



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

**Date: February 7, 2023**

**Appeal Case # 2023-000017**

**APN: 007-591-02**

**Property Owner: Kenneth R Todd & Katherine A Todd Living  
Trust and Tim E & Shawna B Todd Living Trust**

**Property Location Address: 3480 GS Richards Blvd**

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January 26, 2023

**NOTICE OF HEARING**

Kevin Sigstad  
RE/MAX Premier Properties  
5476 Reno Corporate Drive  
Reno, NV 89511

**VIA CERTIFIED MAIL**  
**Return Receipt Requested**  
**7009 2820 0003 7788 0656**

**VIA EMAIL:ksigstad@premierpropertiesnv.com**  
**Case #2023-000017**

**HEARING DATE:** Tuesday, February 7, 2023  
**HEARING TIME:** 9:00 a.m. (approximately)  
**HEARING LOCATION:** Carson City Community Center  
Robert "Bob" Crowell Board Room  
851 East William Street  
Carson City, Nevada  
**PROPERTY INFORMATION:** 3480 GS Richards Blvd., APN 007-591-02

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

Dear Mr. Sigstad:


The Carson City Board of Equalization will hear the Review and Approval of Stipulation Agreement for **Todd, Kenneth R. & Katherine A. Living Trust & et al.** on the date and at the location indicated above. Please be advised that the time is approximate and, although you may be assured the matter will not be heard prior to the stated time; please be prepared for possible delays as there are other items scheduled for this hearing.

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

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

Sincerely,

WILLIAM SCOTT HOEN, Clerk  
BOARD OF EQUALIZATION

By:   
Cheryl Eggert, Chief Deputy Clerk

/kmk  
Encl.

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



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

Kevin Sigstad  
 RE/MAX Premier Properties  
 5476 Reno Corporate Drive  
 Reno, NV 89511

**CERTIFIED MAIL™**

7009 2820 0003 7788 0656  
 7009 2820 0003 7788 0656

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

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

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

**Sent to** Kevin Sigstad  
**RE/MAX Premier Properties**  
**5476 Reno Corporate Drive**  
**Reno, NV 89511**

PS Form 3830, August 2005 See Reverse for Instructions



**CONTROL #**

**APPEAL CASE #**

**Carson City Board of Equalization**

**PETITION FOR REVIEW OF TAXABLE VALUATION**

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

Please Print or Type:

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

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: Kenneth R. Todd and Katherine A. Todd Living Trust and Tim E. and Shawna B Todd Living Trust					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				TITLE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) P.O. Box 779				EMAIL ADDRESS: sbt@pacific.net	
CITY Redwood Valley	STATE CA	ZIP CODE 95470	DAYTIME PHONE 707-485-8844	ALTERNATE PHONE 707-272-2641	FAX NUMBER

**Part B. PROPERTY OWNER ENTITY DESCRIPTION**

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

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

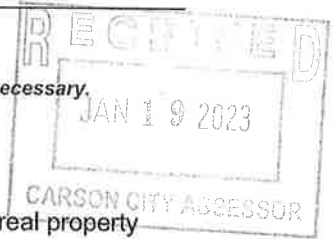
The organization described above was formed under the laws of the State of \_\_\_\_\_

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

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

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

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



**Part D. PROPERTY IDENTIFICATION INFORMATION**

**1. Enter Physical Address of Property:**

ADDRESS 3480	STREET/ROAD GS Richards	CITY (IF APPLICABLE) Carson City	COUNTY Carson
Purchase Price: \$520,000		Purchase date: 2019 1/22/2020	

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

ASSESSOR'S PARCEL NUMBER (APN) 007-591-02	ACCOUNT NUMBER
--	----------------

**3. Does this appeal involve multiple parcels? Yes  No**

List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels: _____	Multiple parcel list is attached. <input type="checkbox"/>
--	--

**4. Check Property Use Type:**

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

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

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

**Part E. VALUE OF PROPERTY**

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

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	52,000	52,000
Buildings	513,805	383,807
Personal Property		

Possessory Interest in real property		
Exempt Value		
Total	565,807	435,807

**Part F. TYPE OF APPEAL**

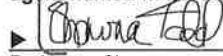
Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

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

**VERIFICATION**

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

 01/12/23 Trustee  
 Petitioner Signature Title  
 Shawna Todd 01/12/2023  
 Print Name of Signatory Date

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

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

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

**Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT: <b>Kevin Sigstad</b>		TITLE: <b>Property Manager</b>			
AUTHORIZED AGENT COMPANY, IF APPLICABLE: <b>RE/MAX Premier Properties</b>		EMAIL ADDRESS: <b>ksigstad@premierpropertiesnv.com</b>			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) <b>5476 Reno Corporate Dr</b>					
CITY <b>Reno</b>	STATE <b>NV</b>	ZIP CODE <b>NV</b>	DAYTIME PHONE <b>775-284-1808</b>	ALTERNATE PHONE <b>775-828-3700</b>	FAX NUMBER <b>775-828-3365</b>

Authorized Agent must check each applicable statement and sign below.

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

 01/12/23 Property Manager  
 Authorized Agent Signature Title  
 Kevin Sigstad 01/12/2023  
 Print Name of Signatory Date

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

Signature of Owner or Authorized Agent/Attorney

Date

Possessory Interest in real property		
Exempt Value		
Total	565,807	435,807

**Part F. TYPE OF APPEAL**

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

- NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

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

**VERIFICATION**

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

Kathe Todd 01/12/23 Trustee  
 Petitioner Signature Title  
Kathe Todd 01/12/2023  
 Print Name of Signatory Date

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

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

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

**Authorized Agent Contact Information:**

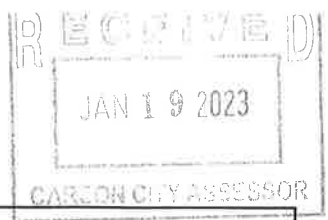
NAME OF AUTHORIZED AGENT: <b>Kevin Sigstad</b>			TITLE: <b>Property Manager</b>		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: <b>RE/MAX Premier Properties</b>			EMAIL ADDRESS: <b>ksigstad@premierpropertiesnv.com</b>		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) <b>5476 Reno Corporate Dr</b>					
CITY <b>Reno</b>	STATE <b>NV</b>	ZIP CODE <b>NV</b>	DAYTIME PHONE <b>775-284-1808</b>	ALTERNATE PHONE <b>775-828-3700</b>	FAX NUMBER <b>775-828-3365</b>

Authorized Agent must check each applicable statement and sign below.

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

Kevin Sigstad 01/12/23 Property Manager  
 Authorized Agent Signature Title  
Kevin Sigstad 01/12/2023  
 Print Name of Signatory Date

I hereby withdraw my appeal to the County Board of Equalization.  
 Signature of Owner or Authorized Agent/Attorney Date **7**



# Carson City Board of Equalization

## Agent Authorization Form

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

**Please Print or Type:**

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

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: Kenneth R. Todd and Katherine A. Todd Living Trust and Tim E. and Shawna B Todd Living Trust					
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER):				TITLE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) P.o. Box 779				EMAIL ADDRESS: sbt@pacific.net	
CITY Redwood Valley	STATE CA	ZIP CODE 95470	DAYTIME PHONE 707-485-8844	ALTERNATE PHONE 707-272-2642	FAX NUMBER

### Part B. PROPERTY OWNER INFORMATION

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

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

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

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

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

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

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

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

Enter Applicable Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN) 007-591-01, 02, 03, 04	ACCOUNT NUMBER	PROPERTY IDENTIFICATION NUMBER
--	----------------	--------------------------------

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

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

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

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

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

For office use only



**Part F. AUTHORIZATION OF AGENT**

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

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

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

**Authorized Agent Contact Information:**

NAME OF AUTHORIZED AGENT: Kevin Sigstad			TITLE: Agent		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: RE/MAX Premier Properties			EMAIL ADDRESS: ksigstad@premierpropertiesnv.com		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 5476 Reno Corporate Dr					
CITY Reno	STATE NV	ZIP CODE 89511	DAYTIME PHONE 775-284-1808	ALTERNATE PHONE 775-828-3700	FAX NUMBER 775-828-3365

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


  
 Authorized Agent Signature \_\_\_\_\_ Title Agent \_\_\_\_\_ Date 01/04/23

**Authorized Agent Contact Information:**


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


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

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

**VERIFICATION**

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


  
 Property Owner / Petitioner Signature \_\_\_\_\_ Title Trustee \_\_\_\_\_ Date 01/04/23


  
 \_\_\_\_\_ Title Trustee \_\_\_\_\_ Date 01/04/23



# CARSON CITY ASSESSOR

**KIMBERLY D. ADAMS**

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

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

Members of the County Board of Equalization:

The owner of parcel 007-591-02 appealed the value of their property for the 2023/24 fiscal year.

The Assessor's office had a meeting with the appellant's representative and discussed the assessment corrections in length. During the discussion it was agreed that the subject parcel should have economic obsolescence applied because:

- It is an atypical structure for the region (penthouse apartment)
- It has been persistently vacant since the property was purchased in January, 2020
- The appellant and appellant's representative have made good faith efforts to lease the subject

As such, it is deemed appropriate to apply economic obsolescence to the property, to be reevaluated annually.

Based on the information provided, the owner has agreed to the stipulated taxable value of \$435,807 (\$152,532 total assessed value).

The Assessor's Office recommends a reduction for the subject property for the 2023/24 year.



# CARSON CITY ASSESSOR

## KIMBERLY D. ADAMS

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

### Value Change Stipulation for the Board of Equalization

January 25, 2023

TODD, K R & K A LIV TR & ET AL  
5476 RENO CORPORATE DR  
Reno, NV 89511

RE: Appeal No. 2023-000017  
Parcel No. 007-591-02  
Address: 3480 GS Richards Blvd #302

Dear Property Owner:

The Carson City Assessor's Office has completed the review of the taxable value of the above property under appeal. The owner of parcel 007-591-02 appealed the value of the property for the 2023/2024 fiscal year. Because of the persistent vacancy of the subject parcel, the following proposed values are a result of adding a lump-sum Economic Obsolescence adjustment of negative \$130,000 taxable value.

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

Roll Year 2023/2024	CURRENT VALUES		PROPOSED VALUES	
	TAXABLE	ASSESSED	TAXABLE	ASSESSED
007-591-02				
Land	\$ 52,000	\$ 18,200	\$ 52,000	\$ 18,200
Improvements	\$ 513,807	\$ 179,832	\$ 383,807	\$ 134,332
<b>Total</b>	<b>\$ 565,807</b>	<b>\$ 198,032</b>	<b>\$ 435,807</b>	<b>\$ 152,532</b>

By signing below, Petitioner agrees to the above stipulation. Please return this letter to our office via email ([bwiele@carson.org](mailto:bwiele@carson.org)) or FAX to (775) 887-2139 by 4:30 p.m. on Jan. 25, 2023.

Bryce Wiele, Property Appraiser

Date

Kimberly D. Adams, Assessor

Date

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

Shawna B. Todd  
Printed name of Owner / Authorized Agent

  
Signature of Owner / Authorized Agent

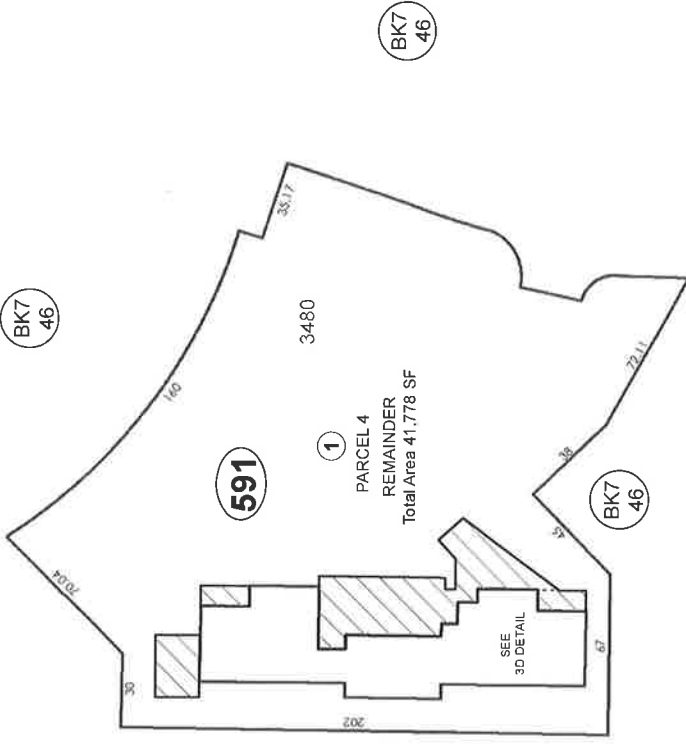
01/31/23

Date

Katherine A. Todd

  
Signature of Owner / Authorized Agent

01/31/23



\* SHADED AREAS SHOW ARE LOCATED WITHIN THE BUILDING AND ARE PART OF PARCEL 4, THE REMAINDER

APN	PARCEL MAP	SQFT/FLR	TOTAL PARCEL SQFT
007-591-01	PARCEL 4, REMAINDER, PM2752 PARCEL 4, FLOOR1 PARCEL 4, FLOOR2 PARCEL 4, FLOOR3 PARCEL 4, BASEMENT	36725 1196 375 6386	INCLUDES REMAINDER LAND AREA 44682, PARCEL 4
007-591-02	PARCEL 2, PM2752 PARCEL 2, FLOOR3	3182	3182, PARCEL 2
007-591-03	PARCEL 1, PM2752 PARCEL 1, FLOOR3	3353	3353, PARCEL 1
007-591-04	PARCEL 3, PM2752 PARCEL 3, FLOOR1 PARCEL 3, FLOOR2	5052 5486	10538, PARCEL 3



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



SCALE: 1"= 80'

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

Revised: 02/14/2022



# Carson City Assessor's Office

Appraisal Photograph



**Parcel Number: 007-591-02**  
**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.

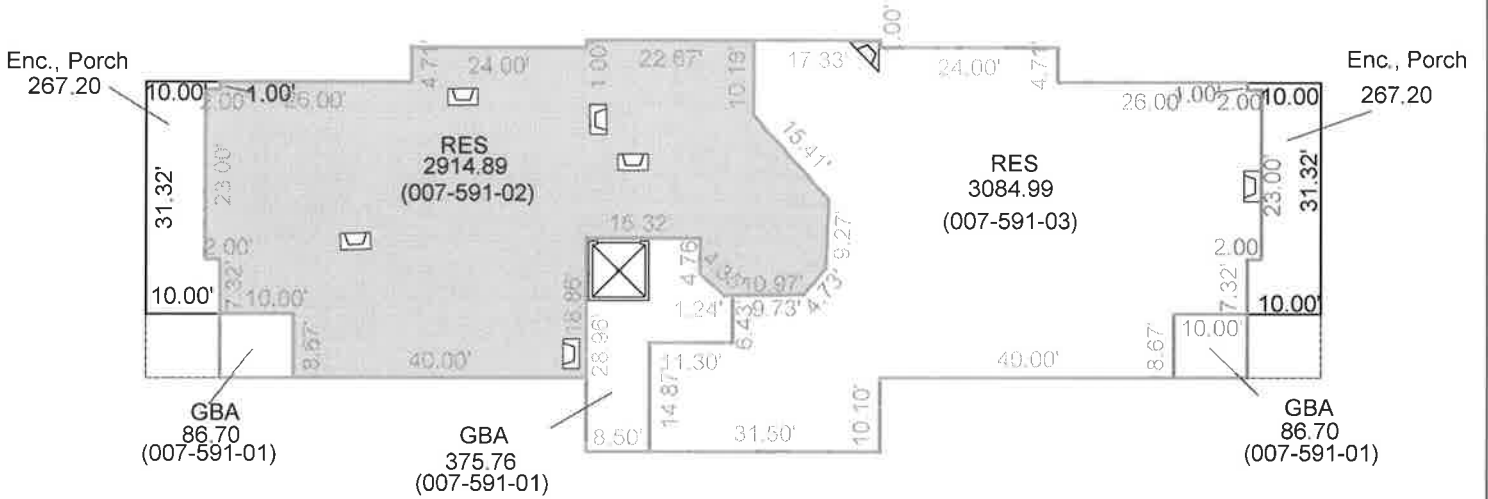
# SKETCH/AREA TABLE ADDENDUM

Parcel No 007-591-02

File No 202200759102RE - 2823

SUBJECT	Property Address	3480 G S Richards BLVD		
	City	Carson City	State	NV
	Owner	C	Zip	89701
	Client			
	Appraiser Name	Carson City Assessor's Office		

## Third Floor



Scale: 1" = 23'

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
SF 1STOR	One Story	1.00	2914.8857	266.21	
	One Story	1.00	3084.9865	290.54	5999.8722
MSR 909	Enc., Solid Walls	1.00	267.2000	86.64	
	Enc., Solid Walls	1.00	267.2000	86.64	534.4000
MSC 344	Office Building	1.00	375.7582	95.73	
	Office Building	1.00	86.7000	37.34	
	Office Building	1.00	86.7000	37.34	549.1582
Net LIVABLE Area (rounded w/ factors)					6000

### Comment Table 1

Comment Table 2	Comment Table 3

AREA CALCULATIONS

**Marshall and Swift Com/Agr Structure**  
**Structure: PENTHOUSE APARTMENT Totals**

Section: Section 1	Units	Unit Cost	Total Cost New
<b>Basic Structure</b>			
Stud -Stucco	13,711 Sq.Ft.	\$22.55	\$309,183.00
Warmed and Cooled Air	13,711 Sq.Ft.	\$23.70	\$324,951.00
Passenger #	1 Units	\$108,012.00	\$108,012.00
Sprinklers	13,711 Sq.Ft.	\$5.69	\$78,016.00
Base Cost	13,711 Sq.Ft.	\$119.71	\$1,641,344.00
<b>Basic Structure Cost</b>	13,711 Sq.Ft.		\$2,461,506.00
<b>Basement</b>			
Basement Base Cost	6,386 Sq.Ft.	\$39.71	\$253,588.00
Sprinklers	6,386 Sq.Ft.	\$5.19	\$33,143.00
<b>Building Cost New</b>	13,711 Sq.Ft.		\$2,748,237.00
<b>Less Depreciation</b>			
Combined Depreciation	27.0 Percent		(\$664,606.00)
Combined Depreciation (Bsmt)	27.0 Percent		(\$77,418.00)
Additional Functional Depreciation	65.7 Percent		(\$1,617,210.00)
<b>Depreciated Cost</b>	13,711 Sq.Ft.		\$389,003.00

Section: Section 2	Units	Unit Cost	Total Cost New
<b>Basic Structure</b>			
Stud -Stucco	6,549 Sq.Ft.	\$20.49	\$134,189.00
Warmed and Cooled Air	6,549 Sq.Ft.	\$12.30	\$80,553.00
Sprinklers	6,549 Sq.Ft.	\$6.49	\$42,503.00
Base Cost	6,549 Sq.Ft.	\$128.03	\$838,468.00
<b>Basic Structure Cost</b>	6,549 Sq.Ft.		\$1,095,713.00
<b>Less Depreciation</b>			
Combined Depreciation	27.0 Percent		(\$295,842.00)
Additional Functional Depreciation	65.7 Percent		(\$719,884.00)
<b>Depreciated Cost</b>	6,549 Sq.Ft.		\$79,987.00

**Structure Totals**

	Units	Unit Cost	Total Cost New
<b>Basic Structure Cost</b>	20,260 Sq.Ft.	\$175.58	\$3,557,219.00
<b>Total Super Structure Cost</b>	20,260 Sq.Ft.	\$175.58	\$3,557,219.00
<b>Building Cost New</b>	20,260 Sq.Ft.	\$189.73	\$3,843,950.00
<b>Replacement Cost New</b>	20,260 Sq.Ft.	\$189.73	\$3,843,950.00
<b>Depreciated Cost</b>	20,260 Sq.Ft.	\$23.15	\$468,990.00
<b>Total Structure Cost:</b>	20,260 Sq.Ft.	\$23.15	\$468,990.00
<b>Multiplier</b>	20,260 Sq.Ft.	\$23.15	\$468,990.00
<b>Total Non MS Outbuildings:</b>	0 Sq.Ft.	\$0.00	\$0.00
<b>Total Structure Cost with Outbuildings:</b>	20,260 Sq.Ft.		\$468,990.00

Cost as of 1/1/2022

Appraisal Date: 07/09/2019

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

Outbuildings	Units	Unit Cost	Total Cost
BARBEQUE-GOOD	1 Quantity	\$4,985.00	\$3,639.00
FIREPLACE-SINGLE 1 STORY GOOD	5 Quantity	\$7,865.00	\$28,707.00
PORCH - SOLID WALL	274 Sq.Ft.	\$62.35	\$12,471.00
<b>Outbuildings Totals</b>	274 Sq.Ft.		<b>\$44,817.00</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>	0 Sq.Ft.	\$0.00	\$0.00
Multiplier 1	0 Sq.Ft.	\$0.00	\$0.00
<b>Total Non MS Outbuildings:</b>	274 Sq.Ft.	\$163.57	<b>\$44,817.00</b>
<b>Total Structure Cost with Outbuildings:</b>	274 Sq.Ft.		<b>\$44,817.00</b>





**Carson City Assessor's Office**  
**REAL ESTATE APPRAISAL RECORD**

PARCEL NUMBER: 7-591-02

210

PRIMARY ADDRESS: 3480 GS RICHARDS BLVD #302  
 ADDITIONAL ADDRESS: (South Res)  
 DISTRICT: 24  
 BLOCK: # 458180  
 LOT: 1/2/11

SUBDIVISION: Parcel 2, Pm 2752

DESCRIPTION (Map Number, etc.):

LAND VALUE COMPUTATION  REMARKS  SUMMARY

Dimension	Acre	Sq Ft	11/12					
			Unit Value	Site Value	Value	Unit Value	Site Value	Value
		3192			59,000			
Dimension	Acre	Sq Ft	Unit Value	Site Value	Value	Unit Value	Site Value	Value

REMARKS: Parcel 2 includes: Parcel 2 Floor 3

SUMMARY

Year	Unit Value	Site Value	Value	Unit Value	Site Value	Value
	11/12					
	Case C-1					
	Parcel Split					
	New					
	L-17,500					

APPRAISED VALUE

Land Value						
Improvement Value	59,000					
Total Appraised Value	317,795					
	367,795					

ASSESSED VALUE

Land						
Improvement	17,500					
Personal Property	111,228					
Total Assessed	129,728					

*LR*



**RESIDENTIAL BUILDING RECORD**

DATE: 12/20/05  
 CLASS: A B C D  
 USE: RES  
 QUAL: 1 2 3 4 5 6  
 CONDITION: \_\_\_\_\_  
 ARCHITECTURE: \_\_\_\_\_

Roof: \_\_\_\_\_  
 Floor: \_\_\_\_\_  
 Center: \_\_\_\_\_

Wood  
 Concrete  
 Second Floor  
 Wood  
 Concrete  
 Rafters  
 Trusses  
 EXTERIOR  
 Stucco  
 Hardboard  
 Plywood  
 Wood Siding  
 Metal Siding  
 Vinyl Siding  
 Veneer  
 Brick  
 Slump Stone  
 Cultured Stone  
 Stone  
 Wainscot  
 Brick  
 Slump Stone  
 Cultured Stone  
 Stone  
 Exterior Stairs  
 Wood  
 Concrete & Steel  
 ROOF STRUCTURE  
 Flat  
 Gable  
 Hip  
 Shed  
 Gambrel  
 Mansard  
 Cut-up  
 Boxed Eaves

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. A/C, Heat Ducts  
 Evaporative Cooling  
 Heat Pump  
 Package  
 Burner  
 Gas  
 Oil  
 Single  
 Double  
 Heat Exchanger  
 Gas Lighter  
 Raised Hearth  
 Free Standing  
 Backing  
 Romex  
 Conduit  
 Few  
 Poor  
 Fair

Roof: \_\_\_\_\_  
 Floor: \_\_\_\_\_  
 Center: \_\_\_\_\_

Wood  
 Concrete  
 Second Floor  
 Wood  
 Concrete  
 Rafters  
 Trusses  
 EXTERIOR  
 Stucco  
 Hardboard  
 Plywood  
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 Metal Siding  
 Vinyl Siding  
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 Baseboard, Electric  
 Baseboard, Hot Water  
 Radiator, Hot Water  
 Refrig. A/C, Heat Ducts  
 Evaporative Cooling  
 Heat Pump  
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 Poor  
 Fair

ROOM AND FINISH DETAIL											
Rooms	Floors			Wall Finish			Ceiling Finish				
	B	1	2	3	W/W	Pan	W/P	Other	S/R	ASR	Other
All											
Entry											
Living											
Din Ar											
Din Rm											
Family											
Study											
Bed											
Bed											
Util											
Kitchen											

BATHROOM DETAIL																		
Flr	No	Typ	Qual	Floors			Walls			Fixtures								
				W/W	Other	S/R	W/P	Other	Ly	WC	Tb	Other	ST	Ot	GD	Fin	Qual	
3	1																	
3	2																	
3	3																	