

**Nevada State Board of Equalization
Taxpayer Petition for Appeal from**

the Decision of the County Board of Equalization

If you have questions about this form or the appeal process, please call: (775) 684-2160.
Email completed form to: stateboard@tax.state.nv.us or Fax (775) 684-2020 EMAIL or FAX by 5:00 p.m. March 10, 2025
Mail: State Board of Equalization, 3850 Arrowhead Dr, Carson City, NV, 89706 POSTMARK by 5:00 p.m. March 10, 2025

Please Print or Type:

Part A. PROPERTY OWNER AND PETITIONER INFORMATION

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: <u>Montessori LLC</u>					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): <u>Rebecca Shabat</u>				TITLE <u>manager</u>	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) <u>2660 Montessori St</u>				EMAIL ADDRESS <u>LVLUXESTATES@gmail.com</u>	
CITY <u>Las Vegas</u>	STATE <u>NV</u>	ZIP CODE <u>89117</u>	DAYTIME PHONE <u>702 300 5895</u>	ALTERNATE PHONE	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 <u>2660</u>	STREET/ROAD <u>Montessori St</u>	CITY (IF APPLICABLE) <u>Las Vegas</u>	COUNTY <u>Clark</u>
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2. Enter Applicable APN or Account Number from assessment notice or taxbill:

ASSESSOR'S PARCEL NUMBER (APN) <u>163-10-507-018</u>	ACCOUNT NUMBER
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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. ☐**4. Check Property Use Type: ☒**

- | | | |
|---|--|--|
| <input type="checkbox"/> Vacant Land | <input type="checkbox"/> Mobile Home (Not on foundation) | <input type="checkbox"/> Mining Property |
| <input checked="" type="checkbox"/> Residential Property | <input type="checkbox"/> Commercial Property | <input type="checkbox"/> Industrial Property |
| <input type="checkbox"/> Multi-Family Residential Property | <input type="checkbox"/> Agricultural Property | <input type="checkbox"/> Personal Property |
| <input type="checkbox"/> Possessory Interest in Real or Personal property | | |

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

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> 2025-2026 Secured Roll | <input type="checkbox"/> 2024-2025 Unsecured Roll | <input type="checkbox"/> 2024-2025 Supplemental Roll |
| <input type="checkbox"/> 2025-2026 Centrally-assessed Roll | <input type="checkbox"/> 2024-2025 Net Proceeds Roll | |

Other years being appealed: _____

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

Part E. VALUE OF PROPERTY

Property Type	As established by County Board of Equalization		Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed.	
	Taxable Value	Assessed Value	Taxable Value	Assessed value
Land				
Buildings				
Personal Property				
Total	<u>3,007,145</u>	<u>1,252,501</u>	<u>2,700,000</u>	<u>945,000</u>

For Clerk Use Only

25-106

Part F. TYPE OF APPEAL*Check box which best describes the authority of the State Board to take jurisdiction to hear the appeal.*


<input checked="" type="checkbox"/>	NRS 361.360(1); NRS 361.400(2): The value of real or personal property is being appealed; the Petitioner is aggrieved at the action of the County Board or the failure of the County Board to equalize resulting in overvaluation of property or undervaluation or non-assessment of other property.
<input type="checkbox"/>	NRS 361A.240(2)(b): The under-or-over valuation of open-space use property is being appealed
<input type="checkbox"/>	NRS 361A.273(1): This is an appeal of a determination that agricultural property has been converted to a higher use and for valuations for deferred tax years; the notice of conversion from the assessor was received after July 1 and before December 16 and the appeal was heard by the County Board.
<input type="checkbox"/>	NRS 361.360(1); NAC 361.747(2)(c): The property was denied an exemption that is allowed by law. If so, describe the applicable exemption:
<input type="checkbox"/>	Other reason, please describe. _____

Part G. ATTACH A BRIEF STATEMENT OR LETTER DESCRIBING THE ISSUES AND CONTENTIONS IN THIS APPEAL.**Part H. COUNTY APPEAL INFORMATION**

County in which appeal was heard: <u>Clark</u>	County Case Number: <u>00823</u>	Date Heard by County: <u>2/10/25</u>
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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 I 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 I.

 Petitioner Signature	<u>Manager</u> Title
<u>Rebecca Shabat</u> Print Name of Signatory	<u>2/10/25</u> Date

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

I hereby authorize the agent whose name and contact information appears below to file a petition to the Nevada State 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 Nevada State 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.

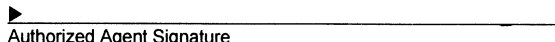
Authorized Agent Contact Information:

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

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.

 Authorized Agent Signature	_____
_____	Title
_____	Date

From: vluxestates@gmail.com
To: [State Board Equalization](#)
Subject: Taxpayer Petition for Appeal Form - Montessouri LLC / Parcel 163-10-507-018
Date: Monday, February 10, 2025 1:14:29 PM
Attachments: [BOE-States-250225.pdf](#)
Importance: High

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To Whom this may concern,

Please see attached appeal form and confirm process by reply.

Thank you.

Warm Regards,

Rebecca Shabat
702.300.5895



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

JOE LOMBARDO
Governor

3850 Arrowhead Drive, 2nd Floor
Carson City, Nevada 89706
Telephone (775) 684-2160
Fax (775) 684-2020

SHELLIE HUGHES
Secretary

Taxpayer:

Montessori LLC
Attn: Rebecca Shabat
2660 Montessori St
Las Vegas, NV 89117

Parcel/ID:

APN:163-10-507-018

CONFIRMATION OF APPEAL

Your appeal has been received by the State Board of Equalization. When making reference to this appeal, please use the SBE Case Number assigned. The case number may be found at the bottom of this letter. Hearings will be held in Carson City and Las Vegas, Nevada.

State Board of Equalization hearings are scheduled from March through October. The parties will be notified, by certified mail, of the date and approximate time of the hearing. If more information about the appeal process is required, please call the Board staff at the numbers listed below. At this time, the precise hearing day has not yet been set.

If someone is representing you in this matter, and you have NOT already submitted an original signed authorization, it must be received by this office before any materials, including hearing notices, are sent to your representative. NRS 361.362 requires that the agent be authorized in writing on a form to be provided. This form must be submitted to the State Board before the hearing and have original signatures of the property owner and the agent. An authorization form can be downloaded from our website at:
http://tax.nv.gov/Boards/State_Board_of_Equalization_Forms/State_Board_of_Equalization_Forms/

If the appeal involves a matter that is currently in litigation before the courts of Nevada, it is the policy of the State Board to hold the appeal in abeyance pending the resolution of the court litigation unless the parties agree that the court litigation will not be relevant to the appeal before the State Board.

Christina Griffith, Program Officer
Department of Taxation
3850 Arrowhead Drive, Second Floor
Carson City, NV 89706
Ph: (775) 684-2160
Fax:(775) 684-2020
stateboard@tax.state.nv.us

STATE BOARD OF EQUALIZATION CASE NUMBER: 22 -106

Appellant Authorized Agent:

Assessor/Dept:

MS. BRIANA JOHNSON
CLARK COUNTY ASSESSOR
500 SOUTH GRAND CENTRAL PARKWAY 2ND FL
LAS VEGAS NV 89155-1401

Respondent Authorized Agent:

2/14/2025

COUNTY RECORD

02
1-1
1-1
1-1
1-1
1-1
1-1



APPEAL FORM # 25-00823

Clark County 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 15th. 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 (Agents Information to be completed in Part H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL MONTESSOURI L L C					
NAME OF PETITIONER (IF DIFFERENT FROM PROPERTY OWNER) REBECCA SHABAT				TITLE MANAGER	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P O BOX) 2660 MONTESSOURI ST.				EMAIL ADDRESS LVLUXESTATES@GMAIL.COM	
CITY LAS VEGAS	STATE NV	ZIP CODE 89117	DAYTIME PHONE 702-300-5895	ALTERNATE PHONE	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 NEVADA

The organization described above is a non-profit organization ☐ Yes ☒ No

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

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

- ☐ Self ☐ Trustee of Trust ☐ Employee of Property Owner
☒ Co-owner, Partner, Management 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 2660	STREET/ROAD MONTESSOURI ST	CITY (IF APPLICABLE) SPRING VALLEY	COUNTY
PURCHASE PRICE: 370000		PURCHASE DATE: 10/17/07	

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

ASSESSOR'S PARCEL NUMBER (APN) 163-10-507-018	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.
--	-----------------------------------

Appeals must be single parcels unless multiple contiguous parcels act as a single unit.

4. Check Property Type: ☒

- | | | |
|---|--|--|
| <input type="checkbox"/> Vacant Land | <input type="checkbox"/> Mobile Home (Not on foundation) | <input type="checkbox"/> Mining Property |
| <input checked="" type="checkbox"/> Residential Property | <input type="checkbox"/> Commerical Property | <input type="checkbox"/> Industrial Property |
| <input type="checkbox"/> Multi-Family Residential Property | <input type="checkbox"/> Agricultural Property | <input type="checkbox"/> Personal Property |
| <input type="checkbox"/> Possessory Interest in Real or Personal property | | <input type="checkbox"/> Exemption |

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

<input checked="" type="checkbox"/> 25-26 Secured 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		
Buildings		
Personal Property		
Possessory interest in real property		
Exempt Value		
Total	3,007,145	2,814,446

APPEAL FORM # 25-00823

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 have attached the proof showing the owner, the location, the 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 that 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)

Every other similar properties in the area got an average 1% decrease in their taxable value from 2024-2025. See below:

7521 Yonie Ct. 89117 - from \$1,643,154 to \$1,630,840.....8109 Dark Hollow Pl - from \$956,011 to \$933,614....

2785 S. Monte Cristo Way - from \$4,894,983 to \$4,663,917.....1801 S. Cimarron Rd. - from \$3,181,426 to \$3,178,794

7385 Heron Canyon Ct. - from \$2,584,309 to \$2,570,143...3256 COSTA SMERALDA CIR - from \$2,480,700 to \$2,453,431

CERTIFICATION

I certify (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 the agent named therein to represent the Property Owner as stated and I have the authority to appoint the authorized agent named in Part H.

Owner/Petitioner Signature

REBECCA SHABAT

Print Name of Owner/Petitioner

MANAGER

Title

1/13/25

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. Read instructions for further information.

I hereby authorize the agent whose name and contact information appears below to file a petition to the Clark 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 Clark 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.

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.

CERTIFICATION

Agent Signature required only if Petitioner did not sign certification and a separate Agent Authorization will be submitted.

I certify (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 Clark County Board subject to the requirements of NRS 361.362 and NAC 361.TBD (7012) and the limitations contained in the Agent Authorization Form to be separately submitted

Authorized Agent Signature

Title

Print Name of Signatory

Date

☐ I hereby withdraw appeal to the Board of Equalization

Signature of Owner or Authorized Agent/Attorney

Date

Clark County Board of Equalization

Agent Authorization Form

If you have questions about this form or the appeal process, please call: 702-455-3891.

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: <u>Montessori LLC</u>					
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER): <u>Shaul Jerry Shabat</u>				TITLE: <u>manager</u>	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): <u>2660 Montessori St</u>				EMAIL ADDRESS: <u>LVLUXESTATES@gmail.com</u>	
CITY: <u>Las Vegas</u>	STATE: <u>NV</u>	ZIP CODE: <u>89117</u>	DAYTIME PHONE: <u>702 300 1940</u>	ALTERNATE PHONE:	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. Please see instructions.

- ☐ 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 APN or Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN): <u>163-10-507-018</u>	ACCOUNT NUMBER:
---	-----------------

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

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

<input checked="" type="checkbox"/> 2025-2026 Secured Roll	<input type="checkbox"/> 2024-2025 Unsecured Roll	<input type="checkbox"/> 2024-2025 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.		

Part F. AUTHORIZATION OF AGENT

I hereby authorize the agent whose name and contact information appears below to file a petition to the Clark County 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 Clark County 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 the Petition for appeal.

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: <u>Rebecca Shabat</u>			TITLE: <u>N/A (Wife of Shaul Shabat)</u>		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS: <u>RebeccaShabat@gmail.com</u>		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) <u>2660 Montessouri St</u>					
CITY <u>Las Vegas</u>	STATE <u>NV</u>	ZIP CODE <u>89117</u>	DAYTIME PHONE <u>7023005895</u>	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: [Signature] Title: N/A Date: 1/20/25

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: _____

CERTIFICATION

I certify (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 the agent named herein to represent the Property Owner as stated and I have the authority to appoint the authorized agent named herein.

Property Owner / Petitioner Signature: [Signature] Title: Manager Date: 1/20/25
Print Name of Owner/Petitioner: Shaul Jerry Shabat



Date: 02/26/2025

CLARK COUNTY BOARD OF EQUALIZATION NOTICE OF APPEARANCE

The Secretary to the Clark County Board of Equalization has recommended your Petition for Review be dismissed because one or both of the following situations apply:

1. The petition does not meet the statutory deadline requirements.
2. Improper authorization to appeal on behalf of the property owner.

The Clark County Board of Equalization (County Board) will determine whether the Petition for Review is within the legal authority and jurisdiction of the County Board pursuant to the requirements of NRS 361.340, NRS 361.345 and/or NRS 361.362 on the date and time noted below.

<p>Date: Thursday, February 06, 2025 Time: 08:00 am Location: Commission Chambers Clark County Government Center 500 S Grand Central Pkwy, 1st Floor Case Number: 00734 Primary APN/ PPID: 139-32-703-002</p>
--

If the County Board decides to hear the merits of the petition upon determination it has jurisdiction, a hearing will be scheduled for a later time and you will be sent a new hearing notice advising you of the scheduled hearing date, time and location.

We encourage you to arrive at the above hearing prior to the scheduled start time. Depending on the length of the agenda, your case may be heard anytime between the start time noted and the completion of the agenda.

YOUR HEARING DATE HAS BEEN SET, IT CANNOT BE CHANGED.

Assessor's data related to your case will be provided to you at the hearing or you may contact the Assessor's Office to check availability prior to the hearing. Please bring this notice in order to receive the documents.

Petitioners requiring a transcript of the hearing must provide and pay for a court reporter. A copy of such transcript must also be provided to the County Clerk and the Secretary of the State Board of Equalization.

The Assessor's Office is located at 500 S. Grand Central Parkway, 2nd Floor.
If you have any questions, please call 702-455-4997.



200 Lewis Avenue
P. O. Box 551604
Las Vegas, NV 89155-1604
702-671-0500 / 702-382-3611 Fax

Office of the County Clerk

Lynn Marie Goya
County Clerk
Commissioner of Civil Marriages

Carl Bates
Assistant County Clerk

734/02-06-25

2709 PINTO LANE TRUST ETAL
WOLFSON MARK B TRS
2709 PINTO LN
2709 PINTO LN
LAS VEGAS NV 89107

February 20, 2025

Re: Petition No. 734

Assessment Year:	2025 - 2026
Parcel #:	139-32-703-002
Multiple Parcels:	No
Hearing Date:	February 06, 2025

This is to notify you that the Clark County Board of Equalization has made the following determination on the petition you have filed on the above-described property:

Denied Jurisdiction

If you have any questions, please contact the Clark County Assessor's Office, 500 South Grand Central Parkway, Second Floor, Las Vegas, NV 89106 Phone: (702) 455-3882.

Sincerely,

A handwritten signature in black ink that reads "Lynn Marie Goya".

Lynn Marie Goya, Clark County Clerk

Ex-Officio Clerk of:
Board of County Commissioners - Clark County Board of Equalization
Clark County Liquor and Gaming Board - Mt. Charleston Fire Protection District
Clark County Water Reclamation District Board of Trustees - Clark County Debt Management Commission
Clark County Redevelopment Agency - University Medical Center of Southern Nevada Board of Trustees



CLARK COUNTY BOARD OF EQUALIZATION

Case # 823

Petitioner Information

3-1

APN: 163-10-507-015
Recording requested by and mail documents and
tax statements to:

Name: Montessori, LLC
Address: 2740 Belcastro St.
City/State/Zip: Las Vegas, NV 89117

DED104mk
Nevada Legal Forms & Books, Inc. (702) 870-8977
www.legalformsrus.com

Inst #: 201011170003813
Fees: \$15.00 N/C Fee: \$0.00
RPTT: \$0.00 Ex: #007
11/17/2010 04:29:22 PM
Receipt #: 582146
Requestor:
LEGACY TRUST
Recorded By: DHG Pgs: 3
DEBBIE CONWAY
CLARK COUNTY RECORDER

RPTT: _____

QUITCLAIM DEED

THIS INDENTURE WITNESS That the GRANTOR(S): Legacy Trust

for and in consideration of Ten Dollars (\$ 10.00)
do hereby QUITCLAIM the right, title and interest, if any, which GRANTOR may have in all that real
property, the receipt of which is hereby acknowledged, to the GRANTEE(S):
Montessori, LLC

all that real property situated in the City of Las Vegas
County of Clark, State of Nevada

bounded and described as follows: (Set forth legal description and commonly known address)

**THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 60, M.D.M, DESCRIBED AS FOLLOWS:**

**LOT ONE (1) OF THAT CERTAIN PARCEL MAP ON FILE IN FILE 7 OF PARCEL MAPS, PAGE 51, IN
THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA.**

**TOGETHER WITH THAT PORTION VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED
JULY 22, 1994 IN BOOK 940722 AS DOCUMENT NO 00672 AND RE-RECORDED AUGUST 14, 1996
IN BOOK 960814 AS DOCUMENT NO. 00907 AND RE-RECORDED APRIL 30, 2003 IN BOOK
20030430 AS DOCUMENT NO 00016 OF OFFICIAL RECORDS, CLARK COUNTY NEVADA..**

SUBJECT TO:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, restrictions, Reservations, Rights,
Rights of Way of Easments now of record

TOGETHER with all tenements, hereditaments and oppurtenences, including easments
and water rights, if any, thereto blonging or appertaining, and reversions, remainders, rents,
issues or profits thereof.

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 17 day of November, 20 10.

[Signature] Trustee
Signature of Grantor

Signature of Grantor

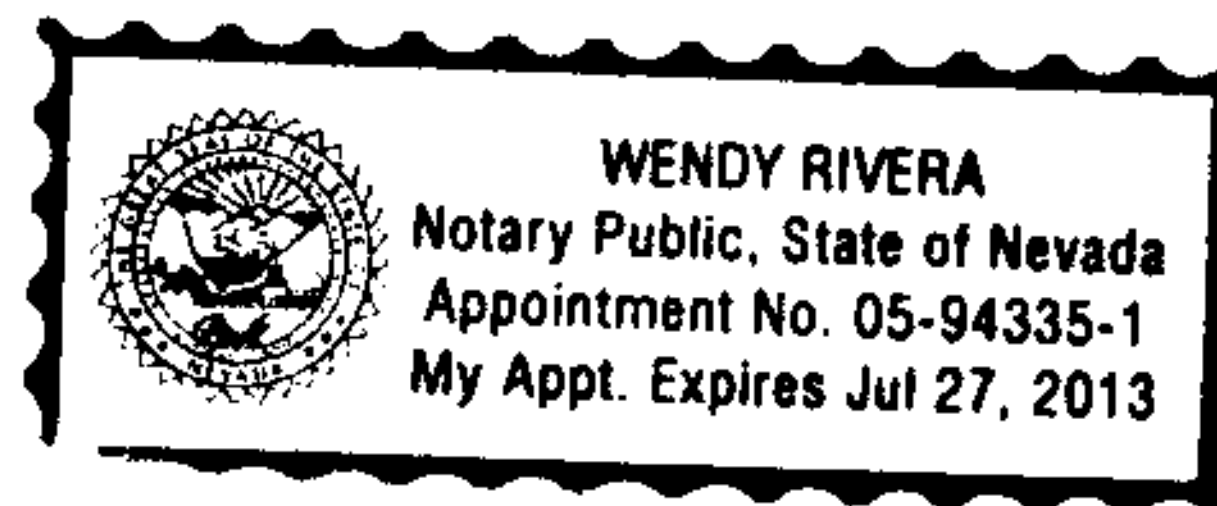
Shaul J. Shabat Trustee
Print or Type Name Here

Print or Type Name Here

STATE OF Nevada)
COUNTY OF Clark)
On this 17 day of November, 20 10, personally appeared
before me, a Notary Public, Shaul J. Shabat * * *

☐ personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument in the capacity set forth therein, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned. Witness my hand and official seal.

[Signature]
Notary Public



My commission expires: July 27, 2013

Consult an attorney if you doubt this forms fitness for your purpose.

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 163-10-507-015
b) _____
c) _____
d) _____

2. Type of Property:

a) ☐ Vacant Land b) ☒ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$ 0.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$ 0.00

Real Property Transfer Tax Due

\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section (7)

b. Explain Reason for Exemption: Transfer to or from a Trust Without
Consideration

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity GRANTOR Trustee

Signature _____ Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Legacy Trust
Address: 2740 Belcastro St.
City: Las Vegas
State: NV Zip: 89117

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Montessori, LLC
Address: 2740 Belcastro St.
City: Las Vegas
State: NV Zip: 89117

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Montessori, LLC Escrow #: _____
Address: 2740 Belcastro St.
City: Las Vegas State: NV Zip: 89117

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



togetherforbetter

OFFICE OF THE COUNTY ASSESSOR

BRIANA JOHNSON
Clark County Assessor
(702) 455-4997 • Fax: (702) 455-0191
www.clarkcountynv.gov/assessor

Mary Ann, Weidner Deputy Director of Assessment Services

Withdrawal of Appeal from the Board of Equalization

01/27/2025
MONTESSOURI L L C
2660 MONTESSOURI ST
LAS VEGAS, NV 89117

RE: Appeal No. 823
 Parcel No(s). 163-10-507-018
 Parcel Count. 1

Dear Taxpayer:

The Appraisal Division of the Clark County Assessor's Office has completed the review of the taxable value of the above property(ies) under appeal. After careful consideration of the facts involved, our conclusion is that the current assessment does not exceed full cash value and is fair and equitable. For these reasons, it is our opinion that no changes are justifiable at this time. Therefore, the taxable value will remain as follows:

Fiscal Year:	2025-2026
Land	\$378,000
Improvements	\$2,629,145
Supplemental	\$0
Total Taxable Value	\$3,007,145

By signing below, Petitioner agrees to the above determination. Please return this letter to our office before your scheduled hearing. You may mail to the address below, email to Jeffrey.Stewart@clarkcountynv.gov or FAX to .

Sincerely,

Jeffrey Stewart

Appraisal Division

I HEREBY WITHDRAW MY APPEAL TO THE BOARD OF EQUALIZATION:

X _____
Signature of owner or authorized agent

DATE _____



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823

Links to properties searched with an average 1 % decrease in taxable value

7521 Yonie Ct.

<https://maps.clarkcountynv.gov/assessor/AssessorParcelDetail/parceldetail.aspx?hdnParcel=16303315032&hdnInstance=pcl7>

8109 Dark Hollow Pl

<https://maps.clarkcountynv.gov/assessor/AssessorParcelDetail/parceldetail.aspx?hdnParcel=16309514005&hdnInstance=pcl7>

2785 S Monte Cristo Way

<https://maps.clarkcountynv.gov/assessor/AssessorParcelDetail/parceldetail.aspx?hdnParcel=16310203013&hdnInstance=pcl7>

1801 S Cimarron Rd,

<https://maps.clarkcountynv.gov/assessor/AssessorParcelDetail/parceldetail.aspx?hdnParcel=16304304002&hdnInstance=pcl7>

7385 Heron Canyon Ct.

<https://maps.clarkcountynv.gov/assessor/AssessorParcelDetail/parceldetail.aspx?hdnParcel=16310313007&hdnInstance=pcl7>

3256 COSTA SMERALDA CIR

<https://maps.clarkcountynv.gov/assessor/AssessorParcelDetail/parceldetail.aspx?hdnParcel=16310418007&hdnInstance=pcl7>

2/10/2025 823P

TAX HISTORY
2660 MONTESSOURI ST

YEAR	PROPERTY TAX	% INCREASE		TAX ASSESSMENT	% INCREASE
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2025	\$ 20,196	3%		\$ 1,052,501	6%
2024	\$ 19,611	63%		\$ 995,006	52%
2023	\$ 12,040	3%		\$ 653,250	10%
2022	\$ 11,690	3%		\$ 594,614	0%

INCREASE IN 2024 IS FROM BUILDING A GARAGE

Address	LIVING SQ FT	LOT (ACRES)	VALUE PER TAXABLE SQ FT (2025)	YEAR BUILT	TOTAL TAXABLE VALUE		TAXABLE VALUE CHANGE FROM 24-25	VALUE PER SQ FT DIFFERENCE TO 2660 MONTESSOURI
					2024	2025		
2660 MONTESSOURI ST	7192	1.39	\$ 418.12	2013	\$ 2,842,845	\$ 3,007,145	6%	
2785 S MONTE CRISTO WAY	16461	1	\$ 283.33	2001	\$ 4,894,983	\$ 4,663,917	-5%	-32%
7521 YONIE CT.	7022	0.35	\$ 232.25	2009	\$ 1,643,154	\$ 1,630,840	-1%	-44%
2200 GLENBROOK WAY	6903	0.29	\$ 267.23	2001	\$ 1,946,863	\$ 1,844,720	-5%	36%
2926 MONTESSOURI ST	8795	1.16	\$ 230.10	1975	\$ 2,106,403	\$ 2,023,720	-4%	-45%
8109 DARK HOLLOW PL	4879	0.27	\$ 191.35	2006	\$ 956,011	\$ 933,614	-2%	-54%
1801 S CIMMARON RD	9553	2.05	\$ 332.75	1996	\$ 3,181,426	\$ 3,178,794	0%	-20%
2765 S TENAYA WAY	6805	0.79	\$ 288.19	2016	\$ 1,983,809	\$ 1,961,114	-1%	-31%
1721 S TIOGA WAY	7774	0.46	\$ 402.06	2019	\$ 3,151,397	\$ 3,125,597	-1%	-4%
2060 HENLEY CT	5567	0.46	\$ 227.86	2000	\$ 1,282,131	\$ 1,268,523	-1%	-46%
2111 BOGART CT	4821	0.47	\$ 245.51	2000	\$ 1,217,637	\$ 1,183,586	-3%	-41%

2660 Montessori St



2785 S MONTE CRISTO WAY



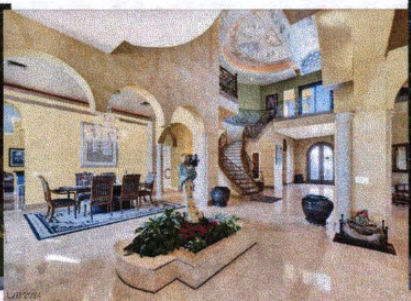
7521 YONIE CT

GATED



2200 GLENBROOK WAY

GUARD GATED CANYON GATE



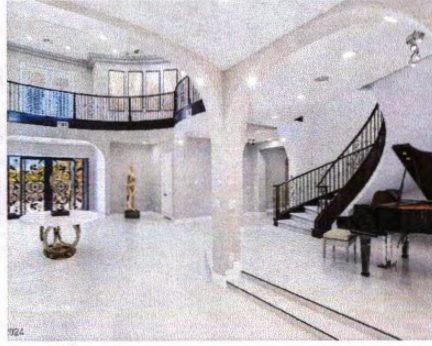
2926 MONTESSOURI ST



DARK HOLLOW PL GUARD GATED



1801 S CIMMARON



2765 S TENAYA WAY



1721 S TIOGA WAY



2111 BOGART CT

GATED





CLARK COUNTY BOARD OF EQUALIZATION

Case # 823

Assessor Information

Case Summary 00823

Owner: MONTESSOURI L L C

Parcel Number: 163-10-507-018

Mailing Address: 2660 MONTESSOURI ST
LAS VEGAS NV 89117

Appeal #: 00823

BOE Date #: 02/10/2025 08:00 am Commission Chambers

Appraiser: Jeffrey Stewart

Land Use Code: 20.110

Neighborhood Code: 1344.15

Situs: 2660 MONTESSOURI ST SPRING VALLEY

Total Acres: 1.3900

Legal Description: PARCEL MAP FILE 125 PAGE 3
LOT 1



Totals for all Parcels						
	2023-2024		2024-2025		2025-2026	
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable
Land Value	127,575	364,500	132,300	378,000	132,300	378,000
Improvement Value	834,925	2,385,500	862,706	2,464,875	920,201	2,629,145
Supplemental Value	26,645	76,128	0	0	0	0
Total	989,145	2,826,128	995,006	2,842,875	1,052,501	3,007,145

CLARK COUNTY BOARD OF EQUALIZATION

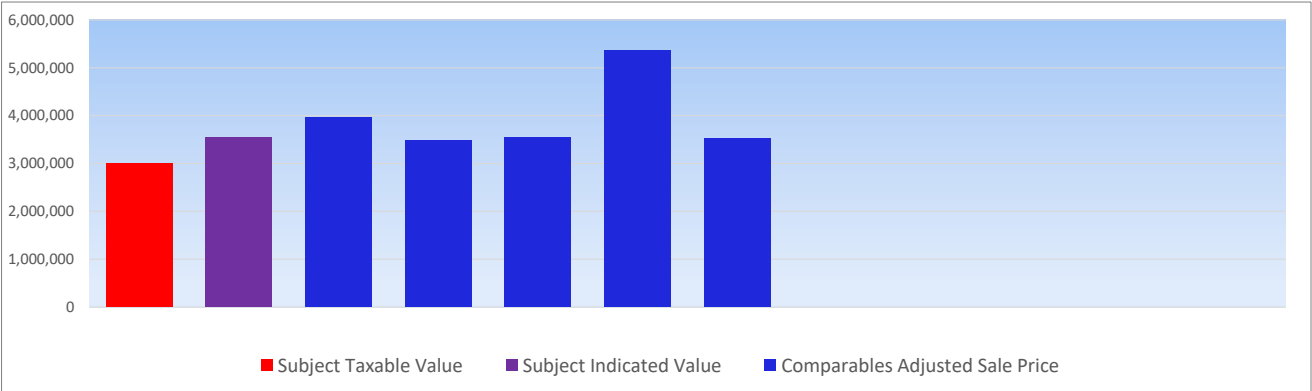
Case #	823
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Comparable Sales Analysis FY 2025-2026

1/22/2025

Subject:

PARCEL	LOCATION ADDRESS
163-10-507-018	2660 MONTESSOURI ST
OWNER	25-26 TAXABLE VALUES
MONTESSOURI L L C	LAND378,000
LAND USE	IMPS2,629,145
Single Family Residential	TOTAL3,007,145
NUMBER OF BUILDINGS	PER SQFT503
1	



Review of taxable value
based on adjusted sales
prices of comparable sales.

SUMMARY	LOW	HIGH	MEDIAN	IND. VALUE
ADJ VALUES	3,487,900	5,361,800	3,547,100	3,547,000
IND. VALUE OF SUBJECT PER SQFT	583	896	593	593
				RECOMMEND
				3,007,145
				503

Comments and Reconciliation:

--

SUBJECT PROPERTY INFORMATION

BLDG SQFT	EFF YEAR	BLDG TYPE	ACRES	GOLF/V IEW	BED ROOMS	FULL BATHS	HALF BATH	POOL	GAR SQFT	MULT GAR	FINISH BSMT SQFT	CASITA/ GUEST HOUSE	AMENITIES	OTHER
5,982	2013	One Story	1.39	N	4	4	1	Y	8525	Y	0	2292		

ADJUSTMENTS

SQ FT	AGE	BLDG TYPE	ACRES	GOLF/VIEW	FULL BATH	HALF BATH	POOL	GARAGE	FINISH BSMT	CASITA/ GUEST HOUSE	AMENITIES	OTHER
205	-3,000		25,000		6,000	3,000		50		100		

REVIEW ACRE ADJ: SHOULD BE BETWEEN 25,000 & 80,000.

Comparable Sales:

	LOCATION	PARCEL	SALE PRICE	SALE PRICE Per SQFT	SALE DATE	SALE TYPE	ADJ SALE PRICE	BLDG SQFT	EFF YEAR	BLDG TYPE	ACRES	GOLF/V IEW	BED ROOMS	FULL BATHS	HALF BATH	POOL	GAR SQFT	MULT GAR	FINISH BSMT SQFT	CASITA/ GUEST HOUSE	AMENITIES	OTHER	PROX. (Miles To Subject)			
1	5170 RUSTIC RIDGE DR	163-29-613-007	\$ 3,350,000	\$ 537	2024/11	R	\$ 3,954,750	6,243	2004	One Story	0.50	N	4	4	1	Y	955	N	0	0	Similar	0%		3.75		
2	10936 WILLOW HEIGHTS DR	164-12-212-009	\$ 2,700,000	\$ 505	2024/11	R	\$ 3,487,900	5,346	2004	One Story	0.36	N	5	4	2	Y	890	N	0	0	Similar	0%		4.73		
3	6385 DARBY AVE	163-11-805-005	\$ 3,060,000	\$ 490	2024/08	R	\$ 3,547,100	6,239	2020	Two Story	0.66	N	5	4	1	Y	1524	Y	0	380	Similar	0%		1.13		
4	504 LOB WEDGE CT	138-30-713-070	\$ 4,625,000	\$ 828	2024/10	R	\$ 5,361,800	5,586	2003	Two Story	0.41	N	4	5	1	Y	927	N	0	0	Similar	0%		3.96		
5	2780 EL CAMINO RD	163-11-603-009	\$ 2,999,999	\$ 466	Active List	L	\$ 3,516,349	6,433	2006	One Story	0.83	N	5	5	1	Y	1558	N	0	0	Similar	0%		1.02		
Comparable sales characteristics highlighted in RED match the subject property.				\$ 505	MEDIAN 1 THRU 3		\$ 3,547,100																For assessment purposes only.			
				\$ 505	MEDIAN 1 THRU 5		\$ 3,547,100																Data is from public records.			

For assessment purposes only.
Data is from public records.

SKETCH/AREA TABLE ADDENDUM

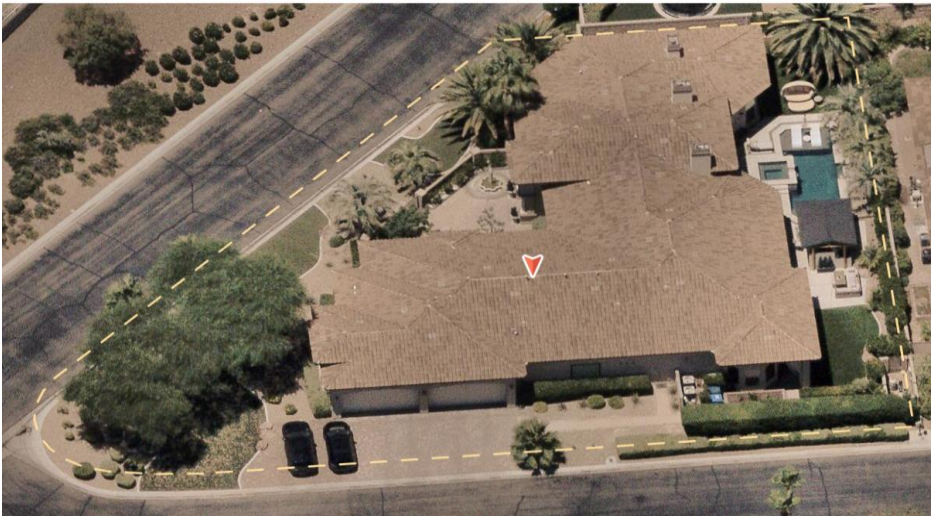
SUBJECT INFO					
APN: 163-10-507-018		Do Not Use - Test:			
Address: 2660 MONTESSOURI ST					
Date: 7-2013		N/A:		N/A:	
Subj/Project:		LC#:			
Model: CUSTOM		Notes:			
Drawn by #: 154		Modified: DRAWN FROM PLANS			
SKETCH					
<div><div><div><div><div><div>21</div><div>30</div><div>24</div></div><div><div>21</div><div>54</div></div></div><div><div>18</div><div>18</div><div>18</div><div>18</div></div><div><div>DGRV</div><div>est 1F WH</div></div><div><div>DG/SHOP</div><div>est 1F WH</div></div></div><div><div>24</div><div>DG/OFFICE</div><div>est 100 WH</div></div><div><div>14.5</div><div>GAZEBO</div><div>24</div></div><div><div>31</div><div>BALC</div><div>31</div></div><div><div>54</div><div>Stg. 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2025-2026
PHOTOGRAPH ADDENDUM

Owner:	MONTESSOURI L L C	Case:	823
Property Address:	2660 MONTESSOURI ST		
Parcel:	163-10-507-018		



Subject
163-10-507-018



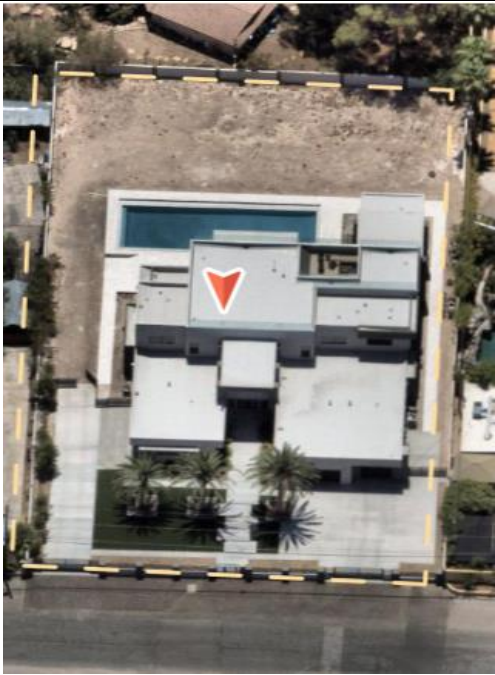
Comparable Sale 1
163-29-613-007



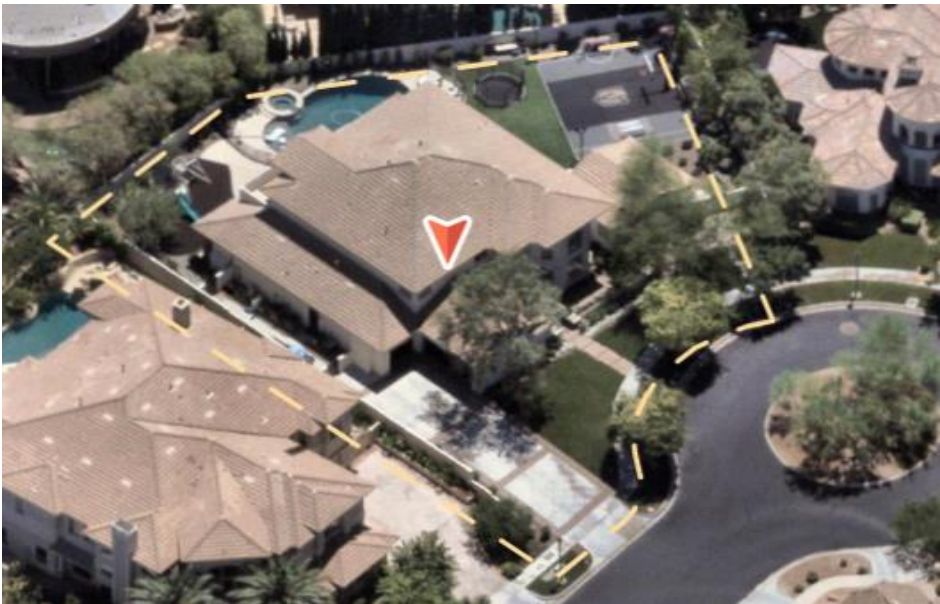
Comparable Sale 2
164-12-212-009

2025-2026
PHOTOGRAPH ADDENDUM

Owner:	MONTESSOURI L L C	Case:	823
Property Address:	2660 MONTESSOURI ST		
Parcel:	163-10-507-018		



Comparable Sale 3
163-11-805-005



Comparable Sale 4
138-30-713-070



Comparable 5 (Listing)
163-11-603-009

CASE 823 2025-2026

Parcel Equity Analysis

Subject:

			Bldg	Bldg	*Eff.		*Norm.	*Econ.	# Bldgs	*Building	*Quality	*Construction	*Wall	Bed	Full	Half	Finish	Unfin	Garage		Patio		Pool	Casita/	Land	Golf /	Taxable Values								
No.	Parcel Number	Property Address	SqFt	RCN cost/sf	Year	Age	Depr.	Obs.		Descr.	Descr.	Type	Ht.	Rooms	Baths	Baths	Bsmnt	Bsmnt	Ct	Total SqFt	Ct	Total SqFt		Guest House	Acres	View	Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	Per SF	Comments
5	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4	8525	5	2,832	Y	2292	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503	
Equity Comparison Properties:																																			
No.	Parcel Number	Property Address	Bldg	Bldg	*Eff.	*Age	*Norm.	*Econ.	# Bldgs	*Building	*Quality	*Construction	*Wall	Bed	Full	Half	Finish	Unfin	Ct	Total SqFt	Ct	Total SqFt	Pool	Casita/	Land	Golf /	Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	Per SF	Comments
1	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4	8525	5	2,832	Y	2292	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503	Subject
2	163-10-705-008	3035 MONTESSOURI ST	10,180	278.04	2005	20	30.0%	0.0%	1	One Story	Very Good - E	Frame-Stucco	12	5	6	1	0	0	1	1167	3	2,515	Y	0	1.06	N	\$350,000	\$2,234,794	\$232,725	\$107,661	\$0	\$0	\$2,817,519	\$277	
3	163-10-507-015	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	0.0%	1	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	2	1847	4	2,742	Y	1082	0.71	N	\$294,000	\$1,749,884	\$346,892	\$157,021	\$0	\$0	\$2,390,776	\$400	
4	163-10-804-004	3160 ROSANNA ST	7,378	275.25	2004	21	31.5%	0.0%	1	Two Story	Excellent	Frame-Stucco	12	5	6	1	0	0	1	820	4	2,934	Y	0	0.72	N	\$308,000	\$1,643,606	\$151,946	\$114,556	\$0	\$0	\$2,103,552	\$285	
5	163-10-702-002	2926 MONTESSOURI ST	7,606	263.15	1993	32	48.0%	0.0%	2	One Story	Very Good - E	Frame-Stucco	10	4	5	1	1,189	0	3	2551	5	2,430	Y	1545	1.16	N	\$350,000	\$1,535,636	\$138,084	\$112,087	\$0	\$0	\$2,023,720	\$266	
6	163-10-602-004	2740 BELCASTRO ST	4,496	221.77	2007	18	27.0%	0.0%	2	Two Story	Very Good	Frame-Stucco	12	5	5	1	0	0	1	1157	5	2,080	Y	1584	0.72	N	\$308,000	\$1,276,362	\$163,099	\$68,351	\$0	\$0	\$1,747,461	\$389	
7	163-10-507-003	7055 LAREDO ST	5,006	211.25	2017	8	12.0%	0.0%	1	One Story	Very Good	Frame-Stucco	9	4	4	1	0	0	1	1375	3	736	Y	900	0.47	N	\$252,000	\$1,193,595	\$277,460	\$116,451	\$0	\$0	\$1,723,055	\$344	
8	163-10-802-002	7175 PALMYRA AVE	4,599	209.02	2004	21	31.5%	0.0%	2	Two Story	Very Good	Frame-Stucco	10	5	5	1	0	0	3	1959	4	1,436	Y	1080	0.47	N	\$280,000	\$1,163,696	\$137,028	\$71,474	\$0	\$0	\$1,580,724	\$344	
9	163-10-603-002	2740 MONTESSOURI ST	#VALUE!	#VALUE!	n/a	n/a	n/a	0.0%	2	#VALUE!	#VALUE!	n/a	n/a	#VALUE!	#VALUE!	#VALUE!	0	0	1	822	2	739	Y	#####	0.97	N	\$336,000	\$1,100,402	\$133,693	#VALUE!	\$0	\$0	\$1,570,095	\$0	
10	163-10-811-006	7261 BIRKLAND CT	5,200	204.12	2001	24	36.0%	0.0%	2	Two Story	Very Good	Frame-Stucco	10	6	4	1	0	0	2	1193	5	1,264	Y	0	0.44	N	\$238,000	\$948,239	\$123,891	\$48,822	\$0	\$0	\$1,310,130	\$252	
11	163-10-702-004	2970 MONTESSOURI ST	4,923	170.41	2006	19	28.5%	0.0%	2	Two Story	Good	Frame-Stucco	10	4	3	2	0	0	2	932	3	1,060	Y	0	0.47	N	\$280,000	\$874,939	\$91,864	\$106,632	\$0	\$0	\$1,246,803	\$253	
12	163-10-605-016	7265 TARA AVE	4,597	209.04	2001	24	36.0%	0.0%	1	Two Story	Very Good	Frame-Stucco	10	5	4	1	0	0	1	776	3	735	Y	0	0.53	N	\$280,000	\$832,126	\$91,776	\$43,161	\$0	\$0	\$1,203,902	\$262	
13	163-10-608-005	6965 TARA AVE	4,771	160.25	2012	13	19.5%	0.0%	1	One Story	Avg.-Good	Frame-Stucco	10	4	5	1	0	0	1	504	3	1,246	Y	190	0.56	N	\$280,000	\$744,604	\$170,734	\$42,379	\$0	\$0	\$1,195,338	\$251	
14	163-10-602-009	2757 MONTESSOURI ST	4,291	131.06	1973	52	75.0%	0.0%	2	One Story	Average	Frame-Stucco	0	4	5	1	0	0	1	1200	2	2,076	Y	0	2.13	N	\$886,080	\$178,664	\$61,518	\$8,865	\$0	\$0	\$1,126,262	\$262	
15	163-10-706-013	3060 MONTESSOURI ST	5,883	199.48	1990	35	52.5%	0.0%	1	Two Story	Very Good	Frame-Stucco	10	5	4	1	0	0	1	729	3	991	Y	0	0.73	N	\$308,000	\$668,487	\$145,426	\$41,034	\$0	\$0	\$1,121,913	\$191	
16	163-10-802-001	7155 PALMYRA AVE	6,114	138.96	1994	31	46.5%	0.0%	2	Two Story	Avg.-Good	Frame-Stucco	0	2	6	0	0	0	2	4160	3	1,010	Y	0	0.70	N	\$308,000	\$661,336	\$59,313	\$27,649	\$0	\$0	\$1,028,649	\$168	
17	163-10-606-003	7175 TARA AVE	5,799	200.00	1990	35	52.5%	0.0%	1	Two Story	Very Good	Frame-Stucco	10	6	4	1	0	0	1	1011	3	1,355	Y	0	0.52	N	\$280,000	\$665,888	\$56,331	\$24,373	\$0	\$0	\$1,002,219	\$173	
18	163-10-802-009	7140 DARBY AVE	6,190	158.41	1993	32	48.0%	0.0%	1	Two Story	Good	Frame-Stucco	0	6	4	1	0	0	1	700	1	98	Y	0	0.73	N	\$308,000	\$563,549	\$130,341	\$21,589	\$0	\$0	\$1,001,890	\$162	
19	163-10-602-008	7150 TARA AVE	3,499	194.69	2004	21	31.5%	0.0%	1	One Story	Good	Frame-Stucco	10	4	3	0	0	0	1	1080	2	851	Y	0	0.73	N	\$308,000	\$579,352	\$105,707	\$22,256	\$0	\$0	\$993,059	\$284	
20	163-10-811-004	7260 BIRKLAND CT	3,795	181.29	2001	24	36.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	0	0	0	1	858	2	599	Y	576	0.44	N	\$280,000	\$538,260	\$166,650	\$30,095	\$0	\$0	\$984,910	\$260	
21	163-10-706-012	7080 PALMYRA AVE	3,567	168.99	2003	22	33.0%	0.0%	1	Two Story	Good	Frame-Stucco	0	6	5	0	0	0	1	575	3	928	Y	0	0.51	N	\$280,000	\$498,193	\$191,010	\$32,000	\$0	\$0	\$969,203	\$272	
22	163-10-606-004	7165 TARA AVE	3,665	167.99	2006	19	28.5%	0.0%	1	One Story	Avg.-Good	Frame-Stucco	10	3	4	0	0	0	1	840	2	597	Y	0	0.52	N	\$280,000	\$584,192	\$94,038	\$38,915	\$0	\$0	\$958,230	\$261	
23	163-10-608-008	2850 ROSANNA ST	3,689	168.06	1996	29	43.5%	0.0%	1	Two Story	Good	Frame-Stucco	0	4	5	0	0	1,471	1	874	3	1,150	Y	0	0.83	N	\$322,000	\$495,804	\$134,889	\$43,283	\$0	\$0	\$952,693	\$258	
24	163-10-706-010	7060 PALMYRA AVE	3,681	168.10	2003	22	33.0%	0.0%	1	Two Story	Good	Frame-Stucco	0	6	5	1	0	0	1	666	3	1,272	Y	0	0.48	N	\$280,000	\$543,662	\$120,517	\$41,811	\$0	\$0	\$944,179	\$257	
25	163-10-605-015	7275 TARA AVE	3,200	223.40	2004	21	31.5%	0.0%	1	Two Story	Very Good	Frame-Stucco	10	4	4	0	0	0	1	819	2	359	Y	0	0.53	N	\$280,000	\$586,133	\$76,864	\$31,905	\$0	\$0	\$942,997	\$295	
26	163-10-710-002	2942 TENAYA WAY	4,895	173.11	1993	32	48.0%	0.0%	1	One Story	Good	Frame-Stucco	0	5	4	1	0	0	1	880	2	952	Y	0	0.48	N	\$280,000	\$541,213	\$116,765	\$32,742	\$0	\$0	\$937,978	\$192	
27	163-10-811-001	7210 BIRKLAND CT	4,365	163.86	2000	25	37.5%	0.0%	1	Two Story	Good	Frame-Stucco	0	4	5	0	0	0	1	736	7	1,026	Y	0	0.45	N	\$280,000	\$560,057	\$96,233	\$43,358	\$0	\$0	\$936,290	\$214	
28	163-10-706-017	3025 ROSANNA ST	3,537	211.96	1999	26	39.0%	0.0%	1	One Story	Good	Masonry-Face	0	2	4	1	0	0	1	818	2	395	Y	0	0.55	N	\$280,000	\$564,098	\$85,256	\$43,783	\$0	\$0	\$929,354	\$263	
29	163-10-810-009	3160 COACHLIGHT CIR	6,813	158.41	1989	36	54.0%	0.0%	1	Two Story	Good	Frame-Stucco	0	6	4	1	0	0	1	677	5	970	Y	0	0.51	N	\$280,000	\$581,459	\$50,678	\$30,312	\$0	\$0	\$912,137	\$134	
30	163-10-804-003	3150 ROSANNA ST	5,241	159.13	1993	32	48.0%	0.0%	2	Two Story	Good	Frame-Stucco	0	5	5	1	0	0	1	888	2	701	Y	0	0.72	N	\$308,000	\$541,855	\$61,156	\$27,078	\$0	\$0	\$911,011	\$174	
31	163-10-505-006	7254 ELDORA AVE	3,944	166.53	2002	23	34.5%	0.0%	1	Two Story	Good																								

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Parcel Equity Analysis

Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Golf / View	Taxable Values							Comments	
										Descr.	Descr.								Ct	Total SqFt	Ct	Total SqFt					Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total		Total Per SF
S	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4	8525	5	2,832	Y	2292	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503	

Equity Comparison Properties:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building Descr.	*Quality Descr.	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Golf / View	Taxable Values							Comments	
																			Ct	Total SqFt	Ct	Total SqFt					Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total		Total Per SF
61	163-10-802-003	3130 BELCASTRO ST	4,470	175.64	1989	36	54.0%	0.0%	1	One Story	Good	Frame-Stucco	0	5	4	1	0	0	1	466	3	564	Y	0	0.49	N	\$280,000	\$435,345	\$58,841	\$39,588	\$0	\$0	\$774,186	\$173	
62	163-10-710-012	7223 LAFITE CT	4,147	177.79	1990	35	52.5%	0.0%	1	One Story	Good	Frame-Stucco	0	5	4	1	0	0	1	864	3	815	Y	0	0.46	N	\$280,000	\$431,415	\$60,103	\$27,786	\$0	\$0	\$771,518	\$186	
63	163-10-601-012	2740 TENAYA WAY	4,970	136.78	1984	41	61.5%	0.0%	2	Split Level	Average	Masonry-Face	0	6	2	1	0	0	1	1040	0	0	Y	0	1.05	N	\$350,000	\$309,898	\$111,452	\$13,495	\$0	\$0	\$771,350	\$155	
64	163-10-704-014	3035 BELCASTRO ST	4,184	194.58	1987	38	57.0%	0.0%	1	One Story	Good-Very Go	Frame-Stucco	0	4	3	0	0	0	1	706	2	1,218	Y	0	0.53	N	\$280,000	\$422,153	\$68,061	\$12,323	\$0	\$0	\$770,214	\$184	
65	163-10-704-011	3065 BELCASTRO ST	4,332	176.54	1989	36	54.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	0	0	0	1	729	2	970	Y	0	0.53	N	\$280,000	\$418,985	\$71,152	\$11,690	\$0	\$0	\$770,137	\$178	
66	163-10-601-007	2747 BELCASTRO ST	2,975	129.94	1990	35	52.5%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0	2	1314	3	559	N	378	0.50	N	\$280,000	\$269,755	\$219,589	\$11,473	\$0	\$0	\$769,344	\$259	
67	163-10-805-005	3245 BELCASTRO ST	3,827	180.94	1989	36	54.0%	0.0%	2	One Story	Good	Frame-Stucco	0	4	3	1	0	0	1	1080	3	1,573	Y	0	0.67	N	\$294,000	\$409,867	\$62,815	\$15,134	\$0	\$0	\$766,682	\$200	
68	163-10-706-002	7065 COLEY AVE	4,128	143.50	1986	39	58.5%	0.0%	1	Two Story	Avg.-Good	Frame-Stucco	0	4	3	0	0	0	1	676	4	2,579	N	1250	0.50	N	\$280,000	\$310,027	\$175,893	\$11,354	\$0	\$0	\$765,920	\$186	
69	163-10-811-008	7231 BIRKLAND CT	3,687	181.94	1995	30	45.0%	0.0%	1	One Story	Good	Frame-Stucco	0	3	3	1	0	0	1	537	2	340	Y	0	0.44	N	\$238,000	\$448,510	\$79,348	\$20,919	\$0	\$0	\$765,858	\$208	
70	163-10-505-014	7245 LAREDO ST	3,567	168.99	2002	23	34.5%	0.0%	1	Two Story	Good	Frame-Stucco	0	6	5	0	0	0	1	575	1	276	N	0	0.58	N	\$252,000	\$476,459	\$31,387	\$32,267	\$0	\$0	\$759,846	\$213	
71	163-10-706-016	3030 MONTESSOURI ST	3,260	185.69	1995	30	45.0%	0.0%	1	One Story	Good	Frame-Stucco	0	3	3	0	0	0	1	746	2	452	Y	0	0.48	N	\$280,000	\$396,445	\$82,528	\$13,978	\$0	\$0	\$758,973	\$233	
72	163-10-710-008	7274 LATOUR CT	4,391	176.16	1990	35	52.5%	0.0%	1	One Story	Good	Frame-Stucco	0	4	4	1	0	0	1	778	5	503	Y	0	0.44	N	\$280,000	\$419,743	\$58,381	\$32,348	\$0	\$0	\$758,124	\$173	
73	163-10-704-009	3085 BELCASTRO ST	4,592	174.84	1989	36	54.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	0	0	0	1	743	2	549	Y	0	0.55	N	\$280,000	\$428,313	\$49,450	\$13,412	\$0	\$0	\$757,763	\$165	
74	163-10-810-006	3171 COACHLIGHT CIR	4,840	166.85	1987	38	57.0%	0.0%	1	Split Level	Good	Frame-Stucco	0	4	4	1	0	0	1	888	2	778	Y	0	0.47	N	\$280,000	\$417,776	\$59,814	\$15,641	\$0	\$0	\$757,590	\$157	
75	163-10-806-003	3250 MONTESSOURI ST	3,918	166.68	1990	35	52.5%	0.0%	1	Two Story	Good	Frame-Stucco	0	3	4	1	0	0	1	734	3	544	Y	0	0.66	N	\$294,000	\$394,758	\$66,929	\$38,862	\$0	\$0	\$756,687	\$193	
76	163-10-813-005	3251 CRYSTAL PALM CT	3,728	181.69	1993	32	48.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	4	0	0	0	1	723	3	543	Y	0	0.45	N	\$280,000	\$421,510	\$54,043	\$24,185	\$0	\$0	\$755,553	\$203	
77	163-10-605-017	7255 TARA AVE	3,227	138.04	2001	24	36.0%	0.0%	2	One Story	Average	Frame-Stucco	0	3	2	1	0	0	2	1366	3	633	Y	0	0.53	N	\$280,000	\$384,774	\$89,982	\$12,412	\$0	\$0	\$754,756	\$234	
78	163-10-710-013	7243 LAFITE CT	4,201	177.39	1989	36	54.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	1	0	0	1	720	2	914	Y	0	0.45	N	\$280,000	\$414,486	\$59,910	\$17,779	\$0	\$0	\$754,396	\$180	
79	163-10-702-011	2945 ROSANNA ST	4,232	182.22	1987	38	57.0%	0.0%	1	Two Story	Good-Very Go	Frame-Stucco	0	5	4	0	0	0	1	684	3	508	Y	0	0.71	N	\$308,000	\$374,875	\$71,262	\$14,866	\$0	\$0	\$754,137	\$178	
80	163-10-710-005	7225 LATOUR CT	4,000	178.87	1990	35	52.5%	0.0%	1	One Story	Good	Frame-Stucco	0	4	4	0	0	0	1	720	2	700	Y	0	0.47	N	\$280,000	\$406,119	\$61,129	\$20,903	\$0	\$0	\$747,248	\$187	
81	163-10-603-006	7042 TARA AVE	3,482	160.52	1984	41	61.5%	0.0%	1	Two Story	Avg.-Good	Frame-Brick Ve	0	5	3	1	1,584	0	1	754	3	1,014	Y	0	0.71	N	\$308,000	\$340,961	\$97,832	\$23,512	\$0	\$0	\$746,793	\$214	
82	163-10-803-002	3140 MONTESSOURI ST	4,617	174.69	1986	39	58.5%	0.0%	1	One Story	Good	Frame-Stucco	0	3	3	0	0	0	1	864	6	1,452	Y	0	0.54	N	\$280,000	\$402,181	\$62,186	\$11,545	\$0	\$0	\$744,367	\$161	
83	163-10-605-009	2845 BELCASTRO ST	5,759	121.27	1989	36	54.0%	0.0%	2	Split Level	Average	Frame-Stucco	0	5	4	0	0	0	1	900	2	878	N	0	0.71	N	\$308,000	\$399,366	\$35,354	\$16,972	\$0	\$0	\$742,720	\$129	
84	163-10-806-004	3264 MONTESSOURI ST	3,041	129.37	1979	46	69.0%	0.0%	3	One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0	3	2964	3	857	Y	868	0.66	N	\$294,000	\$409,584	\$35,565	\$7,621	\$0	\$0	\$739,149	\$243	
85	163-10-813-007	3275 CRYSTAL PALM CT	3,062	187.71	2002	23	34.5%	0.0%	1	One Story	Good	Frame-Stucco	0	3	3	0	0	0	1	728	2	620	N	0	0.45	N	\$238,000	\$460,474	\$40,166	\$20,054	\$0	\$0	\$738,640	\$241	
86	163-10-704-012	3055 BELCASTRO ST	4,048	178.52	1989	36	54.0%	0.0%	1	One Story	Good	Frame-Stucco	0	5	3	0	0	0	1	806	3	610	Y	0	0.54	N	\$280,000	\$393,606	\$62,801	\$12,834	\$0	\$0	\$736,407	\$182	
87	163-10-810-008	3180 COACHLIGHT CIR	4,359	175.18	1987	38	57.0%	0.0%	1	One Story	Good	Frame-Siding/S	0	4	3	1	0	0	1	640	2	634	Y	0	0.50	N	\$280,000	\$385,642	\$69,840	\$15,359	\$0	\$0	\$735,482	\$169	
88	163-10-813-002	3228 CRYSTAL PALM CT	3,538	183.20	1993	32	48.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	1	0	0	1	704	2	504	Y	0	0.50	N	\$280,000	\$406,468	\$48,816	\$24,314	\$0	\$0	\$735,284	\$208	
89	163-10-704-015	3025 BELCASTRO ST	4,278	176.89	1987	38	57.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	0	0	0	1	709	2	980	Y	0	0.55	N	\$280,000	\$390,465	\$59,556	\$13,251	\$0	\$0	\$730,021	\$171	
90	163-10-702-010	2965 ROSANNA ST	4,664	119.02	1993	32	48.0%	0.0%	1	Two Story	Average	Frame-Stucco	0	3	2	1	0	0	1	689	5	696	Y	0	0.71	N	\$308,000	\$339,224	\$78,804	\$6,727	\$0	\$0	\$726,028	\$156	
91	163-10-606-002	7185 TARA AVE	4,394	141.98	1989	36	54.0%	0.0%	1	Two Story	Avg.-Good	Frame-Stucco	0	5	4	1	0	0	1	885	3	959	Y	0	0.54	N	\$280,000	\$355,309	\$89,323	\$25,076	\$0	\$0	\$724,632	\$165	
92	163-10-704-016	3015 BELCASTRO ST	4,318	176.63	1987	38	57.0%	0.0%	1	One Story	Good	Frame-Stucco	0	5	3	0	0	0	1	716	2	503	Y	0	0.56	N	\$280,000	\$382,691	\$58,113	\$14,147	\$0	\$0	\$720,804	\$167	
93	163-10-506-006	7165 LAREDO ST	3,029	164.20	1992	33	49.5%	0.0%	1	One Story	Avg.-Good	Frame-Stucco	0	3	2	1	0	0	1	498	5	944	Y	0	0.73	N	\$308,000	\$326,312	\$86,402	\$23,198	\$0	\$0	\$720,714	\$238	
94	163-10-606-001	7195 TARA AVE	4,549	141.15	1990	35	52.5%	0.0%	1	Two Story	Avg.-Good	Frame-Stucco	0	5	3	1	0	0	1	1028	3	834	Y	0	0.53	N	\$280,000	\$375,609	\$63,668	\$24,020	\$0	\$0	\$719,277	\$158	
95	163-10-806-001	3210 MONTESSOURI ST	3,992	132.79	2000	25	37.5%	0.0%	1	One Story	Average	Frame-Stucco	0	5	3	0	0	0	1	821	2	745	N	0	0.50	N	\$280,000	\$415,979	\$22,397	\$16,284	\$0	\$0	\$718,376	\$180	
96	163-10-813-001	3244 CRYSTAL PALM CT	3,591	182.57	1993	32	48.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	2	1	0	0	1	696	3	1,304	N	0	0.47	N	\$280,000	\$422,083	\$11,397	\$10,604	\$0	\$0	\$713,480</		

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Parcel Equity Analysis

Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building Descr.	*Quality Descr.	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Golf / View	Taxable Values							Total Per SF	Comments
																			Ct	Total SqFt	Ct	Total SqFt					Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total		
5	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4	8525	5	2,832	Y	2292	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503	

Equity Comparison Properties:

																									Taxable Values															
No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building Descr.	*Quality Descr.	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage Ct	Total SqFt	Patio Ct	Total SqFt	Pool	Casita/ Guest House	Land Acres	Golf / View	Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	Per SF	Comments					
121	163-10-802-004	3140 BELCASTRO ST	3,177	162.43	1988	37	55.5%	0.0%	1	One Story	Avg.-Good	Frame-Stucco	0	3	3	0	0	0	1	832	2	772	Y	0	0.48	N	\$280,000	\$285,311	\$71,711	\$12,007	\$0	\$0	\$637,022	\$201						
122	163-10-701-001	2915 MONTESSOURI ST	4,337	130.80	1988	37	55.5%	0.0%	1	One Story	Average	Frame-Stucco	0	3	5	0	0	0	1	741	2	586	Y	0	0.52	N	\$280,000	\$315,844	\$40,637	\$18,569	\$0	\$0	\$636,481	\$147						
123	163-10-806-016	7055 DARBY AVE	2,755	142.38	1997	28	42.0%	0.0%	2	One Story	Average	Frame-Stucco	0	3	3	0	0	0	1	782	3	1,814	N	0	0.47	N	\$280,000	\$332,703	\$22,843	\$11,912	\$0	\$0	\$635,546	\$231						
124	163-10-710-007	7265 LATOUR CT	3,857	133.66	1989	36	54.0%	0.0%	1	One Story	Average	Frame-Stucco	0	5	3	1	0	0	1	867	2	388	Y	0	0.46	N	\$280,000	\$296,177	\$58,638	\$15,539	\$0	\$0	\$634,815	\$165						
125	163-10-810-002	3120 COACHLIGHT CIR	3,915	166.70	1986	39	58.5%	0.0%	1	Two Story	Good	Frame-Stucco	0	4	3	0	0	0	1	660	4	717	N	0	0.51	N	\$280,000	\$327,597	\$20,937	\$14,486	\$0	\$0	\$628,534	\$161						
126	163-10-706-014	3040 MONTESSOURI ST	4,008	122.31	1983	42	63.0%	0.0%	2	Two Story	Average	Frame-Stucco	0	4	3	1	0	0	2	2100	4	997	Y	0	0.71	N	\$308,000	\$262,439	\$55,759	\$10,254	\$0	\$0	\$626,198	\$156						
127	163-10-806-015	7045 DARBY AVE	3,214	138.14	1989	36	54.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	3	1	0	0	1	764	2	555	Y	0	0.67	N	\$294,000	\$262,377	\$68,939	\$15,539	\$0	\$0	\$625,316	\$195						
128	163-10-701-002	2925 MONTESSOURI ST	4,237	131.38	1988	37	55.5%	0.0%	1	One Story	Average	Frame-Stucco	0	3	4	1	0	0	1	756	2	713	Y	0	0.51	N	\$280,000	\$312,629	\$32,231	\$17,586	\$0	\$0	\$624,860	\$147						
129	163-10-701-004	2945 MONTESSOURI ST	3,830	133.83	1988	37	55.5%	0.0%	1	One Story	Average	Frame-Stucco	0	4	4	0	0	0	1	738	2	424	Y	0	0.52	N	\$280,000	\$278,966	\$60,907	\$14,049	\$0	\$0	\$619,873	\$162						
130	163-10-706-009	7040 PALMYRA AVE	5,023	117.56	1982	43	64.5%	0.0%	1	Two Story	Average	Frame-Stucco	0	5	3	1	0	0	0	0	4	1,109	Y	0	0.74	N	\$308,000	\$243,667	\$66,790	\$12,326	\$0	\$0	\$618,457	\$123						
131	163-10-607-006	2890 MONTESSOURI ST	2,760	142.32	1993	32	48.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	3	0	0	0	2	1321	2	900	Y	0	0.47	N	\$280,000	\$277,455	\$58,266	\$9,347	\$0	\$0	\$615,721	\$223						
132	163-10-805-007	3215 BELCASTRO ST	3,492	147.63	1991	34	51.0%	0.0%	1	Two Story	Avg.-Good	Frame-Stucco	0	3	3	0	0	0	1	608	3	434	N	0	0.49	N	\$280,000	\$308,177	\$26,143	\$15,834	\$0	\$0	\$614,320	\$176						
133	163-10-608-009	2870 ROSANNA ST	3,849	185.19	1980	45	67.5%	0.0%	1	Two Story	Good-Very Go	Frame-Stucco	0	5	3	1	0	0	1	654	3	325	Y	0	0.56	N	\$280,000	\$270,823	\$61,037	\$11,715	\$0	\$0	\$611,860	\$159						
134	163-10-601-005	7234 TARA AVE	3,750	127.74	1982	43	64.5%	0.0%	2	Split Level	Average	Frame-Stucco	0	3	3	1	0	0	1	1728	3	130	N	0	1.17	N	\$350,000	\$230,045	\$31,536	\$9,537	\$0	\$0	\$611,581	\$163						
135	163-10-706-007	3085 ROSANNA ST	3,633	126.51	1988	37	55.5%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0	1	528	2	682	Y	0	0.48	N	\$280,000	\$269,603	\$61,731	\$12,880	\$0	\$0	\$611,334	\$168						
136	163-10-706-008	3095 ROSANNA ST	3,518	169.57	1987	38	57.0%	0.0%	1	Two Story	Good	Frame-Stucco	0	4	3	0	0	0	1	777	3	1,026	N	0	0.53	N	\$280,000	\$311,921	\$16,852	\$12,600	\$0	\$0	\$608,773	\$173						
137	163-10-607-003	2840 MONTESSOURI ST	3,082	139.67	1996	29	43.5%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	1	0	0	1	798	2	510	N	0	0.47	N	\$280,000	\$304,698	\$18,100	\$14,252	\$0	\$0	\$602,798	\$196						
138	163-10-706-005	3045 ROSANNA ST	4,877	118.06	1978	47	70.5%	0.0%	1	Two Story	Average	Frame-Stucco	0	4	3	0	0	0	1	525	3	1,212	Y	0	0.72	N	\$308,000	\$200,453	\$94,061	\$5,707	\$0	\$0	\$602,514	\$124						
139	163-10-607-002	2830 MONTESSOURI ST	3,406	129.94	1990	35	52.5%	0.0%	1	Split Level	Average	Frame-Stucco	0	5	3	1	0	0	1	736	4	1,129	Y	0	0.47	N	\$280,000	\$276,224	\$45,260	\$16,800	\$0	\$0	\$601,484	\$177						
140	163-10-802-007	7180 DARBY AVE	2,588	133.42	1983	42	63.0%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	2	1188	2	800	N	990	0.48	N	\$280,000	\$297,901	\$22,550	\$3,699	\$0	\$0	\$600,451	\$232						
141	163-10-710-010	7244 LATOUR CT	3,918	133.26	1989	36	54.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	3	0	0	0	1	728	2	537	N	0	0.46	N	\$280,000	\$300,316	\$18,510	\$14,897	\$0	\$0	\$598,826	\$153						
142	163-10-806-014	3215 ROSANNA ST	2,518	144.73	1978	47	70.5%	0.0%	1	One Story	Average	Frame-Stucco	0	3	2	0	0	0	1	673	4	1,412	Y	900	0.51	N	\$280,000	\$136,897	\$178,285	\$6,314	\$0	\$0	\$595,182	\$236						
143	163-10-802-014	3135 MONTESSOURI ST	4,812	128.33	1981	44	66.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	3	0	0	0	1	735	1	98	Y	0	0.48	N	\$280,000	\$245,836	\$66,696	\$8,297	\$0	\$0	\$592,532	\$123						
144	163-10-605-002	2880 TENAYA WAY	3,296	119.43	1993	32	48.0%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1	672	3	888	Y	0	0.50	N	\$280,000	\$251,489	\$60,283	\$9,191	\$0	\$0	\$591,772	\$180						
145	163-10-507-004	7045 LAREDO ST	3,187	127.49	1978	47	70.5%	0.0%	2	Two Story	Average	Frame-Stucco	0	3	3	1	0	0	1	840	3	515	Y	280	0.70	N	\$308,000	\$153,923	\$128,938	\$8,506	\$0	\$0	\$590,861	\$185						
146	163-10-605-008	7215 TARA AVE	3,731	118.76	1987	38	57.0%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	4	3	1	0	0	1	808	3	1,052	Y	0	0.49	N	\$280,000	\$247,608	\$59,875	\$11,405	\$0	\$0	\$587,483	\$157						
147	163-10-806-011	3265 ROSANNA ST	4,094	165.56	1981	44	66.0%	0.0%	1	Two Story	Good	Frame-Stucco	0	4	2	1	0	0	1	713	3	488	Y	0	0.48	N	\$280,000	\$255,907	\$49,564	\$4,119	\$0	\$0	\$585,471	\$143						
148	163-10-705-013	7156 PALMYRA AVE	3,186	138.42	1985	40	60.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	3	0	0	0	1	1656	4	1,053	Y	0	0.53	N	\$280,000	\$248,280	\$52,776	\$11,480	\$0	\$0	\$581,056	\$182						
149	163-10-707-007	3020 ROSANNA ST	3,507	135.96	1985	40	60.0%	0.0%	2	One Story	Average	Frame-Stucco	0	4	3	0	0	0	1	584	3	522	Y	0	0.50	N	\$280,000	\$236,279	\$58,789	\$8,290	\$0	\$0	\$575,068	\$164						
150	163-10-804-005	3170 ROSANNA ST	2,827	183.71	1985	40	60.0%	0.0%	1	Split Level	Good	Frame-Stucco	0	4	3	0	0	0	1	783	1	221	Y	0	0.47	N	\$280,000	\$244,793	\$47,218	\$7,462	\$0	\$0	\$572,011	\$202						
151	163-10-806-013	3235 ROSANNA ST	2,954	140.92	1988	37	55.5%	0.0%	1	One Story	Average	Frame-Stucco	0	3	3	0	0	0	1	689	2	914	Y	0	0.48	N	\$280,000	\$237,998	\$53,638	\$6,610	\$0	\$0	\$571,636	\$194						
152	163-10-803-001	7085 PALMYRA AVE	3,024	140.36	1986	39	58.5%	0.0%	1	One Story	Average	Frame-Stucco	0	4	3	0	0	0	1	970	3	964	Y	0	0.55	N	\$280,000	\$234,582	\$54,771	\$9,823	\$0	\$0	\$569,353	\$188						
153	163-10-603-012	2725 ROSANNA ST	3,516	125.23	1987	38	57.0%	0.0%	1	Two Story	Average	Frame-Stucco	0	3	3	0	0	0	1	864	2	406	Y	0	0.47	N	\$280,000	\$219,960	\$65,507	\$6,902	\$0	\$0	\$565,467	\$161						
154	163-10-705-011	7140 PALMYRA AVE	3,173	138.57	1979	46	69.0%	0.0%	1	One Story	Average	Frame-Stucco	0	3	2	1	0	0	1	994	3	765	Y	582	0.55	N	\$280,000	\$170,647	\$113,604	\$4,701	\$0	\$0	\$564,251	\$178						
155	163-10-801-002	3110 TENAYA WAY	3,145	131.76	1987	38	57.0%	0.0%	1	Split Level	Average	Frame-Stucco	0	6	2	1	908	0	1	644	5	768	N	0	0.50	N	\$280,000	\$263,066	\$18,809	\$11,930	\$0	\$0	\$561,875	\$179						
156	163-10-805-004	7265 DARBY AVE	2,397	145.48	1989	36	54.0%	0.0%	1	One Story	Average	Frame-Stucco	0	3	2	1	0	0	1	506	2	521	Y	0	0.64	N	\$294,000	\$206,373	\$59,820	\$8,693	\$0	\$0	\$560,193	\$234						
157	163-10-507-011	7050 ELDORA AVE	4,204	121.51	1982	43	64.5%	0.0%	2	Split Level	Fair-Avg.	Frame-Stucco	0	4	4	0	0	0	1	676	2	1,168	N																	

CASE 823 2025-2026

Parcel Equity Analysis

Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Golf / View	Taxable Values							Comments	
										Descr.	Descr.								Ct	Total SqFt	Ct	Total SqFt					Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total		Total Per SF
S	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4	8525	5	2,832	Y	2292	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503	

Equity Comparison Properties:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Construction	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/	Land Acres	Golf / View	Taxable Values							Comments	
										Descr.	Descr.	Type	Ct						Total SqFt	Ct	Total SqFt	Guest House		Structural Elements			Common Elements	Suppl.	Total	Per SF					
181	163-10-704-007	7272 PALMYRA AVE	4,449	141.69	1977	48	72.0%	0.0%	1	Two Story	Avg.-Good	Frame-Stucco	0	4	3	0	0	0	1	556	3	438	Y	0	0.56	N	\$280,000	\$198,505	\$49,101	\$7,003	\$0	\$0	\$527,606	\$119	
182	163-10-810-001	3140 COACHLIGHT CIR	3,154	138.80	1986	39	58.5%	0.0%	1	One Story	Average	Frame-Stucco	0	3	3	0	0	0	1	652	2	562	N	0	0.51	N	\$280,000	\$225,935	\$19,351	\$8,252	\$0	\$0	\$525,286	\$167	
183	163-10-801-007	3180 TENAYA WAY	2,535	144.63	1986	39	58.5%	0.0%	1	One Story	Average	Frame-Stucco	0	3	2	0	0	0	1	638	3	290	Y	0	0.51	N	\$280,000	\$188,013	\$56,932	\$8,306	\$0	\$0	\$524,945	\$207	
184	163-10-707-004	6960 PALMYRA AVE	3,270	126.88	1988	37	55.5%	0.0%	1	Two Story	Average	Frame-Stucco	0	3	2	1	0	0	1	577	3	1,288	N	0	0.54	N	\$280,000	\$233,330	\$11,147	\$11,184	\$0	\$0	\$524,477	\$160	
185	163-10-804-001	3120 ROSANNA ST	2,634	172.40	1985	40	60.0%	0.0%	1	dry Finished	Good	Frame-Stucco	0	4	3	0	0	0	1	576	2	461	N	0	0.48	N	\$280,000	\$224,280	\$18,837	\$11,470	\$0	\$0	\$523,117	\$199	
186	163-10-803-007	7040 DARBY AVE	3,403	121.51	1982	43	64.5%	0.0%	2	Split Level	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	2	1080	2	928	Y	0	0.48	N	\$280,000	\$181,156	\$61,841	\$5,810	\$0	\$0	\$522,997	\$154	
187	163-10-705-002	7165 COLEY AVE	2,428	134.37	1977	48	72.0%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1	546	2	534	Y	1200	0.55	N	\$280,000	\$208,022	\$34,707	\$6,255	\$0	\$0	\$522,729	\$215	
188	163-10-603-008	2765 ROSANNA ST	3,004	132.61	1984	41	61.5%	0.0%	1	Split Level	Average	Frame-Stucco	0	5	3	0	0	0	1	516	5	1,194	Y	0	0.48	N	\$280,000	\$197,318	\$44,542	\$6,729	\$0	\$0	\$521,860	\$174	
189	163-10-605-010	2855 BELCASTRO ST	3,547	125.33	1978	47	70.5%	0.0%	1	One Story	Fair-Avg.	Frame-Siding/S	0	3	2	1	0	0	1	600	3	744	Y	0	0.71	N	\$308,000	\$157,821	\$55,231	\$7,840	\$0	\$0	\$521,052	\$147	
190	163-10-805-008	7245 DARBY AVE	2,363	145.88	1988	37	55.5%	0.0%	1	One Story	Average	Frame-Stucco	0	3	2	1	0	0	1	825	4	939	N	0	0.46	N	\$280,000	\$210,573	\$26,606	\$8,982	\$0	\$0	\$517,179	\$219	
191	163-10-705-012	7146 PALMYRA AVE	3,084	128.97	1985	40	60.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0	1	542	2	257	Y	0	0.55	N	\$280,000	\$185,150	\$50,985	\$8,290	\$0	\$0	\$516,135	\$167	
192	163-10-801-004	3150 TENAYA WAY	2,592	144.29	1988	37	55.5%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	1	0	0	1	755	2	651	N	0	0.48	N	\$280,000	\$214,874	\$19,472	\$11,832	\$0	\$0	\$514,346	\$198	
193	163-10-605-004	2860 TENAYA WAY	2,932	122.28	1989	36	54.0%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	7	3	1	0	0	1	532	3	824	N	0	0.52	N	\$280,000	\$210,790	\$21,311	\$11,773	\$0	\$0	\$512,101	\$175	
194	163-10-707-009	3042 ROSANNA ST	4,214	121.23	1976	49	73.5%	0.0%	1	Two Story	Average	Frame-Stucco	0	5	3	1	0	0	0	0	3	468	Y	0	0.71	N	\$308,000	\$157,617	\$43,080	\$6,494	\$0	\$0	\$508,697	\$121	
195	163-10-801-006	3170 TENAYA WAY	2,648	132.85	1985	40	60.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	3	0	0	0	1	682	3	525	Y	0	0.48	N	\$280,000	\$180,043	\$44,066	\$11,489	\$0	\$0	\$504,109	\$190	
196	163-10-507-012	7060 ELDORA AVE	3,338	151.44	1976	49	73.5%	0.0%	1	One Story	Average	Masonry-Face	0	4	2	1	0	0	1	660	3	1,150	Y	0	0.74	N	\$308,000	\$155,135	\$39,906	\$3,770	\$0	\$0	\$503,041	\$151	
197	163-10-802-016	7145 PALMYRA AVE	2,837	130.97	1981	44	66.0%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1	880	1	25	Y	0	0.72	N	\$308,000	\$155,264	\$37,620	\$7,173	\$0	\$0	\$500,884	\$177	
198	163-10-705-015	7176 PALMYRA AVE	3,458	126.51	1980	45	67.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	3	1	0	0	1	640	2	445	Y	0	0.57	N	\$280,000	\$168,766	\$48,448	\$8,141	\$0	\$0	\$497,214	\$144	
199	163-10-603-013	7045 ELDORA AVE	2,350	146.04	1985	40	60.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	1	0	0	1	696	1	322	Y	0	0.46	N	\$280,000	\$161,237	\$55,726	\$7,555	\$0	\$0	\$496,963	\$211	
200	163-10-602-002	7185 ELDORA AVE	3,797	109.79	1985	40	60.0%	0.0%	1	Two Story	Fair	Frame-Siding/S	0	4	4	0	0	0	1	787	3	513	N	0	0.47	N	\$280,000	\$191,836	\$21,271	\$8,518	\$0	\$0	\$493,107	\$130	
201	163-10-807-004	6955 DARBY AVE	3,453	126.51	1977	48	72.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	6	3	1	0	0	1	600	4	2,247	Y	0	0.53	N	\$280,000	\$156,561	\$53,988	\$7,600	\$0	\$0	\$490,549	\$142	
202	163-10-605-012	7236 EDNA AVE	2,525	133.79	1987	38	57.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	462	3	832	Y	0	0.46	N	\$280,000	\$175,526	\$34,034	\$9,972	\$0	\$0	\$489,560	\$194	
203	163-10-505-007	7244 ELDORA AVE	3,390	116.37	1982	43	64.5%	0.0%	1	One Story	Fair	Frame-Stucco	0	4	2	0	0	0	1	462	2	1,182	Y	0	0.58	N	\$280,000	\$163,806	\$44,641	\$3,828	\$0	\$0	\$488,447	\$144	
204	163-10-802-006	7190 DARBY AVE	3,282	119.52	1984	41	61.5%	0.0%	2	Two Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1	1248	2	528	N	0	0.51	N	\$280,000	\$196,495	\$11,027	\$5,938	\$0	\$0	\$487,522	\$149	
205	163-10-603-011	2735 ROSANNA ST	2,404	134.52	1985	40	60.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	420	2	278	Y	0	0.48	N	\$280,000	\$154,316	\$51,364	\$3,654	\$0	\$0	\$485,680	\$202	
206	163-10-601-011	7275 ELDORA AVE	2,583	160.01	1978	47	70.5%	0.0%	1	One Story	Average	Masonry-Face	0	3	3	0	0	0	1	1024	1	710	Y	0	0.53	N	\$280,000	\$161,304	\$43,554	\$6,064	\$0	\$0	\$484,858	\$188	
207	163-10-505-003	2660 TENAYA WAY	3,288	137.57	1977	48	72.0%	0.0%	1	One Story	Average	Frame-Stucco	0	3	3	0	0	0	2	1040	2	618	Y	0	0.55	N	\$280,000	\$171,251	\$33,217	\$7,918	\$0	\$0	\$484,468	\$147	
208	163-10-607-001	7085 TARA AVE	2,287	135.90	1985	40	60.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	630	3	1,342	Y	0	0.49	N	\$280,000	\$160,044	\$43,928	\$5,331	\$0	\$0	\$483,972	\$212	
209	163-10-505-012	7215 LAREDO ST	3,888	133.46	1978	47	70.5%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	1	0	0	1	441	6	787	Y	0	0.49	N	\$280,000	\$180,785	\$21,693	\$4,661	\$0	\$0	\$482,478	\$124	
210	163-10-802-011	3175 MONTESSOURI ST	2,472	134.78	1979	46	69.0%	0.0%	1	Two Story	Fair-Avg.	Frame-Brick Ve	0	4	2	1	0	0	1	600	3	697	Y	0	0.48	N	\$280,000	\$136,518	\$65,752	\$8,311	\$0	\$0	\$482,270	\$195	
211	163-10-807-003	6965 DARBY AVE	3,454	126.51	1979	46	69.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	3	0	0	0	1	396	1	600	Y	0	0.51	N	\$280,000	\$160,347	\$41,831	\$6,248	\$0	\$0	\$482,178	\$140	
212	163-10-602-003	2730 BELCASTRO ST	2,846	123.19	1985	40	60.0%	0.0%	2	Two Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	0	0	1	380	N	480	0.47	N	\$280,000	\$180,917	\$20,374	\$6,542	\$0	\$0	\$481,291	\$169	
213	163-10-706-006	3075 ROSANNA ST	4,896	117.99	1974	51	75.0%	0.0%	1	Two Story	Average	Frame-Stucco	0	5	4	0	0	0	1	483	1	1,104	Y	0	0.48	N	\$280,000	\$165,822	\$35,437	\$4,384	\$0	\$0	\$481,259	\$98	
214	163-10-601-010	7255 ELDORA AVE	3,117	128.66	1981	44	66.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	3	0	0	0	1	525	3	1,302	Y	0	0.51	N	\$280,000	\$163,190	\$37,608	\$6,074	\$0	\$0	\$480,798	\$154	
215	163-10-601-004	7254 TARA AVE	3,344	154.38	1977	48	72.0%	0.0%	1	Split Level	Avg.-Good	Frame-Stucco	0	3	2	1	0	0	1	400	3	292	Y	0	0.53	N	\$280,000	\$163,258	\$36,658	\$4,602	\$0	\$0	\$479,916	\$144	
216	163-10-801-001	7265 PALMYRA AVE	2,355	133.08	1985	40	60.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	3	0	0	0	1	548	1	660	N	0	0.66	N	\$294,000	\$162,372	\$23,395	\$7,984	\$0	\$0	\$479,767	\$204	
217	163-10-602-006	2774 BELCASTRO ST	2,387	125.81	1978	47	70.5%	0.0%	2	One Story	Fair	Frame-Stucco	0	4	2																				

CASE 823 2025-2026

Parcel Equity Analysis

Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Golf / View	Taxable Values							Comments	
										Descr.	Descr.								Ct	Total SqFt	Ct	Total SqFt					Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total		Total Per SF
S	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4	8525	5	2,832	Y	2292	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503	

Equity Comparison Properties:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	#Bldgs	*Building	*Quality	*Construction	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Golf / View	Taxable Values							Comments	
										Descr.	Descr.	Type	Ct						Total SqFt	Ct	Total SqFt	Land					Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	Per SF		
241	163-10-601-002	2750 TENAYA WAY	2,677	132.54	1977	48	72.0%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	2	1152	2	466	Y	0	0.54	N	\$280,000	\$138,399	\$38,962	\$3,531	\$0	\$0	\$457,361	\$171	
242	163-10-604-012	2742 ROSANNA ST	3,025	118.69	1976	49	73.5%	0.0%	1	One Story	Fair	Frame-Stucco	0	4	2	0	0	0	1	504	3	732	Y	0	0.72	N	\$308,000	\$114,608	\$34,333	\$2,446	\$0	\$0	\$456,941	\$151	
243	163-10-608-010	6990 EDNA AVE	3,796	116.31	1976	49	73.5%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	3	1	0	0	1	400	3	1,140	Y	0	0.55	N	\$280,000	\$143,630	\$32,552	\$4,787	\$0	\$0	\$456,182	\$120	
244	163-10-506-007	2610 BELCASTRO ST	2,942	122.18	1980	45	67.5%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	5	3	0	0	0	1	516	3	1,732	Y	0	0.48	N	\$280,000	\$143,146	\$32,809	\$5,806	\$0	\$0	\$455,955	\$155	
245	163-10-506-008	2630 BELCASTRO ST	2,654	132.78	1979	46	69.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1	506	3	839	Y	0	0.47	N	\$280,000	\$136,609	\$38,047	\$6,496	\$0	\$0	\$454,656	\$171	
246	163-10-803-003	3160 MONTESSOURI ST	2,118	137.80	1985	40	60.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	0	0	0	1	380	3	566	Y	0	0.48	N	\$280,000	\$146,060	\$27,068	\$4,976	\$0	\$0	\$453,128	\$214	
247	163-10-601-003	7264 TARA AVE	2,706	132.24	1978	47	70.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1	483	4	491	Y	0	0.51	N	\$280,000	\$120,865	\$51,666	\$5,752	\$0	\$0	\$452,531	\$167	
248	163-10-505-009	500 GRAND CENTRAL PKWY	3,130	128.54	1974	51	75.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0	1	1288	4	1,478	Y	0	0.50	N	\$280,000	\$138,751	\$32,924	\$5,065	\$0	\$0	\$451,675	\$144	
249	163-10-705-014	7166 PALMYRA AVE	2,684	132.47	1979	46	69.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	480	3	516	Y	0	0.55	N	\$280,000	\$129,082	\$42,160	\$4,973	\$0	\$0	\$451,242	\$168	
250	163-10-505-002	2640 TENAYA WAY	3,109	139.34	1978	47	70.5%	0.0%	1	One Story	Average	Frame-Stucco	0	3	3	0	0	0	1	622	3	994	Y	0	0.55	N	\$252,000	\$161,319	\$36,078	\$5,375	\$0	\$0	\$449,397	\$145	
251	163-10-601-008	7215 ELDORA AVE	2,828	125.35	1977	48	72.0%	0.0%	1	Split Level	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1	575	4	1,558	Y	0	0.49	N	\$280,000	\$134,241	\$34,661	\$6,633	\$0	\$0	\$448,902	\$159	
252	163-10-605-001	2890 TENAYA WAY	2,227	125.72	1983	42	63.0%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	1	0	796	1	452	2	204	Y	0	0.52	N	\$280,000	\$128,862	\$39,680	\$4,769	\$0	\$0	\$448,542	\$201	
253	163-10-607-010	2875 ROSANNA ST	3,192	120.10	1978	47	70.5%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	4	3	1	0	0	1	504	9	1,280	Y	0	0.47	N	\$280,000	\$136,264	\$31,711	\$6,797	\$0	\$0	\$447,975	\$140	
254	163-10-704-006	7278 PALMYRA AVE	3,009	129.67	1976	49	73.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	768	2	375	Y	0	0.54	N	\$280,000	\$127,703	\$40,132	\$4,495	\$0	\$0	\$447,835	\$149	
255	163-10-704-002	3020 TENAYA WAY	2,282	128.32	1978	47	70.5%	0.0%	2	Two Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	2	1500	4	1,426	Y	0	0.56	N	\$280,000	\$129,300	\$36,397	\$5,395	\$0	\$0	\$445,697	\$195	
256	163-10-505-008	7234 ELDORA AVE	3,963	132.98	1974	51	75.0%	0.0%	1	One Story	Average	Frame-Stucco	0	3	3	0	0	0	1	528	2	1,336	N	0	0.60	N	\$280,000	\$154,115	\$11,009	\$6,173	\$0	\$0	\$445,124	\$112	
257	163-10-707-001	6990 PALMYRA AVE	3,148	113.04	1977	48	72.0%	0.0%	1	Two Story	Fair	Frame-Stucco	0	4	3	1	0	0	1	770	4	1,049	Y	0	0.55	N	\$280,000	\$129,868	\$33,819	\$8,126	\$0	\$0	\$443,687	\$141	
258	163-10-704-003	3040 TENAYA WAY	2,559	142.33	1977	48	72.0%	0.0%	1	One Story	Average	Frame-Siding/S	0	4	2	1	0	0	1	575	2	1,077	Y	0	0.54	N	\$280,000	\$124,980	\$36,178	\$4,523	\$0	\$0	\$441,158	\$172	
259	163-10-602-007	2784 BELCASTRO ST	1,960	134.30	1977	48	72.0%	0.0%	1	Split Level	Fair-Avg.	Frame-Stucco	0	4	4	0	616	0	1	572	4	1,326	Y	0	0.50	N	\$280,000	\$121,000	\$39,968	\$6,201	\$0	\$0	\$440,968	\$225	
260	163-10-605-006	7245 TARA AVE	2,376	122.67	1980	45	67.5%	0.0%	1	One Story	Fair	Frame-Siding/S	0	4	2	0	0	0	1	483	2	306	Y	0	0.48	N	\$280,000	\$115,996	\$44,307	\$4,116	\$0	\$0	\$440,303	\$185	
261	163-10-702-009	7020 COLEY AVE	2,674	132.57	1977	48	72.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	3	0	0	0	1	576	2	714	Y	0	0.50	N	\$280,000	\$124,208	\$34,813	\$5,726	\$0	\$0	\$439,021	\$164	
262	163-10-702-006	7060 COLEY AVE	2,531	133.76	1978	47	70.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1	528	2	349	N	0	0.69	N	\$308,000	\$115,019	\$15,809	\$5,078	\$0	\$0	\$438,828	\$173	
263	163-10-705-006	7135 COLEY AVE	3,340	118.26	1977	48	72.0%	0.0%	2	Two Story	Fair-Avg.	Frame-Siding/S	0	4	2	1	0	0	1	720	3	796	N	0	0.55	N	\$280,000	\$137,996	\$17,691	\$4,301	\$0	\$0	\$435,687	\$130	
264	163-10-803-013	3115 ROSANNA ST	2,665	114.59	1977	48	72.0%	0.0%	2	Two Story	Fair	Frame-Siding/S	0	4	2	1	0	0	2	2437	3	890	N	0	0.50	N	\$280,000	\$135,144	\$19,123	\$4,641	\$0	\$0	\$434,267	\$163	
265	163-10-507-001	7079 LAREDO ST	2,704	124.25	1979	46	69.0%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	2	2	1	0	704	0	0	1	310	Y	0	0.49	N	\$252,000	\$131,146	\$50,197	\$7,217	\$0	\$0	\$433,343	\$160	
266	163-10-607-009	7000 EDNA AVE	2,784	131.42	1974	51	75.0%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1	616	3	812	Y	0	0.47	N	\$280,000	\$113,767	\$38,737	\$4,459	\$0	\$0	\$432,504	\$155	
267	163-10-603-004	2780 MONTESSOURI ST	2,858	130.82	1976	49	73.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1	544	2	518	Y	0	0.48	N	\$280,000	\$124,405	\$27,526	\$3,993	\$0	\$0	\$431,931	\$151	
268	163-10-704-001	7265 COLEY AVE	2,656	132.43	1976	49	73.5%	0.0%	1	Two Story	Average	Frame-Stucco	0	4	2	1	0	0	1	506	1	432	Y	0	0.53	N	\$280,000	\$112,125	\$37,512	\$5,554	\$0	\$0	\$429,637	\$162	
269	163-10-704-005	7266 PALMYRA AVE	2,052	149.61	1977	48	72.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	0	0	0	1	630	3	1,826	Y	0	0.51	N	\$280,000	\$106,433	\$40,548	\$2,532	\$0	\$0	\$426,981	\$208	
270	163-10-702-014	7045 EDNA AVE	2,916	141.15	1975	50	75.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	0	0	0	1	483	4	732	Y	0	0.46	N	\$280,000	\$117,131	\$29,222	\$2,768	\$0	\$0	\$426,353	\$146	
271	163-10-507-010	2695 ROSANNA ST	2,784	131.42	1977	48	72.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	5	2	0	0	0	0	0	2	675	Y	0	0.52	N	\$280,000	\$110,319	\$35,568	\$3,341	\$0	\$0	\$425,887	\$153	
272	163-10-511-008	6960 ELDORA AVE	2,862	141.47	1990	35	52.5%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	1	0	0	1	680	1	78	N	0	0.26	N	\$168,000	\$232,416	\$24,122	\$9,716	\$0	\$0	\$424,538	\$148	
273	163-10-505-011	2645 BELCASTRO ST	2,372	134.88	1978	47	70.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1	484	2	396	Y	0	0.48	N	\$280,000	\$113,984	\$30,399	\$6,142	\$0	\$0	\$424,383	\$179	
274	163-10-606-013	7160 EDNA AVE	2,420	123.53	1977	48	72.0%	0.0%	1	One Story	Fair	Frame-Stucco	0	4	2	1	0	0	1	562	2	372	N	0	0.69	N	\$308,000	\$100,304	\$14,691	\$3,403	\$0	\$0	\$422,995	\$175	
275	163-10-505-005	7264 ELDORA AVE	2,568	133.54	1976	49	73.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	600	2	726	Y	0	0.53	N	\$280,000	\$115,509	\$26,772	\$4,601	\$0	\$0	\$422,281	\$164	
276	163-10-702-007	7040 COLEY AVE	2,352	135.12	1977	48	72.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	0	0	0	1	942	2	268	Y	0	0.47	N	\$280,000	\$113,763	\$28,207	\$3,856	\$0	\$0	\$421,970	\$179	
2777																																			

CASE 823 2025-2026

Parcel Equity Analysis

Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Golf / View	Taxable Values								Comments
										Descr.	Descr.								Ct	Total SqFt	Ct	Total SqFt					Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	Total Per SF	
S	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4	8525	5	2,832	Y	2292	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503	

Equity Comparison Properties:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Golf / View	Taxable Values							Comments		
										Descr.	Descr.								Ct	Total SqFt	Ct	Total SqFt					Land	Building	Extra Features	Structural	Common	Suppl.	Total		Per SF	
																														Elements	Elements					
301	163-10-505-013	7235 LAREDO ST	2,488	134.01	1977	48	72.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	484	1	540	Y	0	0.58	N	\$252,000	\$115,449	\$30,460	\$4,668	\$0	\$0	\$397,909	\$160		
302	163-10-606-016	2850 BELCASTRO ST	2,325	127.86	1977	48	72.0%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1	667	3	493	N	0	0.47	N	\$280,000	\$107,492	\$6,238	\$4,839	\$0	\$0	\$393,730	\$169		
303	163-10-604-008	6970 TARA AVE	2,112	137.86	1975	50	75.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	0	0	0	1	575	2	409	Y	0	0.46	N	\$280,000	\$86,095	\$26,276	\$2,459	\$0	\$0	\$392,371	\$186		
304	163-10-602-005	2754 BELCASTRO ST	2,489	123.12	1978	47	70.5%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	0	0	0	0	0	3	671	N	0	0.47	N	\$280,000	\$103,641	\$8,124	\$5,490	\$0	\$0	\$391,765	\$157		
305	163-10-602-001	7165 ELDORA AVE	2,581	122.56	1974	51	75.0%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	0	0	0	0	0	1	480	Y	0	0.47	N	\$280,000	\$88,442	\$23,185	\$4,182	\$0	\$0	\$391,627	\$152		
306	163-10-511-006	6980 ELDORA AVE	2,799	131.26	1990	35	52.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1	651	2	255	N	0	0.25	N	\$168,000	\$215,830	\$5,118	\$9,953	\$0	\$0	\$388,948	\$139		
307	163-10-705-016	7145 COLEY AVE	2,134	137.63	1976	49	73.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	484	2	469	N	0	0.55	N	\$280,000	\$93,017	\$12,731	\$2,715	\$0	\$0	\$385,748	\$181		
308	163-10-604-001	6993 ELDORA AVE	1,670	131.79	1972	53	75.0%	0.0%	2	One Story	Fair	Frame-Stucco	0	3	2	0	0	0	1	420	2	273	Y	0	0.46	N	\$280,000	\$65,662	\$36,925	\$3,003	\$0	\$0	\$382,587	\$229		
309	163-10-702-012	7005 EDNA AVE	2,314	124.68	1975	50	75.0%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	0	0	0	1	550	4	756	N	0	0.49	N	\$280,000	\$92,842	\$8,870	\$3,173	\$0	\$0	\$381,712	\$165		
310	163-10-607-013	2815 ROSANNA ST	1,344	142.36	1972	53	75.0%	0.0%	1	One Story	Fair	Masonry-CB/Cl	0	3	2	0	0	0	1	480	0	0	N	0	0.85	N	\$322,000	\$53,875	\$5,268	\$587	\$0	\$0	\$381,143	\$284		
311	163-10-506-003	7170 ELDORA AVE	2,126	126.71	1977	48	72.0%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	0	0	0	1	576	2	400	N	0	0.53	N	\$280,000	\$86,050	\$14,708	\$2,992	\$0	\$0	\$380,758	\$179		
312	163-10-605-013	7246 EDNA AVE	2,276	134.27	1975	50	75.0%	0.0%	1	One Story	Fair-Avg.	Frame-Siding/S	0	3	2	0	0	0	1	483	2	395	N	0	0.46	N	\$280,000	\$90,065	\$7,776	\$2,459	\$0	\$0	\$377,841	\$166		
313	163-10-604-002	6977 ELDORA AVE	2,322	124.58	1976	49	73.5%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	0	0	0	1	320	2	694	N	0	0.46	N	\$280,000	\$88,468	\$9,087	\$2,690	\$0	\$0	\$377,555	\$163		
314	163-10-606-010	2875 MONTESSOURI ST	2,198	136.96	1975	50	75.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1	483	1	160	N	0	0.47	N	\$280,000	\$88,373	\$6,909	\$3,507	\$0	\$0	\$375,282	\$171		
315	163-10-608-004	6945 TARA AVE	3,227	127.70	1976	49	73.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	3	0	0	0	1	729	1	297	Y	0	0.47	N	\$210,000	\$132,650	\$32,142	\$5,710	\$0	\$0	\$374,792	\$116		
316	163-10-703-005	6986 COLEY AVE	1,587	144.73	1973	52	75.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	420	2	395	Y	0	0.51	N	\$280,000	\$66,610	\$27,249	\$936	\$0	\$0	\$373,859	\$236		
317	163-10-511-001	2600 ROSANNA ST	2,322	135.48	1994	31	46.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	5	2	0	0	0	1	480	1	36	N	0	0.26	N	\$168,000	\$198,146	\$4,914	\$4,607	\$0	\$0	\$371,060	\$160		
318	163-10-511-003	2640 ROSANNA ST	2,322	135.48	1994	31	46.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	5	2	0	0	0	1	480	1	36	N	0	0.27	N	\$168,000	\$198,146	\$4,914	\$4,607	\$0	\$0	\$371,060	\$160		
319	163-10-511-004	2660 ROSANNA ST	2,322	135.48	1994	31	46.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	5	2	0	0	0	1	480	1	36	N	0	0.27	N	\$168,000	\$198,146	\$4,914	\$4,607	\$0	\$0	\$371,060	\$160		
320	163-10-608-014	6920 EDNA AVE	2,260	136.22	1977	48	72.0%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	4	2	0	0	0	0	0	2	608	N	1040	0.47	N	\$210,000	\$148,751	\$12,062	\$4,705	\$0	\$0	\$370,813	\$164		
321	163-10-803-009	7010 DARBY AVE	1,740	129.76	1979	46	69.0%	0.0%	1	One Story	Fair	Frame-Siding/S	0	3	2	0	0	0	1	480	1	184	N	0	0.52	N	\$280,000	\$81,243	\$5,491	\$2,888	\$0	\$0	\$366,734	\$211		
322	163-10-806-009	3285 ROSANNA ST	2,237	128.73	1978	47	70.5%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1	399	4	1,163	Y	0	0.48	N	\$210,000	\$108,413	\$40,852	\$4,757	\$0	\$0	\$359,265	\$161		
323	163-10-608-003	6935 TARA AVE	2,069	149.40	1977	48	72.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	0	0	0	1	540	3	563	Y	0	0.47	N	\$210,000	\$100,550	\$25,851	\$1,472	\$0	\$0	\$336,401	\$163		
324	163-10-703-008	6918 COLEY AVE	2,795	131.30	1976	49	73.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	3	0	0	0	0	0	0	3	962	N	0	0.44	N	\$210,000	\$112,438	\$13,677	\$2,471	\$0	\$0	\$336,115	\$120	
325	163-10-703-007	6936 COLEY AVE	2,007	138.96	1973	52	75.0%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	1152	4	1,501	N	0	0.51	N	\$210,000	\$102,283	\$16,288	\$1,069	\$0	\$0	\$328,571	\$164		

CASE 823 2025-2026

Parcel Equity Analysis

Subject:

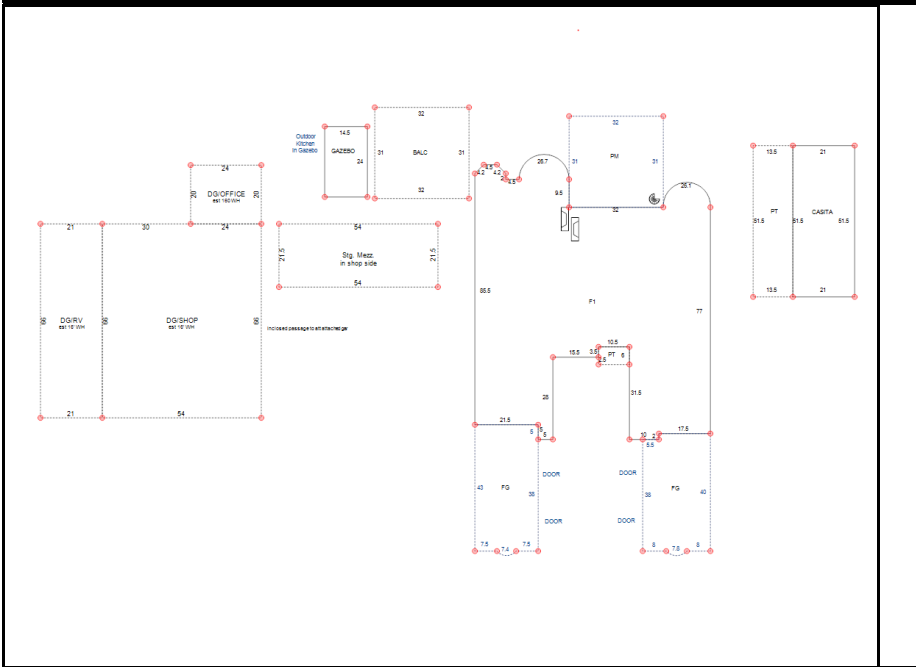
No.	Parcel Number	Property Address	General Location	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Taxable Values						Comments
											Descr.	Descr.						Ct	Total SqFt	Ct	Total SqFt				Land	Building	Extra Features	Common Elements	Total	Total Per SF	
S	163-10-507-018	2660 MONTESSOURI ST	Central West	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good - E	10	4	4	1	0	4	8525	5	2,832	Y	2292	1.39	\$378,000	\$2,198,483	\$430,662	\$0	\$3,007,145	\$503	

Equity Comparison Properties:

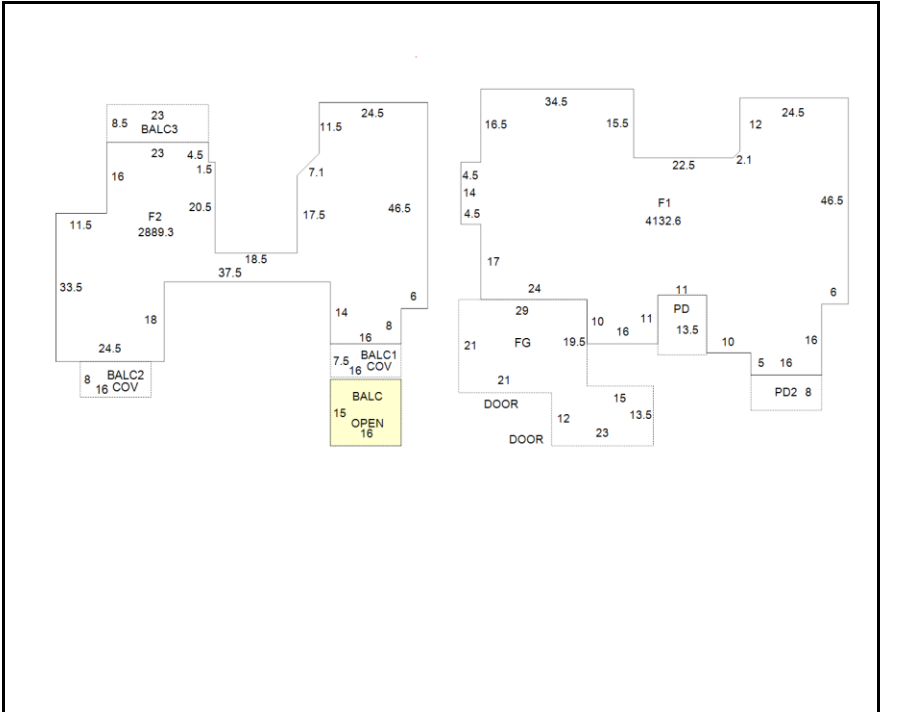
No.	Parcel Number	Property Address	General Location	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Taxable Values						Comments
											Descr.	Descr.						Ct	Total SqFt	Ct	Total SqFt				Land	Building	Extra Features	Common Elements	Total	Total Per SF	
1	163-03-315-032	7521 YONIE CT	#VALUE!	7,022	208.73	2009	16	24.0%	0.0%	1	Two Story	Very Good	12	5	5	1	0	1	908	4	721	Y	0	0.35	\$248,000	\$1,307,732	\$75,107	\$0	\$1,630,839	\$232	Pet. Comp 1
2	163-09-514-005	8109 DARK HOLLOW PL	#VALUE!	4,879	160.99	2001	24	36.0%	0.0%	1	Two Story	Good	0	4	4	1	0	2	968	3	928	Y	0	0.27	\$217,550	\$631,224	\$78,267	\$6,573	\$933,614	\$191	Pet. Comp 2
3	163-10-203-013	2785 MONTE CRISTO WAY	#VALUE!	16,461	304.16	2001	24	36.0%	0.0%	1	Two Story	Excellent Plus	12	6	7	3	0	1	1997	4	2,657	Y	0	1.00	\$336,000	\$4,054,473	\$273,444	\$0	\$4,663,917	\$283	Pet. Comp 3
4	163-04-304-002	1801 CIMARRON RD	#VALUE!	9,553	249.97	2002	23	34.5%	0.0%	3	Two Story	Very Good - E	11	6	6	2	0	2	1814	6	2,486	Y	1078	2.05	\$820,000	\$2,174,871	\$183,924	\$0	\$3,178,795	\$333	Pet. Comp 4
5	163-10-313-007	7385 HERON CANYON CT	#VALUE!	6,169	275.09	2024	1	1.5%	0.0%	1	Two Story	Excellent	11	6	6	1	0	1	1404	5	1,634	Y	483	0.50	\$280,000	\$2,084,380	\$205,763	\$0	\$2,570,143	\$417	Pet. Comp 5
6	163-10-418-007	3256 COSTA SMERALDA CIR	#VALUE!	5,943	276.76	2006	19	28.5%	0.0%	1	Two Story	Excellent	11	3	4	3	2,843	1	833	4	1,675	Y	916	0.48	\$290,000	\$1,925,501	\$224,316	\$13,615	\$2,453,432	\$413	Pet. Comp 6

SKETCHES—PHOTOGRAPH ADDENDUM—PETITIONER’S COMPS—EQUITY CASE

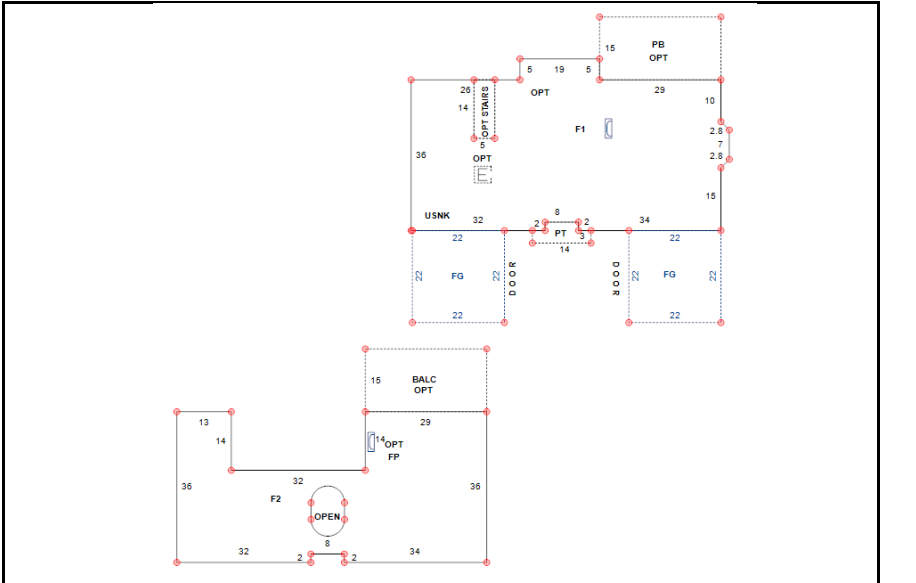
OWNER : Montessori LLC
Subject Address: 2660 Montessori St
Parcel Number: 163-10-507-018



Subject
163-10-507-018
2660 Montessori St



Petitioner Comp 1
163-03-315-032
7521 Yonie Ct.

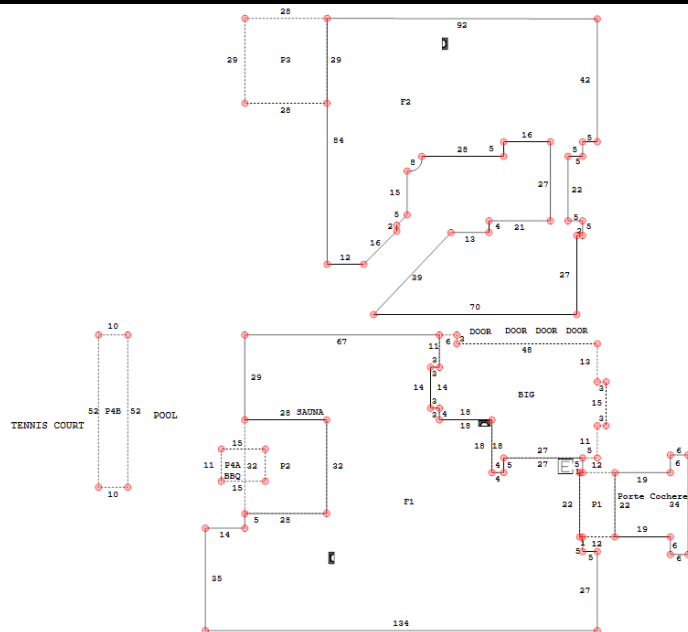


Petitioner Comp 2
163-09-514-005
8109 Dark Hollow Pl.

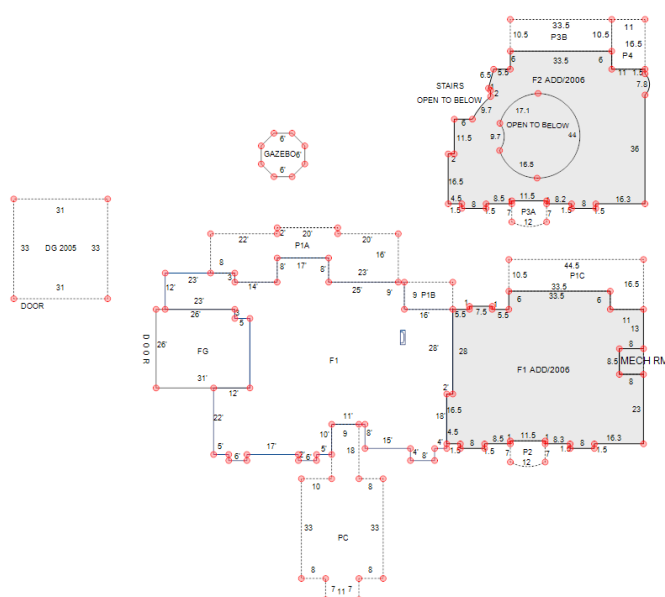
OWNER : Montessori LLC

Subject Address: 2660 Montessori St

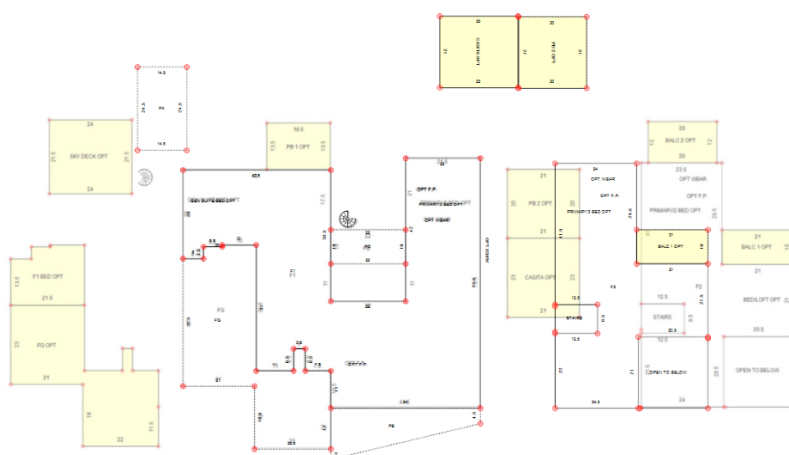
Parcel Number: 163-10-507-018



**Petitioner Comp 3
163-10-203-013
2785 South Monte Cristo
WAY**

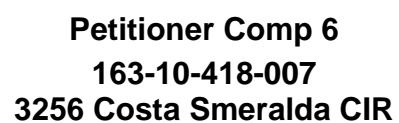


Petitioner Comp 4
163-04-304-002
1801 South Cimarron RD



Petitioner Comp 5
163-10-313-007
7385 Heron Canyon Ct

Parcel Number: 163-10-507-018

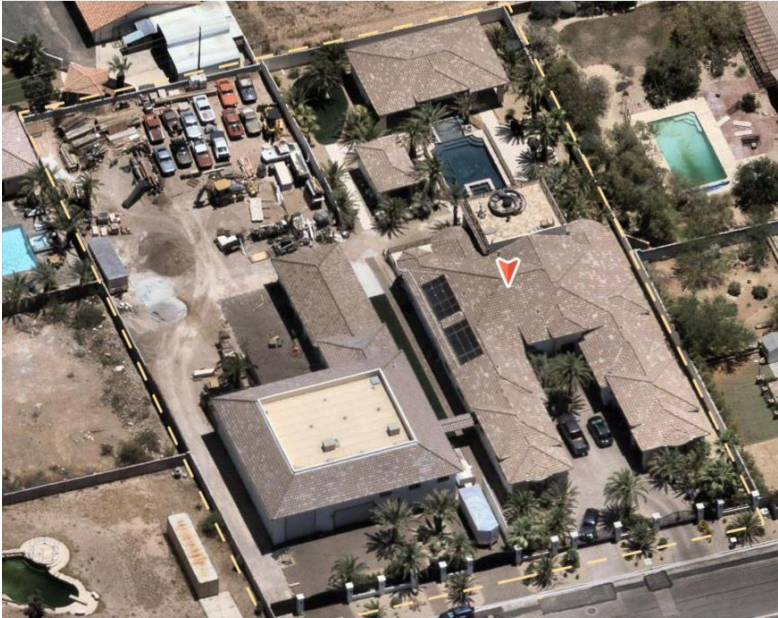


AERIAL—PHOTOGRAPH ADDENDUM—PETITIONER'S COMPS- EQUITY CASE

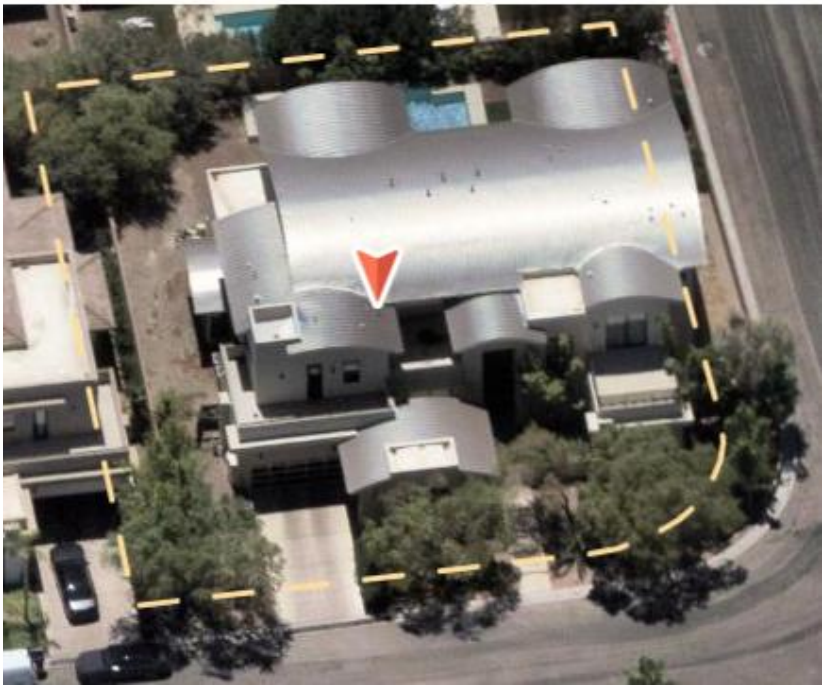
OWNER : Montessori LLC

Subject Address: 2660 Montessori St

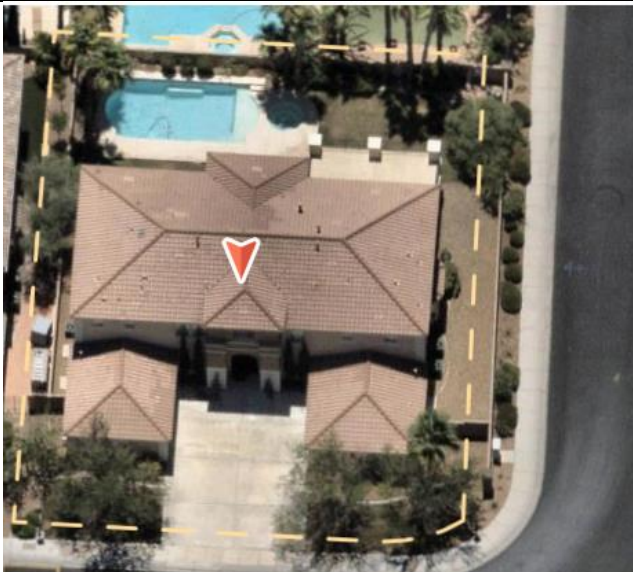
Parcel Number: 163-10-507-018



Subject
163-10-507-018
2660 Montessori St



Petitioner Comp 1
163-03-315-032
7521 Yonie Ct.

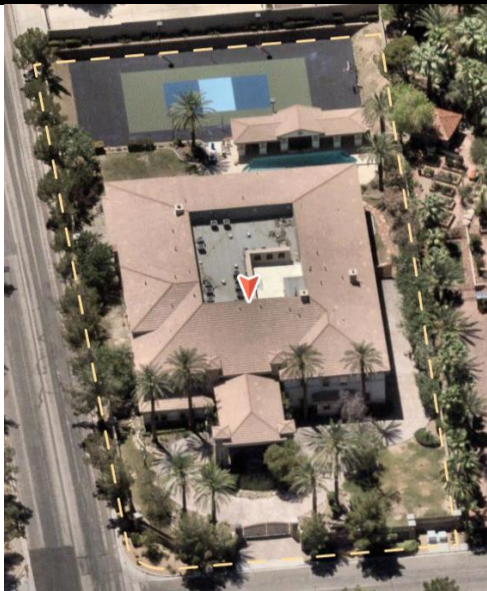


Petitioner Comp 2
163-09-514-005
8109 Dark Hollow Pl.

OWNER : Montessori LLC

Subject Address: 2660 Montessori St

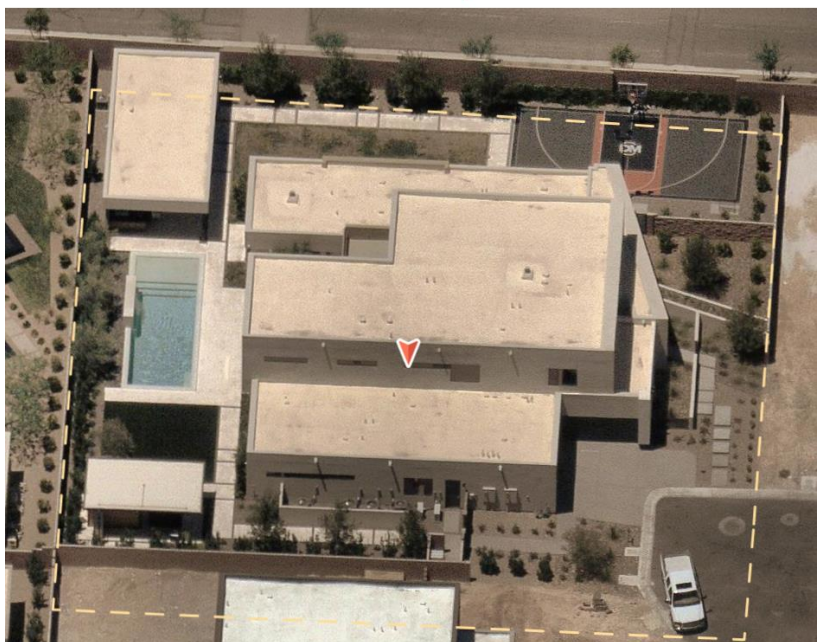
Parcel Number: 163-10-507-018



**Petitioner Comp 3
163-10-203-013
2785 South Monte Cristo
WAY**

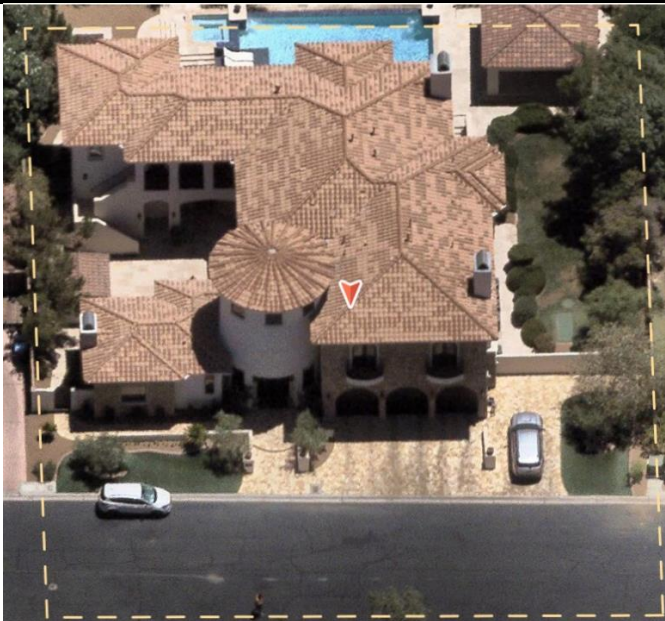


**Petitioner Comp 4
163-04-304-002
1801 South Cimarron RD**

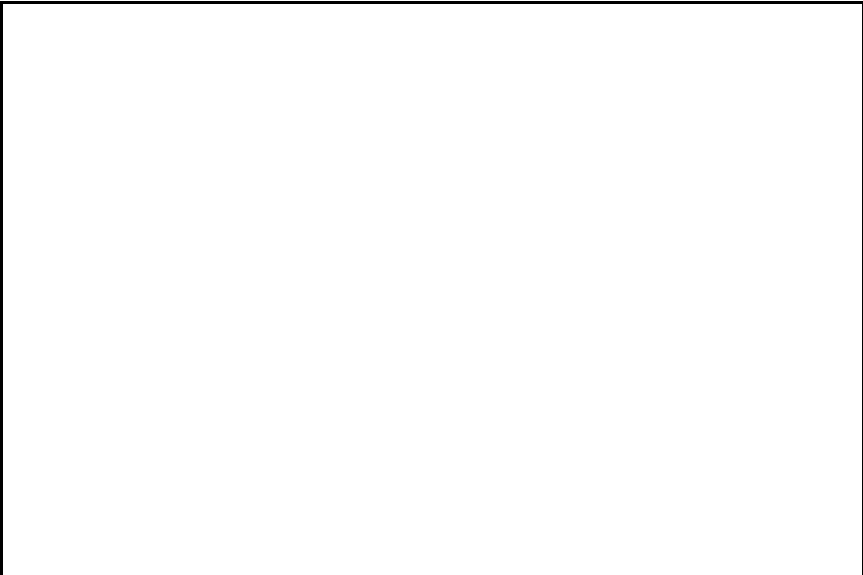


**Petitioner Comp 5
163-04-304-002
1801 South Cimarron RD**

OWNER : Montessori LLC
Subject Address: 2660 Montessori St
Parcel Number: 163-10-507-018



Petitioner Comp 6
163-10-418-007
3256 Costa Smeralda CIR





OWNER(S)/MAIL TO					SITUS					163-10-507-018					Printed: 1/23/2025										
					2660 MONTESSOURI ST SPRING VALLEY					*163-10-507-0					Page: 2 of 4										
					PARCEL STATUS A Active - Locally Assessed Parcel																				
					NEIGHBORHOOD 1344.15 Central West																				
					PRIMARY USE 20.110 Single Family Residential																				
BUILDING(S) 1 of 1										2025/26															
TYPE		BUILDING STYLE		QUALITY		BUILDING 1 OF 1 SECTION 1 OF 3					BUILDING VALUE SUMMARY														
RES		01 One Story		55 Very Good-Excellent		Subareas					BASIC BUILDING 1,574,163 SQ. FT. ADJUSTMENTS -43,131 LUMP SUM ADJUSTMENTS 154,098 BASEMENT PORCHES 160,946 GARAGES/CARPORTS 143,841 BUILDING RCN 1,989,917 DEPRECIATION 439,772 POOL/SPA/DECK 85,511 OTHER EXTRA FEATURES 282,421 TOTAL RCNLD 1,918,077 IMPROVEMENT FACTOR MULTIPLE ADJUSTMENT OVERRIDE IMP. VALUE CONDO COST SQ FT NTV PUD/Common Area BUILDING AREAS HEATED AREA 5,982 HEATED AREA W/FIN BSMT ADJ RATE 5,982														
AYB	EYB	% COMP	% DEPR	BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN																					
2013	2013	100%	18.0						1-1	PTA	Patio Tile Roof	2013	2013		695	66.17	45,988								
BUILDING CHARACTERISTICS										1-1	CAS	Casita - Extra Feature	2013	2013		1,082									
BASIC BUILDING FEATURES					-\$43,131					1-1	BCA	Balcony Conc	2013	2013		992	69.07	68,517							
CAT	TYPE		AREA	%	SF ADJ.	1-1	GAZ	Gazebo - Extra Feature	2013	2013		348													
SFL	Concrete Slab			100.00%	-56,530	1-1	PD4	Patio Deck Concrete	2013	2013		992	4.22	4,186											
EW	Frame-Stucco			100.00%		1-1	GAT	Att Garage - Tile Roof	2013	2013		916	78.11	71,549											
RC	Concrete Tile			100.00%	-13,759	1-1	GL1	Resid Level 1	2013	2013	5,982	5,982	263.15	1,574,163											
HT	Forced Air			100.00%		1-1	PTA	Patio Tile Roof	2013	2013		63	77.21	4,864											
AC	Central Cooling			100.00%	27,158	1-1	GAT	Att Garage - Tile Roof	2013	2013		931	77.65	72,292											
FLOORING					\$0																				
CAT	TYPE		AREA	%	SF ADJ.																				
RIF	% Floor Ceramic			100%																					
ROOMS/BATHROOMS					\$57,855					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS															
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	BUILDING NOTES									
RM1	Bedrooms		4.00	1.00		PD3	PtoDkBrick		992	5,625															
RM2	Family/Den/Other		1.00	1.00		PD3	PtoDkBrick		695	3,941															
RM3	Frmal Dining Room		1.00	1.00		PD3	PtoDkBrick		63	357															
RM4	Total Rooms		8.00	1.00		PD9	PtoDkTile		992	9,612															
RM5	Full Baths		4.00	1.00		PFCH	CeilFinHi		992	17,856															
RM6	Half Baths		1.00	1.00																					
FIX	Plumb Fxt		27.00	1.00	57,855																				
BUILT-INS/FIREPLACES					\$49,127					EXTRA FEATURES										\$464,828		\$367,932			
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CODE	DESCRIPTION		GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES					
AP1	Built Ins		1	1.00	13,206	RY17	Casita/Square Feet			1	1,082.00	\$148.32	1.00	148.32	2013	2013	160,482	22.1	125,016	OUTDOOR KIT					
AP2	Built-in Refrigerator/Extra/Each		1	1.00	10,735	RFN3	Fence Large - 1/2 Acre Custom			1	1.00	\$29,990.52	2.00	59,981.04	2013	2013	59,981	22.1	46,725						
AP5	Bi Microwave		1	1.00	1,350	RY20	Auto Gate Opener/Each			1	2.00	\$10,247.12	1.00	10,247.12	2013	2013	20,494	22.1	15,965						
FPH	Fireplace (H-Rank)		2	1.00	23,836	RY21	Control Pad Gate			1	1.00	\$2,563.29	1.00	2,563.29	2013	2013	2,563	22.1	1,997						
					RY22	Vehicle Detector/Each			1	2.00	\$2,097.79	1.00	2,097.79	2013	2013	4,196	22.1	3,268							
					RY23	Gate Arm/2-Way/Each			1	2.00	\$10,488.94	1.00	10,488.94	2013	2013	20,978	22.1	16,342							
					RPV3	Paving - Brick			1	2,500.00	\$12.03	1.00	12.03	2013	2013	30,075	22.1	23,428							
					RY68	Spiral Stairs			1	1.00	\$13,957.50	1.00	13,957.50	2013	2013	13,958	22.1	10,873							
					SPR3	Sprinkler Large			1	1.00	\$11,247.05	1.00	11,247.05	2013	2013	11,247	22.1	8,761							
					RY57	Gazebo/Each			1	1.00	\$19,285.15	2.00	38,570.30	2013	2013	38,570	22.1	30,046							
ADDITIONAL BUILDING FEATURES					\$47,116																				
CAT	TYPE		UNITS	FAC	UNIT ADJ.	RPL4	Pool Size Appx 648 Square Feet			1	1.00	\$62,215.45	1.00	62,215.45	2017	2017	62,215	16.4	52,012						
WH	Wall Height (RES)		10	1.00		RPSP	Pool Spa/Attached Each			1	1.00	\$17,592.41	1.00	17,592.41	2017	2017	17,592	16.4	14,707						
FSPK	Fire Sprinklers/Square Feet		7,830	1.00	44,553	RPLD5	Pool Deck - Kool Deck			1	1,200.00	\$13.92	1.00	13.92	2017	2017	16,704	16.4	13,965						
X33	Security - Control Pad/Each		1	1.00	2,563	RPHT	Pool Heater Each			1	1.00	\$5,773.45	1.00	5,773.45	2017	2017	5,773	16.4	4,827						


OWNER(S)/MAIL TO					SITUS					163-10-507-018					Printed: 1/23/2025					
					2660 MONTESSOURI ST SPRING VALLEY					<div>*163-10-507-0</div>					Page: 3 of 4					
					PARCEL STATUS A Active - Locally Assessed Parcel															
					NEIGHBORHOOD 1344.15 Central West															
					PRIMARY USE 20.110 Single Family Residential															
BUILDING(S) 1 of 1										2025/26										
TYPE		BUILDING STYLE		QUALITY		BUILDING 1 OF 1 SECTION 2 OF 3					BUILDING VALUE SUMMARY									
MISC		18 Garage		35 Average-Good		Subareas					<div> <div>BASIC BUILDING</div> <div>SQ. FT. ADJUSTMENTS</div> <div>LUMP SUM ADJUSTMENTS</div> <div>BASEMENT</div> <div>PORCHES</div> <div>GARAGES/CARPORTS</div> <div>BUILDING RCN</div> <div>DEPRECIATION</div> <div>POOL/SPA/DECK</div> <div>OTHER EXTRA FEATURES</div> <div>TOTAL RCNLD</div> <div>IMPROVEMENT FACTOR</div> <div>MULTIPLE ADJUSTMENT</div> <div>OVERRIDE IMP. VALUE</div> <div>CONDO COST SQ FT</div> <div>NTV PUD/Common Area</div> <div>BUILDING AREAS</div> <div>HEATED AREA</div> <div>HEATED AREA W/FIN BSMT</div> <div>ADJ RATE</div> </div>									
AYB		EYB		% COMP % DEPR																
2021		2023		100% 3.0																
BUILDING CHARACTERISTICS																				
BASIC BUILDING FEATURES \$0																				
CAT	TYPE		AREA	%	SF ADJ.															
EW	Frame-Stucco			100.00%																
SFL	Concrete Slab			100.00%																
RC	Concrete Tile			100.00%																
FLOORING \$0																				
CAT	TYPE		AREA	%	SF ADJ.															
ROOMS/BATHROOMS \$18,234										GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS										
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	BUILDING NOTES				
RM5	Full Baths		2.00	1.00																
FIX	Plumb Fxt		6.00	1.00	18,234															
BUILT-INS/FIREPLACES										EXTRA FEATURES										
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CODE	DESCRIPTION		GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	\$64,670		\$62,730	
						RSTG	Storage Square Feet			1	1,210.00	\$21.88	1.00	21.88	2021	2023	RCN	DEPR%	RCNLD	NOTES
						RPV3	Paving - Brick			1	3,175.00	\$12.03	1.00	12.03	2021	2023	26,475	3.0	25,681	
																	38,195	3.0	37,049	
ADDITIONAL BUILDING FEATURES																				
CAT	TYPE		UNITS	FAC	UNIT ADJ.															
WH	Wall Height (RES)		16	1.00																

OWNER(S)/MAIL TO					SITUS					163-10-507-018					Printed: 1/23/2025					
					2660 MONTESSOURI ST SPRING VALLEY					<div>*163-10-507-0</div> <div>2025/26</div>					Page: 4 of 4					
					PARCEL STATUS A Active - Locally Assessed Parcel															
					NEIGHBORHOOD 1344.15 Central West															
					PRIMARY USE 20.110 Single Family Residential															
BUILDING(S) 1 of 1																				
TYPE		BUILDING STYLE		QUALITY		BUILDING 1 OF 1 SECTION 3 OF 3					BUILDING VALUE SUMMARY									
RES		18 Garage		30 Average		Subareas					<div> <div>BASIC BUILDING</div> <div>SQ. FT. ADJUSTMENTS</div> <div>LUMP SUM ADJUSTMENTS</div> <div>BASEMENT</div> <div>PORCHES</div> <div>GARAGES/CARPORTS</div> <div>BUILDING RCN</div> <div>DEPRECIATION</div> <div>POOL/SPA/DECK</div> <div>OTHER EXTRA FEATURES</div> <div>TOTAL RCNLD</div> <div>IMPROVEMENT FACTOR</div> <div>MULTIPLE ADJUSTMENT</div> <div>VERRIDE IMP. VALUE</div> <div>CONDO COST SQ FT</div> <div>NTV PUD/Common AREA</div> <div>BUILDING AREAS</div> <div>HEATED AREA</div> <div>HEATED AREA W/FIN BSMT</div> <div>ADJ RATE</div> </div>									
AYB		EYB		% COMP % DEPR		BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN														
2023		2023		100% 3.0		1-3 GDT Det Garage - Tile Roof 2023 2023 1,248 67.50 84,240														
BUILDING CHARACTERISTICS																				
BASIC BUILDING FEATURES \$0																				
CAT	TYPE		AREA	%	SF ADJ.															
EW	Frame-Stucco			100.00%																
FLOORING \$0																				
CAT	TYPE		AREA	%	SF ADJ.															
ROOMS/BATHROOMS \$0					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS															
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.					
BUILT-INS/FIREPLACES					EXTRA FEATURES										\$0		\$0			
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CODE	DESCRIPTION		GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
ADDITIONAL BUILDING FEATURES																				
CAT	TYPE		UNITS	FAC	UNIT ADJ.															
WH	Wall Height (RES)		9	1.00																

SBE 47

OWNER(S)/MAIL TO					SITUS					163-10-507-018					Printed: 1/29/2025																																																																															
					2660 MONTESSOURI ST SPRING VALLEY										Page: 2 of 4																																																																															
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					NEIGHBORHOOD										1344.15 Central West																																																																															
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TYPE					BUILDING STYLE					QUALITY					Subareas					BASIC BUILDING					1,564,114																																																																					
RES					01 One Story					55 Very Good-Excellent										SQ. FT. ADJUSTMENTS					-43,728																																																																					
AYB					EYB					% COMP					% DEPR					LUMP SUM ADJUSTMENTS					152,640																																																																					
2013					2013					100%					16.5					BASEMENT					163,033																																																																					
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ROOMS/BATHROOMS					\$57,152					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS										BUILDING NOTES																																																																										
CAT					TYPE					UNITS					FAC					UNIT ADJ.					CAT					DESCRIPTION					UNITS					UNIT ADJ.					CAT					DESCRIPTION					UNITS					UNIT ADJ.																																		
RM1					Bedrooms					4.00					1.00										PD3					PtoDkBrick					992					5,724																																																						
RM2					Family/Den/Other					1.00					1.00										PD3					PtoDkBrick					695					4,010																																																						
RM3					Frmal Dining Room					1.00					1.00										PD3					PtoDkBrick					63					364																																																						
RM4					Total Rooms					8.00					1.00										PD9					PtoDkTile					992					9,791																																																						
RM5					Full Baths					4.00					1.00										PFCH					CeilFinHi					992					17,677																																																						
RM6					Half Baths					1.00					1.00																																																																															
FIX					Plumb Fxt					27.00					1.00					57,152																																																																										
BUILT-INS/FIREPLACES					\$47,463					EXTRA FEATURES										\$466,158										\$352,012																																																																
CAT					TYPE					UNITS					FAC					UNIT ADJ.					CODE					DESCRIPTION					GRD					QTY					UNITS					UNIT PRICE					FAC					ADJ. UNIT					AYB					EYB					RCN					DEPR%					RCNLD					NOTES				
AP1					Built Ins					1					1.00					12,753					RY17					Casita/Square Feet										1					1,082.00					\$148.32					1.00					148.32					2013					2013					160,482					25.7					119,270					OUTDOOR KITCHEN				
AP2					Built-in Refrigerator/Extra/Each					1					1.00					10,066					RFN3					Fence Large - 1/2 Acre Custom										1					1.00					\$30,551.09					2.00					61,102.18					2013					2013					61,102					25.7					45,411									
AP5					Bi Microwave					1					1.00					1,264					RY20					Auto Gate Opener/Each										1					2.00					\$8,383.26					1.00					8,383.26					2013					2013					16,767					25.7					12,461									
FPH					Fireplace (H-Rank)					2					1.00					23,380					RY21					Control Pad Gate										1					1.00					\$2,611.20					1.00					2,611.20					2013					2013					2,611					25.7					1,941									
																									RY22					Vehicle Detector/Each										1					2.00					\$2,137.00					1.00					2,137.00					2013					2013					4,274					25.7					3,176									
																									RY23					Gate Arm/2-Way/Each										1					2.00					\$10,685.00					1.00					10,685.00					2013					2013					21,370					25.7					15,882									
																									RPV3					Paving - Brick										1					2,500.00					\$12.26					1.00					12.26					2013					2013					30,650					25.7					22,779									
																									RY68					Spiral Stairs										1					1.00					\$13,957.50					1.00					13,957.50					2013					2013					13,958					25.7					10,373									
																									SPR3					Sprinkler Large										1					1.00					\$11,457.27					1.00					11,457.27					2013					2013					11,457					25.7					8,515									
																									RY57					Gazebo/Each										1					1.00					\$19,645.62					2.00					39,291.24					2013					2013					39,291					25.7					29,201									
WH					Wall Height (RES)					10					1.00										RPL4					Pool Size Appx 648 Square Feet										1					1.00					\$63,378.36					1.00					63,378.36					2017					2017					63,378					20.3					50,487									
FSPK					Fire Sprinklers/Square Feet					7,830					1.00					45,414					RPSP					Pool Spa/Attached Each										1					1.00					\$17,921.24					1.00					17,921.24					2017					2017					17,921					20.3					14,276									
X33					Security - Control Pad/Each					1					1.00					2,611					RPLD5					Pool Deck - Kool Deck										1					1,200.00					\$14.18					1.00					14.18					2017					2017					17,016					20.3					13,555									
																									RPHT					Pool Heater Each										1					1.00					\$5,881.37					1.00					5,881.37					2017					2017					5,881					20.3					4,685									

OWNER(S)/MAIL TO					SITUS					163-10-507-018					Printed: 1/29/2025																																																																																
					2660 MONTESSOURI ST SPRING VALLEY										Page: 3 of 4																																																																																
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TYPE		BUILDING STYLE		QUALITY		BUILDING 1 OF 1 SECTION 2 OF 3					BUILDING VALUE SUMMARY																																																																																				
MISC		18 Garage		35 Average-Good		Subareas					<table border="1"> <tr><th colspan="4">BASIC BUILDING</th></tr> <tr><td colspan="4">SQ. FT. ADJUSTMENTS</td></tr> <tr><td colspan="4">LUMP SUM ADJUSTMENTS</td></tr> <tr><td colspan="4">BASEMENT</td></tr> <tr><td colspan="4">PORCHES</td></tr> <tr><td colspan="4">GARAGES/CARPORTS</td></tr> <tr><td colspan="4">BUILDING RCN</td></tr> <tr><td colspan="4">DEPRECIATION</td></tr> <tr><td colspan="4">POOL/SPA/DECK</td></tr> <tr><td colspan="4">OTHER EXTRA FEATURES</td></tr> <tr><td colspan="4">TOTAL RCNLD</td></tr> <tr><td colspan="4">IMPROVEMENT FACTOR</td></tr> <tr><td colspan="4">MULTIPLE ADJUSTMENT</td></tr> <tr><td colspan="4">OVERRIDE IMP. VALUE</td></tr> <tr><td colspan="4">CONDO COST SQ FT</td></tr> <tr><td colspan="4">NTV PUD/Common Area</td></tr> <tr><th colspan="4">BUILDING AREAS</th></tr> <tr><td colspan="4">HEATED AREA</td></tr> <tr><td colspan="4">HEATED AREA W/FIN BSMT</td></tr> <tr><td colspan="4">ADJ RATE</td></tr> </table>					BASIC BUILDING				SQ. FT. ADJUSTMENTS				LUMP SUM ADJUSTMENTS				BASEMENT				PORCHES				GARAGES/CARPORTS				BUILDING RCN				DEPRECIATION				POOL/SPA/DECK				OTHER EXTRA FEATURES				TOTAL RCNLD				IMPROVEMENT FACTOR				MULTIPLE ADJUSTMENT				OVERRIDE IMP. VALUE				CONDO COST SQ FT				NTV PUD/Common Area				BUILDING AREAS				HEATED AREA				HEATED AREA W/FIN BSMT				ADJ RATE			
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EW	Frame-Stucco			100.00%																																																																																											
SFL	Concrete Slab			100.00%																																																																																											
RC	Concrete Tile			100.00%																																																																																											
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RM5	Full Baths		2.00	1.00																																																																																											
FIX	Plumb Fxt		6.00	1.00	18,066																																																																																										
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CAT	TYPE		UNITS	FAC	UNIT ADJ.																																																																																										
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CODE	DESCRIPTION		GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES																																																																																	
RSTG	Storage Square Feet			1	1,210.00	\$22.29	1.00	22.29	2021	2023	26,971	12.3	23,643																																																																																		
RPV3	Paving - Brick			1	3,175.00	\$12.26	1.00	12.26	2021	2023	38,926	12.3	34,122																																																																																		
ADDITIONAL BUILDING FEATURES																																																																																															
CAT	TYPE		UNITS	FAC	UNIT ADJ.																																																																																										
WH	Wall Height (RES)		16	1.00																																																																																											

OWNER(S)/MAIL TO					SITUS					163-10-507-018					Printed: 1/29/2025																						
					2660 MONTESSOURI ST SPRING VALLEY										Page: 4 of 4																						
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					BUILDING(S)										1 of 1																						
															2024/25																						
TYPE		BUILDING STYLE		QUALITY		BUILDING 1 OF 1					SECTION 3 OF 3					BUILDING VALUE SUMMARY																					
RES		18 Garage		30 Average		Subareas										BASIC BUILDING SQ. FT. ADJUSTMENTS LUMP SUM ADJUSTMENTS BASEMENT PORCHES GARAGES/CARPORTS BUILDING RCN DEPRECIATION POOL/SPA/DECK OTHER EXTRA FEATURES TOTAL RCNLD IMPROVEMENT FACTOR MULTIPLE ADJUSTMENT OVERRIDE IMP. VALUE CONDO COST SQ FT NTV PUD/Common AREA BUILDING AREAS HEATED AREA HEATED AREA W/FIN BSMT ADJ RATE																					
AYB		EYB		% COMP		% DEPR																															
2023		2023		100%		1.5																															
BUILDING CHARACTERISTICS																																					
BASIC BUILDING FEATURES															\$0																						
CAT		TYPE		AREA		%		SF ADJ.																													
EW		Frame-Stucco				100.00%																															
FLOORING															\$0																						
CAT		TYPE		AREA		%		SF ADJ.																													
ROOMS/BATHROOMS					\$0					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS																											
CAT		TYPE		UNITS		FAC		UNIT ADJ.		CAT		DESCRIPTION		UNITS		UNIT ADJ.		CAT		DESCRIPTION		UNITS		UNIT ADJ.													
BUILT-INS/FIREPLACES										EXTRA FEATURES										\$0		\$0															
CAT		TYPE		UNITS		FAC		UNIT ADJ.		CODE		DESCRIPTION		GRD		QTY		UNITS		UNIT PRICE		FAC		ADJ. UNIT		AYB		EYB		RCN		DEPR%		RCNLD		NOTES	
ADDITIONAL BUILDING FEATURES																																					
CAT		TYPE		UNITS		FAC		UNIT ADJ.																													
WH		Wall Height (RES)		9		1.00																															

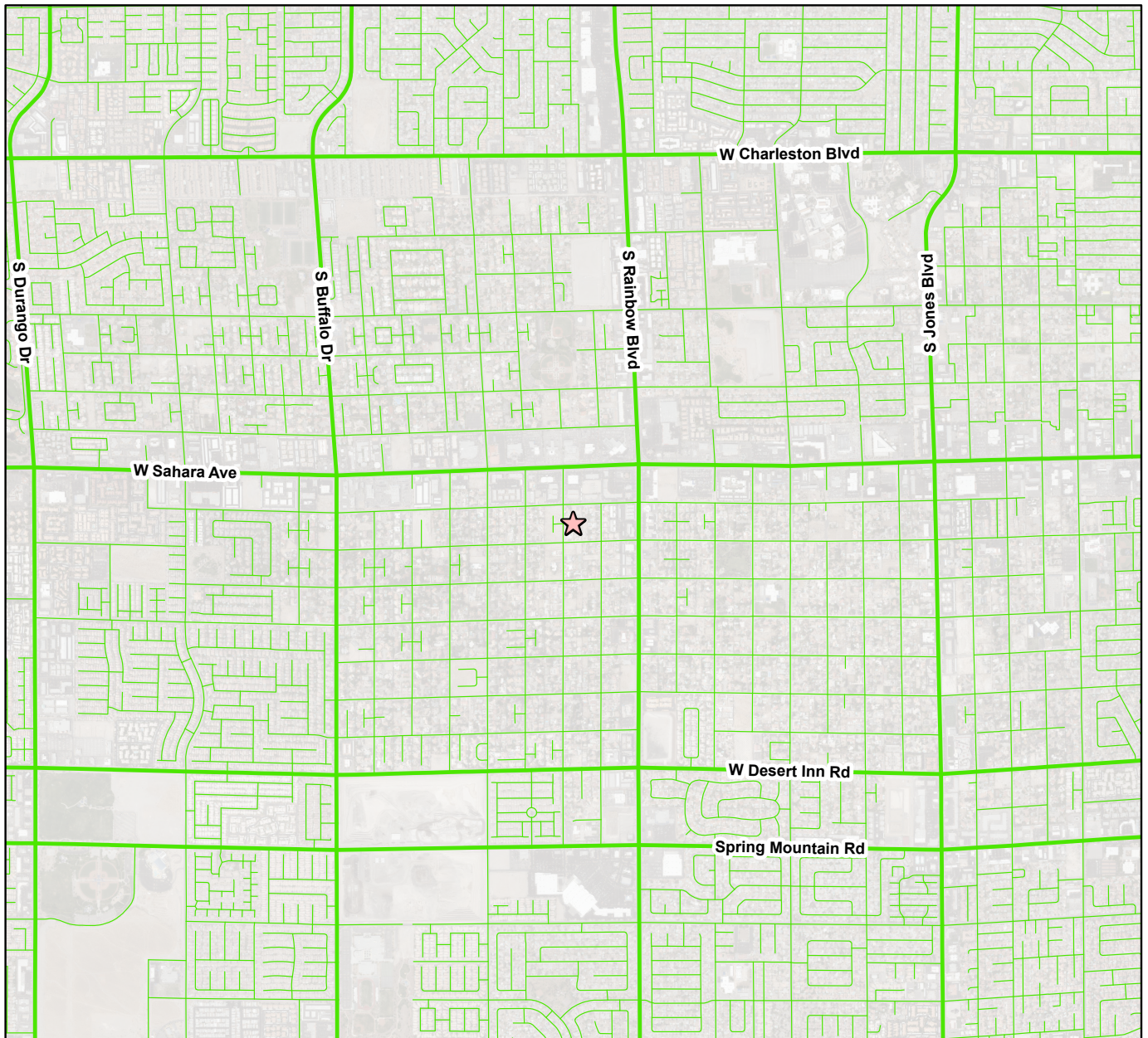
Clark County Assessor's Office



CASE# 00823

163-10-507-018

1:30,000
Date: 1/14/2025



Vicinity Map

Clark County Assessor's Office



Case #: 00823
MONTESSOURI L L C
2660 MONTESSOURI ST
Subject(s):
S. 163-10-507-018

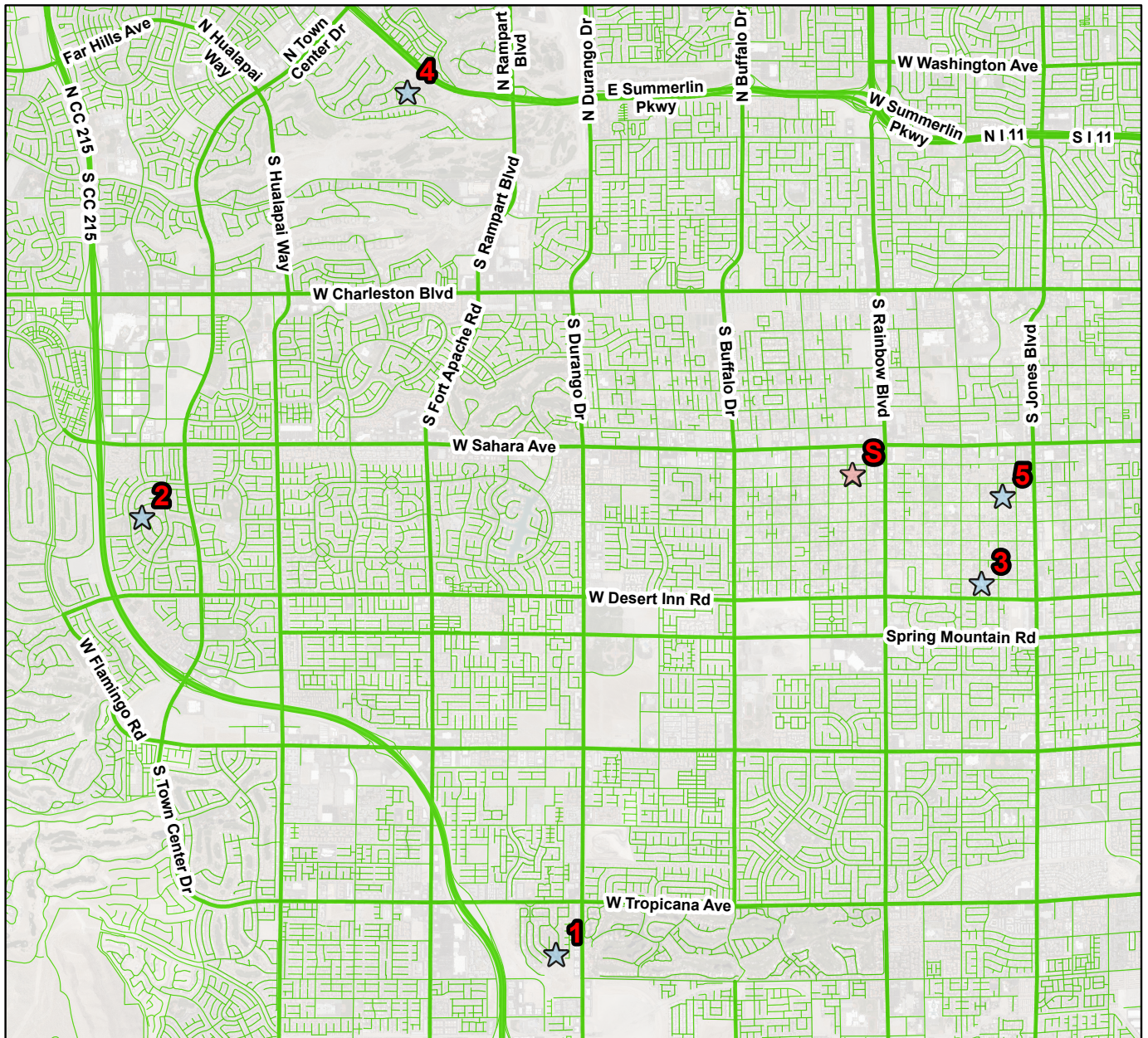
Comparable(s):
1. 163-29-613-007
2. 164-12-212-009
3. 163-11-805-005
4. 138-30-713-070
5. 163-11-603-009

1:60,000
Date: 1/22/2025

Legend

★ Subject

★ Comparable



Vicinity Map

Clark County Assessor's Office



Case #: 00823
MONTESSOURI L L C
2660 MONTESSOURI ST
Subject(s):
S. 163-10-507-018

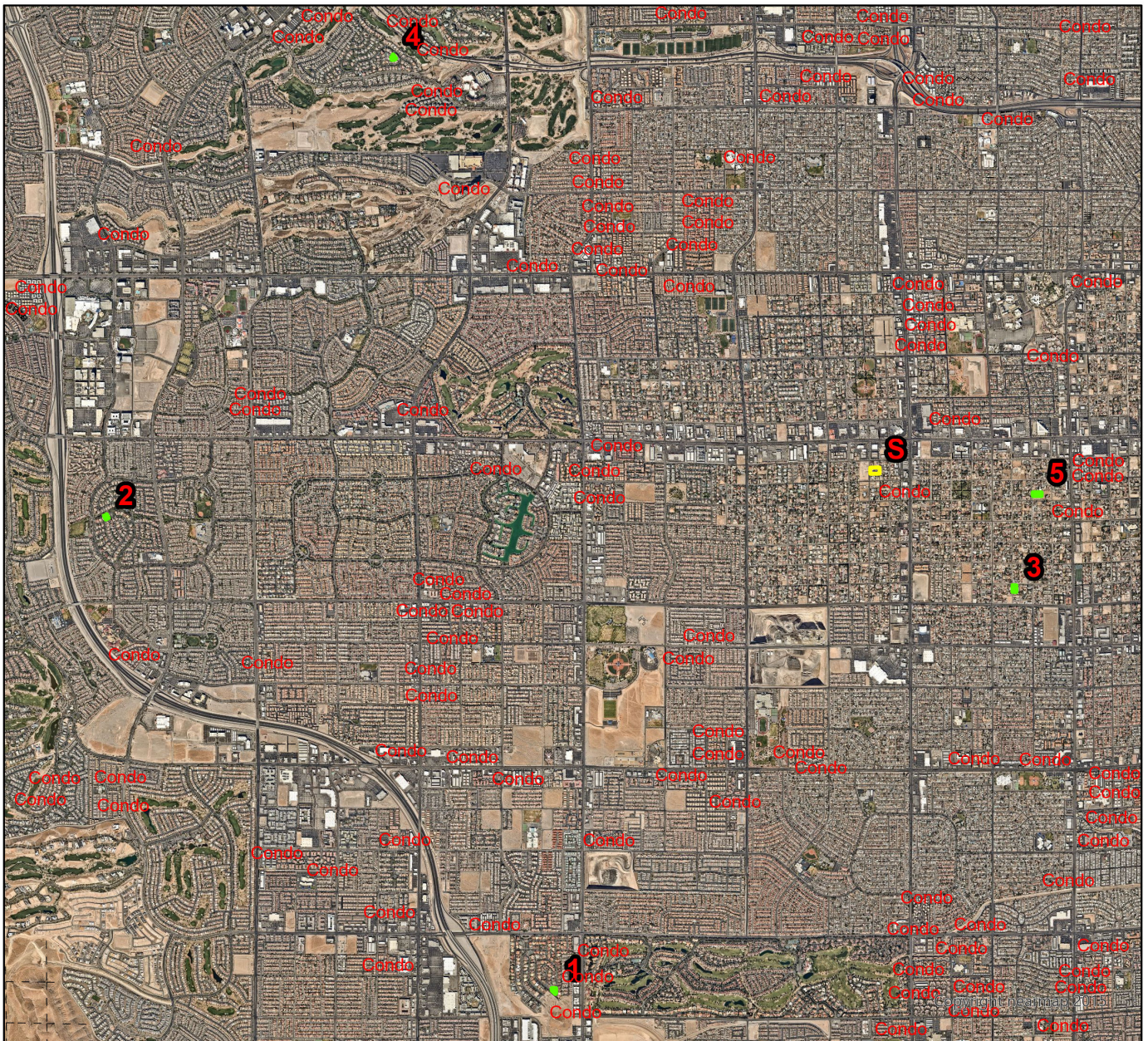
Comparable(s):
1. 163-29-613-007
2. 164-12-212-009
3. 163-11-805-005
4. 138-30-713-070
5. 163-11-603-009

1:55,546
Date: 1/22/2025

Legend

Subject

Comparable



Aerial Map
(Valley - Oct 2024; Outlying - Jul 2024)

Clark County Assessor's Office



CASE# 00823

163-10-507-018

1:2,000
Date: 1/14/2025



Aerial Map
(Valley - Oct 2024; Outlying - Jul 2024)

Jeffrey Stewart

From: lvluxestates@gmail.com
Sent: Tuesday, January 28, 2025 10:03 AM
To: Jeffrey Stewart
Cc: 'xanato'
Subject: RE: CLARK COUNTY ASSESSOR

Jeffrey,

I appreciate your explanation, but reduction adjustments made in prior valuations were specific to the conditions at that time and should not impact the current or subsequent reviews.
I am not in agreement with the below will move forward with the hearing.

Warm Regards,

Rebecca Shabat
702.300.5895

From: Jeffrey Stewart <Jeffrey.Stewart@ClarkCountyNV.gov>
Sent: Monday, January 27, 2025 2:38 PM
To: LVLUXESTATES@GMAIL.COM
Subject: CLARK COUNTY ASSESSOR

Dear Rebecca Shabt,

My name is Jeff Stewart, and I am an appraiser with the Assessor's Office. Appraiser Fred Vandover and myself have been assigned to your appeal of taxable value case #823, parcel #163-10-507-018, located at 2660 Montessouri St., Las Vegas, NV 89117.

Thank you for providing the appeal information. You are correct that your property increased this year at a rate higher than other similar units in the area. I apologize for any confusion. However, there is a reason for the disparity.

The valuation process we use follows the Cost Approach to value, as required by Nevada State law. This method includes a depreciation factor of 1.5% per year, but also includes any cost increases or decreases that may incur due to inflation and/or other factors.

It appears that you have checked the following appeal type:

1. **NRS 361.356:** My property is assessed at a higher value than another property with an identical use and comparable location.

Let's review the valuation. Upon reviewing our records, we found that your home, 2660 Montessouri St., Las Vegas, NV 89117, was appealed and reduced back in 2023 for the 2023/2024 tax year. The following

year, your home was evaluated individually for the 2024/2025 tax year, which included some new construction. This evaluation ensured we did not exceed full cash value and that the discount was consistent with the current market. An 11% reduction was placed on your property for that year. For the 2025/2026 tax year, your home was again evaluated individually. It was determined that the previous 11% reduction was now too high and needed to be adjusted to 6%, resulting in a 5% increase in the assessed taxable value to better reflect market value. Your home is still receiving a discount, just reduced, and that is why it appears your home increased in value more than others in your area.

We reviewed the other homes specified in your appeal to determine if any inequity had occurred. None of the other homes had previous reductions like your home, so no adjustments were necessary.

We also conducted a comparative sales evaluation based on the Sales Comparison Approach to ensure we did not exceed full cash value. This analysis indicated that the value is fair, and we believe we have valued your property correctly.

For an extra measure, we ran a 'tax bill based value' report. This is a report where we put a value to the current taxes paid to get the value you pay taxes at. Currently your 2024/2025 taxes are \$20,195.76. That equates to a value \$1,967,477.21. So in regards to your appeal, the value would need to be reduced to \$2,026,502 before there would be any reduction to taxes.

It appears everything is in order on our end.

Attached, you will find a letter of withdrawal. If you agree with the valuation, please sign and return it to finalize the appeal. If you disagree, your appeal will be scheduled for a hearing, where you can present additional information to the Board of Equalization.

Thank you once again, and I apologize for any inconvenience or confusion.

If you have any questions, please feel free to call or email me.

Best regards,

Jeffrey Stewart

Property Appraiser, Clark County Assessor's Office

service integrity respect accountability excellence leadership

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2022-2023 -



**OFFICE OF THE
COUNTY ASSESSOR**

BRIANA JOHNSON
Clark County Assessor
(702) 455-4997 • Fax: (702) 455-0191
www.clarkcountynv.gov/assessor

Mary Ann Weidner Assistant Director of Assessment Services

Value Change Stipulation for the Board of Equalization

01/30/2023
MONTESSOURI L L C
2660 MONTESSOURI ST
LAS VEGAS, NV 89117

RE: Appeal No. 250
Parcel No(s). 163-10-507-018
Parcel Count. 1

02-13-2023
240250

Dear Taxpayer:

The Appraisal Division of the Clark County Assessor's Office has completed the review of the taxable value of the above property(ies) under appeal. After careful consideration of the facts involved, we are adjusting the **taxable** value as follows:

Fiscal Year:	2023-2024	
	From	To
Land	\$364,500	\$364,500
Improvements	\$2,635,874	\$2,385,500
Supplemental	\$0	\$0
Total Taxable Value	\$3,000,374	\$2,750,000

Clerical Error

By signing below, Petitioner agrees to the above stipulation. Please return this letter to our office before your scheduled hearing. You may mail to the address below, email to jlt@clarkcountynv.gov or FAX to 702-380-9531

Sincerely,

Jerrell Turner

Appraisal Division
I HEREBY AGREE TO THE VALUE AS STIPULATED ABOVE FOR MY APPEAL TO THE BOARD OF EQUALIZATION:

X
Signature of owner or authorized agent

DATE 2/8/23



TNW 02-09-23

500 S GRAND CENTRAL PKWY • BOX 551401 • LAS VEGAS NV 89155-1401



CLARK COUNTY BOARD OF EQUALIZATION

Case # 823

Miscellaneous Information



togetherforbetter

OFFICE OF THE
COUNTY ASSESSOR

BRIANA JOHNSON
Clark County Assessor
(702) 455-3882 • Fax: (702) 455-0018
www.clarkcountynv.gov/assessor

Mary Ann Weidner, Deputy Director of Assessment Services

01/13/2025

Case Number: 823
Parcel/PPID Number: 163-10-507-018

MONTESSOURI L L C
2660 MONTESSOURI ST
LAS VEGAS NV 89117

Dear Sir or Madam:

We have received your **Petition for Review to the Clark County Board of Equalization**. If you have additional information relevant to your case that you would like to submit for review, please provide it to our office as soon as possible. In order for your information to be included in the printed copy of your case, **it must be submitted at least seven days prior to your scheduled hearing date**. If you have to present **additional** information on the day of your hearing, **you must provide ten copies to the board**.

You will be notified of your hearing date by email.

1) **Email**. All correspondence will be sent to the email provided on the appeal form unless otherwise specified. To change your noticing email:

- Email your request to boe@ClarkCountyNV.gov
- Enter your Case # first and then "BOE Hearing Notification" in the subject line.
- In the body of the email, provide your case number, address, phone number and parcel number.

2) **Certified letter**. If no email is provided, you will receive notification by certified letter.

Your hearing will be scheduled between now and the end of February. You should attend the hearing and be prepared to discuss the taxable value of your property before the Board. For additional information regarding the appeal process and electronic hearing notification, please refer to the appeal instructions provided with your appeal form.

Our appraisal staff will prepare and submit to the Board a case with information which describes our position regarding your property valuation. This case information will be provided to you at the hearing, or you may contact our office to check availability prior to the hearing. Please contact our office if you have any questions in this regard.





togetherforbetter

OFFICE OF THE
COUNTY ASSESSOR

BRIANA JOHNSON
Clark County Assessor
(702) 455-3882 • Fax: (702) 455-0018
www.clarkcountynv.gov/assessor

Mary Ann Weidner, Deputy Director of Assessment Services

01/13/2025

MONTESSOURI L L C

Case Number: 823

Parcel/PPID Number: 163-10-507-018

REBECCA SHABAT
2660 MONTESSOURI ST
LAS VEGAS NV 89117

Dear Sir or Madam:

We have received your **Petition for Review to the Clark County Board of Equalization**. If you have additional information relevant to your case that you would like to submit for review, please provide it to our office as soon as possible. In order for your information to be included in the printed copy of your case, **it must be submitted at least seven days prior to your scheduled hearing date**. If you have to present **additional** information on the day of your hearing, **you must provide ten copies to the board**.

You will be notified of your hearing date by email.

1) **Email**. All correspondence will be sent to the email provided on the appeal form unless otherwise specified. To change your noticing email:

- Email your request to boe@ClarkCountyNV.gov
- Enter your Case # first and then "BOE Hearing Notification" in the subject line.
- In the body of the email, provide your case number, address, phone number and parcel number.

2) **Certified letter**. If no email is provided, you will receive notification by certified letter.

Your hearing will be scheduled between now and the end of February. You should attend the hearing and be prepared to discuss the taxable value of your property before the Board. For additional information regarding the appeal process and electronic hearing notification, please refer to the appeal instructions provided with your appeal form.

Our appraisal staff will prepare and submit to the Board a case with information which describes our position regarding your property valuation. This case information will be provided to you at the hearing, or you may contact our office to check availability prior to the hearing. Please contact our office if you have any questions in this regard.





CLARK COUNTY BOARD OF EQUALIZATION

Case # 823

Addendum

Case Summary

00823

Owner: MONTESSOURI L L C
Mailing Address: 2660 MONTESSOURI ST

Parcel Number: 163-10-507-018

Appeal #: 00823

Fiscal Year #: 2025-2026 Secured

LAS VEGAS NV 89117

BOE Date #: 02/10/2025 08:00 am Commission Chambers

Appraiser: Jeffrey Stewart

Land Use Code: 20.110

Neighborhood Code: 1344.15

Situs: 2660 MONTESSOURI ST SPRING VALLEY

Total Acres: 1.3900

Legal Description: PARCEL MAP FILE 125 PAGE 3 LOT 1



Totals for all Parcels						
	2023-2024		2024-2025		2025-2026	
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable
Land Value	127,575	364,500	132,300	378,000	132,300	378,000
Improvement Value	834,925	2,385,500	862,706	2,464,875	920,201	2,629,145
Supplemental Value	26,645	76,128	0	0	0	0
Total	989,145	2,826,128	995,006	2,842,875	1,052,501	3,007,145

APPEAL FORM # 25-00823



Clark County 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 15th. 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 (Agents Information to be completed in Part H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL MONTESSOURI L L C					
NAME OF PETITIONER (IF DIFFERENT FROM PROPERTY OWNER) REBECCA SHABAT				TITLE MANAGER	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P O BOX) 2660 MONTESSOURI ST.				EMAIL ADDRESS LVLUXESTATES@GMAIL.COM	
CITY LAS VEGAS	STATE NV	ZIP CODE 89117	DAYTIME PHONE 702-300-5895	ALTERNATE PHONE	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 NEVADA

The organization described above is a non-profit organization ☐ Yes ☒ No

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

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

- ☐ Self ☐ Trustee of Trust ☐ Employee of Property Owner
☒ Co-owner, Partner, Management 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 2660	STREET/ROAD MONTESSOURI ST	CITY (IF APPLICABLE) SPRING VALLEY	COUNTY
PURCHASE PRICE: 370000		PURCHASE DATE: 10/17/07	

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

ASSESSOR'S PARCEL NUMBER (APN) 163-10-507-018	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.

Appeals must be single parcels unless multiple contiguous parcels act as a single unit.

4. Check Property Type: ☒

- | | | |
|---|--|--|
| <input type="checkbox"/> Vacant Land | <input type="checkbox"/> Mobile Home (Not on foundation) | <input type="checkbox"/> Mining Property |
| <input checked="" type="checkbox"/> Residential Property | <input type="checkbox"/> Commercial Property | <input type="checkbox"/> Industrial Property |
| <input type="checkbox"/> Multi-Family Residential Property | <input type="checkbox"/> Agricultural Property | <input type="checkbox"/> Personal Property |
| <input type="checkbox"/> Possessory Interest in Real or Personal property | | <input type="checkbox"/> Exemption |

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

<input checked="" type="checkbox"/> 25-26 Secured 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		
Buildings		
Personal Property		
Possessory interest in real property		
Exempt Value		
Total	3,007,145	2,814,446

APPEAL FORM # 25-00823

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 have attached the proof showing the owner, the location, the 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 that 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)

Every other similar properties in the area got an average 1% decrease in their taxable value from 2024-2025. See below:

7521 Yonie Ct. 89117 - from \$1,643,154 to \$1,630,840.....8109 Dark Hollow Pl - from \$956,011 to \$933,614....

2785 S. Monte Cristo Way - from \$4,894,983 to \$4,663,917.....1801 S. Cimarron Rd. - from \$3,181,426 to \$3,178,794

7385 Heron Canyon Ct. - from \$2,584,309 to \$2,570,143...3256 COSTA SMERALDA CIR - from \$2,480,700 to \$2,453,431

CERTIFICATION

I certify (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 the agent named therein to represent the Property Owner as stated and I have the authority to appoint the authorized agent named in Part H.

Owner/Petitioner Signature

REBECCA SHABAT

Print Name of Owner/Petitioner

MANAGER

Title

1/13/25

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. Read instructions for further information.

I hereby authorize the agent whose name and contact information appears below to file a petition to the Clark 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 Clark 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.

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.

CERTIFICATION

Agent Signature required only if Petitioner did not sign certification and a separate Agent Authorization will be submitted.

I certify (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 Clark County Board subject to the requirements of NRS 361.362 and NAC 361.TBD (7012) and the limitations contained in the Agent Authorization Form to be separately submitted

Authorized Agent Signature

Title

Print Name of Signatory

Date

☐ I hereby withdraw appeal to the Board of Equalization

Signature of Owner or Authorized Agent/Attorney

Date



CLARK COUNTY BOARD OF EQUALIZATION

Case # 823

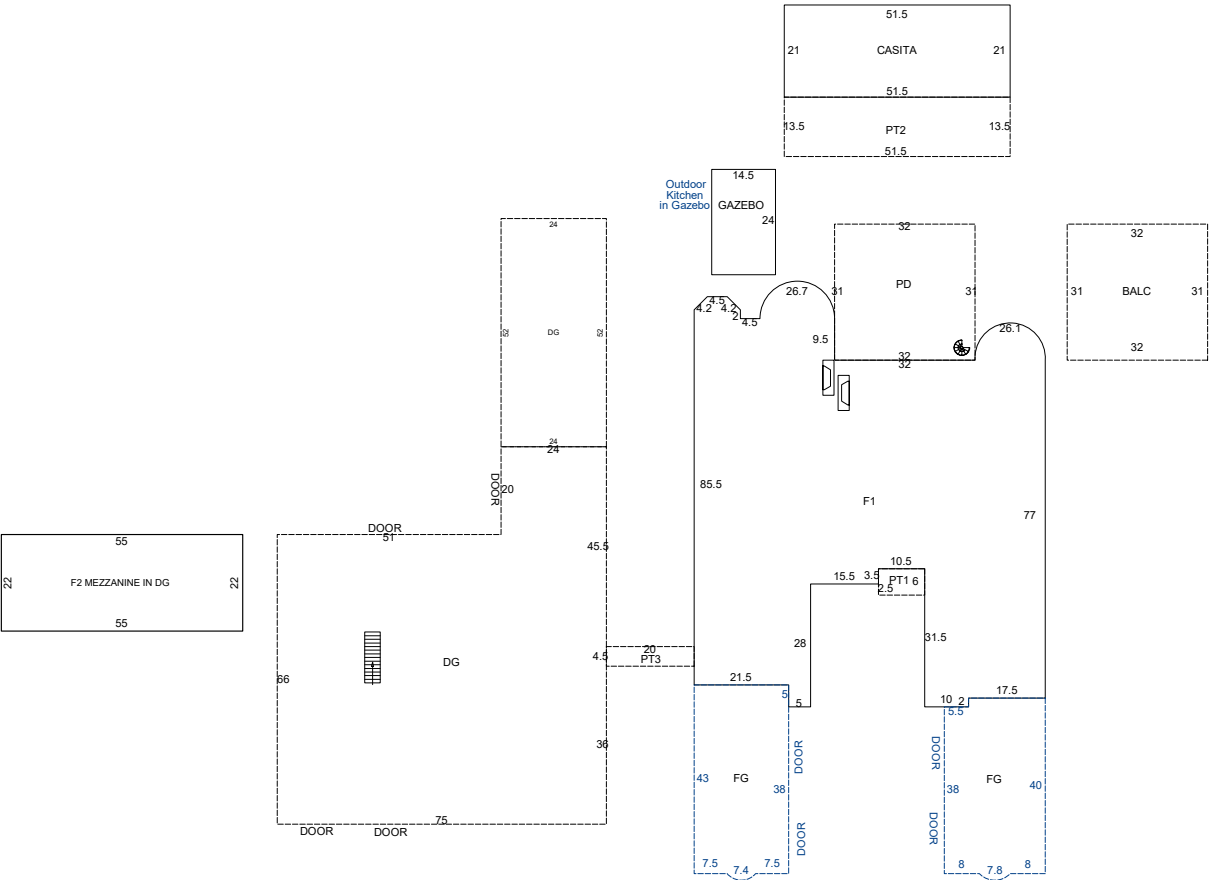
Assessor Information

[illegible]

Enter information in light yellow cells only. Only comps numbered 1 thru 10 are considered in the Summary and the Chart.

[illegible]

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
APN: 163-10-507-018		Do Not Use - Test:			
Address: 2660 MONTESSOURI ST					
Date: 10-2022		N/A:		N/A:	
Subj/Project:		LC#: 637			
Model: Custom		Notes:			
Drawn by #:		Modified:			
SKETCH					
<div></div>					
Comments: This is for Tax Assessment Purposes only. For specific information, please go to our website at http://www.clarkcounty					
Sketch by ApexSketch					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	F1	1.00	5982.41	426.34	5982.41
075	F2 MEZZANINE IN	1.00	1210.00	154.00	1210.00
AGTile	FG	1.00	916.25	126.83	
	FG	1.00	931.27	129.89	1847.52
Casita	CASITA	1.00	1081.50	145.00	1081.50
ConcFlr	BALC	1.00	992.00	126.00	992.00
Concret	PD	1.00	992.00	126.00	992.00
DGTile	DG	1.00	5430.00	322.00	
	DG	1.00	1248.00	152.00	6678.00
Gazebo	GAZEBO	1.00	348.00	77.00	348.00
TileAvg	PT1	1.00	63.00	33.00	
	PT2	1.00	695.25	130.00	
	PT3	1.00	90.00	49.00	848.25
Net LIVABLE		cnt	2	(rounded)	7,192
COMMENT TABLE 1					
PLUMBING			COMMENT TABLE 3		

CASE 823 2025-2026

Parcel Equity Analysis

Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Garage		Patio		Pool	Casita/Mezz.	Land Acres	Taxable Values						Comments
										Descr.	Descr.						Ct	Total SqFt	Ct	Total SqFt				Land	Building	Extra Features	Common Elements	Total	Total Per SF	
5	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good - E	10	4	4	1	0	4	8525	5	2,832	Y	1082 / 1210	1.39	\$378,000	\$2,198,483	\$430,662	\$0	\$3,007,145	\$503	

Equity Comparison Properties:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Garage		Patio		Pool	Casita/Mezz.	Land Acres	Taxable Values						Comments
										Descr.	Descr.						Ct	Total SqFt	Ct	Total SqFt				Land	Building	Extra Features	Common Elements	Total	Total Per SF	
1	163-03-315-032	7521 YONIE CT	7,022	208.73	2009	16	24.0%	0.0%	1	Two Story	Very Good	12	5	5	1	0	1	908	4	721	Y	0	0.35	\$248,000	\$1,307,732	\$75,107	\$0	\$1,630,839	\$232	Pet. Comp 1
2	163-09-514-005	8109 DARK HOLLOW PL	4,879	160.99	2001	24	36.0%	0.0%	1	Two Story	Good	0	4	4	1	0	2	968	3	928	Y	0	0.27	\$217,550	\$631,224	\$78,267	\$6,573	\$933,614	\$191	Pet. Comp 2
3	163-10-203-013	2785 MONTE CRISTO WAY	16,461	304.16	2001	24	36.0%	0.0%	1	Two Story	Excellent Plus	12	6	7	3	0	1	1997	4	2,657	Y	0	1.00	\$336,000	\$4,054,473	\$273,444	\$0	\$4,663,917	\$283	Pet. Comp 3
4	163-04-304-002	1801 CIMARRON RD	9,553	249.97	2002	23	34.5%	0.0%	3	Two Story	Very Good - E	11	6	6	2	0	2	1814	6	2,486	Y	1078	2.05	\$820,000	\$2,174,871	\$183,924	\$0	\$3,178,795	\$333	Pet. Comp 4
5	163-10-313-007	7385 HERON CANYON CT	6,169	275.09	2024	1	1.5%	0.0%	1	Two Story	Excellent	11	6	6	1	0	1	1404	5	1,634	Y	483	0.50	\$280,000	\$2,084,380	\$205,763	\$0	\$2,570,143	\$417	Pet. Comp 5
6	163-10-418-007	3256 COSTA SMERALDA CIR	5,943	276.76	2006	19	28.5%	0.0%	1	Two Story	Excellent	11	3	4	3	2,843	1	833	4	1,675	Y	916	0.48	\$290,000	\$1,925,501	\$224,316	\$13,615	\$2,453,432	\$413	Pet. Comp 6

CASE 823 2025-2026

Parcel Equity Analysis

Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN	Bldg cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Mezz.	Land Acres	Golf / View	Taxable Values							Total Per SF
											Descr.	Descr.								Ct	Total SqFt	Ct	Total SqFt					Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	
S	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15		2013	12	18.0%	5.0%	3	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4	8525	5	2,832	Y	1082 / 1210	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503

Equity Comparison Properties:

																																																				Taxable Values									
No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building Descr.	*Quality Descr.	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage Ct	Total SqFt	Patio Ct	Total SqFt	Pool	Casita/ Mezz.	Land Acres	Golf / View	Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	Total Per SF																											
1	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4	8525	5	2,832	Y	1082 / 1210	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503																											
2	163-10-507-015	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	0.0%	1	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	2	1847	4	2,742	Y		1082	0.71	N	\$294,000	\$1,749,884	\$346,892	\$157,021	\$0	\$0	\$2,390,776	\$400																										
3	163-10-602-004	2740 BELCASTRO ST	4,496	221.77	2007	18	27.0%	0.0%	2	Two Story	Very Good	Frame-Stucco	12	5	5	1	0	0	1	1157	5	2,080	Y	1584	0.72	N	\$308,000	\$1,276,362	\$163,099	\$68,351	\$0	\$0	\$1,747,461	\$389																											
4	163-10-507-003	7055 LAREDO ST	5,006	211.25	2017	8	12.0%	0.0%	1	One Story	Very Good	Frame-Stucco	9	4	4	1	0	0	1	1375	3	736	Y	900	0.47	N	\$252,000	\$1,193,595	\$277,460	\$116,451	\$0	\$0	\$1,723,055	\$344																											
5	163-10-802-002	7175 PALMYRA AVE	4,599	209.02	2004	21	31.5%	0.0%	2	Two Story	Very Good	Frame-Stucco	10	5	5	1	0	0	3	1959	4	1,436	Y	1080	0.47	N	\$280,000	\$1,163,696	\$137,028	\$71,474	\$0	\$0	\$1,580,724	\$344																											
6	163-10-605-015	7275 TARA AVE	3,200	223.40	2004	21	31.5%	0.0%	1	Two Story	Very Good	Frame-Stucco	10	4	4	0	0	0	1	819	2	359	Y	0	0.53	N	\$280,000	\$586,133	\$76,864	\$31,905	\$0	\$0	\$942,997	\$295																											
7	163-10-804-004	3160 ROSANNA ST	7,378	275.25	2004	21	31.5%	0.0%	1	Two Story	Excellent	Frame-Stucco	12	5	6	1	0	0	1	820	4	2,934	Y	0	0.72	N	\$308,000	\$1,643,606	\$151,946	\$114,556	\$0	\$0	\$2,103,552	\$285																											
8	163-10-602-008	7150 TARA AVE	3,499	194.69	2004	21	31.5%	0.0%	1	One Story	Good	Frame-Stucco	10	4	3	0	0	0	1	1080	2	851	Y	0	0.73	N	\$308,000	\$579,352	\$105,707	\$22,256	\$0	\$0	\$993,059	\$284																											
9	163-10-607-013	2815 ROSANNA ST	1,344	142.36	1972	53	75.0%	0.0%	1	One Story	Fair	Masonry-CB/Cl	0	3	2	0	0	0	1	480	0	0	N	0	0.85	N	\$322,000	\$53,875	\$5,268	\$587	\$0	\$0	\$381,143	\$284																											
10	163-10-705-008	3035 MONTESSOURI ST	10,180	278.04	2005	20	30.0%	0.0%	1	One Story	Very Good - E	Frame-Stucco	12	5	6	1	0	0	1	1167	3	2,515	Y	0	1.06	N	\$350,000	\$2,234,794	\$232,725	\$107,661	\$0	\$0	\$2,817,519	\$277																											
11	163-10-706-012	7080 PALMYRA AVE	3,567	168.99	2003	22	33.0%	0.0%	1	Two Story	Good	Frame-Stucco	0	6	5	0	0	0	1	575	3	928	Y	0	0.51	N	\$280,000	\$498,193	\$191,010	\$32,000	\$0	\$0	\$969,203	\$272																											
12	163-10-811-003	7250 BIRKLAND CT	2,941	189.16	1997	28	42.0%	0.0%	1	One Story	Good	Frame-Stucco	0	3	3	0	0	0	2	1554	4	1,477	Y	0	0.44	N	\$280,000	\$468,083	\$48,769	\$33,336	\$0	\$0	\$796,852	\$271																											
13	163-10-702-002	2926 MONTESSOURI ST	7,606	263.15	1993	32	48.0%	0.0%	2	One Story	Very Good - E	Frame-Stucco	10	4	5	1	1,189	0	3	2551	5	2,430	Y	1545	1.16	N	\$350,000	\$1,535,636	\$138,084	\$112,087	\$0	\$0	\$2,023,720	\$266																											
14	163-10-706-017	3025 ROSANNA ST	3,537	211.96	1999	26	39.0%	0.0%	1	One Story	Good	Masonry-Face	0	2	4	1	0	0	1	818	2	395	Y	0	0.55	N	\$280,000	\$564,098	\$85,256	\$43,783	\$0	\$0	\$929,354	\$263																											
15	163-10-602-009	2757 MONTESSOURI ST	4,291	131.06	1973	52	75.0%	0.0%	2	One Story	Average	Frame-Stucco	0	4	5	1	0	0	1	1200	2	2,076	Y	0	2.13	N	\$886,080	\$178,664	\$61,518	\$8,865	\$0	\$0	\$1,126,262	\$262																											
16	163-10-605-016	7265 TARA AVE	4,597	209.04	2001	24	36.0%	0.0%	1	Two Story	Very Good	Frame-Stucco	10	5	4	1	0	0	1	776	3	735	Y	0	0.53	N	\$280,000	\$832,126	\$91,776	\$43,161	\$0	\$0	\$1,203,902	\$262																											
17	163-10-606-004	7165 TARA AVE	3,665	167.99	2006	19	28.5%	0.0%	1	One Story	Avg.-Good	Frame-Stucco	10	3	4	0	0	0	1	840	2	597	Y	0	0.52	N	\$280,000	\$584,192	\$94,038	\$38,915	\$0	\$0	\$958,230	\$261																											
18	163-10-811-004	7260 BIRKLAND CT	3,795	181.29	2001	24	36.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	0	0	0	1	858	2	599	Y	576	0.44	N	\$280,000	\$538,260	\$166,650	\$30,095	\$0	\$0	\$984,910	\$260																											
19	163-10-601-007	2747 BELCASTRO ST	2,975	129.94	1990	35	52.5%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0	2	1314	3	559	N	378	0.50	N	\$280,000	\$269,755	\$219,589	\$11,473	\$0	\$0	\$769,344	\$259																											
20	163-10-608-008	2850 ROSANNA ST	3,689	168.06	1996	29	43.5%	0.0%	1	Two Story	Good	Frame-Stucco	0	4	5	0	0	1,471	1	874	3	1,150	Y	0	0.83	N	\$322,000	\$495,804	\$134,889	\$43,283	\$0	\$0	\$952,693	\$258																											
21	163-10-706-010	7060 PALMYRA AVE	3,681	168.10	2003	22	33.0%	0.0%	1	Two Story	Good	Frame-Stucco	0	6	5	1	0	0	1	666	3	1,272	Y	0	0.48	N	\$280,000	\$543,662	\$120,517	\$41,811	\$0	\$0	\$944,179	\$257																											
22	163-10-706-018	3035 ROSANNA ST	2,733	167.14	1995	30	45.0%	0.0%	2	One Story	Avg.-Good	Frame-Stucco	0	4	3	0	0	0	2	1406	3	818	N	0	0.49	N	\$280,000	\$349,618	\$69,508	\$14,077	\$0	\$0	\$699,126	\$256																											
23	163-10-702-004	2970 MONTESSOURI ST	4,923	170.41	2006	19	28.5%	0.0%	2	Two Story	Good	Frame-Stucco	10	4	3	2	0	0	2	932	3	1,060	Y	0	0.47	N	\$280,000	\$874,939	\$91,864	\$106,632	\$0	\$0	\$1,246,803	\$253																											
24	163-10-811-006	7261 BIRKLAND CT	5,200	204.12	2001	24	36.0%	0.0%	2	Two Story	Very Good	Frame-Stucco	10	6	4	1	0	0	2	1193	5	1,264	Y	0	0.44	N	\$238,000	\$948,239	\$123,891	\$48,822	\$0	\$0	\$1,310,130	\$252																											
25	163-10-608-005	6965 TARA AVE	4,771	160.25	2012	13	19.5%	0.0%	1	One Story	Avg.-Good	Frame-Stucco	10	4	5	1	0	0	1	504	3	1,246	Y	190	0.56	N	\$280,000	\$744,604	\$170,734	\$42,379	\$0	\$0	\$1,195,338	\$251																											
26	163-10-601-009	7235 ELDORA AVE	1,890	140.41	1974	51	75.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	0	0	0	1	660	2	792	Y	0	1.25	N	\$364,000	\$81,731	\$25,916	\$1,530	\$0	\$0	\$471,647	\$250																											
27	163-10-605-007	7235 TARA AVE	1,912	128.90	1984	41	61.5%	0.0%	1	One Story	Fair	Frame-Stucco	0	6	4	0	1,984	704	1	864	2	26	N	0	0.48	N	\$280,000	\$182,792	\$11,878	\$11,016	\$0	\$0	\$474,760	\$248																											
28	163-10-806-004	3264 MONTESSOURI ST	3,041	129.37	1979	46	69.0%	0.0%	3	One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0	3	2964	3	857	Y	868	0.66	N	\$294,000	\$409,584	\$35,565	\$7,621	\$0	\$0	\$739,149	\$243																											
29	163-10-813-007	3275 CRYSTAL PALM CT	3,062	187.71	2002	23	34.5%	0.0%	1	One Story	Good	Frame-Stucco	0	3	3	0	0	0	1	728	2	620	N	0	0.45	N	\$238,000	\$460,474	\$40,166	\$20,054	\$0	\$0	\$738,640	\$241																											
30	163-10-506-006	7165 LAREDO ST	3,029	164.20	1992	33	49.5%	0.0%	1	One Story	Avg.-Good	Frame-Stucco	0	3	2	1	0	0	1	498	5	944	Y	0	0.73	N	\$308,000	\$326,312	\$86,402	\$23,198	\$0	\$0	\$720,714	\$238																											
31	163-10-806-014	3215 ROSANNA ST	2,518	144.73	1978	47	70.5%	0.0%	1	One Story	Average	Frame-Stucco	0	3	2	0	0	0	1	673	4	1,412	Y	900	0.51	N	\$280,000	\$136,897	\$178,285	\$6,314	\$0	\$0	\$595,182	\$236																											
32	163-10-703-005	6986 COLEY AVE	1,587	144.73	1973	52	75.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	420	2	395	Y	0	0.51	N	\$280,000	\$66,610	\$27,249	\$936	\$0	\$0	\$373,859	\$236																											
33	163-10-706-011	7070 PALMYRA AVE	3,681	168.10	2003	22	33.0%	0.0%	1	Two Story	Good	Frame-Stucco	0	6	5	1	0	0	1	666	2	438	Y	0	0.48	N	\$280,000	\$508,446	\$76,686	\$37,048	\$0	\$0	\$865,132	\$235																											
34	163-10-605-017	7255 TARA AVE	3,227	138.04	2001	24	36.0%	0.0%	2	One Story	Average	Frame-Stucco	0	3	2	1	0	0	2	1366	3	633	Y	0	0.53	N	\$280,000	\$384,774	\$59,982	\$12,412	\$0	\$0	\$754,756	\$234																											
35	163-10-805-004	7265 DARBY AVE	2,397	145.48	1989	36	54.0%	0.0%	1	One Story	Average	Frame-Stucco	0	3	2	1	0	0	1	506	2	521	Y	0	0.64	N	\$294,000	\$206,373	\$89,820	\$8,693	\$0	\$0	\$560,193	\$234																											
36	163-10-706-016	3030 MONTESSOURI ST	3,260	185.69	1995	30	45.0%	0.0%	1	One Story	Good	Frame-Stucco	0	3	3	0	0	0	1	746	2	452	Y	0	0.48	N	\$280,000	\$396,445	\$82,528	\$13,978	\$0	\$0	\$758,973	\$233																											
37	163-10-802-007	7180 DARBY AVE	2,588	133.42	1983	42	63.0%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	2	1188	2	800	N	990	0.48	N	\$280,000	\$297,901	\$22,550	\$3,699	\$0	\$0	\$600,451	\$232																											
38	163-10-806-016	7055 DARBY AVE	2,755	142.38	1997	28	42.0%	0.0%	1	One Story	Average	Frame-Stucco	0	3	3	0	0	0	1	782	3	1,814	N	0																																					

CASE 823 2025-2026

Parcel Equity Analysis

Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Mezz.	Land Acres	Golf / View	Taxable Values							Total
										Descr.	Descr.								Ct	Total SqFt	Ct	Total SqFt					Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	Per SF
S	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4	8525	5	2,832	Y	1082 / 1210	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503

Equity Comparison Properties:

																			Taxable Values															
No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building Descr.	*Quality Descr.	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage Ct	Total Sqft	Patio Ct	Total Sqft	Pool	Casita/ Mezz.	Land Acres	Golf / View	Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	Per SF
59	163-10-607-001	7085 TARA AVE	2,287	135.90	1985	40	60.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	630	3	1,342	Y	0	0.49	N	\$280,000	\$160,044	\$43,928	\$5,331	\$0	\$0	\$483,972	\$212
60	163-10-603-013	7045 ELDORA AVE	2,350	146.04	1985	40	60.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	1	0	0	1	696	1	322	Y	0	0.46	N	\$280,000	\$161,237	\$55,726	\$7,555	\$0	\$0	\$496,963	\$211
61	163-10-710-014	7253 LAFITE CT	3,268	185.65	1989	36	54.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	0	0	0	1	873	2	709	Y	0	0.45	N	\$280,000	\$343,807	\$65,813	\$13,504	\$0	\$0	\$689,620	\$211
62	163-10-803-009	7010 DARBY AVE	1,740	129.76	1979	46	69.0%	0.0%	1	One Story	Fair	Frame-Siding/S	0	3	2	0	0	0	1	480	1	184	N	0	0.52	N	\$280,000	\$81,243	\$5,491	\$2,888	\$0	\$0	\$366,734	\$211
63	163-10-704-005	7266 PALMYRA AVE	2,052	149.61	1977	48	72.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	0	0	0	1	630	3	1,826	Y	0	0.51	N	\$280,000	\$106,433	\$40,548	\$2,532	\$0	\$0	\$426,981	\$208
64	163-10-813-002	3228 CRYSTAL PALM CT	3,538	183.20	1993	32	48.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	1	0	0	1	704	2	504	Y	0	0.50	N	\$280,000	\$406,468	\$48,816	\$24,314	\$0	\$0	\$735,284	\$208
65	163-10-811-008	7231 BIRKLAND CT	3,687	181.94	1995	30	45.0%	0.0%	1	One Story	Good	Frame-Stucco	0	3	3	1	0	0	1	537	2	340	Y	0	0.44	N	\$238,000	\$448,510	\$79,348	\$20,919	\$0	\$0	\$765,858	\$208
66	163-10-802-010	3185 MONTESSOURI ST	2,558	144.49	1989	36	54.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	0	0	0	1	441	2	220	Y	0	0.52	N	\$280,000	\$203,806	\$47,012	\$7,232	\$0	\$0	\$530,818	\$208
67	163-10-801-007	3180 TENAYA WAY	2,535	144.63	1986	39	58.5%	0.0%	1	One Story	Average	Frame-Stucco	0	3	2	0	0	0	1	638	3	290	Y	0	0.51	N	\$280,000	\$188,013	\$56,932	\$8,306	\$0	\$0	\$524,945	\$207
68	163-10-801-003	3130 TENAYA WAY	2,555	127.83	1985	40	60.0%	0.0%	2	Split Level	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0	1	1280	3	1,939	Y	0	0.48	N	\$280,000	\$189,899	\$58,171	\$10,413	\$0	\$0	\$528,070	\$207
69	163-10-801-005	3160 TENAYA WAY	2,324	135.45	1985	40	60.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	440	2	432	Y	0	0.48	N	\$280,000	\$153,106	\$46,393	\$4,493	\$0	\$0	\$479,499	\$206
70	163-10-505-015	7265 LAREDO ST	3,944	166.53	2002	23	34.5%	0.0%	1	Two Story	Good	Frame-Stucco	0	6	5	1	0	0	1	773	2	498	N	0	0.51	N	\$252,000	\$527,318	\$31,387	\$35,843	\$0	\$0	\$810,705	\$206
71	163-10-813-003	3223 CRYSTAL PALM CT	3,934	179.66	1994	31	46.5%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	1	0	0	1	874	5	1,110	Y	0	0.48	N	\$280,000	\$472,822	\$54,997	\$26,356	\$0	\$0	\$807,819	\$205
72	163-10-806-002	3230 MONTESSOURI ST	2,663	143.48	1986	39	58.5%	0.0%	1	One Story	Average	Frame-Stucco	0	3	2	0	0	0	1	736	3	708	Y	0	0.48	N	\$280,000	\$205,474	\$60,198	\$8,342	\$0	\$0	\$545,672	\$205
73	163-10-801-001	7265 PALMYRA AVE	2,355	135.08	1985	40	60.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	3	0	0	0	1	548	1	660	N	0	0.66	N	\$294,000	\$162,372	\$23,395	\$7,984	\$0	\$0	\$479,767	\$204
74	163-10-805-002	7285 DARBY AVE	2,649	143.65	1987	38	57.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	3	0	0	0	1	600	2	792	Y	0	0.49	N	\$280,000	\$212,760	\$46,048	\$9,774	\$0	\$0	\$538,808	\$203
75	163-10-813-004	3235 CRYSTAL PALM CT	3,307	185.41	1993	32	48.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	0	0	0	1	834	2	610	N	0	0.45	N	\$280,000	\$381,450	\$10,124	\$8,663	\$0	\$0	\$671,574	\$203
76	163-10-813-005	3251 CRYSTAL PALM CT	3,728	181.69	1993	32	48.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	4	0	0	0	1	723	3	543	Y	0	0.45	N	\$280,000	\$421,510	\$54,043	\$24,185	\$0	\$0	\$755,553	\$203
77	163-10-804-005	3170 ROSANNA ST	2,827	183.71	1985	40	60.0%	0.0%	1	Split Level	Good	Frame-Stucco	0	4	3	0	0	0	1	783	1	221	Y	0	0.47	N	\$280,000	\$244,793	\$47,218	\$7,462	\$0	\$0	\$572,011	\$202
78	163-10-603-011	2735 ROSANNA ST	2,404	134.52	1985	40	60.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	420	2	278	Y	0	0.48	N	\$280,000	\$154,316	\$51,364	\$3,654	\$0	\$0	\$485,680	\$202
79	163-10-605-001	2890 TENAYA WAY	2,227	125.72	1983	42	63.0%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	1	0	796	1	452	2	204	Y	0	0.52	N	\$280,000	\$128,862	\$39,680	\$4,769	\$0	\$0	\$448,542	\$201
80	163-10-702-003	2950 MONTESSOURI ST	2,043	127.45	1978	47	70.5%	0.0%	1	One Story	Fair	Frame-Stucco	0	4	2	1	0	0	1	420	3	794	Y	0	0.47	N	\$280,000	\$94,973	\$36,450	\$5,340	\$0	\$0	\$411,423	\$201
81	163-10-602-006	2774 BELCASTRO ST	2,387	123.81	1978	47	70.5%	0.0%	2	One Story	Fair	Frame-Stucco	0	4	2	1	0	0	2	1358	2	484	N	0	0.47	N	\$280,000	\$162,704	\$36,853	\$6,399	\$0	\$0	\$479,557	\$201
82	163-10-802-004	3140 BELCASTRO ST	3,177	162.43	1988	37	55.5%	0.0%	1	One Story	Avg.-Good	Frame-Stucco	0	3	3	0	0	0	1	832	2	772	Y	0	0.48	N	\$280,000	\$285,311	\$71,711	\$12,007	\$0	\$0	\$637,022	\$201
83	163-10-805-005	3245 BELCASTRO ST	3,827	180.94	1989	36	54.0%	0.0%	2	One Story	Good	Frame-Stucco	0	4	3	1	0	0	1	1080	3	1,573	Y	0	0.67	N	\$294,000	\$409,867	\$62,815	\$15,134	\$0	\$0	\$766,682	\$200
84	163-10-603-003	2760 MONTESSOURI ST	4,023	155.65	1991	34	51.0%	0.0%	1	One Story	Avg.-Good	Frame-Stucco	0	4	3	0	0	0	1	883	3	615	Y	0	0.96	N	\$336,000	\$355,625	\$113,056	\$22,648	\$0	\$0	\$804,681	\$200
85	163-10-701-007	2975 MONTESSOURI ST	3,507	183.58	1988	37	55.5%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	1	0	0	1	748	3	807	Y	0	0.54	N	\$280,000	\$350,781	\$67,976	\$18,281	\$0	\$0	\$698,757	\$199
86	163-10-813-001	3244 CRYSTAL PALM CT	3,591	182.57	1993	32	48.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	2	1	0	0	1	696	3	1,304	N	0	0.47	N	\$280,000	\$422,083	\$11,397	\$10,604	\$0	\$0	\$713,480	\$199
87	163-10-804-001	3120 ROSANNA ST	2,634	172.40	1985	40	60.0%	0.0%	1	One Story	2 Good	Frame-Stucco	0	4	3	0	0	0	1	576	2	461	N	0	0.48	N	\$280,000	\$224,280	\$18,837	\$11,470	\$0	\$0	\$523,117	\$199
88	163-10-801-004	3150 TENAYA WAY	2,592	144.29	1988	37	55.5%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	1	0	0	1	755	2	651	N	0	0.48	N	\$280,000	\$214,874	\$19,472	\$11,832	\$0	\$0	\$514,346	\$198
89	163-10-705-009	3055 MONTESSOURI ST	2,768	131.59	1976	49	73.5%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	2	2355	2	390	Y	0	1.06	N	\$350,000	\$140,316	\$57,719	\$4,734	\$0	\$0	\$548,035	\$198
90	163-10-811-002	7230 BIRKLAND CT	3,933	179.67	1992	33	49.5%	0.0%	1	One Story	Good	Frame-Stucco	0	5	3	0	0	0	1	1064	2	744	Y	0	0.44	N	\$280,000	\$442,088	\$52,455	\$21,408	\$0	\$0	\$774,543	\$197
91	163-10-710-016	7252 LAFITE CT	3,436	170.56	1989	36	54.0%	0.0%	1	Two Story	Good	Frame-Stucco	0	4	3	0	0	0	1	720	4	1,478	Y	0	0.46	N	\$280,000	\$334,263	\$61,406	\$18,783	\$0	\$0	\$675,669	\$197
92	163-10-607-003	2840 MONTESSOURI ST	3,082	139.67	1996	29	43.5%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	1	0	0	1	798	2	510	N	0	0.47	N	\$280,000	\$304,698	\$18,100	\$14,252	\$0	\$0	\$602,798	\$196
93	163-10-704-002	3020 TENAYA WAY	2,282	128.32	1978	47	70.5%	0.0%	2	Two Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	2	1500	4	1,426	Y	0	0.56	N	\$280,000	\$129,300	\$36,397	\$5,295	\$0	\$0	\$445,697	\$195
94	163-10-805-001	7275 DARBY AVE	2,822	141.71	1987	38	57.0%	0.0%	1	One Story	Average	Frame-Stucco	0	3	2	0	0	0	1	948	2	342	Y	0	0.45	N	\$280,000	\$217,761	\$53,155	\$7,765	\$0	\$0	\$550,916	\$195
95	163-10-802-011	3175 MONTESSOURI ST	2,472	134.78	1979	46	69.0%	0.0%	1	Two Story	Fair-Avg.	Frame-Brick Ve	0	4	2	1	0	0	1	600	3	697	Y	0	0.48	N	\$280,000	\$136,518	\$65,752	\$8,311	\$0	\$0	\$482,270	\$195
96	163-10-710-003	2962 TENAYA WAY	4,417	175.99	1993	32	48.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	1	0	0	1	980	2	613	Y	0	0.48	N	\$280,000	\$488,926	\$92,296	\$24,780	\$0	\$0	\$861,222	\$195
97	163-10-705-007	3015 MONTESSOURI ST	2,097																															

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Parcel Equity Analysis

Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Mezz.	Land Acres	Golf / View	Taxable Values							Total Per SF
										Descr.	Descr.								Ct	Total SqFt	Ct	Total SqFt					Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	
S	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4	8525	5	2,832	Y	1082 / 1210	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503

Equity Comparison Properties:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Mezz.	Land Acres	Golf / View	Taxable Values							Total Per SF
										Descr.	Descr.								Ct	Total SqFt	Ct	Total SqFt					Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	
117	163-10-507-004	7045 LAREDO ST	3,187	127.49	1978	47	70.5%	0.0%	2	Two Story	Average	Frame-Stucco	0	3	3	1	0	0	1	840	3	515	Y	280	0.70	N	\$308,000	\$153,923	\$128,938	\$8,506	\$0	\$0	\$590,861	\$185
118	163-10-605-006	7245 TARA AVE	2,376	122.67	1980	45	67.5%	0.0%	1	One Story	Fair	Frame-Siding/S	0	4	2	0	0	0	1	483	2	306	Y	0	0.48	N	\$280,000	\$115,996	\$44,307	\$4,116	\$0	\$0	\$440,303	\$185
119	163-10-813-008	3272 CRYSTAL PALM CT	3,664	182.08	1994	31	46.5%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	1	0	0	1	736	2	587	N	0	0.48	N	\$238,000	\$434,365	\$4,938	\$24,935	\$0	\$0	\$677,303	\$185
120	163-10-804-006	3190 ROSANNA ST	4,598	162.46	1995	30	45.0%	0.0%	1	Two Story	Good	Frame-Stucco	0	4	4	1	0	0	1	841	2	939	Y	0	0.49	N	\$280,000	\$496,107	\$73,635	\$29,362	\$0	\$0	\$849,742	\$185
121	163-10-704-014	3035 BELCASTRO ST	4,184	194.58	1987	38	57.0%	0.0%	1	One Story	Good-Very Go	Frame-Stucco	0	4	3	0	0	0	1	706	2	1,218	Y	0	0.53	N	\$280,000	\$422,153	\$68,061	\$12,323	\$0	\$0	\$770,214	\$184
122	163-10-803-004	7080 DARBY AVE	2,578	144.37	1985	40	60.0%	0.0%	1	One Story	Average	Frame-Stucco	0	3	3	0	0	0	1	462	1	372	N	0	0.51	N	\$280,000	\$175,894	\$17,700	\$7,355	\$0	\$0	\$473,594	\$184
123	163-10-705-013	7156 PALMYRA AVE	3,186	138.42	1985	40	60.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	3	0	0	0	1	1656	4	1,053	Y	0	0.53	N	\$280,000	\$248,280	\$52,776	\$11,480	\$0	\$0	\$581,056	\$182
124	163-10-806-010	3275 ROSANNA ST	3,531	190.84	1979	46	69.0%	0.0%	1	Split Level	Good	Frame-Brick Ve	0	5	3	1	1,122	0	2	1203	3	1,226	Y	0	0.48	N	\$280,000	\$315,042	\$48,645	\$16,994	\$0	\$0	\$643,687	\$182
125	163-10-710-001	2922 TENAYA WAY	3,674	182.02	1989	36	54.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	1	0	0	1	746	2	398	N	0	0.49	N	\$280,000	\$367,526	\$20,945	\$21,743	\$0	\$0	\$668,471	\$182
126	163-10-704-012	3055 BELCASTRO ST	4,048	178.52	1989	36	54.0%	0.0%	1	One Story	Good	Frame-Stucco	0	5	3	0	0	0	1	806	3	610	Y	0	0.54	N	\$280,000	\$393,606	\$62,801	\$12,834	\$0	\$0	\$736,407	\$182
127	163-10-608-007	2830 ROSANNA ST	3,063	127.56	1986	39	58.5%	0.0%	1	One Story	Fair-Avg.	Frame-Siding/S	0	4	3	1	0	0	1	572	2	234	Y	0	0.57	N	\$280,000	\$198,750	\$75,475	\$9,388	\$0	\$0	\$554,225	\$181
128	163-10-607-007	7070 EDNA AVE	3,040	128.81	1989	36	54.0%	0.0%	1	Two Story	Average	Frame-Stucco	0	4	3	1	0	0	1	807	3	697	N	0	0.68	N	\$294,000	\$230,565	\$24,986	\$13,748	\$0	\$0	\$549,551	\$181
129	163-10-705-016	7145 COLEY AVE	2,134	137.63	1976	49	73.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	484	2	469	N	0	0.55	N	\$280,000	\$93,017	\$12,731	\$2,715	\$0	\$0	\$385,748	\$181
130	163-10-802-008	7160 DARBY AVE	2,620	133.14	1983	42	63.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1	400	2	210	Y	0	0.48	N	\$280,000	\$153,547	\$39,295	\$5,966	\$0	\$0	\$472,842	\$180
131	163-10-811-009	7211 BIRKLAND CT	4,753	161.65	1994	31	46.5%	0.0%	1	Two Story	Good	Frame-Stucco	0	5	5	0	0	0	1	726	3	755	Y	0	0.44	N	\$238,000	\$512,441	\$106,840	\$47,137	\$0	\$0	\$857,281	\$180
132	163-10-506-002	7180 ELDORA AVE	2,309	123.27	1977	48	72.0%	0.0%	1	One Story	Fair	Frame-Siding/S	0	4	2	1	0	0	1	529	2	563	Y	0	0.55	N	\$280,000	\$97,996	\$38,001	\$4,305	\$0	\$0	\$415,997	\$180
133	163-10-806-001	3210 MONTESSOURI ST	3,992	132.79	2000	25	37.5%	0.0%	1	One Story	Average	Frame-Stucco	0	5	3	0	0	0	1	821	2	745	N	0	0.50	N	\$280,000	\$415,979	\$22,397	\$16,284	\$0	\$0	\$718,376	\$180
134	163-10-803-014	7045 PALMYRA AVE	2,618	133.16	1977	48	72.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1	420	2	855	Y	0	0.71	N	\$308,000	\$122,752	\$40,190	\$9,274	\$0	\$0	\$470,942	\$180
135	163-10-710-013	7243 LAFITE CT	4,201	177.39	1989	36	54.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	1	0	0	1	720	2	914	Y	0	0.45	N	\$280,000	\$414,486	\$59,910	\$17,779	\$0	\$0	\$754,396	\$180
136	163-10-605-002	2880 TENAYA WAY	3,296	119.43	1993	32	48.0%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1	672	3	888	Y	0	0.50	N	\$280,000	\$251,489	\$60,283	\$9,191	\$0	\$0	\$591,772	\$180
137	163-10-702-007	7040 COLEY AVE	2,352	135.12	1977	48	72.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	0	0	0	1	942	2	268	Y	0	0.47	N	\$280,000	\$113,763	\$28,207	\$3,856	\$0	\$0	\$421,970	\$179
138	163-10-506-003	7170 ELDORA AVE	2,126	126.71	1977	48	72.0%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	0	0	0	1	576	2	400	N	0	0.53	N	\$280,000	\$86,050	\$14,708	\$2,992	\$0	\$0	\$380,758	\$179
139	163-10-505-011	2645 BELCASTRO ST	2,372	134.88	1978	47	70.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1	484	2	396	Y	0	0.48	N	\$280,000	\$113,984	\$30,399	\$6,142	\$0	\$0	\$424,383	\$179
140	163-10-801-002	3110 TENAYA WAY	3,145	131.76	1987	38	57.0%	0.0%	1	Split Level	Average	Frame-Stucco	0	6	2	1	908	0	1	644	5	768	N	0	0.50	N	\$280,000	\$263,066	\$18,809	\$11,930	\$0	\$0	\$561,875	\$179
141	163-10-810-005	3151 COACHLIGHT CIR	3,632	182.27	1986	39	58.5%	0.0%	1	One Story	Good	Frame-Stucco	0	4	2	1	0	0	1	462	3	807	Y	0	0.47	N	\$280,000	\$318,090	\$49,293	\$7,661	\$0	\$0	\$647,383	\$178
142	163-10-702-011	2945 ROSANNA ST	4,232	182.22	1987	38	57.0%	0.0%	1	Two Story	Good-Very Go	Frame-Stucco	0	5	4	0	0	0	1	684	3	508	Y	0	0.71	N	\$308,000	\$374,875	\$71,262	\$14,866	\$0	\$0	\$754,137	\$178
143	163-10-705-011	7140 PALMYRA AVE	3,173	138.57	1979	46	69.0%	0.0%	1	One Story	Average	Frame-Stucco	0	3	2	1	0	0	1	994	3	765	Y	582	0.55	N	\$280,000	\$170,647	\$113,604	\$4,701	\$0	\$0	\$564,251	\$178
144	163-10-704-011	3065 BELCASTRO ST	4,332	176.54	1989	36	54.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	0	0	0	1	729	2	970	Y	0	0.53	N	\$280,000	\$418,985	\$71,152	\$11,690	\$0	\$0	\$770,137	\$178
145	163-10-702-008	7030 COLEY AVE	2,382	134.76	1976	49	73.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	0	0	0	1	440	2	743	Y	0	0.47	N	\$280,000	\$101,830	\$40,007	\$5,599	\$0	\$0	\$421,837	\$177
146	163-10-710-006	7245 LATOUR CT	3,877	156.93	1989	36	54.0%	0.0%	1	One Story	Avg.-Good	Frame-Stucco	0	4	3	1	0	0	1	761	2	513	Y	0	0.46	N	\$280,000	\$341,962	\$63,429	\$21,134	\$0	\$0	\$685,391	\$177
147	163-10-607-002	2830 MONTESSOURI ST	3,406	129.94	1990	35	52.5%	0.0%	1	Split Level	Average	Frame-Stucco	0	5	3	1	0	0	1	736	4	1,129	Y	0	0.47	N	\$280,000	\$276,224	\$45,260	\$16,800	\$0	\$0	\$601,484	\$177
148	163-10-802-016	7145 PALMYRA AVE	2,837	130.97	1981	44	66.0%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1	880	1	25	Y	0	0.72	N	\$308,000	\$155,264	\$37,620	\$7,173	\$0	\$0	\$500,884	\$177
149	163-10-805-007	3215 BELCASTRO ST	3,492	147.63	1991	34	51.0%	0.0%	1	Two Story	Avg.-Good	Frame-Stucco	0	3	3	0	0	0	1	608	3	434	N	0	0.49	N	\$280,000	\$308,177	\$26,143	\$15,834	\$0	\$0	\$614,320	\$176
150	163-10-703-003	2940 ROSANNA ST	3,117	154.54	1983	42	63.0%	0.0%	1	Two Story	Avg.-Good	Masonry-Slum	0	4	4	0	0	0	1	609	2	784	Y	0	0.50	N	\$280,000	\$215,531	\$59,258	\$13,376	\$0	\$0	\$547,959	\$176
151	163-10-704-010	3075 BELCASTRO ST	4,639	191.39	1989	36	54.0%	0.0%	1	One Story	Good-Very Go	Frame-Stucco	0	4	3	0	0	0	1	647	2	944	Y	0	0.55	N	\$280,000	\$473,700	\$52,428	\$10,010	\$0	\$0	\$812,958	\$175
152	163-10-606-013	7160 EDNA AVE	2,420	123.53	1977	48	72.0%	0.0%	1	One Story	Fair	Frame-Stucco	0	4	2	1	0	0	1	562	2	372	N	0	0.69	N	\$308,000	\$100,304	\$14,691	\$3,403	\$0	\$0	\$422,995	\$175
153	163-10-605-004	2860 TENAYA WAY	2,932	122.28	1989	36	54.0%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	7	3	1	0	0	1	532	3	824	N	0	0.52	N	\$280,000	\$210,790	\$21,311	\$11,773	\$0	\$0	\$512,101	\$175
154	163-10-706-015	3000 MONTESSOURI ST	4,690	161.98	1996	29	43.5%	0.0%	1	Two Story	Good	Frame-Stucco	0	3	3	1	0	0	1	1026	3	765	N	0	0.54	N	\$280,000	\$518,71						

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Parcel Equity Analysis

Subject:

										*Building	*Quality									Garage		Patio						Taxable Values						
No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	Descr.	Descr.	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Ct	Total SqFt	Ct	Total SqFt	Pool	Casita/ Mezz.	Land Acres	Golf / View	Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	Total Per SF
S	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4	8525	5	2,832	Y	1082 / 1210	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503

Equity Comparison Properties:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Mezz.	Land Acres	Golf / View	Taxable Values							
										Descr.	Descr.								Ct	Total SqFt	Ct	Total SqFt					Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	Per SF
175	163-10-606-007	2835 MONTESSOURI ST	2,414	123.57	1976	49	73.5%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	1	0	0	1	562	3	637	Y	0	0.47	N	\$280,000	\$99,231	\$32,910	\$3,896	\$0	\$0	\$412,141	\$171
176	163-10-704-015	3025 BELCASTRO ST	4,278	176.89	1987	38	57.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	0	0	0	1	709	2	980	Y	0	0.55	N	\$280,000	\$390,465	\$59,556	\$13,251	\$0	\$0	\$730,021	\$171
177	163-10-705-010	3095 MONTESSOURI ST	3,956	156.20	1987	38	57.0%	0.0%	1	One Story	Avg.-Good	Frame-Stucco	0	4	3	0	0	0	1	586	3	681	Y	0	0.57	N	\$280,000	\$325,448	\$69,445	\$18,564	\$0	\$0	\$674,893	\$171
178	163-10-701-005	2955 MONTESSOURI ST	4,156	165.14	1988	37	55.5%	0.0%	1	Two Story	Good	Frame-Stucco	0	5	3	1	0	0	1	984	3	880	Y	0	0.55	N	\$280,000	\$370,491	\$58,238	\$23,422	\$0	\$0	\$708,729	\$171
179	163-10-707-003	6970 PALMYRA AVE	2,786	142.01	1979	46	69.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	3	1	0	0	1	807	3	575	Y	0	0.53	N	\$280,000	\$154,748	\$40,054	\$10,816	\$0	\$0	\$474,802	\$170
180	163-10-702-013	7025 EDNA AVE	2,397	118.80	1975	50	75.0%	0.0%	1	Two Story	Fair	Frame-Stucco	0	3	2	1	0	0	1	660	3	751	Y	0	0.46	N	\$280,000	\$90,886	\$36,803	\$3,813	\$0	\$0	\$407,689	\$170
181	163-10-606-016	2850 BELCASTRO ST	2,325	127.86	1977	48	72.0%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1	667	3	493	N	0	0.47	N	\$280,000	\$107,492	\$6,238	\$4,839	\$0	\$0	\$393,730	\$169
182	163-10-707-008	3028 ROSANNA ST	3,184	128.04	1984	41	61.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0	1	616	2	514	Y	0	0.49	N	\$280,000	\$200,073	\$59,072	\$12,022	\$0	\$0	\$539,145	\$169
183	163-10-602-003	2730 BELCASTRO ST	2,846	123.19	1985	40	60.0%	0.0%	2	Two Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	0	0	1	380	N	480	0.47	N	\$280,000	\$180,917	\$20,374	\$6,542	\$0	\$0	\$481,291	\$169
184	163-10-704-004	7270 PALMYRA AVE	4,846	118.76	1993	32	48.0%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	4	4	0	0	0	1	501	5	1,066	Y	0	0.51	N	\$280,000	\$357,281	\$181,355	\$13,682	\$0	\$0	\$818,636	\$169
185	163-10-810-008	3180 COACHLIGHT CIR	4,359	175.18	1987	38	57.0%	0.0%	1	One Story	Good	Frame-Siding/S	0	4	3	1	0	0	1	640	2	634	Y	0	0.50	N	\$280,000	\$385,642	\$69,840	\$15,359	\$0	\$0	\$735,482	\$169
186	163-10-803-005	7070 DARBY AVE	4,053	147.64	1989	36	54.0%	0.0%	2	Split Level	Avg.-Good	Frame-Siding/S	0	4	4	0	0	0	2	1080	1	163	Y	0	0.48	N	\$280,000	\$326,072	\$77,029	\$12,065	\$0	\$0	\$683,101	\$169
187	163-10-706-007	3085 ROSANNA ST	3,633	126.51	1988	37	55.5%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0	1	528	2	682	Y	0	0.48	N	\$280,000	\$269,603	\$61,731	\$12,880	\$0	\$0	\$611,334	\$168
188	163-10-802-001	7155 PALMYRA AVE	6,114	138.96	1994	31	46.5%	0.0%	2	Two Story	Avg.-Good	Frame-Stucco	0	2	6	0	0	0	2	4160	3	1,010	Y	0	0.70	N	\$308,000	\$661,336	\$59,313	\$27,649	\$0	\$0	\$1,028,649	\$168
189	163-10-705-014	7166 PALMYRA AVE	2,684	132.47	1979	46	69.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	480	3	516	Y	0	0.55	N	\$280,000	\$129,082	\$42,160	\$4,973	\$0	\$0	\$451,242	\$168
190	163-10-707-006	6965 COLEY AVE	2,451	145.13	1976	49	73.5%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	1	0	0	1	555	1	960	N	0	0.48	N	\$280,000	\$117,658	\$13,271	\$5,487	\$0	\$0	\$410,929	\$168
191	163-10-705-012	7146 PALMYRA AVE	3,084	128.97	1985	40	60.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0	1	542	2	257	Y	0	0.55	N	\$280,000	\$185,150	\$50,985	\$8,290	\$0	\$0	\$516,135	\$167
192	163-10-601-003	7264 TARA AVE	2,706	132.24	1978	47	70.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1	483	4	491	Y	0	0.51	N	\$280,000	\$120,865	\$51,666	\$5,752	\$0	\$0	\$452,531	\$167
193	163-10-704-016	3015 BELCASTRO ST	4,318	176.63	1987	38	57.0%	0.0%	1	One Story	Good	Frame-Stucco	0	5	3	0	0	0	1	716	2	503	Y	0	0.56	N	\$280,000	\$382,691	\$58,113	\$14,147	\$0	\$0	\$720,804	\$167
194	163-10-804-002	3140 ROSANNA ST	3,308	137.42	1988	37	55.5%	0.0%	1	One Story	Average	Frame-Stucco	0	4	3	0	0	0	1	888	2	437	N	0	0.47	N	\$280,000	\$254,351	\$17,592	\$10,488	\$0	\$0	\$551,943	\$167
195	163-10-810-001	3140 COACHLIGHT CIR	3,154	138.80	1986	39	58.5%	0.0%	1	One Story	Average	Frame-Stucco	0	3	3	0	0	0	1	652	2	562	N	0	0.51	N	\$280,000	\$225,935	\$19,351	\$8,252	\$0	\$0	\$525,286	\$167
196	163-10-710-009	7264 LATOUR CT	4,759	173.88	1989	36	54.0%	0.0%	1	One Story	Good	Frame-Stucco	0	5	3	1	0	0	1	755	2	568	Y	0	0.46	N	\$280,000	\$450,043	\$62,438	\$22,666	\$0	\$0	\$792,481	\$167
197	163-10-506-001	7190 ELDORA AVE	2,754	129.63	1979	46	69.0%	0.0%	2	One Story	Fair-Avg.	Frame-Siding/S	0	4	3	0	0	0	1	441	3	698	Y	0	0.57	N	\$280,000	\$136,643	\$41,061	\$7,529	\$0	\$0	\$457,704	\$166
198	163-10-605-013	7246 EDNA AVE	2,276	134.27	1975	50	75.0%	0.0%	1	One Story	Fair-Avg.	Frame-Siding/S	0	3	2	0	0	0	1	483	2	395	N	0	0.46	N	\$280,000	\$90,065	\$7,776	\$2,459	\$0	\$0	\$377,841	\$166
199	163-10-702-001	2916 MONTESSOURI ST	2,851	115.31	1974	51	75.0%	0.0%	2	Two Story	Fair	Frame-Stucco	0	4	3	0	0	0	1	1012	3	1,480	Y	0	0.86	N	\$322,000	\$111,794	\$38,797	\$4,102	\$0	\$0	\$472,591	\$166
200	163-10-810-003	3111 COACHLIGHT CIR	5,059	205.19	1986	39	58.5%	0.0%	1	Two Story	Very Good	Frame-Stucco	10	4	3	1	0	0	1	867	1	41	Y	0	0.52	N	\$280,000	\$489,562	\$68,861	\$23,123	\$0	\$0	\$838,423	\$166
201	163-10-704-009	3085 BELCASTRO ST	4,592	174.84	1989	36	54.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	3	0	0	0	1	743	2	549	Y	0	0.55	N	\$280,000	\$428,313	\$49,450	\$13,412	\$0	\$0	\$757,763	\$165
202	163-10-702-012	7005 EDNA AVE	2,314	124.68	1975	50	75.0%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	0	0	0	1	550	4	756	N	0	0.49	N	\$280,000	\$92,842	\$8,870	\$3,173	\$0	\$0	\$381,712	\$165
203	163-10-605-011	7216 EDNA AVE	2,800	139.33	1980	45	67.5%	0.0%	1	One Story	Fair-Avg.	Frame-Brick Ve	0	4	2	0	0	0	1	572	2	248	Y	0	0.48	N	\$280,000	\$139,120	\$42,689	\$3,101	\$0	\$0	\$461,809	\$165
204	163-10-606-002	7185 TARA AVE	4,394	141.98	1989	36	54.0%	0.0%	1	Two Story	Avg.-Good	Frame-Stucco	0	5	4	1	0	0	1	885	3	959	Y	0	0.54	N	\$280,000	\$355,309	\$89,323	\$25,076	\$0	\$0	\$724,632	\$165
205	163-10-710-007	7265 LATOUR CT	3,857	133.66	1989	36	54.0%	0.0%	1	One Story	Average	Frame-Stucco	0	5	3	1	0	0	1	867	2	388	Y	0	0.46	N	\$280,000	\$296,177	\$58,638	\$15,539	\$0	\$0	\$634,815	\$165
206	163-10-505-005	7264 ELDORA AVE	2,568	133.54	1976	49	73.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	600	2	726	Y	0	0.53	N	\$280,000	\$115,509	\$26,772	\$4,601	\$0	\$0	\$422,281	\$164
207	163-10-507-006	2625 ROSANNA ST	2,450	122.00	1976	49	73.5%	0.0%	2	One Story	Fair	Frame-Siding/S	0	3	2	0	0	0	1	396	2	276	Y	0	0.48	N	\$280,000	\$90,988	\$31,659	\$4,463	\$0	\$0	\$402,647	\$164
208	163-10-702-009	7020 COLEY AVE	2,674	132.57	1977	48	72.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	3	0	0	0	1	576	2	714	Y	0	0.50	N	\$280,000	\$124,208	\$34,813	\$5,726	\$0	\$0	\$439,021	\$164
209	163-10-608-014	6920 EDNA AVE	2,260	136.22	1977	48	72.0%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	4	2	0	0	0	0	0	2	608	N	1040	0.47	N	\$210,000	\$148,751	\$12,062	\$4,705	\$0	\$0	\$370,813	\$164
210	163-10-707-007	3020 ROSANNA ST	3,507	135.96	1985	40	60.0%	0.0%	2	One Story	Average	Frame-Stucco	0	4	3	0	0	0	1	584	3	522	Y	0	0.50	N	\$280,000	\$236,279	\$58,789	\$8,290	\$0	\$0	\$575,068	\$164
211	163-10-703-007	6936 COLEY AVE	2,007	138.96	1973	52	75.0%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	1152	4	1,501	N	0	0.51	N	\$210,000	\$102,283	\$16,288	\$1,069	\$0	\$0	\$328,571	\$164
212	163-10-601-005	7234 TARA AVE	3,750	127.74	1982	43	64.5%	0.0%	2	One Story	Average	Frame-Stucco	0	3	3	1	0	0	1	1728	3	130	N	0	1									

CASE 823 2025-2026

Parcel Equity Analysis

Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Mezz.	Land Acres	Golf / View	Taxable Values							Total Per SF
										Descr.	Descr.								Ct	Total SqFt	Ct	Total SqFt					Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	
S	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4	8525	5	2,832	Y	1082 / 1210	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503

Equity Comparison Properties:

																Garage		Patio				Taxable Values													
No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN	cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building Descr.	*Quality Descr.	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Ct	Total SqFt	Ct	Total SqFt	Pool	Casita/ Mezz.	Land Acres	Golf / View	Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	Per SF
233	163-10-705-003	7155 COLEY AVE	3,374	136.91	1983	42		63.0%	0.0%	2	One Story	Average	Frame-Stucco	0	4	2	0	0	0	2	1052	1	288	Y	0	0.53	N	\$280,000	\$205,585	\$52,597	\$10,089	\$0	\$0	\$538,182	\$160
234	163-10-506-009	2650 BELCASTRO ST	3,006	129.69	1982	43		64.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	600	2	840	Y	0	0.47	N	\$280,000	\$155,072	\$44,207	\$5,172	\$0	\$0	\$479,279	\$159
235	163-10-703-006	6968 COLEY AVE	2,522	133.81	1977	48		72.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0	1	420	3	508	N	0	0.53	N	\$280,000	\$106,276	\$15,433	\$3,853	\$0	\$0	\$401,709	\$159
236	163-10-607-015	7065 TARA AVE	3,413	118.76	1987	38		57.0%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1	663	3	539	N	0	0.69	N	\$308,000	\$213,833	\$21,253	\$9,179	\$0	\$0	\$543,086	\$159
237	163-10-608-009	2870 ROSANNA ST	3,849	185.19	1980	45		67.5%	0.0%	1	Two Story	Good-Very Go	Frame-Stucco	0	5	3	1	0	0	1	654	3	325	Y	0	0.56	N	\$280,000	\$270,823	\$61,037	\$11,715	\$0	\$0	\$611,860	\$159
238	163-10-604-003	6975 ELDORA AVE	2,554	133.62	1974	51		75.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	0	0	0	1	440	3	608	Y	0	0.47	N	\$280,000	\$94,546	\$30,923	\$2,173	\$0	\$0	\$405,469	\$159
239	163-10-601-008	7215 ELDORA AVE	2,828	125.35	1977	48		72.0%	0.0%	1	Split Level	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1	575	4	1,558	Y	0	0.49	N	\$280,000	\$134,241	\$34,661	\$6,633	\$0	\$0	\$448,902	\$159
240	163-10-505-004	2700 TENAYA WAY	3,345	182.79	1976	49		73.5%	0.0%	2	One Story	Good	Frame-Siding/S	0	4	2	1	0	0	1	1006	3	1,658	Y	0	0.57	N	\$280,000	\$213,806	\$35,103	\$4,059	\$0	\$0	\$528,909	\$158
241	163-10-606-001	7195 TARA AVE	4,549	141.15	1990	35		52.5%	0.0%	1	Two Story	Avg.-Good	Frame-Stucco	0	5	3	1	0	0	1	1028	3	834	Y	0	0.53	N	\$280,000	\$375,609	\$63,668	\$24,020	\$0	\$0	\$719,277	\$158
242	163-10-605-008	7215 TARA AVE	3,731	118.76	1987	38		57.0%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	4	3	1	0	0	1	808	3	1,052	Y	0	0.49	N	\$280,000	\$247,608	\$59,875	\$11,405	\$0	\$0	\$587,483	\$157
243	163-10-602-005	2754 BELCASTRO ST	2,489	123.12	1978	47		70.5%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	0	0	0	0	0	3	671	N	0	0.47	N	\$280,000	\$103,641	\$8,124	\$5,490	\$0	\$0	\$391,765	\$157
244	163-10-702-005	2980 MONTESSOURI ST	2,973	140.81	1979	46		69.0%	0.0%	2	One Story	Average	Frame-Stucco	0	4	2	1	0	0	2	1924	1	160	N	0	0.48	N	\$280,000	\$169,852	\$16,677	\$6,906	\$0	\$0	\$466,529	\$157
245	163-10-810-006	3171 COACHLIGHT CIR	4,840	166.85	1987	38		57.0%	0.0%	1	Split Level	Good	Frame-Stucco	0	4	4	1	0	0	1	888	2	778	Y	0	0.47	N	\$280,000	\$417,776	\$59,814	\$15,641	\$0	\$0	\$757,590	\$157
246	163-10-706-014	3040 MONTESSOURI ST	4,008	122.31	1983	42		63.0%	0.0%	2	Two Story	Average	Frame-Stucco	0	4	3	1	0	0	2	2100	4	997	Y	0	0.71	N	\$308,000	\$262,439	\$55,759	\$10,254	\$0	\$0	\$626,198	\$156
247	163-10-804-010	6955 PALMYRA AVE	4,231	131.41	1986	39		58.5%	0.0%	2	One Story	Average	Frame-Stucco	0	4	3	0	924	0	1	864	2	210	Y	0	0.48	N	\$280,000	\$310,828	\$69,396	\$10,624	\$0	\$0	\$660,224	\$156
248	163-10-702-010	2965 ROSANNA ST	4,664	119.02	1993	32		48.0%	0.0%	1	Two Story	Average	Frame-Stucco	0	3	2	1	0	0	1	689	5	696	Y	0	0.71	N	\$308,000	\$339,224	\$78,804	\$6,727	\$0	\$0	\$726,028	\$156
249	163-10-607-009	7000 EDNA AVE	2,784	131.42	1974	51		75.0%	0.0%	2	One Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1	616	3	812	Y	0	0.47	N	\$280,000	\$113,767	\$38,737	\$4,459	\$0	\$0	\$432,504	\$155
250	163-10-601-012	2740 TENAYA WAY	4,970	136.78	1984	41		61.5%	0.0%	2	Split Level	Average	Masonry-Face	0	6	2	1	0	0	1	1040	0	0	Y	0	1.05	N	\$350,000	\$309,898	\$111,452	\$13,495	\$0	\$0	\$771,350	\$155
251	163-10-608-006	2810 ROSANNA ST	2,590	122.51	1977	48		72.0%	0.0%	2	One Story	Fair	Frame-Stucco	0	4	2	1	0	0	1	720	3	828	N	0	0.59	N	\$280,000	\$107,161	\$14,697	\$3,882	\$0	\$0	\$401,858	\$155
252	163-10-506-007	2610 BELCASTRO ST	2,942	122.18	1980	45		67.5%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	5	3	0	0	0	1	516	3	1,732	Y	0	0.48	N	\$280,000	\$143,146	\$32,809	\$5,806	\$0	\$0	\$455,955	\$155
253	163-10-703-001	6965 EDNA AVE	2,701	132.29	1978	47		70.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	528	4	821	N	0	0.52	N	\$280,000	\$120,535	\$17,588	\$4,039	\$0	\$0	\$418,123	\$155
254	163-10-607-011	2845 ROSANNA ST	2,719	135.45	1974	51		75.0%	0.0%	1	One Story	Fair-Avg.	Masonry-Slum	0	3	2	1	0	0	1	551	3	1,270	Y	0	0.47	N	\$280,000	\$110,269	\$30,222	\$4,483	\$0	\$0	\$420,491	\$155
255	163-10-601-010	7255 ELDORA AVE	3,117	128.66	1981	44		66.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	3	0	0	0	1	525	3	1,302	Y	0	0.51	N	\$280,000	\$163,190	\$37,608	\$6,074	\$0	\$0	\$480,798	\$154
256	163-10-704-008	7262 PALMYRA AVE	3,620	146.52	1978	47		70.5%	0.0%	2	Two Story	Avg.-Good	Frame-Stucco	0	4	3	2	0	0	2	1488	3	1,336	Y	0	0.53	N	\$280,000	\$218,923	\$59,275	\$11,931	\$0	\$0	\$558,198	\$154
257	163-10-803-007	7040 DARBY AVE	3,403	121.51	1982	43		64.5%	0.0%	2	Split Level	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	2	1080	2	928	Y	0	0.48	N	\$280,000	\$181,156	\$61,841	\$5,810	\$0	\$0	\$522,997	\$154
258	163-10-507-010	2695 ROSANNA ST	2,784	131.42	1977	48		72.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	5	2	0	0	0	0	0	2	675	Y	0	0.52	N	\$280,000	\$110,319	\$35,568	\$3,341	\$0	\$0	\$425,887	\$153
259	163-10-710-010	7244 LATOUR CT	3,918	133.26	1989	36		54.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	3	0	0	0	1	728	2	537	N	0	0.46	N	\$280,000	\$300,316	\$18,510	\$14,897	\$0	\$0	\$598,826	\$153
260	163-10-602-001	7165 ELDORA AVE	2,581	122.56	1974	51		75.0%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	2	0	0	0	0	0	1	480	Y	0	0.47	N	\$280,000	\$88,442	\$23,185	\$4,182	\$0	\$0	\$391,627	\$152
261	163-10-507-005	2615 ROSANNA ST	3,042	121.25	1976	49		73.5%	0.0%	2	Two Story	Fair-Avg.	Frame-Stucco	0	4	3	0	0	0	1	1000	3	818	Y	0	0.49	N	\$280,000	\$132,119	\$47,958	\$5,392	\$0	\$0	\$460,077	\$151
262	163-10-603-004	2780 MONTESSOURI ST	2,858	130.82	1976	49		73.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	1	0	0	1	544	2	518	Y	0	0.48	N	\$280,000	\$124,405	\$27,526	\$3,993	\$0	\$0	\$431,931	\$151
263	163-10-604-012	2742 ROSANNA ST	3,025	118.69	1976	49		73.5%	0.0%	1	One Story	Fair	Frame-Stucco	0	4	2	0	0	0	1	504	3	732	Y	0	0.72	N	\$308,000	\$114,608	\$34,333	\$2,446	\$0	\$0	\$456,941	\$151
264	163-10-802-013	3145 MONTESSOURI ST	3,606	135.26	1986	39		58.5%	0.0%	1	One Story	Average	Frame-Stucco	0	4	3	0	0	0	1	625	3	804	N	0	0.48	N	\$280,000	\$248,822	\$15,571	\$6,839	\$0	\$0	\$544,393	\$151
265	163-10-507-012	7060 ELDORA AVE	3,338	151.44	1976	49		73.5%	0.0%	1	One Story	Average	Masonry-Face	0	4	2	1	0	0	1	660	3	1,150	Y	0	0.74	N	\$308,000	\$155,135	\$39,906	\$3,770	\$0	\$0	\$503,041	\$151
266	163-10-705-001	3010 BELCASTRO ST	2,800	131.57	1974	51		75.0%	0.0%	1	Two Story	Average	Frame-Stucco	0	4	3	1	0	0	1	483	3	739	Y	0	0.54	N	\$280,000	\$110,902	\$30,678	\$4,292	\$0	\$0	\$421,580	\$151
267	163-10-507-009	2675 ROSANNA ST	2,787	131.39	1975	50		75.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	600	3	756	Y	0	0.49	N	\$280,000	\$106,252	\$33,075	\$2,508	\$0	\$0	\$419,327	\$150
268	163-10-607-008	7040 EDNA AVE	3,062	139.91	1976	49		73.5%	0.0%	1	One Story	Average	Frame-Stucco	0	3	2	1	0	0	1	568	3	743	Y	0	0.67	N	\$294,000	\$127,396	\$39,065	\$4,047	\$0	\$0	\$460,461	\$150
269	163-10-704-006	7278 PALMYRA AVE	3,009	129.67	1976	49		73.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	2	0	0	0	1	768	2	375	Y	0	0.54	N	\$280,000	\$127,703	\$40,132	\$4,495	\$0	\$0	\$447,835	\$149
270	163-10-802-006	7190 DARBY AVE	3,282	119.52	1984	41		61.5%	0.0%	2	Two Story	Fair-Avg.	Frame-Stucco	0	4																				

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Parcel Equity Analysis

Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Mezz.	Land Acres	Golf / View	Taxable Values							
										Descr.	Descr.								Ct	Total SqFt	Ct	Total SqFt					Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	Per SF
S	163-10-507-018	2660 MONTESSOURI ST	5,982	263.15	2013	12	18.0%	5.0%	3	One Story	Very Good - E	Frame-Stucco	10	4	4	1	0	0	4	8525	5	2,832	Y	1082 / 1210	1.39	N	\$378,000	\$2,198,483	\$430,662	\$157,021	\$0	\$0	\$3,007,145	\$503

Equity Comparison Properties:

																									Taxable Values										
No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	#Bldgs	*Building Descr.	*Quality Descr.	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage Ct	Total SqFt	Patio Ct	Total SqFt	Pool	Casita/ Mezz.	Land Acres	Golf / View	Land	Building	Extra Features	Structural Elements	Common Elements	Suppl.	Total	Per SF	
291	163-10-807-003	6965 DARBY AVE	3,454	126.51	1979	46	69.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	3	0	0	0	1	396	1	600	Y	0	0.51	N	\$280,000	\$160,347	\$41,831	\$6,248	\$0	\$0	\$482,178	\$140	
292	163-10-511-006	6980 ELDORA AVE	2,799	131.26	1990	35	52.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	1	651	2	255	N	0	0.25	N	\$168,000	\$215,830	\$5,118	\$9,953	\$0	\$0	\$388,948	\$139	
293	163-10-807-002	6975 DARBY AVE	3,425	126.51	1978	47	70.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	5	3	0	0	0	1	475	3	954	Y	0	0.53	N	\$280,000	\$158,638	\$36,650	\$7,389	\$0	\$0	\$475,288	\$139	
294	163-10-602-011	2725 MONTESSOURI ST	3,358	130.28	1974	51	75.0%	0.0%	1	Split Level	Average	Frame-Stucco	0	4	3	0	0	0	0	0	4	2,370	Y	0	0.70	N	\$308,000	\$127,325	\$29,473	\$4,597	\$0	\$0	\$464,798	\$138	
295	163-10-511-007	6970 ELDORA AVE	3,418	136.58	1992	33	49.5%	0.0%	1	One Story	Average	Frame-Stucco	0	3	3	0	0	0	1	680	2	241	Y	0	0.26	N	\$168,000	\$282,995	\$21,293	\$10,329	\$0	\$0	\$472,288	\$138	
296	163-10-606-015	2870 BELCASTRO ST	2,982	119.02	1977	48	72.0%	0.0%	1	One Story	Fair	Frame-Stucco	0	4	3	1	0	0	0	0	4	1,290	N	0	0.47	N	\$280,000	\$114,672	\$9,409	\$5,962	\$0	\$0	\$404,081	\$136	
297	163-10-701-003	2935 MONTESSOURI ST	5,761	143.63	1988	37	55.5%	0.0%	1	Split Level	Avg.-Good	Frame-Stucco	0	4	3	1	0	0	1	750	3	1,817	Y	0	0.51	N	\$280,000	\$447,787	\$50,052	\$24,794	\$0	\$0	\$777,839	\$135	
298	163-10-810-009	3160 COACHLIGHT CIR	6,813	158.41	1989	36	54.0%	0.0%	1	Two Story	Good	Frame-Stucco	0	6	4	1	0	0	1	677	5	970	Y	0	0.51	N	\$280,000	\$581,459	\$50,678	\$30,312	\$0	\$0	\$912,137	\$134	
299	163-10-507-011	7050 ELDORA AVE	4,204	121.51	1982	43	64.5%	0.0%	2	Split Level	Fair-Avg.	Frame-Stucco	0	4	4	0	0	0	1	676	2	1,168	N	0	0.71	N	\$308,000	\$233,154	\$18,893	\$11,919	\$0	\$0	\$560,047	\$133	
300	163-10-606-014	2890 BELCASTRO ST	5,826	117.56	1993	32	48.0%	0.0%	1	Two Story	Average	Frame-Stucco	0	3	4	1	0	0	1	634	4	669	Y	0	0.47	N	\$280,000	\$428,273	\$66,151	\$19,280	\$0	\$0	\$774,424	\$133	
301	163-10-601-001	7284 TARA AVE	4,956	118.76	1984	41	61.5%	0.0%	2	Two Story	Fair-Avg.	Frame-Stucco	8	4	3	1	0	0	3	1096	6	2,129	Y	0	0.55	N	\$280,000	\$316,944	\$56,801	\$16,160	\$0	\$0	\$653,745	\$132	
302	163-10-705-006	7135 COLEY AVE	3,340	118.26	1977	48	72.0%	0.0%	2	Two Story	Fair-Avg.	Frame-Siding/S	0	4	2	1	0	0	1	720	3	796	N	0	0.55	N	\$280,000	\$137,996	\$17,691	\$4,301	\$0	\$0	\$435,687	\$130	
303	163-10-602-002	7185 ELDORA AVE	3,797	109.79	1985	40	60.0%	0.0%	1	Two Story	Fair	Frame-Siding/S	0	4	4	0	0	0	1	787	3	513	N	0	0.47	N	\$280,000	\$191,836	\$21,271	\$8,518	\$0	\$0	\$493,107	\$130	
304	163-10-605-009	2845 BELCASTRO ST	5,759	121.27	1989	36	54.0%	0.0%	2	Split Level	Average	Frame-Stucco	0	5	4	0	0	0	1	900	2	878	N	0	0.71	N	\$308,000	\$399,366	\$35,354	\$16,972	\$0	\$0	\$742,720	\$129	
305	163-10-505-001	2620 TENAYA WAY	3,634	135.08	1977	48	72.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	3	1	0	0	1	864	2	976	Y	0	0.55	N	\$252,000	\$175,774	\$31,523	\$8,490	\$0	\$0	\$459,297	\$126	
306	163-10-601-006	7214 TARA AVE	4,450	118.76	1977	48	72.0%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	5	3	0	0	0	1	768	3	1,285	Y	0	0.98	N	\$336,000	\$175,960	\$40,269	\$6,628	\$0	\$0	\$552,229	\$124	
307	163-10-505-012	7215 LAREDO ST	3,888	133.46	1978	47	70.5%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	1	0	0	1	441	6	787	Y	0	0.49	N	\$280,000	\$180,785	\$21,693	\$4,661	\$0	\$0	\$482,478	\$124	
308	163-10-604-009	6982 TARA AVE	3,384	117.98	1976	49	73.5%	0.0%	1	Two Story	Fair-Avg.	Frame-Siding/S	0	5	2	0	0	0	0	0	3	384	Y	0	0.46	N	\$280,000	\$114,573	\$23,836	\$2,174	\$0	\$0	\$418,409	\$124	
309	163-10-706-005	3045 ROSANNA ST	4,877	118.06	1978	47	70.5%	0.0%	1	Two Story	Average	Frame-Stucco	0	4	3	0	0	0	1	525	3	1,212	Y	0	0.72	N	\$308,000	\$200,453	\$94,061	\$5,707	\$0	\$0	\$602,514	\$124	
310	163-10-802-014	3135 MONTESSOURI ST	4,812	128.33	1981	44	66.0%	0.0%	1	One Story	Average	Frame-Stucco	0	4	3	0	0	0	1	735	1	98	Y	0	0.48	N	\$280,000	\$245,836	\$66,696	\$8,297	\$0	\$0	\$592,532	\$123	
311	163-10-706-009	7040 PALMYRA AVE	5,023	117.56	1982	43	64.5%	0.0%	1	Two Story	Average	Frame-Stucco	0	5	3	1	0	0	0	0	4	1,109	Y	0	0.74	N	\$308,000	\$243,667	\$66,790	\$12,326	\$0	\$0	\$618,457	\$123	
312	163-10-606-009	2855 MONTESSOURI ST	3,902	118.76	1977	48	72.0%	0.0%	1	Two Story	Fair-Avg.	Frame-Stucco	0	4	3	1	0	0	1	483	5	1,813	Y	0	0.47	N	\$280,000	\$155,917	\$38,458	\$5,689	\$0	\$0	\$474,375	\$122	
313	163-10-707-009	3042 ROSANNA ST	4,214	121.23	1976	49	73.5%	0.0%	1	Two Story	Average	Frame-Stucco	0	5	3	1	0	0	0	0	3	468	Y	0	0.71	N	\$308,000	\$157,617	\$43,080	\$6,494	\$0	\$0	\$508,697	\$121	
314	163-10-703-008	6918 COLEY AVE	2,795	131.30	1976	49	73.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	3	0	0	0	0	0	3	962	N	0	0.44	N	\$210,000	\$112,438	\$13,677	\$2,471	\$0	\$0	\$336,115	\$120	
315	163-10-608-010	6990 EDNA AVE	3,796	116.31	1976	49	73.5%	0.0%	1	One Story	Fair	Frame-Stucco	0	3	3	1	0	0	1	400	3	1,140	Y	0	0.55	N	\$280,000	\$143,630	\$32,552	\$4,787	\$0	\$0	\$456,182	\$120	
316	163-10-704-007	7272 PALMYRA AVE	4,449	141.69	1977	48	72.0%	0.0%	1	Two Story	Avg.-Good	Frame-Stucco	0	4	3	0	0	0	1	556	3	438	Y	0	0.56	N	\$280,000	\$198,505	\$49,101	\$7,003	\$0	\$0	\$527,606	\$119	
317	163-10-803-012	3131 ROSANNA ST	5,578	127.48	1986	39	58.5%	0.0%	1	One Story	Average	Frame-Stucco	0	9	5	1	0	0	1	506	3	1,009	N	0	0.49	N	\$280,000	\$359,952	\$16,833	\$20,168	\$0	\$0	\$656,785	\$118	
318	163-10-608-004	6945 TARA AVE	3,227	127.70	1976	49	73.5%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	3	3	0	0	0	1	729	1	297	Y	0	0.47	N	\$210,000	\$132,650	\$32,142	\$5,710	\$0	\$0	\$374,792	\$116	
319	163-10-603-005	7062 TARA AVE	4,098	132.18	1976	49	73.5%	0.0%	1	One Story	Average	Frame-Stucco	0	4	2	0	0	0	1	816	2	518	Y	0	0.50	N	\$280,000	\$154,665	\$27,982	\$3,865	\$0	\$0	\$462,647	\$113	
320	163-10-505-008	7234 ELDORA AVE	3,963	132.98	1974	51	75.0%	0.0%	1	One Story	Average	Frame-Stucco	0	3	3	0	0	0	1	528	2	1,336	N	0	0.60	N	\$280,000	\$154,115	\$11,009	\$6,173	\$0	\$0	\$445,124	\$112	
321	163-10-507-016	7080 ELDORA AVE	4,933	127.78	1976	49	73.5%	0.0%	1	One Story	Average	Frame-Stucco	0	4	3	0	0	0	1	1320	2	903	Y	0	0.74	N	\$308,000	\$192,508	\$49,536	\$3,905	\$0	\$0	\$550,044	\$112	
322	163-10-707-002	6980 PALMYRA AVE	4,936	111.55	1979	46	69.0%	0.0%	1	Two Story	Fair	Frame-Stucco	0	8	4	0	0	0	2	840	4	1,350	Y	0	0.55	N	\$280,000	\$213,608	\$45,119	\$9,523	\$0	\$0	\$538,727	\$109	
323	163-10-807-001	6985 DARBY AVE	4,865	126.51	1977	48	72.0%	0.0%	1	One Story	Fair-Avg.	Frame-Stucco	0	4	2	1	0	0	0	0	3	1,462	Y	0	0.55	N	\$280,000	\$202,674	\$46,001	\$8,874	\$0	\$0	\$528,675	\$109	
324	163-10-706-006	3075 ROSANNA ST	4,896	117.99	1974	51	75.0%	0.0%	1	Two Story	Average	Frame-Stucco	0	5	4	0	0	0	1	483	1	1,104	Y	0	0.48	N	\$280,000	\$165,822	\$35,437	\$4,384	\$0	\$0	\$481,259	\$98	
325	163-10-603-002	2740 MONTESSOURI ST	#VALUE!	#VALUE!	1974	n/a	n/a	0.0%	2	#VALUE!	#VALUE!	n/a	n/a	#VALUE!	#VALUE!	#VALUE!	#VALUE!	0	0	1	822	2	739	Y	#VALUE!	0.97	N	\$336,000	\$1,100,402	\$133,693	#VALUE!	\$0	\$0	\$1,570,095	\$98

PETITION 823: MONTESSOURI L L C

Parcel Number(s): 163-10-507-018
Petitioner Duly Sworn: Rebecca Shabat
Document(s) Submitted: *See Attached*

DISCUSSION:

SCOTT DUGAN

Okay. Case Montessori, LLC. Case number is 823. Yeah, and all you people in the back, move on down to the front so we can keep this moving please.

REBECCA SHABAT

Hi, good morning. Rebecca Shabat. 2660 Montessori Street.

SCOTT DUGAN

Okay, thank you. What's your first name?

REBECCA SHABAT

Rebecca.

SCOTT DUGAN

Rebecca. Thanks, Rebecca.

REBECCA SHABAT

And I have some additional information. Can I?

SCOTT DUGAN

You can, they'll hand it out to us. Thanks.

SCOTT DUGAN

Thanks, Jayme.

JAYME JACOBS

Thank you.

SCOTT DUGAN

Okay, Jeffrey, kind of familiarize us.

JEFFREY STEWART

Good morning, Jeffrey Stewart for the Assessor's Office. Case 823 is an equity appeal case that begins on page 923 in the master book and the addendum book pages 205 to 218. The subject is a one-story custom-built in 2013 that sits on a 1.39 acre lot. It has 5,982 square feet of gross living area.

SCOTT DUGAN

I'm in the wrong book. Okay.

JEFFREY STEWART

1,082 square feet casita with a six-car attached garage and two additional detached garages. All the garages total 8,525 square feet. The subject is situated near the vicinity of Rainbow, end of Sahara. We recommend no change in the taxable value of \$3,007,145.

SCOTT DUGAN

Okay. Rebecca, go ahead.

REBECCA SHABAT

Okay, so the first page is just where I wanted to show that my assessment increased by 52% just from adding a garage, which we tried to fight last year, but that wasn't, we negotiated the price. But on the second page, what I'm showing is instead of showing what sold, what I did was I looked at houses in my area that were comparable. So, what you're seeing is I gave the living square feet, and the size, and the value per taxable square feet, and then it showed that on all these houses, the taxable values all went down, whereas mine went up by 6% and then if you go on the last column, it shows —

SCOTT DUGAN

Okay. Just a minute, Rebecca. You just went through this last case with us, right?

REBECCA SHABAT

I'm sorry? Yes.

SCOTT DUGAN

Yeah. So, you understand that, you have the year built here, they're all over the place.

REBECCA SHABAT

Right, so —

SCOTT DUGAN

So, there's a significant depreciation involved in every one of these properties. So, your house is built in when?

REBECCA SHABAT

2013. So, the closest one that I found was 2765 South Tenaya, which is built in 2016. So, it's three years newer, which is three-quarters of the way down. It's about 6,805 square feet. And that one went down by 1%, with 31% less value per square feet. And what I've also done, is on the following pages, I've added pictures of all these properties so you could see that I'm not picking run-down, dilapidated houses. These are all luxury homes with pictures of the exterior and interior. So, they're all homes in very nice luxury condition that I'm using as my comparables.

SCOTT DUGAN

So, your value went up by 6%, and all these went down? Now, hopefully, Jeremy. Is it Jeremy or Jeffrey? Jeremy —

JEFFREY STEWART

Jeffrey.

SCOTT DUGAN

Jeffrey can show us where there's some sales that went up, just like yours did. Okay? So, in other words, some go down, some go up. Just between us, Rebecca, I can go out here and cherry-pick things like this and show many that went down and many that went up.

REBECCA SHABAT

Well, it was hard. I tried to go by what sold, and it was very difficult to find anything similar in terms of what sold, because there hasn't been much that actually sold.

SCOTT DUGAN

Well, but we —

REBECCA SHABAT

And I can't really go by the properties that are listed, because as we all know what you plan to list it at is not necessarily what you're going to sell it at, if it even sells. So, I didn't want to go by what's on the market either, because that wouldn't really be fair.

SCOTT DUGAN

Okay. Let's let Jeremy tell us what he thinks.

JEFFREY STEWART

Jeffrey Stewart for the Assessor's Office. Since this is an equity case, I would first like to explain why the petitioner's taxable value increased for the 2025/2026 tax year more than their neighbors. Two years ago, in the 2023/2024 tax year, there was an appeal case where the value was reduced for the subject property, and it was stipulated down to \$2.75 million. In the 2024/2025 tax year, we reviewed the property, and we found that a similar reduction should be made for obsolescence, which was about 11%. In the current 2025/2026 tax year, we again reviewed this property and found that the obsolescence adjustment should now be lowered, which is why the property had an increase from last year to this year. None of the other properties that the petitioner provided had a reduction in the prior year for an appeal.

I also completed a comp sales worksheet to ensure that we did not exceed full cash value. This can be found on the addendum, page 210. All comparable sales are within a five-mile radius and took place within six months. Adjustments were made for any differences in gross living area, building type, and lot sizes. The adjusted sales prices range from approximately \$3.5 million to \$5.3 million, with a median sales price of approximately \$3.5 million, which supports our value.

I also ran the equity grids to ensure that we are valuing the subject property fairly and equitably. This can be found on pages 212 to 218 in the addendum. The equity grids display property characteristics and taxable value. Some of the most notable differences are in the garage sizes, casita sizes, lot sizes, and square footage. Any differences in taxable value can be attributed to the unique differences in the subject's property characteristics, as these are custom homes, and they are not identical in use. We believe that the subject's taxable value of \$3,007,145 is fair and equitable and does not exceed full cash value, and we recommend no change.

SCOTT DUGAN

Who built this house?

REBECCA SHABAT

We did.

SCOTT DUGAN

Who is your contractor?

REBECCA SHABAT

It was an owner build.

SCOTT DUGAN

Do I have any pictures of this house?

REBECCA SHABAT

On page, It's the first one when you get to the pictures. And there's a picture of the living room, and that's the garage, the addition, that caused the increase in 2023.

SCOTT DUGAN

You gave me all these other pictures and then you gave me, what, just a picture of your garage?

REBECCA SHABAT

Well, and then it's a basic one-story. That's all I could — It was hard to get the —

SCOTT DUGAN

Your house was built when?

REBECCA SHABAT

2013.

TIMOTHY ALBERT

What's the property next door? Is that yours too?

REBECCA SHABAT

The property —

TIMOTHY ALBERT

There's a building next door on the aerial.

REBECCA SHABAT

On the aerial —

TIMOTHY ALBERT

And it looks like it's part of your parcel. There's no real fence, too much of a fence line.

REBECCA SHABAT

Okay, so are you talking about from here?

TIMOTHY ALBERT

Yeah, I'm looking at your — Yeah.

REBECCA SHABAT

So that's the garage.

TIMOTHY ALBERT

That's the garage on that side?

REBECCA SHABAT

Correct.

TIMOTHY ALBERT

Okay, so that's part of this parcel, correct?

REBECCA SHABAT

Right.

TIMOTHY ALBERT

Okay.

PATRICK EGGER

Jeffrey, you said there was obsolescence. What was the obsolescence adjustment for?

JEFFREY STEWART

The 11% obsolescence was a market adjustment, I believe.

SCOTT DUGAN

For what reason?

FRED VANDOVER

I can explain that. Fred VanDover, Clark County Assessor's Office. So, the 2023/2024 year, there was an appeal, and we lowered it to \$2.7 million.

PATRICK EGGER

I understand all that. I just want to know why there was obsolescence. Was it on the street?

FRED VANDOVER

It's called partial obsolescence. We're making sure that we weren't going to exceed full cash value, so we put 11% on it last year. Now, this year we reviewed it again, and actually last year there was even \$645,000 worth of new construction on the garage. So, we reviewed the whole thing, determined that there was going to be 11% last year, and then this year, we reviewed it again and realized that, "Hey, we're a little bit high on that obsolescence," and so we lowered it by 5% more percent. So, now there's only a 6% obsolescence on there because we didn't want to go past full cash value. And so there is —

PATRICK EGGER

I understand all that. I'm asking a simple question. What was the cause of the obsolescence? What was the factor that caused the obsolescence that you made the adjustment?

FRED VANDOVER

We felt that it was still above full cash value without the obsolescence on there. So we —

SCOTT DUGAN

That's not obsolescence.

PATRICK EGGER

That's not obsolescence.

FRED VANDOVER

So, we put a reduction.

PATRICK EGGER

Obsolescence is a form of depreciation. Obsolescence can be caused by —

SCOTT DUGAN

High-traffic Street.

PATRICK EGGER

by a high-traffic street.

TIMOTHY ALBERT

I suppose it could be overbuilt for the area.

SCOTT DUGAN

Huh?

TIMOTHY ALBERT

You could say that, overbuilt, with the cost approach or something, right?

SCOTT DUGAN

Yeah, but it's only 6,800 feet. It's okay for that area.

TIMOTHY ALBERT

Yeah, (inaudible).

JAYME JACOBS

Mr. Chair —

PATRICK EGGER

Obviously, the Board did something a couple of years ago. There was an obsolescence caused by some factor. I just want to know what the factor was, that's all.

JAYME JACOBS

Sure. Jayme Jacobs for Clark County Assessor's Department. It's not what you would think is an obsolescence for market adjustment. This is basically where our taxable is and where we feel the market value is, so we adjust our costs down to the market.

PATRICK EGGER

But you shouldn't call it obsolescence then.

JAYME JACOBS

Yeah, we call it EOs in our office. It's just economic obsolescence.

PATRICK EGGER

I know, but you need to change it because that's —

JAYME JACOBS

Right. It's just putting —

PATRICK EGGER

You're making up words.

JAYME JACOBS

Putting a reduction on our costs to get it down to not exceed market.

PATRICK EGGER

All right, thank you, because that was confusing to me.

JAYME JACOBS

Yep.

SCOTT DUGAN

So, the taxable value on 2023/2024 was \$2,826,000, 2024 and 2025 it went to \$2,842,000, and now it went to \$3,007,000. Am I right?

TIMOTHY ALBERT

When was the garage built?

REBECCA SHABAT

In —

SCOTT DUGAN

Jeremy, when was —

REBECCA SHABAT

So, it was probably 2023 or 2024 because that was the reason I was told last year, that the assessment, that the price went up was because of the garage.

TIMOTHY ALBERT

When was the garage picked up by the Assessor?

REBECCA SHABAT

Because I was told because we made an addition, that 3% rule no longer existed and that they reevaluated everything.

TIMOTHY ALBERT

Right.

SCOTT DUGAN

Well, but the 3% got — What'd you spend on the garage? \$150,000?

REBECCA SHABAT
Yeah, around that.

SCOTT DUGAN
Okay, so the total market value is going to go up, and they're going to take a portion of the cap off.

STEPHANIE JONES
Mr. Chair, the garage was added on in supplemental the same year that the Board reduced the value, so for 2023/2024, the garage was added on after the Board's decision. So the Board made a decision without the garage, and then after that the garage was complete and we added the garage on, which added in 2023/2024 added an additional approximately 76,000.

REBECCA SHABAT
No, I was told when I tried to dispute it last year —

SCOTT DUGAN
Well, we can't, I can't get into —

REBECCA SHABAT
Okay.

SCOTT DUGAN
I can't get into what you were told. That's hearsay.

REBECCA SHABAT
Okay.

SCOTT DUGAN
Okay? If you want somebody here or somebody, you need to pick that person out that told you that.

REBECCA SHABAT
No, I'm sorry, I didn't bring the email that said last year it was because of the garage that it went up by 52%, which we thought was ludicrous, but we are just adding a garage.

SCOTT DUGAN
It's 6,800 square feet, right?

TIMOTHY ALBERT
The residence is 5,982.

SCOTT DUGAN
5,982. So, they got you — Am I right, Jeremy? You got them at \$504 a square foot? Jeffrey, I'm sorry.

JEFFREY STEWART
Yes.

SCOTT DUGAN
59, whatever it is, divide —

KRISTEN LOWE

603 per square foot.

SCOTT DUGAN

603. 603?

TIMOTHY ALBERT

503.

SCOTT DUGAN

503.

FRED VANDOVER

503.

KELLY WADE

But it's two lots, that's 0.39 acres.

SCOTT DUGAN

Yeah, it's, yeah.

KELLY WADE

8,500 square foot garage.

JAYME JACOBS

Hey Mr. Dugan, Jayme Jacobs —

KELLY WADE

Hey, can I ask a question?

JAYME JACOBS:

For Clark County Assessor's Department.

SCOTT DUGAN

No, absolutely, Kelly.

KELLY WADE

So, the sale that you provided on Tenaya, how familiar are you with that transaction? Sold in November of 2023, so it's a little older than what the Assessors were considering; all their sales are newer. It's a nice property, but I don't think it has — Obviously, it's half the lot. It's not as nice as your house. What were you saying?

TIMOTHY ALBERT

I don't know, it's exactly. It's not (inaudible). It's one up (inaudible).

SCOTT DUGAN

Yeah, she basically is saying hers went up and —

KELLY WADE

So, she gave us the sale on Tenaya —

SCOTT DUGAN

Everybody else went down.

KELLY WADE

And I was just looking at it as a comparable, even though it's a little outside of what the Assessors were considering. And it's a great property, but it's not as nice as the subject. It's half the land basically.

SCOTT DUGAN

That's all for what?

KELLY WADE

\$3.5 million.

SCOTT DUGAN

Who was the listing agent?

KELLY WADE

\$3.358, excuse me. Donna Lefever.

SCOTT DUGAN

I did that house over there. Yeah, it's nice. Brand new. They built it three years —

KELLY WADE

Like in 2019. Yeah.

SCOTT DUGAN

Yeah, they built four or five in a row along that street, and I never thought they'd get that for that. We need a motion. I don't see it. I can't compare older properties that show some going down. I mean, we can show some going up. So, you do have the right to take it to the State Board? Can we get someone to make a motion? Either way, whatever you think.

KELLY WADE

On that aspect, on that way. Yeah.

MOTION

TIMOTHY ALBERT

I can make a motion, I guess. Same as the last time. There's just not enough information to change what the Assessor has, as long as you've considered the obsolescence cost thing.

SCOTT DUGAN

Okay, you heard the motion. Cast your vote. You do have the right to take it to the State Board. How do I get to that?

REBECCA SHABAT

So, the information, it's outside?

KELLY WADE

Oh, tab.

REBECCA SHABAT

Or how do I —

SCOTT DUGAN

Yeah, that's information is on tab.

TIMOTHY ALBERT

Alt tab. No, alt tab.

KELLY WADE

I did. I think I did.

SCOTT DUGAN

Where is it?

KELLY WADE

You have voted.

SCOTT DUGAN

It won't stay.

TIMOTHY ALBERT

Who wants a vote here?

SCOTT DUGAN

I want a vote.

TIMOTHY ALBERT

Oh.

KRISTEN LOWE

Go to the black square on the bottom.

SCOTT DUGAN

Black square on the bottom.

KRISTEN LOWE

Right there, yeah.

SCOTT DUGAN

God, it just —They got to make this complicated. I don't know.

VOTE

VOTING AYE: Scott Dugan, Patrick Egger, Timothy Albert, Kristen Lowe, Kelly Wade
VOTING NAY: None
ABSENT: None
ABSTAIN: None

SCOTT DUGAN

Sorry, we can't help you. Best of luck. You can appeal it to State Board.

FINAL ACTION:

It was moved by Member Timothy Albert, and carried by unanimous vote of the members present, to accept the Assessor's recommendation (for no change in the total taxable value of \$3,007,145) based on the information provided.

SBE NOTICE OF HEARING



JOE LOMBARDO
Governor

STATE OF NEVADA
STATE BOARD OF EQUALIZATION

3850 Arrowhead Drive, Second Floor
Carson City, Nevada 89706
Telephone (775) 684-2160
Fax (775) 684-2020

SHELLIE HUGHES
Secretary

September 2, 2025

NOTICE OF HEARING

CERTIFIED MAIL – 9489 0090 0027 6613 7915 91

PETITIONER:
MONTESSOURI LLC
ATTN: REBECCA SHABAT
2660 MONTESSOURI ST
LAS VEGAS, NV 89117

CERTIFIED MAIL – 9489 0090 0027 6613 7915 84

RESPONDENT:
BRIANA JOHNSON
CLARK COUNTY ASSESSOR
500 S GRAND CENTRAL PARKWAY 2ND FLOOR
LAS VEGAS NV 89155-1401

DATE/ TIME: September 29, 2025 at 9:30 AM
September 30, 2025 at 9:00 AM
October 1, 2025 at 9:00 AM

PLACE: Nevada Department of Taxation
700 E Warm Springs Road, Room 150
Las Vegas, Nevada 89119

Nevada Department of Taxation
9850 Double R Blvd.
Reno, Nevada 89521

ZOOM OPTION:

<https://us02web.zoom.us/j/82951348384>

Or Telephone:

US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592
or +1 312 626 6799

Webinar ID: 829 5134 8384

Hearings begin on the first day. It is each taxpayer's or his representative's responsibility to be present when the case is called.

LEGAL AUTHORITY AND JURISDICTION OF THE STATE BOARD OF EQUALIZATION: NRS 361.400

BRIEF STATEMENT OF MATTER: Appeal from the action of the Clark County Board of Equalization

Case No: 25-106

Parcel No: 163-10-507-018

The State Board of Equalization (State Board) will hear the Petitioner's appeal at the time and place stated above. Please be aware that the time is approximate and although you may be assured the appeal will not be heard prior to the stated time, be prepared for possible delays as several appeals are scheduled at the same time. If the taxpayer or his representative is not present when his hearing is called, the State Board will invoke the requirements of NRS 361.385 and NAC 361.708(4). The State Board may (a) proceed with the hearing; (b) dismiss the proceeding with or without prejudice; or (c) recess the hearing for a period to be set by the State Board to enable the party to attend.

Please be aware the State Board will limit its consideration to the issues and contentions set forth in the petition. Other issues may be heard if the requirements of NAC 361.745 are met.

Information regarding the rules of practice and procedure before the State Board are on the attached information sheet.


In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this hearing should notify the Department at least 3 days before the hearing. In order to comply with the security procedures of the Department, you will be required to show identification and sign a visitor's log prior to entering the hearing room.

If you need an accommodation in order to communicate during the hearing, the Department will provide one at no cost to you. Arrangements for an interpreter should be made as soon as possible, but no later than 14 days before the scheduled meeting. Please contact Kari Skalsky at 775-684-2160 at least 14 days in advance to request an interpreter in your preferred language. You may also submit your request through stateboard@tax.state.nv.us.

Si necesita una ayuda para comunicarse durante la audiencia, el Departamento se lo proporcionará sin costo alguno. Los trámites para conseguir un intérprete deben hacerse lo antes posible, pero a más tardar 14 días antes de la cita programada. Por favor, póngase en contacto con Kari Skalsky al 775-684-2160 con al menos 14 días de anticipación para solicitar un intérprete en su idioma de preferencia. También puede solicitarlo a través de stateboard@tax.state.nv.us.

If you have any questions, please call (775) 684-2160.

Shellie Hughes
Secretary to the State Board of Equalization

By: 
Kari Skalsky
Management Analyst III, Boards and Commissions
Department of Taxation