



# **CARSON CITY 2023/2024 COUNTY BOARD OF EQUALIZATION**

**Date: February 7, 2023**

**Appeal Case # 2023-000014**

**APN: 004-055-02, 004-055-07**

**Property Owner: LD CARSON CITY STEWART ST LLC**

**Property Location Address: 906 South Stewart Street, East Ninth Street**

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January 26, 2023

**NOTICE OF HEARING**

Chad Blacklock  
United Paramount Tax Group  
4025 Woodland Park Blvd., #180  
Arlington, TX 76013

**VIA CERTIFIED MAIL**  
**Return Receipt Requested**  
**7009 2820 0003 7788 0625**  
**VIA EMAIL:kari@uptg.com**  
**Case #2023-000014**

**HEARING DATE:** Tuesday, February 7, 2023  
**HEARING TIME:** 9:00 a.m. (approximately)  
**HEARING LOCATION:** Carson City Community Center  
Robert "Bob" Crowell Board Room  
851 East William Street  
Carson City, Nevada  
**PROPERTY INFORMATION:** 906 S. Stewart St. & E. Ninth St., APN 004-055-02  
& APN 004-055-07

LEGAL AUTHORITY AND JURISDICTION OF THE COUNTY BOARD OF  
EQUALIZATION: NRS 361.345 to NRS 361.365

Dear Mr. Blacklock:

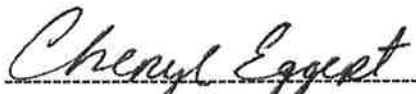
The Carson City Board of Equalization will hear the Petition for Review of Assessed Valuation of **LD Carson City Stewart Street LLC** on the date and at the location indicated above. Please be advised that the time is approximate and, although you may be assured the matter will not be heard prior to the stated time; please be prepared for possible delays as there are other items scheduled for this hearing.

Please be aware that the Carson City Board of Equalization will limit its consideration to the Petition. Information regarding the rules of practice and procedure before the Carson City Board of Equalization are enclosed, together with the agenda. Other supporting materials will be provided to you by the Assessor's Office.

Please contact the Carson City Assessor's Office, at 887-2130, with any questions.

Sincerely,

WILLIAM SCOTT HOEN, Clerk  
BOARD OF EQUALIZATION

By:   
Cheryl Egger, Chief Deputy Clerk

/kmk  
Encl.

c: Kimberly Adams, Assessor  
Benjamin Johnson, Deputy District Attorney



CARSON CITY CLERK  
 PUBLIC MEETINGS DIVISION  
 855 E. MUSSER ST., STE. 1032  
 CARSON CITY, NV 89701

Chad Blacklock  
 United Paramount Tax Group  
 4025 Woodland Park Blvd., #180  
 Arlington, TX 76013

**CERTIFIED MAIL™**



7009 2820 0003 7788 0625  
 7009 2820 0003 7788 0625

**U.S. Postal Service™**  
**CERTIFIED MAIL™ RECEIPT**  
*(Domestic Mail Only. No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		\$

**Sent to**  
 Chad Blacklock  
 United Paramount Tax Group  
 4025 Woodland Park Blvd., #180  
 Arlington, TX 76013

PS Form 3800, August 2006 See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Chad Blacklock  
United Paramount Tax Group  
4025 Woodland Park Blvd., #180  
Arlington, TX 76013**

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  Addresssee
- X**
- B. Received by (Printed Name)  Date of Delivery
- D. Is delivery address different from item 1?  Yes  
if YES, enter delivery address below:  No

3. Service Type
- Certified Mail  Express Mail
- Registered  Return Receipt for Merchandise
- Insured Mail  C.O.D.
4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number  
(Transfer from service label)

**7009 2820 0003 7888 0625**

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

Certified Mail  
 Mailing receipt  
 A unique identifier  
 A record of delivery  
 Important Return  
 Certified Mail  
 Certified Mail  
 NO INSURANCE  
 value added  
 For an additional  
 delivery  
 fee  
 a duplicate  
 request  
 For an additional  
 address  
 and  
 receipt  
 at the time of  
 receipt  
 IMPORTANT - SEE  
 PS Form 3811, Feb 04

CONTROL #

APPEAL CASE #

Carson City Board of Equalization

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.

Please Print or Type:

Part A. PROPERTY OWNER/ PETITIONER INFORMATION (Agent's Information to be completed in Part H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: LD Carson City Stewart St. LLC
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Gary Sanders
TITLE: Dir. of Property Tax
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 11603 LB5 Freeway Ste. 800
EMAIL ADDRESS: kari@uptg.com
CITY: Dallas STATE: TX ZIP CODE: 75234 DAYTIME PHONE: 817-983-0088

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

- ☐ Sole Proprietorship ☐ Trust ☐ Corporation
☑ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe:

The organization described above was formed under the laws of the State of
The organization described above is a non-profit organization. ☐ Yes ☐ No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☑ Additional information may be necessary.

- ☐ Self ☐ Trustee of Trust ☐ Employee of Property Owner
☐ Co-owner, partner, managing member ☑ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
☐ Other, please describe:

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS: 906 STREET/ROAD: S Stewart St CITY (IF APPLICABLE): COUNTY:
Purchase Price: Purchase date:

2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN): 004-055-02 ACCOUNT NUMBER:

3. Does this appeal involve multiple parcels? Yes ☐ No ☐ List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels: Multiple parcel list is attached. ☐

4. Check Property Use Type: ☑

☐ Vacant Land ☐ Mobile Home (Not on foundation) ☐ Mining Property
☐ Residential Property ☑ Commercial Property ☐ Industrial Property
☐ Multi-Family Residential Property ☐ Agricultural Property ☐ Personal Property
☐ Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed: ☑

☑ 2023-2024 Secured Roll ☐ 2022-2023 Unsecured Roll ☐ 2022-2023 Supplemental Roll

Part E. VALUE OF PROPERTY

Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.

Table with 3 columns: Property Type, Assessor's Taxable Value, Owner's Opinion of Value. Rows: Land, Buildings, Personal Property.

Possessory interest in real property		
Exempt Value		
Total	1,8104,0210	1,8102,240

**Part F. TYPE OF APPEAL**

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- NRS 361.360: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- NRS 361.700: My property has been assessed as property escaping taxation for this year and/or prior years.

**Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED).**

**VERIFICATION**

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H

Petitioner Signature: Dary Sanders Title: Director of Property Tax  
 Print Name of Signatory: Dary Sanders Date: 1-12-23

**Part H. AUTHORIZATION OF AGENT** Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

**Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT: <u>Chad Blacklock</u>		TITLE: <u>CEO</u>	
AUTHORIZED AGENT COMPANY, IF APPLICABLE: <u>United Paramount Tax Group</u>		EMAIL ADDRESS: <u>Kari@uptg.com</u>	
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) <u>4025 Woodland Park Blvd. #180</u>			
CITY: <u>Arlington</u>	STATE: <u>TX</u>	ZIP CODE: <u>76013</u>	DAYTIME PHONE: <u>817-983-0088</u>
ALTERNATE PHONE:		FAX NUMBER:	

Authorized Agent must check each applicable statement and sign below.

- I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.
- I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.

Authorized Agent Signature: Chad Blacklock Title: CEO  
 Print Name of Signatory: Chad Blacklock Date: 1/12/2023

I hereby withdraw my appeal to the County Board of Equalization.

Signature of Owner or Authorized Agent/Attorney \_\_\_\_\_ Date \_\_\_\_\_

CONTROL #

APPEAL CASE #

Carson City Board of Equalization

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.

Please Print or Type:

Part A. PROPERTY OWNER/ PETITIONER INFORMATION (Agent's Information to be completed in Part H)

Form with fields for Name of Property Owner (LD Carson City Stewart St. LLC), Name of Petitioner (Gary Sanders), Title (Dir. of Property Tax), Mailing Address (1605 LBJ Freeway, Ste 700), City (Dallas), State (TX), Zip Code (75234), Daytime Phone (817-983-0088), Alternate Phone, and Fax Number.

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

- Checkboxes for Sole Proprietorship, Trust, Corporation, Limited Liability Company (LLC), General or Limited Partnership, Government or Governmental Agency, and Other.

The organization described above was formed under the laws of the State of

The organization described above is a non-profit organization. Yes No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: Additional information may be necessary.

- Checkboxes for Self, Trustee of Trust, Employee of Property Owner, Co-owner, partner, managing member, Officer of Company, Employee or Officer of Management Company, Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property, and Other.

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

Form with fields for Address, Street/Road (E Ninth St), City (Carson City), County, Purchase Price, and Purchase date.

2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

Form with fields for Assessor's Parcel Number (APN) (004-055-07) and Account Number.

3. Does this appeal involve multiple parcels? Yes No List multiple parcels on a separate, letter-sized sheet.

Form with fields for number of parcels and Multiple parcel list is attached.

4. Check Property Use Type:

Form with checkboxes for Vacant Land, Residential Property, Multi-Family Residential Property, Possessory Interest in Real or Personal property, Mobile Home (Not on foundation), Commercial Property, Agricultural Property, Mining Property, Industrial Property, and Personal Property.

5. Check Year and Roll Type of Assessment being appealed:

Form with checkboxes for 2023-2024 Secured Roll, 2022-2023 Unsecured Roll, and 2022-2023 Supplemental Roll.

Part E. VALUE OF PROPERTY

Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.

Table with 3 columns: Property Type, Assessor's Taxable Value, and Owner's Opinion of Value. Rows include Land, Buildings, and Personal Property.

Possessory interest in real property		
Exempt Value		
Total	363,114	360,574

**Part F. TYPE OF APPEAL**

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- NRS 361.367: The full cash value of my property is less than the computed taxable value of the property.
- NRS 361.368: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- NRS 361.760: My property has been assessed as property escaping taxation for this year and/or prior years.

**Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED).**

**VERIFICATION**

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H.

*[Signature]*  
 Petitioner Signature  
 Print Name of Signatory: DIANE SANDERS

Director of Property Tax  
 Title  
 Date: 1-12-23

**Part H. AUTHORIZATION OF AGENT** Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

**Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT: <u>Chad Blacklock</u>		TITLE: <u>CEO</u>	
AUTHORIZED AGENT COMPANY, IF APPLICABLE: <u>United Paramount Tax Group</u>		EMAIL ADDRESS: <u>Kari@uptg.com</u>	
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) <u>4025 Woodland Park Blvd. #180</u>			
CITY <u>Arlington</u>	STATE <u>TX</u>	ZIP CODE <u>76013</u>	DAYTIME PHONE <u>817-983-0088</u>
ALTERNATE PHONE		FAX NUMBER	

Authorized Agent must check each applicable statement and sign below.

- I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.
- I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.

*[Signature]*  
 Authorized Agent Signature  
 Print Name of Signatory: Chad Blacklock

CEO  
 Title  
 Date: 1/12/23

I hereby withdraw my appeal to the County Board of Equalization.

Signature of Owner or Authorized Agent/Attorney \_\_\_\_\_ Date \_\_\_\_\_



# Carson City Board of Equalization

## Agent Authorization Form



If you have questions about this form or the appeal process, please call: (775) 887-2130

Please Print or Type:

### Part A. PROPERTY OWNER AND CONTACT INFORMATION OF PERSON GRANTING AUTHORITY TO AGENT

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: <b>LD Carson City Stewart St. LLC</b>					
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER): <b>Gary Sanders</b>				TITLE: <b>Director of Property Tax</b>	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): <b>11205 LBJ FWY Ste 700</b>				EMAIL ADDRESS: <b>Kari@uptg.com</b>	
CITY: <b>Dallas</b>	STATE: <b>TX</b>	ZIP CODE: <b>75234</b>	DAYTIME PHONE: <b>817-983-0088</b>	ALTERNATE PHONE:	FAX NUMBER:

### Part B. PROPERTY OWNER INFORMATION

Check organization type which best describes the Property Owner if not a natural person:  Natural persons may skip Part B.

- Sole Proprietorship       Trust       Corporation  
 Limited Liability Company (LLC)     General or Limited Partnership     Government or Governmental Agency  
 Other, please describe: \_\_\_\_\_

The organization described above was formed under the laws of the State of \_\_\_\_\_.

The organization described above is a non-profit organization.  Yes     No

### Part C. RELATIONSHIP OF PERSON GRANTING AUTHORITY TO AGENT TO PROPERTY OWNER

Check box which best describes the relationship of Petitioner to Property Owner:  Additional information may be necessary.

- Self       Trustee of Trust       Employee of Property Owner  
 Co-owner, partner, managing member       Officer of Company  
 Employee or Officer of Management Company  
 Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property  
 Other, please describe: \_\_\_\_\_

### Part D. PROPERTY SUBJECT TO THIS AGENT AUTHORIZATION:

Enter Applicable Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN) <b>004-055-07/004-055-02</b>	ACCOUNT NUMBER	PROPERTY IDENTIFICATION NUMBER
--	----------------	--------------------------------

Multiple parcel list attached. (Use letter-size paper)

### Part E. YEAR AND ROLL TYPE OF ASSESSMENT BEING APPEALED:

<input checked="" type="checkbox"/> 2023-2024 Secured Roll	<input type="checkbox"/> 2022-2023 Unsecured Roll	<input type="checkbox"/> 2022-2023 Supplemental Roll
--	---	--

Other years being appealed: \_\_\_\_\_

Be prepared to cite the legal authority, if any, that permits the County Board to consider appeals of taxable value from prior years.

For office use only

**Part F. AUTHORIZATION OF AGENT**

I hereby authorize the agent whose name and contact information appears below to file a petition to the Carson City Board of Equalization and to contest the value and/or exemption established for the properties named in Part D of this Agent Authorization.

I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Carson City Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part E of this document.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

**Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT: <u>Chad Blacklock</u>			TITLE: <u>CEO</u>		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: <u>United Paramount Tax Group</u>			EMAIL ADDRESS: <u>Kari@uptg.com</u>		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) <u>4025 Woodland Park Blvd. #180</u>					
CITY <u>Arlington</u>	STATE <u>TX</u>	ZIP CODE <u>76003</u>	DAYTIME PHONE <u>817-983-0038</u>	ALTERNATE PHONE	FAX NUMBER

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.

[Signature] Title CEO Date 1/17/23

**Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board of Equalization.

Authorized Agent Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

**VERIFICATION**

I verify ( or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. I further certify I have authorized each agent named herein to represent the Property Owner as stated and I have the authority to appoint each agent named herein.

[Signature] Title Director of Property Tax Date 1-17-23

# **APPELLANT EVIDENCE**

**NO APPELLANT  
EVIDENCE PROVIDED**

## **Bryce Wiele**

---

**From:** Kari Atteberry <kari@uptg.com>  
**Sent:** Thursday, January 26, 2023 12:54 PM  
**To:** Bryce Wiele  
**Subject:** RE: Appeals for 004-055-02 & 07

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

---

We have nothing additional. Thanks

**From:** Bryce Wiele <BWiele@carson.org>  
**Sent:** Wednesday, January 25, 2023 11:39 AM  
**To:** Kari Atteberry <kari@uptg.com>  
**Cc:** Travis Haslem <THaslem@carson.org>  
**Subject:** Appeals for 004-055-02 & 07

Good morning Kari,

I am writing to follow up on the voicemail I just left you regarding the appeals for parcels 004-055-02 and -07 in Carson City. We are preparing documentation for the board members to review for the hearing; will you be submitting evidence to support your opinion of value? If so, we need that as soon as practicable.

Please call with any questions or concerns.

***Bryce Wiele***  
**Property Appraiser**  
**City of Carson City**  
**201 N. Carson St. #6**  
**Carson City, NV. 89701**  
**775-283-7044**



# **ASSESSOR EVIDENCE**

**CARSON CITY**  
**BOARD OF EQUALIZATION**

February 7, 2023

LD CARSON CITY STEWART ST LLC  
A.P.N. 004-055-02, 004-055-07  
906 South Stewart Street, East Ninth Street

The subject properties are commercial properties with minor improvements on 2.8 acres and 0.64 acres. For the 2023/24 fiscal year, the Carson City Assessors Office has parcel # 004-055-02 land taxable value at \$1,341,648 and the improvements taxable value at \$22,376 for a total taxable value of \$1,364,024. Parcel # 004-055-07 land taxable value at \$350,163 and the improvements taxable value at \$12,951 for a total taxable value of \$363,114.

*Nevada Revised Statute NRS 361.357 (3) states that if the County Board of Equalization finds that the full cash value of the property on January 1 immediately preceding the fiscal year for which the taxes are levied is less than the taxable value computed for the property, the board shall correct the land value or fix a percentage of obsolescence to be deducted from the otherwise computed taxable value of the improvements, or both, to make the taxable value of the property correspond as closely as possible to its full cash value.*

As required by NRS 361.227(5), current market evidence was used within the time frame allowed per NAC 361.1182.

*Nevada Administration Code NAC 361.1182 (3) (b) “current market evidence” as used in this paragraph means sales data concerning sales of improved or unimproved parcels that occurred during the 36-month period immediately preceding July 1 of the year before the lien date, unless the Commission has approved the petition of the county assessor to consider sales that occurred before that 36-month period.*

Considering current rapidly changing market conditions, the Carson City Assessors Office has determined that January 1, 2021 through June 30, 2022 is an acceptable timeframe to establish “current market evidence” for the 2023/24 fiscal year.

The subject land value was determined by sales and market analysis. Improvement costs were calculated using Marshall & Swift published costs and depreciated per statute.

The appellant states that the subject properties’ taxable values exceed the full cash value and that their opinion of value is exactly equal to the prior year’s taxable value. No evidence was provided by the appellant to support this claim.

The subject parcels are:

- 004-055-02: 906 S Stewart St. is a 2.8-acre parcel of land with minimal improvements, zoned Downtown – Mixed Use (DTMU), located in the southwest corner of the intersection of S Stewart St. and E Ninth St.
- 004-055-07: E Ninth St. is a 0.64-acre parcel of land with minimal improvements, zoned DTMU, located on E Ninth St. adjacent to the preceding parcel.

The current taxable values are \$1,364,024 for 004-055-02 and \$363,114 for 004-055-07. The appellant’s opinions of value are \$1,362,239 and \$360,575 respectively, for a total reduction in value of \$4,324 (one quarter of one percent of the sum of total taxable values).

**NRS 361.227 Determination of taxable value.**

1. Any person determining the taxable value of real property shall appraise:

(a) The full cash value of:

(1) Vacant land by considering the uses to which it may lawfully be put, any legal or physical restrictions upon those uses, the character of the terrain, and the uses of other land in the vicinity.

(2) Improved land consistently with the use to which the improvements are being put.

(b) Any improvements made on the land by subtracting from the cost of replacement of the improvements all applicable depreciation and obsolescence. Depreciation of an improvement made on real property must be calculated at 1.5 percent of the cost of replacement for each year of adjusted actual age of the improvement, up to a maximum of 50 years.

5. The computed taxable value of any property must not exceed its full cash value. Each person determining the taxable value of property shall reduce it if necessary to comply with this requirement. A person determining whether taxable value exceeds that full cash value or whether obsolescence is a factor in valuation may consider:

(a) Comparative sales, based on prices actually paid in market transactions.

(b) A summation of the estimated full cash value of the land and contributory value of the improvements.

(c) Capitalization of the fair economic income expectancy or fair economic rent, or an analysis of the discounted cash flow.

All minimal improvements on these parcels are non-structural in nature and valued and depreciated in accordance with NAC 361.128 & NRS 361.227.

**NAC 361.128 Improvement: Calculation of cost of replacement.**

1. The cost of replacement of an improvement must be calculated:

(a) Without including any costs attributable to land enhancements; and

(b) Except as otherwise provided in subsections 2, 3 and 4, using:

(1) The standards and modifiers of local costs published in the version of the Residential Cost Handbook, Marshall Valuation Service, Residential Estimator software or Commercial Estimator software, as appropriate, adopted by reference pursuant to NAC 361.1177 as of January 1 of the year immediately preceding the lien date for the current year; or

(2) With the prior approval of the Executive Director, other computer programs for determining cost which are based on costs published by Marshall & Swift.

The Subject parcels were jointly purchased on 7/1/2020 for \$1,650,000. Within the statutorily permitted timeframe ending 6/30/2022, the market value of commercial properties has appreciated between 6% (for office use) and 17% (for multi-family), depending on what hypothetically developed use is contemplated (Exhibit A). This results in a range of current market values between \$1,752,542 and \$1,928,313.

The Assessors Office has included a Sales Data Sheet (Exhibit B) of properties that bracket the subjects' sizes. This data indicates a subject value of \$12.49 per sf or a total value of \$1,873,263.

This is currently not an income producing property, so the Income Approach was excluded.

The extent and sufficiency of the Sales Comparison Approach establish a credible conclusion of value.

Based on these findings the Assessors Office recommends retaining the total taxable value of \$1,364,024 for parcel 004-055-02 and \$363,114 for parcel 004-055-07.



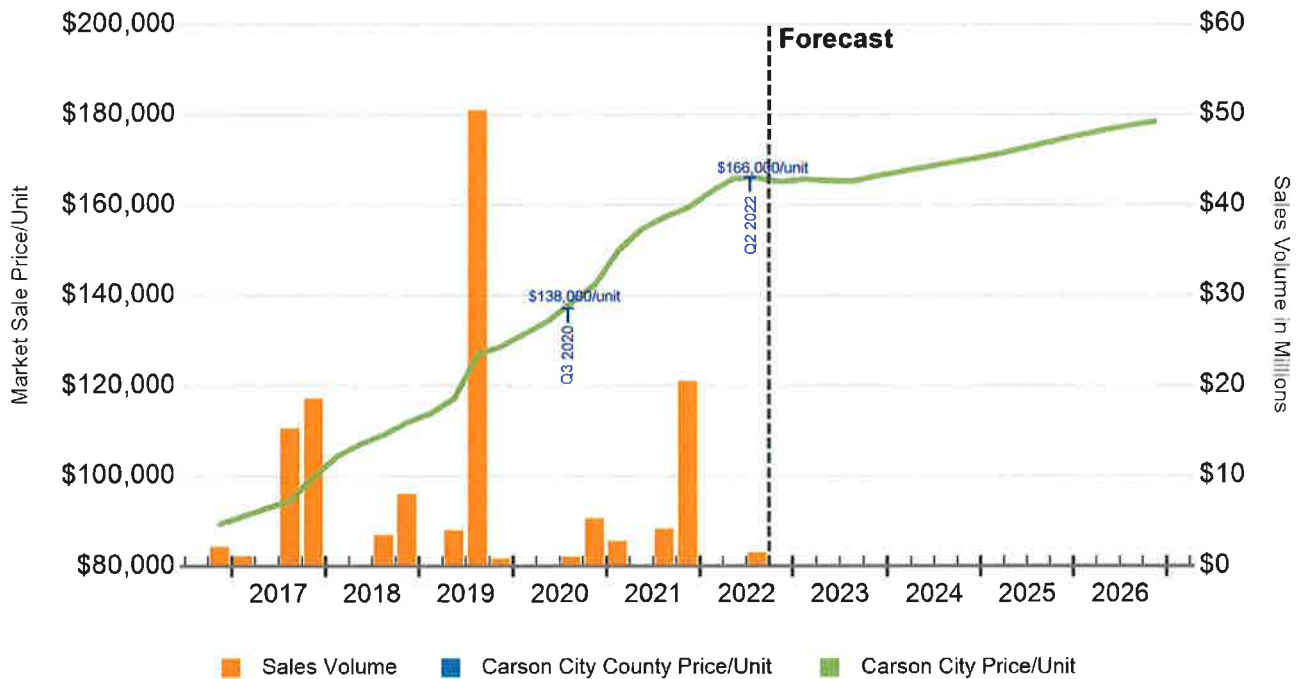
# Exhibit A

Buyers have shown interest in Carson City County multifamily properties and have scooped up assets over the years. But while investors have historically been active here, deal flow has pulled back over the past 12 months. Annual sales volume has averaged \$25.7 million over the past five years, and the 12-month high in investment volume hit \$62.5 million over that stretch. In the past 12 months specifically,

\$14.9 million worth of assets sold.

Market pricing, based on the estimated price movement of all apartment properties in the submarket, sat at \$166,284/unit during the fourth quarter of 2022. Pricing is down a pinch since the fourth quarter last year. The market cap rate has held firm at 5.3%, and it still equals the region's average.

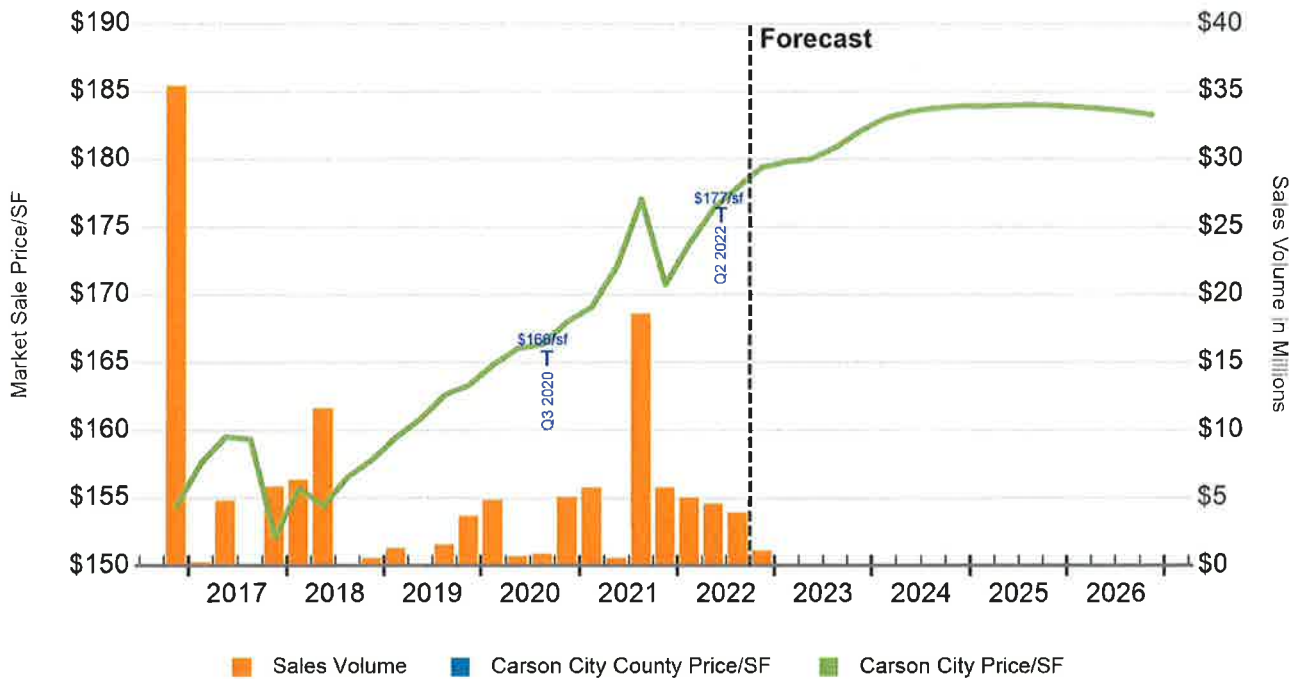
### SALES VOLUME & MARKET SALE PRICE PER UNIT



Buyers have shown some interest in Carson City County office buildings and have scooped up assets over the years. Annual sales volume has averaged \$16.6 million over the past five years, and the 12-month high in investment volume hit \$34.0 million over that stretch. In the past 12 months specifically, \$18.4 million worth of assets sold.

The market price, derived from the estimated price movement of all office properties in the submarket, sat at \$179/SF during the fourth quarter of 2022. Pricing is down a pinch since the fourth quarter last year. The market cap rate has contracted over the past year to 8.0%, and the current cap rate matches the metro's average. The present rate in the submarket matches the five-year average.

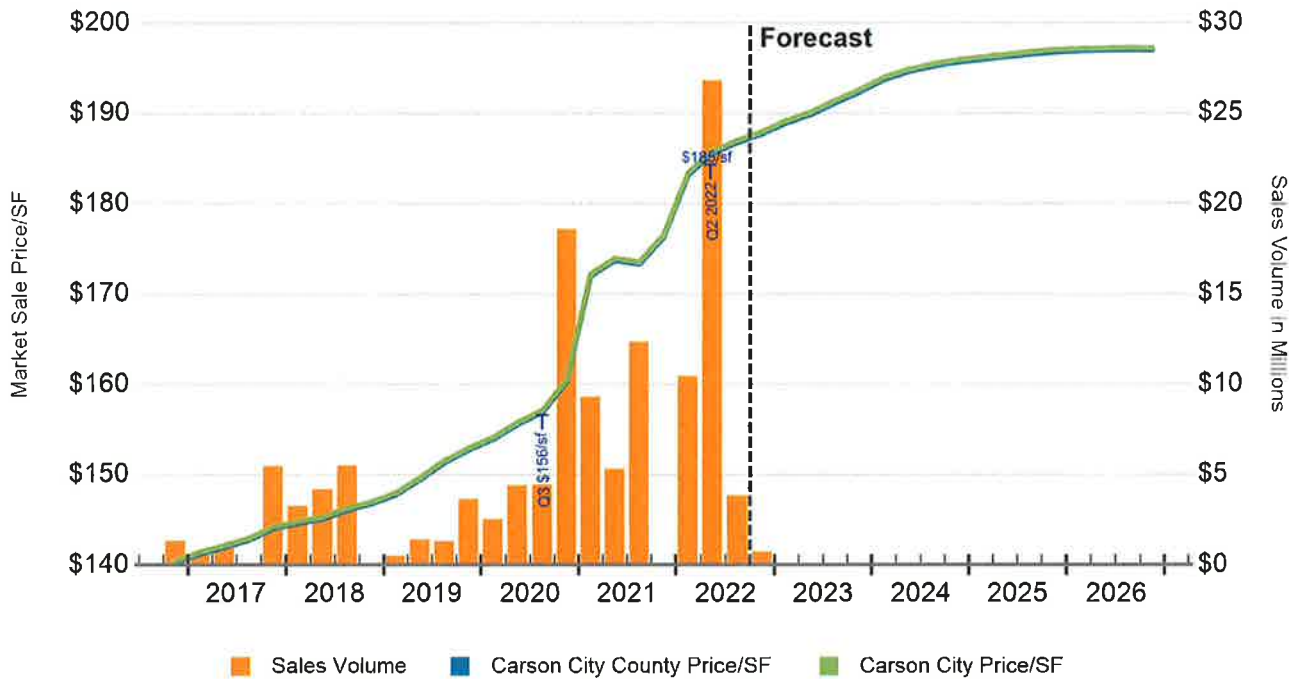
## SALES VOLUME & MARKET SALE PRICE PER SF



Carson City County has had a relatively healthy investment market over the years, and buyers have exhibited a steady interest in the area. Annual sales volume has averaged \$22.0 million over the past five years, including a 12-month high of \$49.6 million over that stretch. The recorded transaction volume here reached \$41.8 million in the past year. The neighborhood center retail sector propelled that volume.

Market pricing, based on the estimated price movement of all properties in the submarket, sat at \$187/SF during the fourth quarter of 2022. That market price is up compared to the fourth quarter from last year, and market pricing now sits right in line with overall average in Carson City. The market cap rate has contracted over the past year to 6.9%, which is the same as the metro's average.

SALES VOLUME & MARKET SALE PRICE PER SF



# **Exhibit B**

# ASSESSOR OFFICE SALES DATA SHEET

February 7, 2023

## Assessors Land Sales Data

**OWNER:** LD CARSON CITY STEWART ST LLC      **ADDRESS:** 906 S Stewart St/ E. Ninth St.  
**PROPERTY USE:** Commercial Land with Minor Improvement      **LAND USE CODE:** 480  
  
**004-055-02**      Land      \$1,341,648      004-055-07      Land      \$350,163  
                          Improvements      \$22,376           Improvements      \$12,951  
                          **Total**      **\$1,364,024**           **Total**      **\$363,114**      **NET TAXABLE VALUE**      **\$1,727,138**

PARCEL NUMBER	LAND/AC	LAND / SF	ZONING	SALE DATE	SALE PRICE	PRICE PER SQ FT	COMMENTS
<b>SUBJECT:</b>	2.80 ac.	121,968 sf	DTMU	7/1/2020	\$1,650,000	\$11.01 / sf	Rapid market appreciation makes this sale somewhat stale 7,000 Annual Average Daily Traffic (AADT)
	0.64 ac.	28,013 sf					
	3.44 ac.	149,981 sf					
Sale # 1 004-015-06	6.12 ac.	266,587 sf	NB	4/30/2021	3,330,000	\$12.49 / sf	1012 Little Ln 1,900 AADT
Sale # 2 008-163-03	0.75 ac.	32,670 sf	GC	8/13/2021	425,000	\$13.01 / sf	2943 Hwy 50 East Now is the new Arby's location - 32,000 AADT N Roop St. & Northridge Dr.
Sale # 3 002-104-01 002-101-77	2.27 ac.	98,881 sf	RC	3/24/2022	1,236,232	\$6.00 / sf	The two parcels are not contiguous and have major topographical articulation; 8,750 AADT Substantially inferior to the subject
	2.46 ac.	107,018 sf					
	4.73 ac.	205,899 sf					

**Comments:**

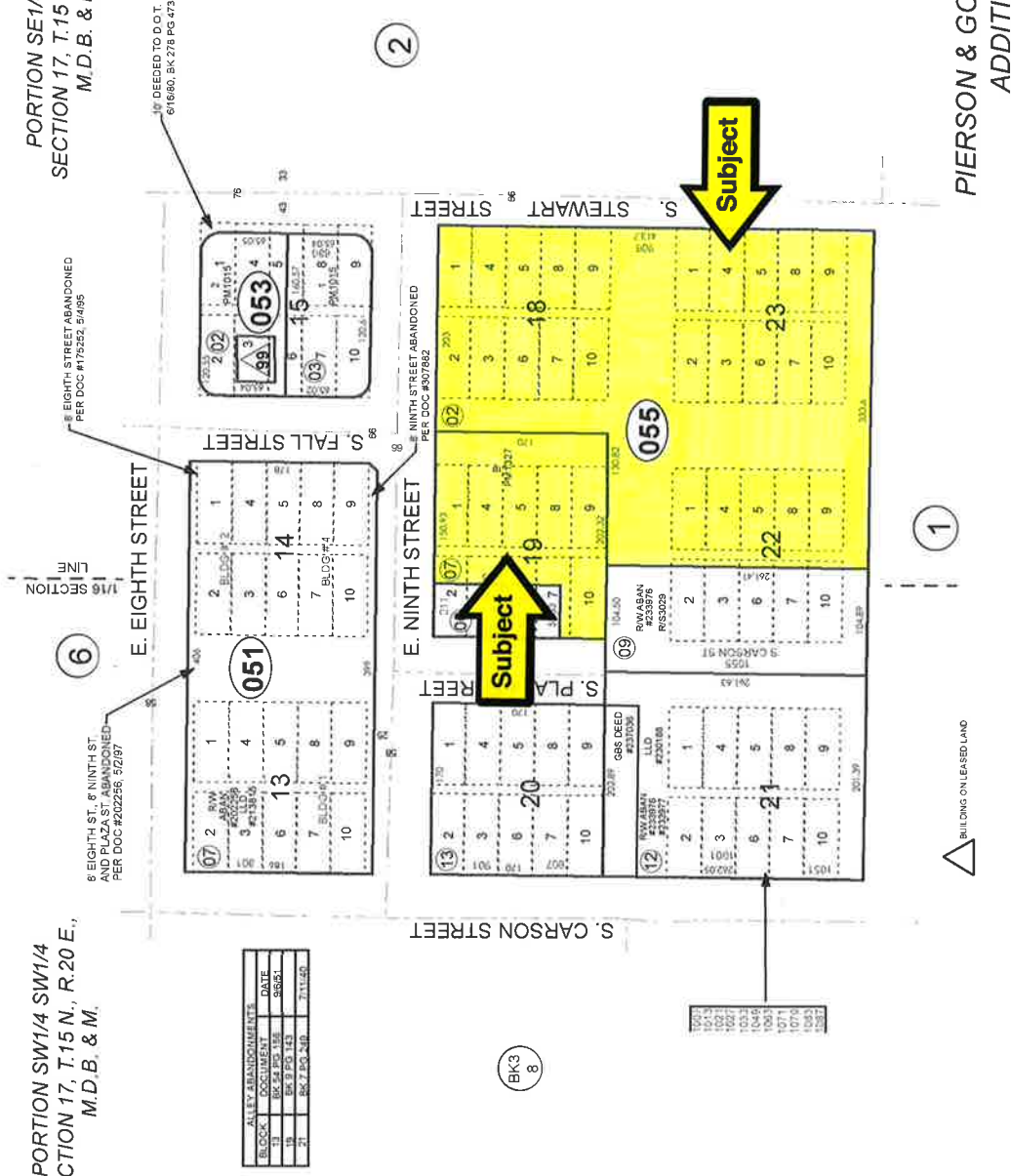
Sale # 1 is given greatest weight considering its proximity to the subject, equivalent topography, and equal or more restrictive zoning.  
 Sale # 2 is similar in size to -07, but is given secondary weight because of its distance from the subject.  
 Sale # 3 is deemed an unreliable indicator because of topographical issues and non-continuous alignment of parcels.

**Assessors Recommendation:**

Sale # 1 is deemed the most reliable indicator of value for the large parcel (004-055-02) and for the site as a whole.  
 Sale # 2 is deemed a valuable reference point for the small lot (004-055-07), but primary consideration is granted to sale #1 for the site in aggregate.  
 The Assessors office recommends retaining the current taxable values for parcels 004-055-02 and 004-055-07.

PORTION SE1/4 SW1/4  
SECTION 17, T.15 N., R.20 E.,  
M.D.B. & M.

PORTION SW1/4 SW1/4  
SECTION 17, T.15 N., R.20 E.,  
M.D.B. & M.



BLOCK	DOCUMENT	DATE
13	BK 54 PG 158	8/6/51
19	BK 9 PG 143	
21	BK 2 PG 248	7/11/48

107-1	
107-2	
107-3	
107-4	
107-5	
107-6	
107-7	
107-8	
107-9	
107-10	

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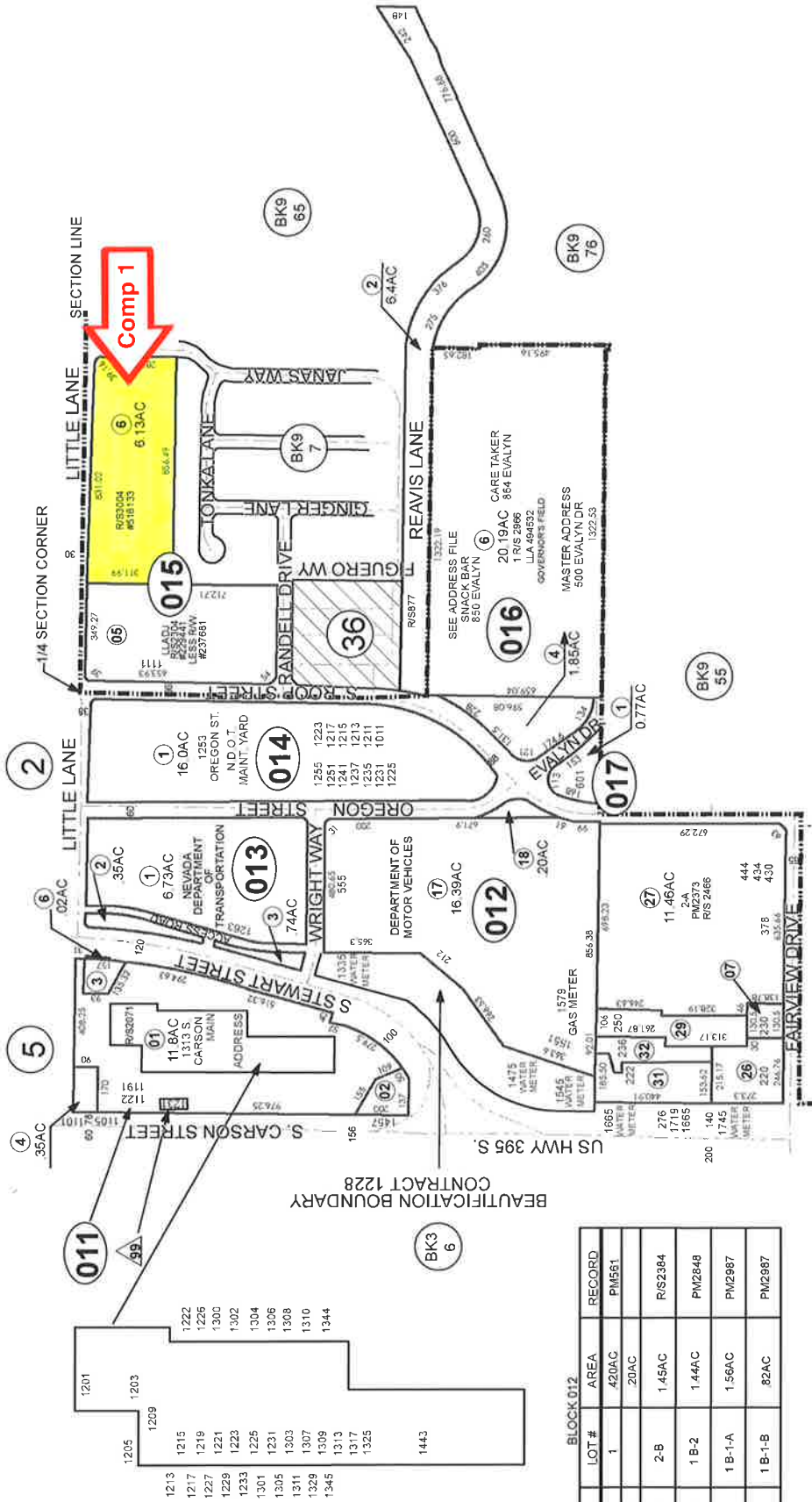
SCALE: 1"= 150'

NOTE  
SOME PARCELS DELINEATED HEREON MAY NOT  
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION  
DUE TO DISCREPANCIES BETWEEN LOT LINES

Revised: 02/14/2022

LEASED PARCEL 004-053-09 #172596

PORTION N1/2 SECTION 20 T.15 N., R.20 E., M.D.B. & M.



BLOCK 012

APN	LOT #	AREA	RECORD
004-012-07	1	420AC	PM551
004-012-18		20AC	
004-012-26	2-B	1.45AC	R/S2384
004-012-29	1 B-2	1.44AC	PM2848
004-012-31	1 B-1-A	1.56AC	PM2987
004-012-32	1 B-1-B	82AC	PM2987

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ADJUSTED PARCEL LINE DIM 004-015-06 R/S3004

LEASED BUILDING ON LEASED LAND



SCALE: 1"=600'

NOTE  
 SOME PARCELS DELINEATED HEREON MAY NOT  
 BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION  
 DUE TO DISCREPANCIES BETWEEN LOT LINES.

Revised: 02/14/2022



N1/2 SE1/4 SECTION 9, T.15 N., R.20 E., M.D.B. & M.

8-16



SCALE: 1"=340'

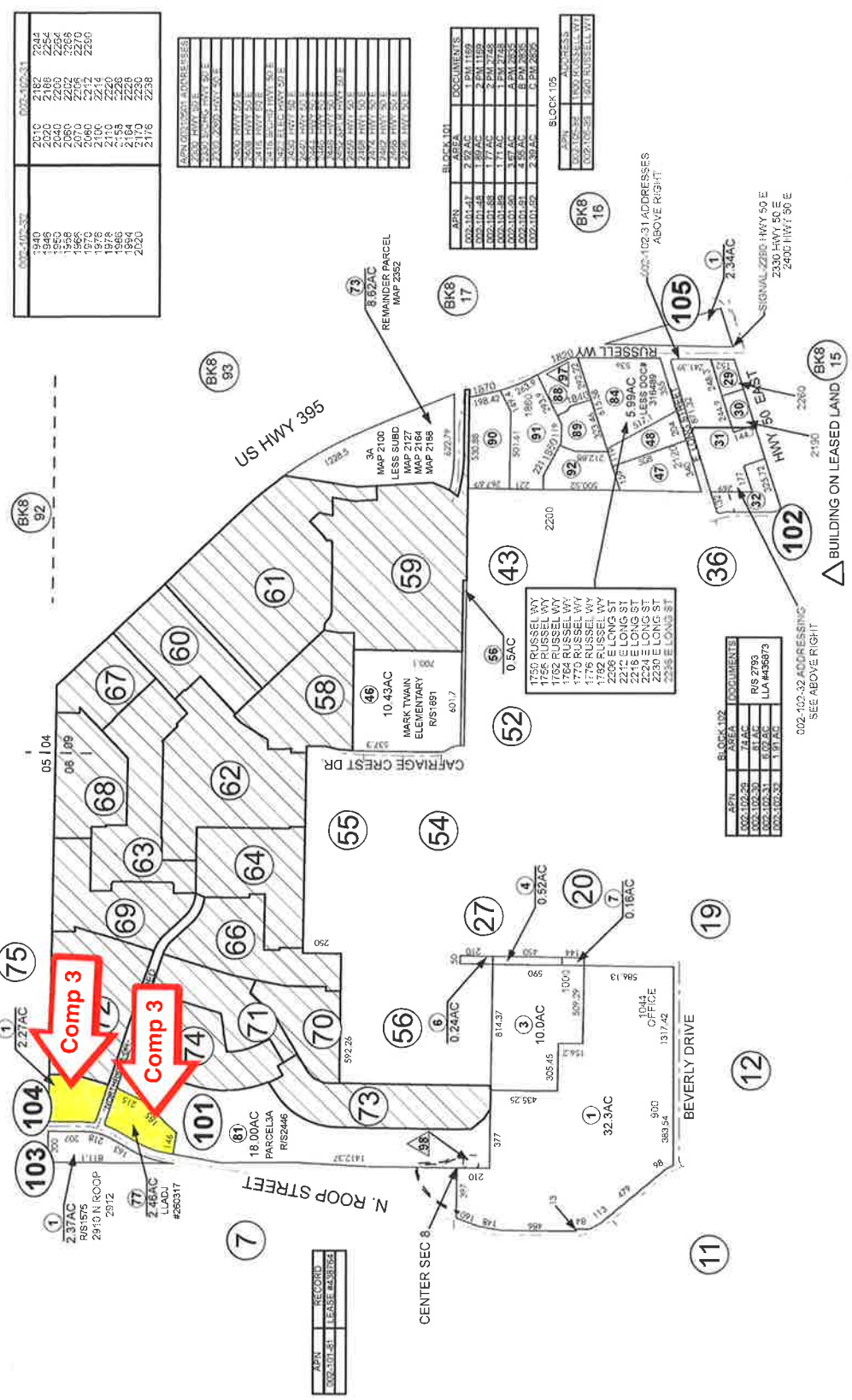
NOTE  
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Revised: 07/01/2022

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CORRECTED PAGE  
PARCELS 008-162-02 IS NOW 008-162-33 & 34

PORTION SECTIONS 8 & 9  
T. 15N., R. 20E., M.D.B. & M.



APN	AREA	DOCUMENTS
002-101-01	2.92AC	1 PH 1159
002-101-02	1.98AC	2 PH 1159
002-101-03	1.17AC	1 PH 2155
002-101-04	1.87AC	1 PH 2055
002-101-05	4.58AC	6 PH 2055
002-101-06	2.39AC	6 PH 2055

APN	AREA	DOCUMENTS
002-101-07	2.92AC	1 PH 1159
002-101-08	1.98AC	2 PH 1159
002-101-09	1.17AC	1 PH 2155
002-101-10	1.87AC	1 PH 2055
002-101-11	4.58AC	6 PH 2055
002-101-12	2.39AC	6 PH 2055

APN	AREA	DOCUMENTS
002-101-13	2.92AC	1 PH 1159
002-101-14	1.98AC	2 PH 1159
002-101-15	1.17AC	1 PH 2155
002-101-16	1.87AC	1 PH 2055
002-101-17	4.58AC	6 PH 2055
002-101-18	2.39AC	6 PH 2055

APN	AREA	DOCUMENTS
002-101-19	2.92AC	1 PH 1159
002-101-20	1.98AC	2 PH 1159
002-101-21	1.17AC	1 PH 2155
002-101-22	1.87AC	1 PH 2055
002-101-23	4.58AC	6 PH 2055
002-101-24	2.39AC	6 PH 2055

APN	AREA	DOCUMENTS
002-102-25	7.4AC	R/S 2793
002-102-30	8.1AC	LLA #45573
002-102-31	8.02AC	LLA #45573
002-102-32	1.17AC	

APN	AREA	DOCUMENTS
002-102-33	7.4AC	R/S 2793
002-102-34	8.1AC	LLA #45573
002-102-35	8.02AC	LLA #45573
002-102-36	1.17AC	

APN	AREA	DOCUMENTS
002-102-37	7.4AC	R/S 2793
002-102-38	8.1AC	LLA #45573
002-102-39	8.02AC	LLA #45573
002-102-40	1.17AC	



SCALE: 1"=1000'

NOTE  
SOME PARCELS DELINEATED HEREON MAY NOT  
NECESSARILY BE IDENTICAL TO THE LOCATION  
DUE TO DISCREPANCIES BETWEEN LOT LINES.

Revised: 12/29/2022

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# ASSESSOR OFFICE LISTING DATA SHEET

February 7, 2023

## Assessors Land Listing Data

OWNER: LD CARSON CITY STEWART ST LLC ADDRESS: 906 S Stewart St/ E. Ninth St.  
 PROPERTY USE: Commercial Land with Minor Improvement LAND USE CODE: 480

004-055-02	Land	\$1,341,648
	Improvements	\$22,376
	<b>Total</b>	<b>\$1,364,024</b>

004-055-07	Land	\$350,163
	Improvements	\$12,951
	<b>Total</b>	<b>\$363,114</b>

**NET TAXABLE VALUE      \$1,727,138**

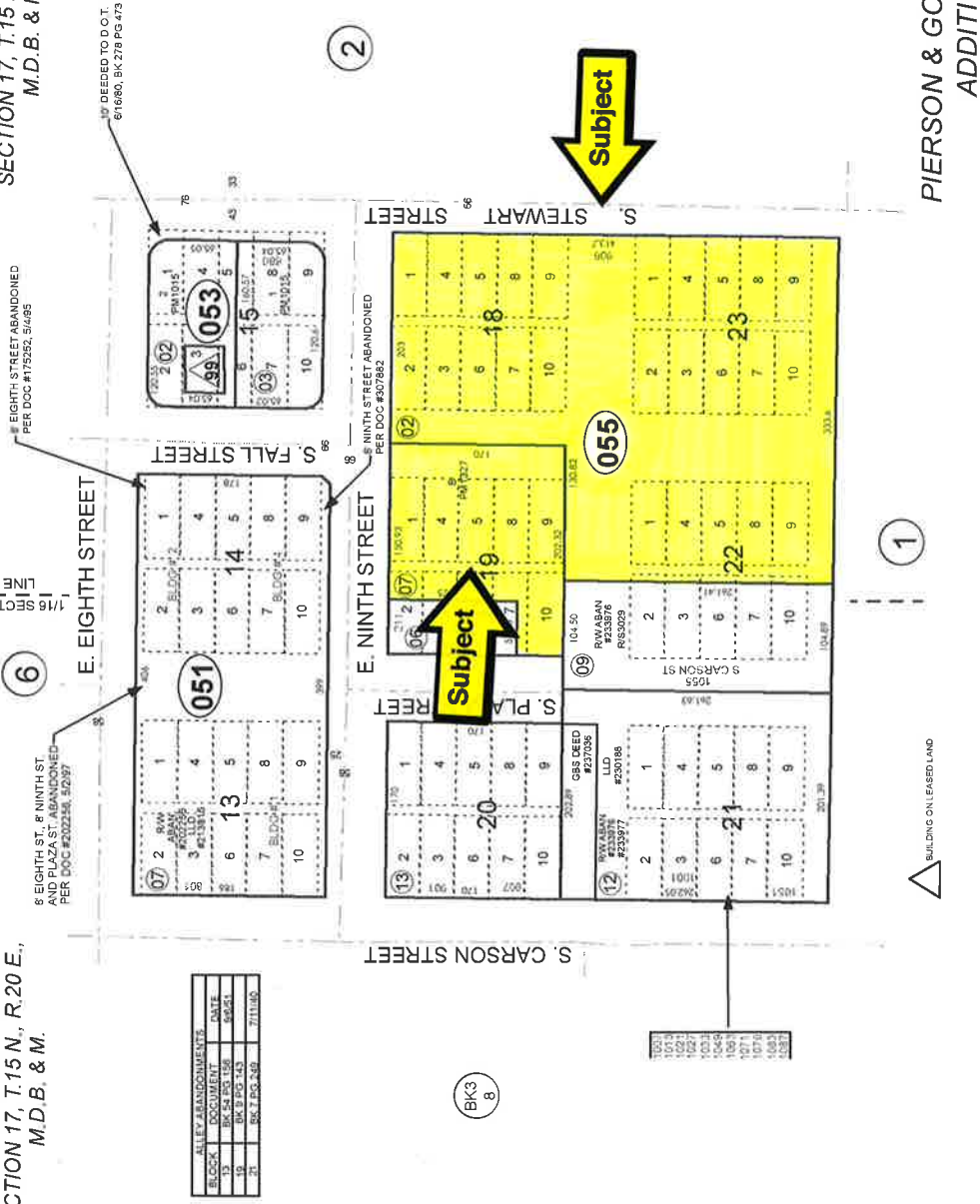
PARCEL NUMBER	LAND/ AC	LAND / SF	ZONING	LIST PRICE	PRICE PER SQ FT	COMMENTS
<b>SUBJECT:</b>	2.80 ac.	121,988 sf	DTMU	\$1,650,000	\$23.10 / sf	Rapid market appreciation makes this sale somewhat stale 7,000 Annual Average Daily Traffic (AADT)
	0.64 ac.	28,013 sf				
	1.64 ac.	149,981 sf				
Listing # 1	0.77 ac.	33,323 sf	GC	1,175,000	\$16.45 / sf	1250 E Williams St. / HWY 50 EAST 16,900 AADT
002-441-47	0.88 ac.	38,159 sf				
002-441-48	1.64 ac.	71,482 sf				
Listing # 2	2.00 ac.	87,120 sf	GC	1,515,000	\$14.99 / sf	4440 HWY 50 EAST / 4490 HWY 50 EAST Most distant from the subject 23,300 AADT
008-281-11	0.32 ac.	13,939 sf				
008-281-97	2.32 ac.	101,059 sf				
Listing # 3	4.15 ac.	180,643 sf	GC	2,250,000	\$12.45 / sf	COLLEGE PKWY & SHERMAN LANE 9,250 AADT
008-291-08	0.49 ac.	21,344 sf				
Listing # 4						
008-302-38				256,132	\$12.00 / sf	Shopping Center pad site with restriction on use AIRPORT RD - 4,650 AADT

**Comments:** Listing # 3 is the most equivalent to the subject because of size and traffic exposure.  
 All listings support a value at or above the current total taxable value.

**Assessors Recommendation:** The Assessors office recommends retaining the current taxable values for parcels 004-055-02 and 004-055-07.

PORTION SE1/4 SW1/4  
SECTION 17, T.15 N., R.20 E.,  
M.D.B. & M.

PORTION SW1/4 SW1/4  
SECTION 17, T.15 N., R.20 E.,  
M.D.B. & M.



ALLEY ABANDONMENTS	BLOCK	DOCUMENT #	DATE
13	BK 54 PG 1556	68241	
19	BK 9 PG 143		
21	BK 7 PG 439	711160	

10011	10211	10311	10411
10212	10312	10412	10512
10213	10313	10413	10513
10214	10314	10414	10514
10215	10315	10415	10515

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NOTE  
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DUE TO DISCREPANCIES BETWEEN LOT LINES.

SCALE: 1"=150'

Revised: 02/14/2022

PIERSON & GOODRIDGE  
ADDITION

PORTION SE 1/4 SECTION 8 & SW 1/4 SECTION 9 & NE 1/4 SECTION 17 T. 15 N., R. 20 E., M.D.B. & M.

APN #	ADDRESSES
002-443-00	4438 MOULLY DR
002-443-01	4436 MOULLY DR
002-443-02	1810 MOULLY DR
002-443-03	1808 MOULLY DR
002-443-04	1806 MOULLY DR
002-443-05	1804 MOULLY DR
002-443-06	1802 MOULLY DR
002-443-07	1800 MOULLY DR
002-443-08	1798 MOULLY DR
002-443-09	1796 MOULLY DR
002-443-10	1794 MOULLY DR
002-443-11	1792 MOULLY DR
002-443-12	1790 MOULLY DR
002-443-13	1788 MOULLY DR
002-443-14	1786 MOULLY DR
002-443-15	1784 MOULLY DR
002-443-16	1782 MOULLY DR
002-443-17	1780 MOULLY DR
002-443-18	1778 MOULLY DR
002-443-19	1776 MOULLY DR
002-443-20	1774 MOULLY DR
002-443-21	1772 MOULLY DR
002-443-22	1770 MOULLY DR
002-443-23	1768 MOULLY DR
002-443-24	1766 MOULLY DR
002-443-25	1764 MOULLY DR
002-443-26	1762 MOULLY DR
002-443-27	1760 MOULLY DR
002-443-28	1758 MOULLY DR
002-443-29	1756 MOULLY DR
002-443-30	1754 MOULLY DR
002-443-31	1752 MOULLY DR
002-443-32	1750 MOULLY DR
002-443-33	1748 MOULLY DR
002-443-34	1746 MOULLY DR
002-443-35	1744 MOULLY DR
002-443-36	1742 MOULLY DR
002-443-37	1740 MOULLY DR
002-443-38	1738 MOULLY DR
002-443-39	1736 MOULLY DR
002-443-40	1734 MOULLY DR
002-443-41	1732 MOULLY DR
002-443-42	1730 MOULLY DR
002-443-43	1728 MOULLY DR
002-443-44	1726 MOULLY DR
002-443-45	1724 MOULLY DR
002-443-46	1722 MOULLY DR
002-443-47	1720 MOULLY DR
002-443-48	1718 MOULLY DR
002-443-49	1716 MOULLY DR
002-443-50	1714 MOULLY DR
002-443-51	1712 MOULLY DR
002-443-52	1710 MOULLY DR
002-443-53	1708 MOULLY DR
002-443-54	1706 MOULLY DR
002-443-55	1704 MOULLY DR
002-443-56	1702 MOULLY DR
002-443-57	1700 MOULLY DR
002-443-58	1698 MOULLY DR
002-443-59	1696 MOULLY DR
002-443-60	1694 MOULLY DR
002-443-61	1692 MOULLY DR
002-443-62	1690 MOULLY DR
002-443-63	1688 MOULLY DR
002-443-64	1686 MOULLY DR
002-443-65	1684 MOULLY DR
002-443-66	1682 MOULLY DR
002-443-67	1680 MOULLY DR
002-443-68	1678 MOULLY DR
002-443-69	1676 MOULLY DR
002-443-70	1674 MOULLY DR
002-443-71	1672 MOULLY DR
002-443-72	1670 MOULLY DR
002-443-73	1668 MOULLY DR
002-443-74	1666 MOULLY DR
002-443-75	1664 MOULLY DR
002-443-76	1662 MOULLY DR
002-443-77	1660 MOULLY DR
002-443-78	1658 MOULLY DR
002-443-79	1656 MOULLY DR
002-443-80	1654 MOULLY DR
002-443-81	1652 MOULLY DR
002-443-82	1650 MOULLY DR
002-443-83	1648 MOULLY DR
002-443-84	1646 MOULLY DR
002-443-85	1644 MOULLY DR
002-443-86	1642 MOULLY DR
002-443-87	1640 MOULLY DR
002-443-88	1638 MOULLY DR
002-443-89	1636 MOULLY DR
002-443-90	1634 MOULLY DR
002-443-91	1632 MOULLY DR
002-443-92	1630 MOULLY DR
002-443-93	1628 MOULLY DR
002-443-94	1626 MOULLY DR
002-443-95	1624 MOULLY DR
002-443-96	1622 MOULLY DR
002-443-97	1620 MOULLY DR
002-443-98	1618 MOULLY DR
002-443-99	1616 MOULLY DR
002-443-100	1614 MOULLY DR

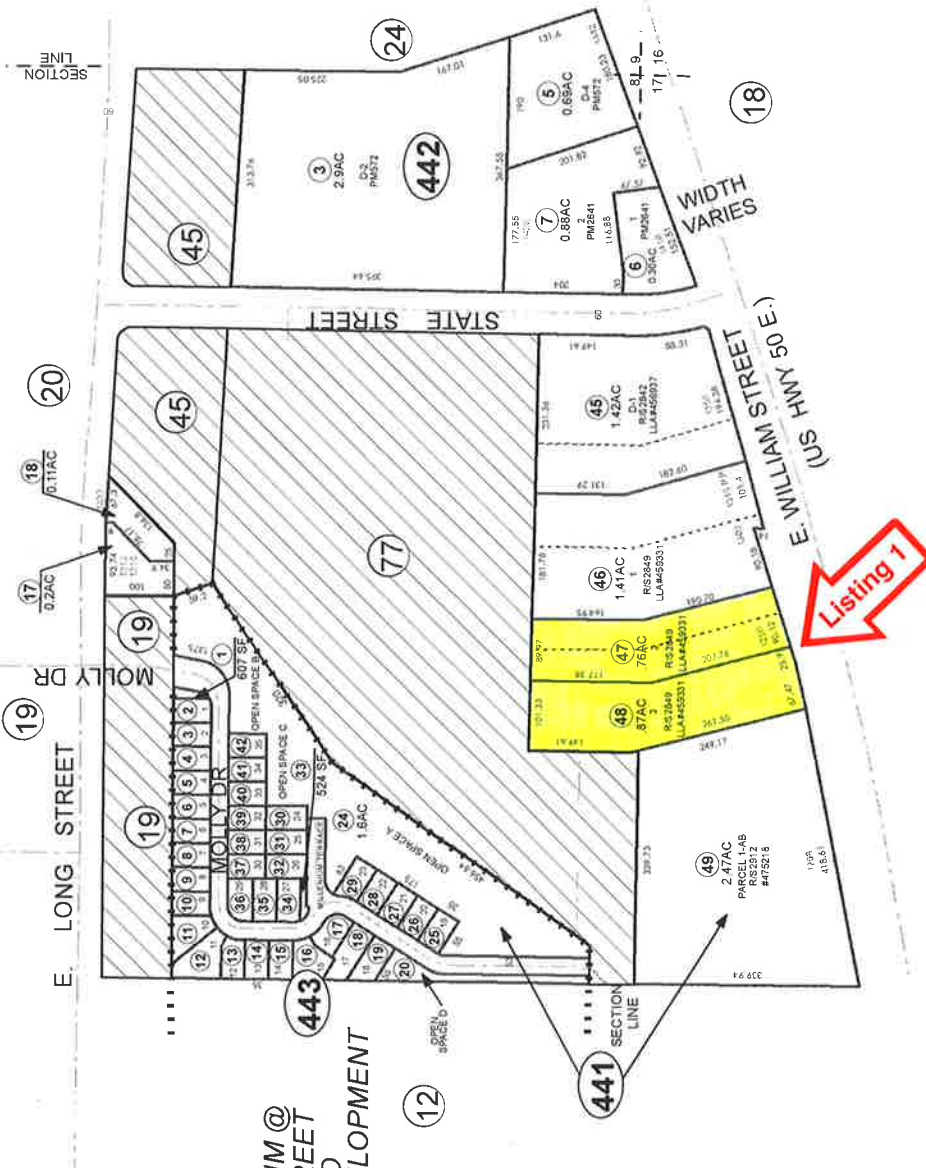
MILLENNIUM @ STATE STREET A PLANNED UNIT DEVELOPMENT

RECORDED 8/21/01 PG 2419

APN #	ADDRESSES
002-441-24	1377 ELEG
002-441-25	1375 MOULLY DR
002-441-26	1373 MOULLY DR
002-441-27	1371 MOULLY DR
002-441-28	1369 MOULLY DR
002-441-29	1367 MOULLY DR
002-441-30	1365 MOULLY DR
002-441-31	1363 MOULLY DR
002-441-32	1361 MOULLY DR
002-441-33	1359 MOULLY DR
002-441-34	1357 MOULLY DR
002-441-35	1355 MOULLY DR
002-441-36	1353 MOULLY DR
002-441-37	1351 MOULLY DR
002-441-38	1349 MOULLY DR
002-441-39	1347 MOULLY DR
002-441-40	1345 MOULLY DR
002-441-41	1343 MOULLY DR
002-441-42	1341 MOULLY DR
002-441-43	1339 MOULLY DR
002-441-44	1337 MOULLY DR
002-441-45	1335 MOULLY DR
002-441-46	1333 MOULLY DR
002-441-47	1331 MOULLY DR
002-441-48	1329 MOULLY DR
002-441-49	1327 MOULLY DR

APN #	AREA
2-442-24	1.59 AC
2-442-25	1.59 AC
2-442-26	1.59 AC
2-442-27	1.59 AC
2-442-28	1.59 AC
2-442-29	1.59 AC
2-442-30	1.59 AC
2-442-31	1.59 AC
2-442-32	1.59 AC
2-442-33	1.59 AC
2-442-34	1.59 AC
2-442-35	1.59 AC
2-442-36	1.59 AC
2-442-37	1.59 AC
2-442-38	1.59 AC
2-442-39	1.59 AC
2-442-40	1.59 AC
2-442-41	1.59 AC
2-442-42	1.59 AC

APN #	AREA
2-443-01	607 SQ FT
2-443-02	1,916 SQ FT
2-443-03	1,925 SQ FT
2-443-04	1,925 SQ FT
2-443-05	1,925 SQ FT
2-443-06	1,925 SQ FT
2-443-07	1,925 SQ FT
2-443-08	1,925 SQ FT
2-443-09	1,925 SQ FT
2-443-10	1,925 SQ FT
2-443-11	1,925 SQ FT
2-443-12	1,925 SQ FT
2-443-13	1,925 SQ FT
2-443-14	1,925 SQ FT
2-443-15	1,925 SQ FT
2-443-16	1,925 SQ FT
2-443-17	1,925 SQ FT
2-443-18	1,925 SQ FT
2-443-19	1,925 SQ FT
2-443-20	1,925 SQ FT
2-443-21	1,925 SQ FT
2-443-22	1,925 SQ FT
2-443-23	1,925 SQ FT
2-443-24	1,925 SQ FT
2-443-25	1,925 SQ FT
2-443-26	1,925 SQ FT
2-443-27	1,925 SQ FT
2-443-28	1,925 SQ FT
2-443-29	1,925 SQ FT
2-443-30	1,925 SQ FT
2-443-31	1,925 SQ FT
2-443-32	1,925 SQ FT
2-443-33	1,925 SQ FT
2-443-34	1,925 SQ FT
2-443-35	1,925 SQ FT
2-443-36	1,925 SQ FT
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2-443-43	1,925 SQ FT
2-443-44	1,925 SQ FT
2-443-45	1,925 SQ FT
2-443-46	1,925 SQ FT
2-443-47	1,925 SQ FT
2-443-48	1,925 SQ FT
2-443-49	1,925 SQ FT
2-443-50	1,925 SQ FT
2-443-51	1,925 SQ FT
2-443-52	1,925 SQ FT
2-443-53	1,925 SQ FT
2-443-54	1,925 SQ FT
2-443-55	1,925 SQ FT
2-443-56	1,925 SQ FT
2-443-57	1,925 SQ FT
2-443-58	1,925 SQ FT
2-443-59	1,925 SQ FT
2-443-60	1,925 SQ FT
2-443-61	1,925 SQ FT
2-443-62	1,925 SQ FT
2-443-63	1,925 SQ FT
2-443-64	1,925 SQ FT
2-443-65	1,925 SQ FT
2-443-66	1,925 SQ FT
2-443-67	1,925 SQ FT
2-443-68	1,925 SQ FT
2-443-69	1,925 SQ FT
2-443-70	1,925 SQ FT
2-443-71	1,925 SQ FT
2-443-72	1,925 SQ FT
2-443-73	1,925 SQ FT
2-443-74	1,925 SQ FT
2-443-75	1,925 SQ FT
2-443-76	1,925 SQ FT
2-443-77	1,925 SQ FT
2-443-78	1,925 SQ FT
2-443-79	1,925 SQ FT
2-443-80	1,925 SQ FT
2-443-81	1,925 SQ FT
2-443-82	1,925 SQ FT
2-443-83	1,925 SQ FT
2-443-84	1,925 SQ FT
2-443-85	1,925 SQ FT
2-443-86	1,925 SQ FT
2-443-87	1,925 SQ FT
2-443-88	1,925 SQ FT
2-443-89	1,925 SQ FT
2-443-90	1,925 SQ FT
2-443-91	1,925 SQ FT
2-443-92	1,925 SQ FT
2-443-93	1,925 SQ FT
2-443-94	1,925 SQ FT
2-443-95	1,925 SQ FT
2-443-96	1,925 SQ FT
2-443-97	1,925 SQ FT
2-443-98	1,925 SQ FT
2-443-99	1,925 SQ FT
2-443-100	1,925 SQ FT



SCALE: 1" = 240'

CARSON CITY, NEVADA. THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE: WWW.CARSONCITYORIGINE.COM

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Revised: 02/14/2022



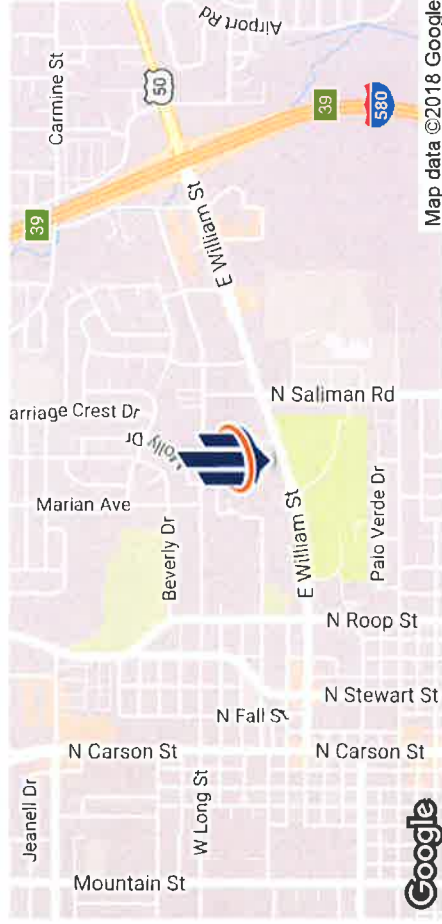
## MILLS PARK LAND

1250 EAST WILLIAMS STREET  
CARSON CITY, NV 89701

**Jack Brower, CCIM**  
Senior Advisor  
775.883.3936 x104  
[browerj@svn.com](mailto:browerj@svn.com)



# Property Summary



## OFFERING SUMMARY

Sale Price: \$1,175,000

Lot Size: 1.65 Acres

Zoning: GC

Market: Northern Nevada

Submarket: Carson City

Price / SF: \$16.35

## PROPERTY HIGHLIGHTS

- Good Traffic Counts on Williams Street
- Common Access Easements to State Street
- 90+/- Feet each parcel of Williams Street Frontage
- General Commercial Zoning (GC)

# Location Description



## PROPERTY OVERVIEW

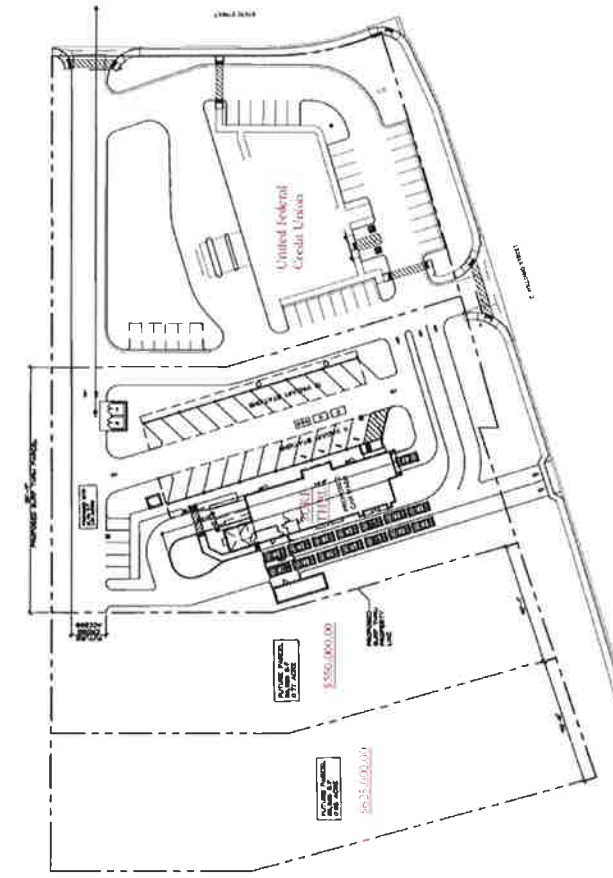
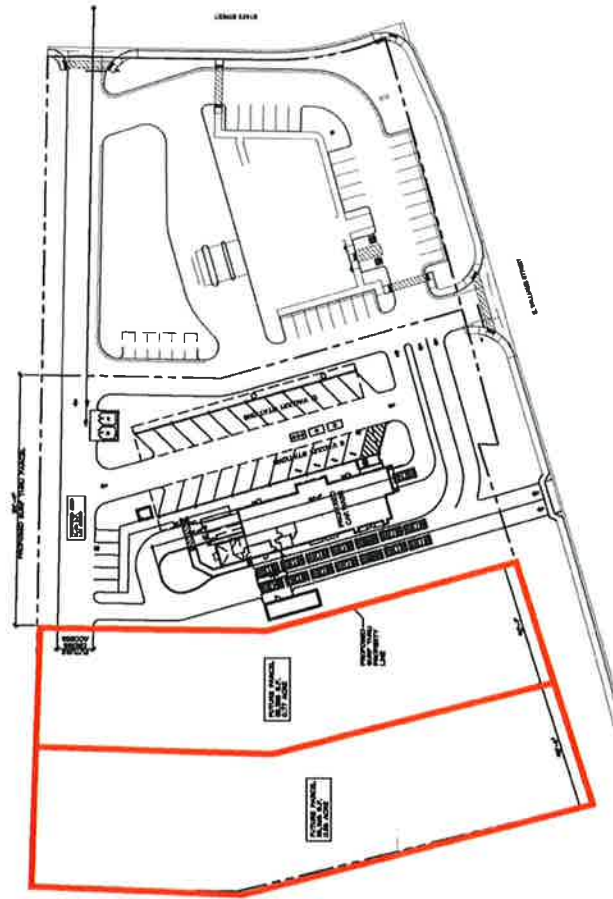
1.65 Acres available, two parcels. .88 Acre parcel (\$625,000) & .77 Acre parcel (\$550,000) Lot line adjustments are possible to get a size needed. The Property is mostly level with Highway 50 East frontage. Located on US Highway 50 East in the heart of Carson City directly across the street from Mills Park where several times a year community activities take place. The site is halfway between Carson Street & the newly constructed freeway by-pass I-580 with traffic counts of approximately 25,000 cars per day. Corner parcel just sold to United Federal Credit Union to be completed 2Q 2016 & Surf-thru Car Wash 3Q 2016. Common easements to State Street for all parcels. Other businesses in the area include Walgreen's, Starbucks, Kinkos, U-Haul and Wells Fargo Bank. The Carson City High School with over 2,500 students is located 1/4 mile away on Saliman Road.

## LOCATION OVERVIEW

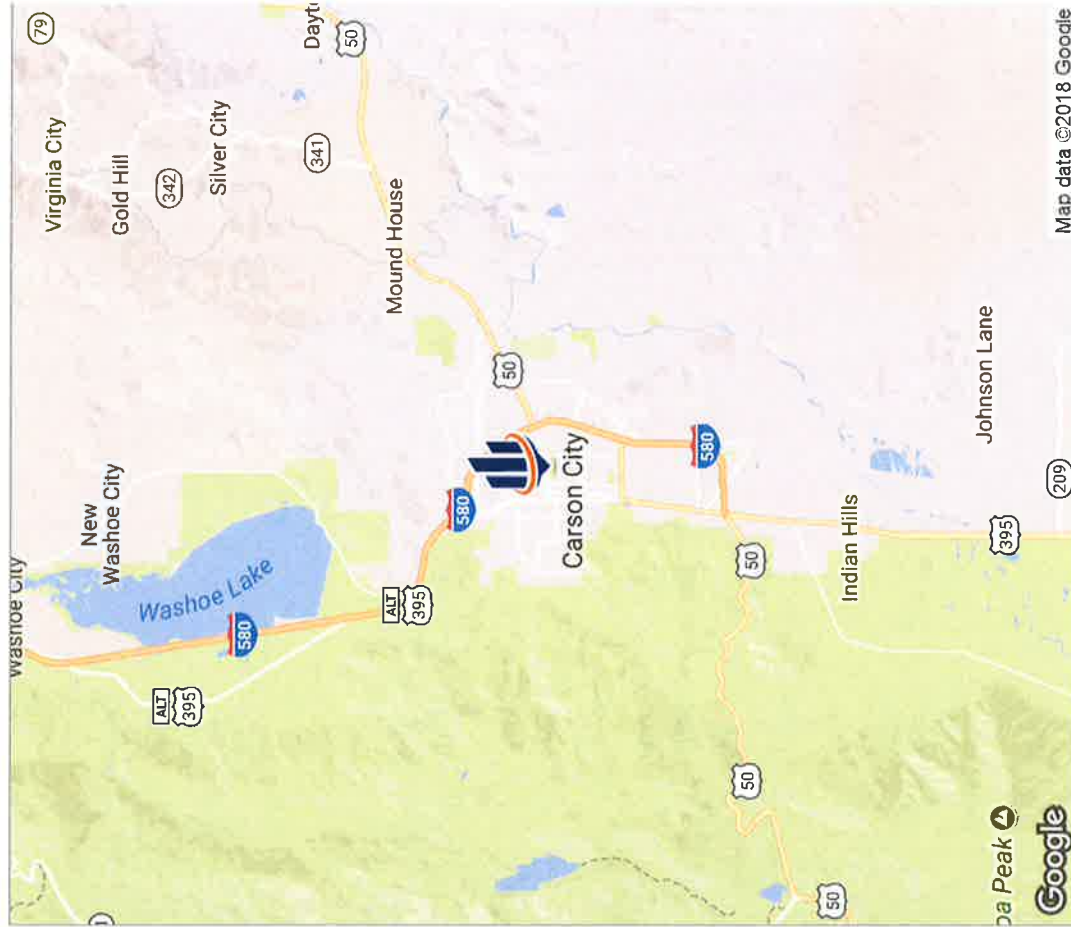
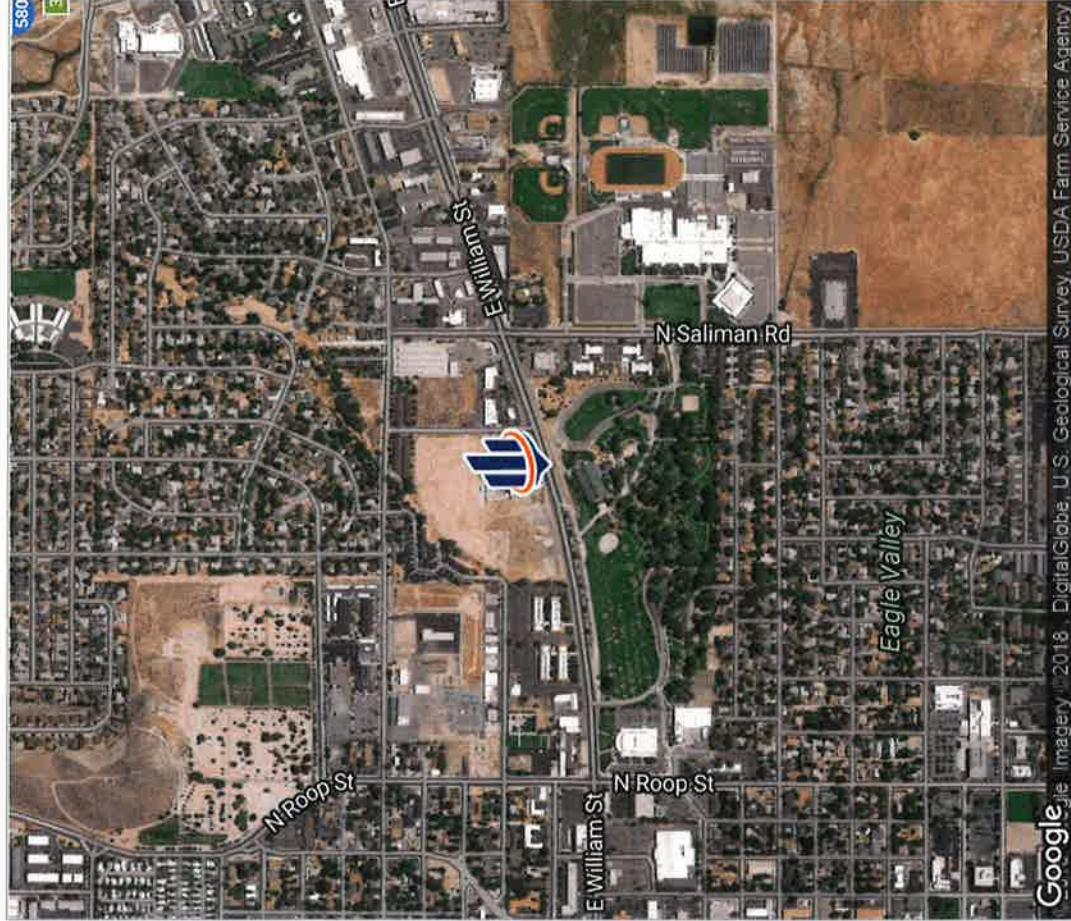
Located on US Highway 50 East in the heart of Carson City directly across the street from Mills Park where several times a year community activities take place. The site is halfway between Carson Street & the newly constructed freeway by-pass I-580 with traffic counts of approximately 25,000 cars per day. Other businesses in the area include Walgreen's, Starbucks, Kinkos, U-Haul and Wells Fargo Bank. The Carson City High School with over 2,500 students is located 1/4 mile away on Saliman Road.



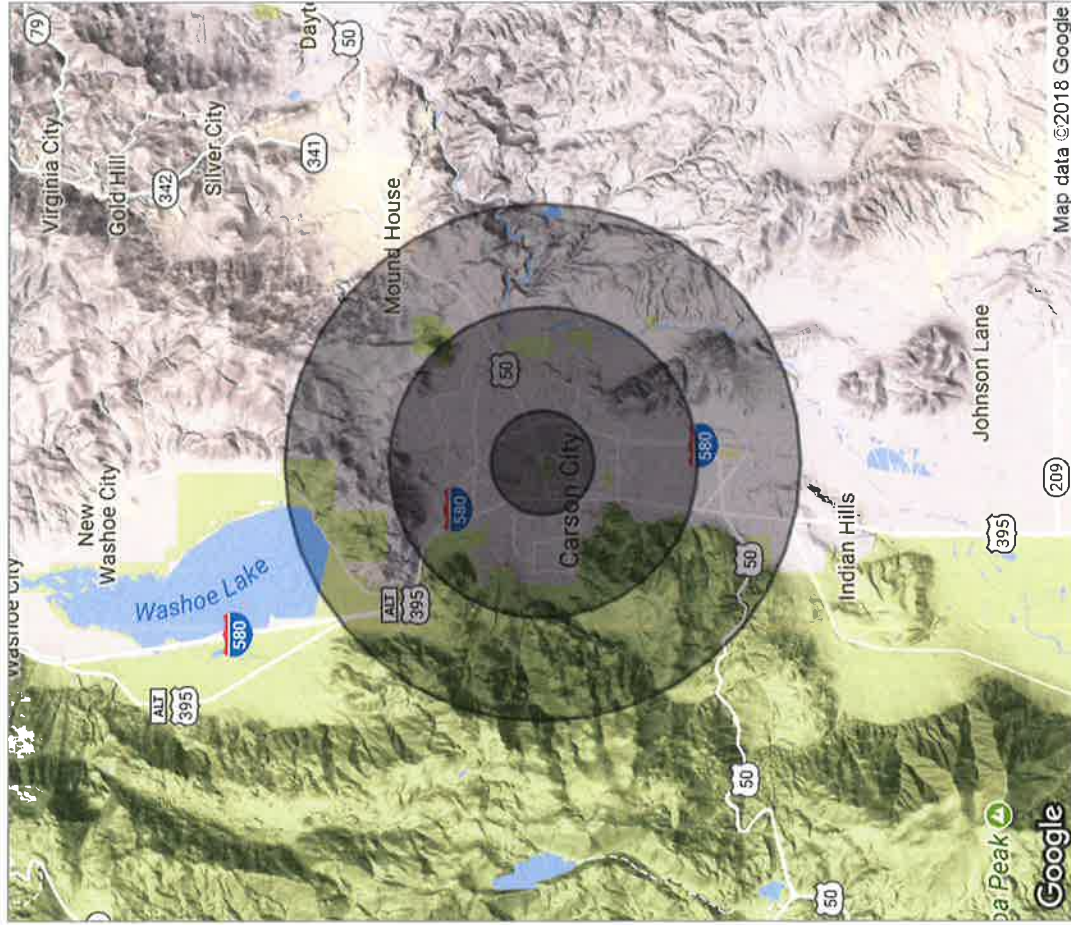
# Site Plan



# Location Maps



# Demographics Map



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total population	11,010	52,861	63,352
Median age	38.7	40.7	41.2
Median age (male)	35.3	39.2	39.7
Median age (Female)	41.8	41.6	42.2
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	4,505	20,765	24,753
# of persons per HH	2.4	2.5	2.6
Average HH income	\$53,513	\$58,861	\$62,074
Average house value	\$249,421	\$267,782	\$297,743

\* Demographic data derived from 2010 US Census

# Advisor Bio & Contact

## JACK BROWER, CCIM

Senior Advisor



311 N. Carson St.  
Carson City, NV 89701  
T 775.883.3936 x104  
C 775.721.7023  
browerj@svn.com  
NV #B/S.0041614.LLC

## PROFESSIONAL BACKGROUND

Jack Brower, CCIM, serves as a senior advisor for SVN in Northern Nevada, focusing on the sale of investment industrial, office, and retail properties in the Northern Nevada market. Having been a Broker/Salesman since 1998, Brower is a multiple time recipient of SYN Achiever's Award.

Prior to joining SVN in 2003, Brower served as a senior associate for Gold Dust Commercial Associates in Carson City. Brower began his commercial real estate career after being an owner and operating partner of a Sizzler franchise with three restaurants and prior to that, a Sous Chef for Hyatt Hotels.

Brower's extensive business experience includes industrial, office and retail transactions, representing buyers and sellers of investment properties or owner/users of property. He also represents landlords and tenants securing real estate leases. Additional experience includes: apartments, mobile home parks and self storage facilities. With diverse commercial real estate experience, he has developed an expertise in local, national and investor-oriented transactions.

Brower has been instrumental in several key transactions, including a 65,000-square-foot former building supply building in Carson City. This building, after having been at the top of Carson City's list for economic development of 'dark' big box buildings, was transformed into a \$40 million project known as Casino Fandango. Since then Brower has worked with such clients as: \*Wells Fargo \*US Bank \*Zion's Bank \*American Wick Drain \*RTP Manufacturing \*Complete Millworks \*Click Bond \*Wells/Bloomfield Manufacturing \*Mallory Ignition \*Cinderlite Trucking \*WalMart \*Foster Machining \*Wallis Steel \*MC-21 \*Universal Analyzers \*Fortifiber Corporation \*Oakley Sunglasses \*CVS \*Bodine's Casino \*Bully's Sports Bar & Grill \* Chili's \*Del Taco \*Outback Steakhouse

## EDUCATION

Associate's Degree in culinary arts from Joliet College in Joliet, IL.  
Graduate of Sizzler University

## MEMBERSHIPS & AFFILIATIONS

CCIM (Certified Commercial Investment Member) designee  
NNDAA (Northern Nevada Development Authority)  
NBC (Nevada Business Connections)

PORTION N 1/2 NE1/4 SECTION 10, T.15 N., R.20 E., M.D.B. & M.



AREA	NO. PARCELS	ACRES	DATE
1	10	1.23	1/15/20
2	10	1.23	1/15/20
3	10	1.23	1/15/20
4	10	1.23	1/15/20
5	10	1.23	1/15/20
6	10	1.23	1/15/20
7	10	1.23	1/15/20
8	10	1.23	1/15/20
9	10	1.23	1/15/20
10	10	1.23	1/15/20



SCALE: 1" = 320'

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PARCELS 008-283-01.02 & 008-294-01 & 008-371-01 ARE NOW 008-283-04 PER LLD #506646  
 ASSIGNED ADDRESS TO PARCEL 008-291-04 ON 08/26/2020

NOTE  
 SOME PARCELS DELINEATED HEREON MAY NOT  
 BE PRESENT IN THE SIZE, SHAPE OR LOCATION  
 DUE TO DISCREPANCIES BETWEEN LOT LINES  
 Revised: 02/14/2022

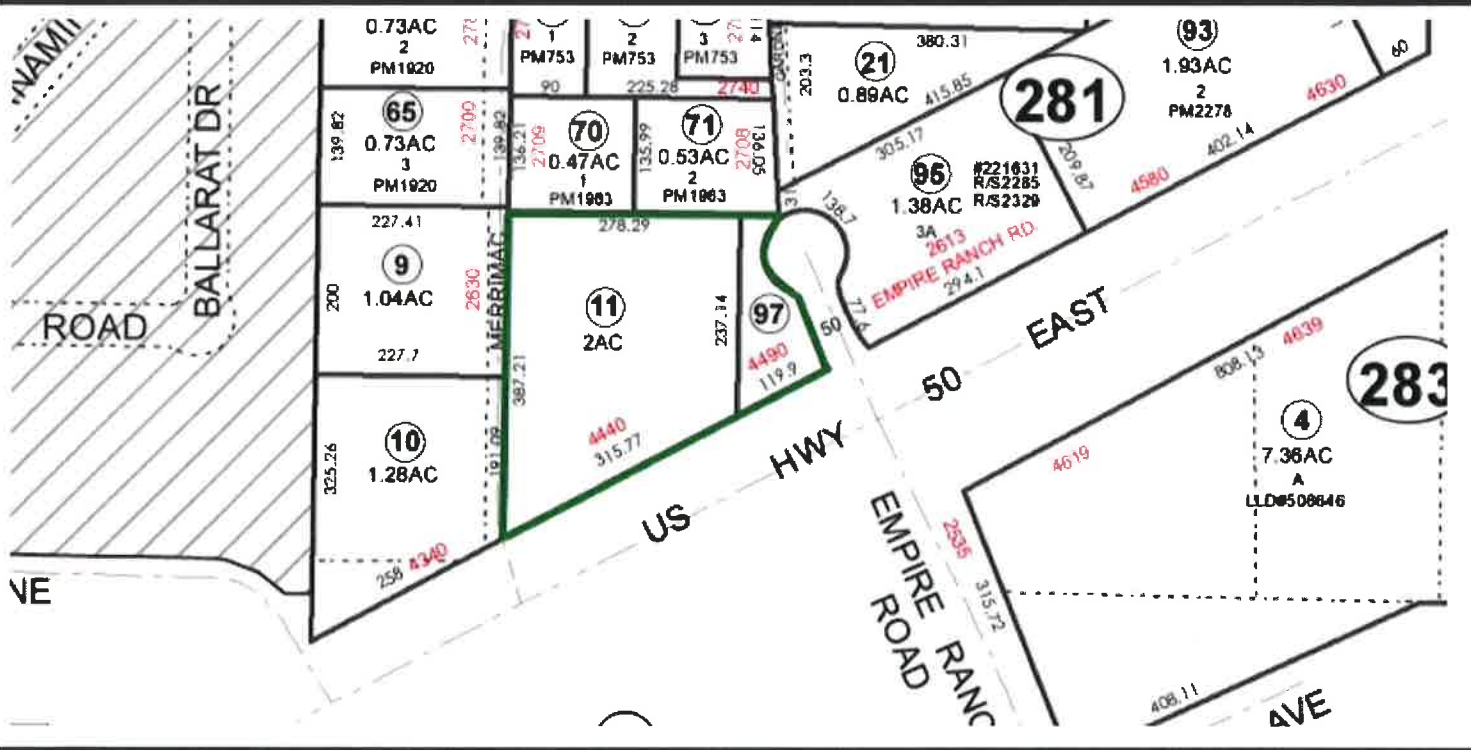


John Uhart  
7758841896



## 4440-4490 Highway 50 East

2.32 Acres of Commercial Land Offered at \$1,515,000 in Carson City, NV



### INVESTMENT HIGHLIGHTS

- Zoned General Commercial
- Bill Board Income, Truck sales lot and Residential house
- House on well
- Over 400' of HWY Frontage
- All utilities available to lots
- Two (2) Ingress/egress access points (Hwy 50 & Empire Ranch Road)

## PROPERTY FACTS

Price	\$1,515,000	Property Type	Land
Sale Type	Investment	Property Subtype	Commercial
No. Lots	1	Total Lot Size	2.32 AC

## 1 LOT AVAILABLE

Lot

Price	\$1,515,000	Lot Size	2.32 AC
Price Per AC	\$653,017		

Zoned General Commercial. Over 400' of HWY Frontage. Bill Board Income, Truck sales lot and Residential house. All utilities available to lots. House on well. Two (2) Ingress/egress access points (Hwy 50 & Empire Ranch Road).

## DESCRIPTION

Two (2) parcels of Land for Sale

## TRANSPORTATION

 AIRPORT

Reno-Tahoe International Airport	53 min drive	32.6 mi
----------------------------------	--------------	---------

## PROPERTY TAXES

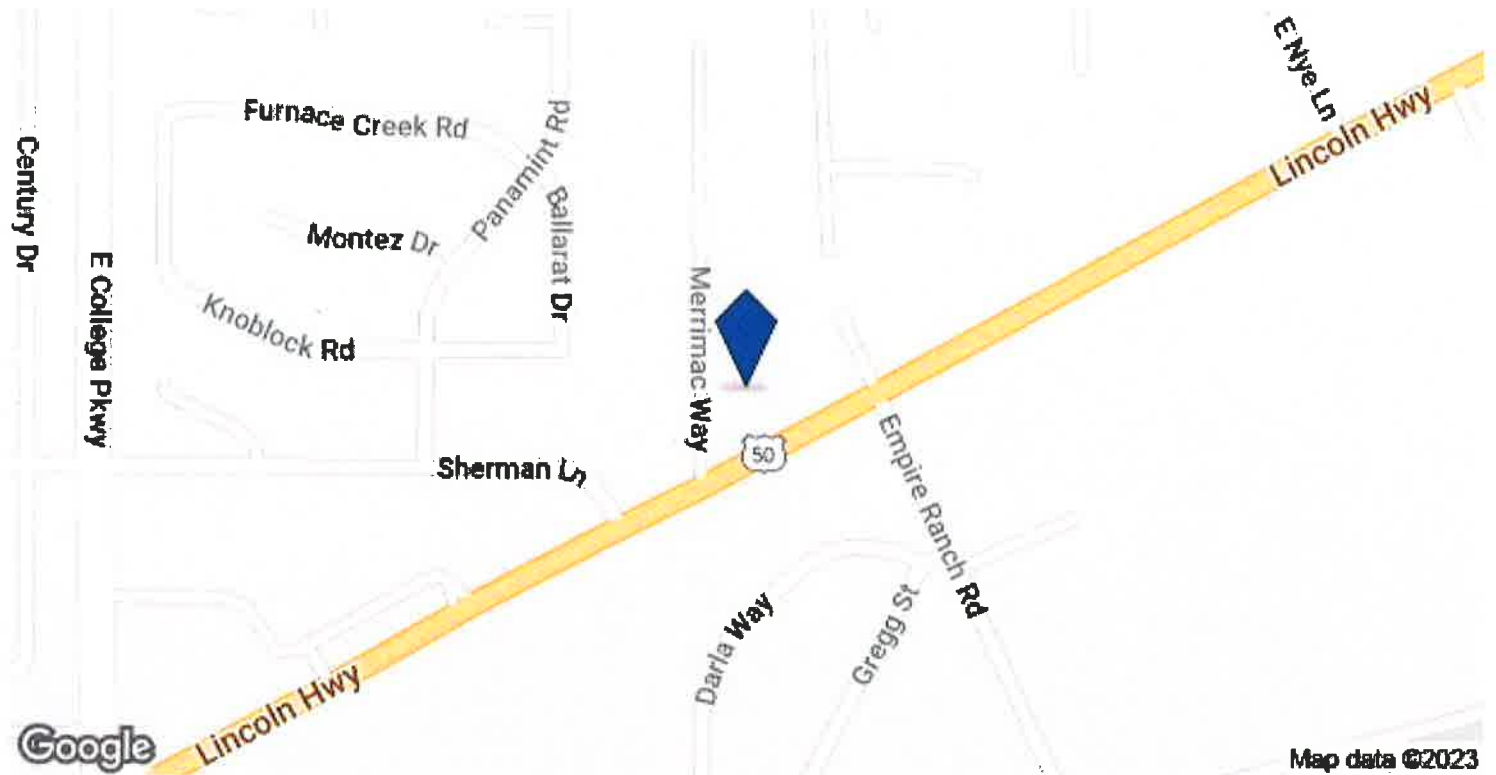
Parcel Number  
008-281-97  
Land Assessment  
\$18,200  
Improvements Assessment  
\$13,953  
Total Assessment  
\$32,153

## ZONING

Zoning Code

GC

## MAP OF 4440-4490 HIGHWAY 50 EAST CARSON CITY, NV 89706



Listing ID: 26815594

Date Created: 10/10/2022

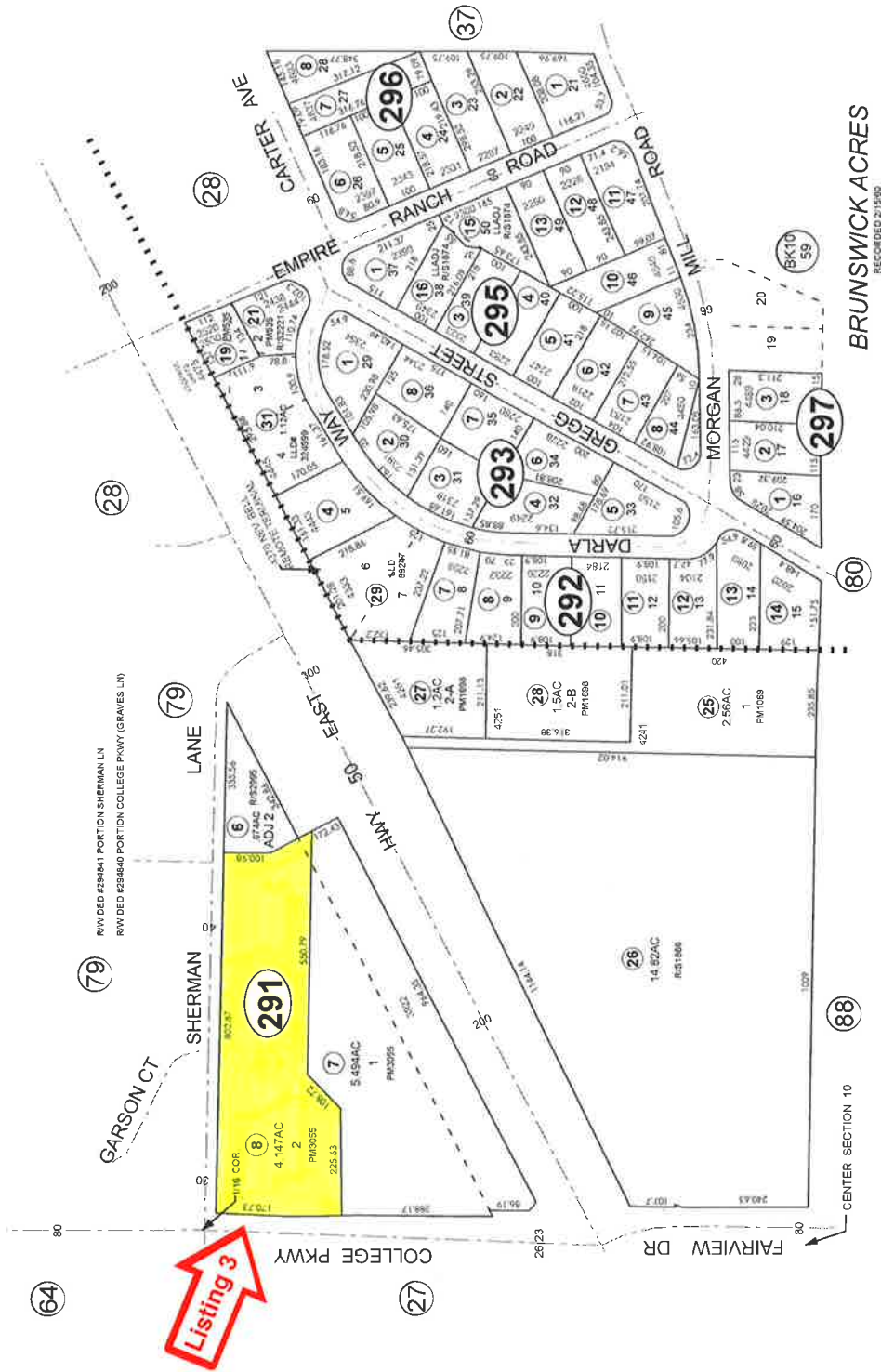
Last Updated: 1/25/2023

Address: 4440-4490 Highway 50 East, Carson City, NV

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.



PORTION S1/2 NE 1/4 SECTION 10, T.15 N., R.20 E., M.D.B. & M.



SCALE: 1"=320'

NOTE  
SOME PARCELS DELINEATED HEREON MAY NOT  
CORRESPOND EXACTLY TO THE ACTUAL SIZE, SHAPE, OR LOCATION  
DUE TO DISCREPANCIES BETWEEN LOT LINES.

Revised: 10/05/2022

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PARCEL 008-291-05 IS NOW 008-291-07 & 008-291-08 PER PM #3055 DOC #554959 9/19/2022



## College Pkwy & Sherman Lane

Carson City, Nevada 89701

### Property Highlights

- Zoned General Commercial
- 4.14 acres at \$12.50 /SF
- Special use permit in place:
  - 115 10x25 storage units
  - 98 outside RV parking spots
- Great visibility to Highway 50
- Shared access with Maverick gas station off College Parkway

### Property Overview

This 4.14 AC parcel is located on E. College Pkwy & has excellent visibility to Hwy 50. The parcel is level, usable ground. Entitlements are in place for 115 10x25 storage units in addition to 98 outside RV spots. The shared access with the Maverick gas station on College Pkwy creates the opportunity for many other commercial uses.

### Offering Summary

Sale Price:	\$2,250,000
Lot Size:	4.14 Acres

### Demographics

	0.5 Miles	1 Mile	1.5 Miles
Total Households	771	4,354	6,543
Total Population	2,085	10,520	15,775
Average HH Income	\$55,512	\$62,683	\$63,637

### For More Information

#### Rocky Joy

O: 775 297 4998

Rjoy@NALalliance.com | NV #BS.0144649

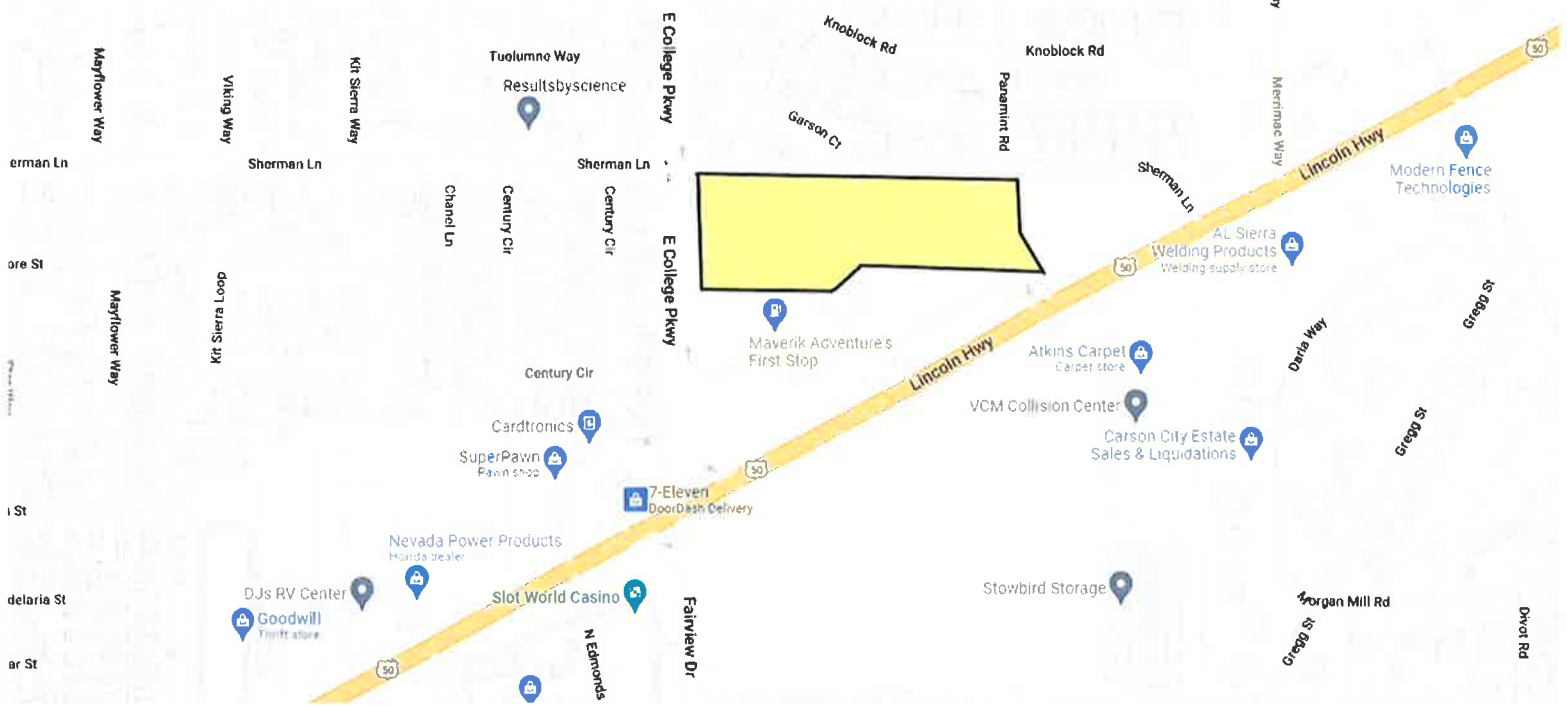
#### Bryan Upton

O: 775 741 4100

Buption@carsonbroker.com | NV #S.0196468

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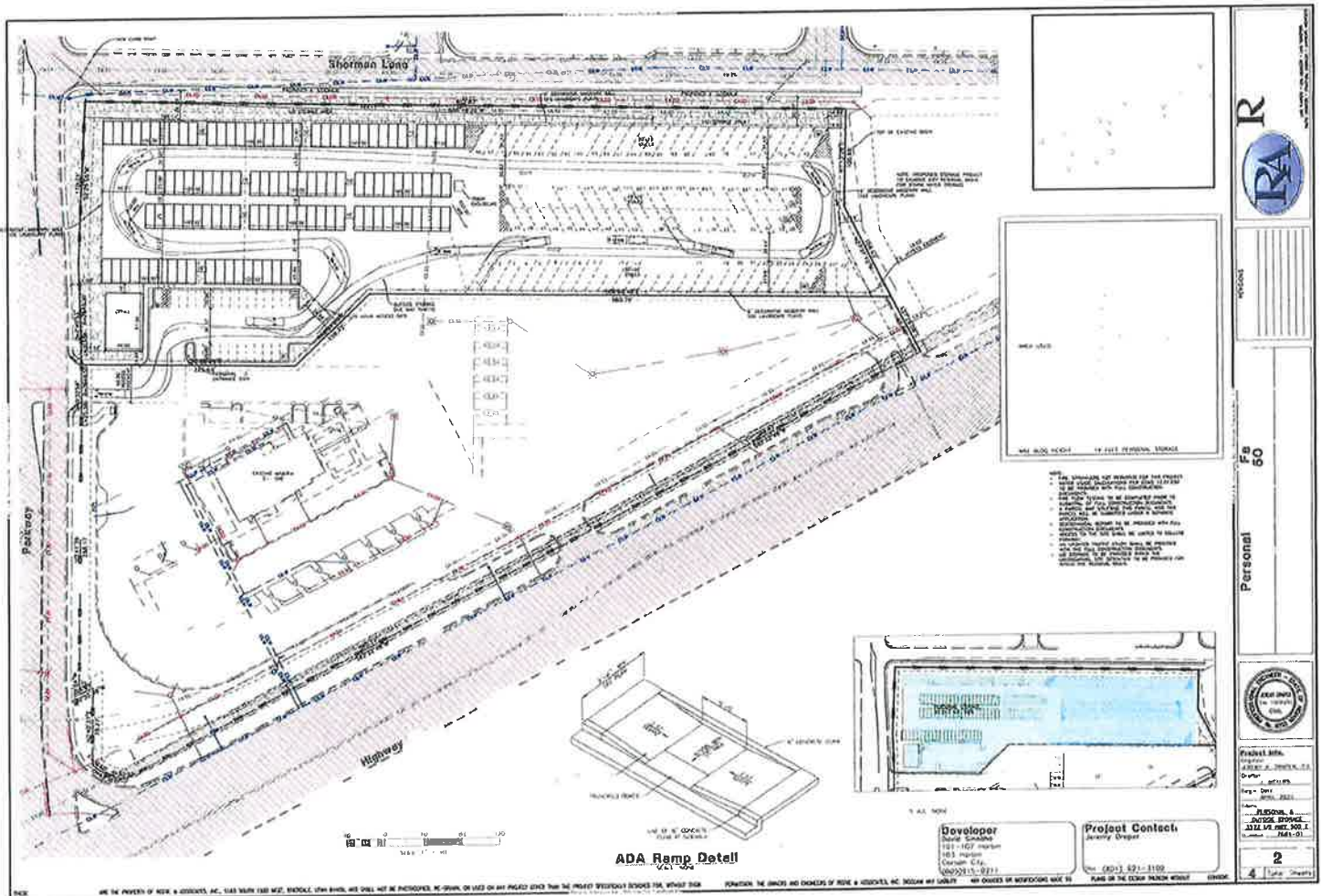
1000 N. Division Street, #202  
Carson City, NV 89703  
775 546 2894 tel  
[naialliance.com](http://naialliance.com)



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Carson City, NV 89703  
775 546 2894 tel  
[naialliance.com](http://naialliance.com)

## Design Plan For Mini/RV Storage Project

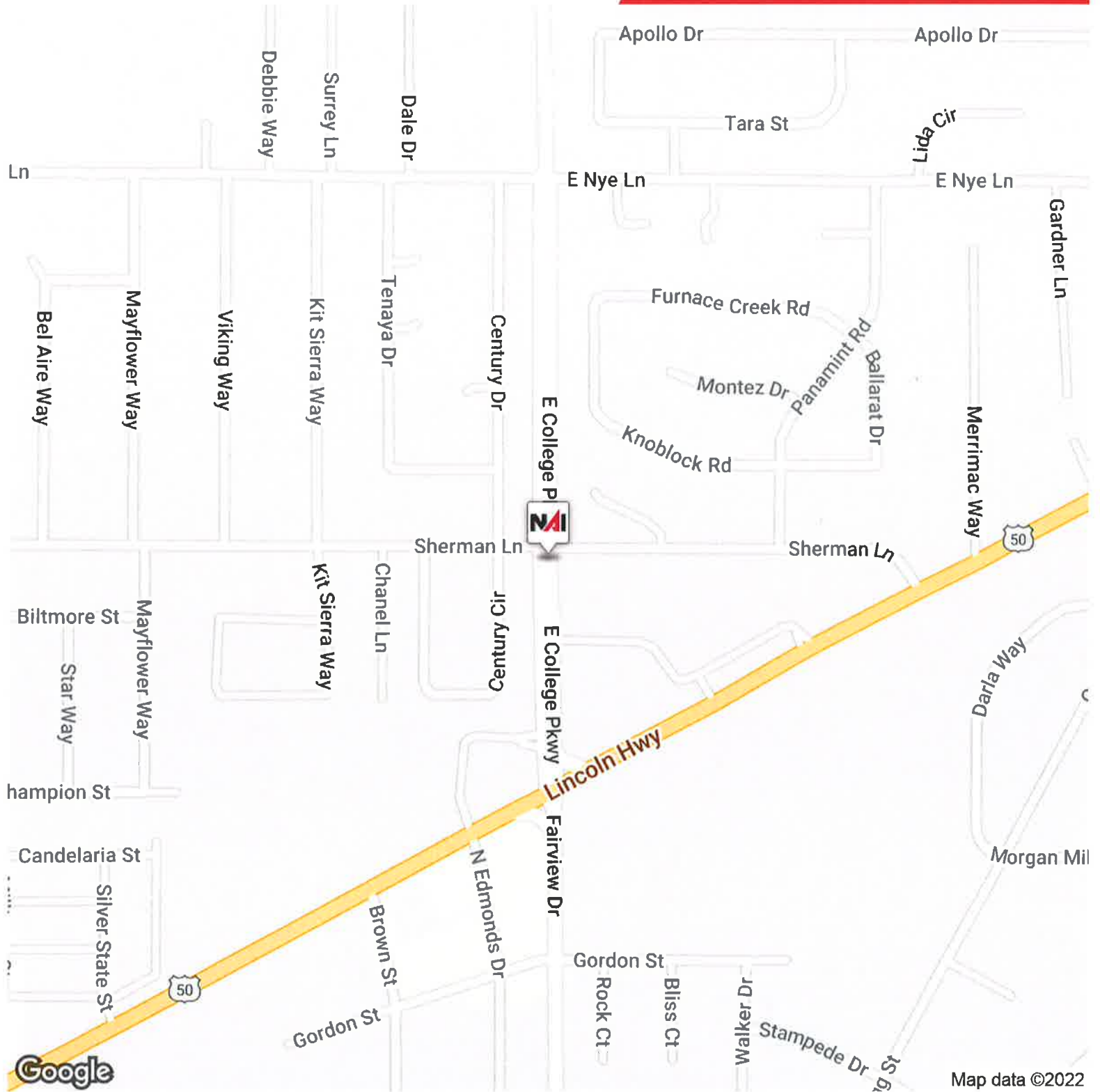


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For Sale

4.14 Acres | \$2,250,000

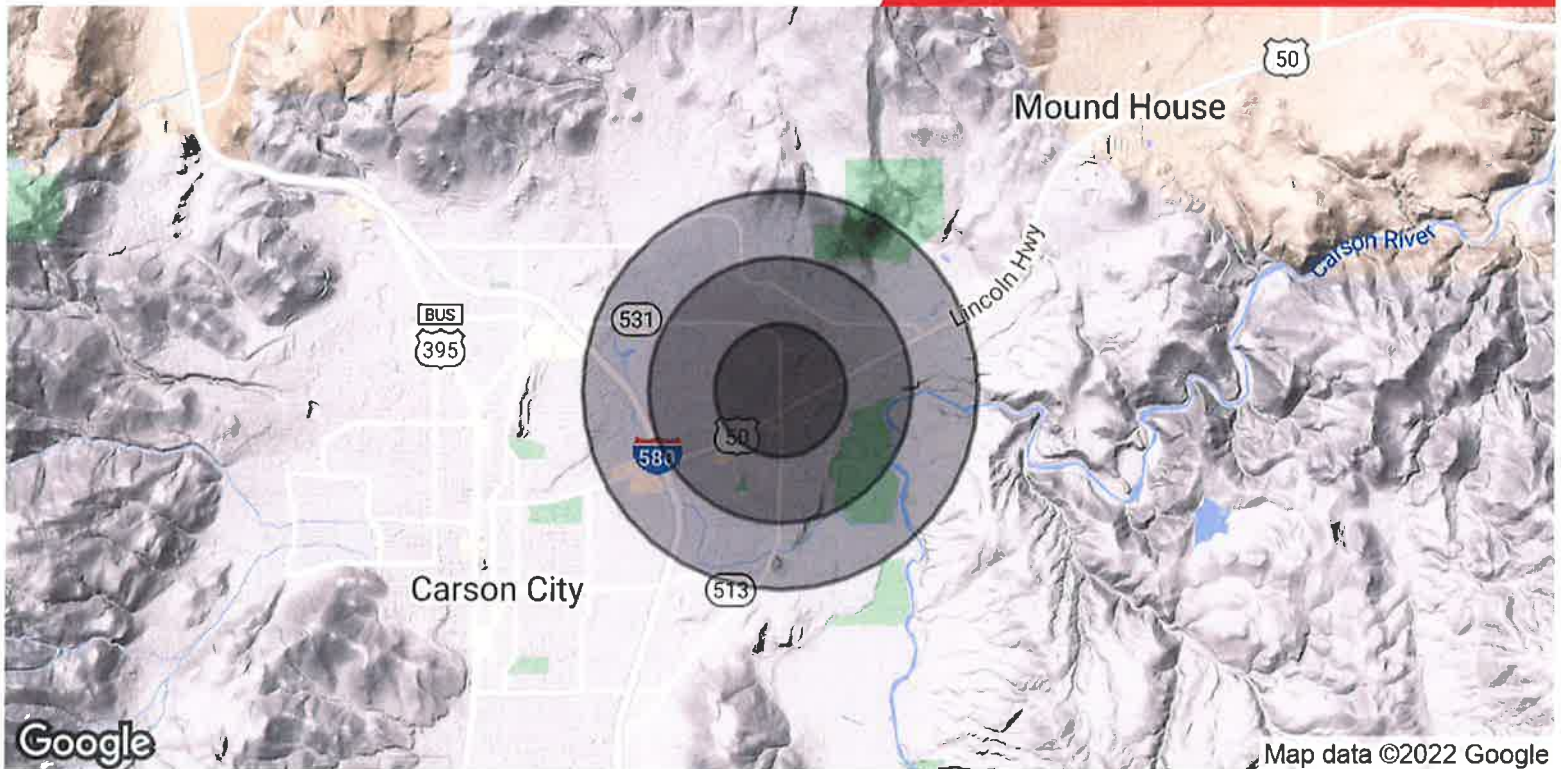


Google

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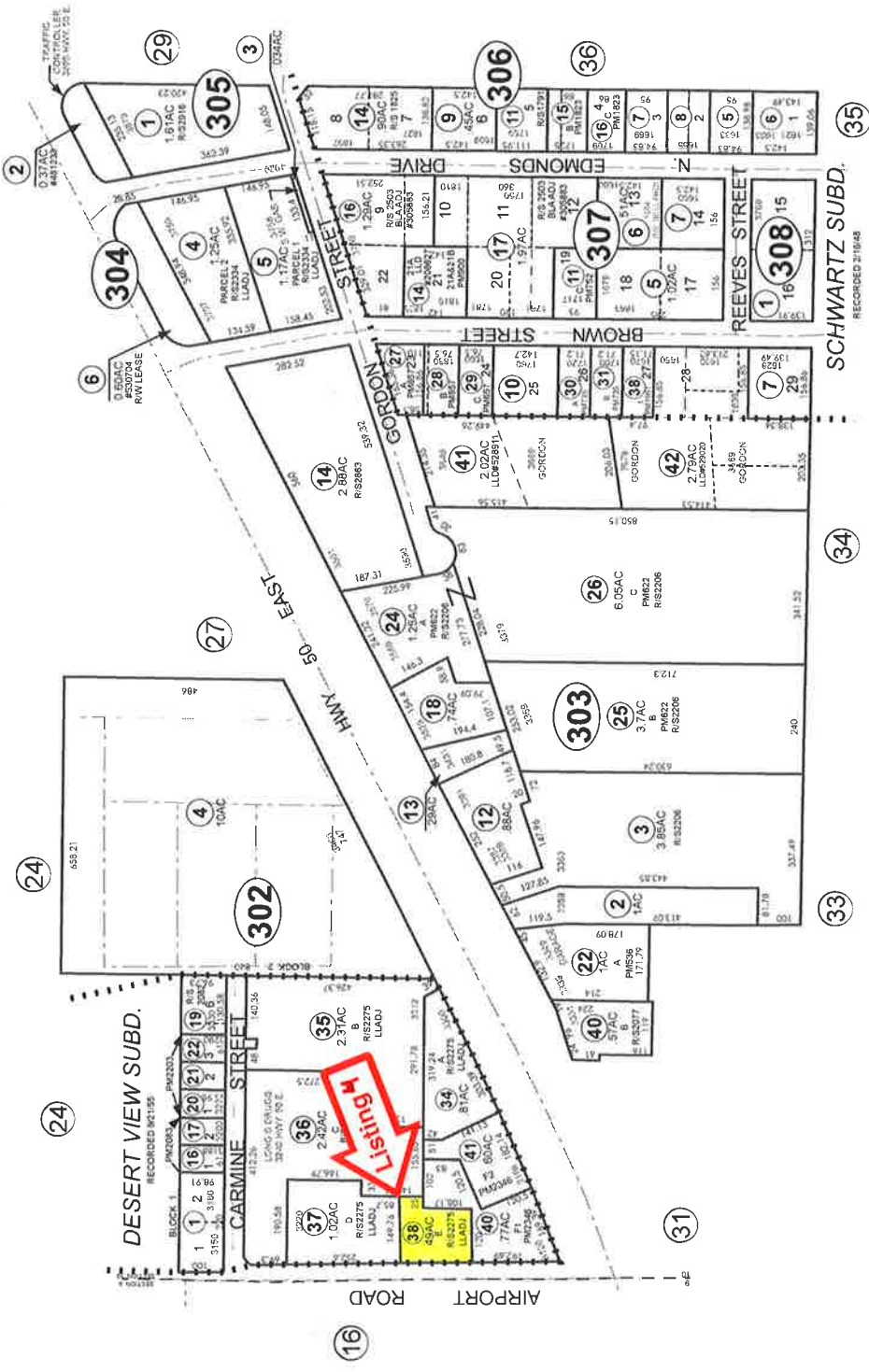
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 Carson City, NV 89703  
 775 546 2894 tel  
[naialliance.com](http://naialliance.com)



	0.5 Miles	1 Mile	1.5 Miles
<b>Population</b>			
Total Population	2,085	10,520	15,775
Average Age	35.2	35.2	36.0
Average Age (Male)	29.6	30.7	32.1
Average Age (Female)	40.2	41.4	41.3
<b>Households &amp; Income</b>			
Total Households	771	4,354	6,543
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$55,512	\$62,683	\$63,637
Average House Value	\$175,825	\$216,032	\$240,344

\* Demographic data derived from 2020 ACS - US Census

N1/2 SW1/4 SECTION 10, T.15 N., R.20 E., M.D.B. & M.



SCALE: 1"=320'

NOTE  
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Revised: 06/10/2022

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PARCEL NUMBERS 15, 16, 21, 39, 37 AND 39 NOW PARCEL 42

For Sale

# Retail Land

.49 AC



## 3350 Highway 50 East

Carson City, Nevada 89701

### Property Highlights

- Pad site available for sale - 0.49 Acres.
- Desirable location on the signalized intersection of Highway 50 E and Airport Road.
- Highly visible and easily accessible. Co-tenants include CVS Pharmacy, Firehouse Subs, Dairy Queen, The Human Bean (coming soon), Kei Sushi, and El Aguila Real Mexican.
- Located in a primary commercial corridor. Other retailers in the immediate area include Gold Dust West Casino, Food Maxx, 99 Cents Only Stores, Tractor Supply Company, Walgreens, Wells Fargo, Dotty's, El Pollo Loco, Starbucks, Port of Subs, Dominoes Pizza, Taco Bell, Little Caesars Pizza, and many more.
- Populated trade area of 44,181 people within a 3 mile radius.
- Highway 50 boasts a traffic count of 28,000 cars per day.

### OFFERING SUMMARY

Lot Size	0.49 AC
Sale Price- 0.49 AC	\$12.00 PSF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	44,181	\$56,206
5 Miles	62,355	\$60,557
10 Miles	93,355	\$68,430

For more information

**Kelly Bland**

O: 775 336 4662

kbland@naialliance.com

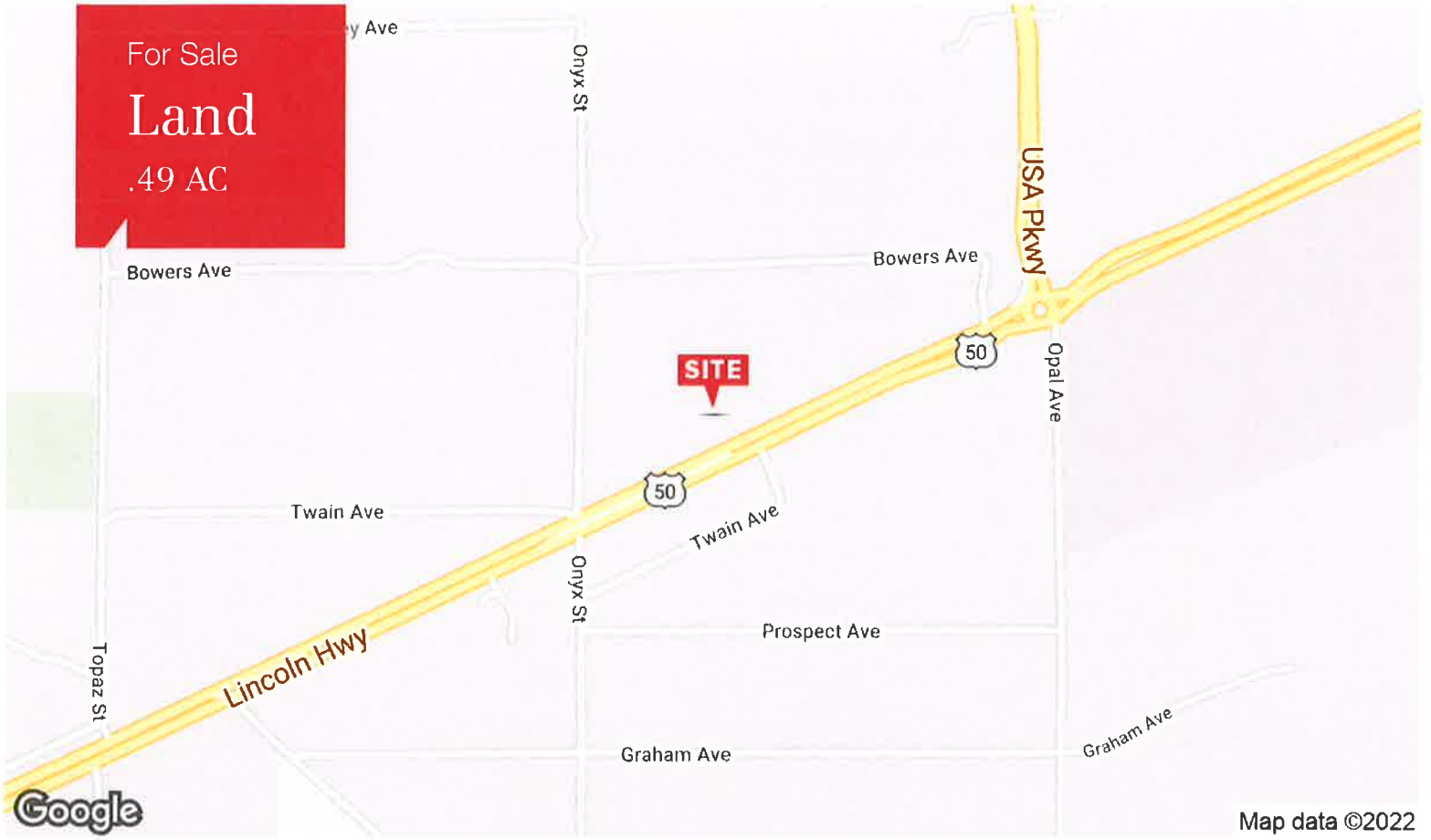


# Retailer Map



5345 Kietzke Lane, Suite 100  
 Reno, NV 89511  
 775 336 4600 tel  
<https://na.alliance.com>

For Sale  
**Land**  
.49 AC



Map data ©2022

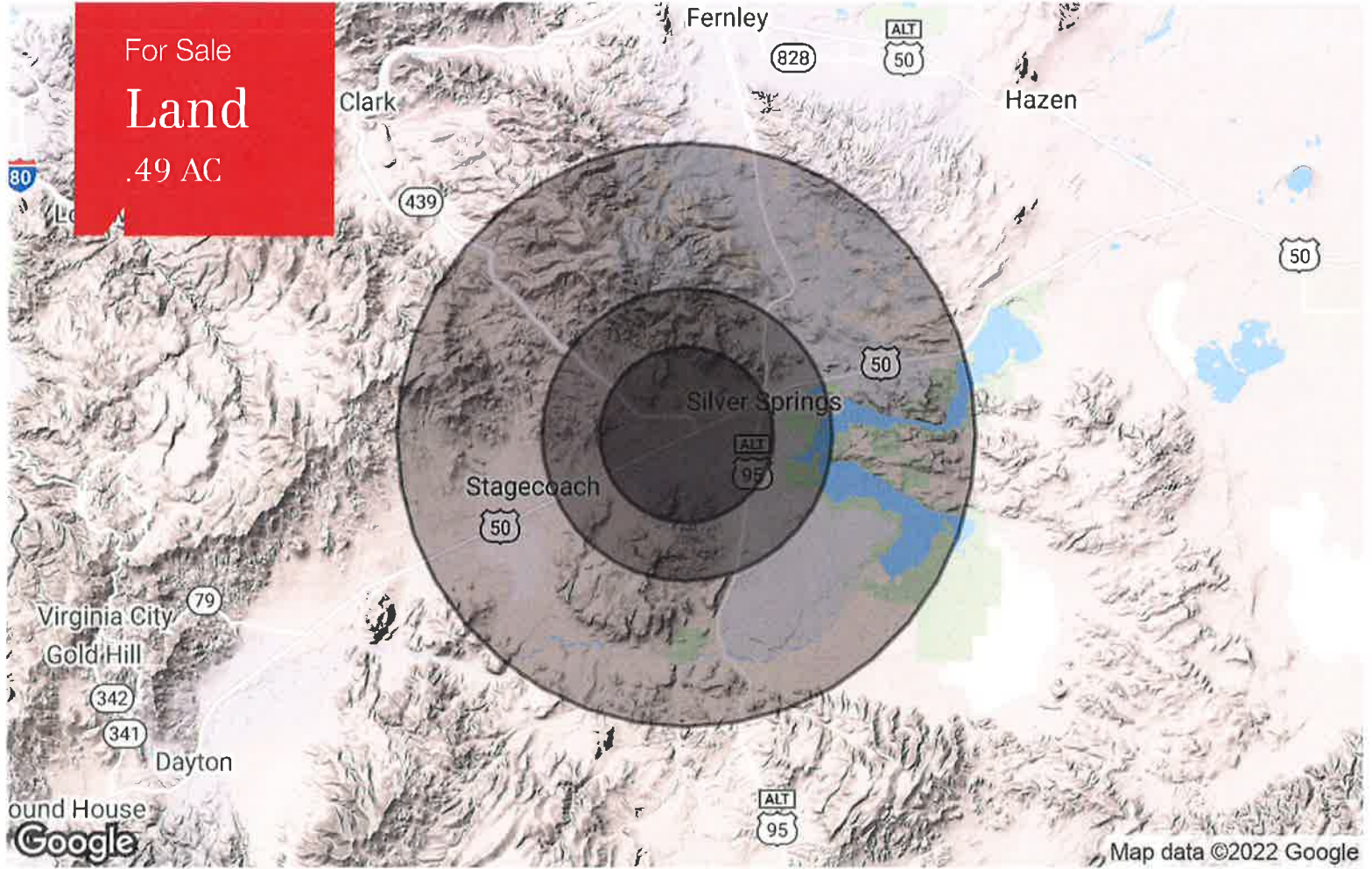


Map data ©2022

For Sale

# Land

.49 AC



### Population

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	44,181	62,355	93,355
MEDIAN AGE	39.3	40.9	41.5
MEDIAN AGE (MALE)	37.6	39.3	40.1
MEDIAN AGE (FEMALE)	40.2	42.0	42.3

### Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	16,973	24,385	35,630
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$56,206	\$60,557	\$68,430
AVERAGE HOUSE VALUE	\$248,510	\$278,659	\$337,382

### Race

	3 Miles	5 Miles	10 Miles
% WHITE	88.4%	88.9%	89.1%
% BLACK	0.6%	0.7%	0.9%
% ASIAN	1.6%	1.9%	2.0%
% HAWAIIAN	0.3%	0.2%	0.1%
% INDIAN	1.9%	1.9%	2.2%
% OTHER	7.5%	6.7%	5.9%

### Ethnicity

	3 Miles	5 Miles	10 Miles
% HISPANIC	25.1%	21.4%	18.3%

Data compiled from 2010 to 2019 US Census

**LAND VALUATION**

**IMPROVEMENT VALUATION**

**TAX CAP INFORMATION**

**PARCEL INFORMATION**

## Land Value

When appraising land for taxation purposes, in the 2023/2024 fiscal year, the Assessor's Office is not permitted, per NRS 361.260, to use sales in the latter portion of 2022 as "*current market evidence*". The Carson City Assessor's Office has determined that a 36-month sales period, as permitted in statute, is too long in today's rapidly changing market to establish "*current market evidence*". It was determined that January 1, 2021 thru June 30, 2022 is an acceptable timeframe to establish "*current market evidence*" for the 2023/24 fiscal year and provided adequate sales to establish land value.

### **NRS 361.260 Method of assessing property for taxation; appraisals and reappraisals.**

7. The county assessor shall use the standards for appraising and reappraising land adopted by the Nevada Tax Commission pursuant to NRS 360.250. In using the standards, the county assessor shall consider comparable sales of land before July 1 of the year before the lien date.

There were sufficient vacant land sales in this market area, during this time frame, to establish land values.

## Improvement Value

The improvement value was determined using the Marshall & Swift Valuation Service as it existed on January 1 of the current year of the closure of the roll. Using a formula of replacement cost new less depreciation (RCNLD); with depreciation of 1.5% per year, as per NRS 361.227 and NAC 361.128. Economic obsolescence was not a factor as taxable value did not exceed full cash value/market value per NRS 361.277 (5) for the 2023/24 year.

The improvement value for parcel 004-055-02 of \$22,376 and parcel 004-055-07 of \$12,951 were derived using this methodology. An itemized breakdown of each component is shown along with all technical information on these parcels in the back of this packet.

## **AB-489 TAX ABATEMENT**

The County Board of Equalization has requested information on the tax impact of the parcel or parcels if an adjustment is made. For a property owner to see a reduction in their taxes, the taxable value of a property would have to be reduced to below the Tax Cap value and the tax rate would have to stay the same or decrease.

In this case the taxable value of parcel 004-055-02 is \$1,364,024 and is presently capped at \$989,771. The taxable value of parcel 004-055-07 is \$363,114 and is capped at \$360,574.

The County Board of Equalization has no authority regarding the Tax Abatement, also known as the "Tax Cap". If an individual desires to appeal their Abatement, they must appeal to the Nevada Tax Commission on an approved form that can be provided to them by the Nevada Department of Taxation.



# Carson City Assessor's Office

Appraisal Photograph



**Parcel Number: 004-055-02, 004-055-07**

**Carson City, Nevada**

Date of Photograph: 2021

This picture is for Assessment and Illustrative purposes only, it does not represent a complete visual survey of the property. No liability is assumed as to the sufficiency or accuracy of the data portrayed hereon.

**Marshall and Swift Com/Agr Structure**  
**Structure: SITE IMPROVEMENTS Totals**

Outbuildings	Units	Unit Cost	Total Cost
BLACKTOP-VERY VERY LARGE AREA 30	12,165 Sq.Ft.	\$3.36	\$10,218.00
CHAIN LINK FENCE-6' W/3 STRAND & SI	143 Linear F	\$42.53	\$1,520.00
CHAIN LINK FENCE-6' WITH 3 STRAND	934 Linear F	\$27.86	\$6,505.00
FLATWORK-3" VLRG (3000-5000SF)	3,213 Sq.Ft.	\$4.15	\$3,333.00
POST & WIRE FENCE	153 Linear F	\$5.84	\$800.00
<b>Outbuildings Totals</b>	<b>15,378 Sq.Ft.</b>		<b>\$22,376.00</b>

**Structure Totals**

	Units	Unit Cost	Total Cost New
Basic Structure Cost	0 Sq.Ft.	\$0.00	\$0.00
Total Super Structure Cost	0 Sq.Ft.	\$0.00	\$0.00
Building Cost New	0 Sq.Ft.	\$0.00	\$0.00
Replacement Cost New	0 Sq.Ft.	\$0.00	\$0.00
Depreciated Cost	0 Sq.Ft.	\$0.00	\$0.00
<b>Total Structure Cost:</b>	<b>0 Sq.Ft.</b>	<b>\$0.00</b>	<b>\$0.00</b>
Multiplier 1	0 Sq.Ft.	\$0.00	\$0.00
<b>Total Non MS Outbuildings:</b>	<b>15,378 Sq.Ft.</b>	<b>\$1.46</b>	<b>\$22,376.00</b>
<b>Total Structure Cost with Outbuildings:</b>	<b>15,378 Sq.Ft.</b>		<b>\$22,376.00</b>

SEE BACK REMARKS  
 40 480

# REAL ESTATE APPRAISAL RECORD

Parcel Number 4-055-2

Name: [REDACTED] City: [REDACTED] Address: [REDACTED] South Stewart  
 Sub Pierson & Goodridge Add. Lot 1-4-5-8-9 2-3-6-7-10 All of Blocks 18 & 22  
 Portion of Block 22

LAND VALUE COMPUTATION

Dimension	Acre	Sq Ft	Unit Value	Site Value	Value	Unit Value	Site Value	Value	Unit Value	Site Value	Value
		121968	6.00		731808	6.50		792791			

PARCEL NUMBER  
 4-055-02  
 REMARKS

SUMMARY

Year	1999/99	1999/00	1900/02 REAPPRAISAL	1906/07 REAPPRAISAL	1916/17	1916/17	19
Sales Price							
Date of Sale							
Asking Price							
High Factor 1 Yr Den	1.034						
Final Factor	1.016						
Imp. Factor							
1 Yr Dep.	1.080						
Final Factor	1.016						
APPRaised VALUE	731808	731808	731808	731808	792791	742054	742054
ASSESSed VALUE	168017	168017	168017	168017	195131	174355	174355
Land Value							
Improvement Value							
Total Appraised	900025	900025	900025	900025	987922	916409	916409
LAND							
Improvement							
Personal Property							
Total Assessed	256133	256133	256133	256133	277477	259719	259719
	43200	43200	43200	43200	61024	61024	61024
	31509	31509	31509	31509	320743	320743	320743

60

vif



MISCELLANEOUS STRUCTURES

Structure	Found	Cons	Roof	Floor	Int	Size etc

COMPUTATIONS

~~PLAN: 40' x 101' = 4040 (20)~~

CFW: 8.6 = 46

~~6' x 5'~~

102.4

~~Penalty 10' spaces low cost (10)~~

Remarks: ~~PANEL - CORE NOT AROUND~~

~~CN LINK 6' 3' 6" - 8' 6"~~

731' CIRCUM 1' 1259

CFWVL (66)	3213	(20)
CLFB56 (66)	143	(20)
PSTWR (66)	153	(20)
CLFB6 (66)	195 + 934	(15)
BKTUML (47)(66)	3980*	(20)
		12,165

18 + 15J  
4/20/12



Core RAMPAGE  
NOT SHOWN: 6.9 = 5.8'

**Marshall and Swift Residential Structure**  
**Structure: SITE IMPROVEMENTS Totals**

	Units	Unit Cost	
<b>Outbuildings</b>			
BARRIER POSTS-EACH	2 Quantity	\$159.84	\$80.00
CHAIN LINK FENCE-6' W/3 STRAND & SLATS	200 Linear F	\$42.53	\$6,975.00
PARKING SPACES-AVG	9 Per Spa	\$2,109.00	\$4,745.00
CHAIN LINK FENCE-6' WITH 3 STRAND	17 Linear F	\$27.86	\$424.00
POST & WIRE FENCE	139 Linear F	\$5.84	\$727.00
<b>Outbuildings Subtotal</b>	367 Sq.Ft.	\$35.29	\$12,951.00

NAME:

PARCEL NO. 4055-7

REAL ESTATE APPRAISAL RECORD

480

CARSON CITY

PROPERTY ADDRESS: S. Plaza & E Ninth St. DISTRICT: BLK: LOT:

SUBDIVISION

LAND VALUE COMPUTATION

Dimension	Acre	Sq Ft	Unit Value	Site Value	Value	Unit Value	Site Value	Value	Unit Value	Site Value	Value
		28013	9.00		252117	9.50		266124	1075		301140
			19			19			19		

PARCEL NUMBER

4-055-07

REMARKS

\*\*\*\*\* SUMMARY \*\*\*\*\*

Year	1901/02 REAPPRAISAL	1906/07 REAPPRAISAL	1911/12 REAPPRAISAL	19	19	19
Sales Price						
Date of Sale						
Asking Price						

\*\*\*\*\* APPRAISED VALUE \*\*\*\*\*

Land Value	252117	266124				
Improvement Value						
Total Appraised						

\*\*\*\*\* ASSESSED VALUE \*\*\*\*\*

LAND	88240	93143				
Improvement						
Personal Property						
Total Assessed		93143				