

**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:	<u>\$4,394,487</u>
	Taxable Value / SF:	\$152

Sales Comparison Approach:	Indicated Value :	<u>\$5,640,000</u>
	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:	\$694,192
IMPROVEMENTS:	\$3,700,295
<b>TOTAL:</b>	<b>\$4,394,487</b>

ASSESSED VALUE	\$242,967
	\$1,295,103
	\$1,538,070

TAXABLE	
\$/SF GBA	\$152

HEARING:	<u>23-00116A thru 23-00116Y</u>
DATE:	<u>2/24/2023</u>
TAX YEAR:	<u>2023</u>

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**

	<b>LAND:</b>	\$694,192	<b>ASSESSED VALUE</b>	\$242,967	<b>TAXABLE</b>
	<b>IMPROVEMENTS:</b>	\$3,700,295		\$1,295,103	<b>/SF GBA</b>
	<b>TOTAL:</b>	\$4,394,487		\$1,538,070	\$152

**HEARING: 23-00116A thru 23-00116Y**  
**DATE: 2/24/2023**  
**TAX YEAR: 2023**

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

**TAXABLE**  
**/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
<b>Restaurant</b>										
	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

<b>Retail</b>										
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**

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

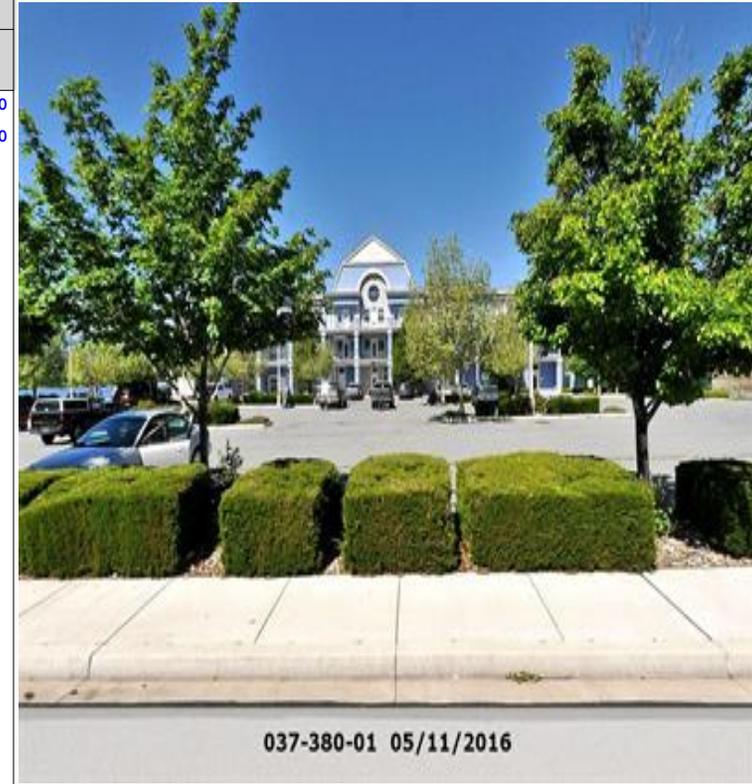
Valuation History

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		Parcel Total		
2021 FV							Obsolescence				
							Taxable Value		New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
							Total Exemption		New Land	<input type="checkbox"/> New Sketch	
									Remainder		

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



037-380-01 05/11/2016

Land Value

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

WASHOE COUNTY APPRAISAL RECORD



APN: 037-380-02

2023

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ACTIVE

Roll YR

Code

%Comp

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 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				
2022 FV							XFOB Value		Initials/Date		
2021 FV							Obsolescence				
							Taxable Value		Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C
							Total Exemption		New Const		
									New Land	<input type="checkbox"/> New Sketch	
									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														
2FL	SECOND FLOOR	2002		9,108	135.29	1,232,211	2	FWCO	FW CONCRET	30	1	1,000	7.69	2003		100	7,689	5,382		
3FL	THIRD 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		
4FL	FOURTH FLOOR	2002		504	135.29	68,186	4	PKL4	LT 24-2 FI	30	1	12	5,386.00	2003		100	64,632	45,242		
DRO	No Value Drawn f	2002		676																
							5	WLCO	WALL CO	30	1	636	27.64	2003		100	17,579	12,305		
							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 037-390-0
							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	
	Building RCN		3,915,395
	Depreciation		3,915,395
	Building DRC		
	Extra Feature DRC		497,811
	Building Obso		
Building Name		Total DRC	497,811
	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		
240	Common Area	PD	1	CA	0.00					0		55,805	Sewer	Municipal		
												1.281	Street	Paved		
												470	Street	Paved		
													SPC	233		
												CAGC	MRNA			



WASHOE COUNTY 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				
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							Taxable Value		Parcel Total	<input type="checkbox"/> NC	<input type="checkbox"/> C
							Total Exemption		New Const		
									New Land	<input type="checkbox"/> New Sketch	
									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								

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
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

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	Acre Size	DOR Code	Deferment	Water	Street	Sewer	
												55,805	1.281	470		Municipal	Paved	Municipal	
																SPC			233
												CAGC	MRNA						

WASHOE COUNTY APPRAISAL RECORD

APN: **037-380-02**

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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	

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

WASHOE COUNTY APPRAISAL RECORD



APN: 037-381-01

2023

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Situs 325 HARBOUR COVE DR121, SPARKS Database WASHOE 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			
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			
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		
2020 FV	35,409		116,886		122,128	42,745	Taxable Value	191,319	New Const		<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	36,597		135,361		104,278	36,497	Total Exemption		New Land		<input type="checkbox"/> New Sketch
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														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 171,217

Building Notes	Building Cost Summary
	Building RCN 171,217
	Depreciation 38,525
	Building DRC 132,692
	Extra Feature DRC 27,725
	Building Obso
Building Name	Total DRC 160,417
	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	28.80					30,902		1,073	0.025	Sewer	Municipal
												400		Street	Paved
														SPC	
												CAGC	MRNA		

WASHOE COUNTY APPRAISAL RECORD

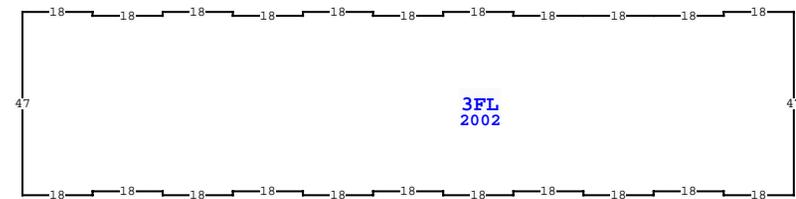
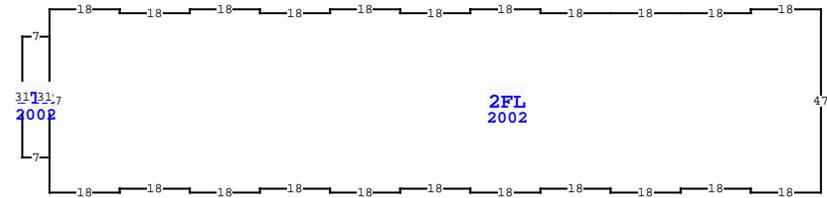
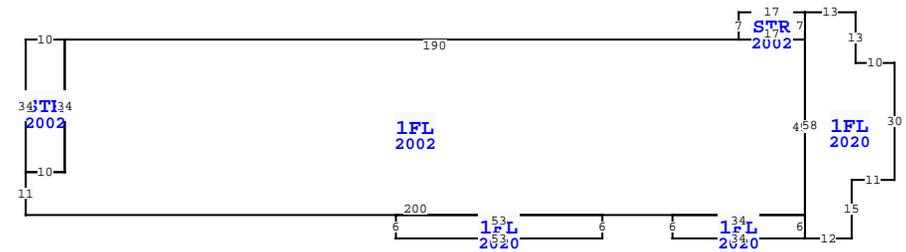
APN: 037-381-01

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				
9/29/2022	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 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			
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			
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	
2020 FV	43,098		131,806		140,261	49,091	Taxable Value	218,979		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
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	<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			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				

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	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

Building Notes	Building Cost Summary
	Building RCN 198,246
	Depreciation 44,605
	Building DRC 153,641
	Extra Feature DRC 27,725
	Building Obso
Building Name	Total DRC 181,366
	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	28.80					37,613		1,306				
												0.030	Sewer	Municipal		
												400	Street	Paved		
													SPC			
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

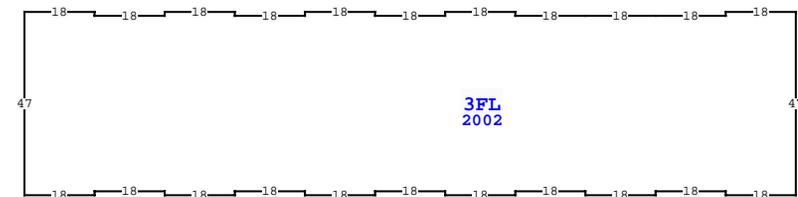
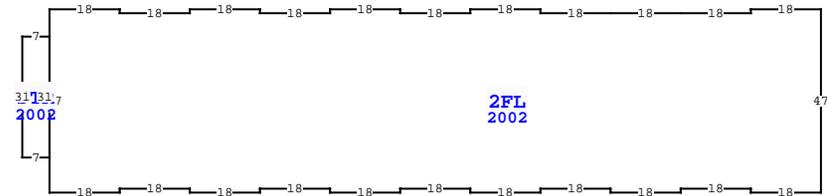
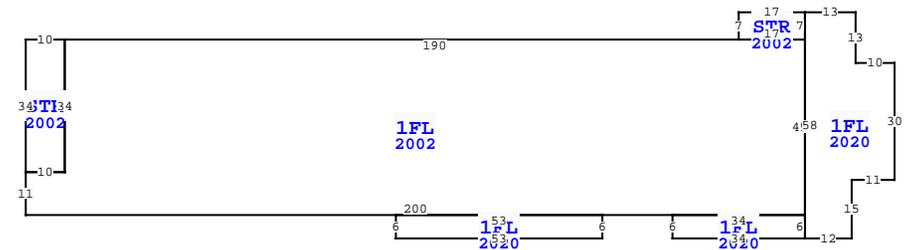
APN: 037-381-02

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Owner LANDCAP SPARKS IV LLC  
 Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-115

NBHD DIEO Sparks Marina Office Condos

Appr SMM



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%	

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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 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

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	
2023 VN	22,406		123,937		146,343	51,220	Land Value	22,406		NewLand	
2023 NR	22,406		123,937		146,343	51,220	Building Value	96,212			
2022 FV	20,850		104,228	24,129	125,078	43,777	XFOB Value	27,725		Initials/Date	
2021 FV	19,217		78,549		97,766	34,218	Obsolescence	0			
2020 FV	25,674		90,863		94,177	32,962	Taxable Value	146,343		Parcel Total	<input type="checkbox"/> NC <input type="checkbox"/> C <input type="checkbox"/> New Sketch
2019 FV	26,466		99,811		76,371	26,730	Total Exemption			New Const	
2018 FV	26,466		98,697		75,814	26,535				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	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														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 124,143

Building Notes	Building Cost Summary
	Building RCN 124,143
	Depreciation 27,931
	Building DRC 96,212
	Extra Feature DRC 27,725
	Building Obso
Building Name	Total DRC 123,937
	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	28.80					22,406		778	Street	Municipal		
												Acre Size 0.018	Sewer	Municipal		
												DOR Code 410	Street	Paved		
												Deferment	SPC			
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

APN: 037-381-03

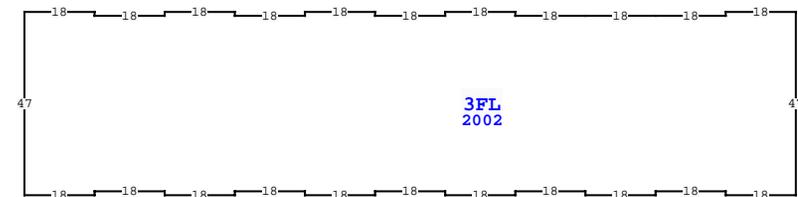
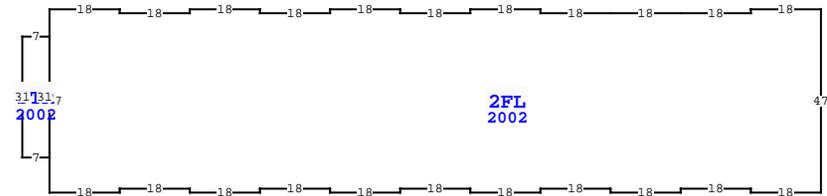
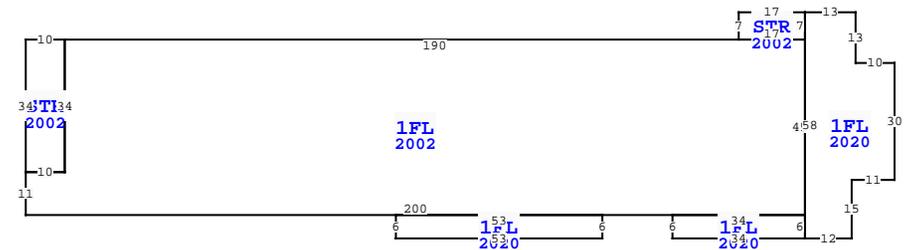
PAGE 2 of 1

Owner LANDCAP SPARKS IV LLC

NBHD DIEO Sparks Marina Office Condos

Appr SMM

Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-113



Activity Information						
Date	User ID	Activity Notes				
9/29/2022	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%	

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

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 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

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	
2023 VN	22,435		124,060		146,495	51,273	Land Value	22,435		NewLand	
2023 NR	22,435		124,060		146,495	51,273	Building Value	96,335			
2022 FV	20,877		104,332	24,160	125,209	43,823	XFOB Value	27,725		Initials/Date	
2021 FV	19,241		78,620		97,861	34,251	Obsolescence	0			
2020 FV	25,707		90,950		94,271	32,995	Taxable Value	146,495		Parcel Total	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	26,565		99,811		76,470	26,765	Total Exemption			New Const	
2018 FV	26,565		99,097		76,113	26,640				New Land	
										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 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	Water	Municipal		
410	Offices, professional an	PD	779	SF	28.80					22,435		779				
												Acre Size 0.018	Sewer	Municipal		
												DOR Code 410	Street	Paved		
												Deferment	SPC			
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

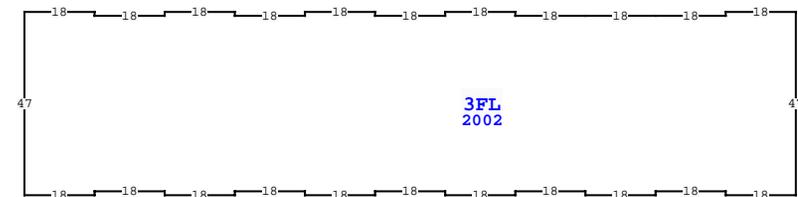
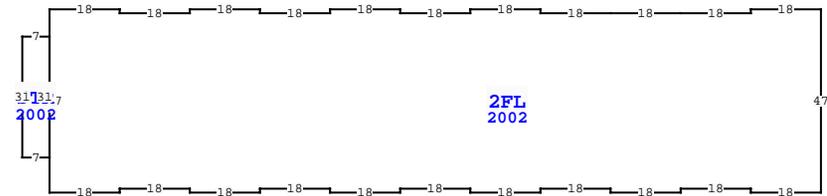
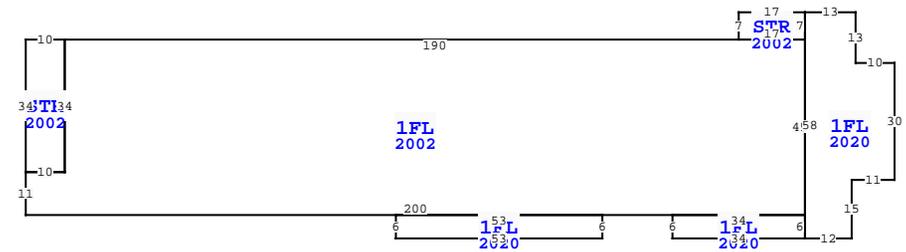
APN: 037-381-04

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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				
9/29/2022	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	
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

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR107, SPARKS Database WASHOE 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			
2023 VN	45,360		222,490		267,850	93,748	Land Value	45,360			
2023 NR	45,360		222,490		267,850	93,748	Building Value	194,765			
2022 FV	42,210		186,620	48,846	228,830	80,090	XFOB Value	27,725			
2021 FV	38,902		136,104		175,006	61,252	Obsolescence	0	Parcel Total		
2020 FV	51,975		161,160		169,686	59,390	Taxable Value	267,850	New Const		<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	53,658		195,760		151,538	53,038	Total Exemption		New Land		<input type="checkbox"/> New Sketch
2018 FV	53,658		193,971		150,643	52,725			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	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 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	8.61	74,573	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725		
1FL	FIRST FLOOR	2020		1,561	8.61	13,442														
2FL	SECOND FLOOR	2002		9,108	8.61	78,431														
3FL	THIRD FLOOR	2002		9,108	8.61	78,431														
4FL	FOURTH FLOOR	2002		504	8.61	4,340														
STR	STORAGE ROOM	2002		676	3.09	2,092														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 251,309

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

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	28.80					45,360		1,575	0.036	Sewer	Municipal	
												400		Street	Paved	
														SPC		
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

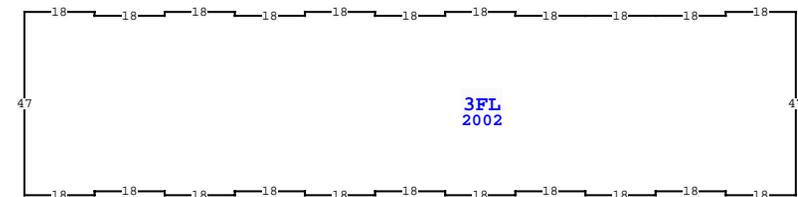
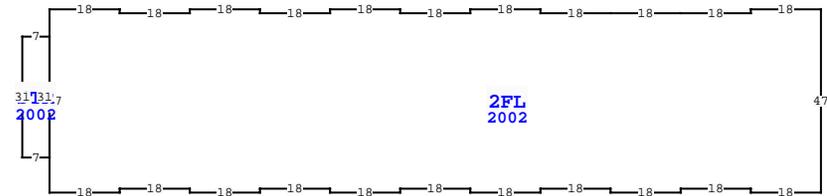
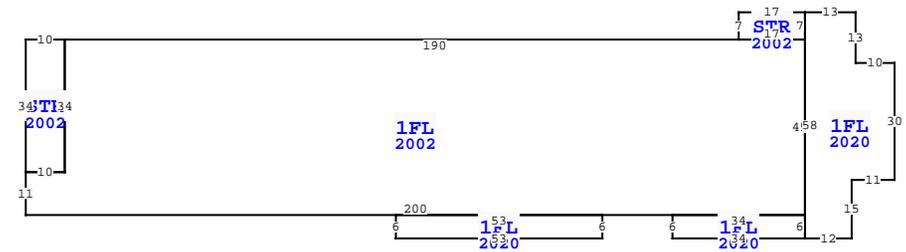
APN: 037-381-05

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
9/29/2022	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	400	0	3BGG	
MARINA VILLAGE LLC,	4091131	3/7/2012	400	1,500,000	3BF	
MARINA VILLAGE LLC,	3515735	3/30/2007			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: 037-381-06

2023

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR105, SPARKS Database WASHOE 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			
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	Parcel Total		
2020 FV	33,429		111,590		116,441	40,754	Taxable Value	182,167	New Const		<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	34,518		128,354		98,695	34,543	Total Exemption		New Land		<input type="checkbox"/> New Sketch
2018 FV	34,518		126,852		97,944	34,280			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 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														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 161,636

Building Notes		Building Cost Summary	
		Building RCN	161,636
		Depreciation	36,368
		Building DRC	125,268
		Extra Feature DRC	27,725
		Building Obso	
Building Name		Total DRC	152,993
		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	28.80					29,174		1,013	0.023	Sewer	Municipal	
												410	410	Street	Paved	
														SPC		
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

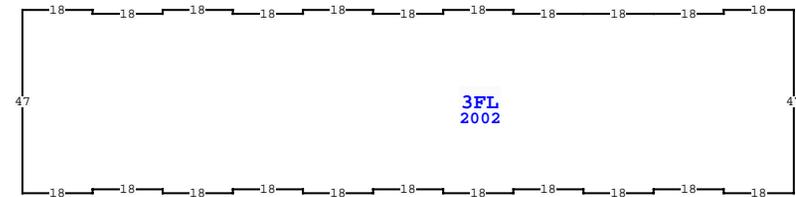
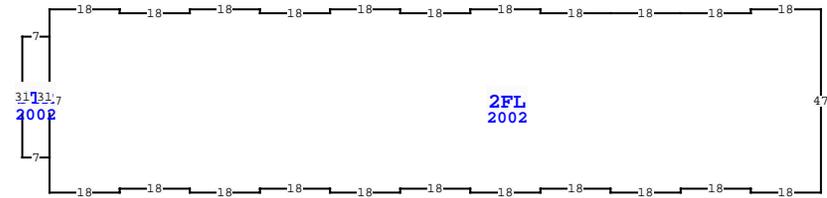
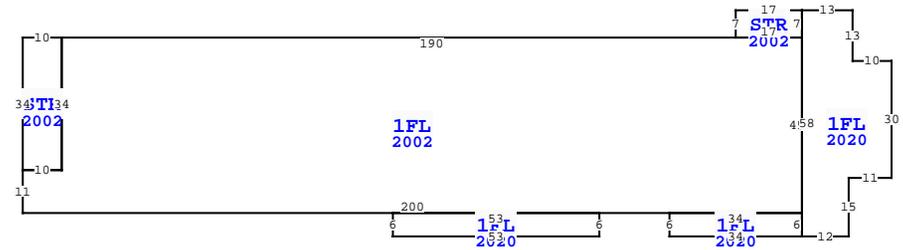
APN: **037-381-06**

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				
9/29/2022	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%	

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WASHOE COUNTY APPRAISAL RECORD



APN: 037-381-07

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR101, SPARKS Database WASHOE 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			
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			
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	
2020 FV	32,109		108,052		112,644	39,425	Taxable Value	176,055		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
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	<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	3.9540	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				

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	5.32	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		Water	Municipal
400	General Commercial: reta	PD	973	SF	28.80					28,022		973			
												0.022		Sewer	Municipal
												400		Street	Paved
														SPC	
												CAGC	MRNA		

WASHOE COUNTY APPRAISAL RECORD

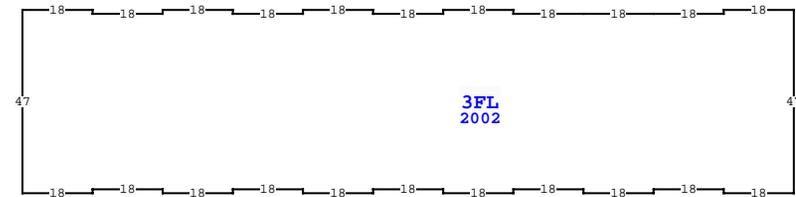
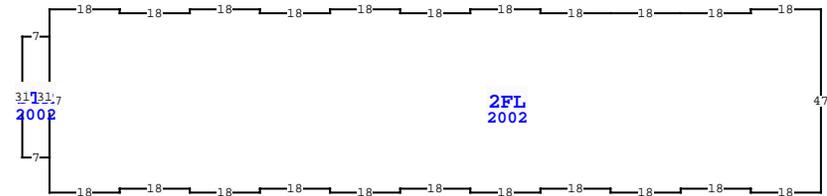
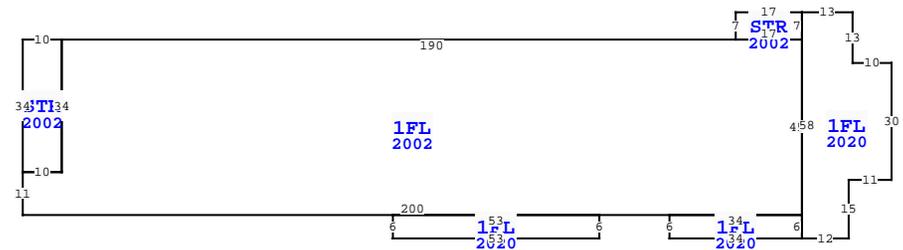
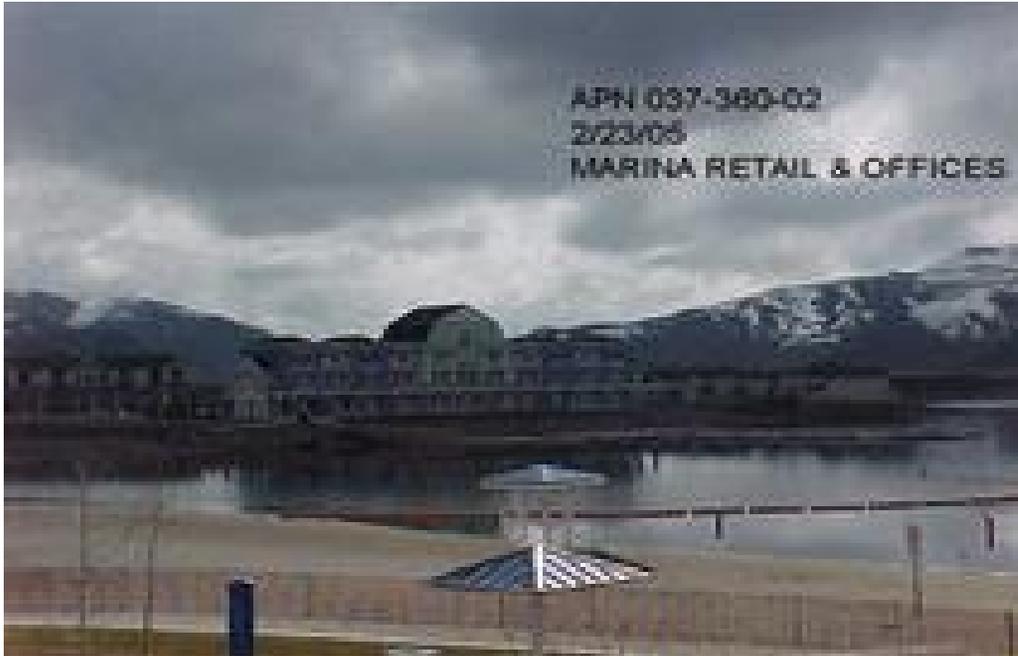
APN: 037-381-07

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				
9/29/2022	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	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

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR221, SPARKS Database WASHOE 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			
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			
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	
2020 FV	26,466		92,968		96,442	33,755	Taxable Value	149,984		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
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	<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	3.2590	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														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 127,951

Building Notes	Building Cost Summary
	Building RCN 127,951
	Depreciation 28,790
	Building DRC 99,161
	Extra Feature DRC 27,725
	Building Obso
Building Name	Total DRC 126,886
	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	28.80					23,098		802	0.018	Sewer	Municipal	
												400		Street	Paved	
														SPC		
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

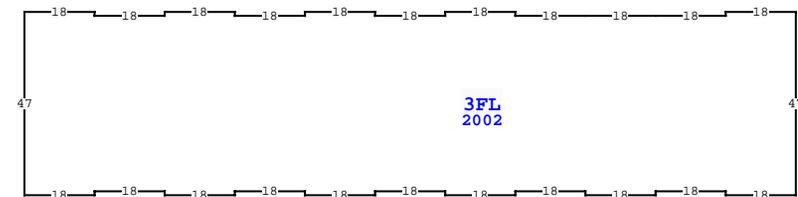
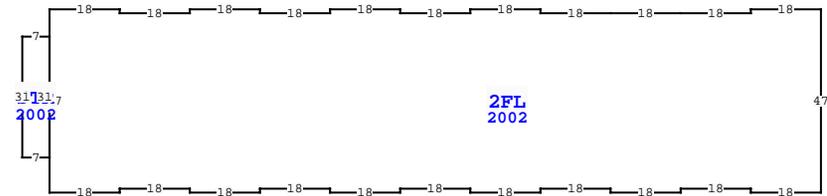
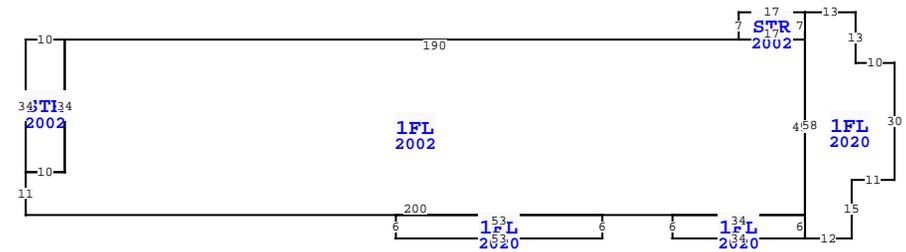
APN: 037-382-01

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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				
9/29/2022	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	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 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

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	
2023 VN	17,021		100,812		117,833	41,242	Land Value	17,021		<input type="checkbox"/> NC <input type="checkbox"/> C	
2023 NR	17,021		100,812		117,833	41,242	Building Value	73,087			
2022 FV	15,839		84,897	18,331	100,736	35,258	XFOB Value	27,725		<input type="checkbox"/> New Sketch	
2021 FV	14,598		65,044		79,642	27,875	Obsolescence	0	Parcel Total		
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				

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	3.23	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	Water	Municipal	
400	General Commercial: reta	PD	591	SF	28.80					17,021		591			
												Acre Size 0.014	Sewer	Municipal	
												DOR Code 400	Street	Paved	
												Deferment	SPC		
												CAGC	MRNA		

# WASHOE COUNTY APPRAISAL RECORD

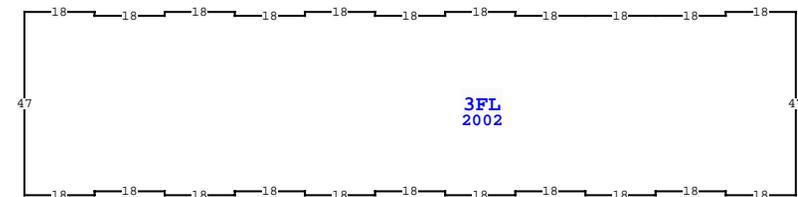
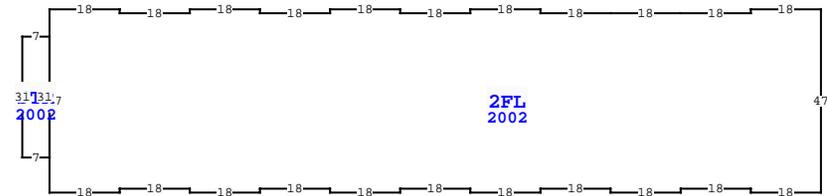
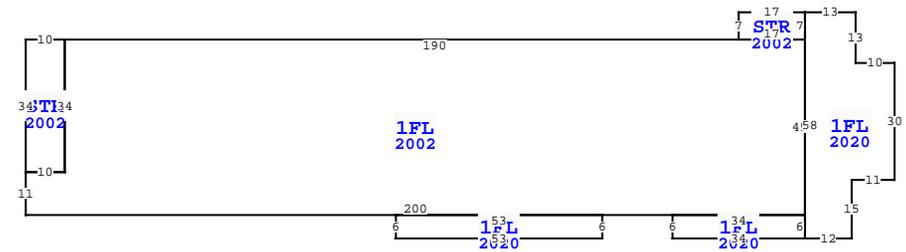
APN: **037-382-02**

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				
9/29/2022	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	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

2023

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR217, SPARKS Database WASHOE 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			
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			
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		
2020 FV	26,862		94,032		97,583	34,154	Taxable Value	151,822	New Const		<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	27,720		101,987		78,713	27,550	Total Exemption		New Land		<input type="checkbox"/> New Sketch
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														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 129,876

Building Notes		Building Cost Summary	
		Building RCN	129,876
		Depreciation	29,222
		Building DRC	100,654
		Extra Feature DRC	27,725
		Building Obso	
Building Name		Total DRC	128,379
		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	28.80					23,443		814	Street	Municipal		
												0.019	Sewer	Municipal		
												410	Street	Paved		
													SPC			
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

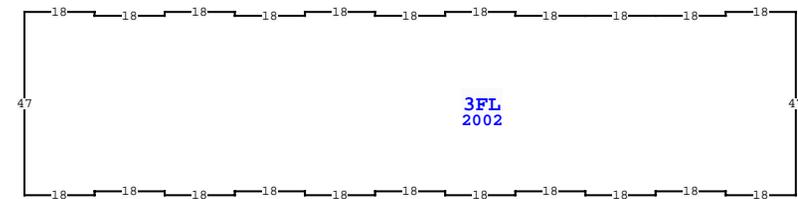
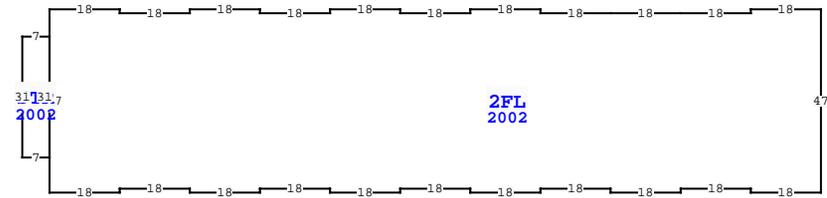
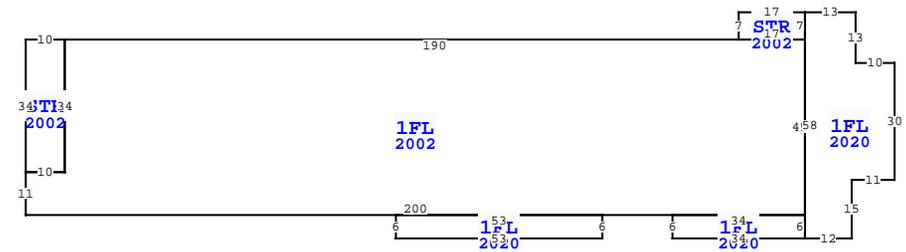
APN: 037-382-03

PAGE 2 of 1

Owner LANDCAP SPARKS IV LLC  
 Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-217

NBHD DIEO Sparks Marina Office Condos

Appr SMM



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: 037-382-04

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR215, SPARKS Database WASHOE 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			
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			
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		
2020 FV	25,707		90,950		94,271	32,995	Taxable Value	146,495	New Const		<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	26,565		99,811		76,470	26,765	Total Exemption		New Land		<input type="checkbox"/> New Sketch
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	Water	Municipal		
410	Offices, professional an	PD	779	SF	28.80					22,435		779				
												Acre Size 0.018	Sewer	Municipal		
												DOR Code 410	Street	Paved		
												Deferment	SPC			
												CAGC	MRNA			



WASHOE COUNTY APPRAISAL RECORD



APN: 037-382-05

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR213, SPARKS Database WASHOE 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		
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	Initials/Date		
2021 FV	20,130		81,216		101,346	35,471	Obsolescence	0	Parcel Total		
2020 FV	26,895		94,119		97,677	34,187	Taxable Value	151,973	New Const	<input type="checkbox"/> NC	<input type="checkbox"/> C
2019 FV	27,720		103,932		79,686	27,890	Total Exemption		New Land	<input type="checkbox"/> New Sketch	
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		Water	Municipal
410	Offices, professional an	PD	815	SF	28.80					23,472		815	0.019	Sewer	Municipal
												410	Street	Paved	
													SPC		
												CAGC	MRNA		



WASHOE COUNTY APPRAISAL RECORD



APN: 037-382-06

2023

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR211, SPARKS Database WASHOE 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			
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			
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	
2020 FV	25,707		90,950		94,271	32,995	Taxable Value	146,495		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
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	<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 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	Water	Municipal		
410	Offices, professional an	PD	779	SF	28.80					22,435		779				
												Acre Size 0.018	Sewer	Municipal		
												DOR Code 410	Street	Paved		
												Deferment	SPC			
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

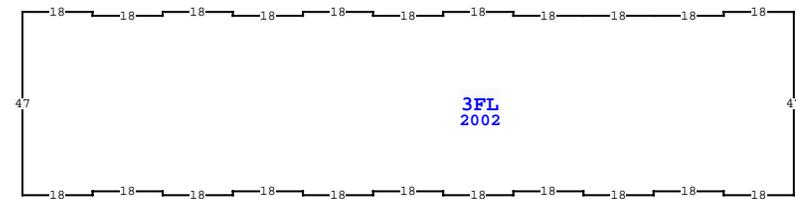
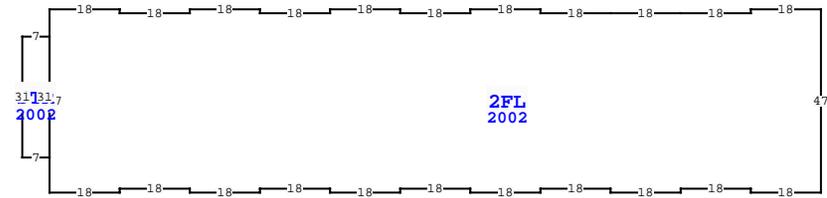
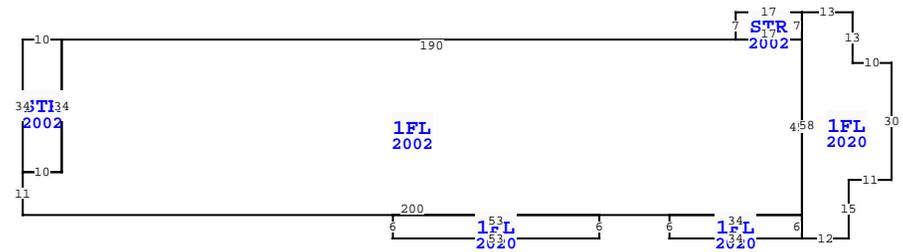
APN: 037-382-06

PAGE 2 of 1

Owner LANDCAP SPARKS IV LLC  
 Keyline Description MARINA WATERFRONT CONDOMINIUMS LT C-211

NBHD DIEO Sparks Marina Office Condos

Appr SMM



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

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ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR209, SPARKS Database WASHOE 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			
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		Parcel Total	
2020 FV	26,895		94,119		97,677	34,187	Taxable Value	151,973		New Const	<input type="checkbox"/> NC <input type="checkbox"/> C
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	<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	3.3120	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	Water	Municipal		
410	Offices, professional an	PD	815	SF	28.80					23,472		815	Street	Municipal		
												0.019	Sewer	Municipal		
												410	Street	Paved		
													SPC			
												CAGC	MRNA			



WASHOE COUNTY APPRAISAL RECORD



APN: 037-382-08

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Code

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Situs 325 HARBOUR COVE DR201, SPARKS Database WASHOE 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			
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			
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		
2020 FV	97,482		282,786		300,331	105,116	Taxable Value	478,078	New Const		<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	100,617		361,604		281,418	98,496	Total Exemption		New Land		<input type="checkbox"/> New Sketch
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														

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 471,327

Building Notes	Building Cost Summary
	Building RCN 471,327
	Depreciation 106,049
	Building DRC 365,278
	Extra Feature DRC 27,725
	Building Obso
Building Name	Total DRC 393,003
	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	28.80					85,075		2,954	0.068	Sewer	Municipal
												400		Street	Paved
														SPC	
												CAGC	MRNA		

WASHOE COUNTY APPRAISAL RECORD

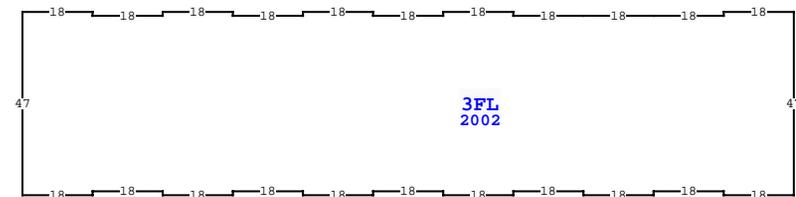
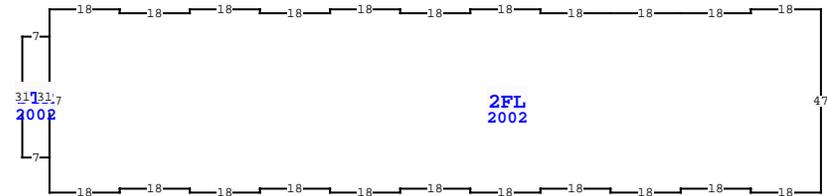
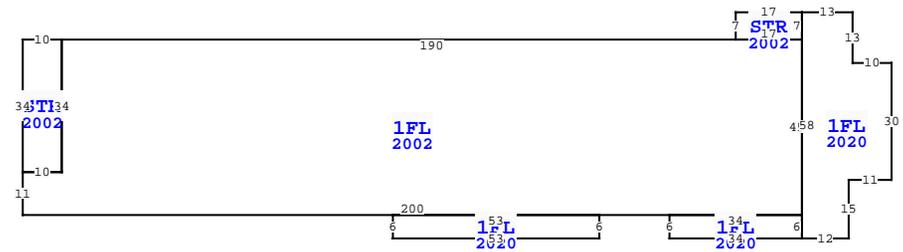
APN: 037-382-08

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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				
9/29/2022	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	

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WASHOE COUNTY APPRAISAL RECORD



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Code

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Situs 325 HARBOUR COVE DR319, 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			
2023 VN2	40,435		201,342	52,084	241,777	84,622	Land Value	40,435			
2023 NR	40,435		201,342	52,084	241,777	84,622	Building Value	173,617			
2022 FV	37,627		125,397		163,024	57,058	XFOB Value	27,725			
2021 FV	34,679		123,756		158,435	55,452	Obsolescence	0			
2020 FV	22,900		146,076		168,976	59,142	Taxable Value	241,777	Parcel Total	52,084	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	22,900		184,091		160,968	56,339	Total Exemption		New Const		<input type="checkbox"/> New Sketch
2018 FV	14,900		182,420		96,989	33,946			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	5.7060	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	7.68	66,476	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725				
1FL	FIRST FLOOR	2020		1,561	7.68	11,983																
2FL	SECOND FLOOR	2002		9,108	7.68	69,915																
3FL	THIRD FLOOR	2002		9,108	7.68	69,915																
4FL	FOURTH FLOOR	2002		504	7.68	3,869																
STR	STORAGE ROOM	2002		676	2.76	1,865																

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 224,023

Building Notes	Building Cost Summary
	Building RCN 224,023
	Depreciation 50,406
	Building DRC 173,617
	Extra Feature DRC 27,725
	Building Obso
Building Name	Total DRC 201,342
	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		
210	Condominium or Townhouse	PD	1,404	SF	28.80					40,435		1,404	Street	Municipal		
												0.032	Sewer	Municipal		
												210	Street	Paved		
													SPC			
												CAGC	MRNA			



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Code

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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			
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			
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	
2020 FV	16,000		92,448		108,448	37,957	Taxable Value	149,081		29,528	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	12,800		134,145		113,408	39,693	Total Exemption				<input type="checkbox"/> New Sketch
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																	

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 127,009

Building Notes	Building Cost Summary
	Building RCN 127,009
	Depreciation 28,578
	Building DRC 98,431
	Extra Feature DRC 27,725
	Building Obso
Building Name	Total DRC 126,156
	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		
210	Condominium or Townhouse	PD	796	SF	28.80					22,925		796				
												0.018	Sewer	Municipal		
												210	Street	Paved		
													SPC			
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

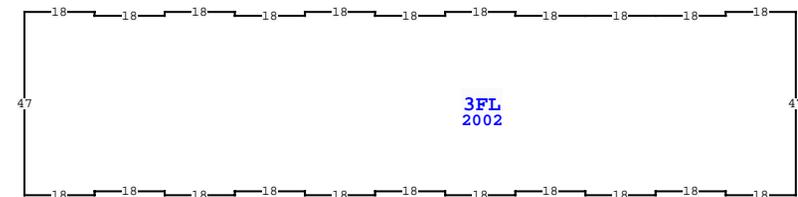
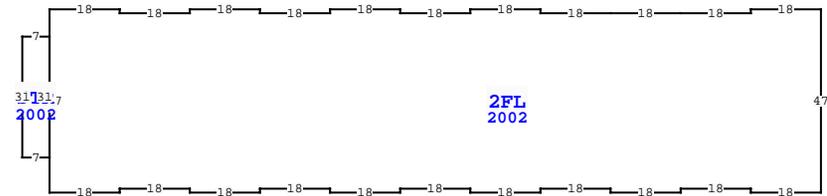
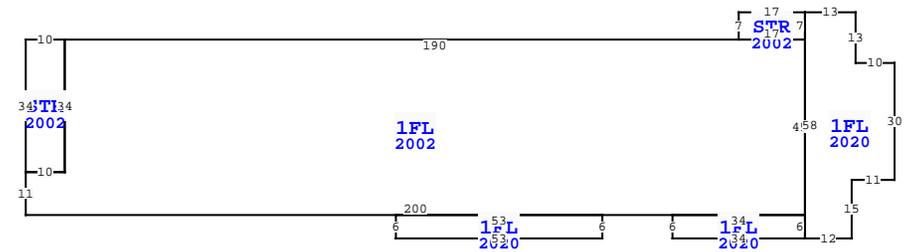
APN: 037-383-02

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Owner LANDCAP SPARKS IV LLC  
 Keyline Description MARINA WATERFRONT CONDOMINIUMS LT 317

NBHD DIMA Waterfront Condos

Appr SMM



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	
DAVIDSON, DONALD R & ELL	4475412	6/3/2015	400	134,030	2F	
COURTS FAMILY TRUST,	3883863	5/21/2010	210	70,000	3BF	
COURTS, TOMMY L & JESSIC	3548104	6/26/2007	210	0	3BGG	
COURTS, TOMMY L & JESSIC	3546887	6/22/2007	210	0	3BGG	
MARINA VILLAGE LLC,	3546884	6/22/2007	210	249,900	2D	
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: 037-383-03

2023

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Code

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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			
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			
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	
2020 FV	16,000		90,863		106,863	37,402	Taxable Value	146,343		28,864	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	12,800		132,694		112,320	39,312	Total Exemption				<input type="checkbox"/> New Sketch
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																	

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 124,143

Building Notes	Building Cost Summary
	Building RCN 124,143
	Depreciation 27,931
	Building DRC 96,212
	Extra Feature DRC 27,725
	Building Obso
Building Name	Total DRC 123,937
	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
210	Condominium or Townhouse	PD	778	SF	28.80					22,406		778	778	Water	Municipal
												0.018	0.018	Sewer	Municipal
												210	210	Street	Paved
														SPC	
												CAGC	MRNA		

WASHOE COUNTY APPRAISAL RECORD

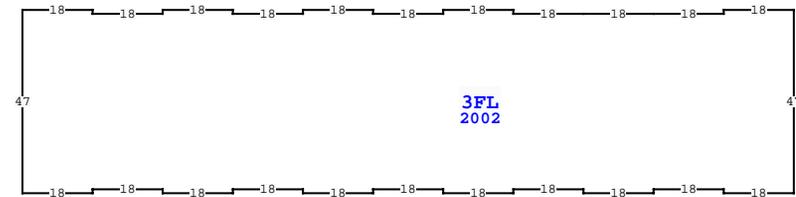
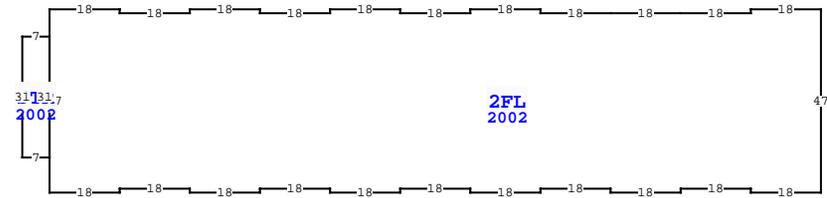
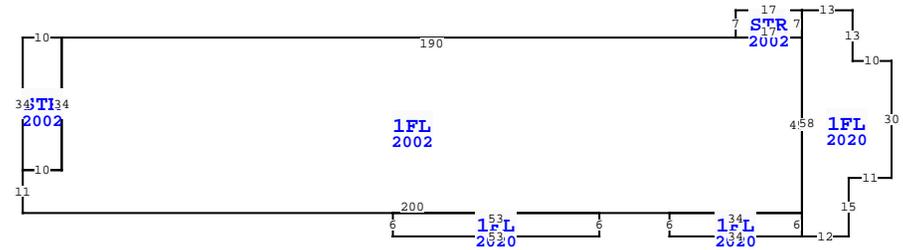
APN: 037-383-03

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Owner LANDCAP SPARKS IV LLC  
 Keyline Description MARINA WATERFRONT CONDOMINIUMS LT 315

NBHD DIMA Waterfront Condos

Appr SMM



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	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

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WASHOE COUNTY APPRAISAL RECORD



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Code

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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			
2023 VN2	23,443		128,379	30,197	151,822	53,138	Land Value	23,443			
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	
2020 FV	16,000		94,032		110,032	38,511	Taxable Value	151,822		30,197	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	12,800		135,597		114,497	40,074	Total Exemption				<input type="checkbox"/> New Sketch
2018 FV	8,300		134,347		68,756	24,065					

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																	

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 129,876

Building Notes		Building Cost Summary	
		Building RCN	129,876
		Depreciation	29,222
		Building DRC	100,654
		Extra Feature DRC	27,725
		Building Obso	
Building Name		Total DRC	128,379
		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		
210	Condominium or Townhouse	PD	814	SF	28.80					23,443		814	Water	Municipal		
												Acre Size	Sewer	Municipal		
												DOR Code	Street	Paved		
												Deferment	SPC			
												CAGC	MRNA			



WASHOE COUNTY APPRAISAL RECORD



APN: 037-383-05

2023

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ACTIVE

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Code

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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			
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			
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	
2020 FV	22,900		135,225		158,125	55,344	Taxable Value	208,564		47,520	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	22,900		174,345		153,659	53,781	Total Exemption				<input type="checkbox"/> New Sketch
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	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	7.00	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	Water	Municipal		
210	Condominium or Townhouse	PD	779	SF	28.80					22,435		779	Street	Municipal		
												0.018	Sewer	Municipal		
												210	Street	Paved		
													SPC			
												CAGC	MRNA			



WASHOE COUNTY APPRAISAL RECORD



APN: 037-383-06

2023

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ACTIVE

Roll YR

Code

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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		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			
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	Parcel Total	30,233	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	12,800		135,597		114,497	40,074	Total Exemption		New Const		
2018 FV	8,300		134,347		68,756	24,065			New Land		<input type="checkbox"/> New Sketch
									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		Water	Municipal	
210	Condominium or Townhouse	PD	815	SF	28.80					23,472		815	0.019	Sewer	Municipal	
												210		Street	Paved	
														SPC		
												CAGC	MRNA			

# WASHOE COUNTY APPRAISAL RECORD

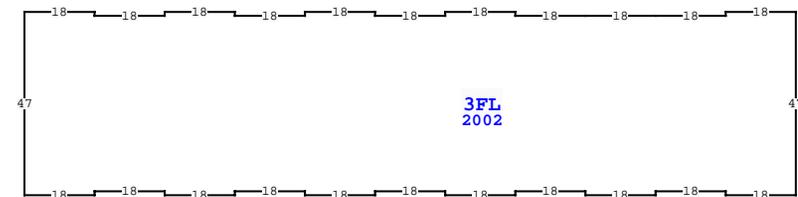
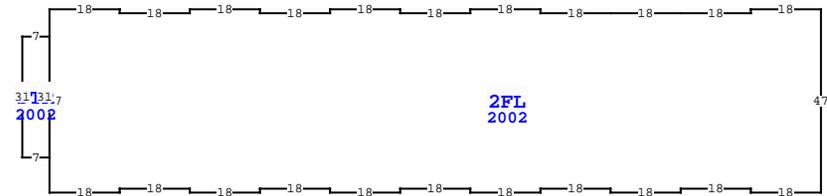
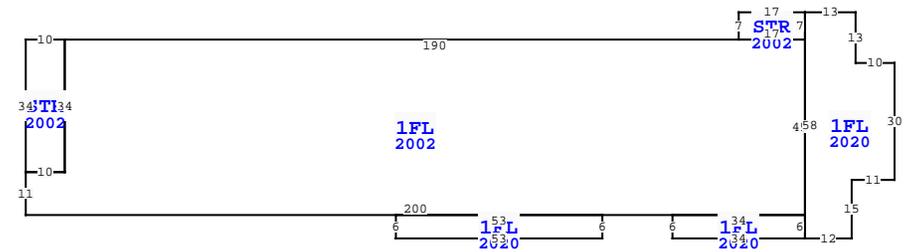
APN: **037-383-06**

PAGE 2 of 1

Owner **LANDCAP SPARKS IV LLC**  
 Keyline Description **MARINA WATERFRONT CONDOMINIUMS LT 309**

NBHD DIMA Waterfront Condos

Appr **SMM**



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,	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.

WASHOE COUNTY APPRAISAL RECORD



APN: 037-383-07

2023

PAGE 1 of 1

ACTIVE

Roll YR

Code

%Comp

Situs 325 HARBOUR COVE DR307, 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			
2023 VN2	22,291		123,450	28,718	145,741	51,009	Land Value	22,291			
2023 NR	22,291		123,450	28,718	145,741	51,009	Building Value	95,725			
2022 FV	20,743		79,816		100,559	35,196	XFOB Value	27,725			
2021 FV	19,118		78,266		97,384	34,084	Obsolescence	0		Parcel Total	
2020 FV	16,000		90,516		106,516	37,281	Taxable Value	145,741		28,718	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	12,800		132,487		112,164	39,257	Total Exemption				<input type="checkbox"/> New Sketch
2018 FV	8,300		131,267		67,370	23,580			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	3.1460	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	4.23	36,652	1	CMNA	C AREA *	30	1	1	27,725.00	2003		100	27,725	27,725					
1FL	FIRST FLOOR	2020		1,561	4.23	6,607																	
2FL	SECOND FLOOR	2002		9,108	4.23	38,548																	
3FL	THIRD FLOOR	2002		9,108	4.23	38,548																	
4FL	FOURTH FLOOR	2002		504	4.23	2,133																	
STR	STORAGE ROOM	2002		676	1.52	1,028																	

Gross Bldg Area 28,941 Perimeter 1,682 Sub Area RCN 123,516

Building Notes	Building Cost Summary
	Building RCN 123,516
	Depreciation 27,791
	Building DRC 95,725
	Extra Feature DRC 27,725
	Building Obso
Building Name	Total DRC 123,450
	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		
210	Condominium or Townhouse	PD	774	SF	28.80					22,291		774	Street	Municipal		
												0.018	Sewer	Municipal		
												210	Street	Paved		
													SPC			
												CAGC	MRNA			

WASHOE COUNTY APPRAISAL RECORD

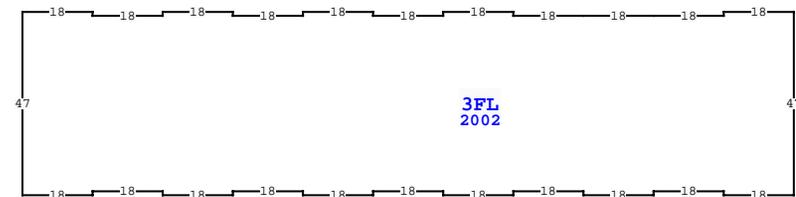
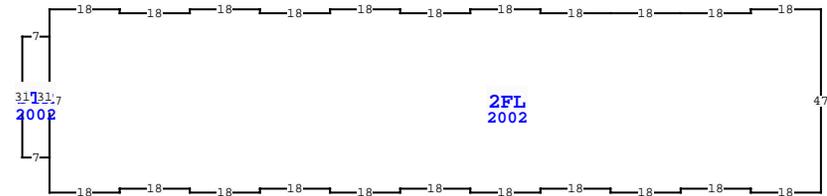
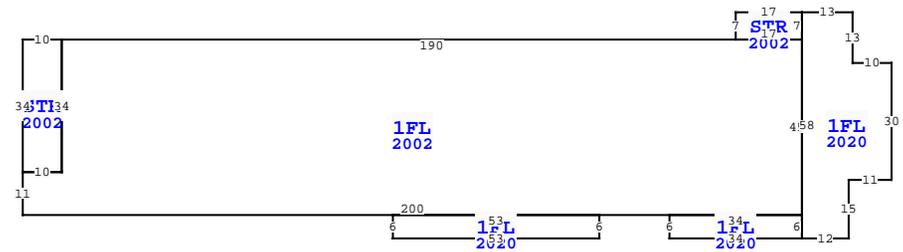
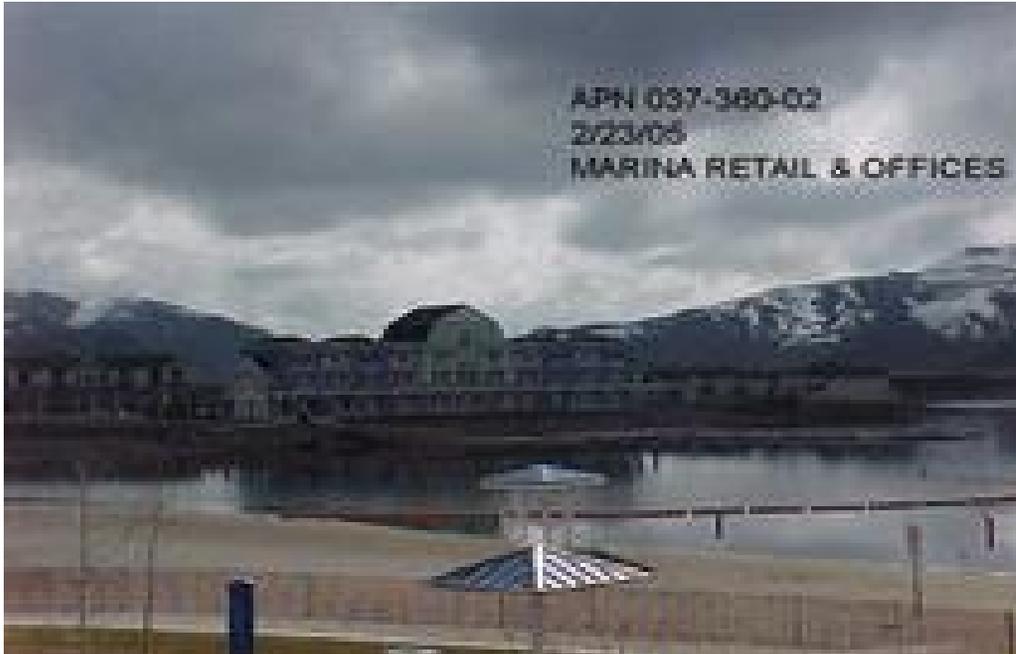
APN: 037-383-07

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Owner LANDCAP SPARKS IV LLC  
 Keyline Description MARINA WATERFRONT CONDOMINIUMS LT 307

NBHD DIMA Waterfront Condos

Appr SMM



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	
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	

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

WASHOE COUNTY APPRAISAL RECORD



APN: 037-383-08

2023

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Roll YR

Code

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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	<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			
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		Parcel Total	
2020 FV	16,000		85,307		101,307	35,457	Taxable Value	136,738		26,525	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	12,800		127,717		108,588	38,006	Total Exemption				<input type="checkbox"/> New Sketch
2018 FV	8,300		126,545		65,245	22,836					

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	
Building Name		Total DRC	116,146
		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		
210	Condominium or Townhouse	PD	715	SF	28.80					20,592		715	Water	Municipal		
												0.016	Sewer	Municipal		
												210	Street	Paved		
													SPC			
												CAGC	MRNA			



WASHOE COUNTY APPRAISAL RECORD



APN: 037-383-09

2023

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ACTIVE

Roll YR

Code

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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			
2023 VN2	39,830		198,757	51,310	238,587	83,505	Land Value	39,830	NewLand		
2023 NR	39,830		198,757	51,310	238,587	83,505	Building Value	171,032			
2022 FV	37,064		123,885		160,949	56,332	XFOB Value	27,725	Initials/Date		
2021 FV	34,160		122,244		156,404	54,741	Obsolescence	0			
2020 FV	22,900		144,232		167,132	58,496	Taxable Value	238,587	Parcel Total	51,310	<input type="checkbox"/> NC <input type="checkbox"/> C
2019 FV	22,900		182,433		159,724	55,903	Total Exemption		New Const		<input type="checkbox"/> New Sketch
2018 FV	14,900		180,776		96,250	33,688			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	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																	

Gross Bldg Area	28,941	Perimeter	1,682	Sub Area RCN	220,686
<b>Building Notes</b>		<b>Building Cost Summary</b>			
		Building RCN	220,686		
		Depreciation	49,654		
		Building DRC	171,032		
		Extra Feature DRC	27,725		
		Building Obso			
<b>Building Name</b>		Total DRC	198,757		
		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
210	Condominium or Townhouse	PD	1,383	SF	28.80					39,830		1,383	0.032	Sewer	Municipal
												210	Street	Paved	
														SPC	
												CAGC	MRNA		

# WASHOE COUNTY APPRAISAL RECORD

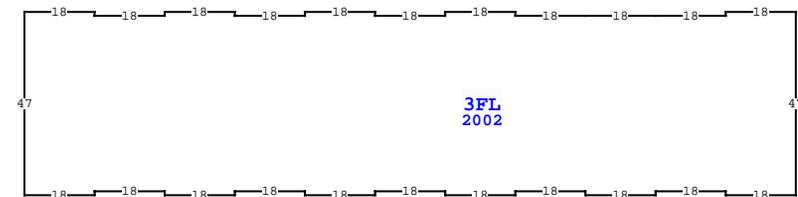
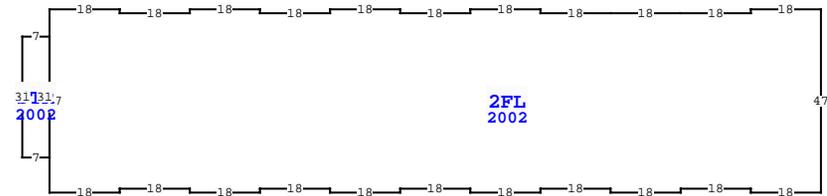
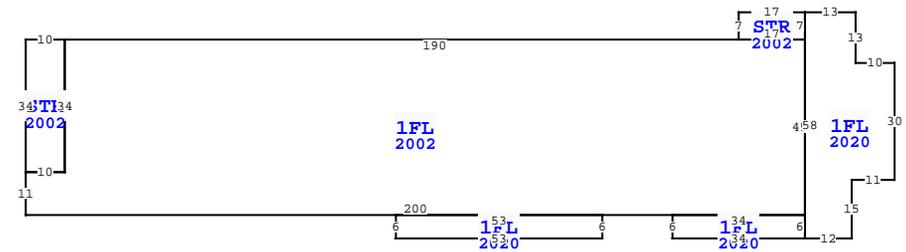
APN: **037-383-09**

PAGE 2 of 1

Owner **LANDCAP SPARKS IV LLC**  
 Keyline Description **MARINA WATERFRONT CONDOMINIUMS LT 301**

NBHD DIMA Waterfront Condos

Appr **SMM**



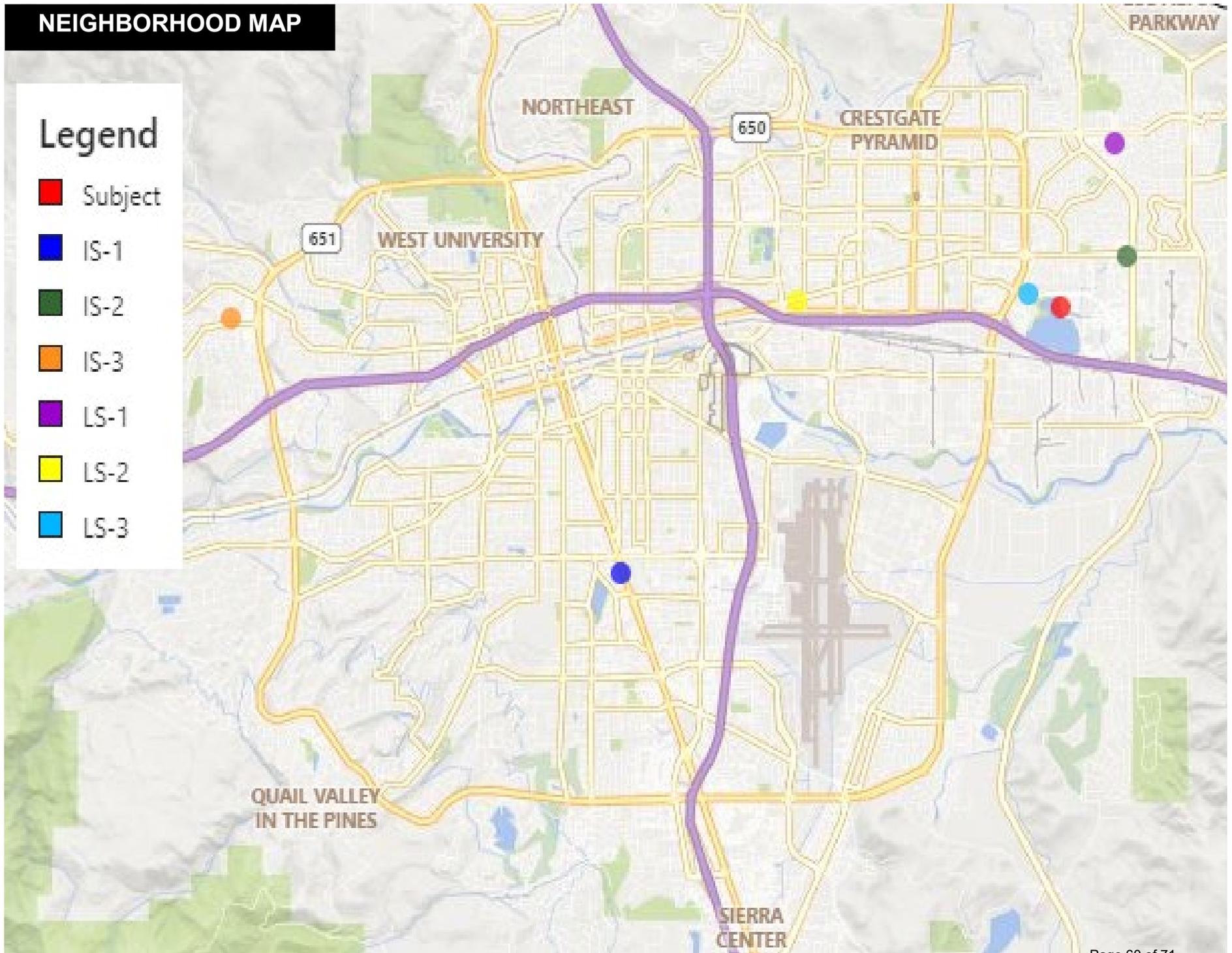
Activity Information						
Date	User ID	Activity Notes				
9/29/2022	SMM	Re-appraisal Review				
4/4/2014	MB	Aerial Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
SAC II	4416267	12/9/2014	400	1,375,000	1MQC	
SAC II,	4214439	3/13/2013	210		0 3BGG	
SPECIALTY TRUST INC,	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	

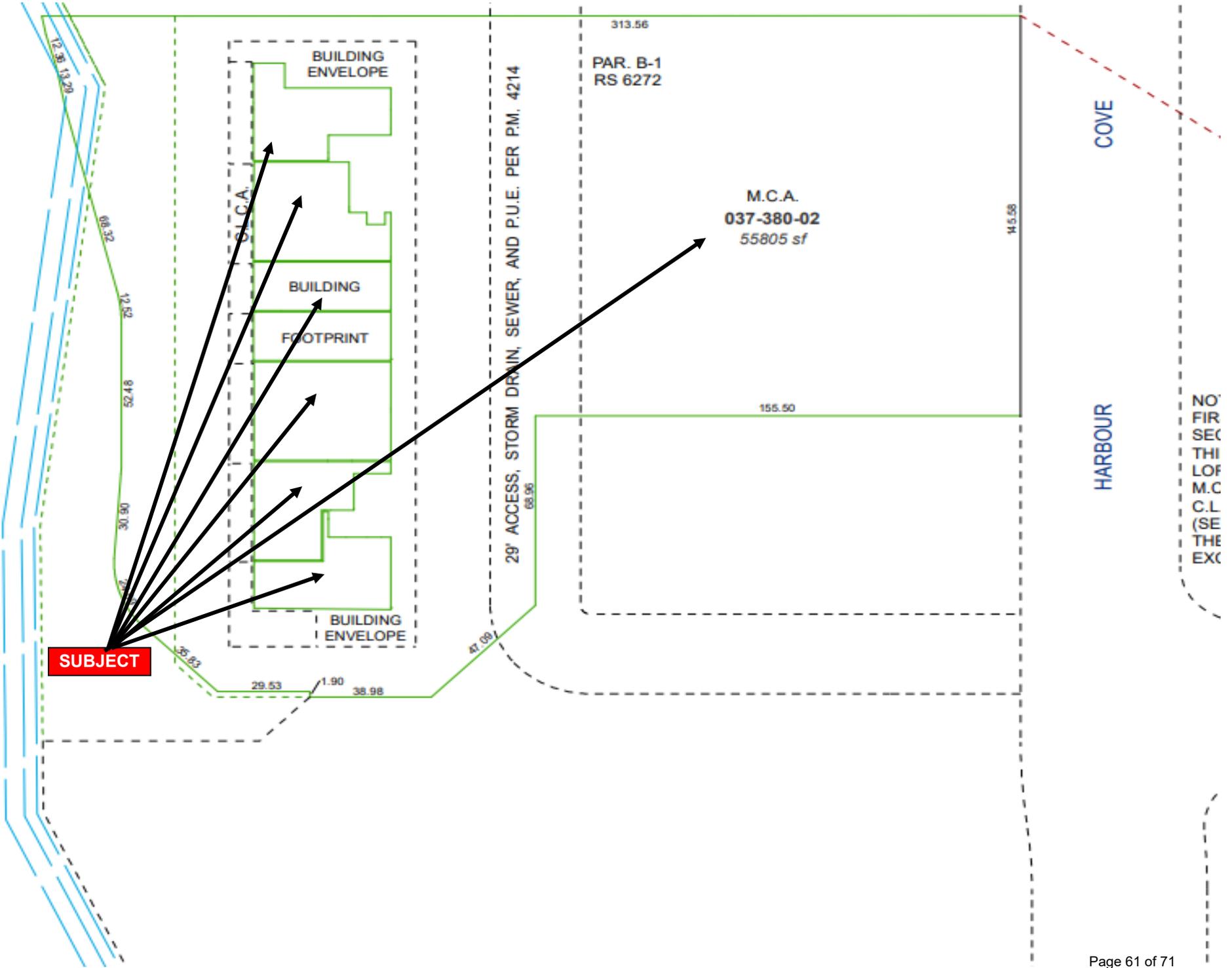
This information is for use by the WASHOE COUNTY Assessor for assessment purposes only.

# NEIGHBORHOOD MAP

## Legend

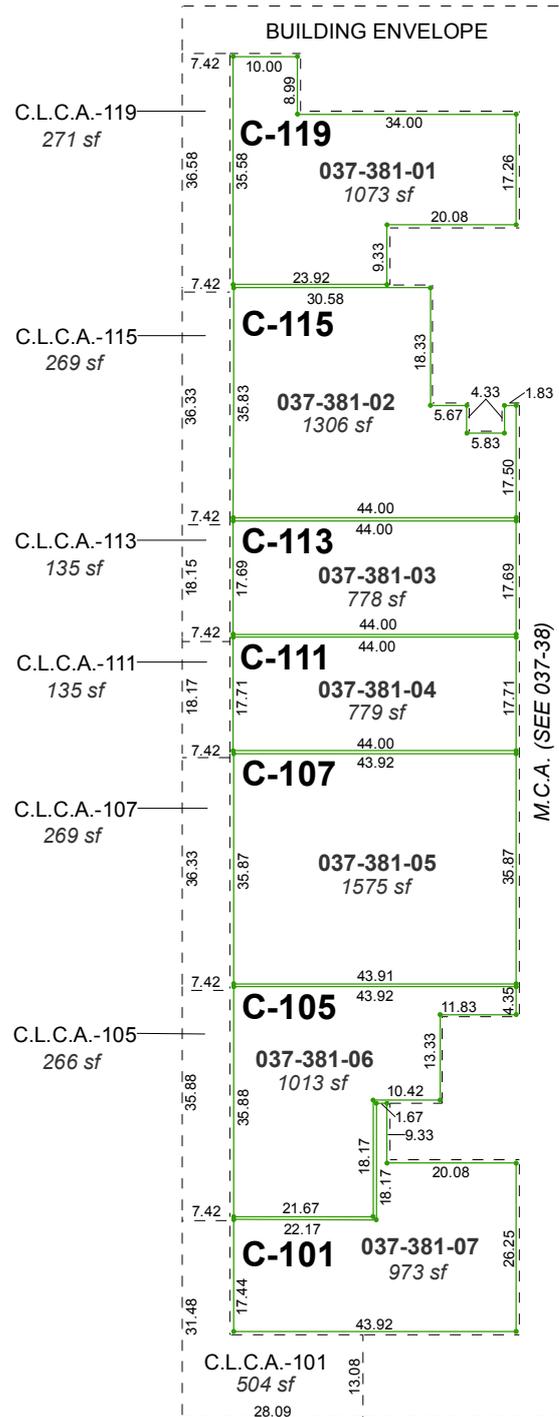
- Subject
- IS-1
- IS-2
- IS-3
- LS-1
- LS-2
- LS-3





# SUBJECT

## 381



# (#4763) MARINA WATERFRONT CONDOMINIUMS

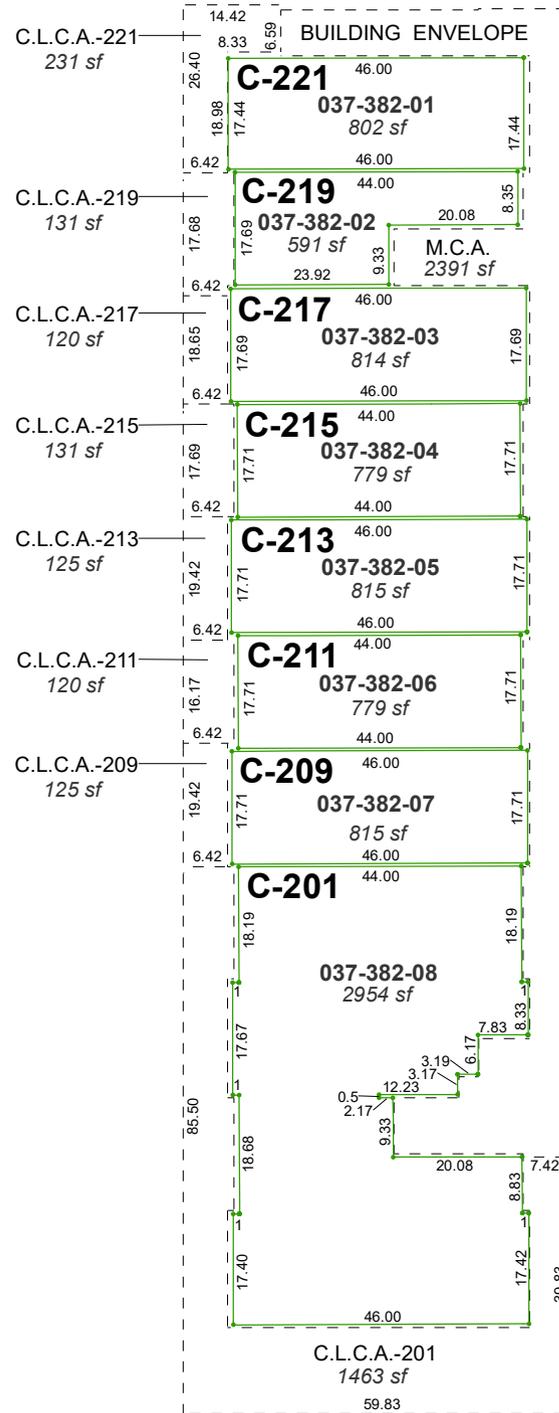
A POR. OF THE SW ¼ OF SEC. 3  
T19N - R20E

## 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

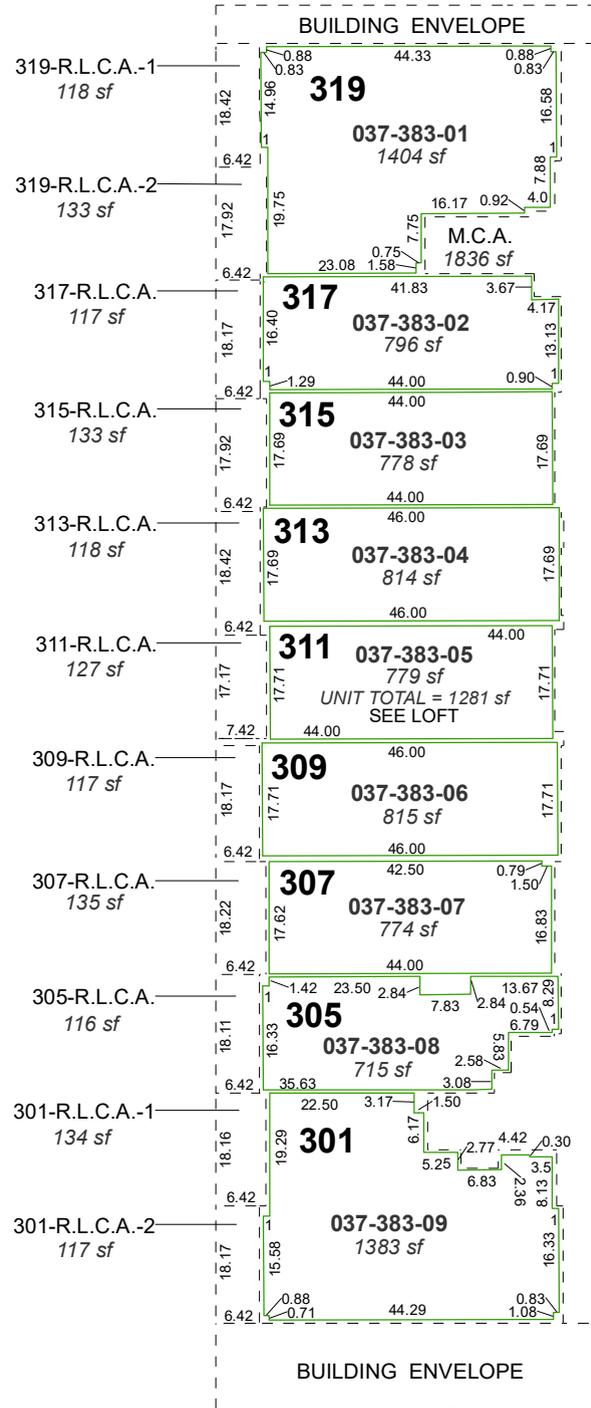
A POR. OF THE SW ¼ OF SEC. 3  
T19N - R20E

## 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

# SUBJECT

## 383



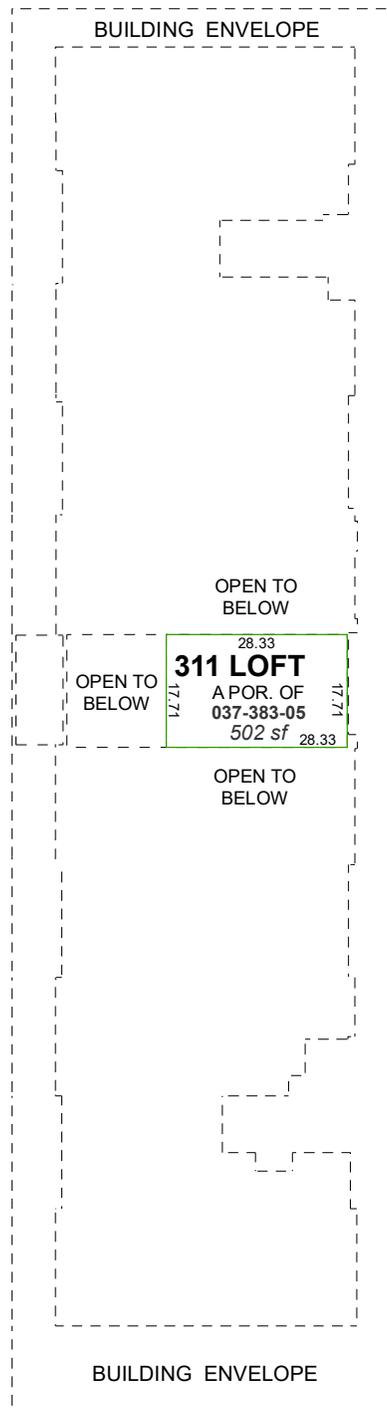
# (#4763) MARINA WATERFRONT CONDOMINIUMS

A POR. OF THE SW ¼ OF SEC. 3  
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

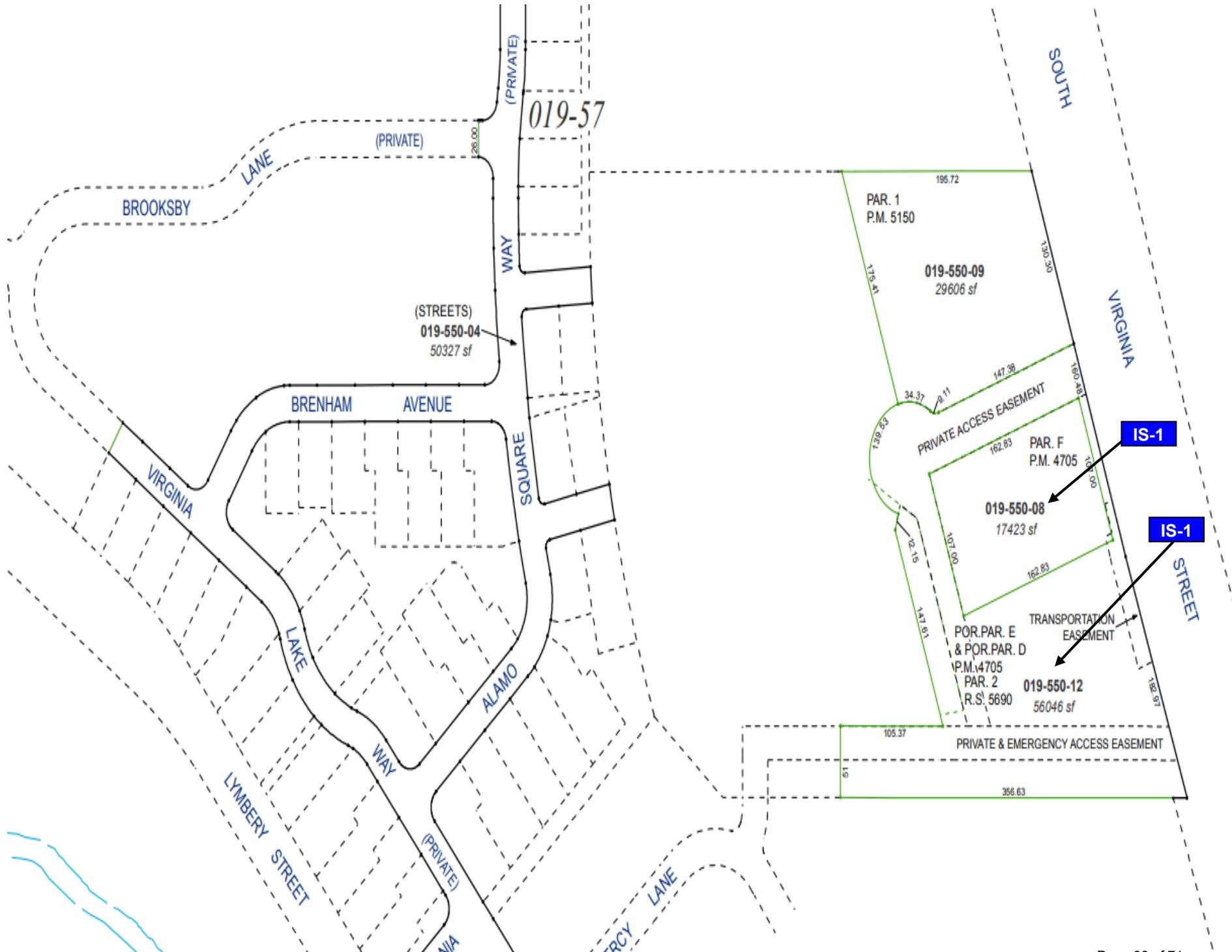


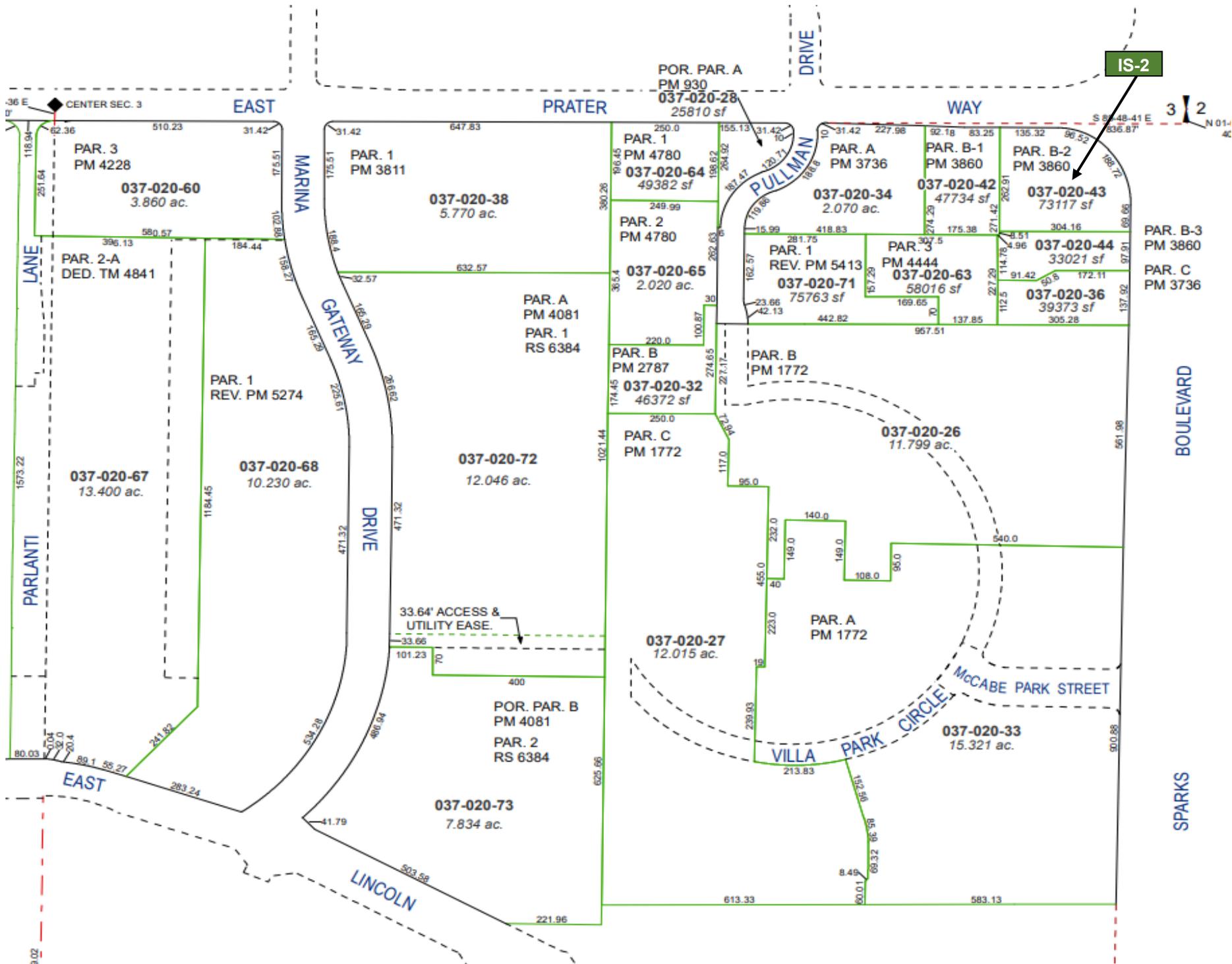
## (#4763) MARINA WATERFRONT CONDOMINIUMS

A POR. OF THE SW ¼ OF SEC. 3  
T19N - R20E

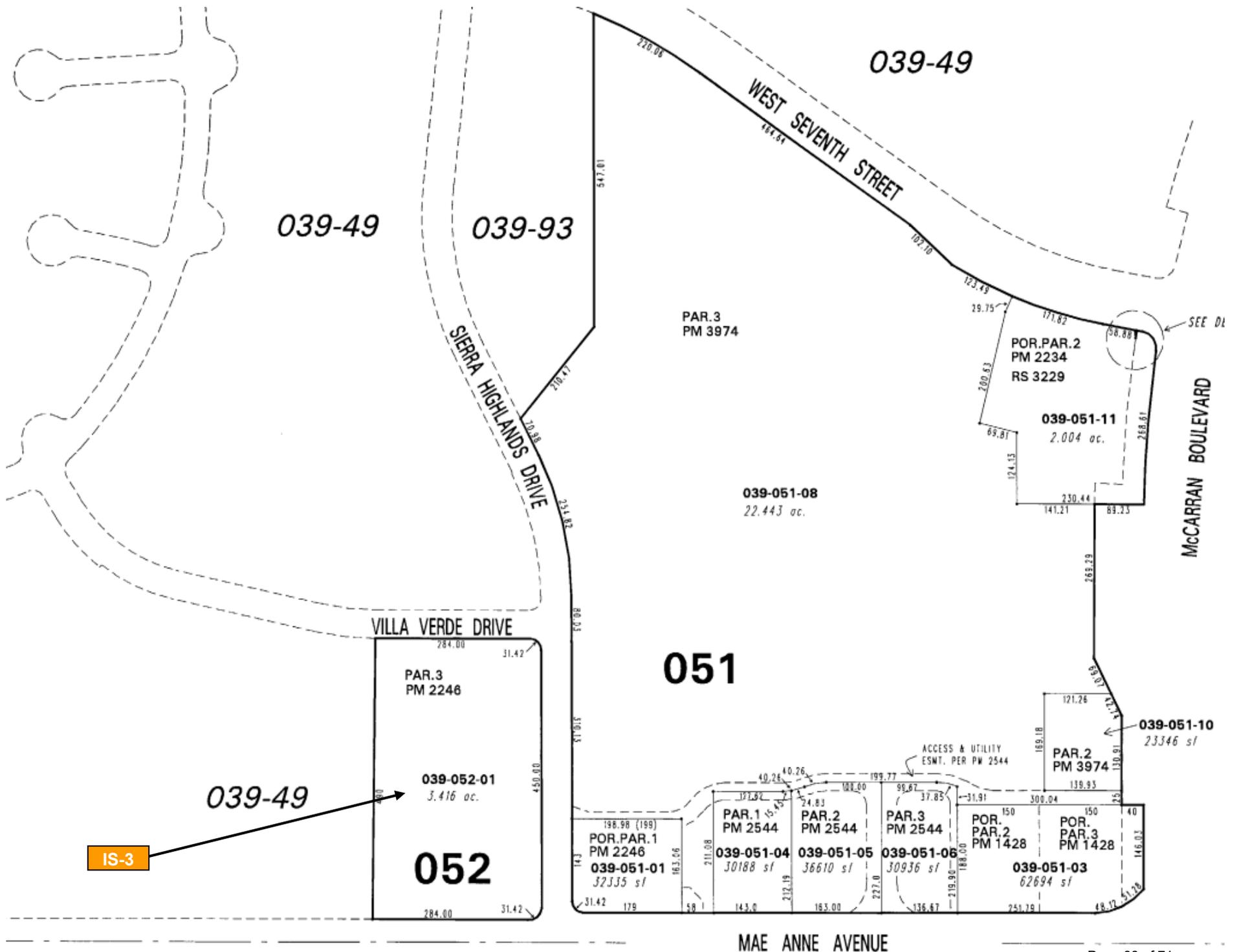
LOFT FLOOR PLAN  
RESIDENTIAL UNIT

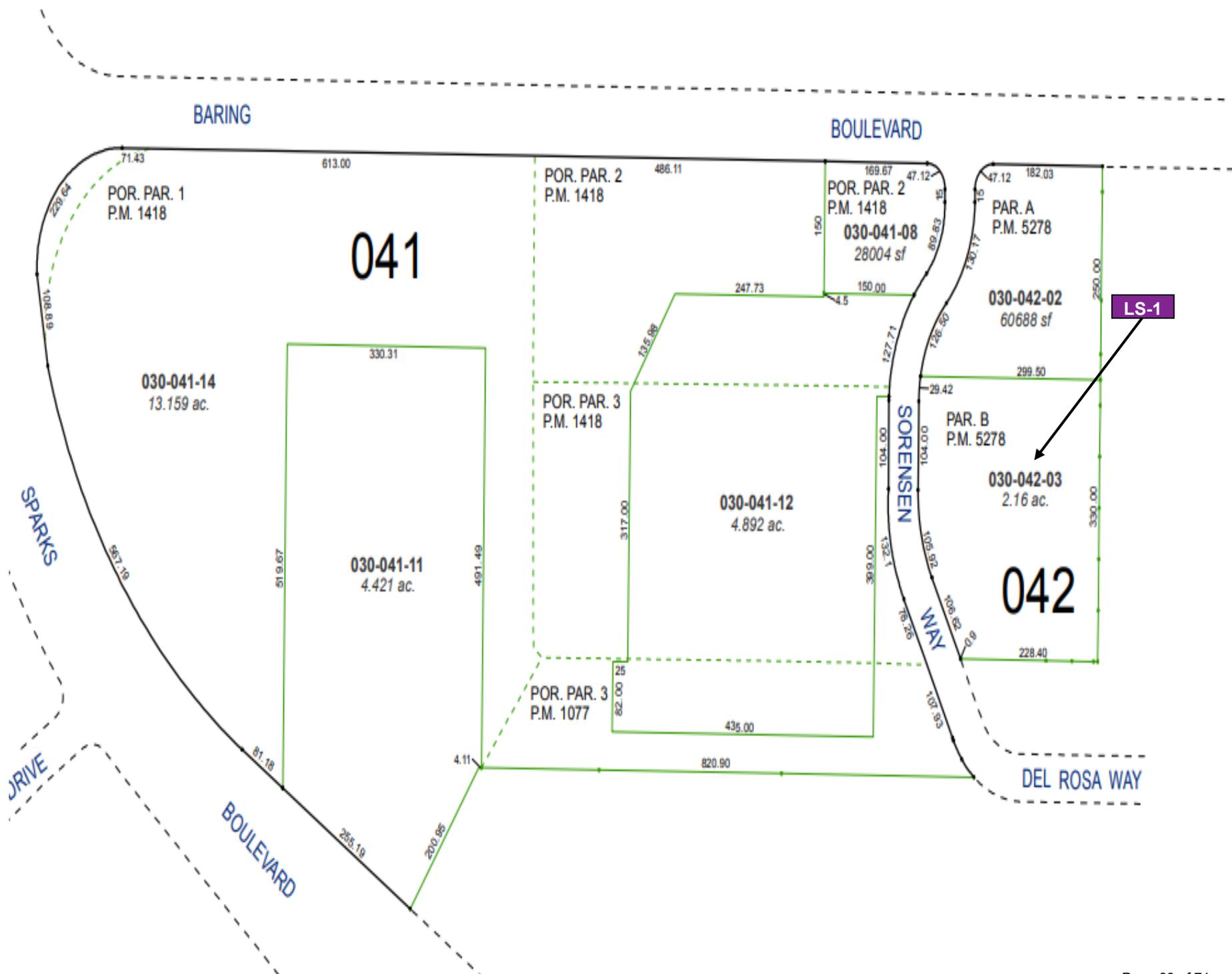
NOTES  
FIRST FLOOR 037-38-S1  
SECOND FLOOR 037-38-S2  
THIRD FLOOR 037-38-S3





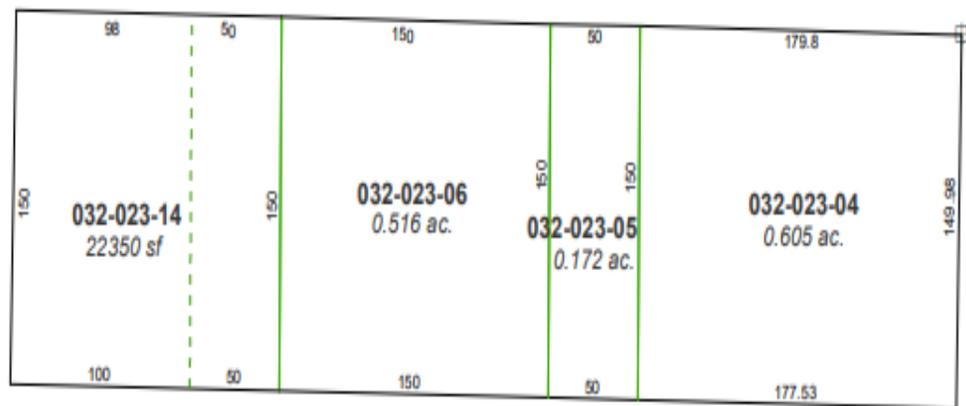
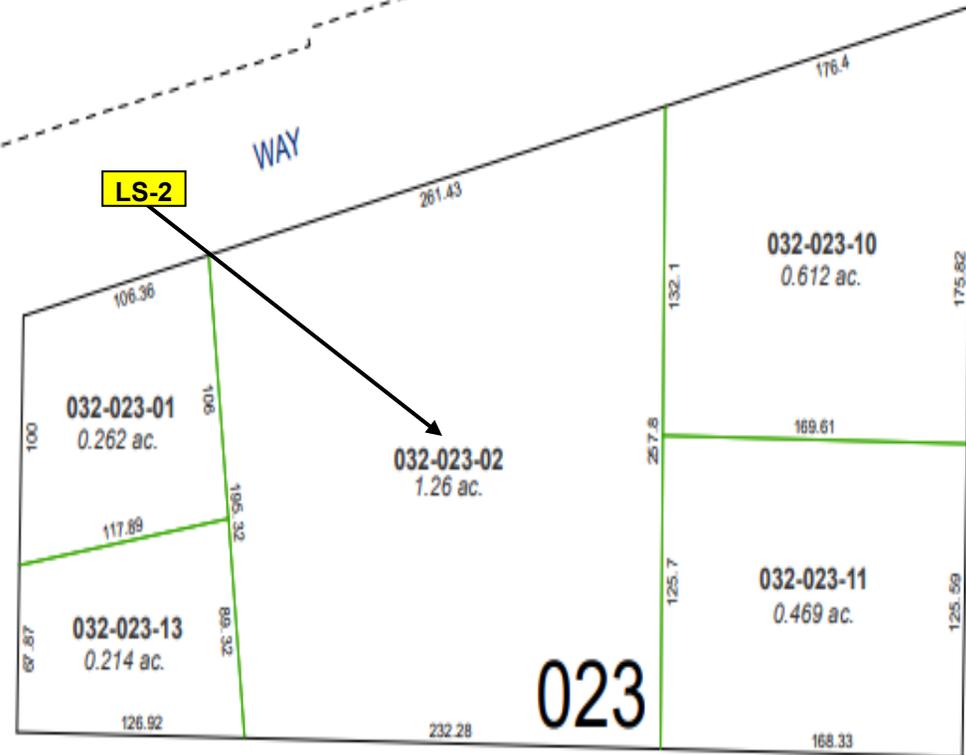
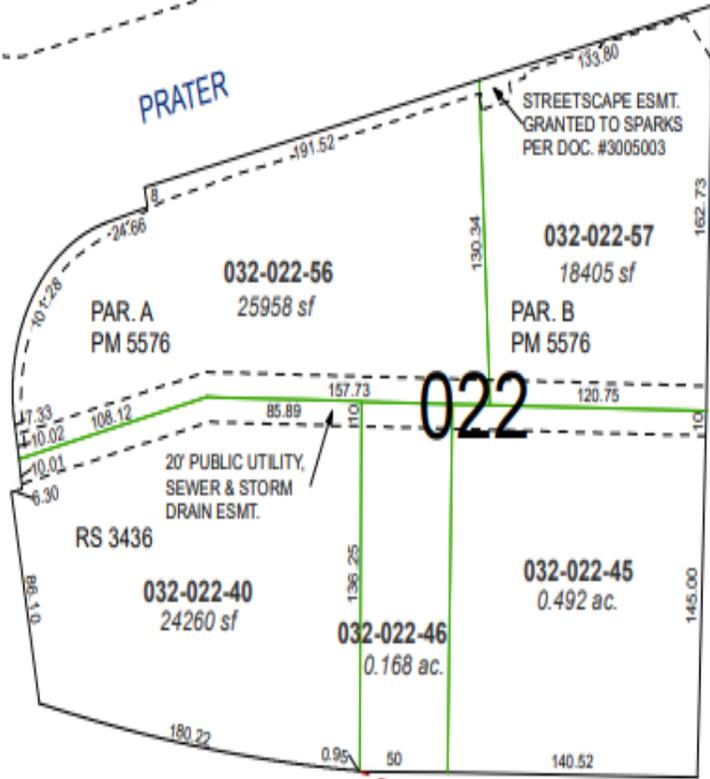
IS-2



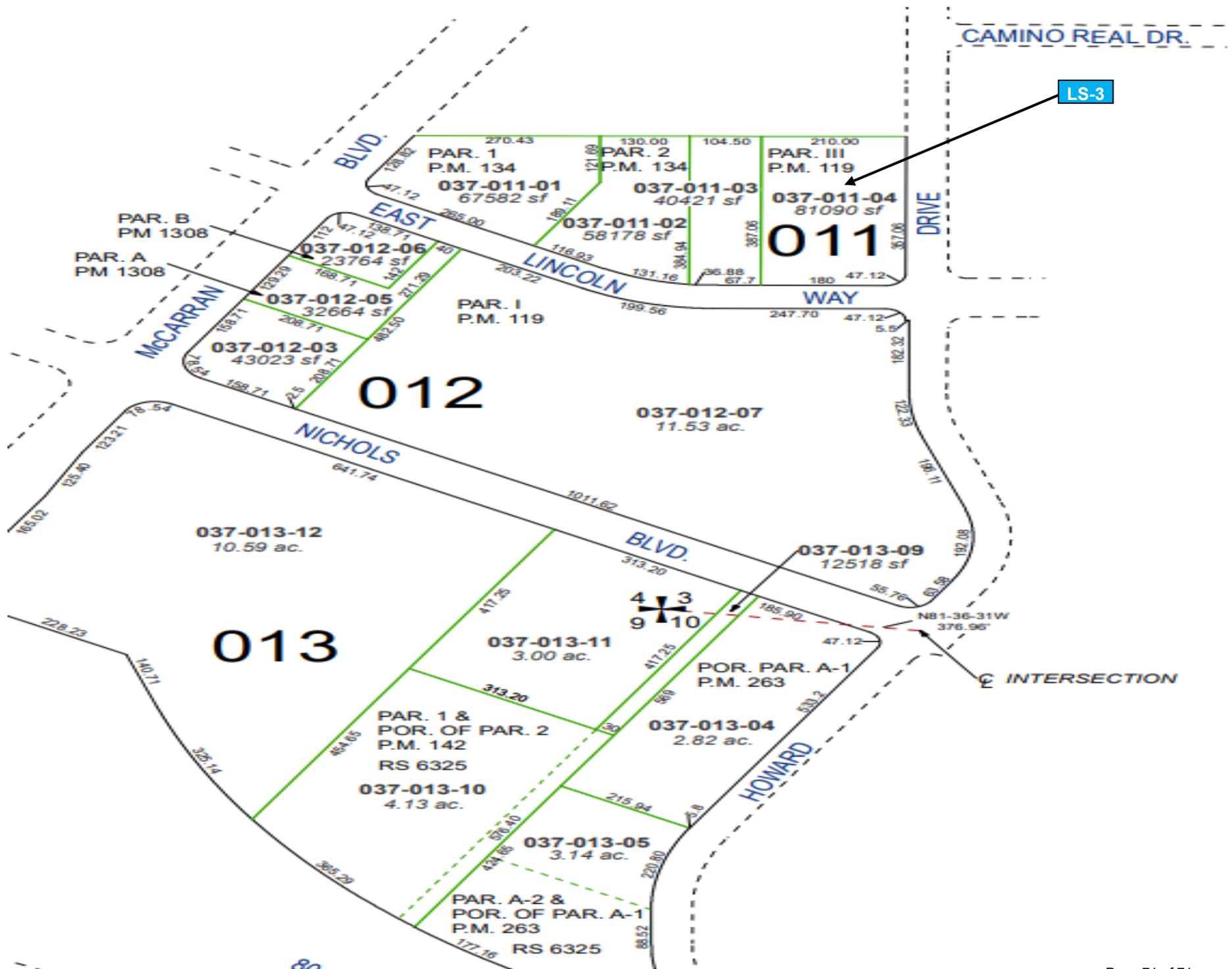


LS-1

BOOK 031



NE COR.  
FORMER  
DUBY REID  
POST



LS-3