

PETITIONER'S EVIDENCE

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TO: WASHOE COUNTY BOARD OF EQUALIZATION

FROM: MIKE CHURCHFIELD
ON BEHALF OF CROSSING LLC (MR. JIM KAPLAN)

PARCEL NO. 040-162-52 HEARING NO. 26-0044R25,42,43,45,46

DATE OF HEARING: 02/18/2026 TIME: 9:00 AM

PLACE: WASHOE COUNTY COMMISSION CHAMBERS
Washoe County Administration Complex
1001 E. Ninth Street, Building A
Reno, Nevada 89512

SUBJECT PROPERTY



PETITIONER'S EXHIBIT B
10 PAGES

THE PROPERTY:

The Subject Property is located at 6407 South Virginia Street in Reno, Nevada (APNs 040-162-52). The Subject Property makes up a portion of the subject shopping center collectively known as Comp USA Center and now The Crossing, a dated multi-tenant retail shopping center with a new façade. This portion of the Comp USA Center makes up 35,229 square feet of retail space constructed in 1989, and the Panera building constructed in 2023 situated on 2.714 acres of land. The shopping center includes tenants such as Ski Pro & Panera. Historically this shopping center has never had major corporate backed retail tenants. All tenants at The Crossing Shopping Center with the exception of Fed-Ex Kinko's are essentially non-corporate. Ski Pro is out of Arizona and has roughly 3 locations, the bike store is a Trek dealer, and the remainder of tenants are franchisee or mom and pop unlike the Whole Foods Center across the street.

THE ASSESSOR'S TAXABLE VALUE:

2026/2027 Taxable Land Value:	\$2,246,275
2026/2027 Taxable Improvement Value:	\$2,698,381
2026/2027 Total Taxable Value:	\$4,944,656

THE OWNER'S OPINION OF TAXABLE VALUE:

2026/2027 Taxable Land Value:	\$1,418,664
2026/2027 Taxable Improvement Value:	\$2,158,705
2026/2027 Total Taxable Value:	\$3,577,369

APN	Bldg. Sqft.	Land Sqft.	Tax Imp Value	Tax Land Value	Tax Total Value	Tax Cap Value	Yr. Blt.	QC
040-162-52	31,301	118,222	\$2,698,381	\$2,246,275	\$4,944,656	\$4,780,324	1989	2
2nd Bldg.	3,928						2023	2.5
Totals	35,229							
			Land Per Foot	\$19.00				

JUSTIFICATION FOR REDUCTION OF TAXABLE VALUE:

The subject property is out of equalization when compared to other similarly situated properties in equal to superior locations nearby. The quality class and land value of the Petitioner's Comparables clearly demonstrate that the subject property is being assessed at a higher amount and is out of equalization justifying a reduction. The Petitioner's shopping center also suffers from limited ingress and egress coupled with a small parking lot which are further reasons that this property is out of equalization.

PETITIONER'S COMPARABLES

The first comparable is located at 4827 Kietzke Lane and is known as the Firecreek Crossing retail shopping center that consists of 196,742 square feet of retail space. The buildings include tenants such as TJ Max/Home Goods, Ross, Office Depot, Floor and Décor, Ulta Beauty, and Starbucks. This property was constructed in 1996 and is significantly newer than the subject while receiving a lower 1.5 quality class. The Assessor has the land valued at \$11.00 per foot compared to the subject's \$19.00 land value per foot. This property sold in November of 2024 for \$46,375,000 while being assessed at \$38,457,468.

The second comparable is located at 4811 Kietzke Lane, a 43,476 square foot retail building situated on a larger parcel that includes other buildings making up 529,733

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square feet of land that was initially constructed as Gart Sports which later became Sports Authority, a very similar use to Ski Pro who's the subject property's anchor tenant. This property was constructed in 1996 and is significantly newer than the subject while receiving a 1.5 quality class. The Assessor has the land valued at \$11.00 per foot compared to the subject's \$19.00 per foot land value.

The third comparable is located at 6590 South Virginia Street, a 102,832 square foot retail building known as Home Depot situated on a 435,382 square foot parcel of land. The property was constructed in 1993 and is significantly newer than the subject while receiving a 1.5 quality class. The Assessor valued the land for Home Depot at \$12.00 per foot. This parcel has superior ingress and egress when compared to the subject property as it has two traffic signals making for easy access. This property is located directly across the street from the subject while receiving a much lower land value per foot.

CONCLUSION

In Conclusion, the Property Owner is asking for all of the buildings to be reduced to a 1.5 quality class and the land be reduced to \$12.00 per foot for an overall reduction from \$4,944,656 to \$3,577,369.



Ski Pro, 6407 South Virginia Street (APN: 040-162-52)

Assessor's Quality Class **2.0**

Taxable Land Value **\$19.00** Per Foot

Attributes: Dated Construction, New Front Façade, Single Loading Dock, Small Parking Lot, Poor Semi-truck access, Open Ceiling in store, Concrete Floors, minimal retail build outs, partitioned bathrooms in middle of store against the wall, and right in and right-out access with **no dedicated turn lanes**.



TJ Max / Home Goods, 4827 Kietzke Lane (APN: 024-055-33)

Assessor's Quality Class **1.5**

Taxable Land Value **\$11.00** Per Foot

Attributes: Tall Ceilings, Loading Dock, Large Parking Lot, Drop Ceiling in store, build outs for departments and changing rooms, partitioned warehouse space that patrons cannot see, partitioned bathrooms at the back of the store in a private hallway, and **two signalized access points with dedicated turn lanes. Well-established high credit corporate backed tenant lease.**



Ross & Office Depot, 4825 Kietzke Lane (APN: 024-055-33)

Assessor's Quality Class **1.5**

Taxable Land Value **\$11.00** Per Foot

Attributes: Tall Ceilings, Loading Dock, Large Parking Lot, Drop Ceiling in store, build outs for departments and changing rooms, partitioned warehouse space that patrons cannot see, partitioned bathrooms at the back of the store in a private hallway, and **two signalized access points with dedicated turn lanes**. **Well-established high credit corporate backed tenant lease.**



Prior Sports Authority, 4811 Kietzke Lane (APN: 024-055-37)

Assessor's Quality Class **1.5**

Taxable Land Value **\$11.00** Per Foot

Attributes: Tall Ceilings, Two Loading Docks, Large Parking Lot, Drop Ceiling in store, build outs for departments and changing rooms, partitioned warehouse space that patrons cannot see, partitioned bathrooms at the back of the store in a private hallway, and **two signalized access points with dedicated turn lanes.**

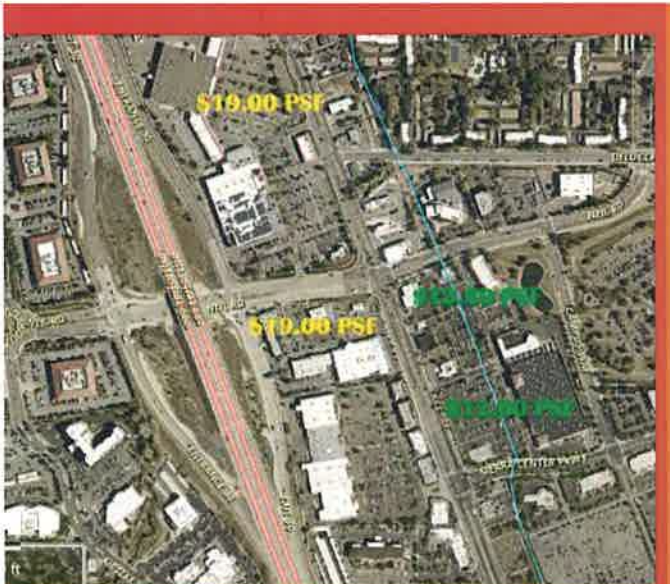


Home Depot, 6590 South Virginia Street (APN: 025-570-01)

Assessor's Quality Class **1.5**

Taxable Land Value **\$12.00** Per Foot

Attributes: Tall Ceilings, 4 Loading Docks, Large Parking Lot, Nursery, build outs for the kitchen department and break rooms, partitioned warehouse space that patrons cannot see, partitioned bathrooms at the back of the store in a private hallway, and **two signalized access points with dedicated turn lanes**. This property was constructed for Home Depot who is a high credit rated corporate tenant.



Comparable Property Land Values

Wal Mart - \$9.90 PSF Taxable Land Value - Signalized Access, Large Parking Lot
 Sam's Club - \$9.90 PSF Taxable Land Value - Signalized Access, Large Parking Lot
 TJ Max - \$11.00 PSF Taxable Land Value - Signalized Access, Large Parking Lot
 Ross - \$11.00 PSF Taxable Land Value - Signalized Access, Large Parking Lot
 Ulta Beauty - \$11.00 PSF Taxable Land Value - Signalized Access, Large Parking Lot
 Starbucks - \$11.00 PSF Taxable Land Value - Signalized Access, Drive Through, Large Parking Lot
 Home Depot - \$12.00 PSF Taxable Land Value - 2 Signalized Access Points, Large Parking Lot
 Save Mart Grocery - \$13.60 PSF Taxable Land Value - Dedicated Turn Lane, Large Parking Lot
 Thai Lotus - \$13.60 PSF Taxable Land Value - 2 Signalized Access Points, Large Parking Lot
 Prior Tower Records - \$13.60 PSF Taxable Land Value - 2 Signalized Access Points, Large Parking Lot
 Nordstrom's Rack - \$16.00 PSF Taxable Land Value - Signalized Access, Large Parking Lot, Freeway Visibility
 Whole Foods - \$19.00 PSF Taxable Land Value - 2 Signalized Access Points and Direct Freeway Access
 Subject Shopping Center - **\$19.00 PSF** Taxable Land Value - Near freeway offramp - Right turn in, Right turn out no dedicated turn lanes and small parking lot



Comparable Property Quality Class

TJ Max / Home Goods - 1.5 Quality Class
 Ross - 1.5 Quality Class
 Office Depot - 1.5 Quality Class
 Prior Sport's Authority - 1.5 Quality Class
 Prior Circuit City - 1.5 Quality Class
 Home Depot - 1.5 Quality Class

Ski Pro - **2.0** Quality Class