

104

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

PARCEL NO.	139-32-703-013
OWNER AND MAILING ADDRESS	IGLESIAS ANER TRUST 1997 IGLESIAS ANER TRS PO BOX 29269 LAS VEGAS NV 89126
LOCATION ADDRESS	2710 PALOMINO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20041217:03256
RECORDED DATE	DEC 17 2004
VESTING	NS
COMMENTS	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2024
FISCAL YEAR	2025-26
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	229688	229688
IMPROVEMENTS	886659	871992
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1,116,346	1,101,680
TAXABLE LAND + IMP (SUBTOTAL)	3,189,560	3,147,657
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	1,116,346	1,101,680
TOTAL TAXABLE VALUE	3,189,560	3,147,657

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

2710 Arizona

ESTIMATED SIZE	1.70 ACRES
ORIGINAL CONST. YEAR	1952
LAST SALE PRICE	3500000
MONTH/YEAR	12/2004
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.	11774	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.	364	CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	7394	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL /1-HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	0	
TOTAL GARAGE SQ. FT.	2254				

ASSESSOR MAP VIEWING GUIDELINES

MAP 139327

In order to view the Assessor map you must have Adobe Reader installed on your computer system.

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Clark County Assessor Reports

2710 ALON, NO

Value History

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Parcel: 139-32-703-013

Assessed

Tax Year	Land		Improvements				Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Common Supp	Element	Code Value	
2024-25	1.70	229,687	0	886,659	0	0	57,730	0	200
2023-24	1.70	218,750	0	826,149	0	0	51,014	0	200
2022-23	1.70	183,750	0	760,231	0	0	47,877	0	200
2021-22	1.70	164,062	0	722,368	0	0	0	0	200
2020-21	1.70	164,062	0	718,433	0	0	0	0	200
2019-20	1.70	131,250	0	710,526	0	0	0	0	200
2018-19	1.70	87,500	0	685,494	0	0	0	0	200
2017-18	1.70	74,375	0	695,843	0	0	0	0	200
2016-17	1.70	65,625	0	718,885	0	0	0	0	200
2015-16	1.70	54,688	0	715,326	0	0	0	0	200
2014-15	1.70	52,500	0	712,632	0	0	0	0	200
2013-14		52,500	0	721,900	0	0	0	0	200
2012-13		52,500	0	716,316	0	0	0	0	200
2011-12		61,250	0	683,207	0	0	0	0	200
2010-11		87,500	0	705,167	0	0	0	0	200
2009-10		350,000	0	685,396	0	0	0	0	200
2008-09		420,000	0	689,762	0	0	0	0	200
2007-08		158,113	0	653,266	0	0	0	0	200
2006-07		157,850	0	650,335	0	0	0	0	200
2005-06		113,750	0	603,082	0	0	0	0	200
2004-05		84,525	0	543,295	0	0	0	0	200

Parcel from 139-32-703-007

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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

500 SHETLAND

PARCEL NO.

139-32-701-011

OWNER AND MAILING ADDRESS

TEMUJEN L P
1108 S CASINO CENTER BLVD
LAS VEGAS
NV 89104

LOCATION ADDRESS

LAS VEGAS

CITY/UNINCORPORATED TOWN

ASSESSOR DESCRIPTION

PARCEL MAP FILE 130 PAGE 46
LOT 1

RECORDED DOCUMENT NO.

* 20210402:01330

RECORDED DATE

APR 2 2021

VESTING

NS

COMMENTS

A-20240429:1571

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT

200

APPRAISAL YEAR

2024

FISCAL YEAR

2025-26

SUPPLEMENTAL IMPROVEMENT
VALUE

0

INCREMENTAL LAND

0

INCREMENTAL IMPROVEMENTS

0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR

2024-25

2025-26

LAND

229688

229688

IMPROVEMENTS

237738

239655

PERSONAL PROPERTY

0

0

EXEMPT

0

0

GROSS ASSESSED (SUBTOTAL)

467,425

469,342

TAXABLE LAND + IMP (SUBTOTAL)

1,335,500

1,340,977

COMMON ELEMENT ALLOCATION
ASSESSED

0

0

TOTAL ASSESSED VALUE

467,425

469,342

TOTAL TAXABLE VALUE

1,335,500

1,340,977

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	2.02 ACRES
ORIGINAL CONST. YEAR	1970
LAST SALE PRICE MONTH/YEAR SALE TYPE	
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.	7249	CASITA SQ. FT.	192	ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	MASONRY-SLUMP BLOCK
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		3	
TOTAL GARAGE SQ. FT.	720				

ASSESSOR MAP VIEWING GUIDELINES

MAP	139327
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57076010

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

PARCEL NO.	139-32-306-024
OWNER AND MAILING ADDRESS	SNIPES DAVID L III 88 CORPORATE PARK DR HENDERSON NV 89074
LOCATION ADDRESS	2905 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20240731:02037
RECORDED DATE	JUL 31 2024
VESTING	NS
COMMENTS	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2024
FISCAL YEAR	2025-26
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	183750	183750
IMPROVEMENTS	986304	936875
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1,170,054	1,120,625
TAXABLE LAND + IMP (SUBTOTAL)	3,343,011	3,201,786
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	1,170,054	1,120,625
TOTAL TAXABLE VALUE	3,343,011	3,201,786

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

2905 Plato

ESTIMATED SIZE	0.87 ACRES
ORIGINAL CONST. YEAR	2004
LAST SALE PRICE	2875000
MONTH/YEAR	7/2024
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.	7077	CASITA SQ. FT.	916	ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL /2 HALF	ROOF TYPE	CLAY TILE/SLATE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	2	
TOTAL GARAGE SQ. FT.	1672				

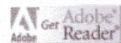
ASSESSOR MAP VIEWING GUIDELINES

MAP

139323

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Clark County Assessor Reports

2905 P. 210
NBA

Value History

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Parcel: 139-32-306-024

Assessed

Tax Year	Land			Improvements			Exemption Code Value	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Common Element			
2024-25	0.87	183,750	0	986,303	0	0	114,040	0	200
2023-24	0.87	175,000	0	918,402	0	0	102,243	0	200
2022-23	0.87	147,000	0	857,608	0	0	96,181	0	200
2021-22	0.87	131,250	0	811,940	0	0	0	0	200
2020-21	0.87	131,250	0	804,257	0	0	0	0	200
2019-20	0.87	105,000	0	794,799	0	0	0	0	200
2018-19	0.87	70,000	0	770,600	0	0	0	0	200
2017-18	0.87	59,500	0	780,852	0	0	0	0	200
2016-17	0.87	52,500	0	671,467	0	0	0	0	200
2015-16	0.87	43,750	0	531,874	0	0	0	0	200
2014-15	0.87	35,000	0	454,143	0	0	0	0	200
2013-14		35,000	0	442,166	0	25,635	0	0	200
2012-13		35,000	0	463,673	0	0	0	0	200
2011-12		49,000	0	659,977	0	0	0	0	200
2010-11		70,000	0	698,847	0	0	0	0	200
2009-10		175,000	0	644,328	507,834	0	0	0	200
2008-09		210,000	0	138,342	0	0	0	0	200

Parcel from 139-32-306-003

This Record is for assessment use only. No liability is assumed to its accuracy.

52079010

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

PARCEL NO.	139-32-703-004
OWNER AND MAILING ADDRESS	CIRCLE B HOLDINGS TRUST AKUMIAH SYLVIA TRS 2609 PINTO LN LAS VEGAS NV 89107
LOCATION ADDRESS	2609 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20211025:03141
RECORDED DATE	OCT 25 2021
VESTING	NS
COMMENTS	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2024
FISCAL YEAR	2025-26
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	183750	183750
IMPROVEMENTS	471857	465903
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	655,607	649,653
TAXABLE LAND + IMP (SUBTOTAL)	1,873,163	1,856,151
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	655,607	649,653
TOTAL TAXABLE VALUE	1,873,163	1,856,151

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

2609 P. 110

ESTIMATED SIZE	0.88 ACRES
ORIGINAL CONST. YEAR	1959
LAST SALE PRICE	3400000
MONTH/YEAR	10/2021
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.	5635	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.	659	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	840				

ASSESSOR MAP VIEWING GUIDELINES

MAP 139327

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Clark County Assessor Reports

7609 P. 150

Value History

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Parcel: 139-32-703-004

Assessed

Tax Year	Land			Improvements				Exemption	Remainder	Tax Dist	
	Acres	Land	New Land	Imps	New Imps	Supp	Common Element	Code	Value		
2024-25	0.88	183,750	0	471,857	0	0	66,765		0	0	200
2023-24	0.88	175,000	0	436,496	0	0	58,795		0	0	200
2022-23	0.88	147,000	0	400,791	0	0	54,784		0	0	200
2021-22	0.88	131,250	0	378,903	0	0	0		0	0	200
2020-21	0.88	131,250	0	375,477	0	0	0		0	0	200
2019-20	0.88	105,000	0	370,387	0	0	0		0	0	200
2018-19	0.88	70,000	0	356,898	0	0	0		0	0	200
2017-18	0.88	59,500	0	360,667	21,590	0	0		0	0	200
2016-17	0.88	52,500	0	362,639	0	0	0		0	0	200
2015-16	0.88	43,750	0	336,243	0	0	0		0	0	200
2014-15	0.88	35,000	0	236,451	0	0	0		0	0	200
2013-14		35,000	0	359,813	317,026	0	0		0	0	200
2012-13		35,000	0	42,545	0	0	0		0	0	200
2011-12		49,000	0	41,146	0	0	0		0	0	200
2010-11		70,000	0	45,016	0	0	0		0	0	200
2009-10		175,000	0	44,955	0	0	0		0	0	200
2008-09		210,000	0	46,089	0	0	0		0	0	200
2007-08		110,679	0	44,646	0	0	0		0	0	200
2006-07		110,600	0	45,295	0	0	0		0	0	200
2005-06		79,625	0	42,830	0	0	0		0	0	200
2004-05		73,500	0	42,742	0	0	0		0	0	200

Parcel from 030-300-062

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

2400 PAVEN. NO

ESTIMATED SIZE	0.70 ACRES
ORIGINAL CONST. YEAR	1969
LAST SALE PRICE	2600000
MONTH/YEAR	9/2024
SALE TYPE	R - RECORDED VALUE
LAND USE	31.110 - MULTI FAMILY RES: TWO SFR UNITS
DWELLING UNITS	2

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.	2506	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.	2088	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	7	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL /1 HALF	ROOF TYPE	WOOD SHAKE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES

MAP 139327

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Clark County Assessor Reports

2400 PAROMINO

Value History

This Record is for assessment use only. No liability is assumed to its accuracy.

Parcel: 139-32-702-024

Assessed

Tax Year	Land		Improvements				Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Common Element	Code Value	
2024-25	0.70	165,375	0	100,995	0	0	19,179	0	200
2023-24	0.71	157,500	0	91,658	0	0	16,554	0	200
2022-23	0.71	132,300	0	82,693	0	0	15,162	0	200
2021-22	0.71	118,125	0	77,328	0	0	0	0	200
2020-21	0.71	131,250	0	75,563	0	0	0	0	200
2019-20	0.71	105,000	0	73,148	0	0	0	0	200
2018-19	0.71	70,000	0	72,497	0	0	0	0	200
2017-18	0.71	59,500	0	75,643	0	0	0	0	200
2016-17	0.71	52,500	0	77,886	0	0	0	0	200
2015-16	0.71	43,750	0	79,221	0	0	0	0	200
2014-15	0.71	35,000	0	80,374	0	0	0	0	200
2013-14		35,000	0	79,664	0	0	0	0	200
2012-13		28,000	0	82,592	0	0	0	0	200
2011-12		29,400	0	80,059	0	0	0	0	200
2010-11		42,000	0	86,136	0	0	0	0	200
2009-10		131,250	0	85,181	0	0	0	0	200
2008-09		157,500	0	86,444	0	0	0	0	200
2007-08		71,151	0	82,473	0	0	0	0	200
2006-07		71,050	0	82,821	0	0	0	0	200
2005-06		51,188	0	77,249	0	0	0	0	200
2004-05		58,800	0	75,978	0	0	0	0	200

Parcel from 030-300-038

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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

PARCEL NO.	139-32-701-001
OWNER AND MAILING ADDRESS	PONTONI MICHAEL R 1801 WALDMAN AVE LAS VEGAS NV 89102
LOCATION ADDRESS	2715 ALTA DR
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20200929:02638
RECORDED DATE	SEP 29 2020
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2024
FISCAL YEAR	2025-26
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	183750	183750
IMPROVEMENTS	659	630
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	184,409	184,380
TAXABLE LAND + IMP (SUBTOTAL)	526,883	526,800
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	184,409	184,380
TOTAL TAXABLE VALUE	526,883	526,800

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

2715 AGA

ESTIMATED SIZE	0.88 ACRES
ORIGINAL CONST. YEAR	1995
LAST SALE PRICE	443625
MONTH/YEAR	9/2020
SALE TYPE	R - RECORDED VALUE
LAND USE	28.710 - RESIDENTIAL MINOR IMPROVEMENTS. MISCELLANEOUS
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.		CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE		SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	0	
TOTAL GARAGE SQ. FT.	0				

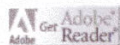
ASSESSOR MAP VIEWING GUIDELINES

MAP

139327

In order to view the Assessor map you must have Adobe Reader installed on your computer system.

If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.



Note: This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated hereon.



Clark County Assessor Reports

2715 ~~PAGE~~
ALIA

Value History

This Record is for assessment use only. No liability is assumed to its accuracy.

Parcel: 139-32-701-001

Assessed

Vac
land

Tax Year	Land			Improvements			Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Common Supp	Code Value		
2024-25	0.88	183,750	622 0	659	0	0	659	0	200
2023-24	0.88	175,000	592 0	581	0	0	581	0	200
2022-23	0.88	147,000	498 0	544	0	0	544	0	200
2021-22	0.88	131,250	513 0	516	0	0	0	0	200
2020-21	0.88	131,250	513 0	515	0	0	0	0	200
2019-20	0.88	105,000	0	508	0	0	0	0	200
2018-19	0.88	70,000	0	497	0	0	0	0	200
2017-18	0.88	59,500	0	510	0	0	0	0	200
2016-17	0.88	52,500	0	507	0	0	0	0	200
2015-16	0.88	43,750	0	503	0	0	0	0	200
2014-15	0.88	35,000	0	498	0	0	0	0	200
2013-14		35,000	0	489	0	0	0	0	200
2012-13		35,000	0	494	0	0	0	0	200
2011-12		49,000	0	470	0	0	0	0	200
2010-11		70,000	0	500	0	0	0	0	200
2009-10		175,000	0	487	0	0	0	0	200
2008-09		210,000	0	489	0	0	0	0	200
2007-08		79,625	0	442	0	0	0	0	200
2006-07		79,625	0	433	0	0	0	0	200
2005-06		79,625	0	406	0	0	0	0	200
2004-05		73,500	0	417	0	0	0	0	200

Parcel from 030-300-077

This Record is for assessment use only. No liability is assumed to its accuracy.

2021 ✓ ASSESSED \$131,250
2022 ✓ MKT \$443,625

ADDENDUM B

TREASURER'S HISTORICAL TAX

BY PROPERTY

1. 2709 PINTO	139-32-703-002	3 PAGES	P. 122-124
2. 2337 PINTO	139-32-702-012	3 PAGES	P. 125-127
3. 2520 PINTO	139-32-702-006	1 PAGE	P. 128
4. 3011 PINTO	139-32-305-001	2 PAGES	P. 129-130
5. 2608 PINTO	139-32-701-008	4 PAGES	P. 131-134
6. 2329 ALTA	139-32-702-001	2 PAGES	P. 135-136
7. 2327 ALTA	139-32-702-002	3 PAGES	P. 137-139
8. 2710 PALOMINO	139-32-702-013	1 PAGE	P. 140
9. 500 SHETLAND	139-32-701-011	5 PAGES	P. 141-145
10. 2400 PALOMINO	139-32-702-024	3 PAGES	P. 146-148
11. 2701 PINTO	139-32-703-003	2 PAGES	P. 149-150
12. 2981 PINTO	139-32-306-001	3 PAGES	P. 151-153
13. 2800 PINTO	139-32-304-017	2 PAGES	P. 153-155

Clark County Nevada



Treasurer

J. Ken Diaz
Clark County Treasurer

Print

Property Account Inquiry - Summary Screen

New Search	Recorder	Treasurer	Assessor	Clark County Home
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Parcel ID	139-32-703-002	Tax Year	2025	District	200	Rate	3.2782
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Situs Address:	2709 PINTO LN LAS VEGAS
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Legal Description:	ASSESSOR DESCRIPTION: PT NW4 SE4 SEC 32 20 61GEOID: PT NW4 SE4 SEC 32 20 61
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Status:	Property Characteristics		Property Values		Property Documents	
Active						
Taxable						

Role	Name	Address	Since	To
Owner	2709 PINTO LANE TRUST ETAL	2709 PINTO LN , LAS VEGAS, NV 89107 UNITED STATES	4/14/2019	Current
Owner	FISHNER ROBIN S TRS	2709 PINTO LN , LAS VEGAS, NV 89107 UNITED STATES	4/14/2019	Current
Owner	WOLFSON MARK B TRS	2709 PINTO LN , LAS VEGAS, NV 89107 UNITED STATES	4/14/2019	Current
Owner	2709 PINTO LANE TRUST ETAL	8760 W PATRICK LN #2176 , LAS VEGAS, NV 89148 UNITED STATES	4/12/2018	4/13/2019
Owner	FISHNER ROBIN S TRS	8760 W PATRICK LN #2176 , LAS VEGAS, NV 89148 UNITED STATES	4/12/2018	4/13/2019
Owner	WOLFSON MARK B TRS	8760 W PATRICK LN #2176 , LAS VEGAS, NV 89148 UNITED STATES	4/12/2018	4/13/2019
Owner	JABARA MICHAEL SEPARATE PPTY TR	2709 PINTO LN , LAS VEGAS, NV 89107-4617 UNITED STATES	7/14/2010	4/11/2018
Owner	JABARA MICHAEL TRS	2709 PINTO LN , LAS VEGAS, NV 89107-4617 UNITED STATES	7/14/2010	4/11/2018
Owner	JABARA GUNDULA B	2709 PINTO LN , LAS VEGAS, NV 89107-4617 UNITED STATES	7/13/2010	7/13/2010

Owner	JABARA MICHAEL SEPARATE PPTY TR	2709 PINTO LN , LAS VEGAS, NV 89107-4617 UNITED STATES	7/13/2010	7/13/2010
Owner	JABARA MICHAEL D & GUNDULA B	2709 PINTO LN , LAS VEGAS, NV 89107-4617 UNITED STATES	1/16/2010	7/12/2010
Owner	JABARA MICHAEL D & GUNDULA B	2709 PINTO LN , LAS VEGAS, NV 89107-0000 UNITED STATES	1/8/2010	1/15/2010
Owner	JABARA MICHAEL D & GUNDULA B	4750 W FLAMINGO RD #A , LAS VEGAS, NV 89103-7712 UNITED STATES	3/17/2007	1/7/2010
Owner	JABARA MICHAEL D & GUNDULA B	4750 W FLAMINGO RD #A , LAS VEGAS, NV 89103-0000 UNITED STATES	3/8/2007	3/16/2007
Owner	JABARA MICHAEL D & GUNDULA B	3800 HOWARD HUGHES PKWY 7TH FLR , LAS VEGAS, NV 89169-0925 UNITED STATES	7/22/2006	3/7/2007
Owner	JABARA MICHAEL D & GUNDULA B	3800 HOWARD HUGHES PKWY 7TH FLR , LAS VEGAS, NV 89109-0925 UNITED STATES	7/1/2002	7/21/2006
Owner	JABARA MICHAEL D & GUNDULA B	%ITRUCKERS INC 4024 INDUSTRIAL RD , LAS VEGAS, NV 89103-4134 UNITED STATES	7/1/2001	6/30/2002
Owner	PARKER ROBERT H & COLLEEN CO-TRS	664 PEACHY CANYON CIR BLDG 664 #201 , LAS VEGAS, NV 89144-0881 UNITED STATES	7/1/2000	6/30/2001
Owner	PARKER ROBERT HAL & COLLEEN A TR	664 PEACHY CANYON CIR BLDG 664 #201 , LAS VEGAS, NV 89144-0881 UNITED STATES	7/1/2000	6/30/2001

Enter the date(mm/dd/yyyy) through which you wish to calculate any projected Penalties and Interest, that would be charged on the Balance Due amount shown below.

(Click the Calculate Button.)

As Of Date:
(Defaults to today.)

1/4/2025

Calculate

Summary

Item	Amount
Taxes as Assessed	\$21,631.30
Less Cap Reduction	\$5,373.35
Net Taxes	\$16,257.95

Detail of Amount Due

Year	Charge Category	District	Charge	Minimum Due	Balance Due
2025	Property Tax Principal	200	\$16,257.95	\$4,064.49	\$8,128.98
2025	Las Vegas Artesian Basin	WATLV	\$2.60	\$0.00	\$0.00
TOTAL Due as of 1/4/2025			\$16,260.55	\$4,064.49	\$8,128.98

Payment Posted	Receipt No.	Due Charges	Amount Paid
10/2/2024	57801424	\$12,193.47	\$4,064.49
8/14/2024	57122282	\$16,260.55	\$4,067.08
2/29/2024	56319291	\$3,946.11	\$3,946.11
12/26/2023	55653419	\$7,892.22	\$3,946.11
9/26/2023	54944365	\$11,838.33	\$3,946.11
8/15/2023	54657883	\$15,787.45	\$3,949.12
2/23/2023	53453383	\$3,831.18	\$3,831.18
12/20/2022	52814443	\$7,662.36	\$3,831.18
9/20/2022	52134029	\$11,493.52	\$3,831.16
8/15/2022	51938385	\$15,327.76	\$3,834.24

3/3/2022	51093286	\$1,272.95	\$1,272.95
12/28/2021	50130223	\$2,545.90	\$1,272.95
9/28/2021	49441360	\$3,818.85	\$1,272.95
8/10/2021	48715080	\$5,094.85	\$1,276.00
3/1/2021	48008648	\$1,235.87	\$1,235.87
1/5/2021	47482230	\$2,471.74	\$1,235.87
9/28/2020	46692605	\$3,707.61	\$1,235.87
7/28/2020	45796056	\$4,945.91	\$1,238.30
3/3/2020	45269706	\$1,199.88	\$1,199.88
1/6/2020	44731538	\$2,399.76	\$1,199.88
10/2/2019	43968866	\$3,599.64	\$1,199.88
8/8/2019	43194135	\$4,801.26	\$1,201.62
4/10/2019	42981418	\$2,528.00	\$2,473.71
10/8/2018	41709492	\$4,762.99	\$1,227.49
10/8/2018	41709493	\$3,535.50	\$1,178.50
3/2/2018	40006923	\$1,131.00	\$1,131.00
1/8/2018	39418918	\$2,148.81	\$1,017.81
10/16/2017	39092525	\$7,103.46	\$4,954.65
10/11/2016	36414193	\$3,307.02	\$1,102.34
8/23/2016	35814502	\$4,411.16	\$1,104.14
3/18/2016	35013655	\$1,100.14	\$1,100.14
1/12/2016	34414750	\$2,200.28	\$1,100.14
10/16/2015	33837116	\$3,300.42	\$1,100.14
8/27/2015	33238780	\$4,403.01	\$1,102.59
7/7/2015	32425119	\$5,722.62	\$1,319.61
4/22/2015	32412068	\$3,550.11	\$2,285.74
8/29/2014	30640012	\$4,317.42	\$1,113.12
3/11/2014	29743761	\$1,052.84	\$1,052.84
1/16/2014	29211882	\$2,105.68	\$1,052.84
10/15/2013	28596546	\$3,158.52	\$1,052.84
8/20/2013	27839475	\$4,213.87	\$1,055.35
3/7/2013	27139358	\$1,079.91	\$1,079.91
1/17/2013	26640985	\$2,159.82	\$1,079.91
10/9/2012	25973393	\$3,239.73	\$1,079.91
8/29/2012	25335809	\$4,321.71	\$1,081.98
4/10/2012	24653448	\$1,223.88	\$1,223.88
1/12/2012	24026223	\$2,345.92	\$1,172.96
9/27/2011	22920006	\$3,518.88	\$1,172.96
8/8/2011	22204242	\$4,694.09	\$1,175.21
3/7/2011	21722578	\$1,405.80	\$1,405.80
12/29/2010	20929187	\$2,811.60	\$1,405.80
10/11/2010	20765674	\$4,217.38	\$1,405.78
8/11/2010	19626870	\$5,623.17	\$1,405.79
3/2/2010	19163595	\$1,407.08	\$1,407.08
1/4/2010	18525548	\$2,814.16	\$1,407.08
10/5/2009	17906385	\$4,221.24	\$1,407.08



Treasurer

J. Ken Diaz
Clark County Treasurer

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Property Account Inquiry - Summary Screen

New Search	Recorder	Treasurer	Assessor	Clark County Home
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Parcel ID	139-32-702-012	Tax Year	2025	District	200	Rate	3.2782
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Situs Address:	2337 PINTO LN LAS VEGAS
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Legal Description:	ASSESSOR DESCRIPTION: N2 SE4 SEC 32 20 61GEOID: PT NW4 SE4 SEC 32 20 61
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Status:	Property Characteristics	Property Values	Property Documents
Active		Land 183750	2022080300996 8/3/2022
Taxable		Improvements 244059	
	Tax Cap Increase Pct 3.0	Total Assessed Value 427809	
	Tax Cap Limit Amount 9238.99	Net Assessed Value 427809	
	Tax Cap Reduction 4785.44	Supplemental Assessed Value 13027	
	Land Use 1-10 Single Family Residential	Exemption Value New Construction 0	
	Cap Type PRIMARY	New Construction - Supp Value 13027	
	Acreage 0.9800		
	Exemption Amount 0.00		
	Supplemental Ex Amt 0.00		
	Supplemental Exemp Value - Proc 0		
	Supplemental Tax 427.05		

Role	Name	Address	Since	To
Owner	ALVAREZ JAMES NADER II LIVING TRUST	2337 PINTO LN , LAS VEGAS, NV 89107 UNITED STATES	8/24/2022	Current
Owner	ALVAREZ JAMES NADER II TRS	2337 PINTO LN , LAS VEGAS, NV 89107 UNITED STATES	8/24/2022	Current
Owner	ALVAREZ JAMES NADER II	2337 PINTO LN , LAS VEGAS, NV 89107 UNITED STATES	8/26/2020	8/23/2022
Owner	HOWARD MATTHEW L	2337 PINTO LN , LAS VEGAS, NV 89107 UNITED STATES	7/13/2016	8/25/2020
Owner	ASHWORTH DON W & MARY B TRUST	6225 APOLLO WAY , HIGHLAND, UT 84003 UNITED STATES	5/19/2015	7/12/2016

Owner	ASHWORTH DON W TRS	6225 APOLLO WAY , HIGHLAND, UT 84003 UNITED STATES	5/19/2015	7/12/2016
Owner	ASHWORTH DON W & MARY B TRUST	6225 APOLLO WAY , HIGHLAND, UT 84003-3647 UNITED STATES	4/5/2013	5/18/2015
Owner	ASHWORTH DON W TRS	6225 APOLLO WAY , HIGHLAND, UT 84003-3647 UNITED STATES	4/5/2013	5/18/2015
Owner	ASHWORTH DON W & MARY B TRUST	6225 APOLLO WAY , HIGHLAND, UT 84003-0000 UNITED STATES	4/3/2013	4/4/2013
Owner	ASHWORTH DON W TRS	6225 APOLLO WAY , HIGHLAND, UT 84003-0000 UNITED STATES	4/3/2013	4/4/2013
Owner	ASHWORTH DON W & MARY B TRUST	2337 PINTO LN , LAS VEGAS, NV 89107-4625 UNITED STATES	4/30/2003	4/2/2013
Owner	ASHWORTH DON W TRS	2337 PINTO LN , LAS VEGAS, NV 89107-4625 UNITED STATES	4/30/2003	4/2/2013
Owner	ASHWORTH DON W & MARY B TRUST	2337 PINTO LN , LAS VEGAS, NV 89107-4625 UNITED STATES	7/1/2002	4/29/2003
Owner	ASHWORTH DON W TRS	2337 PINTO LN , LAS VEGAS, NV 89107-4625 UNITED STATES	7/1/2002	4/29/2003
Owner	ASHWORTH DON W & MARY B TRUST	2337 PINTO LN , LAS VEGAS, NV 89107-4625 UNITED STATES	7/1/2001	6/30/2002
Owner	ASHWORTH DON W TRS	2337 PINTO LN , LAS VEGAS, NV 89107-4625 UNITED STATES	7/1/2001	6/30/2002
Owner	ASHWORTH DON W & MARY B TRUST	2337 PINTO LN , LAS VEGAS, NV 89107-4625 UNITED STATES	7/1/2000	6/30/2001
Owner	ASHWORTH DON W TRS	2337 PINTO LN , LAS VEGAS, NV 89107-4625 UNITED STATES	7/1/2000	6/30/2001

Enter the date(mm/dd/yyyy) through which you wish to calculate any projected Penalties and Interest, that would be charged on the Balance Due amount shown below.

(Click the Calculate Button.)

As Of Date:

(Defaults to today.)

1/4/2025

Calculate

Summary

Item	Amount
Taxes as Assessed	\$14,024.43
Less Cap Reduction	\$4,785.44
Net Taxes	\$9,238.99

Detail of Amount Due

Year	Charge Category	District	Charge	Minimum Due	Balance Due
2025	Property Tax Principal	200	\$9,238.99	\$2,309.75	\$2,309.75
2025	New Construction - Supplemental Property Tax	200	\$427.05	\$106.76	\$106.76
2025	Las Vegas Artesian Basin	WATLV	\$2.60	\$0.00	\$0.00
TOTAL Due as of 1/4/2025			\$9,668.64	\$2,416.51	\$2,416.51

Payment Posted	Receipt No.	Due Charges	Amount Paid
1/2/2025	58802942	\$4,833.02	\$2,416.51
10/9/2024	58197709	\$7,249.54	\$2,416.52
8/20/2024	57351501	\$9,668.64	\$2,419.10
3/5/2024	56677201	\$2,242.47	\$2,242.47

1/4/2024	56058279	\$4,484.94	\$2,242.47
10/5/2023	55192321	\$6,727.41	\$2,242.47
8/14/2023	54504410	\$8,972.92	\$2,245.51
3/1/2023	53717138	\$2,177.16	\$2,177.16
12/29/2022	53171424	\$4,354.32	\$2,177.16
10/12/2022	52633290	\$6,531.48	\$2,177.16
8/13/2022	51654870	\$8,711.71	\$2,180.23
3/2/2022	50987437	\$2,113.75	\$2,113.75
1/4/2022	50450805	\$4,227.50	\$2,113.75
10/12/2021	49819675	\$6,244.79	\$2,017.29
8/19/2021	49226896	\$8,843.85	\$2,213.25
3/2/2021	48272894	\$2,049.76	\$2,049.76
8/27/2020	46610830	\$6,156.54	\$4,106.78
8/25/2020	46376930	\$8,211.14	\$2,054.60
3/6/2020	45606364	\$2,027.23	\$1,887.96
1/8/2020	44987033	\$4,054.46	\$2,027.23
10/8/2019	44156528	\$6,081.69	\$2,027.23
8/26/2019	43745601	\$8,110.66	\$2,028.97
3/7/2019	42701268	\$1,934.37	\$1,934.37
1/3/2019	42111149	\$3,868.74	\$1,934.37
10/2/2018	41523120	\$5,803.12	\$1,934.38
8/17/2018	40808838	\$7,739.28	\$1,936.16
3/2/2018	39966436	\$1,722.61	\$1,722.61
1/8/2018	39616534	\$3,445.22	\$1,722.61
10/3/2017	38827154	\$5,167.81	\$1,722.59
8/22/2017	38144271	\$6,892.21	\$1,724.40
3/6/2017	37415454	\$821.63	\$821.63
1/4/2017	36770119	\$1,643.26	\$821.63
9/30/2016	36285362	\$2,464.89	\$821.63
8/1/2016	35113977	\$3,288.31	\$823.42
3/1/2016	34561020	\$819.99	\$819.99
1/4/2016	34027839	\$1,639.98	\$819.99
9/30/2015	33370435	\$2,459.97	\$819.99
8/8/2015	32576803	\$3,281.80	\$821.83
2/27/2015	31963013	\$796.10	\$796.10
12/24/2014	31346605	\$1,592.20	\$796.10
10/2/2014	30751942	\$2,388.30	\$796.10
8/15/2014	30103884	\$3,186.07	\$797.77
3/7/2014	29683103	\$795.81	\$795.81
12/30/2013	28806913	\$1,591.62	\$795.81
9/27/2013	28134576	\$2,387.43	\$795.81
8/15/2013	27538046	\$3,185.12	\$797.69
2/22/2013	26826644	\$781.22	\$781.22
1/2/2013	26257040	\$1,562.44	\$781.22
9/24/2012	25562340	\$2,343.66	\$781.22
8/3/2012	24729851	\$3,126.39	\$782.73

CLARK COUNTY
NEVADA



Treasurer

J. Ken Diaz
Clark County Treasurer

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Property Account Inquiry - Summary Screen

New Search	Recorder	Treasurer	Assessor	Clark County Home			
Parcel ID	139-32-702-006	Tax Year	2025	District	200	Rate	3.2782
Situs Address:	2520 PINTO LN LAS VEGAS						
Legal Description:	ASSESSOR DESCRIPTION: PT NW4 SE4 SEC 32 20 61GEOID: PT NW4 SE4 SEC 32 20 61						
Status:	Property Characteristics		Property Values		Property Documents		
Active	Tax Cap Increase Pct	3.0	Land	183750	2022071302302	7/13/2022	
Taxable	Tax Cap Limit Amount	5970.33	Improvements	101243			
	Tax Cap Reduction	3372.31	Total Assessed Value	284993			
	Land Use	1-10 Single Family Residential	Net Assessed Value	284993			
	Cap Type	PRIMARY	Exemption Value New Construction	0			
	Acreage	0.9800	New Construction - Supp Value	0			
	Exemption Amount	0.00					

Role	Name	Address	Since	To
Owner	MCDONALD KERRY LEE SEPAATE PROPERTY TRUS	1809 MARATHON DR , LAS VEGAS, NV 89108 UNITED STATES	7/26/2022	Current
Owner	MCDONALD KERRY LEE TRS	1809 MARATHON DR , LAS VEGAS, NV 89108 UNITED STATES	7/26/2022	Current
Owner	MCDONALD KERRY LEE	2520 PINTO LN , LAS VEGAS, NV 89107 UNITED STATES	12/13/2019	7/25/2022
Owner	CLUB B R L L C	2030 E FLAMINGO BLVD , LAS VEGAS, NV 89119-0818 UNITED STATES	3/13/2010	12/12/2019
Owner	CLUB B R L L C	2030 E FLAMINGO BLVD , LAS VEGAS, NV 89119-0000 UNITED STATES	3/10/2010	3/12/2010
Owner	MCDONALD MICHAEL FAMILY TRUST	2520 PINTO LN , LAS VEGAS, NV 89107-4626 UNITED STATES	7/21/2007	3/9/2010
Owner	MCDONALD MICHAEL J TRS	2520 PINTO LN , LAS VEGAS, NV 89107-4626 UNITED STATES	7/21/2007	3/9/2010
Owner	MCDONALD MICHAEL	2520 PINTO LN , LAS VEGAS, NV 89107-4626 UNITED STATES	6/23/2004	7/20/2007



Treasurer

J. Ken Diaz
Clark County Treasurer

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Property Account Inquiry - Summary Screen

New Search	Recorder	Treasurer	Assessor	Clark County Home
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Parcel ID	139-32-305-001	Tax Year	2025	District	200	Rate	3.2782
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Situs Address:	3011 PINTO LN LAS VEGAS
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Legal Description:	ASSESSOR DESCRIPTION: PT NE4 SW4 SEC 32 20 61GEOID: PT NE4 SW4 SEC 32 20 61
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Status:	Property Characteristics		Property Values		Property Documents	
Active	Tax Cap Increase Pct.	3.0	Land	183750	2021070800681	7/8/2021
Taxable	Tax Cap Limit Amount	13292.25	Improvements	418437		
	Tax Cap Reduction	6448.64	Total Assessed Value	602187		
	Land Use	1-10 Multi Family Res: Two SFR	Net Assessed Value	602187		
	Cap Type	PRIMARY	Exemption Value New Construction	0		
	Acreage	0.9900	New Construction - Supp Value	0		
	Exemption Amount	0.00				

Role	Name	Address	Since	To
Owner	ARROYO HONDO PROPERTIES-NM L L C	3011 PINTO LN , LAS VEGAS, NV 89107 UNITED STATES	5/2/2022	Current
Owner	ARROYO HONDO PROPERTIES-NM L L C	630 E KUIAHA RD , HAIKU-PAUWELA, HI 96708 UNITED STATES	7/20/2021	5/1/2022
Owner	RUIMI AVI & MARIA TRS	4322 W CHEYENNE AVE , NORTH LAS VEGAS, NV 89032 UNITED STATES	9/25/2015	7/19/2021
Owner	RUIMI FAMILY TRUST	4322 W CHEYENNE AVE , NORTH LAS VEGAS, NV 89032 UNITED STATES	9/25/2015	7/19/2021
Owner	DEEP SEA GEORGE HOLDINGS L L C	3011 PINTO LN , LAS VEGAS, NV 89107-4631 UNITED STATES	7/5/2006	9/24/2015
Owner	TELES ALLEN REVOCABLE TRUST	3011 PINTO LN , LAS VEGAS, NV 89107-4631 UNITED STATES	7/1/2002	7/4/2006
Owner	F M L ENTERPRISES L P	3011 PINTO LN , LAS VEGAS, NV 89107-4631 UNITED STATES	7/1/2001	6/30/2002
Owner	F M L ENTERPRISES L P	3011 PINTO LN , LAS VEGAS, NV 89107-4631 UNITED STATES	7/1/2000	6/30/2001

Enter the date(mm/dd/yyyy) through which you wish to calculate any projected Penalties and Interest, that would be charged on the Balance Due amount shown below.
(Click the Calculate Button.)

As Of Date: (Defaults to today.)	1/4/2025
	Calculate

Summary

Item	Amount
Taxes as Assessed	\$19,740.89
Less Cap Reduction	\$6,448.64
Net Taxes	\$13,292.25

Detail of Amount Due

Year	Charge Category	District	Charge	Minimum Due	Balance Due
2025	Property Tax Principal	200	\$13,292.25	\$3,323.06	\$6,646.12
2025	Las Vegas Artesian Basin	WATLV	\$2.60	\$0.00	\$0.00
TOTAL Due as of 1/4/2025			\$13,294.85	\$3,323.06	\$6,646.12

Payment Posted	Receipt No.	Due Charges	Amount Paid
10/6/2024	57839200	\$9,969.18	\$3,323.06
8/5/2024	57003047	\$13,294.85	\$3,325.67
4/4/2024	56826704	\$3,357.33	\$3,357.33
12/27/2023	55700984	\$6,452.56	\$3,226.28
9/30/2023	55022922	\$9,678.84	\$3,226.28
8/19/2023	54733568	\$12,908.13	\$3,229.29
3/6/2023	53903706	\$3,132.31	\$3,132.31
12/18/2022	52811796	\$6,264.62	\$3,132.31
10/2/2022	52201093	\$9,396.93	\$3,132.31
8/8/2022	51432561	\$12,532.30	\$3,135.37
4/18/2022	51231861	\$3,195.12	\$3,195.12
4/16/2022	51231508	\$6,509.88	\$3,314.76
9/30/2021	49477348	\$9,123.21	\$3,041.07
7/13/2021	48521551	\$12,167.35	\$3,044.14
3/10/2021	48453773	\$2,952.50	\$2,952.50
1/14/2021	47876460	\$5,905.00	\$2,952.50
10/13/2020	46863363	\$8,857.50	\$2,952.50
8/17/2020	46164155	\$11,812.41	\$2,954.91
3/12/2020	45713829	\$2,716.22	\$2,716.22
1/16/2020	45080781	\$5,833.20	\$2,916.60
10/18/2019	44453664	\$8,749.80	\$2,916.60
8/28/2019	43826909	\$11,668.15	\$2,918.35
3/11/2019	42926814	\$2,783.01	\$2,783.01
1/14/2019	42370614	\$5,566.02	\$2,783.01
10/10/2018	41732379	\$8,349.03	\$2,783.01
8/29/2018	41155381	\$11,133.83	\$2,784.80
3/14/2018	40266727	\$2,777.67	\$2,777.67



Treasurer

J. Ken Diaz
Clark County Treasurer

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Property Account Inquiry - Summary Screen

New Search	Recorder	Treasurer	Assessor	Clark County Home
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Parcel ID	139-32-701-008	Tax Year	2025	District	200	Rate	3.2782
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Situs Address:	2608 PINTO LN LAS VEGAS
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Legal Description:	ASSESSOR DESCRIPTION: PT NW4 SE4 SEC 32 20 61GEOID: PT NW4 SE4 SEC 32 20 61
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Status:	Property Characteristics	Property Values	Property Documents
Active		Land 183750	2021120102772 12/1/2021
Taxable	Tax Cap Increase Pct. 3.0	Improvements 223877	
	Tax Cap Limit Amount 8129.29	Total Assessed Value 407627	
	Tax Cap Reduction 5233.54	Net Assessed Value 407627	
	Land Use 1-10 Single Family Residential	Supplemental Assessed Value 120092	
	Cap Type PRIMARY	Exemption Value New Construction 0	
	Acreage 1.0300	New Construction - Supp Value 120092	
	Exemption Amount 0.00		
	Supplemental Ex Amt 0.00		
	Supplemental Exemp Value - Proc 0		
	Supplemental Tax 3936.86		

Role	Name	Address	Since	To
Owner	CROVETTI MICHAEL J JR & KAREN	2608 PINTO LN , LAS VEGAS, NV 89107 UNITED STATES	10/17/2024	Current
Owner	CROVETTI MICHAEL J JR & KAREN	224 DESERT VIEW ST , LAS VEGAS, NV 89107 UNITED STATES	12/16/2021	10/16/2024
Owner	BEAR LAKE SERIES L L C	C/O 2608 PINTO LN LLC 2608 PINTO LN , LAS VEGAS, NV 89107-4611 UNITED STATES	1/22/2021	12/15/2021
Owner	PURCELL SCOTT & NICOLETA	2608 PINTO LN , LAS VEGAS, NV 89107-4611 UNITED STATES	5/21/2011	1/21/2021
Owner	PURCELL SCOTT & NICOLETA	2608 PINTO LN , LAS VEGAS, NV 89107-0000 UNITED STATES	5/11/2011	5/20/2011

Owner	PURCELL SCOTT & NICOLETA	P O BOX 30308 , LAS VEGAS, NV 89173-0308 UNITED STATES	7/17/2010	5/10/2011
Owner	PURCELL SCOTT & NICOLETA	P O BOX 30308 , LAS VEGAS, NV 89173-0000 UNITED STATES	7/12/2010	7/16/2010
Owner	BANK NEW YORK MELLON TRS	%EMC MTGE CORP 2780 LAKE VISTA DR , LEWISVILLE, TX 75067-3884 UNITED STATES	1/16/2010	7/11/2010
Owner	T D F PROPERTIES #2 L L C	1101 PINE ISLAND CT , LAS VEGAS, NV 89134-6330 UNITED STATES	1/1/2010	1/15/2010
Owner	T D F PROPERTIES #2 L L C	2608 PINTO LN , LAS VEGAS, NV 89107-4611 UNITED STATES	3/8/2006	12/31/2009
Owner	KASDAY LAURA SIGLER	2608 PINTO LN , LAS VEGAS, NV 89107-4611 UNITED STATES	1/4/2006	3/7/2006
Owner	T D F PROPERTIES #2 L L C	2608 PINTO LN , LAS VEGAS, NV 89107-4611 UNITED STATES	10/15/2005	1/3/2006
Owner	T D F PROPERTIES #2 L L C	2608 PINTO LN , LAS VEGAS, NV 89107-0000 UNITED STATES	10/8/2005	10/14/2005
Owner	DAYKAS 2003 IRREVOCABLE TRUST	%L KASDAY TRS 1111 RANCHO CIR , LAS VEGAS, NV 89107-4628 UNITED STATES	9/8/2005	10/7/2005
Owner	SIGLER LAURA 2003 IRREVOCABLE TR	%L KASDAY TRS 1111 RANCHO CIR , LAS VEGAS, NV 89107-4628 UNITED STATES	9/8/2005	10/7/2005
Owner	DAYKAS 2003 IRREVOCABLE TRUST	%L KASDAY TRS 2608 PINTO LN , LAS VEGAS, NV 89107-4611 UNITED STATES	8/20/2005	9/7/2005
Owner	SIGLER LAURA 2003 IRREVOCABLE TR	%L KASDAY TRS 2608 PINTO LN , LAS VEGAS, NV 89107-4611 UNITED STATES	8/20/2005	9/7/2005
Owner	DAYKAS 2003 IRREVOCABLE TRUST	%L KASDAY TRS 2608 PINTO LN , LAS VEGAS, NV 89107-0000 UNITED STATES	8/17/2005	8/19/2005
Owner	SIGLER LAURA 2003 IRREVOCABLE TR	%L KASDAY TRS 2608 PINTO LN , LAS VEGAS, NV 89107-0000 UNITED STATES	8/17/2005	8/19/2005
Owner	KASDAY LAURA SIGLER	1111 RANCHO CIR , LAS VEGAS, NV 89107-4628 UNITED STATES	7/9/2005	8/16/2005
Owner	KASDAY LAURA SIGLER	1111 RANCHO CIR , LAS VEGAS, NV 89107-0000 UNITED STATES	6/30/2005	7/8/2005
Owner	PINJUV JAMES & J 2000 LIV TR	2608 PINTO LN , LAS VEGAS, NV 89107-4611 UNITED STATES	4/19/2003	6/29/2005
Owner	PINJUV JAMES T & JOANNE W TRS	2608 PINTO LN , LAS VEGAS, NV 89107-4611 UNITED STATES	4/19/2003	6/29/2005
Owner	PINJUV JAMES T & JOANNE W	2701 PINTO LN , LAS VEGAS, NV 89107-4617 UNITED STATES	7/1/2002	4/18/2003
Owner	ATKIN LEW B TRS ETAL	2608 PINTO LN , LAS VEGAS, NV 89107-4611 UNITED STATES	7/1/2001	6/30/2002
Owner	ATKIN LEW IRR SEPARATE PPTY TR	2608 PINTO LN , LAS VEGAS, NV 89107-4611 UNITED STATES	7/1/2001	6/30/2002
Owner	ATKIN LEW B TRS ETAL	2608 PINTO LN , LAS VEGAS, NV 89107-4611 UNITED STATES	7/1/2000	6/30/2001
Owner	ATKIN LEW IRR SEPARATE PPTY TR	2608 PINTO LN , LAS VEGAS, NV 89107-4611 UNITED STATES	7/1/2000	6/30/2001

Enter the date(mm/dd/yyyy) through which you wish to calculate any projected Penalties and Interest, that would be charged on the Balance Due amount shown below.

(Click the Calculate Button.)

As Of Date:
(Defaults to today.)

1/4/2025

Calculate

Summary

Item	Amount
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Taxes as Assessed	\$13,362.83
Less Cap Reduction	\$5,233.54
Net Taxes	\$8,129.29

Detail of Amount Due

Year	Charge Category	District	Charge	Minimum Due	Balance Due
2025	Property Tax Principal	200	\$8,129.29	\$2,032.32	\$4,064.64
2025	New Construction - Supplemental Property Tax	200	\$3,936.86	\$984.22	\$1,968.44
2025	Las Vegas Artesian Basin	WATLV	\$2.60	\$0.00	\$0.00
2025	Property Tax Penalty	200	\$120.66	\$0.00	\$0.00
2025	Property Tax Penalty	WATLV	\$0.10	\$0.00	\$0.00
TOTAL Due as of 1/4/2025			\$12,189.51	\$3,016.54	\$6,033.08

Payment Posted	Receipt No.	Due Charges	Amount Paid
10/10/2024	58310846	\$9,049.60	\$3,016.52
9/30/2024	57782026	\$12,189.51	\$3,139.91
4/9/2024	56833616	\$2,054.06	\$2,054.06
1/2/2024	55729321	\$3,946.26	\$1,973.13
11/1/2023	55544735	\$5,998.32	\$2,052.06
8/21/2023	54775778	\$7,895.54	\$1,976.15
2/2/2023	53403031	\$3,907.95	\$3,907.95
9/13/2022	52119423	\$7,742.46	\$3,911.14
8/16/2021	48816658	\$7,442.51	\$7,442.51
4/19/2021	48503320	\$1,797.97	\$1,797.97
12/24/2020	47401627	\$3,401.38	\$1,674.49
9/28/2020	46692604	\$5,438.45	\$1,788.93
9/16/2020	46660668	\$7,229.79	\$1,791.34
2/11/2020	45120485	\$3,420.26	\$3,420.26
11/20/2019	44495794	\$5,096.86	\$1,743.66
8/26/2019	43644845	\$6,708.14	\$1,678.34
3/7/2019	42850191	\$1,599.81	\$1,599.81
12/31/2018	41939585	\$3,199.62	\$1,599.81
10/2/2018	41456054	\$4,799.43	\$1,599.81
8/17/2018	40770840	\$6,401.00	\$1,601.57
3/2/2018	39890864	\$1,535.32	\$1,535.32
1/8/2018	39424895	\$3,070.64	\$1,535.32
10/4/2017	38973883	\$4,605.96	\$1,535.32
8/22/2017	38110715	\$6,143.09	\$1,537.13
3/6/2017	37327142	\$1,496.42	\$1,496.42
1/4/2017	36739144	\$2,992.84	\$1,496.42
9/30/2016	36099175	\$4,489.26	\$1,496.42
8/16/2016	35490279	\$5,987.47	\$1,498.21
3/3/2016	34723957	\$1,493.43	\$1,493.43
1/5/2016	34144983	\$2,986.86	\$1,493.43
10/5/2015	33535028	\$4,480.29	\$1,493.43

2024/2025 2025 fiscal yr

2023/2024
2024 fiscal yr

8/17/2015	32825475	\$5,977.69	\$1,497.40
3/3/2015	32070885	\$1,449.93	\$1,449.93
1/5/2015	31552900	\$2,899.86	\$1,449.93
10/3/2014	30863171	\$4,349.79	\$1,449.93
8/15/2014	30200043	\$5,803.27	\$1,453.48
3/1/2014	29463273	\$1,407.70	\$1,407.70
1/2/2014	28894322	\$2,815.40	\$1,407.70
10/3/2013	28245344	\$4,223.10	\$1,407.70
8/16/2013	27771943	\$5,634.15	\$1,411.05
2/21/2013	26746622	\$1,580.79	\$1,580.79
12/18/2012	26137749	\$3,161.58	\$1,580.79
10/4/2012	25907574	\$4,742.37	\$1,580.79
8/6/2012	24812076	\$6,326.22	\$1,583.85
3/2/2012	24378042	\$1,828.85	\$1,828.85
12/23/2011	23599294	\$3,657.70	\$1,828.85
9/29/2011	22992108	\$5,486.55	\$1,828.85
8/11/2011	22364707	\$7,318.93	\$1,832.38
3/2/2011	21590077	\$2,072.19	\$2,072.19
1/3/2011	21153233	\$4,144.38	\$2,072.19
10/4/2010	20530865	\$6,216.57	\$2,072.19
8/20/2010	20054893	\$8,288.74	\$2,072.17
3/1/2010	18964901	\$2,566.10	\$2,566.10
12/31/2009	18327781	\$5,132.20	\$2,566.10
10/1/2009	17652437	\$7,698.30	\$2,566.10
8/14/2009	17078321	\$10,264.41	\$2,566.11
3/3/2009	16435038	\$2,376.02	\$2,376.02
1/13/2009	16136893	\$4,752.04	\$2,376.02
10/13/2008	15359539	\$7,128.06	\$2,376.02
8/25/2008	14746138	\$9,504.08	\$2,376.02
3/4/2008	13878273	\$2,200.02	\$2,200.02
1/10/2008	13459715	\$4,400.04	\$2,200.02
10/3/2007	12735340	\$6,600.06	\$2,200.02
8/27/2007	12281008	\$8,800.07	\$2,200.01
2/16/2007	11056462	\$2,037.05	\$2,037.05
12/20/2006	10491749	\$4,074.10	\$2,037.05
10/2/2006	10043020	\$6,111.15	\$2,037.05
8/22/2006	9650759	\$8,148.21	\$2,037.06
10/22/2005	7993391	\$1,886.16	\$1,886.16
10/5/2005	7586330	\$3,772.32	\$1,886.16
8/29/2005	7437565	\$5,658.48	\$1,886.16
8/25/2005	7397626	\$7,544.64	\$1,886.16
3/7/2005	6510096	\$1,831.22	\$1,831.22
1/11/2005	6218206	\$3,662.44	\$1,831.22
10/7/2004	5668194	\$5,493.66	\$1,831.22
8/14/2004	5016527	\$7,324.89	\$1,831.23
3/5/2004	4577051	\$779.34	\$779.34

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Treasurer

J. Ken Diaz
Clark County Treasurer

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Property Account Inquiry - Summary Screen

New Search	Recorder	Treasurer	Assessor	Clark County Home
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Parcel ID	139-32-702-001	Tax Year	2025	District	200	Rate	3.2782
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Situs Address:	2329 ALTA DR LAS VEGAS
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Legal Description:	ASSESSOR DESCRIPTION: PT NW4 SE4 SEC 32 20 61GEOID: PT NW4 SE4 SEC 32 20 61
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Status:	Property Characteristics	Property Values	Property Documents
Active	Tax Cap Increase Pct. 3.0	Land 183750	2015040301861 4/3/2015
Taxable	Tax Cap Limit Amount 32072.35	Improvements 1109115	
	Tax Cap Reduction 10310.35	Total Assessed Value 1292865	
	Land Use 1-10 Single Family Residential	Net Assessed Value 1292865	
	Cap Type PRIMARY	Exemption Value New Construction 0	
	Acreage 1.2500	New Construction - Supp Value 0	
	Exemption Amount 0.00		

Role	Name	Address	Since	To
Owner	KAVITSKY CHARLES M & MINDY TRS	2329 ALTA DR , LAS VEGAS, NV 89107 UNITED STATES	4/17/2015	Current
Owner	KAVITSKY FAMILY TRUST	2329 ALTA DR , LAS VEGAS, NV 89107 UNITED STATES	4/17/2015	Current
Owner	KOVACHEV DANIEL K	131 CLIFF VALLEY , LAS VEGAS, NV 89148-2704 UNITED STATES	7/17/2012	4/16/2015
Owner	E Z PROPERTIES L L C	131 CLIFF VALLEY DR , LAS VEGAS, NV 89148-2704 UNITED STATES	7/14/2012	7/16/2012
Owner	E Z PROPERTIES L L C	131 CLIFF VALLEY DR , LAS VEGAS, NV 89148-0000 UNITED STATES	7/6/2012	7/13/2012
Owner	E Z PROPERTIES L L C	131 CLIFF VALLEY DR , LAS VEGAS, NV 89148-2704 UNITED STATES	6/30/2012	7/5/2012
Owner	BANK NEW YORK MELLON TRS	400 NATIONAL WY , SIMI VALLEY, CA 93065-6414 UNITED STATES	12/31/2011	6/29/2012
Owner	BANK NEW YORK MELLON TRS	400 NATIONAL WY , SIMI VALLEY, CA 93065-0000 UNITED STATES	12/27/2011	12/30/2011
Owner	DAVINCI DINO M & DESS	2329 ALTA DR , LAS VEGAS, NV 89107-4615 UNITED STATES	10/14/2006	12/26/2011



Treasurer

J. Ken Diaz
Clark County Treasurer

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Property Account Inquiry - Summary Screen

New Search	Recorder	Treasurer	Assessor	Clark County Home
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Parcel ID	139-32-702-009	Tax Year	2025	District	200	Rate	3.2782
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Situs Address:	2400 PINTO LN LAS VEGAS
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Legal Description:	ASSESSOR DESCRIPTION: PT N2 SE4 SEC 32 20 61GEOID: PT N2 SE4 SEC 32 20 61
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Status:	Property Characteristics		Property Values		Property Documents	
Active	Tax Cap Increase Pct.	3.0	Land	211313	2020060102175	6/1/2020
Taxable	Tax Cap Limit Amount	12307.66	Improvements	344993		
	Tax Cap Reduction	5929.16	Total Assessed Value	556306		
	Land Use	1-10 Multi Family Res: Two SFR	Net Assessed Value	556306		
	Cap Type	PRIMARY	Exemption Value New Construction	0		
	Acreage	1.5700	New Construction - Supp Value	0		
	Exemption Amount	0.00				

Role	Name	Address	Since	To
Owner	BOREAL TRUST	2400 PINTO LN , LAS VEGAS, NV 89107-4635 UNITED STATES	6/6/2020	Current
Owner	COULTHARD WILLIAM L & CARLA DAWN TRS	2400 PINTO LN , LAS VEGAS, NV 89107-4635 UNITED STATES	6/6/2020	Current
Owner	COULTHARD WILLIAM & C REV FAM TR	2400 PINTO LN , LAS VEGAS, NV 89107-4635 UNITED STATES	11/21/2012	6/5/2020
Owner	COULTHARD WILLIAM L & CARLA TRS	2400 PINTO LN , LAS VEGAS, NV 89107-4635 UNITED STATES	11/21/2012	6/5/2020
Owner	COULTHARD WILLIAM L REV FAM TR	2400 PINTO LN , LAS VEGAS, NV 89107-4635 UNITED STATES	10/15/2012	11/20/2012
Owner	COULTHARD WILLIAM L TRS	2400 PINTO LN , LAS VEGAS, NV 89107-4635 UNITED STATES	10/15/2012	11/20/2012
Owner	COULTHARD HEATHER A	2400 PINTO LN , LAS VEGAS, NV 89107-4635 UNITED STATES	10/5/2012	10/14/2012
Owner	COULTHARD WILLIAM L REV FAM TR	2400 PINTO LN , LAS VEGAS, NV 89107-4635 UNITED STATES	10/5/2012	10/14/2012



Treasurer

J. Ken Diaz
Clark County Treasurer

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Property Account Inquiry - Summary Screen

New Search	Recorder	Treasurer	Assessor	Clark County Home																																													
Parcel ID	139-32-702-002	Tax Year	2025	District	200	Rate	3.2782																																										
Situs Address:	2327 ALTA DR LAS VEGAS																																																
Legal Description:	ASSESSOR DESCRIPTION: PT NW4 SE4 SEC 32 20 61GEOID: PT NW4 SE4 SEC 32 20 61																																																
Status:	<table border="1"> <thead> <tr> <th>Property Characteristics</th> <th>Property Values</th> <th>Property Documents</th> </tr> </thead> <tbody> <tr> <td> <table border="1"> <tr> <td>Tax Cap Increase Pct.</td> <td>3.0</td> </tr> <tr> <td>Tax Cap Limit Amount</td> <td>11477.05</td> </tr> <tr> <td>Tax Cap Reduction</td> <td>4976.07</td> </tr> <tr> <td>Land Use</td> <td>1-10 Multi Family Res: Two SFR</td> </tr> <tr> <td>Cap Type</td> <td>PRIMARY</td> </tr> <tr> <td>Acreage</td> <td>1.5900</td> </tr> <tr> <td>Exemption Amount</td> <td>0.00</td> </tr> <tr> <td>Supplemental Ex Amt</td> <td>0.00</td> </tr> <tr> <td>Supplemental Exemp Value - Proc</td> <td>0</td> </tr> <tr> <td>Supplemental Tax</td> <td>7440.83</td> </tr> </table> </td> <td> <table border="1"> <tr> <td>Land</td> <td>211313</td> </tr> <tr> <td>Improvements</td> <td>290582</td> </tr> <tr> <td>Total Assessed Value</td> <td>501895</td> </tr> <tr> <td>Net Assessed Value</td> <td>501895</td> </tr> <tr> <td>Supplemental Assessed Value</td> <td>226979</td> </tr> <tr> <td>Exemption Value New Construction</td> <td>0</td> </tr> <tr> <td>New Construction - Supp Value</td> <td>226979</td> </tr> </table> </td> <td> <table border="1"> <tr> <td>2023050200961</td> <td>5/2/2023</td> </tr> </table> </td> </tr> </tbody> </table>							Property Characteristics	Property Values	Property Documents	<table border="1"> <tr> <td>Tax Cap Increase Pct.</td> <td>3.0</td> </tr> <tr> <td>Tax Cap Limit Amount</td> <td>11477.05</td> </tr> <tr> <td>Tax Cap Reduction</td> <td>4976.07</td> </tr> <tr> <td>Land Use</td> <td>1-10 Multi Family Res: Two SFR</td> </tr> <tr> <td>Cap Type</td> <td>PRIMARY</td> </tr> <tr> <td>Acreage</td> <td>1.5900</td> </tr> <tr> <td>Exemption Amount</td> <td>0.00</td> </tr> <tr> <td>Supplemental Ex Amt</td> <td>0.00</td> </tr> <tr> <td>Supplemental Exemp Value - Proc</td> <td>0</td> </tr> <tr> <td>Supplemental Tax</td> <td>7440.83</td> </tr> </table>	Tax Cap Increase Pct.	3.0	Tax Cap Limit Amount	11477.05	Tax Cap Reduction	4976.07	Land Use	1-10 Multi Family Res: Two SFR	Cap Type	PRIMARY	Acreage	1.5900	Exemption Amount	0.00	Supplemental Ex Amt	0.00	Supplemental Exemp Value - Proc	0	Supplemental Tax	7440.83	<table border="1"> <tr> <td>Land</td> <td>211313</td> </tr> <tr> <td>Improvements</td> <td>290582</td> </tr> <tr> <td>Total Assessed Value</td> <td>501895</td> </tr> <tr> <td>Net Assessed Value</td> <td>501895</td> </tr> <tr> <td>Supplemental Assessed Value</td> <td>226979</td> </tr> <tr> <td>Exemption Value New Construction</td> <td>0</td> </tr> <tr> <td>New Construction - Supp Value</td> <td>226979</td> </tr> </table>	Land	211313	Improvements	290582	Total Assessed Value	501895	Net Assessed Value	501895	Supplemental Assessed Value	226979	Exemption Value New Construction	0	New Construction - Supp Value	226979	<table border="1"> <tr> <td>2023050200961</td> <td>5/2/2023</td> </tr> </table>	2023050200961	5/2/2023
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Active																																																	
Taxable																																																	

Role	Name	Address	Since	To
Owner	ROWAN BRIAN M & NICOLE TRS	2327 ALTA DR , LAS VEGAS, NV 89107 UNITED STATES	5/10/2023	Current
Owner	ROWAN FAMILY TRUST	2327 ALTA DR , LAS VEGAS, NV 89107 UNITED STATES	5/10/2023	Current
Owner	FOLLANSBEE 2002 FAMILY TRUST	7 CYPRESS PT COURT , FRISCO, TX 75034 UNITED STATES	1/30/2020	5/9/2023
Owner	FOLLANSBEE KENNETH & JANET TRS	7 CYPRESS PT COURT , FRISCO, TX 75034 UNITED STATES	1/30/2020	5/9/2023
Owner	FOLLANSBEE SHANNON ETAL	7 CYPRESS PT COURT , FRISCO, TX 75034 UNITED STATES	1/30/2020	5/9/2023

Owner	FOLLANSBEE 2002 FAMILY TRUST ETAL	7 CYPRESS PT COURT , FRISCO, TX 75034 UNITED STATES	1/17/2015	1/29/2020
Owner	FOLLANSBEE KENNETH & JANET TRS	7 CYPRESS PT COURT , FRISCO, TX 75034 UNITED STATES	1/17/2015	1/29/2020
Owner	FOLLANSBEE SHANNON	7 CYPRESS PT COURT , FRISCO, TX 75034 UNITED STATES	1/17/2015	1/29/2020
Owner	GONZALEZ PEDRO	7 CYPRESS PT COURT , FRISCO, TX 75034 UNITED STATES	1/17/2015	1/29/2020
Owner	BERNSTEIN EDWARD TRS	500 S 4TH ST , LAS VEGAS, NV 89101-6599 UNITED STATES	9/1/2010	1/16/2015
Owner	E M B NEVADA TRUST	500 S 4TH ST , LAS VEGAS, NV 89101-6599 UNITED STATES	9/1/2010	1/16/2015
Owner	BERNSTEIN EDWARD TRS	500 S 4TH ST , LAS VEGAS, NV 89101-6599 UNITED STATES	7/14/2010	8/31/2010
Owner	E M B NEVADA TRUST	500 S 4TH ST , LAS VEGAS, NV 89101-6599 UNITED STATES	7/14/2010	8/31/2010
Owner	BERNSTEIN EDWARD TRS	500 S 4TH ST , LAS VEGAS, NV 89101-6599 UNITED STATES	3/19/2005	7/13/2010
Owner	CROSSHILL LIVING TRUST	500 S 4TH ST , LAS VEGAS, NV 89101-6599 UNITED STATES	3/19/2005	7/13/2010
Owner	BERNSTEIN EDWARD TRS	500 S 4TH ST , LAS VEGAS, NV 89101-0000 UNITED STATES	3/7/2005	3/18/2005
Owner	CROSSHILL LIVING TRUST	500 S 4TH ST , LAS VEGAS, NV 89101-0000 UNITED STATES	3/7/2005	3/18/2005
Owner	BERNSTEIN EDWARD M	2327 ALTA DR , LAS VEGAS, NV 89107-4615 UNITED STATES	7/1/2002	3/6/2005
Owner	BERNSTEIN EDWARD M	2327 ALTA DR , LAS VEGAS, NV 89107-4615 UNITED STATES	7/1/2001	6/30/2002
Owner	BERNSTEIN EDWARD M	2327 ALTA DR , LAS VEGAS, NV 89107-4615 UNITED STATES	7/1/2000	6/30/2001

Enter the date(mm/dd/yyyy) through which you wish to calculate any projected Penalties and Interest, that would be charged on the Balance Due amount shown below.

(Click the Calculate Button.)

As Of Date:
(Defaults to today.)

1/4/2025

Calculate

Summary

Item	Amount
Taxes as Assessed	\$16,453.12
Less Cap Reduction	\$4,976.07
Net Taxes	\$11,477.05

Detail of Amount Due

Year	Charge Category	District	Charge	Minimum Due	Balance Due
2025	Property Tax Principal	200	\$11,477.05	\$2,869.26	\$2,869.26
2025	New Construction - Supplemental Property Tax	200	\$7,440.83	\$1,860.21	\$1,860.21
2025	Las Vegas Artesian Basin	WATLV	\$2.60	\$0.00	\$0.00
TOTAL Due as of 1/4/2025			\$18,920.48	\$4,729.47	\$4,729.47

Payment Posted	Receipt No.	Due Charges	Amount Paid

12/9/2024	58409228	\$9,458.94	\$4,729.47
9/23/2024	57757425	\$14,188.40	\$4,729.46
7/29/2024	56924183	\$18,920.48	\$4,732.08
3/5/2024	56677190	\$2,785.69	\$2,785.69
1/4/2024	56058272	\$5,571.38	\$2,785.69
10/5/2023	55192318	\$8,221.85	\$2,650.47
8/14/2023	54504408	\$11,686.71	\$2,923.95
3/1/2023	53727395	\$2,704.56	\$2,704.56
12/29/2022	53138815	\$5,409.12	\$2,704.56
10/12/2022	52651842	\$8,113.68	\$2,704.56
8/13/2022	51789604	\$10,821.30	\$2,707.62
3/2/2022	50973186	\$2,625.78	\$2,625.78
1/4/2022	50457286	\$5,251.56	\$2,625.78
10/12/2021	49816323	\$7,877.34	\$2,625.78
8/19/2021	49138391	\$10,506.19	\$2,628.85
3/2/2021	48153219	\$2,549.30	\$2,549.30
1/12/2021	47806864	\$5,098.60	\$2,549.30
10/15/2020	47053097	\$7,647.90	\$2,549.30
8/25/2020	46500968	\$10,199.63	\$2,551.73
3/6/2020	45606354	\$2,475.05	\$2,475.05
1/8/2020	44987030	\$4,950.10	\$2,475.05
10/8/2019	44156524	\$7,425.15	\$2,475.05
8/26/2019	43745597	\$9,901.96	\$2,476.81
3/7/2019	42754827	\$2,402.96	\$2,402.96
1/3/2019	42081022	\$4,805.92	\$2,402.96
10/2/2018	41381332	\$7,208.88	\$2,402.96
8/17/2018	40906288	\$9,613.62	\$2,404.74
3/2/2018	39885259	\$2,332.97	\$2,332.97
1/8/2018	39509931	\$4,665.94	\$2,332.97
10/3/2017	38874346	\$6,998.91	\$2,332.97
8/22/2017	38193035	\$9,333.68	\$2,334.77
3/6/2017	37480098	\$2,273.85	\$2,273.85
1/4/2017	36869518	\$4,547.70	\$2,273.85
9/30/2016	36243620	\$6,821.55	\$2,273.85
8/16/2016	35465362	\$9,097.21	\$2,275.66
3/3/2016	34775081	\$2,297.71	\$2,297.71
1/5/2016	34245687	\$4,595.42	\$2,297.71
10/5/2015	33600448	\$6,888.75	\$2,293.33
8/17/2015	32882033	\$9,214.33	\$2,307.96
1/14/2015	31811460	\$4,576.85	\$4,463.24
10/6/2014	31058016	\$6,808.48	\$2,231.63
8/21/2014	30528115	\$9,045.67	\$2,237.19
3/5/2014	29601510	\$2,394.66	\$2,167.44
12/30/2013	28807736	\$4,562.10	\$2,167.44
10/10/2013	28510376	\$6,729.55	\$2,167.45
8/29/2013	27994152	\$8,903.13	\$2,173.58



Treasurer

J. Ken Diaz
Clark County Treasurer

Print

Property Account Inquiry - Summary Screen

New Search	Recorder	Treasurer	Assessor	Clark County Home
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Parcel ID	139-32-703-013	Tax Year	2025	District	200	Rate	3.2782
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Situs Address:	2710 PALOMINO LN LAS VEGAS
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Legal Description:	ASSESSOR DESCRIPTION: PT NW4 SE4 SEC 32 20 61GEOID: PT N2 SE4 SEC 32 20 61
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Status:	Property Characteristics		Property Values		Property Documents	
Active	Tax Cap Increase Pct. 8.0		Land 229688		2004121703256 12/17/2004	
Taxable	Tax Cap Limit Amount 36094.94		Improvements 886659			
	Tax Cap Reduction 501.15		Total Assessed Value 1116347			
	Land Use 1-10 Single Family Residential		Net Assessed Value 1116347			
	Cap Type OTHER		Exemption Value New Construction 0			
	Acreage 1.7000		New Construction - Supp Value 0			
	Exemption Amount 0.00					

Role	Name	Address	Since	To
Owner	IGLESIAS ANER TRS	PO BOX 29269 , LAS VEGAS, NV 89126	6/14/2019	Current
Owner	IGLESIAS ANER TRUST 1997	PO BOX 29269 , LAS VEGAS, NV 89126	6/14/2019	Current
Owner	IGLESIAS ANER TRS	P O BOX 29269 , LAS VEGAS, NV 89126-3269 UNITED STATES	3/21/2014	6/13/2019
Owner	IGLESIAS ANER TRUST 1997	P O BOX 29269 , LAS VEGAS, NV 89126-3269 UNITED STATES	3/21/2014	6/13/2019
Owner	IGLESIAS ANER TRS	P O BOX 29269 , LAS VEGAS, NV 89126-0000 UNITED STATES	3/18/2014	3/20/2014
Owner	IGLESIAS ANER TRUST 1997	P O BOX 29269 , LAS VEGAS, NV 89126-0000 UNITED STATES	3/18/2014	3/20/2014
Owner	IGLESIAS ANER TRS	P O BOX 29269 , LAS VEGAS, NV 89126-3269 UNITED STATES	2/7/2014	3/17/2014
Owner	IGLESIAS ANER TRUST 1997	P O BOX 29269 , LAS VEGAS, NV 89126-3269 UNITED STATES	2/7/2014	3/17/2014
Owner	IGLESIAS ANER TRS	P O BOX 29269 , LAS VEGAS, NV 89126-0000 UNITED STATES	2/3/2014	2/6/2014



Treasurer

J. Ken Diaz
Clark County Treasurer

Print

Property Account Inquiry - Summary Screen

New Search	Recorder	Treasurer	Assessor	Clark County Home
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Parcel ID	139-32-701-011	Tax Year	2025	District	200	Rate	3.2782
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Situs Address:	UNASSIGNED SITUS LAS VEGAS 500 SHETLAND
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Legal Description:	ASSESSOR DESCRIPTION: PARCEL MAP FILE 130 PAGE 46 LOT 1
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Status:	Property Characteristics	Property Values	Property Documents
Active		Land 229688	2021040201330 4/2/2021
Taxable		Improvements 237738	
	Tax Cap Increase Pct. 8.0	Total Assessed Value 467426	
	Tax Cap Limit Amount 11873.35	Net Assessed Value 467426	
	Tax Cap Reduction 3449.81	Exemption Value New Construction 0	
	Land Use 1-10 Single Family Residential	New Construction - Supp Value 0	
	Cap Type OTHER	Prior Year Tax Cap Value 335362	
	Acreage 2.0200		
	Exemption Amount 0.00		

Role	Name	Address	Since	To
Owner	TEMUJEN L P	1108 S CASINO CENTER BLVD , LAS VEGAS, NV 89104 UNITED STATES	4/18/2024	Current

Enter the date(mm/dd/yyyy) through which you wish to calculate any projected Penalties and Interest, that would be charged on the Balance Due amount shown below.

(Click the Calculate Button.)

As Of Date:
(Defaults to today.)

1/4/2025

Calculate

Summary	
Item	Amount
Taxes as Assessed	\$15,323.16
Less Cap Reduction	\$3,449.81
Net Taxes	\$11,873.35

Detail of Amount Due					
Year	Charge Category	District	Charge	Minimum Due	Balance Due

57076010



Assessor

Assessor Parcel Number Tree Search for Parcel Chain History (Parent/Child)

Please enter parcel number (i.e. XXX-XX-XXX-XXX)

Submit

SELECTED PARCEL: 139-32-701-011

PARCEL	OWNER 1	OWNER 2	TAX DISTRICT	ACRES	DOC NUMBER	DEED DATE	COMMENTS
<u>139-32-701-011</u>	TEMUJEN L P		200	2.02	<u>20210402:01330</u>	4/2/2021	A-20240429:1571

1 PARENT PARCEL

PARENT COUNT	PARCEL	CHILD COUNT	OWNER 1	DOC NUMBER	ACRES
2	<u>139-32-701-010</u>	1	TEMUJEN L P	<u>20210402:01330</u>	2.0600

0 CHILD PARCELS

PARENT COUNT	PARCEL	CHILD COUNT	OWNER 1	DOC NUMBER	ACRES
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Assessor Parcel Number Tree
Search for Parcel Chain History (Parent/Child)

Submit

SELECTED PARCEL: 139-32-701-010							
PARCEL	OWNER 1	OWNER 2	TAX DISTRICT	ACRES	DOC NUMBER	DEED DATE	COMMENTS
139-32-701-010	TEMUJEN L P		200	2.0600	20210402:01330	4/2/2021	PT 20240426:3754;+.03A COR

2 PARENT PARCELS					
PARENT COUNT	PARCEL	CHILD COUNT	OWNER 1	DOC NUMBER	ACRES
1 <i>105/300</i>	<i>139-32-701-003 Empty</i>	1	TEMUJEN L P	<u>20210426:03754</u>	1.0300
1 <i>317,841/908,116</i>	<i>139-32-701-004 house</i>	1	TEMUJEN L P	<u>20210402:01330</u>	1.0000

1 CHILD PARCEL					
PARENT COUNT	PARCEL	CHILD COUNT	OWNER 1	DOC NUMBER	ACRES
1	139-32-701-011	0	TEMUJEN L P	20210402-01330	2.02

CLARK COUNTY
NEVADA



Assessor

Assessor Parcel Number Tree Search for Parcel Chain History (Parent/Child)

Please enter parcel number (i.e. XXX-XX-XXX-XXX)

Submit

SELECTED PARCEL: 139-32-701-003							
PARCEL	OWNER 1	OWNER 2	TAX DISTRICT	ACRES	DOC NUMBER	DEED DATE	COMMENTS
139-32-701-003	TEMUJEN L P		200	1.0300	20210426:03754	4/26/2021	
139-32-701-003	BARTSAS MARY 13 L L C		200	1.0300	20050202:02967	2/2/2005	SF 221-19
139-32-701-003	MOORE JAMES L		200	1.0300	20040924:05080	9/24/2004	
139-32-701-003	MOORE JAMES L & KIMBERLY M		200	1.0300	20040309:02557	3/9/2004	
139-32-701-003	MASON DAVID L LIVING TRUST	MASON DAVID L TRS	200	1.0300	20000526:00104	5/26/2000	
139-32-701-003	JARIV VARDA		200	1.0300	19960913:00778	9/13/1996	
139-32-701-003	EMERALD HOMES		200	1.0300	19960813:01494	8/13/1996	
139-32-701-003	PETER TRUST L P		200	1.0300	19940923:00603	9/23/1994	
139-32-701-003	THOMAS E PARRY & PEGGY C FAM TR		200	1.0300	19890919:00703	9/19/1989	

1 PARENT PARCEL					
PARENT COUNT	PARCEL	CHILD COUNT	OWNER 1	DOC NUMBER	ACRES
0	030-300-002	1	THOMAS E PARRY	0318:0277413	1.03

1 CHILD PARCEL					
PARENT COUNT	PARCEL	CHILD COUNT	OWNER 1	DOC NUMBER	ACRES
2	139-32-701-010	1	TEMUJEN L P	20210402:01330	2.0600

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57076010



Assessor

Assessor Parcel Number Tree Search for Parcel Chain History (Parent/Child)

Please enter parcel number (i.e. XXX-XX-XXX-XXX)

Submit

SELECTED PARCEL: 139-32-701-004							
PARCEL	OWNER 1	OWNER 2	TAX DISTRICT	ACRES	DOC NUMBER	DEED DATE	COMMENTS
139-32-701-004	TEMUJEN L P		200	1.0000	20210402:01330	4/2/2021	
139-32-701-004	L A R CONTINUATION TRUST	SMITH RICHARD T TRS	200	1.0000	20140327:01774	3/27/2014	C-20210402:1329
139-32-701-004	L A R LIVING TRUST	RUFFIN LYNNE TRS	200	1.0000	20020311:00942	3/11/2002	
139-32-701-004	RUFFIN LYNNE ALLEN TRUST	RUFFIN LYNNE ALLEN TRS	200	1.0000	20001114:02391	11/14/2000	
139-32-701-004	RUFFIN LYNNE		200	1.0000	19990504:01857	5/4/1999	
139-32-701-004	RUFFIN PHIL & LYNNE		200	1.0000	19980203:00369	2/3/1998	
139-32-701-004	NEISWONGER MARY C		200	1.0000	19950428:01270	4/28/1995	
139-32-701-004	ROGERS KENNY		200	1.0000	19950428:01268	4/28/1995	
139-32-701-004	BADGETT JAMES ROGERS SR		200	1.0000	19931124:02323	11/24/1993	
139-32-701-004	HAM LISE B		200	1.0000	19930528:01294	5/28/1993	

1 PARENT PARCEL					
PARENT COUNT	PARCEL	CHILD COUNT	OWNER 1	DOC NUMBER	ACRES
0	030-300-081	1	HAM A W JR	1723:1682508	1.00

1 CHILD PARCEL					
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145



Treasurer

J. Ken Diaz
Clark County Treasurer

Print

Property Account Inquiry - Summary Screen

New Search	Recorder	Treasurer	Assessor	Clark County Home
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Parcel ID	139-32-702-024	Tax Year	2025	District	200	Rate	3.2782
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Situs Address:	2400 PALOMINO LN LAS VEGAS
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Legal Description:	ASSESSOR DESCRIPTION:N2 SE4 SEC 32 20 61
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Status:	Property Characteristics	Property Values	Property Documents
Active	Tax Cap Increase Pct 3.0	Land 165375	2024091200490 9/12/2024
Taxable	Tax Cap Limit Amount 5164.69	Improvements 100995	
	Tax Cap Reduction 3567.45	Total Assessed Value 266370	
	Land Use 1-10 Multi Family Res: Two SFR	Net Assessed Value 266370	
	Cap Type PRIMARY	Exemption Value New Construction 0	
	Acreage 0.7000	New Construction - Supp Value 0	
	Exemption Amount 0.00		

No Supplemental

Role	Name	Address	Since	To
Owner	PISANELLI JAMES J LIVING TRUST	400 S 7TH ST STE 300 , LAS VEGAS, NV 89101 UNITED STATES	9/18/2024	Current
Owner	PISANELLI JAMES J TRS	400 S 7TH ST STE 300 , LAS VEGAS, NV 89101 UNITED STATES	9/18/2024	Current
Owner	BIG RED 1 TRUST	2400 PALOMINO LN , LAS VEGAS, NV 89107 UNITED STATES	9/15/2023	9/17/2024
Owner	PRATO THOMAS TRS	2400 PALOMINO LN , LAS VEGAS, NV 89107 UNITED STATES	9/15/2023	9/17/2024
Owner	BIG RED 1 TRUST	2400 PALOMINO LN , LAS VEGAS, NV 89107 UNITED STATES	1/12/2023	9/14/2023
Owner	PRATO THOMAS TRS	2400 PALOMINO LN , LAS VEGAS, NV 89107 UNITED STATES	1/12/2023	9/14/2023
Owner	PRATO THOMAS	105 W CHARLESTON BLVD , LAS VEGAS, NV 89102 UNITED STATES	12/9/2022	1/11/2023
Owner	SIERRA ONE PROPERTIES L L C	2706 ASHBY AVE , LAS VEGAS, NV 89102 UNITED STATES	1/23/2022	12/8/2022

Owner	LACAYO ENRIQUE & CAROLINE TRS	8532 BERKLEY HALL ST , LAS VEGAS, NV 89131 UNITED STATES	12/28/2021	1/22/2022
Owner	LACAYO FAMILY TRUST	8532 BERKLEY HALL ST , LAS VEGAS, NV 89131 UNITED STATES	12/28/2021	1/22/2022
Owner	LACAYO ENRIQUE & CAROLINE TRS	2400 PALOMINO LN , LAS VEGAS, NV 89107-4504 UNITED STATES	2/11/2013	12/27/2021
Owner	LACAYO FAMILY TRUST	2400 PALOMINO LN , LAS VEGAS, NV 89107-4504 UNITED STATES	2/11/2013	12/27/2021
Owner	LACAYO ENRIQUE J & CAROLINE S	2400 PALOMINO LN , LAS VEGAS, NV 89107-4504 UNITED STATES	7/1/2002	2/10/2013
Owner	LACAYO ENRIQUE J & CAROLINE S	2400 PALOMINO LN , LAS VEGAS, NV 89107-4504 UNITED STATES	7/1/2001	6/30/2002
Owner	LACAYO ENRIQUE J & CAROLINE S	2400 PALOMINO LN , LAS VEGAS, NV 89107-4504 UNITED STATES	7/1/2000	6/30/2001

Enter the date(mm/dd/yyyy) through which you wish to calculate any projected Penalties and Interest, that would be charged on the Balance Due amount shown below.
(Click the Calculate Button.)

As Of Date:
(Defaults to today.)

1/4/2025

Calculate

Summary

Item	Amount
Taxes as Assessed	\$8,732.14
Less Cap Reduction	\$3,567.45
Net Taxes	\$5,164.69

Detail of Amount Due

Year	Charge Category	District	Charge	Minimum Due	Balance Due
TOTAL Due as of 1/4/2025			\$0.00	\$0.00	\$0.00

Payment Posted	Receipt No.	Due Charges	Amount Paid
8/6/2024	57024295	\$5,167.29	\$5,167.29
8/25/2023	54848619	\$5,017.29	\$5,017.29
4/13/2023	54014403	\$1,269.73	\$1,269.73
12/13/2022	52797604	\$2,434.10	\$1,217.05
10/7/2022	52346603	\$3,651.15	\$1,217.05
8/25/2022	52074528	\$4,871.29	\$1,220.14
1/13/2022	50616327	\$1,126.90	\$1,126.90
1/4/2022	50411739	\$2,253.80	\$1,126.90
10/12/2021	49822459	\$3,380.70	\$1,126.90
8/19/2021	49118054	\$4,510.66	\$1,129.96
3/2/2021	48122704	\$1,094.08	\$1,094.08
1/12/2021	47659004	\$2,188.16	\$1,094.08
10/15/2020	47018733	\$3,282.24	\$1,094.08
8/25/2020	46341139	\$4,378.73	\$1,096.49
3/6/2020	45478924	\$1,062.21	\$1,062.21
1/8/2020	44983247	\$2,124.42	\$1,062.21
10/8/2019	44158288	\$3,186.63	\$1,062.21

8/26/2019	43617601	\$4,250.60	\$1,063.97
3/7/2019	42868613	\$1,031.27	\$1,031.27
1/3/2019	42032184	\$2,062.54	\$1,031.27
10/2/2018	41482250	\$3,093.81	\$1,031.27
8/17/2018	40764569	\$4,126.87	\$1,033.06
3/2/2018	39913177	\$1,001.24	\$1,001.24
1/8/2018	39488441	\$2,002.48	\$1,001.24
10/3/2017	38792972	\$3,003.72	\$1,001.24
8/22/2017	38148806	\$4,006.74	\$1,003.02
3/6/2017	37348307	\$975.86	\$975.86
1/4/2017	36764405	\$1,951.72	\$975.86
9/30/2016	36158716	\$2,927.58	\$975.86
8/16/2016	35600979	\$3,905.26	\$977.68
3/3/2016	34768013	\$973.92	\$973.92
1/5/2016	34192620	\$1,947.84	\$973.92
10/5/2015	33615138	\$2,921.76	\$973.92
8/8/2015	32548672	\$3,897.86	\$976.10
3/13/2015	32378542	\$945.55	\$945.55
1/13/2015	31788866	\$1,891.10	\$945.55
10/13/2014	31182967	\$2,836.65	\$945.55
8/26/2014	30577712	\$3,784.17	\$947.52
3/7/2014	29665997	\$933.55	\$933.55
1/14/2014	29196269	\$1,867.10	\$933.55
10/14/2013	28587912	\$2,800.65	\$933.55
8/23/2013	27928733	\$3,736.42	\$935.77
3/15/2013	27200877	\$906.36	\$906.36
1/23/2013	26661325	\$1,812.72	\$906.36
11/2/2012	26061104	\$2,755.33	\$942.61
9/6/2012	25441929	\$3,627.19	\$908.11
3/21/2012	24642265	\$897.07	\$897.07
1/12/2012	24034061	\$1,794.14	\$897.07
10/12/2011	23393053	\$2,691.21	\$897.07
8/2/2011	22161268	\$3,590.01	\$898.80
3/10/2011	21920183	\$1,052.83	\$1,052.83
1/12/2011	21432378	\$2,105.66	\$1,052.83
10/7/2010	20676896	\$3,158.49	\$1,052.83
8/25/2010	20195487	\$4,211.32	\$1,052.83
3/11/2010	19392000	\$1,185.80	\$1,185.80
1/13/2010	18793206	\$2,371.60	\$1,185.80
10/12/2009	18135290	\$3,557.40	\$1,185.80
8/14/2009	17254493	\$4,743.20	\$1,185.80
3/13/2009	16777322	\$1,151.26	\$1,151.26
1/21/2009	16176986	\$2,302.52	\$1,151.26
10/13/2008	15374896	\$3,453.78	\$1,151.26
8/19/2008	14630273	\$4,605.05	\$1,151.27
3/10/2008	13997014	\$1,117.73	\$1,117.73

C:\Users\jken\Documents\Clark County Nevada\2022\149



Treasurer

J. Ken Diaz
Clark County Treasurer

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Property Account Inquiry - Summary Screen

New Search	Recorder	Treasurer	Assessor	Clark County Home
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Parcel ID	139-32-703-003	Tax Year	2025	District	200	Rate	3.2782
Situs Address:	2701 PINTO LN LAS VEGAS						
Legal Description:	ASSESSOR DESCRIPTION: PT NW4 SE4 SEC 32 20 61GEOID: PT NW4 SE4 SEC 32 20 61						

Status:	Property Characteristics		Property Values		Property Documents	
Active	Tax Cap Increase Pct	8.0	Land	183750	2022091500078	9/15/2022
Taxable	Tax Cap Limit Amount	9118.32	Improvements	292792		
	Tax Cap Reduction	6503.68	Total Assessed Value	476542		
	Land Use	1-10 Single Family Residential	Net Assessed Value	476542		
	Cap Type	OTHER	Exemption Value New Construction	0		
	Acreage	0.8500	New Construction - Supp Value	0		
	Exemption Amount	0.00				

No Supplemental

Role	Name	Address	Since	To
Owner	2701 PINTO LN L L C	2701 PINTO LN , LAS VEGAS, NV 89107 UNITED STATES	9/21/2022	Current
Owner	KUNSBERG PHILIP	130 CENTRAL PARK SQ , LOS ALAMOS, NM 87544 UNITED STATES	4/28/2016	9/20/2022
Owner	KUNSBERG PHILIP	1254 CAMPBELL DR , LAS VEGAS, NV 89102-1918 UNITED STATES	11/19/2010	4/27/2016
Owner	KUNSBERG PHILIP	1254 CAMPBELL DR , LAS VEGAS, NV 89102-0000 UNITED STATES	11/16/2010	11/18/2010
Owner	ALVARADO ROBERT E & LINDA R TRS	P O BOX 26057 , LAS VEGAS, NV 89126-0057 UNITED STATES	9/11/2007	11/15/2010
Owner	R L A TRUST	P O BOX 26057 , LAS VEGAS, NV 89126-0057 UNITED STATES	9/11/2007	11/15/2010
Owner	ALVARADO ROBERT E	P O BOX 26057 , LAS VEGAS, NV 89126-0057 UNITED STATES	12/2/2006	9/10/2007
Owner	ALVARADO ROBERT E	P O BOX 26057 , LAS VEGAS, NV 89126-0000 UNITED STATES	11/28/2006	12/1/2006
Owner	ALVARADO ROBERT E	P O BOX 80155 , LAS VEGAS, NV 89180-0155 UNITED STATES	11/23/2006	11/27/2006

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		STATES		
Owner	ALVARADO ROBERT E	P O BOX 80155 , LAS VEGAS, NV 89180-0000 UNITED STATES	11/16/2006	11/22/2006
Owner	BUSCH ANN F QUAL PERS RES TR	2701 PINTO LN , LAS VEGAS, NV 89107-4617 UNITED STATES	2/20/2003	11/15/2006
Owner	BUSCH NED M QUAL PERS RES TR	2701 PINTO LN , LAS VEGAS, NV 89107-4617 UNITED STATES	2/20/2003	11/15/2006
Owner	BUSCH NED M & ANN F	2701 PINTO LN , LAS VEGAS, NV 89107-4617 UNITED STATES	7/1/2002	2/19/2003
Owner	PINJUV JAMES T & JOANNE W	5304 WESTLEIGH AVE , LAS VEGAS, NV 89146-3327 UNITED STATES	7/1/2001	6/30/2002
Owner	PINJUV JAMES T & JOANNE W	5304 WESTLEIGH AVE , LAS VEGAS, NV 89146-3327 UNITED STATES	7/1/2000	6/30/2001

Enter the date(mm/dd/yyyy) through which you wish to calculate any projected Penalties and Interest, that would be charged on the Balance Due amount shown below.

(Click the Calculate Button.)

As Of Date:
(Defaults to today.)

1/4/2025

Calculate

Summary

Item	Amount
Taxes as Assessed	\$15,622.00
Less Cap Reduction	\$6,503.68
Net Taxes	\$9,118.32

Detail of Amount Due

Year	Charge Category	District	Charge	Minimum Due	Balance Due
2025	Property Tax Principal	200	\$9,118.32	\$2,279.58	\$4,559.16
2025	Las Vegas Artesian Basin	WATLV	\$2.60	\$0.00	\$0.00
TOTAL Due as of 1/4/2025			\$9,120.92	\$2,279.58	\$4,559.16

Payment Posted	Receipt No.	Due Charges	Amount Paid
10/1/2024	57790639	\$6,838.74	\$2,279.58
8/28/2024	57702517	\$9,120.92	\$2,282.18
4/25/2024	56843441	\$86.43	\$86.43
3/21/2024	56819456	\$2,195.15	\$2,110.72
12/27/2023	55699399	\$4,221.44	\$2,110.72
11/7/2023	55553468	\$4,309.37	\$87.93
9/27/2023	54958219	\$6,416.71	\$2,110.72
9/26/2023	54945827	\$8,530.47	\$2,113.76
1/3/2023	53257973	\$8,094.46	\$8,094.46
8/10/2021	48727240	\$3,794.90	\$1,897.45
8/10/2021	48727238	\$7,592.86	\$1,900.51
8/10/2021	48727239	\$5,692.35	\$1,897.45
8/10/2021	48727241	\$1,897.45	\$1,897.45
8/10/2020	45983200	\$5,526.57	\$1,842.19
8/10/2020	45983199	\$7,371.16	\$1,844.59
8/10/2020	45983201	\$3,684.38	\$3,684.38

Clark County Nevada



Treasurer

J. Ken Diaz
Clark County Treasurer

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Property Account Inquiry - Summary Screen

New Search	Recorder	Treasurer	Assessor	Clark County Home
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Parcel ID	139-32-306-001	Tax Year	2025	District	200	Rate	3.2782
Situs Address:	2981 PINTO LN LAS VEGAS						
Legal Description:	ASSESSOR DESCRIPTION: PT NE4 SW4 SEC 32 20 61GEOD: PT NE4 SW4 SEC 32 20 61						

Status:	Property Characteristics		Property Values		Property Documents	
Active	Tax Cap Increase Pct	3.0	Land	183750	2018022301910	2/23/2018
Taxable	Tax Cap Limit Amount	6554.91	Improvements	188140		
	Tax Cap Reduction	5636.39	Total Assessed Value	371890		
	Land Use	1-10 Single Family Residential	Net Assessed Value	371890		
	Cap Type	PRIMARY	Exemption Value New Construction	0		
	Acreage	0.9100	New Construction - Supp Value	0		
	Exemption Amount	0.00				

Role	Name	Address	Since	To
Owner	KAHSHEN-CHIA JENNIFER LIVING TRUST	209-676 RICHMOND , TORONTO, ON M6J 1C3 CANADA	3/7/2018	Current
Owner	MORGAN DALE TRS	209-676 RICHMOND , TORONTO, ON M6J 1C3 CANADA	3/7/2018	Current
Owner	BANANA SPLIT SPENDTHRIFT TRUST	%D RAWSON 901 A ST , SAN RAFAEL, CA 94901-3043 UNITED STATES	2/25/2018	3/6/2018
Owner	RUSHFORTH LAYNE T MANAGEMENT TRS	%D RAWSON 901 A ST , SAN RAFAEL, CA 94901-3043 UNITED STATES	2/25/2018	3/6/2018
Owner	BANANA SPLIT SPENDTHRIFT TRUST	%D RAWSON 901 A ST , SAN RAFAEL, CA 94901-3043 UNITED STATES	5/5/2010	2/24/2018
Owner	MARE NEVADA TRUST	%MR & MRS R FREY 2981 PINTO LN , LAS VEGAS, NV 89107-4618 UNITED STATES	10/13/2007	5/4/2010
Owner	MARE NEVADA TRUST	%MR & MRS R FREY 2981 PINTO LN , LAS VEGAS, NV 89107-0000 UNITED STATES	10/1/2007	10/12/2007
Owner	FREY FAMILY TRUST	2121 S INDUSTRIAL RD #107 , LAS VEGAS, NV 89102-4636 UNITED STATES	4/2/2005	9/30/2007
Owner	FREY ROBERT H &	2121 S INDUSTRIAL RD #107 , LAS VEGAS, NV 89102-4636	4/2/2005	9/30/2007

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	MARCELLE TRS	UNITED STATES		
Owner	FREY FAMILY TRUST	2121 S INDUSTRIAL RD #107 , LAS VEGAS, NV 89102-0000 UNITED STATES	3/23/2005	4/1/2005
Owner	FREY ROBERT H & MARCELLE TRS	2121 S INDUSTRIAL RD #107 , LAS VEGAS, NV 89102-0000 UNITED STATES	3/23/2005	4/1/2005
Owner	FREY FAMILY TRUST	2981 PINTO LN , LAS VEGAS, NV 89107-4618 UNITED STATES	4/3/2004	3/22/2005
Owner	FREY ROBERT H & MARCELLE TRS	2981 PINTO LN , LAS VEGAS, NV 89107-4618 UNITED STATES	4/3/2004	3/22/2005
Owner	FREY FAMILY TRUST	2981 PINTO LN , LAS VEGAS, NV 89107-0000 UNITED STATES	3/23/2004	4/2/2004
Owner	FREY ROBERT H & MARCELLE TRS	2981 PINTO LN , LAS VEGAS, NV 89107-0000 UNITED STATES	3/23/2004	4/2/2004
Owner	FREY FAMILY TRUST	%I MOLASKY %R FREY 3012 S RANCHO DR , LAS VEGAS, NV 89102-0701 UNITED STATES	2/22/2003	3/22/2004
Owner	FREY FAMILY TRUST	%I MOLASKY %R FREY 3012 S RANCHO DR , LAS VEGAS, NV 89102-0000 UNITED STATES	2/20/2003	2/21/2003
Owner	FREY ROBERT H	3012 S RANCHO DR , LAS VEGAS, NV 89102-0701 UNITED STATES	1/25/2003	2/19/2003
Owner	MOLASKY IRWIN A	3012 S RANCHO DR , LAS VEGAS, NV 89102-0701 UNITED STATES	1/25/2003	2/19/2003
Owner	FREY ROBERT H	3012 S RANCHO DR , LAS VEGAS, NV 89102-0000 UNITED STATES	1/16/2003	1/24/2003
Owner	MOLASKY IRWIN A	3012 S RANCHO DR , LAS VEGAS, NV 89102-0000 UNITED STATES	1/16/2003	1/24/2003
Owner	A K A REAL PROPERTY TRUST 1996	3960 HOWARD HUGHES PKWY #750 , LAS VEGAS, NV 89109-5973 UNITED STATES	7/1/2002	1/15/2003
Owner	ROGERS PERRY TRS	3960 HOWARD HUGHES PKWY #750 , LAS VEGAS, NV 89109-5973 UNITED STATES	7/1/2002	1/15/2003
Owner	A K A REAL PROPERTY TRUST 1996	%IMG CENTER 1360 EAST 9TH ST , CLEVELAND, OH 44114-1737 UNITED STATES	7/1/2001	6/30/2002
Owner	ROGERS PERRY TRS	%IMG CENTER 1360 EAST 9TH ST , CLEVELAND, OH 44114-1737 UNITED STATES	7/1/2001	6/30/2002
Owner	A K A REAL PROPERTY TRUST 1996	%IMG CENTER 1360 EAST 9TH ST , CLEVELAND, OH 44114-1730 UNITED STATES	7/1/2000	6/30/2001
Owner	ROGERS PERRY TRS	%IMG CENTER 1360 EAST 9TH ST , CLEVELAND, OH 44114-1730 UNITED STATES	7/1/2000	6/30/2001

Enter the date(mm/dd/yyyy) through which you wish to calculate any projected Penalties and Interest, that would be charged on the Balance Due amount shown below.

(Click the Calculate Button.)

As Of Date:
(Defaults to today.)

1/4/2025

Calculate

Summary

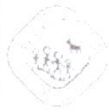
Item	Amount
Taxes as Assessed	\$12,191.30
Less Cap Reduction	\$5,636.39
Net Taxes	\$6,554.91

Detail of Amount Due

Year	Charge Category	District	Charge	Minimum Due	Balance Due
2025	Property Tax Principal	200	\$6,554.91	\$1,638.73	\$1,638.73

2025	Las Vegas Artesian Basin	WATLV	\$2.60	\$0.00	\$0.00
TOTAL Due as of 1/4/2025			\$6,557.51	\$1,638.73	\$1,638.73

Payment Posted	Receipt No.	Due Charges	Amount Paid
1/2/2025	58772908	\$3,277.46	\$1,638.73
10/9/2024	58255467	\$4,916.19	\$1,638.73
8/20/2024	57269611	\$6,557.51	\$1,641.32
3/5/2024	56659011	\$1,591.00	\$1,591.00
1/4/2024	56011102	\$3,182.00	\$1,591.00
10/5/2023	55132162	\$4,773.00	\$1,591.00
8/14/2023	54477246	\$6,367.02	\$1,594.02
3/1/2023	53727156	\$1,544.66	\$1,544.66
12/29/2022	53138766	\$3,089.32	\$1,544.66
10/12/2022	52651781	\$4,633.98	\$1,544.66
8/13/2022	51789536	\$6,181.71	\$1,547.73
3/2/2022	50973102	\$1,499.67	\$1,499.67
1/4/2022	50457205	\$2,999.34	\$1,499.67
10/12/2021	49816264	\$4,499.01	\$1,499.67
8/19/2021	49138337	\$6,001.73	\$1,502.72
3/2/2021	48153140	\$1,455.99	\$1,455.99
1/12/2021	47806803	\$2,911.98	\$1,455.99
10/15/2020	47052886	\$4,367.97	\$1,455.99
8/25/2020	46500888	\$5,826.37	\$1,458.40
3/6/2020	45606223	\$1,413.58	\$1,413.58
1/8/2020	44986988	\$2,827.16	\$1,413.58
10/8/2019	44156462	\$4,240.74	\$1,413.58
8/26/2019	43745516	\$5,656.08	\$1,415.34
3/7/2019	42701136	\$1,372.41	\$1,372.41
1/3/2019	42111066	\$2,744.82	\$1,372.41
10/2/2018	41522862	\$4,117.23	\$1,372.41
8/17/2018	40808606	\$5,491.41	\$1,374.18
1/8/2018	39661004	\$1,332.44	\$1,332.44
1/3/2018	39356588	\$2,664.88	\$1,332.44
10/6/2017	39003360	\$3,997.32	\$1,332.44
8/28/2017	38387047	\$5,331.54	\$1,334.22
2/24/2017	37175140	\$1,298.67	\$1,298.67
12/30/2016	36638289	\$2,597.34	\$1,298.67
9/27/2016	35951615	\$3,896.01	\$1,298.67
8/12/2016	35335301	\$5,196.49	\$1,300.48
2/24/2016	34515944	\$1,296.08	\$1,296.08
12/29/2015	33952529	\$2,592.16	\$1,296.08
9/29/2015	33335638	\$3,888.24	\$1,296.08
8/10/2015	32626624	\$5,187.30	\$1,299.06
3/3/2015	32165618	\$1,258.33	\$1,258.33
1/2/2015	31428003	\$2,516.66	\$1,258.33



Treasurer

J. Ken Diaz
Clark County Treasurer

Property Account Inquiry - Summary Screen

Parcel ID	139-32-304-017	Tax Year	2025	District	200	Rate	3.2782
Situs Address:	2800 PINTO LN LAS VEGAS						
Legal Description:	ASSESSOR DESCRIPTION: PT NE4 SW4 SEC 32 20 61GEOID: PT NE4 SW4 SEC 32 20 61						

Status:	Property Characteristics		Property Values		Property Documents	
Active	Tax Cap Increase Pct.	3.0	Land	183750	9/30/1998	
Taxable	Tax Cap Limit Amount	3317.48	Improvements	103725		
	Tax Cap Reduction	6106.53	Total Assessed Value	287475		
	Land Use	1-10 Single Family Residential	Net Assessed Value	287475		
	Cap Type	PRIMARY	Exemption Value New Construction	0		
	Acreage	0.9100	New Construction - Supp Value	0		
	Exemption Amount	0.00				

Role	Name	Address	Since	To
Owner	OHARA JACQUE N	2800 PINTO LN , LAS VEGAS, NV 89107-4636 UNITED STATES	7/1/2002	Current
Owner	OHARA JACQUE N	2800 PINTO LN , LAS VEGAS, NV 89107-4636 UNITED STATES	7/1/2001	6/30/2002
Owner	OHARA JACQUE N	2800 PINTO LN , LAS VEGAS, NV 89107-4636 UNITED STATES	7/1/2000	6/30/2001

Enter the date(mm/dd/yyyy) through which you wish to calculate any projected Penalties and Interest, that would be charged on the Balance Due amount shown below.
(Click the Calculate Button.)

As Of Date: (Defaults to today.) 1/4/2025

Summary	
Item	Amount
Taxes as Assessed	\$9,424.01
Less Cap Reduction	\$6,106.53
Net Taxes	\$3,317.48

Detail of Amount Due

Year	Charge Category	District	Charge	Minimum Due	Balance Due
2025	Property Tax Principal	200	\$3,317.48	\$829.37	\$1,658.74
2025	Las Vegas Artesian Basin	WATLV	\$2.60	\$0.00	\$0.00
TOTAL Due as of 1/4/2025			\$3,320.08	\$829.37	\$1,658.74

Payment Posted	Receipt No.	Due Charges	Amount Paid
10/15/2024	58327286	\$2,488.11	\$829.37
8/1/2024	56967483	\$3,320.08	\$831.97
12/12/2023	55597782	\$805.21	\$805.21
12/12/2023	55597781	\$1,610.42	\$805.21
11/3/2023	55547839	\$2,447.84	\$837.42
8/25/2023	54848106	\$3,223.88	\$808.25
4/12/2023	54012175	\$815.03	\$815.03
1/10/2023	53360895	\$1,563.52	\$781.76
11/10/2022	52763347	\$1,594.79	\$31.27
10/19/2022	52734305	\$2,376.55	\$781.76
8/25/2022	52067890	\$3,130.12	\$784.84
3/10/2022	51175806	\$758.99	\$758.99
1/11/2022	50593636	\$1,517.98	\$758.99
10/12/2021	49657422	\$2,276.97	\$758.99
8/19/2021	49276672	\$3,039.02	\$762.05
2/22/2021	47954094	\$736.88	\$736.88
1/12/2021	47675432	\$1,473.76	\$736.88
10/8/2020	46845230	\$2,210.64	\$736.88
8/19/2020	46251132	\$2,949.95	\$739.31
3/8/2020	45685839	\$715.42	\$715.42
1/14/2020	45065680	\$1,430.84	\$715.42
10/10/2019	44330563	\$2,146.26	\$715.42
8/21/2019	43510855	\$2,863.44	\$717.18
3/8/2019	42922425	\$694.58	\$694.58
1/18/2019	42397507	\$1,389.16	\$694.58
12/24/2018	41926469	\$1,416.94	\$27.78
10/23/2018	41778619	\$2,111.52	\$694.58
9/5/2018	41182343	\$2,780.11	\$696.37
3/15/2018	40272679	\$674.35	\$674.35
1/8/2018	39659287	\$1,348.70	\$674.35
10/9/2017	39026263	\$2,023.05	\$674.35
8/23/2017	38306359	\$2,699.21	\$676.16
3/6/2017	37348297	\$657.26	\$657.26
1/4/2017	36764295	\$1,314.52	\$657.26
9/30/2016	36158646	\$1,971.78	\$657.26
8/16/2016	35600810	\$2,630.86	\$659.08
3/3/2016	34767838	\$655.95	\$655.95
1/5/2016	34192529	\$1,311.90	\$655.95

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ADDENDUM C
TOLL BROTHERS
ELKHORN GROVE SUB DIVISION
2025/2026 ASSESSOR'S REPORT

1. 5929 KINGS BLUFF	125-24-112-072	LOT 167	2 PAGES	P.157-158
2. 5930 FLOWERING HILL	125-24-112-054	LOT 149	2 PAGES	P.159-160
3. 7127 SERENE CREEK	125-24-112-014	LOT 14	2 PAGES	P.161-162
4. 7115 SERENE CREEK	125-24-112-016	LOT 16	2 PAGES	P.163-164
5. 7109 SERENE CREEK	125-24-112-017	LOT 17	2 PAGES	P.165-166
6. 5930 CASSIA MEADOW	125-24-113-030	LOT 105	2 PAGES	P.167-168
7. 5925 TOPAZ LEDGE	125-24-112-030	LOT 125	2 PAGES	P.169-170
8. 5913 TOPAZ LEDGE	125-24-112-028	LOT 123	2 PAGES	P.171-172
9. 5733 BLUE JASPER	125-24-113-021	LOT 96	2 PAGES	P.173-174
10. 5727 BLUE JASPER	125-24-113-020	LOT 95	2 PAGES	P.175-176
11. 5715 BLUE JASPER	125-24-113-018	LOT 93	2 PAGES	P.177-178
12. 5732 BLUE JASPER	125-24-113-036	LOT 111	2 PAGES	P.179-180
13. 7044 SILVER PALACE	125-24-112-091	LOT 186	2 PAGES	P.181-182
14. 7050 SILVER PALACE	125-24-112-090	LOT 185	2 PAGES	P.183-184

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Briana Johnson, Assessor

GENERAL INFORMATION	
AND	Parcel # 125-24-112-072 TOLL NORTH LV LLC 1140 N TOWN CENTER DR STE 250 LAS VEGAS NV 89144
	5929 KINGS BLUFF AVE LAS VEGAS
	JONES & ELKHORN - PHASE 1 LOT 167 (NOTATION #1) EXH 'F'
RECORDED DOCUMENT NO.	*
RECORDED DATE	JUL 7 2022
VESTING	NS
COMMENTS	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
	200
APPRAISAL YEAR	2024
FISCAL YEAR	2025-26
	0
	0
	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2024-25	2025-26
LAND	71750	65800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	71,750	65,800
TAXABLE LAND + IMP (SUBTOTAL)	205,000	188,000
COMMON ELEMENT ALLOCATION	0	0
ASSESSED		
TOTAL ASSESSED VALUE	71,750	65,800
TOTAL TAXABLE VALUE	205,000	188,000

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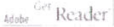
ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.16 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR	
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.		CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE		SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	0	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES

MAP	<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p> <p> Adobe Reader</p>
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Briana Johnson, Assessor

[Assessor Map](#)
[Aerial View](#)
[Building Sketch](#)
[Ownership History](#)
[Neighborhood Sales](#)
[New Search](#)

GENERAL INFORMATION

PARCEL NO.	125-24-112-054
OWNER AND MAILING ADDRESS	TOLL NORTH L V L L C C/O D WRIGHT 1140 N TOWN CENTER DR STE 250 LAS VEGAS NV 89144
LOCATION ADDRESS	5930 FLOWERING HILL CT
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	JONES & ELKHORN - PHASE 1 PLAT BOOK 168 PAGE 3 LOT 149 (NOTATION # 2) EXH 'F'
RECORDED DOCUMENT NO.	* 20221107:01474
RECORDED DATE	NOV 7 2022
VESTING	NS
COMMENTS	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2024
FISCAL YEAR	2025-26
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	71750	65800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	71,750	65,800
TAXABLE LAND + IMP (SUBTOTAL)	205,000	188,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	71,750	65,800
TOTAL TAXABLE VALUE	205,000	188,000

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[Click here for Flood Control Information.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.16 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	5096188
MONTH/YEAR	11/2022
SALE TYPE	M - MULTIPLE-PARCEL SALE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.		CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE		SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	0	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES

MAP	125241
<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p>	



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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

PARCEL NO.	125-24-112-014
OWNER AND MAILING ADDRESS	TOLL NORTH LV L L C 1140 N TOWN CENTER DR STE 250 LAS VEGAS NV 89144
LOCATION ADDRESS	7127 SERENE CREEK ST
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	JONES & ELKHORN - PHASE 1 PLAT BOOK 168 PAGE 3 LOT 14 (NOTATION # 3) EXH 1F)
RECORDED DOCUMENT NO.	* 20220707:00152
RECORDED DATE	JUL 7 2022
VESTING	NS
COMMENTS	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2024
FISCAL YEAR	2025-26
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	71750	65800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	71,750	65,800
TAXABLE LAND + IMP (SUBTOTAL)	205,000	188,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	71,750	65,800
TOTAL TAXABLE VALUE	205,000	188,000

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<https://maps.clarkcountynv.gov/assessor/AssessorParcelDetail/ParcelDetail.aspx?hdnParcel=125-24-112-014&hdnInstance=pci7>

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Page 1 of 2

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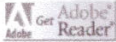
ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.16 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR SALE TYPE	
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.		CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE		SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	0	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES

MAP	125241
	<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p> 

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Briana Johnson, Assessor

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[Building Sketch](#)
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[Neighborhood Sales](#)
[New Search](#)

GENERAL INFORMATION

PARCEL NO.	125-24-112-016
OWNER AND MAILING ADDRESS	TOLL NORTH L V L L C C/O D WRIGHT 1140 N TOWN CENTER DR STE 250 LAS VEGAS NV 89144
LOCATION ADDRESS	7115 SERENE CREEK ST
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	JONES & ELKHORN - PHASE 1 PLAT BOOK 168 PAGE 3 LOT 16 (NOTATION #4) EXH. 'P'
RECORDED DOCUMENT NO.	* 20221107:01474
RECORDED DATE	NOV 7 2022
VESTING	NS
COMMENTS	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2024
FISCAL YEAR	2025-26
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	71750	65800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	71,750	65,800
TAXABLE LAND + IMP (SUBTOTAL)	205,000	188,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	71,750	65,800
TOTAL TAXABLE VALUE	205,000	188,000

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

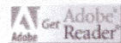
ESTIMATED SIZE	0.16 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	5096188
MONTH/YEAR	11/2022
SALE TYPE	M - MULTIPLE-PARCEL SALE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.		CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE		SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	0	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES

MAP	125241
<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p>	



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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

PARCEL NO.	125-24-112-017
OWNER AND MAILING ADDRESS	TOLL NORTH L V L L C C/O D WRIGHT 1140 N TOWN CENTER DR STE 250 LAS VEGAS NV 89144
LOCATION ADDRESS	7109 SERENE CREEK ST
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	JONES & ELKHORN - PHASE 1 PLAT BOOK 168 PAGE 3 LOT 17 (NOTATION #5) EX 1 'F'
RECORDED DOCUMENT NO.	* 20221107:01474
RECORDED DATE	NOV 7 2022
VESTING	NS
COMMENTS	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2024
FISCAL YEAR	2025-26
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	71750	65800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	71,750	65,800
TAXABLE LAND + IMP (SUBTOTAL)	205,000	188,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	71,750	65,800
TOTAL TAXABLE VALUE	205,000	188,000

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.16 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	5096188
MONTH/YEAR	11/2022
SALE TYPE	M - MULTIPLE-PARCEL SALE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.		CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE		SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	0	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES

MAP	125241
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Briana Johnson, Assessor

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[Building Sketch](#)
[Ownership History](#)
[Neighborhood Sales](#)
[New Search](#)

GENERAL INFORMATION

<u>PARCEL NO.</u>	125-24-113-030
<u>OWNER AND MAILING ADDRESS</u>	TOLL NORTH L V L L C C/O DANIEL WRIGHT 1140 N TOWN CEN DR STE 250 LAS VEGAS NV 89144
<u>LOCATION ADDRESS</u>	5930 CASSIA MEADOW AVE
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	JONES & ELKHORN - PHASE 2 PLAT BOOK 171 PAGE 87 LOT 105 (NOTATION # 6) EX 1F
<u>RECORDED DOCUMENT NO.</u>	* 20240906:00827
<u>RECORDED DATE</u>	SEP 6 2024
<u>VESTING</u>	NS
<u>COMMENTS</u>	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

<u>TAX DISTRICT</u>	200
<u>APPRAISAL YEAR</u>	2024
<u>FISCAL YEAR</u>	2025-26
<u>SUPPLEMENTAL IMPROVEMENT VALUE</u>	0
<u>INCREMENTAL LAND</u>	0
<u>INCREMENTAL IMPROVEMENTS</u>	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	71750	65800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	71,750	65,800
TAXABLE LAND + IMP (SUBTOTAL)	205,000	188,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	71,750	65,800
TOTAL TAXABLE VALUE	205,000	188,000

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.20 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	380218
MONTH/YEAR	9/2024
SALE TYPE	R - RECORDED VALUE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.		CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE		SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	0	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES

MAP	125241
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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

PARCEL NO.	125-24-112-030
OWNER AND MAILING ADDRESS	TOLL NORTH L V L L C C/O D WRIGHT 1140 N TOWN CENTER DR STE 250 LAS VEGAS NV 89144
LOCATION ADDRESS	5925 TOPAZ LEDGE CT
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	JONES & ELKHORN - PHASE 1 PLAT BOOK 168 PAGE 3 LOT 125 (NOTATION #7) EX 4 'F'
RECORDED DOCUMENT NO.	* 20230505:00540
RECORDED DATE	MAY 5 2023
VESTING	NS
COMMENTS	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2024
FISCAL YEAR	2025-26
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	71750	65800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	71,750	65,800
TAXABLE LAND + IMP (SUBTOTAL)	205,000	188,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	71,750	65,800
TOTAL TAXABLE VALUE	205,000	188,000

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

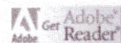
ESTIMATED SIZE	0.17 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	4692913
MONTH/YEAR	5/2023
SALE TYPE	M - MULTIPLE-PARCEL SALE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.		CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE		SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	0	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES

MAP	125241
<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p>	



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CLARK COUNTY NV

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

PARCEL NO.	125-24-112-028
OWNER AND MAILING ADDRESS	TOLL NORTH L V L L C C/O D WRIGHT 1140 N TOWN CENTER DR STE 250 LAS VEGAS NV 89144
LOCATION ADDRESS	5913 TOPAZ LEDGE CT
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	JONES & ELKHORN - PHASE 1 PLAT BOOK 168 PAGE 3 LOT 123 (NOTATION #8) EXH 'F'
RECORDED DOCUMENT NO.	* 20230505:00540
RECORDED DATE	MAY 5 2023
VESTING	NS
COMMENTS	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2024
FISCAL YEAR	2025-26
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	71750	65800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	71,750	65,800
TAXABLE LAND + IMP (SUBTOTAL)	205,000	188,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	71,750	65,800
TOTAL TAXABLE VALUE	205,000	188,000

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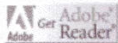
ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.17 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	4692913
MONTH/YEAR	5/2023
SALE TYPE	M - MULTIPLE-PARCEL SALE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.		CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE		SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	0	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES

MAP	125241
<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p> 	

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CLARK COUNTY, NV

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

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GENERAL INFORMATION

PARCEL NO.	125-24-113-021
OWNER AND MAILING ADDRESS	TOLL NORTH LV L L C C/O D WRIGHT 1140 N TOWN CENTER DR STE 250 LAS VEGAS NV 89144
LOCATION ADDRESS	5733 BLUE JASPER AVE
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	JONES & ELKHORN - PHASE 2 PLAT BOOK 171 PAGE 87 LOT 96 (NOTATION #9) EXH. 'F'
RECORDED DOCUMENT NO.	* 20240620:03178
RECORDED DATE	JUN 20 2024
VESTING	NS
COMMENTS	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2024
FISCAL YEAR	2025-26
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	71750	65800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	71,750	65,800
TAXABLE LAND + IMP (SUBTOTAL)	205,000	188,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	71,750	65,800
TOTAL TAXABLE VALUE	205,000	188,000

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

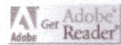
ESTIMATED SIZE	0.18 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	2013692
MONTH/YEAR	6/2024
SALE TYPE	M - MULTIPLE-PARCEL SALE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.		CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE		SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		0	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES

MAP	125241
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Briana Johnson, Assessor

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GENERAL INFORMATION

<u>PARCEL NO.</u>	125-24-113-020
<u>OWNER AND MAILING ADDRESS</u>	TOLL NORTH LV L L C C/O D WRIGHT 1140 N TOWN CENTER DR STE 250 LAS VEGAS NV 89144
<u>LOCATION ADDRESS</u>	5727 BLUE JASPER AVE
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	JONES & ELKHORN - PHASE 2 PLAT BOOK 171 PAGE 87 LOT 95 (NOTATION # 10) EXH IF
<u>RECORDED DOCUMENT NO.</u>	* 20240620:03178
<u>RECORDED DATE</u>	JUN 20 2024
<u>VESTING</u>	NS
<u>COMMENTS</u>	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

<u>TAX DISTRICT</u>	200
<u>APPRAISAL YEAR</u>	2024
<u>FISCAL YEAR</u>	2025-26
<u>SUPPLEMENTAL IMPROVEMENT VALUE</u>	0
<u>INCREMENTAL LAND</u>	0
<u>INCREMENTAL IMPROVEMENTS</u>	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	71750	65800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	71,750	65,800
TAXABLE LAND + IMP (SUBTOTAL)	205,000	188,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	71,750	65,800
TOTAL TAXABLE VALUE	205,000	188,000

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.18 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	2013692
MONTH/YEAR	6/2024
SALE TYPE	M - MULTIPLE-PARCEL SALE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.		CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE		SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		0	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES

MAP	125241
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Briana Johnson, Assessor

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GENERAL INFORMATION

PARCEL NO.	125-24-113-018
OWNER AND MAILING ADDRESS	TOLL NORTH LV L L C C/O D WRIGHT 1140 N TOWN CENTER DR STE 250 LAS VEGAS NV 89144
LOCATION ADDRESS	5715 BLUE JASPER AVE
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	JONES & ELKHORN - PHASE 2 PLAT BOOK 171 PAGE 87 LOT 93 (NOTATION # (1)) EXH 'F'
RECORDED DOCUMENT NO.	* 20240620:03178
RECORDED DATE	JUN 20 2024
VESTING	NS
COMMENTS	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2024
FISCAL YEAR	2025-26
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	71750	65800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	71,750	65,800
TAXABLE LAND + IMP (SUBTOTAL)	205,000	188,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	71,750	65,800
TOTAL TAXABLE VALUE	205,000	188,000

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.21 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	2013692
MONTH/YEAR	6/2024
SALE TYPE	M - MULTIPLE-PARCEL SALE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.		CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE		SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	0	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES

MAP	125241
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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.19 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	2013692
MONTH/YEAR	6/2024
SALE TYPE	M - MULTIPLE-PARCEL SALE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.		CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE		SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	0	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES

MAP	125241
	<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p>



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Briana Johnson, Assessor

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GENERAL INFORMATION

PARCEL NO.	125-24-112-091
OWNER AND MAILING ADDRESS	TOLL NORTH L V L L C C/O D WRIGHT 1140 N TOWN CENTER DR STE 250 LAS VEGAS NV 89144
LOCATION ADDRESS	7044 SILVER PALACE ST
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	JONES & ELKHORN - PHASE 1 PLAT BOOK 168 PAGE 3 LOT 186 (NOTATION #13) EX 4 ' F'
RECORDED DOCUMENT NO.	* 20240507:01231
RECORDED DATE	MAY 7 2024
VESTING	NS
COMMENTS	

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2024
FISCAL YEAR	2025-26
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	71750	65800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	71,750	65,800
TAXABLE LAND + IMP (SUBTOTAL)	205,000	188,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	71,750	65,800
TOTAL TAXABLE VALUE	205,000	188,000

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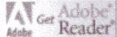
ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.19 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	1409584
MONTH/YEAR	5/2024
SALE TYPE	M - MULTIPLE-PARCEL SALE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.		CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE		SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	0	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES

MAP	125241
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Briana Johnson, Assessor

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GENERAL INFORMATION

PARCEL NO.	125-24-112-090
OWNER AND MAILING ADDRESS	TOLL NORTH L V L L C C/O D WRIGHT 1140 N TOWN CENTER DR STE 250 LAS VEGAS NV 89144
LOCATION ADDRESS	7050 SILVER PALACE ST
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	JONES & ELKHORN - PHASE 1 PLAT BOOK 168 PAGE 3 LOT 185
RECORDED DOCUMENT NO.	* 20240507:01231
RECORDED DATE	MAY 7 2024
VESTING	NS
COMMENTS	

(NOTATION # 14)
EXH 'F'

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2024
FISCAL YEAR	2025-26
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

	2024-25	2025-26
FISCAL YEAR	2024-25	2025-26
LAND	71750	65800
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	71,750	65,800
TAXABLE LAND + IMP (SUBTOTAL)	205,000	188,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	71,750	65,800
TOTAL TAXABLE VALUE	205,000	188,000

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.19 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	1409584
MONTH/YEAR	5/2024
SALE TYPE	M - MULTIPLE-PARCEL SALE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.		CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE		SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	0	TYPE OF CONSTRUCTION	
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	0	ROOF TYPE	
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	0	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES

MAP	125241
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ADDENDUM D

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3. PHOTOS FROM REDFIN	4 PAGES	P. 188-191
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5. 2018/19 PRC	2 PAGES	P. 194-195
6. 2024/25 PRC	2 PAGES	P. 196-197
7. 2025/26 PRC	2 PAGES	P. 198-199
8. PERMIT R17-01598	3 PAGES	P. 200-202
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10. WORKSHEET #1	1 PAGE	P. 205
11. WORKSHEET #2	1 PAGE	P. 206.

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2337 PINTO LANE OVERVIEW

1. 2337 WAS GIVEN A EYB OF 1996 AFTER A COMPLETE REMODEL (P. 187) PLUS AS ADDITION OF SPACE, PLUS FINISHING A 1,652 SF BASEMENT PLUS ADDING A NEW POOL. MY MATH TELLS ME THE ASSESSOR ARRIVED AT THE 1996 EYB BY THEIR ARBITRARY ASSIGNMENT OF 40% OLD AND 60% NEW. ((40% x 1967) + (60% x 2017) = 1996) (SEE ATTACHED WORKSHEET #1)
2. THERE ARE ONLY 2 ITEMS THAT DIFFERS FROM MINE RELATED TO PERMITS/INSPECTIONS. WE REPLACED THE EXISTING FLAT TRUSSES WITH SCISSOR TRUSSES, RETAINING THE SAME EXTERIOR HEIGHT OF THE HOME. ADDITIONALLY, WE REMOVED MOST OF THE EXTERIOR WALLS IN ORDER TO STUCCO. THEY CHOSE TO STUCCO OVER THE EXISTING WALLS, I GUESS.
3. IN COMPARING THEIR INSPECTIONS WITH OURS, WITH THE ABOVE EXCEPTION, EVERYTHING IS THE SAME (NEW PLUMBING, NEW ELECTRICAL, NEW ROOF, NEW MECHANICAL, NEW STUCCO, NEW DRYWALL (AFTER INTERNAL DEMO), NEW FRAMING, AND PRE-SLAB AND FOOTING, I ASSUME FOR THEIR ADDITION. (P. 200-204)
4. SO, GIVEN #3, ABOVE, HOW DOES 2337 GET AN EYB OF 1996 AND 2709 AN EYB OF 2011. THIS 15 YEAR DIFFERENCE GENERATES AN ADDITIONAL 22.5% IN DEPRECIATION.
5. IF I HAD AN ADDITIONAL 22.5% FACTOR FOR 22/23, MY DEPRECIATION WOULD JUMP FROM \$147.4K TO 348.4K. THIS TRANSLATES TO A REDUCTION OF \$70,000 ASSESSED VALUE AND A DECREASE IN TAXES EVERY YEAR OF \$2,305. (SEE ATTACHED WORKSHEET #2 FOR MATH)
6. THE 2011 EYB FOR US IS THE RESULT OF THE ASSESSOR ASSIGNING 20% OLD AND 80% NEW. THIS ORIGINALLY WAS 30% OLD AND 70% OLD BEFORE THE ASSESSOR LOOKED AT THE AERIALS AND DECIDED THE EXTENT OF OUR RENOVATION REQUIRED AN ADJUSTMENT TO 10%/90% RESULTING IN AN EYB OF 2016. AFTER LENGTHY CONVERSATIONS THEY AGREED TO ADJUST TO 20%/80% AND A 2011 EYB. THIS, HOWEVER, IS UNDER REVIEW AND NOT YET FINAL.
7. ON THEIR 2017/2018 PRC (p.193) THEIR ADDITION HAS AN EYB OF 1996. BY DEFINITION ALONE, SHOULDN'T AN ADDITION BE BRAND NEW AND HAVE AN EYB OF 2017, IN THEIR CASE?
8. FINALLY, FOR THE 2025/2026 ASSESSMENT THEIR PRC REFLECTS A FINISHED BASEMENT AT A NEW RATE/SF. HOWEVER, IT IS STILL ASSIGNED AN EYB OF 1996. HOW CAN A NEWLY FINISHED BASEMENT THAT REQUIRES NEW STUDS, NEW ELECTRICAL, (MAYBE) NEW PLUMBING...I REALLY DON'T KNOW, NEW SHEETROCK, NEW INSULATION, NEW STAIRCASE, NEW PAINT, ETC NOT HAVE AN EYB OF 2017? I'M SURE THEY KEPT THE CONCRETE PAD FOR THE BASEMENT. BUT I KEPT THE CONCRETE PAD FOR MY HOUSE TOO!

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3D Walkthrough

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Redesign

020

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● LAST SOLD ON AUG 20, 2020 FOR \$1,325,000

2337 Pinto Ln, Las Vegas, NV 89107

\$2,146,411

Redfin Estimate

7

Beds

6.5

Baths

6,958

Sq Ft



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Estimated sale price

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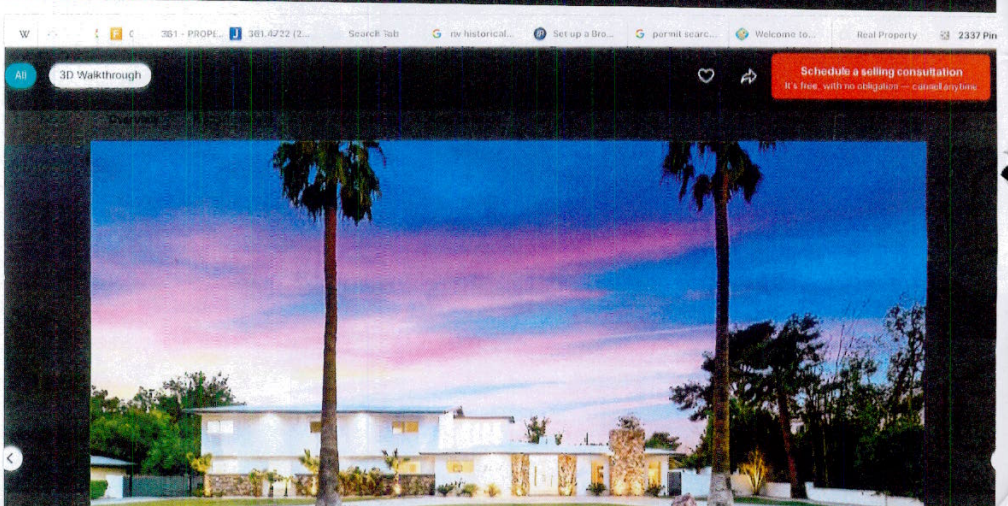
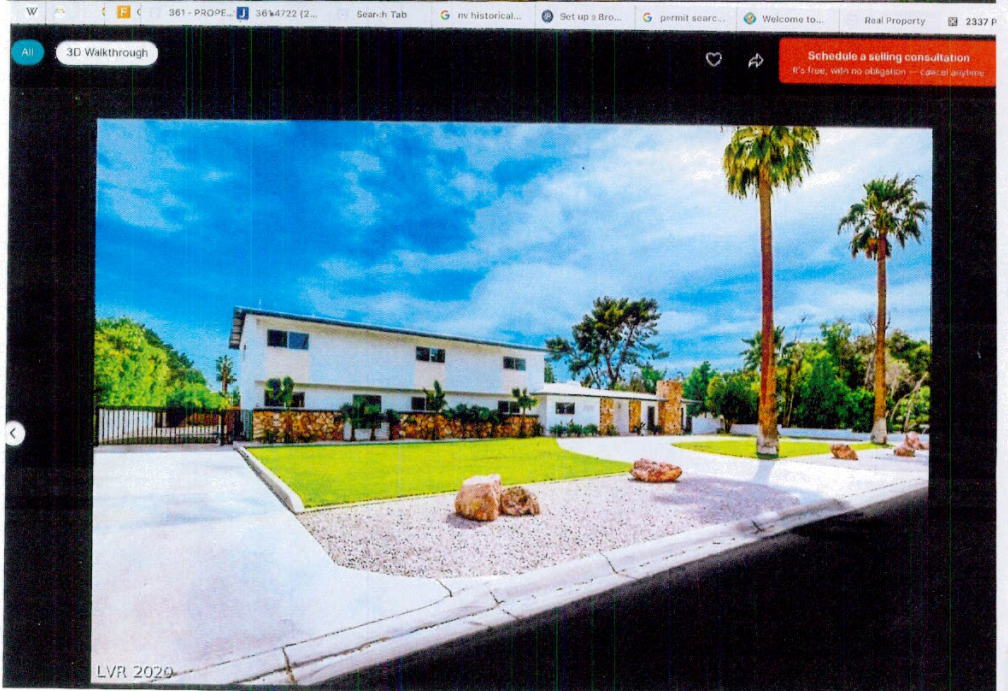
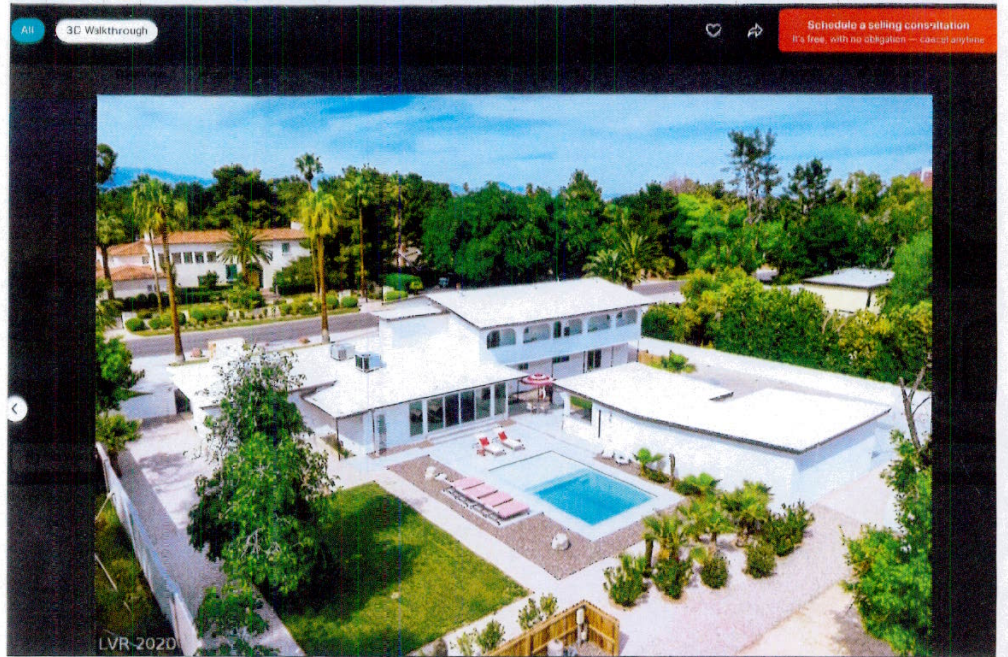
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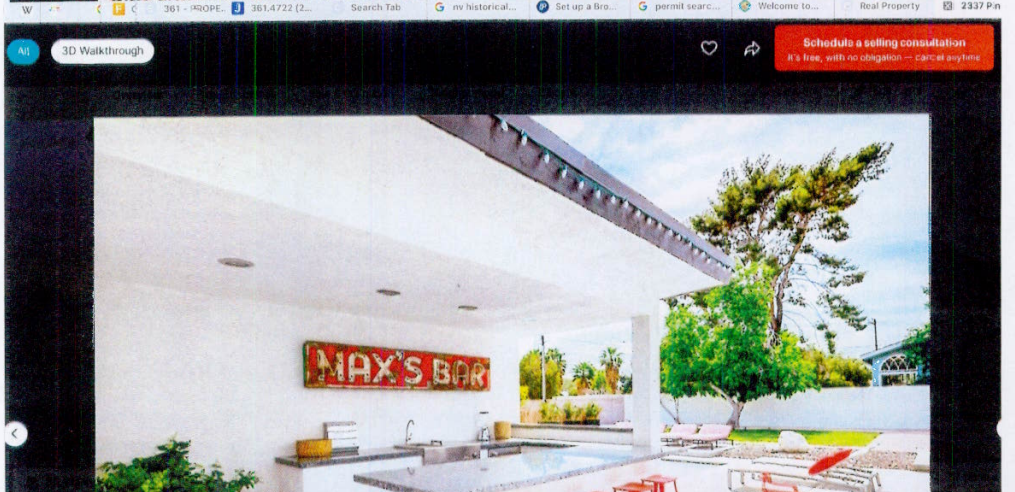
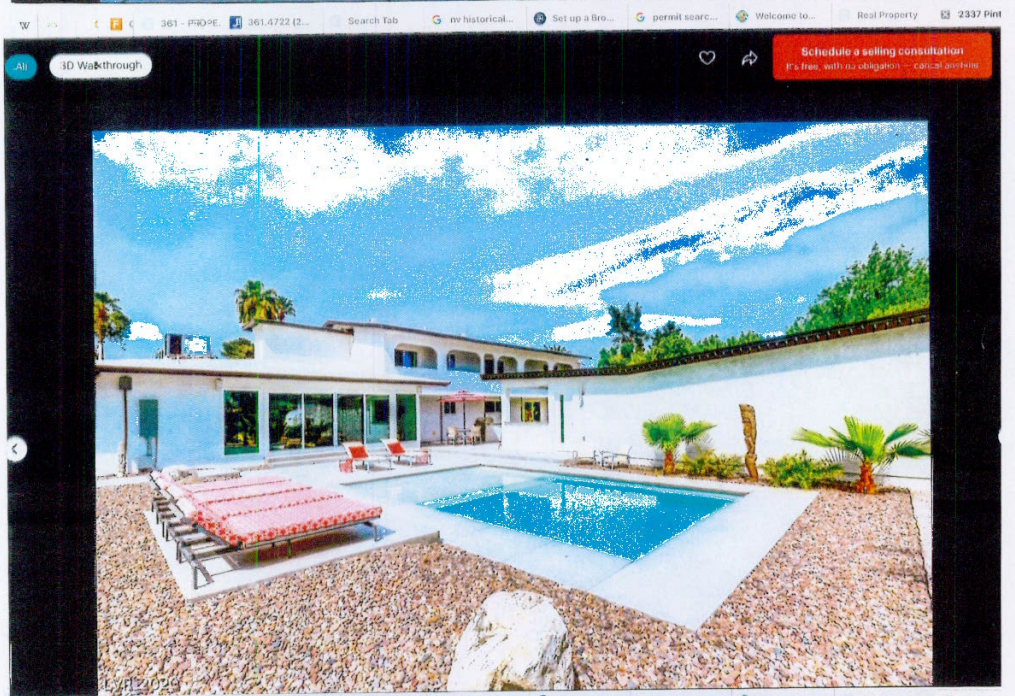
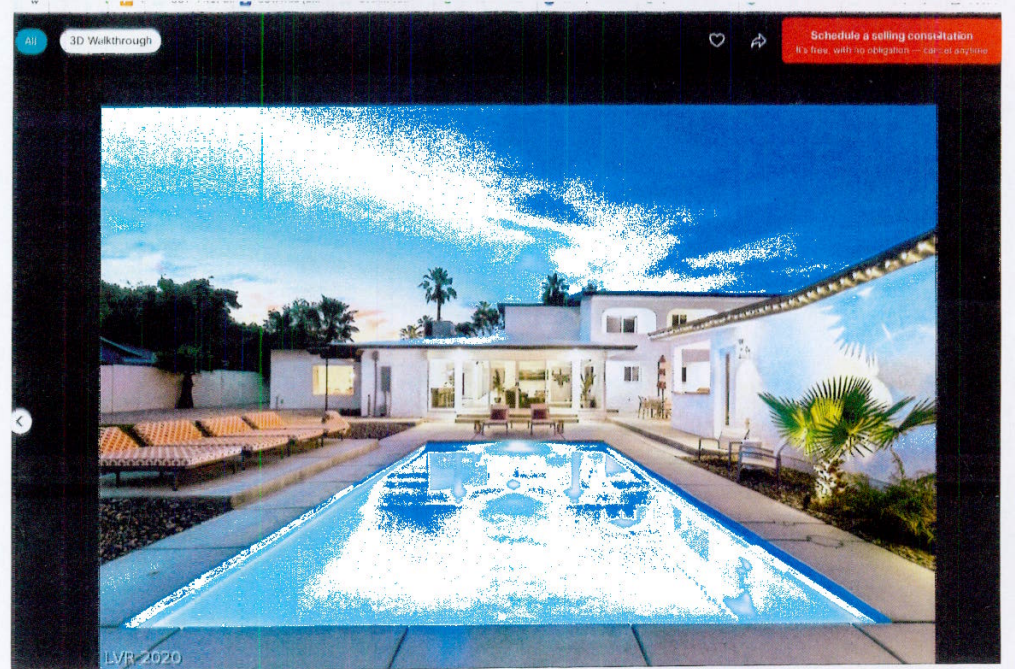
This magnificent home has spared no detail and no expense! A complete renovation in 2017 includes new roof, plumbing and electrical. Inviting open floor plan on a huge lot of almost 1 acre. Picturesque circular driveway in the Historic Medical District with extremely RARE finished basement. All Thermador appliances and Bose surround sound included. Lush green grass, sparkling custom pool and outdoor bar area w/ bath!

Show less ^

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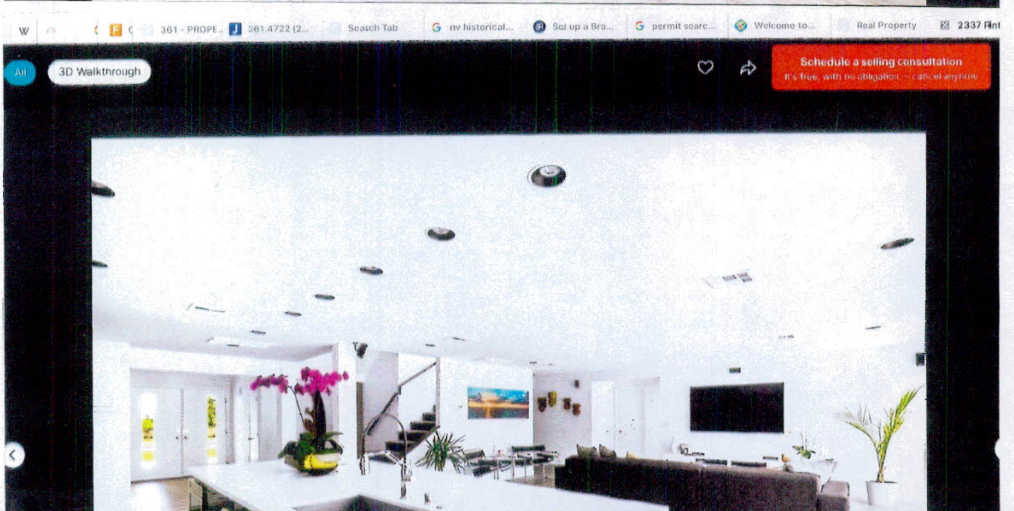
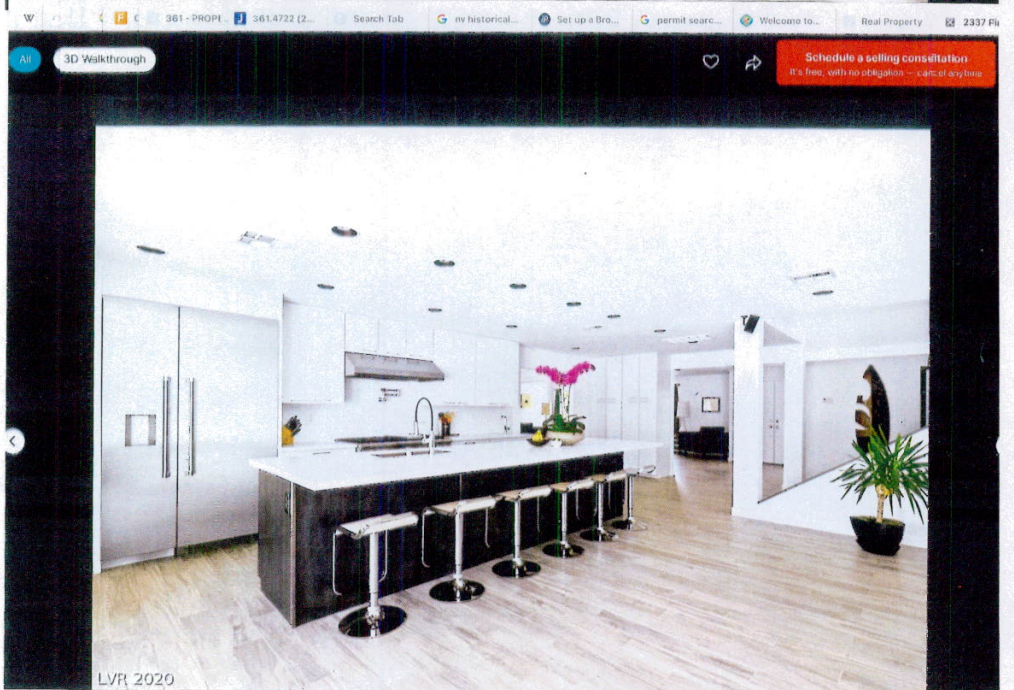
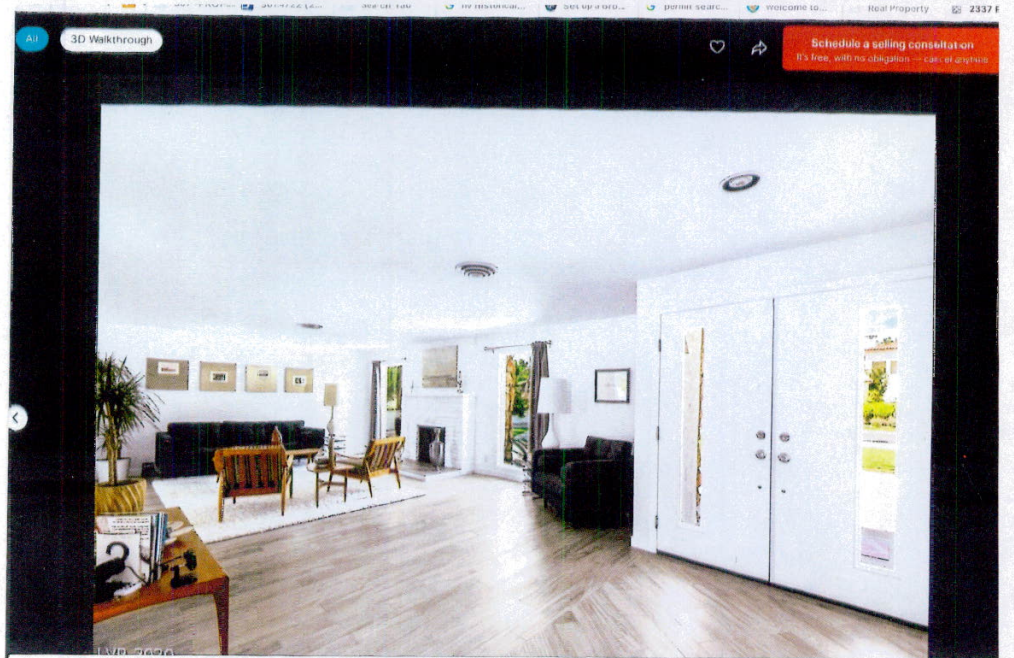


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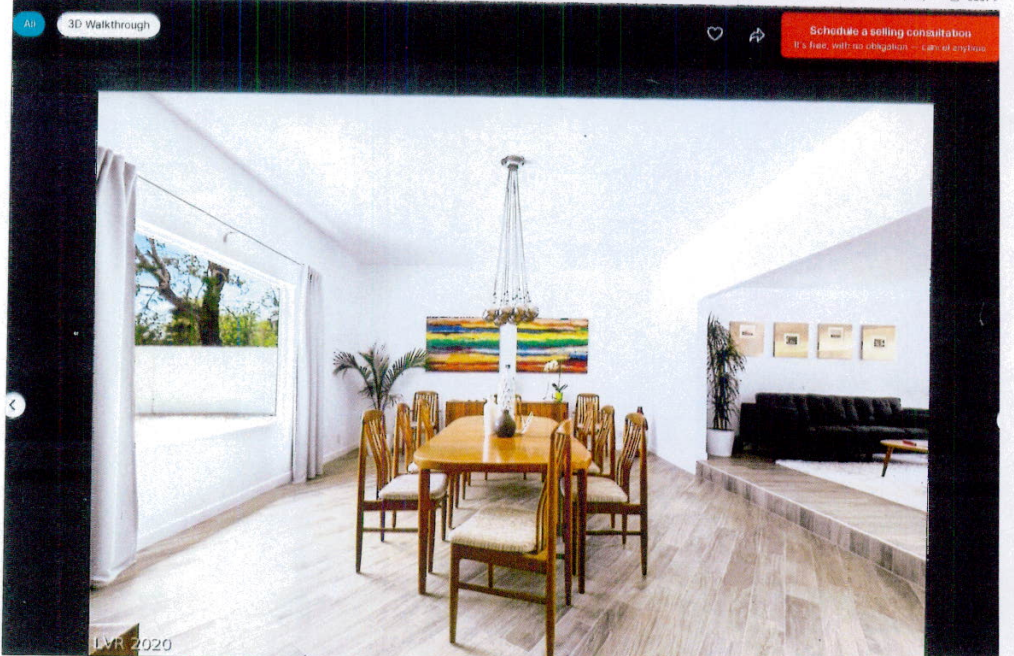
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RSPT	Septic		1	1.00	\$4,249.79	1.00	4,249.79	1952	1965	4,250	75.0	1,062																																																																																																																																																																													
RY38	Concrete Block/Slump/Sq Ft		1	978.00	\$10.36	1.00	10.36	1952	1965	10,132	75.0	2,533																																																																																																																																																																													
<table border="1"> <thead> <tr> <th>CAT</th> <th>TYPE</th> <th>UNITS</th> <th>FAC</th> <th>UNIT ADJ.</th> </tr> </thead> <tbody> <tr> <td>WH</td> <td>Wall Height (RES)</td> <td>8</td> <td>1.00</td> <td></td> </tr> <tr> <td>X10</td> <td>Basement Outside Entrance</td> <td>1</td> <td>1.00</td> <td>2,075</td> </tr> </tbody> </table>				CAT	TYPE	UNITS	FAC	UNIT ADJ.	WH	Wall Height (RES)	8	1.00		X10	Basement Outside Entrance	1	1.00	2,075	<p>VS. initial 2709 EYB of 2016</p>				<p>Belongs here w/ 2017 EYB</p>																																																																																																																																																																		
CAT	TYPE	UNITS	FAC	UNIT ADJ.																																																																																																																																																																																					
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X10	Basement Outside Entrance	1	1.00	2,075																																																																																																																																																																																					


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OWNER(S)/MAIL TO					SITUS					139-32-702-012					Printed: 12/2/2024				
HOWARD MATTHEW L 2337 PINTO LN LAS VEGAS NV, 89107 NV					2337 PINTO LN LAS VEGAS										Page 7 of 20				
PARCEL STATUS					A Active - Locally Assessed Parcel														
NEIGHBORHOOD					1311.09 Central West														
PRIMARY USE					20.110 Single Family Residential														
BUILDING(S)					1 of 1					2018/19									
BUILDING 1 OF 1					SECTION 1 OF 1					BUILDING VALUE SUMMARY									
TYPE BUILDING STYLE QUALITY RES 04 Split Level 40 Good					Subareas					BASIC BUILDING 575,701 SQ. FT. ADJUSTMENTS 7,110 LUMP SUM ADJUSTMENTS 50,072 BASEMENT 43,068 PORCHES 21,384 GARAGES/CARPORTS BUILDING RCN 697,335 DEPRECIATION 230,121 POOL/SPA/DECK 32,667 OTHER EXTRA FEATURES 31,106 TOTAL RCNLD 530,967									
AYB EYB % COMP % DEPR 1952 1996 100% 33.0					BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN 1-1 PBA Patio Comp Roof 1952 1996 208 26.78 5,570 1-1 PBA Patio Comp Roof 1952 1996 64 29.81 1,908 1-1 STG Storage - Extra Feature 1952 1996 651 1-1 BBW Balcony Comp WoodFlr 1952 1996 208 53.54 11,136 1-1 GL2 Resid Level 2 1952 1996 1,409 1,409 108.50 152,876 1-1 GL1 Resid Level 1 1952 1996 359 108.50 38,952 1-1 100 100% Addition 1952 1996 3,538 3,538 108.50 383,873 1-1 UFB Basement 1952 1996 1,652 26.07 43,068					IMPROVEMENT FACTOR MULTIPLE ADJUSTMENT OVERRIDE IMP. VALUE CONDO COST SQ FT NTV PUD/Common Area BUILDING AREAS HEATED AREA 5,306 HEATED AREA W/FIN BSMT ADJ RATE 5,306									
BASIC BUILDING FEATURES \$7,110 CAT TYPE AREA % SF ADJ. SFL Wood Subfloor 3,593 67.72% EW Frame-Stucco 100.00% RC Built-Up 100.00% -7,641 HT Forced Air 100.00% AC Central Cooling 100.00% 14,751					FLOORING \$0 CAT TYPE AREA % SF ADJ. RIF % Floor Carpet 90% RIF % Floor Vinyl 10%					ROOMS/BATHROOMS \$38,055 CAT TYPE UNITS FAC UNIT ADJ. RM1 Bedrooms 7.00 1.00 RM2 Family/Den/Other 1.00 1.00 RM3 Fmnl Dining Room 1.00 1.00 RM4 Total Rooms 11.00 1.00 RM5 Full Baths 6.00 1.00 RM6 Half Baths 1.00 1.00 FIX Plumb Fxt 27.00 1.00 38,055									
GARAGES/CARPORTS/PORCHES/PATIOS/BALC ADD-ONS CAT DESCRIPTION UNITS UNIT ADJ. CAT DESCRIPTION UNITS UNIT ADJ. PFCA CeilFinAvg 208 1,385 PFCA CeilFinAvg 208 1,385					EXTRA FEATURES \$109,273 \$63,773 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 6,925 SPR2 Sprinkler Average 1 1.00 \$2,479.45 1.00 2,479.45 1952 1965 2,479 75.0 620 FPL Fireplace (L-Rank) 1 1.00 2,997 RPV4 Paving - Concrete 1 5,286.00 \$4.22 1.00 4.22 1952 1965 22,307 75.0 5,577 RSTG Storage Square Feet 1 651.00 \$14.67 2.25 33.01 1952 1965 21,488 75.0 5,372 RSPT Septic 1 1.00 \$4,249.79 1.00 4,249.79 1952 1965 4,250 75.0 1,062 RY38 Concrete Block/Slump/Sq Ft 1 978.00 \$10.37 1.00 10.37 1952 1965 10,142 75.0 2,535 RPL1 Pool Size Appx 300 Square Fe 1 1.00 \$28,057.27 1.00 28,057.27 2017 2018 28,057 28,057 RPLD Pool Deck - Kool Deck 1 500.00 \$9.22 1.00 9.22 2017 2018 4,610 4,610 RPV3 Paving - Brick 1 2,000.00 \$7.97 1.00 7.97 2017 2018 15,940 15,940														
ADDITIONAL BUILDING FEATURES \$2,095 CAT TYPE UNITS FAC UNIT ADJ. WH Wall Height (RES) 8 1.00 X10 Basement Outside Entrance 1 1.00 2,095																			

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OWNER(S)/MAIL TO						SITUS						139-32-702-012						Printed: 12/2/2024	
ALVAREZ JAMES NADER II LIVING TRUST ALVAREZ JAMES NADER II TRS 2337 PINTO LN LAS VEGAS NV, 89107 NV						2337 PINTO LN LAS VEGAS												Page: 2 of 2	
						PARCEL STATUS			A Active - Locally Assessed Parcel										
						NEIGHBORHOOD			1311.09 Central West										
						PRIMARY USE			20.110 Single Family Residential										
						BUILDING(S)			1 of 1										
						BUILDING 1 OF 1 SECTION 1 OF 1						BUILDING VALUE SUMMARY							
RES 04 Split Level 40 Good						Subareas						BASIC BUILDING 865,834							
AYB EYB % COMP % DEPR						BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN						SQ. FT. ADJUSTMENTS 12,629							
1952 1996 100% 42.0						1-1 PBA Patio Comp Roof 1952 1996 208 39.21 8,156						LUMP SUM ADJUSTMENTS 71,991							
						1-1 PBA Patio Comp Roof 1952 1996 64 43.66 2,794						BASEMENT 63,024							
						1-1 STG Storage - Extra Feature 1952 1996 651						PORCHES 31,488							
BUILDING CHARACTERISTICS						1-1 BBW Balcony Comp WoodFlr 1952 1996 208 79.22 16,478						GARAGES/CARPORTS							
BASIC BUILDING FEATURES \$12,629						1-1 GL2 Resid Level 2 1952 1996 1,409 1,409 163.18 229,921						BUILDING RCN 1,044,966							
CAT TYPE AREA % SF ADJ.						1-1 GL1 Resid Level 1 1952 1996 359 359 163.18 58,582						DEPRECIATION 438,886							
SFL Wood Subfloor 3,593 67.72%						1-1 100 100% Addition 1952 1996 3,538 3,538 163.18 577,331						POOL/SPA/DECK 82,945							
EW Frame-Stucco 100.00%						1-1 UFB Basement 1952 1996 1,652 38.15 63,024						OTHER EXTRA FEATURES 45,505							
RC Built-Up 100.00% -9,232												TOTAL RCNLD 734,530							
HT Forced Air 100.00%												IMPROVEMENT FACTOR							
AC Central Cooling 100.00% 21,861												MULTIPLE ADJUSTMENT							
FLOORING \$0												OVERRIDE IMP. VALUE							
CAT TYPE AREA % SF ADJ.												CONDO COST SQ FT							
RIF % Floor Carpet 90%												NTV PUD/Common Area							
RIF % Floor Vinyl 10%												BUILDING AREAS							
												HEATED AREA 5,306							
												HEATED AREA W/FIN BSMT 5,306							
												ADJ RATE							
ROOMS/BATHROOMS \$55,560						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 7.00 1.00						PFCA CeilFinAvg 208 2,030													
RM2 Family/Den/Other 1.00 1.00						PFCA CeilFinAvg 208 2,030													
RM3 Fmrly Dining Room 1.00 1.00																			
RM4 Total Rooms 11.00 1.00																			
RM5 Full Baths 6.00 1.00																			
RM6 Half Baths 1.00																			
FIX Plumb Fxt 27.00 1.00 55,560																			
BUILT-INS/FIREPLACES \$13,365						EXTRA FEATURES						\$204,755 \$128,450							
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 8,889						SPR2 Sprinkler Average 1 1.00 \$3,823.20 1.00 3,823.20 1952 1965						3,823 75.0 956							
FPL Fireplace (L-Rank) 1 1.00 4,476						RPV4 Paving - Concrete 1 5,286.00 \$6.48 1.00 6.48 1952 1965						34,253 75.0 8,563							
						RSTG Storage Square Feet 1 651.00 \$22.29 2.25 50.15 1952 1965						32,649 75.0 8,162							
						RSPT Septic 1 1.00 \$6,443.02 1.00 6,443.02 1952 1965						6,443 75.0 1,611							
						RY38 Concrete Block/Slump/Sq Ft 1 978.00 \$15.95 1.00 15.95 1952 1965						15,599 75.0 3,900							
						RPL1 Pool Size Appx 300 Square Fe 1 1.00 \$43,158.77 1.00 43,158.77 2017 2018						43,159 9.0 39,274							
						RPLD Pool Deck - Kool Deck 1 500.00 \$14.18 1.00 14.18 2017 2018						7,090 9.0 6,452							
						RPV3 Paving - Brick 1 2,000.00 \$12.26 1.00 12.26 2017 2018						24,520 9.0 22,313							
ADDITIONAL BUILDING FEATURES \$3,066						RY31 Separate Jacuzzi/Each 1 1.00 \$31,901.03 1.00 31,901.03 2024 2024						31,901 31,901							
CAT TYPE UNITS FAC UNIT ADJ.						RPLD Pool Deck - Kool Deck 1 375.00 \$14.18 1.00 14.18 2024 2024						5,318 5,318							
WH Wall Height (RES) 8 1.00																			
X10 Basement Outside Entrance 1 1.00 3,066																			

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OWNER(S)/MAIL TO					SITUS					139-32-702-012					Printed: 12/2/2024						
ALVAREZ JAMES NADER II LIVING TRUST ALVAREZ JAMES NADER II TRS 2337 PINTO LN LAS VEGAS NV, 89107 NV					2337 PINTO LN LAS VEGAS PARCEL STATUS A Active - Locally Assessed Parcel NEIGHBORHOOD 1311.09 Central West PRIMARY USE 20.110 Single Family Residential BUILDING(S) 1 of 1										Page: 2 of 2 2025/26						
TYPE		BUILDING STYLE		QUALITY	BUILDING 1 OF 1 SECTION 1 OF 1										BUILDING VALUE SUMMARY						
RES		04 Split Level		40 Good	Subareas										BASIC BUILDING 854,422						
AYB	EYB	% COMP	% DEPR		BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	\$/SQ. FT.	RCN	SQ. FT. ADJUSTMENTS 15,797							
1952	1996	100%	43.5		1-1	GL1	Resid Level 1	1952	1996	3,465	3,465	165.01	571,760	LUMP SUM ADJUSTMENTS 98,005							
BUILDING CHARACTERISTICS					1-1	GL2	Resid Level 2	1952	1996	1,713	1,713	165.01	282,662	BASEMENT 184,574							
BASIC BUILDING FEATURES \$15,797					1-1	UFB	Basement	1952	1996		1,508	39.32	59,295	PORCHES 47,047							
CAT	TYPE		AREA	%	SF ADJ.	1-1	UFB	Basement	1952	1996	144	80.25	11,556	GARAGES/CARPORTS 64,135							
SFL	Wood Subfloor		1,652	31.90%		1-1	FBM	Finished Basement	1952	1996	1,508	67.35	101,564	BUILDING RCN 1,263,980							
EW	Frame-Stucco			100.00%		1-1	FBM	Finished Basement	1952	1996	144	84.44	12,159	DEPRECIATION 549,831							
RC	Elastomeric (Rubber)			100.00%	7,767	1-1	GDB	Det Garage - Built-up or Com	1952	1996	936	68.52	64,135	POOL/SPA/DECK 80,135							
HT	Forced Air			100.00%		1-1	BBW	Balcony Comp WoodFlr	1952	1996	208	77.82	16,187	OTHER EXTRA FEATURES 47,251							
AC	Central Cooling			100.00%	21,644	1-1	PBA	Patio Comp Roof	1952	1996	160	40.79	6,526	TOTAL RCNLD 841,535							
SFL	Concrete Slab		1,813	35.01%	-13,614	1-1	PBA	Patio Comp Roof	1952	1996	24	49.85	1,196	IMPROVEMENT FACTOR							
FLOORING \$0					1-1	PBA	Patio Comp Roof	1952	1996	208	39.55	8,226	MULTIPLE ADJUSTMENT								
CAT	TYPE		AREA	%	SF ADJ.	1-1	PMA	Patio Minimum Roof	1952	1996	432	25.05	10,822	OVERRIDE IMP. VALUE							
RIF	% Floor Carpet			90%										CONDO COST SQ FT							
RIF	% Floor Vinyl			10%										NTV PUD/Common Area							
ROOMS/BATHROOMS \$71,117					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		7.00	1.00		PFCA	CellFinAvg		208	2,045											
RM2	Family/Den/Other		1.00	1.00		PFCA	CellFinAvg		208	2,045											
RM3	Frm Dining Room		1.00	1.00																	
RM4	Total Rooms		11.00	1.00																	
RM5	Full Baths		6.00	1.00																	
RM6	Half Baths			1.00																	
FIX	Plumb Fxt		31.00	1.00	71,117																
BUILT-INS/FIREPLACES \$23,804					EXTRA FEATURES										\$207,043 \$127,386						
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	9,163	SPR2	Sprinkler Average			1	1.00	\$3,753.05	1.00	3,753.05	1952	1965	3,753	75.0	938		
FPL	Fireplace (L-Rank)		1	1.00	4,612	RPV4	Paving - Concrete			1	5,286.00	\$6.36	1.00	6.36	1952	1965	33,619	75.0	8,405		
AP2	Built-in Refrigerator/Extra/Each		1	1.00	8,306	RSTG	Storage Square Feet			1	651.00	\$21.88	2.25	49.23	1952	1965	32,049	75.0	8,012		
AP5	Bi Microwave		1	1.00	932	RSPT	Septic			1	1.00	\$9,086.39	1.00	9,086.39	1952	1965	9,086	75.0	2,272		
AP4	Dishwasher Extra		1	1.00	791	RY38	Concrete Block/Slump/Sq Ft			1	978.00	\$15.66	1.00	15.66	1952	1965	15,315	75.0	3,829		
ADDITIONAL BUILDING FEATURES \$3,084					1	RPL1	Pool Size Appx 300 Square Feet			1	1.00	\$42,366.86	1.00	42,366.86	2017	2018	42,367	10.5	37,918		
CAT	TYPE		UNITS	FAC	UNIT ADJ.	1	RPLD5	Pool Deck - Kool Deck			1	500.00	\$13.92	1.00	13.92	2017	2018	6,960	10.5	6,229	
WH	Wall Height (RES)		8	1.00		1	RPV3	Paving - Brick			1	2,000.00	\$12.03	1.00	12.03	2017	2018	24,060	10.5	21,534	
X10	Basement Outside Entrance		1	1.00	3,084	1	RY31	Separate Jacuzzi/Each			1	1.00	\$31,315.69	1.00	31,315.69	2024	2024	31,316	1.5	30,846	
					1	RPLD5	Pool Deck - Kool Deck			1	375.00	\$13.92	1.00	13.92	2024	2024	5,220	1.5	5,142		
					1	RY07	Wood Stairs			1	1.00	\$2,090.50	1.00	2,090.50	1952	1996	2,091	43.5	1,181		
					1	RY40	Wrought Iron/Square Feet			1	96.00	\$12.57	1.00	12.57	2017	2018	1,207	10.5	1,080		

57076010

BUSINESS > PERMITS & LICENSES > BUILDING & OFFSITE PERMITS > PERMIT & APPLICATION
STATUS

Permit/Application Status

R17-01597 - Residential Building Permit (Res)

Key Number: 855470

Current Status: Completed

Application Received: 7/20/2017

Project Name: O/B Howard

Address: 2337 PINTO LN

Type of Work: Building Project

Permit Issued: 7/31/2017


Scope of Work: Addition/remodel to existing attached casita to garage and additional square footage

Applicant

Review Info

Inspection Status

Print

 Schedule Inspection

#	Insp. Type &	Insp.	Status	Scheduled	Completion	Inspector	Location
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	Description	Count		Date	Date	
1	450 OTHER PLUMBING	1	Passed	4/30/2018	4/30/2018	Edward B.
Comments: Shower membrane						
2	440 FINAL PLUMBING	1	Passed	5/24/2018	5/24/2018	Edward B.
Comments: 702-769-6824; LEAVE FOR WORK AT 9 AM - PLEASE CALL 30 MIN PRIOR TO ARRIVAL SO I CAN LEAVE WORK AND GET THERE						
3	420 ROUGH PLUMBING - TOP OUT	1	Passed	4/9/2018	4/9/2018	Edward B.
4	340 FINAL MECHANICAL	1	Passed	5/24/2018	5/24/2018	Edward B.
Comments: 702-769-6824; LEAVE FOR WORK AT 9 AM - PLEASE CALL 30 MIN PRIOR TO ARRIVAL SO I CAN LEAVE WORK AND GET THERE						
5	320 ROUGH MECHANICAL	1	Passed	4/9/2018	4/9/2018	Edward B.
6	240 FINAL ELECTRICAL	1	Passed	5/24/2018	5/24/2018	Edward B.
Comments: 702-769-6824; LEAVE FOR WORK AT 9 AM - PLEASE CALL 30 MIN PRIOR TO ARRIVAL SO I CAN LEAVE WORK AND GET THERE						
7	220 ROUGH ELECTRICAL	1	Passed	4/9/2018	4/9/2018	Edward B.
8	160 EPOXY EXPRESS	1	Passed	12/13/2017	12/13/2017	Edward B.
Comments: EXPRESS 160 & 101 - 12/13/17 - 8:00 AM - MATTHEW 702-769-6824 Epoxy rebar dowels per plan						
9	160 EPOXY EXPRESS	2	Passed	2/6/2018	2/6/2018	Edward B.
Comments: EXPRESS 160 - 2/06/18 - 8:00 AM - MATTHEW HOWARD 702-769-6824 Epoxy embed bolts for hold downs and threaded concrete anchors per plan						
10	140 FINAL BUILDING	1	Passed	5/24/2018	5/24/2018	Edward B.

101

57076010

Comments: 702-769-6824; LEAVE FOR WORK AT 9 AM - PLEASE CALL 30 MIN PRIOR TO ARRIVAL SO I CAN LEAVE WORK AND GET THERE

11	129 EXTERIOR LATH/STUCCO	1	Passed	4/9/2018	4/9/2018	Edward B.
12	125 DRYWALL NAILING	1	Passed	4/30/2018	4/30/2018	Edward B.
13	120 FRAMING	1	Passed	4/9/2018	4/9/2018	Edward B.
14	109 SHEAR	1	Passed	3/29/2018	3/29/2018	Edward B.
15	107 ROOF SHEATHING	1	Passed	3/29/2018	3/29/2018	Edward B.
16	105 PRE-SLAB	1	Passed	12/13/2017	12/13/2017	Edward B.
17	101 FOOTING	1	Passed	12/13/2017	12/13/2017	Edward B.

New Roof
New Addition
New

Comments: EXPRESS 160 & 101 - 12/13/17 - 8:00 AM - MATTHEW 702-769-6824
EXPRESS 160 & 101 - 12/13/17 - 8:00 AM - MATTHEW 702-769-6824

Inspection status table

Inspections Hold

Fees

Outstanding Items

BUSINESS > PERMITS & LICENSES > BUILDING & OFFSITE PERMITS > PERMIT & APPLICATION
STATUS

Permit/Application Status

R-339911 - Residential Building Permit (Res)

Key Number: 815244

Current Status: Completed

Application Received: 4/13/2017

Project Name: HOWARD

Address: 2337 PINTO LN

Type of Work: Pool/ Spa

Permit Issued: 4/13/2017


Scope of Work: New Swimming Pool on Septic - 6,000 Gallons

Applicant

Review Info

Inspection Status

Print

 Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
◆	◆	◆	◆	◆	◆	◆	◆

57076010

1	910 POOL PRE- PLASTER/FINAL	1	Passed	6/7/2017	6/7/2017	Frederick Z.
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Comments: Schedule IWR confirmation #821560-03 Contractor Phone #7026827051
Special Instructions: If you have any question, please contact Ace
(702)6827051

2	905 PRE DECK	1	Passed	6/7/2017	6/7/2017	Frederick Z.
---	--------------	---	--------	----------	----------	-----------------

Comments: Schedule IWR confirmation #821560-02 Contractor Phone #7026827051
Special Instructions: If you have any question, please contact Ace
(702)6827051

3	904 POOL PLUMBING	1	Passed	4/26/2017	4/26/2017	Steve L.
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4	903 POOL GAS TEST	1	Passed	4/27/2017	4/27/2017	Arnold M.
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5	902 POOL ELECTRICAL	1	Passed	4/13/2017	4/26/2017	Steve L.
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6	901 POOL PRE- GUNITE	1	Passed	4/27/2017	4/27/2017	Arnold M.
---	-------------------------	---	--------	-----------	-----------	-----------

Inspection status table

Inspections Hold

Fees

Outstanding Items

2337 PINTO
EYB
MY CALCULATIONS

WORKSHEET
#1

ACTUAL YEAR BUILT	1952
ADJUST TO NOT	
EXCEED 50 YRS	
FROM 2017 - 50 =	1967
YEAR OF REMODEL	2017

$$\begin{aligned}
 40\% \times 1967 (\text{OLD}) &= 786 \\
 60\% \times 2017 (\text{NEW}) &= 1,210 \\
 \hline
 &1,996
 \end{aligned}$$

2709 P.I.T.OWorksheet
#2EXISTINGProforma

DEPR. RATE

16.5%39.0% $\left(\frac{16.5}{22.5}\right)$

BLDG RCN \$893,386

\$893,386

DEPRECIATION $\langle 147,409 \rangle$ $\langle \$348,421 \rangle$

OTHER \$148,601

\$148,601

TOTAL RCNLD \$894,478\$693,566ASSESSED
VALUE
@ 35%

\$313,067

\$242,748

TAX RATE

.032782

.032782

TAXES/
YR

\$10,263

\$7,958

DEPRECIATION
ALONE
IMPACT
 ✓
\$2,305



CLARK COUNTY BOARD OF EQUALIZATION

Case # 734

Addendum

Case Summary 00734

Owner: 2709 PINTO LANE TRUST ETAL	Parcel Number: 139-32-703-002	
Mailing Address: 2709 PINTO LN LAS VEGAS NV 89107		
Appeal #: 00734		
BOE Date #: 02/06/2025 08:00 am Commission Chambers		
Appraiser: Mary Ann Weidner		
Land Use Code: 20.110		
Neighborhood Code: 1311.09		
Situs: 2709 PINTO LN LAS VEGAS	Total Acres: 0.8500	
Legal Description: PT NW4 SE4 SEC 32 20 61		

Totals for all Parcels						
	2023-2024		2024-2025		2025-2026	
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable
Land Value	175,000	500,000	183,750	525,000	183,750	525,000
Improvement Value	384,503	1,098,579	417,637	1,193,249	471,743	1,347,838
Supplemental Value	0	0	0	0	0	0
Total	559,503	1,598,579	601,387	1,718,249	655,493	1,872,838

APPEAL FORM # 25-00734



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 2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS		TITLE Trustee	
NAME OF PETITIONER (IF DIFFERENT FROM PROPERTY OWNER) MARIS WOLFSON		EMAIL ADDRESS Mbw1016@hotmail.com	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 2709 PINTO LANE		ALTERNATE PHONE FAX NUMBER	
CITY LAS VEGAS	STATE NV	ZIP CODE 89107	DAYTIME PHONE 202-384-8461

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
☐ Limited Liability Company (LLC)
☐ Other, please describe:

☒ Trust
☐ General or Limited Partnership
☐ Corporation
☐ Government or Governmental Agency

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 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
☐ Co-owner, Partner, Management Member
☐ 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:

☐ Employee of Property Owner
☐ Officer of Company

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS 2709	STREET/ROAD PINTO LN	CITY (IF APPLICABLE) LAS VEGAS	COUNTY CLARK
PURCHASE PRICE \$965,000.00		PURCHASE DATE 3/30/2018	

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

ASSESSOR'S PARCEL NUMBER (APN) 139-32-703-002	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 checked="" type="checkbox"/> Residential Property <input type="checkbox"/> Multi-Family Residential Property <input type="checkbox"/> Possessory Interest in Real or Personal property	<input type="checkbox"/> Mobile Home (Not on foundation) <input type="checkbox"/> Commercial Property <input type="checkbox"/> Agricultural Property	<input type="checkbox"/> Mining Property <input type="checkbox"/> Industrial Property <input type="checkbox"/> Personal Property <input type="checkbox"/> Exemption
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

<input checked="" type="checkbox"/> 25-26 Secured Roll <input type="checkbox"/> 2022-2023 REVISED UNSECURED (Supplemental) Roll

Part E. VALUE OF PROPERTY

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

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land		
Buildings - Original	878,543	
Personal Property - Revised 1/9/25	711,697	
Possessory interest in real property		2022-2023 VALUE =
Exempt Value		\$266,226 *
Total	1,872,836	

CROE APPEAL FORM - Approved by SBOE on 11/20/2015

COMPLETE BOTH PAGES OF THIS FORM

* Represents 'Improvement Value' excluding 100%
or ANY supplemental.

This is consistent with all Renovations in
the neighborhood w/o supplemental &
Renovations up to \$ including 1 for \$1.0M
(REFER TO APPEAL for 2025/2026 Assessments)

APPEAL FORM # 25-00734

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)

All Supporting Documents Can Be Found
in my Appeal of 2025-2026 Assessed Value
Submitted on 1/9/25

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

MARK WOLFSON

Title

Date

TRUSTEE / OWNER
1/9/25

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 # 734

Petitioner Information

(1)
1-0
1-0
1-1
1-2
(1)
1-2
1-1

PLEASE ADD THE FOLLOWING 11 PAGES TO APPEAL ALREADY FILED

RECEIVED

JAN 13 REC'D

CLARK COUNTY ASSESSOR

**2709 PINTO LANE
LAS VEGAS, NV 89107**

PARCEL ID: 139-32-703-002

CASE #: 90

ORIGINALLY SUBMITTED 1/9/25

**Mark Wolfson
202-384-8461
Mbw1016@hotmail.com**

ASSESSMENT RECONCILIATION
2022/23 SUPPLEMENTAL ASSESSMENT
REVISED VS ORIGINAL

	REVISED 1/9/2025	ORIGINAL	CHANGE	EXPLANATION
GUEST HOUSE	\$68,706	\$127,559	(\$58,853)	NOTE #1
DETACHED GAR	\$14,039	\$ 14,039	-	
MAIN HOUSE	<u>\$894,578</u>	<u>\$1,003,171</u>	<u>(\$108,593)</u>	NOTE #2
TOTAL	<u>\$977,323</u>	<u>\$1,144,769</u>	<u>(\$167,446)</u>	

NOTE #1:**GUEST HOUSE (GH) CORRECTIONS**

- The assessor erred in the initial calculation by entering the AYB as 2007 (and also an EYB of 2007) rather than 1968. This created 2 errors, one affected the amount of correct depreciation to be applied to the renovation in 2007 of the existing GH and (2) the cost /sf for the corrected EYB, which was adjusted from 2007 in the original to the corrected year of 1984.
- The corrected EYB is a mathematical calculation. Applying an assumed 60% old structure and 40% new structure the new EYB is the result of the following formula:

$$((40\% \times 2007) + (60\% \times 1968)) = 1984$$

$$((802.8) + (1180.8)) = 1,983.6, \text{ which is rounded up to } 1984$$
- The \$/sf in the cost model in 2007 was \$140.12, however, the same rate in 1984 was \$135.02, \$5.10 less per sf.
- The overall impact from the rate change was \$5,590. ($\$5.10 \times 1,096 = \$5,589.60$)
- The overall impact from the change in depreciation was substantial. The 23 year change (2007-1984) generated an increase in the depreciation calculation by 34.5%, as each year statutorily 1.5% depreciation is added. The extra 34.5% increased the depreciation, and therefore, the net valuation (RCNLD) by \$ 53,263.

THE TOTAL CHANGE FOR THE GH WAS \$58,853. ($\$5,590 + \$53,263$)


NOTE #2:**MAIN HOUSE (MH) CORRECTIONS**

- The assessor erred in the determination of the new EYB for our remodel. When I was first advised of the value of the supplemental assessment they used a 70% new, 30% old factor leading to a value of \$631K. Unbeknown to me the assessor subsequently revised the assumption to 90% new, 10% old. This is what generated the \$878K supplemental, a value I never received until October, 2024. This also created a new EYB of 2016.
- After meeting with the assessor they reversed the 90/10 assumption and replaced it with an 80/20. Obviously, there is some subjectivity in this factor. By changing to an 80/20, the EYB is now 2011 (5 years earlier) resulting in the same 2 changes referenced above in the GH.
- The cost model for 2011 was \$5.20/sf less than in 2016. Based on the 4,985 sf, this reduced the taxable value by \$ 25,922 ($4,985 \times \$5.20 = \$25,922$).
- The additional 7.5% depreciation further reduced the taxable value by \$60,434. ($\$147,409 - \$86,975$).
- Other errors resulted in further reductions. \$2,900 was removed as this was associated with 2 bar coolers, neither of which we have.
- The recalculation of a carport/porte cochere which was an original structure had the EYB reset from 2016 to the correct 1980. This resulted in another net decrease of \$31,234. ($\$44,844 + \$36,803 - \$37,463 - \$12,950 = \$31,234$)
- The amount of pavers was slightly reduced by 210 sf at a \$9.63/sf resulting in a decrease of \$1,992 to the taxable value.
- Lastly, the assessor identified an oversight on their part. They neglected to assess the spa that was attached to the pool and clearly identifiable by sight and from the permits. This resulted in a net increase in value of \$13,889.
-
- ($\$25,922 + \$60,434 + \$2,900 + \$31,234 + \$1,992 - \$13,889 = \$108,593$)

In closing, this type of reconciliation should be a requirement for the assessor's office to provide to taxpayers that are receiving a supplemental assessment. How else can the taxpayer have any chance of comprehending why their taxes are going up?


SBE 238


SBE 239


OWNER(S)/MAIL TO					SITUS					139-32-703-002					Printed: 1 page 26																																																																																																																									
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PLEASE ADD THE FOLLOWING 11 PAGES TO APPEAL ALREADY FILED

2709 PINTO LANE
LAS VEGAS, NV 89107

PARCEL ID: 139-32-703-002
CASE #: 90
ORIGINALLY SUBMITTED 1/9/25

ASSESSMENT RECONCILIATION
2022/23 SUPPLEMENTAL ASSESSMENT
REVISED VS ORIGINAL

	REVISED 1/9/2025	ORIGINAL	CHANGE	EXPLANATION
GUEST HOUSE	\$68,706	\$127,559	(\$58,853)	NOTE #1
DETACHED GAR	\$14,039	\$ 14,039	-	
MAIN HOUSE	<u>\$894,578</u>	<u>\$1,003,171</u>	<u>(\$108,593)</u>	NOTE #2
TOTAL	<u>\$977,323</u>	<u>\$1,144,769</u>	<u>(\$167,446)</u>	

NOTE #1:**GUEST HOUSE (GH) CORRECTIONS**

- The assessor erred in the initial calculation by entering the AYB as 2007 (and also an EYB of 2007) rather than 1968. This created 2 errors, one affected the amount of correct depreciation to be applied to the renovation in 2007 of the existing GH and (2) the cost /sf for the corrected EYB, which was adjusted from 2007 in the original to the corrected year of 1984.
- The corrected EYB is a mathematical calculation. Applying an assumed 60% old structure and 40% new structure the new EYB is the result of the following formula:

$$((40\% \times 2007) + (60\% \times 1968)) = 1984$$

$$((802.8) + (1180.8)) = 1,983.6, \text{ which is rounded up to } 1984$$

- The \$/sf in the cost model in 2007 was \$140.12, however, the same rate in 1984 was \$135.02, \$5.10 less per sf.
- The overall impact from the rate change was \$5,590. ($\$5.10 \times 1,096 = \$5,589.60$)
- The overall impact from the change in depreciation was substantial. The 23 year change (2007-1984) generated an increase in the depreciation calculation by 34.5%, as each year statutorily 1.5% depreciation is added. The extra 34.5% increased the depreciation, and therefore, the net valuation (RCNLD) by \$ 53,263.

THE TOTAL CHANGE FOR THE GH WAS \$58,853. ($\$5,590 + \$53,263$)

NOTE #2:**MAIN HOUSE (MH) CORRECTIONS**

- The assessor erred in the determination of the new EYB for our remodel. When I was first advised of the value of the supplemental assessment they used a 70% new, 30% old factor leading to a value of \$631K. Unbeknown to me the assessor subsequently revised the assumption to 90% new, 10% old. This is what generated the \$878K supplemental, a value I never received until October, 2024. This also created a new EYB of 2016.
- After meeting with the assessor they reversed the 90/10 assumption and replaced it with an 80/20. Obviously, there is some subjectivity in this factor. By changing to an 80/20, the EYB is now 2011 (5 years earlier) resulting in the same 2 changes referenced above in the GH.
- The cost model for 2011 was \$5.20/sf less than in 2016. Based on the 4,985 sf, this reduced the taxable value by \$ 25,922 ($4,985 \times \$5.20 = \$25,922$).
- The additional 7.5% depreciation further reduced the taxable value by \$60,434. ($\$147,409 - \$86,975$).
- Other errors resulted in further reductions. \$2,900 was removed as this was associated with 2 bar coolers, neither of which we have.
- The recalculation of a carport/porte cochere which was an original structure had the EYB reset from 2016 to the correct 1980. This resulted in another net decrease of \$31,234. ($\$44,844 + \$36,803 - \$37,463 - \$12,950 = \$31,234$)
- The amount of pavers was slightly reduced by 210 sf at a \$9.63/sf resulting in a decrease of \$1,992 to the taxable value.
- Lastly, the assessor identified an oversight on their part. They neglected to assess the spa that was attached to the pool and clearly identifiable by sight and from the permits. This resulted in a net increase in value of \$13,889.
-
- ($\$25,922 + \$60,434 + \$2,900 + \$31,234 + \$1,992 - \$13,889 = \$108,593$)

In closing, this type of reconciliation should be a requirement for the assessor's office to provide to taxpayers that are receiving a supplemental assessment. How else can the taxpayer have any chance of comprehending why their taxes are going up?

From: mark wolfson <mbw1016@hotmail.com>
Sent: Tuesday, January 28, 2025 6:53 PM
To: Jayme Jacobs <Jayme.Jacobs@clarkcountynv.gov>
Subject: Appeal # 734 - supplemental retro appeal and appeal # 90.

Ms. Jacob's, would you be able to add this 2 page document to both of my cases.

I spoke with Ms. Marianne Widner today and she advised me that the DA said I could not go retro to 2022/2023 for my supplemental.

This law only says I may appeal by a certain date, it does not say I MUST. Perhaps they can revisit this or better yet provide me the law that prohibits my request.

Thank you,

Mark Wolfson



2. Before a person may file an appeal pursuant to subsection 1, the person must complete a form provided by the county assessor to appeal the assessment to the county board of equalization. The county assessor may, before providing such a form, require the person requesting the form to provide the parcel number or other identification number of the property that is the subject of the planned appeal.

3. If the board finds that an inequity exists in the assessment of the value of the land or the value of the improvements, or both, the board may add to or deduct from the value of the land or the value of the improvements, or both, either of the appellant's property or of the property to which it is compared, to equalize the assessment.

4. In the case of residential property, the appellant shall cite other property within the same subdivision if possible.

(Added to NRS by 1997, 732; A 2001, 1551; 2003, 2765; 2009, 1219)

[< Previous](#)

[Next >](#)

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JUSTIA

2023 Nevada Revised Statutes

Chapter 361 - Property Tax

NRS 361.356 - Appeal to county board of equalization where inequity exists.

Universal Citation:
NV Rev Stat § 361.356 (2023) [?](#)

[< Previous](#)[Next >](#)

1. An owner of any real or personal property placed on:

(a) The secured tax roll who believes that his or her property was assessed at a higher value than another property whose use is identical and whose location is comparable may appeal the assessment, on or before January 15 of the fiscal year in which the assessment was made, to the county board of equalization. If January 15 falls on a Saturday, Sunday or legal holiday, the appeal may be filed on the next business day.

(b) The unsecured tax roll which was assessed on or after May 1 and on or before December 15 who believes that his or her property was assessed at a higher value than another property whose use is identical and whose location is comparable may appeal the assessment, on or before the following January 15, to the county board of equalization. If January 15 falls on a Saturday, Sunday or legal holiday, the appeal may be filed on the next business day.

law.justia.com



CLARK COUNTY BOARD OF EQUALIZATION

Case # 734

Assessor Information

Case Summary

00734

Owner:	2709 PINTO LANE TRUST ETAL	Parcel Number:	139-32-703-002
Mailing Address:	2709 PINTO LN LAS VEGAS NV 89107	Appeal #:	00734
		BOE Date #:	02/06/2025 08:00 am Commission Chambers
		Appraiser:	Mary Ann Weidner
		Land Use Code:	20.110
		Neighborhood Code:	1311.09
Situs:	2709 PINTO LN LAS VEGAS	Total Acres:	0.8500
Legal Description:	PT NW4 SE4 SEC 32 20 61		



Totals for all Parcels						
	2023-2024		2024-2025		2025-2026	
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable
Land Value	175,000	500,000	183,750	525,000	183,750	525,000
Improvement Value	384,503	1,098,579	417,637	1,193,249	471,743	1,347,838
Supplemental Value	0	0	0	0	0	0
Total	559,503	1,598,579	601,387	1,718,249	655,493	1,872,838

Nevada Revised Statutes

Deadline for Filing an Appeal

NRS 361.340 County boards of equalization: Membership; additional panels; clerk; compensation; compliance with regulations; meetings; procedural requirements; attendance of district attorney and assessor.

11. The county board of equalization of each county shall hold such number of meetings as may be necessary to care for the business of equalization presented to it. Every appeal to the county board of equalization must be filed not later than January 15. If January 15 falls on a Saturday, Sunday or legal holiday, the appeal may be filed on the next business day. Each county board shall cause to be published, in a newspaper of general circulation published in that county, a schedule of dates, times and places of the board meetings at least 5 days before the first meeting. The county board of equalization shall conclude the business of equalization on or before the last day of February of each year except as to matters remanded by the State Board of Equalization. The State Board of Equalization may establish procedures for the county boards, including setting the period for hearing appeals and for setting aside time to allow the county board to review and make final determinations. The district attorney or his or her deputy shall be present at all meetings of the county board of equalization to explain the law and the board's authority.

NRS 361.342 Date of postmark deemed date of filing of appeal.

1. Except as provided in subsection 2, any appeal to the county board of equalization filed by mail shall be deemed to be filed on the date of the postmark dated by the post office on the envelope in which the appeal was mailed.

2. If the postmarked date on an envelope in which an appeal was mailed is illegible or omitted, the appeal shall be deemed filed on the date it was received by the county board of equalization.

3. A postmark provided by a postage meter, a postage vending machine, any postage purchased through the Internet or any other form of dated postage which is not directly postmarked by the post office does not establish that an appeal is timely filed.

(Added to NRS by 2015, 1205)

Definition of Owner – for the purposes of filing an appeal

NRS 361.334 Definitions. As used in NRS 361.334 to 361.435, inclusive:

1. The term "owner" includes a person who owns or controls taxable property or possesses in its entirety taxable property.

2. The term "property" includes a leasehold interest, possessory interest, beneficial interest or beneficial use of a lessee or user of property which is taxable pursuant to NRS 361.157 or 361.159.

3. Where the term "property" is read to mean a taxable leasehold interest, possessory interest, beneficial interest or beneficial use of a lessee or user of property, the term "owner" used in conjunction therewith must be interpreted to mean the lessee or user of the property.

(Added to NRS by 1997, 1111; A 2001, 1551; 2015, 1085, 1207, 2689)

Nevada Revised Statutes (continued)

Filing on Behalf of an Owner and Deadlines

NRS 361.362 Appeal on behalf of owner of property.

1. Except as otherwise provided in this section, at the time that a person files an appeal pursuant to [NRS 361.356](#), [361.357](#) or [361.360](#) on behalf of the owner of a property, the person shall provide to the county board of equalization or the State Board of Equalization, as appropriate, written authorization from the owner of the property that authorizes the person to file the appeal concerning the assessment that was made. The written authorization required by this subsection may be signed by:

- (a) The owner; or
- (b) A person employed by the owner or an affiliate of the owner who is acting within the scope of his or her employment.

2. If a person files the appeal in a timely manner without the written authorization required by subsection 1, the person may provide that written authorization within 48 hours after the last day allowed for filing the appeal.

3. If there is an objection to a written authorization provided pursuant to subsection 1, written notice specifying the grounds for the objection must be given to the person filing the appeal by the assessor:

- (a) By certified mail; or
- (b) If the person filing the appeal provided his or her electronic mail address on the form on which the appeal was filed, by electronic mail to the electronic mail address provided on that form.

4. If the person filing the appeal submits documentation necessary to cure the objection described in subsection 3 within 5 business days after receipt of the notice, the appeal must be deemed to be filed in a timely manner.

(Added to NRS by [2001, 1540](#); A [2005, 2658](#); [2015, 2690](#))

Nevada Administrative Code

NAC 361.622 Scope; practice and procedure; power of county boards to adopt additional requirements. ([NRS 361.340](#))

1. [NAC 361.622](#) to [361.645](#), inclusive, are the minimum requirements governing procedures before each county board of equalization and elected officers serving that board.

2. With the prior approval of the State Board of Equalization, each county board of equalization may:

- (a) Require petitioners to attach additional information to the petition form; and
- (b) Adopt more detailed rules of procedure.

3. The provisions of [NAC 361.682](#) to [361.753](#), inclusive, that govern the practice and procedure in contested cases before the State Board of Equalization shall, to the extent practicable, be deemed to apply to the practice and procedure in contested cases before a county board of equalization except that a petition filed with a county board:

(a) Must include a citation to each section of NRS that authorizes the county board to hear the appeal; and

(b) Is not required to include the name of the county board, the hearing or case number or the date the case was heard by the county board.

[St. Bd. of Equalization, Intro. to Reg. No. 2, eff. 12-29-75; A 1-1-77; A and renumbered as Intro. to Reg. No. 1, 10-14-77; + Intro. to Reg. No. 3, eff. 12-29-75; A and renumbered as Intro. to Reg. No. 2, 10-14-77]—(NAC A 1-6-84; R097-15, 1-27-2017)

NAC 361.684 Definitions. ([NRS 361.375](#), [361.395](#)) As used in [NAC 361.682](#) to [361.753](#), inclusive, unless the context otherwise requires:

1. “Affiliate” means a person, including, without limitation, a business entity, who, directly or indirectly controls, is controlled by or is under common control with another person.

2. “Assessor’s parcel number” means the number assigned by a county assessor to each piece of real property separately owned as it appears on the county assessment roll.

3. “Authorized agent” means a person who is authorized by:

(a) A party to represent him or her in a proceeding before the State Board, including, without limitation, an attorney; or

(b) The owner of any real or personal property placed on a tax roll, or a person employed by the owner or by an affiliate of the owner who is acting within the scope of his or her employment, to file an appeal with the State Board on behalf of the owner.

Nevada Administrative Code (continued)

NAC 361.685 “Owner” and “person employed” interpreted. ([NRS 361.362](#), [361.375](#), [361.395](#)) For the purposes of [NRS 361.362](#) and [NAC 361.682](#) to [361.753](#), inclusive, the State Board interprets the term:

1. “Owner” to include, without limitation:
 - (a) A partner of a general or limited partnership that owns a property;
 - (b) A member of a limited-liability company that owns a property; and
 - (c) A trustor of a trust that owns a property, if allowed under the terms of the trust.
2. “Person employed” to include, without limitation:
 - (a) A manager of a limited-liability company;
 - (b) An officer, director or incorporator of a corporation;
 - (c) A trustee of a trust, if allowed under the terms of the trust; and
 - (d) Any person, other than an owner of an entity, who is named in an initial or annual list that the entity is required to file with the Secretary of State in accordance with title 7 of NRS.

(Added to NAC by St. Bd. of Equalization by R097-15, eff. 1-27-2017)

NAC 361.6894 Documentation to cure objection to written authorization to file appeal. ([NRS 361.375](#), [361.395](#)) A person who wishes to submit documentation to cure an objection to a written authorization from the owner of a property that authorizes the person to file an appeal with the State Board on behalf of the owner may submit, without limitation:

1. A current lease, contract or other agreement concerning the occupancy or use of the property;
2. A current management agreement concerning the property; or
3. The articles of incorporation, articles of organization, operating agreement, initial or annual list or other document that is filed with the Secretary of State pursuant to title 7 of NRS.

(Added to NAC by St. Bd. of Equalization by R097-15, eff. 1-27-2017)

NAC 361.6896 Scope of authority of person authorized to file appeal; information required to be included in written authorization to file appeal. ([NRS 361.375](#), [361.395](#))

1. Unless the terms of a written authorization from the owner of a property that authorizes a person to file an appeal with the State Board on behalf of the owner provide otherwise, the person shall be deemed to have the authority on behalf of the owner to:
 - (a) Appear before the State Board;
 - (b) Represent the owner in all related hearings and matters;
 - (c) Receive all notices and decision letters related to the appeal;
 - (d) Enter into a stipulation or other agreement with the State Board or a party; and
 - (e) Withdraw the appeal.

Nevada Administrative Code (continued)

2. A written authorization from the owner of a property that authorizes a person to file an appeal with the State Board on behalf of the owner of a property **must identify the property, fiscal year and type of assessment roll** to which the authorization applies. A person may not file an appeal with the State Board on behalf of the owner of a property for any property, fiscal year or type of assessment roll that is not identified in the written authorization.

(Added to NAC by St. Bd. of Equalization by R097-15, eff. 1-27-2017)

NAC 361.6898 Scope of authority of person employed by owner or affiliate of owner. ([NRS 361.375](#), [361.395](#))

1. A person employed by the owner or an affiliate of the owner who is acting within the scope of his or her employment, in addition to the provisions of [NRS 361.362](#):

(a) May:

(1) File an appeal from a county board or a direct appeal with the State Board on behalf of the owner concerning a valuation of the property;

(2) Sign a written authorization from the owner of a property that authorizes a person to file a direct appeal with the State Board on behalf of the owner concerning a valuation of the property; and

(3) Exercise any authority set forth in [NAC 361.6896](#).

(b) Shall not be deemed an authorized agent of the owner.

2. For the purposes of this section, the valuation of a property includes the determination of a claim of exemption pursuant to [NRS 361.155](#).

(Added to NAC by St. Bd. of Equalization by R097-15, eff. 1-27-2017)

Nevada Administrative Code (continued)

NAC 361.7018 Notice of representation by authorized agent. (NRS 361.375, 361.395)

1. A petitioner who desires to be represented by an authorized agent must notify the State Board in writing. The notice may be filed with the State Board at any time before the commencement of the hearing. The State Board will accept a notice filed by facsimile transmission, but the original document must be filed with the State Board before the commencement of the hearing.

2. The written notification must be on the form prescribed by the State Board. The notice must include, for the property on which the petitioner is appealing the valuation and in connection with which the agent is being appointed:

(a) The name of the property owner as it appears on the assessment roll that sets forth the valuation being appealed;

(b) If the property owner is not a natural person:

(1) The organizational type of the entity that is the property owner, such as a sole proprietorship, trust, corporation, limited-liability company, general or limited partnership, government or governmental agency;

(2) The name of the state under the laws of which the entity was organized; and

(3) Whether the entity is a nonprofit organization;

(c) A statement to the effect that the agent is authorized to sign and file petitions, to receive all notices and decision letters related to the appeal and to represent the petitioner in all related hearings and matters, including, without limitation, the entry into a stipulation or the withdrawal of the appeal;

(d) Contact information, including the daytime telephone number, alternate telephone number, facsimile transmission number, mailing address and electronic mail address of the petitioner;

(e) A description of the petitioner's relationship to the owner of the property, such as that the petitioner is:

(1) The owner of the property;

(2) A co-owner of the property;

(3) A partner of a general or limited partnership that owns the property;

(4) A member of a limited-liability company that owns the property;

(5) A trustee of the trust that owns the property;

(6) An officer or director of a corporation that owns the property;

(7) A person employed by the owner of the property or an affiliate of the owner who is acting within the scope of his or her employment; or

(8) An employee or officer of a management company under a written agreement with the property owner that satisfies the conditions of NRS 361.362;

Nevada Administrative Code (continued)

(f) The physical address of the property or, in the case of personal property, of the place where the property is located, including the county and, if applicable, the city;

(g) The assessor's parcel number or identifying number of the property;

(h) An indication of whether the appeal involves more than one property and, if so, the assessor's parcel number or identifying number of each such property included in the appeal;

(i) The fiscal year and type of the assessment roll that sets forth the valuation being appealed;

(j) The name, title, company name, if applicable, mailing address, telephone number for daytime business hours, alternate telephone number, facsimile transmission number and electronic mail address of the authorized agent;

(k) The signature and title of the agent acknowledging that he or she has accepted the appointment as the authorized agent and the date on which he or she accepted the appointment; and

(l) A verification signed by a person who declares under penalty of perjury that:

(1) The information contained in the authorization, including any accompanying statements or documents, is true, correct and complete to the best of his or her knowledge and belief;

(2) The signatory has appointed the authorized agent named in the form and is authorized to make the appointment; and

(3) The signatory is:

(I) The owner of the property, including, without limitation, a person who owns, controls or possesses in its entirety taxable property, including a leasehold interest, possessory interest, beneficial interest or beneficial use in the property; or

(II) A person employed by the owner or an affiliate of the owner who is acting within the scope of his or her employment.

↪ A person who verifies an authorization pursuant to this paragraph must include his or her signature, title and the date on which he or she signs the verification.

(Added to NAC by St. Bd. of Equalization by R029-05, eff. 6-28-2006; A by R097-15, 1-27-2017)

THIS IS A NOTICE OF VALUE

PARCEL NUMBER LOCATION ADDRESS	TAX DISTRICT	Tax District where the parcel is located.
TAX YEAR	TAX YEAR	Prior tax year and the upcoming tax year.
TAXABLE VALUE	TAXABLE VALUE	Taxable value is the appraised value of the land plus the current replacement cost of the buildings, etc., less depreciation, as determined by Nevada Revised Statute 361.227.
ASSESSED VALUE	ASSESSED VALUE	Assessed value is 35% of the taxable value stated above.
LAND	LAND	Assessed land excludes buildings, etc.
BUILDINGS, ETC.	BUILDINGS, ETC.	All existing buildings, houses, improvements, or other structures built upon the land, and common element distributions if any.
TOTAL ASSESSED VALUE	TOTAL ASSESSED VALUE	Total assessed value is the sum of land, buildings, etc.
EXEMPTION	EXEMPTION	Exemption is total exempt portion of assessed value for this parcel.

THE VALUES LISTED BELOW ARE INCLUDED IN THE TOTAL ASSESSED VALUE LISTED ABOVE

Pursuant to NRS 361.4722 to 361.4735 inclusive, values determined by the Assessor that are the result of any improvement to, and/or a change in actual or authorized use of the property, may result in taxes that are excluded from the prior year’s tax cap abatement. These values are identified separately in the ASSESSED VALUE EXCLUDED FROM PARTIAL ABATEMENT box below and are included in the total assessed values shown above. If you would like to appeal the values in the ASSESSED VALUE EXCLUDED FROM PARTIAL ABATEMENT box below, you must submit a written abatement appeal to the Assessor’s office prior to June 30th of the fiscal year that the taxes are paid.

Did you know that Nevada law allows for a 3% tax cap on taxes paid in the previous year on your primary residence and up to 8% tax cap on taxes paid in the previous year for all other property types? The tax cap does not apply to value excluded from partial abatement. Newly constructed improvements are not subject to the tax cap abatement law the first year they are added to the property.

For more information on abatement appeals or the property tax cap, please call our Office at (702) 455-4997 or visit our Website at www.ClarkCountyNV.gov/assessor.

ASSESSED VALUE EXCLUDED FROM PARTIAL ABATEMENT 2025/2026	
LAND VALUE	This assessed land value is excluded from partial abatement.
BUILDINGS, ETC. VALUE	This assessed buildings, etc. value is excluded from partial abatement.

From: _____

PLACE
STAMP
HERE

BRIANA JOHNSON
CUSTOMER SERVICE DIVISION
CLARK COUNTY ASSESSOR
500 S GRAND CENTRAL PARKWAY
LAS VEGAS NV 89155



BRIANA JOHNSON
CLARK COUNTY ASSESSOR
500 S GRAND CENTRAL PKWY
LAS VEGAS NV 89155

www.ClarkCountyNV.gov/assessor
(702) 455-4997

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NOTICE OF VALUE ENCLOSED—RETAIN FOR YOUR RECORDS

WHY AM I RECEIVING THIS NOTICE?

Pursuant to NRS. 361.300(6)(a) this is a written notice of your property’s assessed value for the upcoming tax year.

WHAT IF I DISAGREE WITH THE TAXABLE VALUE?

If you have reason to believe that the taxable value shown is greater than the “market value” of your property, contact the Appraisal Division at (702) 455-4997.

WHAT RIGHT OF APPEAL DO I HAVE?

You may have the right to be heard before the County Board of Equalization. The Board of Equalization meets during January and February each year. **APPEAL FORMS MUST BE FILED NO LATER THAN JANUARY 15 or the first business day following January 15 if it falls on a Saturday, Sunday or Holiday.** The Board has no authority to reduce value based on the ability to pay taxes. For information on obtaining an appeal form, contact the Assessor’s Office at (702) 455-4997.

WHERE CAN I REVIEW THE VALUE OF OTHER PARCELS?

A complete list of all parcels and their values are available on our website <http://www.ClarkCountyNV.gov/assessor>.

ARE PROPERTY EXEMPTIONS AVAILABLE?

Exemptions are available to qualified veterans, surviving spouses, and blind persons who are Nevada residents. To determine if you qualify for an exemption, call (702) 455-3882 or visit our website.

TT/TDD: Relay Nevada toll-free (800) 326-6868. Visit our website at: www.ClarkCountyNV.gov/assessor

Change of Address Card

Parcel:

To change your mailing address on this parcel, provide the information requested below and sign where indicated.

Owner’s Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____ Phone Number: _____

Location Address: _____

Signature of Property Owner: _____

Please print your name below. If signing on behalf of a business, also provide your title.

The Assessor’s Office maintains the official real property address records for Clark County. If there is a new mailing address, completing this form will ensure that you receive any notifications affecting your property such as tax billings (if no mortgage company), zoning changes and special assessments.



Instructions

Clark County Board of Equalization

Taxpayer Petition for Review of Taxable Valuation

ASSESSOR OFFICE HOURS: Mon-Thurs, 7:30 am to 5:30 pm

GENERAL INSTRUCTIONS:

The Clark County Assessor's Office prepared these instructions to assist taxpayers in appealing taxable values.

➔ **Carefully read and follow all instructions to ensure your appeal is properly processed and heard.**

All appeals must be filed **on or before January 15** of the fiscal year in which the assessment is made to the County Board of Equalization. Appeal forms must be received or postmarked on or before January 15. If January 15 falls on a Saturday, Sunday, or legal holiday, the appeal may be filed on the next business day. (NRS 361.340)

Mailing To or Drop Off Physical Address:

Clark County Assessor's Office
500 S Grand Central Parkway
2nd Floor
Las Vegas, NV 89155

Or Email To: BOEAdmin@ClarkCountyNV.gov

Office Hours: Monday thru Thursday, 7:30 am to 5:30 pm

One petition must be filed for each parcel **unless the parcels are contiguous and under the same ownership**. An example would be a residential subdivision or a commercial property spanning several parcels.

Make copies of your appeal form and any back up documentation for your records.

SPECIFIC INSTRUCTIONS:

Petition for Review of Taxable Valuation

Part A.

Name of Property Owner: Enter the entire name of the Property Owner exactly as it appears on the Tax Roll. Your assessment notice or tax bill will show the Property Owner name as it appears on the Tax Roll.

Name of Petitioner: Enter the name and contact information of the Petitioner. **Please include a valid email address for noticing purposes.** This is a person or entity other than the Property Owner on the Tax Roll. Pursuant to NRS 361.334, the definition of "owner" includes the following persons:

- A person who owns taxable property
- A person who controls taxable property
- A person who possesses taxable property in its entirety
- A lessee or user of property which is a leasehold interest, possessory interest, beneficial interest, or beneficial use.

The Petitioner, therefore, may be any person who owns, controls, leases, or possesses property or a possessory or leasehold interest.

Additional evidence of ownership, control, or possession may be required.

In addition, pursuant to AB 452 (2015), subsection 2, the Petitioner may also in effect be a person employed by the owner or an affiliate of the owner who is acting within the scope of his or her employment.

Example 1. A deed transferring property to ABC Company indicates ABC Company is the new owner. ABC Company subsequently leases the subject property to XYZ, LLC. The lease provides that XYZ, LLC is responsible for property taxes. XYZ, LLC is therefore a lessee with a leasehold interest and meets the definition of "owner" for purposes of appeal. The actual person signing the Petition could be a managing member or employee of the LLC acting within the scope of his or her employment.

Example 2. ABC Company has hired EFG Management Company to manage the subject property. The management agreement signed by ABC Company provides that EFG Management Company may appeal property taxes on behalf of ABC Company. EFG Management Company therefore controls the taxable property and meets the definition of "owner" for purposes of appeal. The actual person signing the Petition could be an officer or employee of EFG Management who is acting within the scope of his or her employment.

Agents petitioning on behalf of an owner should complete Part H.

Part B. If the Property Owner of Record is a natural person (A natural person is a real human being (e.g. John Smith) versus a legal entity which may be a trust, corporation, LLC, etc.), **skip Part B and go to Part C.**

For other petitioners, check the box which best describes the type of organization or entity which owns the subject property. This section is designed to understand what kind of business entity the Property Owner is, so a natural person would skip Part B. If the actual entity owning the property is "John Jones, LLC" or "John Jones Revocable Living Trust," then Part B should be completed.

In addition to checking the appropriate description of the type of organization, the Petition asks for the State in which the organization was formed. For example, even though the subject property is in Nevada, ABC Company might have been organized under the laws of the State of Delaware, so Delaware would be filled in the blank space.

The Petition also asks whether the entity is a non-profit organization. Check "Yes" or "No" if the entity is a non-profit organization. Generally, a non-profit organization is a business entity that is granted tax-exempt status by the Internal Revenue Service.

Part C. If the Property Owner of Record is a natural person as described above check "Self" and go to Part D.

For other petitioners, check the box which best describes the relationship of the Petitioner to the Property Owner. Based on Example 1 above, the box to be checked would be "Employee, Officer, or Owner of Lessee of leasehold interest, possessory interest, or beneficial interest in real property" because XYZ, LLC is the Lessee of a leasehold interest in the subject property.

In Example 2 above, Joe Smith is an employee of EFG Management Company authorized to appeal property taxes. The box to be checked would be "Employee or Officer of Management Company" because Joe is acting within the scope of his employment.

Part D. Part D asks for information which identifies the property being appealed.

Line 1. Line 1 asks for the physical address or location of the property being appealed, the purchase price and the purchase date.

Line 2. Line 2 asks for the Assessor's Parcel Number (APN) if the property is real property; or the account number if the property is personal property.

The APN or account number may be found on either the Notice of Value card or the Tax Bill.

Line 3. Line 3 asks if the appeal involves multiple parcels. Check "Yes" or "No." If the answer is "Yes," also enter the number of parcels that are part of the appeal and check the box that the multiple parcel list is attached to the Petition. Multiple parcels may be appealed on the same Petition if (1) the location of the improvements causes two or more parcels to function as a single parcel; (2) the group of parcels are contiguous and qualify as a subdivision; or (3) the group of parcels should be valued as a collective unit in the professional judgment of the person determining the taxable value. See NRS 361.227(2)(a-c). Multiple parcels that are appealed together should also have the same issues.

Since there is room on the Petition form to list only one APN number, list each parcel number separately on an attached, letter-sized sheet. If multiple parcels are being appealed and do not have the same issues, fill out a separate appeal form for each parcel.

Line 4. Line 4 asks for the type of property being appealed. Check the appropriate box to indicate the principal use of the property. If the property is a mixed-use property, select the use type that is the predominant use.

Line 5. Check the appropriate Tax Roll and year being appealed. Most property will be listed on the secured roll.

The secured roll is a listing of real property, as of July 1 each year. The unsecured roll generally consists of personal property, including



Instructions

Clark County Board of Equalization

Taxpayer Petition for Review of Taxable Valuation

manufactured homes not converted to real property, "migratory" property values not secured by the ownership of real property, and possessory interests. A portion of the unsecured roll is referred to as the "supplemental roll" indicating the new construction added to the roll.

Part E. Part E asks for information about the taxable values and the owner's opinion of value of the subject property. Enter the taxable values shown on the Assessment Notice or Tax Bill you received from the county assessor. It is important that the Owner's Opinion of Value be provided to assist the Board members in arriving at an objective decision. Any segment of the total taxable value may be appealed.

Part F. Check the box which best describes the type of appeal. By law, the County Board has limited jurisdiction and can only hear appeals based on the statutes listed.

Part G. This section is for describing the facts and/or reasons for the appeal. A separate sheet may be attached to the appeal form, along with any back up documentation (e.g. comparable sales, income statements, etc.) necessary for supporting the appeal.

CERTIFICATION. This section is for the owner or petitioner to sign the appeal form certifying that they have the authority to sign the appeal. If the Petitioner is being represented by an agent, please see Part H.

Part H. Complete Part H only if you desire to be represented by an authorized agent. The authorization is only good for the fiscal year in which the appeal is filed, although the appeal itself may include prior fiscal years. Part H must be signed by the authorized agent to show he or she has agreed to represent the Property Owner / Petitioner.

If the petition is submitted and signed solely by the authorized agent, a separate Agent Authorization Form with Property Owner's or authorized Petitioner signature must be completed and submitted within 48 hours after the last day allowed for filing the appeal. See NRS 361.362.

CERTIFICATION. This section is for the authorized agent to sign the appeal form.

If the owner/petitioner signs the Petition in the Owner/Petitioner Certification section, the Authorized Agent, does not need to sign in the Agent Certification section. If the owner/petitioner **has not** signed the Petition in the Owner/Petitioner Certification section, the Authorized Agent must sign in the Agent Certification section and submit a separate Agent Authorization form that must be signed by the Owner/Petitioner.

Standard agent authorization forms along with instructions are available on the Assessor website at www.clarkcountynv.gov/assessor/forms.

The Assessor's website has additional information regarding appealing property value and provides a short video on the appeal process. Go to the link: www.clarkcountynv.gov/assessor. Additionally, if you have unanswered questions about property values or the appeal process, contact us at (702) 455-4997.

ADDITIONAL INFORMATION:

WHAT IS THE BOARD OF EQUALIZATION?

In the State of Nevada, any taxpayer who disagrees with the Assessor as to the taxable value of his or her property may appeal to the County Board of Equalization. The appeal process is designed to afford any property owner with a method in which to ensure that his/her property is equitably valued by the Assessor. Many taxpayers choose to present their own cases; it is not necessary to use an attorney or agent. The Clark County Board of Equalization is appointed by the Clark County Commission. The Board members are not employed by the Assessor. The Board of Equalization is charged with ensuring that property is valued fairly for tax purposes. The County Board of Equalization may only address matters relative to value or property value equity. Any change the Board makes is effective only for the fiscal year for which the assessment was made. The Board has no authority to hear

cases where the only issue is the ability to pay taxes. The Board cannot hear appeals regarding tax rate increases.

WHAT INFORMATION SHOULD BE USED TO SUPPORT AN OPINION OF VALUE?

If appealing a single family home, comparable sales, within the same subdivision if possible, may be used to support an opinion of value. Comparable sales should include properties similar in age, construction quality, size, and locational influence. If appealing an income-producing property, include income and expense data, rent rolls, leases, comparable sales and other pertinent information. Vacant land appeals should be supported by sales of comparable properties. Other items that may provide support for a case might be evidence that an error has been made in computing the taxable value. It is important to include this information with the appeal or provide it to the Assessor's Office as soon as possible so it can be reviewed by an appraiser. **In order to be included in the materials submitted to the Board, it is necessary that all supporting data be submitted to the Assessor's Office at least 7 days prior to the hearing. If you have information that was not submitted seven days prior, you will need to bring ten copies to provide to the Board at the time your case is heard.**

WHAT CAN A PETITIONER EXPECT AT THE BOARD OF EQUALIZATION?

Notice of hearing date and time will be given; please do not request continuances or changes of meeting dates. The hearing time is approximate, but no petition will be heard prior to the designated time. The hearings fall under the requirements of the Nevada Open Meeting Law, NRS 241.020. Each petitioner will be granted time to present their case.

The order of presentation of testimony and evidence:

1. A brief statement by the Assessor for the purpose of identifying the subject property.
2. Presentation by the petitioner of evidence establishing the value of the property.
3. Presentation by the Assessor of evidence supporting the Assessor's opinion of the taxable value of the property.
4. A response by the petitioner limited to rebuttal of evidence presented by the Assessor.
5. Questions from the Board to the Petitioner or Assessor staff.

The Assessor's Office will be presenting a case that may include detailed maps, photographs, listings of comparable sales, and other data pertinent to their opinion of the taxable value of the property. This information will be available to the petitioner before the hearing. If the subject property is income-producing, the Assessor may use a direct income capitalization appraisal method to determine if the taxable value exceeds the fair market value of the property. If the market data or income and expense data indicates a value less than the taxable value, the Assessor may make a recommendation to the Board on the property owner's behalf to reduce the taxable value.

HEARING NOTIFICATION INFORMATION

Meetings will begin at the time designated on the Hearing Notification email sent from the Assessor's Office. A petitioner or agent will receive notification of their hearing date, location and time by the email provided on the appeal form or agent authorization. To change your noticing email, you may send an email request to the Clark County Assessor's Office at: boe@ClarkCountyNV.gov. In the subject line of your email please include the **case number** first and then "**Board Hearing Notification**". In the body of the email, please include your **case number, address, telephone number and parcel number**. If an email is not provided, you will receive notification by certified mail. Agendas for each hearing will be posted on the Assessor website three days prior to the meeting date.

A petitioner who is not given a decision at the time of hearing shall be notified in writing of the Board's decision no later than ten (10) days after the decision has been rendered. The County Clerk shall also advise the petitioner of the procedure for appealing to the State Board of Equalization. State Board appeals must be limited to the same information presented on the County Board appeals. Appeals to the State must be filed on or before March 10. (NRS 361.355 (5))

If a petitioner utilizes a private court reporter, a copy of such transcript must be provided to the County Clerk and to the Secretary of the State Board of Equalization (5) five days before a petitioner's appeal to the State Board.



Instructions

Clark County Board of Equalization

Agent Authorization

GENERAL INSTRUCTIONS:

The Clark County Assessor's Office prepared these instructions to assist taxpayers in appealing taxable values.

→Carefully read and follow all instructions to ensure your appeal is properly processed and heard.

An Agent Authorization should be submitted if the Petitioner did not sign Petition for Review of Taxable Valuation (the "Appeal"), or if an agent is given authorization to represent the Property Owner/Petitioner after the appeal forms were already submitted.

Submit the completed Agent Authorization form to the Clark County Assessor's Office by email, hand-delivery, or by postal service.

Email address: agentauth@clarkcountynv.gov

Mailing and physical address:

Clark County Assessor's Office
500 S Grand Central Parkway
2nd Floor
Las Vegas, NV 89155

DUE DATES FOR FILING AGENT AUTHORIZATION FORM:

If the original appeal was filed by a tax representative on behalf of the owner of the property, the due date for the Agent Authorization Form is 48 hours after the last day allowed for filing the appeal as per NRS 361.362. If the due date for the appeal falls on a Saturday, Sunday or legal holiday, the appeal may be filed by 5 p.m. on the next business day, and the 48 hours is counted from that day.

All appeals must be filed on or before January 15 of the fiscal year in which the assessment is made to the County Board of Equalization. Appeal forms must be received or postmarked on or before January 15. If January 15 falls on a Saturday, Sunday, or legal holiday, the appeal may be filed on the next business day. (NRS 361.340)

SPECIFIC INSTRUCTIONS:

Agent Authorization

Part A.

Name of Property Owner: Enter the entire name of the Property Owner exactly as it appears on the Tax Roll. Your assessment notice or tax bill will show the Property Owner name as it appears on the Tax Roll.

Name of Person Granting Authority to Agent: Enter the name and contact information of the Petitioner. This is a person or entity other than the Property Owner on the Tax Roll. Pursuant to NRS 361.334, the definition of "owner" includes the following persons:

- A person who owns taxable property
- A person who controls taxable property
- A person who possesses taxable property in its entirety
- A lessee or user of property which is a leasehold interest, possessory interest, beneficial interest, or beneficial use.

The person granting authority (Petitioner) to an agent, therefore, may be any person who owns, controls, leases, or possesses property or a possessory or leasehold interest.

Additional evidence of ownership, control, or possession may be required.

In addition, pursuant to AB 452 (2015), subsection 2, the Petitioner may also in effect be a person employed by the owner or an affiliate of the owner who is acting within the scope of his or her employment.

Agent information is not entered here, but should be completed in Part F.

Example 1. A deed transferring property to ABC Company indicates ABC Company is the new owner. ABC Company subsequently leases the subject property to XYZ, LLC. The lease provides that XYZ, LLC is responsible for property taxes. XYZ, LLC is therefore a lessee with a leasehold interest and meets the definition of "owner" for purposes of granting authority to an agent.

Example 2. ABC Company has hired EFG Management Company to manage the subject property. The management agreement signed by ABC Company provides that EFG Management Company may appeal property taxes on behalf of ABC Company. EFG Management Company therefore controls the taxable property and meets the definition of "owner" for purposes of granting authority to an agent.

Part B. If the agent is representing the **Property Owner of Record who is a natural person** (A natural person is a real human being (e.g. John Smith) versus a legal entity which may be a trust, corporation, LLC, etc.), skip Part B and go to Part C.

If the agent is representing other petitioners, check the box which best describes the type of organization or entity which owns the subject property. This section is designed to understand what kind of business entity the Property Owner is, so a natural person would skip Part B. If the actual entity owning the property is "John Jones, LLC" or "John Jones Revocable Living Trust," then Part B should be completed.

In addition to checking the appropriate description of the type of organization, the Petition asks for the State in which the organization was formed. For example, even though the subject property is in Nevada, ABC Company might have been organized under the laws of the State of Delaware, so Delaware would be filled in the blank space.

The Petition also asks whether the entity is a non-profit organization. Check "Yes" or "No" if the entity is a non-profit organization. Generally, a non-profit organization is a business entity that is granted tax-exempt status by the Internal Revenue Service.

Part C. If the agent is representing the **Property Owner of Record who is a natural person** as described above, check "Self" and go to Part D.

If the agent is representing an Owner/Petitioner other than a natural person, check the box which best describes the relationship to the Property Owner of the person granting authority to the agent. Based on Example 1 above, the box to be checked would be "Employee, Officer, or Owner of Lessee of leasehold interest, possessory interest, or beneficial interest in real property" because XYZ, LLC is the Lessee of a leasehold interest in the subject property.

In Example 2 above, Joe Smith is an employee of EFG Management Company authorized to appeal property taxes. The box to be checked would be "Employee or Officer of Management Company" because Joe is acting within the scope of his employment.

Part D. Part D asks for information which identifies the property subject to the agent authorization, including the Assessor's Parcel Number (APN) if the property is real property; or the account number if the property is personal property.

The APN or account number may be found on either the Notice of Value card or the Tax Bill.

Part E. The section requires the person granting authority to designate the fiscal year covered by the authorization and identify the roll type of assessment being appealed. The authorization is only good for the fiscal year in which the appeal is filed, although the appeal itself can include prior fiscal years.

Part F. The section requires the Authorized Agent to provide their contact information and signature to confirm that the Agent has agreed to represent the Property Owner / Petitioner. **Please include a valid email address for noticing purposes.**

VERIFICATION. The Property Owner / Petitioner must sign the verification section recognizing that the information provided is true, correct, and complete to the best of his or her knowledge and belief. The Property Owner / Petitioner also verifies or declares that he or she is the person who owns, controls, or possesses the property pursuant to NRS 361.334 or is a person employed by the owner or an affiliate of the owner who is acting within the scope of his or her employment and has the authority to appoint an agent.

HEARING NOTIFICATION INFORMATION.

Meetings will begin at the time designated on the Hearing Notification email sent from the Assessor's Office. A petitioner or agent will receive notification of their hearing date, location and time by the email provided on the appeal form or agent authorization. To change your noticing email, you may send an email request to the Clark County Assessor's Office at: boe@ClarkCountyNV.gov. In the subject line of your email please include the case number first and then "Board Hearing Notification". In the body of the email, please include your case number, address, telephone number and parcel number. If an email is not provided, you will receive notification by certified mail. Agendas for each hearing will be posted on the Assessor website three days prior to the meeting date.



HOMESTEAD LAW



MAPS



PROPERTY SEARCH



TAX RATES

WHAT IS TAXABLE VALUE?

Taxable value is the value of property as determined by the Assessor using methods prescribed by Nevada Revised Statutes and the Department of Taxation regulations. Generally speaking, taxable value of real property is the market value of the land and the current replacement cost of improvements less statutory depreciation.

HOW DOES THE ASSESSOR DETERMINE TAXABLE VALUE?

The appropriate method under current law is the cost method, using replacement cost. Using this method, the Assessor must calculate the amount and cost of materials and labor it would take to replace the subject property. A depreciation factor of 1.5% per year is applied to the effective age of the property, up to a maximum of 50 years. Land values are derived from market sales or other recognized appraisal methods and are added to the improvement value. Property values are updated annually.

HOW ARE TAXES CALCULATED?

There are many tax districts in Clark County. To look at the breakdown of tax districts and the tax rates, please click on Tax Districts/Tax Rates link below. The tax rates for these districts are determined by the Department of Taxation.

[Tax Districts/Tax Rates](#)

NRS 361.4723 provides a partial abatement of taxes.

Below you will find an example of how to calculate the tax on a new home that does not qualify for the tax abatement.

Total Taxable value of a new home = \$200,000

Assessment Ratio = .35

Tax District = 200

Tax Rate = 3.2782 per hundred dollars

Determine the assessed value by multiplying the taxable value by the assessment ratio: 200,000 (taxable value) x .35 (assessment ratio) = 70,000 assessed value.

To calculate the tax, multiply the assessed value by the applicable tax rate: 70,000 (assessed value) x .032782 (tax rate per hundred dollars) = \$2,294.74 for the fiscal year.

If an existing home has already qualified for a 3% or 8% tax abatement, taxes will be calculated on the assessed value or apply the appropriate tax cap percentage to the tax amount paid in the previous year; whichever is lower. Questions regarding the tax amount for a specific property, please contact the Treasurer's Office at [\(702\) 455-4323](tel:7024554323).

WHY DO MY TAXES GO UP WHEN MY PROPERTY CHANGED?

The Assessor is required by Nevada law to assess all property every year. The Assessor is required by law to assess all real property at current value, which is represented by the replacement cost of the improvement less depreciation and market value of the land. Nevada Administrative Code requires the Nevada Assessors to use Marshall & Swift Building Cost Service to determine improvement replacement costs, minus depreciation. The land is then appraised at market value. Marshall & Swift costs are updated each year to reflect current building costs.

WHAT IF YOU DISAGREE WITH THE VALUE THE ASSESSOR PLACES ON YOUR PROPERTY?

If, in your opinion, the taxable value of your property exceeds the value indicated in the real estate market, please call or come in to the Assessor's Office to discuss your property value with an appraiser. The Assessor will gladly review any evidence you can provide that will show that we may be exceeding market value.

If, after discussing the matter with the Assessor's staff, a difference of opinion still exists, you may appeal your assessment to the County Board of Equalization. **You may obtain the forms from the Assessor's Office during the month of December up until the filing deadline of January 15. If January 15 falls on a holiday or weekend, the deadline would extend to the next business day. Please call (702) 455-4997 to discuss your value and/or have an appeal form mailed or emailed to you.**

If the County Board, after hearing your petition, still agrees with the Assessor's appraisal, you may appeal the County Board's decision to the State Board of Equalization. If the State Board also agrees with the Assessor's Office and you still disagree, you may take your appeal to District Court.

PROPERTY TAX EXEMPTION PROGRAMS:

The Nevada Legislature provides for property tax exemptions to individuals meeting certain requirements. Some of these include veterans, disabled veterans, surviving spouses, blind persons, and property owned by religious, educational or non-profit organizations.

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Board of Equalization

BOARD OF EQUALIZATION

Board of Equalization

Nevada Assessors

Non-Discrimination 504

Tax Abatement

Board of Equalization Meetings

WHAT IS THE BOARD OF EQUALIZATION?

In the State of Nevada, any taxpayer who disagrees with the Assessor as to the taxable value of his or her property may appeal to the County Board of Equalization. The appeal process is designed to afford any property owner with a method in which to ensure that his/her property is equitably valued by the Assessor. Many taxpayers choose to present their own cases; it is not necessary to use an attorney or agent. The Clark County Board of Equalization is appointed by the Clark County Commission. The Board members are not employed by the Assessor. The County Board of Equalization may only address matters relative to value or property value equity. Any change the Board makes is effective only for the fiscal year for which the assessment was made. The Board has no authority to hear cases where the only issue is the ability to pay taxes or the tax abatement amount. The Board cannot hear appeals regarding tax rate increases or abatements.

WHEN DOES THE BOARD OF EQUALIZATION MEET?

The Board of Equalization meets every year from mid January through mid March. Meeting dates and agendas will be posted in January of each year.

WHAT IS NOTICE OF ASSESSED VALUATION?

All property is appraised every year in Clark County. According to NRS 361.300 any property that is appraised shall be given a written notice on or before December 18 of the fiscal year stating the assessed valuation of the property as determined by the Assessor's office.

WHEN IS THE LAST DAY TO FILE AN APPEAL TO THE BOARD OF EQUALIZATION?

A taxpayer may appeal the assessment, on or before January 15 of the fiscal year. If January 15 falls on a Saturday, Sunday or legal holiday, the appeal may be filed on the next business day.

WHAT CAN A PETITIONER EXPECT AT THE BOARD OF EQUALIZATION ?

Notice of hearing date and time will be given; please do not request continuances or changes of meeting dates. The hearing time is approximate, but no petition will be heard prior to the designated time. The hearings fall under the requirements of the Nevada Open Meeting Law. Each petitioner will be granted time to present their case. The order of presentation of testimony and evidence:

1. A brief statement by the Assessor for the purpose of identifying the subject property.
2. Presentation by the petitioner of evidence establishing the value of the property.
3. Presentation by the Assessor of evidence supporting the Assessor's opinion of the taxable value of the property.
4. A response by the petitioner limited to rebuttal of evidence presented by the Assessor.
5. Questions from the Board to the Petitioner or Assessor staff.

SHARE

2025/2026

CLARK COUNTY, NEVADA SECURED ASSESSMENT ROLL

BRIANA JOHNSON, CLARK COUNTY ASSESSOR

www.ClarkCountyNV.gov/assessor

NRS 361.300 mandates that on or before January 1 of each year, the County Assessor shall publish in a newspaper of general circulation in the County a notice of when the secured assessment roll is completed and open for inspection by interested persons of the County. This preamble and the current assessment list is now available on the internet at the address listed above. This information is also available at the Clark County Assessor's Office, 500 S. Grand Central Parkway, Las Vegas. Office hours are Monday through Thursday, 7:30 am – 5:30 pm.

NRS 361.225 mandates that assessed value of property be based on a ratio of 35% of the taxable value, which is determined through the use of guidelines established by the State Department of Taxation.

Statutes mandate that the County Assessor, each year, ascertain and establish assessed value for all real and personal property in the County which is subject to taxation. When property assessment values change from the previous fiscal year, a notice shall be mailed to any owner affected by such value changes.

Property owners who believe that the market value of their property is less than the taxable value listed or believe that they were assessed differently than comparable properties may contact the Assessor's Office Appraisal Division at 702-455-4997 for an explanation of the values. If, after discussing the matter with the Assessor's Office, a difference of opinion still exists, a property owner may file a petition with the County Board of Equalization for a review of the values. **Petition forms must be filed no later than January 15 or the first business day following January 15 if it falls on a Saturday, Sunday or Holiday. To request petition forms you may call 702-455-4997 or visit the County Assessor's Office, located at 500 S. Grand Central Parkway, second floor.** Petitions will be scheduled for presentation to the County Board of Equalization during its meetings, which are held in January and February of each year. An appeal of a decision from the County Board of Equalization may be filed with the State Board of Equalization no later than March 10.

NRS 361.4723 and 361.4724 provide for partial abatement of taxes by applying a cap of no more than 3% on the tax bill of the owner's primary residence or a qualified rental dwelling. Nevada law does not provide a cap on assessed values. Taxpayers who have already qualified for the cap of no more than 3% will receive or retain their tax abatement for the current tax year. A cap of no more than 8% will be applied to the tax bill of residences that are not owner occupied, land, commercial buildings, business personal property, and aircraft. New construction or property that has a change of actual or authorized use (zoning change or manufactured home conversion) will not qualify for any cap this fiscal year but will receive the appropriate cap starting the following year. To verify if your property is receiving the appropriate tax cap, you can view the Treasurer's website at www.ClarkCountyNV.gov/treasurer or call the Assessor's Office Customer Service Division at 702-455-3882.

The Nevada Legislature provides exemptions to assist individuals meeting certain requirements. Some of these include veterans, disabled veterans, surviving spouses, and blind persons. For more information on filing and eligibility requirements for any of these exemptions, please call the Assessor's Office Customer Service Division at 702-455-3882 or visit our website at www.ClarkCountyNV.gov/assessor. To apply for any of these exemptions, you may come into one of our offices. You may also mail a notarized copy of the Assessor's Exemption Application Form with copies of supporting documents needed to the Assessor's Office or email them to AOCustomerServiceRequests@ClarkCountyNV.gov. The forms are available on the Assessor's website, or the Office can fax, mail or email an application to residents of Clark County.

An explanation of tax rates is available on the Treasurer's website at www.ClarkCountyNV.gov/depts/treasurer. Referring to your tax bill or tax distribution notice will help you determine the taxing entities and tax rates that apply to your property.

Property Tax Installment due dates for Fiscal Year 2025/2026 will be August 18, 2025; October 6, 2025; January 5, 2026; and March 2, 2026.

I hereby certify that the 2025/2026 Clark County Secured Assessment Roll is complete and open for inspection by interested persons.

Respectfully,
BRIANA JOHNSON
CLARK COUNTY ASSESSOR



CLARK COUNTY BOARD OF EQUALIZATION

Case # 734

Miscellaneous Information



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**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: 734
Parcel/PPID Number: 139-32-703-002

2709 PINTO LANE TRUST ETAL
2709 PINTO LN
LAS VEGAS NV 89107

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

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NOTICE OF APPEARANCE

Parcel Number(s): 139-32-703-002
Petitioner Duly Sworn: None
Document(s) Submitted: *See Attached*

DISCUSSION:

MARY ANN WEIDNER

Thank you, Chairman Farr. Case 734 is a little bit different. The Board has not heard an away case like this in a little while. The scenario here is this gentleman had the opportunity to appeal for the 2023/2024 year for the 2024/2025 year and of course this year for the 2025/2026 year. He did appeal for the 2025/2026 year, and you will find this case on page 2,893 of the second book. We have set up the 2025/2026 appeal. It is Case 90, it'll be heard on a different day but this particular case, we set up because he wanted to appeal the back years. He is not here today. You will see in his material that he told us that he would not be available to be at this hearing today because he is out of the country though he will be back for his Case 90.

The reason he believes that he has the opportunity to file for those back year appeals is because we reopened those years to do a factual error change to the record and so I want to try to explain how that works with the Board. NRS 361.765 and NRS 361.768 are two provisions that enable our office to reopen a back year for specific reasons and those reasons are for a clerical error or a factual error. So, we are not permitted to reopen a roll and change values. Once a roll is closed, it's closed, it's certified, it's done until it comes before a Board of Equalization so it must come before you or the State Board for any changes to be made. And for us to be able to do a back year appeal, it would have to be a valid year for a back year appeal for us to be able to do that.

The exceptions to that are when something is escaping taxation where, for whatever reason we missed it and there's literally been a building in place or a house in place, there are provisions for that and that is in NRS 361.769 which is actually referenced right on the appeal form for escaping taxation and in those instances, we open a back year, we bring those values before you. The appellant at that time can appeal those values because they never got a chance to get those values and so they have a right to do that. In the instance here when we're doing these types of corrections, we only do corrections to the record where we are going to lower the taxpayer's property value. We are not raising their value. We are not taxing them with additional taxes. It's a situation where they will get a reduction in taxes at best.

And so, in this scenario, the gentleman that did file this appeal could have at any time during the 2023/2024 year or the 2024/2025 year, appealed his taxes, or I'm sorry, appealed his value and we would've addressed all of his concerns at that moment in time. He did not do that. He did receive tax bills in 2023/2024. He did receive tax bills in 2024/2025 and now this year, he's chosen to file an appeal, but he wants to file it based on back years because now he's identifying things that we need to correct. We are addressing all of his concerns and correcting all of the things that he's concerned about that we are able to do by law but that it does not now reopen him to be able to file a full appeal in the back year.

There are no provisions in 765 or 768 when you're doing a reduction in a value in a back year for these provisions for them to it now opens it up for reappeal and so I know this is something the Board's not familiar with, but I did want to at least provide you that information. And so based on that, we're asking

that you not take jurisdiction because it is too late for him to file for those years. He's not here to bring forth his testimony but I did want to let you know that his information is here. You can certainly look at it. He also asked us to include some additional information in the addendum book. It begins on page 15. Some of this is valuation related and he asked us to include it in both the Case 90 and this one, but there are some points that he has made. If the Board wants to ask me any questions about any of those points that he has made, I'm happy to answer questions about that.

One of the things he's primarily referenced is he's referencing a case which is a Supreme Court Case, that's the Barta case, that went to the Nevada Supreme Court that has to do with the Village League and a case that was filed in Washoe County, and he was pointing to that case saying, "Well, they changed back year values. In that instance, the Supreme Court opened the back year and changed the values." The premise for that was completely different than this. There were things that the Supreme Court found that were unconstitutional that Washoe County had done and in both the Basque case and the Barta case, appeals were filed at the proper time for these to happen. But these cases went over I think a 15-year period, 17-year period where they were back and forth and so it appeared like they were opening up a back year and really what they were doing is adjusting the values for a year that had been appealed originally. It just took that long for it to go back and forth from the courts. I'm not sure if Sarah, your DA might have some more comments about that or wants to give you any direction on that, but I don't think it has any bearing on the fact that he wants to open a back year appeal for this particular case. And so, I'm happy to answer any other questions you may have.

TERRY FARR

Any discussion from the Board?

TAMI CAMPA

That was my only question, so thanks.

TERRY FARR

Any comments from the DA's Office?

SARAH SCHAERRER

That would be a correct summary of the Basque and Barta cases. In those situations, the appeals were filed timely, so they were able to go back and do back years and, in this situation, the appeal was not timely.

MOTION

TERRY FARR

Thank you. Based on the information provided as well as the testimony, a motion that we deny jurisdiction on Case 734.

PETRA LATCH

Second. And can I ask because he's not asking for anything for this current tax year?

MARY ANN WEIDNER

We do have a case, Case 90 that will be heard on a different day and we have addressed all of his concerns. I'm sure he will probably try to bring more information forward at that time. So, I may be restating some of the things that I've stated today when it comes to that case, but that case will be very specifically for the 2025/2026 year.

PETRA LATCH

Thank you.

VOTE

VOTING AYE: Terry Farr, Tami L. Campa, Petra Latch, Kristen Lowe, Suzette Wheeler

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TERRY FARR

And that motion passes. Any more NOAs?

MARY ANN WEIDNER

That will be it for the NOAs. We can move on to the next agenda item.

FINAL ACTION:

It was moved by Member Terry Farr, seconded by Member Petra Latch, and carried by unanimous vote that the Board deny jurisdiction 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 7916 45

PETITIONER:
MARK WOLFSON
2709 PINTO LANE
LAS VEGAS, NV 89107

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: 25-114

Parcel No: 139-32-703-002

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