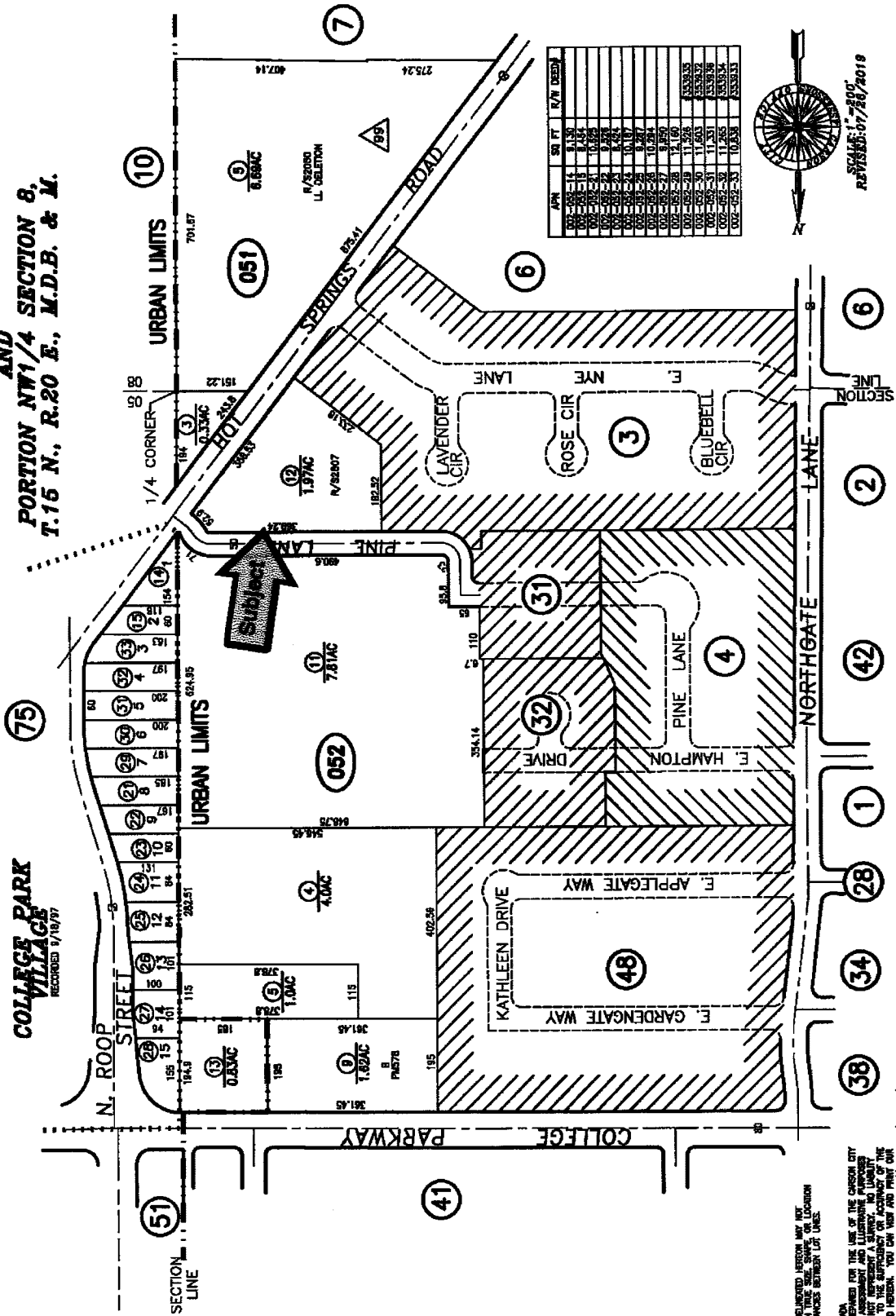


PORTION S1/2 SECTION 5,  
AND  
PORTION NW1/4 SECTION 8,  
T.15 N., R.20 E., M.D.B. & M.



NOTE: ANGLES COLLECTED HEREON MAY NOT BE PRESENTED IN THIS SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.

COURTNEY CITY, TEXAS

CONVEYED FROM PLAT 33, BOUNDARY LINE DISTRICTS 002-052-12

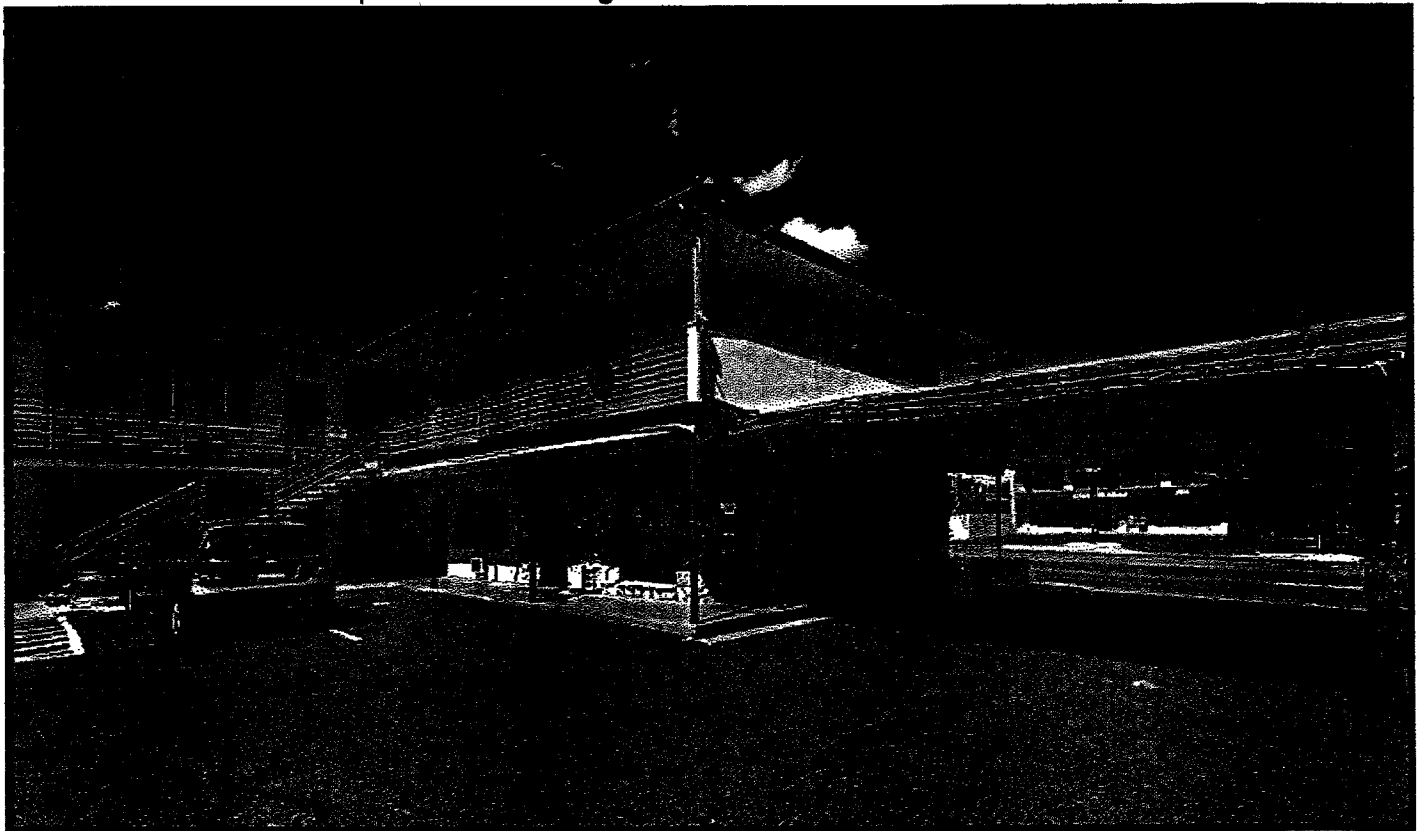
THIS MAP IS FOR THE USE OF THE COURSON CITY ASSOCIATION FOR ADDRESSING AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A WARRANTY, NO LIABILITY IS ASSUMED AS TO THE ACCURACY OR ALIGNMENT OF THE BOUNDARY LINES SHOWN HEREON. FOR MORE INFORMATION, MAPS OR NO CHANGE FROM DATA SUBMITTED AT: <http://mapserver.com/lookup/>



Jean Merkelbach  
(775) 588-0609



**1400 N Carson St**  
**39 Unit Apartment Building Offered at \$2,950,000 in Carson City, NV**



## PROPERTY FACTS

<b>Price</b>	\$2,950,000	<b>Building Class</b>	C
<b>Price Per Unit</b>	\$75,641	<b>Lot Size</b>	0.59 AC
<b>Sale Type</b>	Investment	<b>Building Size</b>	16,318 SF
<b>No. Units</b>	39	<b>No. Stories</b>	2
<b>Property Type</b>	Multifamily	<b>Year Built</b>	1959
<b>Property Subtype</b>	Apartment	<b>Opportunity Zone</b>	No
<b>Apartment Style</b>	Low Rise		

## UNIT AMENITIES

- Air Conditioning
- Microwave
- Kitchen
- Refrigerator
- Tub/Shower
- Freezer
- Smoke Free

## SITE AMENITIES

- Laundry Facilities
- Security System
- Video Patrol
- Smoke Free
- Public Transportation

**WALK SCORE®**  
Very Walkable (86)

**BIKE SCORE®**  
Very Bikeable (70)

## TRANSPORTATION

### AIRPORT

Reno-Tahoe International Airport

53 min drive

30.5 mi

## PROPERTY TAXES

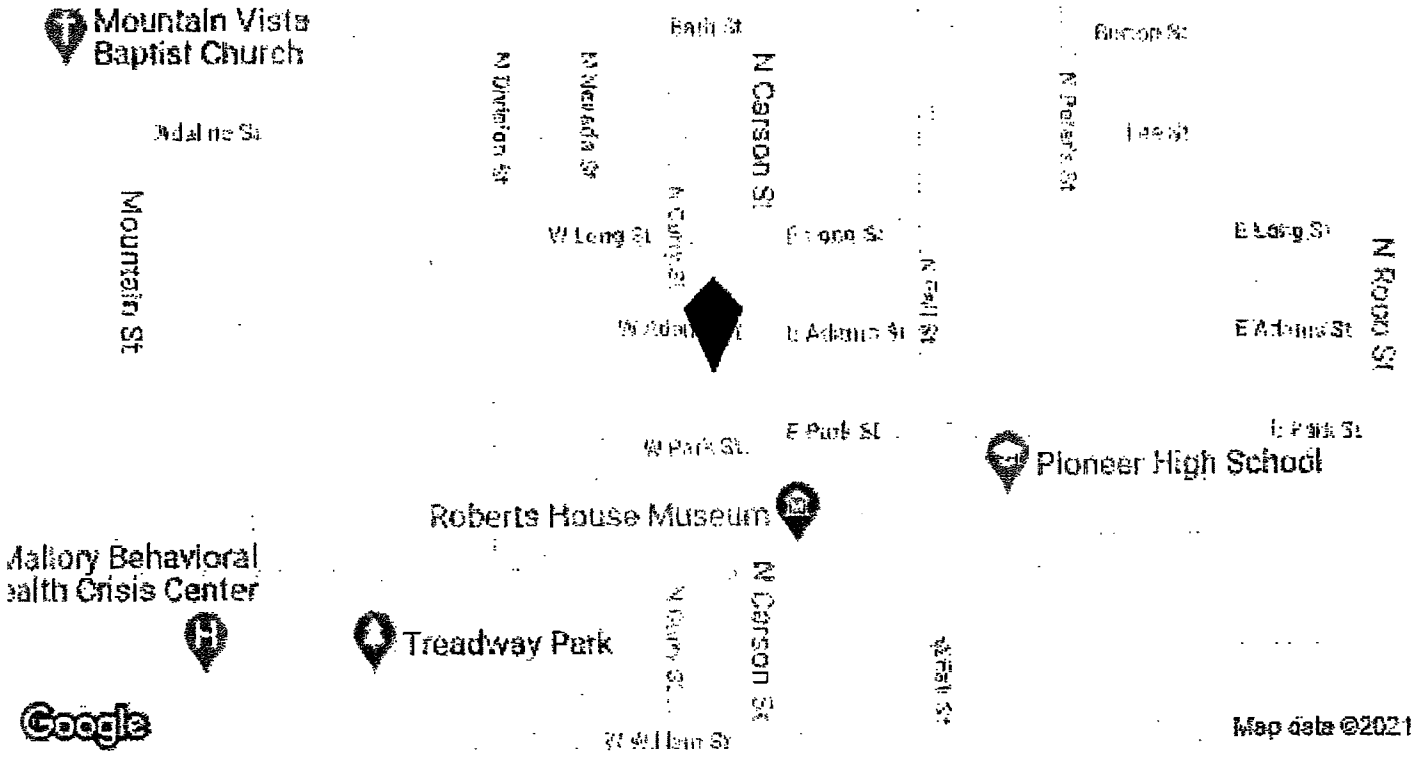
<b>Parcel Number</b>	001-163-02	<b>Improvements Assessment</b>	\$147,953
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ZONING

Zoning Code

RC

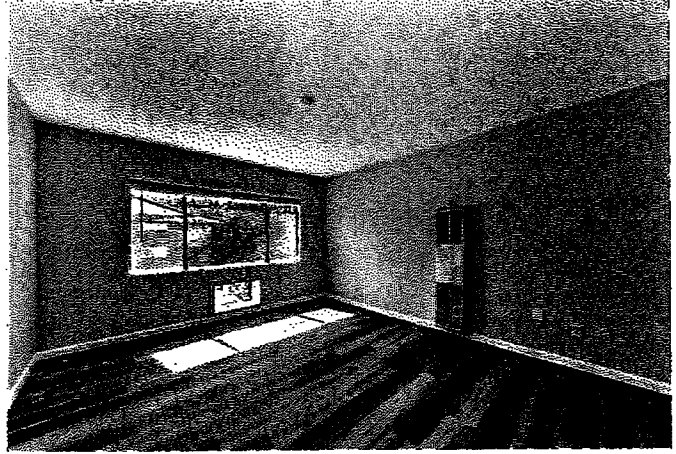
MAP OF 1400 N CARSON ST CARSON CITY, NV 89701



ADDITIONAL PHOTOS



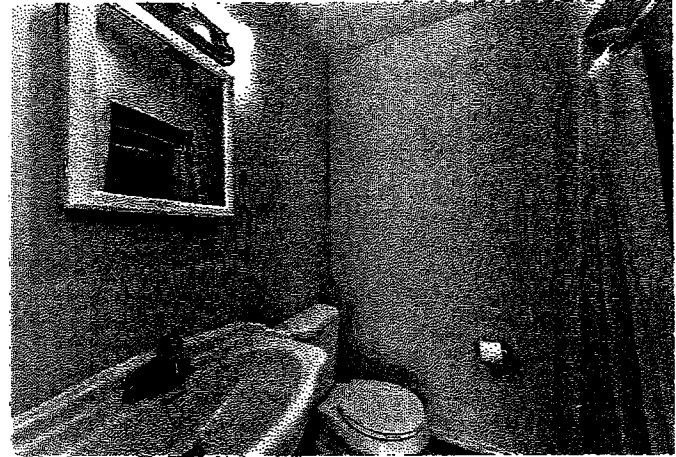
Interior Photo



Interior Photo



Interior Photo



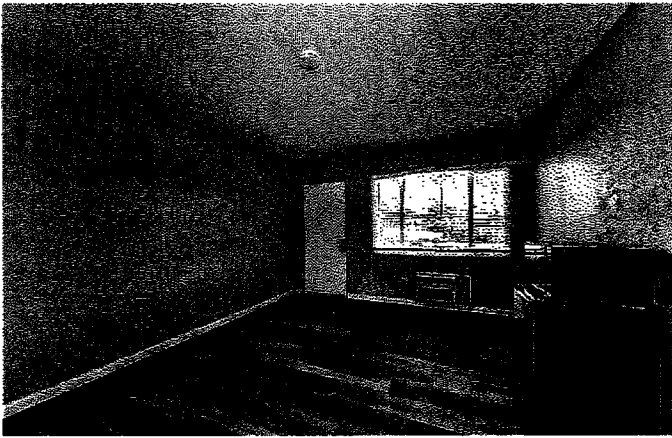
Interior Photo



Interior Photo



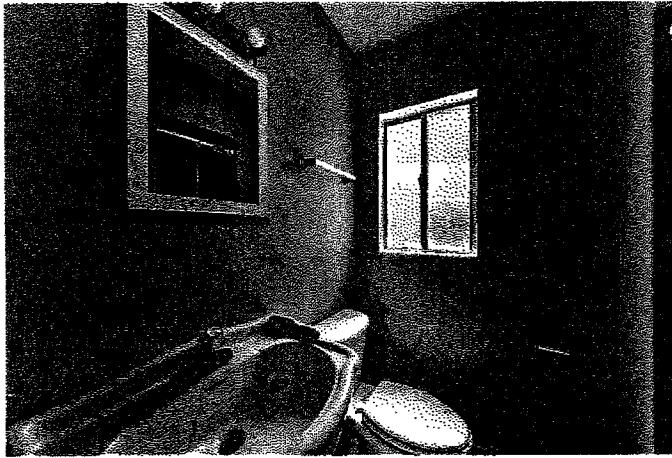
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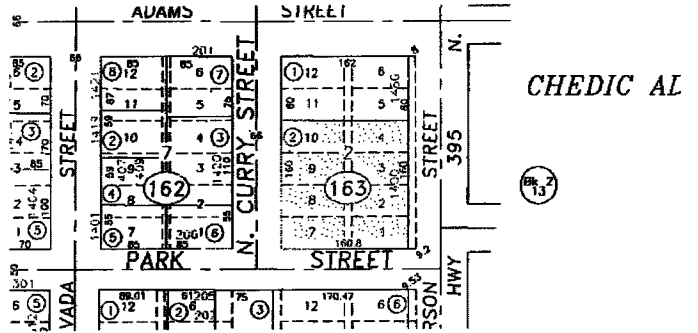
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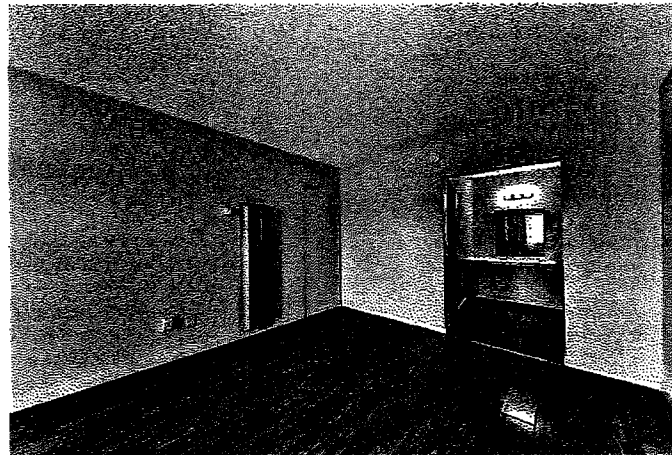
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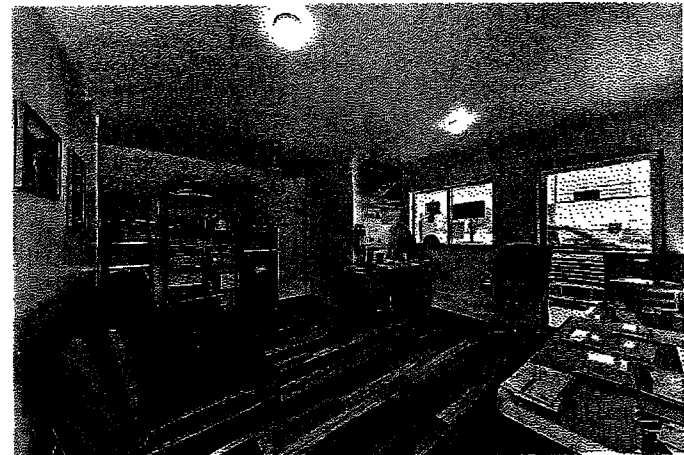
Interior Photo



Plat Map



Interior Photo



Lobby

Listing ID: 20385691

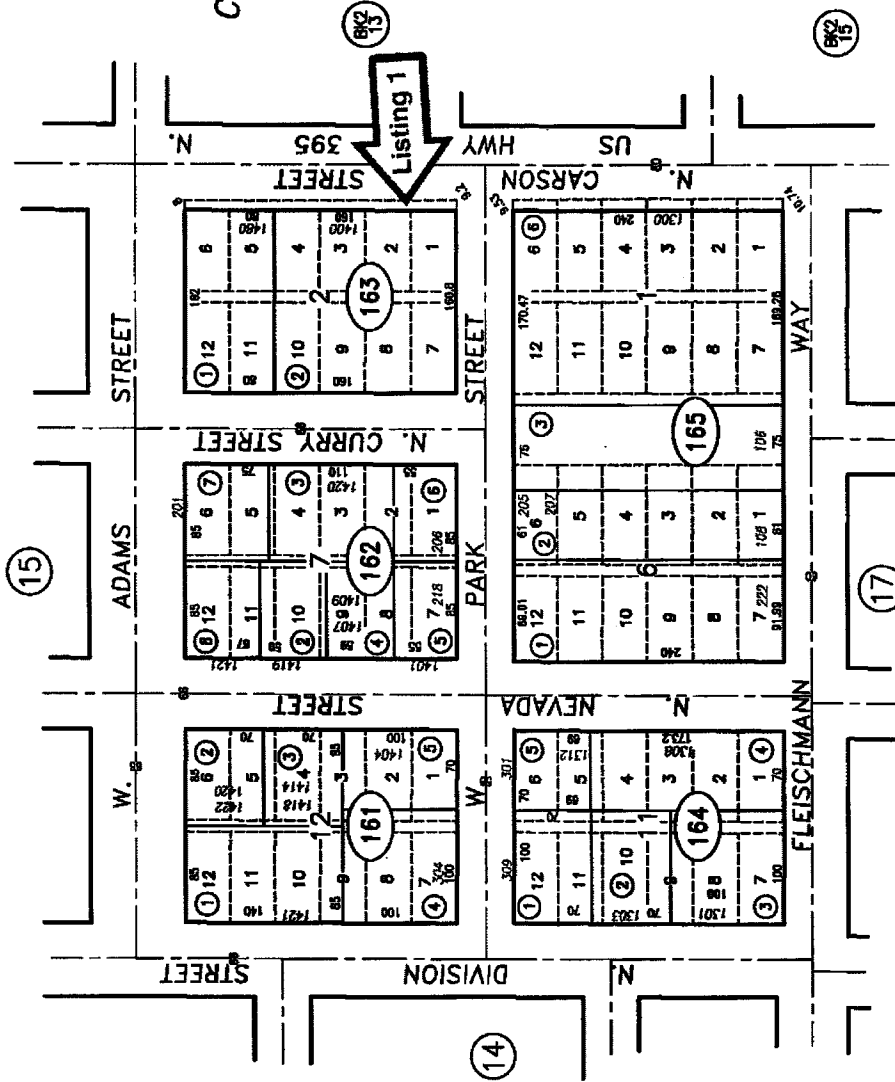
Date Created: 7/23/2020

Last Updated: 1/19/2021

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PORTION NW1/4 NW1/4 SECTION 17, T.15 N., R.20 E., M.D.B. & M.

CHEDIC ADDITION



SCALE: 1"=100'  
REVISED: 12/21/2007

THIS PARCEL DELINEATED HEREON MAY NOT BE PRESENTED IN THIS SET, MAPS, OR LOOKING TO BE DISAPPROVED BETWEEN LIT LINES.  
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY PLANNING DEPARTMENT AND ILLUSTRATED PARCELS ONLY. IT IS NOT TO BE USED AS A BASIS FOR ANY OTHER DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT WWW.CARSON-CITY.NV.GOV



Ben Galles

(775) 750-6429



## 1800 Purdue Dr - Purdue Arms Apartments

58 Unit Apartment Building Offered at \$7,500,000 at a 4.43% Cap Rate in Reno, NV



### INVESTMENT HIGHLIGHTS

- Value Add Opportunity
- Strong Central Location
- Large Basement Storage/Shop Space
- Upside in the Rents



## EXECUTIVE SUMMARY

Consisting of 58 total units, Purdue Arms Apartments offers an investor the opportunity to purchase a value-add multi-family investment property in the northern Nevada market. This asset features block construction and is centrally located near Vassar Street and Hwy. 395/580 and is a short distance to schools and nearby bus lines. There are a total of 52 large one bedroom one bathroom units and 6 two bedroom 1 bathroom units. Property features include five buildings featuring a club house and owner

owned laundry units, newer roof with warranty on one building, additional large basement storage space, a total of +/- 1.5 AC, and a courtyard setting with ample parking. The property is master metered for gas and electric and features radiant baseboard heat, offering an opportunity to pass along utility costs to the tenants and increase the cash flow. According to the 2nd quarter 2020 Johnson Perkins Griffin Apartment Survey, the vacancy for the submarket where the property is located is 0.89%.

## PROPERTY FACTS

<b>Price</b>	\$7,500,000	<b>Building Class</b>	C
<b>Price Per Unit</b>	\$129,310	<b>Lot Size</b>	1.50 AC
<b>Sale Type</b>	Investment	<b>Building Size</b>	36,120 SF
<b>Cap Rate</b>	4.43%	<b>Average Occupancy</b>	100%
<b>No. Units</b>	58	<b>No. Stories</b>	2
<b>Property Type</b>	Multifamily	<b>Year Built</b>	1972
<b>Property Subtype</b>	Apartment	<b>Parking Ratio</b>	1.94/1,000 SF
<b>Apartment Style</b>	Garden	<b>Opportunity Zone</b>	No

## UNIT AMENITIES

- Kitchen
- Refrigerator
- Oven
- Range

## SITE AMENITIES

- Laundry Facilities
- Property Manager on Site

## UNIT MIX INFORMATION

DESCRIPTION	NO. UNITS	AVG. RENT/MO	SF
1+1	52	\$860.00	600
2+1	6	\$1,025	850 - 900

**FINANCIAL SUMMARY (ACTUAL - 2019)**

	ANNUAL	ANNUAL PER SF
<b>Gross Rental Income</b>	\$506,928	\$14.03
Other Income	-	-
Vacancy Loss	-	-
<b>Effective Gross Income</b>	\$506,928	\$14.03
Taxes	\$18,517	\$0.51
Operating Expenses	\$156,244	\$4.33
<b>Total Expenses</b>	\$174,761	\$4.84
<b>Net Operating Income</b>	\$332,167	\$9.20

BIKE SCORE ®  
Bikeable (70)

**TRANSPORTATION**

 AIRPORT

Reno-Tahoe International Airport	21 min drive	4.1 mi
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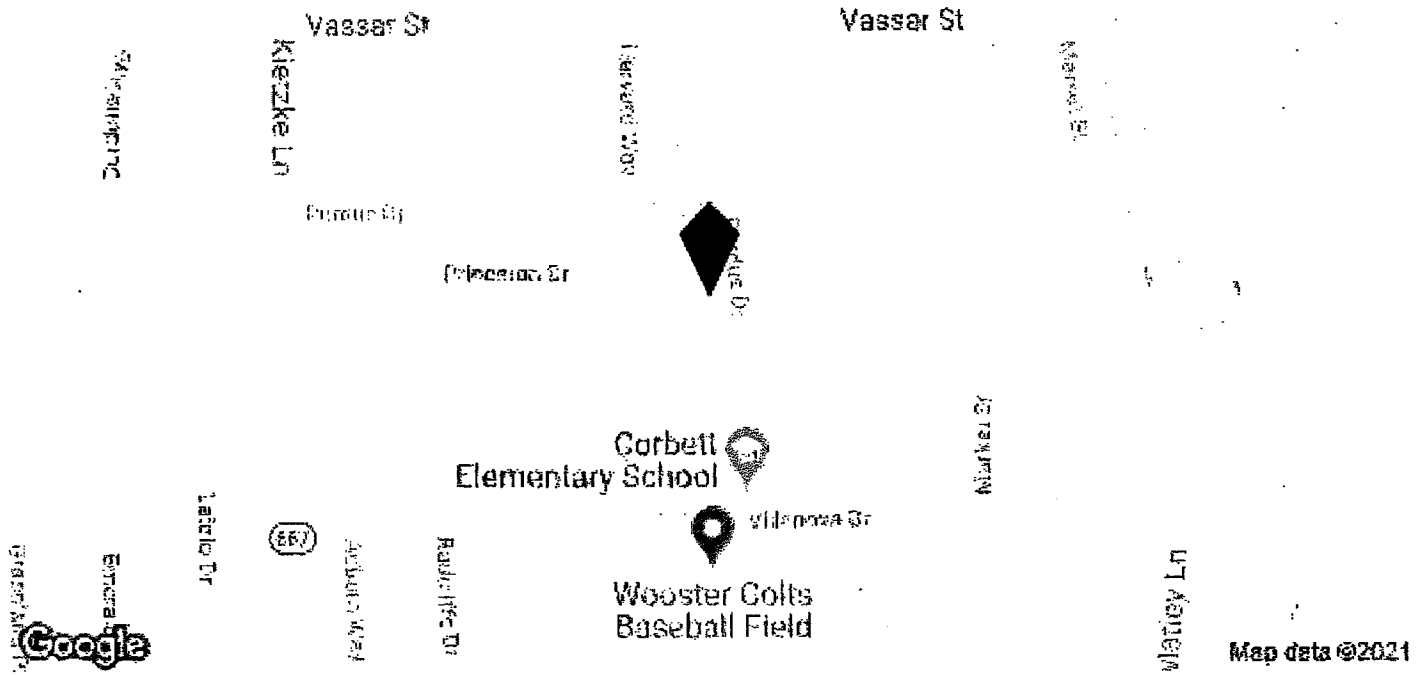
**PROPERTY TAXES**

Parcel Number	013-333-25	Total Assessment	\$1,577,473 (2020)
Land Assessment	\$696,000 (2020)	Annual Taxes	\$18,517 (\$0.51/sf)
Improvements Assessment	\$881,473 (2020)	Tax Year	2019

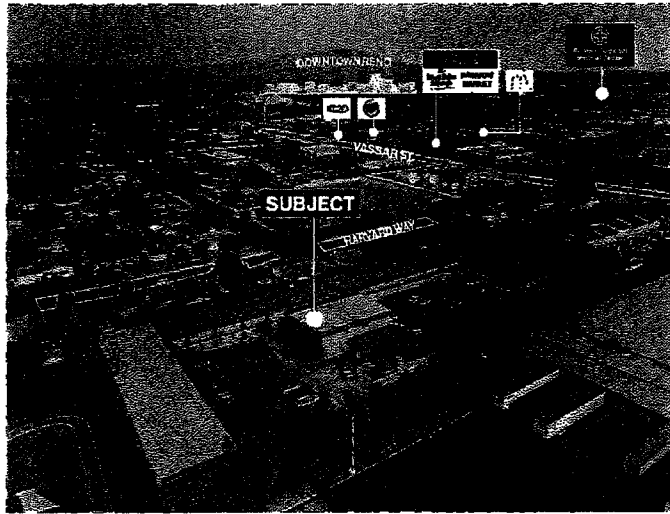
**ZONING**

Zoning Code            **MF30**

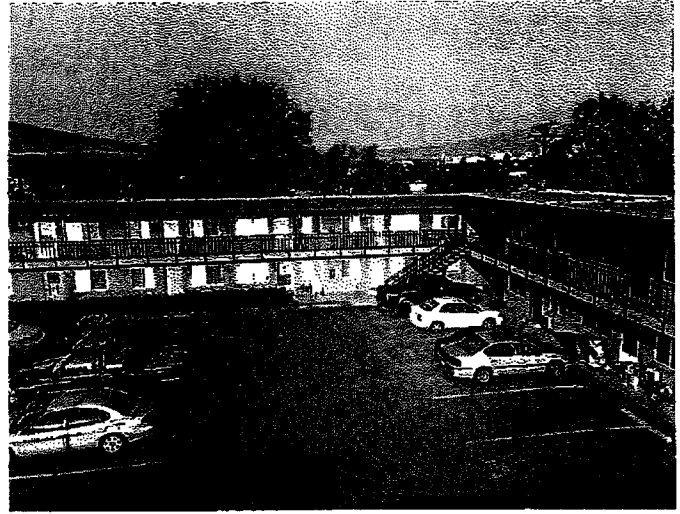
MAP OF 1800 PURDUE DR RENO, NV 89502



ADDITIONAL PHOTOS



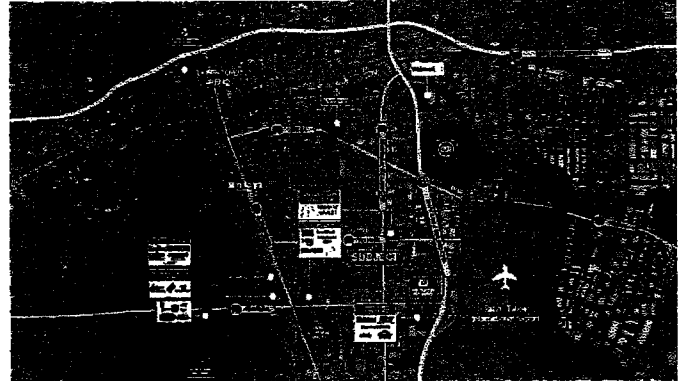
1800 PUrdue Arms3d



1800-Purdue-Drone-11



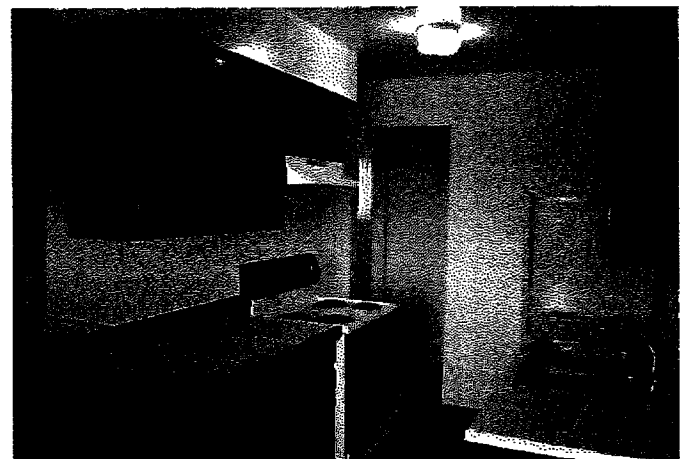
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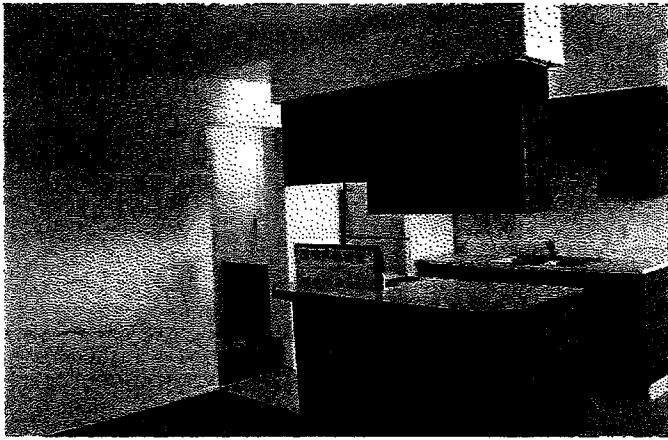
Purdue Dr. Aerial



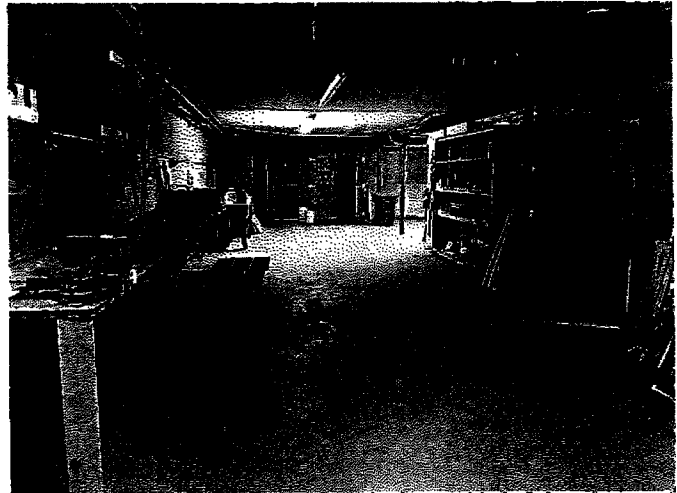
1800-Purdue-Drone-3



DSC\_0038



DSC\_0037.1



IMG\_0295

**Listing ID: 21140453**

**Date Created: 10/5/2020**

**Last Updated: 1/26/2021**

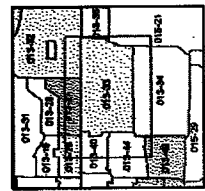
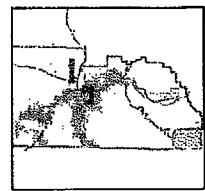
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Assessor's Map Number  
**013-33**

STATE OF NEVADA  
**WASHOE COUNTY**  
ASSESSOR'S OFFICE  
Joshua G. Wilson, Assessor  
100 East Reno Street  
Reno, Nevada 89413  
(775) 333-2311

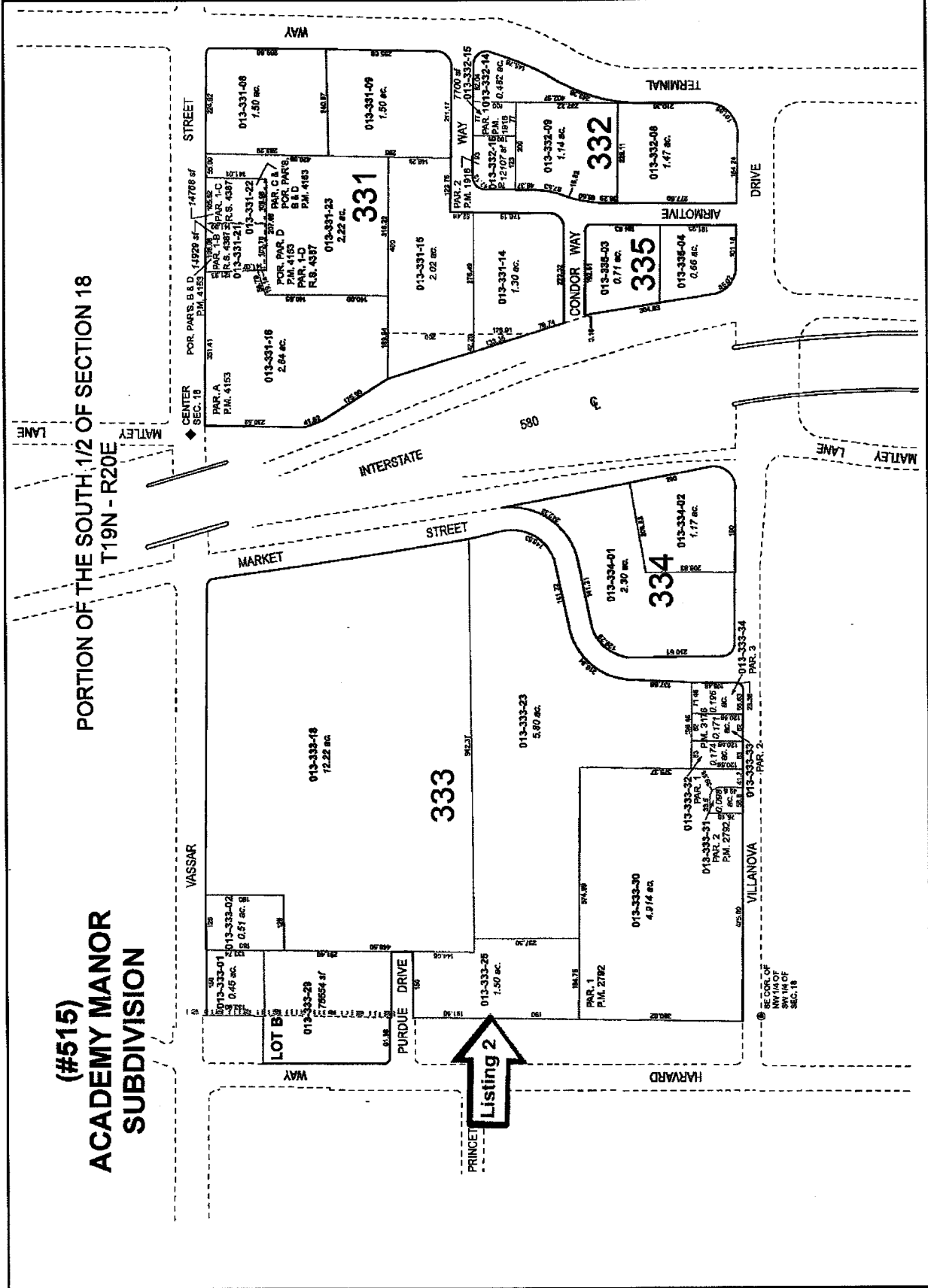


Scale  
0 50 100 150 200  
1 inch = 200 feet



revised by: **TWT 01/02/014**  
last updated:  
were previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and taxation purposes only. No liability is assumed as to the sufficiency or correctness of the data furnished hereon.



**Listing 2**



Jason Evanchak  
(775) 544-2918

**Realty Corner**

## 441 W 2nd St - Gibson Apartments

25 Unit Apartment Building Offered at \$3,150,000 at a 5.92% Cap Rate in Reno, NV



### INVESTMENT HIGHLIGHTS

- Excellent mid-town location

## EXECUTIVE SUMMARY

Prime investment opportunity in the heart of Reno. One of the last well maintained and professionally managed properties in the area. Terrific history and great future potential for the next owner. Main property has 9 units

downstairs and 9 units upstairs. New boiler in 2019. Second property has 3 units downstairs and 3 units upstairs. PLEASE DO NOT DISTURB OCCUPANTS. Contact listing broker for details and tour.

## PROPERTY FACTS

<b>Price</b>	\$3,150,000	<b>Apartment Style</b>	Low Rise
<b>Price Per Unit</b>	\$126,000	<b>Building Class</b>	C
<b>Sale Type</b>	Investment	<b>Lot Size</b>	0.23 AC
<b>Cap Rate</b>	5.92%	<b>Building Size</b>	12,556 SF
<b>No. Units</b>	25	<b>No. Stories</b>	2
<b>Property Type</b>	Multifamily	<b>Year Built</b>	1917
<b>Property Subtype</b>	Apartment	<b>Opportunity Zone</b>	Yes

## UNIT AMENITIES

- Cable Ready
- Ceiling Fans
- Refrigerator
- Oven
- Range

## SITE AMENITIES

- Laundry Facilities

## UNIT MIX INFORMATION

DESCRIPTION	NO. UNITS	AVG. RENT/MO	SF
0+1	17	\$775.00	-
1+1	7	\$910.00	-



**FINANCIAL SUMMARY (PRO FORMA - 2020)**

	ANNUAL	ANNUAL PER SF
<b>Gross Rental Income</b>	\$259,380	\$20.66
Other Income	\$15,275	\$1.22
Vacancy Loss	\$12,969	\$1.03
<b>Effective Gross Income</b>	\$261,686	\$20.84
Taxes	\$8,203	\$0.65
Operating Expenses	\$67,084	\$5.34
<b>Total Expenses</b>	\$75,287	\$6.00
<b>Net Operating Income</b>	\$186,399	\$14.85

WALK SCORE ®  
Walker's Paradise (96)

BIKE SCORE ®  
Biker's Paradise (85)

**TRANSPORTATION**

 AIRPORT

Reno-Tahoe International Airport	27 min drive	6.9 mi
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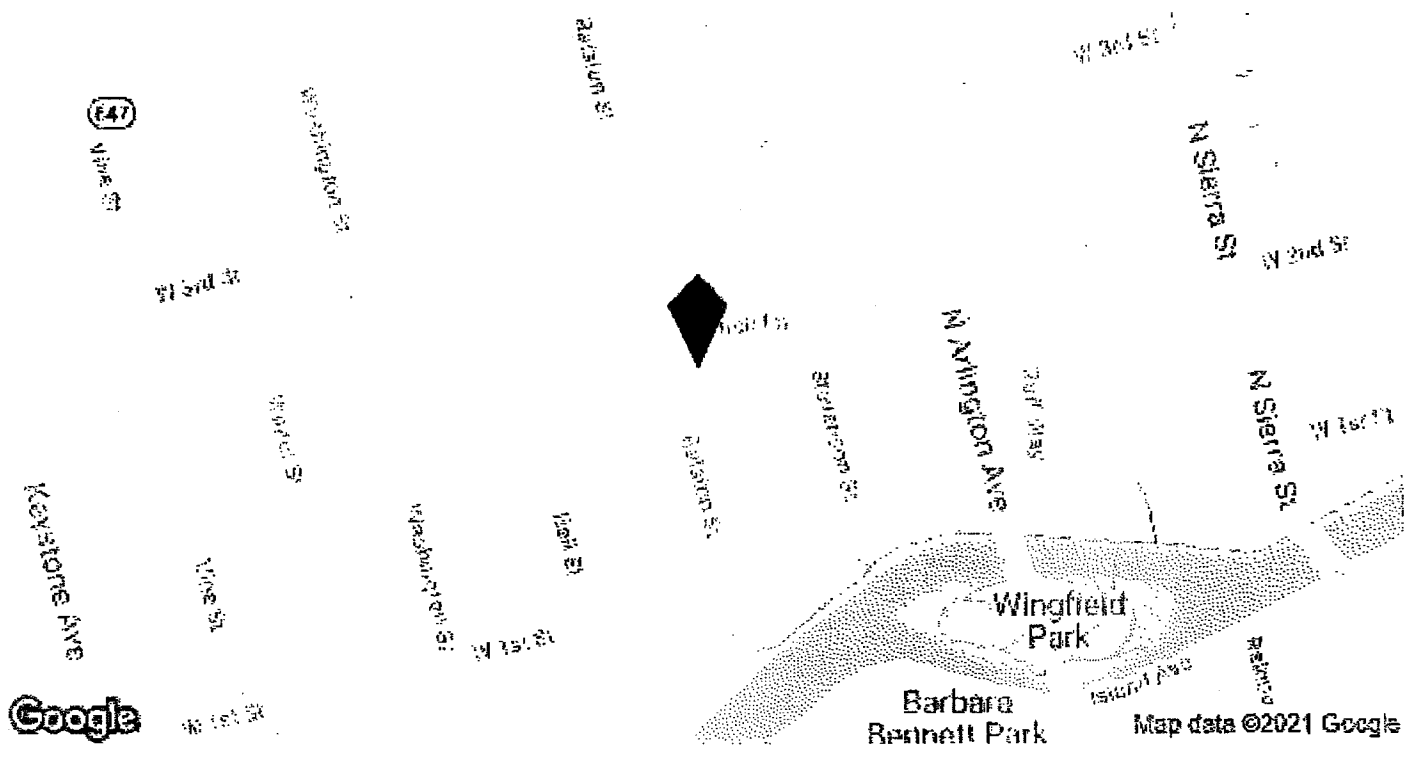
**PROPERTY TAXES**

Parcel Number	011-023-04	Total Assessment	\$576,759
Land Assessment	\$280,000	Annual Taxes	\$8,203 (\$0.65/sf)
Improvements Assessment	\$296,759	Tax Year	2020

**ZONING**

Zoning Code            MUDR

MAP OF 441 W 2ND ST RENO, NV 89503



ADDITIONAL PHOTOS



Building Photo



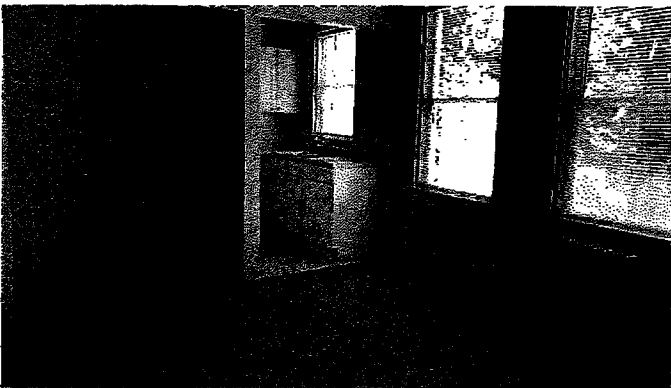
Building Photo



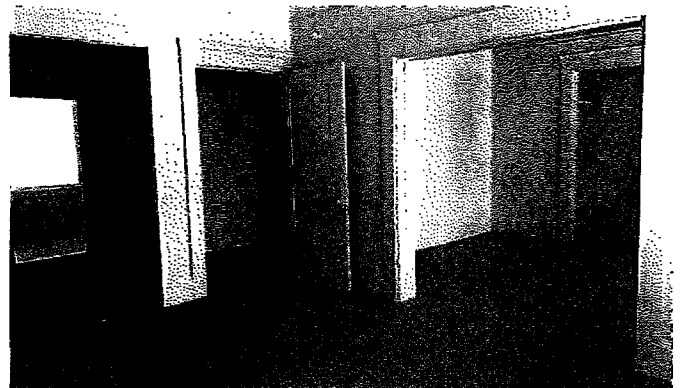
Building Photo



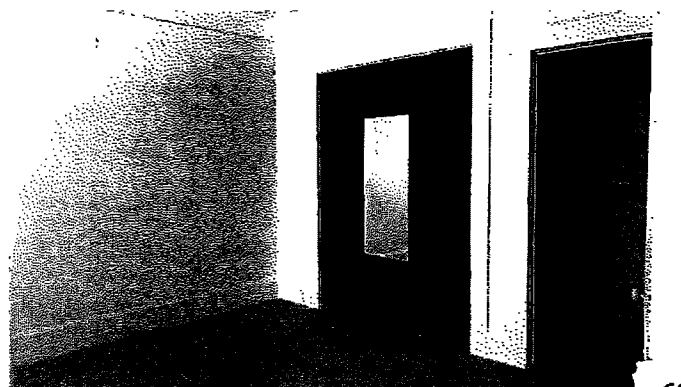
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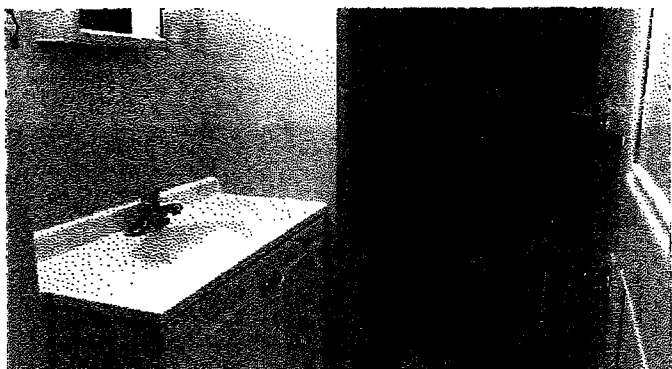
Building Photo



Building Photo



Building Photo



Building Photo

**Listing ID:** 21489312

**Date Created:** 11/12/2020

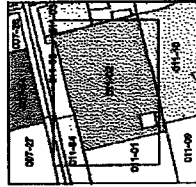
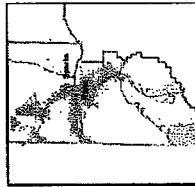
**Last Updated:** 1/19/2021

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Assessor's Map Number

011-02

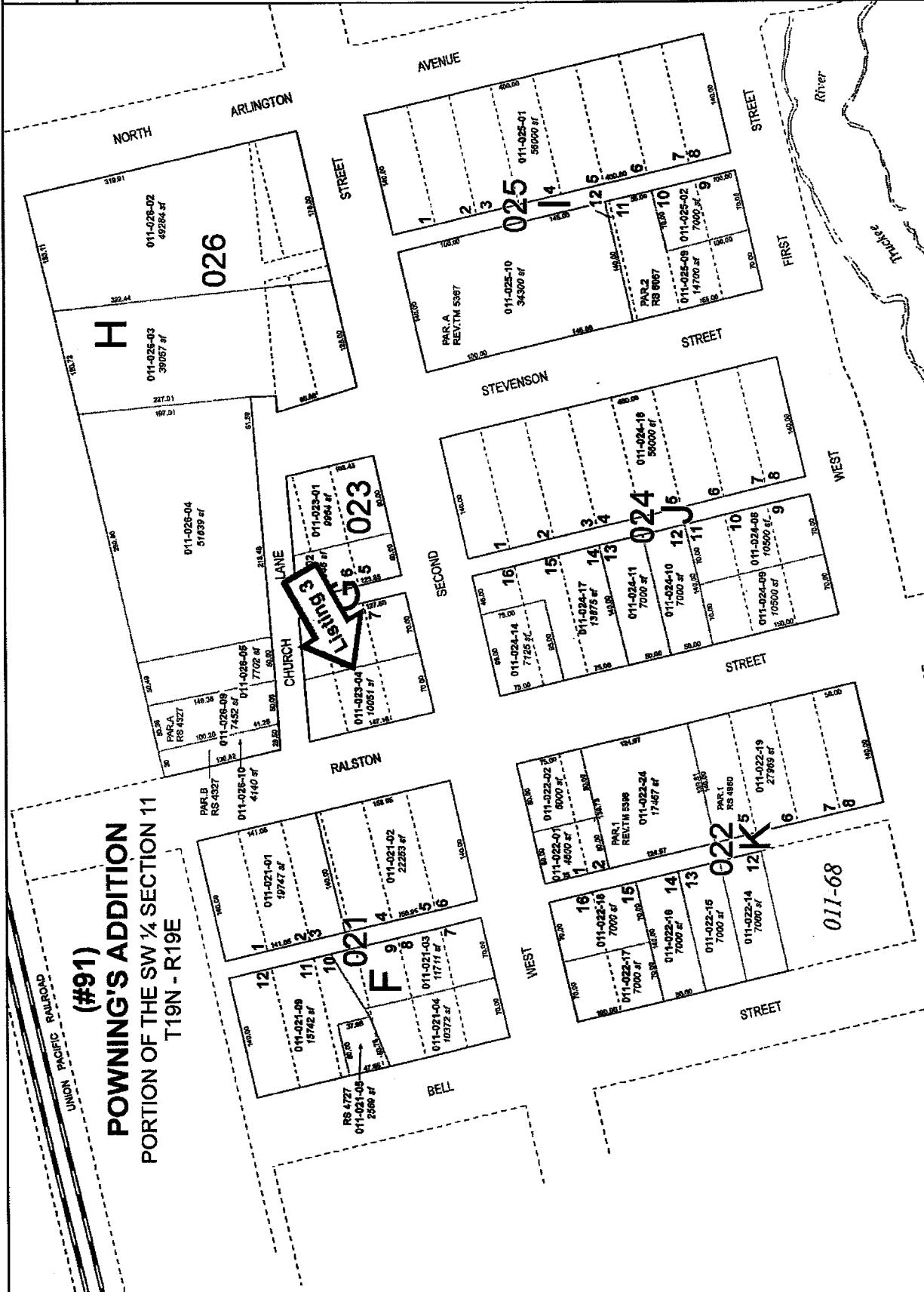
STATE OF NEVADA  
WASHOE COUNTY  
ASSESSOR'S OFFICE  
1001 East Ninth Street, Building D  
Reno, Nevada 89512  
(775) 233-2521



created by: CFS 03/22/2010  
update: SR 11/08/19 SR 12/11/19, SL  
SR 04/09/20 SR 1/7/2020

area previously shown in map(s):

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is not intended to be used for any other purpose. It is hereby assumed that the user has verified the accuracy of the information shown on this map to the satisfaction or suitability of the data submitted herein.



**(#91)**  
**POWNING'S ADDITION**  
PORTION OF THE SW 1/4 SECTION 11  
T19N - R19E

**LAND VALUATION**

**IMPROVEMENT VALUATION**

**TAX CAP INFORMATION**

**PARCEL INFORMATION**

## **Land Value**

When appraising for taxation purposes, in the 2021/2022 fiscal year the Assessor's Office is not allowed per NAC (\*) to use sales in the latter portion of 2020 as a part of the database to determine "*current market evidence*". The Carson City Assessor's Office has also determined that a 36-month period back is too old in today's rapidly changing market to establish "*current market evidence*".

There were no vacant land sales in this market area during this time frame within this 36 month window. As such, the best available method for determining land value the Allocation method from the improved sales.

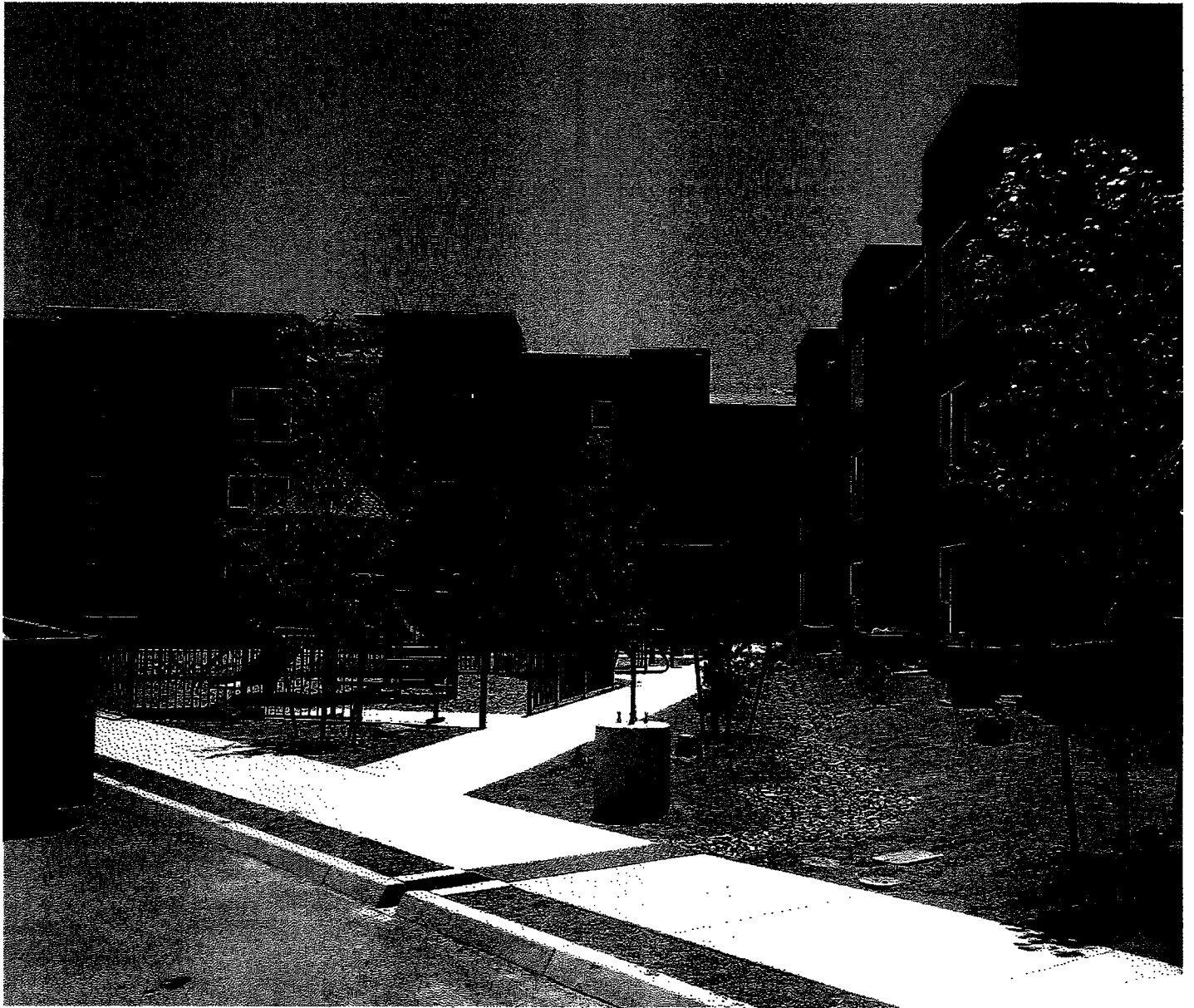
## **Improvement Value**

The improvement value was determined by the cost approach of improvements using Marshall and Swift Publication Company as they existed on January 1 of the current year of the closure of the roll. A formula of replacement cost new less depreciation (RCNLD); with depreciation of 1.5% per year, as per N.R.S. 361.227 and N.A.C. 361.128. Economic obsolescence was not applied to the improvements for the 2021/22 year to keep the taxable values lower than the market value per N.R.S. 361.277 (5).

## **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. In order for a property owner to possibly see a reduction in their taxes, the taxable value of \$6,703,395 would have to be lowered to less than the Tax Cap value of \$6,265,142 (an assessed valuation of \$2,192,640) and the tax rate would have to remain the same or lowered.

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.



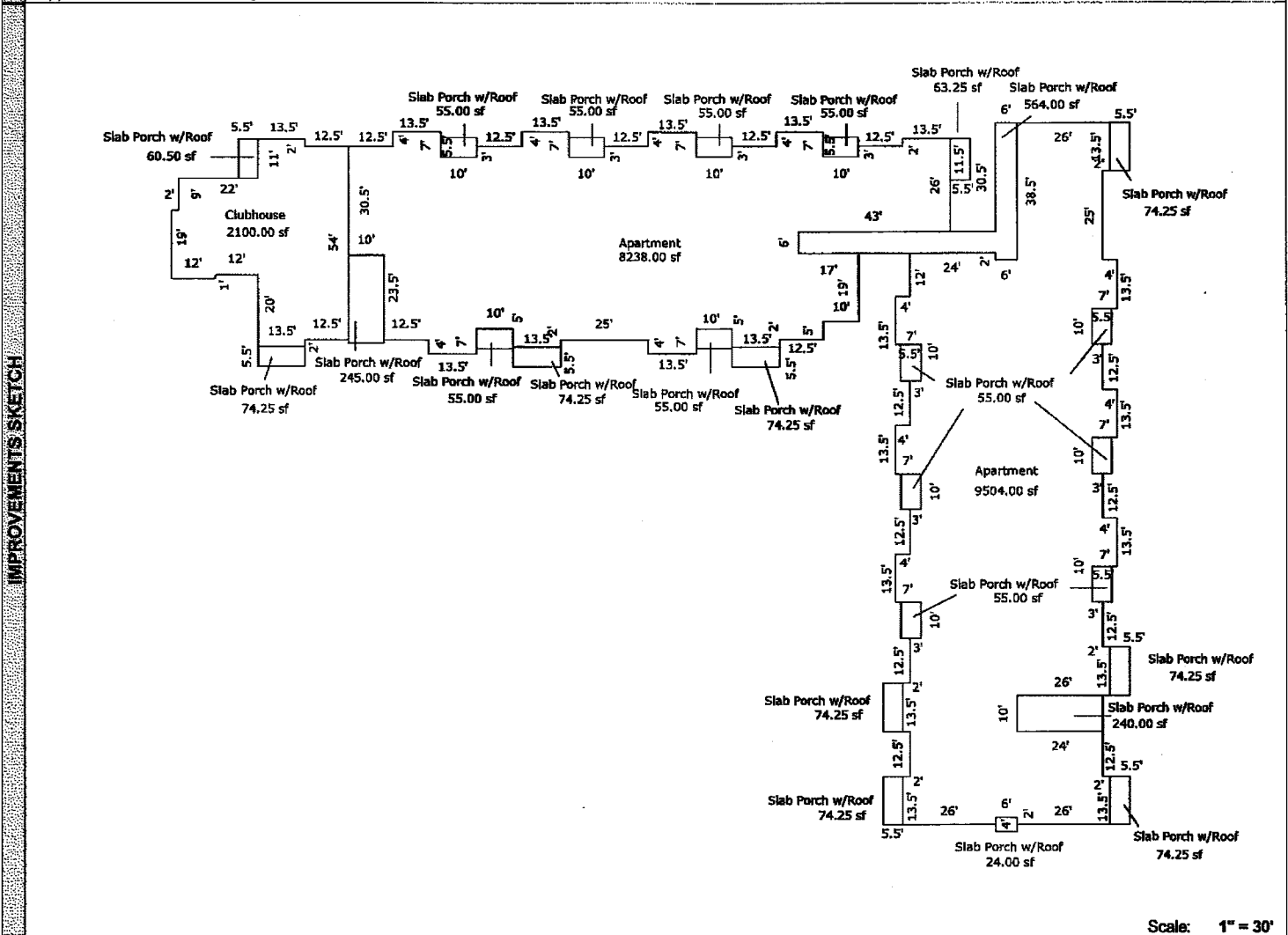


# SKETCH/AREA TABLE ADDENDUM

Parcel No 002-052-12

File No 202000205212RE - 2743

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



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
MSR 904	Slab Porch w/Roof	1.00	564.0000	200.00	
	Slab Porch w/Roof	1.00	245.0000	69.00	
	Slab Porch w/Roof	1.00	240.0000	68.00	
	Slab Porch w/Roof	1.00	55.0000	31.00	
	Slab Porch w/Roof	1.00	55.0000	31.00	
	Slab Porch w/Roof	1.00	55.0000	31.00	
	Slab Porch w/Roof	1.00	55.0000	31.00	
	Slab Porch w/Roof	1.00	55.0000	31.00	
	Slab Porch w/Roof	1.00	55.0000	31.00	
	Slab Porch w/Roof	1.00	55.0000	31.00	
	Slab Porch w/Roof	1.00	55.0000	31.00	
	Slab Porch w/Roof	1.00	55.0000	31.00	
	Slab Porch w/Roof	1.00	55.0000	31.00	
	Slab Porch w/Roof	1.00	55.0000	31.00	
	Slab Porch w/Roof	1.00	55.0000	31.00	
	Slab Porch w/Roof	1.00	55.0000	31.00	
	Slab Porch w/Roof	1.00	60.5000	33.00	
	Slab Porch w/Roof	1.00	63.2500	34.00	
	Slab Porch w/Roof	1.00	74.2500	38.00	
	Slab Porch w/Roof	1.00	74.2500	38.00	
	Slab Porch w/Roof	1.00	74.2500	38.00	
	Slab Porch w/Roof	1.00	74.2500	38.00	
	Slab Porch w/Roof	1.00	74.2500	38.00	
	Slab Porch w/Roof	1.00	74.2500	38.00	

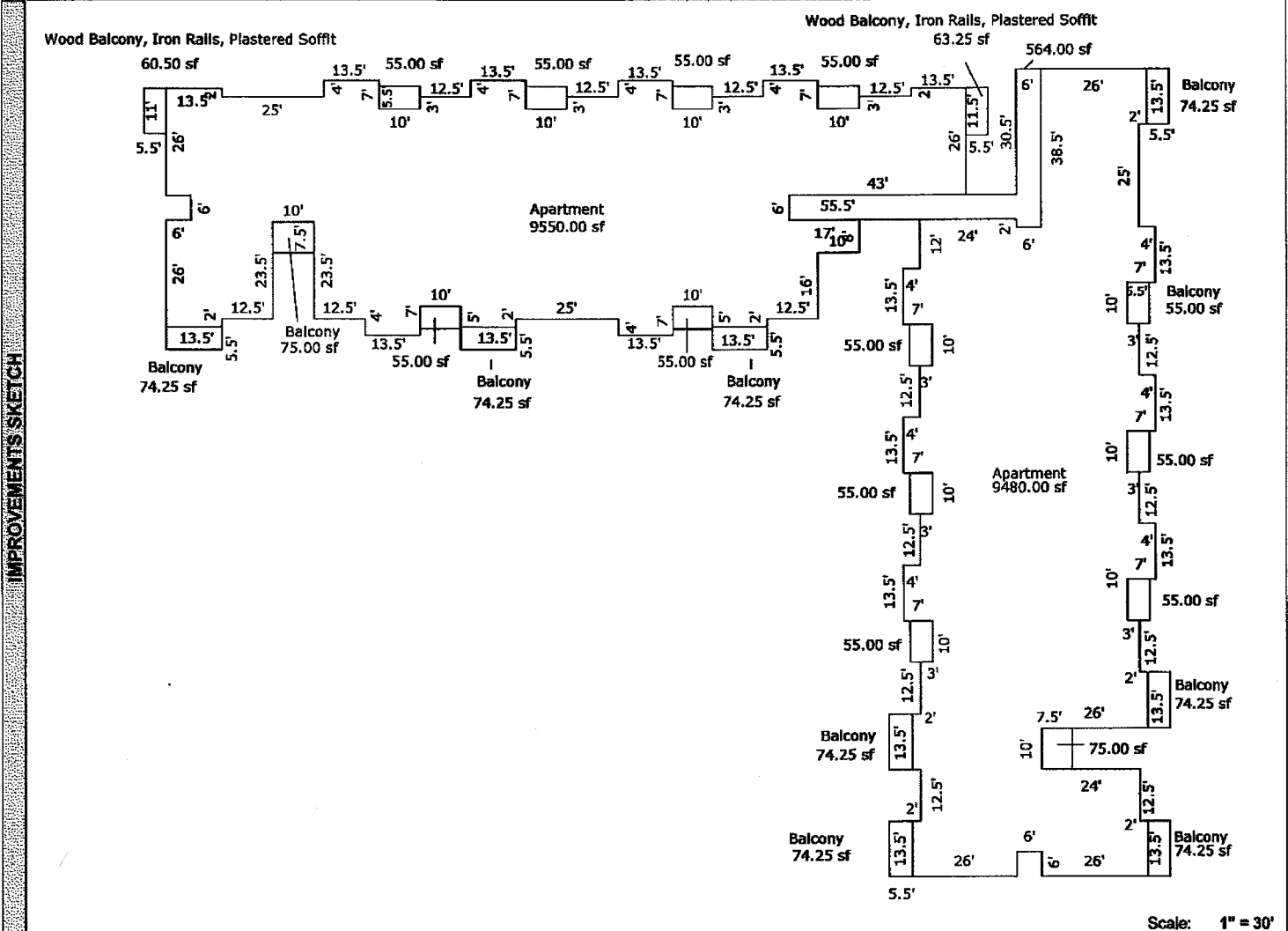
Comment Table 1	
Comment Table 2	Comment Table 3

# SKETCH/AREA TABLE ADDENDUM

Parcel No 002-052-12

File No 202000205212RE - 2743

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



Code	Description	Factor	Net Size	Perimeter	Net Totals
MSR 1004	Wood Balcony, Iron Rails, Plastered Soffit	0.85	35.00	35.00	
	Wood Balcony, Iron Rails, Plastered Soffit	0.85	31.00	31.00	
	Wood Balcony, Iron Rails, Plastered Soffit	0.85	31.00	31.00	
	Wood Balcony, Iron Rails, Plastered Soffit	0.85	31.00	31.00	
	Wood Balcony, Iron Rails, Plastered Soffit	0.85	31.00	31.00	
	Wood Balcony, Iron Rails, Plastered Soffit	0.85	31.00	31.00	
	Wood Balcony, Iron Rails, Plastered Soffit	0.85	200.00	200.00	
	Wood Balcony, Iron Rails, Plastered Soffit	0.85	31.00	31.00	
	Wood Balcony, Iron Rails, Plastered Soffit	0.85	31.00	31.00	
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	Wood Balcony, Iron Rails, Plastered Soffit	0.85	38.00	38.00	
	Wood Balcony, Iron Rails, Plastered Soffit	0.85	38.00	38.00	

Comment Table 1	
Comment Table 2	Comment Table 3



**Marshall and Swift Residential Structure**  
**Structure: APARTMENTS Totals**

Section: Main Home	Units	Unit Cost	Total Cost New
<b>Additional Features</b>			
Slab Porch with Roof	2,426 Sq.Ft.	\$20.31	\$49,272.00
Wood Balcony, Iron Rails, Plastered Soffit	3,000 Sq.Ft.	\$39.60	\$118,800.00
Wood Balcony, Iron Rails, Plastered Soffit	852 Sq.Ft.	\$39.60	\$33,739.00
<b>Additional Features Subtotal</b>			<b>\$201,811.00</b>
<b>Basic Residence</b>			
Frame, Stucco	54,500 Sq.Ft.	\$56.51	\$3,079,795.00
Composition Roll	54,500 Sq.Ft.	\$0.48	\$26,160.00
Warmed & Cooled Air	54,500 Sq.Ft.	\$6.93	\$377,685.00
Plumbing Fixtures	317 Units	\$1,177.00	\$373,109.00
Plumbing Rough-ins	62 Units	\$577.50	\$35,805.00
Raised Subfloor	54,500 Sq.Ft.	\$9.43	\$513,935.00
Automatic Floor Cover Allowance	54,500 Units	\$3.38	\$184,210.00
Automatic Appliance Allowance	1 Units	\$121,396.00	\$121,396.00
Elevator 4-5 Person, 3-Stops	1 Units	\$64,625.00	\$64,625.00
<b>Basic Residence Subtotal</b>			<b>\$4,776,720.00</b>
<b>Less Depreciation</b>			
Combined Depreciation	3.0 Percent		(\$149,356.00)
<b>Less Depreciation Subtotal</b>			<b>(\$149,356.00)</b>
<b>Main Home Subtotals</b>			
Main Home Repl. Cost New	54,500 Sq.Ft.	\$91.35	\$4,978,531.00
Main Home Depreciation	54,500 Sq.Ft.	(\$2.74)	(\$149,356.00)
Main Home Miscellaneous	0 Units	\$0.00	\$0.00
Main Home RCN Less Depr.	54,500 Sq.Ft.	\$88.61	\$4,829,175.00
<b>Structure Totals</b>			
Replacement Cost New:	54,500 Sq.Ft.	\$91.35	\$4,978,531.00
Depreciation:	54,500 Sq.Ft.	(\$2.74)	(\$149,356.00)
Miscellaneous:	0 Units	\$0.00	\$0.00
RCN Less Depreciation:	54,500 Sq.Ft.	\$88.61	\$4,829,175.00
Non MS Outbuildings::	0 Sq.Ft.	\$0.00	\$0.00
<b>Total Structure Cost:</b>	<b>54,500 Sq.Ft.</b>	<b>\$88.61</b>	<b>\$4,829,175.00</b>

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

	Units	Unit Cost	Total Cost
<b>Outbuildings</b>			
FIRE SPRINKLERS FOR RES	54,500 Sq.Ft.	\$3.16	\$169,637.00
<b>Outbuildings Subtotal</b>			<b>\$169,637.00</b>

<b>Structure Totals</b>			
Replacement Cost New:	54,500 Sq.Ft.	\$0.00	\$0.00
Depreciation:	54,500 Sq.Ft.	\$0.00	\$0.00
Miscellaneous:	0 Units	\$0.00	\$0.00
RCN Less Depreciation:	54,500 Sq.Ft.	\$0.00	\$0.00
Non MS Outbuildings::	54,500 Sq.Ft.	\$3.11	\$169,637.00
<b>Total Structure Cost:</b>	<b>54,500 Sq.Ft.</b>	<b>\$3.11</b>	<b>\$169,637.00</b>

**Marshall and Swift Com/Agr Structure**  
**Structure: CLUBHOUSE Totals**

Section: Section 1	Units	Unit Cost	Total Cost New
<b>Basic Structure</b>			
Stud -Stucco	2,100 Sq.Ft.	\$19.03	\$39,963.00
Warmed and Cooled Air	2,100 Sq.Ft.	\$18.25	\$38,325.00
Sprinklers	2,100 Sq.Ft.	\$7.15	\$15,015.00
Base Cost	2,100 Sq.Ft.	\$145.89	\$306,369.00
<b>Basic Structure Cost</b>	2,100 Sq.Ft.		\$399,672.00
<b>Less Depreciation</b>			
Combined Depreciation	3.0 Percent		(\$11,990.00)
<b>Depreciated Cost</b>	2,100 Sq.Ft.		\$387,682.00

**Structure Totals**

	Units	Unit Cost	Total Cost New
<b>Basic Structure Cost</b>	2,100 Sq.Ft.	\$190.32	\$399,672.00
<b>Total Super Structure Cost</b>	2,100 Sq.Ft.	\$190.32	\$399,672.00
<b>Building Cost New</b>	2,100 Sq.Ft.	\$190.32	\$399,672.00
<b>Replacement Cost New</b>	2,100 Sq.Ft.	\$190.32	\$399,672.00
<b>Depreciated Cost</b>	2,100 Sq.Ft.	\$184.61	\$387,682.00
<b>Total Structure Cost:</b>	2,100 Sq.Ft.	\$184.61	\$387,682.00
<b>Multiplier</b> 1	2,100 Sq.Ft.	\$184.61	\$387,682.00
<b>Total Non MS Outbuildings:</b>	0 Sq.Ft.	\$0.00	\$0.00
<b>Total Structure Cost with Outbuildings:</b>	2,100 Sq.Ft.		\$387,682.00

Cost as of 1/1/2020

Appraisal Date: 05/27/2020

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

Outbuildings	Units	Unit Cost	Total Cost
BLACKTOP-VERY VERY LARGE AREA 30	19,055 Sq.Ft.	\$2.79	\$51,568.00
FLATWORK-CONCRETE 3" (0-999SF)	5,007 Sq.Ft.	\$5.13	\$25,301.00
PARK PICNIC TABLE	2 Quantity	\$785.35	\$1,547.00
PARK PLAYGROUND EQUIPMENT	1 Quantity	\$2,723.30	\$2,682.00
PARKING SPACES-AVG	94 Per Spa	\$1,695.00	\$154,550.00
SPRINKLERS-RESIDENTIAL X 1/4 (+500)	6 Quantity	\$566.40	\$3,347.00
STAIRWAY-CEMENT	6 Quantity	\$3,305.00	\$19,533.00
STEPS-CONCRETE	11 Linear F	\$43.37	\$470.00
TRASH ENCLOSURES-SMALL	4 Quantity	\$2,700.70	\$10,641.00
WALL-CONCRETE RETAINING	173 Sq.Ft.	\$19.18	\$3,268.00
WD FENCE REDWOOD WHOLLY OWNEI	7 Linear F	\$1,947.00	\$13,425.00
YARDLIGHT-LED COMMERCIAL POLE	3 Quantity	\$500.00	\$1,477.00
<b>Outbuildings Totals</b>	<b>24,235 Sq.Ft.</b>		<b>\$287,809.00</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>24,235 Sq.Ft.</b>	<b>\$11.88</b>	<b>\$287,809.00</b>
<b>Total Structure Cost with Outbuildings:</b>	<b>24,235 Sq.Ft.</b>		<b>\$287,809.00</b>

**Marshall and Swift Com/Agr Structure**  
**Structure: SOLAR Totals**

Outbuildings	Units	Unit Cost	Total Cost
SOLAR GRID TIE, FLAT ROOF, TILT MT. 7	2 Quantity	\$264,420.00	\$520,907.00
<b>Outbuildings Totals</b>	0 Sq.Ft.		\$520,907.00

**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>	0 Sq.Ft.	\$0.00	\$0.00
Multiplier 1	0 Sq.Ft.	\$0.00	\$0.00
<b>Total Non MS Outbuildings:</b>	0 Sq.Ft.	\$0.00	\$520,907.00
<b>Total Structure Cost with Outbuildings:</b>	0 Sq.Ft.	0,000+11.00	\$520,907.00

Cost as of 1/1/2020



NAME: Valley Springs Apt Clubhouse SOLAR EXEMPT 1 of 2 PARCEL NO. 002-052-12

SITE FOLDER REAL ESTATE APPRAISAL RECORD

PROPERTY ADDRESS 680 Hot Springs CARSON CITY DISTRICT

BLK 18-1874 LOT 19 SUBDIVISION REMARKS

LAND VALUE COMPUTATION										
Dimension	Acre	Sq Ft	19			19			REMARKS	
			Unit Value	Site Value	Value	Unit Value	Site Value	Value		
	1.97	85813								
***** SUMMARY *****										
Year			19 20/21	19 20/21	19 21/22	19 21/22	19	19	19	
Sales Price			8-1 Apartments	75% Complete	B-1	Adjustments				
Date of Sale						100% Complete				
Asking Price										
			I=4022710			I=223715				
			L=0			L=0				
***** APPRAISED VALUE *****										
Land Value	402995		483995	508185	502105					
Improvement Value	0		4102270	4148971	4195210					
Total Appraised			5106955	5257156	4703315					
***** ASSESSED VALUE *****										
LAND	109395		109395		117005					
Improvement	0		1618040		2108324					
Personal Property										
Total Assessed			1707434		2286329					

LF



COMMERCIAL BUILDING RECORD

DATE	FLOOR COVER	SPRINKLERS	EXTERIOR WALLS (Cont)	ROOF STRUCTURE
OCCUPANCY	Asphalt Tile	HEATING & COOLING	Wood or Steel Frame	Concrete Joists
STORIES	Brick	Electric Baseboard	Aluminum Siding	Steel Joists
CLASS	Carpet & Pad	Electric Wall Htrs	Shingles	Wood Joists
ARCHITECTURE	Hardwood	Forced Air	Shakes	Conc Slab Deck
EXCAVATION	Linoeum	Floor Furnace	Stucco on Wire	Steel Deck
FILL	Ceramic Tile	Gas Steam Radiator	Stucco on Sheathing	Comp. Deck
CONSTRUCTION	Vinyl Tile	Hot Water	Wood Siding	Wood Deck
Light		Space Htrs No.:	Stone Veneer	Exposed Beams, Sheathed
Standard		Hot & Chilled Water	Brick Veneer	Open Steel System
Heavy		Warm & Cool Air	Vinyl Siding	Open Wood System
FOUNDATION		Heat Pump	Hardboard Siding	
Concrete Bearing		Evaporative Cooler	Textured Plywood	Steel Trusses
Concrete Non-Bearing		Refrigerated Cooling	Board & Batten Box	Timber Trusses
Concrete Col Footings		ELECTRICAL	Log, Rustic	Glulams
Wood Columns		Percent Finished:	Insulation	
Steel Columns		EXTERIOR WALLS (Sq Ft)	Small Stl Hanger Doors	ROOF COVER
Concrete Columns		Masonry	Lrg Stl Hanger Doors	Aluminum
FRAME		Face Brick Thick:	Wood or Steel Skeleton	Asbestos Shingles
Steel		Common Brick Thick:	Aluminum Cover	Built-up Composition
Wood		Cavity Brick Thick:	Sandwich Panels	Composition Shingles
Concrete Co's. Beams		Concrete Blk Thick:	Corr Stl on Steel Fram	Concrete Tile
Columns, Lin Ft:		Conc, Reinf. Thick:	Aluminum Cover	Galvanized Steel
Beams, Lin Ft:		Insulation	Small Stl Hanger Doors	Shake
Wood Columns		Curtain Walls	Wood or Steel Skeleton	Tar & Gravel
Timber, Lin Ft:		Concrete, Pre-cast	Aluminum Cover	Wood Shingles
Glulam, Lin Ft:		Conc & Glass Panels	Aluminum Cover	
Steel Columns		Metal & Glass Panels	Sandwich Panels	Insulation
H Beams, Lin Ft:		Steel Studs & Stucco	Corr Stl on Steel Fram	Brick, Thick:
I Beams, Lin Ft:		Rough-ins	Aluminum Cover	Conc Blk, Thick:
FLOOR STRUCTURE		Water Heater	Sandwich Panels	Reinf. Conc. Thick
Concrete on Ground		Gas	Corr Stl on Steel Fram	Waterproof
Wood Joists & Sheathing			Aluminum Cover	Finished Area:
Insulation			Sandwich Panels	Electrical Area:

BATH & LAVATORY DETAIL

Floor No.	Floor	Walls	WC	Ur	Tub	Shower	St	O	T	G	D.	Fin

\*\*\*\*\*

RENTAL & INCOME DETAIL

Use	Sq Ft	Date	P/sq ft	Date	P/sq ft	Date	P/sq ft

ROOM AND FINISH DETAIL

Rooms	Floors					Inter Fin						
	Base	1st	2nd	3rd	4th		5th	Over	Material	Qual	Trim	Wall
Store												
Whse												
Office												
Lobby												
Hall												
Living												
Dining												
Bed												
Kitch												
Util												





RESIDENTIAL BUILDING RECORD

DATE: CLASS: A B C D  
 USE: QVAL: 1 2 3 4 5 6  
 CONDITION: ARCHITECTURE  
 Cape Cod  
 Colonial  
 Spanish  
 Rustic  
 Modern  
 Split Level  
 No. Of Stories:  
 CASE TYPE  
 Single Family  
 - Plex  
 Apartment  
 No. Of Units:  
 CONSTRUCTION  
 Sub-Standard  
 Standard  
 Above Standard  
 Special  
 FOUNDATION  
 Concrete  
 Reinforced  
 Wood  
 Pier  
 Masonry  
 Light  
 Heavy  
 STRUCTURAL  
 Wood Frame  
 2x4  
 2x6  
 Sheathing  
 Concrete Block

First Floor  
 Wood  
 Concrete  
 Second Floor  
 Wood  
 Concrete  
 Rattlers  
 X on  
 Centers  
 EVEROR  
 Fusses  
 Stucco  
 Ranch  
 Hardboard  
 Plywood  
 Wood Siding  
 Metal Siding  
 Vinyl Siding  
 Veneer  
 Brick  
 Slump Stone  
 Cultured Stone  
 Stone  
 Wainscot  
 Brick  
 Slump Stone  
 Cultured Stone  
 Stone  
 Exterior Shirts  
 Wood  
 Concrete & Steel  
 ROOF STRUCTURE  
 Flat  
 Gable  
 Hip  
 Shed  
 Gambrel  
 Mansard  
 Cut-up  
 Boxed Eaves

ROOF COVER  
 Shingle  
 Shake ( )  
 Concrete Tile  
 Composition  
 Composition Shingle ( )  
 Steel  
 Aluminum  
 Built-up Rock  
 AIR CONDITIONING  
 Forced Air  
 Floor Furnace  
 Wall Furnace  
 Gravity Furnace  
 Floor Radiant, Hot Water  
 Ceiling Radiant, Electric  
 Baseboard, Electric  
 Baseboard, Hot Water  
 Radiator, Hot Water  
 Refrig. AC, Heat Pumps  
 Evaporative Cooling  
 Heat Pump  
 Heat Pump  
 Package  
 Burner Gas Oil  
 FIREPLACE  
 Single 1 St 2 St  
 Double 1 St 2 St  
 Heatolater  
 Gas Lighter  
 Raised Hearth  
 Free Standing  
 Backing:  
 ELECTRICAL  
 Romex Conduit  
 Fixtures Few Many  
 Poor Average  
 Tail Special

PLUMBING  
 Good Average  
 Fair Poor  
 Wet Bar Utility  
 Rough-in  
 Water Heater No. 62  
 Gas Oil Elec  
 Number Fixtures: 312  
 GARAGE  
 At Det B/I  
 Base Carport  
 Unfinished  
 Finished ( )  
 Heated  
 Type  
 Elect. Door No.:  
 BASEMENT  
 Heated  
 Type  
 Finished ( )  
 Unfinished  
 Outside Entrance  
 SOLAR  
 H2O A/C  
 GEOTHERMAL  
 H2O A/C

BUILT-INS  
 ( ) D.I.R. & O Electric  
 ( ) D.I.R. & O Gas  
 ( ) Fair R. & O  
 ( ) Fair w/ Microwave  
 ( ) Surf-unit  
 ( ) Jennit  
 ( ) B.I. Oven Single  
 ( ) B.I. Oven Double  
 ( ) Microwave  
 ( ) Compactor  
 ( ) Range Hood & Fan  
 ( ) Dishwasher  
 ( ) Disposer  
 ( ) Bath Fan  
 ( ) B.I. Vacuum  
 ( ) Intercom  
 ( ) Jacuzzi  
 ( ) Sauna  
 CONDITION  
 Date:  
 Condition:  
 Date:  
 Condition:  
 Date:  
 Condition:

ROOM AND FINISH DETAIL

	Floors	Floor Finish	Wall Finish	Ceiling Finish									
Rooms	1	2	3	W/W Vin	Other	Qual	S/R	Pan	W/P	Other	S/R	ASR	Other
All													
Entry													
Living													
Din Ar													
Din Rm													
Family													
Bed													
Bed													
Uhl													
Kitchen													

BATHROOM DETAIL

	Floors	Walls	Fixtures	Shower															
Rooms	1	2	3	W/W Vin	Other	Qual	S/R	W/P	Other	L.V.	WC	Tb	Other	ST	Ot	GD	Fin	Qual	
All																			
Entry																			
Living																			
Din Ar																			
Din Rm																			
Family																			
Bed																			
Bed																			
Uhl																			
Kitchen																			