New Construction | 12,684 | 9,200 | 63,944 | -80.16 |
| Under Construction | 36,112 | 48,796 | 149,087 | -75.78% |
| Vacancy Rate | 4.2% | 4.3% | 4.3% | -2.33% |
| Average Asking Rents | \$1.64 | \$1.60 | \$1.52 | 8.19% |
| Average Sales Price / SF | \$183 | \$233 | \$166 | 10.07% |
| Cap Rates | 6.4% | 5.7% | 5.2% | 23.08% |
| Net Absorption | 107,837 | 226,055 | 193,864 | -44.37% |

| CAP Rate Analysis | | | | | | | | | | |
|-------------------|------------------|--------------------|--|----------|-----------|------------|-----------|--------------|-------------|-------|
| # | APN | Location | Description | Bld Size | Land Size | Year Built | Sale Date | Sales Price | NOI | OAR |
| CR-1 | 012-232-14 | 3215 Mill St | Dent Doctor Complete Autobody & Paint Shop | 8,990 | 54,450 | 1972 | 5/31/2022 | \$4,000,000 | \$231,823 | 5.80% |
| CR-2 | 013-312-15/07 | 900 Kietzke Ln | Corwin Buick GMC Cadillac of Reno | 54,853 | 336,196 | 1976/2005 | 4/13/2022 | \$15,500,000 | \$1,027,720 | 6.63% |
| CR-3 | 034-323-09 et al | 801 E Glendale Ave | Industrial Flex /Storage Warehouse | 103,920 | 230,868 | 1980 | 7/1/2021 | \$13,000,000 | \$720,142 | 5.54% |
| CR-4 | 012-232-18 | 3223 Mill St | Former car dealership, offered as industrial, now equipment sales. | 29,024 | 156,894 | 1974/78 | 5/4/2021 | \$4,410,000 | \$299,880 | 6.80% |

Extracted Building Component Values from GSA

APN 015-301-36

| ValuationID | SectionID | ItemID | ItemType | Code | Name | SystemCode | Quantity | Quality | UnitCost | TotalCostNew |
|-----------------|---|--------|-----------|------|---------------------------------|------------|----------|---------|---|--------------|
| Parcel 28266 | 32607 | -1 | Component | 1 | Base Cost | 71 | 9776 | 0 | 164.94 | 1612453 |
| | | 361904 | Component | 681 | Sprinklers | 4 | 30418 | 0 | 4.49 | 136577 |
| ValuationDate | | 361896 | Component | 812 | Concrete Block | 1 | 7136 | 0 | 25.82 | 184252 |
| 1/2/2022 | | 361897 | Component | 849 | Curtain-Metal with Glass Panels | 1 | 2640 | 0 | 44.95 | 118668 |
| CostDataDate | | 361899 | Component | 610 | Wall Furnace | 2 | 6159 | 0 | 3.78 | 23281 |
| 1/1/2022 | | 361898 | Component | 611 | Package Unit | 2 | 3617 | 0 | 16.21 | 58632 |
| CostAsOfDate | | | | | | | | | RCN | 2,133,863 |
| 1/1/2022 | | | | | | | | | Depreciated Costs (27 years depreciation/40.5% depreciated) | 1,269,648 |
| ValuationStatus | Section 32607 is for building 1 - Occupancy 303 Automobile Showroom - quality class 2.5 | | | | | | | | | |
| SUCCESS | | | | | | | | | | |
| | 32608 | -1 | Component | 1 | Base Cost | 71 | 22089 | 0 | 85.15 | 1880878 |
| | | 361906 | Component | 761 | Mezzanines-Office | 5 | 323 | 0 | 69.61 | 22484 |
| | | 361907 | Component | 763 | Mezzanines-Storage | 5 | 4897 | 0 | 35.99 | 176243 |
| | | 361911 | Component | 812 | Concrete Block | 1 | 16125 | 0 | 23.23 | 374584 |
| | | 361912 | Component | 849 | Curtain-Metal with Glass Panels | 1 | 5964 | 0 | 40.26 | 240111 |
| | | 361914 | Component | 610 | Wall Furnace | 2 | 13916 | 0 | 3.49 | 48567 |
| | | 361913 | Component | 611 | Package Unit | 2 | 8173 | 0 | 14.99 | 122513 |
| | | | | | | | | | RCN | 2,865,380 |
| | | | | | | | | | Depreciated Costs (27 years depreciation/40.5% depreciated) | 1,704,901 |
| | Section 32608 is for building 1 - Occupancy 528 Service Repair Garage - quality class 2.5 | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | Total RCN | 4,999,243 |
| | | | | | | | | | Depreciated Costs | 2,974,550 |
| | | | | | | | | | Depreciated RCN XFOB's | 386,757 |
| | | | | | | | | | Total Taxable Improvements | 3,361,307 |

APN 015-301-38

| ValuationID | SectionID | ItemID | ItemType | Code | Name | SystemCode | Quantity | Quality | UnitCost | TotalCostNew |
|-----------------|-----------|--------|-----------|------|------------------------------|------------|----------|---------|---|--------------|
| Parcel 28267 | 32609 | -1 | Component | 1 | Base Cost | 71 | 20240 | 0 | 72.25 | 1462340 |
| | | 361921 | Component | 681 | Sprinklers | 4 | 20240 | 0 | 4.89 | 98974 |
| ValuationDate | | 361915 | Component | 916 | Single -Metal on Steel Frame | 1 | 20240 | 0 | 8.02 | 162325 |
| 1/2/2022 | | 361917 | Component | 606 | Space Heater | 2 | 16799 | 0 | 3.35 | 56277 |
| CostDataDate | | 361916 | Component | 611 | Package Unit | 2 | 3441 | 0 | 14.05 | 48346 |
| 1/1/2022 | | | | | | | | | RCN | 1,828,262 |
| CostAsOfDate | | | | | | | | | Depreciated Costs (21 years depreciation/31.5% depreciated) | 1,252,359 |
| 1/1/2022 | | | | | | | | | Section 32609 is for building 1 - Occupancy 528 Service Repair Garage - quality class 2.5 | |
| ValuationStatus | | | | | | | | | | |
| SUCCESS | | | | | | | | | | |
| | | | | | | | | | Total RCN | 1,828,262 |
| | | | | | | | | | Depreciated Costs | 1,252,359 |
| | | | | | | | | | Depreciated Misc Costs (Metal Canopy Bld 1 Section 2) | 49,815 |
| | | | | | | | | | Depreciated RCN XFOB's | 86,191 |
| | | | | | | | | | Total Taxable Improvements | 1,338,550 |

Show

[Home](#) > 455 Auto Dealership, Complete

455 Auto Dealership, Complete

These structures include showroom-office and parts-service facilities. Because of the wide range in mix of facilities, (15 percent to 55 percent showroom) and qualities, it is best to price each area individually, using the appropriate showroom and service repair garage costs. The large open areas used for display typically have storefronts. There are also some office and storage areas next to the sales cubicles. The service area is designed primarily for vehicular repair and maintenance. Better qualities will have more showroom space.

The following are not included in the costs: Service equipment, hoists, office furnishings and equipment, or special signage.

Availability of [Elevators by Area](#) for this occupancy: No

Marshall Valuation Service sections: 14 and 44.



STATE OF NEVADA
DEPARTMENT OF TAXATION

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Phone: (775) 684-2000 Fax: (775) 684-2020
Call Center: (866) 962-3707

STEVE SISOLAK
Governor
ANTHONY WREN
Chair, Nevada Tax Commission
SHELLIE HUGHES
Executive Director

LAS VEGAS OFFICE
700 E. Warm Springs Rd, 2nd Floor
Las Vegas, Nevada 89119
Phone: (702) 486-2300 Fax: (702) 486-2373

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, NV 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

June 27, 2022

Ms. Cori Burke
Chief Deputy Assessor
Washoe County Assessor's Office
1001 E. Ninth St, BLDG-D
Reno, NV 89512

Recently you requested confirmation from the Department of Taxation that use of Marshall & Swift cost data, as provided by Government Software Assurance Corp. (GSA) in your custom CAMA solution is in compliance with the statutes and regulations regarding the calculation of the cost of replacement.

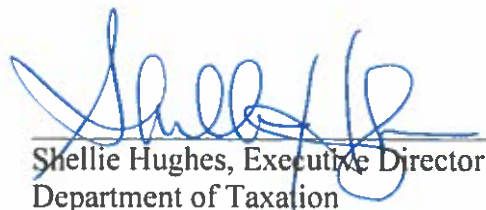
As you know, NRS 361.227(1)(b) requires the taxable value of improvements to be established by subtracting from the cost of replacement all applicable depreciation and obsolescence. NAC 361.128 further requires the use of the standards and modifiers of local costs published in the version published in the Residential Cost Handbook, Marshall Valuation Service, *Residential Estimator* software or *Commercial Estimator* software as of January 1 of the year immediately preceding the lien date for the current year. NAC 361.128(1)(b)(2) further permits other computer programs for determining cost which are based on costs published by Marshall and Swift.

By letter, GSA has assured you that Washoe County's custom CAMA solution utilizes Marshall & Swift data as its exclusive source. Based on that assurance, the custom CAMA solution used in your office is in compliance with the requirements of NAC 361.128.

This determination is subject to audit pursuant to NAC 360.728(1)(a).

Please advise if you have further questions.

Sincerely,



Shellie Hughes, Executive Director
Department of Taxation

WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: **015-301-36**

2023

PAGE 1 of 5

ACTIVE

Roll YR

Code

%Comp

Situs 2270 KIETZKE LNRENO Database WASHOE NBHD ADAQ Appr WJ Exemption AV|Exemption
 Owner LITHIA REAL ESTATE INC Printed 2/7/2023 Commercial
 150 N BARTLETT ST MEDFORD, OR 97501 Tax District 1000
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| Valuation History | | | | | | | Parcel Value Summary | | OBSO | <input type="checkbox"/> Change <input type="checkbox"/> No Change | |
|-------------------|--------------|----------|--------------|----------|---------------|----------------|----------------------|-----------|---------------|--|---|
| Yr Roll | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed | Primary Valuation | STANDARD | NewLand | | |
| 2023 VN | 3,034,617 | | 3,361,306 | | 6,395,923 | 2,238,573 | Land Value | 3,034,617 | | | |
| 2023 NR | 3,034,617 | | 3,361,306 | | 6,395,923 | 2,238,573 | Building Value | 2,974,549 | Initials/Date | | |
| 2022 FV | 2,555,467 | | 2,808,760 | | 5,364,227 | 1,877,479 | XFOB Value | 386,757 | | | |
| 2021 FV | 2,076,317 | | 2,800,821 | | 4,877,138 | 1,706,998 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2020 FV | 2,076,317 | | 2,903,492 | | 4,979,809 | 1,742,933 | Taxable Value | 6,395,923 | New Const | | |
| 2019 FV | 1,916,600 | | 2,775,603 | | 4,692,203 | 1,642,271 | Total Exemption | | New Land | | |
| 2018 FV | 1,756,884 | | 2,357,715 | 52,577 | 4,114,599 | 1,440,110 | | | Remainder | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|-----|-----------------------|-------|----------|------|--------|-----|-----------|-----------|--------|-------------|-----------|
| Type | BLDG | Occ | Description | Frame | Yr Built | Way | % Comp | QC | RCN | DRC | SQFT | DRC \$/SQFT | Bldg OBSO |
| COMM | 1-1 | 303 | Automobile Showroom | C | 1991 | 1996 | 100 | C25 | 2,133,863 | 1,269,648 | 9,776 | 129 | 0 |
| COMM | 1-2 | 528 | Service Repair Garage | C | 1991 | 1996 | 100 | C25 | 2,865,380 | 1,704,901 | 22,089 | 77 | 0 |



| Land Value | | | | | | | | | | | Land Data | | Property Characteristics | |
|------------|--------------------------|--------|---------|------|------------|-------|------|-------|------|--------------|---------------------------|--------------|--------------------------|-----------|
| Code | Description | Zoning | Units | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note | Land Size-Sf | Water | Municipal |
| 400 | General Commercial: reta | GC | 177,463 | SF | 19.00 | SIZE | 90 | | | 3,034,617 | 015-301-36/38 VALUED AS 1 | Acre Size | 4.074 | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Paved |
| | | | | | | | | | | | | Deferment | SPC | |
| | | | | | | | | | | | | CAGC | | |

WASHOE COUNTY APPRAISAL RECORD



APN: **015-301-36**

2023

PAGE 2 of 5

ACTIVE

Roll YR

Code

%Comp

Situs 2270 KIETZKE LNRENO Database WASHOE NBHD ADAQ Appr WJ Exemption AV|Exemption
 Owner LITHIA REAL ESTATE INC Printed 2/7/2023 Commercial
 150 N BARTLETT ST MEDFORD, OR 97501 Tax District 1000
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| Valuation History | | | | | | | Parcel Value Summary | | OBSO | <input type="checkbox"/> Change <input type="checkbox"/> No Change | |
|-------------------|--------------|----------|--------------|----------|---------------|----------------|----------------------|-----------|------|--|--|
| Yr Roll | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed | Primary Valuation | STANDARD | | NewLand | |
| 2023 VN | 3,034,617 | | 3,361,306 | | 6,395,923 | 2,238,573 | Land Value | 3,034,617 | | | |
| 2023 NR | 3,034,617 | | 3,361,306 | | 6,395,923 | 2,238,573 | Building Value | 2,974,549 | | | |
| 2022 FV | 2,555,467 | | 2,808,760 | | 5,364,227 | 1,877,479 | XFOB Value | 386,757 | | | |
| 2021 FV | 2,076,317 | | 2,800,821 | | 4,877,138 | 1,706,998 | Obsolescence | 0 | | Parcel Total | |
| 2020 FV | 2,076,317 | | 2,903,492 | | 4,979,809 | 1,742,933 | Taxable Value | 6,395,923 | | New Const | <input type="checkbox"/> NC <input type="checkbox"/> C |
| 2019 FV | 1,916,600 | | 2,775,603 | | 4,692,203 | 1,642,271 | Total Exemption | | | New Land | |
| 2018 FV | 1,756,884 | | 2,357,715 | 52,577 | 4,114,599 | 1,440,110 | | | | Remainder | <input type="checkbox"/> New Sketch |

| Building Data | | | | | | | | | | | | | |
|---------------|------|----------------------|-------------------------|--------|--|------|------------|------------------------------|-----|------|------------|--------------|----|
| 1-1 | Code | Description | Adjustments & Modifiers | | | Name | Code/Units | Description | % | Name | Code/Units | Description | % |
| Type | COMM | Commercial/Industria | BUILDING LEVEL | | | SHP | 4 | VERY IRREGULAR | 100 | HEAT | 611 | PACKAGE UNIT | 37 |
| Occ | 303 | Automobile Showroom | Rate Adj | | | SP1C | 30,418 | Sprinkler System Generic - C | 100 | | | | |
| Stry/Frm | C | MASONRY BEARING WALL | Lump Sum | | | ST | 1 | No of Stories | 100 | | | | |
| Quality | C25 | Commercial 2.5 (Abov | | | | UT | 1 | Units | 100 | | | | |
| Year Built | 1991 | | PARCEL LEVEL | | | WH | 22 | Avg Wall Height/Floor | 100 | | | | |
| WAY | 1996 | | Lump Sum | 0 | | EW | 812 | CONCRETE BLOCK | 73 | | | | |
| Remodel Yr | | | %Obso | 0.0000 | | EW | 849 | CURTAIN WALLS - METAL AND GL | 27 | | | | |
| % Comp | 100 | %DPR 40.5 | | | | HEAT | 610 | WALL FURNACE | 63 | | | | |

| Sub Area | | | | | | | Extra Features | | | | | | | | | | | | | | | | | |
|-----------------|------------------|----------|-----------|-----------------------|----------------|-----------|----------------|------|-------------|------------|--------|-----------|-----------|----------|-----------|----------|---------|---------|----------------|--------|--------|--|--|--|
| Code | Description | Yr Built | DPR Yr | Units | Price Per Unit | RCN | # | Code | Description | QC | BLDG # | Units | \$/Unit | Yr Built | Roll Year | %Comp | RCN | DRC | Override Value | Notes | | | | |
| GBA | GROSS BUILDING A | 1991 | | 9,776 | 218.28 | 2,133,863 | 1 | CNM | CANOPY MTL | 30 | 1 | 2,067 | 45.00 | 1991 | | 100 | 93,015 | 48,368 | | | | | | |
| | | | | | | | 2 | FNC6 | FN CHN LK6 | 30 | 1 | 420 | 24.85 | 1991 | | 100 | 10,437 | 5,427 | | | | | | |
| | | | | | | | 3 | FWAS | FW ASPHALT | 30 | 1 | 141,000 | 2.95 | 1991 | | 100 | 416,613 | 216,639 | | | | | | |
| | | | | | | | 4 | FWCO | FW CONCRET | 30 | 1 | 3,221 | 7.01 | 1991 | | 100 | 22,576 | 11,740 | | | | | | |
| | | | | | | | 5 | GAT3 | METAL GATE | 30 | 1 | 100 | 61.48 | 1991 | | 100 | 6,148 | 3,197 | | | | | | |
| | | | | | | | 6 | PKLT | PKG LOT LI | 30 | 1 | 141,000 | 0.66 | 1991 | | 100 | 93,060 | 48,391 | | | | | | |
| | | | | | | | 7 | STR1 | STR CO & S | 30 | 1 | 1 | 3,908.00 | 1991 | | 100 | 3,908 | 2,032 | | | | | | |
| | | | | | | | 8 | STR | STORAGE RM | 30 | 1 | 104 | 48.34 | 1991 | | 100 | 5,027 | 2,614 | | | | | | |
| | | | | | | | 9 | TN01 | TNK 550 GL | 30 | 1 | 1 | 15,552.00 | 1991 | | 100 | 15,552 | 8,087 | | | | | | |
| Gross Bldg Area | | 9,776 | Perimeter | 292 | Sub Area RCN | | 2,133,863 | 10 | WLCB | WALL CO BL | 30 | 1 | 1,726 | 20.71 | 1991 | | 100 | 35,745 | 18,588 | | | | | |
| Building Notes | | | | Building Cost Summary | | | | | | 11 | YIMP | YARD IMPS | 30 | 1 | 20 | 2,084.00 | 1991 | 2018 | 100 | 41,680 | 21,674 | | | |
| | | | | Building RCN | | 2,133,863 | | | | | | | | | | | | | | | | | | |
| | | | | Depreciation | | 864,215 | | | | | | | | | | | | | | | | | | |
| | | | | Building DRC | | 1,269,648 | | | | | | | | | | | | | | | | | | |
| | | | | Extra Feature DRC | | 386,757 | | | | | | | | | | | | | | | | | | |
| | | | | Building Obso | | | | | | | | | | | | | | | | | | | | |
| Building Name | | | | Total DRC | | 1,656,405 | | | | | | | | | | | | | | | | | | |
| | | | | Override Value | | | | | | | | | | | | | | | | | | | | |

| Land Value: 1 Lines Total | | | | | | | | | | | | | | Land Data | | Property Characteristics | |
|---------------------------|--------------------------|--------|---------|------|------------|-------|-------|-------|-------|--------------|---------------------------|--|--|--------------|---------|--------------------------|-----------|
| Code | Description | Zoning | Units | Type | Unit Price | Adj 1 | %- \$ | Adj 2 | %- \$ | Taxable Land | Note | | | Land Size-Sf | 177,463 | Water | Municipal |
| 400 | General Commercial: reta | GC | 177,463 | SF | 19.00 | SIZE | 90 | | | 3,034,617 | 015-301-36/38 VALUED AS 1 | | | Acre Size | 4.074 | Sewer | Municipal |
| | | | | | | | | | | | | | | DOR Code | 400 | Street | Paved |
| | | | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | | | CAGC | | | |

WASHOE COUNTY APPRAISAL RECORD

APN: **015-301-36**

PAGE 3 of 5

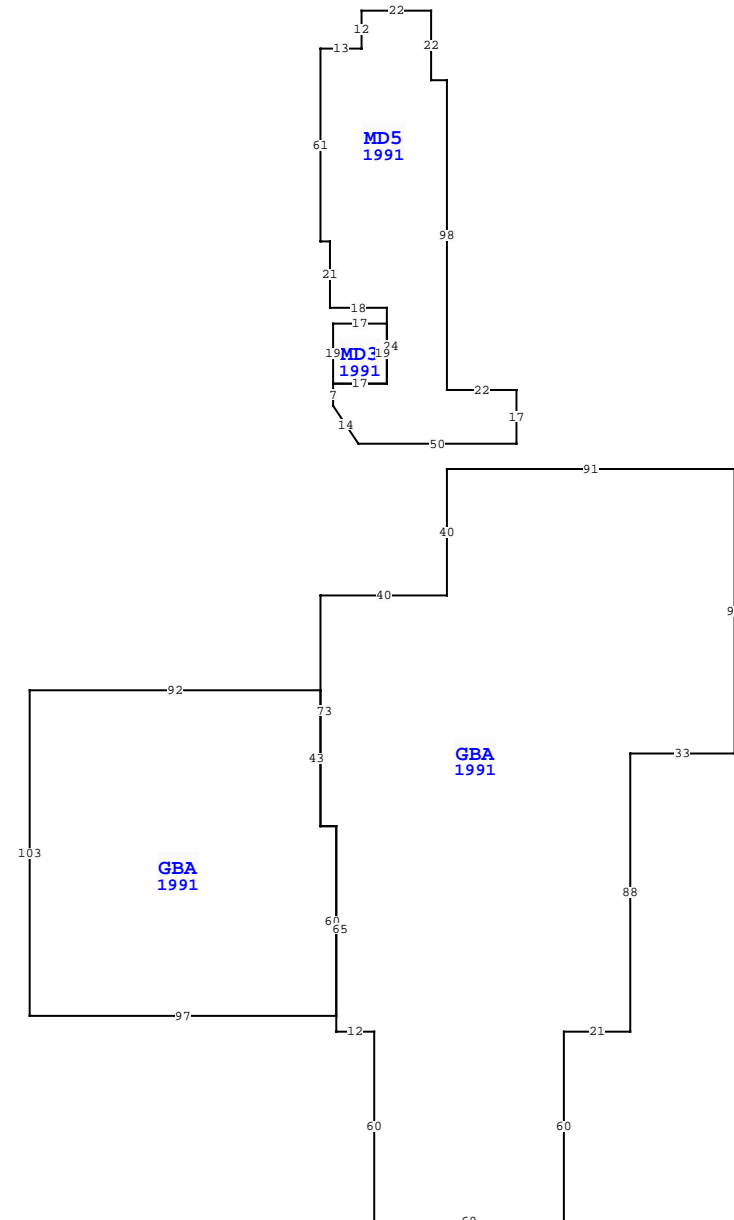
Owner **LITHIA REAL ESTATE INC**
 Keyline Description **PM 2463 LT 1**

NBHD **ADAQ Commercial**

Appr **WJ**



| Activity Information | | | | | | |
|----------------------------|-------------|----------------------------|--------|-----------|--------|--|
| Date | User ID | Activity Notes | | | | |
| 9/22/2022 | WJ | Re-appraisal Review | | | | |
| 7/19/2018 | WJ | Permit Review | | | | |
| 7/19/2018 | WJ | Aerial Review | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| MORELAND NEVADA PROPERTY | 5017465 | 4/7/2020 | 400 | 6,000,000 | 2XD | |
| MORELAND PROPERTIES LLC, | 4036485 | 8/31/2011 | 400 | 1,000,000 | 3BGG | |
| | 2435284 | 3/31/2000 | 400 | 3,307,500 | 3B | |
| | CHK | 6/20/1991 | | 3,092,004 | 1GCR | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| 3/19/2018 | BLD17-04445 | ADDITION AND REMODEL; REMO | | C | 100% | |
| 11/6/2017 | BLD18-03450 | STORAGE SHELVEING; INSTALL | | C | 100% | |
| 8/30/2017 | BLD18-01532 | FIRE SPRINKLER SYSTEM; ADD | | C | 100% | |
| 7/13/2017 | BLD17-08422 | FIRE ALARM SYSTEM; | | C | 100% | |
| 7/6/2017 | SGN17-09151 | SIGN; MFG AND INSTALL (1) | | C | 100% | |



WASHOE COUNTY APPRAISAL RECORD



APN: **015-301-36**

2023

PAGE 4 of 5

ACTIVE

Roll YR

Code

%Comp

Situs 2270 KIETZKE LNRENO Database WASHOE NBHD ADAQ Appr WJ Exemption AV|Exemption
 Owner LITHIA REAL ESTATE INC Printed 2/7/2023 Commercial
 150 N BARTLETT ST MEDFORD, OR 97501 Tax District 1000
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| Valuation History | | | | | | | Parcel Value Summary | | OBSO | <input type="checkbox"/> Change <input type="checkbox"/> No Change | |
|-------------------|--------------|----------|--------------|----------|---------------|----------------|----------------------|-----------|---------------|--|---|
| Yr Roll | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed | Primary Valuation | STANDARD | NewLand | | |
| 2023 VN | 3,034,617 | | 3,361,306 | | 6,395,923 | 2,238,573 | Land Value | 3,034,617 | | | |
| 2023 NR | 3,034,617 | | 3,361,306 | | 6,395,923 | 2,238,573 | Building Value | 2,974,549 | Initials/Date | | |
| 2022 FV | 2,555,467 | | 2,808,760 | | 5,364,227 | 1,877,479 | XFOB Value | 386,757 | | | |
| 2021 FV | 2,076,317 | | 2,800,821 | | 4,877,138 | 1,706,998 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2020 FV | 2,076,317 | | 2,903,492 | | 4,979,809 | 1,742,933 | Taxable Value | 6,395,923 | New Const | | |
| 2019 FV | 1,916,600 | | 2,775,603 | | 4,692,203 | 1,642,271 | Total Exemption | | New Land | | |
| 2018 FV | 1,756,884 | | 2,357,715 | 52,577 | 4,114,599 | 1,440,110 | | | Remainder | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|----------------------|-------------------------|--------|--|------|------------|------------------------------|-----|------|------------|--------------|----|
| 1-2 | Code | Description | Adjustments & Modifiers | | | Name | Code/Units | Description | % | Name | Code/Units | Description | % |
| Type | COMM | Commercial/Industria | BUILDING LEVEL | | | MD3 | 323 | Mezzanine - Office | 100 | HEAT | 610 | WALL FURNACE | 63 |
| Occ | 528 | Service Repair Garag | Rate Adj | | | MD5 | 4,897 | Mezzanine - Storage | 100 | HEAT | 611 | PACKAGE UNIT | 37 |
| Stry/Frm | C | MASONRY BEARING WALL | Lump Sum | | | SHP | 4 | VERY IRREGULAR | 100 | | | | |
| Quality | C25 | Commercial 2.5 (Abov | | | | ST | 1 | No of Stories | 100 | | | | |
| Year Built | 1991 | | PARCEL LEVEL | | | UT | 1 | Units | 100 | | | | |
| WAY | 1996 | | Lump Sum | 0 | | WH | 22 | Avg Wall Height/Floor | 100 | | | | |
| Remodel Yr | | | %Obso | 0.0000 | | EW | 812 | CONCRETE BLOCK | 73 | | | | |
| % Comp | 100 | %DPR 40.5 | | | | EW | 849 | CURTAIN WALLS - METAL AND GL | 27 | | | | |
| Sub Area | | | | | | | | | | | | | |

| Sub Area | | | | | | | Extra Features | | | | | | | | | | | | | | |
|----------|------------------|--|----------|--------|--------|----------------|----------------|---|------|-------------|----|--------|-------|---------|----------|-----------|-------|-----|-----|----------------|-------|
| Code | Description | | Yr Built | DPR Yr | Units | Price Per Unit | RCN | # | Code | Description | QC | BLDG # | Units | \$/Unit | Yr Built | Roll Year | %Comp | RCN | DRC | Override Value | Notes |
| GBA | GROSS BUILDING A | | 1991 | | 22,089 | 129.72 | 2,865,380 | | | | | | | | | | | | | | |
| MD3 | DRO MEZZANINE O | | 1991 | | 323 | | | | | | | | | | | | | | | | |
| MD5 | DRO MEZZANINE S | | 1991 | | 4,897 | | | | | | | | | | | | | | | | |
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| Land Value: 1 Lines Total | | | | | | | | | | | | Land Data | | Property Characteristics | |
|---------------------------|-------------|--------|-------|------|------------|-------|------|-------|------|--------------|------|--------------|---------|--------------------------|-----------|
| Code | Description | Zoning | Units | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note | Land Size-Sf | 177,463 | Water | Municipal |
| | | | | | | | | | | | | Acre Size | 4.074 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 400 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

WASHOE COUNTY APPRAISAL RECORD

APN: 015-301-36

Owner LITHIA REAL ESTATE INC
Keyline Description PM 2463 LT 1

NBHD ADAQ Commercial

Appr WJ

| Activity Information | | | | | | |
|---|---------|----------------|--------|-----------|--------|--|
| Date | User ID | Activity Notes | | | | |
| | | | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| MORELAND NEVADA PROPRTI MORELAND PROPERTIES LLC, | 5017465 | 4/7/2020 | 400 | 6,000,000 | 2XD | |
| | 4036485 | 8/31/2011 | 400 | 1,000,000 | 3BGG | |
| | 2435284 | 3/31/2000 | 400 | 3,307,500 | 3B | |
| | CHK | 6/20/1991 | | 3,092,004 | 1GCR | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| | | | | | | |

WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: **015-301-38**

2023

PAGE 1 of 5

ACTIVE

Roll YR

Code

%Comp

Situs **657 E GROVE STRENO** Database **WASHOE** NBHD **ADAQ** Appr **WJ** Exemption AV|Exemption
 Owner **LITHIA REAL ESTATE INC** Printed **2/7/2023** Commercial
150 N BARTLETT ST MEDFORD, OR 97501 Tax District **1000**
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| Valuation History | | | | | | | Parcel Value Summary | | OBSO | <input type="checkbox"/> Change <input type="checkbox"/> No Change | |
|-------------------|--------------|----------|--------------|----------|---------------|----------------|----------------------|-----------|---------------|--|---|
| Yr Roll | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed | Primary Valuation | STANDARD | NewLand | | |
| 2023 VN | 733,837 | | 1,388,365 | | 2,122,202 | 742,771 | Land Value | 733,837 | | | |
| 2023 NR | 733,837 | | 1,388,365 | | 2,122,202 | 742,771 | Building Value | 1,302,174 | Initials/Date | | |
| 2022 FV | 629,003 | | 1,155,023 | | 1,784,026 | 624,409 | XFOB Value | 86,191 | | | |
| 2021 FV | 524,169 | | 1,146,116 | | 1,670,285 | 584,600 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2020 FV | 524,169 | | 1,184,341 | | 1,708,510 | 597,978 | Taxable Value | 2,122,202 | New Const | | |
| 2019 FV | 524,169 | | 1,124,183 | | 1,648,352 | 576,923 | Total Exemption | | New Land | | |
| 2018 FV | 497,961 | | 1,122,140 | | 1,620,101 | 567,035 | | | Remainder | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|-----|-----------------------|-------|----------|------|--------|-----|-----------|-----------|--------|-------------|-----------|
| Type | BLDG | Occ | Description | Frame | Yr Built | Way | % Comp | QC | RCN | DRC | SQFT | DRC \$/SQFT | Bldg OBSO |
| COMM | 1-1 | 528 | Service Repair Garage | S | 2002 | 2002 | 100 | C25 | 1,828,262 | 1,252,359 | 20,240 | 61 | 0 |
| MISC | 1-2 | 600 | Miscellaneous | 0 | 2002 | 2002 | 100 | 40 | 72,722 | 49,815 | | 49,815 | 0 |



| Land Value | | | | | | | | | | | Land Data | | Property Characteristics | |
|------------|--------------------------|--------|--------|------|------------|-------|----|-------|----|--------------|---------------------------|--------------|--------------------------|-----------|
| Code | Description | Zoning | Units | Type | Unit Price | Adj 1 | %- | Adj 2 | %- | Taxable Land | Note | Land Size-Sf | Water | Municipal |
| 500 | General industrial: ligh | GC | 58,241 | SF1 | 14.00 | SIZE | 90 | | | 733,837 | 015-301-36/38 VALUED AS 1 | Acre Size | 1.337 | Municipal |
| | | | | | | | | | | | | DOR Code | 500 | Paved |
| | | | | | | | | | | | | Deferment | SPC | |
| | | | | | | | | | | | | CAGC | | |

WASHOE COUNTY APPRAISAL RECORD



APN: **015-301-38**

2023

PAGE 2 of 5

ACTIVE

Roll YR

Code

%Comp

Situs **657 E GROVE STRENO** Database **WASHOE** NBHD **ADAQ** Appr **WJ** Exemption AV|Exemption
 Owner **LITHIA REAL ESTATE INC** Printed **2/7/2023** Commercial
150 N BARTLETT ST MEDFORD, OR 97501 Tax District **1000**
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| Valuation History | | | | | | | Parcel Value Summary | | OBSO | <input type="checkbox"/> Change <input type="checkbox"/> No Change | |
|-------------------|--------------|----------|--------------|----------|---------------|----------------|----------------------|-----------|---------------|--|---|
| Yr Roll | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed | Primary Valuation | STANDARD | NewLand | | |
| 2023 VN | 733,837 | | 1,388,365 | | 2,122,202 | 742,771 | Land Value | 733,837 | | | |
| 2023 NR | 733,837 | | 1,388,365 | | 2,122,202 | 742,771 | Building Value | 1,302,174 | Initials/Date | | |
| 2022 FV | 629,003 | | 1,155,023 | | 1,784,026 | 624,409 | XFOB Value | 86,191 | | | |
| 2021 FV | 524,169 | | 1,146,116 | | 1,670,285 | 584,600 | Obsolescence | 0 | Parcel Total | | <input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch |
| 2020 FV | 524,169 | | 1,184,341 | | 1,708,510 | 597,978 | Taxable Value | 2,122,202 | | | |
| 2019 FV | 524,169 | | 1,124,183 | | 1,648,352 | 576,923 | Total Exemption | | New Land | | |
| 2018 FV | 497,961 | | 1,122,140 | | 1,620,101 | 567,035 | | | Remainder | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|----------------------|-------------------------|--------|--|------|------------|------------------------------|-----|------|------------|-------------|---|
| 1-1 | Code | Description | Adjustments & Modifiers | | | Name | Code/Units | Description | % | Name | Code/Units | Description | % |
| Type | COMM | Commercial/Industria | BUILDING LEVEL | | | ASC | 1 | Alternate Shape Code | 100 | | | | |
| Occ | 528 | Service Repair Garag | Rate Adj | | | SP1C | 20,240 | Sprinkler System Generic - C | 100 | | | | |
| Stry/Frm | S | METAL FRAME AND WALL | Lump Sum | | | ST | 1 | No of Stories | 100 | | | | |
| Quality | C25 | Commercial 2.5 (Abov | | | | WH | 18 | Avg Wall Height/Floor | 100 | | | | |
| Year Built | 2002 | | PARCEL LEVEL | | | EW | 916 | SINGLE WALL - METAL ON STEEL | 100 | | | | |
| WAY | 2002 | | Lump Sum | 0 | | HEAT | 606 | SPACE HEATER | 83 | | | | |
| Remodel Yr | | | %Obso | 0.0000 | | HEAT | 611 | PACKAGE UNIT | 17 | | | | |
| % Comp | 100 | %DPR 31.5 | | | | | | | | | | | |

| Sub Area | | | | | | | Extra Features | | | | | | | | | | | | | | | | |
|----------|-------------|----------|--------|--------|----------------|-----------|----------------|------|-------------|----|--------|--------|----------|----------|-----------|-------|--------|--------|----------------|-------|--|--|--|
| Code | Description | Yr Built | DPR Yr | Units | Price Per Unit | RCN | # | Code | Description | QC | BLDG # | Units | \$/Unit | Yr Built | Roll Year | %Comp | RCN | DRC | Override Value | Notes | | | |
| 1FL | FIRST FLOOR | | | 20,240 | 90.33 | 1,828,262 | 1 | CRBC | CONC CURB | 30 | 1 | 800 | 17.78 | 2002 | | 100 | 14,224 | 9,743 | | | | | |
| | | | | | | | 2 | FWAS | FW ASPHALT | 30 | 1 | 23,000 | 3.87 | 2002 | | 100 | 88,992 | 60,959 | | | | | |
| | | | | | | | 3 | PKLT | PKG LOT LI | 30 | 1 | 9,000 | 0.66 | 2002 | | 100 | 5,940 | 4,069 | | | | | |
| | | | | | | | 4 | YIMP | YARD IMPS | 30 | 1 | 8 | 2,084.00 | 2002 | | 100 | 16,672 | 11,420 | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
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Gross Bldg Area **20,240** Perimeter **636** Sub Area RCN **1,828,262**

| Building Notes | | Building Cost Summary | |
|----------------|--|-----------------------|-----------|
| | | Building RCN | 1,828,262 |
| | | Depreciation | 575,903 |
| | | Building DRC | 1,252,359 |
| | | Extra Feature DRC | 86,191 |
| | | Building Obso | |
| Building Name | | Total DRC | 1,338,550 |
| | | Override Value | |

| Land Value: 1 Lines Total | | | | | | | | | | | | Land Data | | Property Characteristics | |
|---------------------------|--------------------------|--------|--------|------|------------|-------|------|-------|------|--------------|---------------------------|--------------|--------|--------------------------|-----------|
| Code | Description | Zoning | Units | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note | Land Size-Sf | 58,241 | Water | Municipal |
| 500 | General industrial: ligh | GC | 58,241 | SF1 | 14.00 | SIZE | 90 | | | 733,837 | 015-301-36/38 VALUED AS 1 | Acre Size | 1.337 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 500 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

WASHOE COUNTY APPRAISAL RECORD

APN: **015-301-38**

PAGE 3 of 5

Owner **LITHIA REAL ESTATE INC**
Keyline Description **PM 2673 LT A**

NBHD **ADAQ Commercial**

Appr **WJ**



| Activity Information | | | | | | |
|----------------------------|----------|---|--------|-----------|--------|--|
| Date | User ID | Activity Notes | | | | |
| 9/22/2022 | WJ | Re-appraisal Review Permit Review Aerial Review | | | | |
| 6/5/2003 | LRA | | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| MORELAND NEVADA PROPERTI | 5017465 | 4/7/2020 | 500 | 6,000,000 | 2XD | |
| MORELAND, W D | 4042637 | 9/20/2011 | | 100,000 | 3BGG | |
| MORELAND, W D & CAROL | 4042636 | 9/20/2011 | 500 | | 0 3BCT | |
| MORELAND, W D & CAROL | 4036484 | 8/31/2011 | 500 | 100,000 | 3BGG | |
| | 1714840 | 9/23/1993 | 500 | | 0 | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| | 03-01859 | FIRE SPRKLR | | C | 100% | |

This information is for use by the WASHOE COUNTY Assessor for assessment purposes only.

WASHOE COUNTY APPRAISAL RECORD



APN: **015-301-38**

2023

PAGE 4 of 5

ACTIVE

Roll YR

Code

%Comp

Situs **657 E GROVE STRENO** Database **WASHOE** NBHD **ADAQ** Appr **WJ** Exemption AV|Exemption
 Owner **LITHIA REAL ESTATE INC** Printed **2/7/2023** Commercial
150 N BARTLETT ST MEDFORD, OR 97501 Tax District **1000**
 Property Name

| | | | |
|-------------|--|--|--|
| Reopen | | | |
| Reappraisal | | | |

| Valuation History | | | | | | | Parcel Value Summary | | OBSO | <input type="checkbox"/> Change <input type="checkbox"/> No Change | | |
|-------------------|--------------|----------|--------------|----------|---------------|----------------|----------------------|-----------|---------------|--|--|--|
| Yr Roll | Taxable Land | New Land | Taxable Imps | New Imps | Total Taxable | Total Assessed | Primary Valuation | STANDARD | NewLand | | | |
| 2023 VN | 733,837 | | 1,388,365 | | 2,122,202 | 742,771 | Land Value | 733,837 | | | | |
| 2023 NR | 733,837 | | 1,388,365 | | 2,122,202 | 742,771 | Building Value | 1,302,174 | | | | |
| 2022 FV | 629,003 | | 1,155,023 | | 1,784,026 | 624,409 | XFOB Value | 86,191 | Initials/Date | | | |
| 2021 FV | 524,169 | | 1,146,116 | | 1,670,285 | 584,600 | Obsolescence | 0 | Parcel Total | | | |
| 2020 FV | 524,169 | | 1,184,341 | | 1,708,510 | 597,978 | Taxable Value | 2,122,202 | New Const | | | <input type="checkbox"/> NC <input type="checkbox"/> C |
| 2019 FV | 524,169 | | 1,124,183 | | 1,648,352 | 576,923 | Total Exemption | | New Land | <input type="checkbox"/> New Sketch | | |
| 2018 FV | 497,961 | | 1,122,140 | | 1,620,101 | 567,035 | | | Remainder | | | |

| Building Data | | | | | | | | | | | | | |
|---------------|------|----------------------|-------------------------|--------|--|------|------------|-------------|---|------|------------|-------------|---|
| 1-2 | Code | Description | Adjustments & Modifiers | | | Name | Code/Units | Description | % | Name | Code/Units | Description | % |
| Type | MISC | Miscellaneous | BUILDING LEVEL | | | | | | | | | | |
| Occ | 600 | Miscellaneous | Rate Adj | | | | | | | | | | |
| Stry/Frm | 0 | NONE - Only valid wi | Lump Sum | | | | | | | | | | |
| Quality | 40 | Good | | | | | | | | | | | |
| Year Built | 2002 | | PARCEL LEVEL | | | | | | | | | | |
| WAY | 2002 | | Lump Sum | 0 | | | | | | | | | |
| Remodel Yr | | | %Obso | 0.0000 | | | | | | | | | |
| % Comp | 100 | %DPR 31.5 | | | | | | | | | | | |

| Sub Area | | | | | | | Extra Features | | | | | | | | | | | | | |
|----------|------------------|----------|--------|-------|----------------|--------|----------------|------|-------------|----|--------|-------|---------|----------|-----------|-------|-----|-----|----------------|-------|
| Code | Description | Yr Built | DPR Yr | Units | Price Per Unit | RCN | # | Code | Description | QC | BLDG # | Units | \$/Unit | Yr Built | Roll Year | %Comp | RCN | DRC | Override Value | Notes |
| CNM | CANOPY METAL - C | | | 1,206 | 60.30 | 72,722 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |
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Gross Bldg Area Perimeter Sub Area RCN **72,722**

| Building Notes | | Building Cost Summary | |
|----------------|--|-----------------------|--------|
| | | Building RCN | 72,722 |
| | | Depreciation | 22,907 |
| | | Building DRC | 49,815 |
| | | Extra Feature DRC | |
| | | Building Obso | |
| Building Name | | Total DRC | 49,815 |
| | | Override Value | |

| Land Value: 1 Lines Total | | | | | | | | | | | | Land Data | | Property Characteristics | |
|---------------------------|-------------|--------|-------|------|------------|-------|------|-------|------|--------------|------|--------------|--------|--------------------------|-----------|
| Code | Description | Zoning | Units | Type | Unit Price | Adj 1 | %-\$ | Adj 2 | %-\$ | Taxable Land | Note | Land Size-Sf | 58,241 | Water | Municipal |
| | | | | | | | | | | | | Acre Size | 1.337 | Sewer | Municipal |
| | | | | | | | | | | | | DOR Code | 500 | Street | Paved |
| | | | | | | | | | | | | Deferment | | SPC | |
| | | | | | | | | | | | | CAGC | | | |

WASHOE COUNTY APPRAISAL RECORD

APN: 015-301-38

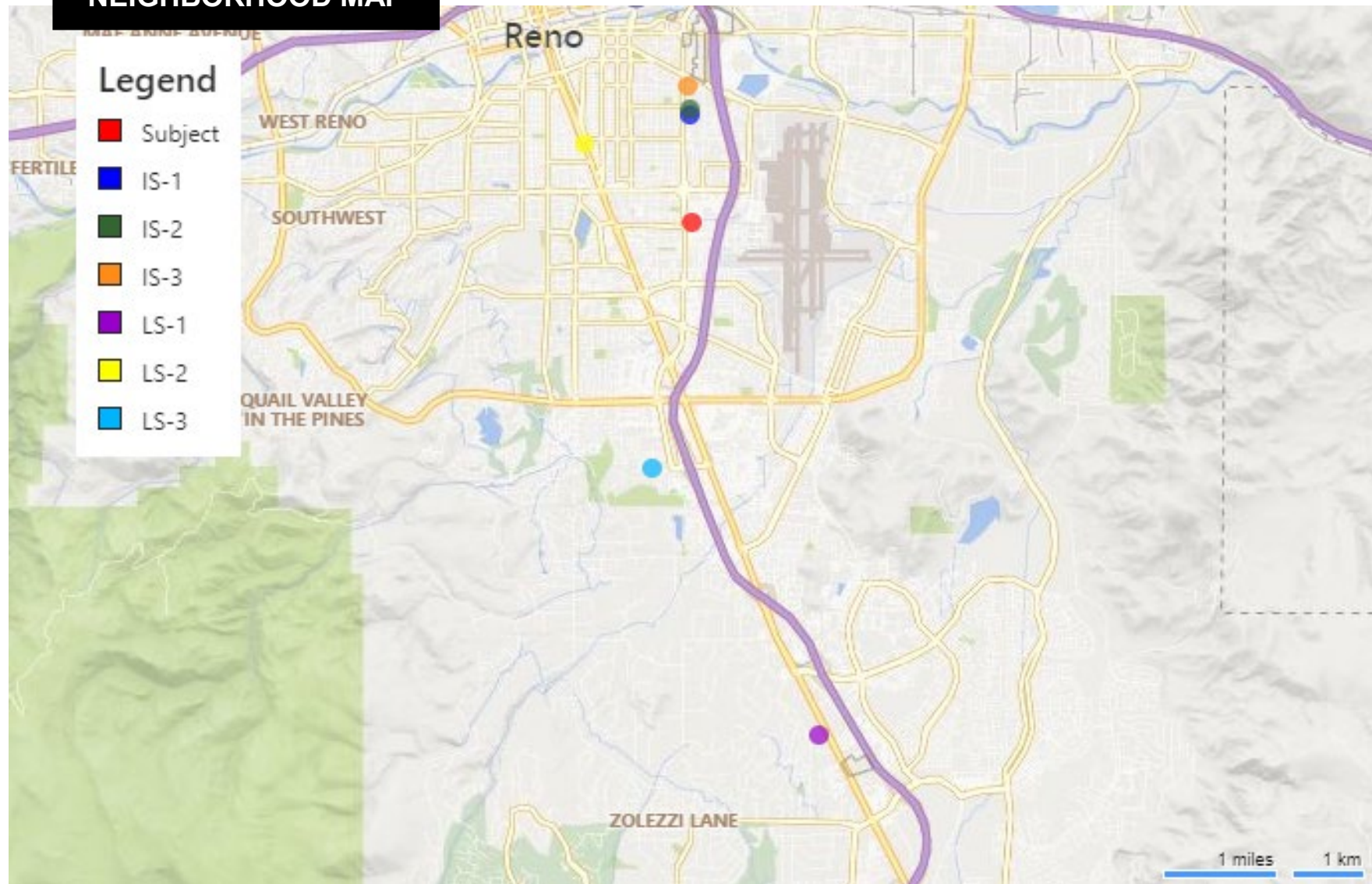
Owner LITHIA REAL ESTATE INC
Keyline Description PM 2673 LT A

NBHD ADAQ Commercial

Appr WJ

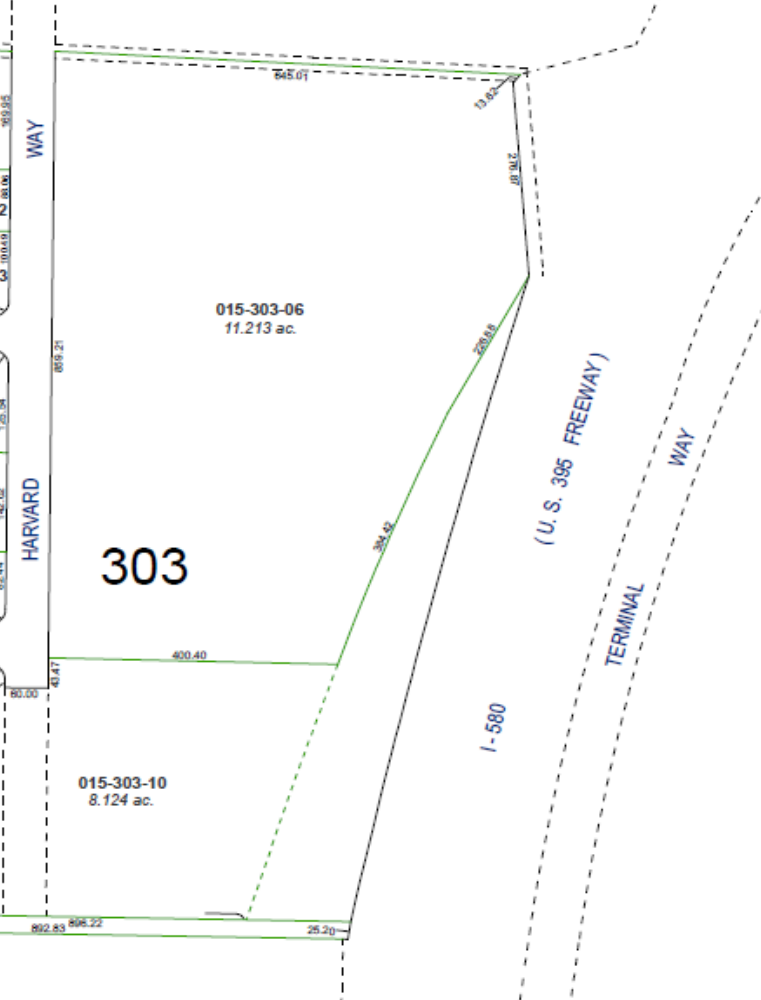
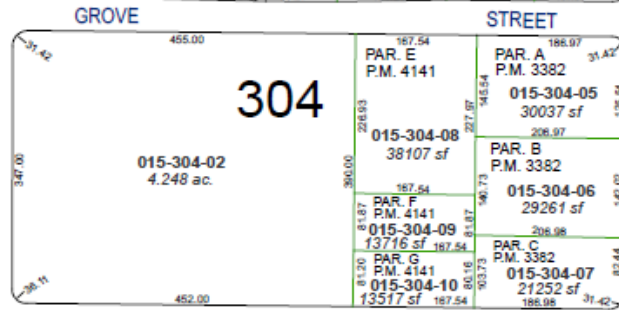
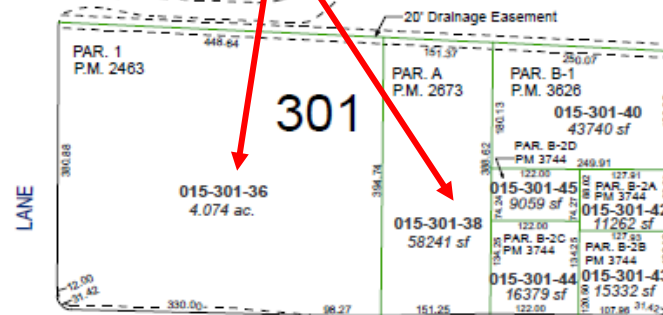
| Activity Information | | | | | | |
|----------------------------|---------|----------------|--------|-----------|--------|--|
| Date | User ID | Activity Notes | | | | |
| | | | | | | |
| Sales/Transfer Information | | | | | | |
| Grantor | Doc # | Date | LUC | Price | Verif | |
| MORELAND NEVADA PROPERTI | 5017465 | 4/7/2020 | 500 | 6,000,000 | 2XD | |
| MORELAND, W D | 4042637 | 9/20/2011 | | 100,000 | 3BGG | |
| MORELAND, W D & CAROL | 4042636 | 9/20/2011 | 500 | 0 | 3BCT | |
| MORELAND, W D & CAROL | 4036484 | 8/31/2011 | 500 | 100,000 | 3BGG | |
| | 1714840 | 9/23/1993 | 500 | 0 | | |
| Permit Information | | | | | | |
| Date | Permit | Description | Amount | Status | % Comp | |
| | | | | | | |

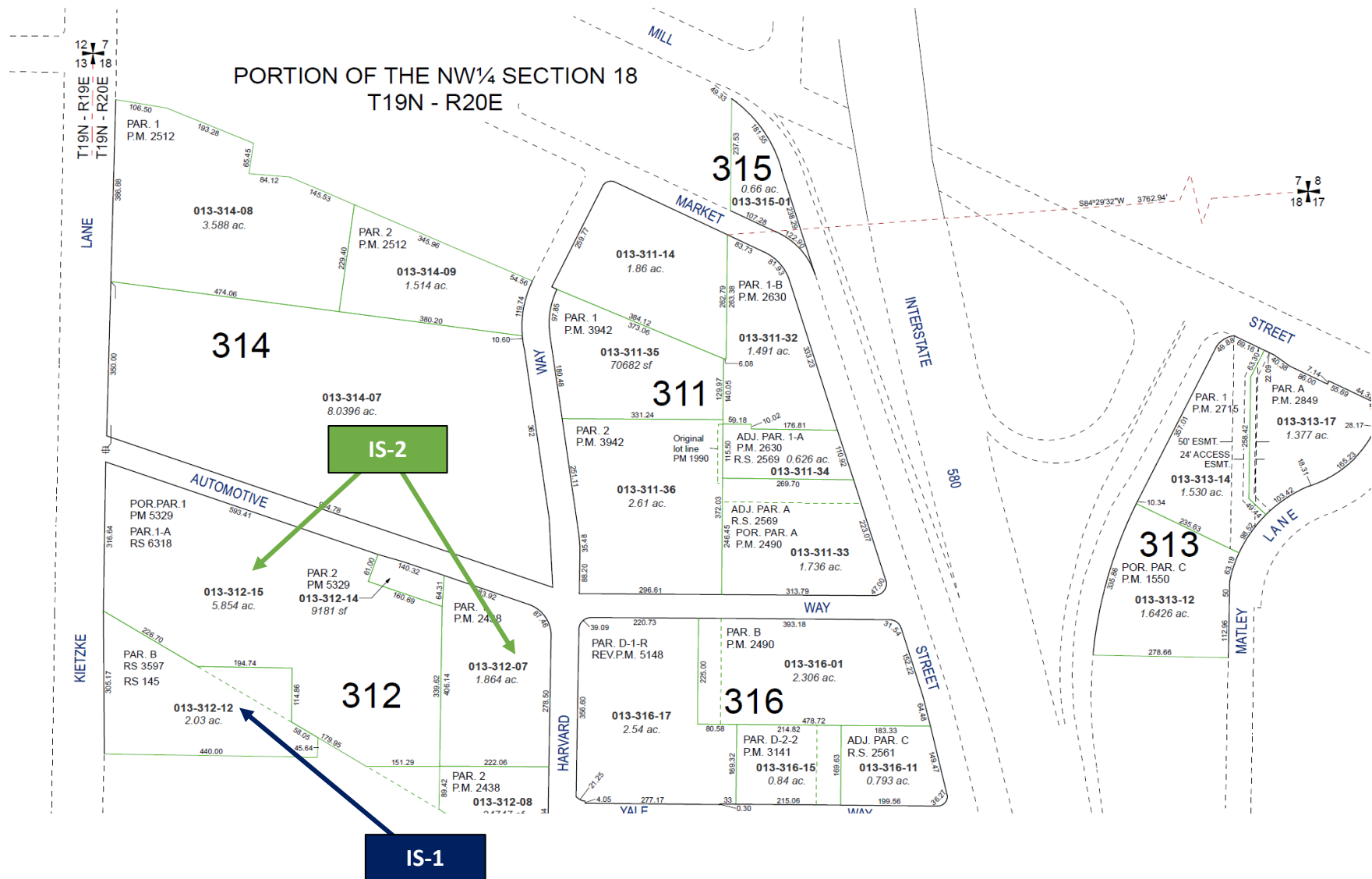
NEIGHBORHOOD MAP



PORTION OF NW 1/4 SECTION 19
T19N - R20E

Subject





PORTIONS OF THE SW 1/4 OF SECTION 7
& THE NW 1/4 OF SECTION 18
T19N - R20E

