

Exhibit E

ASSESSOR OFFICE SALES DATA SHEET

February 9, 2021

Assessors Land Value with CC&R comparison

OWNER: Call the Ball Q of LLC
PROPERTY USE: Vacant Commercial

ADDRESS: 2031 E. William
LAND USE CODE: 140

LAND \$280,031 IMPROVEMENTS \$0 TAXABLE VALUE \$280,031

PARCEL NUMBER SUBJECT:	Land Acres	Land Sq Ft	ZONING	TAXABLE LAND VALUE	ASSESSED LAND VALUE	PRICE / AC	PRICE / SQ. FT.	COMMENTS
008-152-24	0.77 ac.	33,323	GC	\$280,031	\$98,011	\$363,676	\$8.40 / sf	2031 East William Street
Dottie's 002-102-29	0.75 ac.	32,452	GC	\$272,429	\$95,350	\$355,676	\$8.40/sf	2260 E William Street
Capriotti's 002-102-30	0.81 ac.	35,458	GC	\$297,846	\$104,246	\$355,904	\$8.40/sf	2190 E William Street
Pizza Factory/Bank 008-302-40	0.77 ac	33,648	GC	\$282,643	\$98,925	\$367,069	\$8.40 / sf	3120 Hwy 50 East
Dairy Queen 008-302-41	0.60 ac	26,296	GC	\$220,886	\$77,310	\$368,143	\$8.40 / sf	3198 Hwy 50 East
Human Bean 008-302-34	0.81 ac	35,290	GC	\$296,436	\$103,753	\$355,970	\$8.40 / sf	3300 Hwy 50 East
Neighborhood Shop 008-311-05	0.39 ac	16,924	GC	\$162,470	\$56,865	\$416,590	\$9.60 / sf	3173 Hwy 50 East
Neighborhood Shop 008-311-06	0.42 ac	18,310	GC	\$175,632	\$61,471	\$418,171	\$9.59 / sf	3217 Hwy 50 East
Neighborhood Shop 008-311-07	0.55 ac	23,834	GC	\$200,206	\$70,072	\$364,011	\$8.40 / sf	3129 Hwy 50 East
Taco Bell 008-311-08	0.65 ac	28,200	GC	\$236,880	\$82,908	\$364,431	\$8.40 / sf	3117 Hwy 50 East
008-303-40	0.57 ac	24,905	GC	\$209,202	\$73,221	\$367,021	\$8.40 / sf	3331 Hwy 50 East
						Avg. price / sq. ft.	\$8.70 / sf	

Exhibit F

ASSESSOR OFFICE SALES DATA SHEET

February 9, 2021

Assessors Land Sales Data

OWNER: Call the Ball Q of LLC
PROPERTY USE: Vacant Commercial

ADDRESS: 2031 E. William
LAND USE CODE: 140

LAND \$280,031 IMPROVEMENTS \$0 TAXABLE VALUE \$280,031

PARCEL NUMBER	Land Acres	Land Sq Ft	BUILDING	ZONING	SALE DATE	SALE PRICE	PRICE PER UNIT	COMMENTS
SUBJECT: 008-152-24	0.77 ac.	33,323	N/A	GC	7/10/2020	\$250,000	\$7.50 / sf	2031 East William Street
Sale # 1 008-391-14	1.09 ac.	47,480	N/A	GI	4/3/2020	\$375,000	\$7.90 / sf	Highway 50 East
Sale # 2 008-923-18	0.96 ac.	41,818	N/A	LI	11/22/2019	\$675,000	\$16.14 / sf	1637 College Parkway
Sale # 3 005-072-15	1.28 ac.	55,757	N/A	GI	5/24/2019	\$803,464	\$14.41 / sf	Boeing Way
					Avg. All Comps		\$12.82 / sf	

Comments:

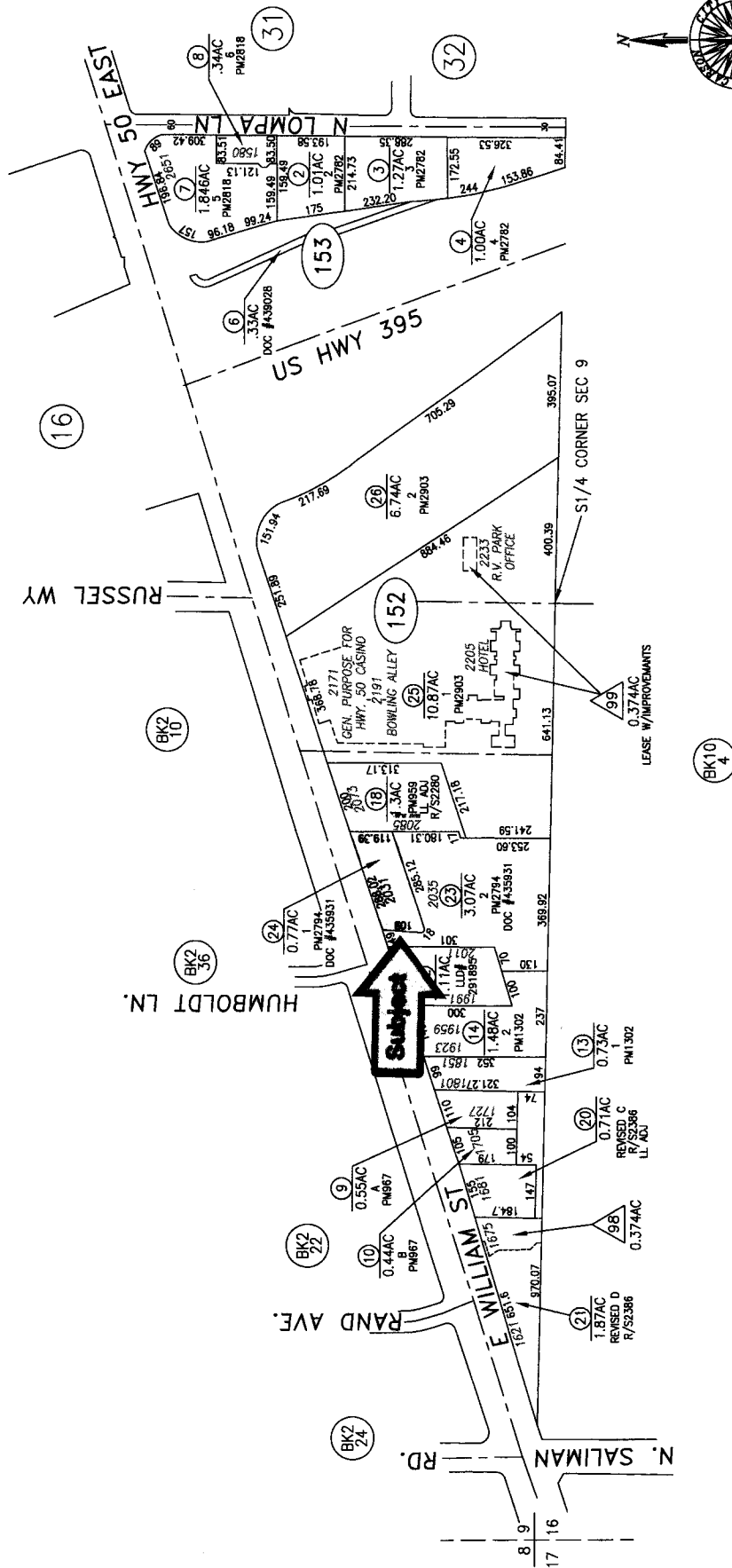
Sale 1 is included because it fronts Highway 50 and the recent sales date. Sale 2 is given the most weight due to its similar size, hi-traffic location and similar lot shape. Sale 3 is a larger parcel and is in an inferior location.

Assessors Recommendation:

The subject's current taxable land value of \$280,031 is very well supported and does not exceed the current market value of \$427,201. The Assessor's Office recommends leaving the subject's current taxable land value of \$280,031.

PORTION S1/2 SECTION 9, T.15 N., R.20 E., M.D.B. & M.

8-15



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

CARSON CITY, NEVADA

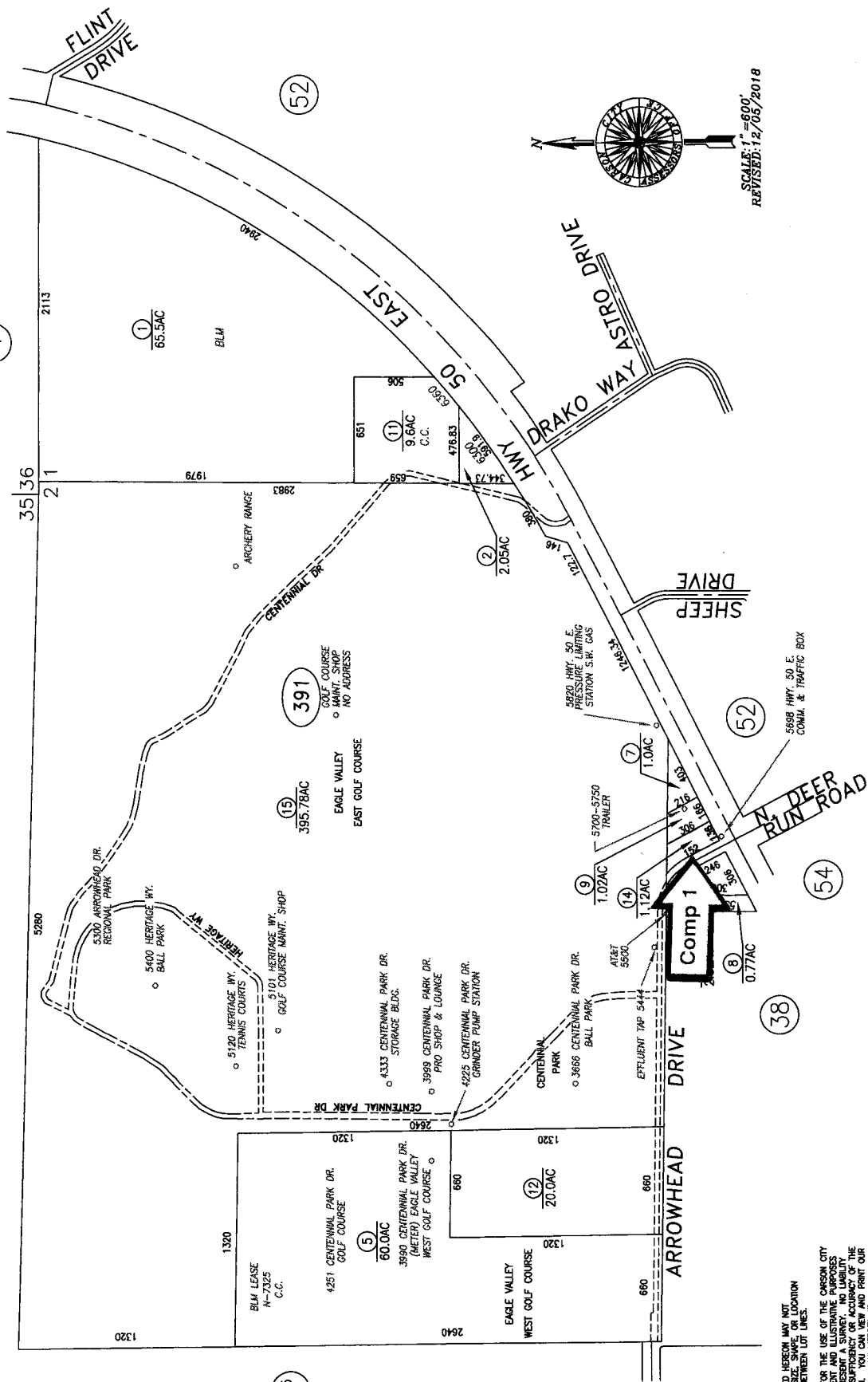
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R/M DEMONSTRATION 486370

△ BUILDING ON LEASED LAND

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

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



NOTE: PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES. THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY, NEVADA, PLANNING AND DEVELOPMENT DEPARTMENT. IT IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA AND INFORMATION PROVIDED HEREON AND PRINTED HEREON. NO CHARGE FROM OUR WEBSITE AT WWW.CARSON-CITY.NV.US

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

8-92

BLOCK 923			
PARCEL NO	LOT & DOC #	AREA	
008-923-03	SPLIT BY DEED #188959	0.91 AC	
008-923-05	15 R/S2446	0.58 AC	
008-923-12	B/LA 2476	0.58 AC	
008-923-13	D R/S2658	10,050 SQFT	
008-923-14	C R/S2658	9,850 SQFT	
008-923-15	B R/S2658	9,850 SQFT	
008-923-16	A R/S2658	10,050 SQFT	
008-923-17	B R/S2755	1.63 AC	
008-923-18	A R/S2755	0.96 AC	
008-923-19	ADJ. 17 R/S2624 #359436 R/W DEED #468870	1.33 AC	

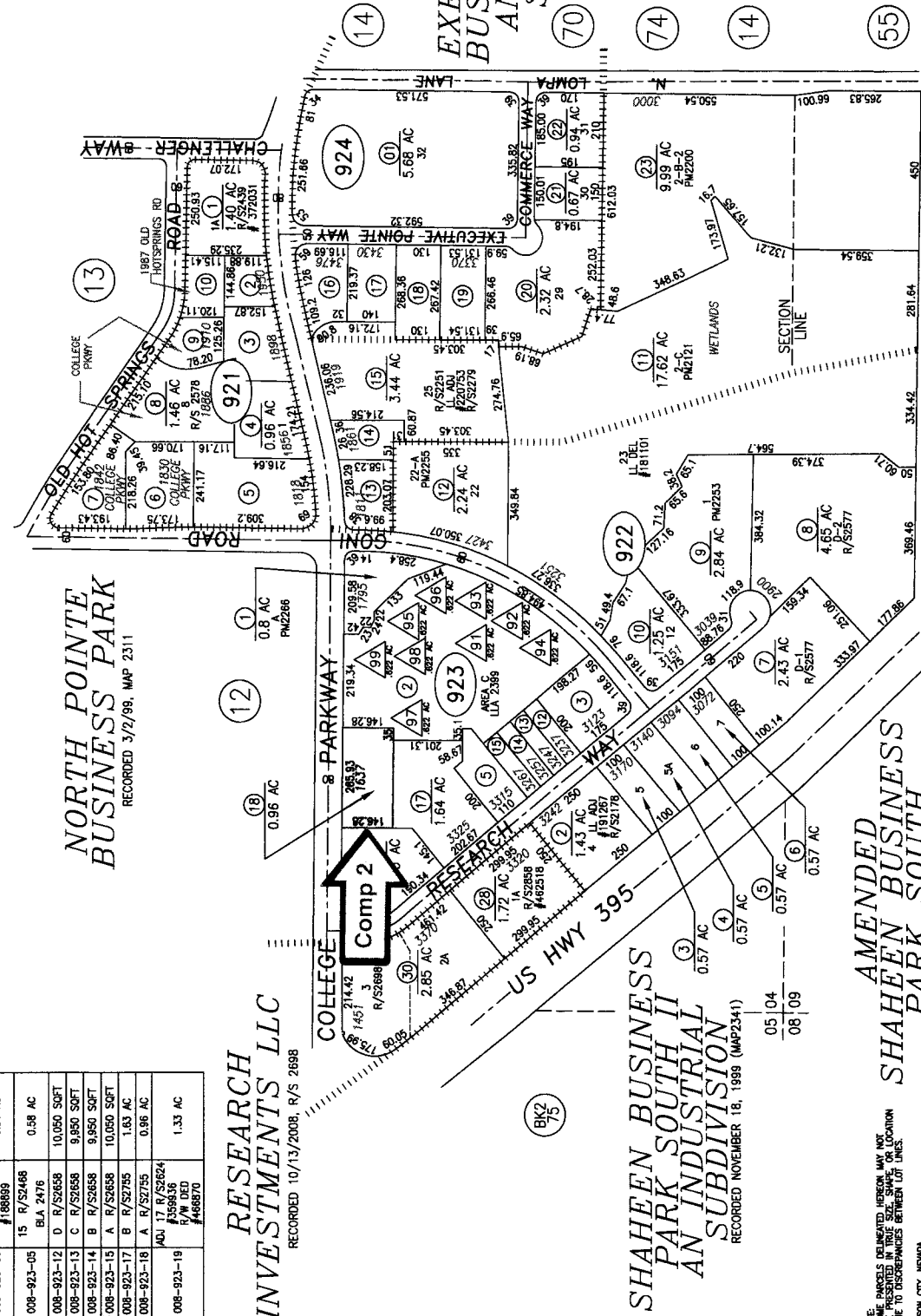
RESEARCH INVESTMENTS LLC
RECORDED 10/13/2008, R/S 2698

NORTH POINTE BUSINESS PARK
RECORDED 3/2/99, MAP 2311

BLOCK 921			
PARCEL NO	LOT & DOC #	AREA	
008-921-02	5 R/S2445	0.46 AC	
008-921-03	4 R/S2445	0.81 AC	
008-921-05	R/S 2568 U/LA # 341071	1.68 AC	
008-921-06	ADJ. 3 R/S 2578	1.10 AC	
008-921-07	9 R/S2578	0.96 AC	
008-921-08	7 R/S2445	0.57 AC	
008-921-10	6 R/S2445	0.44 AC	

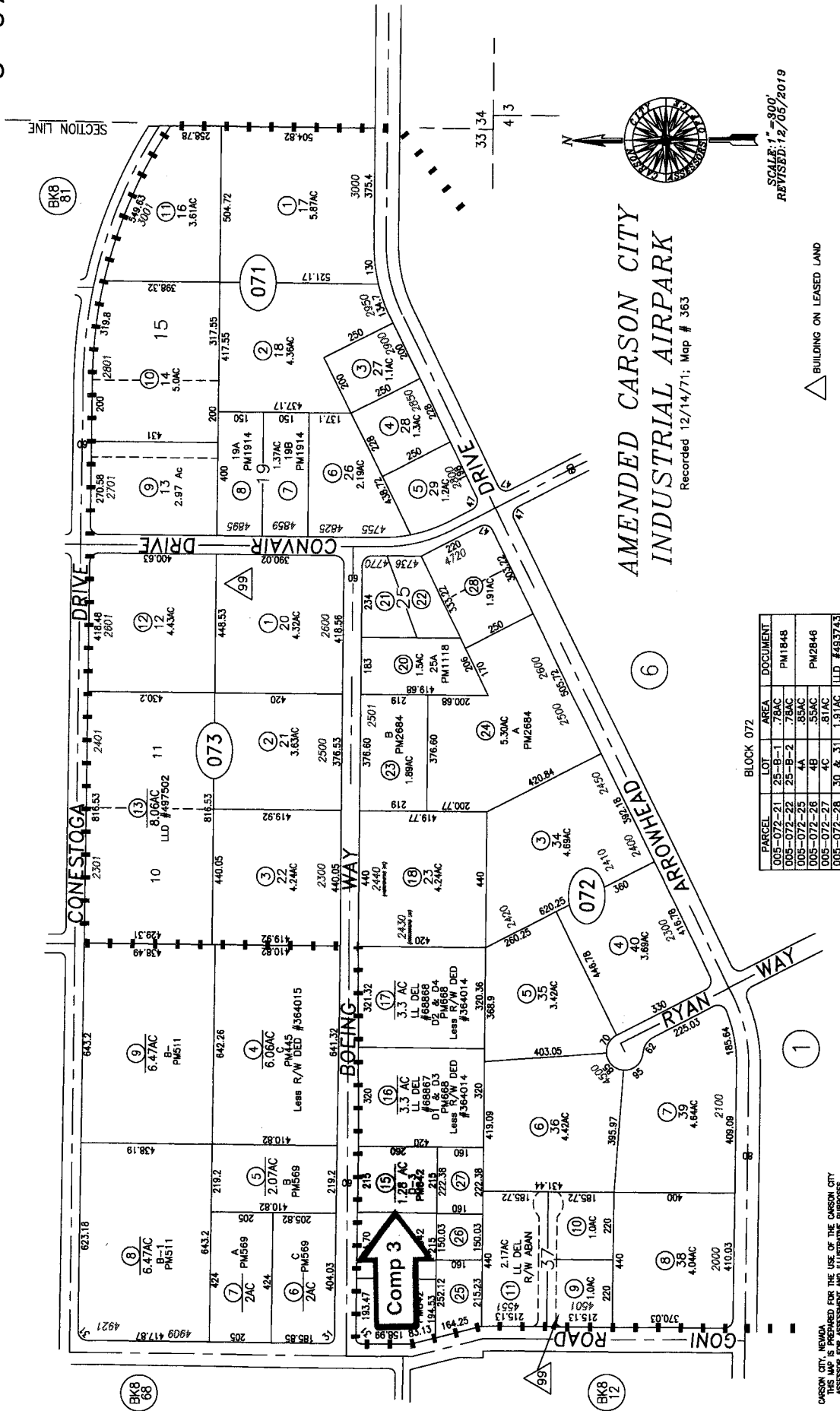
BLOCK 922			
PARCEL NO	LOT & DOC #	AREA	
008-922-13	23 PM2255	0.67 AC	
008-922-14	24 PM2255	0.48 AC	
008-922-16	26 R/S2276	0.72 AC	
008-922-17	27 R/S2276 U/LA # 220753	0.70 AC	
008-922-18	28A R/S2289	0.80 AC	
008-922-19	28B R/S2289	0.81 AC	
008-922-20	2A & 3 R/S2688 U/LA # 464602 R/W DEED #468870	2.85 AC	

EXECUTIVE POINTE BUSINESS CENTRE AN INDUSTRIAL SUBDIVISION
RECORDED 06/30/1998, MAP 2275



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SECTION 33, T.16 N., R.20 E., M.D.B. & M.



BLOCK 072

PARCEL	LOT	AREA	DOCUMENT
005-072-21	25-B-1	7.9AC	PM1848
005-072-22	25-B-2	7.8AC	PM1848
005-072-23	4A	8.5AC	PM2846
005-072-24	4B	5.5AC	PM2846
005-072-25	4C	8.1AC	PM2846
005-072-26	30 & 31	1.91AC	LLD #483743

CARSON CITY, NEVADA
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CHANGED ADDRESS TO PARCEL 005-072-28 TO 4720 CONVAIL DR.

ASSESSOR OFFICE LISTING DATA SHEET

February 9, 2021

Assessors Land Listing Data

OWNER: Call the Ball Q of LLC
PROPERTY USE: Vacant Commercial

ADDRESS: 2031 E. William
LAND USE CODE: 140

LAND \$280,031 IMPROVEMENTS \$0 TAXABLE VALUE \$280,031

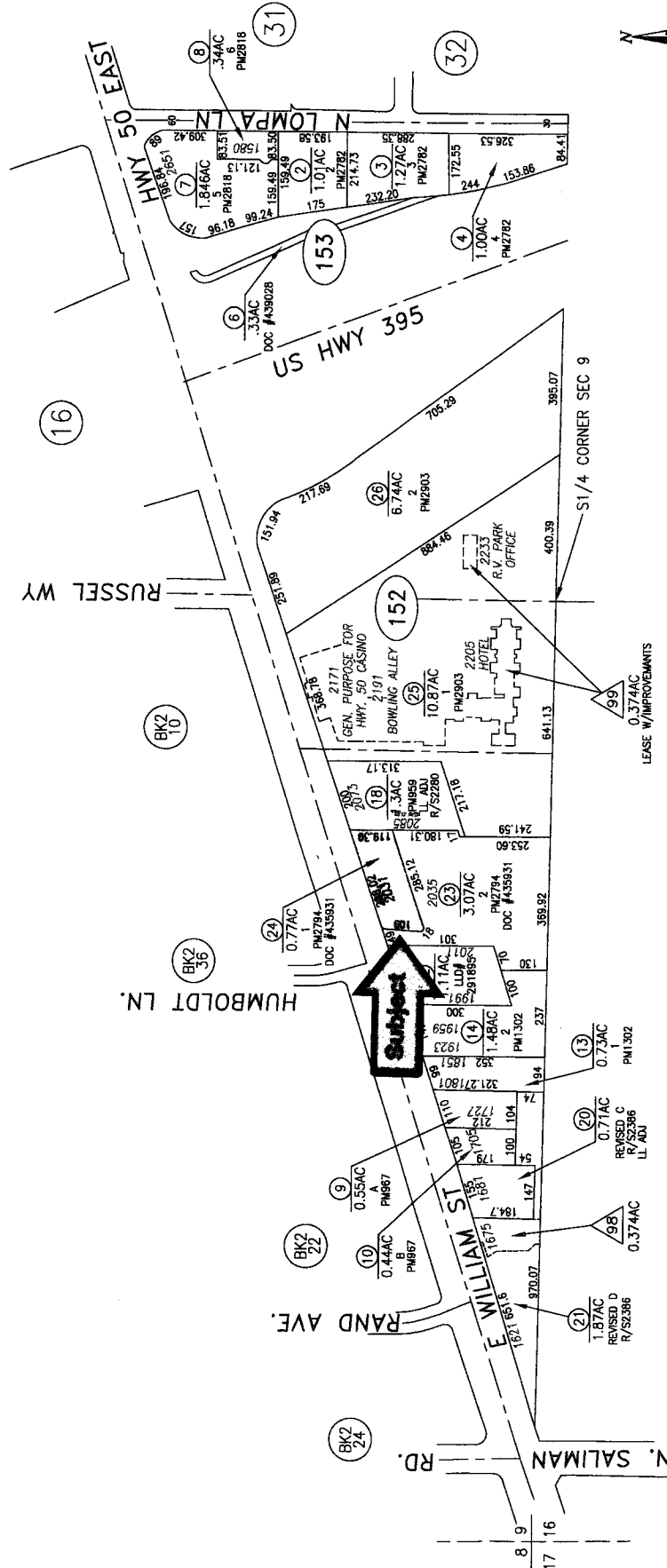
PARCEL NUMBER SUBJECT:	Land Acres	Land Sq Ft	BUILDING	ZONING	LIST PRICE	PRICE PER UNIT	COMMENTS
008-152-24	0.77 ac.	33,323	N/A	GC	\$250,000	\$7.50 / sf	2031 East William Street
Listing # 1							
008-302-38	0.49 ac.	21,344	N/A	GC	\$256,128	\$12.00 / sf	3350 Highway 50 East
Listing # 2							
008-163-03	0.75 ac.	32,670	N/A	GC	\$485,000	\$14.85 / sf	2943 Highway 50 East
Listing # 3							
008-381-03	1.02 ac.	44,431	N/A	GI	\$355,488	\$8.00 / sf	4847 East Nye Lane
					Avg. All Listings	\$11.62 / sf	

Comments:

Listing 1 is included due to its available uses and proximity to Highway 50. Listing 2 is similar in size and fronts Highway 50. Listing 3 is slightly larger and fronts Highway 50.

Assessors Recommendation:

Current listings indicate a \$11.62 /sf for the subject. The subject's current taxable land value is \$280,031 which is below the listings value of listings value of \$387,213. The Assessor's Office recommends leaving the subject's current taxable land value of \$280,031.



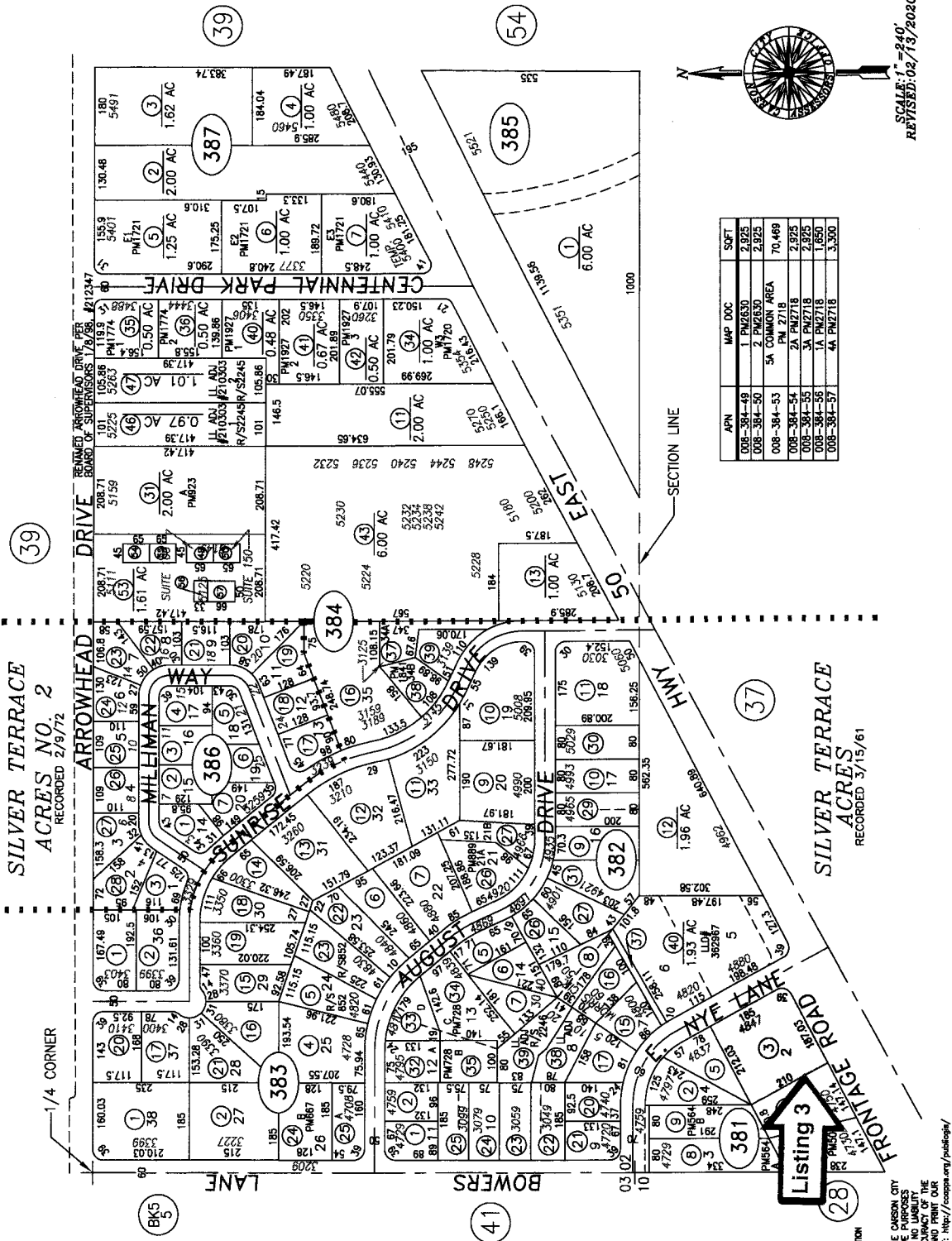
CARSON CITY, NEVADA
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SCALE: 1" = 300'
REVISED: 06/28/2018

BUILDING ON LEASED LAND



PORTION NW1/4 NW1/4 SECTION 11 AND S1/2 SW1/4 SECTION 2 T.15 N., R.20 E., M.D.B. & M. 8-38



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CARSON CITY, NEVADA

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CORRECTED PAGES: LINE 70 008-382-08 & 37 AND UPDATED PAGE



HWY 50 @ E. Nye Ln.

4847 E. Nye Ln.
Carson City, NV 89706



OFFERING SUMMARY

Sale Price: \$355,488

Lot Size: 1.02 Acres

Price / Acre: \$348,518

Zoning: General Industrial

PROPERTY OVERVIEW

High visibility/traffic, 1.02 acre lot, at the corner of E Nye Ln. and HWY 50 East. Traffic count is approximate 28,600 per day. Fully fenced with privacy slats. General Industrial Zoning (GI), but bordered by General Commercial (GC). Lot may be eligible for SUP or variance to current zoning, buyer to perform due diligence with City of Carson regarding approved uses.

PROPERTY HIGHLIGHTS

- 1.02 Acres
- High traffic/visibility
- +-200 feet HWY 50 frontage
- +- 200 feet E Nye Ln. frontage
- Traffic Count: Approx 28,600 PD

For More Information, Contact

Bryan Drakulich
bdrakulich@domorere.com | 775.846.8585

2205 N. McCarran Blvd

775.544.2879

www.drakulichcp.com



For Sale | Land

Additional Photos

HWY 50 @ E. Nye Ln.

4847 E. Nye Ln.

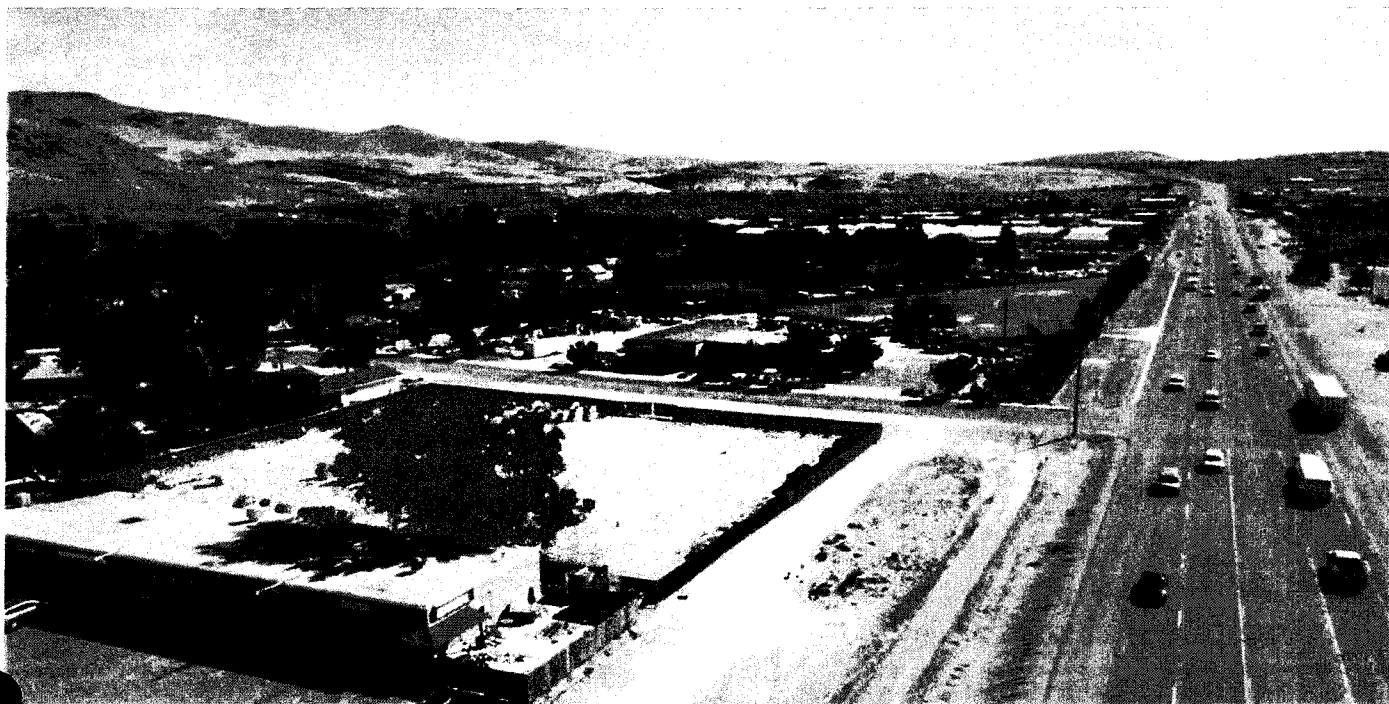
Carson City, NV 89706

4847 E. Nye Ln.

Looking West Down HWY 50 E

Legend

Subject Property



For More Information, Contact

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bdrakulich@domore.com | 775.846.8585

2205 N. McCarran Blvd

775.544.2812

www.drakulichcp.com



For Sale | Land

Retailer Map HWY 50 E

HWY 50 @ E. Nye Ln.

4847 E. Nye Ln.

Carson City, NV 89706



Map data ©2019 Google

For More Information, Contact

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775.544.2879

www.drakulichcp.com



For Sale | Land

Location Maps

HWY 50 @ E. Nye Ln.

4847 E. Nye Ln.

Carson City, NV 89706



For More Information, Contact

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154
www.drakulichcp.com

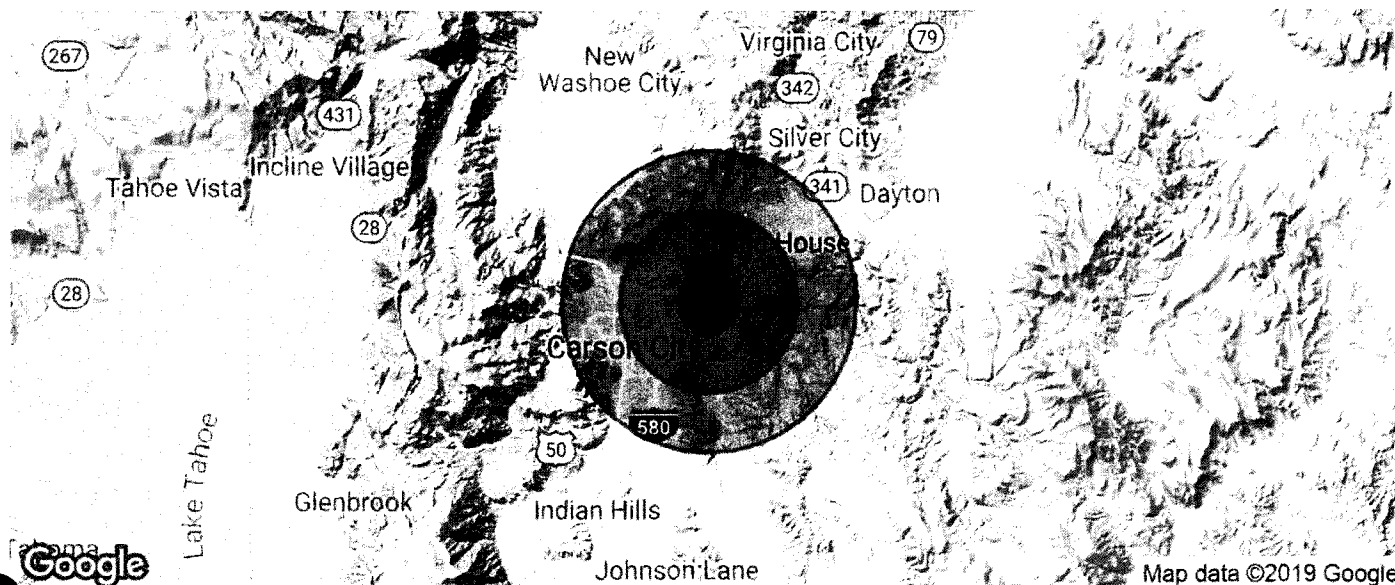


For Sale | Land

Demographics Map & Report

HWY 50 @ E. Nye Ln.

4847 E. Nye Ln.
Carson City, NV 89706



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,691	26,302	61,599
Median age	43.5	38.1	40.6
Median age (Male)	44.9	36.8	38.9
Median age (Female)	40.4	38.6	41.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,035	9,847	24,004
# of persons per HH	2.6	2.7	2.6
Average HH income	\$51,058	\$53,974	\$59,771
Average house value	\$272,260	\$242,884	\$262,697

* Demographic data derived from 2010 US Census

For More Information, Contact

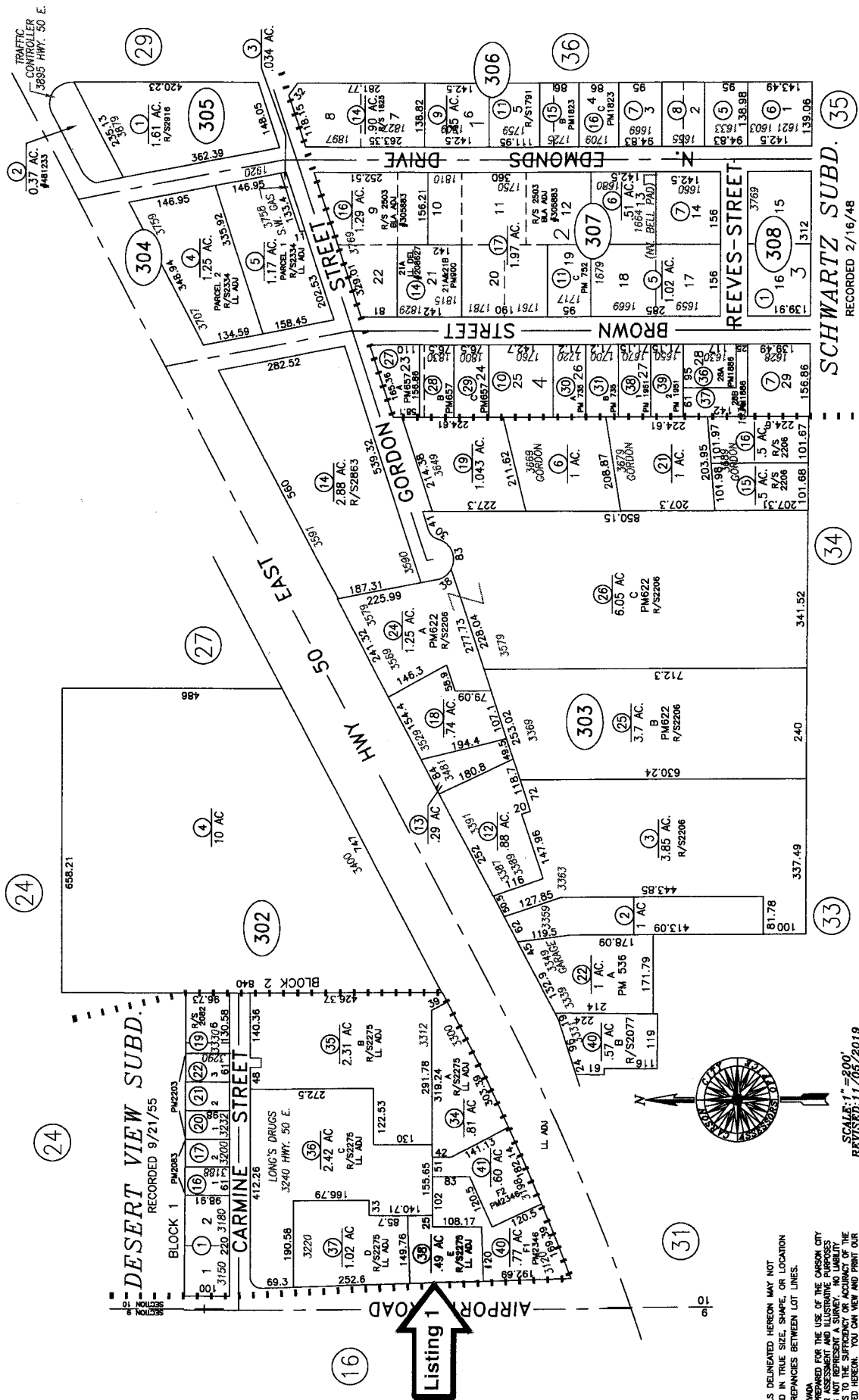
Bryan Drakulich
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www.drakulichcp.com

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

8-30



NOTE
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OWNERS OF THE LAND SHOWN ON THIS MAP ARE
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SCALE: 1" = 200'
REVISED: 11/05/2019



For Sale

Retail Land

2.31 AC | .49 AC

2.31 Acres

.49 Acres

THE HUMAN BEAN Coming Soon

Lincoln Highway 50

3240 Highway 50 East

Carson City, Nevada 89701

Property Highlights

- Two different retail pads available for sale/lease together or separate; 0.49 Acres and 2.31 Acres.
- Desirable location on the signalized intersection of Highway 50 E and Airport Road.
- Highly visible and easily accessible. Co-tenants include CVS Pharmacy, Firehouse Subs, Dairy Queen, The Human Bean (coming soon), Kei Sushi, and El Aguila Real Mexican.
- Located in a primary commercial corridor. Other retailers in the immediate area include Gold Dust West Casino, Food Maxx, 99 Cents Only Stores, Tractor Supply Company, Walgreens, Wells Fargo, Dotty's, El Pollo Loco, Starbucks, Port of Subs, Dominoes Pizza, Taco Bell, Little Caesars Pizza, and many more.
- Populated trade area of 44,181 people within a 3 mile radius.
- Highway 50 boasts a traffic count of 28,000 cars per day.

OFFERING SUMMARY

Lot Size	0.49 AC & 2.31 AC
Sale Price - 2.31 AC	\$9.00 PSF
Sale Price- 0.49 AC	\$12.00 PSF

DEMOGRAPHICS

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

For more information

Kelly Bland

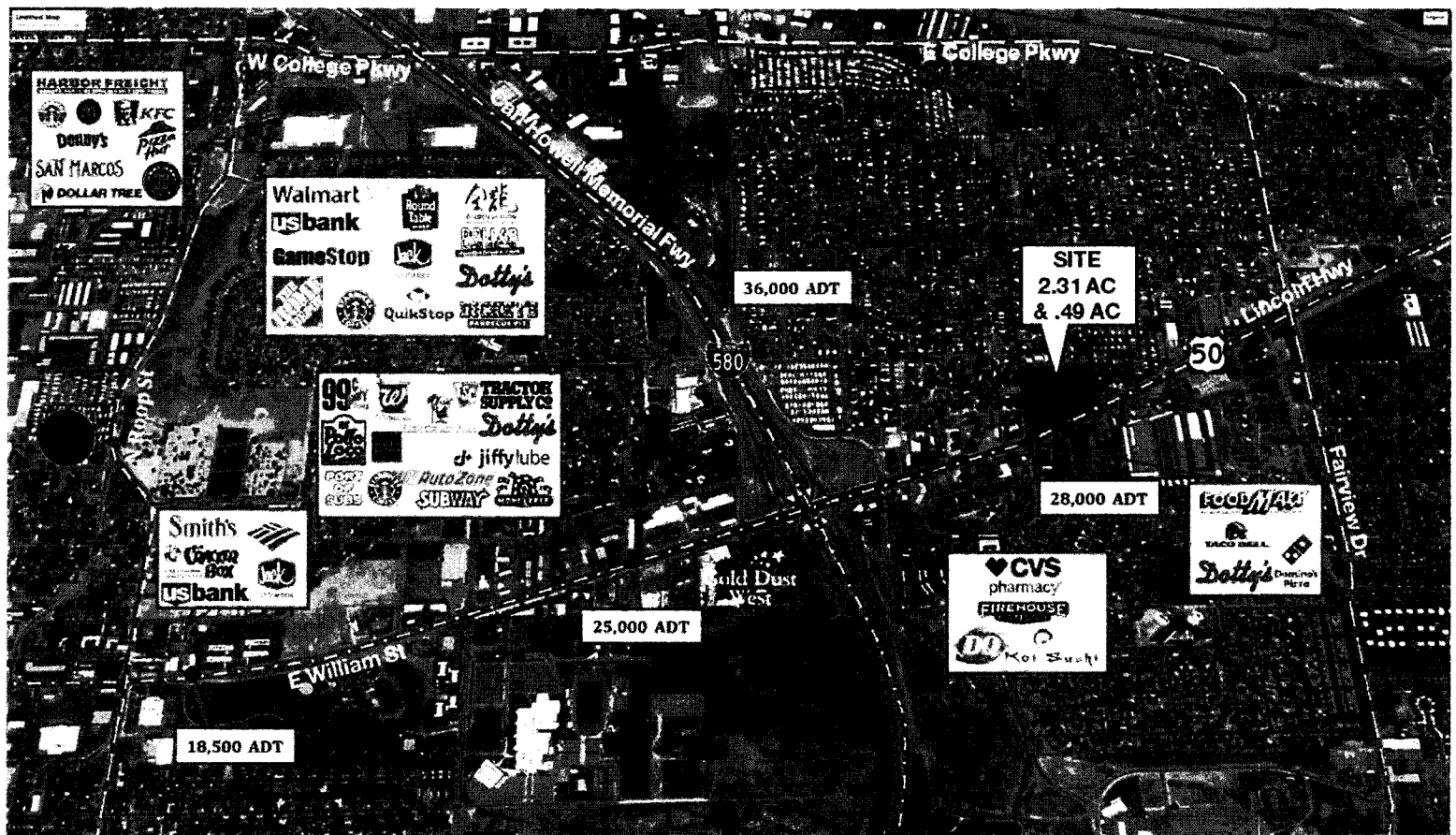
O: 775 336 4662

kbland@naialliance.com

NAI Alliance

5345 Kietzke Lane, Suite 100
Reno, NV 89511
775 336 4676 tel
naialliance.com

Retailer Map



NAI Alliance

5345 Kietzke Lane, Suite 100
 Reno, NV 89511
 775 336 4678 tel
<https://naialliance.com>

For Sale

Land

2.31 AC | .49 AC

Google

Google

NAI Alliance

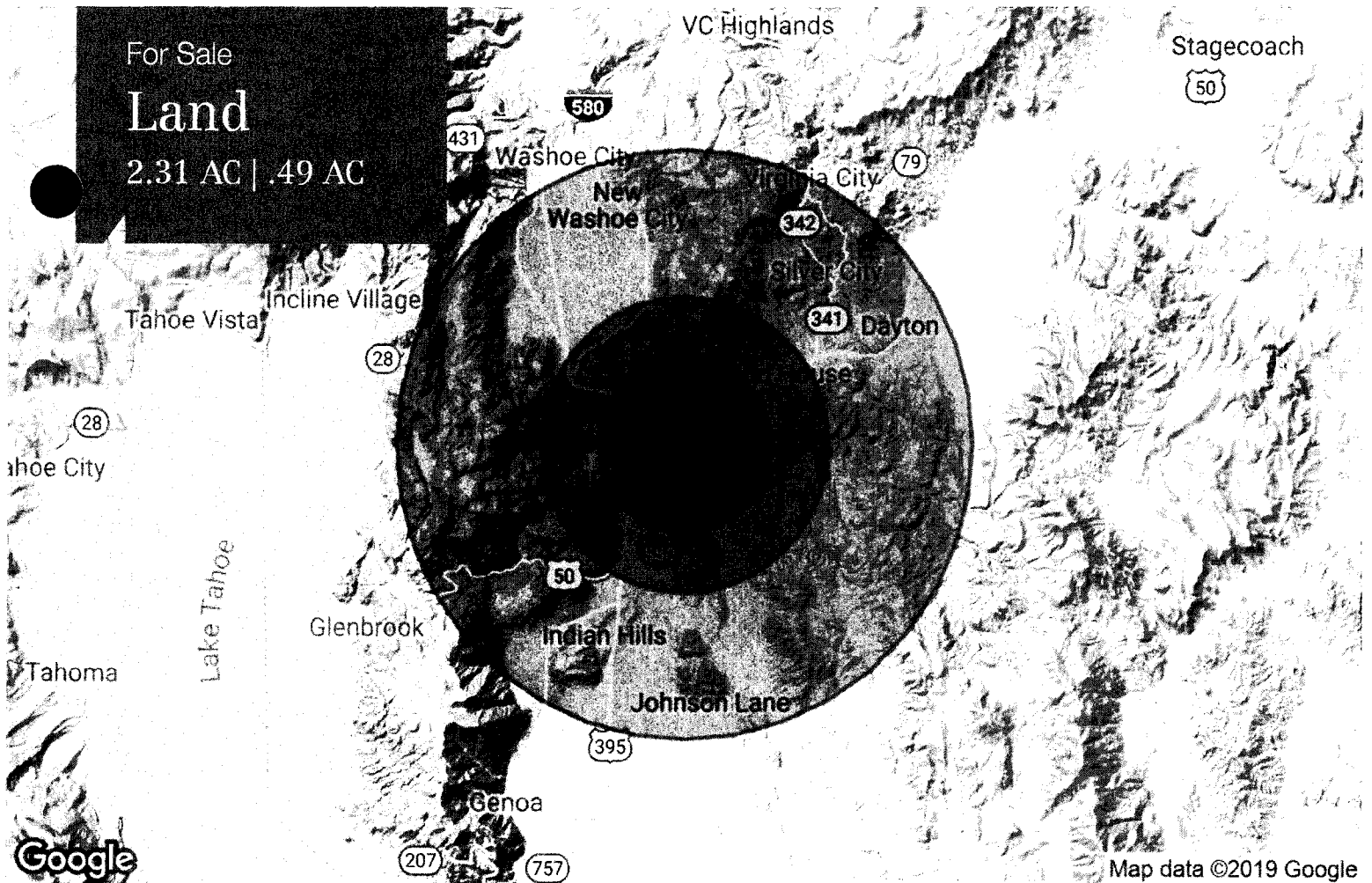
Map data ©2019 Google

5345 Kietzke Lane, Suite 100
Reno, NV 89511
775 336 4676 tel
naialliance.com

For Sale

Land

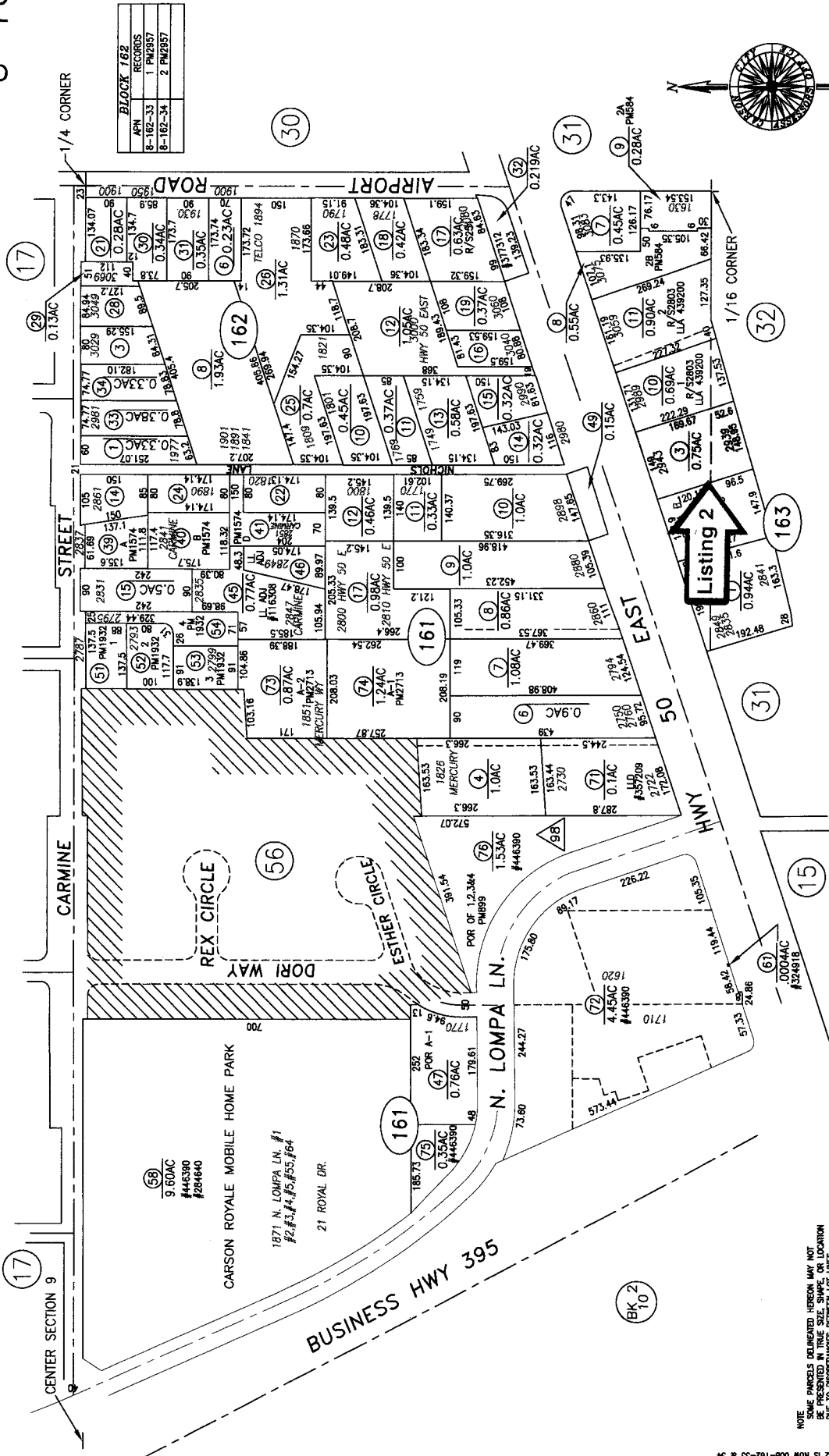
2.31 AC | .49 AC



	3 Miles	5 Miles	10 Miles
Population			
TOTAL POPULATION	44,181	62,355	93,355
MEDIAN AGE	39.3	40.9	41.5
MEDIAN AGE (MALE)	37.6	39.3	40.1
MEDIAN AGE (FEMALE)	40.2	42.0	42.3
Households & Income			
TOTAL HOUSEHOLDS	16,973	24,385	35,630
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$56,206	\$60,557	\$68,430
AVERAGE HOUSE VALUE	\$248,510	\$278,659	\$337,382
Race			
% WHITE	88.4%	88.9%	89.1%
% BLACK	0.6%	0.7%	0.9%
% ASIAN	1.6%	1.9%	2.0%
% HAWAIIAN	0.3%	0.2%	0.1%
% INDIAN	1.9%	1.9%	2.2%
% OTHER	7.5%	6.7%	5.9%
Ethnicity			
% HISPANIC	25.1%	21.4%	18.3%

* Demographics data derived from 2010 US Census

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



NOTE
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DUE TO DISCREPANCIES BETWEEN LOT LINES.
CANNON CITY, NEVADA
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CORRECTED PAGE
PARCELS 008-162-02 IS NOW 008-162-33 & 34



CoTour



LoopNet

Help



Share



Print

2943 Hwy 50 E - 2943 Hwy 50 E.

0.75 Acres of Commercial Land Offered at \$485,000 in Carson City, NV

Commercial Land / Nevada / Carson City / 2943 Hwy 50 E, Carson City, NV 89701



ABOUT 2943 HWY 50 E
CARSON CITY, NV 89701



e Samuel Douglas \$485,000

775-443-7576



Contact

Commercial



CoTour



LoopNet

Property
subtype

Help



Share



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Sale Type

Investment

Proposed Use

Commercial

0.75 Acres of Commercial Land Offered at \$485,000 in Carson City, NV

No. Lots

1

Total Lot Size

0.75 AC

Property Type

Land

Opportunity

No

Zone

1 LOT AVAILABLE

Lot

Price

\$485,000

Lot Size

0.75 AC

Price Per AC

\$646,667

Level lot with great exposure to highway. Adjacent to many national retailers. Next to a recently constructed O'Reilly Auto Parts All utilities at site. Average daily traffic 2019 29,600 cars per day 149 ft of Hwy 50 frontage

DESCRIPTION

Level Lot. Great highway exposure

INVESTMENT HIGHLIGHTS

Amazing Highway 50
exposure



Samuel Douglass

775-443-7576



Contact

MAP

COMPASS
DISCLAIMERS
FEATURES

 CoTour



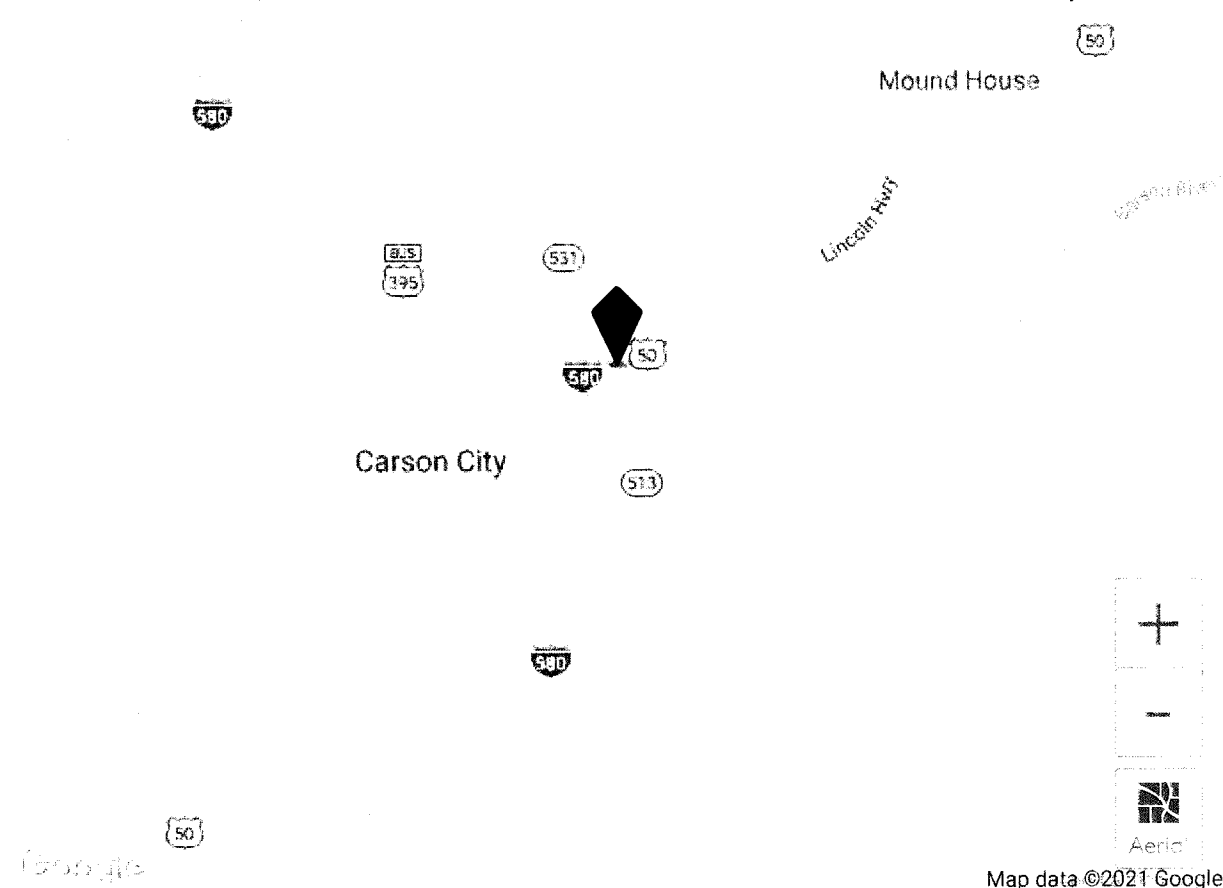
LoopNet[®] Help

 Share

 Print

2943 Hwy 50 E - 2943 Hwy 50 E.

 0.75 Acres of Commercial Land Offered at \$485,000 in Carson City, NV



BIKE SCORE[®]
Bikeable (81)

TRANSPORTATION

 AIRPORT

Reno-Tahoe International Airport

53 min
drive

31.8 mi



Samuel Douglass

775-443-7576



Contact

PROPERTY TAXES



LoopNet Help



Share



Print

Parcel
Number

008-163-03

Improvements

\$618

2943 Hwy 50 E - 2943 Hwy 50 E.

Land

Assessment

0.75 Acres of Commercial Land Offered at \$485,000 in Carson City, NV

\$96,050

Total Assessment

\$96,668

ZONING

Zoning Code GC

YOU MAY ALSO LIKE

Truckee Railyard M...
\$7,500,000

US Highway 50 @ U...
\$16,250,000

Listing ID: 19844835

Date Created: 6/9/2020

Last Updated: 1/21/2021

More public record information on 2943 Hwy 50 E, Carson City, NV 89701

The Land Property at 2943 Hwy 50 E, Carson City, NV 89701 is currently available .
Contact John Uhart Commercial Real Estate Services for more information.

NEARBY LISTINGS

1350 Old Hot Springs Rd, Carson City NV



4580 Cochise St Carson City NV
Samuel Douglass

775-443-7576



Contact



LoopNet Help



Share



Print

E College Pky @ N Road, Carson City NV
Residential Way, Carson City NV

2943 Hwy 50 E 2943 Hwy 50 E.

0.75 Acres of Commercial Land Offered at \$485,000 in Carson City, NV

5155 US Highway 50, Carson City NV

4847 E Nye Ln, Carson City NV

Executive Pointe Way, Carson City NV

3340 Hwy 50 E, Carson City NV

3350 Hwy 50 E, Carson City NV

4500 Ryan Way, Carson City NV

W College Pkwy @ GS Richards Blvd, Carson City NV

5th And Saliman, Carson City NV

Moses St, Carson City NV

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2943 Hwy 50 E - 2943 Hwy 50 E.

0.75 Acres of Commercial Land Offered at \$485,000 in Carson City, NV

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Exhibit G

Travis Haslem

From: Travis Haslem
Sent: Thursday, January 14, 2021 8:19 AM
To: jonas@jonasmgrant.com
Cc: Dave Dawley; Kimberly Adams
Subject: 2031 E. William St 008-152-24
Attachments: 008-152-24 Comp Sales.xlsx

Good morning Mr. Grant,

I am sending you a spreadsheet regarding comparable vacant sales in Carson City as requested. Attached you will find all vacant sales on Highway 50 from the past two and a half years to best reflect your parcel's area. Per **Nevada Administration Code (NAC 361.1182 (3) (b))** "current market evidence" as used in this paragraph means sales data concerning sales of improved or unimproved parcels that occurred during the 36-month period immediately preceding July 1 of the year before the lien date, unless the Commission has approved the petition of the county assessor to consider sales that occurred before that 36-month period. The Carson City Assessor's Office has not increased the commercial taxable land values since 2018 even though the market values have appreciated. Please feel free to contact me if you have any questions or concerns.

Travis Haslem
Property Appraiser
City of Carson City
201 N. Carson St. #6
Carson City, NV. 89701
775-283-7051



Subject	Parcel	Address	Sold Date	Sold Price	ac	sf	\$/ac	\$/sf	Frontage	\$/Frontage	
	008-152-24	2031 E William	7/10/2020	\$ 250,000	0.765	33,337	\$ 326,797	\$ 7.50	288	\$ 868	
	008-391-14	HWY 50 EAST	4/3/2020	\$ 375,000	1.09	47,480	\$ 344,037	\$ 7.90	136	\$ 2,757	
	008-923-18	1637 College Parkway	11/22/2019	\$ 675,000	0.96	41,825	\$ 703,125	\$ 16.14	286	\$ 2,360	
	009-031-24	300 Curry Cir	8/14/2019	\$ 205,000	1.39	60,548	\$ 147,482	\$ 3.39	155	\$ 1,323	Inferior Location
	008-302-34	3300 HWY 50 EAST	6/25/2019	\$ 330,000	0.81	35,290	\$ 407,407	\$ 9.35	303	\$ 1,089	Irregular lot
Quitclaim	005-072-15	Boeing Way	5/24/2019	\$ 803,464	1.28	55,757	\$ 627,706	\$ 14.41	215	\$ 3,737	
Industrial	008-163-10	2989 HWY 50 EAST	7/30/2018	\$ 550,000	0.695	30,255	\$ 791,367	\$ 18.18	132	\$ 4,167	
Older Sale		Averages of comparables =		\$ 489,744	1.0375	45,193	\$ 503,521	\$ 11.56	204.5	\$ 2,572	

Travis Haslem

From: Travis Haslem
Sent: Thursday, January 21, 2021 3:54 PM
To: 'jonas@jonasmgrant.com'
Cc: Bryce Wiele; Kimberly Adams; Dave Dawley
Subject: Additional data
Attachments: 008-152-24 Tax Comps.xlsx; Rancho Plaza Lease.pdf

Good evening Mr. Grant,

I have additional information regarding your appeal. The attached PDF is the CC&R's from Rancho Plaza LLC and the 99 Cent store which includes the lease terms for parcels 002-102-29, 002-102-30, 002-102-31, 002-102-32 (they across William St. from your parcel). The attached spreadsheet breaks down the taxable values between your parcel and the two most similar parcels to yours (002-102-29, 002-102-30). I hope this might help clear up any other questions or concerns that you might have with your appeal. I have added Bryce Wiele to this email because I am out of the office tomorrow and if you have any questions he can help answer them, have a wonderful weekend.

Travis Haslem
Property Appraiser
City of Carson City
201 N. Carson St. #6
Carson City, NV. 89701
775-283-7051



Subject	Parcel	Address	Land Assessed	Imp Assessed	Land Taxable	Imp Taxable	Total Taxable	Land ac	Land sf	\$/ac	\$/sf	Building sf	Building \$/sf	Total \$/sf
008-152-24	008-152-24	2031 E William	\$ 98,011	\$ -	\$ 280,031	\$ -	\$ 280,031	0.765	33,337	\$ 366,054	\$ 8.40	-	\$ -	\$ 8.40
Dottie's	002-102-29	2260 W William	\$ 95,350	\$ 78,358	\$ 272,429	\$ 223,880	\$ 496,309	0.745	32,432	\$ 365,676	\$ 8.40	5,940.00	\$ 37.69	\$ 46.09
Capriotti's	002-102-30	2190 E William	\$ 104,246	\$ 70,795	\$ 297,846	\$ 202,271	\$ 500,117	0.814	35,458	\$ 365,904	\$ 8.40	2,229.00	\$ 90.75	\$ 99.15

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 vacant land sales in this market area during this time frame, therefore no time adjustment was used to derive the land value. No time adjustment was given to current improved residential 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. The subject parcel does not have any 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. In order for a property owner to possibly see a reduction in their taxes, the taxable value of their property would have to be lowered to less than the Tax Cap value and the tax rate would have to remain the same or lowered.

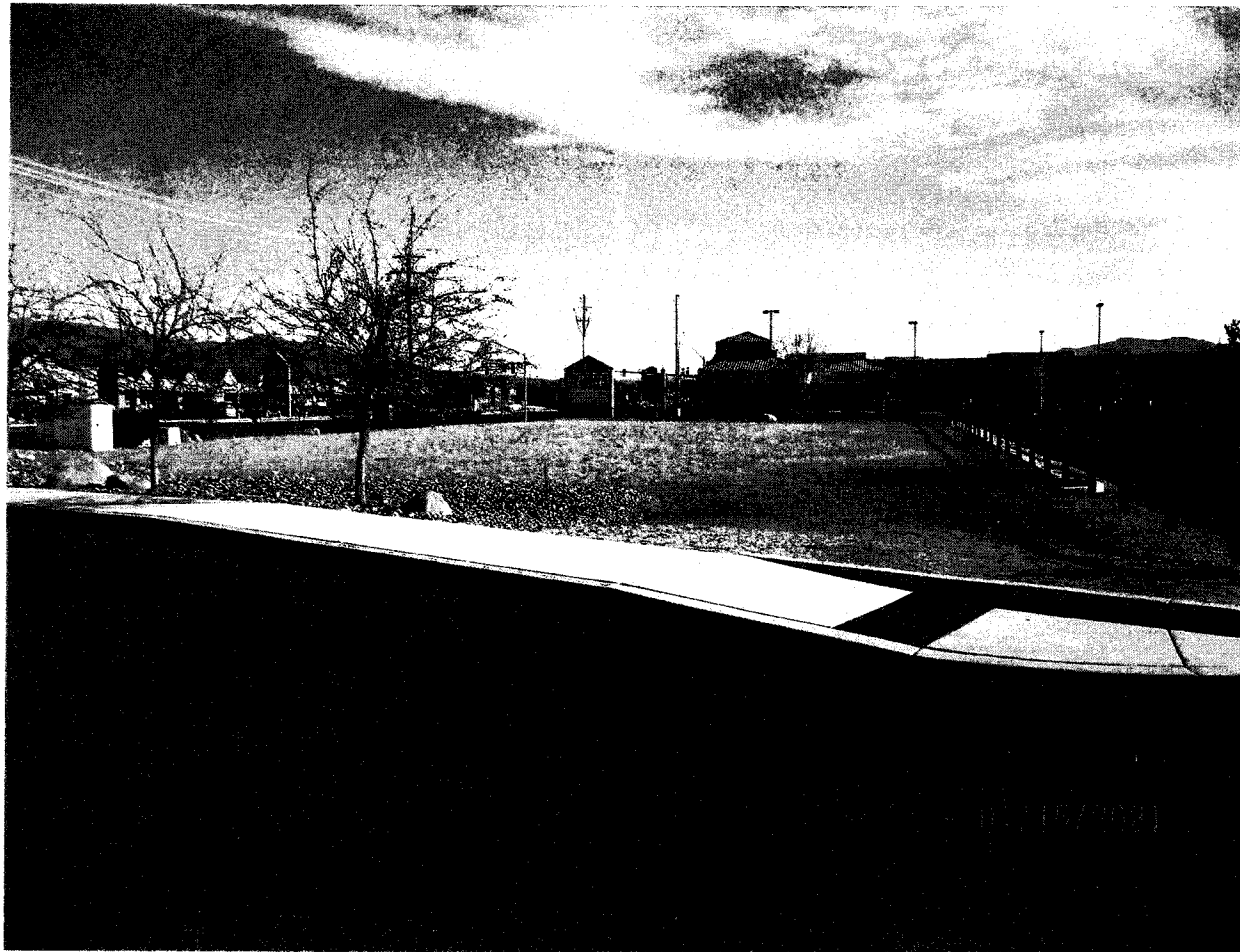
For the fiscal year 2021/22 the parcels taxable land value is set at \$280,031, this parcel's capped taxes are set at \$185,729. If the total taxable land value is lowered to \$250,000, there will be no decrease in the amount of taxes due.

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

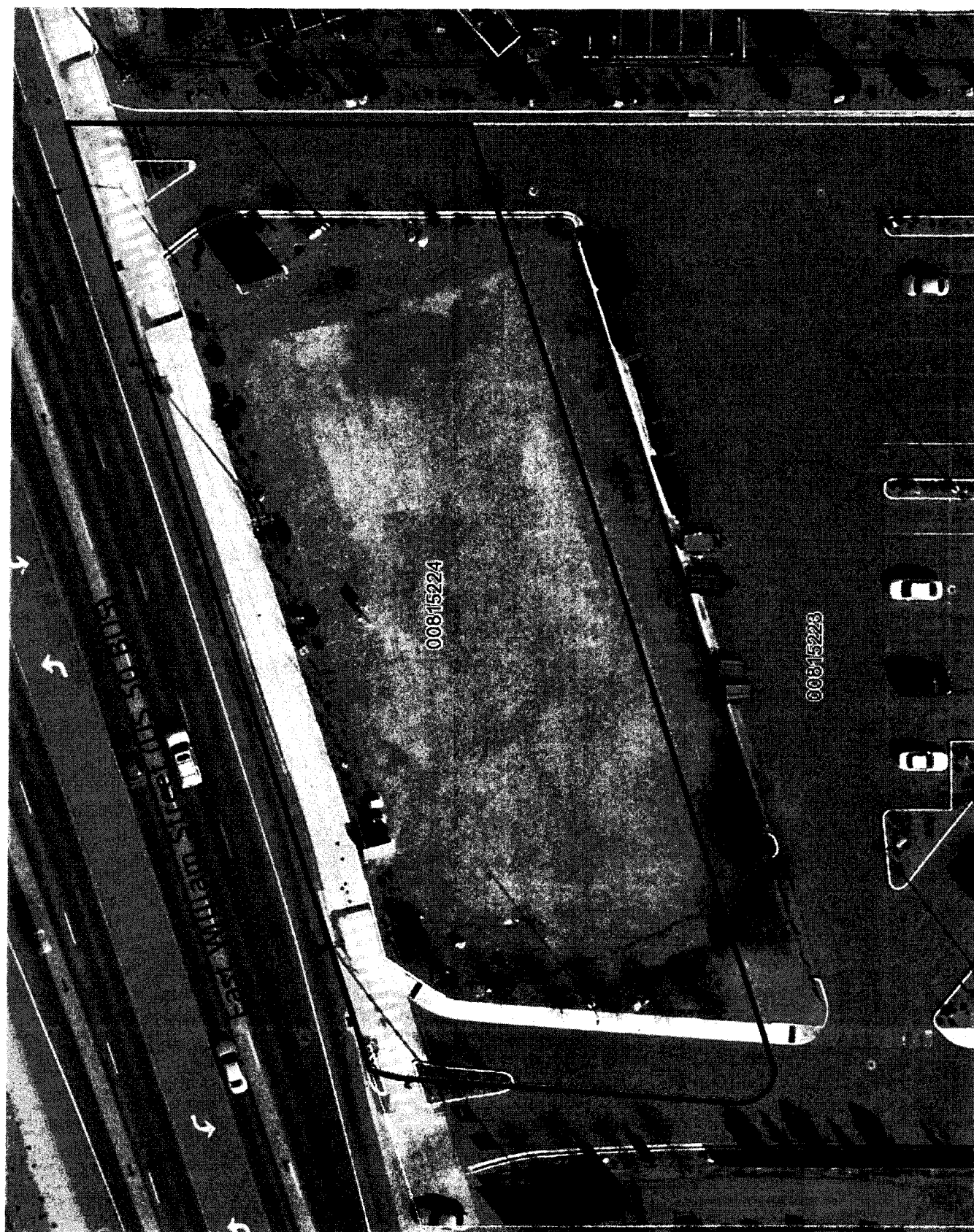
Appraisal Photograph



Parcel Number: 008-152-24
Carson City, Nevada

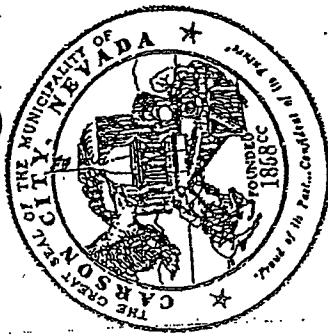
Date of Photograph: 2021

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



PARCEL NUMBER:

Carson City Assessor's Office REAL ESTATE APPRAISAL RECORD



PRIMARY ADDRESS:

2031 Hwy 50 East

ADDITIONAL ADDRESS:

SUBDIVISION:

BLOCK:

LOT:

DISTRICT:

DESCRIPTION (Map Number, etc.):

Parcel 1, PM 2794

REMARKS:

LAND VALUE COMPUTATION

Dimension	Acre	Sq Ft	Unit Value	Site Value	Value	Unit Value	Site Value	Value	Unit Value	Site Value	Value
	.765	33,337	6.50		216691						

Dimension	Acre	Sq Ft	Unit Value	Site Value	Value	Unit Value	Site Value	Value	Unit Value	Site Value	Value

SUMMARY

Year	13/14										
	Code C-1										
	New Parcel										
	From Split										
	15.20 of Total										
	Apply 60%										

APPRAISED VALUE

Land Value	216691										
Improvement Value											
Total Appraised Value	216691										

ASSESSED VALUE

Land	75842										
Improvement											
Personal Property											
Total Assessed	75842										

NR