

WASHOE COUNTY APPRAISAL RECORD



APN: 014-135-24

2024

PAGE 6 of 13

ACTIVE

Roll YR

Code

%Comp

Situs 121 VESTA STRENO Database R_2024 NBHD MMMM Appr SMM Exemption AV|Exemption
Owner RMP VESTA LLC Printed 2/14/2025 10+ Apartments
955 S VIRGINIA ST STE 202 RENO, NV 89502 Tax District 1000
Property Name BUILDING 1

Reopen

Reappraisal

Valuation History

Parcel Value Summary

OBSO

☐ Change

☐ No Change

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand
2024 FV	810,000	343,828	4,133,992	4,133,992	4,943,992	1,730,397	Land Value	810,000	
2024 NR	466,172				466,172	163,160	Building Value	5,858,962	
2024 VN	466,172				466,172	163,160	XFOB Value	508,036	
2023 FV	442,863				442,863	155,002	Obsolescence	0	
2022 FV	372,938		1,035,986		1,408,924	493,123	Taxable Value	7,176,998	
2021 FV	301,956		1,040,952		1,342,908	470,018	Total Exemption		
2020 FV	301,956		1,078,405		1,380,361	483,126			

Parcel Total

6,366,998

☐ NC

☐ C

New Const

343,828

New Land

☐ New Sketch

Remainder

Building Data

1-3	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	MISC	Miscellaneous	BUILDING LEVEL								
Occ	600	Miscellaneous	Rate Adj								
Stry/Frm	0	NONE - Only valid wi	Lump Sum								
Quality	30	Average									
Year Built	2024		PARCEL LEVEL								
WAY	2024		Lump Sum 0								
Remodel Yr			%Obso	0.0000							
% Comp	100	%DPR	0.0								

Sub Area Extra Features

Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
BLC	BALCONY CONCRETE	2024		1,440	41.36	59,558														
BLW	BALCONY WOOD	2024		1,680	35.66	59,909														
CBW	PRW/BLW COVERED	2024		852	52.12	44,406														
CTH	CATHEDRAL CEILIN	2024		4,491	33.13	148,787														
LO2	LOFT 2 AVERAGE	2024		708	40.51	28,680														
PCS	PORCH CONCRETE S	2024		2,349	10.11	23,748														
STR	STORAGE ROOM	2024		507	57.94	29,376														

Gross Bldg Area Perimeter Sub Area RCN 394,464

Building Notes	Building Cost Summary
	Building RCN 394,464
	Depreciation
	Building DRC 394,464
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 394,464
	Override Value

Land Value: 1 Lines Total												Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	33,298	Water	Municipal
												Acre Size	0.764	Sewer	Municipal
												DOR Code	340	Street	Paved
												Deferment		SPC	080
												CAGC			

Prepared by: Jeffrey Lewis, Appraiser

Reviewed by: Shannon Scott, Senior Appraiser

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WASHOE COUNTY APPRAISAL RECORD

APN: 014-135-24

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Owner RMP VESTA LLC

NBHD MMMM 10+ Apartments

Appr SMM

Keyline Description PM 4970 LOT D (ROS 6000)

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
RMP VESTA LLC	5228906	9/21/2021	500	0	3NTT	
C & T STUTCHMAN INC	5174338	4/30/2021	500	2,475,000	1MGA	
CSPS - RENO LLC	4841827	8/15/2018	500	2,600,000	2MSV	
VESTA STREET PROPERTIES	3776064	6/29/2009		1,300,000	2MSV	
VESTA STREET PROPERTIES	3720604	1/15/2009		0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

Prepared by: Jeffrey Lewis, Appraiser

Reviewed by: Shannon Scott, Senior Appraiser

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SBE 77

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Situs 121 VESTA STRENO

Database R_2024

NBHD MMMM

Appr SMM

Exemption AV|Exemption

Reopen

Owner RMP VESTA LLC

Printed 2/14/2025

10+ Apartments

955 S VIRGINIA ST STE 202 RENO, NV 89502

Tax District 1000

Property Name BUILDING 1

Reappraisal

Valuation History

Parcel Value Summary

OBSO

☐ Change☐ No Change

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand	Initials/Date	Parcel Total	☐ NC	☐ C
2024 FV	810,000	343,828	4,133,992	4,133,992	4,943,992	1,730,397	Land Value	810,000					
2024 NR	466,172				466,172	163,160	Building Value	5,858,962					
2024 VN	466,172				466,172	163,160	XFOB Value	508,036					
2023 FV	442,863				442,863	155,002	Obsolescence	0					
2022 FV	372,938		1,035,986		1,408,924	493,123	Taxable Value	7,176,998	New Const		6,366,998	☐ NC	☐ C
2021 FV	301,956		1,040,952		1,342,908	470,018	Total Exemption		New Land		343,828	☐ New Sketch	
2020 FV	301,956		1,078,405		1,380,361	483,126			Remainder				

Building Data

2-1	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL	AP1	8	Apartment - 1 BR	100	UT	14	Units	100
Occ	352	Multiple Res (Low Ri	Rate Adj	AP2	6	Apartment - 2 BR	100	WH	8	Avg Wall Height/Floor	100
Stry/Frm	D	WOOD OR STEEL FRAMED	Lump Sum	BED	20	Bedrooms	100	EW	892	STUD WALLS - STUCCO ON	80
Quality	C20	Commercial 2.0 (Aver		BTHF	20	Bath - Full	100	EW	884	STUD WALLS - CEMENT FIB	20
Year Built	2024		PARCEL LEVEL	BTHH	8	Bath - Half	100	HEAT	612	WARM/COOL AIR	100
WAY	2024		Lump Sum 0	CFX	118	Commercial Plumbing Fixtures	100				
Remodel Yr			%Obso 0.0000	SHP	3	IRREGULAR	100				
% Comp	100	%DPR 0.0		ST	3	No of Stories	100				

Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
1FL	FIRST FLOOR	2024		5,034	125.08	629,673	11	BA20	APT APPL20	30	2	14	2,520.80	2024	2024	100	35,291	35,291		
2FL	SECOND FLOOR	2024		5,034	125.08	629,673	12	SPRF	SPR SYS FI	30	2	11,108	5.54	2024	2024	100	61,538	61,538		
3FL	THIRD FLOOR	2024		1,040	125.08	130,087	13	STR4	STR STEEL	30	2	4	4,255.74	2024	2024	100	17,023	17,023		
							14	LC2	LATTICE 2	30	2	480	20.74	2024	2024	100	9,955	9,955		

Gross Bldg Area 11,108 Perimeter 1,126 Sub Area RCN 1,389,433

Building Notes	Building Cost Summary
	Building RCN 1,389,433
	Depreciation
	Building DRC 1,389,433
	Extra Feature DRC 123,807
	Building Obso
Building Name	Total DRC 1,513,240
BUILDING 2	Override Value

Land Value: 1 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data	Property Characteristics
												Land Size-Sf 33,298	Water Municipal
												Acre Size 0.764	Sewer Municipal
												DOR Code 340	Street Paved
												Deferment	SPC 080
												CAGC	

Prepared by: Jeffrey Lewis, Appraiser

Reviewed by: Shannon Scott, Senior Appraiser

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Appr SMM

Activity Information						
Date	User ID	Activity Notes				
Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
RMP VESTA LLC	5228906	9/21/2021	500	0	3NTT	
C & T STUTCHMAN INC	5174338	4/30/2021	500	2,475,000	1MGA	
CSPS - RENO LLC	4841827	8/15/2018	500	2,600,000	2MSV	
VESTA STREET PROPERTIES	3776064	6/29/2009		1,300,000	2MSV	
VESTA STREET PROPERTIES	3720604	1/15/2009		0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

~~Reviewed by: Shannon Scott, Senior Appraiser~~

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Situs 121 VESTA STRENO

Database R_2024

NBHD MMMM

Appr SMM

Exemption AV|Exemption

Owner RMP VESTA LLC

Printed 2/14/2025

10+ Apartments

955 S VIRGINIA ST STE 202 RENO, NV 89502

Tax District 1000

Property Name BUILDING 1

Reopen

Reappraisal

Valuation History							Parcel Value Summary		OBSO	☐ Change ☐ No Change	
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand		
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2024 NR	466,172				466,172	163,160	Building Value	5,858,962	Initials/Date		
2024 VN	466,172				466,172	163,160	XFOB Value	508,036			
2023 FV	442,863				442,863	155,002	Obsolescence	0	Parcel Total		☐ NC ☐ C ☐ New Sketch
2022 FV	372,938		1,035,986		1,408,924	493,123	Taxable Value	7,176,998	New Const	6,366,998	
2021 FV	301,956		1,040,952		1,342,908	470,018	Total Exemption		New Land	343,828	
2020 FV	301,956		1,078,405		1,380,361	483,126			Remainder		

Building Data													
2-2	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	MISC	Miscellaneous	BUILDING LEVEL										
Occ	600	Miscellaneous	Rate Adj										
Stry/Frm	0	NONE - Only valid w/	Lump Sum										
Quality	30	Average											
Year Built	2024		PARCEL LEVEL										
WAY	2024		Lump Sum 0										
Remodel Yr			%Obso 0.0000										
% Comp	100	%DPR 0.0											

Sub Area							Extra Features														
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes	
ELC	BALCONY CONCRETE	2024		1,568	41.36	64,852															
BLW	BALCONY WOOD	2024		888	35.66	31,566															
CBW	PRW/BLW COVERED	2024		444	52.12	23,141															
CTH	CATHEDRAL CEILIN	2024		3,298	33.13	109,263															
LO2	LOFT 2 AVERAGE	2024		696	40.77	28,373															

Gross Bldg Area		Perimeter	Sub Area RCN		257,295
Building Notes			Building Cost Summary		
			Building RCN		257,295
			Depreciation		
			Building DRC		257,295
			Extra Feature DRC		
			Building Obso		
Building Name			Total DRC		257,295
			Override Value		

Land Value: 1 Lines Total												Land Data		Property Characteristics		
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	33,298	Water	Municipal	
												Acre Size	0.764	Sewer	Municipal	
												DOR Code	340	Street	Paved	
												Deferment		SPC	080	
												CAGC				

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Owner RMP VESTA LLC

NBHD MMM 10+ Apartments

Appr SMM

Keyline Description PM 4970 LOT D (ROS 6000)

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Date	User ID	Activity Notes				
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Grantor	Doc #	Date	LUC	Price	Verif	
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C & T STUTCHMAN INC	5174338	4/30/2021	500	2,475,000	1MGA	
CSPS - RENO LLC	4841827	8/15/2018	500	2,600,000	2MSV	
VESTA STREET PROPERTIES	3776064	6/29/2009		1,300,000	2MSV	
VESTA STREET PROPERTIES	3720604	1/15/2009		0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	

Prepared by: Jeffrey Lewis, Appraiser

Reviewed by: Shannon Scott, Senior Appraiser

This information is for use by the WASHOE COUNTY Assessor for assessment purposes only.

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ACTIVE

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Situs 121 VESTA STRENO

Database R_2024

NBHD MMMM

Appr SMM

Exemption AV|Exemption

Reopen

Owner RMP VESTA LLC

Printed 2/14/2025

10+ Apartments

Reappraisal

955 S VIRGINIA ST STE 202 RENO, NV 89502

Tax District 1000

Property Name BUILDING 1

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OBSO

☐ Change☐ No Change

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2021 FV	301,956		1,040,952		1,342,908	470,018	Total Exemption		
2020 FV	301,956		1,078,405		1,380,361	483,126			

Building Data

2-3	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	COMM	Commercial/Industrial	BUILDING LEVEL	SHP	2	SLIGHTLY IRREGULAR	100				
Occ	S77	Parking Level	Rate Adj	SPIC	6,086	Sprinkler System Generic - C	100				
Stry/Frm	A	FIREPROOF STRUCTURAL	Lump Sum	ST	1	No of Stories	100				
Quality	C20	Commercial 2.0 (Aver		UT	1	Units	100				
Year Built	2024		PARCEL LEVEL	WH	10	Avg Wall Height/Floor	100				
WAY	2024		Lump Sum 0	EW	812	CONCRETE BLOCK	100				
Remodel Yr			%Obso	HEAT	649	NO HVAC	100				
% Comp	100	%DPR 0.0									

Sub Area	Extra Features
----------	----------------

Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Yr Built	Roll Year	%Comp	RCN	DRC	Override Value	Notes
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GBA GROSS BUILDING A 2024 6,086 111.51 678,649

Gross Bldg Area 6,086 Perimeter 316 Sub Area RCN 678,649

Building Notes	Building Cost Summary
	Building RCN 678,649
	Depreciation
	Building DRC 678,649
	Extra Feature DRC
	Building Obso
Building Name	Total DRC 678,649
PARKING LEVEL	Override Value

Land Value: 1 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Data	Property Characteristics
												Land Size-Sf 33,298	Water Municipal
												Acre Size 0.764	Sewer Municipal
												DOR Code 340	Street Paved
												Deferment	SPC 080
												CAGC	

Prepared by: Jeffrey Lewis, Appraiser

Reviewed by: Shannon Scott, Senior Appraiser

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NBHD MMMM 10+ Apartments

Appr SMM

Keyline Description PM 4970 LOT D (ROS 6000)

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Sales/Transfer Information						
Grantor	Doc #	Date	LUC	Price	Verif	
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VESTA STREET PROPERTIES	3776064	6/29/2009		1,300,000	2MSV	
VESTA STREET PROPERTIES	3720604	1/15/2009		0	3NTT	
Permit Information						
Date	Permit	Description	Amount	Status	% Comp	
Prepared by: Jeffery Lewis, Assistant						
Reviewed by: Shannon						

Prepared by: Jeffrey Lewis, Appraiser

Reviewed by: Shannon Scott, Senior Appraiser

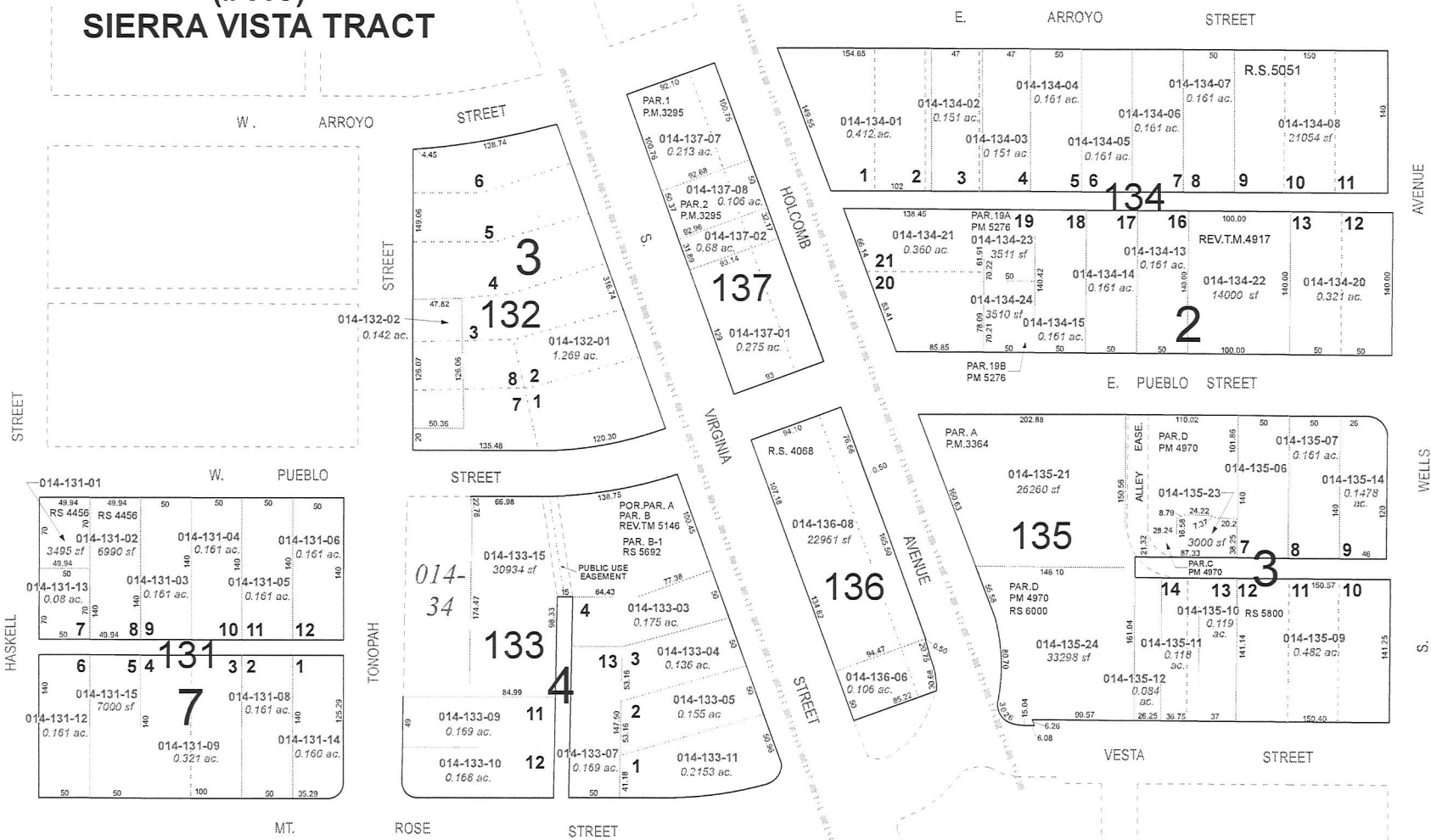
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SBE 83

(#113)
SIERRA VISTA TRACT

(#130)
VICTORIA PARK TRACT
PORTION OF SW¼ SECTION 13
T19N - R19E

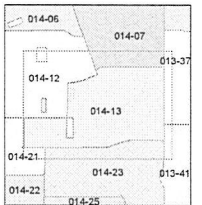
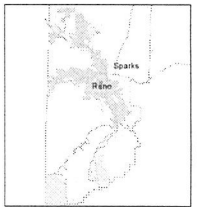


Assessor's Map Number
014-13

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



Feet
0 25 50 75 100
1 inch = 100 feet



created by: CFB 06/03/2009
updated: EMG 04/07/16 SR 03/15/17
SR 10/13/21

area previously shown on map(s):

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey or any other professional service. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

Prepared by: Jeffrey Lewis, Appraiser

Reviewed by: Shannon Scott, Senior Appraiser



Legend

-  Subject Property(s)
-  Improved Sale Parcels
-  Land Sale Parcels

Appeal 25-0084R24

Subject: 121 Vesta Street

2025



0 0.75 1.5 Mi

Subject Property



Prepared by: Jeffrey Lewis, Appraiser

Reviewed by: Shannon Scott, Senior Appraiser

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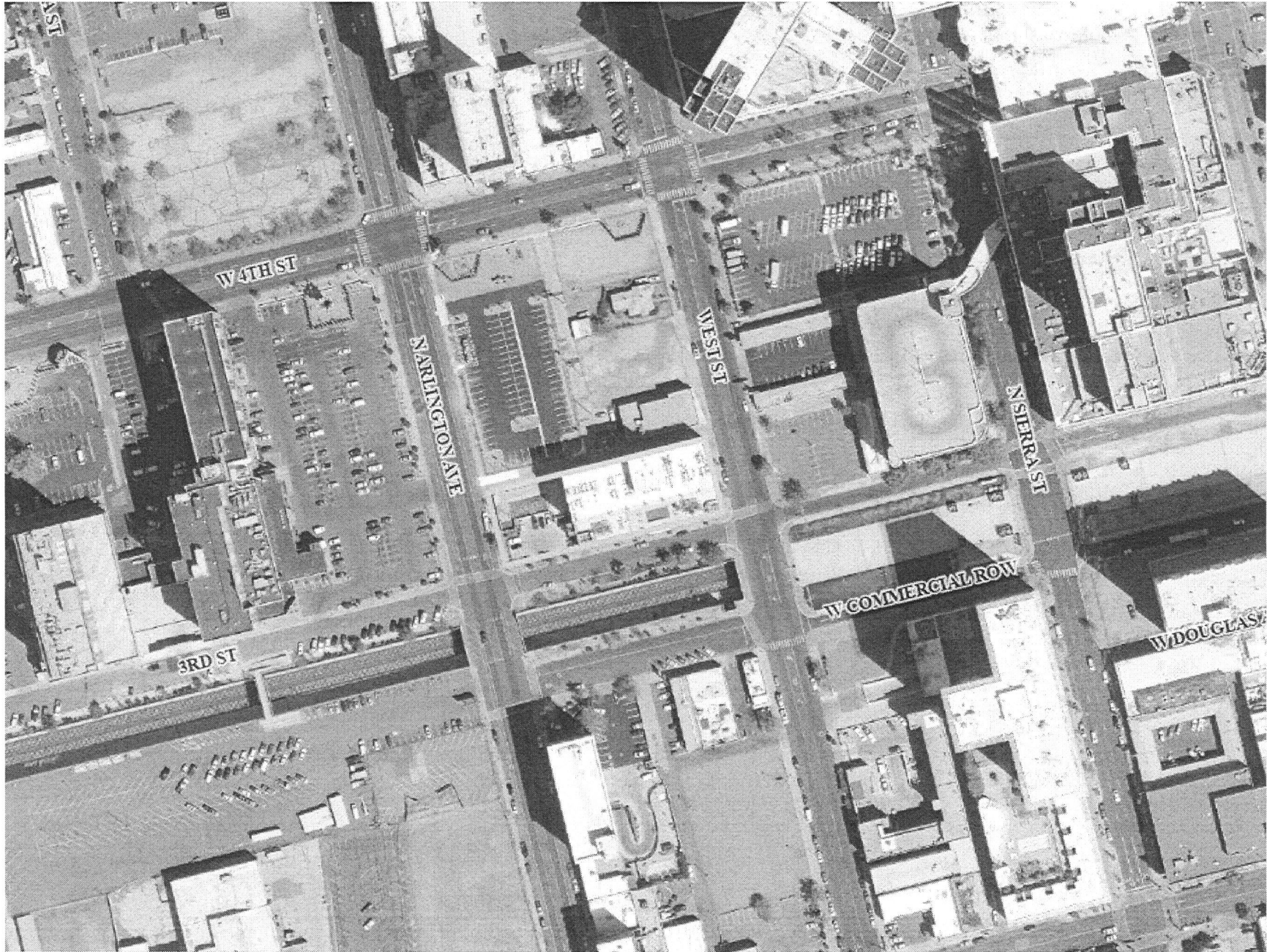




Improved Sale 1







Improved Sale 2

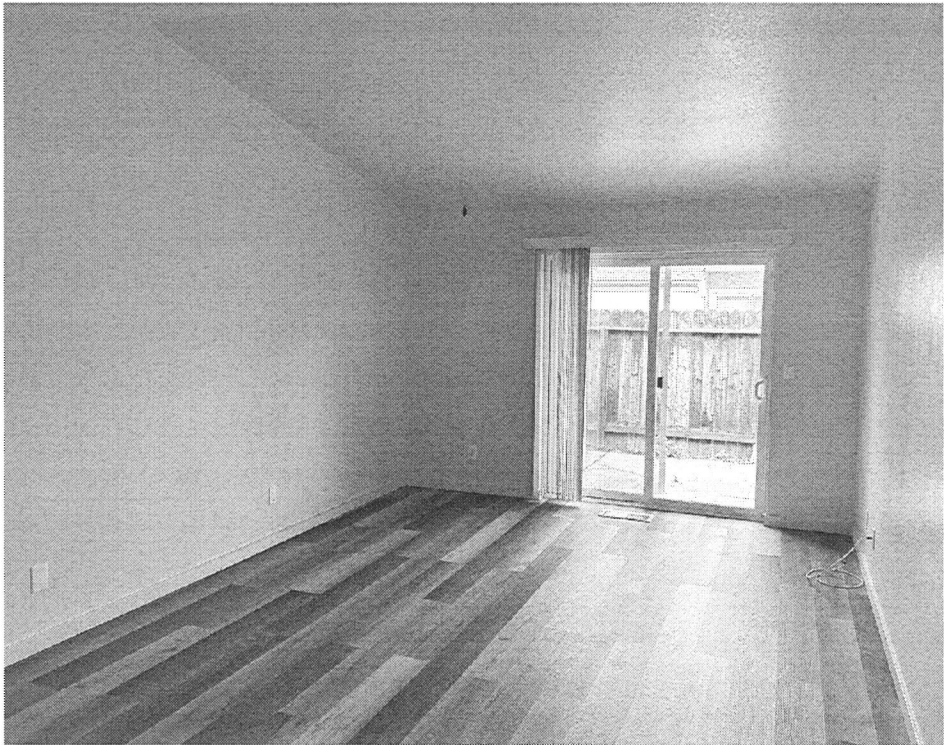






Improved Sale 3





Prepared by: Jeffrey Lewis, Appraiser

Reviewed by: Shannon Scott, Senior Appraiser



Improved Sale 4





Prepared by: Jeffrey Lewis, Appraiser

Reviewed by: Shannon Scott, Senior Appraiser



Land Sale 1



Land Sale 2



Land Sale 3

