

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 23-00116A thru 23-00116Y
Hearing Date 2/24/2023
Tax Year 2023

APN: 037-381-01 + 24 parcels

Owner of Record: LANDCAP SPARKS IV LLC

Property Address: 325 HARBOUR COVE DR

Property Type: MIXED RETAIL W/ RESID. UNITS 100%

Gross Building Area: 28,940

Year Built: 2008

Parcel Size: 79,909.00 SF

Description / Location: The subject property is a 28,940 square foot newly renovated, mixed use building at the Sparks Marina. The first 2 floors consist of office/retail spaces and Sparks Water Bar. The third floor houses 9 apartment units. The property is located at the northeast corner of the marina and northwest of the Legends Shopping center. This location enjoys the foot traffic of the marina, as well as, an influx of new apartments in the immediate vicinity.

2023/24 Taxable Value:	Land:	\$694,192
	Improvements:	\$3,700,295
	Total:	\$4,394,487
	Taxable Value / SF:	\$152

Sales Comparison Approach:

Indicated Value :	\$5,640,000
Indicated Value /SF:	\$195

Income Approach:

Indicated Value :	\$5,800,000
Indicated Value /SF:	\$200

Current Obsolesence and /or Building Adjustment: \$0

Conclusions: Improved sales indicate a value of \$5,640,000 or \$195 per square foot. The income approach to value indicates a value of \$5,800,000 or \$200 per square foot. Due to the uniqueness of the building, the most weight is given to the income approach indicating a value of \$5,800,000 or \$200 per sf which is well supported by the sales comparison approach. At \$4,394,487 or \$152 per square foot, the subject is below its cash value and therefore, it is recommended that the 2023/2024 reopen taxable value be upheld.

RECOMMENDATION: Uphold ☒ Reduce



Prepared By: Stephanie Mansfield, Appraiser

Reviewed By: Howard Stockton, Senior Appraiser

ASSESSOR'S EXHIBIT I
71 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

LAND:	TAXABLE VALUE	ASSESSED VALUE	TAXABLE	HEARING:	23-00116A thru 23-00116Y
	\$694,192	\$242,967	\$/SF GBA	DATE:	2/24/2023
IMPROVEMENTS:	\$3,700,295	\$1,295,103	\$152	TAX YEAR:	2023
TOTAL:	\$4,394,487	\$1,538,070			

OWNER: LANDCAP SPARKS IV LLC

TAXABLE
\$/SF Land
\$8.69

SUBJECT													
BLDG#	APN	Location (Occupancy)	Use %	Total GBA (GBA)	Construction Type Exterior Walls	QC	Finish Area	Age(WAY) Height	Land (AC) %Coverage Zoning	Sale Price Sale Date	Sale Price/GBA	EGI GIM OER	NOI OAR
	037-381-01 + 24 parcels	325 HARBOUR COVE DR MIXED RETAIL W/ RESID. UNITS	46% RESTAURANT, 19% OFFICE, 35% APARTMENT	28,940	WD/STL FRAME SINGLE WALL - STUCCO ON WOOD FRAME	C25		2008 13	79,909 36% PD				

IMPROVED SALES													
IS-1	019-550-08 & 019-550-12	2195 S VIRGINIA ST	51% OFFICE, 49% RETAIL	25,517	MASONRY BRNG CONCRETE, TILT-UP	C30		2007 12	73,469 35% MU	\$6,400,000 12/30/2022	\$251		
IS-2	037-020-43	1495 E PRATER WAY	42% RESTAURANT, 58% RETAIL	15,740	WD/STL FRAME STUD WALLS - STUCCO ON WIRE OR SHEAT	C25		2003 16	73,117 22% MUD	\$6,725,100 6/28/2022	\$427		\$398,345 5.92%
IS-3	039-052-01	5365 MAE ANNE AVE	25% RESTAURANT, 56% OFFICE, 19% RETAIL	50,696	WD/STL FRAME STUD WALLS - HARDBOARD SHEET	C20		1989 10	148,801 34% NC	\$9,900,000 12/20/2021	\$195		\$643,500 6.50%

LAND SALES									
Sale #	APN	Location	Sale Date	Sale Price	Size(sf)	\$/sf	Tax/Unit	Zoning	Comments
L-1	030-042-03	2850 SORENSON WAY	1/26/2022	\$1,000,000	94,090	\$10.63		C2	PROP IS VACANT COMM'L LAND LOCATED ACROSS THE STREET FROM BARING VILLAGE SHOPPING CENTER
L-2	032-023-02	2153 PRATER WAY	10/15/2020	\$725,000	54,886	\$13.21		MUD	LOCATED ON PRATER WAY LESS THAN 2 BLOCKS EAST OF PRATER AND EL RANCHO
L-3	037-011-04	790 E LINCOLN WAY	2/26/2020	\$1,580,000	81,090	\$19.48		MUD	LOCATED ON THE CORNER OF LINCOLN WAY AND HOWARD DR. BUILDING HAS BEEN DEMOLISHED. DEMO COST OF \$30,000 WAS SUBTRACTED FROM SALES PRICE

COMMENTS: See next page for Sales Comparables discussion

The subject property is a mixed use 28,940 square foot building located at the Sparks Marina. It consists of 15 commercial parcels, 9 apartment parcels and one common area parcel that is utilized as the building's parking lot. Sparks Water Bar is the anchor tenant of the building occupying 13,244 square feet or 46% of the building.

IS-1 is the December 30, 2022, sale of the 25,517 square foot mixed use office/retail building on South Virginia for \$6,400,000 or \$251 per square foot. At the time of sale, tenants included a general contractor and art retailer, the second story remains a shell with minimum finish. This property is similar in age, size, and quality to the subject. The owner user may have paid a premium for this building due to the desirable location directly across from the Reno Experience District and Reno Public Market. A significant upward adjustment would be required due to the shell status of the entire second floor.

IS-2 is the June 28, 2022, sale of Marina Marketplace a 15,740 square foot mixed use neighborhood shopping center near the subject. The sales price was \$6,725,100 or \$427 per sf. Tenants at time of sale included Peg's Glorified Ham and Eggs, Hiroba Sushi, L & L BBQ and Great Clips. IS-2 is similar in age and quality to the subject. A significant downward adjustment would be required for size and location being on the busy corner of Sparks Blvd and Prater Way making this comp superior to the subject.

IS-3 is the December 20, 2021, sale of Westridge Corners a 50,696 square foot mixed use neighborhood shopping center located in Northwest Reno. The sales price was \$9,900,000 or \$195 per sf. Bully's Sports Bar and Grill, Sushi Rose and Asian Wok were some of the main tenants at the time of sale. IS-3 is superior in location as it is one block in from the corner of Mae Anne Ave and N McCarran Blvd. An upward adjustment would be required for the age, size, and quality of Westridge Corners. The occupancy of restaurant and retail on the first floor and office on the second floor, makes this sale the most comparable in use to the subject.

The comparable sales reviewed range from \$195 to \$427 per square foot with a median of \$251 per square foot. IS-3 is not an exact match for the subject property, requiring an upward adjustment for age, size, and quality. However, its location is superior, and the mix of restaurant, retail and office occupancies make it the most comparable to the subject, and therefore it is given more weight in the analysis.

The most recent comparable land sales were analyzed and are listed as LS-1 through LS-3. These land sales range from \$10.63 per square foot to \$19.48 per square foot with a median of \$13.21 per square foot which supports the subjects taxable land value of \$8.69 per square foot.

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

	LAND:	\$694,192	ASSESSED VALUE	\$242,967	TAXABLE	HEARING: 23-00116A thru 23-00116Y
	IMPROVEMENTS:	\$3,700,295		\$1,295,103	\$/SF GBA	DATE: 2/24/2023
	TOTAL:	\$4,394,487		\$1,538,070	\$152	TAX YEAR: 2023
APN: 037-381-01 + 24 parcels					TAXABLE	
OWNER: LANDCAP SPARKS IV LLC					\$/SF Land	
					\$8.69	

Income Approach	Potential Gross Income	28,940	Rentable Area			
	Restaurant	13,244	sq ft. @	\$2.00 /mo =	\$26,488	
	Retail/Office	5,393	sq ft. @	\$1.80 /mo =	\$9,707	
	Apartments					
	Studio	1		\$1,300.00 /mo =	\$1,300	
	1 Bed	6		\$1,500.00 /mo =	\$9,000	
	2 Bed	2		\$1,700.00 /mo =	\$3,400	
					\$49,895	
			x 12 months =		12	
					\$598,745	
	- Vacancy & Collection loss			10%	\$59,874	
	= Effective Gross Income				\$538,870	
	- Operating Expenses			30%	\$161,661	
	= Net Operating Income				\$377,209	
	Divided by Overall Capitalization Rate				6.50%	
					\$5,803,219	
					Rounded /sf GBA	\$201

Subject Income Information: The subject property is approximately 28,940 square feet consisting of 13,244 square feet restaurant, 5,393 retail/office and 10,303 square feet (9 units) of apartments. The rents listed above are market rents for the restaurant and retail/office markets in the area and can be found on page 5 of the packet. Market rents for restaurants range from \$1.62 to \$2.06 per sf. Retail and office rents range from \$1.75 to \$2.00 per sf. Based on size and location of the subject, the market rent used are on the mid to low end of the ranges.

Potential Gross Income: When market rents are applied to the appropriate square footage of each occupancy, the potential gross income for the subject is \$598,745.

Effective Gross Income: Rent rolls were not provided, so it is unknown what the current vacancy of the building is. Costar reports a Sparks vacancy rate of 4.4%. Due to the unknown current market conditions of the subject, a 10% vacancy and collection loss is applied resulting in an Effective Gross Income of \$538,870.

Net Operating Income: Financial information was not provided. It is anticipated that modified gross leases would be signed for this building with the tenants and owners splitting building expenses. Based on a modified gross expense structure, an expense ratio between 25% and 35% is expected. A 30% operating expense ratio falls within that range and is a reasonable estimate for the subject. When 30% in operating expenses is applied to the EGI, the Net Operating Income is \$377,209.

Capitalization Rate Analysis: A capitalization rate chart can be found on page 6. Cap rates range from 5.16% to 7.7% with a median of 6.15%. The sale most comparable to the subject is CR-2 with a cap rate of 6.5%, slightly higher than the median. 6.5% applied to the NOI results in an overall market value of \$5,803,219

Indicated Value Income Approach: The income approach to value is \$5,803,219 rounded to \$5,800,000 or \$200 per square foot. This supports the total taxable value of \$4,394,487 or \$152 per square foot.

Comments: The income approach to value shows a market value of \$200 per square foot. When applied to the subject's 28,940 square feet, a market value of \$5,803,219 (\$5,800,000 rounded) is indicated. Therefore, the subject property does not exceed market value and it is recommended that the current taxable value be upheld.

Rent/Lease Survey

#	APN	TENANT	Address	Use %	Leased GBA	Age (WAY)	Lease rate/ month	CAM/mont h	Terms	Year Signed
Restaurant										
	516-060-07		Aspen Glen Shopping Center, Vista Blvd	FULL SERVICE RESTAURANT	3,300	2000	\$2.06			2019
	160-791-14		SouthTowne Crossing, Damonte Ranch Pkwy	FULL SERVICE RESTAURANT	4,000	2002	\$2.50			2022
	013-260-06		Town and Country Plaza, Kietzke Ln.	FULL SERVICE RESTAURANT	2,500	1963	\$2.00			2020
	510-481-08	Round Table Pizza	Sparks Galleria, Galleria Pkwy	FULL SERVICE RESTAURANT	3,600	2007	\$1.62			2021

median \$2.03

Retail										
6	510-482-07	STATE FARM INSURANCE	4760 Galleria Pkwy	NBHD SHOPPING	2,200		\$1.15	\$0.37	MG	2022
7	510-083-09	OPTIC GALLERY	125 Disc Dr	NBHD SHOPPING	2,374		\$2.32	UNKNOWN	MG	2022
8	510-483-01	KAY JEWELERS	151 Disc Dr	NBHD SHOPPING	1,919		\$2.08	\$0.49	MG	2022
12	510-481-04	CRUMBL	4711 Galleria Pkwy	NBHD SHOPPING	1,500		\$2.40	\$0.45	MG	2022
13	510-082-54	NEKTAR JUICE BAR	121 Los Altos Pkwy	NBHD SHOPPING	1,500	2006	\$1.83	\$0.34	MG	2019
14	510-082-54	THE CAKE SLICE	121 Los Altos Pkwy	NBHD SHOPPING	1,200	2006	\$1.85	\$0.25	MG	2021
15	510-082-54	GOURMELT	121 Los Altos Pkwy	NBHD SHOPPING	1,500	2006	\$1.83	\$0.34	MG	2019
16	510-082-54	WHITE DAISY DESIGNS	121 Los Altos Pkwy	NBHD SHOPPING	1,200	2006	\$1.75	\$0.28	MG	2021
17	510-083-09	CHARTER COMMUNICATIONS	125 Disc Dr	NBHD SHOPPING	3,600	2007	\$2.00	\$0.25	MG	2019

median \$1.85

CAP Rate Analysis									
#	APN	Location	Description	Bld Size	Year Built	Sale Date	Sales Price	NOI	OAR
CR-1	037-020-43	1495 E PRATER WAY	MARINA MARKETPLACE	15,984	2003	6/28/2022	\$6,725,100	\$398,345	5.92%
CR-2	039-052-01	5365 MAE ANNE AVE	WESTRIDGE CORNERS	50,696	1989	12/20/2021	\$9,900,000	\$643,500	6.50%
CR-3	516-060-06	5275 VISTA BLVD	ASPEN GLEN SHOPPING CENTER	9,755	1999	12/17/21	\$1,915,000	\$101,400	5.30%
CR-4	025-022-06 THRU 09	5000 SMITHRIDGE DR	THE RIDGE	52,716	1984	07/14/21	\$10,100,000	\$777,700	7.70%
CR-5	025-561-23	6775 S SIERRA CENTER PKWY	SIERRA TOWN CENTER	7,435	2003	04/15/21	\$3,080,000	\$186,340	6.05%
CR-6	164-110-03, 04	7530 LONGLEY LN	SOUTHWEST GALLERIA	17,488	2007	09/11/19	\$4,190,000	\$261,875	6.25%
								MEDIAN	6.15%

WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: **037-380-02**

2023

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ACTIVE

Roll YR

Code

%Comp

Situs **325 HARBOUR COVE DRSPARKS** Database **WASHOE** NBHD **DIVV** Appr **SMM** Exemption AV|Exemption
 Owner **LANDCAP SPARKS IV LLC** Printed **2/14/2023** Common Area
27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District **2002**
O, CA 92675 Property Name

Reopen			
Reappraisal			

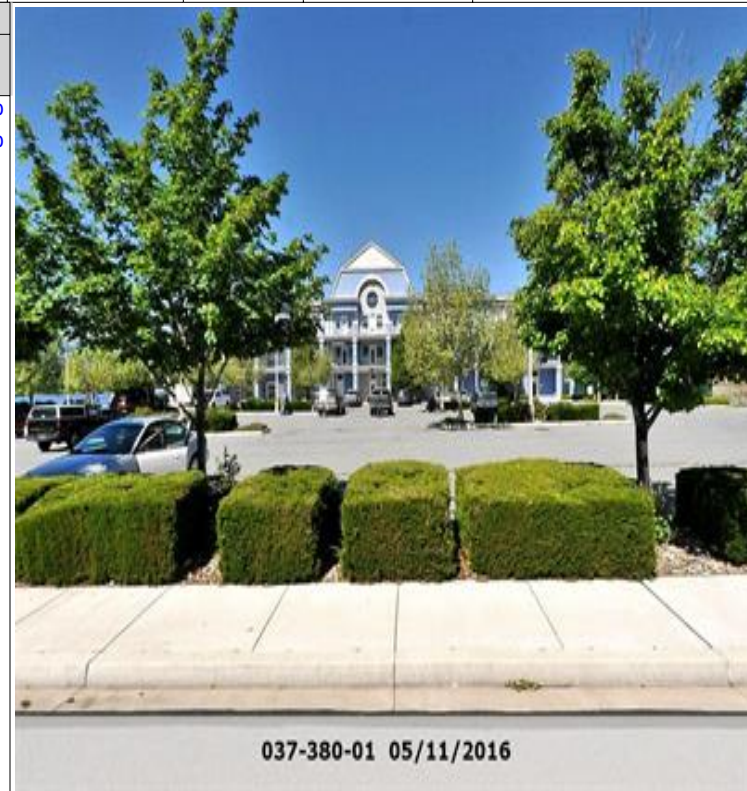
Valuation History

Parcel Value Summary

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	RECONCILE	OBSO	<input type="checkbox"/> Change <input type="checkbox"/> No Change	
2023 VN2							Land Value		NewLand		
2023 NR							Building Value		Initials/Date		
2022 FV							XFOB Value				
2021 FV							Obsolescence		Parcel Total		
							Taxable Value		New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
							Total Exemption		New Land		
									Remainder	<input type="checkbox"/> New Sketch	

Building Data

Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	459	Mixed Retail w/ Resid.	D	2002	2008	0	C25	3,915,395		28,941		0
MISC	1-2	600	Miscellaneous	0	2002	2008	100	30	216,241	167,587		167,587	0



Land Value

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data		Property Characteristics	
240	Common Area	PD	1	CA	0.00					0		Land Size-Sf	55,805	Water	Municipal
												Acre Size	1.281	Sewer	Municipal
												DOR Code	470	Street	Paved
												Deferment		SPC	233
												CAGC	MRNA		

WASHOE COUNTY APPRAISAL RECORD



APN: **037-380-02**

2023

PAGE 2 of 5

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DRSPARKS Database WASHOE NBHD DIVV Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Common Area
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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	RECONCILE	NewLand		
2023 VN2							Land Value				
2023 NR							Building Value		Initials/Date		
2022 FV							XFOB Value				
2021 FV							Obsolescence		Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
							Taxable Value		New Const		
							Total Exemption		New Land		
									Remainder		

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			ASC	1	Alternate Shape Code	100	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj			EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	26,892	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum	0		WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso	0.0000		EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	0	%DPR 100.0				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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	2002		8,660	135.29	1,171,601	1	FWAS	FW ASPHALT	30	1	35,000	3.83	2003		100	133,970	93,779		
1FL	FIRST FLOOR	2020		1,561	135.29	211,186	2	FWCO	FW CONCRET	30	1	1,000	7.69	2003		100	7,689	5,382		
2FL	SECOND FLOOR	2002		9,108	135.29	1,232,211	3	PKL3	LT 24-1 FI	30	1	9	3,936.00	2003		100	35,424	24,797		
3FL	THIRD FLOOR	2002		9,108	135.29	1,232,211	4	PKL4	LT 24-2 FI	30	1	12	5,386.00	2003		100	64,632	45,242		
4FL	FOURTH FLOOR	2002		504	135.29	68,186	5	WLCO	WALL CO	30	1	636	27.64	2003		100	17,579	12,305		
DRO	No Value Drawn f	2002		676			6	YIMP	YARD IMPS	30	1	5	2,084.00	2003		100	10,420	7,294		
							7	BTDK	BOAT DCK L	30	1	4,818	62.64	2019	2020	100	301,800	283,692		WAS ON 037-390-
							8	PRM	PORCH ROOF METAL	30	1	525	14.79	2002	2020	100	7,765	5,319		
							9	TRS2	TRASH CO B	30	1	400	34.15	2021	2021	100	13,660	13,250		
							10	PRW	PORCH ROOF WOOD	30	1	400	17.40	2021	2021	100	6,960	6,751		OVER TRASH ENCL
Gross Bldg Area		28,941	Perimeter	1,682	Sub Area RCN		3,915,395													

Building Notes		Building Cost Summary																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													</
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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	55,805	Water	Municipal	
240	Common Area	PD	1	CA	0.00					0		Acre Size	1.281	Sewer	Municipal	
												DOR Code	470	Street	Paved	
												Deferment		SPC	233	
												CAGC	MRNA			

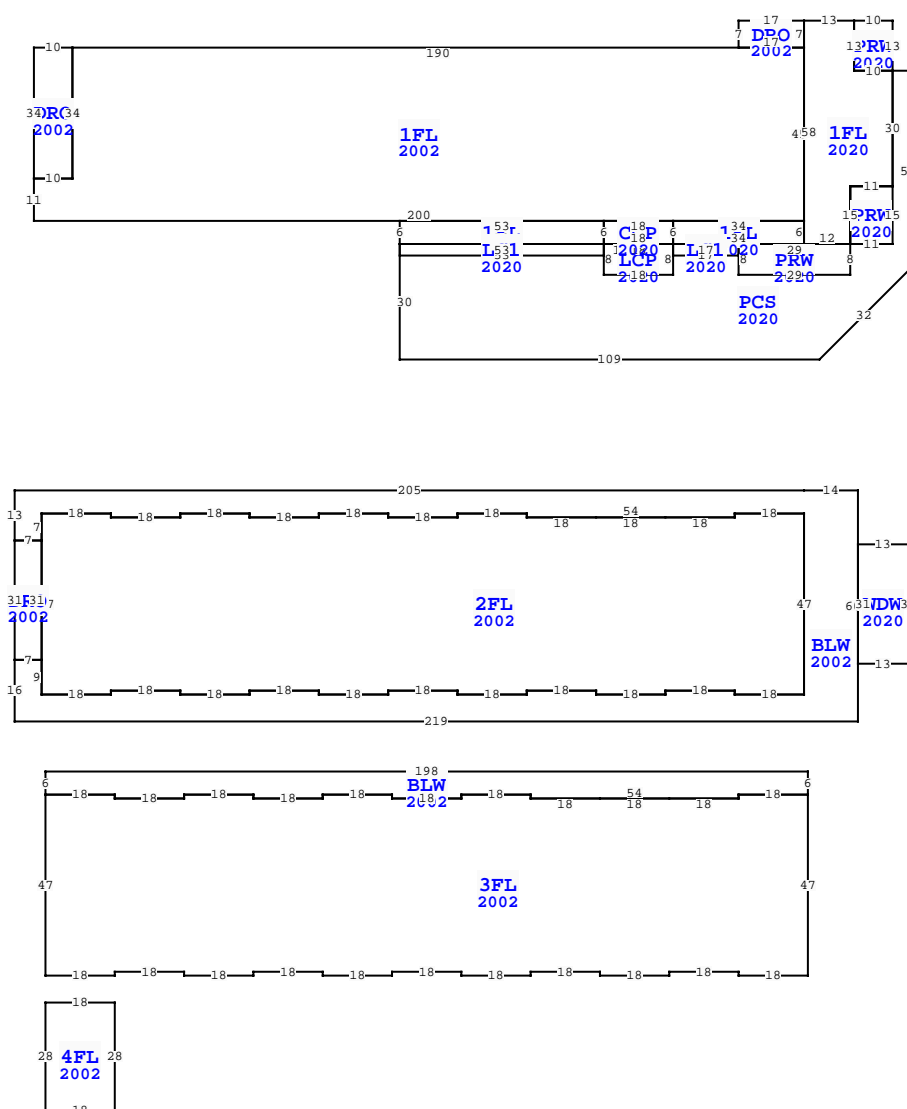
APN: **037-380-02**

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NBHD [DIVV Common Area](#)

Appr **SMM**

Activity Information						
Date	User ID	Activity Notes				
8/10/2022 7/1/2022	SMM SMM	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
LANDCAP SPARKS IV LLC	5195339	6/22/2021	470	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	



WASHOE COUNTY APPRAISAL RECORD



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2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DRSPARKS Database WASHOE NBHD DIVV Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Common Area
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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	RECONCILE	NewLand		
2023 VN2							Land Value		Initials/Date		
2023 NR							Building Value		Parcel Total		
2022 FV							XFOB Value				
2021 FV							Obsolescence		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C	
							Taxable Value		New Land	<input type="checkbox"/> New Sketch	
							Total Exemption		Remainder		

Building Data													
1-2	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	MISC	Miscellaneous	BUILDING LEVEL			EW	1	ASPHALT SHINGLE ON FRAME	100				
Occ	600	Miscellaneous	Rate Adj			HEAT	1	FORCED AIR	100				
Stry/Frm	0	NONE - Only valid wi	Lump Sum										
Quality	30	Average											
Year Built	2002		PARCEL LEVEL										
WAY	2008		Lump Sum 0										
Remodel Yr			%Obso 0.0000										
% Comp	100	%DPR 22.5											

Extra Features													
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit
BLW	BALCONY WOOD	2002		5,111	29.75	152,052							
CCP	COVERED CONCRETE	2020		108	26.80	2,894							
LC1	LATTICE LOW-SMAL	2020		210	13.79	2,896							
LCP	LATTICE COVERED	2020		144	28.74	4,139							
PCS	PORCH CONCRETE S	2020		4,041	9.31	37,622							
PRW	PORCH ROOF WOOD	2020		527	17.40	9,170							
WDW	WOOD DECK WOOD	2020		403	18.53	7,468							

Gross Bldg Area		Perimeter	Sub Area RCN 216,241	
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Building Notes			Building Cost Summary	
			Building RCN	216,241
			Depreciation	48,654
			Building DRC	167,587
			Extra Feature DRC	
			Building Obso	
Building Name			Total DRC	167,587
			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	55,805	Water	Municipal
												Acre Size	1.281	Sewer	Municipal
												DOR Code	470	Street	Paved
												Deferment		SPC	233
												CAGC	MRNA		

WASHOE COUNTY APPRAISAL RECORD

APN: 037-380-02

Owner LANDCAP SPARKS IV LLC
Keyline Description ROS 6272 PAR B-1

NBHD DIVV Common Area

Appr SMM

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
LANDCAP SPARKS IV LLC	5195339	6/22/2021	470	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

WASHOE COUNTY APPRAISAL RECORD



APN: **037-381-01**

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR121, SPARKS Database WASHOE NBHD DIBO Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Sparks Marina Office Co
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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	30,902		160,417		191,319	66,962	Land Value	30,902			
2023 NR	30,902		160,417		191,319	66,962	Building Value	132,692	Initials/Date		
2022 FV	28,756		134,727	33,279	163,483	57,219	XFOB Value	27,725			
2021 FV	26,503		99,854		126,357	44,225	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2020 FV	35,409		116,886		122,128	42,745	Taxable Value	191,319	New Const		
2019 FV	36,597		135,361		104,278	36,497	Total Exemption		New Land		
2018 FV	36,597		134,057		103,625	36,269			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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	4.3610	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum 0			WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso 0.0000			EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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	2002		8,660	5.87	50,807	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725		
1FL	FIRST FLOOR	2020		1,561	5.87	9,158														
2FL	SECOND FLOOR	2002		9,108	5.87	53,435														
3FL	THIRD FLOOR	2002		9,108	5.87	53,435														
4FL	FOURTH FLOOR	2002		504	5.87	2,957														
STR	STORAGE ROOM	2002		676	2.11	1,425														
							</													

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	1,073	Water	Municipal
400	General Commercial: reta	PD	1,073	SF	28.80					30,902			Acre Size	0.025	Sewer	Municipal
													DOR Code	400	Street	Paved
													Deferment		SPC	
													CAGC	MRNA		

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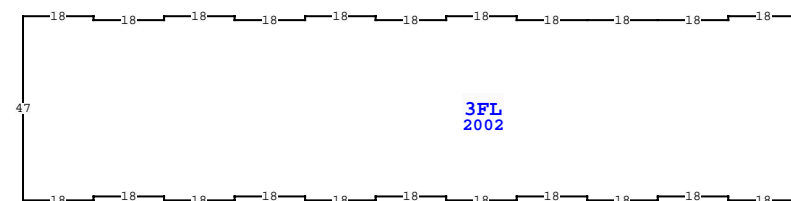
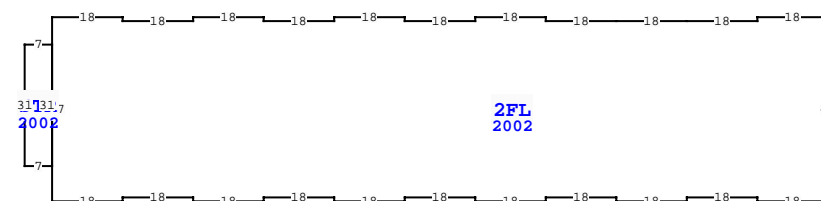
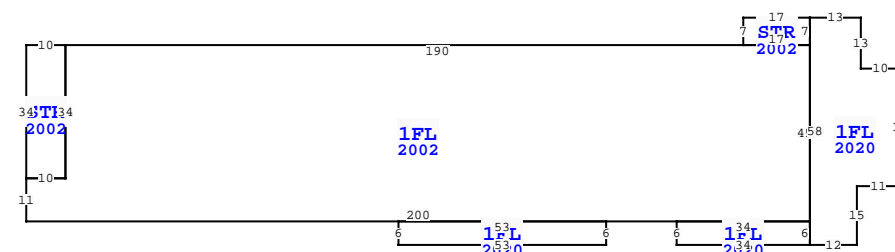
Appr **SMM**

Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-119



Activity Information						
Date	User ID	Activity Notes				
9/29/2022	SMM	Re-appraisal Review				
6/26/2019	HNS	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SAC II	4416267	12/9/2014	400	1,375,000	1MQC	
FONTANA FITNESS LLC	4340339	4/1/2014	400	290,640	3BF	
MARINA VILLAGE LLC,	3848459	2/11/2010	400	303,354	2QC	
MARINA VILLAGE LLC,	3515735	3/30/2007		0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
10/9/2019	SBLD19-21228	Facade remodel to front of		C	100%	
11/5/2018	SBLD18-22720	Install new partition wall		C	100%	

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



WASHOE COUNTY APPRAISAL RECORD



APN: **037-381-02**

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR115, SPARKS Database WASHOE NBHD DIBO Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Sparks Marina Office Co
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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	37,613		181,366		218,979	76,643	Land Value	37,613			
2023 NR	37,613		181,366		218,979	76,643	Building Value	153,641	Initials/Date		
2022 FV	35,001		152,245	38,535	187,246	65,536	XFOB Value	27,725			
2021 FV	32,258		112,084		144,342	50,520	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2020 FV	43,098		131,806		140,261	49,091	Taxable Value	218,979	New Const		
2019 FV	44,451		172,205		130,553	45,694	Total Exemption		New Land		
2018 FV	44,451		170,645		129,773	45,421			Remainder		

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			EL1C	1	Elevator Passenger - Commerc	100	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	5.3080	Site Split	SHP	2	SLIGHTLY IRREGULAR	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum 0			WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso 0.0000			EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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
1FL	FIRST FLOOR	2002		8,660	6.79	58,802	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725
1FL	FIRST FLOOR	2020		1,561	6.79	10,599												
2FL	SECOND FLOOR	2002		9,108	6.79	61,844												
3FL	THIRD FLOOR	2002		9,108	6.79	61,844												
4FL	FOURTH FLOOR	2002		504	6.79	3,422												
STR	STORAGE ROOM	2002		676	2.57	1,735												

Gross Bldg Area	28,941	Perimeter	1,682	Sub Area RCN	198,246																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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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	1,306	Water	Municipal	
400	General Commercial: reta	PD	1,306	SF	28.80					37,613		Acre Size	0.030	Sewer	Municipal	
												DOR Code	400	Street	Paved	
												Deferment		SPC		
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

APN: **037-381-02**

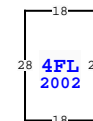
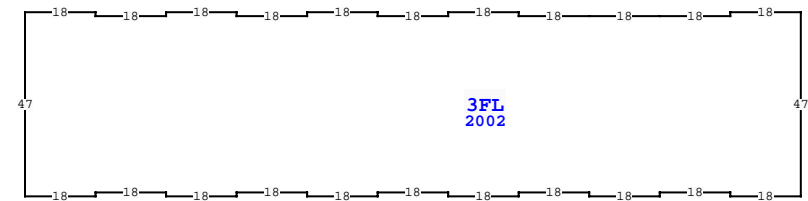
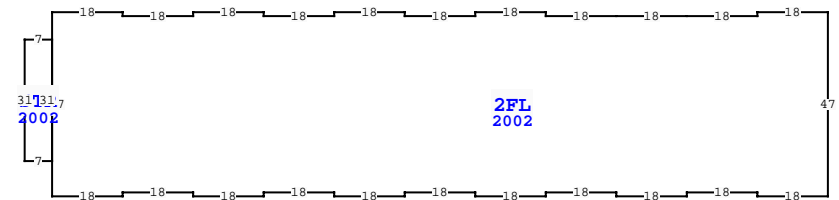
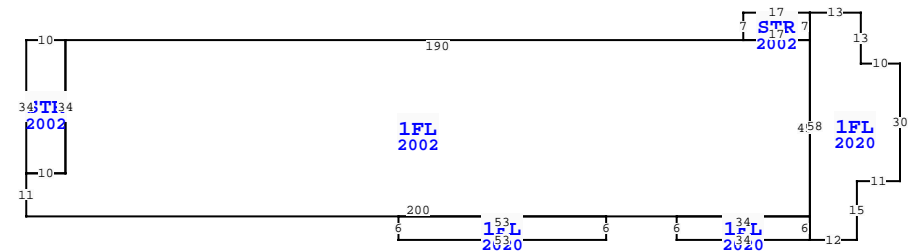
PAGE 2 of 1

Owner **LANDCAP SPARKS IV LLC**

NBHD **DIEO Sparks Marina Office Condos**

Appr **SMM**

Keyline Description **MARINA WATERFRONT CONDOMINIUMS LT C-115**



Activity Information						
Date	User ID	Activity Notes				
9/29/2022	SMM	Re-appraisal Review				
6/10/2019	HNS	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SAC II	4416267	12/9/2014	400	1,375,000	1MQC	
FONTANA FITNESS LLC	4340215	4/1/2014	400	0	3BF	
FONTANA FITNESS LLC,	4172451	11/9/2012	400	0	3NTT	
FONTANA FITNESS LLC,	4122623	6/18/2012	400	0	3NTT	
MARINA VILLAGE LLC,	3670344	7/17/2008	400	398,031	1GCA	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
1/23/2019	SBLD19-20176	Interior demo to include w		C	100%	

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

WASHOE COUNTY APPRAISAL RECORD



APN: **037-381-03**

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR113, SPARKS Database WASHOE NBHD DIBO Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Sparks Marina Office Co
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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	22,406		123,937		146,343	51,220	Land Value	22,406			
2023 NR	22,406		123,937		146,343	51,220	Building Value	96,212	Initials/Date		
2022 FV	20,850		104,228	24,129	125,078	43,777	XFOB Value	27,725			
2021 FV	19,217		78,549		97,766	34,218	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2020 FV	25,674		90,863		94,177	32,962	Taxable Value	146,343	New Const		
2019 FV	26,466		99,811		76,371	26,730	Total Exemption		New Land		
2018 FV	26,466		98,697		75,814	26,535			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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	3.1620	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum 0			WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso 0.0000			EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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	2002		8,660	4.25	36,838	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725		
1FL	FIRST FLOOR	2020		1,561	4.25	6,640														
2FL	SECOND FLOOR	2002		9,108	4.25	38,744														
3FL	THIRD FLOOR	2002		9,108	4.25	38,744														
4FL	FOURTH FLOOR	2002		504	4.25	2,144														
STR	STORAGE ROOM	2002		676	1.53	1,033														
											</									

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	778	Water	Municipal
410	Offices, professional an	PD	778	SF	28.80					22,406			Acre Size	0.018	Sewer	Municipal
													DOR Code	410	Street	Paved
													Deferment		SPC	
													CAGC	MRNA		

WASHOE COUNTY APPRAISAL RECORD



APN: **037-381-04**

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR111, SPARKS Database WASHOE NBHD DIBO Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Sparks Marina Office Co
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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	22,435		124,060		146,495	51,273	Land Value	22,435			
2023 NR	22,435		124,060		146,495	51,273	Building Value	96,335	Initials/Date		
2022 FV	20,877		104,332	24,160	125,209	43,823	XFOB Value	27,725			
2021 FV	19,241		78,620		97,861	34,251	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2020 FV	25,707		90,950		94,271	32,995	Taxable Value	146,495	New Const		
2019 FV	26,565		99,811		76,470	26,765	Total Exemption		New Land		
2018 FV	26,565		99,097		76,113	26,640			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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	3.1660	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum	0		WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso	0.0000		EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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	2002		8,660	4.26	36,885	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725		
1FL	FIRST FLOOR	2020		1,561	4.26	6,649														
2FL	SECOND FLOOR	2002		9,108	4.26	38,793														
3FL	THIRD FLOOR	2002		9,108	4.26	38,793														
4FL	FOURTH FLOOR	2002		504	4.26	2,147														
STR	STORAGE ROOM	2002		676	1.53	1,035														
							</													

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	779	Water	Municipal
410	Offices, professional an	PD	779	SF	28.80					22,435			Acre Size	0.018	Sewer	Municipal
													DOR Code	410	Street	Paved
													Deferment		SPC	
													CAGC	MRNA		

%Comp

Building Data									
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1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL			ASC	1	Alternate Shape Code	100	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	6.4010	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Above)				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum	0		WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso	0.0000		EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

[illegible]

Building Notes	Building Cost Summary	
	Building RCN	251,309
	Depreciation	56,544
	Building DRC	194,765
	Extra Feature DRC	27,725
	Building Obso	
Building Name	Total DRC	222,490
	Override Value	

Property Characteristics

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	1,575	Water	Municipal
400	General Commercial: retail	PD	1,575	SF	28.80					45,360		Acre Size	0.036	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC	MRNA	Page 20 of 34	

WASHOE COUNTY APPRAISAL RECORD



APN: **037-381-06**

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR105, SPARKS Database WASHOE NBHD DIBO Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Sparks Marina Office Co
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 Property Name

Reopen

Reappraisal

Valuation History

Parcel Value Summary

OBSO

☐ Change

☐ No Change

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand
2023 VN	29,174		152,993		182,167	63,758	Land Value	29,174	
2023 NR	29,174		152,993		182,167	63,758	Building Value	125,268	
2022 FV	27,148		128,522	31,419	155,670	54,484	XFOB Value	27,725	
2021 FV	25,021		95,518		120,539	42,189	Obsolescence	0	
2020 FV	33,429		111,590		116,441	40,754	Taxable Value	182,167	
2019 FV	34,518		128,354		98,695	34,543	Total Exemption		
2018 FV	34,518		126,852		97,944	34,280			

Parcel Total

☐ NC

☐ C

☐ New Sketch

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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	4.1170	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum	0		WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso	0.0000		EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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	2002		8,660	5.54	47,964	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725			
1FL	FIRST FLOOR	2020			1,561	5.54	8,646														
2FL	SECOND FLOOR	2002			9,108	5.54	50,445														
3FL	THIRD FLOOR	2002			9,108	5.54	50,445														
4FL	FOURTH FLOOR	2002			504	5.54	2,791														
STR	STORAGE ROOM	2002		676	1.99	1,345															

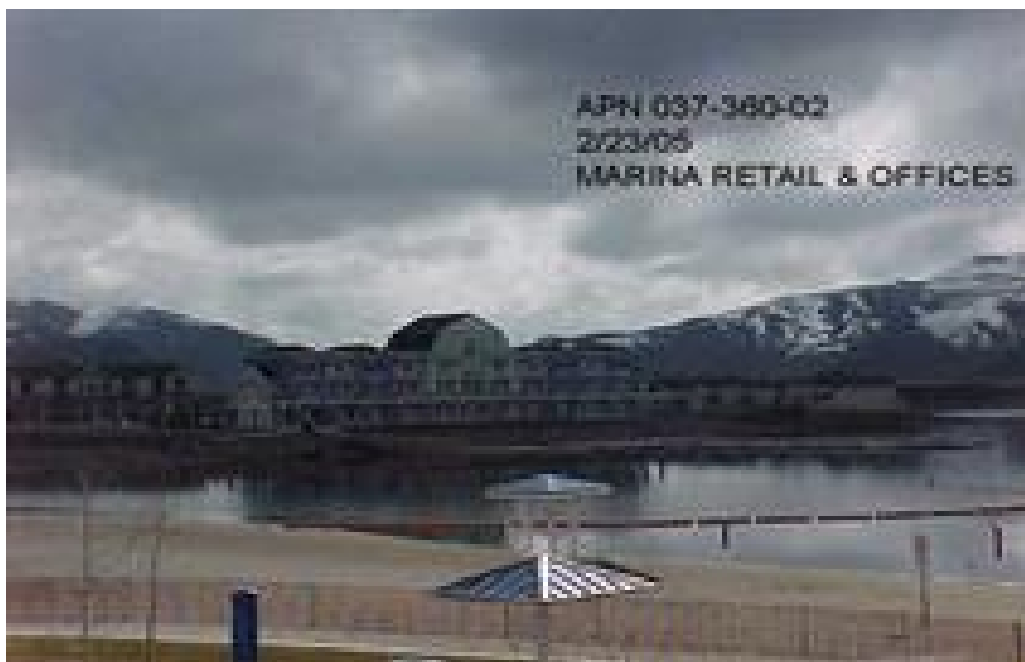
Land Value: 1 Lines Total												Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	1,013	Water	Municipal
410	Offices, professional an	PD	1,013	SF	28.80					29,174		Acre Size	0.023	Sewer	Municipal
												DOR Code	410	Street	Paved
												Deferment		SPC	
												CAGC	MRNA		

Owner LANDCAP SPARKS IV LLC

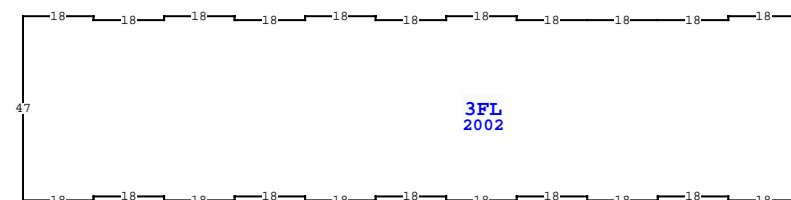
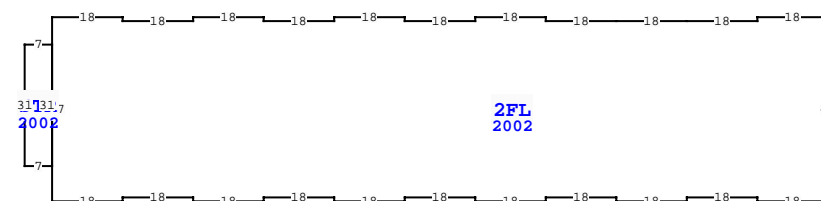
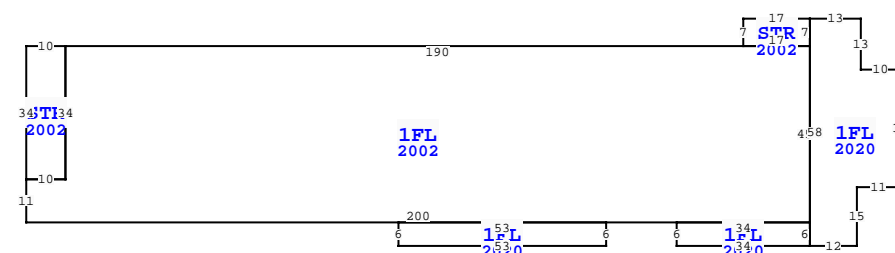
NBHD [DIEO Sparks Marina Office Condos](#)

Appr **SMM**

Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-105



Activity Information						
Date	User ID	Activity Notes				
9/29/2022	SMM	Re-appraisal Review				
6/10/2019	HNS	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SAC II	4416267	12/9/2014	400	1,375,000	1MQC	
SAC II,	4214439	3/13/2013	400	0	3BGG	
SPECIALTY TRUST INC,	4095520	3/22/2012	410	0	3BGG	
MARINA VILLAGE LLC,	4091131	3/7/2012	410	1,500,000	3BF	
MARINA VILLAGE LLC,	3515735	3/30/2007		0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
1/23/2019	SBLD19-20176	Interior demo to include w		C	100%	



WASHOE COUNTY APPRAISAL RECORD



APN: **037-381-07**

2023

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ACTIVE

Roll YR

Code

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Situs 325 HARBOUR COVE DR101, SPARKS Database WASHOE NBHD DIBO Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Sparks Marina Office Co
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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	28,022		148,033		176,055	61,619	Land Value	28,022			
2023 NR	28,022		148,033		176,055	61,619	Building Value	120,308	Initials/Date		
2022 FV	26,076		124,375	10,058	150,451	52,658	XFOB Value	27,725			
2021 FV	24,033		112,698	20,073	136,731	47,856	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2020 FV	32,109		108,052		112,644	39,425	Taxable Value	176,055	New Const		
2019 FV	33,198		123,406		94,901	33,215	Total Exemption		New Land		
2018 FV	33,198		122,450		94,422	33,048			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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	3.9540	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum 0			WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso 0.0000			EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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
1FL	FIRST FLOOR	2002		8,660	5.32	46,065	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725
1FL	FIRST FLOOR	2020		1,561	5.32	8,303												
2FL	SECOND FLOOR	2002		9,108	5.32	48,448												
3FL	THIRD FLOOR	2002		9,108	5.32	48,448												
4FL	FOURTH FLOOR	2002		504	5.32	2,681												
STR	STORAGE ROOM	2002		676	1.91	1,292												

Gross Bldg Area	28,941	Perimeter	1,682	Sub Area RCN	155,237
Building Notes		Building Cost Summary			
		Building RCN		155,237	
		Depreciation		34,929	
		Building DRC		120,308	
		Extra Feature DRC		27,725	
		Building Obso			
Building Name		Total DRC		148,033	
		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	973	Water	Municipal	
400	General Commercial: reta	PD	973	SF	28.80					28,022		Acre Size	0.022	Sewer	Municipal	
												DOR Code	400	Street	Paved	
												Deferment		SPC		
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD



APN: **037-382-01**

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR221, SPARKS Database WASHOE NBHD DIBO Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Sparks Marina Office Co
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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	23,098		126,886		149,984	52,494	Land Value	23,098			
2023 NR	23,098		126,886		149,984	52,494	Building Value	99,161	Initials/Date		
2022 FV	21,494		106,694	24,868	128,188	44,866	XFOB Value	27,725			
2021 FV	19,809		80,274		100,083	35,029	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2020 FV	26,466		92,968		96,442	33,755	Taxable Value	149,984	New Const		
2019 FV	27,291		102,284		78,432	27,451	Total Exemption		New Land		
2018 FV	27,291		101,498		78,040	27,314			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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	3.2590	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum	0		WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso	0.0000		EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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	2002		8,660	4.38	37,968	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725		
1FL	FIRST FLOOR	2020		1,561	4.38	6,844														
2FL	SECOND FLOOR	2002		9,108	4.38	39,932														
3FL	THIRD FLOOR	2002		9,108	4.38	39,932														
4FL	FOURTH FLOOR	2002		504	4.38	2,210														
STR	STORAGE ROOM	2002		676	1.58	1,065														

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	802	Water	Municipal	
400	General Commercial: reta	PD	802	SF	28.80					23,098		Acre Size	0.018	Sewer	Municipal	
												DOR Code	400	Street	Paved	
												Deferment		SPC		
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

APN: **037-382-01**

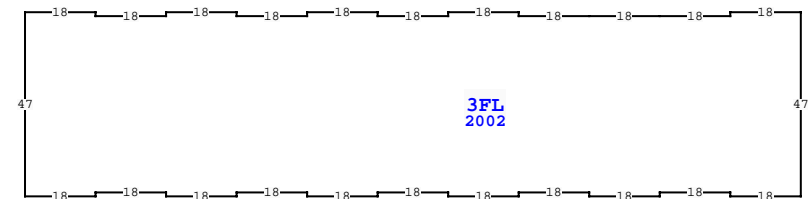
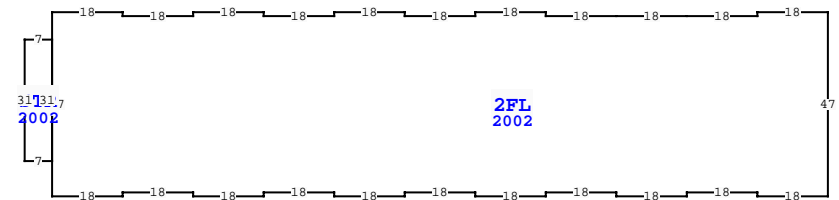
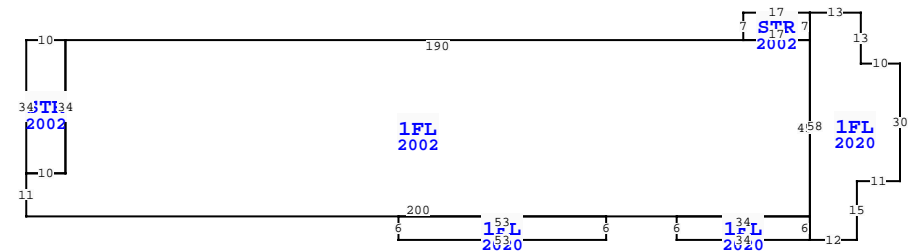
PAGE 2 of 1

Owner **LANDCAP SPARKS IV LLC**

NBHD **DIEO Sparks Marina Office Condos**

Appr **SMM**

Keyline Description **MARINA WATERFRONT CONDOMINIUMS LT C-221**



Activity Information						
Date	User ID	Activity Notes				
9/29/2022	SMM	Re-appraisal Review Aerial Review				
6/10/2019	HNS					
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
CREDIT UNION 1	4401434	10/17/2014	400	520,000	3BF	
MARINA COMMERCIAL OFFICE	4173650	11/14/2012	400	525,000	3BF	
MARINA VILLAGE LLC,	3598900	11/30/2007	400	1,655,917	1MGA	
MARINA VILLAGE LLC,	3515735	3/30/2007	400	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
9/29/2016	A1602409	INSTALL 2 NON ILLUMINATED		C	100%	
9/19/2016	A1602462	RELOCATE 1 SPRINKLERS FOR		C	100%	
9/14/2016	A1602217	NEW OFFICE LAYOUT FOR TENA		C	100%	

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

WASHOE COUNTY APPRAISAL RECORD



APN: **037-382-02**

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR219, SPARKS Database WASHOE NBHD DIBO Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Sparks Marina Office Co
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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	17,021		100,812		117,833	41,242	Land Value	17,021			
2023 NR	17,021		100,812		117,833	41,242	Building Value	73,087	Initials/Date		
2022 FV	15,839		84,897	18,331	100,736	35,258	XFOB Value	27,725			
2021 FV	14,598		65,044		79,642	27,875	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2020 FV	19,503		74,368		76,459	26,761	Taxable Value	117,833	New Const		
2019 FV	20,130		77,023		58,642	20,525	Total Exemption		New Land		
2018 FV	20,130		76,142		58,201	20,370			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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	2.4020	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum 0			WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso 0.0000			EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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
1FL	FIRST FLOOR	2002		8,660	3.23	27,984	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725
1FL	FIRST FLOOR	2020		1,561	3.23	5,044												
2FL	SECOND FLOOR	2002		9,108	3.23	29,432												
3FL	THIRD FLOOR	2002		9,108	3.23	29,432												
4FL	FOURTH FLOOR	2002		504	3.23	1,629												
STR	STORAGE ROOM	2002		676	1.16	785												

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 94,306

Building Notes		Building Cost Summary	
		Building RCN	94,306
		Depreciation	21,219
		Building DRC	73,087
		Extra Feature DRC	27,725
		Building Obso	
Building Name		Total DRC	100,812
		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	591	Water	Municipal
400	General Commercial: reta	PD	591	SF	28.80					17,021		Acre Size	0.014	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
												CAGC	MRNA		

APN: **037-382-02**

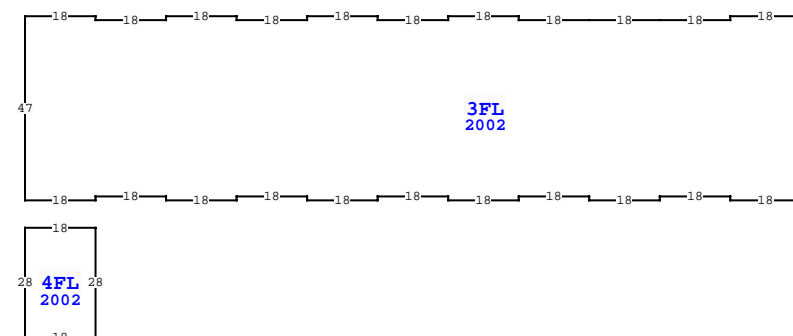
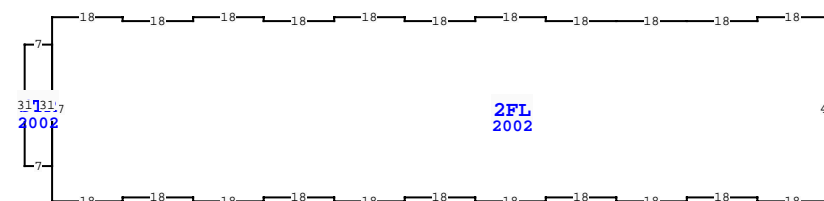
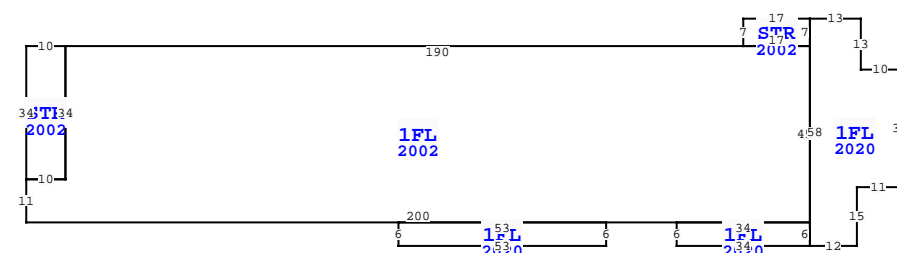
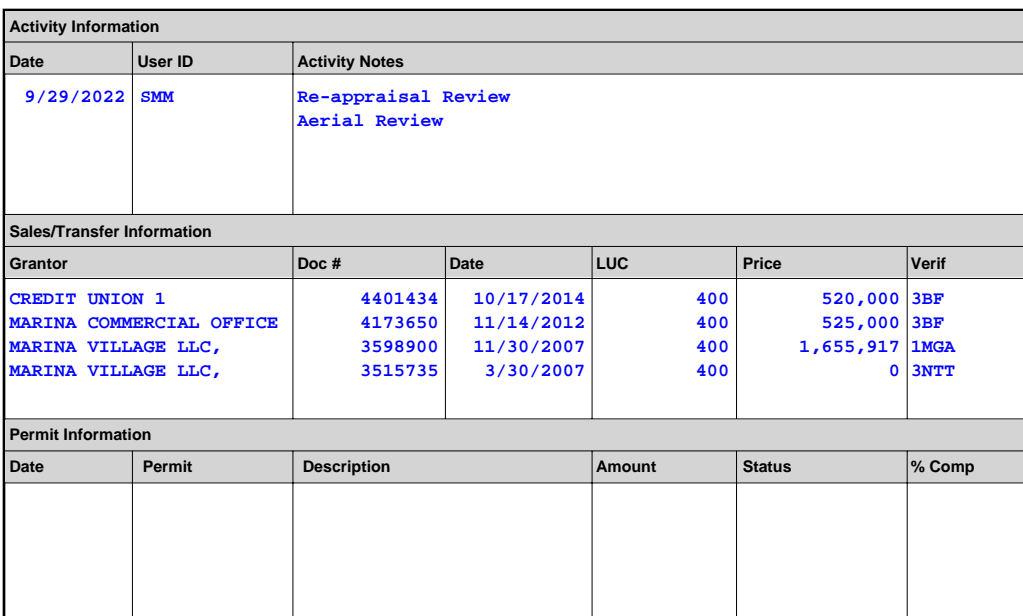
PAGE 2 of 1

Owner LANDCAP SPARKS IV LLC

NBHD [DIEO Sparks Marina Office Condos](#)

Appr **SMM**

Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-219



WASHOE COUNTY APPRAISAL RECORD



APN: **037-382-03**

2023

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ACTIVE

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Code

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Situs 325 HARBOUR COVE DR217, SPARKS Database WASHOE NBHD DIBO Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Sparks Marina Office Co
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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	23,443		128,379		151,822	53,138	Land Value	23,443			
2023 NR	23,443		128,379		151,822	53,138	Building Value	100,654	Initials/Date		
2022 FV	21,815		107,945	25,245	129,760	45,416	XFOB Value	27,725			
2021 FV	20,106		81,145		101,251	35,438	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2020 FV	26,862		94,032		97,583	34,154	Taxable Value	151,822	New Const		
2019 FV	27,720		101,987		78,713	27,550	Total Exemption		New Land		
2018 FV	27,720		101,032		78,235	27,382			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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	3.3080	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum 0			WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso 0.0000			EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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	2002		8,660	4.45	38,539	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725		
1FL	FIRST FLOOR	2020		1,561	4.45	6,947														
2FL	SECOND FLOOR	2002		9,108	4.45	40,533														
3FL	THIRD FLOOR	2002		9,108	4.45	40,533														
4FL	FOURTH FLOOR	2002		504	4.45	2,243														
STR	STORAGE ROOM	2002		676	1.60	1,081														

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	814	Water	Municipal	
410	Offices, professional an	PD	814	SF	28.80					23,443		Acre Size	0.019	Sewer	Municipal	
												DOR Code	410	Street	Paved	
												Deferment		SPC		
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD



APN: **037-382-04**

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ACTIVE

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Code

%Comp

Situs 325 HARBOUR COVE DR215, SPARKS Database WASHOE NBHD DIBO Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Sparks Marina Office Co
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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	22,435		124,060		146,495	51,273	Land Value	22,435			
2023 NR	22,435		124,060		146,495	51,273	Building Value	96,335	Initials/Date		
2022 FV	20,877		104,332	24,160	125,209	43,823	XFOB Value	27,725			
2021 FV	19,241		78,620		97,861	34,251	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2020 FV	25,707		90,950		94,271	32,995	Taxable Value	146,495	New Const		
2019 FV	26,565		99,811		76,470	26,765	Total Exemption		New Land		
2018 FV	26,565		96,320		74,725	26,154			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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	3.1660	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum 0			WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso 0.0000			EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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	2002		8,660	4.26	36,885	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725		
1FL	FIRST FLOOR	2020		1,561	4.26	6,649														
2FL	SECOND FLOOR	2002		9,108	4.26	38,793														
3FL	THIRD FLOOR	2002		9,108	4.26	38,793														
4FL	FOURTH FLOOR	2002		504	4.26	2,147														
STR	STORAGE ROOM	2002		676	1.53	1,035														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 124,302

Building Notes		Building Cost Summary	
		Building RCN	124,302
		Depreciation	27,967
		Building DRC	96,335
		Extra Feature DRC	27,725
		Building Obso	
Building Name		Total DRC	124,060
		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	779	Water	Municipal	
410	Offices, professional an	PD	779	SF	28.80					22,435		Acre Size	0.018	Sewer	Municipal	
												DOR Code	410	Street	Paved	
												Deferment		SPC		
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

APN: **037-382-04**

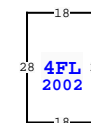
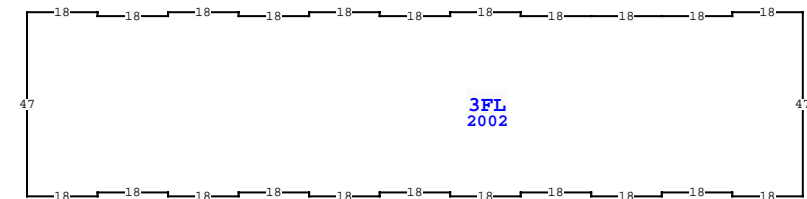
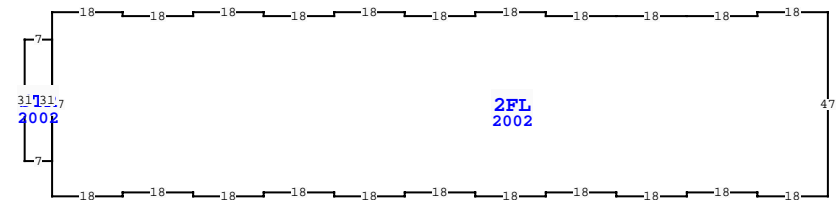
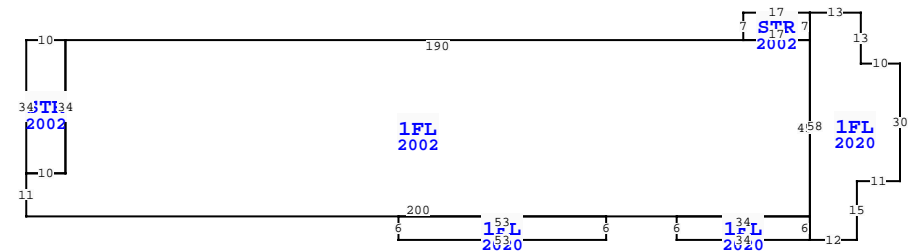
PAGE 2 of 1

Owner **LANDCAP SPARKS IV LLC**

NBHD **DIEO Sparks Marina Office Condos**

Appr **SMM**

Keyline Description **MARINA WATERFRONT CONDOMINIUMS LT C-215**



Activity Information					
Date	User ID	Activity Notes			
9/29/2022	SMM	Re-appraisal Review			
6/10/2019	HNS	Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
CREDIT UNION 1	4401434	10/17/2014	400	520,000	3BF
MARINA COMMERCIAL OFFICE	4173650	11/14/2012	400	525,000	3BF
MARINA VILLAGE LLC,	3598900	11/30/2007	400	1,655,917	1MGA
MARINA VILLAGE LLC,	3515735	3/30/2007	410	0	3NTT
Permit Information					
Date	Permit	Description	Amount	Status	% Comp
1/23/2019	SBLD19-20176	Interior demo to include w		C	100%

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

WASHOE COUNTY APPRAISAL RECORD



APN: **037-382-05**

2023

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR213, SPARKS Database WASHOE NBHD DIBO Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Sparks Marina Office Co
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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	23,472		128,501		151,973	53,191	Land Value	23,472			
2023 NR	23,472		128,501		151,973	53,191	Building Value	100,776	Initials/Date		
2022 FV	21,842		108,045	25,273	129,887	45,460	XFOB Value	27,725			
2021 FV	20,130		81,216		101,346	35,471	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2020 FV	26,895		94,119		97,677	34,187	Taxable Value	151,973	New Const		
2019 FV	27,720		103,932		79,686	27,890	Total Exemption		New Land		
2018 FV	27,720		100,200		77,820	27,237			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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	3.3120	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum 0			WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso 0.0000			EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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	2002		8,660	4.46	38,586	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725		
1FL	FIRST FLOOR	2020			1,561	4.46	6,955													
2FL	SECOND FLOOR	2002			9,108	4.46	40,582													
3FL	THIRD FLOOR	2002			9,108	4.46	40,582													
4FL	FOURTH FLOOR	2002			504	4.46	2,246													
STR	STORAGE ROOM	2002			676	1.60	1,082													
Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 130,033																				
Building Notes				Building Cost Summary																
				Building RCN		130,033														
				Depreciation		29,257														
				Building DRC		100,776														
				Extra Feature DRC		27,725														
				Building Obso																
Building Name				Total DRC		128,501														
				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	815	Water	Municipal
410	Offices, professional an	PD	815	SF	28.80					23,472		Acre Size	0.019	Sewer	Municipal
												DOR Code	410	Street	Paved
												Deferment		SPC	
												CAGC	MRNA		

WASHOE COUNTY APPRAISAL RECORD



APN: **037-382-06**

2023

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR211, SPARKS Database WASHOE NBHD DIBO Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Sparks Marina Office Co
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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	22,435		124,060		146,495	51,273	Land Value	22,435			
2023 NR	22,435		124,060		146,495	51,273	Building Value	96,335	Initials/Date		
2022 FV	20,877		104,332	24,160	125,209	43,823	XFOB Value	27,725			
2021 FV	19,241		78,620		97,861	34,251	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2020 FV	25,707		90,950		94,271	32,995	Taxable Value	146,495	New Const		
2019 FV	26,565		99,811		76,470	26,765	Total Exemption		New Land		
2018 FV	26,565		99,097		76,113	26,640			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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	3.1660	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum	0		WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso	0.0000		EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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
1FL	FIRST FLOOR	2002		8,660	4.26	36,885	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725
1FL	FIRST FLOOR	2020		1,561	4.26	6,649												
2FL	SECOND FLOOR	2002		9,108	4.26	38,793												
3FL	THIRD FLOOR	2002		9,108	4.26	38,793												
4FL	FOURTH FLOOR	2002		504	4.26	2,147												
STR	STORAGE ROOM	2002		676	1.53	1,035												

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 124,302

Building Notes		Building Cost Summary	
		Building RCN	124,302
		Depreciation	27,967
		Building DRC	96,335
		Extra Feature DRC	27,725
		Building Obso	
Building Name		Total DRC	124,060
		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	779	Water	Municipal	
410	Offices, professional an	PD	779	SF	28.80					22,435		Acre Size	0.018	Sewer	Municipal	
												DOR Code	410	Street	Paved	
												Deferment		SPC		
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

APN: **037-382-06**

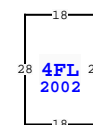
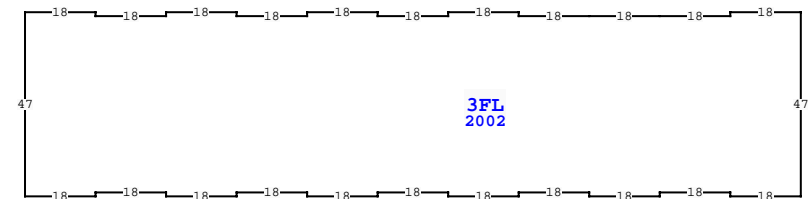
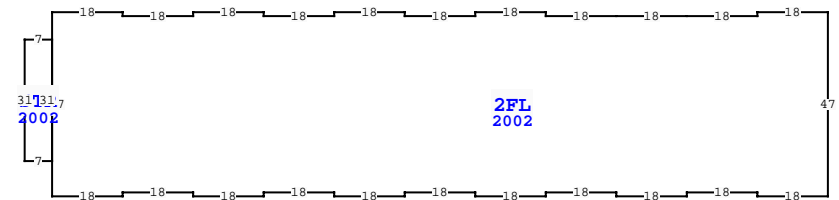
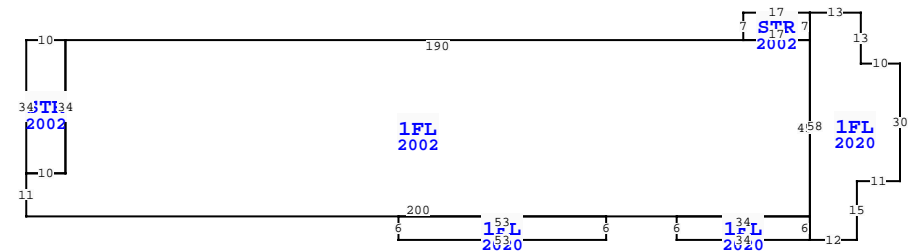
PAGE 2 of 1

Owner **LANDCAP SPARKS IV LLC**

NBHD **DIEO Sparks Marina Office Condos**

Appr **SMM**

Keyline Description **MARINA WATERFRONT CONDOMINIUMS LT C-211**



Activity Information					
Date	User ID	Activity Notes			
9/29/2022	SMM	Re-appraisal Review Aerial Review			
Sales/Transfer Information					
Grantor	Doc #	Date	LUC	Price	Verif
CREDIT UNION 1	4401434	10/17/2014	400	520,000	3BF
MARINA COMMERCIAL OFFICE	4173650	11/14/2012	400	525,000	3BF
MARINA VILLAGE LLC,	3598900	11/30/2007	400	1,655,917	1MGA
MARINA VILLAGE LLC,	3515735	3/30/2007	410	0	3NTT
Permit Information					
Date	Permit	Description	Amount	Status	% Comp

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

WASHOE COUNTY APPRAISAL RECORD



APN: 037-382-07

2023

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR209, SPARKS Database WASHOE NBHD DIBO Appr SMM Exemption AV|Exemption
Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Sparks Marina Office Co
27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
O, CA 92675 Property Name

Reopen

Reappraisal

Valuation History

Parcel Value Summary

OBOS

☐ Change☐ No Change

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand
2023 VN	23,472		128,501		151,973	53,191	Land Value	23,472	
2023 NR	23,472		128,501		151,973	53,191	Building Value	100,776	
2022 FV	21,842		108,045	25,273	129,887	45,460	XFOB Value	27,725	
2021 FV	20,130		81,216		101,346	35,471	Obsolescence	0	
2020 FV	26,895		94,119		97,677	34,187	Taxable Value	151,973	
2019 FV	27,720		103,932		79,686	27,890	Total Exemption		
2018 FV	27,720		100,200		77,820	27,237			

Parcel Total

☐ NC☐ C☐ New Sketch

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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	3.3120	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum	0		WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso	0.0000		EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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	2002		8,660	4.46	38,586	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725			
1FL	FIRST FLOOR	2020			1,561	4.46	6,955														
2FL	SECOND FLOOR	2002			9,108	4.46	40,582														
3FL	THIRD FLOOR	2002			9,108	4.46	40,582														
4FL	FOURTH FLOOR	2002			504	4.46	2,246														
STR	STORAGE ROOM	2002		676	1.60	1,082															

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	815	Water	Municipal
410	Offices, professional an	PD	815	SF	28.80					23,472			Acre Size	0.019	Sewer	Municipal
													DOR Code	410	Street	Paved
													Deferment		SPC	
													CAGC	MRNA		

WASHOE COUNTY APPRAISAL RECORD

APN: **037-382-07**

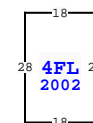
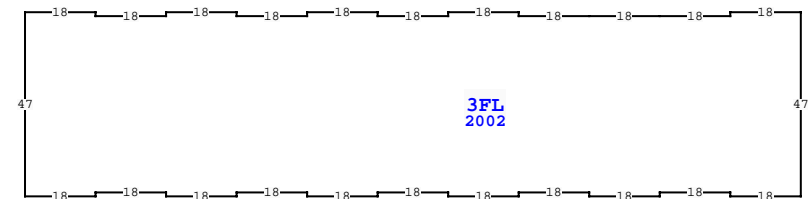
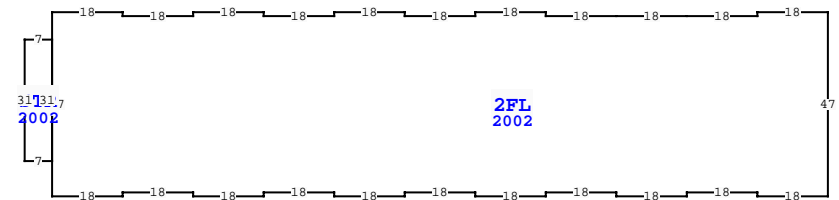
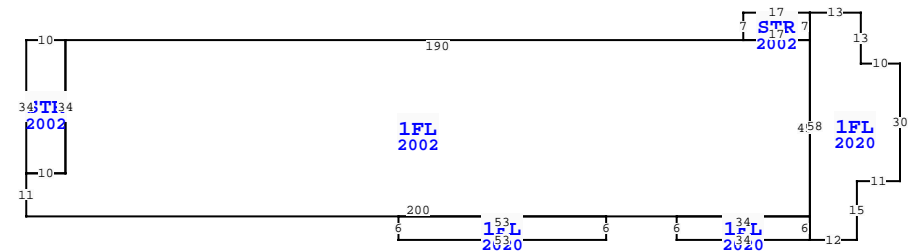
PAGE 2 of 1

Owner **LANDCAP SPARKS IV LLC**

NBHD **DIEO Sparks Marina Office Condos**

Appr **SMM**

Keyline Description **MARINA WATERFRONT CONDOMINIUMS LT C-209**



Activity Information						
Date	User ID	Activity Notes				
9/29/2022	SMM	Re-appraisal Review				
6/10/2019	HNS	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
CREDIT UNION 1	4401434	10/17/2014	400	520,000	3BF	
MARINA COMMERCIAL OFFICE	4173650	11/14/2012	400	525,000	3BF	
MARINA VILLAGE LLC,	3598900	11/30/2007	400	1,655,917	1MGA	
MARINA VILLAGE LLC,	3515735	3/30/2007	410	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
1/23/2019	SBLD19-20176	Interior demo to include w		C	100%	

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

WASHOE COUNTY APPRAISAL RECORD



APN: **037-382-08**

2023

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR201, SPARKS Database WASHOE NBHD DIBO Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Sparks Marina Office Co
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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	85,075		393,003		478,078	167,327	Land Value	85,075			
2023 NR	85,075		393,003		478,078	167,327	Building Value	365,278	Initials/Date		
2022 FV	79,167		329,170	91,613	408,337	142,918	XFOB Value	27,725			
2021 FV	72,964		235,687		308,651	108,028	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2020 FV	97,482		282,786		300,331	105,116	Taxable Value	478,078	New Const		
2019 FV	100,617		361,604		281,418	98,496	Total Exemption		New Land		
2018 FV	100,617		358,365		279,799	97,930			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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	12.0050	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum 0			WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso 0.0000			EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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	2002		8,660	16.15	139,861	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725		
1FL	FIRST FLOOR	2020		1,561	16.15	25,211														
2FL	SECOND FLOOR	2002		9,108	16.15	147,096														
3FL	THIRD FLOOR	2002		9,108	16.15	147,096														
4FL	FOURTH FLOOR	2002		504	16.15	8,140														
STR	STORAGE ROOM	2002		676	5.80	3,923														
										</										

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	2,954	Water	Municipal	
400	General Commercial: reta	PD	2,954	SF	28.80					85,075		Acre Size	0.068	Sewer	Municipal	
												DOR Code	400	Street	Paved	
												Deferment		SPC		
												CAGC	MRNA			

%Comp

Reopen			
Reappraisal			

OBSO	<input type="checkbox"/> Change <input type="checkbox"/> No Change	
NewLand		
Initials/Date		
Parcel Total		
New Const	52,084	<input type="checkbox"/> NC <input type="checkbox"/> C
New Land		
Remainder		<input type="checkbox"/> New Sketch

Sub Area	Extra Features
----------	----------------

[illegible]

Land Value: 1 Lines Total	Land Date	Property Characteristics
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This information is for use by the WASHOE COUNTY Assessor for assessment purposes only

Owner LANDCAP SPARKS IV LLC

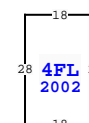
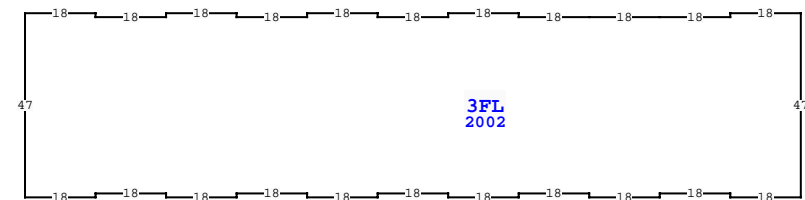
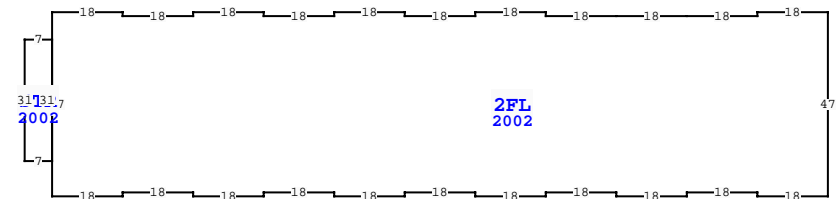
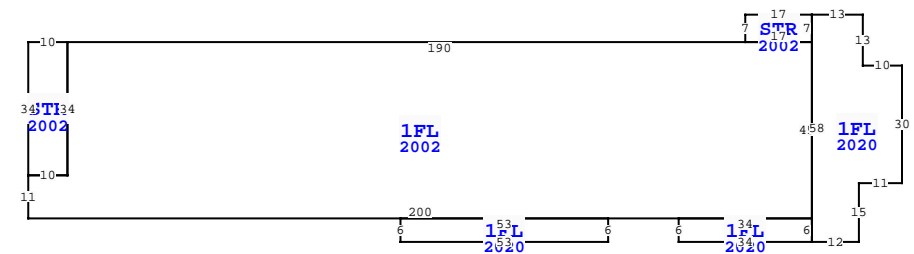
NBHD DIMA Waterfront Condos

Appr SMM

Keyline Description MARINA WATERFRONT CONDOMINIUMS LT 319



Activity Information						
Date	User ID	Activity Notes				
9/29/2022	SMM	Re-appraisal Review				
4/4/2014	MB	Aerial Review				
5/1/2007	CD	Permit Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SAC II	4416267	12/9/2014	400	1,375,000	1MQC	
SAC II,	4214439	3/13/2013	210	0	3BGG	
SPECIALTY TRUST INC,	4095520	3/22/2012	210	0	3BGG	
MARINA VILLAGE LLC,	4091131	3/7/2012	210	1,500,000	3BF	
MARINA VILLAGE LLC,	3515735	3/30/2007		0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
11/8/2006	A0600590	CONDO		C	100%	



WASHOE COUNTY APPRAISAL RECORD



APN: **037-383-02**

2023

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR317, SPARKS Database WASHOE NBHD DIMA Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Waterfront Condos
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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 VN2	22,925		126,156	29,528	149,081	52,178	Land Value	22,925			
2023 NR	22,925		126,156	29,528	149,081	52,178	Building Value	98,431	Initials/Date		
2022 FV	21,333		81,399		102,732	35,956	XFOB Value	27,725			
2021 FV	19,661		79,847		99,508	34,828	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2020 FV	16,000		92,448		108,448	37,957	Taxable Value	149,081	New Const	29,528	
2019 FV	12,800		134,145		113,408	39,693	Total Exemption		New Land		
2018 FV	8,300		132,909		68,109	23,838			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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	3.2350	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum 0			WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso 0.0000			EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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	2002		8,660	4.35	37,689	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725		
1FL	FIRST FLOOR	2020		1,561	4.35	6,794														
2FL	SECOND FLOOR	2002		9,108	4.35	39,638														
3FL	THIRD FLOOR	2002		9,108	4.35	39,638														
4FL	FOURTH FLOOR	2002		504	4.35	2,193														
STR	STORAGE ROOM	2002		676	1.56	1,057														

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	796	Water	Municipal	
210	Condominium or Townhouse	PD	796	SF	28.80					22,925		Acre Size	0.018	Sewer	Municipal	
												DOR Code	210	Street	Paved	
												Deferment		SPC		
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD



APN: **037-383-03**

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR315, SPARKS Database WASHOE NBHD DIMA Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Waterfront Condos
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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 VN2	22,406		123,937	28,864	146,343	51,220	Land Value	22,406			
2023 NR	22,406		123,937	28,864	146,343	51,220	Building Value	96,212	Initials/Date		
2022 FV	20,850		80,099		100,949	35,332	XFOB Value	27,725			
2021 FV	19,217		78,549		97,766	34,218	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2020 FV	16,000		90,863		106,863	37,402	Taxable Value	146,343	New Const	28,864	
2019 FV	12,800		132,694		112,320	39,312	Total Exemption		New Land		
2018 FV	8,300		131,473		67,462	23,612			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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	3.1620	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum	0		WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso	0.0000		EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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	2002		8,660	4.25	36,838	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725		
1FL	FIRST FLOOR	2020		1,561	4.25	6,640														
2FL	SECOND FLOOR	2002		9,108	4.25	38,744														
3FL	THIRD FLOOR	2002		9,108	4.25	38,744														
4FL	FOURTH FLOOR	2002		504	4.25	2,144														
STR	STORAGE ROOM	2002		676	1.53	1,033														
											</									

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	778	Water	Municipal
210	Condominium or Townhouse	PD	778	SF	28.80					22,406		Acre Size	0.018	Sewer	Municipal
												DOR Code	210	Street	Paved
												Deferment		SPC	
												CAGC	MRNA	Page 46 of 71	

WASHOE COUNTY APPRAISAL RECORD



APN: **037-383-04**

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR313, SPARKS Database WASHOE NBHD DIMA Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Waterfront Condos
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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 VN2	23,443		128,379	30,197	151,822	53,138	Land Value	23,443	Initials/Date		
2023 NR	23,443		128,379	30,197	151,822	53,138	Building Value	100,654			
2022 FV	21,815		82,700		104,515	36,580	XFOB Value	27,725			
2021 FV	20,106		81,145		101,251	35,438	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2020 FV	16,000		94,032		110,032	38,511	Taxable Value	151,822	New Const	30,197	
2019 FV	12,800		135,597		114,497	40,074	Total Exemption		New Land		
2018 FV	8,300		134,347		68,756	24,065			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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	3.3080	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum 0			WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso 0.0000			EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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	2002		8,660	4.45	38,539	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725		
1FL	FIRST FLOOR	2020		1,561	4.45	6,947														
2FL	SECOND FLOOR	2002		9,108	4.45	40,533														
3FL	THIRD FLOOR	2002		9,108	4.45	40,533														
4FL	FOURTH FLOOR	2002		504	4.45	2,243														
STR	STORAGE ROOM	2002		676	1.60	1,081														

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	814	Water	Municipal	
210	Condominium or Townhouse	PD	814	SF	28.80					23,443		Acre Size	0.019	Sewer	Municipal	
												DOR Code	210	Street	Paved	
												Deferment		SPC		
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD



APN: **037-383-05**

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR311, SPARKS Database WASHOE NBHD DIMA Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Waterfront Condos
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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 VN2	22,435		186,129	47,520	208,564	72,997	Land Value	22,435			
2023 NR	22,435		186,129	47,520	208,564	72,997	Building Value	158,404	Initials/Date		
2022 FV	20,877		116,495		137,372	48,080	XFOB Value	27,725			
2021 FV	19,241		114,871		134,112	46,939	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2020 FV	22,900		135,225		158,125	55,344	Taxable Value	208,564	New Const	47,520	
2019 FV	22,900		174,345		153,659	53,781	Total Exemption		New Land		
2018 FV	14,900		172,769		92,646	32,426			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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	5.2060	Site Split	ELIC	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum	0		WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso	0.0000		EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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
1FL	FIRST FLOOR	2002		8,660	7.00	60,651	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725
1FL	FIRST FLOOR	2020		1,561	7.00	10,933												
2FL	SECOND FLOOR	2002		9,108	7.00	63,789												
3FL	THIRD FLOOR	2002		9,108	7.00	63,789												
4FL	FOURTH FLOOR	2002		504	7.00	3,530												
STR	STORAGE ROOM	2002		676	2.52	1,701												

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 204,393

Building Notes		Building Cost Summary	
		Building RCN	204,393
		Depreciation	45,989
		Building DRC	158,404
		Extra Feature DRC	27,725
		Building Obso	
Building Name		Total DRC	186,129
		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	779	Water	Municipal	
210	Condominium or Townhouse	PD	779	SF	28.80					22,435		Acre Size	0.018	Sewer	Municipal	
												DOR Code	210	Street	Paved	
												Deferment		SPC		
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD



APN: 037-383-06

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR309, SPARKS Database WASHOE NBHD DIMA Appr SMM Exemption AV|Exemption
Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Waterfront Condos
27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
O, CA 92675 Property Name

Reopen

Reappraisal

Valuation History

Parcel Value Summary

OBSS

☐ Change☐ No Change

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD
2023 VN2	23,472		128,501	30,233	151,973	53,191	Land Value	23,472
2023 NR	23,472		128,501	30,233	151,973	53,191	Building Value	100,776
2022 FV	21,842		82,772		104,614	36,615	XFOB Value	27,725
2021 FV	20,130		81,216		101,346	35,471	Obsolescence	0
2020 FV	16,000		94,119		110,119	38,542	Taxable Value	151,973
2019 FV	12,800		135,597		114,497	40,074	Total Exemption	
2018 FV	8,300		134,347		68,756	24,065		

NewLand

Initials/Date

Parcel Total

New Const

New Land

Remainder

☐ NC☐ C☐ New Sketch

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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	3.3120	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum	0		WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso	0.0000		EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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	2002		8,660	4.46	38,586	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725		
1FL	FIRST FLOOR	2020		1,561	4.46	6,955														
2FL	SECOND FLOOR	2002		9,108	4.46	40,582														
3FL	THIRD FLOOR	2002		9,108	4.46	40,582														
4FL	FOURTH FLOOR	2002		504	4.46	2,246														
STR	STORAGE ROOM	2002		676	1.60	1,082														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 130,033

Building Notes

Building Cost Summary

	Building RCN	130,033
	Depreciation	29,257
	Building DRC	100,776
	Extra Feature DRC	27,725
	Building Obso	
Building Name	Total DRC	128,501
	Override Value	

Land Value: 1 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data		Property Characteristics	
210	Condominium or Townhouse	PD	815	SF	28.80					23,472		Land Size-Sf	815	Water	Municipal
												Acre Size	0.019	Sewer	Municipal
												DOR Code	210	Street	Paved
												Deferment		SPC	
												CAGC	MRNA		

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

WASHOE COUNTY APPRAISAL RECORD

APN: **037-383-06**

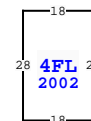
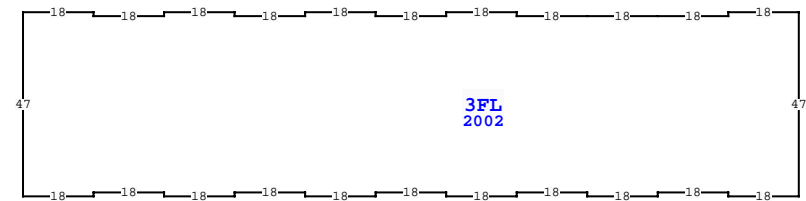
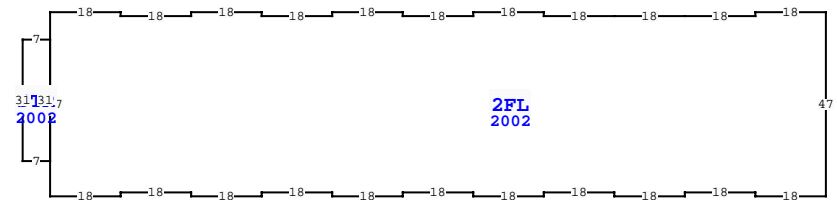
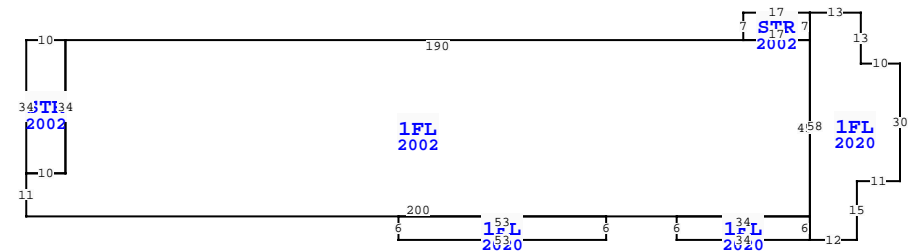
PAGE 2 of 1

Owner **LANDCAP SPARKS IV LLC**

NBHD **DIMA Waterfront Condos**

Appr **SMM**

Keyline Description **MARINA WATERFRONT CONDOMINIUMS LT 309**



Activity Information						
Date	User ID	Activity Notes				
9/29/2022	SMM	Re-appraisal Review Aerial Review				
4/4/2014	MB					
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SAC II	4416267	12/9/2014	400	1,375,000	1MQC	
SAC II,	4214439	3/13/2013	210	0	3BGG	
SPECIALTY TRUST INC,	4095520	3/22/2012	210	0	3BGG	
MARINA VILLAGE LLC,	4091131	3/7/2012	210	1,500,000	3BF	
MARINA VILLAGE LLC,	3058667	6/24/2004		0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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

%Comp

Reopen			
Reappraisal			

OBSO	<input type="checkbox"/> Change <input type="checkbox"/> No Change	
NewLand		
Initials/Date		
Parcel Total		
New Const	28,718	<input type="checkbox"/> NC <input type="checkbox"/> C
New Land		
Remainder		<input type="checkbox"/> New Sketch

1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL			ASC	1	Alternate Shape Code	100	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	3.1460	Site Split	EL1C	1	Elevator Passenger - Comm	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comm	100				
Quality	C25	Commercial 2.5 (Above)				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum	0		WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso	0.0000		EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

Extra Features

[illegible]

Building Notes		Building Cost Summary	
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Building Cost Summary

Total DRC	123,450
Override Value	

Land Data

Land Data		Property Characteristics	
Land Size-Sf	774	Water	Municipal
Acre Size	0.018	Sewer	Municipal
DOR Code	210	Street	Paved
Deferment		SPC	
CAGC	MENA	Page 54 of 74	

Owner LANDCAP SPARKS IV LLC

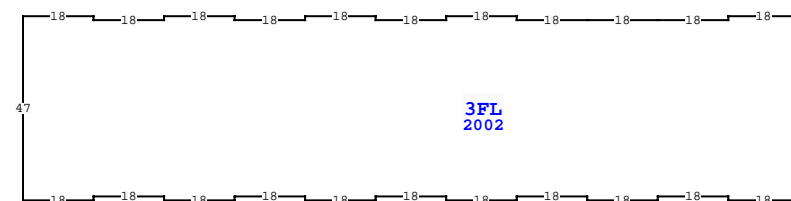
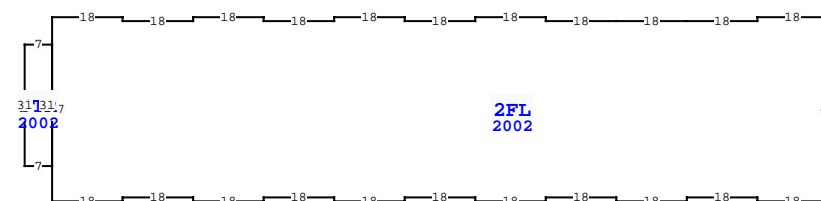
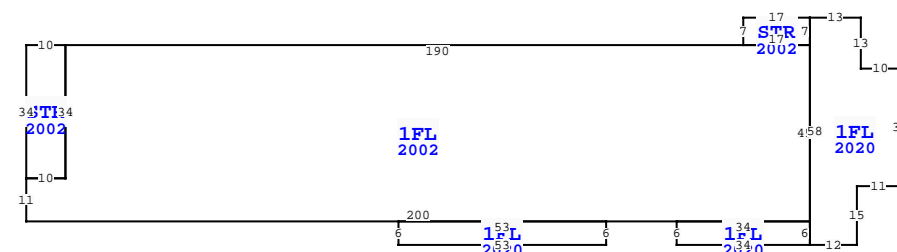
NBHD [DIMA Waterfront Condos](#)

Appr **SMM**

Keyline Description MARINA WATERFRONT CONDOMINIUMS LT 307



Activity Information						
Date	User ID	Activity Notes				
9/29/2022 4/4/2014	SMM MB	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
PROUX FAMILY TRUST	4409579	11/14/2014	400	65,000	2D	
FINCH, CURTIS	3961116	1/6/2011	210	65,000	2D	
MARINA VILLAGE LLC,	3549662	6/29/2007	210	270,900	2D	
MARINA VILLAGE LLC,	3515735	3/30/2007	210	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	



WASHOE COUNTY APPRAISAL RECORD



APN: **037-383-08**

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR305, SPARKS Database WASHOE NBHD DIMA Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Waterfront Condos
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 Property Name

Reopen

Reappraisal

Valuation History

Parcel Value Summary

OBSO

☐ Change

☐ No Change

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD
2023 VN2	20,592		116,146	26,525	136,738	47,858	Land Value	20,592
2023 NR	20,592		116,146	26,525	136,738	47,858	Building Value	88,421
2022 FV	19,162		75,541		94,703	33,146	XFOB Value	27,725
2021 FV	17,660		74,001		91,661	32,081	Obsolescence	0
2020 FV	16,000		85,307		101,307	35,457	Taxable Value	136,738
2019 FV	12,800		127,717		108,588	38,006	Total Exemption	
2018 FV	8,300		126,545		65,245	22,836		

NewLand

Initials/Date

Parcel Total

New Const

New Land

Remainder

☐ NC

☐ C

☐ New Sketch

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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	2.9060	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum	0		WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso	0.0000		EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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	2002		8,660	3.91	33,856	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725		
1FL	FIRST FLOOR	2020		1,561	3.91	6,103														
2FL	SECOND FLOOR	2002		9,108	3.91	35,607														
3FL	THIRD FLOOR	2002		9,108	3.91	35,607														
4FL	FOURTH FLOOR	2002		504	3.91	1,970														
STR	STORAGE ROOM	2002		676	1.41	950														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 114,093

Building Notes

Building Cost Summary

Building RCN	114,093
Depreciation	25,672
Building DRC	88,421
Extra Feature DRC	27,725
Building Obso	
Total DRC	116,146
Override Value	

Land Value: 1 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data		Property Characteristics	
210	Condominium or Townhouse	PD	715	SF	28.80					20,592		Land Size-Sf	715	Water	Municipal
												Acre Size	0.016	Sewer	Municipal
												DOR Code	210	Street	Paved
												Deferment		SPC	
												CAGC	MRNA		

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WASHOE COUNTY APPRAISAL RECORD

APN: **037-383-08**

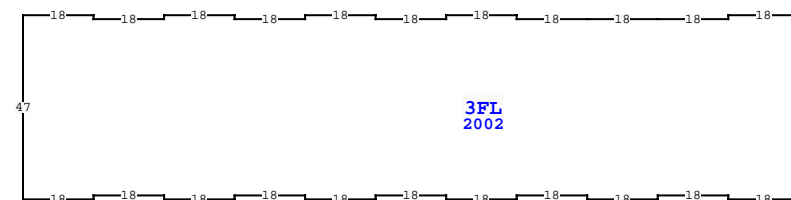
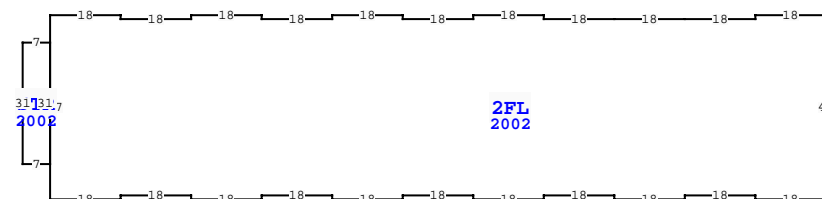
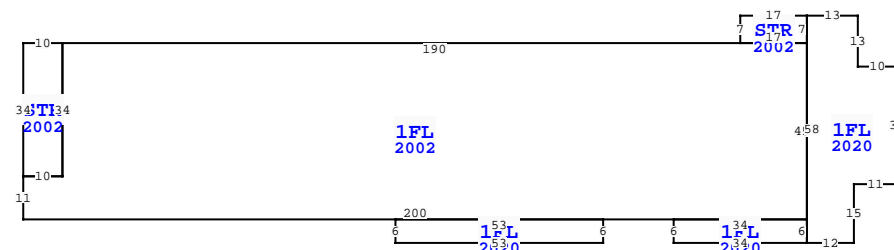
PAGE 2 of 1

Owner **LANDCAP SPARKS IV LLC**

NBHD **DIMA Waterfront Condos**

Appr **SMM**

Keyline Description **MARINA WATERFRONT CONDOMINIUMS LT 305**



Activity Information						
Date	User ID	Activity Notes				
9/29/2022 4/4/2014	SMM MB	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SAC II	4416267	12/9/2014	400	1,375,000	1MQC	
SAC II,	4214439	3/13/2013	210	0	3BGG	
SPECIALTY TRUST INC,	4095520	3/22/2012	210	0	3BGG	
MARINA VILLAGE LLC,	4091131	3/7/2012	210	1,500,000	3BF	
MARINA VILLAGE LLC,	3515735	3/30/2007		0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY APPRAISAL RECORD



APN: **037-383-09**

2023

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR301, SPARKS Database WASHOE NBHD DIMA Appr SMM Exemption AV|Exemption
 Owner LANDCAP SPARKS IV LLC Printed 2/14/2023 Waterfront Condos
 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRAN Tax District 2002
 O, CA 92675 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 VN2	39,830		198,757	51,310	238,587	83,505	Land Value	39,830			
2023 NR	39,830		198,757	51,310	238,587	83,505	Building Value	171,032	Initials/Date		
2022 FV	37,064		123,885		160,949	56,332	XFOB Value	27,725			
2021 FV	34,160		122,244		156,404	54,741	Obsolescence	0	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2020 FV	22,900		144,232		167,132	58,496	Taxable Value	238,587	New Const	51,310	
2019 FV	22,900		182,433		159,724	55,903	Total Exemption		New Land		
2018 FV	14,900		180,776		96,250	33,688			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	HEAT	612	WARM/COOL AIR	100
Occ	459	Mixed Retail w/ Resi	Rate Adj	5.6210	Site Split	EL1C	1	Elevator Passenger - Commerc	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			SP3C	28,437	Sprinkler System Wet - Comme	100				
Quality	C25	Commercial 2.5 (Abov				ST	3	No of Stories	100				
Year Built	2002		PARCEL LEVEL			UT	1	Units	100				
WAY	2008		Lump Sum 0			WH	13	Avg Wall Height/Floor	100				
Remodel Yr			%Obso 0.0000			EW	921	SINGLE WALL - STUCCO ON WOOD	75				
% Comp	100	%DPR 22.5				EW	887	STUD WALLS - HARDBOARD LAP S	25				

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	2002		8,660	7.56	65,486	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725		
1FL	FIRST FLOOR	2020		1,561	7.56	11,804														
2FL	SECOND FLOOR	2002		9,108	7.56	68,874														
3FL	THIRD FLOOR	2002		9,108	7.56	68,874														
4FL	FOURTH FLOOR	2002		504	7.56	3,811														
STR	STORAGE ROOM	2002		676	2.72	1,837														

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	1,383	Water	Municipal
210	Condominium or Townhouse	PD	1,383	SF	28.80					39,830		Acre Size	0.032	Sewer	Municipal
												DOR Code	210	Street	Paved
												Deferment		SPC	
												CAGC	MRNA	Page 58 of 71	

WASHOE COUNTY APPRAISAL RECORD

APN: **037-383-09**

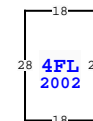
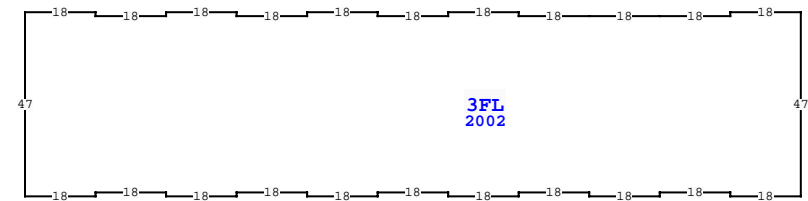
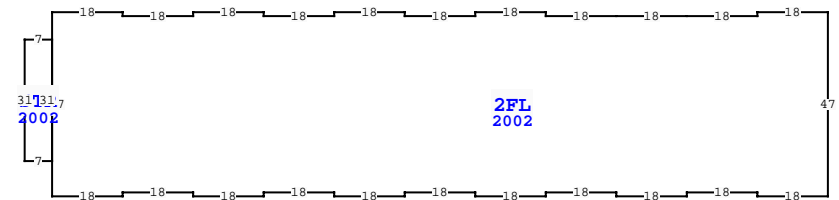
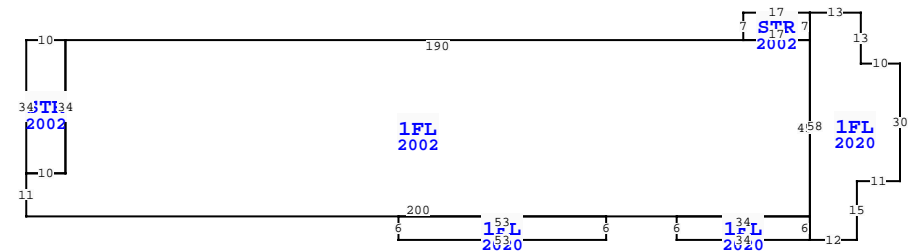
PAGE 2 of 1

Owner **LANDCAP SPARKS IV LLC**

NBHD **DIMA Waterfront Condos**

Appr **SMM**

Keyline Description **MARINA WATERFRONT CONDOMINIUMS LT 301**



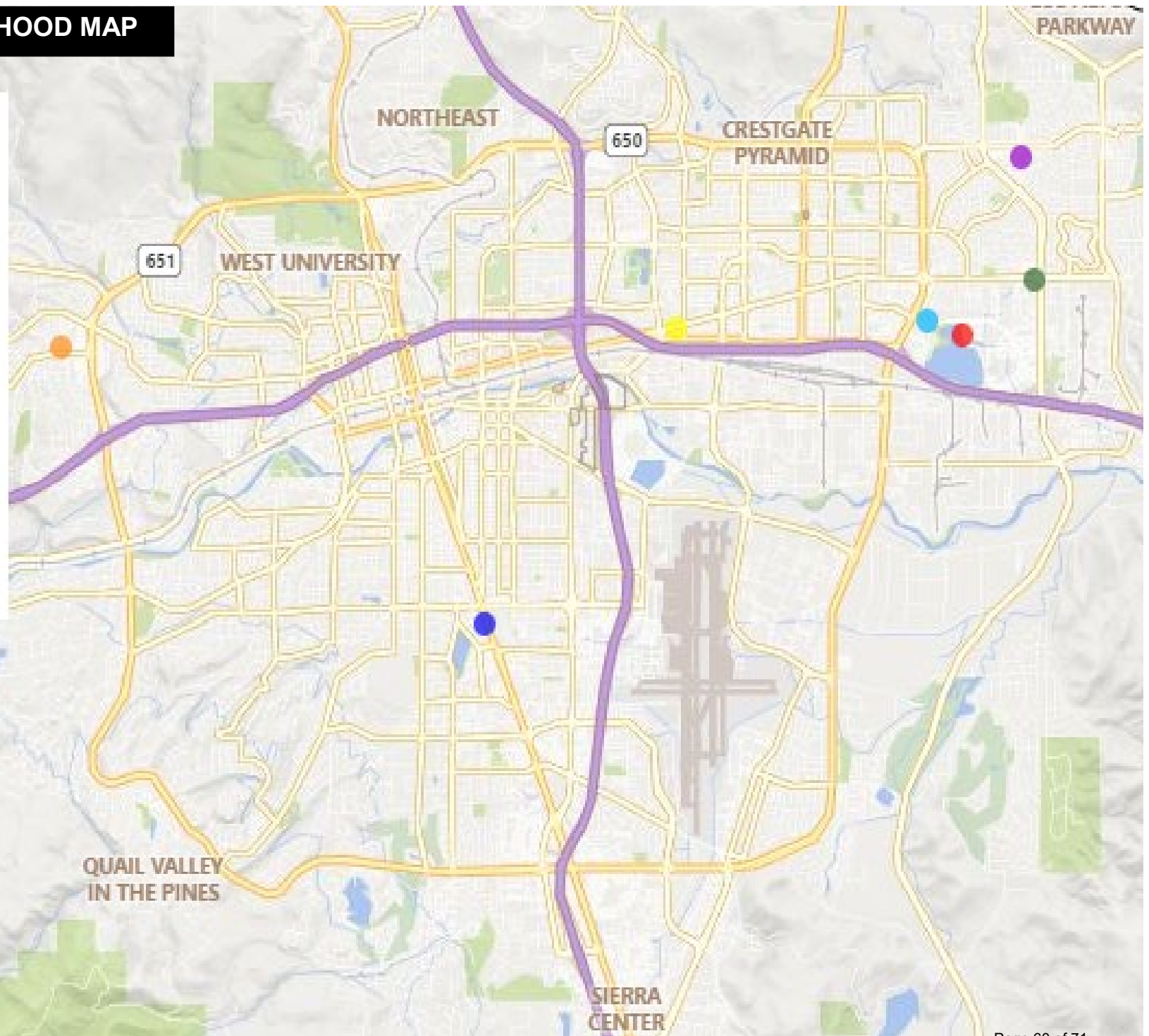
Activity Information						
Date	User ID	Activity Notes				
9/29/2022	SMM	Re-appraisal Review				
4/4/2014	MB	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SAC II	4416267	12/9/2014	400	1,375,000	1MQC	
SAC II,	4214439	3/13/2013	210	0	3BGG	
SPECIALTY TRUST INC,	4095520	3/22/2012	210	0	3BGG	
MARINA VILLAGE LLC,	4091131	3/7/2012	210	1,500,000	3BF	
MARINA VILLAGE LLC,	3515735	3/30/2007		0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

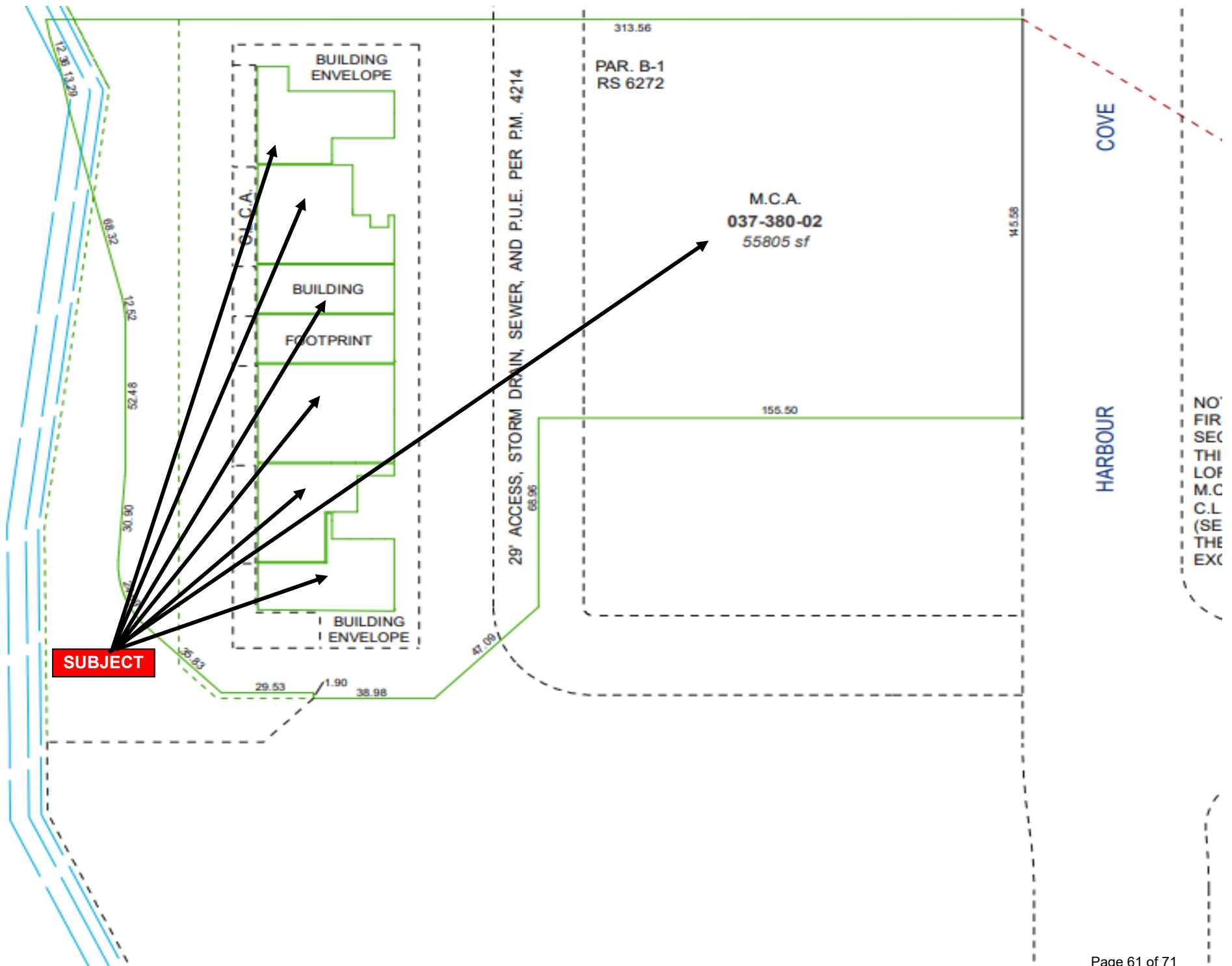
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NEIGHBORHOOD MAP

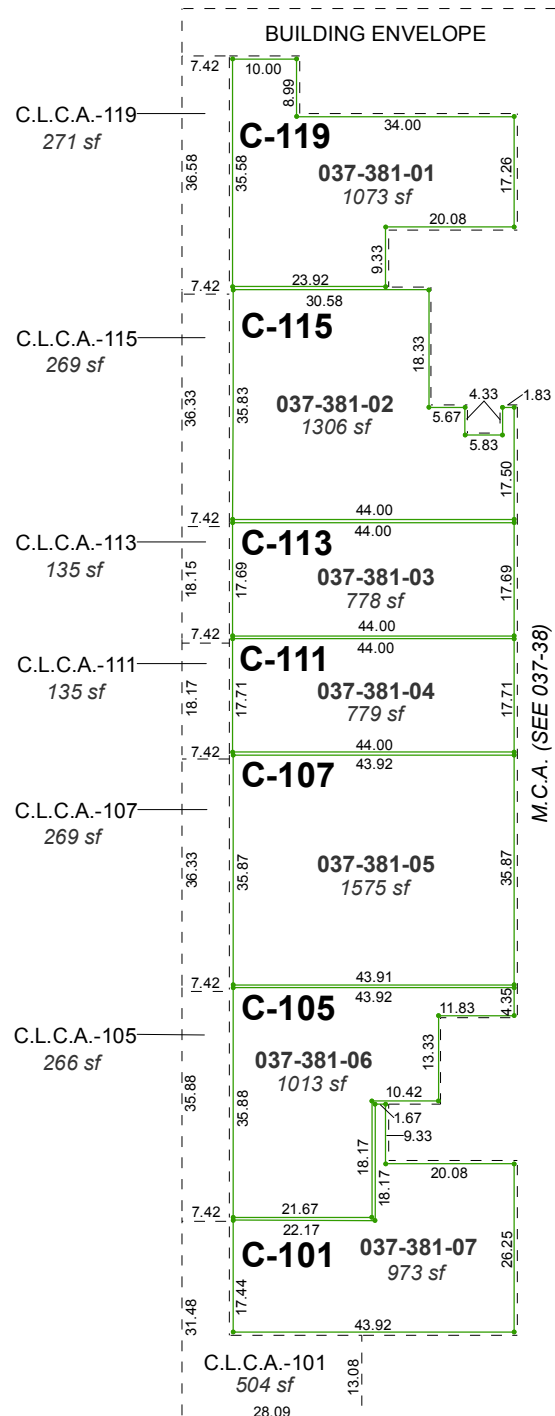
Legend

- Subject
- IS-1
- IS-2
- IS-3
- LS-1
- LS-2
- LS-3





381



(#4763) MARINA WATERFRONT CONDOMINIUMS

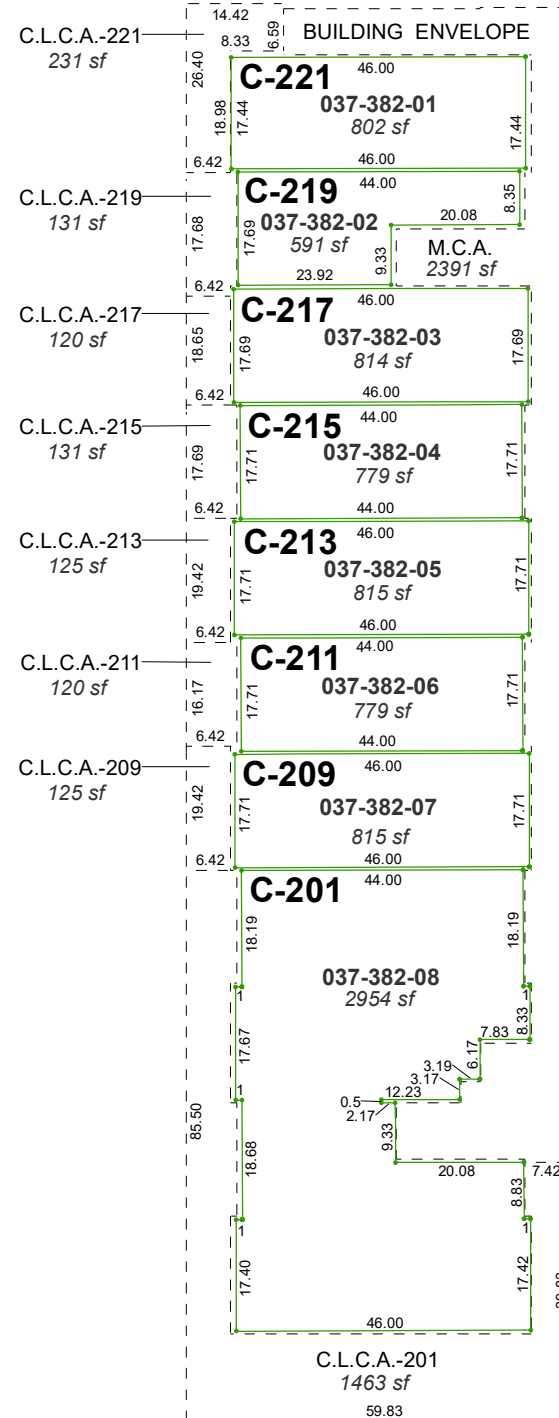
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T19N - R20E

FIRST FLOOR PLAN COMMERCIAL UNITS

NOTES
M.C.A. = MASTER COMMON AREA
FIRST FLOOR M.C.A. 037-38
C.L.C.A. = COMMERCIAL LIMITED COMMON AREA
TOTAL FIRST FLOOR C.L.C.A. = 1849 sf
SECOND FLOOR 037-38-S2
THIRD FLOOR 037-38-S3
LOFT 037-38-S4

SUBJECT

382



(#4763)

MARINA WATERFRONT CONDOMINIUMS

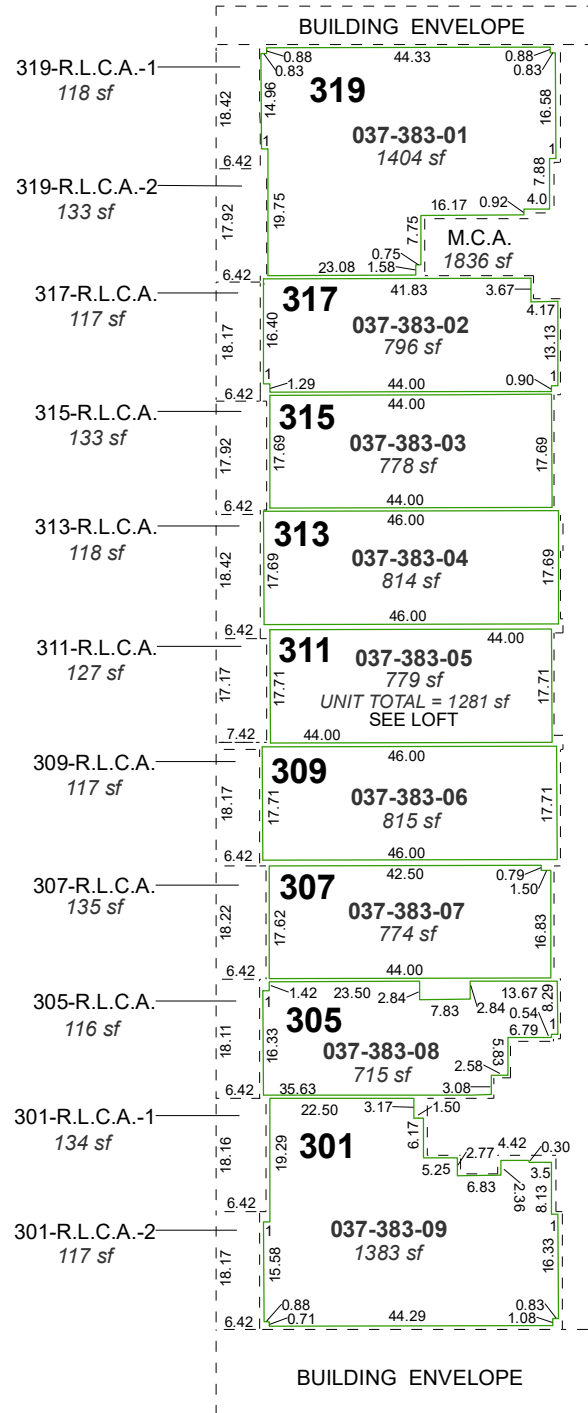
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SECOND FLOOR PLAN COMMERCIAL UNITS

NOTES

M.C.A. = MASTER COMMON AREA
FIRST FLOOR M.C.A. 037-38
C.L.C.A. = COMMERCIAL LIMITED COMMON AREA
TOTAL SECOND FLOOR C.L.C.A. = 2446 sf
FIRST FLOOR 037-38-S1
THIRD FLOOR 037-38-S3
LOFT 037-38-S4

383



(#4763) MARINA WATERFRONT CONDOMINIUMS

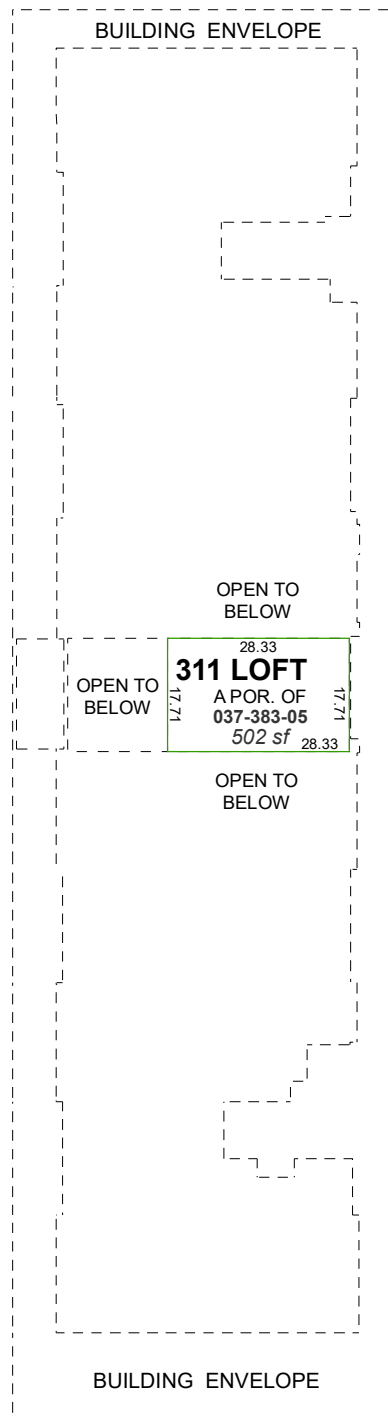
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T19N - R20E

THIRD FLOOR PLAN RESIDENTIAL UNITS

NOTES

M.C.A. = MASTER COMMON AREA
FIRST FLOOR M.C.A. 037-38
R.L.C.A. = RESIDENTIAL LIMITED COMMON AREA
TOTAL THIRD FLOOR R.L.C.A. = 1365 sf
FIRST FLOOR 037-38-S1
SECOND FLOOR 037-38-S2
LOFT 037-38-S4

SUBJECT

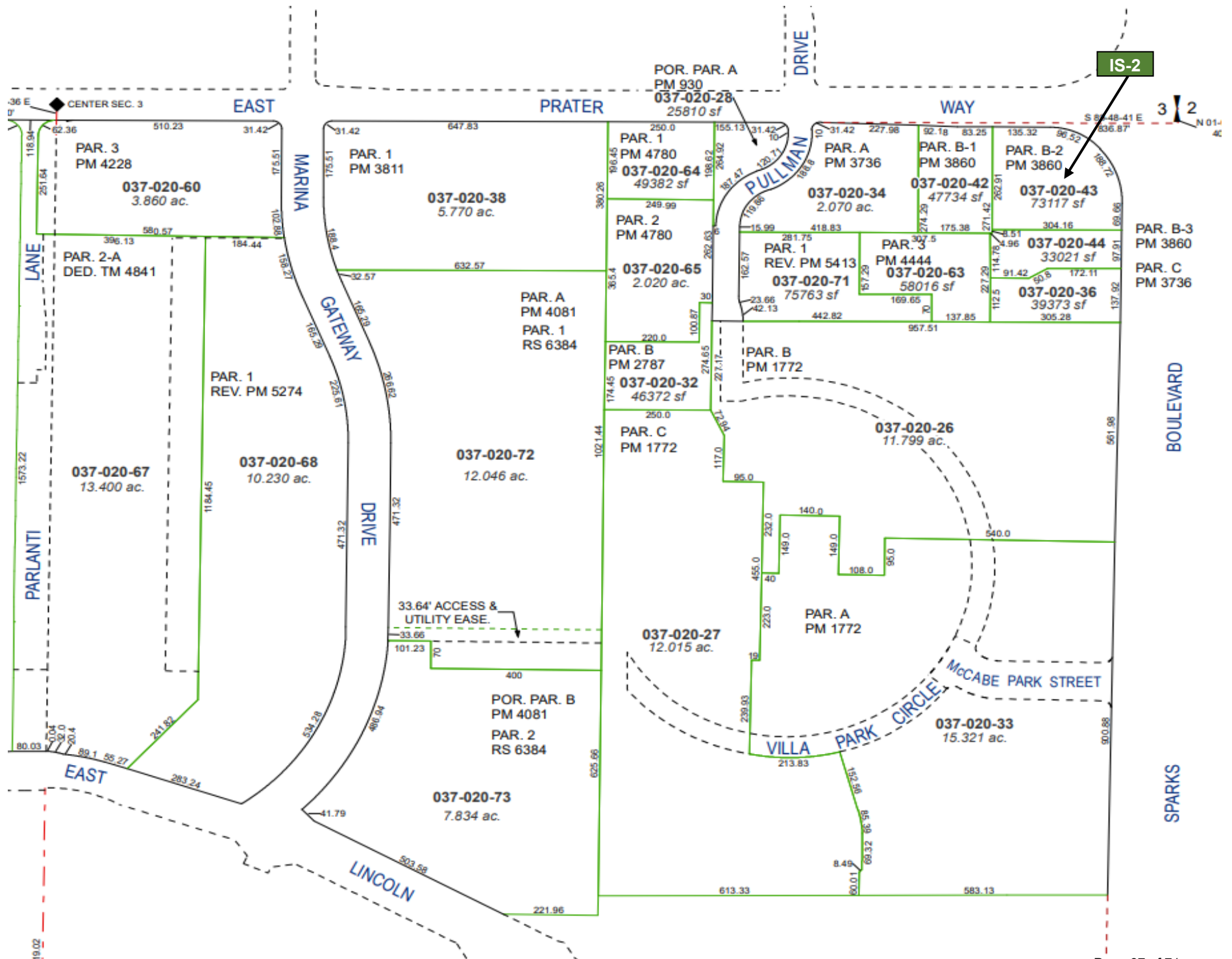


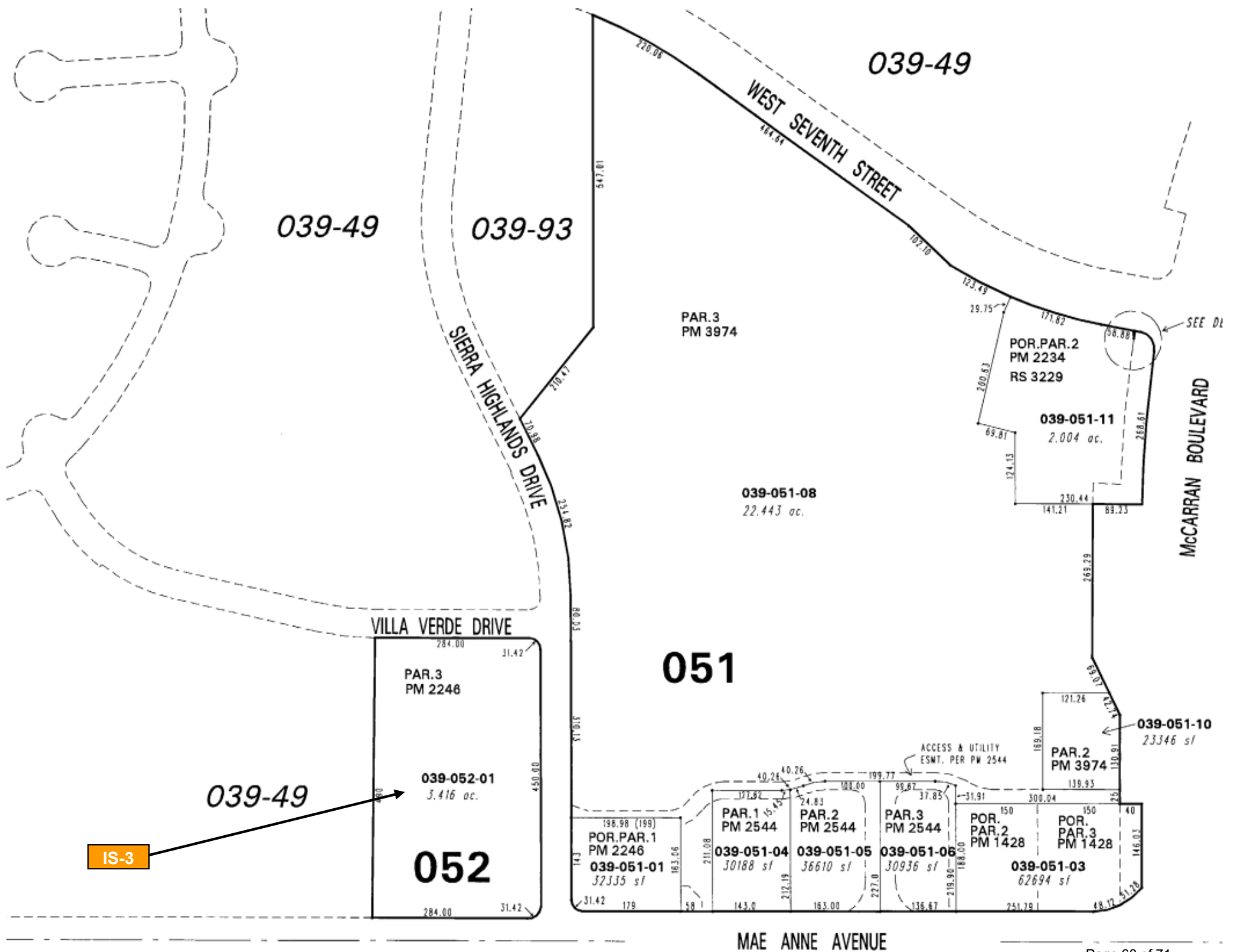
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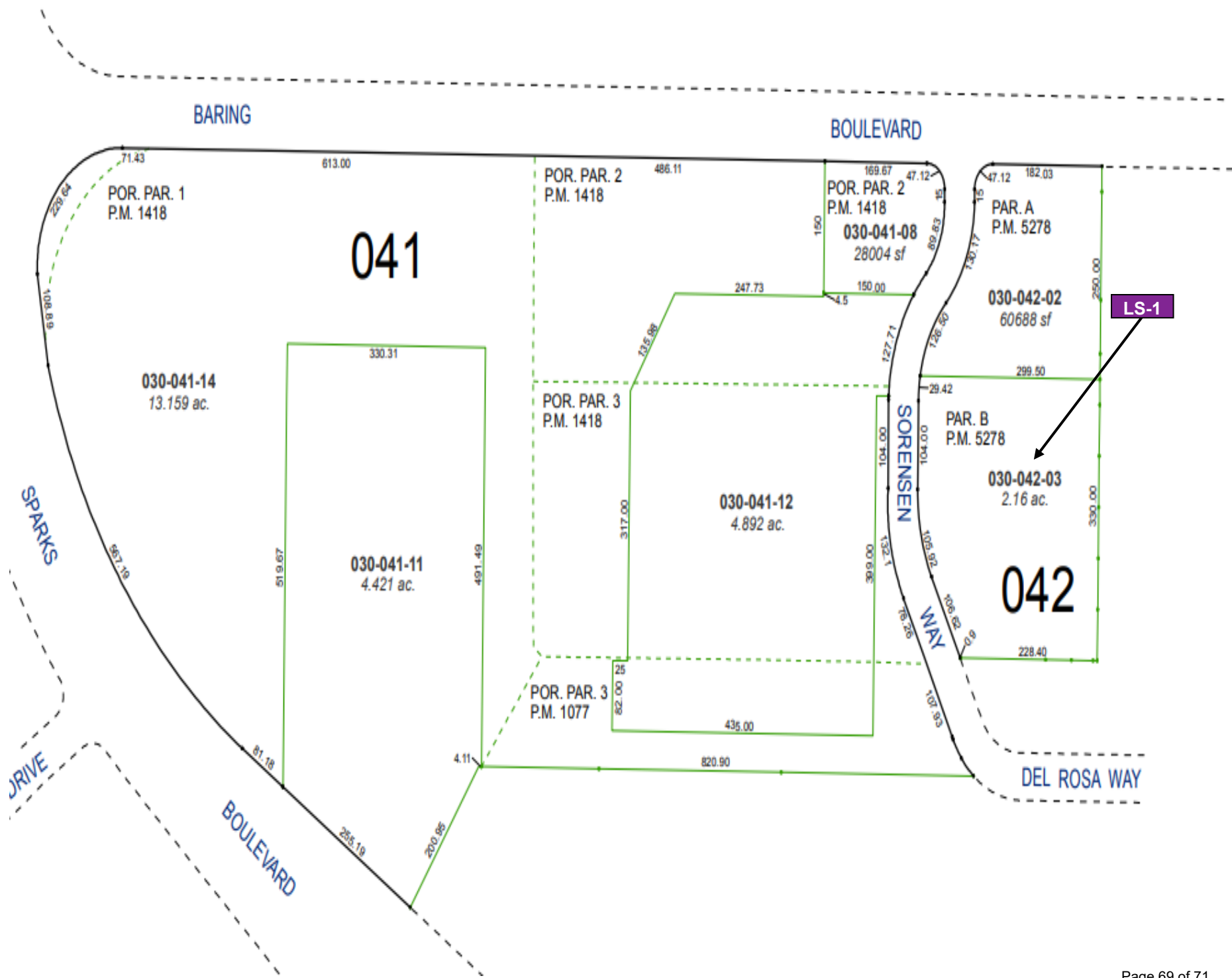
A POR. OF THE SW $\frac{1}{4}$ OF SEC. 3
T19N - R20E

LOFT FLOOR PLAN
RESIDENTIAL UNIT

NOTES
FIRST FLOOR 037-38-S1
SECOND FLOOR 037-38-S2
THIRD FLOOR 037-38-S3







BOOK 031

