

352 Multiple Residence (Low Rise)

These are three stories or less with each unit within the building having a kitchen and at least one bath. They are designed for other than transient occupancy (permanent or semi-permanent). The best qualities have combined heating and cooling systems. They also have plaster, paneling, good detailing in molding and trim and high cost floor finishes.

The structures commonly are solid masonry or wood frame walls (Class C and D). Some of the special refinements found in the better qualities include intercoms, television jacks and antennas, and at least one bath per bedroom.

The lower qualities typically have one bath or a bath and one-half for each unit, regardless of the number of bedrooms. The typical story height for these structures is nine feet.

The following are not included in the costs: Fireplaces, built-in appliances, balconies, furnishings, pools and equipment.

Class D (Wood or Steel Framed Exterior Walls):

Quality	Exterior Walls	Interior Finish	Mechanicals	HVAC
Low	Low-cost stucco or siding, very plain, minimum fenestration	Drywall and paint, asphalt tile and low-cost carpet	Minimum lighting & plumbing per code	Wall furnace
Fair	Stucco or siding, standard sash, asphalt shingles/built-up roof	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting & plumbing per good codes	Electric baseboard
Average	Stucco/siding, some ornamentation, average code construction	Plaster or drywall, hardwood, vinyl composition, carpet	Adequate lighting & plumbing, phone and TV jacks	Forced air
Good	Good stucco or siding, some brick or stone trim, good roof	Good plaster or drywall, painted, hardwood, vinyl composition, carpet	Good lighting, one bath per bedroom, TV antenna	Package A.C.
Excellent	Best stucco or siding, brick and stone trim, heavy basic structure	Good plaster, paint, paneling, fine detail, hardwood, carpet	Good fixtures, many outlets, central TV antenna, intercoms	Warm and cool air

353 Retail Store

These are one- or two-story buildings designed for retail sales and display. They usually have display and/or decorative fronts. This occupancy includes stores occupied by secondary department stores with limited merchandise lines, specialty shops and commercial buildings designed for a general occupancy.

The stores are usually designed with designated areas for servicing customers, employee operations, merchandise storage, display areas, office and restroom facilities. The higher quality stores have expensive exterior and interior finishes, large display areas, attractive storefronts and special lighting. Lower quality structures have small displays, minimum finish and mechanical items.

Class D (Wood or Steel Framed Exterior Walls):

Quality	Exterior Walls	Interior Finish	Mechanicals	HVAC
Low	Low-cost stucco, siding, very plain exterior	Drywall, cheap acoustic tile, asphalt tile, few partitions	Minimum lighting and outlets, minimum plumbing	Forced air
Average	Stucco or siding, plain front, little ornamentation	Plaster or drywall, acoustic tile, vinyl composition, little trim	Adequate store lighting, restrooms, low cost fixtures	Package A.C.
Good	Good stucco or siding, brick veneer, good display front, ornamentation	Plaster, acoustic plaster or good acoustic tile, vinyl composition	Good lighting and outlets, restrooms, standard fixtures	Package A.C.
Excellent	Good brick or stone veneer, good front and entrance	Plaster, acoustic plaster or good mineral tile, carpet and vinyl	High-level lighting and outlets, good restrooms	Warm and cool air (zoned)

577 Parking Levels

These floors are intermediate and ground-level parking facilities found underneath elevated buildings and include all framing, ramps and stairs necessary.

Class A (Fireproof Structural Steel Frame); and Class B (Reinforced Concrete Frame):

Quality	Exterior Walls	Interior Finish	Mechanicals	HVAC
Lowest	Under building, grade level only, no walls, covered columns	Asphalt paving, lines, painted soffit, vestibule/ lobby not included	Minimum lighting, drains	None
Low	Under building, grade level only, blind wall panels, some trim, gates	Concrete paving, lines and stops, plaster soffit, lobby not included	Low-level lighting, drains	None
Average	Partial walls, brick, concrete, metal panels, some trim or louvers	Unfinished, concrete floor, lines, low-cost elevator lobbies	Low-level lighting, drains	None
Good	Good curtain panels, masonry, partial louvers, natural ventilation	Concrete with hardener, lines and stops, small office, few extras	Adequate lighting and drains	None
Excellent	Best curtain wall panels, matching spandrel and louvers, fully enclosed	Unfinished except good office, service and lobby areas	Reading-level lighting, restrooms and service plumbing	Ventilation

2/14/2025

APN: 014-13 M & S Cost Breakdown
Building 1-1 352 Multiple Res (Low Rise)

SE	SectionName	MS Code	Pct of bld	Quantity	UnitCost	RCN
	Base Cost	1		23,043	97.61	2,249,227
EL1C	Passenger #	651	100.00	1	163,240.00	163,240
EW	Stud -Stucco	892	100.00	23,043	20.01	461,090
HEAT	Warmed and Cooled Air	612	100.00	23,043	15.21	350,484
				Depreciated Value	2,418,031	Total RCN:
						3,224,041

Building 1-2 340 Market

SE	SectionName	MS Code	Pct of bld	Quantity	UnitCost	RCN
	Base Cost	1		1,262	99.04	124,988
EW	Stud -Stucco	892	100.00	1,262	23.47	29,619
HEAT	Package Unit	611	100.00	1,262	14.18	17,895
SP1C	Sprinklers	681	100.00	1,262	7.43	9,377
				Depreciated Value	136,409	Total RCN:
						181,879

Building 2-1 352 Multiple Res (Low Rise)

SE	SectionName	MS Code	Pct of bld	Quantity	UnitCost	RCN
	Base Cost	1		11,108	96.84	1,075,699
EW	Stud -Stucco	892	100.00	11,108	19.85	220,494
HEAT	Warmed and Cooled Air	612	100.00	11,108	15.09	167,620
				Depreciated Value	731,908	Total RCN:
						1,463,813

Building 2-3 577 Parking Level

SE	SectionName	MS Code	Pct of bld	Quantity	UnitCost	RCN
	Base Cost	1		6,086	71.15	433,019
EW	Concrete Block	812	100.00	6,086	31.58	192,196
HEAT	No HVAC	649	100.00	6,086	0.00	0

Depreciated Value

312,608

Total RCN:

625,215

25-116E

Washoe County Apartment Quality Manual



There are two different Occupancy Codes that are applicable to Multifamily properties that need to be considered when making a QC determination. These are:

- 352 (Multiple Residence) Low Rise
- 300 (Multiple Residence) High Rise

Although a full copy of the M&S Descriptions pages will be available, these are briefly described below:

352 (Multiple Residence) Low Rise

Described by M&S as:

"These are *three stories or less* with each unit within the building having a kitchen and at least one bath. They are designed for other than transient occupancy (permanent or semi-permanent). The best qualities have combined heating and cooling systems. They also have plaster, paneling, good detailing in molding and trim and high cost floor finishes.

The structures commonly are solid masonry or wood frame walls (Class C and D). Some of the special refinements found in the better qualities include intercoms, television jacks and antennas, and at least one bath per bedroom.

The lower qualities typically have one bath or a bath and one-half for each unit, regardless of the number of bedrooms. The typical story height for these structures is nine feet.

The following are not included in the costs: Fireplaces, built-in appliances, balconies, furnishings, pools and equipment.

This occupancy includes both shell and tenant improvement costs."

An overview of the items that help determine QC:

Quality	Exterior Walls	Interior Finish	Mechanicals	HVAC
Low	Low-cost stucco or siding, very plain, minimum fenestration	Drywall and paint, asphalt tile and low-cost carpet	Minimum lighting & plumbing per code	Wall furnace
Fair	Stucco or siding, standard sash, asphalt shingles/built-up roof	Drywall or plaster, carpet, vinyl composition tile	Adequate standard lighting & plumbing per good codes	Electric baseboard
Average	Stucco/siding, some ornamentation, average code construction	Plaster or drywall, hardwood, vinyl composition, carpet	Adequate lighting & plumbing, phone and TV jacks	Forced air
Good	Good stucco or siding, some brick or stone trim, good roof	Good plaster or drywall, painted, hardwood, vinyl composition, carpet	Good lighting, one bath per bedroom, TV antenna	Package A.C.
Excellent	Best stucco or siding, brick and stone trim, heavy basic structure	Good plaster, paint, paneling, fine detail, hardwood, carpet	Good fixtures, many outlets, central TV antenna, intercoms	Warm and cool air

300 (Multiple Residence) High Rise

Described by M&S as:

"High-rise apartments are structures with *three or more stories* of multiple dwelling units. The structures are built of all construction classes. Each dwelling unit consists of its own separate living area and kitchen facility. Normally, structures over three stories have elevators, but this depends on the height of the building and the need for transportation to the upper levels. These structures have a lobby area, interior hall access to dwelling units and some type of stairway for fire exit. Although apartments built as condominiums sometimes are required by building and zoning codes to have certain items not required for rental units, basically, "condominium" is a type of ownership and not a type of construction and the apartment costs are valid.

The following are not included in the costs: Appliances, fireplaces, canopies, balconies, swimming pools, yard improvements and any developers' or soft costs related to a type of ownership such as condominium."

An overview of the items that help determine QC:

Quality	Exterior Walls	Interior Finish	Mechanicals	HVAC
Low	Low-cost siding or stucco	Drywall, low-cost carpet, asphalt tile	Minimum uniform code, one bath per unit	Individual thru-wall heat pumps
Average	Frame and stucco or brick veneer, little trim, standard design	Plaster or drywall, carpet or hardwood, vinyl composition tile	Average fixtures and circuits, one bath per unit	Forced air
Good	Good stucco, siding or brick veneer with ornamentation	Good drywall or plaster, carpet, good vinyl composition tile or sheet	Good fixtures, many outlets, over one bath per unit	Heat pump system
Excellent	Best stucco, siding, face brick or stone veneer, brick and stone trim, individual design	Good plaster, paneling/paper, vinyl, carpeting or hardwood	TV and phone jacks, good fixtures, one bath per bedroom	Warm and cool air (zoned)

The following pages show and describe different properties located within Washoe County, both Occupancy Code 352, and 300 and their different QC ratings, with explanations of said rating, and justifications, pictures etc.

APN: 010-044-01

Property Name: Virginia Flats

Occupancy Code: 352

QC: 1.0 (Low)

Aerial



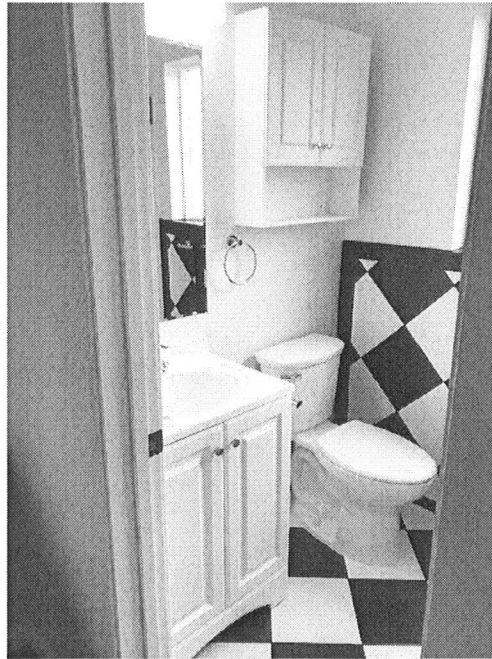
Oblique



Originally constructed as a Motel and converted to apartment use in 2018/2019.



The property is a single level, converted motel with exterior entry into the units. Bare block/brick walls, basic fenestration. Built up rock, flat roof.



The individual units are all largely studio apartments with combination kitchen/bedroom space and separate bathroom.

Although recently remodeled, the finishing's are lower cost in design, the kitchen countertop is black tile with a metal mounted sink and electric burner and a microwave. The bathroom has a basic tub/shower insert with Home Improvement store style, basic vanity with single piece countertop/sink. The carpet is low cost and the concrete floor/tiles are just painted and/or cheap tile.

The heat is provided by a basic heat pump/wall warm/chill unit as would be more typical of a motel property. No in unit laundry facilities.

APN: 033-290-01

Property Name: HomeSuites Apartments

Occupancy Code: 352

QC: 1.0 (Low)

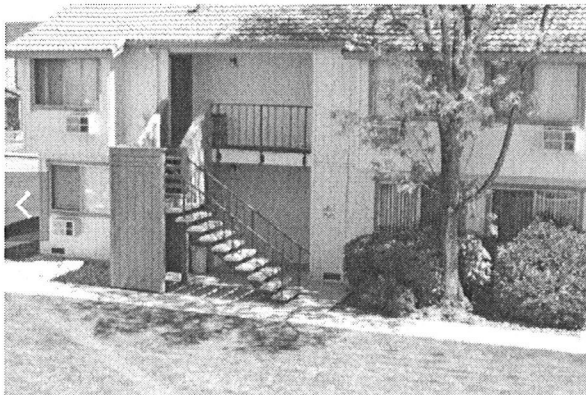
Aerial



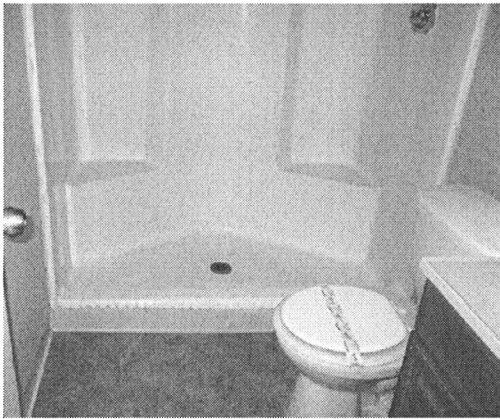
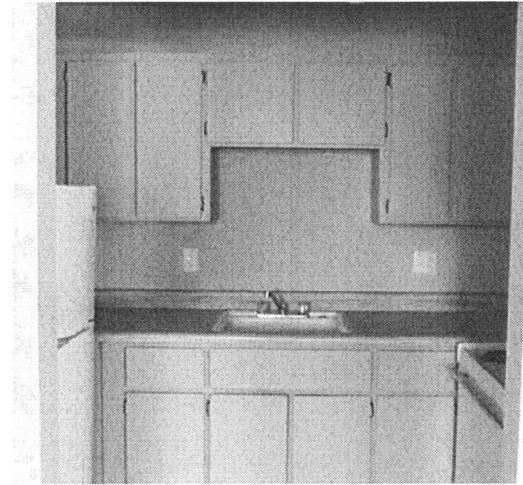
Oblique



Built in 1977.



The property is a two story property with exterior, partially covered entry into the units; there are stairs to the upper level; there is an enclosed, separate laundry facility. The roof is pitched shingle/tile; the walls are hardboard siding.



The finishing's are lower cost in design, the kitchen countertop is a laminated wood with a metal mounted with dated appliances and no microwave. The bathroom has a basic tub/shower insert with basic vanity with single piece countertop/sink. The carpet is low cost as are the tiles in the kitchen and rolled vinyl in the bathroom. There is no baseboard.

The heat is provided by a basic heat pump/wall warm/chill unit as would be more typical of a motel property. No laundry facilities in unit.

APN: 027-412-38

Property Name: Alpine Haven

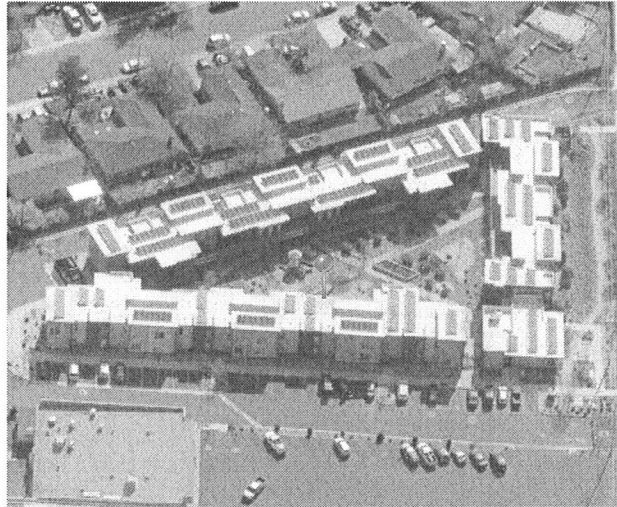
Occupancy Code: 352

QC: 1.5 (Low to fair)

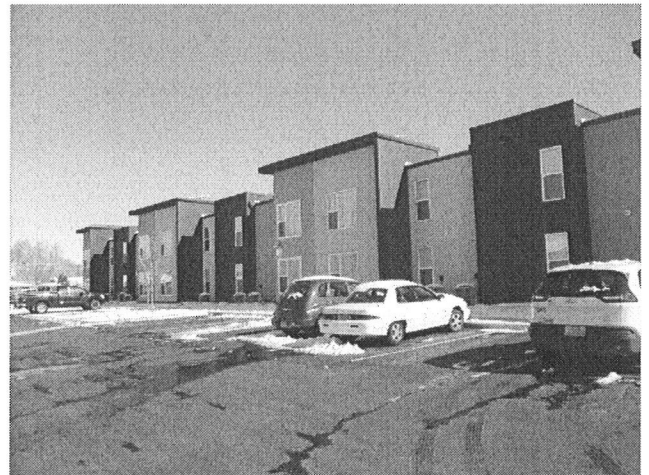
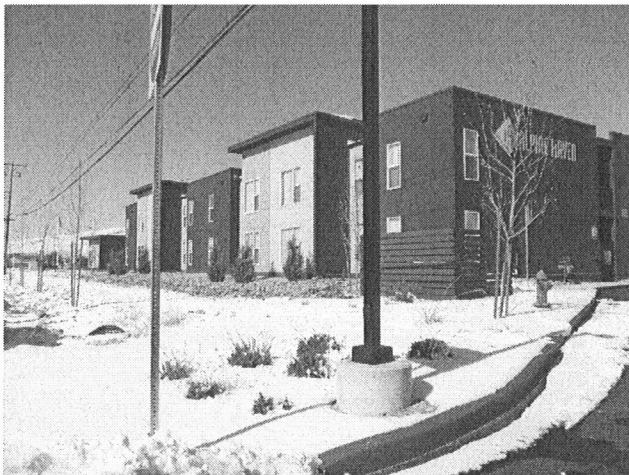
Aerial



Oblique

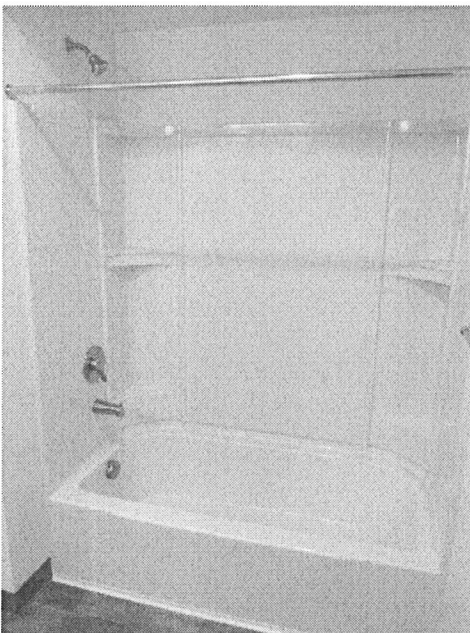


Built in 2017/18 and is an “affordable” property.



The property is a two story property with small clubhouse/leasing office; keypad and gated entry to the interior courtyard from which there is access to the units. There are uncovered stairs to the upper walkway and units. The roof is built rock, flat roof although there are multiple roof heights; the walls are stucco with some low cost siding and modern windows and doors.

The exterior courtyard has common facilities like a BBQ.



The finishing's are low cost, to average in design. The flooring is a combination of rolled vinyl flooring and basic carpets. The kitchens have newer cabinetry however do not have a microwave and have mixed style appliances. The countertop is laminate with a metal sink.

The bathroom has a basic tub/shower insert with a vanity with countertop similar to the kitchen. Tub/showers have a curtain. The bathroom has plastic baseboard. Each unit has a laundry in a hall closet.

The heat is provided by forced air/AC systems to each unit.

APN: 010-043-07

Property Name: Urban West

Occupancy Code: 352

QC: 1.5 (Low to fair)

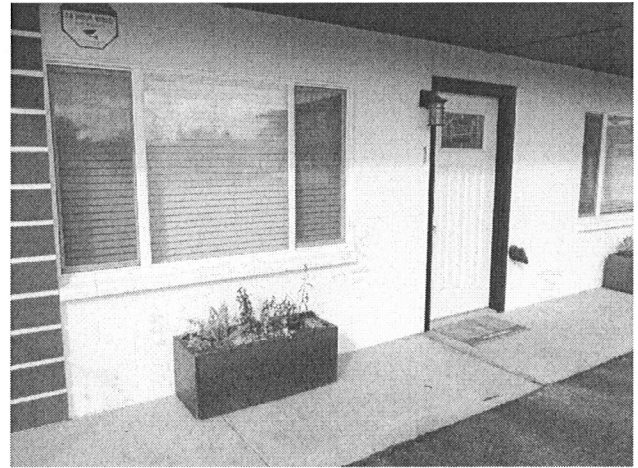
Aerial

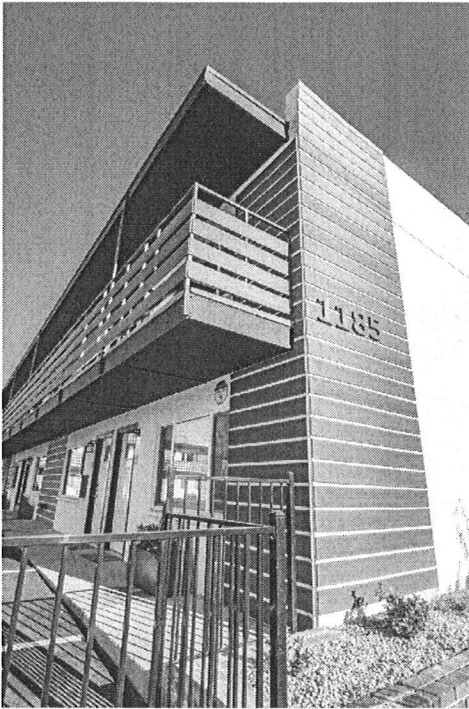


Oblique



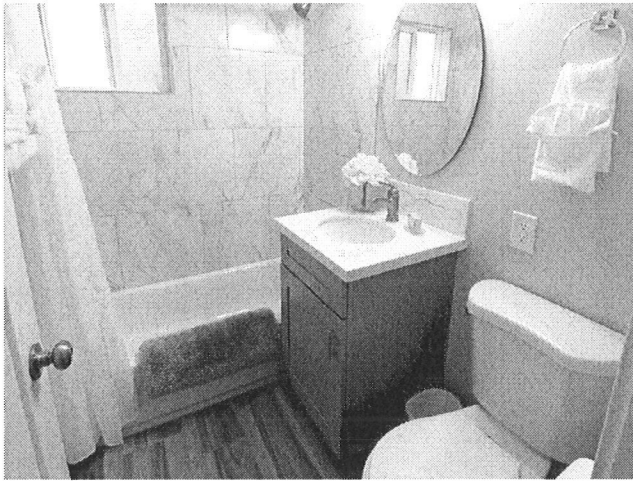
Remodeled in 2018/19.





The property is a two story property with exterior entry into the units; there are covered stairs to the upper level; there is an enclosed, separate laundry facility. The roof is built rock, flat roof with mini split units on top; the walls are painted concrete with some ornamentation (siding) and modern windows and doors.





The individual units are all one bedroom/one bathroom units.

Although recently remodeled and modern in style, the finishing's are average in design. The flooring is a combination of vinyl/laminate flooring and average carpets. The kitchens are galley in design but have cabinetry with full appliances, undermount sink and granite countertop.

The bathroom has a basic tub with a Home Improvement store style, basic vanity with countertop similar to the kitchen. Tub/showers have a curtain and are tiled, not an insert.

The heat is provided by roof mounted mini-split systems to each unit. No laundry facilities in the individual units however there is a shared laundry room in the building.

This property is provided/used as it shows a good comparison to the Virginia Flats (QC 1) in that the despite these are both converted motels, the exterior and interior of this property is superior to Virginia Flats warranting a higher QC rating.

APN: 010-043-07

Property Name: Villas D'Andrea

Occupancy Code: 352

QC: 2.0 (Average)

Aerial



Oblique

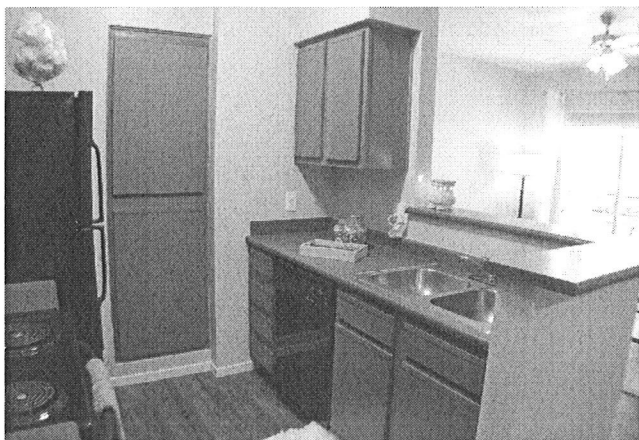


Built in 2002



The property is a two story property with a clubhouse/leasing office; keypad and gated entry to the complex. There are covered stairs to the units and all units have covered entry. The roof is concrete tile; the walls are stucco with 'bump-outs' for balconies. There is no stone ornamentation.

The exterior courtyard has common facilities like a BBQ and there are also detached carports.



The finishing's are average in design. The flooring is a combination of vinyl (bathroom), laminate and carpets. The kitchens have newer cabinetry however do not have a microwave. The countertop is laminate with a metal sink.

The bathroom has a tub/shower insert with a vanity with countertop similar to the kitchen. The bathroom has plastic baseboard. Each unit has a laundry in a hall closet.

The heat is provided by forced air/AC systems to each unit.

This property is provided/used as it shows a good comparison to the HomeSuites apartments (QC 1) in that despite these are both garden style properties, the exterior and interior of this property is superior to Virginia Flats warranting a higher QC rating and this is representative of a typical, average (QC 2) property built in the 1990's-2010's.

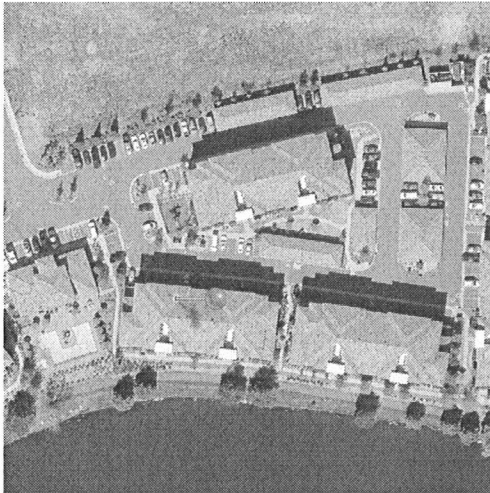
APN: 163-050-36

Property Name: Latitude 39

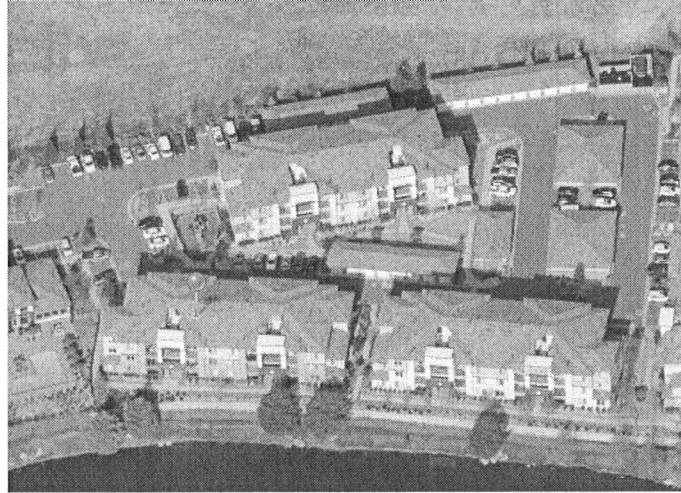
Occupancy Code: 352

QC: 2.0 (Average)

Aerial



Oblique



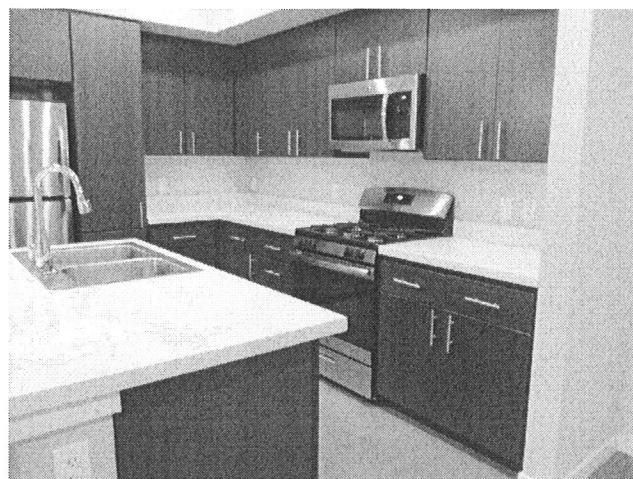
Built in 2018/19





The property is a three story property with a well-appointed clubhouse/leasing office; keypad and gated entry to the complex. There are covered stairs to the units and all units have covered entry. The roof is concrete tile; the walls are stucco with some ornamentation (siding or stone depending on units) and modern windows and doors with 'bump-outs' and balconies. There are sections of different roof heights.

The exterior courtyard has common facilities like a BBQ and there are also detached garages.



The finishes are average in design. The flooring is a combination of vinyl/laminate wood and carpets in the bedroom. The kitchens have newer cabinetry and full appliances. The countertop is granite with a metal sink.

The bathroom has a basic tub/shower insert with a vanity with countertop similar to the kitchen. Tub/showers have a curtain. There are some built in shelves in the bathroom. Each unit has a laundry in a hall closet with cabinetry. There are sliding glass doors to the balcony.

This property is provided/used as it shows a good comparison to the Villas D'Andrea (also QC 2) in that these are both considered average however this property is a good example of a late 2010's, 2020's average quality apartment building; whereas Villas D'Andrea is slightly older.

This property was also set to a QC2.0 during the 2019 CBOE by way of a Stipulation / Board Decision after it was initially set at a QC2.5 which was deemed to be too high.

APN: 160-070-26

Property Name: Alexander

Occupancy Code: 352

QC: 2.5 (Average-Good)

Aerial



Oblique



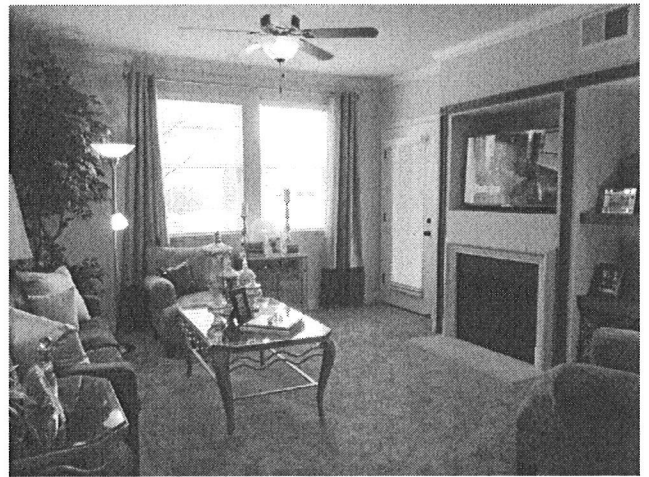
Built in 2008

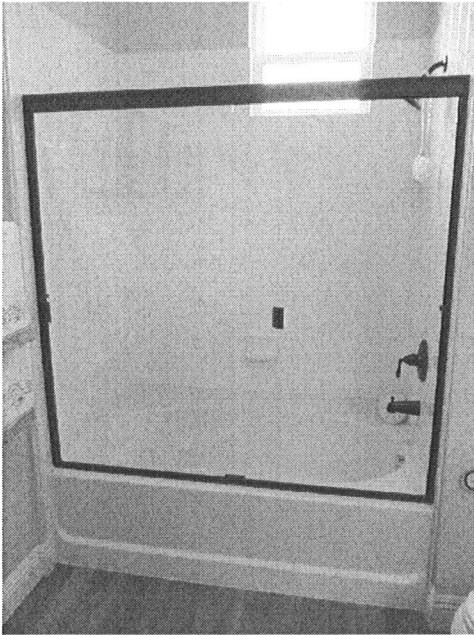




The property is a three story property with a well-appointed clubhouse/leasing office; keypad and gated entry to the complex. There are covered stairs to the units and all units have covered entry. The roof is concrete tile; the walls are stucco with ornamentation (stone) and modern windows and doors with 'bump-outs' and balconies.

The exterior courtyard has common facilities like a BBQ.





The finishes appear above average in design. The flooring is a combination of good hardwood/laminate wood and carpets in the bedroom. The kitchens have newer, full height cabinetry and full appliances. The countertop is granite with a metal sink. The living room has crown molding.

The bathroom has a basic tub/shower insert with enclosure with a vanity with countertop similar to the kitchen. Each unit has a laundry in a hall closet. There are sliding glass doors to the balcony. There are fireplaces, but those are costed under XFOBs.

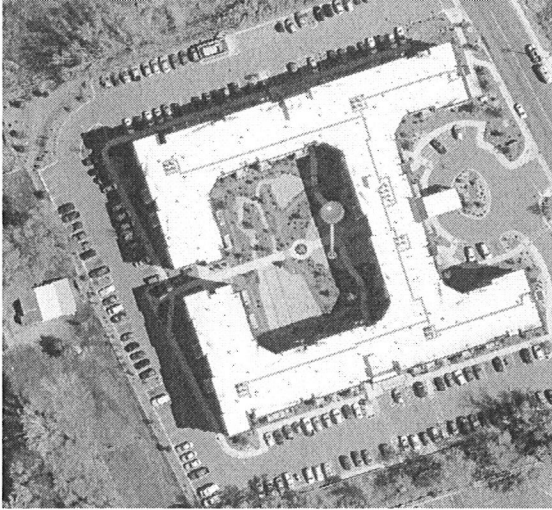
APN: 160-060-34

Property Name: Vintage at the Crossings

Occupancy Code: 300

QC: 2.0 (Average)

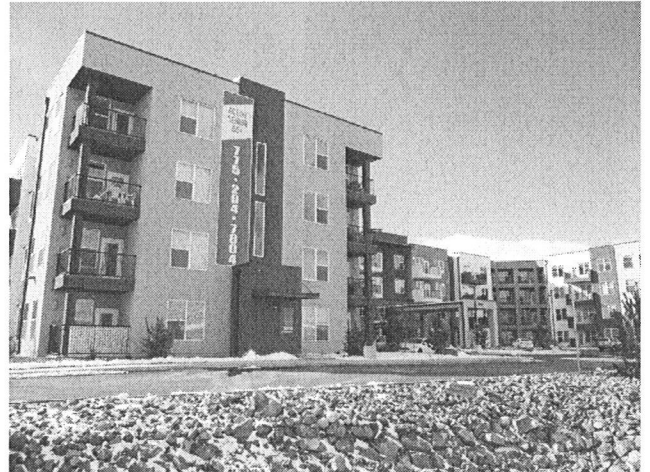
Aerial



Oblique



Built in 2018



The property is a four story property with complex C or H Shape with interior clubhouse/leasing office. There is a secured interior courtyard with amenities. All units are accessed through the interior. This is a high rise property and there are elevators. The roof is built rock, flat roof; the walls are plain with stucco and modern windows and doors. There are balconies/terraces for each unit.

The exterior courtyard has common facilities like a BBQ.

Car parking is not within the gated section.



Although just painted white, the finishes are average in design. The flooring is a combination of vinyl/laminate wood and carpets in the bedroom. The kitchens have newer cabinetry and full appliances. The countertop is granite with a metal sink.

The bathroom has a basic tub/shower insert with a vanity with countertop similar to the kitchen. Tub/showers have a curtain. Each unit has a laundry in a hall closet. There are sliding glass doors to the balcony.

The heating is provided by individual mini splits, mounted on the balconies.

APN: 163-050-37

Property Name: Mountain Lakes

Occupancy Code: 300

QC: 2.0 (Average)

Aerial



Oblique



Built in 2020.



The property is a four story property interior clubhouse/leasing office.. All units are accessed through the interior. This is a high rise property and there are elevators. The roof is pitched and shingle; the walls are stucco with some ornamentation (stone and wood trim and decoration) and modern windows and doors. There are balconies/terraces for each unit.

The exterior courtyard has common facilities like a BBQ.



The finishes are average in design. The flooring is a combination of vinyl/laminate in the bathrooms and carpets in the bedroom/living area. There are no full kitchens in the units, just a countertop and storage cupboards. The countertop is granite with a metal sink.

The bathroom has a basic tub/shower insert with a simple vanity with countertop. Tub/showers have a curtain. Bathrooms have basic plastic baseboard trim.

The heating is provided by individual mini splits, mounted on the balconies.

Although the exterior of the property is likely to be deemed to be a QC2.5 the interior of the units are likely below average and therefore the QC of 2.0 was deemed to be appropriate.

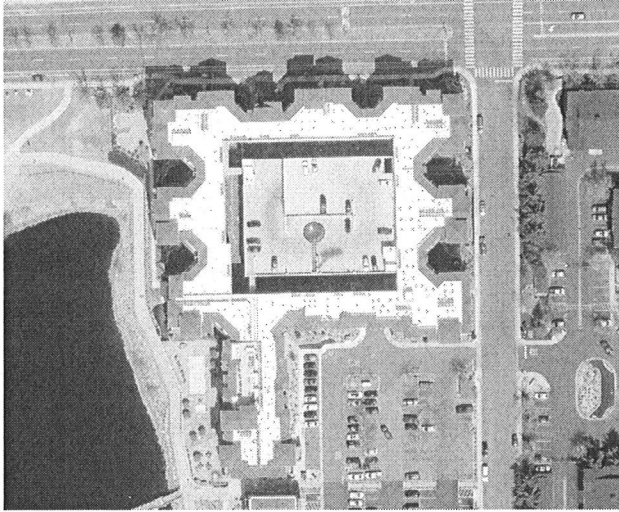
APN: 037-390-06

Property Name: Waterfront at The Marina

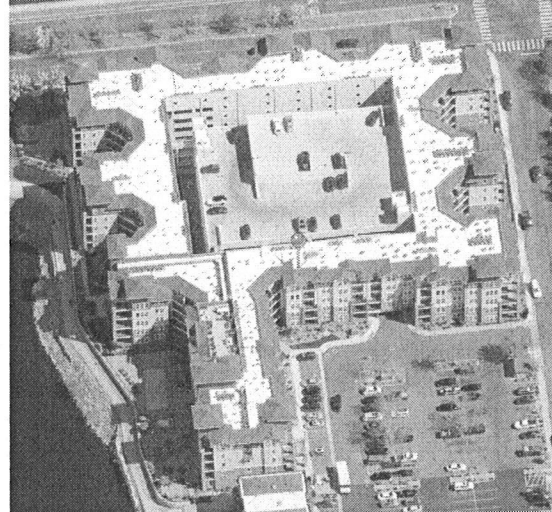
Occupancy Code: 300

QC: 2.5 (Average-Good)

Aerial



Oblique



Built in 2018



The property is a four story property with complex shape, surrounding a parking structure with interior clubhouse/leasing office. All units are accessed through the interior. This is a high rise property and there are elevators. The roof is largely built rock, flat roof however there are sections which are pitched and with shingles. There are also roof parapets/turrets which add extra design and some rooftop amenities. The walls are stucco with varying depths/pop outs and some ornamentation.

There are modern windows and doors. There are balconies/terraces for each unit.

The exterior courtyard has common facilities like a BBQ and pool area. Other amenities on the roof.



The finishes are average in design. The flooring is a combination of vinyl/laminate wood and carpets in the bedroom. The kitchens have newer cabinetry and full appliances. The countertop is granite with a metal sink.

The bathroom has a tub/shower insert with a vanity with countertop similar to the kitchen. Tub/showers have a curtain. Each unit has a laundry in a hall closet. There are sliding glass doors to the balcony.

The bedroom has a trayed ceiling with fan and the shape of the individual units is not square, due to the design of the building.

This is a good example of a QC2.5 in that the exterior has a good architectural design and features which outweigh the average interior finishes.

This property was also appealed based on this QC during the 2022 CBOE and SBOE and our QC was upheld at both.

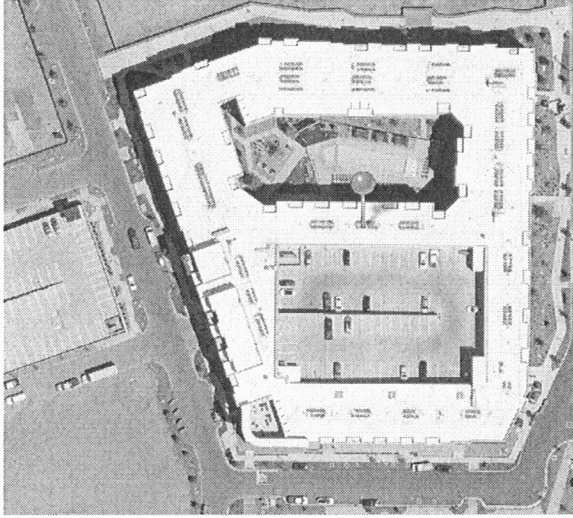
APN: 015-220-65

Property Name: Emory at RED

Occupancy Code: 300

QC: 2.5 (Average-Good)

Aerial



Oblique

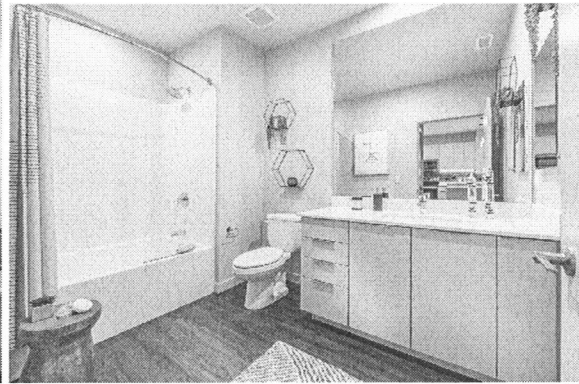
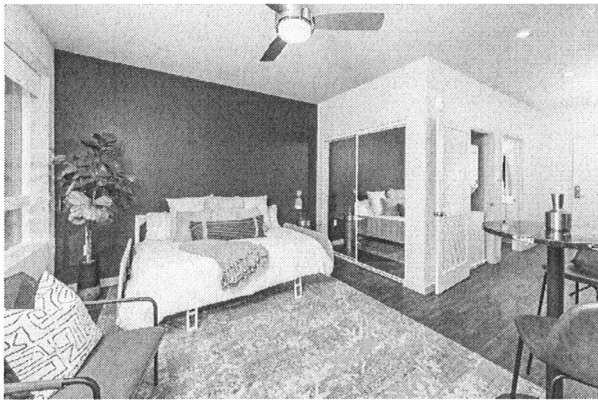


Built in 2021.



The property is a four story property with complex shape, surrounding a parking structure with interior clubhouse/leasing office. All units are accessed through the interior. This is a high rise property and there are elevators. The roof is largely built rock. The walls are stucco with varying depths/pop outs and some ornamentation and architectural design.

There are modern windows and doors. There are balconies/terraces for each unit.



The finishes are average in design. The flooring is a combination of vinyl/laminate wood and carpets in the bedroom. The kitchens have newer cabinetry and full appliances. The countertop is granite with a metal sink.

The bathroom has a tub/shower insert with a vanity with countertop similar to the kitchen. Tub/showers have a curtain. Each unit has a laundry in a hall closet. There are sliding glass doors to the balcony.

The bedroom has a fan and some of the units are two-story loft style.

This is a good example of a QC2.5 in that the exterior has a good architectural design and features which outweigh the average interior finishes.