

ASSESSOR'S

EVIDENCE

Washoe County Board of Equalization
Appeal Summary Page - Secured Roll

Hearing # 23-00116BR22 thru 23-00116PR22
Hearing Date 2/24/2023
Tax Year 2022

APN: 037-381-01 + 14 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 (18,637 sf appealed for 22/23 reopen)
Year Built: 2008
Parcel Size: 71,651 SF

Description / Location: The subject property is a 28,940 square foot newly renovated, mixed use building at the Sparks Marina. For the 2022/23 reopen, only the first two floors or 18,637 square feet are under protest. 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:	\$424,671
	Improvements:	\$1,988,509
	Total:	\$2,413,180
	Taxable Value / SF:	\$129

Sales Comparison Approach:	Indicated Value :	\$3,630,000
	Indicated Value /SF:	\$195

Income Approach:	Indicated Value :	\$4,200,000
	Indicated Value /SF:	\$226

Current Obsolescence and /or Building Adjustment: \$0

Conclusions: Improved sales indicate a value of \$3,630,000 or \$195 per square foot. The income approach to value indicates a value of \$4,200,000 or \$226 per square foot. Due to the uniqueness of the building, slightly more weight is given to the income approach. When \$218/sf is applied to the 18,637 sf portion of the building under appeal, a market value of \$4,060,000 (rounded) is indicated. . At \$2,413,180 or \$129 per square foot, the portion of the subject under protest is below its cash value and therefore, it is recommended that the 2022/2023 reopen taxable value be upheld.

RECOMMENDATION: Uphold **X** Reduce



037-381-01 10/06/2021

Prepared By: Stephanie Mansfield, Appraiser

Reviewed By: Howard Stockton, Senior Appraiser

ASSESSOR'S EXHIBIT I
46 PAGES

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

LAND:	\$424,671
IMPROVEMENTS:	\$1,988,509
TOTAL:	\$2,413,180

ASSESSED VALUE	\$148,635
	\$695,978
	\$844,613

TAXABLE	
\$/SF GBA	\$129

HEARING:	23-00116BR22 thru 23-00116PR22
DATE:	2/24/2023
TAX YEAR:	2022

OWNER: LANDCAP SPARKS IV LLC

TAXABLE	
\$/SF Land	\$5.93

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 + 14 parcels	325 HARBOUR COVE DR MIXED RETAIL W/ RESID. UNITS	71% RESTAURANT, 29% OFFICE	18,637	WD/STL FRAME SINGLE WALL - STUCCO ON WOOD FRAME	C25		2008	71,651 26%				
								13	PD				

IMPROVED SALES													
IS-1	039-052-01	5365 MAE ANNE AVE	25% RESTAURANT, 56% OFFICE, 19% RETAIL	50,696	WD/STL FRAME STUD WALLS - HARDBOARD SHEET	C20		1989	148,801 34%	\$9,900,000 12/20/2021	\$195		\$643,500 6.50%
IS-2	019-550-08 & 019-550-12	2195 S VIRGINIA ST	51% OFFICE, 49% RETAIL	25,517	MASONRY BRNG CONCRETE, TILT- UP	C30		2007	73,469 35%	\$4,050,000 5/31/2019	\$159		
IS-3	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	73,117 22%	\$4,450,000 6/4/2018	\$283		\$229,453 5.16%

LAND SALES													
Sale #	APN	Location	Sale Date	Sale Price	Size(sf)	\$/sf	Tax/Unit	Zoning	Comments				
L-1	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-2	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				
L-3	033-314-11	232 VICTORIAN AVE	1/11/2019	\$277,000	20,658	\$13.41		MUD	PROPERTY IS VACANT LAND WITH FRONTAGE ON VICTORIAN (BETWEEN PYRAMID AND MCCARRAN)				

COMMENTS: See next page for Sales Comparables discussion

Sales Comparables

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. For the purpose of this appeal, the apartment units are not included which make up 10,303 square feet of the third floor.

IS-1 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-1 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.

IS-2 is the May 31, 2019, sale of the 25,517 square foot mixed use office/retail building on South Virginia for \$4,050,000 or \$159 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. This location is superior to the subject as it is located on South Virginia across from Reno Experience District and Reno Public Market. A significant upward adjustment would be required due to the shell status of the entire second floor making this an inferior comp.

IS-3 is the June 4, 2018, sale of Marina Marketplace a 15,740 square foot mixed use neighborhood shopping center near the subject. The sales price was \$4,450,000 or \$283 per sf. Tenants at time of sale included Peg's Glorified Ham and Eggs, Hiroba Sushi, L & L BBQ and Great Clips. IS-3 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.

The comparable sales reviewed range from \$159 to \$283 per square foot with a median of \$195 per square foot. IS-1 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 \$13.21 per square foot to \$19.48 per square foot with a median of \$13.41 per square foot which supports the subjects taxable land value of \$5.93 per square foot.

WASHOE COUNTY BOARD OF EQUALIZATION

COMMERCIAL / INDUSTRIAL

LAND:	\$424,671	ASSESSED VALUE	\$148,635	TAXABLE	HEARING: <u>23-00116BR22 thru 23-00116PR22</u>
IMPROVEMENTS:	<u>\$1,988,509</u>	\$695,978	\$129	\$/SF GBA	DATE: <u>2/24/2023</u>
TOTAL:	<u>\$2,413,180</u>	\$844,613			TAX YEAR: <u>2022</u>

APN: 037-381-01 + 24 parcels
OWNER: LANDCAP SPARKS IV LLC

TAXABLE
\$/SF Land
\$5.93

Income Approach	Potential Gross Income	18,637 Rentable Area			
	Restaurant	13,244 sq ft. @	\$2.00 /mo =	\$26,488	
	Retail/Office	5,393 sq ft. @	\$1.80 /mo =	\$9,707	
				\$36,195	
		x 12 months =		<u>12</u>	
				\$434,345	
	- Vacancy & Collection loss		10%	<u>\$43,434</u>	
	= Effective Gross Income			\$390,910	
	- Operating Expenses		30%	<u>\$117,273.10</u>	
	=Net Operating Income			\$273,637	
	Divided by Overall Capitalization Rate		6.50%	\$4,209,803	
					Rounded /sf GBA \$226

Subject Income Information: The subject property is approximately 28,940 square feet consisting of 13,244 sf of restaurant, 5,393 sf retail/office and 9 apartment units. For the 2022/23 reopen, only the first two floors or 18,637 square feet are under protest. 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 \$434,345.

Effective Gross Income: Rent rolls were not provided, so it is unknown what the current vacancy of the building is. Costar reports a Sparks retail 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 \$390,910.

Net Operating Income: Financial information for the subject 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 \$273,637.

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-1 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 \$4,209,803

Indicated Value Income Approach: The income approach to value is \$4,209,804 rounded to \$4,200,000 or \$226 per square foot. This supports the total taxable value of \$2,413,180 or \$129 per square foot.

Comments: The income approach to value shows a market value of \$226 per square foot. When applied to the 18,637 square feet under appeal, a market value of \$4,209,803 (\$4,200,000 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/month	Terms	Year Signed
Restaurant										
	516-060-07		Aspen Glen Shopping Center, Vista Blvd	FULL SERVICE RESTAURANT	3,300	2000	\$2.06			2019
	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 \$2.00

Retail										
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 \$1.83

CAP Rate Analysis									
#	APN	Location	Description	Bld Size	Year Built	Sale Date	Sales Price	NOI	OAR
CR-1	039-052-01	5365 MAE ANNE AVE	WESTRIDGE CORNERS	50,696	1989	12/20/2021	\$9,900,000	\$643,500	6.50%
CR-2	516-060-06	5275 VISTA BLVD	ASPEN GLEN SHOPPING CENTER	9,755	1999	12/17/21	\$1,915,000	\$101,400	5.30%
CR-3	025-022-06 THRU 09	5000 SMITHRIDGE DR	THE RIDGE	52,716	1984	07/14/21	\$10,100,000	\$777,700	7.70%
CR-4	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-5	164-110-03, 04	7530 LONGLEY LN	SOUTHWEST GALLERIA	17,488	2007	09/11/19	\$4,190,000	\$261,875	6.25%
CR-6	037-020-43	1495 E PRATER WAY	MARINA MARKETPLACE	15,984	2003	6/28/2022	\$4,450,000	\$229,453	5.16%
MEDIAN									6.15%

WASHOE COUNTY APPRAISAL RECORD



APN: 037-381-01

2022

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR121, SPARKS Database R_2022 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			
2022 VN	28,756		101,448		130,204	45,571	Land Value	28,756			
2022 NR	28,756		101,448		130,204	45,571	Building Value	110,930			
2021 FV	26,503		99,854		126,357	44,225	XFOB Value	23,797			
2020 FV	35,409		116,886		122,128	42,745	Obsolescence	0		Parcel Total	
2019 FV	36,597		135,361		104,278	36,497	Taxable Value	163,483		33,279	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	36,597		134,057		103,625	36,269	Total Exemption			New Land	<input type="checkbox"/> New Sketch
2017 FV	36,597		136,540		104,894	36,713				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 21.0				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	4.81	41,671	1	CMNA	C AREA *	30	1	1	23,797.00	2003		100	23,797	23,797		
1FL	FIRST FLOOR	2020		1,561	4.81	7,511														
2FL	SECOND FLOOR	2002		9,108	4.81	43,827														
3FL	THIRD FLOOR	2002		9,108	4.81	43,827														
4FL	FOURTH FLOOR	2002		504	4.81	2,425														
STR	STORAGE ROOM	2002		676	1.71	1,157														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 140,418

Building Notes		Building Cost Summary	
		Building RCN	140,418
		Depreciation	29,488
		Building DRC	110,930
		Extra Feature DRC	23,797
		Building Obso	
Building Name		Total DRC	134,727
		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	Water	Municipal		
400	General Commercial: reta	PD	1,073	SF	26.80					28,756		1,073	Sewer	Municipal		
												0.025	Street	Paved		
												400	Street	Paved		
													SPC			
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

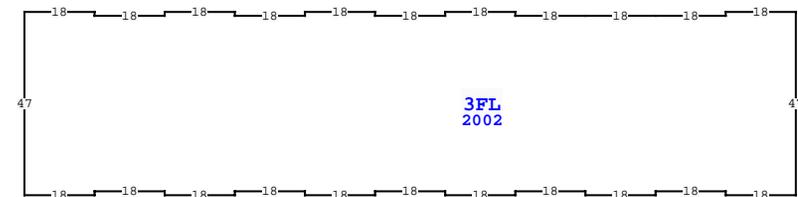
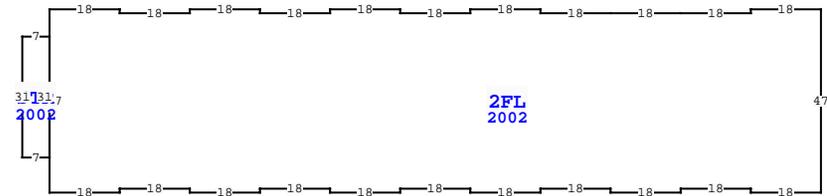
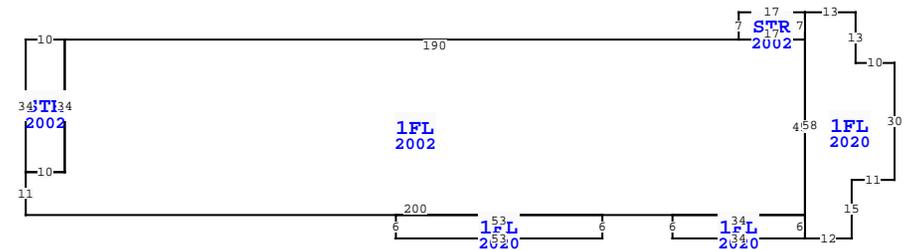
APN: **037-381-01**

PAGE 2 of 1

Owner **LANDCAP SPARKS IV LLC**
 Keyline Description **MARINA WATERFRONT CONDOMINIUMS LT C-119**

NBHD **DIEO Sparks Marina Office Condos**

Appr **SMM**



Activity Information						
Date	User ID	Activity Notes				
9/20/2021	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

2022

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR115, SPARKS Database R_2022 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		
2022 VN	35,001		113,710		148,711	52,049	Land Value	35,001			
2022 NR	35,001		113,710		148,711	52,049	Building Value	128,448			
2021 FV	32,258		112,084		144,342	50,520	XFOB Value	23,797	Initials/Date		
2020 FV	43,098		131,806		140,261	49,091	Obsolescence	0	Parcel Total		
2019 FV	44,451		172,205		130,553	45,694	Taxable Value	187,246	New Const	38,535	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	44,451		170,645		129,773	45,421	Total Exemption		New Land		<input type="checkbox"/> New Sketch
2017 FV	44,451		173,416		131,187	45,915			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 21.0				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	5.57	48,231	1	CMNA	C AREA *	30	1	1	23,797.00	2003		100	23,797	23,797					
1FL	FIRST FLOOR	2020		1,561	5.57	8,694																	
2FL	SECOND FLOOR	2002		9,108	5.57	50,726																	
3FL	THIRD FLOOR	2002		9,108	5.57	50,726																	
4FL	FOURTH FLOOR	2002		504	5.57	2,807																	
STR	STORAGE ROOM	2002		676	2.08	1,408																	

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 162,592

Building Notes		Building Cost Summary	
		Building RCN	162,592
		Depreciation	34,144
		Building DRC	128,448
		Extra Feature DRC	23,797
		Building Obso	
Building Name		Total DRC	152,245
		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	Water	Municipal		
400	General Commercial: reta	PD	1,306	SF	26.80					35,001		1,306				
												0.030	Sewer	Municipal		
												400	Street	Paved		
													SPC			
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD



APN: 037-381-03

2022

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR113, SPARKS Database R_2022 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		
2022 VN	20,850		80,099		100,949	35,332	Land Value	20,850			
2022 NR	20,850		80,099		100,949	35,332	Building Value	80,431			
2021 FV	19,217		78,549		97,766	34,218	XFOB Value	23,797	Initials/Date		
2020 FV	25,674		90,863		94,177	32,962	Obsolescence	0	Parcel Total		
2019 FV	26,466		99,811		76,371	26,730	Taxable Value	125,078	New Const	24,129	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	26,466		98,697		75,814	26,535	Total Exemption		New Land		<input type="checkbox"/> New Sketch
2017 FV	26,466		100,354		76,671	26,835			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 21.0				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	3.49	30,214	1	CMNA	C AREA *	30	1	1	23,797.00	2003		100	23,797	23,797		
1FL	FIRST FLOOR	2020		1,561	3.49	5,446														
2FL	SECOND FLOOR	2002		9,108	3.49	31,777														
3FL	THIRD FLOOR	2002		9,108	3.49	31,777														
4FL	FOURTH FLOOR	2002		504	3.49	1,758														
STR	STORAGE ROOM	2002		676	1.24	839														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 101,811

Building Notes	Building Cost Summary
	Building RCN 101,811
	Depreciation 21,380
	Building DRC 80,431
	Extra Feature DRC 23,797
	Building Obso
Building Name	Total DRC 104,228
	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	Water	Municipal		
410	Offices, professional an	PD	778	SF	26.80					20,850		778	Street	Municipal		
												0.018	Sewer	Municipal		
												410	Street	Paved		
													SPC			
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

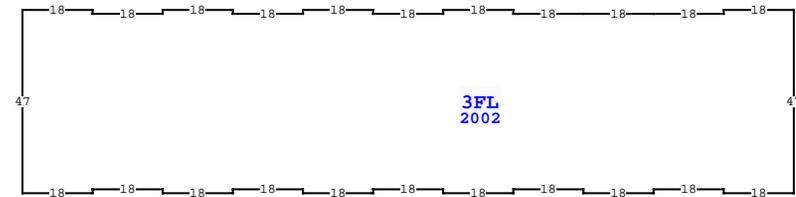
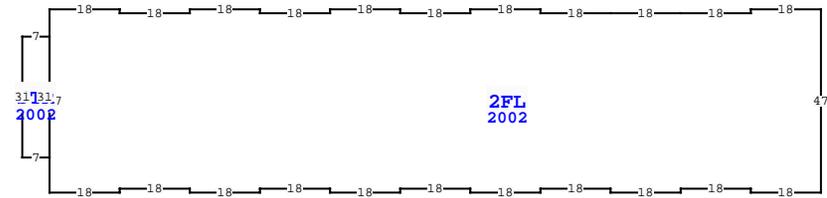
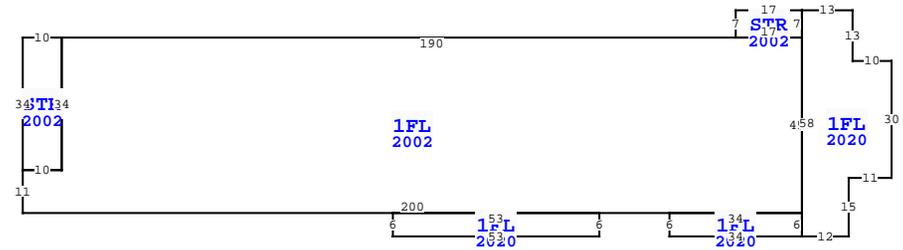
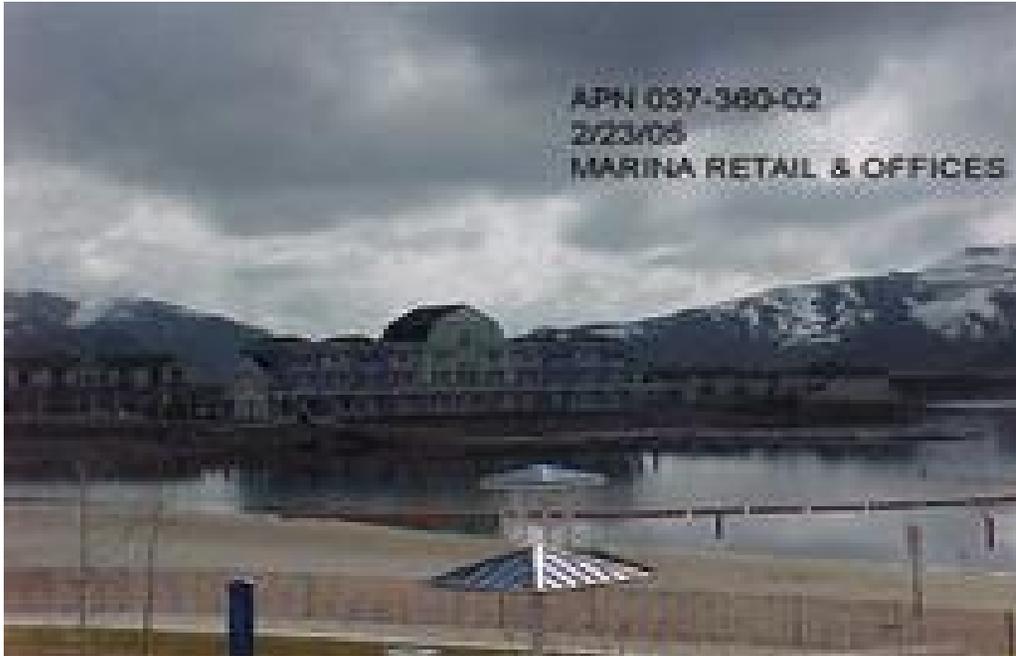
APN: 037-381-03

PAGE 2 of 1

Owner LANDCAP SPARKS IV LLC
 Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-113

NBHD DIEO Sparks Marina Office Condos

Appr SMM



Activity Information						
Date	User ID	Activity Notes				
9/20/2021	SMM	Re-appraisal Review				
6/10/2019	HNS	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	
FONTANA FITNESS LLC,	4195903	1/17/2013	400	177,500	2D	
FONTANA FITNESS LLC,	4172452	11/9/2012	410	0	3NTT	
FONTANA FITNESS LLC,	4122623	6/18/2012	410	0	3NTT	
MARINA VILLAGE LLC,	3670338	7/17/2008	410	260,801	1GCA	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
1/23/2019	SBLD19-20176	Interior demo to include w		C	100%	
5/18/2006	A0601245	TENANT IMPS		C	100%	

WASHOE COUNTY APPRAISAL RECORD



APN: 037-381-04

2022

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR111, SPARKS Database R_2022 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			
2022 VN	20,877		80,172		101,049	35,367	Land Value	20,877			
2022 NR	20,877		80,172		101,049	35,367	Building Value	80,535			
2021 FV	19,241		78,620		97,861	34,251	XFOB Value	23,797			
2020 FV	25,707		90,950		94,271	32,995	Obsolescence	0		Parcel Total	
2019 FV	26,565		99,811		76,470	26,765	Taxable Value	125,209		24,160	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	26,565		99,097		76,113	26,640	Total Exemption			New Land	<input type="checkbox"/> New Sketch
2017 FV	26,565		100,756		76,970	26,940				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 21.0				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	3.49	30,253	1	CMNA	C AREA *	30	1	1	23,797.00	2003		100	23,797	23,797		
1FL	FIRST FLOOR	2020		1,561	3.49	5,453														
2FL	SECOND FLOOR	2002		9,108	3.49	31,818														
3FL	THIRD FLOOR	2002		9,108	3.49	31,818														
4FL	FOURTH FLOOR	2002		504	3.49	1,761														
STR	STORAGE ROOM	2002		676	1.24	840														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 101,943

Building Notes		Building Cost Summary	
		Building RCN	101,943
		Depreciation	21,408
		Building DRC	80,535
		Extra Feature DRC	23,797
		Building Obso	
Building Name		Total DRC	104,332
		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		Water	Municipal
410	Offices, professional an	PD	779	SF	26.80					20,877		779	0.018	Sewer	Municipal
												410	Street	Paved	
													SPC		
												CAGC	MRNA		

WASHOE COUNTY APPRAISAL RECORD

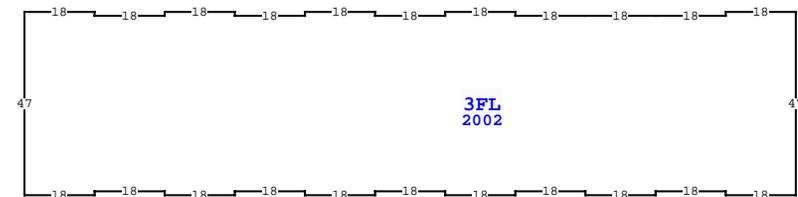
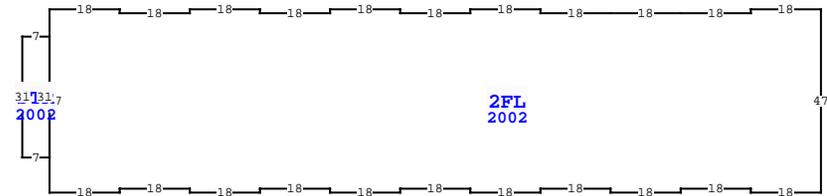
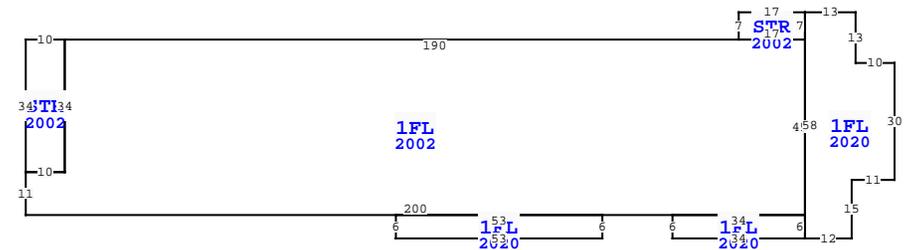
APN: 037-381-04

PAGE 2 of 1

Owner LANDCAP SPARKS IV LLC
 Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-111

NBHD DIEO Sparks Marina Office Condos

Appr SMM



Activity Information						
Date	User ID	Activity Notes				
9/20/2021	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	
SPECIALTY TRUST INC,	4035158	8/29/2011	410	0	3BGG	
MOREAU DOUG INC,	3970555	2/3/2011	410	125,000	3BF	
MARINA VILLAGE LLC,	3666087	7/2/2008	410	249,815	1GCA	
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%	
11/8/2018	FIRE18-23199	Install new cellular fire		C	100%	

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

WASHOE COUNTY APPRAISAL RECORD



APN: 037-381-05

2022

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR107, SPARKS Database R_2022 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			
2022 VN	42,210		137,774		179,984	62,994	Land Value	42,210			
2022 NR	42,210		137,774		179,984	62,994	Building Value	162,823			
2021 FV	38,902		136,104		175,006	61,252	XFOB Value	23,797			
2020 FV	51,975		161,160		169,686	59,390	Obsolescence	0		Parcel Total	
2019 FV	53,658		195,760		151,538	53,038	Taxable Value	228,830		48,846	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	53,658		193,971		150,643	52,725	Total Exemption				<input type="checkbox"/> New Sketch
2017 FV	53,658		197,668		152,520	53,382					

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	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 (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 21.0				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	7.06	61,164	1	CMNA	C AREA *	30	1	1	23,797.00	2003		100	23,797	23,797		
1FL	FIRST FLOOR	2020		1,561	7.06	11,025														
2FL	SECOND FLOOR	2002		9,108	7.06	64,329														
3FL	THIRD FLOOR	2002		9,108	7.06	64,329														
4FL	FOURTH FLOOR	2002		504	7.06	3,560														
STR	STORAGE ROOM	2002		676	2.51	1,698														

Gross Bldg Area	28,941	Perimeter	1,682	Sub Area RCN	206,105
Building Notes		Building Cost Summary			
		Building RCN	206,105		
		Depreciation	43,282		
		Building DRC	162,823		
		Extra Feature DRC	23,797		
		Building Obso			
Building Name		Total DRC	186,620		
		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	Water	Municipal	
400	General Commercial: reta	PD	1,575	SF	26.80					42,210		1,575	Sewer	Municipal	
												0.036	Street	Paved	
												400	Street	Paved	
													SPC		
												CAGC	MRNA		

WASHOE COUNTY APPRAISAL RECORD

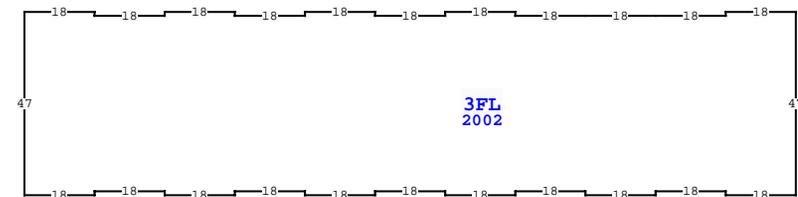
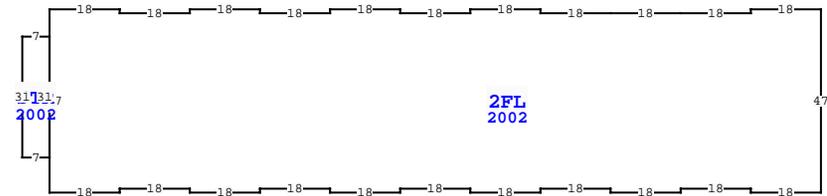
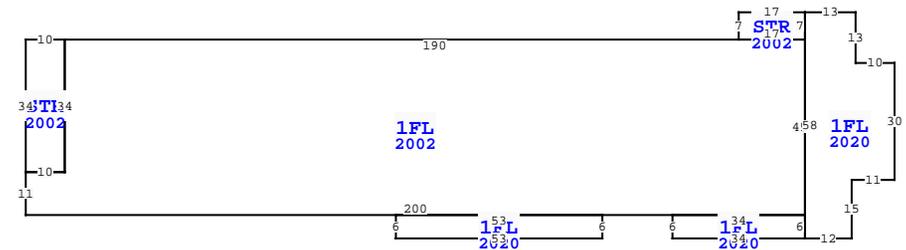
APN: 037-381-05

PAGE 2 of 1

Owner LANDCAP SPARKS IV LLC
 Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-107

NBHD DIEO Sparks Marina Office Condos

Appr SMM



Activity Information						
Date	User ID	Activity Notes				
9/20/2021	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	400	0	3BGG	
MARINA VILLAGE LLC,	4091131	3/7/2012	400	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%	

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

WASHOE COUNTY APPRAISAL RECORD



APN: 037-381-06

2022

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR105, SPARKS Database R_2022 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			
2022 VN	27,148		97,103		124,251	43,488	Land Value	27,148			
2022 NR	27,148		97,103		124,251	43,488	Building Value	104,725			
2021 FV	25,021		95,518		120,539	42,189	XFOB Value	23,797			
2020 FV	33,429		111,590		116,441	40,754	Obsolescence	0		Parcel Total	
2019 FV	34,518		128,354		98,695	34,543	Taxable Value	155,670		31,419	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	34,518		126,852		97,944	34,280	Total Exemption				<input type="checkbox"/> New Sketch
2017 FV	34,518		129,322		99,206	34,722			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	4.1170	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 21.0				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	4.54	39,340	1	CMNA	C AREA *	30	1	1	23,797.00	2003		100	23,797	23,797					
1FL	FIRST FLOOR	2020		1,561	4.54	7,091																	
2FL	SECOND FLOOR	2002		9,108	4.54	41,375																	
3FL	THIRD FLOOR	2002		9,108	4.54	41,375																	
4FL	FOURTH FLOOR	2002		504	4.54	2,290																	
STR	STORAGE ROOM	2002		676	1.62	1,092																	

Gross Bldg Area	28,941	Perimeter	1,682	Sub Area RCN	132,563
Building Notes		Building Cost Summary			
		Building RCN	132,563		
		Depreciation	27,838		
		Building DRC	104,725		
		Extra Feature DRC	23,797		
		Building Obso			
Building Name		Total DRC	128,522		
		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		Water	Municipal
410	Offices, professional an	PD	1,013	SF	26.80					27,148		1,013			
												0.023		Sewer	Municipal
												410		Street	Paved
														SPC	
												CAGC	MRNA		

WASHOE COUNTY APPRAISAL RECORD

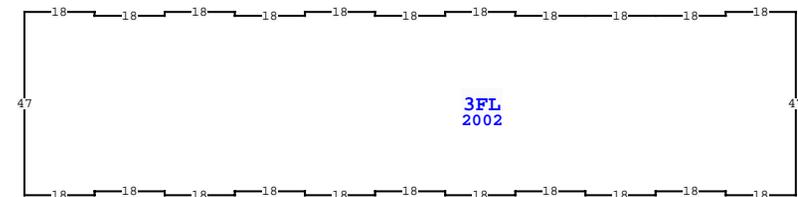
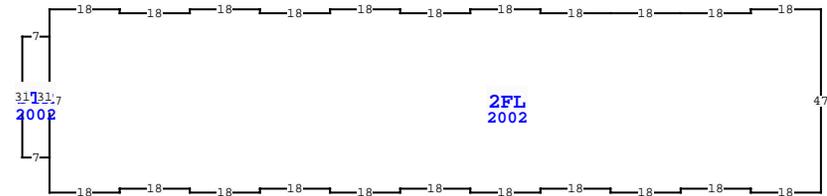
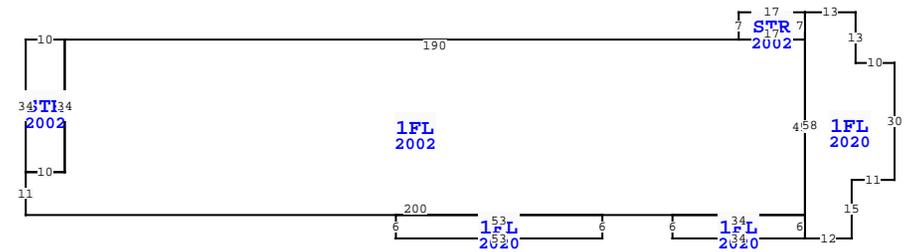
APN: 037-381-06

PAGE 2 of 1

Owner LANDCAP SPARKS IV LLC
 Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-105

NBHD DIEO Sparks Marina Office Condos

Appr SMM



Activity Information						
Date	User ID	Activity Notes				
9/20/2021	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

2022

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR101, SPARKS Database R_2022 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			
2022 VN	26,076		114,317		140,393	49,138	Land Value	26,076			
2022 NR	26,076		114,317		140,393	49,138	Building Value	100,578			
2021 FV	24,033		112,698	20,073	136,731	47,856	XFOB Value	23,797			
2020 FV	32,109		108,052		112,644	39,425	Obsolescence	0	Parcel Total		
2019 FV	33,198		123,406		94,901	33,215	Taxable Value	150,451	New Const	10,058	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	33,198		122,450		94,422	33,048	Total Exemption		New Land		<input type="checkbox"/> New Sketch
2017 FV	33,198		124,909		95,681	33,488			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 21.0				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	4.36	37,782	1	CMNA	C AREA *	30	1	1	23,797.00	2003		100	23,797	23,797		
1FL	FIRST FLOOR	2020		1,561	4.36	6,810														
2FL	SECOND FLOOR	2002		9,108	4.36	39,737														
3FL	THIRD FLOOR	2002		9,108	4.36	39,737														
4FL	FOURTH FLOOR	2002		504	4.36	2,199														
STR	STORAGE ROOM	2002		676	1.55	1,049														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 127,314

Building Notes	Building Cost Summary
	Building RCN 127,314
	Depreciation 26,736
	Building DRC 100,578
	Extra Feature DRC 23,797
	Building Obso
Building Name	Total DRC 124,375
	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		Water	Municipal
400	General Commercial: reta	PD	973	SF	26.80					26,076		973	0.022	Sewer	Municipal
												400		Street	Paved
														SPC	
												CAGC	MRNA		

WASHOE COUNTY APPRAISAL RECORD

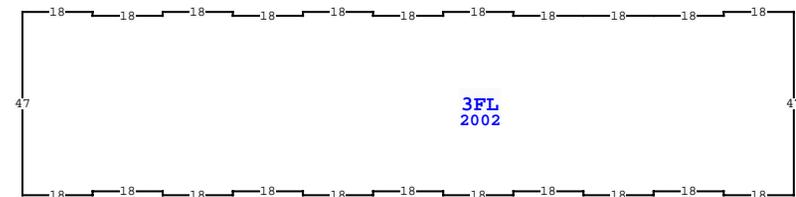
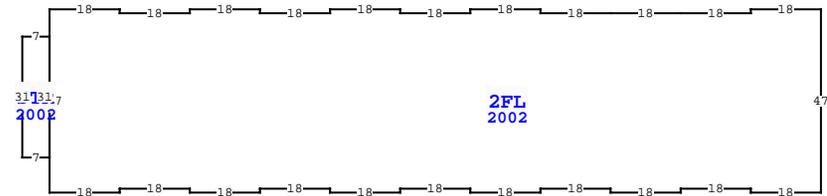
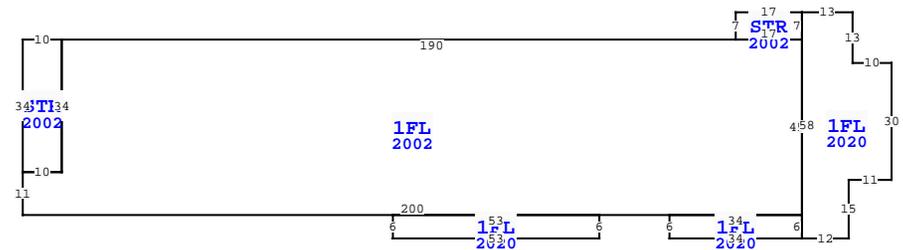
APN: 037-381-07

PAGE 2 of 1

Owner LANDCAP SPARKS IV LLC
 Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-101

NBHD DIEO Sparks Marina Office Condos

Appr SMM



Activity Information						
Date	User ID	Activity Notes				
9/20/2021	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	400	0	3BGG	
MARINA VILLAGE LLC,	4091131	3/7/2012	400	1,500,000	3BF	
MARINA VILLAGE LLC,	3515735	3/30/2007		0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
5/19/2022	FIRE22-21748	INSTALL (1) SPRINKLER IN N	600	N	100%	
1/28/2022	FIRE21-24407	MODIFY ANSUL 18 GALLON FIR	2,875	C	100%	
9/16/2021	SBLD21-21953	Multiple building signage	15,847	C	100%	
10/22/2020	SBLD20-22358	CONSTRUCTION OF NEW TRASH	72,000	V	100%	
7/28/2020	SBLD20-20434	TENANT IMPROVEMENT IN EXIS	511,000	N	100%	

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

WASHOE COUNTY APPRAISAL RECORD



APN: 037-382-01

2022

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR221, SPARKS Database R_2022 NBHD DIEO 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			
2022 VN	21,494		81,826		103,320	36,162	Land Value	21,494			
2022 NR	21,494		81,826		103,320	36,162	Building Value	82,897			
2021 FV	19,809		80,274		100,083	35,029	XFOB Value	23,797			
2020 FV	26,466		92,968		96,442	33,755	Obsolescence	0		Parcel Total	
2019 FV	27,291		102,284		78,432	27,451	Taxable Value	128,188		24,868	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	27,291		101,498		78,040	27,314	Total Exemption				<input type="checkbox"/> New Sketch
2017 FV	27,291		103,159		78,899	27,615			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 21.0				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	3.60	31,141	1	CMNA	C AREA *	30	1	1	23,797.00	2003		100	23,797	23,797		
1FL	FIRST FLOOR	2020		1,561	3.60	5,613														
2FL	SECOND FLOOR	2002		9,108	3.60	32,752														
3FL	THIRD FLOOR	2002		9,108	3.60	32,752														
4FL	FOURTH FLOOR	2002		504	3.60	1,812														
STR	STORAGE ROOM	2002		676	1.28	864														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 104,934

Building Notes		Building Cost Summary	
		Building RCN	104,934
		Depreciation	22,037
		Building DRC	82,897
		Extra Feature DRC	23,797
		Building Obso	
Building Name		Total DRC	106,694
		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		Water	Municipal
400	General Commercial: reta	PD	802	SF	26.80					21,494		802	0.018	Sewer	Municipal
												400		Street	Paved
														SPC	
												CAGC	MRNA		

WASHOE COUNTY APPRAISAL RECORD

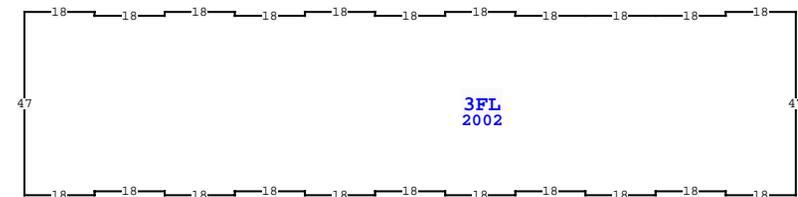
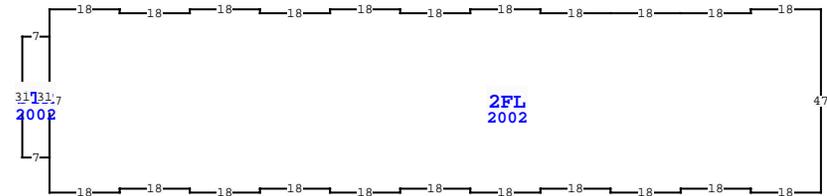
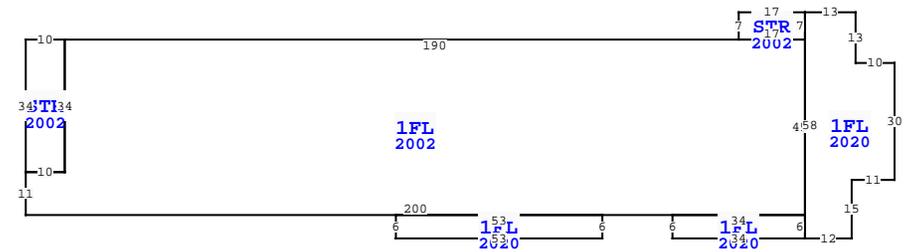
APN: 037-382-01

PAGE 2 of 1

Owner LANDCAP SPARKS IV LLC
 Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-221

NBHD DIEO Sparks Marina Office Condos

Appr SMM



Activity Information						
Date	User ID	Activity Notes				
9/20/2021	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	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%	

WASHOE COUNTY APPRAISAL RECORD



APN: 037-382-02

2022

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR219, SPARKS Database R_2022 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			
2022 VN	15,839		66,566		82,405	28,842	Land Value	15,839			
2022 NR	15,839		66,566		82,405	28,842	Building Value	61,100			
2021 FV	14,598		65,044		79,642	27,875	XFOB Value	23,797			
2020 FV	19,503		74,368		76,459	26,761	Obsolescence	0		Parcel Total	
2019 FV	20,130		77,023		58,642	20,525	Taxable Value	100,736		18,331	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	20,130		76,142		58,201	20,370	Total Exemption				<input type="checkbox"/> New Sketch
2017 FV	20,130		77,414		58,864	20,602			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 21.0				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	2.65	22,952	1	CMNA	C AREA *	30	1	1	23,797.00	2003		100	23,797	23,797		
1FL	FIRST FLOOR	2020		1,561	2.65	4,137														
2FL	SECOND FLOOR	2002		9,108	2.65	24,140														
3FL	THIRD FLOOR	2002		9,108	2.65	24,140														
4FL	FOURTH FLOOR	2002		504	2.65	1,336														
STR	STORAGE ROOM	2002		676	0.94	637														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 77,342

Building Notes	Building Cost Summary
	Building RCN 77,342
	Depreciation 16,242
	Building DRC 61,100
	Extra Feature DRC 23,797
	Building Obso
Building Name	Total DRC 84,897
	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	Water	Municipal		
400	General Commercial: reta	PD	591	SF	26.80					15,839		591				
												Acre Size 0.014	Sewer	Municipal		
												DOR Code 400	Street	Paved		
												Deferment	SPC			
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

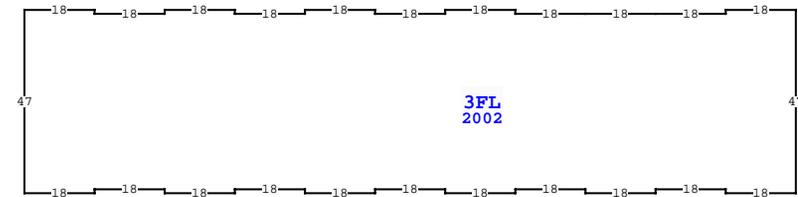
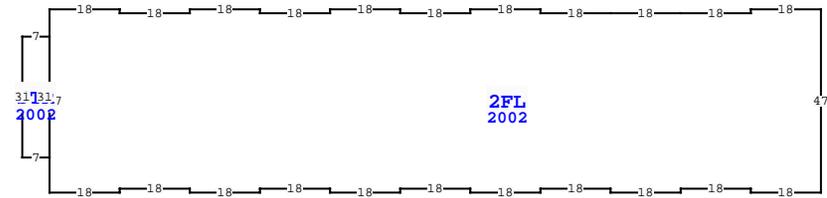
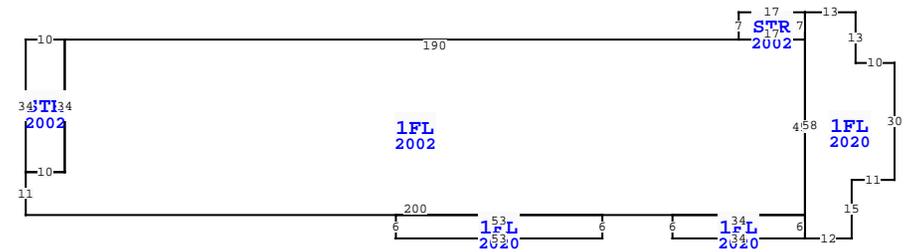
APN: 037-382-02

PAGE 2 of 1

Owner LANDCAP SPARKS IV LLC
 Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-219

NBHD DIEO Sparks Marina Office Condos

Appr SMM



Activity Information						
Date	User ID	Activity Notes				
9/20/2021	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	400		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: 037-382-03

2022

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR217, SPARKS Database R_2022 NBHD DIEO 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			
2022 VN	21,815		82,700		104,515	36,580	Land Value	21,815			
2022 NR	21,815		82,700		104,515	36,580	Building Value	84,148			
2021 FV	20,106		81,145		101,251	35,438	XFOB Value	23,797			
2020 FV	26,862		94,032		97,583	34,154	Obsolescence	0		Parcel Total	
2019 FV	27,720		101,987		78,713	27,550	Taxable Value	129,760		25,245	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	27,720		101,032		78,235	27,382	Total Exemption				<input type="checkbox"/> New Sketch
2017 FV	27,720		102,931		79,214	27,725			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 21.0				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	3.65	31,609	1	CMNA	C AREA *	30	1	1	23,797.00	2003		100	23,797	23,797		
1FL	FIRST FLOOR	2020		1,561	3.65	5,698														
2FL	SECOND FLOOR	2002		9,108	3.65	33,245														
3FL	THIRD FLOOR	2002		9,108	3.65	33,245														
4FL	FOURTH FLOOR	2002		504	3.65	1,840														
STR	STORAGE ROOM	2002		676	1.30	878														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 106,515

Building Notes		Building Cost Summary	
		Building RCN	106,515
		Depreciation	22,367
		Building DRC	84,148
		Extra Feature DRC	23,797
		Building Obso	
Building Name		Total DRC	107,945
		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		Water	Municipal	
410	Offices, professional an	PD	814	SF	26.80					21,815		814	0.019	Sewer	Municipal	
												410	Street	Paved		
														SPC		
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD



APN: 037-382-04

2022

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR215, SPARKS Database R_2022 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			
2022 VN	20,877		80,172		101,049	35,367	Land Value	20,877			
2022 NR	20,877		80,172		101,049	35,367	Building Value	80,535			
2021 FV	19,241		78,620		97,861	34,251	XFOB Value	23,797			
2020 FV	25,707		90,950		94,271	32,995	Obsolescence	0		Parcel Total	
2019 FV	26,565		99,811		76,470	26,765	Taxable Value	125,209		24,160	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	26,565		96,320		74,725	26,154	Total Exemption				<input type="checkbox"/> New Sketch
2017 FV	26,565		97,924		75,555	26,444			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 21.0				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	3.49	30,253	1	CMNA	C AREA *	30	1	1	23,797.00	2003		100	23,797	23,797		
1FL	FIRST FLOOR	2020		1,561	3.49	5,453														
2FL	SECOND FLOOR	2002		9,108	3.49	31,818														
3FL	THIRD FLOOR	2002		9,108	3.49	31,818														
4FL	FOURTH FLOOR	2002		504	3.49	1,761														
STR	STORAGE ROOM	2002		676	1.24	840														

Gross Bldg Area	28,941	Perimeter	1,682	Sub Area RCN	101,943
Building Notes		Building Cost Summary			
		Building RCN	101,943		
		Depreciation	21,408		
		Building DRC	80,535		
		Extra Feature DRC	23,797		
		Building Obso			
Building Name		Total DRC	104,332		
		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		Water	Municipal
410	Offices, professional an	PD	779	SF	26.80					20,877		779	0.018	Sewer	Municipal
												410	Street	Paved	
													SPC		
												CAGC	MRNA		

WASHOE COUNTY APPRAISAL RECORD

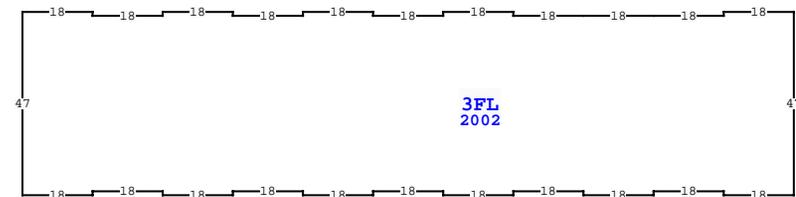
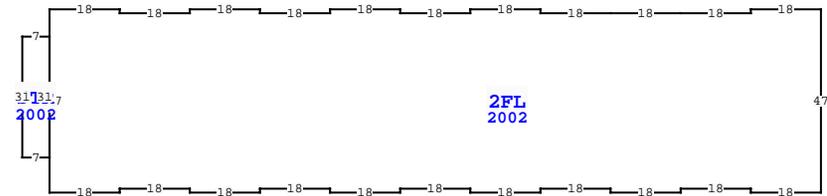
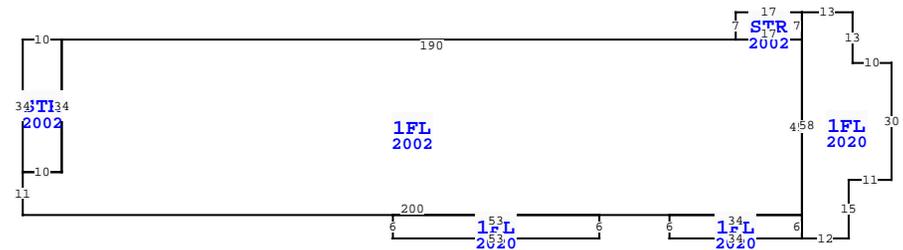
APN: 037-382-04

PAGE 2 of 1

Owner LANDCAP SPARKS IV LLC
 Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-215

NBHD DIEO Sparks Marina Office Condos

Appr SMM



Activity Information						
Date	User ID	Activity Notes				
9/20/2021	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

2022

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR213, SPARKS Database R_2022 NBHD DIEO 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		
2022 VN	21,842		82,772		104,614	36,615	Land Value	21,842			
2022 NR	21,842		82,772		104,614	36,615	Building Value	84,248			
2021 FV	20,130		81,216		101,346	35,471	XFOB Value	23,797	Initials/Date		
2020 FV	26,895		94,119		97,677	34,187	Obsolescence	0	Parcel Total		
2019 FV	27,720		103,932		79,686	27,890	Taxable Value	129,887	New Const	25,273	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	27,720		100,200		77,820	27,237	Total Exemption		New Land		<input type="checkbox"/> New Sketch
2017 FV	27,720		101,810		78,653	27,529			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 21.0				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	3.65	31,648	1	CMNA	C AREA *	30	1	1	23,797.00	2003		100	23,797	23,797		
1FL	FIRST FLOOR	2020		1,561	3.65	5,705														
2FL	SECOND FLOOR	2002		9,108	3.65	33,285														
3FL	THIRD FLOOR	2002		9,108	3.65	33,285														
4FL	FOURTH FLOOR	2002		504	3.65	1,842														
STR	STORAGE ROOM	2002		676	1.30	879														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 106,644

Building Notes		Building Cost Summary	
		Building RCN	106,644
		Depreciation	22,396
		Building DRC	84,248
		Extra Feature DRC	23,797
		Building Obso	
Building Name		Total DRC	108,045
		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		Water	Municipal
410	Offices, professional an	PD	815	SF	26.80					21,842		815	0.019	Sewer	Municipal
												410	Street	Paved	
													SPC		
												CAGC	MRNA		

WASHOE COUNTY APPRAISAL RECORD

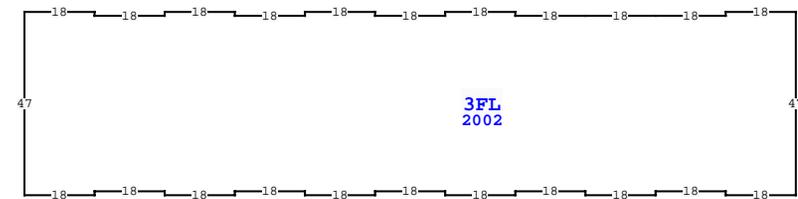
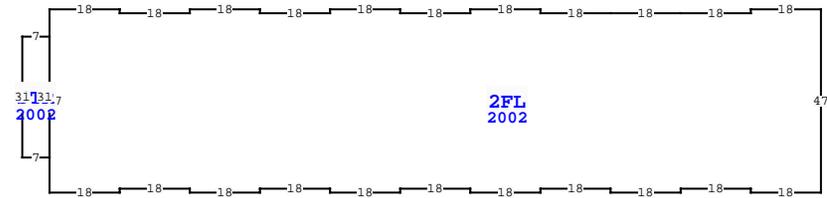
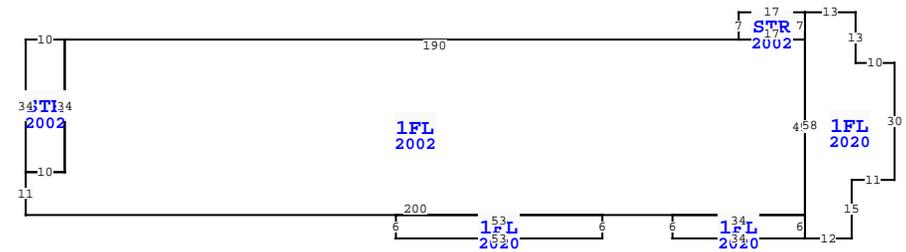
APN: 037-382-05

PAGE 2 of 1

Owner LANDCAP SPARKS IV LLC
 Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-213

NBHD DIEO Sparks Marina Office Condos

Appr SMM



Activity Information						
Date	User ID	Activity Notes				
9/20/2021	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: 037-382-06

2022

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR211, SPARKS Database R_2022 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

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	OBSO	<input type="checkbox"/> Change <input type="checkbox"/> No Change	
2022 VN	20,877		80,172		101,049	35,367	Land Value	20,877		NewLand	
2022 NR	20,877		80,172		101,049	35,367	Building Value	80,535			
2021 FV	19,241		78,620		97,861	34,251	XFOB Value	23,797		Initials/Date	
2020 FV	25,707		90,950		94,271	32,995	Obsolescence	0			
2019 FV	26,565		99,811		76,470	26,765	Taxable Value	125,209		Parcel Total	
2018 FV	26,565		99,097		76,113	26,640	Total Exemption			24,160	<input type="checkbox"/> NC <input type="checkbox"/> C
2017 FV	26,565		100,756		76,970	26,940	Remainder				<input type="checkbox"/> New Sketch

Building Data

1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			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 21.0				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	3.49	30,253	1	CMNA	C AREA *	30	1	1	23,797.00	2003		100	23,797	23,797		
1FL	FIRST FLOOR	2020		1,561	3.49	5,453														
2FL	SECOND FLOOR	2002		9,108	3.49	31,818														
3FL	THIRD FLOOR	2002		9,108	3.49	31,818														
4FL	FOURTH FLOOR	2002		504	3.49	1,761														
STR	STORAGE ROOM	2002		676	1.24	840														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 101,943

Building Notes Building Cost Summary

Building RCN	101,943
Depreciation	21,408
Building DRC	80,535
Extra Feature DRC	23,797
Building Obso	
Building Name	Total DRC 104,332
	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	Water	Municipal
410	Offices, professional an	PD	779	SF	26.80					20,877		779		
												0.018	Sewer	Municipal
												410	Street	Paved
													SPC	
												CAGC	MRNA	

WASHOE COUNTY APPRAISAL RECORD



APN: 037-382-07

2022

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR209, SPARKS Database R_2022 NBHD DIEO 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			
2022 VN	21,842		82,772		104,614	36,615	Land Value	21,842			
2022 NR	21,842		82,772		104,614	36,615	Building Value	84,248			
2021 FV	20,130		81,216		101,346	35,471	XFOB Value	23,797			
2020 FV	26,895		94,119		97,677	34,187	Obsolescence	0		Parcel Total	
2019 FV	27,720		103,932		79,686	27,890	Taxable Value	129,887		25,273	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	27,720		100,200		77,820	27,237	Total Exemption				<input type="checkbox"/> New Sketch
2017 FV	27,720		101,810		78,653	27,529			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 21.0				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	3.65	31,648	1	CMNA	C AREA *	30	1	1	23,797.00	2003		100	23,797	23,797		
1FL	FIRST FLOOR	2020		1,561	3.65	5,705														
2FL	SECOND FLOOR	2002		9,108	3.65	33,285														
3FL	THIRD FLOOR	2002		9,108	3.65	33,285														
4FL	FOURTH FLOOR	2002		504	3.65	1,842														
STR	STORAGE ROOM	2002		676	1.30	879														

Gross Bldg Area	28,941	Perimeter	1,682	Sub Area RCN	106,644
Building Notes		Building Cost Summary			
		Building RCN	106,644		
		Depreciation	22,396		
		Building DRC	84,248		
		Extra Feature DRC	23,797		
		Building Obso			
Building Name		Total DRC	108,045		
		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		Water	Municipal
410	Offices, professional an	PD	815	SF	26.80					21,842		815	0.019	Sewer	Municipal
												410	Street	Paved	
													SPC		
												CAGC	MRNA		

WASHOE COUNTY APPRAISAL RECORD

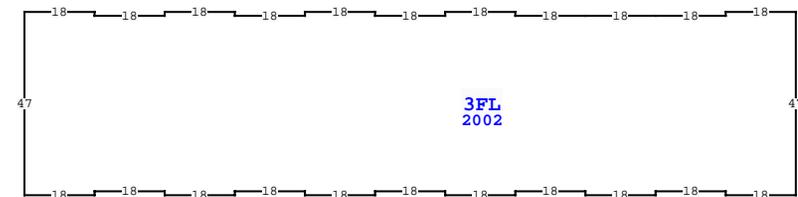
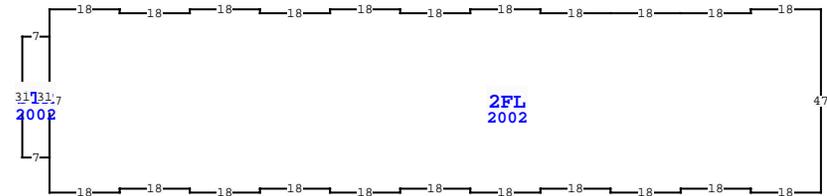
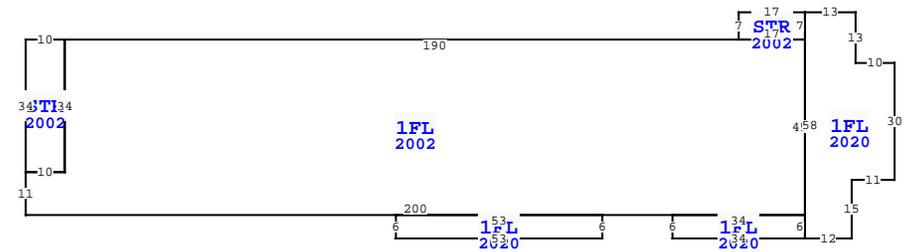
APN: 037-382-07

PAGE 2 of 1

Owner LANDCAP SPARKS IV LLC
 Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-209

NBHD DIEO Sparks Marina Office Condos

Appr SMM



Activity Information						
Date	User ID	Activity Notes				
9/20/2021	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%	

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WASHOE COUNTY APPRAISAL RECORD



APN: 037-382-08

2022

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR201, SPARKS Database R_2022 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		
2022 VN	79,167		237,557		316,724	110,853	Land Value	79,167			
2022 NR	79,167		237,557		316,724	110,853	Building Value	305,373			
2021 FV	72,964		235,687		308,651	108,028	XFOB Value	23,797			
2020 FV	97,482		282,786		300,331	105,116	Obsolescence	0		Parcel Total	
2019 FV	100,617		361,604		281,418	98,496	Taxable Value	408,337	New Const	91,613	<input type="checkbox"/> NC <input type="checkbox"/> C
2018 FV	100,617		358,365		279,799	97,930	Total Exemption		New Land		<input type="checkbox"/> New Sketch
2017 FV	100,617		365,323		283,306	99,157			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 21.0				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	13.25	114,713	1	CMNA	C AREA *	30	1	1	23,797.00	2003		100	23,797	23,797		
1FL	FIRST FLOOR	2020		1,561	13.25	20,678														
2FL	SECOND FLOOR	2002		9,108	13.25	120,648														
3FL	THIRD FLOOR	2002		9,108	13.25	120,648														
4FL	FOURTH FLOOR	2002		504	13.25	6,676														
STR	STORAGE ROOM	2002		676	4.71	3,185														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 386,548

Building Notes	Building Cost Summary
	Building RCN 386,548
	Depreciation 81,175
	Building DRC 305,373
	Extra Feature DRC 23,797
	Building Obso
Building Name	Total DRC 329,170
	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	Water	Municipal		
400	General Commercial: reta	PD	2,954	SF	26.80					79,167		2,954				
												0.068	Sewer	Municipal		
												400	Street	Paved		
													SPC			
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

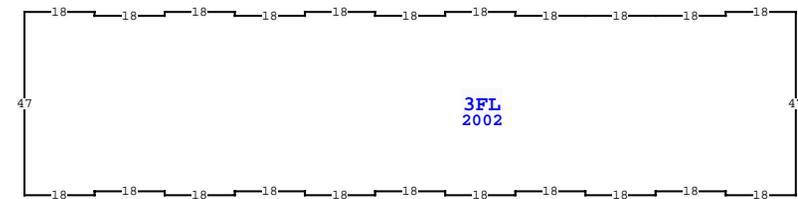
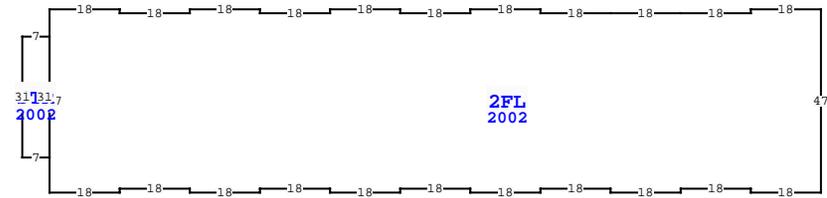
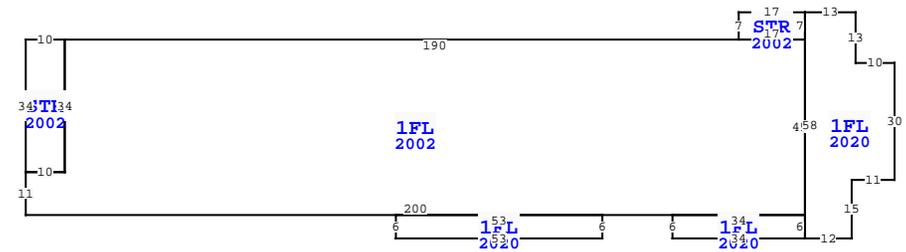
APN: 037-382-08

PAGE 2 of 1

Owner LANDCAP SPARKS IV LLC
 Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-201

NBHD DIEO Sparks Marina Office Condos

Appr SMM



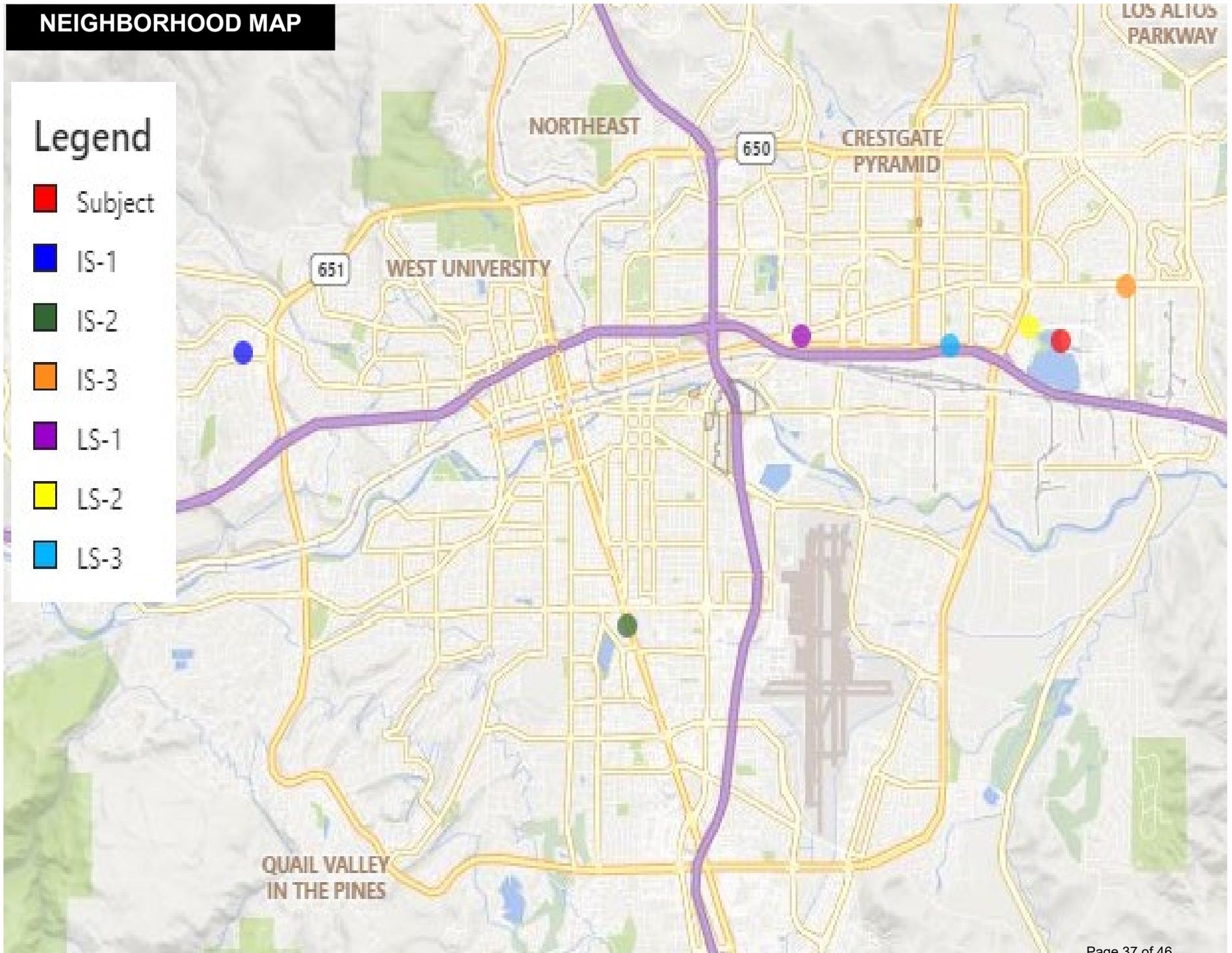
Activity Information						
Date	User ID	Activity Notes				
9/20/2021	SMM	Re-appraisal Review Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SAC II	4416267	12/9/2014	400	1,375,000	1MQC	
MARINA COMMERCIAL OFFICE	4411698	11/21/2014	400	953,415	3BF	
MARINA COMMERCIAL OFFICE	4331682	3/4/2014	400	0	3NTT	
MARINA COMMERCIAL OFFICE	4248748	6/18/2013	400	0	3NTT	
MARINA VILLAGE LLC,	3848469	2/11/2010	400	680,000	2D	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

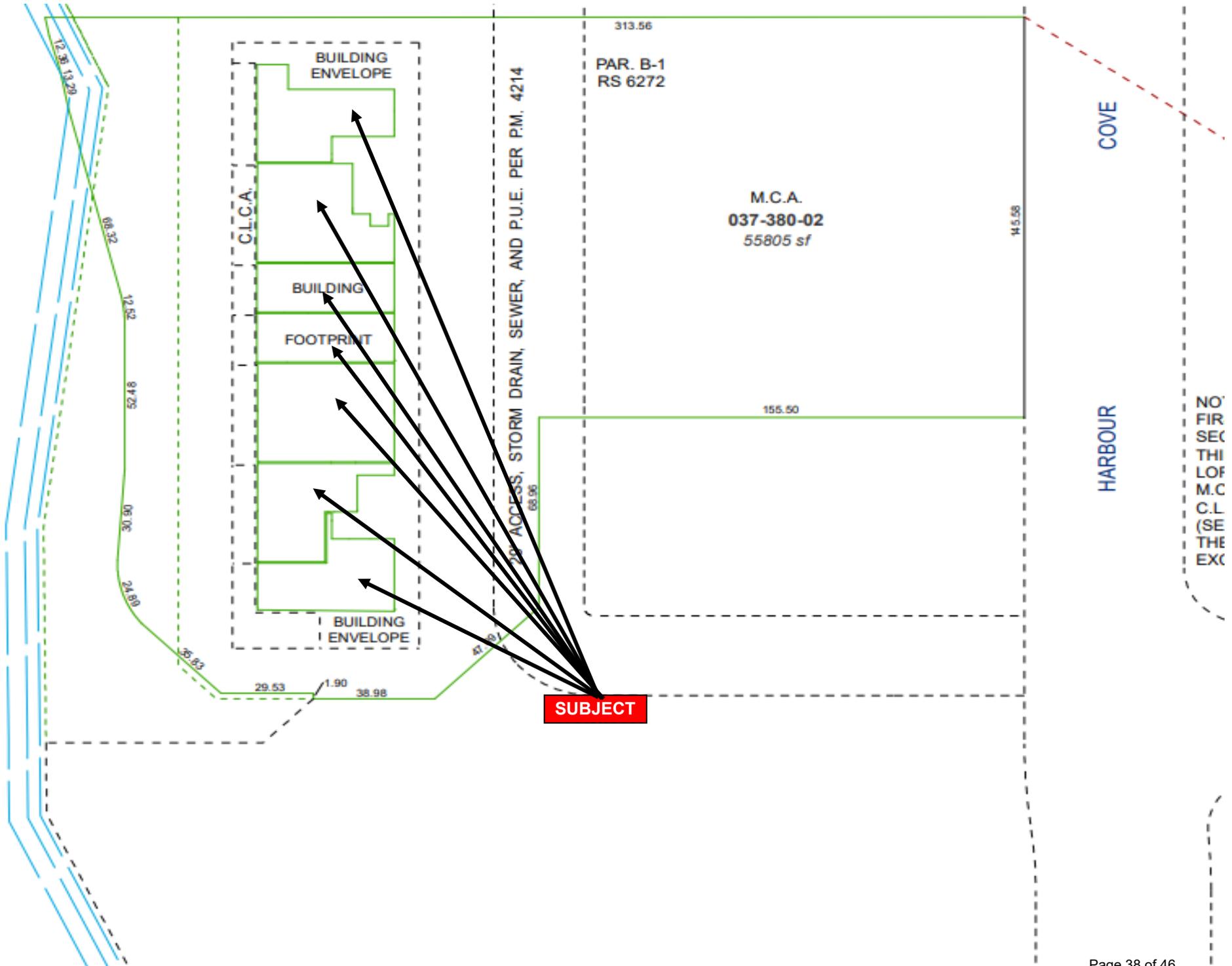
This information is for use by the WASHOE COUNTY Assessor for assessment purposes only.

NEIGHBORHOOD MAP

Legend

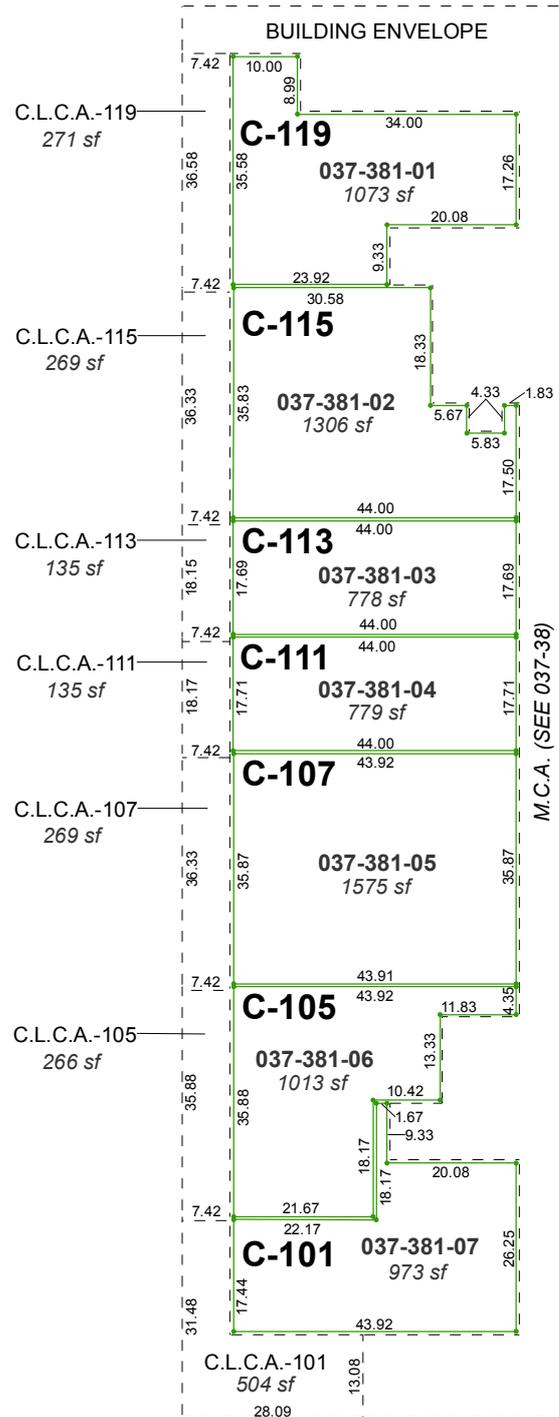
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SUBJECT

381



(#4763) MARINA WATERFRONT CONDOMINIUMS

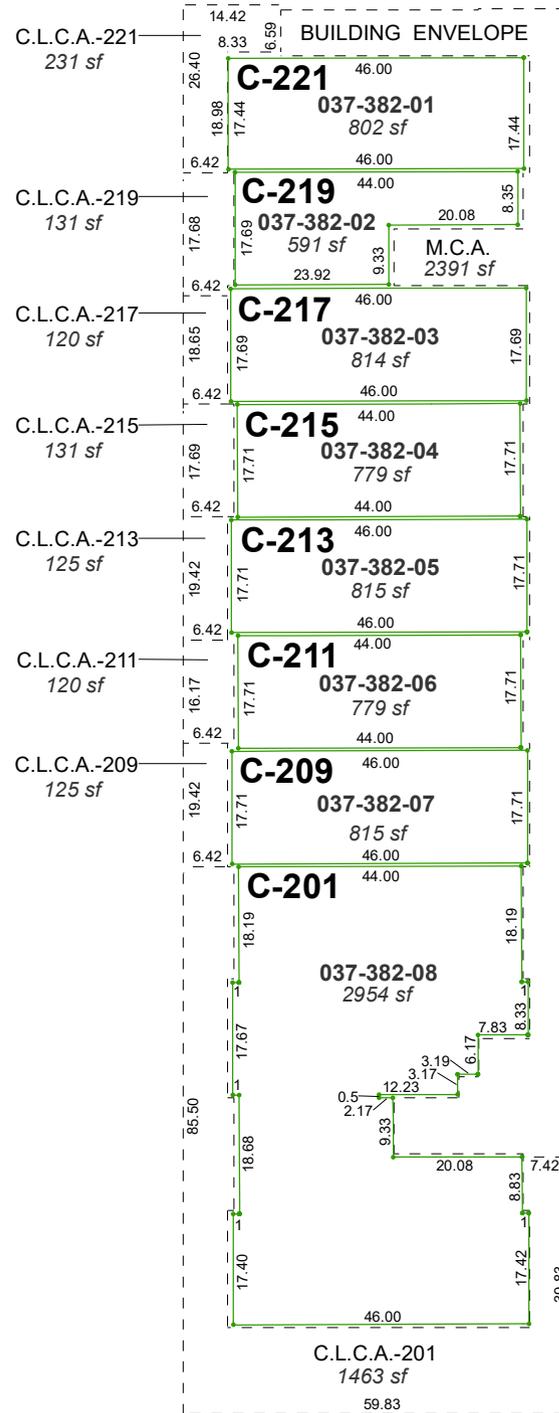
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T19N - R20E

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

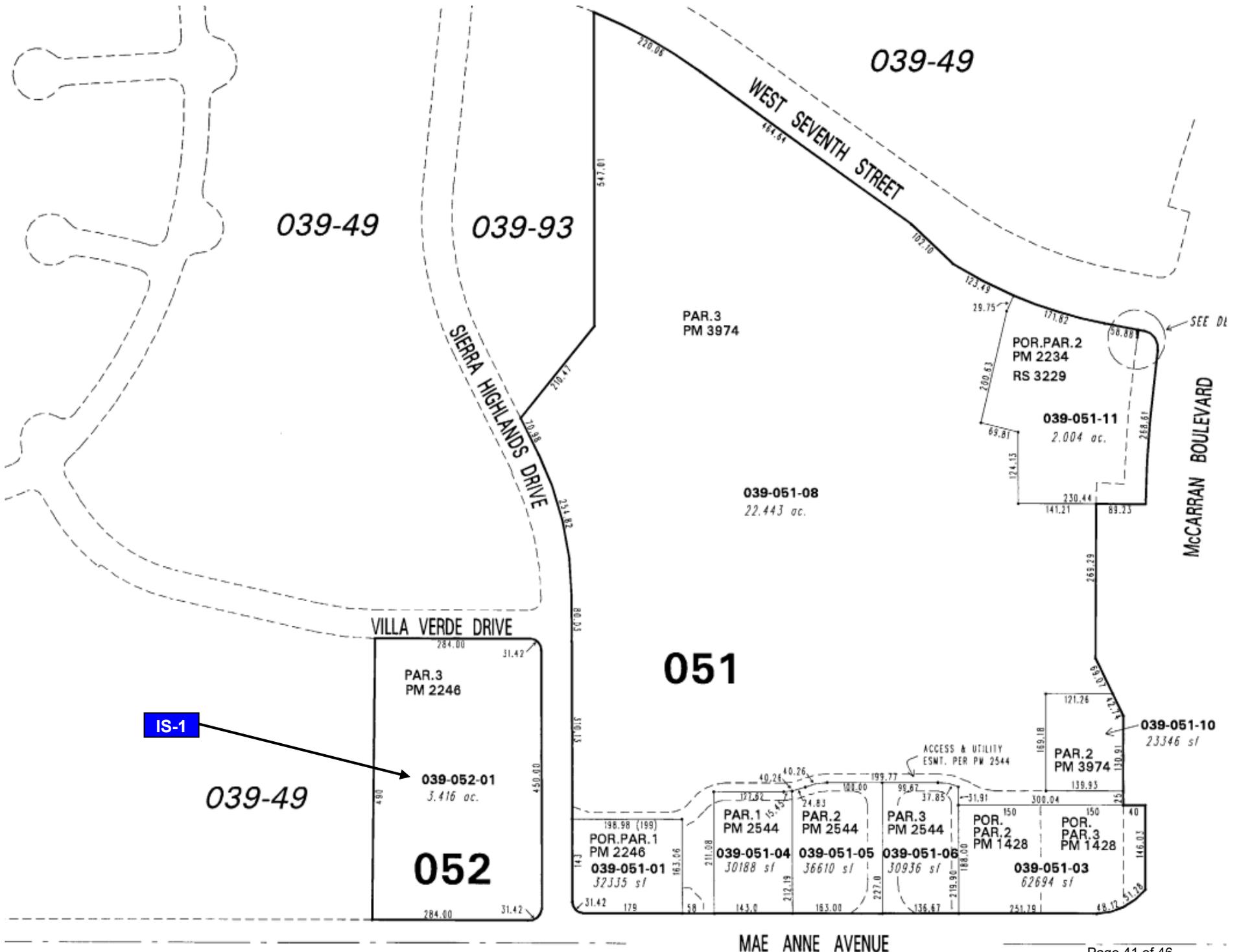


(#4763) MARINA WATERFRONT CONDOMINIUMS

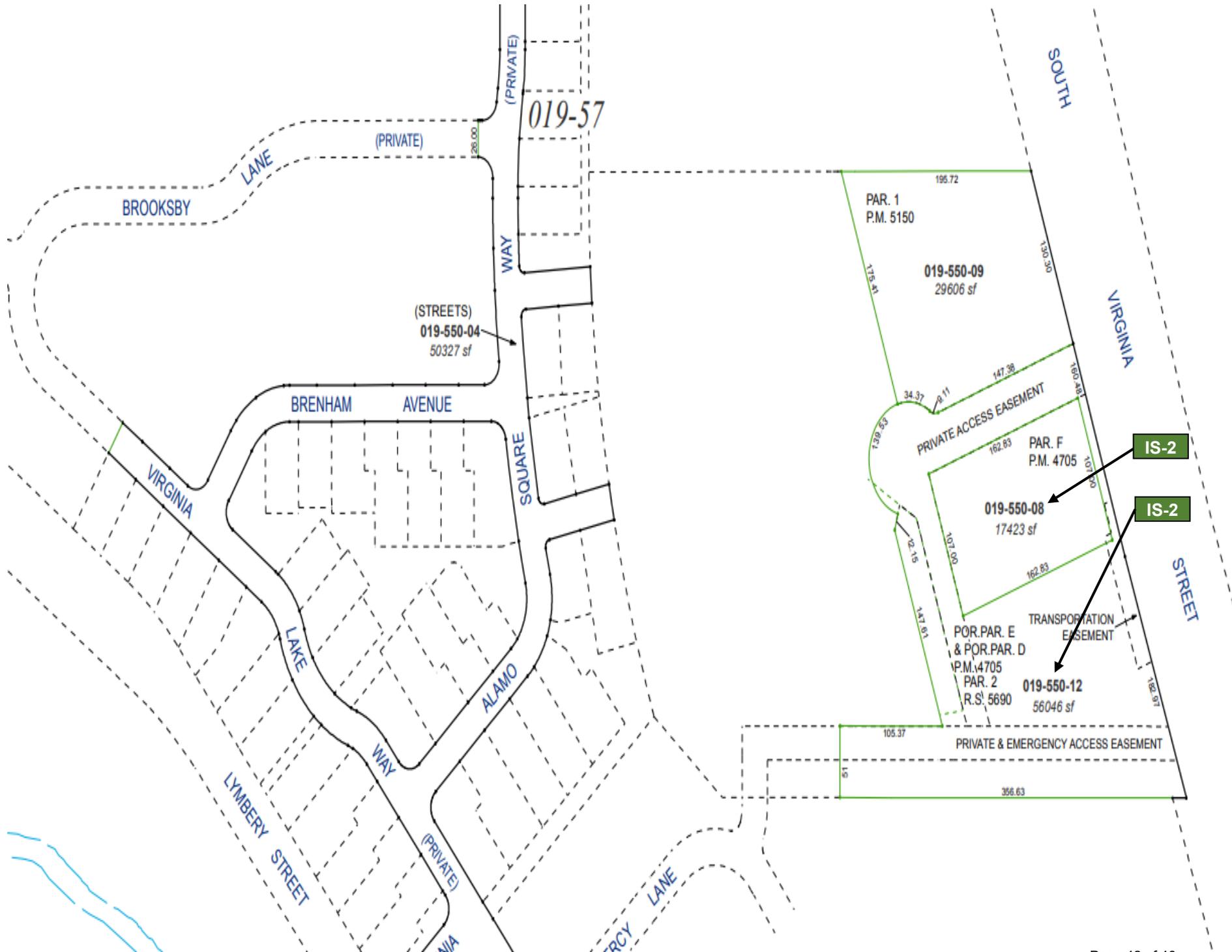
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T19N - R20E

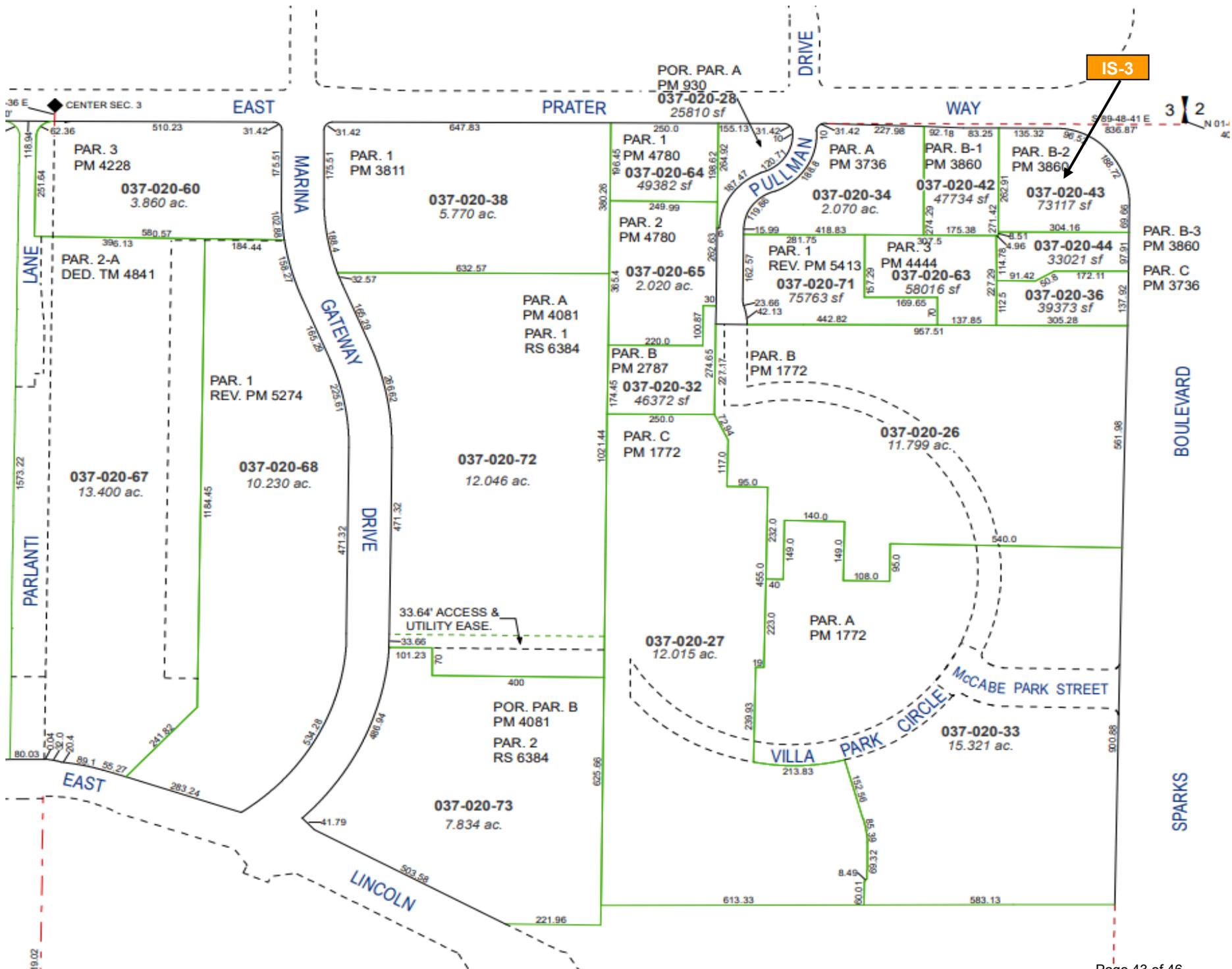
SECOND FLOOR PLAN COMMERCIAL UNITS

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

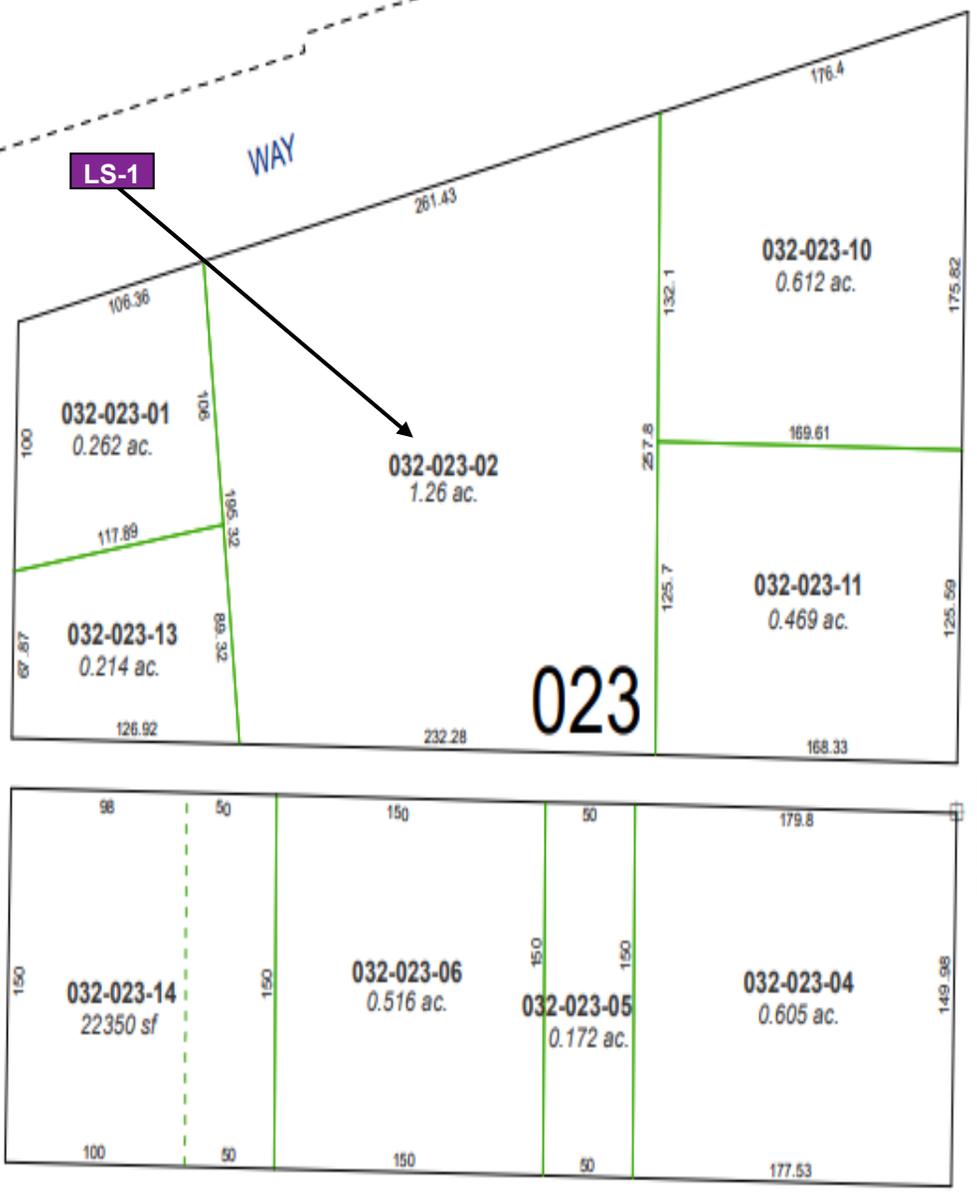
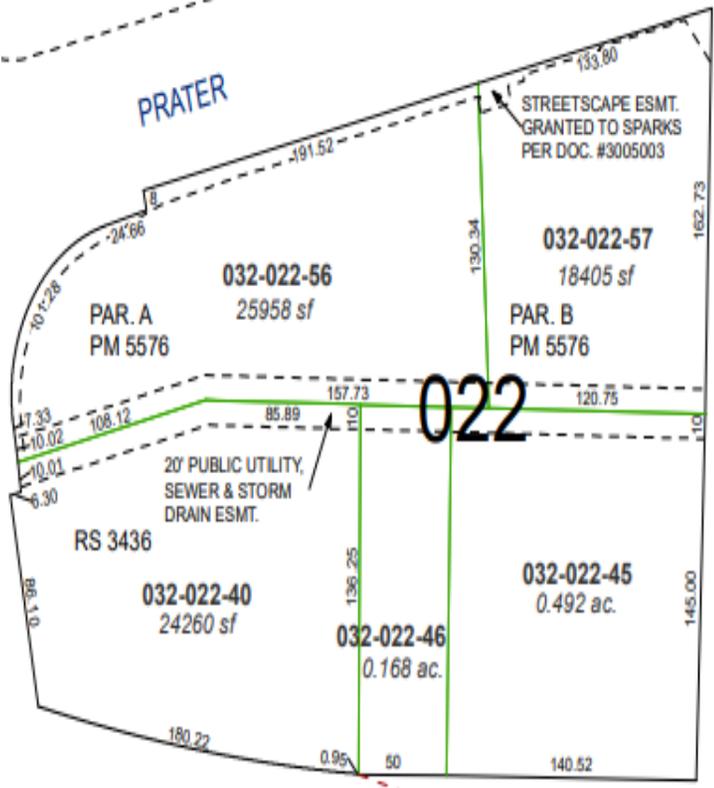


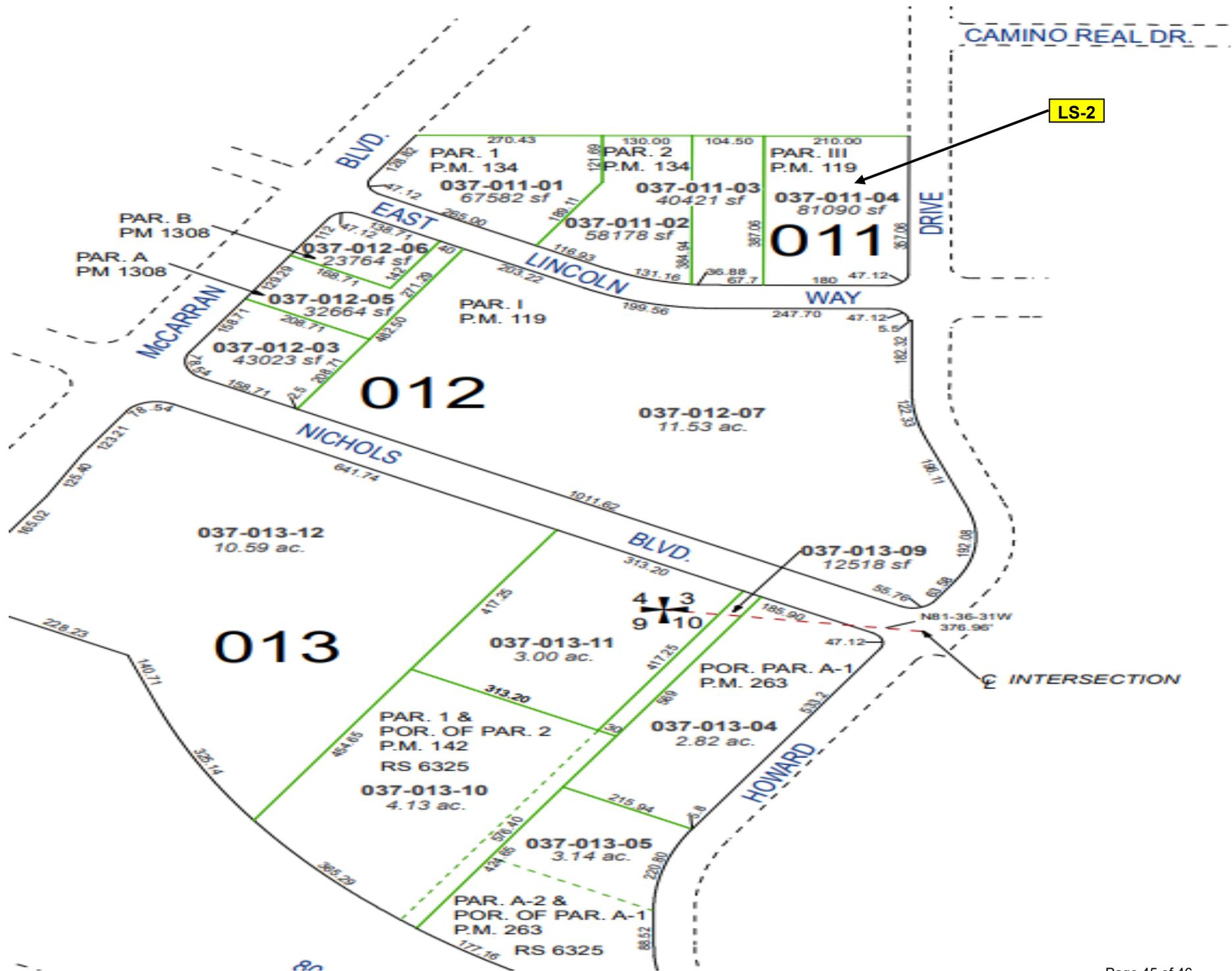
MAE ANNE AVENUE



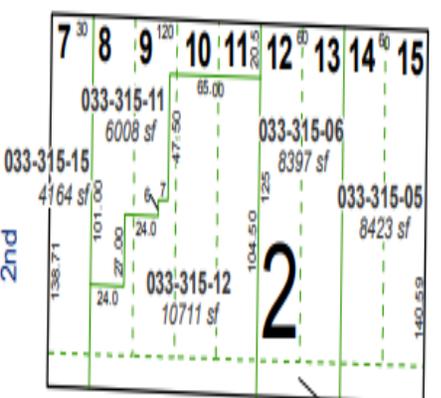
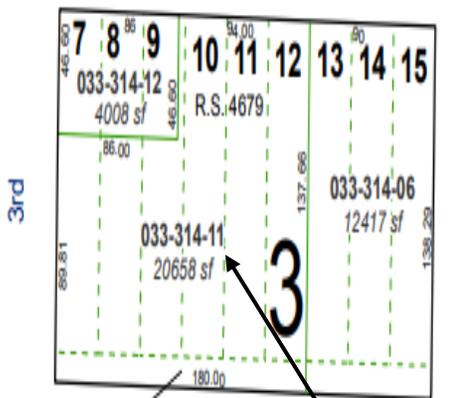
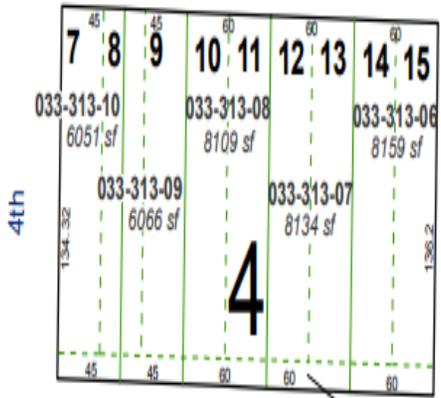
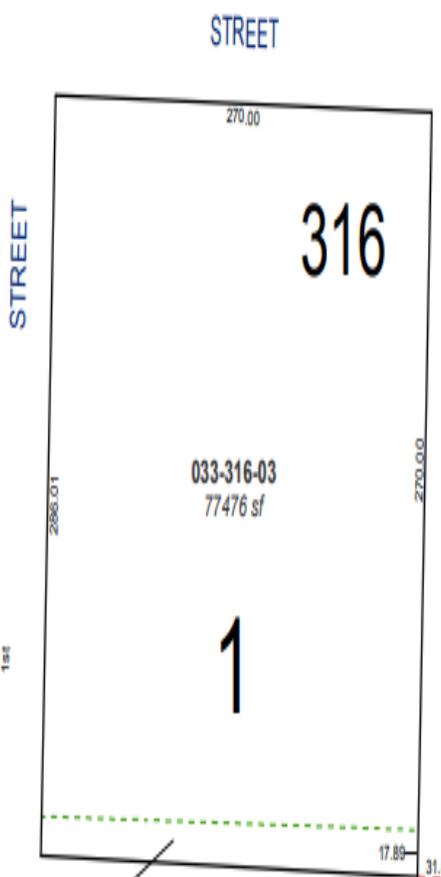
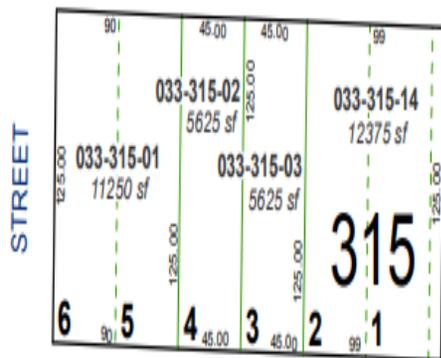
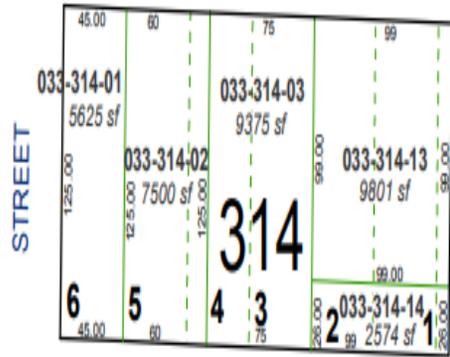
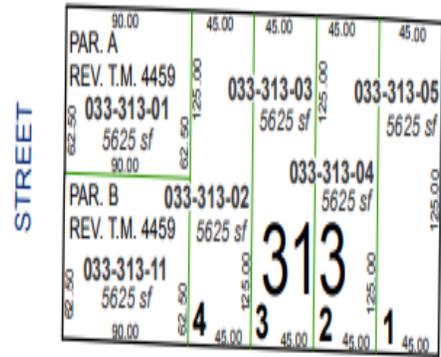


BOOK 031





"C"



Line adjusted by doc. #666628

Line adjusted by doc. #666628

LS-3

INTERSTATE 80