

**ASSESSOR'S**

**EVIDENCE**

**Washoe County Board of Equalization**  
**Appeal Summary Page - Secured Roll**

Hearing # 23-0012  
Hearing Date 2/15/2023  
Tax Year 2023-2024

APN: 556-721-03

Owner of Record: WVC COMMERCIAL LLC

Property Address: 18705 VILLAGE CENTER DR

Property Type: OFFICE BUILDING 20% BAR/TAVERN 80%

Gross Building Area: 6,144

Year Built: 2007

Parcel Size: 44176 SF

Description / Location: The subject is a multi-tenant commercial building in the Cold Springs sub-market. The subject mainly serves residents of the Woodland Village community.

2023/2024 Taxable Value:	Land:	\$106,022
	Improvements:	\$517,978
	Total:	<u>\$624,000</u>
	Taxable Value / SF	\$102
Sales Comparison Approach:	Indicated Value:	\$768,000
	Indicated Value SF	\$125
Income Approach:	Indicated Value:	\$624,000
	Indicated Value SF	\$102

Conclusions: The sales comparison approach to value was reconciled to \$768,000 or \$125/sf and the income approach indicates a value of \$624,000 or \$102/sf. Due to the unique location and lower than expected contract rents, the income approach was given the most weight. Based on the analysis the total taxable value does not exceed market and should be upheld.

RECOMMENDATION: Uphold X Reduce



**WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMERCIAL / INDUSTRIAL**

**LAND:** TAXABLE VALUE  
**IMPROVEMENTS:** \$106,022  
**TOTAL:** \$517,978  
\$624,000

**ASSESSED VALUE**  
\$37,108  
\$181,292  
\$218,400

**TAXABLE**  
**\$/SF GBA**  
\$102

**HEARING:** 23-0012  
**DATE:** 2/15/2023  
**TAX YEAR:** 2023-2024

**OWNER:** WVC COMMERCIAL LLC

**TAXABLE**  
**\$/SF Land**  
\$2.40

Subject												
BLDG#	APN	Location (Occupancy)	Use %	Total GBA (GBA)	Construction Type Exterior Walls	QC	Finish Area	Age(WAY) Height	Land (SF) %Coverage Zoning	Sale Price Sale Date	Sale Price/GBA	Notes
1	556-721-03	18705 VILLAGE CENTER DR	20%	6,144	WD/STL FRAME  STUD WALLS - HARDBOARD SHEET	C15		2007	44,176			
		OFFICE BUILDING	6,144	14%								
		BAR/TAVERN	80%	NC								
Improved Sales												
1	012-113-29	75 Wells Avenue	100%	7086				1972	15,792	\$800,000	\$113	INFERIOR
		Community Shopping Center							45% MD-RD	1/30/2019		
2	013-333-01	1870 Vassar Street	100%	5,672	MASONRY BRNG CONCRETE BLOCK	C15		1991	19,602	\$750,000	\$132	REASONABLE/NEUTRAL
		Neighborhood Shopping Center							29% GC	11/20/2020		
3	086-101-39	13870 STEAD BLVD	100%	21,300	WOOD OR STEEL FRAMED EXTERIOR WALL STUD WALLS- STUCCO ON WIRE	C20		1993	137,170	\$3,150,000	\$148	SLIGHTLY SUPERIOR
		Neighborhood Shopping Center							16% GC	4/27/2022		
4	510-381-03	5015 Pyramid Way		9,922	WD/STL FRAME STUD WALLS-EIFS	C20		2006	56,093	\$1,960,000	\$198	SUPERIOR
		Restaurant	56%	5,556					18% C2	5/18/2021		
		Neighborhood Shopping Center	44%	4,366								
Land Sales												
Sale #	APN	Location	Sale Date	Sale Price	Size(sf)		\$/sf	\$/ac	Zoning	Comments		
LS1	087-283-04	0 Cold Springs Dr	6/14/2022	\$260,000	43,561		\$5.97		TC			
LS2	086-951-06	5215 Bravo Ave	9/15/2020	\$240,000	52,472		\$4.57		IC			
LS3	554-010-04	Stead Blvd	4/14/2021	\$259,000	29,621		\$8.74		MS			
Comparable Sales												
IS1 was determined inferior to the subject property due to building characteristics, such as age and quality. The land to building ratio was also accounted for in the property being overall inferior. Overall, \$113/sf is a low indicator to value.												
IS2 was determined reasonable/most comparable to the subject property. While location is slightly superior to the subject, access, land to building ratio, building age and building size are most similar. It was concluded this value is reasonable to indicate an overall value based on the sales comparison approach.												
IS3 was determined slightly superior to the subject property, mostly due to its location, building, and land size, and quality. Two ways this property is similar is its land to building ration, as well as its zoning. Overall, \$148/sf is a high indicator of value.												
IS4 was determined superior to the subject property, mostly due to its superior location, size, and quality. Overall, \$198/sf is a high indicator of value.												
All comparable land sales were used to determine the 2023-2024 base lot value of \$2.40 per square foot. All comparable land sales are 10 acres or less and were deemed most comparable to characteristics of the subject property in regards to location, land size, and access relevant to the specific area.												
COMMENTS:												
The comparable sales indicate a range of sales prices from \$113/sf to \$198/sf. Improved sale two is most similar to the subject and given the most weight in the analysis. Based on this analysis, a value of \$125/sf or \$768,000 is supported.												

**WASHOE COUNTY BOARD OF EQUALIZATION**

**COMMERCIAL / INDUSTRIAL**

	<b>LAND:</b>	<b>TAXABLE VALUE</b>	<b>ASSESSED VALUE</b>	<b>TAXABLE</b>	<b>HEARING: 23-0012</b>
		\$106,022	\$37,108	<b>\$/SF GBA</b>	<b>DATE: 2/15/2023</b>
	<b>IMPROVEMENTS:</b>	\$517,978	\$181,292	\$102	
	<b>TOTAL:</b>	\$624,000	\$218,400		<b>TAX YEAR: 2023-2024</b>
<b>APN: 556-721-03</b>				<b>TAXABLE</b>	
<b>OWNER: WVC COMMERCIAL LLC</b>				<b>\$/SF Land</b>	
				\$2.40	

Income Approach					
Potential Gross Income	6,144 sq ft. @	\$0.90 /mo =	\$5,530		
			<u>12</u>		
				\$66,355	
			6%	<u>\$3,981</u>	
	x 12 months =			\$62,374	
			30%	<u>\$18,712.17</u>	
				\$43,662	
- Vacancy & Collection loss				7.00%	
= Effective Gross Income				\$623,739	
- Operating Expenses					
=Net Operating Income					
Divided by Overall Capitalization Rate				Rounded	\$102 /sf GBA

**Subject Income Information:** This parcel is unique in that it serves only the homes/residents in the Woodland Village community. This parcel is a 1.014 acre lot with a commercial building containing a bar/tavern, a daycare center, and retail. Information provided by the property owner, Mr. Lissner, as well as information from Costar were used to perform the income approach. It should also be noted the excess land associated with the subject was split into a new townhome project. This resulted in the parcel reducing in size from 5.571 acres down to 1.014 acres. This parcel is currently restricted by surrounding construction of new homes in the community. There is limited use of the parking lot.

**Potential Gross Income:** Based on recently signed lease of \$0.90/SF rent. New tenant began tenant improvements 7/29/2022 (date WBLD22-103247 was opened) and should be complete by October/November 2022.

**Effective Gross Income:** Referencing CoStar, the North Valley's submarket had an overall vacancy rate range between 2021 and 2022 of 4.2% down to 1.5%. Neighborhood shopping center vacancy in the North Valley area was less than 1% between 2021-2022. Per information provided by the property owner in their 2023/2024 income and expense reports, in 2021 there was 6 out of the 12 months vacancy for the bar and grill. A vacancy rate of 6% was used in the analysis to account for location of the property being secluded to only residents in Woodland Village community, as well as vacancy demonstrated in the owners income and expense reports.

**Net Operating Income:** Leases of a neighborhood retail shopping center are typically on a modified gross lease. Subject tenants report both NNN and modified gross. The property owner reports expenses that exceed the typical market expenses. To account for the high expenses provided on the income and expense reports of the subject property a larger expense ratio was used.

**Capitalization Rate Analysis:** Referencing information from Costar, in 2022 the low cap rate for the area was 5.9% and the high was 7.67% (7.67% was based off the Spanish Springs-Pyramid Way sale). To be more conservative and better represent the higher risk in the Cold Springs area a 7% cap rate was used.

**Indicated Value Income Approach:** The indicated value of the income approach is \$623,739 rounded up to \$624,000 or \$102/SF.

**Comments:** Using North Valleys submarket data and also considering information provided by the subject property, the income approach to value best represents the historical conditions of the subject property.

CAP Rate Analysis							
#	Location APN	Description	Sq Feet/ Year Built	Sale Date	Sales Price	NOI	OAR
1	13870 Stead Boulevard 086-101-39	Neighborhood Shopping Ctr	21300 1993	4/27/2022	\$3,150,000	\$204,750	6.50%
2	5415 Sun Valley Boulevard 085-113-16	Retail Store	6000 1997	4/27/2022	\$1,520,000	\$91,200	6.00%
3	1130 N Hills Boulevard 088- 201-63	Neighborhood Shopping Ctr	21385 2011	9/30/2022	\$5,750,000	\$339,250	5.90%
4	5015 Pyramid Way 510- 381-03	Restaurant/Neighborhood Shopping Center	9922 2006	5/18/2021	\$1,960,000	\$150,332	7.67%

Rent Survey

#	Location APN	Description	Sq Feet/ Year Built	Lease Date/ Term	Base Rent/SF	Lease Type	Comments
<b>Market Rents- Neighborhood Shopping Center</b>							
1	10855 DOUBLE R BLVD	MASONRY BEARING WALLS	9,980	2018	\$1.75-\$1.80	NNN	Sales verification and income letter returned. Market sale of Damonte Ranch Retail Center. Fully leased at sale with rents from 2018 income information equating to approximately \$1.75 to \$1.80 on NNN lease with cam fees of \$.48/sf. Equates to a cap rate of around 6.4%.
	160-793-08	BLOCK WITH STUCCO	2005				
2	13870 STEAD BLVD	WOOD OR STEEL FRAMED EXTERIOR WALL	21,300	Asking Rent	\$1.00	Modified Gross	All information from Costar. Asking rent for what once was a charter school. Advertised as turn key property for learning center or can be converted to medical, retail or office use.
	086-101-39	STUD WALLS- STUCCO ON WIRE	1998				
3	18705 VILLAGE CENTER DR	WD/STL FRAME	1,154	unknown	\$0.77	Modified Gross	*expenses \$3600/year, rent is \$889/month
	556-721-03	STUD WALLS - HARDBOARD SHEET	2007	set percentage increases each year			
4	18705 VILLAGE CENTER DR	WD/STL FRAME	3,456	2022		NNN	*information provided over phone conversation with new tenant
	556-721-03	STUD WALLS - HARDBOARD SHEET	2007		\$0.90		

# WASHOE COUNTY SUMMARY APPRAISAL RECORD



APN: **556-721-03**

**2023**

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**ACTIVE**

Roll YR

Code

%Comp

Situs 18705 VILLAGE CENTER DR WASHOE Database WASHOE NBHD GCIQ Appr HMM Exemption AV|Exemption  
 Owner WVC COMMERCIAL LLC Printed 1/31/2023 Commercial  
 4790 CAUGHLIN PKWY PMB 519 RENO, NV 89519 Tax District 4000  
 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	106,022		694,273		624,000	218,400	Land Value	106,022			
2023 NR	106,022		694,273		624,000	218,400	Building Value	588,520	Initials/Date		
2022 FV	88,352		584,473		640,000	224,000	XFOB Value	105,753			
							Obsolescence	-176,295	Parcel Total		<div><input type="checkbox"/> NC      <input type="checkbox"/> C</div> <div><input type="checkbox"/> New Sketch</div>
							Taxable Value	624,000	New Const		
							Total Exemption		New Land		
									Remainder		

Building Data													
Type	BLDG	Occ	Description	Frame	Yr Built	Way	% Comp	QC	RCN	DRC	SQFT	DRC \$/SQFT	Bldg OBSO
COMM	1-1	344	Office Building	D	2007	2007	100	C15	208,987	158,830	1,229	129	0
COMM	1-2	442	Bar/Tavern	D	2007	2007	100	C15	529,198	402,190	4,915	81	0
MISC	1-3	600	Miscellaneous	0	2007	2007	100	20	36,184	27,500		27,500	0



556-390-14 09/09/2021

Land Value												Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf		Water	
400	General Commercial: reta	NC	44,176	SF1	2.40					106,022		Acre Size	1.014	Sewer	Municipal
												DOR Code	400	Street	Paved
												Deferment		SPC	
	Prepared By: Howard Muehlen										Reviewed By: Howard Stockton	CAGC	WVTC		

Prepared By: Harley Maughan

Reviewed By: Howard Stockton

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# WASHOE COUNTY APPRAISAL RECORD



APN: **556-721-03**

**2023**

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**ACTIVE**

Roll YR

Code

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Situs 18705 VILLAGE CENTER DR WASHOE Database WASHOE NBHD GCIQ Appr HMM Exemption AV|Exemption  
 Owner WVC COMMERCIAL LLC Printed 1/31/2023 Commercial  
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 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	106,022		694,273		624,000	218,400	Land Value	106,022	Initials/Date		
2023 NR	106,022		694,273		624,000	218,400	Building Value	588,520			
2022 FV	88,352		584,473		640,000	224,000	XFOB Value	105,753			
							Obsolescence	-176,295	Parcel Total		<div><input type="checkbox"/> NC      <input type="checkbox"/> C</div> <div><input type="checkbox"/> New Sketch</div>
							Taxable Value	624,000	New Const		
							Total Exemption		New Land		
									Remainder		

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL			SHP	2	SLIGHTLY IRREGULAR	100				
Occ	344	Office Building	Rate Adj			SP1C	7,200	Sprinkler System Generic - C	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			ST	1	No of Stories	100				
Quality	C15	Commercial 1.5 (Fair)				WH	12	Avg Wall Height/Floor	100				
Year Built	2007		PARCEL LEVEL			EW	886	STUD WALLS - HARDBOARD SHEET	100				
WAY	2007		Lump Sum	-176295		HEAT	611	PACKAGE UNIT	100				
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 24.0											

Sub Area							Extra Features																			
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes						
GBA	GROSS BUILDING A			1,229	170.05	208,987	1	CRBC	CONC CURB	30	1	1,000	17.78	2007		100	17,780	13,513								
							2	FWAS	FW ASPHALT	30	1	15,000	4.05	2007		100	60,702	46,134								
							3	FWCO	FW CONCRET	30	1	2,500	7.27	2007		100	18,163	13,804								
							4	YIMP	YARD IMPS	30	1	20	2,084.00	2008		100	41,680	32,302								
							5	CMNA	C AREA *	30	1	1	0.00	2022	2022	100										
Gross Bldg Area		1,229	Perimeter	64	Sub Area RCN		208,987																			
Building Notes				Building Cost Summary																						
				Building RCN		208,987																				
				Depreciation		50,157																				
				Building DRC		158,830																				
				Extra Feature DRC		105,753																				
				Building Obso																						
Building Name				Total DRC		264,583																				
				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	NC	44,176	SF1	2.40					106,022		Acre Size	1.014	Sewer	Municipal	
												DOR Code	400	Street	Paved	
												Deferment		SPC		
												CAGC	WVTC			

Prepared By: Harley Maughan

Reviewed By: Howard Stockton

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# WASHOE COUNTY APPRAISAL RECORD

APN: **556-721-03**

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Owner **WVC COMMERCIAL LLC**

NBHD **GCIQ Commercial**

Appr **HMM**

Keyline Description **WOODLAND VILLAGE TOWN CENTER PHASE 1 PAR C**



Activity Information						
Date	User ID	Activity Notes				
8/17/2022	HMM	Re-appraisal Review				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
WVC COMMERCIAL LLC	5304782	5/20/2022	9999	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
9/27/2022	WBLD22-102844	REMOVE ALL ARCADE GAMES AN		N	100%	
7/29/2022	WBLD22-103247	BUSINESS LICENSE INSPECTIO		N	100%	

Prepared By: Harley Maughan

Reviewed By: Howard Stockton

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**2023**

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**ACTIVE**

Roll YR

Code

%Comp

Situs 18705 VILLAGE CENTER DR WASHOE Database WASHOE NBHD GCIQ Appr HMM Exemption AV|Exemption  
 Owner WVC COMMERCIAL LLC Printed 1/31/2023 Commercial  
 4790 CAUGHLIN PKWY PMB 519 RENO, NV 89519 Tax District 4000  
 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	106,022		694,273		624,000	218,400	Land Value	106,022	Initials/Date		
2023 NR	106,022		694,273		624,000	218,400	Building Value	588,520			
2022 FV	88,352		584,473		640,000	224,000	XFOB Value	105,753			
							Obsolescence	-176,295	Parcel Total		<input type="checkbox"/> NC <input type="checkbox"/> C  <input type="checkbox"/> New Sketch
							Taxable Value	624,000	New Const		
							Total Exemption		New Land		
									Remainder		

Building Data													
1-2	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industria	BUILDING LEVEL			SHP	2	SLIGHTLY IRREGULAR	100				
Occ	442	Bar/Tavern	Rate Adj			ST	1	No of Stories	100				
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum			WH	12	Avg Wall Height/Floor	100				
Quality	C15	Commercial 1.5 (Fair				EW	886	STUD WALLS - HARDBOARD SHEET	100				
Year Built	2007		PARCEL LEVEL			HEAT	611	PACKAGE UNIT	100				
WAY	2007		Lump Sum										
Remodel Yr			%Obso										
% Comp	100	%DPR 24.0											

Sub Area							Extra Features													
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
GBA	GROSS BUILDING A			4,915	107.67	529,198														

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	44,176	Water	Municipal
												Acre Size	1.014	Sewer	Municipal
												DOR Code	400	Street	Paved
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												CAGC	WVTC		

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Owner WVC COMMERCIAL LLC  
Keyline Description WOODLAND VILLAGE TOWN CENTER PHASE 1 PAR C

NBHD GCIQ Commercial

Appr HMM

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
WVC COMMERCIAL LLC	5304782	5/20/2022	9999	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
Prepared By: Harley Maughan			Reviewed By: Harley Maughan			

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							Taxable Value	624,000	New Const		
							Total Exemption		New Land		
									Remainder		

Building Data													
1-3	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	MISC	Miscellaneous	BUILDING LEVEL										
Occ	600	Miscellaneous	Rate Adj										
Stry/Frm	0	NONE - Only valid wi	Lump Sum										
Quality	20	Fair											
Year Built	2007		PARCEL LEVEL										
WAY	2007		Lump Sum	-176295									
Remodel Yr			%Obso	0.0000									
% Comp	100	%DPR 24.0											

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
CNW	CANOPY WOOD - CO			1,056	34.27	36,184														

Gross Bldg Area Perimeter Sub Area RCN 36,184

Building Notes		Building Cost Summary	
		Building RCN	36,184
		Depreciation	8,684
		Building DRC	27,500
		Extra Feature DRC	
		Building Obso	
Building Name		Total DRC	27,500
		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	44,176	Water	Municipal
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												Deferment		SPC	
												CAGC	WVTC		

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APN: 556-721-03

Owner WVC COMMERCIAL LLC  
Keyline Description WOODLAND VILLAGE TOWN CENTER PHASE 1 PAR C

NBHD GCIQ Commercial  
Appr HMM

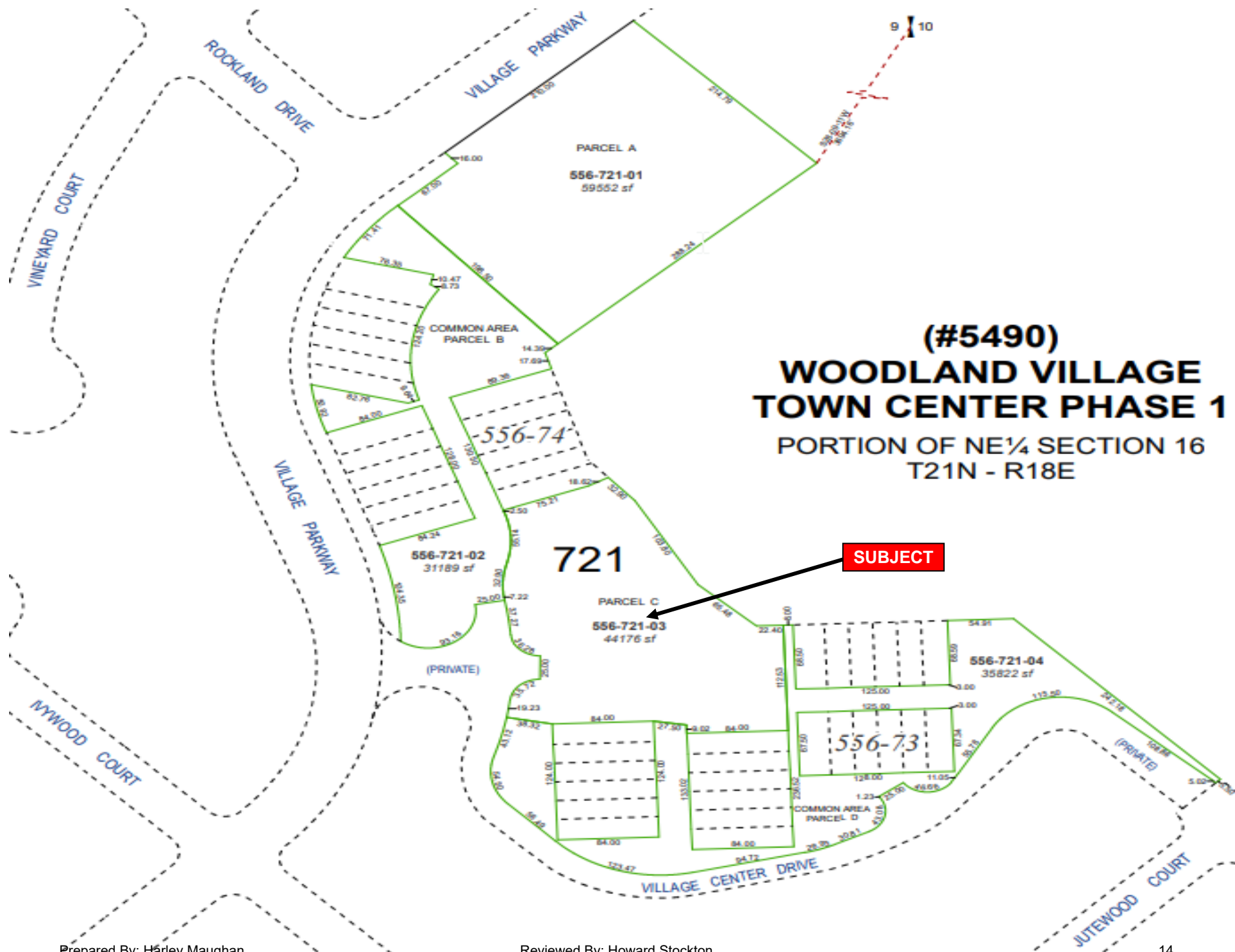
Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
WVC COMMERCIAL LLC	5304782	5/20/2022	9999	0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
Prepared By: Harley Maughan			Reviewed By: Harley Maughan			

**NEIGHBORHOOD MAP**

**Legend**

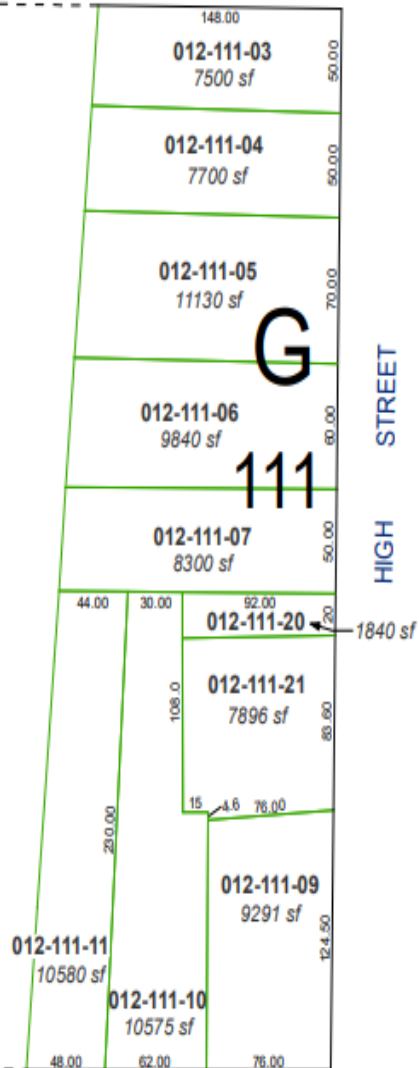
- Subject
- IS-1
- IS-2
- IS-3
- IS-4
- LS-1
- LS-2
- LS-3

The map shows the Mogul area, including Verdi and Mogul, with Interstate 80 and West 4th Street. The legend indicates the locations of various subjects and incidents (IS-1, IS-2, IS-3, IS-4, LS-1, LS-2, LS-3) marked by colored dots on the map.

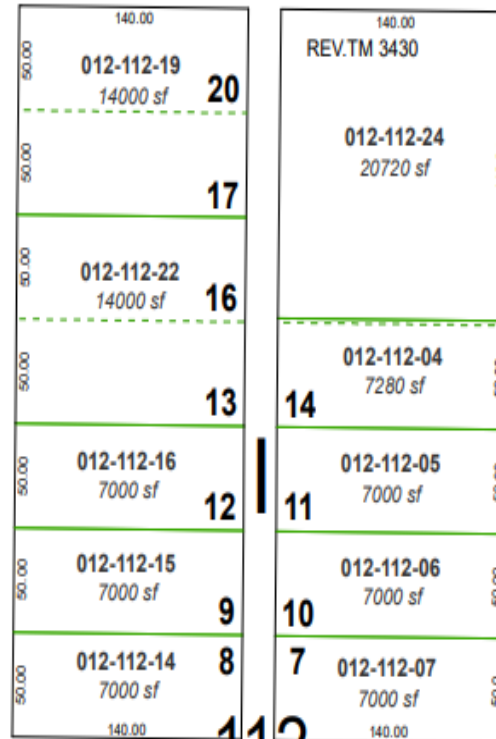




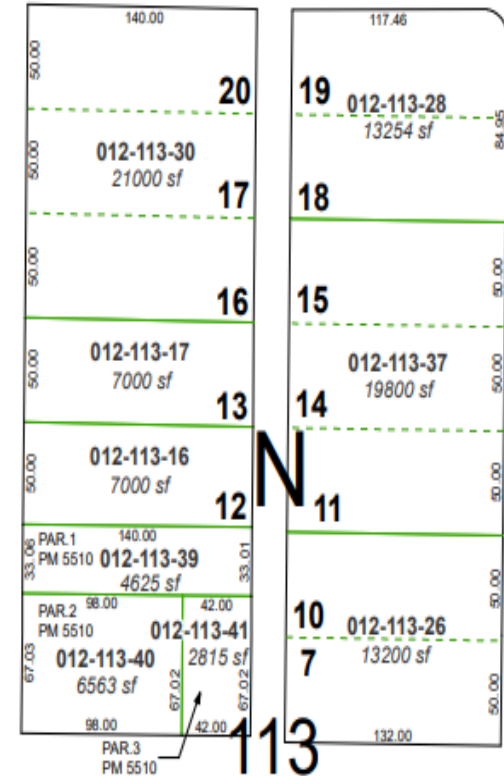
EAST SECOND STREET



HIGH STREET



PARK STREET



SOUTH WELLS AVENUE

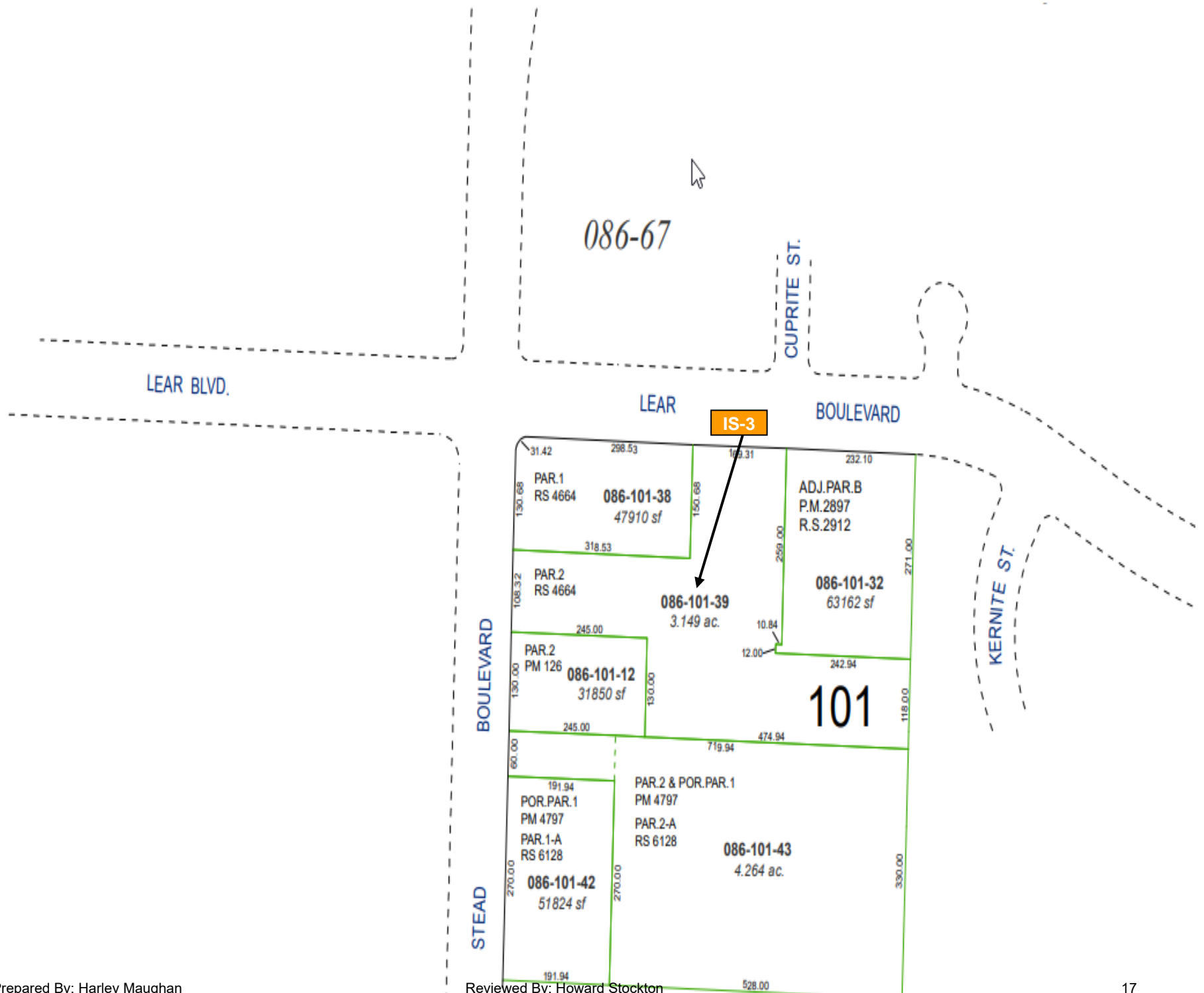
MILL STREET

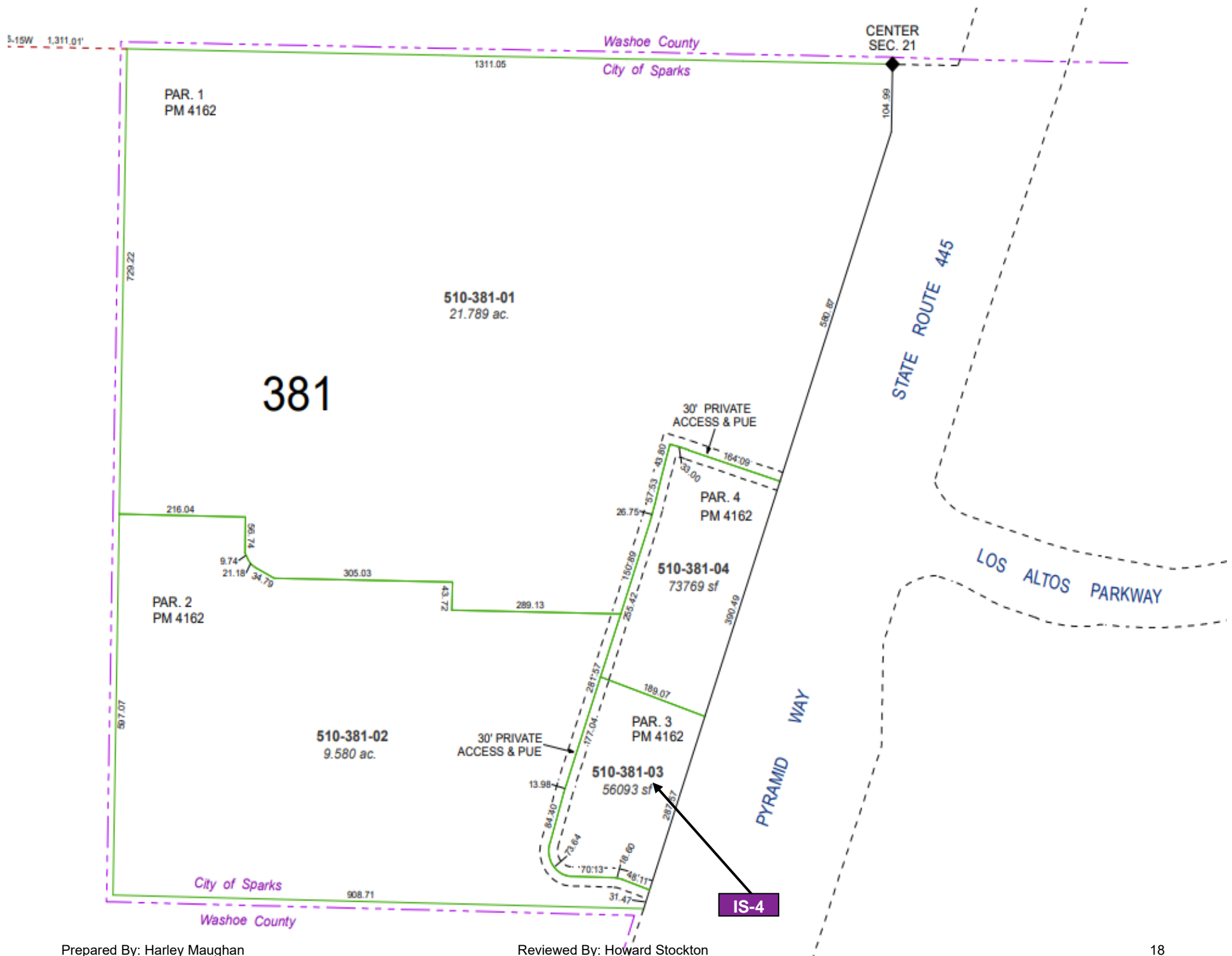
MILL STREET

IS-1

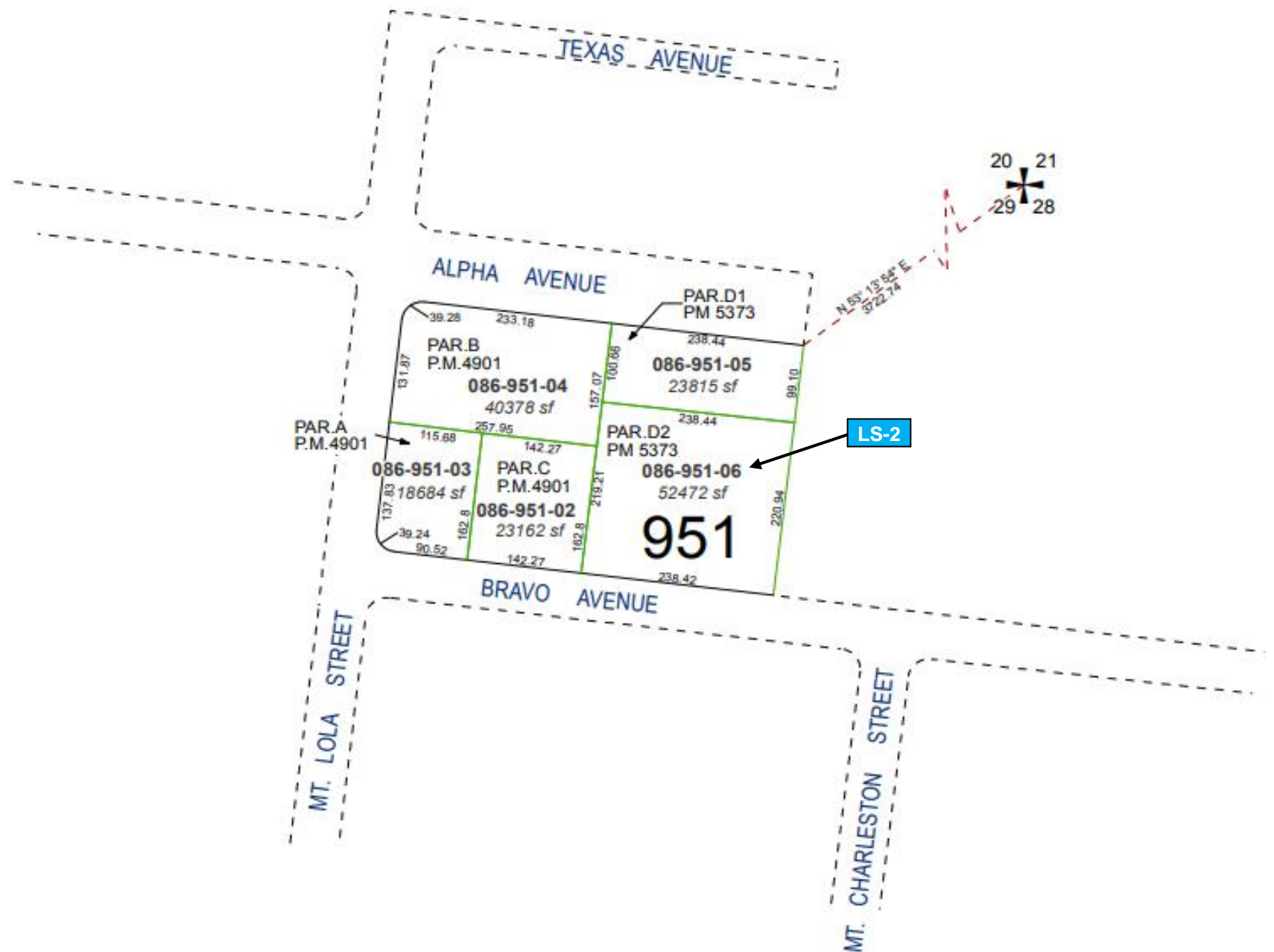












# A PORTION OF SECTIONS 5 & 6 T20N - R19E

