



# **CARSON CITY 2021/2022 COUNTY BOARD OF EQUALIZATION**

**Date: February 9, 2021**

**Appeal Case # 2021-000004**

**APN: 001-201-34**

**Property Owner: Carson City Prop. Ventures LLC**

**Property Location Address: 1001 Mountain St.**

January 29, 2021

**NOTICE OF HEARING**

Clinton Carter  
The Aegis Group, LLC  
1102 18<sup>th</sup> Avenue S.  
Nashville, TN 37212

**VIA CERTIFIED MAIL**  
**Return Receipt Requested**  
**7009 2820 0003 7789 3571**  
**VIA EMAIL: CCarter@aegistay.com**

**HEARING DATE:** Tuesday, February 9, 2021  
**HEARING TIME:** 8:00 a.m. (approximately)  
**HEARING LOCATION:** Carson City Community Center  
Robert "Bob" Crowell Board Room  
851 East William Street  
Carson City, Nevada  
**PROPERTY INFORMATION:** 1001 Mountain Street, APN 001-201-34

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

Dear Mr. Carter:


The Carson City Board of Equalization will hear the Review and Approval of Stipulation Agreement for **CARSON CITY PROPERTY VENTURES, 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 question.

Sincerely,

AUBREY ROWLATT, Clerk  
BOARD OF EQUALIZATION

By:   
Cheryl Eggert, Chief Deputy Clerk

/kmk  
Encl.

c: Dave Dawley, Assessor  
Benjamin Johnson, Deputy District Attorney

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 15<sup>th</sup>. 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: <b>CARSON CITY PROP VENTURES LLL</b>						
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): <b>PRESTIGE CARE INC/ BARBARA PROVOLT</b>				TITLE <b>CONTROLLER</b>		
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) <b>7700NE PARKWAY DR</b>				EMAIL ADDRESS: <b>BARBARA.PROVOLT@PRESTIGE</b>		
CITY <b>VAN COUVER</b>	STATE <b>WA</b>	ZIP CODE <b>98062</b>	DAYTIME PHONE <b>360 816 8284</b>	ALTERNATE PHONE	FAX NUMBER	

Cart  
.CDA

### 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.

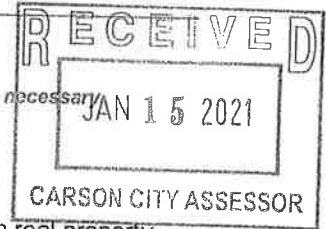
- Sole Proprietorship       Trust       Corporation  
 Limited Liability Company (LLC)     General or Limited Partnership     Government or Governmental Agency  
 Other, please describe: \_\_\_\_\_

The organization described above was formed under the laws of the State of Oregon  
 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 <b>1001</b>	STREET/ROAD <b>MOUNTAIN</b>	CITY (IF APPLICABLE) <b>CARSON CITY</b>	COUNTY <b>CARSON CITY</b>
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) <b>001-201-34</b>	ACCOUNT NUMBER
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#### 3. Does this appeal involve multiple parcels? Yes No

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

#### 4. Check Property Use Type:

<input type="checkbox"/> Vacant Land	<input type="checkbox"/> Mobile Home (Not on foundation)	<input type="checkbox"/> Mining Property
<input checked="" type="checkbox"/> Residential Property	<input type="checkbox"/> Commercial Property	<input type="checkbox"/> Industrial Property
<input type="checkbox"/> Multi-Family Residential Property	<input type="checkbox"/> Agricultural Property	<input type="checkbox"/> Personal Property
<input type="checkbox"/> Possessory Interest in Real or Personal property		

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

2021-2022 Secured Roll       2020-2021 Unsecured Roll       2020-2021 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.

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	2,268,500	2,268,500
Buildings	15,781,788	12,826,366
Personal Property		

Possessory Interest in real property		
Exempt Value		
Total	18,050,288	15,094,866

**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 361.356: 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 361.769: 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).**

INFORMATION PREVIOUSLY SUBMITTED

**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

SEE ATTACHED AGENT AUTH.

ASSISTED LIVING DIVISION CENTER

Petitioner Signature

Title

BARBARA PROVOLT

1-15-21

Print Name of Signatory

Date

**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 CLINTON CARTER		TITLE: AUTHORIZED AGENT	
AUTHORIZED AGENT COMPANY, IF APPLICABLE THE AEGIS GROUP, LLC		EMAIL ADDRESS: CCARTER@AEGISSTAY.COM	
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 1102 19TH AVE S			
CITY NASHVILLE	STATE TN	ZIP CODE 37212	DAYTIME PHONE 615 843 2605
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.

CLINTON CARTER

Agent

Authorized Agent Signature

Title

CLINTON CARTER

1-14-21

Print Name of Signatory

Date

- 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>CARSON CITY PROP VENTURES LLL</b>						
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER): <b>PRESTIGE CARE INC / BARBARA PROVOLT</b>					TITLE <b>CONTROLLER</b>	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) <b>7700 NE PARKWAY DR</b>					EMAIL ADDRESS: <b>BARBARA.Provolt@PRESTIGECARE.COM</b>	
CITY: <b>VANCOUVER</b>	STATE <b>WA</b>	ZIP CODE <b>98662</b>	DAYTIME PHONE <b>360 816 8284</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 Oregon  
 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>001-201-34</b>	ACCOUNT NUMBER	PROPERTY IDENTIFICATION NUMBER
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Multiple parcel list attached. (Use letter-size paper)

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

<input checked="" type="checkbox"/> 2021-2022 Secured Roll	<input type="checkbox"/> 2020-2021 Unsecured Roll	<input type="checkbox"/> 2020-2021 Supplemental Roll
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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: CLINTON T CARTER			TITLE: SENIOR CONSULTANT / AUTHORIZED AGENT		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: THE AEGES GROUP, LLL			EMAIL ADDRESS: CCARTER@AEGESAV.COM		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 1102 10TH AVE S					
CITY NASHVILLE	STATE TN	ZIP CODE 37212	DAYTIME PHONE 615 843 2805	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] \_\_\_\_\_ SENIOR CONSULTANT / AUTHORIZED AGENT \_\_\_\_\_ 1.15.21  
 Authorized Agent Signature Title Date

**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.

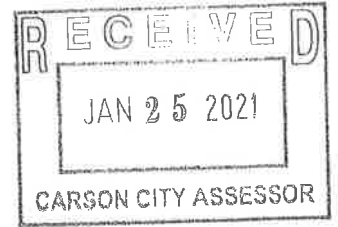
\_\_\_\_\_  
 Authorized Agent Signature Title Date

**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] \_\_\_\_\_ Controller \_\_\_\_\_ 1/15/2021  
 Property Owner / Petitioner Signature Title Date

# **ASSESSOR EVIDENCE**



**CARSON CITY ASSESSOR  
DAVID A. DAWLEY**

201 North Carson Street, Suite #6 89701 (775) 887-2130 Fax: (775) 887-2139

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**Value Change Stipulation for the Board of Equalization**

Members of the County Board of Equalization:

The owner of parcel 001-201-34 appealed the value of their property for the 2021/22 fiscal year.

The Assessor's office had a meeting with the appellant's council and discussed the assessment corrections in length. During the discussion the following items were agreed upon that needed to be corrected:

- Correcting the Square Footage of the structure from 92,560 to 91,948
- Correcting the Occupancy from 100% 313 - Convalescent Hospital to:
  - 65% 313 - Convalescent Hospital
  - 35% 589 - Elderly Assisted Multi-Residential
- Minor corrections to some components and site improvements

Based on the information provided, the owner has agreed to the stipulated taxable value of \$17,203,842 (\$6,021,345 total assessed value).

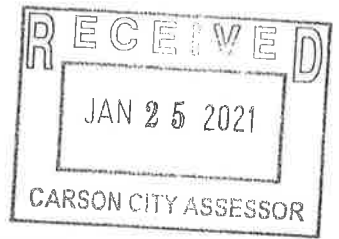
The Assessor's Office recommends a reduction for the subject property for the 2021/22 year.





# CARSON CITY ASSESSOR DAVID A. DAWLEY

201 North Carson Street, Suite #6 89701 (775) 887-2130 Fax: (775) 887-2139



## Value Change Stipulation for the Board of Equalization

January 21, 2021

PRESTIGE CARE INC / BARBARA PROVOLT  
7700 NE PARKWAY DR  
VANCOUVER, WA 98662

RE: Appeal No.  
Parcel No. 001-201-34  
Address: 1001 Mountain St

Dear Property Owner:

The Carson City Assessor's Office has completed the review of the taxable value of the above property under appeal. The owner of parcel 001-201-34 appealed the value of the property for the 2021/2022 fiscal year. The following proposed values are a result of the following corrections:

- Correcting the Square Footage of the structure from 92,560 to 91,948
- Correcting the Occupancy from 100% 313 - Convalescent Hospital to:
  - o 65% 313 - Convalescent Hospital
  - o 35% 589 - Elderly Assisted Multi-Residential
- Minor corrections to some components and site improvements.

After careful consideration of the facts involved and under the authority of NRS 361.345 we are recommending adjusting the taxable value as follows:

Roll Year 2021/2022	CURRENT VALUES		PROPOSED VALUES	
	TAXABLE	ASSESSED	TAXABLE	ASSESSED
001-201-34				
Land	\$ 2,268,500	\$ 793,975	\$ 2,268,500	\$ 793,975
Improvements	\$ 15,781,788	\$ 5,523,626	\$ 14,935,342	\$ 5,227,370
Total	\$ 18,050,288	\$ 6,317,601	\$ 17,203,842	\$ 6,021,345

By signing below, Petitioner agrees to the above stipulation. Please return this letter to our office via email ([bwiele@carson.org](mailto:bwiele@carson.org)) or FAX to (775) 887-2139 by 5:00 pm PST on Jan. 22, 2021.

Bryce Wiele  
Bryce Wiele, Appraiser

1/21/21  
Date

Dave Dawley  
Dave Dawley, Assessor on behalf of  
of Dave Dawley Date 1/21/2021

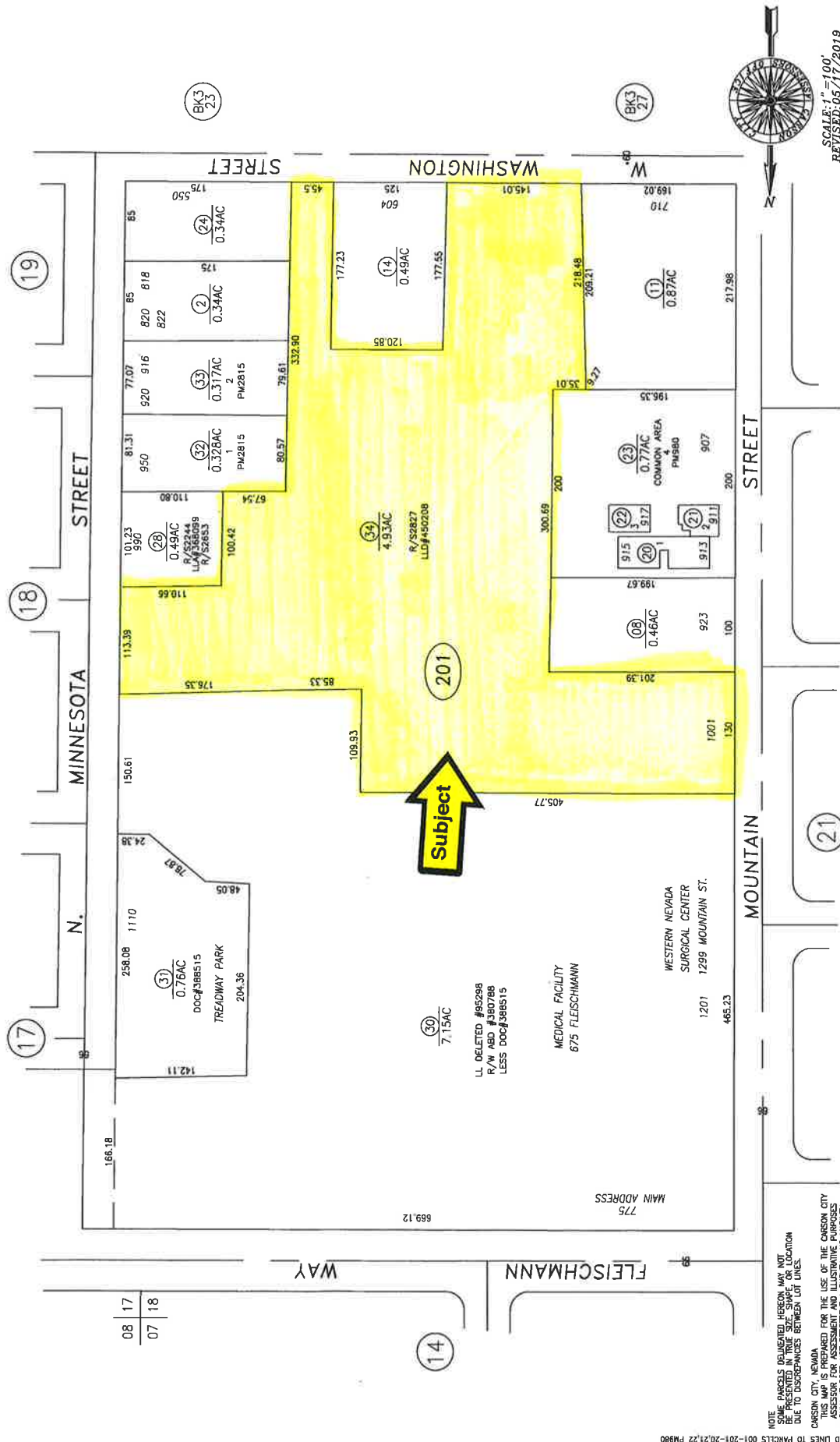
I hereby agree to the value as stipulated above for my appeal to the board of equalization and the submission of this stipulation to the board as conclusive evidence of the agreed settlement of my appeal:

CLINTON CARTER  
Printed name of Owner / Authorized Agent

[Signature]  
Signature of Owner / Authorized Agent

1/22/2021  
Date

PORTION NE1/4 NE1/4 SECTION 18, T.15 N., R.20 E., M.D.B. & M. 1-20



NOTE: SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES. CORRECTED LINES TO PARCELS 001-201-201-202-212 P#980

CARSON CITY, NEVADA  
 THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY PLAT MAPS AND IS NOT INTENDED TO REPRESENT A SURVEY OR 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 AT: <http://ccppa.org/publicis/>

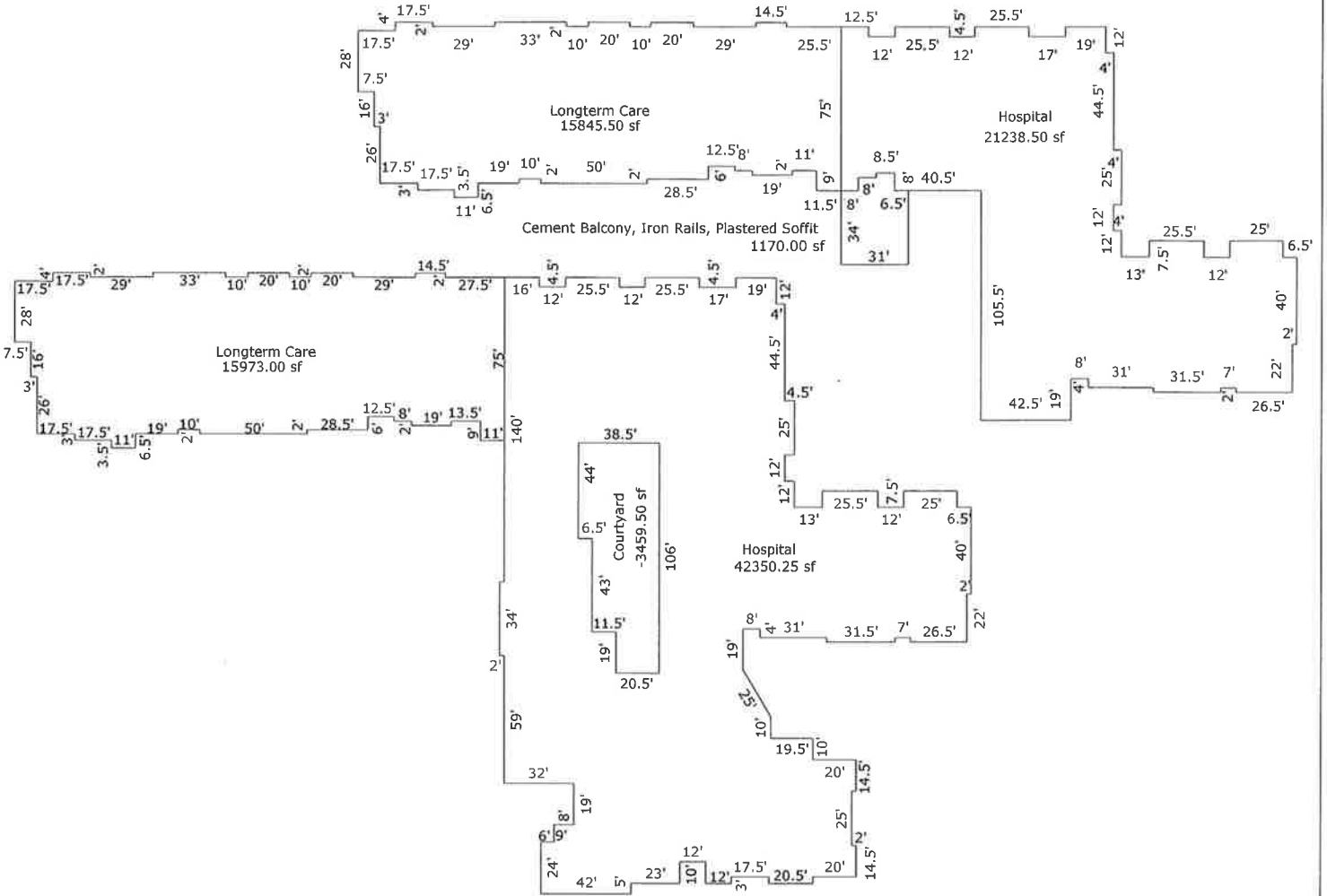
# SKETCH/AREA TABLE ADDENDUM

CORRECTED

SUBJECT

Property Address		
City	State	Zip
Owner		
Client		
Appraiser Name	Carson City Assessor's Office	

IMPROVEMENTS SKETCH



Scale: 1" = 30'

AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
MSR 1006	Cement Balcony, Iron Rails, Plastered Soffit	1.00	1170.0000	146.00	1170.0000
OTH	Perimeter	1.00	-3459.5000	289.00	-3459.5000
MSC 589	Elderly Assist. Mult	1.00	15973.0000	663.00	15973.0000
	Elderly Assist. Mult	1.00	15845.5000	659.00	15845.5000
MSC 331	Hospital	1.00	42350.2500	1244.62	42350.2500
	Hospital	1.00	21238.5000	885.00	21238.5000
					<b>63588.7500</b>

Comment Table 1	
Comment Table 2	Comment Table 3

**Marshall and Swift Com/Agr Structure**  
**Structure: NURSING HOME/HOSPITAL Totals**

Section: Section 1	Units	Unit Cost	Total Cost New
<b>Basic Structure</b>			
Stud Walls-Wood Siding	68,961 Sq.Ft.	\$19.66	\$1,355,773.00
PF.- Masonry Veneer	22,987 Sq.Ft.	\$41.89	\$962,925.00
Package Unit	91,948 Sq.Ft.	\$12.58	\$1,156,706.00
Man Lift	3 Units	\$19,955.33	\$59,866.00
Sprinklers	91,948 Sq.Ft.	\$3.01	\$276,763.00
Balcony	1,605 Sq.Ft.	\$49.59	\$79,592.00
Base Cost	91,948 Sq.Ft.	\$125.88	\$11,574,414.00
<b>Basic Structure Cost</b>	91,948 Sq.Ft.		\$15,466,039.00
<b>Less Depreciation</b>			
Combined Depreciation	6.0 Percent		(\$927,963.00)
<b>Depreciated Cost</b>	91,948 Sq.Ft.		\$14,538,076.00

**Structure Totals**

	Units	Unit Cost	Total Cost New
<b>Basic Structure Cost</b>	91,948 Sq.Ft.	\$168.20	\$15,466,039.00
<b>Total Super Structure Cost</b>	91,948 Sq.Ft.	\$168.20	\$15,466,039.00
<b>Building Cost New</b>	91,948 Sq.Ft.	\$168.20	\$15,466,039.00
<b>Replacement Cost New</b>	91,948 Sq.Ft.	\$168.20	\$15,466,039.00
<b>Depreciated Cost</b>	91,948 Sq.Ft.	\$158.11	\$14,538,076.00
<b>Total Structure Cost:</b>	91,948 Sq.Ft.	\$158.11	\$14,538,076.00
<b>Multiplier</b>	91,948 Sq.Ft.	\$158.11	\$14,538,076.00
<b>Total Non MS Outbuildings:</b>	0 Sq.Ft.	\$0.00	\$0.00
<b>Total Structure Cost with Outbuildings:</b>	91,948 Sq.Ft.		\$14,538,076.00

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

	Units	Unit Cost	Total Cost
<b>Outbuildings</b>			
BARRIER POSTS-EACH	29 Quantity	\$133.34	\$3,693.00
BLACKTOP-VERY VERY LARGE AREA 30	15,053 Sq.Ft.	\$2.79	\$40,108.00
COMMERCIAL CANOPY	1,534 Sq.Ft.	\$31.92	\$46,027.00
COMMERCIAL CANOPY	1,573 Sq.Ft.	\$31.92	\$47,197.00
CONCRETE OPEN PORCH-COMMERCIA	90 Sq.Ft.	\$11.03	\$948.00
CURB & GUTTER	526 Sq.Ft.	\$17.36	\$8,720.00
CURB-CONCRETE LIN FT	410 Sq.Ft.	\$14.99	\$5,869.00
FLAGPOLE-COMMERCIAL	1 Quantity	\$1,090.45	\$1,041.00
FLATWORK CONCRETE 3" VVLRG (+500	7,261 Sq.Ft.	\$3.08	\$21,358.00
IRON PIPE RAILING LF	395 Linear F	\$28.91	\$10,905.00
LOADING DOCK/WELL/SMALL -1500 SF	1 Quantity	\$23,316.00	\$22,267.00
ORNAMENTAL IRON FENCE PER SF	480 Sq.Ft.	\$18.00	\$8,251.00
PARKING SPACES-AVG	79 Per Spa	\$1,695.00	\$127,879.00
PLASTIC SOLID WALL FENCE-6'	100 Linear F	\$44.82	\$4,280.00
SPLIT RAIL FENCE-3 RAILS	90 Linear F	\$14.04	\$1,207.00
SPRINKLERS-RESIDENTIAL X 1/4 (+500	5 Quantity	\$566.40	\$2,705.00
STACK BLOCK WALL(SQ/FT LESS THAN	692 Sq.Ft.	\$12.74	\$8,419.00
STAIRWAY-CEMENT	2 Quantity	\$3,305.00	\$6,313.00
STEPS-CONCRETE	4 Linear F	\$43.37	\$165.00
TRASH ENCLOSURES-LARGE	1 Quantity	\$5,311.00	\$5,072.00
WALL-CONCRETE RETAINING	428 Sq.Ft.	\$19.18	\$7,840.00
WD FENCE REDWOOD COMMON	19 Linear F	\$937.00	\$17,002.00
<b>Outbuildings Subtotal</b>			<b>\$397,266.00</b>

**Structure Totals**

<b>Replacement Cost New:</b>	28,047 Sq.Ft.	\$0.00	\$0.00
<b>Depreciation:</b>	28,047 Sq.Ft.	\$0.00	\$0.00
<b>Miscellaneous:</b>	0 Units	\$0.00	\$0.00
<b>RCN Less Depreciation:</b>	28,047 Sq.Ft.	\$0.00	\$0.00
<b>Non MS Outbuildings::</b>	28,047 Sq.Ft.	\$14.16	\$397,266.00
<b>Total Structure Cost:</b>	28,047 Sq.Ft.	\$14.16	<b>\$397,266.00</b>

OLD

# SKETCH/AREA TABLE ADDENDUM

Parcel No 001-201-34

File No 00120134

Property Address 1001 Mountain Street

City Carson City

State NV

Zip 89701

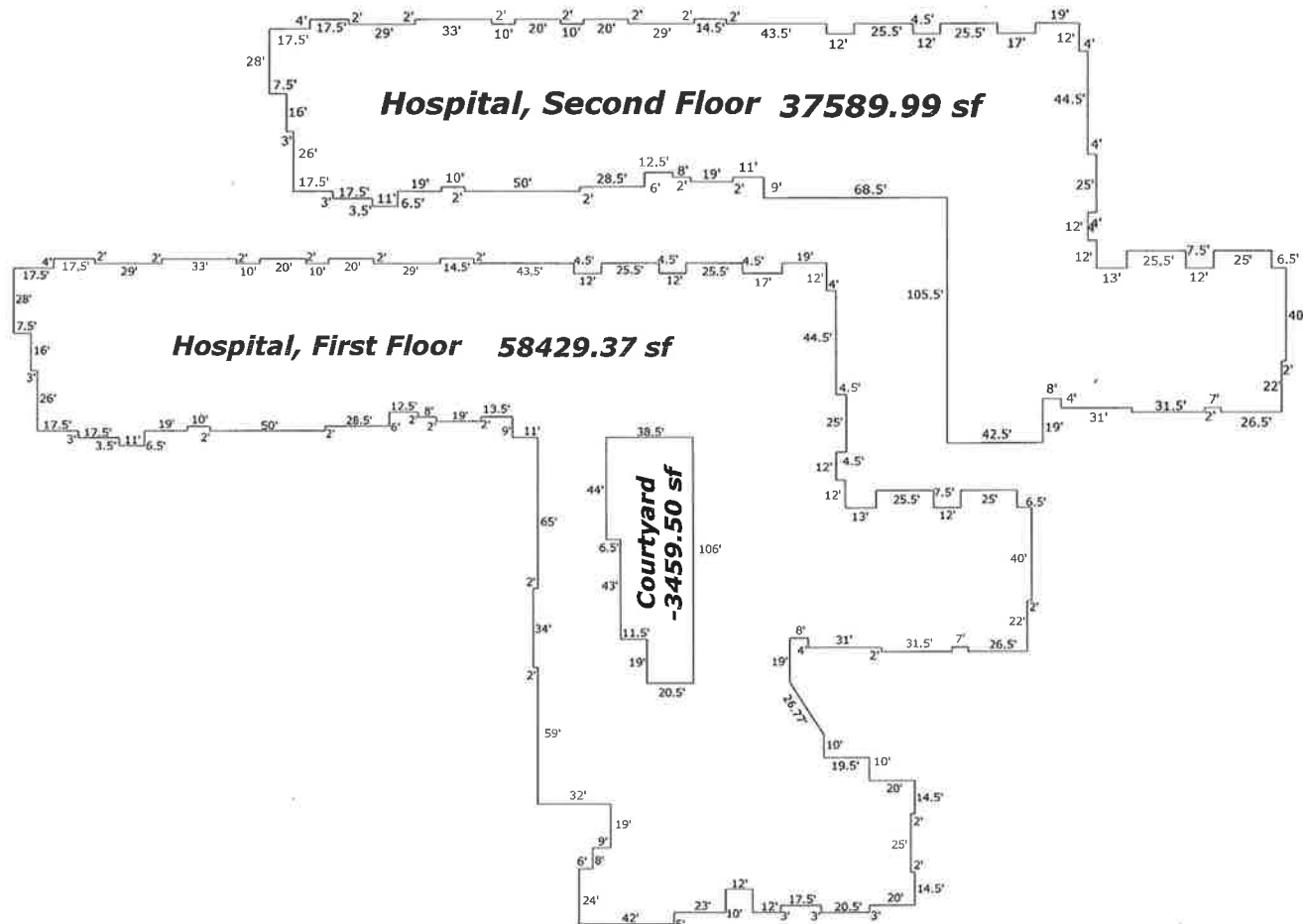
Owner

Client

Appraiser Name Carson City Assessor's Office

SUBJECT

IMPROVEMENTS SKETCH



Scale: 1" = 30'

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
OTH	Courtyard	1.00	-3459.5000	289.00	-3459.5000
MSC 331	Hospital	1.00	58429.3715	1758.77	
	Hospital	1.00	37589.9925	1389.00	96019.3640

Comment Table 1

Comment Table 2

Comment Table 3

AREA CALCULATIONS

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

	Units	Unit Cost	Total Cost
<b>Outbuildings</b>			
BARRIER POSTS-EACH	29 Quantity	\$133.34	\$3,693.00
BLACKTOP-VERY VERY LARGE AREA 30	15,053 Sq.Ft.	\$2.79	\$40,108.00
COMMERCIAL CANOPY	1,573 Sq.Ft.	\$31.92	\$47,197.00
CONCRETE OPEN PORCH-COMMERCIAL	90 Sq.Ft.	\$11.03	\$948.00
CURB & GUTTER	526 Sq.Ft.	\$17.36	\$8,720.00
CURB-CONCRETE LIN FT	410 Sq.Ft.	\$14.99	\$5,869.00
FLAGPOLE-COMMERCIAL	1 Quantity	\$1,090.45	\$1,041.00
FLATWORK CONCRETE 3" VVLRG (+500	7,261 Sq.Ft.	\$3.08	\$21,358.00
IRON PIPE RAILING LF	395 Linear F	\$28.91	\$10,905.00
LOADING DOCK/WELL/SMALL -1500 SF	1 Quantity	\$23,316.00	\$22,267.00
ORNAMENTAL IRON FENCE PER SF	480 Sq.Ft.	\$18.00	\$8,251.00
PARKING SPACES-AVG	79 Per Spa	\$1,695.00	\$127,879.00
PICNIC SHELTER-AVG	1,429 Sq.Ft.	\$21.89	\$29,873.00
PLASTIC SOLID WALL FENCE-6'	100 Linear F	\$44.82	\$4,280.00
SPLIT RAIL FENCE-3 RAILS	90 Linear F	\$14.04	\$1,207.00
SPRINKLERS-COMMERCIAL X 1 (+2000 :	5 Quantity	\$2,169.60	\$10,360.00
STACK BLOCK WALL(SQ/FT LESS THAN	692 Sq.Ft.	\$12.74	\$8,419.00
STAIRWAY-CEMENT	2 Quantity	\$3,305.00	\$6,313.00
STEPS-CONCRETE	4 Linear F	\$43.37	\$165.00
TRASH ENCLOSURES-LARGE	3 Quantity	\$5,311.00	\$15,216.00
WALL-CONCRETE RETAINING	428 Sq.Ft.	\$19.18	\$7,840.00
WD FENCE REDWOOD COMMON	19 Linear F	\$937.00	\$17,002.00
<b>Outbuildings Subtotal</b>			<b>\$398,911.00</b>

**Structure Totals**

<b>Replacement Cost New:</b>	27,942 Sq.Ft.	\$0.00	\$0.00
<b>Depreciation:</b>	27,942 Sq.Ft.	\$0.00	\$0.00
<b>Miscellaneous:</b>	0 Units	\$0.00	\$0.00
<b>RCN Less Depreciation:</b>	27,942 Sq.Ft.	\$0.00	\$0.00
<b>Non MS Outbuildings::</b>	27,942 Sq.Ft.	\$14.28	\$398,911.00
<b>Total Structure Cost:</b>	27,942 Sq.Ft.	\$14.28	<b>\$398,911.00</b>

**Marshall and Swift Com/Agr Structure**  
**Structure: NURSING HOME/HOSPITAL Totals**

Section: Section 1	Units	Unit Cost	Total Cost New
<b>Basic Structure</b>			
Stud Walls-Wood Siding	69,420 Sq.Ft.	\$19.99	\$1,387,706.00
PF.- Masonry Veneer	23,140 Sq.Ft.	\$41.61	\$962,855.00
Package Unit	92,560 Sq.Ft.	\$13.78	\$1,275,477.00
Man Lift	3 Units	\$24,579.67	\$73,739.00
Sprinklers	92,560 Sq.Ft.	\$3.23	\$298,969.00
Base Cost	92,560 Sq.Ft.	\$133.60	\$12,366,016.00
<b>Basic Structure Cost</b>	92,560 Sq.Ft.		\$16,364,762.00
<b>Less Depreciation</b>			
Combined Depreciation	6.0 Percent		(\$981,885.00)
<b>Depreciated Cost</b>	92,560 Sq.Ft.		\$15,382,877.00

**Structure Totals**

	Units	Unit Cost	Total Cost New
<b>Basic Structure Cost</b>	92,560 Sq.Ft.	\$176.80	\$16,364,762.00
<b>Total Super Structure Cost</b>	92,560 Sq.Ft.	\$176.80	\$16,364,762.00
<b>Building Cost New</b>	92,560 Sq.Ft.	\$176.80	\$16,364,762.00
<b>Replacement Cost New</b>	92,560 Sq.Ft.	\$176.80	\$16,364,762.00
<b>Depreciated Cost</b>	92,560 Sq.Ft.	\$166.19	\$15,382,877.00
<b>Total Structure Cost:</b>	92,560 Sq.Ft.	\$166.19	\$15,382,877.00
<b>Multiplier</b>	92,560 Sq.Ft.	\$166.19	\$15,382,877.00
<b>Total Non MS Outbuildings:</b>	0 Sq.Ft.	\$0.00	\$0.00
<b>Total Structure Cost with Outbuildings:</b>	92,560 Sq.Ft.		\$15,382,877.00



NAME: PARCEL NO. 1-201-34

# REAL ESTATE APPRAISAL RECORD

CARSON CITY

DISTRICT 1.5

PROPERTY ADDRESS 1001 Mountain St

SUBDIVISION

BLK

LOT

### LAND VALUE COMPUTATION

Dimension	Acre	Sq Ft	19		19		19		
			Unit Value	Site Value	Unit Value	Site Value	Unit Value	Site Value	
		4.932	214,020						

### REMARKS

1/9/15 R/S #2927 #450207  
LWO #450208

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

Year	1915/16	1917/18	1917/19	1918/19	1919/20	1919/20
Sales Price						
Date of Sale						
Asking Price						

***** APPRAISED VALUE *****	***** APPRAISED VALUE *****	***** APPRAISED VALUE *****	***** APPRAISED VALUE *****	***** APPRAISED VALUE *****	***** APPRAISED VALUE *****	***** APPRAISED VALUE *****
Land Value	1636,928	2004,470	2004,470	2004,470	226,850	226,850
Improvement Value	45,253	43,723			10615,414	15212,424
Total Appraised	1682,182	2048,193	2048,193	2048,193	268,394	17480,924
***** ASSESSED VALUE *****	***** ASSESSED VALUE *****	***** ASSESSED VALUE *****	***** ASSESSED VALUE *****	***** ASSESSED VALUE *****	***** ASSESSED VALUE *****	***** ASSESSED VALUE *****
LAND	577,925	722,547	722,547	722,547	793,975	793,975
Improvement	15,839	15,303			5715,349	5324,349
Personal Property						
Total Assessed	593,764	737,850	722,547	722,547	4509,324	6118,323

2015 2016 2017 2018 2019 2020

Description	Qual	Date	Found	Const	Roof	Floor	Inter	Exter	Size

Permit No.	For	Amount	Date	Eff Yr	App Yr	Cond
16-507	New Comm	13,809,000	5-10-16	2017	16/17	NEW

Appraiser & Date	Unit	Area	Unit Cost		Unit Cost		Unit Cost		Unit Cost		Unit Cost	
			Cost	Unit	Cost	Unit	Cost	Unit	Cost	Unit		
Modifier												
TOTAL												
%Good												
R.C.L.D												

\*\*\*\*\* COST \*\*\*\*\*

COMPUTATIONS

- RW/U - 19
- Vinyl Solid Left - 100'
- IPR - 395'
- Hospital - 92560
- Camp Camp - 14290
- Blacktop - 15,055
- CFW - 72610
- Curb - 410'
- Curb & gutter - 526'
- Wallstack - 6920
- parking spaces - 79
- COP - 900
- split rail 3-90'
- can Ret Wall - 4280
- In fence - 4800
- Barrier Post + 7
- ballistics - 529
- Trash Enc - 3 kg
- can steps - 4
- flag pole - 1
- Concrete strip - 2
- Comm sprinklers - 5
- loading dock - 1

PHOTO

COMMERCIAL BUILDING RECORD

DATE OCCUPANCY	STORY HT	FLOOR COVER	SPRINKLERS	EXTERIOR WALLS (Cont)	ROOF STRUCTURE
STORIES CLASS ARCHITECTURE EXCAVATION FILL CONSTRUCTION	COST RANK Cu Ft Cu Ft	Asphalt Tile Brick Carpet & Pad Hardwood Linoleum Ceramic Tile Vinyl Tile	HEATING & COOLING Electric Baseboard Electric Wall Htrs Forced Air Floor Furnace Gas Steam Radiator Hot Water	Wood or Steel Frame Aluminum Siding Shingles Shakes Stucco on Wire Wood Siding Stone Veneer Brick Veneer Vinyl Siding Hardboard Siding Textured Plywood Board & Batten Box Log, Rustic Insulation Small Stl Hanger Doors Lrg Stl Hanger Doors	Concrete Joists Steel Joists Wood Joists Conc Slab Deck Steel Deck Comp. Deck Wood Deck Exposed Beams, Sheathed Open Steel System Open Wood System Steel Trusses Timber Trusses Glulams
CEILING Height: Acoustical Sheet Rock Plaster Plywood Suspended Insulation Ceiling Joists	INTERIOR CONSTRUCTION	Wall Height: Frame Lin Ft: Masonry Lin Ft: Sq Ft of Wall Area Metal Partitions Metal & Glass Steel Chan & S/R Steel Studs & S/R Wood Frame & S/R Concrete Block	Percent Finished: EXTERIOR WALLS (Sq Ft) Masonry Face Brick Thick: Common Brick Thick: Cavity Brick Thick: Concrete/BK Thick: Conc, Reinf. Thick: Stone Thick: Insulation Curtain Walls Concrete, Pre-cast Conc & Glass Panels Metal & Glass Panels Steel Studs & Stucco	Stucco on Sheathing Wood Siding Stone Veneer Brick Veneer Vinyl Siding Hardboard Siding Textured Plywood Board & Batten Box Log, Rustic Insulation Small Stl Hanger Doors Lrg Stl Hanger Doors Wood or Steel Skeleton Aluminum Cover Sandwich Panels Corr Stl on Steel Fram Corr Stl of Wood Frame EXTERIOR STAIRS Steel Wood Concrete Concrete & Steel Fire Escape No. of Stops: Speed Capacity Hydraulic Escalator	Aluminum Asbestos Shingles Built-up Composition Composition Shingles Concrete Tile Galvanized Steel Shake Tar & Gravel Wood Shingles Insulation BASEMENT Wall Ht: Brick, Thick: Conc Blk, Thick: Reinf. Conc. Thick Waterproof Finished Area: Electrical Area:
Light Standard Heavy FOUNDATION Concrete Bearing Concrete Non-Bearing Concrete Col Footings Wood Columns Steel Columns Concrete Columns	FRAME	Steel Wood Concrete Cols. Beams Columns, Lin Ft: Beams, Lin Ft: Wood Columns Timber, Lin Ft: Glulam, Lin Ft Steel Columns H Beams, Lin Ft: I Beams, Lin Ft:	ELECTRICAL	Small Stl Hanger Doors Lrg Stl Hanger Doors Wood or Steel Skeleton Aluminum Cover Sandwich Panels Corr Stl on Steel Fram Corr Stl of Wood Frame EXTERIOR STAIRS Steel Wood Concrete Concrete & Steel Fire Escape No. of Stops: Speed Capacity Hydraulic Escalator	
FLOOR STRUCTURE Concrete on Ground Wood Joists & Sheathing Insulation	PLUMBING	Std for Occupancy No. of Fixtures Rough-ins Water Heater Gas Elec			

BATH & LAVATORY DETAIL

Floor No.	Fixtures				Shower
	Floor Walls	WC	Lv	Tub Ur	
					St 0 T G.D. Fin
*****					
RENTAL & INCOME DETAIL					
Use	Sq Ft	Date	P/sq ft	Date	P/sq ft

ROOM AND FINISH DETAIL

Rooms	Floors					Floor Finish	Inter Wall	Fin
	Base 1st	Mezz	2nd	3rd	4th			
Store								
Whse								
Office								
Lobby								
Hall								
Living								
Dining								
Bed								
Kitch								
Util								