

Moses St

7.94 Acres of Commercial Land Offered at \$579,000 in Carson City, NV

## INVESTMENT HIGHLIGHTS

Elevated parcel for nice views of city and surrounding area

## EXECUTIVE SUMMARY

Sold Information  
Closing Date  
Contract Date  
Sold Price per Acre  
Selling Office 1  
Selling Office 2  
How Sold  
Sold Price  
Selling Agent  
Selling Agent 2

This information is deemed reliable, but not guaranteed.

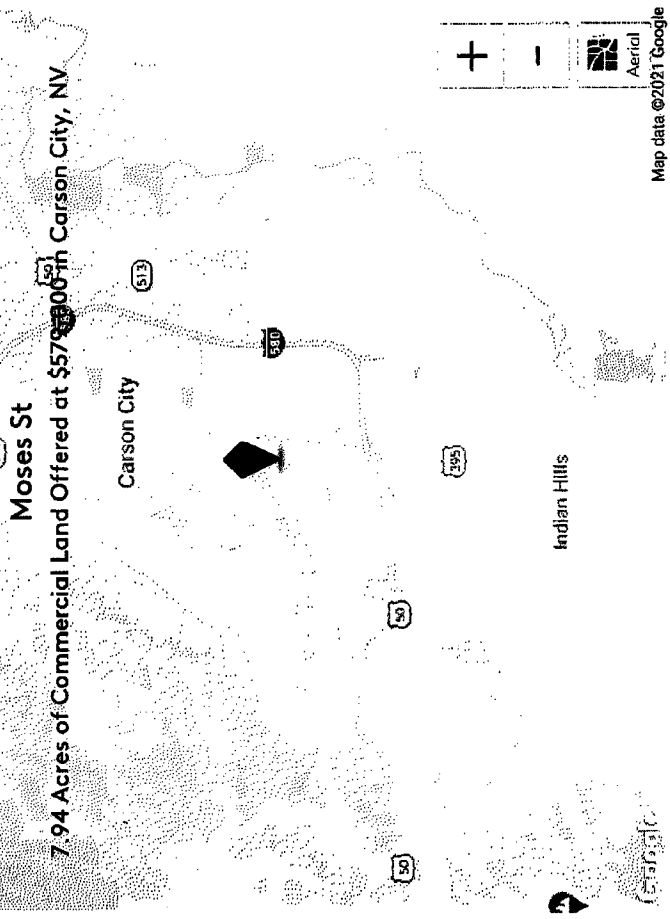
MAP



John Fisher

775-782-8777



Contact



**TRANSPORTATION**

 AIRPORT  
 Reno-Tahoe International Airport      59 min drive      33.5 mi

**PROPERTY TAXES**

Parcel Number	009-151-50	Improvements Assessment	\$0
	\$74,117	Total Assessment	\$74,117
		Contact	 5-782-8777

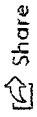


Zoning Code

Multi Family



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Moses St

7.94 Acres of Commercial Land Offered at \$579,000 in Carson City, NV

**YOU MAY ALSO LIKE**

US Highway 50 @ U... Truckee Railyard M...  
\$16,250,000 \$7,500,000

Listing ID: 14437134

Date Created: 11/19/2018

Last Updated: 1/22/2021

The Land Property at Moses St, Carson City, NV 89703 is currently available.  
Contact RE/MAX Realty Affiliates for more information.

**NEARBY LISTINGS**

1350 Old Hot Springs Rd, Carson City NV

3647 US Highway 395 S, Carson City NV

2943 Hwy 50 E, Carson City NV

4530-4580 Cochise St, Carson City NV

4749 Snyder Ave, Carson City NV

E College Pky @ N Roop St, Carson City NV

Research Way, Carson City NV

5155 US Highway 50, Carson City NV

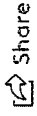
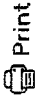
E Nye Ln, Carson City NV

John Fisher  
ative Pointe Way, Carson City NV

775-782-8777



Contact



4500 Ryan Way, Carson City NV  
Moses St

W College Ave, Carson City NV  
Offered at \$79,000 in Carson City, NV

5th And Saliman, Carson City NV

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John Fisher

775-782-8777



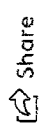
Contact



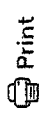
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JohnFisher

775-782-8777



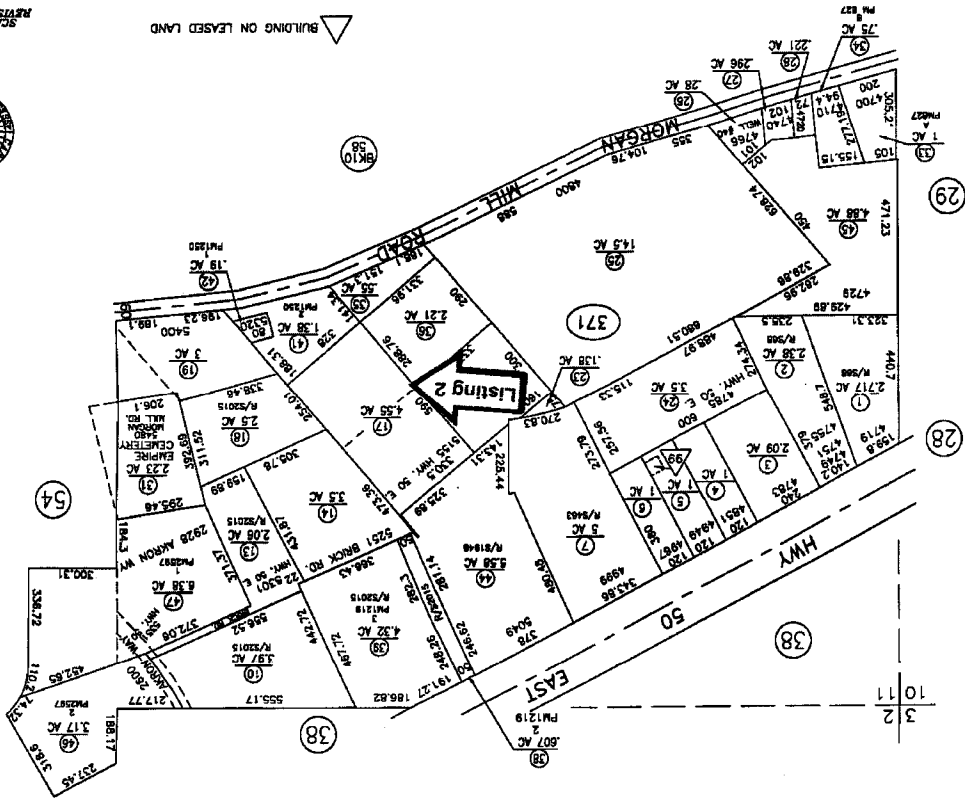
Contact

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SCALE: 1" = 300'  
 REVISION: 04/27/2018



▲ BUILDING ON LEASED LAND



PORTION NW 1/4 SECTION 11, T.16 N., R.20 E., M.D.B. & N.

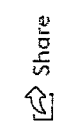
8-37



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### 5155 US Highway 50

11.69 Acres of Commercial Land Offered at \$1,650,000 in Carson City, NV

Commercial Land / Nevada / Carson City / 5155 US Highway 50, Carson City, NV 89701

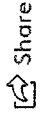




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### 5155 US Highway 50

11.69 Acres of Commercial Land Offered at \$1,650,000 in Carson City, NV

## ABOUT 5155 US HIGHWAY 50 CARSON CITY, NV 89701

Price	\$1,650,000	Property Subtype	Commercial
Sale Type	Investment or Owner User	Proposed Use	Commer... <span>▼</span>
No. Lots	1	Total Lot Size	11.69 AC
Property Type	Land	Opportunity Zone	No

### 1 LOT AVAILABLE

Lot 5 Lots

Price	\$1,650,000	Lot Size	11.69 AC
Price Per AC	\$141,146		

5 (five) contiguous lots ranging in size from (.55 acres to 4.55 acres +/-) totaling 11.69 acres +/- on level terrain.

**INVESTMENT HIGHLIGHTS**

408-515-7170

Contact




 **Quality** **excluded location** **Loop** **Neighborhood** **Print**  
with excellent access from Mountain, and Golf Course

US Hwy 50 and Morgan Mills Highway 50

Rd. 69 Acres of Commercial Land Offered at \$1,650,000 in Carson City, NV

## LINKS

L. Lance Gilman Commercial Real Estate 

## EXECUTIVE SUMMARY


Current zoning is GI (General Industrial) land use is (Vacant Commercial). Ideal demographics and land area for a state of the art multi use storage facility e.g. Self Storage buildings, including open storage for Motor homes, Trailers , and Boats. This property has entrances on US Highway 50 and approximately 1000 ft. of frontage on Morgan Mill Rd. situated directly across the street from the "Carson River / Morgan Mill River Access Park" with commanding views of the Carson River and the Empire Ranch Golf Course.

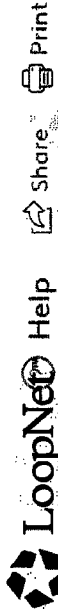
MAP



ChasBarros

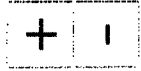
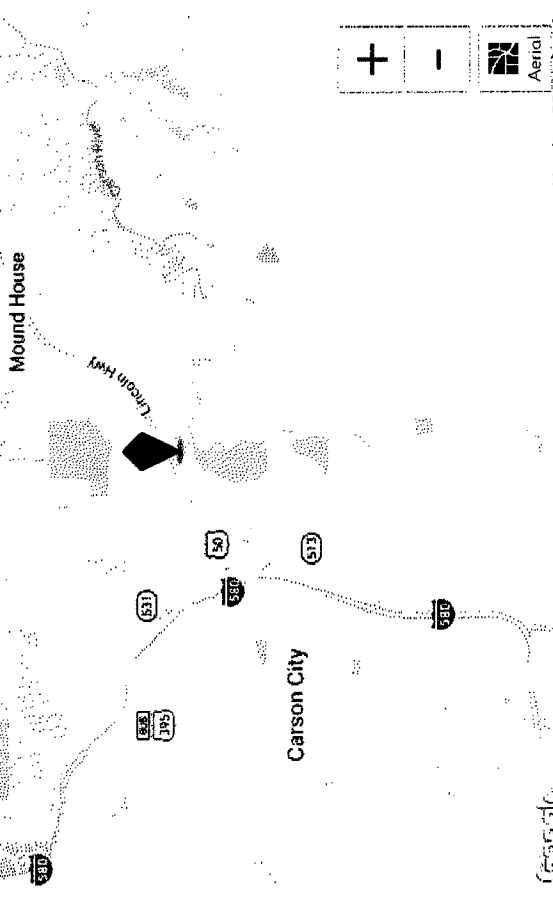
408-515-7170

 Contact



### 5155 US Highway 50

11.69 Acres of Commercial Land Offered at \$1,650,000 in Carson City, NV



Map data ©2021 Google

## TRANSPORTATION





AIRPORT

Reno-Tahoe International Airport

55 min 33.1 mi drive

## PROPERTY TAXES

Parcel Numbers	008-371-17	Improvements Assessment	\$0
	\$358,300	Total Assessment	\$358,300
 ChasBarrios Assessment		 Contact	



### 5155 US Highway 50

11.69 Acres of Commercial Land Offered at \$1,650,000 in Carson City, NV

## YOU MAY ALSO LIKE

US Highway 50 @ U... Truckee Railyard M...  
\$16,250,000 \$7,500,000

Listing ID: 17314360

Date Created: 9/27/2019

Last Updated: 1/19/2021

The Land Property at 5155 US Highway 50, Carson City, NV 89701 is currently available. Contact L Lance Gilman Real Estate for more information.

### NEARBY LISTINGS

1350 Old Hot Springs Rd, Carson City NV

2943 Hwy 50 E, Carson City NV

10029 US 50 E, Mound House NV

E College Pky @ N Roop St, Carson City NV

Research Way, Carson City NV

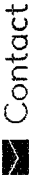
4847 E Nye Ln, Carson City NV

Executive Pointe Way, Carson City NV

3340 Hwy 50 E, Carson City NV

 Hwy 50 E, Carson City NV  
Chas Barros  
Ryan Way, Carson City NV

408-515-7170



Contact


Moses St, Carson City NV 5155 US Highway 50  
10240 69 Acres of Commercial Land Offered at \$1,650,000 in Carson City, NV  
320 Highway 341, Carson City NV

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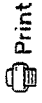
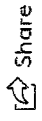
 ChasBarros 408-515-7170  Contact



CoTour



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### 5155 US Highway 50

11.69 Acres of Commercial Land Offered at \$1,650,000 in Carson City, NV



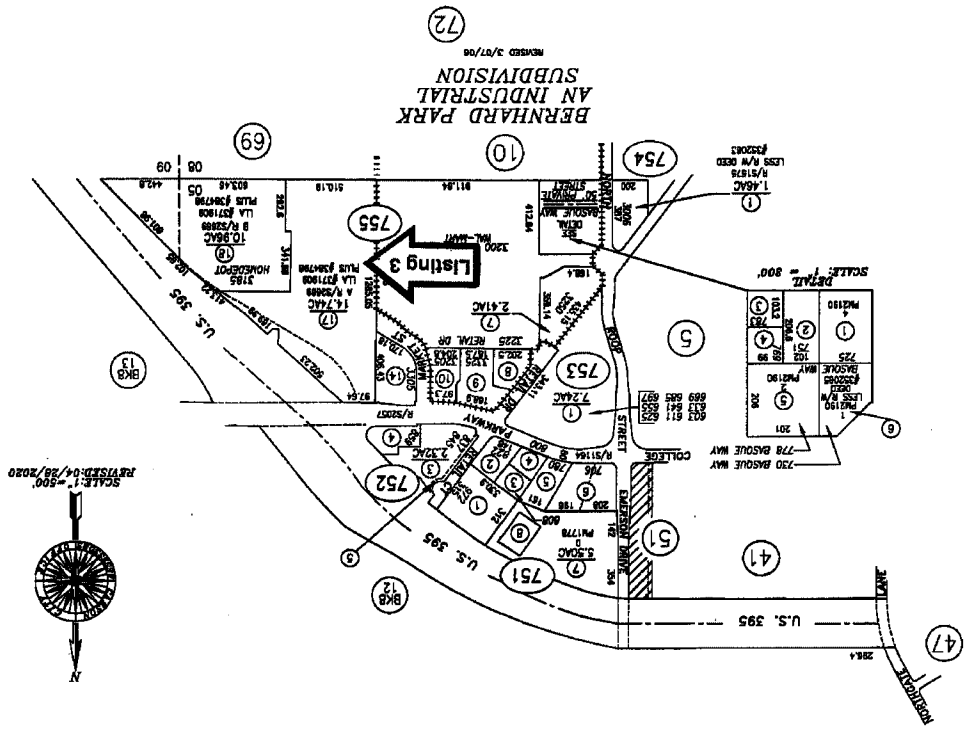
ChasBarros

408-515-7170



Contact

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002-750-16	FOR 4	002-750-11	FOR 4
002-750-11	FOR 4	002-750-10	FOR 4
002-750-10	FOR 4	002-750-09	FOR 4
002-750-09	FOR 4	002-750-08	FOR 4
002-750-08	FOR 4	002-750-07	FOR 4
002-750-07	FOR 4	002-750-06	FOR 4
002-750-06	FOR 4	002-750-05	FOR 4
002-750-05	FOR 4	002-750-04	FOR 4
002-750-04	FOR 4	002-750-03	FOR 4
002-750-03	FOR 4	002-750-02	FOR 4
002-750-02	FOR 4	002-750-01	FOR 4

002-752-05	FOR 4	002-752-04	FOR 4
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002-751-04	FOR 4	002-751-03	FOR 4
002-751-03	FOR 4	002-751-02	FOR 4
002-751-02	FOR 4	002-751-01	FOR 4

PORTION SECTION 5, AND PORTION SECTION 4, T.15 N., R.20 E., M.D.B & M.

2-75



Ian  
Cochran  
(775)

800-4100



Greg  
Ruzzine  
(775)

800-4100



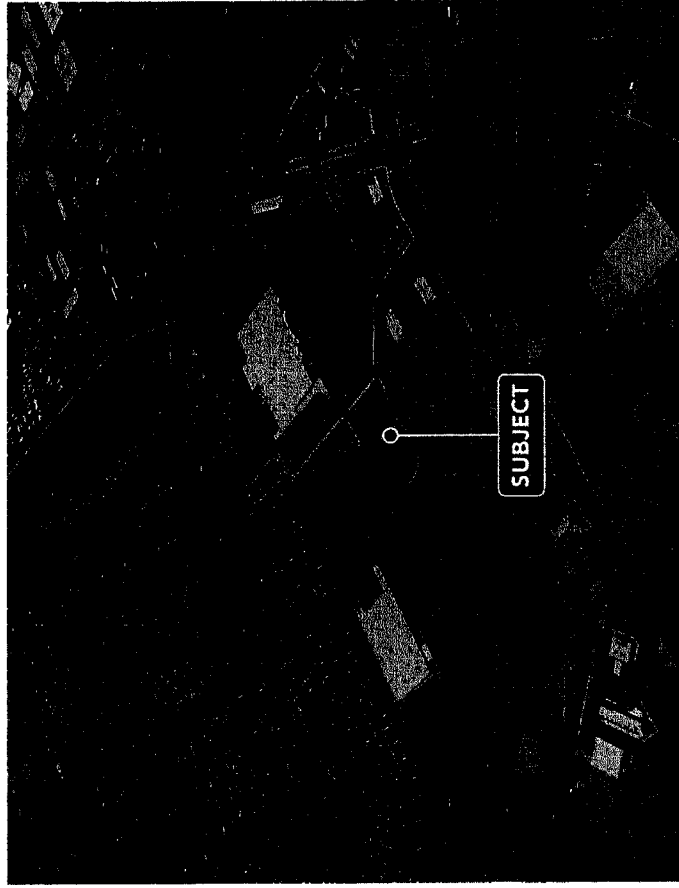
Sam  
Meredith  
(775)

800-4100



LOGIC

**E College Pky @ N Roop St - North Carson Crossing Pads**  
10.63 Acres of Commercial Land Offered at \$4,499,000 in Carson City, NV



**ABOUT E COLLEGE PKY @ N ROOP ST , CARSON CITY, NV 89706**

**Price** \$4,499,000 **Proposed Use** Retail  
**Sale Type** Investment **Total Lot Size** 10.63 AC  
**No. Lots** 1 **Cross Streets** N Roop St  
**Property Type** Land **Opportunity Zone** No  
**Property Subtype** Commercial

**1 LOT AVAILABLE**

**Lot**  
**Price** \$4,499,000 **Lot Size** 10.63 AC  
**Price Per AC** \$423,236  
Retail land situated between Walmart and Home Depot in north Carson City

**INVESTMENT HIGHLIGHTS**

- Healthy mix of national and local tenants in close proximity
- High visibility from I-580 and College Pkwy. with over 61,000 CPD
- Over 22,000 households in close proximity



**EXECUTIVE SUMMARY**

Property is available for purchase, build-to-suit, or ground lease. Ownership willing to sell individual pad sites or entire property.

**BIKE SCORE ®**  
Bikeable (76)

**TRANSPORTATION**

**✈ AIRPORT**

Reno-Tahoe International Airport      50 min drive      29.7 mi

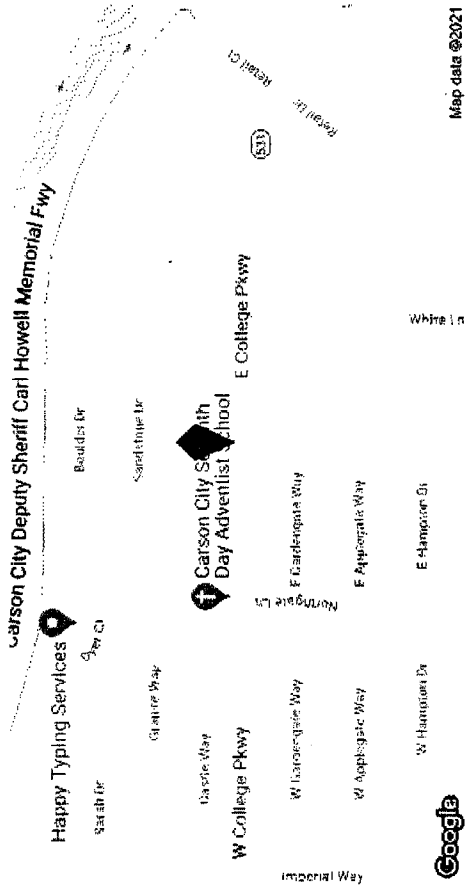
**PROPERTY TAXES**

Parcel Number	002-755-17	Improvements Assessment	\$68,833
Land Assessment	\$1,067,448	Total Assessment	\$1,136,281

**ZONING**

Zoning Code      **C-2**

**MAP OF E COLLEGE PKY @ N ROOP ST CARSON CITY, NV 89706**



Map data ©2021

**ADDITIONAL PHOTOS**



Building Photo

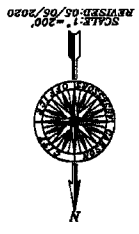
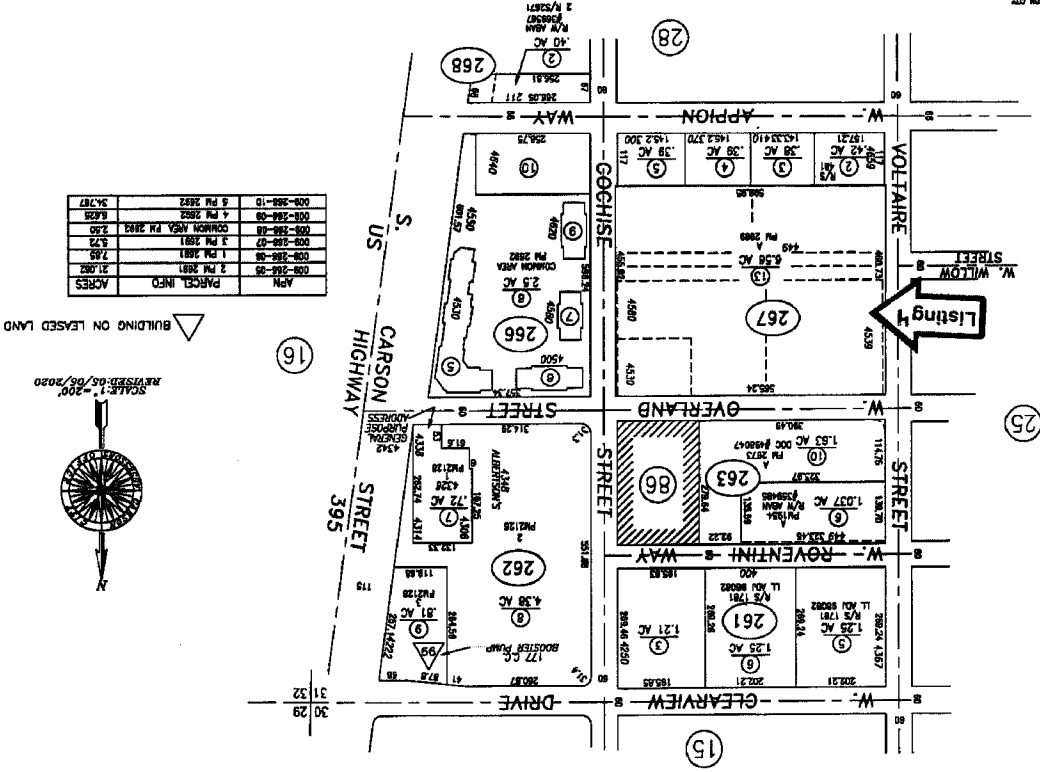
Listing ID: 17828061

Date Created: 11/27/2019

Last Updated: 1/26/2021

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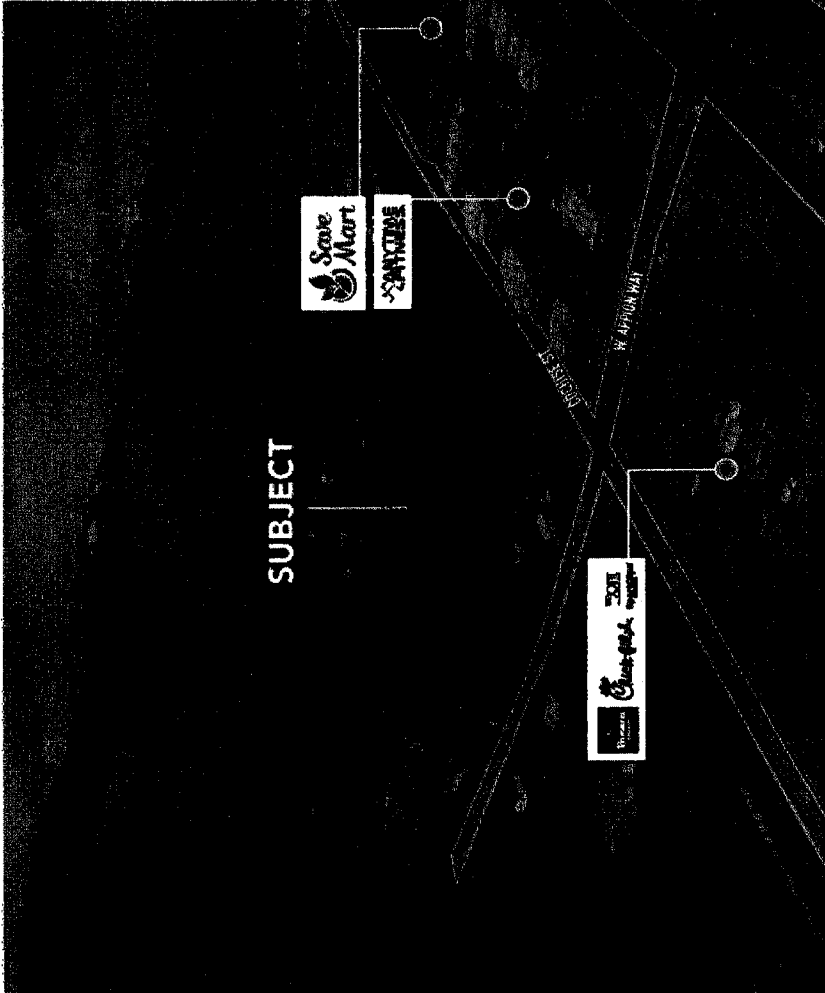
△ BUILDING ON LEASED LAND

PORTION NE 1/4 NE 1/4 SEC. 31, T.15 N., R.20 E., M.D.B. & M.

9-26

4530-4580 Cochise St - Cochise Multifamily Land  
6.56 Acres of Commercial Land Offered at \$2,962,080 in Carson City, NV

Commercial Land / Nevada / Carson City / 4530-4580 Cochise St, Carson City, NV 89703



ABOUT 4530-4580 COCHISE ST  
CARSON CITY, NV 89703

 Ben Galles  962-980-9800  use

Commercial Contact

**Sale Type** [Investment - Commercial Land Offered at \\$2,962,080 in Carson City, NV](#)   
 6.56 Acres of Commercial Land Offered at \$2,962,080 in Carson City, NV

**No. Lots** 1      **Total Lot Size** 6.56 AC  
**Property Type** Land      **Opportunity Zone** No

**1 LOT AVAILABLE**

Lot 1		
Price	\$2,962,080	Lot Size 6.56 AC
Price Per AC	\$451,537	

**DESCRIPTION**

There is no better available multifamily site to develop in Carson City than the 6.56 acres on Cochise Street which is entitled for 143 units. The property sits upon a gentle slope that will offer Carson City views from the west end of the development. The location of the community offers residents access to retail establishments, financial establishments, main road and highway access, bus routes, and access to many employers. A conditional special use permit is in place. The location offers grocery opportunities right across the street, and is less than a mile from Costco, Target and

See more.  BenGalles       RandyPease  [Contact](#)

Entitled for 143 multifamily units  
4536-4580 Cochise St - Cochise Multifamily Land  
8.56 Acres of Commercial Land Offered at \$2,921,000 in Carson City, NV (Save Mart)

Close to entertainment options ( Casino Fandango, Carson Lanes, Galaxy Theatres)  
Less than 40 +/- miles to South Lake Tahoe, Reno, & Tahoe Reno Industrial Center

## LINKS

Northern Nevada average rents hit record high in Q2 2020 [↗](#)


Outmigration from California adds to Nevada's construction industry success [↗](#)

## EXECUTIVE SUMMARY

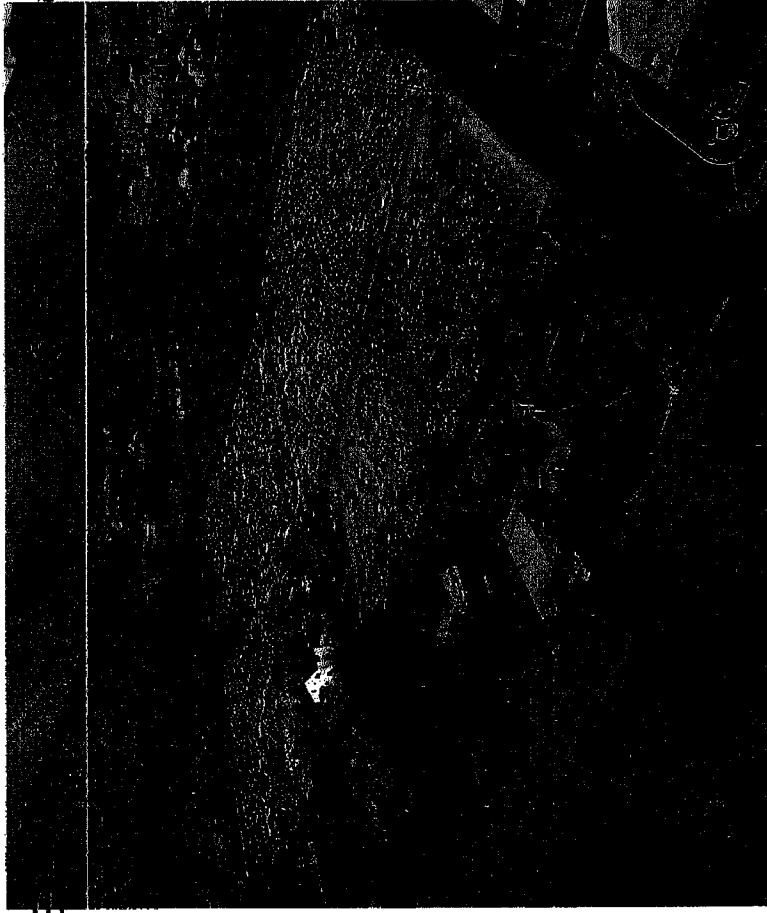
There is no better available multifamily site to develop in Carson City than the 6.56 acres on Cochise Street which is entitled for 143 units. The property sits upon a gentle slope that will offer Carson City views from the west end of the development. The location of the community offers residents access to retail establishments, financial establishments, main road and highway access, bus routes, and access to many employers. A conditional special use permit is in place. The location offers grocery opportunities right across the street, and is less than a mile from Costco, Target and much more.

 **AERIAL MAP**

 BenGalles  RandyPease

 [Contact](#)

ant



### TRANSPORTATION

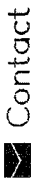
✈ AIRPORT

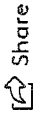
Reno-Tahoe International Airport

59 min drive  
36.7 mi

### ZONING

Zoning Code Approved Multi\_Family 143





**4530-4580 Cochise St - Cochise Multifamily Land**  
 6.56 Acres of Commercial Land Offered at \$2,962,080 in Carson City, NV

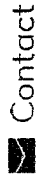
US Highway 50 @ U... Truckee Railyard M...  
 \$16,250,000 \$7,500,000

Listing ID: 19257001      Date Created: 4/17/2020      Last Updated: 1/26/2021

The Land Property at 4530-4580 Cochise St, Carson City, NV 89703 is currently available . Contact Logic Commercial Real Estate for more information.

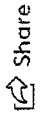
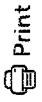
**NEARBY LISTINGS**

- 1350 Old Hot Springs Rd, Carson City NV
- 3647 US Highway 395 S, Carson City NV
- 2943 Hwy 50 E, Carson City NV
- 4749 Snyder Ave, Carson City NV
- E College Pky @ N Roop St, Carson City NV
- Research Way, Carson City NV
- Executive Pointe Way, Carson City NV
- 3340 Hwy 50 E, Carson City NV
- 3350 Hwy 50 E, Carson City NV
- W College Pkwy @ GS Richards Blvd, Carson City NV
- 5th And Saliman, Carson City NV
- Moses St, Carson City NV
- 5100 S Carson St, Carson City NV
- Highway 341, Carson City NV
- Ben Galles, Carson City NV
- Randy Pease, Carson City NV



Contact





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Ben Galles



Randy Pease



Contact

**CARSON CITY BOARD OF EQUALIZATION  
IMPROVED LISTING DATA SHEET**

February 9, 2019

OWNER: CARSON GAMING THEATERS LLC  
 PROPERTY USE: THEATER / CINEMA  
 ADDRESS: 4000 SOUTH CURRY STREET  
 LAND USE CODE: 440  
 TAX YEAR 21/22 LAND \$397,138 IMPROVEMENTS \$6,602,569 TAXABLE VALUE \$6,999,707

PARCEL NUMBER	LAND	BUILDING	ZONING	LIST PRICE	PRICE PER UNIT	BUILDING USE AND ADDRESS
009-151-58	8.84 AC 376,358 SF	1 Tolling 48,237 sf	MFA/GC 440	N/A	N/A	Theater / Cinema 4000 South Curry Street, Carson City NV 89703
1420-07-502-002	4.39 ac	24,957 sf	C-2	\$8,900,000	\$163 / sf	Retail Shopping 915 Jacks Valley Road, Carson City NV 89705
Listing #1						
Listing #2	.70 ac	10,003 sf	RC	\$1,397,000	\$140 / sf	Retail Shopping 3355 South Carson Street, Carson City NV 89701
Listing #3		#1 2,880 sf #2 10,200 sf				
008-152-22	1.11 ac	13,080 sf	GC	\$1,600,000	\$122 / sf	Service Garage and Warehouse Storage 1991 East William Street, Carson City NV 89701
				Weighted Average	\$147 / sf	

**Comments:**

All listings are considered to be inferior to the subject property as they are not Theater-Cinemas, nor are they set up to be Theater-Cinemas. Listing #1 is the most similar property compared to the subject. Listing #1 is slightly larger building on a smaller parcel. Listing #2 is a slightly newer, smaller building on a much smaller parcel. Listing #3 consists of two much older buildings (#1 and #2) on a much smaller parcel. Listing #3 combined square footage is much smaller than the subject. Although all listings are the best available they are not set up as Theater/Cinemas and are considered to be inferior to the subject. The weighted average listing price per unit is \$147 per square foot and this supports a value of \$7,090,839. Although a thorough search was made in Carson City and Washoe County no better listings were available. Listing #1 (NAI data) states a gross building area of 84,866 square feet and a site size of 2.47 acres. The Douglas County Assessor's data states a gross building area of 84,867 square feet and a site size of 4.39 acres. We are using data provided by Douglas County and the differences in data do not impact the value conclusion.

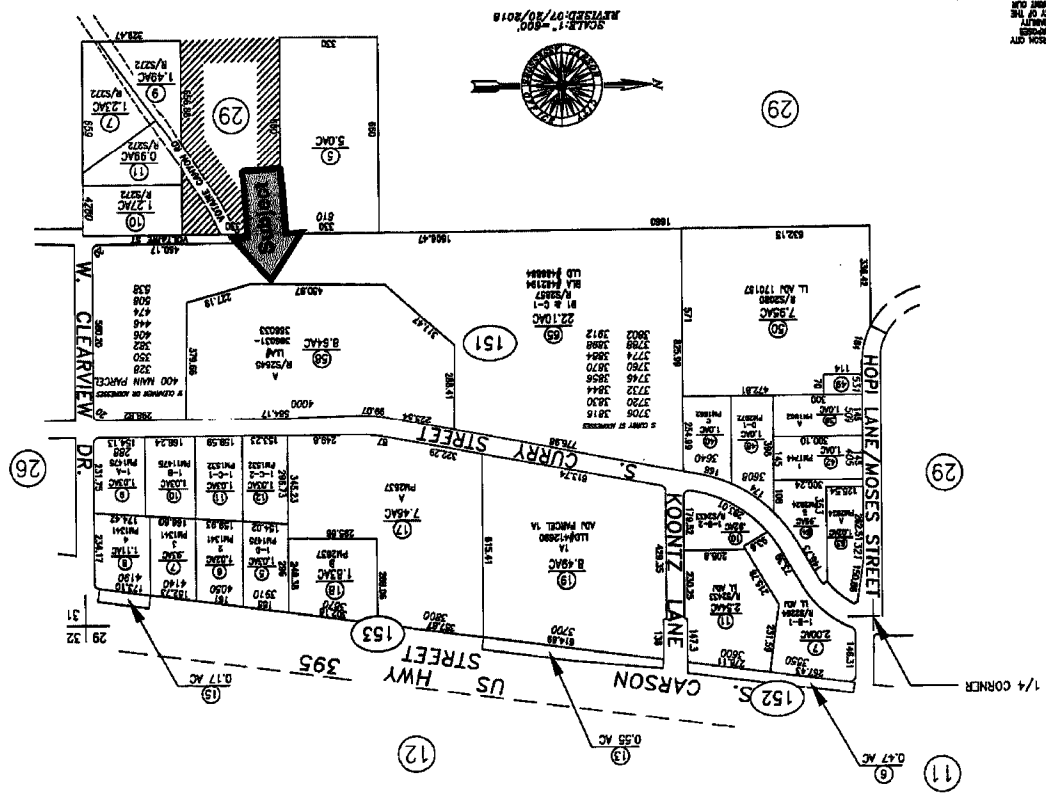
**Assessors Recommendation:**

The Carson City Assessor's Office recommends retaining the current total taxable value of \$6,999,707 based on the data contained in this report.

NOTE: THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY, NEVADA. THE CITY ENGINEER HAS REVIEWED THIS MAP AND HAS FOUND IT TO BE CORRECT IN ALL RESPECTS. THE CITY ENGINEER HAS REVIEWED THIS MAP AND HAS FOUND IT TO BE CORRECT IN ALL RESPECTS. THE CITY ENGINEER HAS REVIEWED THIS MAP AND HAS FOUND IT TO BE CORRECT IN ALL RESPECTS.

SCALE: 1" = 400'

REVISED: 07/20/2018

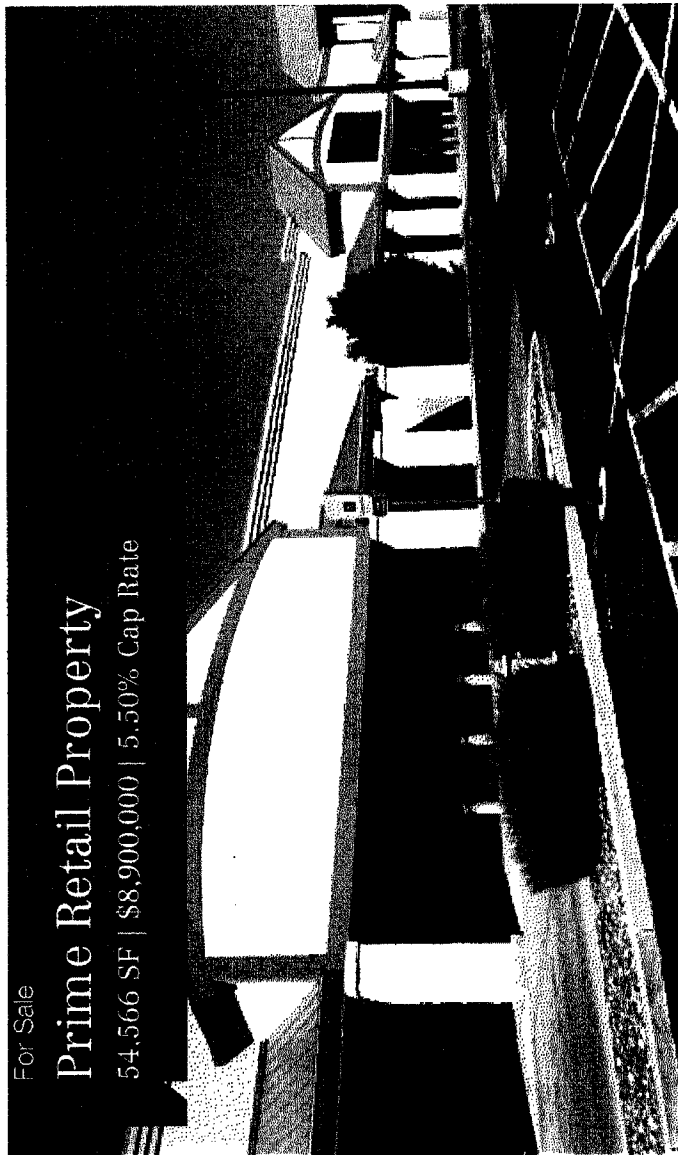


SECTION 30, T.16 N., R. 20 E., M.D.B. & M.

For Sale

# Prime Retail Property

54,566 SF | \$8,900,000 | 5.50% Cap Rate



## 915 Jacks Valley Rd

Carson City, Nevada 89705

### Property Highlights

- Quality tenants
- Long term leases
- Highest traffic counts in the area estimated: 37,000 +/-
- Market reach includes Carson City, Minden, Gardnerville, Dayton, Bishop and Lake Tahoe areas.
- Located between Target and Home Depot
- Located at the signed intersection of US Hwy 395 & Jacks Valley Road
- 3 entrances for this center: Us Hwy 395, Jacks Valley Rd & Vista Grande Blvd.
- Other major tenants in the area include: Super Walmart, Costco, & Best Buy
- Vista Grande Blvd to be extended from behind the subject property to Clear Creek Road (Costco)

### OFFERING SUMMARY

Sale Price	\$8,900,000
Building Size	54,566 SF
Lot Size	2.47 Acres
Price per SF	\$163/SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
-------	------------	----------------

For more information

**Rocky Joy**

NV #BS.0144649  
O: 775 297 4996  
Rjjoy@NVAIalliance.com

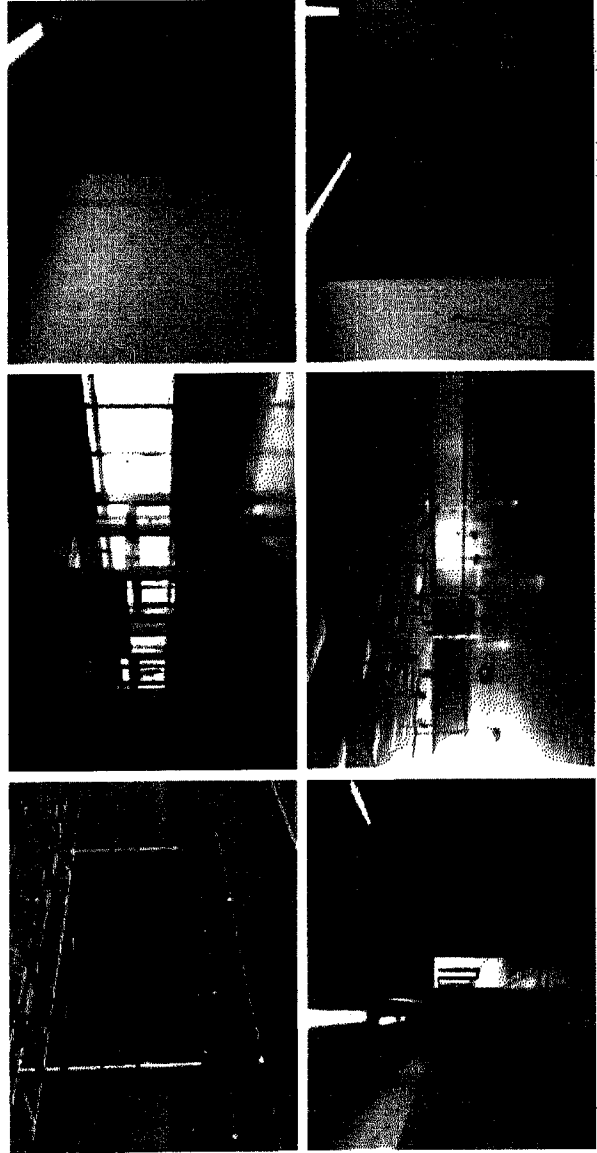
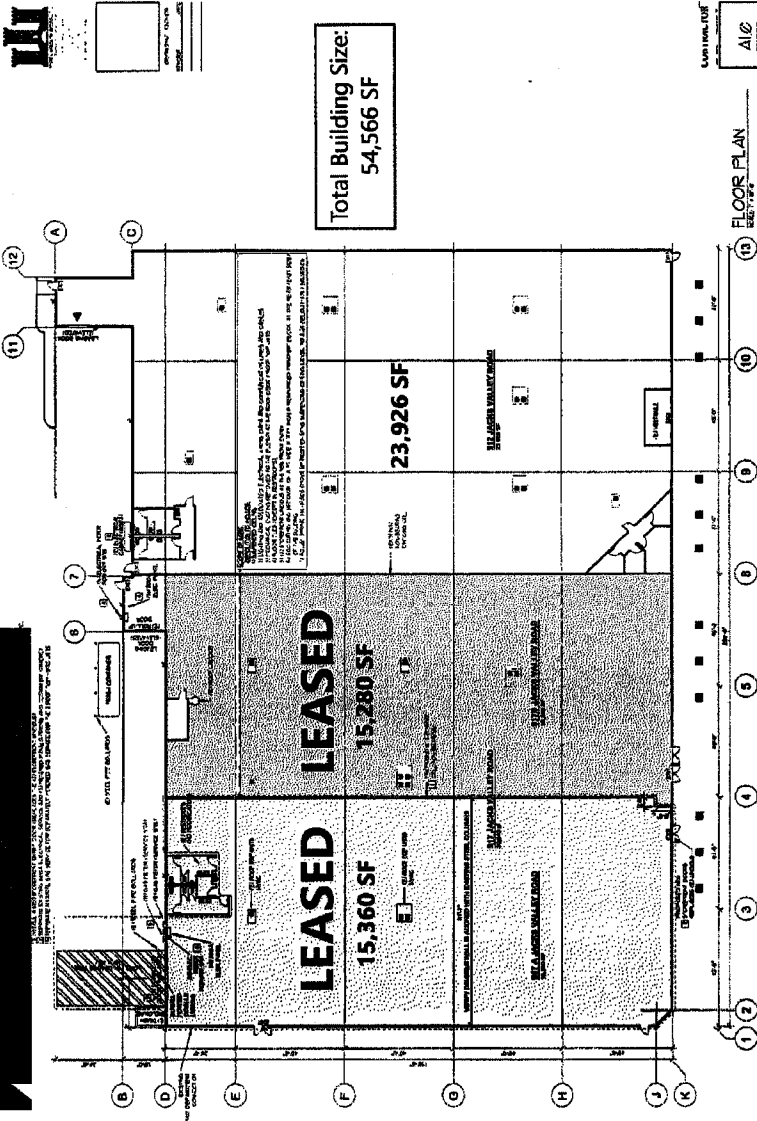
**Bruce Robertson, CCIM**

NV #S.0036721.LLC  
O: 775 721 7304  
roberts@NVAIalliance.com



1000 N. Division Street, #202  
Carson City, NV 89703 78  
775 546 2894 tel

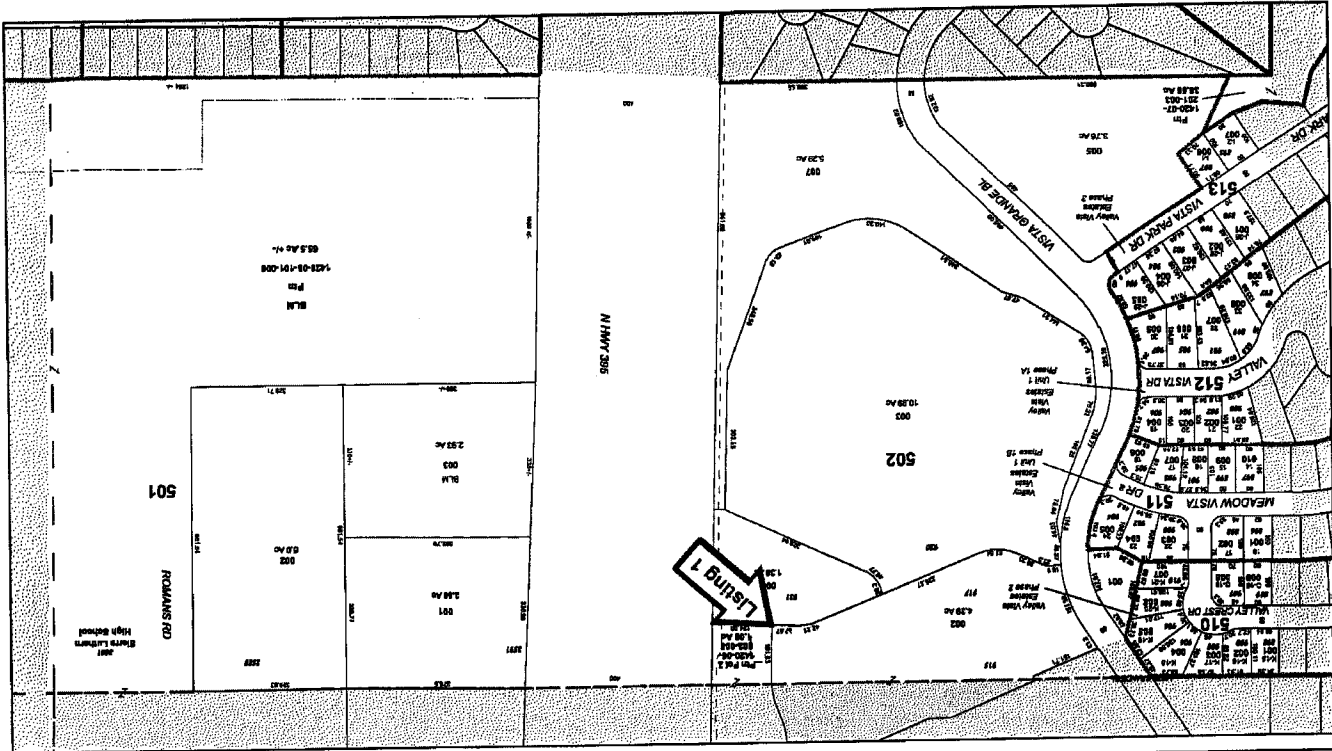
Site Plan & Photos



1000 N. Division Street, #202  
Carson City, NV 89703 79  
775 546 2894 tel

**Alliance**  
Carson City

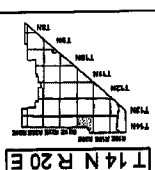
NOTE: This map is prepared for the use of the Douglas County Assessor, for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data furnished hereon.



**Map Legend**

- Parcel Boundary
- Subdivision Boundary
- Easements - See Recorded Documents
- Town Boundary
- Open Space/Conservation Easements

Parcel Number: 110  
 Parcel Subseq Number: 001  
 Parcel Acreage: 10.28 Ac  
 Parcel Block Number: 110  
 Parcel Lot Number: 001  
 Parcel Address: 110 NIMMY DR



**SEC. 7**

1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32
33	34	35	36	37	38	39	40

**N 1/2 NE 1/4**

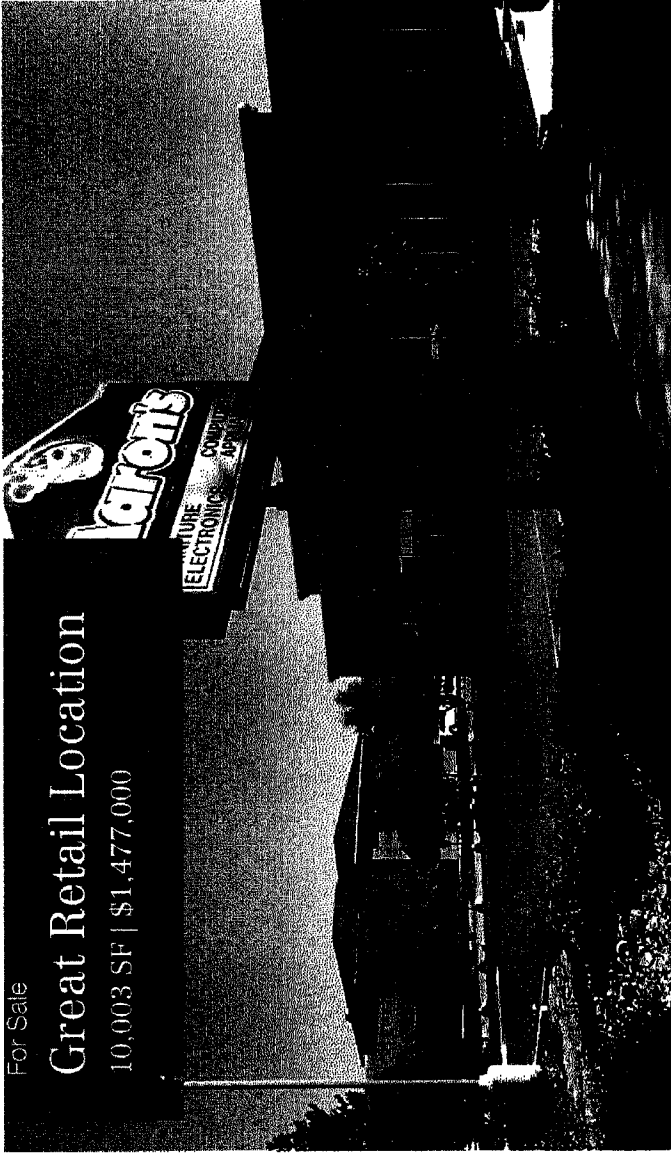
1	2	3	4
5	6	7	8

1420-07-5  
 DOUGLAS COUNTY  
 SCALE: 1" = 200'  
 REVSD: 8/28/2013

For Sale

# Great Retail Location

10,003 SF | \$1,477,000



## 3355 S. Carson St.

Carson City, Nevada 89701

### Property Highlights

- 10,003 SF of retail building on .7 acres
- Built: 2011
- Located in the center of Carson City's busiest retail area
- 18 parking spaces
- APN: 009-112-22

### Property Description

The property is surrounded by new car dealerships, Applebee's, Raley's Kohl's, JCFerney's, Buffalo Wild Wings, Save Mart, Heritage Bank, U.S. Bank, O'Reilly's and Auto Zone. The building has a large showroom, private offices and a warehouse area with a drive-in overhead door. South Carson Street will soon be re-designed to two lanes in each direction with bicycle lanes, over-sized sidewalks, and increased landscaping.

### OFFERING SUMMARY

Sale Price	\$1,477,000
Lot Size	0.7 Acres
Building Size	10,003 SF
Zoning	RC

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	32,232	\$65,854
5 Miles	65,511	\$64,565

For more information

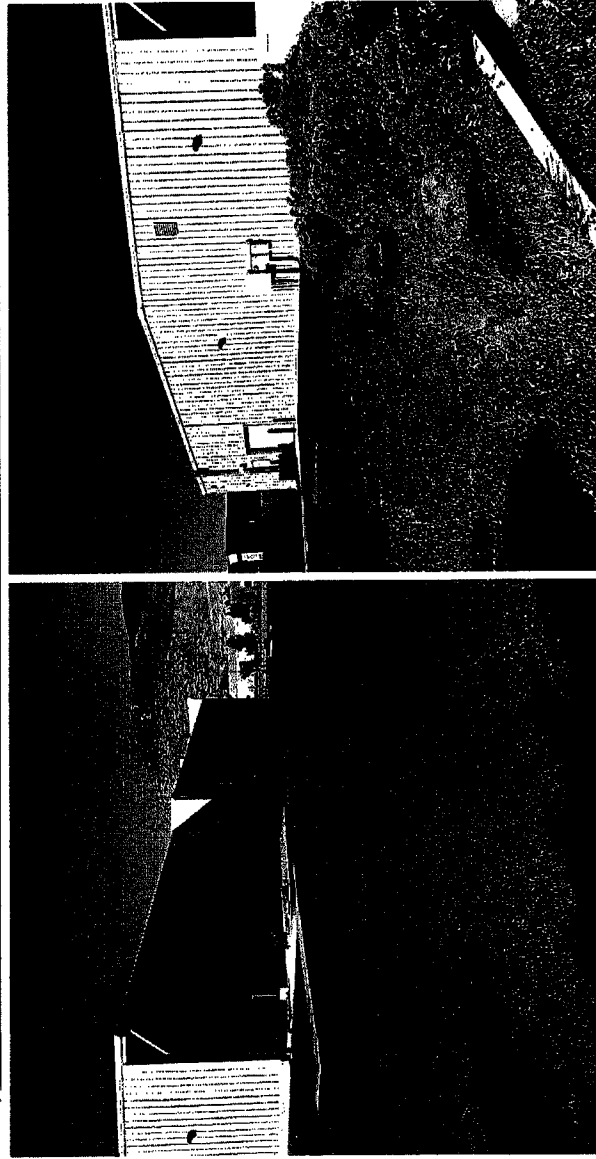
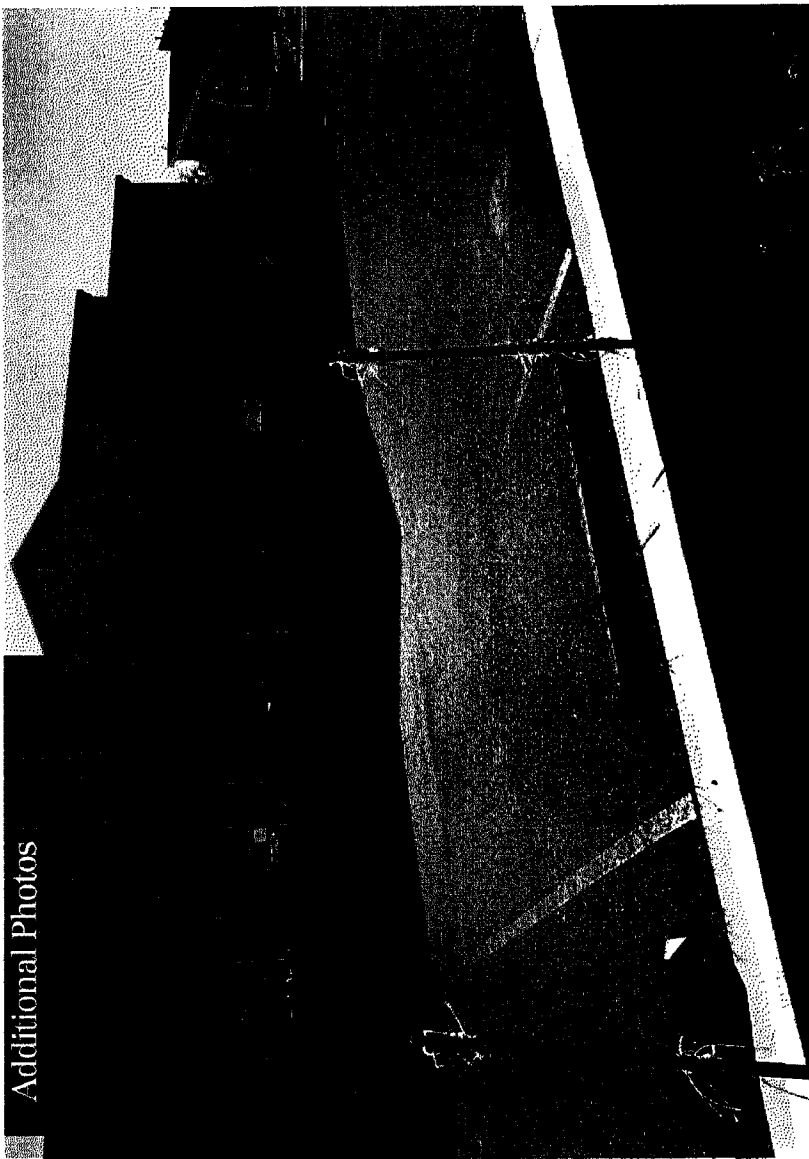
**Bruce Robertson, CCM, Senior Advisor**  
 O: 775.721.7904 | C: 775.434.0998  
 robertsonb@naalliance.com

**Rocky Joy, Broker-Associate**  
 O: 775.297.4998 | C: 530.310.0048  
 Rjoy@NAalliance.com



1000 N. Division Street, #202  
 Carson City, NV 89703 81  
 775.546.2894 tel  
 naalliance.com

Additional Photos

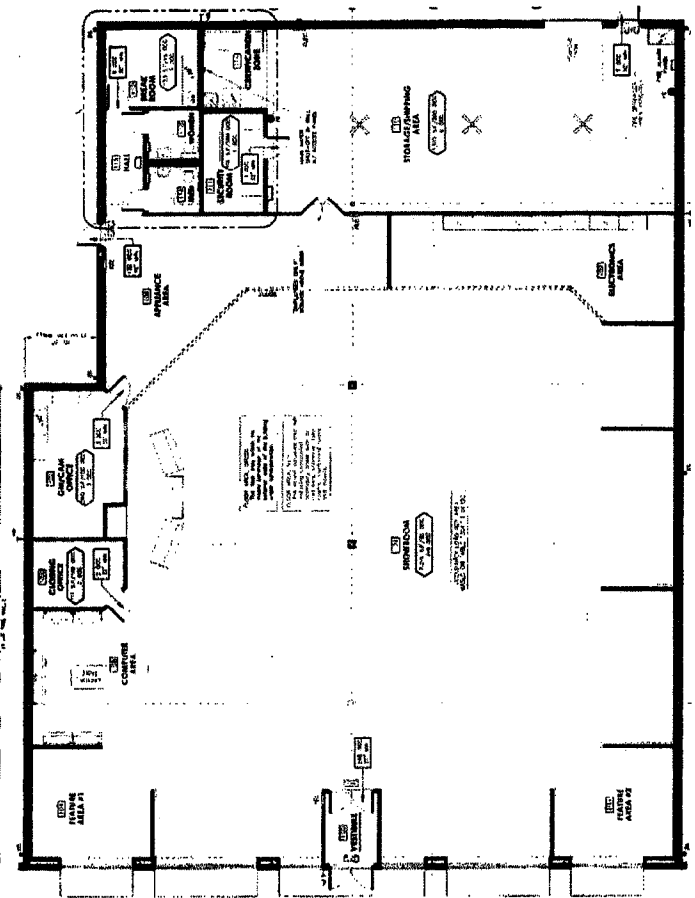
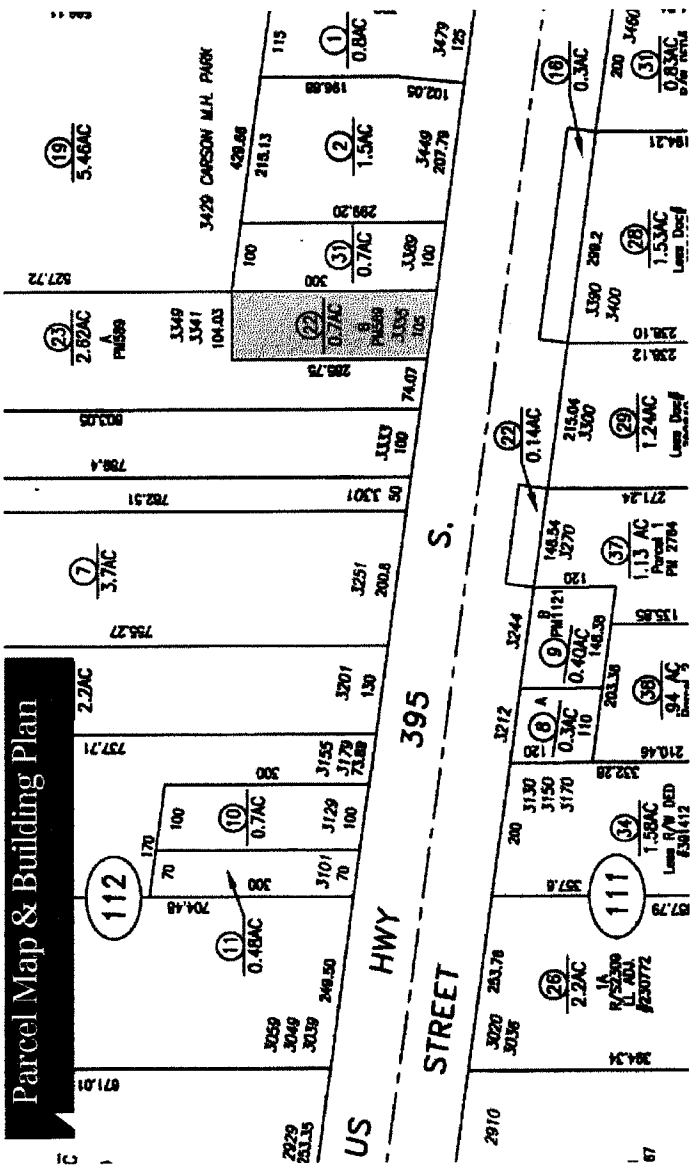


1000 N. Division Street, #202  
Carson City, NV 89703 82  
775 546 2894 tel  
natalliance.com

**N** Alliance  
Carson City



# Parcel Map & Building Plan

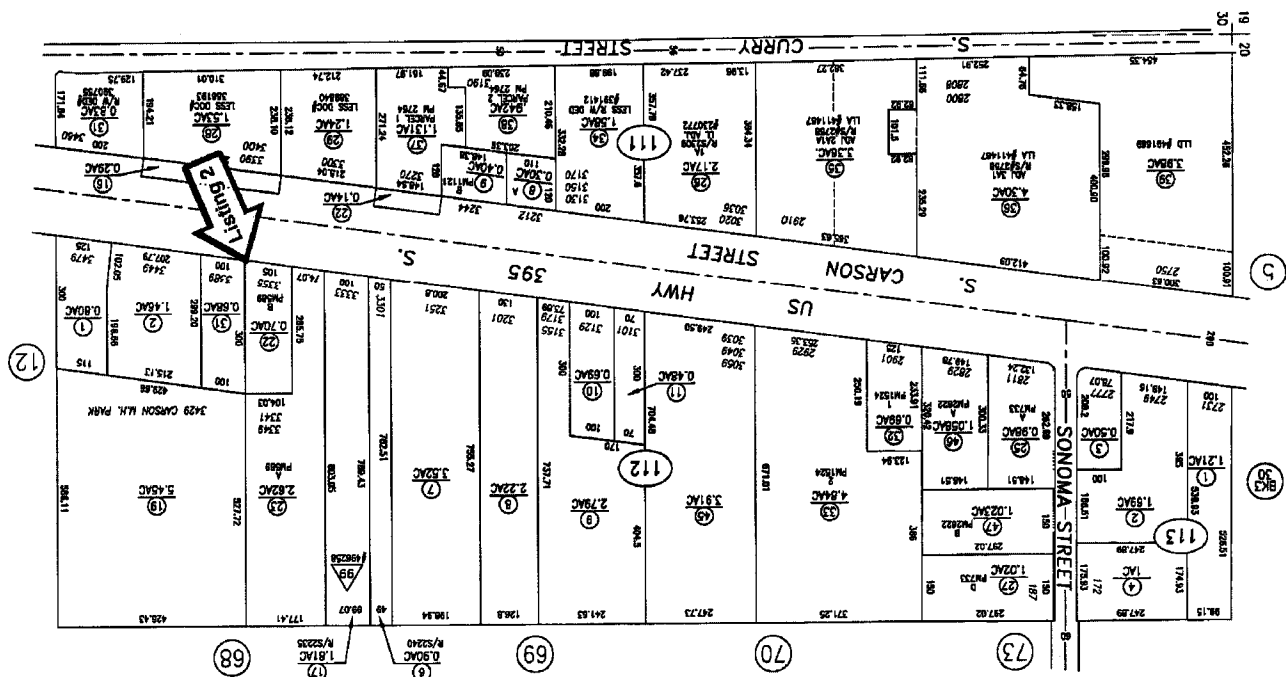
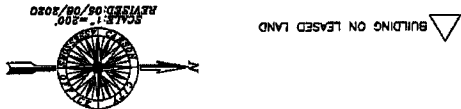


1000 N. Division Street, #202  
 Carson City, NV 89703 83  
 775 546 2894 tel  
 naialliance.com



NOTE: THESE PLATS SHOW THE LOCATION OF THE PROPERTY AS SHOWN ON THE RECORD MAPS AND THE LOCATION OF THE PROPERTY AS SHOWN ON THE RECORD MAPS. THE LOCATION OF THE PROPERTY AS SHOWN ON THE RECORD MAPS IS NOT GUARANTEED BY THE COUNTY OF SONOMA. THE LOCATION OF THE PROPERTY AS SHOWN ON THE RECORD MAPS IS NOT GUARANTEED BY THE COUNTY OF SONOMA.

REVISION: 08/08/2020 SCALE: 1"=200'



PORTION NW1/4 SECTION 29, T15 N., R20 E., M.D.B. & M.

9-11

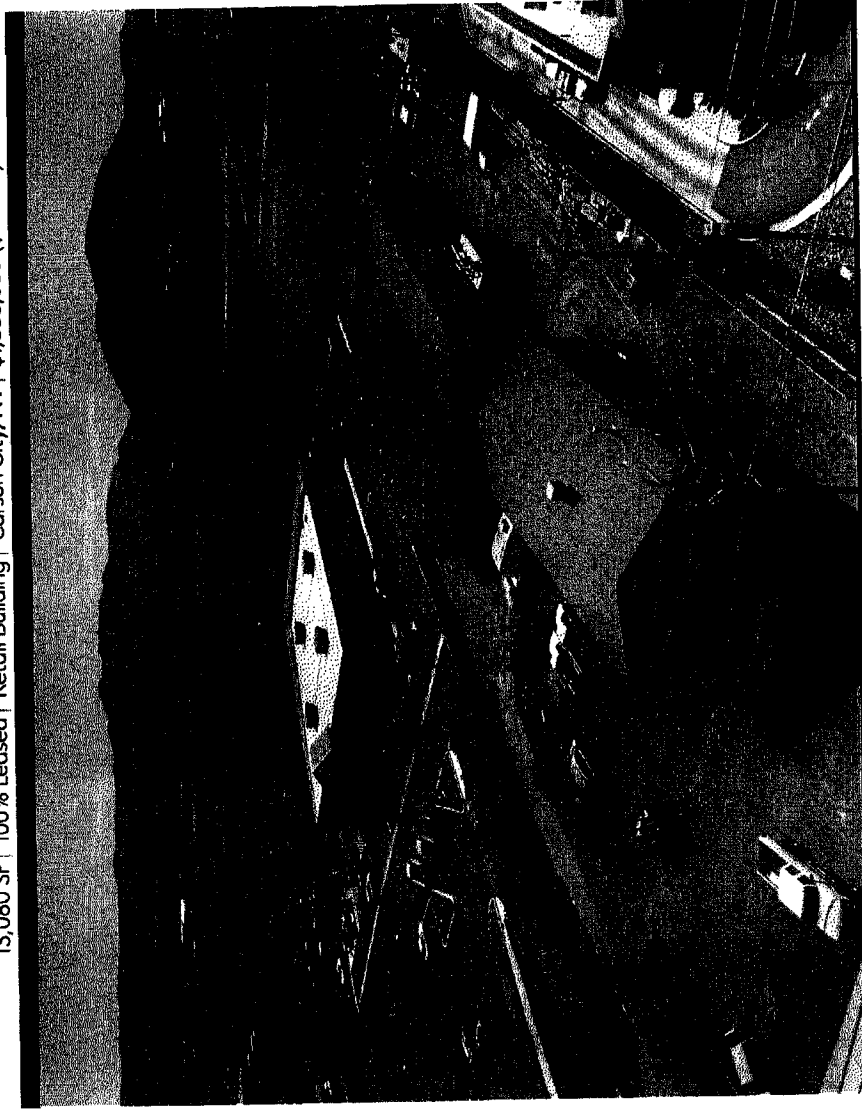


Francesco  
DiMartino  
(775) 883-1155

Berkshire Hathaway  
HomeSvces/Drysdale  
Properties

### 1991 E William St

13,080 SF | 100% Leased | Retail Building | Carson City, NV | \$1,600,000 (\$122/SF)



#### INVESTMENT HIGHLIGHTS

- Highly sought out location

## EXECUTIVE SUMMARY

The parcel has two buildings and three separate addresses, 1991, 2001 & 2011 E William St Carson City NV 89701. Stated property is in high traffic area that is located right next to the Tractor Supply Store and El Pollo Loco. This property has

ample room, roll up doors, and front unit comes with large bay window with main road visibility. The properties income is available please contact listing agent .

## PROPERTY FACTS

Sale Type	Investment	Price Per SF	\$122
Property Type	Retail	Percent Leased	100%
Property Subtype	Auto Dealership	Tenancy	Multiple
Building Size	13,080 SF	Building Height	1 Story
Year Built	1972	Building FAR	0.27
Price	\$1,600,000	Land Acres	1.11 AC
Zoning	GC - GC-400		
Frontage	113 FT on William St		
Opportunity Zone	Yes		

## ABOUT 1991 E WILLIAM ST , CARSON CITY, NV 89701

Three addresses , two buildings one parcel .  
Great location with a high traffic flow . Located on the main exit to reach down town Carson

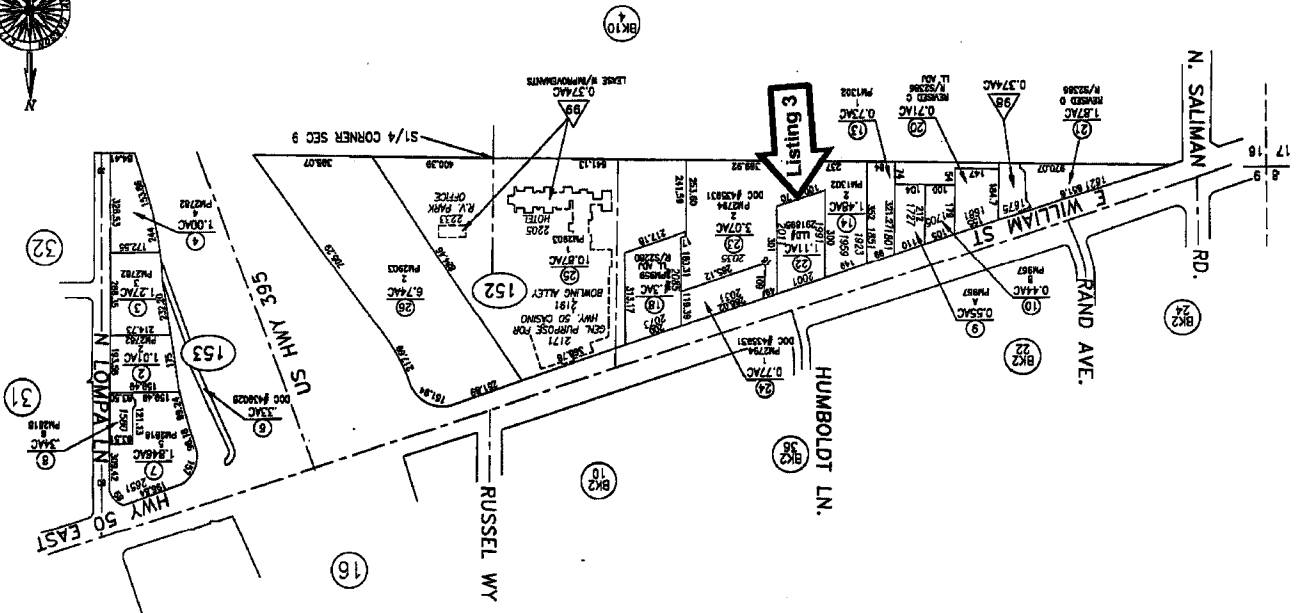
City. Please contact listing agent for property income info

NOTE: THIS MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF REAL ESTATE. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN CONNECTION WITH ANY OFFER OF REAL ESTATE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN CONNECTION WITH ANY OFFER OF REAL ESTATE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED IN CONNECTION WITH ANY OFFER OF REAL ESTATE.

SCALE: 1"=300'  
REVISED: 06/28/2018



△ BUILDING ON LEASED LAND



**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".

### **Improvement Value**

The improvement value was determined by the cost approach 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 value lower than the market value per N.R.S. 361.277 (5).

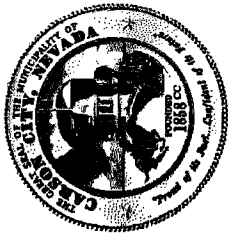
The improvement value of \$6,602,569 was derived for using this methodology. An itemized breakdown of each component is shown along with all technical information on these parcels in the back of this packet, as well as the improvements.

### **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. Due to the reduction in Total Taxable Value, the Tax Cap would be proportionately reduced.

For the 2021/22 fiscal year this property has a total taxable value set at \$6,999,707 and the capped taxes are set at (\$5,443,742 taxable value) or (\$1,905,310 assessed value). If the total value is lowered to (\$3,300,000 taxable value) or (\$1,155,000 assessed value) there will be a significant decrease in the amount of taxes due.

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

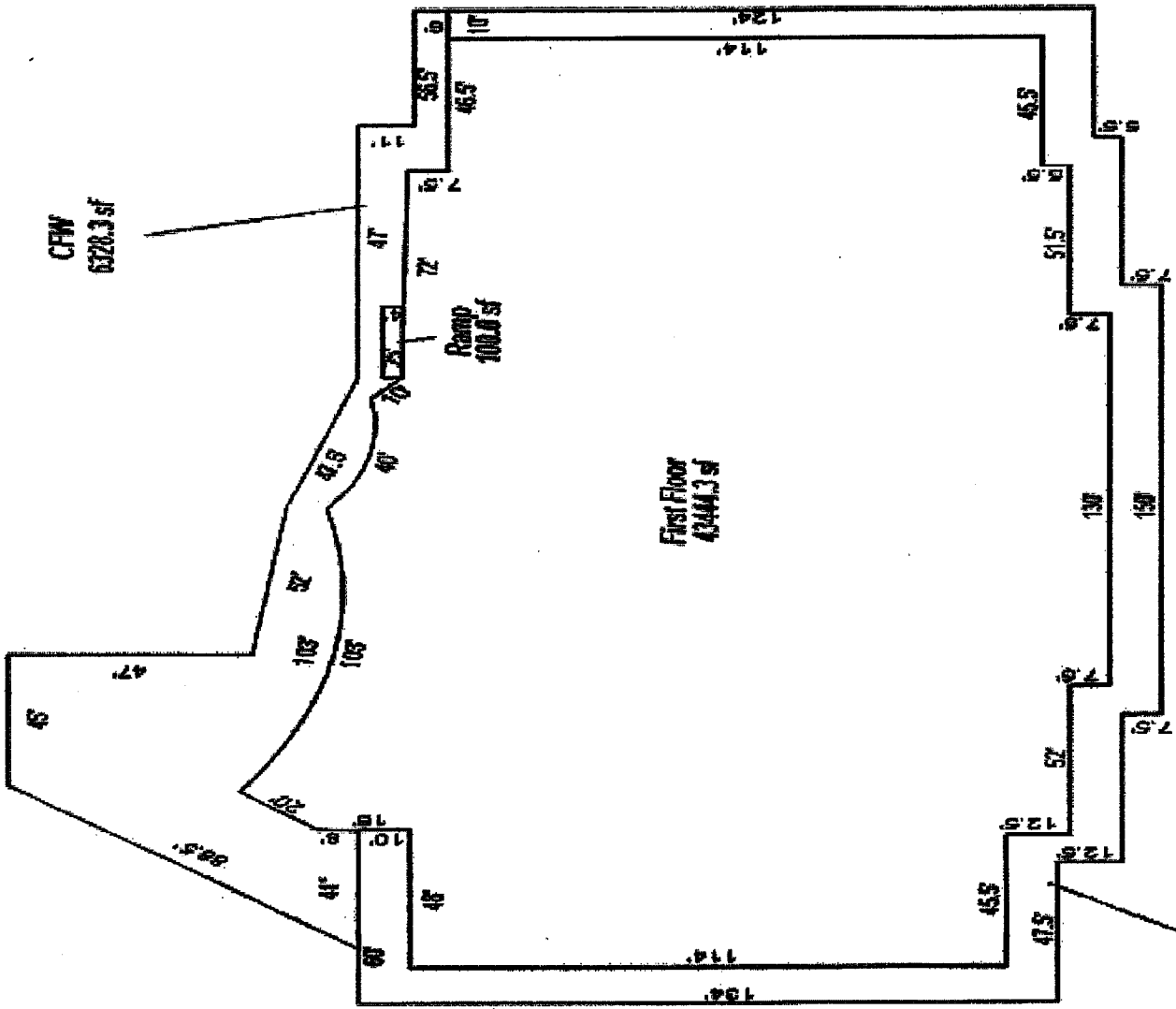
Appraisal Photograph



Parcel Number: 009-151-58  
**Carson City, Nevada**  
Date of Photograph: 2019

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.



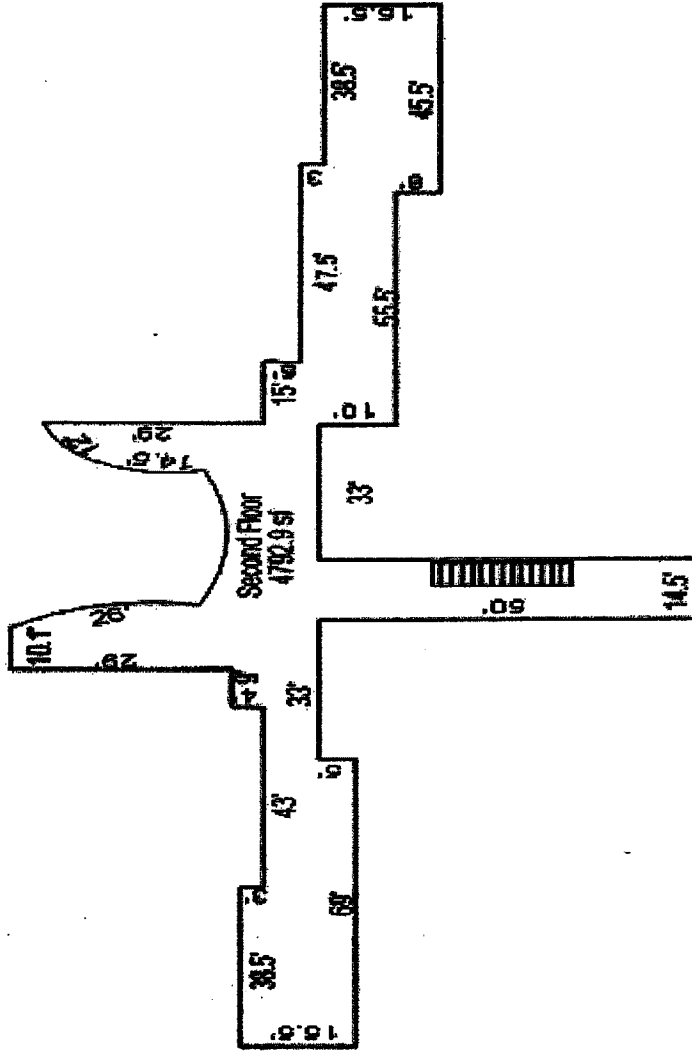


CFW  
63,228.3 sf

Ramp  
100.0 sf

First Floor  
23,444.3 sf

CFW  
69,983.0 sf



**Marshall and Swift Com/Agr Structure  
Structure: THEATER / CINEMA Totals**

Section: Section 1	Units	Unit Cost	Total Cost New
<b>Basic Structure</b>			
Concrete Block, Textured Faces	43,444 Sq.Ft.	\$23.26	\$1,010,507.00
Warmed and Cooled Air	43,444 Sq.Ft.	\$28.99	\$1,259,442.00
Passenger #	1 Units	\$71,933.00	\$71,933.00
Sprinklers	43,444 Sq.Ft.	\$3.30	\$143,365.00
Base Cost	43,444 Sq.Ft.	\$97.40	\$4,231,446.00
<b>Basic Structure Cost</b>	43,444 Sq.Ft.		\$6,716,683.00

<b>Less Depreciation</b>	21.0 Percent		(\$1,410,508.00)
<b>Combined Depreciation</b>			
<b>Depreciated Cost</b>	43,444 Sq.Ft.		\$5,306,187.00

Section: Section 2	Units	Unit Cost	Total Cost New
<b>Basic Structure</b>			
Concrete Block, Textured Faces	4,793 Sq.Ft.	\$18.36	\$87,999.00
Warmed and Cooled Air	4,793 Sq.Ft.	\$22.89	\$109,712.00
Sprinklers	4,793 Sq.Ft.	\$4.77	\$22,863.00
Base Cost	4,793 Sq.Ft.	\$76.89	\$368,534.00
<b>Basic Structure Cost</b>	4,793 Sq.Ft.		\$589,108.00

<b>Less Depreciation</b>	21.0 Percent		(\$123,713.00)
<b>Combined Depreciation</b>			
<b>Depreciated Cost</b>	4,793 Sq.Ft.		\$465,395.00

**Structure Totals**

	Units	Unit Cost	Total Cost New
<b>Basic Structure Cost</b>	48,237 Sq.Ft.	\$151.46	\$7,305,801.00
<b>Total Super Structure Cost</b>	48,237 Sq.Ft.	\$151.46	\$7,305,801.00
<b>Building Cost New</b>	48,237 Sq.Ft.	\$151.46	\$7,305,801.00
<b>Replacement Cost New</b>	48,237 Sq.Ft.	\$151.46	\$7,305,801.00
<b>Depreciated Cost</b>	48,237 Sq.Ft.	\$119.65	\$5,771,582.00
<b>Total Structure Cost:</b>	48,237 Sq.Ft.	\$119.65	\$5,771,582.00
<b>Multiplier</b>	48,237 Sq.Ft.	\$119.65	\$5,771,582.00
<b>Total Non MS Outbuildings:</b>	0 Sq.Ft.	\$0.00	\$0.00
<b>Total Structure Cost with Outbuildings:</b>	48,237 Sq.Ft.		\$5,771,582.00

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

Outbuildings	Units	Unit Cost	Total Cost
CHAIN LINK FENCE-5'	520 Linear F	\$17.83	\$7,325.00
CONCRETE OPEN PORCH-COMMERCIA	236 Sq.Ft.	\$11.03	\$2,056.00
FLATWORK CONCRETE 3" VVLRG (+500	16,037 Sq.Ft.	\$3.08	\$39,021.00
IRON PIPE RAILING LF	993 Linear F	\$28.91	\$13,644.00
PARKING SPACES-AVG	506 Per Spa	\$1,695.00	\$877,569.00
SPRINKLERS-COMMERCIAL X 1 (+2000 :	4 Quantity	\$2,169.60	\$6,856.00
STEPS-CONCRETE	114 Linear F	\$43.37	\$3,906.00
TRASH ENCLOSURES-LARGE	1 Quantity	\$6,311.00	\$6,294.00
WALL-CONC BLK 8"	6,722 Sq.Ft.	\$13.57	\$72,062.00
WALL-CONCRETE RETAINING	156 Sq.Ft.	\$19.18	\$2,964.00
<b>Outbuildings Totals</b>	<b>23,151 Sq.Ft.</b>		<b>\$630,987.00</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
Total Structure Cost:	0 Sq.Ft.	\$0.00	\$0.00
Multiplier	1	\$0.00	\$0.00
<b>Total Non MS Outbuildings:</b>	<b>23,151 Sq.Ft.</b>	<b>\$36.89</b>	<b>\$630,987.00</b>
<b>Total Structure Cost with Outbuildings:</b>	<b>23,151 Sq.Ft.</b>		<b>\$630,987.00</b>

Parcel Number 009-151-58 Owner CARSON GAMING THEATERS LLC ASU100L  
 Location 4000 S CURRY ST TOWN

		Factoring History		Remarks	
Date	Fisc Yr	Type	Factor	Prev Value	New Value
11/12/03	2004-05	Land	1.0000	33,250	33,250
11/03/04	2005-06	Land	1.0000	33,250	33,250
11/15/05	2006-07	Land	1.0000	33,250	33,250
11/17/06	2007-08	Land	1.4000	35,875	50,225
7/28/08	2009-10	Impv	1.0400	2,422,171	2,519,058
7/28/08	2009-10	Impv	.9850	2,519,058	2,481,272
11/17/11	2012-13	Impv	.9000	1,618,688	1,456,819
11/19/12	2013-14	Impv	.9000	1,616,398	1,454,758
11/26/13	2014-15	Impv	.9500	1,635,799	1,554,009
12/02/13	2014-15	Impv	.9500	1,635,799	1,554,009
11/19/14	2015-16	Impv	.8500	1,667,887	1,417,704
12/24/14	2015-16	Impv	.8500	2,154,778	1,831,561

ECONOMIC OBSOLESCENCE  
 Economic Obsolescence  
 Economic Obsolescence  
 ECON OBSOL AFTER RE-COST  
 Economic Obsolescence  
 Economic Obsolescence

F9=Scan >/< F10=Other Functions F12=Cancel Already at Top. Bottom  
 F13=Owner/Descrip F14=Imprv/Appraisal F15=Legal Descrip F16=Misc Notes  
 F20=Tax Years F21=Personal Prop F22=Ag Land F23=Exemptions F24=Livestock

NAME:

Galaxy Theater

# REAL ESTATE APPRAISAL RECORD

CARSON CITY

DISTRICT 171

PROPERTY ADDRESS 4200 S GURRY ST  
SUBDIVISION Parcel A R 21245 BLK LOT

400

PARCEL NO. 9-151-53  
9-151-53  
4-151-50

PARCEL NUMBER 9-151-58

REMARKS

Boe 1/12 - Lower Value  
26% OBS to BID  
12/13 BOE - WITHDRAWN  
15/16 BOE - NO CHANGE

### LAND VALUE COMPUTATION

Dimension	Acres	Sq Ft	Unit Value	Site Value	Unit Value	Site Value	Unit Value	Site Value	Unit Value	Site Value	Unit Value	Site Value
	8.64		35,000	32,100	19		19		19			

### SUMMARY

Year	11/12	12/13	REAPPRAISAL	19	19	19	19	19
Sales Price	11/12	12/13	REAPPRAISAL	19	19	19	19	19
Date of Sale	Case 5-1							
Asking Price	BOE							
	Applied 3.5%							
	OBS to BID							
Land Value	822,400							
Improvement Value	4,884,797	4,018,883						
Total Appraised	4,687,197							
LAND	105,840							
Improvement	1,534,179	1,010,103						
Personal Property								
Total Assessed	1,640,019							



COMMERCIAL BUILDING RECORD

<p>DATE 6-5-07 OCCUPANCY 383 STORIES 2 STORY HT 32 CLASS COST RANK ARCHITECTURE W.P. 10/12/07 EXCAVATION Cu Ft FILL CONSTRUCTION Light Standard Heavy FOUNDATION Concrete Bearing Concrete Non-Bearing Concrete Col Footings Wood Columns Steel Columns FRAME Steel Wood Concrete Cols. Beams Columns, Lin Ft: Beams, Lin Ft: Wood Columns Timber, Lin Ft: Guitar, Lin Ft: Steel Columns I Beams, Lin Ft: H Beams, Lin Ft: FLOOR STRUCTURE Concrete on Ground Wood Joists &amp; Sheathing Insulation</p>	<p>FLOOR COVER Asphalt Tile Brick Carpet &amp; Pad Hardwood Linoeum Ceramic Tile Vinyl Tile</p>	<p>CEILING HEIGHT: 32 Acoustical Sheet Rock Plaster Plywood Suspended Insulation Ceiling Joists INTERIOR CONSTRUCTION Wall Height: 32 Frame Lin Ft: Masonry Lin Ft: Sq Ft of Wall Area Metal Partitions Metal &amp; Glass Steel Chan &amp; S/R Wood Studs &amp; S/R Wood Frame &amp; S/R Concrete Block PLUMBING Std for Occupancy No. of Fixtures Rough-ins Water Heater Gas Elec</p>	<p>SPRINKLERS HEATING &amp; COOLING Electric Baseboard Electric Wall Htrs Forced Air Floor Furnace Gas Steam Radiator Hot Water Space Htrs No.: Hot &amp; Chilled Water Warm &amp; Cool Air Heat Pump Evaporative Cooler Refrigerated Cooling ELECTRICAL Percent Finished: EXTERIOR WALLS (Sq Ft) Masonry Face Brick Thick: Common Brick Thick: Cavity Brick Thick: Concrete, pre-cast Conc &amp; Glass Panels Metal &amp; Glass Panels Steel Studs &amp; Stucco</p>	<p>EXTERIOR WALLS (Cont) Wood or Steel Frame Aluminum Siding Shingles Shakes Stucco on Wire Stucco on Sheathing Wood Siding Brick Veneer Stone Veneer Hardboard Siding Textured Plywood Board &amp; 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 on Wood Fram EXTERIOR STAIRS Steel Wood Concrete Concrete &amp; Steel Fire Escape 1 No. of Stops: 2 Capacity Hydraulic Escalator</p>	<p>ROOF STRUCTURE Concrete Joists Steel Joists Wood Joists Conc Slab Deck Steel Deck Comp. Deck Wood Deck Exposed Beams, Sheathed Open Steel System Steel Trusses Timber Trusses Girts ROOF COVER Aluminum Asbestos Shingles Built-up Composition Composition Shingles Concrete Tile Galvanized Steel Shake Tar &amp; Gravel Wood Shingles Insulation Basement Wall Ht: Brick, Thick: Conc Blk, Thick: Reinf. Conc. Thick: Waterproof Finished Area: Electrical Area:</p>
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ROOM AND FINISH DETAIL

Floors	Rooms	Base	1st	Mezz	2nd	3rd	4th	5th	Over	Material	Qual	Trim	Wall	Cell	Inter Fin

BATH & LAVATORY DETAIL

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

Fixtures  
Shower

RENIAL & INCOME DETAIL

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

CCA-01