

## R24-02630 - Residential Building Permit (Res)

Click to  
open

**Key Number:** 1888885

**Current Status:** Completed

**Application Received:** 2/22/2024

**Project Name:** EXISTING CASITA (POOL HOUSE) REMODEL

**Address:** 2333 PINTO LN

**Type of Work:** Building Project

**Permit Issued:** 4/25/2024

**Scope of Work:** ON EXISTING CASITA (POOL HOUSE) INTERIOR WALLS NEW LAYOUT , BATHROOM REMODEL , ROOF REPLACEMENT AND COLUMNS REMODEL

## R23-19740-R001 - Residential Building Permit (Res)

Click to  
open

**Key Number:** 1886424

**Current Status:** Completed

**Application Received:** 2/8/2024

**Project Name:** attached garage and Balcony

**Address:** 2333 PINTO LN

**Type of Work:** Revisions

**Permit Issued:** 2/14/2024

**Scope of Work:** Balcony Framing modification

## R23-19740 - Residential Building Permit (Res)

Click to  
open

**Key Number:** 1875075

**Current Status:** Completed

**Application Received:** 12/7/2023

**Project Name:** attached garage and Balcony

**Address:** 2333 PINTO LN

**Type of Work:** Building Project

**Permit Issued:** 1/22/2024

**Scope of Work:** concrete footing and foundation,wood framing,premanufactured trusses,stucco finish,roof shingle and tpo

## R22-09643-D001 - Residential Building Permit (Res)

Click to  
open

**Key Number:** 1812788

**Current Status:** Completed

**Application Received:** 2/18/2023

**Project Name:** Residence Remodel

**Address:** 2333 PINTO LN

**Type of Work:** Deferred

**Permit Issued:** 3/16/2023

**Scope of Work:** Deferred Truess

## R22-19961 - Residential Building Permit (Res)

Click to  
open



**Key Number:** 1764144

**Current Status:** Inspections

**Application Received:** 12/10/2022

**Project Name:** Pinto

**Address:** 2333 PINTO LN

**Type of Work:** Over the counter

**Permit Issued:** 12/12/2022

**Expiration Date:** 6/11/2023 For permit renewal, extension, or cancellation,  
**CLICK HERE**

**Scope of Work:** ELECTRIC METER TAG, PANEL CHANGE OR SERVICE CHANGE  
(Schedule a 231 inspection for service change) (1)

## R22-09643 - Residential Building Permit (Res)

Click to  
open

**Key Number:** 1722600

**Current Status:** Completed

**Application Received:** 6/21/2022

**Project Name:** Residence Remodel

**Address:** 2333 PINTO LN

**Type of Work:** Building Project

**Permit Issued:** 11/1/2022

**Scope of Work:** Roof Replacement, relocate entry door, new kitchen window, rood addition, relocate bathrooms plumbing fixtures, new bathroom in first floor, electrical re-wire, replace HVAC machines, replacing windows.

## PRR21-00024-R002 - Residential Building Permit (Res)

Click to  
open

**Key Number:** 1718214

**Current Status:** Completed

**Application Received:** 6/6/2022

**Project Name:** RESIDENCE REMODEL

**Address:** 2333 PINTO LN

**Type of Work:** Revisions

**Permit Issued:** 6/16/2022

**Scope of Work:** RELOCATE PLUMBING FIXTURES IN FIRST FLOOR MASTER BATHROOM RELOCATE WATER HEATER AND SINK IN UTILITY ROOM CHANGE APPROVED ROOF TYPE (SHINGLE) TPO

Click to  
open

## PRR21-00024-R001 - Residential Building Permit (Res)

**Key Number:** 1712171

**Current Status:** Completed

**Application Received:** 5/4/2022

**Project Name:** RESIDENCE REMODEL

**Address:** 2333 PINTO LN

**Type of Work:** Revisions

**Permit Issued:** 5/17/2022

**Scope of Work:** IN FORMAL DINING AREA STRUCTURAL CHANGE.REMOVING A COLUMN AND PART OF A WALL.

Prev Page #: 1 of 2 Next

This site will display selected information for development applications and permits submitted to the City of Las Vegas. This information is prepared as an informational service only and should not be relied upon as an official record. For official records and actions, please contact the appropriate department. Click here for a listing of city permits and licenses.



# Treasurer

## J. Ken Diaz Clark County Treasurer

[Print](#)

### Property Account Inquiry - Summary Screen

New Search				View Cart			
Parcel ID	139-32-702-013	Tax Year	2025	District	200	Rate	3.2782
Situs Address	2333 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	2025011503207	1/15/2025
Taxable	Tax Cap Limit Amount	5919.61	Improvements	106147	2024101001258	10/10/2024
	Tax Cap Reduction	3583.79	Total Assessed Value	289897	2021041200921	4/12/2021
	Land Use	1-10 Single Family Residential	Net Assessed Value	289897	2007122100028	12/21/2007
	Cap Type	OTHER	Supplemental Assessed Value	286655	2007051800879	5/18/2007
	Acreage	0.9700	Exemption Value New Construction	0	93022601289	2/26/1993
	Exemption Amount	0.00	New Construction - Supp Value	286655		
	Supplemental Ex Amt	0.00				
	Supplemental Exemp Value - Proc	0				
	Supplemental Tax	9397.12				

Role	Name	Address	Since	To
Owner	HIGHET ANN B REVOCABLE TRUST	2333 PINTO LN , LAS VEGAS, NV 89107 UNITED STATES	1/23/2025	Current
Owner	HIGHET ANN B TRS	2333 PINTO LN , LAS VEGAS, NV 89107 UNITED STATES	1/23/2025	Current

Summary	
Item	Amount
Taxes as Assessed	\$9,503.40
Less Cap Reduction	\$3,583.79
Net Taxes	\$5,919.61

PAST AND CURRENT CHARGES DUE TODAY		
Tax Year	Charge Category	Amount Due Today
THERE IS NO PAST OR CURRENT AMOUNT DUE as of 2/24/2025		\$0.00

NEXT INSTALLMENT AMOUNTS		
Tax Year	Charge Category	Installment Amount Due
2025	Property Tax Principal	\$1,479.90
2025	New Construction - Supplemental Property Tax	\$2,349.28
NEXT INSTALLMENT DUE AMOUNT due on 3/3/2025		\$3,829.18

TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR		
Tax Year	Charge Category	Remaining Balance Due
2025	Property Tax Principal	\$1,479.90
2025	New Construction - Supplemental Property Tax	\$2,349.28
2025	Las Vegas Artesian Basin	\$0.00
TAX YEAR TOTAL AMOUNTS DUE as of 2/25/2025		\$3,829.18

PAYMENT HISTORY	
Last Payment Amount	\$3,829.18
Last Payment Date	1/7/2025
Fiscal Tax Year Payments	\$11,490.15
Prior Calendar Year Payments	\$10,605.36
Current Calendar Year Payments	\$3,829.18

[Make Payment](#)

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<a href="#">New Search</a>	<a href="#">View Cart</a>
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2333 PINTO LANE - HYPOTHETICALS					
RENOVATION					
DATA TAKEN FROM P. 8 CCA ADDENDUM					
Quality class					
MAIN HOUSE SF					
CASITA SF					
TOTAL					
BLDG \$/SF					
Cost or rebuild	(Gross)				
ADD 4 CAR GARAGE @ 1,000 SF @ \$61.37/SF					
COST TO REBUILD W/ GARAGE					
Depreciation					
NEW/OLD %					
EYB					
Age					
Depreciation @1.5%/year					
Depreciation					
Cost to rebuild (NET)					
COST TO REBUILD - ASSESSOR'S ADDENDUM P8					
VARIANCE					
Hypothetical Inc to supplemental asmt @35%					
ANNUAL TAX RATE					
ANNUAL LOST TAXES					

2/26/2025 90P

			CCA Required
2333 Pinto Lane - 6,575 SF	Normal		
Sale Price	\$5,000,000		\$5,000,000
Sale Price/ SF	\$760		\$760
Acquisition cost	\$1,250,000		\$1,250,000
Gross profit	\$3,750,000		\$3,750,000
Estimated net profit	\$1,000,000		\$2,930,987
Net profit (%)	20.00%		58.62%
Cost to develop/bldg RCN	\$2,750,000		\$819,013
Cost to develop/sf	\$418		\$125
CCA BLDG RCN	\$819,013		\$819,013
Variance	(\$1,930,987)		\$0

## TALKING POINTS - SUMMARY

THE DIFFERENCE BETWEEN MY APPROACH TO THIS MATTER AND THAT OF THE ASSESSOR'S OFFICE IS STARK.

MY METHOD WAS TO ANALYZE THE AREA AND SEE WHAT NUMBER I'D ARRIVE AT AND SEE HOW MY PROPERTY FIT IN. IF THINGS LOOKED OK/RIGHT THERE WOULD BE NO APPEAL AND WE WOULD NOT BE HERE TODAY.

THIS WAS NEVER ABOUT AFFORDABILITY. I AM FORTUNATE THAT I CAN AFFORD WHATEVER THEY WANT TO THROW AT ME.

THIS IS ABOUT FAIRNESS, EQUITY, AND THE LAW, PERIOD!

THEIR METHOD, ON THE OTHER HAND, WAS, 'WE HAVE A NUMBER ALREADY ESTABLISHED, NOW LET'S MAKE SURE TO FIND WHAT WE CAN TO SOMEHOW JUSTIFY AND DEFEND THE INDEFENSIBLE'.

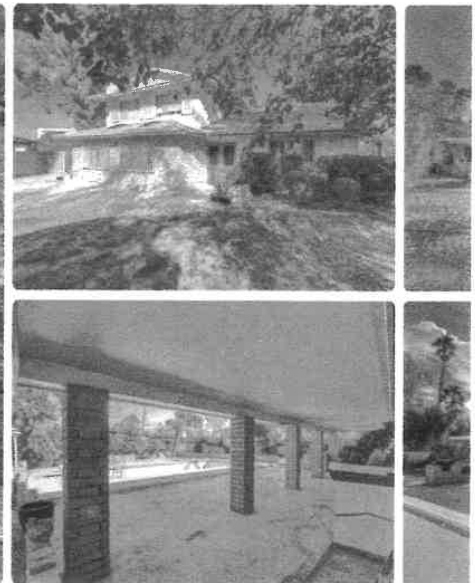
THEY HAD 3 OPTIONS:

- |   |  |
|---|--|
| 1 | THEY COULD AGREE WITH ME AND WE WOULD BE DONE  |
| 2 | THEY COULD SOMEWHAT AGREE AND RESPOND WITH SOMETHING IN<br>THE MIDDLE WITH A SUPPORTING ANALYSIS, OR |
| 3 | THEY COULD DIG IN THEIR HEELS AND CLAIM TO BE 100% RIGHT   |

THEY CHOSE OPTION 3, AND HERE WE ARE TODAY.



#3



● LAST SOLD ON JAN 9, 2024 FOR \$630,000

1205 Park Cir, Las Vegas, NV 89102

**\$632,661**  
Redfin Estimate

**5**  
Beds

**2**  
Baths

**2,638**  
Sq Ft



← Feed

Overview

Property details

Sale & tax history

Neighborhood

Climate

♥ Favorite

Track this home's value and nearby sales activity

TOWN 1205 PARK CIR

## About this home

Welcome to the Historic Neighborhood of Westwood Park/Scotch 80s. Homes rarely become available in this neighborhood. ... minutes from the Las Vegas Strip, Downtown, Arts & Medical District. A home in the highly sought historical neighborhood of Las Vegas can be yours! This 5 bedroom home features a 17,424 SF yard with large trees, huge inground pool, covered patio, 2 bedrooms downstairs, spacious living room and family room, kitchen with stainless steel appliances, breakfast bar, gas fireplace, space for RV parking and more. Make this your home or a great investment opportunity today!

Show less ^

🏠 Single-family

📅 1965

📏 0.4 acres

🏠 \$632,661 Redfin Estimate

## Thinking of sell

Estimated sale price

**\$602,000 – \$71**

Reach more buyers who  
Redfin. Plus, you'll save  
in fees. 📈

Schedule a selling

Need the cash from your  
Sell to **Opendoor** and get  
from **\$642K to \$724K**.

Get a cash



## Briana Johnson, Assessor

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

### GENERAL INFORMATION

<u>PARCEL NO.</u>	162-04-114-011
<u>OWNER AND MAILING ADDRESS</u>	LOGAN PROPERTY HOLDING II L L C 2171 EDGEWOOD AVE LAS VEGAS NV 89102
<u>LOCATION ADDRESS</u>	1205 PARK CIR
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	WESTWOOD PARK TRACT #2 RESUB <u>PLAT BOOK 9 PAGE 68</u> LOT 7 BLOCK 4
<u>RECORDED DOCUMENT NO.</u>	* <u>20240109:00647</u>
<u>RECORDED DATE</u>	JAN 9 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	100940	103824
IMPROVEMENTS	41419	41514
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	142,359	145,338
TAXABLE LAND + IMP (SUBTOTAL)	406,740	415,251
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	142,359	145,338
TOTAL TAXABLE VALUE	406,740	415,251

#4

## Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

## GENERAL INFORMATION

<u>PARCEL NO.</u>	162-04-210-128
<u>OWNER AND MAILING ADDRESS</u>	BANNIE LANE L L C 7900 W SUNSET RD STE 501 LAS VEGAS NV 89113
<u>LOCATION ADDRESS</u>	2030 BANNIE AVE
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	PARCEL MAP FILE 124 PAGE 15 LOT 3
<u>RECORDED DOCUMENT NO.</u>	* 20220622:00701
<u>RECORDED DATE</u>	JUN 22 2022
<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	112000	112000
IMPROVEMENTS	1511	2083
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	113,511	114,083
TAXABLE LAND + IMP (SUBTOTAL)	324,317	325,951
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	113,511	114,083
TOTAL TAXABLE VALUE	324,317	325,951

[Click here for Treasurer Information regarding real property taxes.](#)

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.69 ACRES
ORIGINAL CONST. YEAR	2002
LAST SALE PRICE	895000
MONTH/YEAR	6/2022
SALE TYPE	M - MULTIPLE-PARCEL SALE
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	162042
<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> 	

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

## Briana Johnson, Assessor

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

### GENERAL INFORMATION

<u>PARCEL NO.</u>	162-04-210-129
<u>OWNER AND MAILING ADDRESS</u>	BANNIE LANE L L C 7900 W SUNSET RD STE 501 LAS VEGAS NV 89113
<u>LOCATION ADDRESS</u>	2020 BANNIE AVE
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	<a href="#">PARCEL MAP FILE 124 PAGE 15</a> LOT 4
<u>RECORDED DOCUMENT NO.</u>	* 20220622:00701
<u>RECORDED DATE</u>	JUN 22 2022
<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	123200	123200
IMPROVEMENTS	1511	2083
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	124,711	125,283
TAXABLE LAND + IMP (SUBTOTAL)	356,317	357,951
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	124,711	125,283
TOTAL TAXABLE VALUE	356,317	357,951

[Click here for Treasurer Information regarding real property taxes.](#)

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.77 ACRES
ORIGINAL CONST. YEAR	2002
LAST SALE PRICE	895000
MONTH/YEAR	6/2022
SALE TYPE	M - MULTIPLE-PARCEL SALE
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	<a href="#">162042</a>
<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> 	

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

#7

## Property details for 2720 Pinto Ln

### Parking

Has Garage # of Garage Spaces: 3...

### Interior

Virtual Tour Unbranded 1 (External Link)...

### Exterior

Stories: 2 Year Built Details: NEW...

### Financial

Annual Amount: \$1,300...

### Utilities

Utilities: Above Ground Utilities Electric: Photovoltaics Seller Owned...

### Location

Elementary School: Wasden Howard, Wasden Howard Middle Or Junior School: Hy...

### Public facts

Beds: 4 Baths: 2.5...

Details provided by GLVAR and may not match the public record. Learn more.

## Sale and tax history for 2720 Pinto Ln

### Sale History

### Tax History

#### Today

Apr 9, 2019	Sold (MLS) (Sold)	\$4,200,000
Date	GLVAR #2086497	Price
Apr 9, 2019	Listed (Active)	\$4,600,000
Date	GLVAR #2086497	Price

#### Apr 2019, Sold for \$4,200,000

Apr 9, 2019	Sold (Public Records)	\$4,200,000
Date	Public Records	Price

See all property history



#### Edit home facts

Review property details and add renovations.



#### Manage photos

Update home photos or make them private.



#### View Owner Dashboard

Track your estimate and nearby sale activity.

### Additional Resources



#### Electricity and solar

Working on getting current and accurate energy info for this home



#### Internet

View Internet plans and providers available for this home



Provided by Down Payment Resource, RateUpdate.com, Wattbuy, and AllConnect

### Property details for 2710 Pinto Ln



#### Public facts



Beds: — Baths: —...

Details provided by and may not match the public record. Learn more.

### Sale and tax history for 2710 Pinto Ln

#### Sale History

#### Tax History



#### Today

Jan 21, 2017

Date

Listing Removed

GLVAR #1825905

Price

Aug 22, 2016

Date

Listed (Active)

GLVAR #1825905

\*

Price

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### Around this home

2/26/2025 90P

### TALKING POINTS FOR CHART ON P. 27

- 1 I AM NOT CHALLENGING THE ASSESSED/TAXED VALUE OF MY LAND IN THE ABSOLUTE.  
I AM APPEALING THE VALUE BASED ON EQUITY, MEANING SO MANY OTHER PROPERTIES OF SIMILAR NATURE ARE ASSESSED INCORRECTLY AND ALWAYS LOWER.  
IN FACT, THIS IS THE CASE WITH ALL 8 PROPERTIES ON THE CCA'S SPREADSHEET ON P. 27 OF THE ADDENDUM.  
THIS MAKES THE CCA'S RECOMMENDATION OF \$525K IRRELEVANT. THEY ARE TRYING TO CONVINCE ME AND THIS BOARD THAT AS LONG AS I AM IN  
BETWEEN THE UPPER AND LOWER RANGE OF THEIR CALCULATION, THEN EVERYTHING IS OK. THE PROBLEM IS THAT THEIR NUMBERS DO NOT REFLECT THE  
TRUE MARKET VALUE OF THEIR EXAMPLES AND THEREFORE THEY ARE GETTING BOGUS RESULTS.
- 2 BY LAW, LAND IS TO BE APPRAISED AT MARKET VALUE AND ASSESSED AT 35% OF APPRAISED MARKET VALUE.
- 3 ARTICLE 1, SECTION 10 OF NEVADA STATE CONSTITUTION REQUIRES ASSESSMENTS TO BE EQUITABLE
- 4 OF THE 8 EXAMPLES PROVIDED BY THE CLARK COUNTY ASSESSOR ON P. 27 OF THEIR ADDENDUM NOT A SINGLE PROPERTY, UPON SALE, WAS UPDATED TO  
REFLECT THE TRUE MARKET VALUE. 7 OF THE 8 WERE TRANSACTED IN A STANDARD ARM'S LENGTH TRANSACTION. THE SOLE OUTLIER IS 2710 PINTO (#8).
- 5 THERE IS A SIMPLE EXPLANATION FOR THIS. DURING ONE OF MY MEETINGS WITH THE ASSESSOR HE TOLD ME EMPHATICALLY THAT MY LAND VALUE WAS NOT  
BASED ON MARKET VALUE BUT RATHER THE ENTIRE NEIGHBORHOOD WAS DONE ON A 'SITE' BASIS, WHATEVER THAT MEANS?
- 6 THE ASSESSOR SHOULD BE TASKED TO EXPLAIN WHY NONE OF THESE 'COMPS' WERE EVER UPDATED TO REFLECT TRUE MARKET VALUE.
- 7 BASED ON PETITIONER'S ANALYSIS, THE 8 PROPERTIES ARE ASSESSED AT ONLY 49% OF THE MARKET VALUE (TIME ADJUSTED TO 2025/2026 TAX YEAR).  
USING DATA ONLY DERIVED FROM THE CCA'S WEBSITE
- 8 THE ONLY EQUITABLE REMEDY IS TO RESET PETITIONER'S ASSESSED LAND VALUE ALSO AT 49%, OR \$90K. THIS REPRESENTS A TAXABLE VALUE OF \$257K VS  
THE CURRENT YEAR TAXABLE VALUE OF \$525K.
- 9 BEING IN THE MIDDLE OF THESE 8 CONCOCTED VALUES MEANS NOTHING. THEY COULD PULL ANY 8 PLOTS OF LAND WITH A WIDE RANGE AND MAKE THE SAME  
ABSURD POINT. MAYBE THEY CAN EXPLAIN HOW THEIR #6 EXAMPLE SOLD FOR \$500K IN 2021 WHICH AT 35% WOULD BE AN ASSESSED VALUE OF  
\$175K IN THAT YEAR. SINCE 2021, LAND ASSESSMENTS HAVE RISEN 40%. THIS WOULD MAKE THEIR VALUE \$245K HOWEVER IN 2025/2026 THIS LOT IS  
ASSESSED AT ONLY \$114.5K, A MERE 62% OF MY ASSESSMENT OF \$183.75K. MORE IMPORTANTLY, HOWEVER, MY LOT IS .85 ACRES, THEIR LOT  
IS 1.02 ACRES, 20% LARGER (7,400 SF MORE). IF I HAD AN ADDITIONAL 7,400 SF ADDED TO MY LOT THAT IS 126' WIDE, MY LOT WOULD EXTEND  
AS ADDITIONAL 59 FEET IN THE BACK.



COMPARABLE LAND SALES GRID (PETITIONER'S ANALYSIS OF PROPERTIES ON P.27 OF CCA ADDENDUM)

SALE #:	1	2	3	4	5	6	7	8	8 PROP AVG	*****
PARCEL #	139-32-401-043	139-32-401-001	139-32-401-005	162-04-114-011	162-04-210-128	139-32-701-003	139-32-701-001	139-32-701-006		139-32-703-002
PHYSICAL ADDRESS	422 S RANCHO	748 RANCHO CIR	747 RANCHO CIR	1205 PARK CIR	20/30 BANNIE**	500 SHETLAND ***	2718 ALTA	2710 PINTO ****		2709 PINTO
DATE OF SALE	6/23/2023	8/7/2023	8/7/2023	1/9/2024	6/22/2022	4/26/2021	9/29/2020	4/9/2019		4/30/2018
PMV - SALE (\$000)/TAXABLE VALUE	\$750	\$950	\$950	\$630	\$448	\$500	\$444	\$400	\$634	\$170
ASSESSED VALUE (\$000) @ 35% SHOULD HAVE BEEN	\$263	\$333	\$333	\$221	\$157	\$175	\$155	\$140	\$222	\$60
GROWTH FACTOR (*)	25%	25%	25%	5%	40%	40%	75%	163%		209%
CALCULATED 2025/26 ASSESSED VALUE (\$000)	\$328	\$416	\$416	\$232	\$219	\$245	\$272	\$368	\$312	\$184
ACTUAL 2025/26 ASSESSED VALUE (\$000)	\$137	\$210	\$210	\$104	\$118	\$115	\$184	\$156	\$154	\$184
VARIANCE (\$000)	\$191	\$206	\$206	\$128	\$101	\$131	\$88	\$212	\$158	\$0
	42%	51%	51%	45%	54%	47%	68%	42%	48%	100%

\* REPRESENTS THE % CHANGE FROM YEAR OF SALE TO 2025/2026 YEAR PER ASSESSOR'S VALUE HISTORY REPORT

\*\* 2 LOTS SOLD FOR TOTAL OF \$895K - DATA IS 50% OF TOTAL FOR BOTH LOTS

\*\*\* 500 SHETLAND WAS COMBINED FROM 2 LOTS TO 1. THE PARENT APN IS 139-32-701-011, THE TOTAL LAND ASSESSMENT IN 2025/2026 WAS \$229K. BOTH ORIGINAL LOTS ARE THE SAME SIZE  
THIS IS NOT EVEN AN ACTIVE APN ANYMORE - ITS BEEN CONSOLIDATED INTO 139-32-701-001

\*\*\*\* 2710 WAS NOT AN ARMY'S LENGTH TRANSACTION. IT WAS THE REMAINDER OF A 2 PARCEL ACQUISITION FOR A TOTAL OF \$4.5M

\*\*\*\*\* PURCHASE PRICE WAS \$965K IN 2018. LAND WAS ASSESSED IN 2018 AT \$59.5K, OR TAXABLE VALUE OF \$170K, LEAVING \$795K FOR THE IMPROVEMENTS  
THE \$183,750 ASSESSED VALUE FOR 2025/26 CONVERTS TO \$525,000 TAXABLE VALUE (\$183,750/.35 = \$525,000.00 \$525,000)

SINCE THESE 8 PROPERTIES ARE ONLY ASSESSED AT 49% OF WHAT THEY SHOULD BE, I AM REVISING MY REQUEST TO  
HAVE MY LAND ASSESSMENT BE COMPARABLE, MEANING A DROP OF 51% FROM THE \$525K TAXABLE VALUE, OR \$257K (REPRESENTS \$94K REDUCTION  
IN ASSESSED VALUE INSTEAD OF THE \$57K I REQUESTED IN MY APPEAL

YEAR	LAND ASMT	GROWTH %	FORMULA
2025/26	\$183,750	N/A	N/A
2024/25	\$183,750	0%	$(183,750/183,750) = 1.00 - 1 = 0$ OR 0% INCREASE
2023/24	\$175,000	5%	$(183,750/175,000) = 1.05 - 1 = .05$ OR 5% INCREASE
2022/23	\$147,000	25%	$(183,750/147,000) = 1.25 - 1 = .25$ OR 25% INCREASE
2021/22	\$131,250	40%	$(183,750/131,250) = 1.40 - 1 = .40$ OR 40% INCREASE
2020/21	\$131,250	40%	$(183,750/131,250) = 1.40 - 1 = .40$ OR 40% INCREASE
2019/20	\$105,000	75%	$(183,750/105,000) = 1.75 - 1 = .75$ OR 75% INCREASE
2018/19	\$70,000	163%	$(183,750/70,000) = 2.63 - 1 = 1.63$ , OR 163% INCREASE
2017/18	\$59,500	209%	$(183,750/59,500) = 3.09 - 1 = 2.09$ , OR 209% INCREASE
DATA TAKEN FROM CLARK COUNTY ASSESSOR'S OFFICE (VALUE HISTORY REPORT 2005-2026)			



# Clark County Assessor Reports

2709 Page

## Value History

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

Parcel: 139-32-703-002

Assessed

Tax Year	Land		Improvements			Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Common Element		
2024-25	0.85	183,750	0	476,103	0	0	53,848	0	200
2023-24	0.85	175,000	0	438,769	0	0	46,933	0	200
2022-23	0.85	147,000	0	93,179	0	0	8,930	0	200
2021-22	0.85	131,250	0	86,926	0	0	0	0	200
2020-21	0.85	131,250	0	84,483	0	0	0	0	200
2019-20	0.85	105,000	0	85,995	0	0	0	0	200
2018-19	0.85	70,000	0	85,050	0	0	0	0	200
2017-18	0.85	59,500	0	88,920	0	0	0	0	200
2016-17	0.85	52,500	0	92,254	0	0	0	0	200
2015-16	0.85	43,750	0	93,945	0	0	0	0	200
2014-15	0.85	35,000	0	95,327	0	0	0	0	200
2013-14		35,000	0	93,466	0	0	0	0	200
2012-13		35,000	0	96,768	0	0	0	0	200
2011-12		49,000	0	94,122	0	0	0	0	200
2010-11		70,000	0	91,874	0	9,220	0	0	200
2009-10		175,000	0	91,213	0	0	0	0	200
2008-09		210,000	0	92,239	0	0	0	0	200
2007-08		94,868	0	88,929	0	0	0	0	200
2006-07		94,850	0	89,564	0	0	0	0	200
2005-06		68,250	0	84,154	0	0	0	0	200
2004-05		73,500	0	81,834	0	0	0	0	200

Parcel from 030-300-064

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

NOTE: No change in 2025/2026  
From prior year

# #1

## Briana Johnson, Assessor

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

### GENERAL INFORMATION

<u>PARCEL NO.</u>	139-32-601-043
<u>OWNER AND MAILING ADDRESS</u>	JUS2OFUS TRUST 1908 CALANDA CT LAS VEGAS NV 89102
<u>LOCATION ADDRESS</u>	422 S RANCHO DR
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	PT SE4 NE4 SEC 32 20 61
<u>RECORDED DOCUMENT NO.</u>	* 20240905:01346
<u>RECORDED DATE</u>	SEP 5 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	131950	136500
IMPROVEMENTS	48565	48507
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	180,515	185,007
TAXABLE LAND + IMP (SUBTOTAL)	515,757	528,591
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	180,515	185,007
TOTAL TAXABLE VALUE	515,757	528,591

#14

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.96 ACRES
ORIGINAL CONST. YEAR	1958
LAST SALE PRICE	750000
MONTH/YEAR	6/2023
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	2060	CASITA SQ. FT.	422	ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	3	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		1	
TOTAL GARAGE SQ. FT.	506				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139326
<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> 	

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

#2

## Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

## GENERAL INFORMATION

PARCEL NO.	139-32-601-001
OWNER AND MAILING ADDRESS	D-ROCK QUEENSRIDGE L L C 3883 HOWARD HUGHES PKWY STE 800 LAS VEGAS NV 89119
LOCATION ADDRESS	748 RANCHO CIR
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT SW4 NE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20230807:01074
RECORDED DATE	AUG 7 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	203000	210000
IMPROVEMENTS	286	272
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	203,286	210,272
TAXABLE LAND + IMP (SUBTOTAL)	580,817	600,777
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	203,286	210,272
TOTAL TAXABLE VALUE	580,817	600,777


II 2A

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.12 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	950000
MONTH/YEAR	8/2023
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	139326
<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></p>	

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# 3

## Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

## GENERAL INFORMATION

<u>PARCEL NO.</u>	139-32-601-005
<u>OWNER AND MAILING ADDRESS</u>	D-ROCK QUEENSRIDGE L L C 3883 HOWARD HUGHES PKWY STE 800 LAS VEGAS NV 89119
<u>LOCATION ADDRESS</u>	747 RANCHO CIR
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	PT SW4 NE4 SEC 32 20 61
<u>RECORDED DOCUMENT NO.</u>	* 20230807:01135
<u>RECORDED DATE</u>	AUG 7 2023
<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	203000	210000
IMPROVEMENTS	286	272
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	203,286	210,272
TAXABLE LAND + IMP (SUBTOTAL)	580,817	600,777
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	203,286	210,272
TOTAL TAXABLE VALUE	580,817	600,777




# 3A

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.05 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	2315000
MONTH/YEAR	2/2025
SALE TYPE	UR - UNDER REVIEW-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	139326
<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></p>	

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#4

## Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

## GENERAL INFORMATION

<u>PARCEL NO.</u>	162-04-114-011
<u>OWNER AND MAILING ADDRESS</u>	LOGAN PROPERTY HOLDING II L L C 2171 EDGEWOOD AVE LAS VEGAS NV 89102
<u>LOCATION ADDRESS</u>	1205 PARK CIR
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	WESTWOOD PARK TRACT #2 RESUB <u>PLAT BOOK 9 PAGE 68</u> LOT 7 BLOCK 4
<u>RECORDED DOCUMENT NO.</u>	* 20240109:00647
<u>RECORDED DATE</u>	JAN 9 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	100940	103824
IMPROVEMENTS	41419	41514
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	142,359	145,338
TAXABLE LAND + IMP (SUBTOTAL)	406,740	415,251
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	142,359	145,338
TOTAL TAXABLE VALUE	406,740	415,251

# 4A

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.40 ACRES
ORIGINAL CONST. YEAR	1965
LAST SALE PRICE	630000
MONTH/YEAR	1/2024
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	1810	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.	828	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	1.5 STORY-FINISHED 2ND FL	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	2 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		1	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	162041
<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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#5

## Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

## GENERAL INFORMATION

PARCEL NO.	162-04-210-128
OWNER AND MAILING ADDRESS	BANNIE LANE L L C 7900 W SUNSET RD STE 501 LAS VEGAS NV 89113
LOCATION ADDRESS	2030 BANNIE AVE
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PARCEL MAP FILE 124 PAGE 15 LOT 3
RECORDED DOCUMENT NO.	* 20220622:00701
RECORDED DATE	JUN 22 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	112000	112000
IMPROVEMENTS	1511	2083
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	113,511	114,083
TAXABLE LAND + IMP (SUBTOTAL)	324,317	325,951
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	113,511	114,083
TOTAL TAXABLE VALUE	324,317	325,951


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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.69 ACRES
ORIGINAL CONST. YEAR	2002
LAST SALE PRICE	895000
MONTH/YEAR	6/2022
SALE TYPE	M - MULTIPLE-PARCEL SALE
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	162042
<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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#5C

## Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

## GENERAL INFORMATION

PARCEL NO.	162-04-210-129
OWNER AND MAILING ADDRESS	BANNIE LANE L L C 7900 W SUNSET RD STE 501 LAS VEGAS NV 89113
LOCATION ADDRESS	2020 BANNIE AVE
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PARCEL MAP FILE 124 PAGE 15 LOT 4
RECORDED DOCUMENT NO.	* 20220622:00701
RECORDED DATE	JUN 22 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	123200	123200
IMPROVEMENTS	1511	2083
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	124,711	125,283
TAXABLE LAND + IMP (SUBTOTAL)	356,317	357,951
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	124,711	125,283
TOTAL TAXABLE VALUE	356,317	357,951


#5B

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.77 ACRES
ORIGINAL CONST. YEAR	2002
LAST SALE PRICE	895000
MONTH/YEAR	6/2022
SALE TYPE	M - MULTIPLE-PARCEL SALE
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	<u>162042</u>
	<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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# 7

## 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	

\*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	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




# 7A

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
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	<u>139327</u>
<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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# 8

## Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

## GENERAL INFORMATION

<u>PARCEL NO.</u>	139-32-701-006
<u>OWNER AND MAILING ADDRESS</u>	2720 PINTO L L C C/O K GURULE PPTY MGR 601 S 9TH ST LAS VEGAS NV 89101
<u>LOCATION ADDRESS</u>	2720 PINTO LN
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	PT NW4 SE4 SEC 32 20 61
<u>RECORDED DOCUMENT NO.</u>	* 20190409:00558
<u>RECORDED DATE</u>	APR 9 2019
<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	156188	156188
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	156,188	156,188
TAXABLE LAND + IMP (SUBTOTAL)	446,251	446,251
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	156,188	156,188
TOTAL TAXABLE VALUE	446,251	446,251

#8A

[Click here for Treasurer information regarding real property taxes.](#)[Click here for Flood Control Information.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.66 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	400000
MONTH/YEAR	4/2019
SALE TYPE	R - RECORDED VALUE
LAND USE	26.110 - SFR - AUXILIARY AREA. SECONDARY PARCEL FROM A SPLIT LOT
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	<u>139327</u>
	<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.	139-32-701-005
OWNER AND MAILING ADDRESS	2720 PINTO L L C C/O K GURULE PPTY MGR 601 S 9TH ST LAS VEGAS NV 89101
LOCATION ADDRESS	2720 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20190409:00620
RECORDED DATE	APR 9 2019
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	156188	156188
IMPROVEMENTS	1719729	1554558
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1,875,917	1,710,745
TAXABLE LAND + IMP (SUBTOTAL)	5,359,763	4,887,843
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	1,875,917	1,710,745
TOTAL TAXABLE VALUE	5,359,763	4,887,843

#8C

[Click here for Treasurer Information regarding real property taxes.](#)[Click here for Flood Control Information.](#)

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.65 ACRES
ORIGINAL CONST. YEAR	2019
LAST SALE PRICE	4200000
MONTH/YEAR	4/2019
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	3440	CASITA SQ. FT.	455	ADDN/CONV	
2ND FLOOR SQ. FT.	1502	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	1.5 STORY-FINISHED 2ND FL	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	2 FULL /1 HALF	ROOF TYPE	ELASTOMERIC (RUBBER)
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		5	
TOTAL GARAGE SQ. FT.	2757				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	<a href="#">139327</a>
<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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2/26/2025 90P

2905 PINTO LANE (COMP #1)

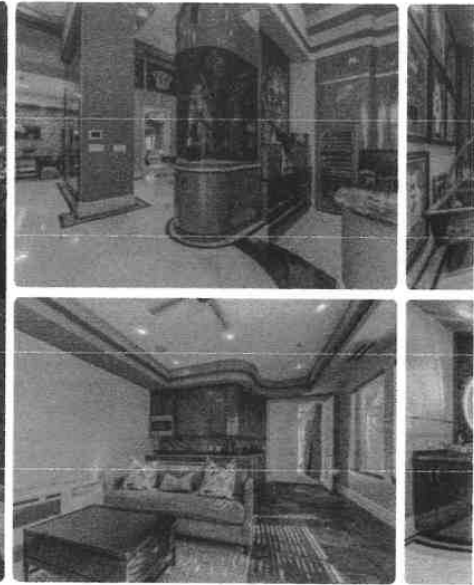
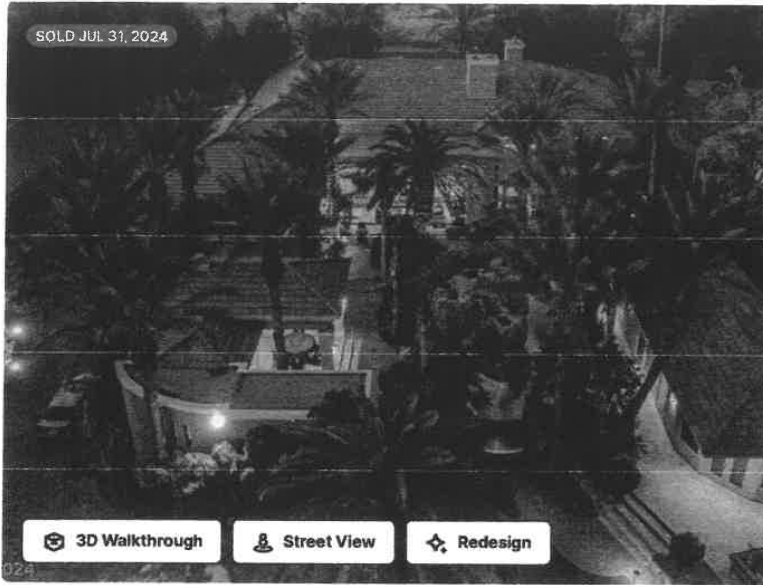
1. HOUSE LIVING AREA IS 42% LARGER THAN MINE (2,092 SF LARGER)
2. LAND VALUE IS THE SAME (SIMILAR SIZE LOT)
3. THEIR BUILD OUT IS OFF THE CHARTS HIGH END, AS REFLECTED IN ASSESSOR'S REPORT
4. SINCE IMPROVEMENTS ARE BASED ON REPLACEMENT COST THEIRS WOULD BE SUBSTANTIALLY HIGHER DUE TO LARGER HOME AND MUCH HIGHER MATERIAL COST
5. AS HIGH AS THEIR VALUATION IS TO MINE IT STILL DOES NOT REFLECT THE COMPLETE AND EQUITABLE VALUE OF THE PROPERTY. THEY HAD A SUPPLEMENTAL ASSESSMENT IN 2013/14 ACCORDING TO REPORT ON PAGE 8. HOWEVER, SINCE THAT TIME THEY INSTALLED A MEGA SIZED 8' TALL DECORATIVE IRON FENCE ACROSS THE ENTIRETY OF THEIR APPROX 130' FRONTAGE IN THE 2018-2019 TIMEFRAME.

THEY ALSO ADDED A POOL AND SPA IN 2008 (PERMIT #R-27667). THIS IS AFTER THE BUILD DATE OF 2004 AND PRIOR TO THE 2013/2014 SUPPLEMENTAL. IS THAT IN THEIR VALUATION?

IN 2010 THEY BUILT A DETACHED GARAGE (PERMIT #R155695). THIS IS ALSO AFTER THE BUILD DATE OF 2004 AND AGAIN 3 YEARS PRIOR TO THEIR SUPPLEMENTAL. IS THIS IN THEIR VALUATION?

IN 2024 THEY BUILT AN EXTENSION TO THEIR HOUSE, PERMIT R24-14689. ARE THEY GETTING A SUPPLEMENTAL FOR THIS WORK?

6. MY APPEAL IS BASED ON EQUITY. IF ALL THIS STUFF IS ASSESSED TO ME BUT NOT TO THEM OR OTHERS FOR THEIR IMPROVEMENTS I WILL NEVER HAVE EQUITY.
7. THE ASSESSOR WALKED THROUGH MY HOUSE. DID HE WALK THROUGH THEIRS?



● **LAST SOLD** ON JUL 31, 2024 FOR \$2,875,000

**2905 Pinto Ln**, Las Vegas, NV 89107

**\$3,296,028**  
Redfin Estimate

**5**  
Beds

**6**  
Baths

**7,077**  
Sq Ft



### Is this your home?

Track this home's value and nearby sales activity

**I own 2905 Pinto Ln**

### About this home

Situated on a 37,897 square foot lot in the historic Alta area behind private gates, semi circular drive with impressive porte co-chère sits this over 7,000 square foot masterpiece. 8 foot doors welcome you to this luxury estate. Once inside you are transformed to a tropical oasis. The sound of the waterfalls from the 14 foot deep pool fill the sunken living room, bar, kitchen and, multiple dining areas. This home offers 5 bedrooms, 5 bathrooms, 2 half bath detached casita and a 6 car garage. Exterior lush landscaping with putting green, elevated gardening beds and an outdoor kitchen to impress. This one is a must see.

Show less ^

Single-family

2004

0.87 acres

Listing provided courtesy of Greater Las Vegas Association of Realtors (GLVAR) 

THIS HOME SITUATED IN HISTORIC ALTA AREA W/ PRIVATE GATES, CIRCULAR DRIVE AND PORTE CACHE FEATURES 8' DOORS; BIRDSEYE MAPLE KITCHEN CABINETS; THEATER RM; SURROUND SOUND; IMPORTED CURTAIN FABRIC; FULL WET BAR; 2 CAR GARAGE ATTACHED & 4 CAR GARAGE DETACHED; FULLY MATURE LANDSCAPING & HERB GARDEN & PUTTING GREEN; DETACHED CASITA; TANKLESS WATER HEATER; 8' DEEP SALT WATER POOL W/ SWIM UP BAR, 5 WATERFALLS & ROCK CAVE. 5TH BDRM IS OFFICE.

Show less ^

**Jul 2014, Sold for \$2,300,000**

Jul 30, 2014	Sold (Public Records)	\$2,300,000 (4.9%/yr)
Date	Public Records	Price

**Aug, 2013**

Aug 24, 2013	Listing Removed	—
Date	GLVAR #1326089	Price

Jul 16, 2013	Price Changed	*
Date	GLVAR #1326089	Price

Apr 10, 2013	Price Changed	*
Date	GLVAR #1326089	Price

Mar 4, 2013	Listed (Exclusive Right)	*
Date	GLVAR #1326089	Price

**Jan, 2010**

Jan 21, 2010	Listing Removed	—
Date	GLVAR #947983	Price

Jan 21, 2010	Sold (MLS)	\$1,850,000
Date	GLVAR #947983	Price

Jun 25, 2009	Listed	\$2,500,000
Date	GLVAR #947983	Price

**Jan 2010, Sold for \$1,850,000**

Jan 21, 2010	Sold (Public Records)	\$1,850,000 (131.2%/yr)
Date	Public Records	Price

**Apr 2009, Sold for \$1,000,000**

Apr 28, 2009	Sold (Public Records)	\$1,000,000 (5.2%/yr)
Date	Public Records	Price

**Apr, 2002**

Apr 25, 2002	Sold (MLS)	\$700,000
Date	GLVAR #227821	Price

Oct 15, 2001	Listed	\$799,000
Date	GLVAR #227821	Price



**Notice to the Public:** February 24th – 28th, 2025 is the annual week of EduCode classes. EduCode familiarizes staff with current and pending construction codes. The Building Division will be open for business during the seminar, however, staffing will be at reduced levels during this week.

## Permit/Application Status

### R-155695 - Residential Building Permit (Res)

**Key Number:** 642866

**Current Status:** Completed

**Application Received:** 1/29/2010

**Project Name:** WILLIAMS

**Address:** 2905 PINTO LN

**Type of Work:** Building Project

**Permit Issued:** 3/3/2010

**Scope of Work:** Detached garage rolled\*\*\*APPL,CORRES,DEF  
SUBMITTAL,STRU CALCS,PLOT,SOILS SCANNED 3/5/10 \*5-3-10 rec'd ltr Vegas  
Const to withdraw this appl \*\*\*\*\*Change of Contractor to Owner  
for Finals & Lath Only - Ok'd by Rod 05/04\*\*\*\*\* permit renewal  
on 7/21/2011 \*\*\* \*\*DESTROYED 9/13/13 BC\*\*\*

## Applicant

## Review Info

☐ Show Incomplete/Open Review

#	Review Type	Review #	Plan Submittal Data to City	City Review Start Date	City Review Completion Date	City Plans Reviewer	Plan Review Result
1	Tech Review	1	2/26/2010	3/3/2010	3/3/2010	Randall C.	Approved
2	Structural Review	1	1/29/2010			Randall C.	Waived
3	Electrical Review	2	2/16/2010	2/25/2010	2/26/2010	David M.	Approved
4	Architectural Review	2	2/16/2010	2/25/2010	2/26/2010	David M.	Approved
5	Planning Re-Stamp	1	2/16/2010	2/16/2010	2/16/2010	John A.	Approved
Comments: restamp							
6	Electrical Review	1	1/29/2010	2/4/2010	2/4/2010	Lauren S. (702)229-1038	Failed
7	Architectural Review	1	1/29/2010	2/4/2010	2/4/2010	Lauren S. (702)229-1038	Failed
8	Case & Public Planning	1	1/29/2010	2/2/2010	2/2/2010	John A.	Approved
Comments: R-A, APN1393236024, CLASS II ACCESSORY STRUCTURE - GARAGE. ALABADO							
9	Land Development	1	1/29/2010	2/1/2010	2/1/2010	Barbara B.	Approved

Review result table

**Comments:** ALL Except EAST WALL

Comments:

129 | 890401 | Other | need Door Jamb, windows and flashing

<b>10</b>	129 EXTERIOR LATH/STUCCO	1	Failed	4/14/2010	4/14/2010	Dennis R.
-----------	-----------------------------	---	--------	-----------	-----------	-----------

Comments:

129 | 950370 | Work Not Ready | ,

129 | 950370 | Work Not Ready |

<b>11</b>	125 DRYWALL NAILING	1	Passed	4/7/2010	4/7/2010	Edward B.
-----------	------------------------	---	--------	----------	----------	-----------

<b>12</b>	123 INSULATION	1	Passed	4/2/2010	4/2/2010	Edward B.
-----------	-------------------	---	--------	----------	----------	-----------

<b>13</b>	120 FRAMING	1	Failed	3/31/2010	3/31/2010	Edward B.
-----------	-------------	---	--------	-----------	-----------	-----------

Comments:

120 | 890401 | Other | 1) Complete Roof Soffit and FireBlock 10' max 2) SEAL TP Penetrations 3) Install Hangers Per Truss Calcs

<b>14</b>	120 FRAMING	3	Passed	4/8/2010	4/8/2010	Edward B.
-----------	-------------	---	--------	----------	----------	-----------

<b>15</b>	120 FRAMING	2	Partpassed	4/2/2010	4/2/2010	Edward B.
-----------	-------------	---	------------	----------	----------	-----------

**Comments:** ALL Except Roof Soffit

Comments:

120 | 890401 | Other | 1) Complete Roof Soffit and FireBlock 10' max 2) SEAL TP Penetrations 3) Install Hangers Per Truss Calcs

<b>16</b>	109 SHEAR	1	Passed	3/31/2010	3/31/2010	Edward B.
-----------	-----------	---	--------	-----------	-----------	-----------

<b>17</b>	107 ROOF SHEATHING	1	Passed	3/31/2010	3/31/2010	Edward B.
-----------	-----------------------	---	--------	-----------	-----------	-----------

<b>18</b>	105 PRE-SLAB	1	Passed	3/5/2010	3/5/2010	Edward B.
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Inspection status table

## Inspection Status

Print

 Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	240 FINAL ELECTRICAL	1	Passed	11/2/2011	11/2/2011	Robert R.	
2	220 ROUGH ELECTRICAL	1	Failed	3/26/2010	3/26/2010	Edward B.	
<b>Comments:</b> 220   890401   Other   1) Replace ufer CLAMP and provide access2) provide ground buss @ SUB 3) Complete MAKE-UP							
3	220 ROUGH ELECTRICAL	2	Passed	3/31/2010	3/31/2010	Edward B.	
4	220 ROUGH ELECTRICAL	3	Passed	4/12/2010	4/12/2010	Edward B.	
<b>Comments:</b> PREV. Approved this is Garage permit CALL for 220 on Remodel permit when Ready							
5	201 UNDERGROUND ELECTRICAL	1	Passed	3/26/2010	3/26/2010	Edward B.	
6	140 FINAL BUILDING	1	Failed	5/19/2010	5/19/2010	Edward B.	
<b>Comments:</b> 140   890401   Other   1) provide Lot DRAINAGE 2) install BUBBLE cover EXT. plug 3) NEED 3'x3' Landing @ man Door 4) Recall For 140,240							
7	140 FINAL BUILDING	2	Passed	11/2/2011	11/2/2011	Robert R.	
8	129 EXTERIOR LATH/STUCCO	3	Passed	5/6/2010	5/6/2010	Edward B.	
9	129 EXTERIOR LATH/STUCCO	2	Partpassed	4/15/2010	4/15/2010	Edward B.	

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## Permit/Application Status

### R24-14689 - Residential Building Permit (Res)

**Key Number:** 1930005

**Current Status:** Completed

**Application Received:** 9/6/2024

**Project Name:** PATIO ENCLOSURE

**Address:** 2905 PINTO LN

**Type of Work:** Building Project

**Permit Issued:** 9/18/2024

**Expiration Date:** 6/7/2025

**Scope of Work:** THE SCOPE OF WORK IS TO CONVERT EXISTING PATIO COVER INTO A NEW BEDROOM. TO REMOVE ALL INTERIOR STUCCO OF THE PATIO COVER, INSTALL A NEW SLIDING DOOR UNDER EXISTING HEADER, BUILD 2 CLOSETS AND LEVEL FLOOR TO MATCH EXISTING HOUSE FLOOR FINISH. MECHANICAL: - TO PROVIDE AC TO NEW BEDROOM AND TO CONNECT FROM EXISTING HOUSE DUCTING. NO DEMO PLAN

NEEDED.ELECTRICAL: - - TO ADD 4 NEW CAN LIGHTS - TO ADD 5 OUTLETS - TO ADD 2 SMOKE/CARBON COMBO. EXTERIOR LIGHTS ARE EXISTING.THERE IS NO PLUMBING WORK.

## Applicant

## Review Info

## Inspection Status

Print

 Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	340 FINAL MECHANICAL	1	Passed	12/9/2024	12/9/2024	Tony N. (702)303-0274	
2	240 FINAL ELECTRICAL	1	Passed	12/9/2024	12/9/2024	Tony N. (702)303-0274	
3	140 FINAL BUILDING	1	Passed	12/9/2024	12/9/2024	Tony N. (702)303-0274	

Inspection status table

## Inspections Hold

## Fees

## Outstanding Items

## Briana Johnson, Assessor

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

### GENERAL INFORMATION

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

[Click here for Treasurer Information regarding real property taxes.](#)

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
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	<a href="#">139323</a>
	<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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1. THEIR LAND IS 1.59 ACRES, 71% LARGER THAN MINE
2. THEIR LAND IS ASSESSED AT \$211K, 15% MORE THAN MINE
3. THEIR LAND IS 32,234 SQ FT LARGER THAN MINE
4. SPREAD ACROSS MY 126' WIDTH, MY PROPERTY WOULD EXTEND AN ADDITIONAL 256' IN THE BACK (SEE PG. 44 OF EXHIBIT 'S')
5. THEIR SUPPLEMENTAL IN 2024/2025 WAS FOR \$226K (\$648K TAXABLE)
6. MY SUPPLEMENTAL IN 2022/2023 WAS FOR \$307K (\$878K TAXABLE, NOW ADJUSTED DOWN BY THE ASSESSOR TO \$711K, BUT STILL \$63K, OR 10% MORE).
7. THIS TOOK PLACE 2 YEARS AFTER MY SUPPLEMENTAL DURING MAJOR PRICE INCREASES.
8. THIS IMPROVEMENT COVERED A HOUSE WITH OVER 2,200 MORE SQ FT, 37% LARGER THAN MINE.
9. THIS IMPROVEMENT WAS RATED AS 'EXCELLENT' VS 'GOOD' AND YET I'M STILL HIGHER VALUE.
10. AFTER MY SUPPLEMENTAL, THE NEW AGE OF MY HOUSE WAS 2011, NOW 14 YEARS OLD. THIS GIVES ME 21% DEPRECIATION IN 2025/26.
11. AFTER THEIR SUPPLEMENTAL IN 2023/24 THEIR AGE IS STILL 30 YEARS OLD. THIS GIVES THEM 45% DEPRECIATION IN 2025/26.
12. MY IMPROVEMENT CHANGED MY EYB FROM 1968 TO 2011.
13. THEIR IMPROVEMENT CHANGED THEIR EYB FROM 1977 TO 1997.
14. THE ASSESSOR RATED MY HOUSE POST REMODEL 80% NEW, 20% OLD  
THIS IS HOW THE 2011 EYB WAS CALCULATED
15. TO ONLY CHANGE THEIR EYB FROM 1977 TO 1997 THE ASSESSOR HAD TO RATE THEIR HOUSE AS 50% NEW AND 50% OLD.
16. THIS RATING IS SOMEWHAT ARBITRARY AND SUBJECTIVE, YET IT HAS AN ENORMOUS IMPACT ON THE TAX BILL
17. YOU CAN SEE SOME OF THE PHOTOS FROM THEIR HOME ON P.71-79.
18. BETTER YET I CAN SHOW YOU ON MY IPAD THE ONLINE PHOTOS OF THE RENOVATION, WHICH BTW, WAS COMPLETED WITHOUT A SINGLE PERMIT, SAVE ONE FOR A NEW HVAC SYSTEM.
19. MY TAX BILL LAST YEAR WAS \$19.7K. POST CAP THE NET TAX WAS \$14.5K
20. THEIR TAX BILL LAST YEAR WAS \$16.5K. POST CAP THE NET TAX WAS \$11.5K.
21. NOW THAT THEY HAVE A SUPPLEMENTAL THEIRS WILL GO UP, BUT WITH AN ADDITIONAL 24% DEPRECIATION THEY GET ANOTHER GREAT BREAK.

## Briana Johnson, Assessor

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

### GENERAL INFORMATION

<u>PARCEL NO.</u>	139-32-702-002
<u>OWNER AND MAILING ADDRESS</u>	ROWAN FAMILY TRUST ROWAN BRIAN M & NICOLE TRS 2327 ALTA DR LAS VEGAS NV 89107
<u>LOCATION ADDRESS</u>	2327 ALTA DR
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	PT NW4 SE4 SEC 32 20 61
<u>RECORDED DOCUMENT NO.</u>	* 20230502:00961
<u>RECORDED DATE</u>	MAY 2 2023
<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	211313	211313
IMPROVEMENTS	517561	506084
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	728,873	717,396
TAXABLE LAND + IMP (SUBTOTAL)	2,082,494	2,049,703
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	728,873	717,396
TOTAL TAXABLE VALUE	2,082,494	2,049,703

[Click here for Treasurer Information regarding real property taxes.](#)

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.59 ACRES
ORIGINAL CONST. YEAR	1977
LAST SALE PRICE	4225000
MONTH/YEAR	5/2023
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.	6849	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.	1550	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 /1 HALF	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		2	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	<a href="#">139327</a>
<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> 	

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



# Treasurer

**J. Ken Diaz**  
Clark County Treasurer

Print

## Property Account Inquiry - Summary Screen

New Search				View Cart			
Parcel ID	139-32-703-002	Tax Year	2025	District	200	Rate	3.2782
Situs Address:	2709 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	2018033003057	3/30/2018
Taxable	Tax Cap Limit Amount	14511.44	Improvements	417637	2010070703090	7/7/2010
	Tax Cap Reduction	5203.23	Total Assessed Value	601387	00110801513	11/8/2000
	Tax Cap Reduction	5203.23	Net Assessed Value	601387		
	Land Use	1-10 Single Family Residential	Exemption Value New Construction	0		
	Cap Type	PRIMARY	New Construction - Supp Value	0		
	Acreage	0.8500				
	Exemption Amount	0.00				

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

Summary	
Item	Amount
Taxes as Assessed	\$19,714.67
Less Cap Reduction	\$5,203.23
Net Taxes	\$14,511.44

PAST AND CURRENT CHARGES DUE TODAY		
Tax Year	Charge Category	Amount Due Today
THERE IS NO PAST OR CURRENT AMOUNT DUE as of 2/23/2025		\$0.00

**NEXT INSTALLMENT AMOUNTS**

Tax Year	Charge Category	Installment Amount Due
THERE IS NO NEXT INSTALLMENT AMOUNT DUE as of 2/23/2025		

**TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR**

Tax Year	Charge Category	Remaining Balance Due
THERE IS NO TOTAL AMOUNT DUE FOR THE ENTIRE TAX YEAR as of 2/23/2025		

**PAYMENT HISTORY**

Last Payment Amount	\$4,064.49
Last Payment Date	1/6/2025
Fiscal Tax Year Payments	\$12,196.06
Prior Calendar Year Payments	\$11,053.77
Current Calendar Year Payments	\$4,064.49

[Make Payment](#)[Printable Page](#)[Click Here for Printable Page!](#)[New Search](#)[View Cart](#)



# Treasurer

**J. Ken Diaz**  
Clark County Treasurer

Print

## Property Account Inquiry - Summary Screen

New Search				View Cart			
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Parcel ID	139-32-702-002	Tax Year	2025	District	200	Rate	3.2782
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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:	Property Characteristics		Property Values		Property Documents	
Active	Tax Cap Increase Pct.	3.0	Land	211313	2023050200961	5/2/2023
Taxable	Tax Cap Limit Amount	11477.05	Improvements	290582	2020010701789	1/7/2020
	Tax Cap Reduction	4976.07	Total Assessed Value	501895	2015010902415	1/9/2015
	Land Use	1-10 Multi Family Res: Two SFR	Net Assessed Value	501895	2010082601460	8/26/2010
	Cap Type	PRIMARY	Supplemental Assessed Value	226979	2010070901314	7/9/2010
	Acreage	1.5900	Exemption Value New Construction	0	2005030201021	3/2/2005
	Exemption Amount	0.00	New Construction - Supp Value	226979	92121800985	12/18/1992
	Supplemental Ex Amt	0.00				
	Supplemental Exemp Value - Proc	0				
	Supplemental Tax	7440.83				

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

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

**PAST AND CURRENT CHARGES DUE TODAY**

Tax Year	Charge Category	Amount Due Today
<b>THERE IS NO PAST OR CURRENT AMOUNT DUE as of 2/23/2025</b>		<b>\$0.00</b>

**NEXT INSTALLMENT AMOUNTS**

Tax Year	Charge Category	Installment Amount Due
2025	Property Tax Principal	\$2,869.26
2025	New Construction - Supplemental Property Tax	\$1,860.21
<b>NEXT INSTALLMENT DUE AMOUNT due on 3/3/2025</b>		<b>\$4,729.47</b>

**TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR**

Tax Year	Charge Category	Remaining Balance Due
2025	Property Tax Principal	\$2,869.26
2025	New Construction - Supplemental Property Tax	\$1,860.21
2025	Las Vegas Artesian Basin	\$0.00
<b>TAX YEAR TOTAL AMOUNTS DUE as of 2/23/2025</b>		<b>\$4,729.47</b>

**PAYMENT HISTORY**

Last Payment Amount	\$4,729.47
Last Payment Date	12/9/2024
Fiscal Tax Year Payments	\$14,191.01
Prior Calendar Year Payments	\$19,762.39
Current Calendar Year Payments	\$0.00

Make Payment

Printable Page

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2426 PALOMINO (COMP #4)

NOT SURE WHERE THE ASSESSOR IS GOING WITH THIS ONE BUT I HAVE A FEW OBSERVATIONS:

1. HOUSE IS 6,711 SF, 1,726 SF LARGER THAN MINE (+35%)
2. BETTER BUILD OUT AND HIGHER RCN (THIS MAKES SENSE)
3. SPREADSHEET SAYS THE AYB AND THE EYB IS 1996. THE REPORT ALSO SAYS THEY HAD EXTENSIVE SUPPLEMENTAL IN 2003/2004. DON'T QUITE UNDERSTAND WHY THE EYB DIDN'T MOVE PAST ~~2003/2004~~ 1996 >
4. THEY HAVE 6 BDRM AND 6 BATH, MORE THAN MINE
5. THEY HAVE EXQUISITE MATURE LANDSCAPE AND GORGEOUS POOL
6. THEY HAVE A TENNIS COURT
7. TOTAL VALUE OF IMPROVEMENTS PER THE SPREADSHEET IS \$1,277K VS MINE OF \$1,147K. THEIRS IS 11% HIGHER BUT THEIR SF IS 35% MORE THAN MY HOUSE AND 12% GREATER THAN MY HOUSE PLUS GH.
8. THEIR LAND IS 18% LARGER
9. BASED ON MORE LAND, LARGER FOOT PRINT, A TENNIS COURT, MORE BATHS AND BEDROOMS, MORE EXPENSIVE BUILDOUT, MATURE LANDSCAPE, THEY SHOULD BE ASSESSED FAR BEYOND ME FOR IMPROVEMENTS. 11% SEEMS LIGHT.



Buy

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For

Home value

Cost calculator

Owner options

Home



### Sell it yourself

Reach the largest audience of shoppers with a free For Sale by Owner listing on Zillow.

Create a listing

## What's special

This custom Estate in the desirable Historic District sits on 1-acre behind its own private gate with Featuring 6,711 sqft of living with 6 beds, 5.5 bathrooms, and 3 car garage. Grand double front door entertainer's delight with floor-to-ceiling windows looking onto the lush grounds. Open concept living room, chef's kitchen, and dining area. Primary retreat is welcoming with doors directly to the back closets, glass shower & separate vanities. Multigen living upstairs with two 2-bedroom suites w/ bedrooms downstairs 1-bedroom suite with living room; Separate laundry with sink, storage, and counter space grounds with fruit trees & mature landscaping complete with an outdoor kitchen w/ custom pizza oven w/ water features/fire pits w/ plenty of covered seating areas looking over the large resort-style swimming multi-sport/tennis court. Outdoor storage building and RV parking. All of this with NO HOA!

^ Hide

Zillow last checked: 31 minutes ago

Listing updated: August 23, 2024 at 12:32am

Listed by: Marisa Bilkiss S.0187675 949-307-4477, Urban Nest Realty

Bought with: Richard Husel, S.0175638

Keller Williams MarketPlace

Source: GLVAR, MLS#: 2403766  Originating MLS: Greater Las Vegas Association of Realtors Inc

## Facts & features

### Interior

**\$925,000**

ooo

3 bds | 4 ba | 3,073 sqft - House for sale

## Briana Johnson, Assessor

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

### GENERAL INFORMATION

PARCEL NO.	139-32-702-021
OWNER AND MAILING ADDRESS	POELSTRA KORNELIS 2426 PALOMINO LN LAS VEGAS NV 89107-4504
LOCATION ADDRESS	2426 PALOMINO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20230824:03865
RECORDED DATE	AUG 24 2023
VESTING	NS
COMMENTS	C-20230824:3866

\*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	475516	447237
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	659,266	630,987
TAXABLE LAND + IMP (SUBTOTAL)	1,883,617	1,802,820
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	659,266	630,987
TOTAL TAXABLE VALUE	1,883,617	1,802,820

[Click here for Treasurer Information regarding real property taxes.](#)

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.00 ACRES
ORIGINAL CONST. YEAR	1996
LAST SALE PRICE	2350000
MONTH/YEAR	8/2023
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	4888	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.	1823	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	5 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		1	
TOTAL GARAGE SQ. FT.	705				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	<a href="#">139327</a>
<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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2400 PALOMINO LANE (COMP #5)

THE ASSESSOR'S CHOICE OF THIS PROPERTY FOR A COMP TRULY BEWILDERS ME. THIS COMP IS ONE OF MY ISSUES AND IS EXTENSIVELY REVIEWED, WITH BEFORE AND AFTER PHOTOS , OVER 13 PAGES IN MY SUBMISSION EXHIBIT W, PAGES 52-64.

I HAVE THE ENTIRE PHOTO ARRAY FROM THEIR LISTING ON MY IPAD OR YOU CAN GO TO REDFIN OR ZILLOW TO VIEW FOR YOURSELF.

HUGE RENOVATION, NO SUPPLEMENTAL.

BEAUTIFUL NEW POOL AND SPA IN 2023. THEY ACTUALLY PULLED A PERMIT. NO SUPPLEMENTAL FOR THAT OR THE COMPLETE RENOVATION. PERMIT # R23-02096

Briana Johnson, Assessor

GENERAL INFORMATION	
AND	PISANELLI JAMES J LIVING TRUST PISANELLI JAMES J TRS 400 S 7TH ST STE 300 LAS VEGAS NV 89101
	2400 PALOMINO LN
	LAS VEGAS
	N2 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	*
RECORDED DATE	SEP 12 2024
VESTING	NS
COMMENTS	-.01A COR SF 233-91


\*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	165375	165375
IMPROVEMENTS	100995	100945
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	266,370	266,320
TAXABLE LAND + IMP (SUBTOTAL)	761,057	760,914
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	266,370	266,320
TOTAL TAXABLE VALUE	761,057	760,914

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.70 ACRES
ORIGINAL CONST. YEAR	1969
LAST SALE PRICE	2600000
MONTH/YEAR	9/2024
	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	<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> Reader</p>

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

Latest ▼

Three results found for address '2400 Palomino'

## R23-06089 - Residential Building Permit (Res)

Click to  
open

**Key Number:** 1828076

**Current Status:** Completed

**Application Received:** 4/24/2023

**Project Name:** PRATO RESIDENCE

**Address:** 2400 PALOMINO LN

**Type of Work:** Over the counter

**Permit Issued:** 5/10/2023

**Scope of Work:** 3/4" 22' BLACK IRON GAS PIPE FROM PROPANE TANK TO  
HEATER WITH 3/4" GAS RISER

## R23-02096 - Residential Building Permit (Res)

Click to  
open

**Key Number:** 1811753

**Current Status:** Completed

**Application Received:** 2/13/2023

**Project Name:** PRATO POOL

**Address:** 2400 PALOMINO LN

**Type of Work:** Pool/ Spa

**Permit Issued:** 2/17/2023

**Scope of Work:** POOL/SPA

## R21-02261 - Residential Building Permit (Res)

Click to  
open

**Key Number:** 1591944

**Current Status:** Completed

**Application Received:** 2/16/2021

**Project Name:** CAROLINE LACAYO

**Address:** 2400 PALOMINO LN

**Type of Work:** Over the counter

2315 ALTA (COMP #6)

I ALSO DON'T UNDERSTAND THIS COMP. THE ASSESSOR'S REPORT SAYS ITS 7,256 SF BUT THEIR LISTING ADVERTISES 9,200+ SF.

THERE ARE 96 PHOTOS OF THE PROPERTY ON REDFIN, HAVE A LOOK.

PROPERTY IN ON 1.23 ACRES V. .85 FOR MINE

THEIR IMPROVEMENTS ON THE ASSESSOR'S WEBSITE IS \$465K, OR ABOUT 10% MORE THAN MINE, BUT THEY HAVE EITHER 21%, OR OVER 53% MORE LIVING SPACE, DEPENDING ON WHOSE NUMBER YOU BELIEVE. I'M BETTING ON THE 9K IN THE LISTING, MAKING IT 53% LARGER.

IT WOULD COME AS NO SURPRISE THAT THEY SHOULD HAVE A HIGHER ASSESSED VALUE.

THEY GET A BREAK ON THE LAND SINCE THAT LAND IS 45% LARGER BUT THEY ARE ASSESSED THE SAME ~~THAN~~ AS I AM.



Buy

< Back to search



For

Home value

Cost calculator

Owner options

Home

area.

**Find an agent**



**Sell it yourself**

Reach the largest audience of shoppers with a free For Sale by Owner listing on Zillow.

**Create a listing**

## What's special

Mid-Century Modern, Privately Gated Estate Located in the Heart of The Historic District with an 2-car driveway. Features 9,200+Sq.F, 7 bed, 6 baths on 1.2+ acres. Sleek, modern design with a Chef's kitchen, Zero, Wolf and Miele appliances, and 3 Gas Fireplaces located in the Family Room, Kitchen, and P Floor-to-Ceiling windows allows you to enjoy the beautiful front and rear curb appeal of this arch masterpiece. Entire 2nd Level is take by the primary suite which features fireplace, balcony, custom shower, and Separate Jacuzzi Tub overlooking the Rear Lawn and Pool area. The Lush Backyard features oversized Pool and Teepee for 12 overlooking a well maintained, lush yard. Recently completed F A/C!! A separate Guesthouse is 1 bed,1 bath, loft-style design with a full kitchen, living & dining room attached casita, finished as studio apartment w/kitchenette. All with No HOA and a fabulous location.

^ Hide


Zillow last checked: 22 minutes ago

Listing updated: September 09, 2024 at 03:07pm

Listed by: Zar A. Zanganeh B.1000811 702-684-6100, The Agency Las Vegas

Bought with: Jaimee Oliver, S.0192734

Real Simple Real Estate

Source: GLVAR, MLS#: 2602809  Originating MLS: Greater Las Vegas Association of Realtors Inc

## Facts & features

### Interior

**\$925,000**

000

3 bds | 4 ba | 3,073 sqft - House for sale

# Briana Johnson, Assessor

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

## GENERAL INFORMATION

<u>PARCEL NO.</u>	139-32-702-030
<u>OWNER AND MAILING ADDRESS</u>	SICILIANO FAMILY TRUST SICILIANO FRANCIS DANIEL II & HOLLY ANN TRS 1920 REDBIRD CREST LN LAS VEGAS NV 89134
<u>LOCATION ADDRESS</u>	2315 ALTA DR
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	PT N2 SE4 SEC 32 20 61
<u>RECORDED DOCUMENT NO.</u>	* 20240905:01592
<u>RECORDED DATE</u>	SEP 5 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	183750	183750
IMPROVEMENTS	517886	465953
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	701,636	649,703
TAXABLE LAND + IMP (SUBTOTAL)	2,004,674	1,856,294
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	701,636	649,703
TOTAL TAXABLE VALUE	2,004,674	1,856,294

[Click here for Treasurer Information regarding real property taxes.](#)

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.23 ACRES
ORIGINAL CONST. YEAR	1974
LAST SALE PRICE	2224000
MONTH/YEAR	9/2024
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	7256	CASITA SQ. FT.	1950	ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	FRAME-BRICK VENEER
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		2	
TOTAL GARAGE SQ. FT.	1150				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	<a href="#">139327</a>
<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> 	

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

2727 ALTA (COMP #7)

I AM CLUELESS AS TO WHY THIS PROPERTY IS BEING USED AS A COMP.

## Briana Johnson, Assessor

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

### GENERAL INFORMATION

<u>PARCEL NO.</u>	139-32-304-009
<u>OWNER AND MAILING ADDRESS</u>	KUB TINA M & CAROL B LIVING TRUST KUB TINA MARIE & CAROL BOWMAN TRS 2727 ALTA DR LAS VEGAS NV 89107
<u>LOCATION ADDRESS</u>	2727 ALTA DR
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	PT N2 S2 SEC 32 20 61
<u>RECORDED DOCUMENT NO.</u>	* 20210804:02938
<u>RECORDED DATE</u>	AUG 4 2021
<u>VESTING</u>	NS
<u>COMMENTS</u>	L-20250123:2266

\*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	183750	183750
IMPROVEMENTS	126558	126381
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	310,308	310,131
TAXABLE LAND + IMP (SUBTOTAL)	886,594	886,089
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	310,308	310,131
TOTAL TAXABLE VALUE	886,594	886,089

[Click here for Treasurer Information regarding real property taxes.](#)

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.88 ACRES
ORIGINAL CONST. YEAR	1966
LAST SALE PRICE	1508000
MONTH/YEAR	1/2025
SALE TYPE	UR - UNDER REVIEW-RECORDED VALUE
LAND USE	31.110 - MULTI FAMILY RES: TWO SFR UNITS
DWELLING UNITS	2

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	4807	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.	1696	POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	3	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL /1 HALF	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE		2
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
<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> 	

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



# CLARK COUNTY BOARD OF EQUALIZATION

Case # 90

Assessor Information

## Case Summary 00090

**Owner:** 2709 PINTO LANE TRUST ETAL **Parcel Number:** 139-32-703-002  
**Mailing Address:** 2709 PINTO LN **Appeal #:** 00090  
**Fiscal Year #:** 2025-2026 Secured  
**LAS VEGAS NV 89107** **BOE Date #:** 02/26/2025 08:00 am Commission Chambers  
**Appraiser:** Jayme Jacobs  
**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



# CLARK COUNTY BOARD OF EQUALIZATION

ASSESSOR RECOMMENDS HOLDING  
CURRENT TAXABLE VALUE  
PENDING ANALYSIS TO FOLLOW



ADDENDUM TO FOLLOW



# CLARK COUNTY BOARD OF EQUALIZATION

Case # 90

Addendum

**Case Summary**  
**00090**

Owner: 2709 PINTO LANE TRUST ETAL Parcel Number: 139-32-703-002

Mailing Address: 2709 PINTO LN Appeal #: 00090

Fiscal Year #: 2025-2026 Secured



LAS VEGAS NV 89107 BOE Date #: 02/26/2025 08:00 am Commission Chambers

Appraiser: Jayme Jacobs

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

RECEIVED

JAN 09 REC'D 2025  
ESKRN

APPEAL FORM # 25-00090

CLARK COUNTY ASSESSOR

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					
NAME OF PETITIONER (IF DIFFERENT FROM PROPERTY OWNER) MARK WOLFSON			TITLE TRUSTEE		
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 2709 PINTO LANE			EMAIL ADDRESS MBW1016@HOTMAIL.COM		
CITY LAS VEGAS	STATE NV	ZIP CODE 89107	DAYTIME PHONE 703-384-8461	ALTERNATE PHONE	FAX NUMBER

## Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

- ☐ Sole Proprietorship    ☒ Trust    ☐ Corporation  
☐ Limited Liability Company (LLC)    ☐ General or Limited Partnership    ☐ Government or Governmental Agency  
☐ Other, please describe:

The organization described above was formed under the laws of the State of NEVADAThe organization described above is a non-profit organization ☐ Yes ☒ No

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

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

- ☐ Self    ☒ Trustee of Trust    ☐ Employee of Property Owner  
☐ Co-owner, Partner, Management Member    ☐ Officer of Company  
☐ Employee or Officer of Management Company  
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property.  
☐ Other, please describe:

## Part D. PROPERTY IDENTIFICATION INFORMATION

## 1. Enter Physical Address of Property:

ADDRESS 2709	STREET/ROAD PINTO LN	CITY (IF APPLICABLE) LAS VEGAS	COUNTY CLARK
PURCHASE PRICE: \$965,000		PURCHASE DATE: MARCH 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 type="checkbox"/> Mobile Home (Not on foundation) | <input type="checkbox"/> Mining Property     |
| <input checked="" type="checkbox"/> Residential Property                  | <input type="checkbox"/> Commercial Property             | <input type="checkbox"/> Industrial Property |
| <input type="checkbox"/> Multi-Family Residential Property                | <input type="checkbox"/> Agricultural Property           | <input type="checkbox"/> Personal Property   |
| <input type="checkbox"/> Possessory Interest in Real or Personal property |  | <input type="checkbox"/> Exemption           |

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

<input checked="" type="checkbox"/> 25-26 Secured Roll
--

## Part E. VALUE OF PROPERTY

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

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	\$525,000	\$362,143
Buildings	\$1,347,838	\$727,018
Personal Property	N/A	
Possessory interest in real property	N/A	
Exempt Value	N/A	
Total	\$1,872,838	\$1,089,161

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

COMPLETE BOTH PAGES OF THIS FORM

① SEE EXH. 'A'  
② SEE EXH. 'A-2'

# APPEAL FORM # 25-00090

## 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)

SEE ATTACHED

## 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

MARIC WOLFSON

Title

TRUSTEE & OWNER

Print Name of Owner/Petitioner

Date

12/18/24

## 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





togetherforbetter

# OFFICE OF THE COUNTY ASSESSOR

**BRIANA JOHNSON**
**Clark County Assessor**

(702) 455-4997 • Fax: (702) 455-0191

[www.clarkcountynv.gov/assessor](http://www.clarkcountynv.gov/assessor)

Mary Ann Weidner, Deputy Director of Assessment Services

## Value Change Stipulation for the Board of Equalization

 02/05/2025  
 2709 PINTO LANE TRUST ETAL  
 2709 PINTO LN  
 LAS VEGAS, NV 89107

RE:	Appeal No.	90
	Parcel No(s).	139-32-703-002
	Parcel Count.	1

Dear Taxpayer:

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

Fiscal Year:		2025-2026	
	From		To
Land	\$525,000		\$525,000
Improvements	\$1,347,838		\$1,147,790
Supplemental	\$0		\$0
<b>Total Taxable Value</b>	<b>\$1,872,838</b>		<b>\$1,672,790</b>

By signing below, Petitioner agrees to the above stipulation. Please return this letter to our office before your scheduled hearing. You may mail to the address below, email to [jayme.jacobs@clarkcountynv.gov](mailto:jayme.jacobs@clarkcountynv.gov) or FAX to 702-380-9556.

Sincerely,

Jayme Jacobs

Appraisal Division

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

X

 \_\_\_\_\_  
 Signature of owner or authorized agent

DATE \_\_\_\_\_





# CLARK COUNTY BOARD OF EQUALIZATION

Case # 90

Assessor Information

CLARK COUNTY BOARD OF EQUALIZATION

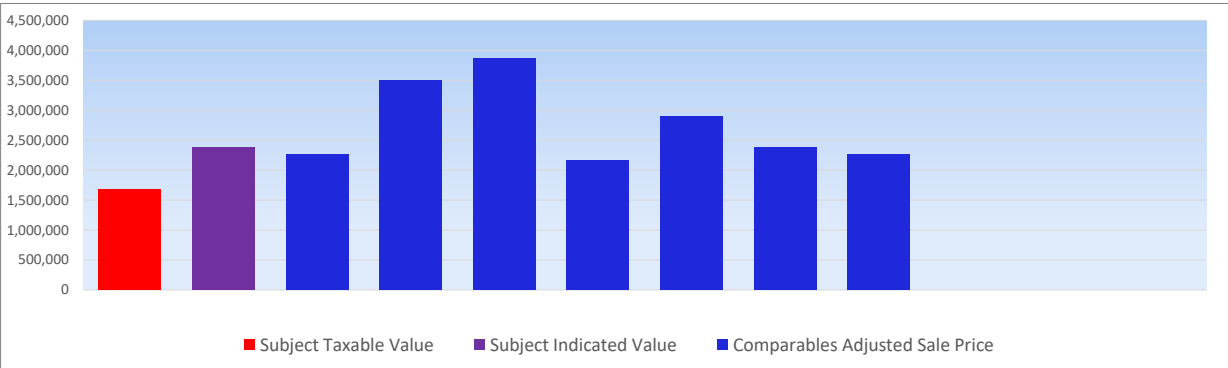
Case # 90

Comparable Sales Analysis FY 2025-2026

2/19/2025

Subject:

PARCEL	LOCATION ADDRESS			
139-32-703-002	2709 PINTO LN			
OWNER	25-26 TAXABLE VALUES			
2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS FISHNER ROBIN S TRS	LAND	525,000		
	IMPS	1,147,790		
LAND USE	SALE DATE	SALE PRICE	TOTAL	PER SQFT
Single Family Residential	2018/03	\$965,000	1,672,790	336
NUMBER OF BUILDINGS	SP / SQ FT			
2	N/A			



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

SUMMARY	LOW	HIGH	MEDIAN	IND. VALUE
ADJ VALUES	2,168,895	3,861,960	2,378,695	2,378,000
IND. VALUE OF SUBJECT PER SQFT	435	775	477	477
RECOMMEND				
1,672,790				
336				

Comments and Reconciliation:

The Subject's former house was torn down to the foundation, leaving the slab and a couple of exterior walls, in 2021. The home was then rebuilt to its current state. The pool/spa was also replaced. All comps are in the Subject's Pinto/Palomino development.

SUBJECT PROPERTY INFORMATION

BLDG SQFT	EFF YEAR	BLDG TYPE	ACRES	GOLF/V IEW	BED ROOMS	FULL BATHS	HALF BATH	POOL	GAR SQFT	MULT GAR	FINISH BSMT SQFT	CASITA/ GUEST HOUSE	AMENITIES	OTHER
4,985	2011	One Story	0.85	N	4	4	2	Y	1834	Y	0	1096		

ADJUSTMENTS

SQ FT	AGE	BLDG TYPE	ACRES	GOLF/VIEW	FULL BATH	HALF BATH	POOL	GARAGE	FINISH BSMT	CASITA/ GUEST HOUSE	AMENITIES	OTHER
175	-4,500	-40,000	110,000		5,000	3,000		45		90	As Indicated	As Indicated

Comparable Sales:

	LOCATION	PARCEL	SALE PRICE	SALE PRICE Per SQFT	SALE DATE	SALE TYPE	ADJ SALE PRICE	BLDG SQFT	EFF YEAR	BLDG TYPE	ACRES	GOLF/V IEW	BED ROOMS	FULL BATHS	HALF BATH	POOL	GAR SQFT	MULT GAR	FINISH BSMT SQFT	CASITA/ GUEST HOUSE	AMENITIES	OTHER	PROX. (Miles To Subject)	
1	2905 PINTO LN	139-32-306-024	\$ 2,875,000	\$ 406	2024/07	R	\$ 2,269,100	7,077	2004	One Story	0.87	N	4	4	2	Y	1672	Y	0	916	Superior	-10%	0.10	
2	2327 ALTA DR	139-32-702-002	\$ 4,225,000	\$ 617	2023/05	R	\$ 3,492,440	6,849	1995	One Story	1.59	N	5	5	1	Y	768	N	0	1323	Superior	-10%	0.18	
3	2333 PINTO LN	139-32-702-013	\$ 5,000,000	\$ 760	2024/10	R	\$ 3,861,960	6,575	2002	One Story	0.97	N	5	6	0	Y	0	N	0	714	Superior	-20%	0.16	
4	2426 PALOMINO LN	139-32-702-021	\$ 2,350,000	\$ 350	2023/08	R	\$ 2,168,895	6,711	1996	Two Story	1.00	N	4	5	1	Y	705	N	0	0	Superior	-5%	0.18	
5	2400 PALOMINO LN	139-32-702-024	\$ 2,600,000	\$ 566	2024/09	R	\$ 2,899,645	4,594	1969	Two Story	0.70	N	8	5	1	Y	504	N	0	453	Superior	-5%	0.24	
6	2315 ALTA DR	139-32-702-030	\$ 2,224,000	\$ 307	2024/09	R	\$ 2,378,695	7,256	1993	One Story	1.23	N	5	4	1	Y	1150	N	0	1950	Inferior	5%	Cond. 20%	0.25
7	2727 ALTA DR	139-32-304-009	\$ 1,508,000	\$ 314	2025/01	R	\$ 2,257,020	4,807	1966	One Story	0.88	N	3	3	1	Y	0	N	0	2240	Inferior	15%	Cond. 20%	0.12
Comparable sales characteristics highlighted in RED match the subject property.				\$ 617	MEDIAN 1 THRU 3		\$ 3,492,440																For assessment purposes only.	
				\$ 566	MEDIAN 1 THRU 5		\$ 2,899,645																Data is from public records.	



CASE 90 2025-2026

Parcel Equity Analysis

Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	Act Year	*Eff. Year	*Age	*Econ. Obs.	*Build			*Quality Class	*Construction Type	*Wall Ht.	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Guest House	Golf / View	Taxable Values				Comments
									Cd.	Cd.	Descr.								Ct	Total SqFt	Ct	Total SqFt				Land	Suppl.	Total	Suppl. Year	
S	139-32-703-002	2709 PINTO LN	4,985	182.95	1968	2011	14	0.0%	01	40	Good	Frame-Stucco	10	4	2	0	0	2	1834	3	1,785	Y	1096	N	\$525,000	\$711,097	\$1,672,790	22/23		

Equity Comparison Properties:

			Bldg	Bldg	Act	*Eff.		*Econ.	*Buil		*Quality Class		*Construction	*Wall	Full	Half	Finish	Unfin	Garage		Patio		Casita/ Guest		Taxable Values					
No.	Parcel Number	Property Address	SqFt	cost/sf	Year	Year	*Age	Obs.	Cd.	Cd.	Descr.	Type	Ht.	Baths	Baths	Bsmnt	Bsmnt	Ct	Total	Ct	Total	Pool	House	Golf /	View	Land	Suppl.	Total	Comments	
1	139-32-701-005	2720 PINTO LN	4,942	551.81	2019	2019	6	0.0%	05	74	Exceptional/Gr	Masonry-Stucco	12	2	1		0	0	2	2757	5	4,288	Y	455	N	\$446,250	\$26,415	\$4,887,844	24/25	
2	139-32-702-001	2329 ALTA DR	9,712	304.16	2002	2002	23	0.0%	02	65	Excellent Plus	Frame-Stucco	12	10	1		4,675	0	1	1103	9	2,921	Y	788	N	\$525,000	\$0	\$3,634,950		
3	139-32-306-024	2905 PINTO LN	7,077	350.73	2004	2004	21	0.0%	01	65	Excellent Plus	Frame-Stucco	14	4	2		0	0	2	1672	4	1,003	Y	916	N	\$525,000	\$1,450,954	\$3,201,785	13/14	Sale #1
4	139-32-703-013	2710 PALOMINO LN	12,138	243.09	1952	1996	29	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	4	1			7,394	3	2590	5	2,708	N	3984	N	\$656,250	\$1,645,409	\$3,147,657	01/02	
5	139-32-702-016	2323 PINTO LN	7,261	243.09	2016	2016	9	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	1		0	0	1	932	6	3,250	Y	1279	N	\$525,000	\$345,860	\$2,677,690	19/20	
6	139-32-306-010	3071 ARABIAN RD	7,207	307.01	1998	1998	27	0.0%	02	65	Excellent Plus	Frame-Stucco	12	6	1		1,029	0	1	1424	3	1,613	Y	2144	N	\$525,000	\$64,351	\$2,558,356	13/14	
7	139-32-305-005	3000 ARABIAN RD	8,534	275.08	1999	2002	23	0.0%	02	60	Excellent	Frame-Siding/St	12	5	1		0	0	1	718	7	1,938	Y	0	N	\$525,000	\$347,302	\$2,441,358	24/25	
8	139-32-306-019	3051 ARABIAN RD	5,828	372.19	1998	1998	27	0.0%	02	72	Exceptional/Fa	Frame-Stucco	14	5	0		0	0	1	840	2	969	Y	0	N	\$525,000	\$1,326,780	\$2,401,596	98/99	
9	139-32-306-020	2801 PINTO LN	11,281	264.37	1960	1976	49	0.0%	01	55	Very Good - Ex	Frame-Siding/St	10	6	2		4,360	0	1	480	4	1,101	Y	11098	N	\$525,000	\$1,089,531	\$2,241,375	02/03	
10	139-32-702-002	2327 ALTA DR	6,849	306.37	1977	1995	30	0.0%	01	60	Excellent	Frame-Stucco	12	4	1		0	0	1	768	6	2,456	Y	1323	N	\$603,750	\$648,512	\$2,049,704	24/25	Sale #2
11	139-32-305-001	3011 PINTO LN	6,859	206.10	1959	1995	30	0.0%	01	40	Good	Frame-Brick Ver	12	5	0		0	0	2	1267	3	2,615	Y	1861	N	\$525,000	\$228,486	\$1,885,282	25/26	Petitioner
12	139-32-702-030	2315 ALTA DR	7,256	221.82	1974	1993	32	0.0%	01	50	Very Good	Frame-Brick Ver	10	4	1		0	0	1	1150	3	668	Y	1950	N	\$525,000	\$572,889	\$1,856,295	13/14	Sale #6
13	139-32-703-004	2609 PINTO LN	6,294	229.33	1959	2004	21	0.0%	02	55	Very Good - Ex	Frame-Stucco	0	3	1		0	0	1	840	4	1,525	Y	0	N	\$525,000	\$905,789	\$1,856,150	13/14	
14	139-32-702-021	2426 PALOMINO LN	6,711	243.09	1996	1996	29	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	1		0	0	1	705	3	1,016	Y	0	N	\$525,000	\$851,743	\$1,802,819	03/04	Sale #4
15	139-32-703-002	2709 PINTO LN	4,985	182.95	1968	2011	14	0.0%	01	40	Good	Frame-Stucco	10	4	2		0	0	2	1834	3	1,785	Y	1096	N	\$525,000	\$711,097	\$1,672,790	22/23	SUBJECT
16	139-32-702-013	2333 PINTO LN	6,575	180.62	1954	2002	23	0.0%	01	40	Good	Frame-Stucco	10	6	0		0	0	0	0	4	1,648	Y	714	N	\$525,000	\$819,013	\$1,627,151	24/25	Sale #3
17	139-32-702-009	2400 PINTO LN	4,950	295.07	1990	1990	35	0.0%	02	60	Excellent	Frame-Siding/St	12	4	0		0	0	1	880	5	1,151	Y	880	N	\$603,750	\$675,551	\$1,564,659	02/03	
18	139-32-701-008	2608 PINTO LN	4,476	180.10	2002	2003	22	0.0%	02	45	Good-Very Go	Frame-Siding/St	0	4	0		0	0	2	1164	3	2,001	Y	0	N	\$525,000	\$343,120	\$1,489,092	24/25	Petitioner
19	139-32-702-007	2508 PINTO LN	6,482	243.09	1990	1990	35	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	1		0	0	1	852	6	564	Y	0	N	\$525,000	\$617,483	\$1,444,977	02/03	
20	139-32-702-012	2337 PINTO LN	5,178	165.01	1952	1996	29	0.0%	04	40	Good	Frame-Stucco	8	6	0		1,652	0	1	936	5	1,032	Y	0	N	\$525,000	\$165,584	\$1,409,345	25/26	Petitioner
21	139-32-305-003	3013 PINTO LN	8,087	243.09	1980	1981	44	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	0		0	0	1	660	6	1,331	Y	0	N	\$525,000	\$643,369	\$1,357,238	02/03	
22	139-32-703-003	2701 PINTO LN	5,430	156.14	1998	1998	27	0.0%	02	40	Good	Frame-Siding/St	0	4	1		0	0	1	1300	1	144	Y	0	N	\$525,000	\$474,391	\$1,348,014	13/14	Petitioner
24	139-32-701-011	500 SHETLAND RD	7,249	309.75	1970	1973	52	0.0%	01	60	Excellent	Masonry-Slump	12	4	0		0	0	1	720	3	2,079	Y	192	N	\$656,250	\$624,903	\$1,340,978	02/03	
25	139-32-703-009	2694 PALOMINO LN	4,475	172.99	2009	2009	16	0.0%	02	40	Good	Frame-Stucco	10	5	0		0	0	1	672	4	696	Y	0	N	\$262,500	\$242,231	\$1,091,256	13/14	
26	139-32-702-027	2408 PALOMINO LN	7,350	170.40	1972	1979	46	0.0%	01	40	Good	Frame-Stucco	0	4	2		0	264	2	1916	5	1,753	Y	0	N	\$551,250	\$41,358	\$1,071,480	24/25	
27	139-32-306-001	2981 PINTO LN	6,533	243.09	1961	1961	64	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	6	0		0	0	1	840	5	1,946	Y	1074	N	\$525,000	\$285,874	\$1,068,925	13/14	Petitioner
28	139-32-702-014	2331 PINTO LN	4,758	173.89	1962	1987	38	0.0%	01	40	Good	Frame-Stucco	0	3	0		0	0	0	0	3	807	Y	0	N	\$525,000	\$232,709	\$1,048,352	13/14	
29	139-32-306-002	2500 PINTO LN	4,568	189.04	1963	1971	54	0.0%	01	40	Good	Frame-Brick Ver	0	4	0		0	0	1	880	6	2,685	Y	1735	N	\$525,000	\$409,223	\$1,028,891	02/03	
30	139-32-703-008	2700 PALOMINO LN	3,548	200.57	2000	2000	25	0.0%	01	45	Good-Very Go	Frame-Stucco	0	3	1		750	0	1	748	3	872	N	0	N	\$367,500	\$440,240	\$1,020,273	02/03	
31	139-32-304-007	2901 ALTA DR	4,727	219.91	1980	1980	45	0.0%	01	50	Very Good	Frame-Stucco	10	3	0		0	0	1	868	2	701	Y	0	N	\$525,000	\$377,117	\$951,491	02/03	
32	139-32-304-008	2801 ALTA DR	4,726	233.68	1961	1965	60	9.0%	01	50	Very Good	Frame-Brick Ver	10	3	1		0	0	0	0	3	2,091	Y	1196	N	\$525,000	\$53,249	\$924,832	18/19	
33	139-32-306-023	2800 PALOMINO LN	3,580	135.44	1985	1985	40	0.0%	01	30	Average	Frame-Stucco	0	4	0		0	0	1	900	3	2,124	Y	0	N	\$525,000		\$894,458		
34	139-32-304-009	2727 ALTA DR	4,807	190.21	1966	1966	59	0.0%	01	45	Good-Very Go	Frame-Siding/St	0	3	1		0	0	0	0	4	974	Y	1120	N	\$525,000	\$0	\$886,089		Sale #7
35	139-32-304-017	2800 PINTO LN	2,993	188.53	1957	1959	66	0.0%	01	40	Good	Frame-Stucco	0	3	1		0	0	2	4200	2	793	Y	0	N	\$525,000	\$163,960	\$823,093	02/03	
36	139-32-702-006	2520 PINTO LN	5,676	150.00	1962	1974	51	0.0%	01	35	Avg.-Good	Frame-Stucco	0	2	0		0	0	1	2280	2	226	Y	0	N	\$525,000	\$168,677	\$815,964	07/08	Petitioner
37	139-32-702-015	2327 PINTO LN	2,983	164.70	1962	1967	58	0.0%	01	35	Avg.-Good	Frame-Stucco	0	2	0		0	0	1	600	4	916	Y	816	N	\$525,000	\$108,710	\$815,278	17/18	Petitioner
38	139-32-306-026	2951 PINTO LN	5,064	177.89	1951	1959	66	0.0%	01	40	Good	Masonry-CB/CB	0	3	0		0	0	1	528	3	679	Y	0	N	\$525,000	\$0	\$805,973		
39	139-32-703-005	2601 PINTO LN	4,068	177.17	1964	1964	61	0.0%	01	40	Good	Frame-Siding/St	0	2	1		0	0	1	756	3	1,667	Y	0	N	\$525,000	\$193,694	\$805,432	02/03	
40	139-32-702-011	2525 PINTO LN	3,949	185.47	1960	1970	55	0.0%	01	40	Good	Masonry-CB/CB	0	3	0		0	0	0	0	4	1,132	Y	990	N	\$525,000	\$39,537	\$798,170	09/10	
41	139-32-701-009	2600 PINTO LN	4,740	179.80	1954	1968	57	0.0%	01	40	Good	Masonry-CB/CB	0	2	1		0	0	1	984	2	435	Y	0	N	\$525,000	\$204,106	\$789,886	02/03	
42	139-32-306-009	711 CAMPBELL DR	4,411	176.03	1953	1953	72	0.0%	01	40	Good	Frame-Stucco	0	4	1		0	0	0	0	3	583	Y	0	N	\$525,000	\$0	\$779,001		
43	139-32-306-004	2825 PINTO LN	3,761	174.68	1966	1966	59	0.0%	04	40	Good	Frame-Stucco	0	3	1		0	0	1	523	2	175	Y	0	N	\$525,000	\$0	\$774,922		
44	139-32-702-024	2400 PALOMINO LN	4,594	160.16	1969	1969	56	0.0%	02	40	Good	Frame-Siding/St	0	4	0		0	0	1	504	2	1,004	Y	453	N	\$472,500	\$0	\$760,913		*Sale #5/Petitioner
45	139-32-702-028	2325 ALTA DR	3,																											

CASE 90 2025-2026

Parcel Equity Analysis

Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	Act Year	*Eff. Year	*Age	*Econ. Obs.	*Buil		*Quality Class		*Construction Type	*Wall Ht.	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Guest House	Golf / View	Taxable Values			Comments	
									Cd.	Cd.	Descr.	Ct							Total SqFt	Ct	Total SqFt	Land				Suppl.	Total	Suppl. Year		
S	139-32-703-002	2709 PINTO LN	4,985	182.95	1968	2011	14	0.0%	01	40	Good		Frame-Stucco	10	4	2	0	0	2	1834	3	1,785	Y	1096	N	\$525,000	\$711,097	\$1,672,790	22/23	

Equity Comparison Properties:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	Act Year	*Eff. Year	*Age	*Econ. Obs.	*Buil		*Quality Class	*Construction Type	*Wall Ht.	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/ Guest House	Golf / View	Taxable Values				Comments
									Cd.	Cd.								Descr.	Ct	Total SqFt	Ct				Total SqFt	Land	Suppl.	Total	
48	139-32-305-002	619 CAMPBELL DR	2,654	141.19	1948	1948	77	0.0%	01	30	Average	Frame-Siding/Sf	0	2	0	0	0	0	0	2	188	N	0	N	\$525,000	\$55,374	\$646,019	02/03	
49	139-32-702-020	2500 PALOMINO LN	2,637	172.60	1952	1969	56	0.0%	01	35	Avg.-Good	Masonry-CB/CB	0	4	0	0	0	2	1272	1	147	Y	0	N	\$446,250	\$19,226	\$624,865	19/20	
50	139-32-702-010	2310 PINTO LN	2,922	143.98	1954	1955	70	0.0%	01	30	Average	Masonry-CB/CB	0	3	1	0	0	1	960	3	609	Y	0	N	\$446,250	\$78,029	\$610,615	02/03	
51	139-32-702-019	2520 PALOMINO LN	3,036	156.81	1975	1975	50	0.0%	04	35	Avg.-Good	Frame-Stucco	0	2	0	0	0	0	0	2	402	N	0	N	\$446,250	\$135,523	\$591,398	02/03	
52	139-32-306-011	3030 PALOMINO LN	6,054	170.40	1959	1971	54	0.0%	01	40	Good	Frame-Stucco	0	5	0	0	0	1	840	0	0	Y	0	N	\$262,500	\$286,920	\$579,489	02/03	
53	139-32-702-018	2550 PALOMINO LN	2,560	144.48	1947	1963	62	0.0%	01	30	Average	Frame-Stucco	0	2	1	0	0	0	0	5	1,266	N	0	N	\$446,250	\$84,377	\$564,730	02/03	



# Clark County Assessor's Office



CASE# 00090  
139-32-703-002

1:2,000  
Date: 1/10/2025



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



# Clark County Assessor's Office



Case #: 00090  
2709 PINTO LANE TRUST ETAL  
2709 PINTO LN  
Subject(s):  
S. 139-32-703-002

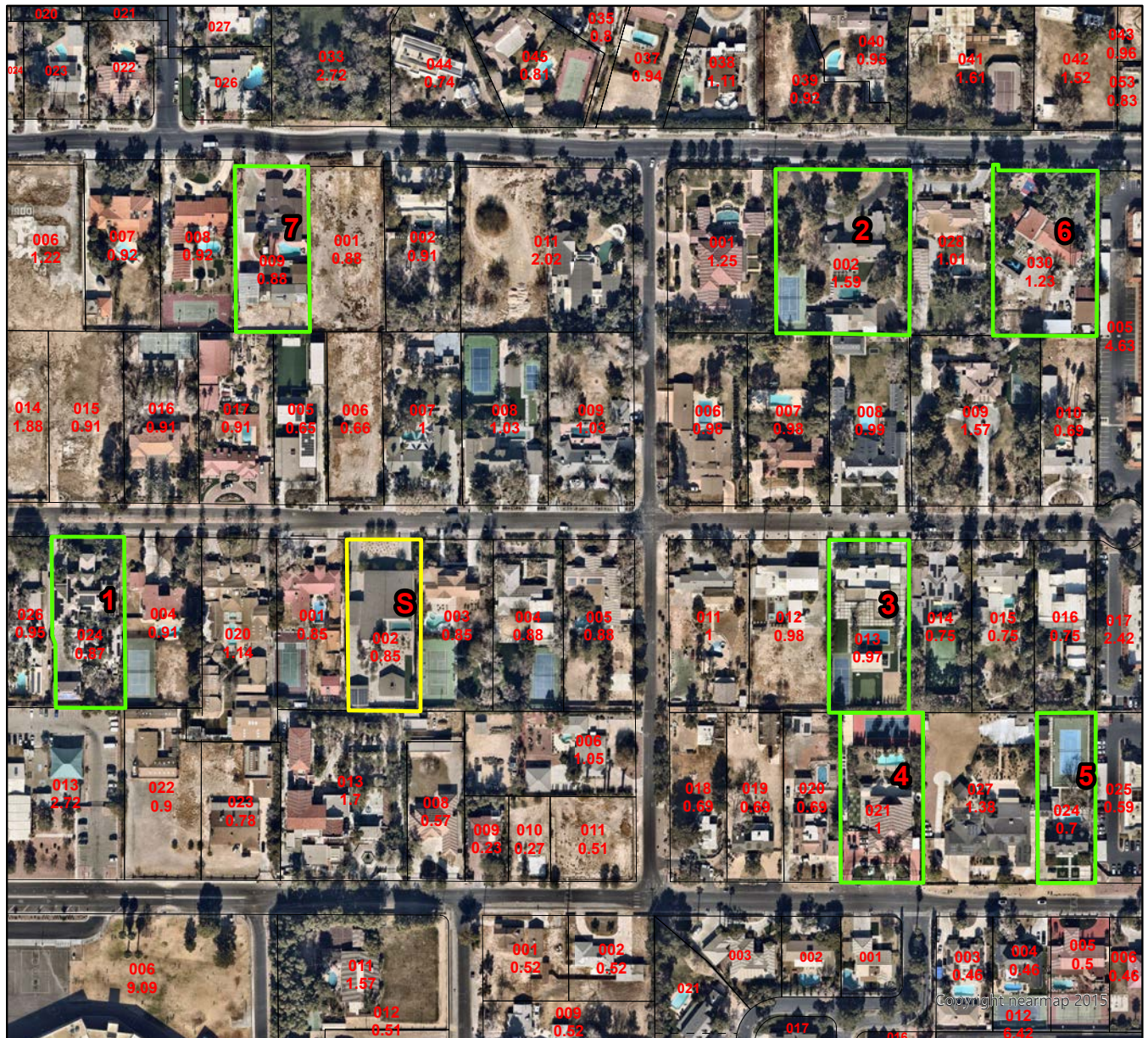
- Comparable(s):
1. 139-32-306-024
  2. 139-32-702-002
  3. 139-32-702-013
  4. 139-32-702-021
  5. 139-32-702-024
  6. 139-32-702-030
  7. 139-32-304-009

1:3,000  
Date: 2/6/2025

## Legend

  Subject

  Comparable



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



PHOTOGRAPH ADDENDUM

<b>OWNER :</b> 2709 PINTO LANE TRUST
<b>Address:</b> 2709 PINTO LN
<b>Parcel Number:</b> 139-32-703-002



**SUBJECT**



**SALE #1  
2905 PINTO LN**



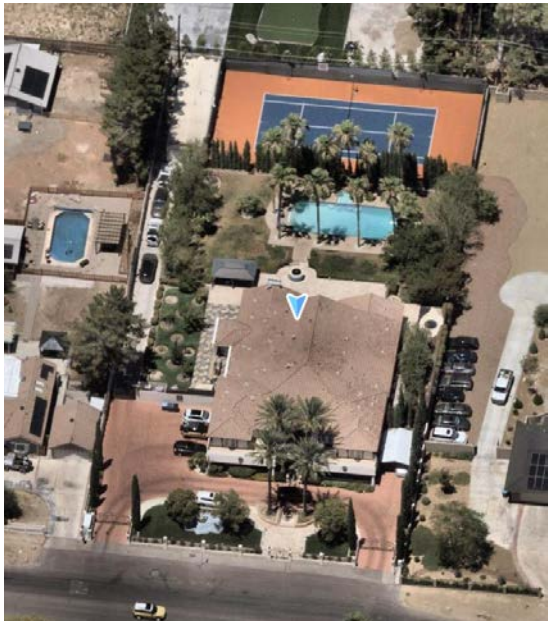
**SALE #2  
2327 ALTA DR**

PHOTOGRAPH ADDENDUM

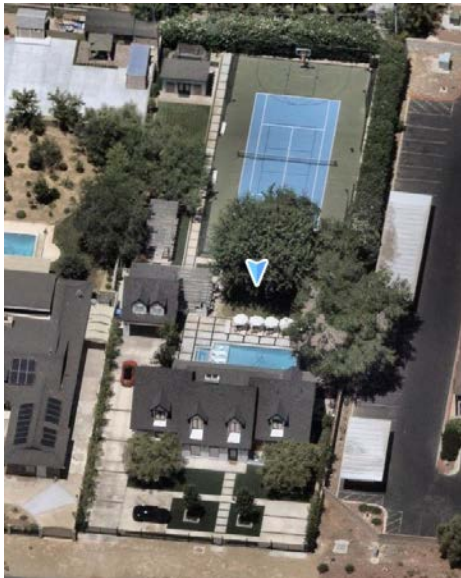
<b>OWNER :</b> 2709 PINTO LANE TRUST
<b>Address:</b> 2709 PINTO LN
<b>Parcel Number:</b> 139-32-703-002



**SALE #3**  
**2333 PINTO LN**



**SALE #4**  
**2426 PALOMINO LN**



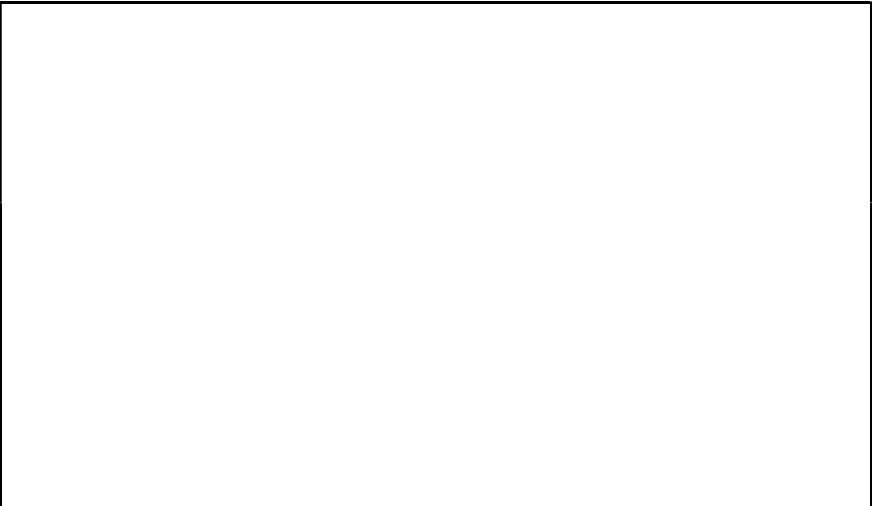
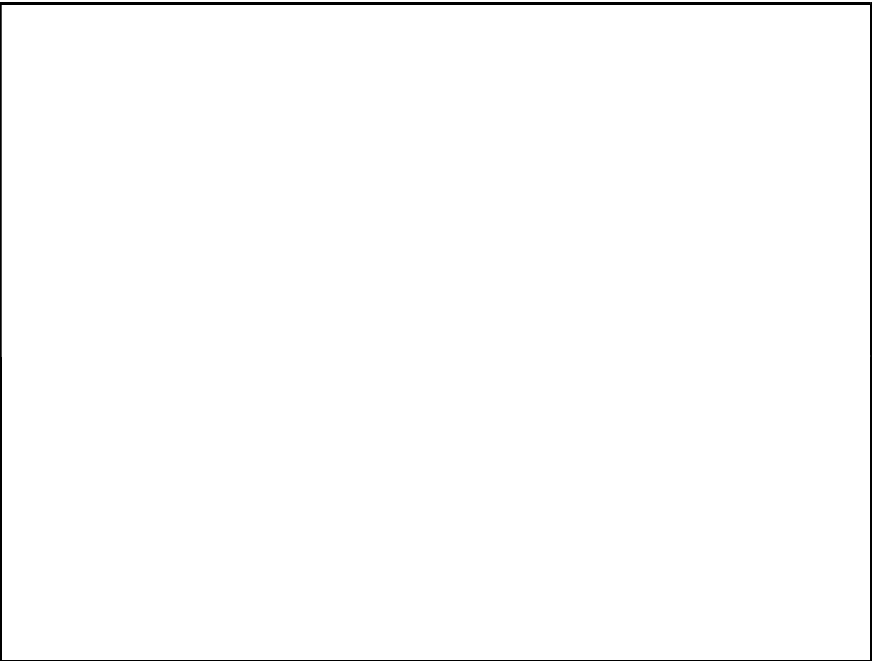
**SALE #5**  
**2400 PALOMINO LN**

PHOTOGRAPH ADDENDUM

OWNER : 2709 PINTO LANE TRUST
Address: 2709 PINTO LN
Parcel Number: 139-32-703-002



SALE #7  
2727 ALTA DR





**Clark County****2905 Pinto Lane****\$2,875,000****Virtual Tour:** <https://synergysir.view.property/2236260?idx=1>**ML #:** 2577079 **Status:** S**Subdiv:** Historic Alta Area**City/Town:** Las Vegas **St:** NV**Short Sale:** N**Foreclosure Commenced:** N**Repo/REO:** N**Bedrooms:** 5**Full Baths:** 5**3/4 Baths:** 0**Half Baths:** 2**#Den/Oth:** 1**#Loft:** 1 **Furn Incl:** No**DOM:** 44**AppxLivArea:** 7,077**AppxAddLivArea:**[Click here for map view](#)**AddLivAreaDesc:****AppxTotLivArea:** 7,077**Year Built:** 2004 / RESALE**PropSubTyp:** Single Family Residential**Lot Sqft:** 37,897**PropDes:****Garages:** 6 / Attached, Auto Door Opener(s), Entry to House, Finished Interior**Carports:** 0

Situated on a 37,897 square foot lot in the historic Alta area behind private gates, semi circular drive with impressive porte co·chère sits this over 7,000 square foot masterpiece. 8 foot doors welcome you to this luxury estate. Once inside you are transformed to a tropical oasis. The sound of the waterfalls from the 14 foot deep pool fill the sunken living room, bar , kitchen and ,multiple dining areas. This home offers 5 bedrooms , 5 bathrooms, 2 half bath detached casita and a 6 car garage. Exterior lush landscaping with putting green , elevated gardening beds and an outdoor kitchen to impress. This one is a must see.

**Construction:**

Frame &amp; Stucco

**Interior Features:**

Ceiling Fan(s)

**Exterior Features:**

Back Yard Access, Balcony, Circular Driveway, Patio, Portico, Private Yard, Secured Entry

**Private Pool/Description:**

Y / Disappearing Edge, Heated Pool, Inground-Private

**Lot Description:**

1/4 to 1 Acre

Directions: FROM 95/VALLEY VIEW S ~TO ALTA E ~TO CAMPBELL S ~TO PINTO E~TO PROPERTY





**Clark County****2327 Alta Drive****\$4,225,000****Virtual Tour:** <https://my.matterport.com/show/?m=jXKLpbpvBro>**ML #:** 2479851**Status:** H**Subdiv:** None**City/Town:** Las Vegas**St:** NV**Short Sale:** N**Foreclosure Commenced:** N**Repo/REO:** N**Bedrooms:** 5**Full Baths:** 5**3/4 Baths:** 0**Half Baths:** 1**#Den/Oth:** 0**#Loft:** 0**Furn Incl:** No**DOM:** 16**AppxLivArea:** 8,227**AppxAddLivArea:**[Click here for map view](#)**AddLivAreaDesc:****AppxTotLivArea:** 8,227**Year Built:** 1977 / RESALE**PropSubTyp:** Single Family Residential**Lot Sqft:** 69,260**PropDes:** Casita, Custom, Detached Guest House, Guest Quarters**Garages:** 3 / Detached, Storage Area/Shelves**Carports:** 0

Stylish mid-century Estate with indoor/outdoor resort living in this extraordinary recently renovated home. Hidden behind 8+ foot walls & private gates, this stunning 1.5+acre estate sets the standard for contemporary living. Every inch of this mid-century home has been meticulously built with sleek, contemporary features t/out. Step through the impressive double front doors leading to a great room, showcasing a resplendent stairway, lofty vaulted ceilings, & a dramatic open plan. Expertly crafted features, including coffered ceilings, floor-to-ceiling windows, and modern finishes, no detail has been overlooked. The kitchen features professional-grade Subzero & Wolf appliances, custom cabinetry, & a marble kitchen island. Entertaining room is outfitted with a butlers kitchen, a designer bar, custom wine fridge & ample space perfect for game night or a wine tasting. This home has clearly defined spaces with sight-lines t/out perfect for entertaining! Sep. Guest House + City & Well Water!

**Construction:****Interior Features:**

None

**Exterior Features:**

Balcony, Covered Patio, Private Tennis Court, Private Yard, Secured Entry

**Private Pool/Description:**

Y / Heated Pool, Inground-Private

**Lot Description:**

1 to 5 Acres



Directions: From Charleston and S. Rancho, North on Rancho, Left on Alta, Property is on the left.

**Clark County****2333 PINTO Lane****\$5,000,000****Virtual Tour:** <https://my.matterport.com/show/?m=YieqPTdVxbz&brand=0&mls=1&>**ML #:** 2583329 **Status:** S**Subdiv:** Historic Alta Medical District**City/Town:** Las Vegas **St:** NV**Short Sale:** N**Foreclosure Commenced:** N**Repo/REO:** N**Bedrooms:** 7**Full Baths:** 7**3/4 Baths:** 0**Half Baths:** 1**#Den/Oth:** 0**#Loft:** 0 **Furn Incl:** No**DOM:** 77**AppxLivArea:** 6,575**AppxAddLivArea:** 903[Click here for map view](#)**AddLivAreaDesc:** Casitas,  
Conversion/Additional**AppxTotLivArea:** 7,478**Year Built:** 1954 / RESALE**PropSubTyp:** Single Family Residential**Lot Sqft:** 42,253**PropDes:** Guest Quarters**Garages:** 4 / Attached, Auto Door Opener(s), Electric Car  
Charger, Tandem**Carports:** 0

Welcome to a testament to luxury living in the heart of Las Vegas's historic district. This fully remodeled 2-story custom home boasts elegance and functionality. With 7,500 square feet of living space, including 7 bedrooms that feature two primary suites—one upstairs and another on the main floor—this residence offers unparalleled comfort and versatility. The property features a 4-car tandem, pull-through garage with separate RV parking and hookups. Nestled on a spacious 0.97-acre homesite, enjoy nearly 1 acre of lush land, a rarity in this area with no HOA restrictions. Just moments from the Las Vegas Strip, yet tucked away in a tranquil enclave. Additional features include an electric car charger, an 8ft deep pool, spa, and a detached casita primed for conversion into a pool house. Property will also have a Tennis court. Don't miss this rare opportunity to own a piece of Las Vegas history with modern sophistication.

**Construction:****Interior Features:**

None

**Exterior Features:**

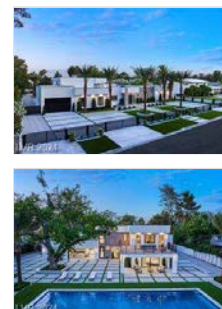
Back Yard Access, Balcony, Circular Driveway

**Private Pool/Description:**

Y / Inground-Private

**Lot Description:**

1/4 to 1 Acre



**Clark County****2426 Palomino Lane****\$2,350,000****Virtual Tour:** <https://www.propertypanorama.com/instaview/las/2403766>**ML #:** 2403766**Status:** H**Subdiv:** None**City/Town:** Las Vegas**St:** NV**Short Sale:** N**Foreclosure Commenced:** N**Repo/REO:** N**Bedrooms:** 6**Full Baths:** 5**3/4 Baths:** 0**Half Baths:** 1**#Den/Oth:** 0**#Loft:** 0**Furn Incl:** No**DOM:** 393**AppxLivArea:** 6,711**AppxAddLivArea:**[Click here for map view](#)**AddLivAreaDesc:****AppxTotLivArea:** 6,711**Year Built:** 1996 / RESALE**PropSubTyp:** Single Family Residential**Lot Sqft:** 43,560**PropDes:** Custom**Garages:** 3 / Attached, Auto Door Opener(s), Epoxy Floor, Workshop/Bench Area**Carports:** 1 / Attached Carport

This custom Estate in the desirable Historic District sits on 1-acre behind its own private gate with round driveway. Featuring 6,711 sqft of living with 6 beds, 5.5 bathrooms, and 3 car garage. Grand double front doors open to an entertainer's delight with floor-to-ceiling windows looking onto the lush grounds. Open concept connects family room, chef's kitchen, and dining area. Primary retreat is welcoming with doors directly to the backyard, custom closets, glass shower & separate vanities. Multigen living upstairs with two 2-bedroom suites w/ bonus rooms & a downstairs 1-bedroom suite with living room; Separate laundry with sink, storage, and counter space! Expansive grounds with fruit trees & mature landscaping complete with an outdoor kitchen w/ custom pizza oven, large patio w/ water features/fire pits w/ plenty of covered seating areas looking over the large resort-style swimming pool & multi-sport/tennis court. Outdoor storage building and RV parking. All of this with NO HOA!

**Construction:**

Frame &amp; Stucco

**Interior Features:**

Alarm System-Owned, Blinds, Ceiling Fan(s), Solar Tube

**Exterior Features:**

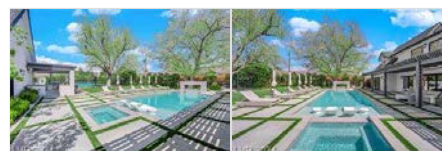
Back Yard Access, Balcony, Built-In Barbecue, Circular Driveway, Covered Patio, Private Tennis Court, Private Yard, Workshop

**Private Pool/Description:**

Y / Heated Pool, Pool/Spa Combo, Waterfall





**Clark County****2400 Palomino Lane****\$2,600,000****Virtual Tour:** <https://www.propertypanorama.com/instaview/las/2571176>**ML #:** 2571176**Status:** S**Subdiv:** None**City/Town:** Las Vegas**St:** NV**Short Sale:** N**Foreclosure Commenced:** N**Repo/REO:** N**Bedrooms:** 5**Full Baths:** 4**3/4 Baths:** 0**Half Baths:** 1**#Den/Oth:** 4**#Loft:** 0**Furn Incl:** Optional**DOM:** 151**AppxLivArea:** 5,047**AppxAddLivArea:**[Click here for map view](#)**AddLivAreaDesc:****AppxTotLivArea:** 5,047**Year Built:** 1969 / RESALE**PropSubTyp:** Single Family Residential**Lot Sqft:** 30,492**PropDes:** Detached Guest House**Garages:** 2 / Detached**Carports:** 0

Welcome to this extraordinary mid-century colonial home, nestled in the beautiful historic district of Las Vegas. As you enter the private gate, you'll instantly be captivated by this breathtaking home, consisting of five bedrooms, five bathrooms, and a detached guest house, all situated on a large .70 acre lot. The interior has been fully renovated and meticulously maintained, making this the perfect place to call home. Step outside to the backyard where you'll find a lush green lawn, a sparkling pool and spa, a full size tennis or basketball court, and alfresco dining area that is ideal for hosting unforgettable parties and gatherings with friends and family. Don't miss out on the opportunity to own this estate, offering all the luxuries in a historic neighborhood without any HOA restrictions.

**Construction:**

Frame &amp; Stucco

**Interior Features:**

Alarm System-Owned, Drapes, Drywall, Paneling, Window Coverings Partial

**Exterior Features:**

Back Yard Access, Built-In Barbecue, Circular Driveway, Courtyard, Covered Patio, Private Tennis Court, Private Yard, Secured Entry

**Private Pool/Description:**

Y / Heated Pool, Pool/Spa Combo

**Lot Description:**

1/4 to 1 Acre

**Clark County****2315 Alta Drive****\$2,224,000****Virtual Tour:** <https://www.propertypanorama.com/instaview/las/2602809>**ML #:** 2602809**Status:** S**Subdiv:** None**City/Town:** Las Vegas**St:** NV**Short Sale:** N**Foreclosure Commenced:** N**Repo/REO:** N**Bedrooms:** 7**Full Baths:** 2**3/4 Baths:** 3**Half Baths:** 1**#Den/Oth:** 2**#Loft:** 0**Furn Incl:** No**DOM:** 28**AppxLivArea:** 7,256**AppxAddLivArea:**[Click here for map view](#)**AddLivAreaDesc:****AppxTotLivArea:** 7,256**Year Built:** 1974 / RESALE**PropSubTyp:** Single Family Residential**Lot Sqft:** 53,579**PropDes:****Garages:** 5 / Detached**Carports:** 0

Mid-Century Modern, Privately Gated Estate Located in the Heart of The Historic District with an amazing circular driveway. Features 9,200+Sq.F, 7 bed, 6 baths on 1.2+ acres. Sleek, modern design with a Chef's Kitchen with Sub-Zero, Wolf and Miele appliances, and 3 Gas Fireplaces located in the Family Room, Kitchen, and Primary retreat. Floor-to-Ceiling windows allows you to enjoy the beautiful front and rear curb appeal of this architectural masterpiece. Entire 2nd Level is take by the primary suite which features fireplace, balcony, custom closets, Steam shower, and Separate Jacuzzi Tub overlooking the Rear Lawn and Pool area. The Lush Backyard features an oversized Pool and Teepee for 12 overlooking a well maintained, lush yard. Recently completed 5 car garage with A/C!! A separate Guesthouse is 1 bed,1 bath, loft-style design with a full kitchen, living & dining room. Plus an attached casita, finished as studio apartment w/kitchenette. All with No HOA and a fabulous location!

**Construction:****Interior Features:**

Window Coverings Partial

**Exterior Features:**

Balcony, Circular Driveway

**Private Pool/Description:**

Y / Heated Pool, Inground-Private

**Lot Description:**

1 to 5 Acres





**Clark County****2727 Alta Drive****\$1,508,000****Virtual Tour:** <https://my.matterport.com/show/?m=jNDjVFsmTyp>**ML #:** 2633017**Status:** S**Subdiv:** N/A**City/Town:** Las Vegas**St:** NV**Short Sale:** N**Foreclosure Commenced:** N**Repo/REO:** N**Bedrooms:** 5**Full Baths:** 4**3/4 Baths:** 0**Half Baths:** 1**#Den/Oth:** 0**#Loft:** 0**Furn Incl:** No**DOM:** 39**AppxLivArea:** 5,927**AppxAddLivArea:**[Click here for map view](#)**AddLivAreaDesc:****AppxTotLivArea:** 5,927**Year Built:** 1966 / RESALE**PropSubTyp:** Single Family Residential**Lot Sqft:** 38,333**PropDes:** Custom**Garages:** 12 / Attached, Auto Door Opener(s), Breeze Way, Cabinets, Entry to House, Storage Area/Shelves**Carports:** 1 / Detached Carport

Welcome to 2727 Alta Dr, located on a huge lot in the heart of the Historic District! Charming 1970's Ranch-Style, with mob vibe, privately gated home, walk-in bank vault, nearly 1 acre & 5,912 square ft. at the main house, featuring 4 bedrooms & 4.5 bathrooms, w/double primary suites, & jetted tubs for relaxation. Spacious finished basement boasts a wet bar, a man cave & wood burning fireplace. Enjoy the oversized pool for the hot Las Vegas days. Attached garage at the main house, Separate oversized (3) garages building, Additional workshop/garage Customized for a 40 ft.RV/boat, offering ample storage. Experience luxury and convenience living in this unique, desirable location with No HOA. Additional the compound includes a 4th building, a 1,200 foot guesthouse w/ 1 bed, 1 bath, full kitchen, & laundry. Home offers quick access to interstate 95 & 15, just minutes the best dinning, entertainment, shopping, casinos, medical school and hospital, Downtown Las Vegas & the Arts District!

**Construction:****Interior Features:**

Blinds, Ceiling Fan(s), Drywall, Shutters, Skylight, Window Coverings Partial

**Exterior Features:**

Back Yard Access, Built-In Barbecue, Circular Driveway, Covered Patio, Outbuilding, Portico, Shed

**Private Pool/Description:**

Y / Inground-Private



APN: 139-32-703-002

Appraiser 154

Date 11/18/2024

Marshall & Swift Percentage of Completion Breakdown	MS-42 Sec. 85	All Original Y/N	Original % of Component	NRS 361.229.1 Override	Comments	Factored Percent %
Plans, permits and survey	2%	N	0%		New plans & permits for remodel rebuild	0.00%
Excavation, forms, water/sewage hookup	4%	Y	100%			4.00%
Concrete	8%	Y	100%			8.00%
Rough framing	21%	N	20%		three exterior walls left, trusses and interior frame new	4.20%
Windows and exterior doors	2%	N	0%		all new	0.00%
Roof Cover	3%	N	0%		all new	0.00%
Rough-in plumbing	4%	N	0%		all new	0.00%
Insulation	1%	N	0%		all new	0.00%
Rough-in electrical and mechanical	11%	N	0%		all new	0.00%
Exterior cover	6%	N	30%		three exterior walls left for remodel, new finishes	1.80%
Interior drywall and ceiling finish	8%	N	0%		all new	0.00%
Built-in cabinets, interior doors, trim, etc.	13%	N	0%		all new	0.00%
Plumbing fixtures	5%	N	0%		all new	0.00%
*Floor covers	3%	N	0%	Removed	all new not in eff age calc	0.00%
*Built-in appliances	3%	N	0%	Removed	all new not in eff age calc	0.00%
Light fixtures and finish hardware	2%	N	0%		all new	0.00%
*Painting and decorating	4%	N	0%	Removed	all new not in eff age calc	0.00%

\* Per NRS 361.229.1, these items are not included in effective age adjustment.

If these are included, see line comments for reason.

Original % Complete = 18.0%


## Remodel Effective Year / Destruction Rebuild Effective Year


Area	Description	% of Imp.	Year	% Remodel Area to Date	Year for Eff. Age Calculation	Weight
Original	From Analysis Above	20.0%	1970		1970	394.0
Remodel 1		80.0%	2021	80.0%	2021	1616.8
Remodel 2						
Remodel 3						
Total Area:		100%	Adjusted Effective Year:		2011	


Comments:





OWNER(S)/MAIL TO					SITUS					139-32-703-002					Printed: 1/9/2025						
2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS 2709 PINTO LN LAS VEGAS NV, 89107 NV					2709 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 2										Page: 2 of 4						
															2025/26						
TYPE		BUILDING STYLE		QUALITY		BUILDING 1 OF 2 SECTION 1 OF 2										BUILDING VALUE SUMMARY					
RES		01 One Story		40 Good		Subareas										BASIC BUILDING 912,006					
AYB		EYB		% COMP		% DEPR												SQ. FT. ADJUSTMENTS -31,106			
1968		2011		100%		21.0												LUMP SUM ADJUSTMENTS 126,415			
BUILDING CHARACTERISTICS																					
BASIC BUILDING FEATURES																-31,106					
CAT		TYPE		AREA		%		SF ADJ.								BASEMENT					
SFL		Concrete Slab				100.00%		-37,437								PORCHES 47,264					
EW		Frame-Stucco				100.00%										GARAGES/CARPORTS 49,710					
RC		Composition Shingle				100.00%		-14,506								BUILDING RCN 1,104,289					
HT		Forced Air				100.00%										DEPRECIATION 231,901					
AC		Central Cooling				100.00%		20,837								POOL/SPA/DECK 71,904					
FLOORING																\$0					
CAT		TYPE		AREA		%		SF ADJ.								OTHER EXTRA FEATURES 108,507					
																TOTAL RCNLD 1,052,799					
																IMPROVEMENT FACTOR					
																MULTIPLE ADJUSTMENT					
																OVERRIDE IMP. VALUE					
																CONDO COST SQ FT					
																NTV PUD/Common Area					
ROOMS/BATHROOMS																\$41,173					
CAT		TYPE		UNITS		FAC		UNIT ADJ.		GARAGES/CARPORTS/PORCHES/PATIOS/BALC ADD-ONS						BUILDING AREAS					
RM1		Bedrooms		4.00		1.00				CAT DESCRIPTION UNITS UNIT ADJ.						HEATED AREA 4,985					
RM2		Family/Den/Other		3.00		1.00				PD7 PtoDkStone 140 1,628						HEATED AREA W/FIN BSMT 4,985					
RM3		Frm Dining Room		1.00		1.00				PD7 PtoDkStone 360 4,187						ADJ RATE					
RM4		Total Rooms		10.00		1.00															
RM5		Full Baths		4.00		1.00															
RM6		Half Baths		2.00		1.00															
FIX		Plumb Fxt		23.00		1.00		41,173													
BUILT-INS/FIREPLACES																\$32,901					
CAT		TYPE		UNITS		FAC		UNIT ADJ.		EXTRA FEATURES						\$245,081					
AP1		Built Ins		1		1.00		9,163		CODE DESCRIPTION GRD QTY UNITS UNIT PRICE FAC ADJ. UNIT AYB EYB						RCN DEPR% RCNLD NOTES					
FPL		Fireplace (L-Rank)		1		1.00		4,612		RPL3 Pool Size Appx 512 Square Feet 1 1 1.00 \$56,237.66 1.00 51,941.10 2020 2021						51,941 6.0 48,825					
AP2		Built-in Refrigerator/Extra/Each		2		1.00		16,612		RPLD5 Pool Deck - Kool Deck 1 1 500.00 \$13.92 1.00 13.92 2021 2021						6,960 6.0 6,542					
AP4		Dishwasher Extra		2		1.00		1,582		SPR2 Sprinkler Average 1 1 1.00 \$3,753.05 1.00 3,753.05 1968 1970						3,753 75.0 938					
AP5		Bi Microwave		1		1.00		932		RPV3 Paving - Brick 1 1 7,500.00 \$12.03 1.00 12.03 2021 2021						90,225 6.0 84,812					
										RSPT Septic 1 1 1.00 \$9,086.39 1.00 9,086.39 1968 1970						9,086 75.0 2,272					
										RY40 Wrought Iron/Square Feet 1 1 860.00 \$12.57 1.00 12.57 1968 1970						10,810 75.0 2,703					
										RPSP Pool Spa/Attached Each 1 1 1.00 \$17,592.41 1.00 17,592.41 2020 2021						17,592 6.0 16,537					
										RY67 Porte Cochere/Square Feet 1 1 875.00 \$62.53 1.00 62.53 1968 1980						54,714 67.5 17,782					
ADDITIONAL BUILDING FEATURES																\$52,341					
CAT		TYPE		UNITS		FAC		UNIT ADJ.													
WH		Wall Height (RES)		10		1.00															
X35		Home Auto System HV		1		0.50		52,341													

<b>OWNER(S)/MAIL TO</b>					<b>SITUS</b>					<b>139-32-703-002</b>					Printed: 1/9/2025	
2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS 2709 PINTO LN LAS VEGAS NV, 89107 NV					2709 PINTO LN LAS VEGAS										Page: 3 of 4	
					PARCEL STATUS A Active - Locally Assessed Parcel NEIGHBORHOOD 1311.09 Central West PRIMARY USE 20.110 Single Family Residential BUILDING(S) 1 of 2											
					BUILDING 1 OF 2 SECTION 2 OF 2											
<b>TYPE BUILDING STYLE QUALITY</b>					<b>BUILDING VALUE SUMMARY</b>											
RES 18 Garage 40 Good					<b>BASIC BUILDING</b> SQ. FT. ADJUSTMENTS LUMP SUM ADJUSTMENTS BASEMENT PORCHES GARAGES/CARPORTS 74,977 BUILDING RCN 74,977 DEPRECIATION 56,233 POOL/SPA/DECK OTHER EXTRA FEATURES 72,994 TOTAL RCNLD 91,738  IMPROVEMENT FACTOR MULTIPLE ADJUSTMENT OVERRIDE IMP. VALUE CONDO COST SQ FT NTV PUD/Common Area <b>BUILDING AREAS</b> HEATED AREA HEATED AREA W/FIN BSMT ADJ RATE											
<b>AYB EYB % COMP % DEPR</b>					<b>Subareas</b>											
1968 1970 100% 75.0					<b>BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN</b> 1-2 GDB Det Garage - Built-up or Com 1968 1970 1,024 73.22 74,977											
<b>BUILDING CHARACTERISTICS</b>																
<b>BASIC BUILDING FEATURES \$0</b>																
<b>CAT TYPE AREA % SF ADJ.</b>																
EW Masonry-CB/CBS, HV Stone 100.00%																
RC Composition Shingle 100.00%																
<b>FLOORING \$0</b>																
<b>CAT TYPE AREA % SF ADJ.</b>																
<b>ROOMS/BATHROOMS \$0</b>					<b>GARAGES/CARPORTS/PORCHES/PATIOS/BALC ADD-ONS</b>											
<b>CAT TYPE UNITS FAC UNIT ADJ.</b>					<b>CAT DESCRIPTION UNITS UNIT ADJ. CAT DESCRIPTION UNITS UNIT ADJ.</b>											
<b>BUILT-INS/FIREPLACES</b>					<b>EXTRA FEATURES</b>											
<b>CAT TYPE UNITS FAC UNIT ADJ.</b>					<b>CODE DESCRIPTION GRD QTY UNITS UNIT PRICE FAC ADJ. UNIT AYB EYB</b> RY75 Solar Panels/Per Panel 1 48.00 \$1,644.01 1.00 1,644.01 2020 2020											
<b>ADDITIONAL BUILDING FEATURES</b>					<b>\$78,912 \$72,994</b> <b>RCN DEPR% RCNLD NOTES</b> 78,912 7.5 72,994 ALT ENERGY											
<b>CAT TYPE UNITS FAC UNIT ADJ.</b>																
WH Wall Height (RES) 1.00																

OWNER(S)/MAIL TO						SITUS						139-32-703-002						Printed: 1/9/2025																			
2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS 2709 PINTO LN LAS VEGAS NV, 89107 NV						2709 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) 2 of 2												Page: 4 of 4																			
																		2025/26																			
TYPE		BUILDING STYLE		QUALITY		BUILDING 2 OF 2 SECTION 1 OF 1										BUILDING VALUE SUMMARY																					
RES		01 One Story		30 Average		Subareas										BASIC BUILDING 183,810																					
AYB		EYB		% COMP		% DEPR												SQ. FT. ADJUSTMENTS -1,666																			
1968		1984		100%		61.5												LUMP SUM ADJUSTMENTS 6,278																			
BUILDING CHARACTERISTICS																BASEMENT																					
BASIC BUILDING FEATURES																PORCHES 7,185																					
CAT		TYPE		AREA		%		SF ADJ.												GARAGES/CARPORTS																	
SFL		Concrete Slab				100.00%		-5,765												BUILDING RCN 195,607																	
EW		Frame-Stucco				100.00%														DEPRECIATION 120,298																	
RC		Composition Shingle				100.00%														POOL/SPA/DECK																	
HT		Forced Air				100.00%														OTHER EXTRA FEATURES 938																	
AC		Central Cooling				100.00%		4,099												TOTAL RCNLD 76,247																	
FLOORING																IMPROVEMENT FACTOR																					
CAT		TYPE		AREA		%		SF ADJ.												MULTIPLE ADJUSTMENT																	
RIF		% Floor Vinyl				100%														OVERRIDE IMP. VALUE																	
																CONDO COST SQ FT																					
																NTV PUD/Common Area																					
																BUILDING AREAS																					
																HEATED AREA 1,096																					
																HEATED AREA W/FIN BSMT 1,096																					
																ADJ RATE																					
ROOMS/BATHROOMS						\$0						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		2.00		1.00																															
RM2		Family/Den/Other				1.00																															
RM3		FrmL Dining Room				1.00																															
RM4		Total Rooms		3.00		1.00																															
RM5		Full Baths		2.00		1.00																															
RM6		Half Baths				1.00																															
FIX		Plumb Fxt		9.00		1.00																															
BUILT-INS/FIREPLACES						\$6,278						EXTRA FEATURES						\$3,753				\$938															
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		5,001		SPR2		Sprinkler Average				1		1.00		\$3,753.05		1.00		3,753.05		1968		1968		3,753		75.0		938			
AP7		Range/Each		1		1.00		1,277																													
ADDITIONAL BUILDING FEATURES						\$0																															
CAT		TYPE		UNITS		FAC		UNIT ADJ.																													
WH		Wall Height (RES)				1.00																															

CASE #	90		SUBJECT PARCEL INFORMATION						FISCAL YEAR		2025-2026					
APN	139-32-703-002		Location	2709 PINTO LN			Zoning Designation	RA		Vacant	No					
Size (acres)	0.85	Gross	0.85	Net	Size (sq ft)	37,026	# Buildable Lots	1		Offsites	Finished					
General Description	Subject is an improved .85 acre residential lot in the Pinto Palomino estates neighborhood generally located in central Las Vegas adjacent the Las Vegas Medical District.									Other						
COMPARABLE LAND SALES GRID																
Sale No.	1		2		3		4		5		6		7		8	
Parcel #	139-32-601-043		139-32-601-001		139-32-601-005		162-04-114-011		162-04-210-128		139-32-701-003		139-32-701-001		139-32-701-006	
Buyer	Rancho		Rancho		RANCHO		Charleston		Rancho		Rancho		Rancho		Alta	
Seller	ROSENBERG RANDI LEE		VESPA PASQUALINA K		CERB NEVADA TRUST		FUNANAGE BRIGITTE M		2020 & 2030 BANNIE		BARTSAS MARY 13 L L		FLORIS ALICIA PANTI		2710 PINTO LN L L C	
Date of Sale	6/23/2023		8/7/2023		8/7/2023		1/9/2024		6/22/2022		4/26/2021		9/29/2020		4/9/2019	
Sale Price	\$750,000		\$950,000		\$950,000		\$630,000		\$895,000		\$500,000		\$443,625		\$400,000	
Cross Streets	Rancho / Charleston		Rancho / Alta		RANCHO / ALTA		Charleston / Rancho		Rancho / Oakey		Rancho / Charleston		Rancho / Alta		Alta / Rancho	
# of Lots	1		1		1		1		2		1		1		1	
Unadjusted Lot Price	750,000		950,000		950,000		630,000		447,500		500,000		443,625		400,000	
Time/Market/Other Adj.*		5%		5%		5%		5%				30%		45%		55%
Adjusted Sale Price	787,500		997,500		997,500		661,500		447,500		650,000		643,256		620,000	
Location	Rancho Circle		Rancho Circle		Rancho Circle		Central West		Central West		Central West		Central West		Central West	
Zoning/Probable Use	R-A		R-A		R-A		R-1		R-E		R-A		R-A		R-A	
Access	Not Gated		Guard Gated		Guard Gated		Not Gated		Not Gated		Not Gated		Not Gated		Not Gated	
Lot Size (acres)	0.96 Acre		1.12 Acres		1.05 Acres		0.4 Acre		~ 0.73 Acre		1.03 Acres		0.88 Acre		0.66 Acre	
Shape/Topography	Regular/Level		Irregular/Level		Narrow/Level		Regular/Graded		Regular/Level		Regular/Level		Regular/Level		Regular/Graded	
Offsites	Partial		Finished		Finished		Finished		Partial		Partial		Finished		Finished	
Other	On Rancho		Culdesac Lot		Culdesac Lot		Culdesac Lot									
Overall Comparison to Subject	SIMILAR		SUPERIOR		SUPERIOR		INFERIOR		INFERIOR		SUPERIOR		SIMILAR		INFERIOR	
* Analysis of Market Conditions Adjustment attached.																
RECONCILIATION																
INDICATED VALUE RANGE OF COMPARABLES			447,500		TO		997,500									
CURRENT TAXABLE VALUE OF SUBJECT			525,000		PER LOT				TOTAL TXBL LAND VALUE			525,000				
RECOMMEND			525,000		PER LOT				TOTAL TXBL LAND VALUE			NO CHANGE				
RECONCILIATION COMMENTS			Comps similar in zoning and probable use were selected as evidence of market value and analyzed on a per lot basis. Comps range from .4 - 1.46 acres and indicate a range in value which supports the assessors recommendation. Comps 6-8 in subject nbhd are dated, when adjusted for market conditions indicate size is factored minimally as an adjustment. Comps 1 and 4 purchased as teardowns. Market adjustment based on paired sales of comp 2 (\$579,000 10/2018 to \$950,000 8/2023 +65%) and 8 (\$300,000 9/2017 to \$400,000 4/2019 +30%) with support from the Case Shiller Las Vegas home price index. No current vacant land sales in subject nbhd, therefore applied no change to prior year.													





# Clark County Assessor's Office



Case #: 00090  
2709 PINTO LANE TRUST ETAL  
2709 PINTO LN  
Subject(s):  
S. 139-32-703-002

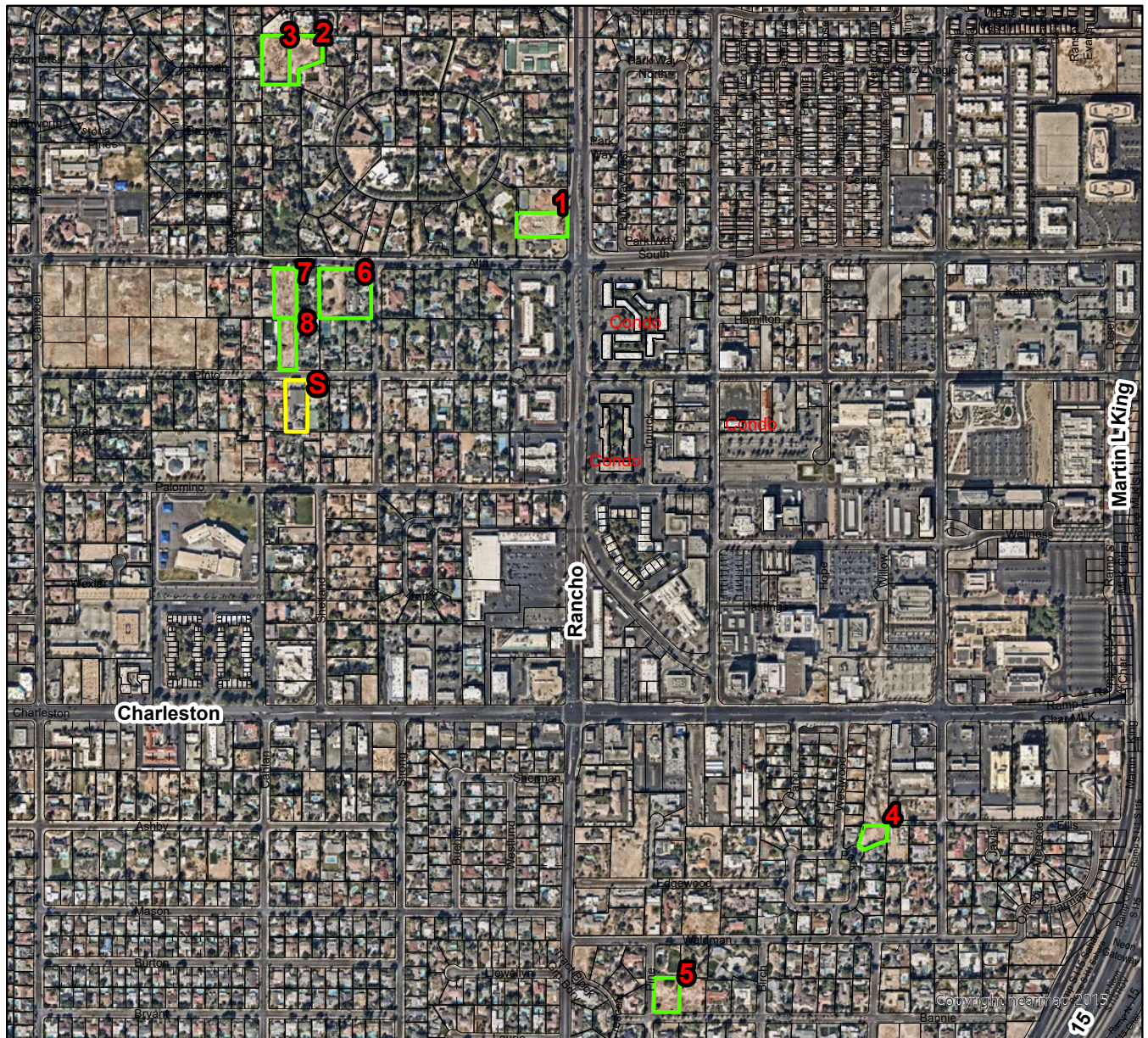
Comparable(s):

1. 139-32-601-043
2. 139-32-601-001
3. 139-32-601-005
4. 162-04-114-011
5. 162-04-210-128
6. 139-32-701-011
7. 139-32-701-001
8. 139-32-701-006

1:10,000  
Date: 1/29/2025

### Legend

**Subject**

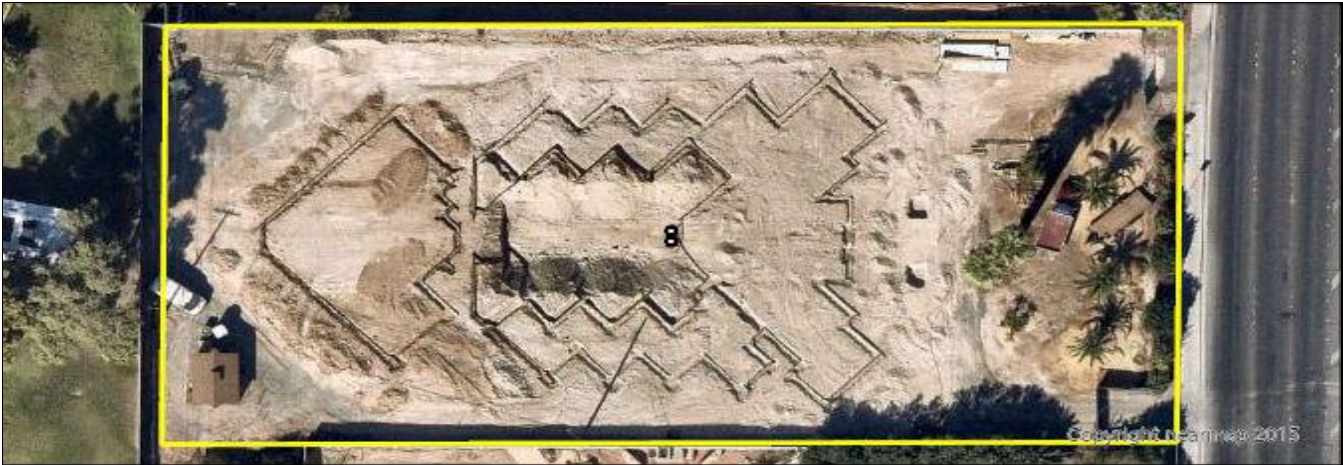
☐ Comparable

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



Comparable Sale: 1

Property Description:	Purchased as a teardown.			
Parcel Number:	139-32-601-043			
Parcel Count:	1			
Cross Streets	/ Child			
Seller:	ROSENBERG RANDI LEE			
Buyer:	Rancho			
Deed Number:	20230623:00000299			
Sale Date:	6/23/2023			
Sale Price:	\$750,000			
Gross Size SF/Acre:	41,818	0.96		
Net Size SF/Acre:	41,818	0.96		
Sale Price Per SF/Acre:	\$17.94	\$781,250		
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-A			
Offsites:	Partial			
Verification Source:	Public Records			





Comparable Sale: 2

Property Description:	Lot is located in the guard gated Rancho Circle subdivision. All utilities are in place and lot is on a community well.			
Parcel Number:	139-32-601-001			
Parcel Count:	1			
Cross Streets	/ Child			
Seller:	VESPA PASQUALINA K L L C			
Buyer:	Rancho			
Deed Number:	20230807:00001074			
Sale Date:	8/7/2023			
Sale Price:	\$950,000			
Gross Size SF/Acre:	48,787	1.12		
Net Size SF/Acre:	48,787	1.12		
Sale Price Per SF/Acre:	\$19.47	\$848,214		
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-A			
Offsites:	Finished			
Verification Source:	MLS/COSar/Property Line			





Comparable Sale: 3

Property Description:	Lot located in the guard gated Rancho Circle Subdivision. All utilities are in place and lot is on community well.			
Parcel Number:	139-32-601-005			
Parcel Count:	1			
Cross Streets	/ Child			
Seller:	CERB NEVADA TRUST			
Buyer:	RANCHO			
Deed Number:	20230807:00001135			
Sale Date:	8/7/2023			
Sale Price:	\$950,000			
Gross Size SF/Acre:	45,738	1.05		
Net Size SF/Acre:	45,738	1.05		
Sale Price Per SF/Acre:	\$20.77	\$904,762		
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-A			
Offsites:	Finished			
Verification Source:	Personal Interview			





Comparable Sale: 4

Property Description:	Vacant Land Sale. Improvements of \$118,610 demo'd after purchase.			
Parcel Number:	162-04-114-011			
Parcel Count:	1			
Cross Streets	/ Child			
Seller:	FUNANAGE BRIGITTE M			
Buyer:	Charleston			
Deed Number:	20240109:00000647			
Sale Date:	1/9/2024			
Sale Price:	\$630,000			
Gross Size SF/Acre:	17,424	0.4		
Net Size SF/Acre:	17,424	0.4		
Sale Price Per SF/Acre:	\$36.16	\$1,575,000		
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-1			
Offsites:	Finished			
Verification Source:	MLS/COSStar/Property Line			





Comparable Sale: 5

Property Description:	2 lots in scotch eighties. -128 (.69ac) & -129 (.77ac)			
Parcel Number:	162-04-210-128			
Parcel Count:	2			
Cross Streets	/ Child			
Seller:	2020 & 2030 BANNIE L L C			
Buyer:	Rancho			
Deed Number:	20220622:00000701			
Sale Date:	6/22/2022			
Sale Price:	\$895,000			
Gross Size SF/Acre:	63,598	1.46		
Net Size SF/Acre:	63,598	1.46		
Sale Price Per SF/Acre:	\$14.07	\$613,014		
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-E			
Offsites:	Partial			
Verification Source:	Public Records			





Comparable Sale: 6

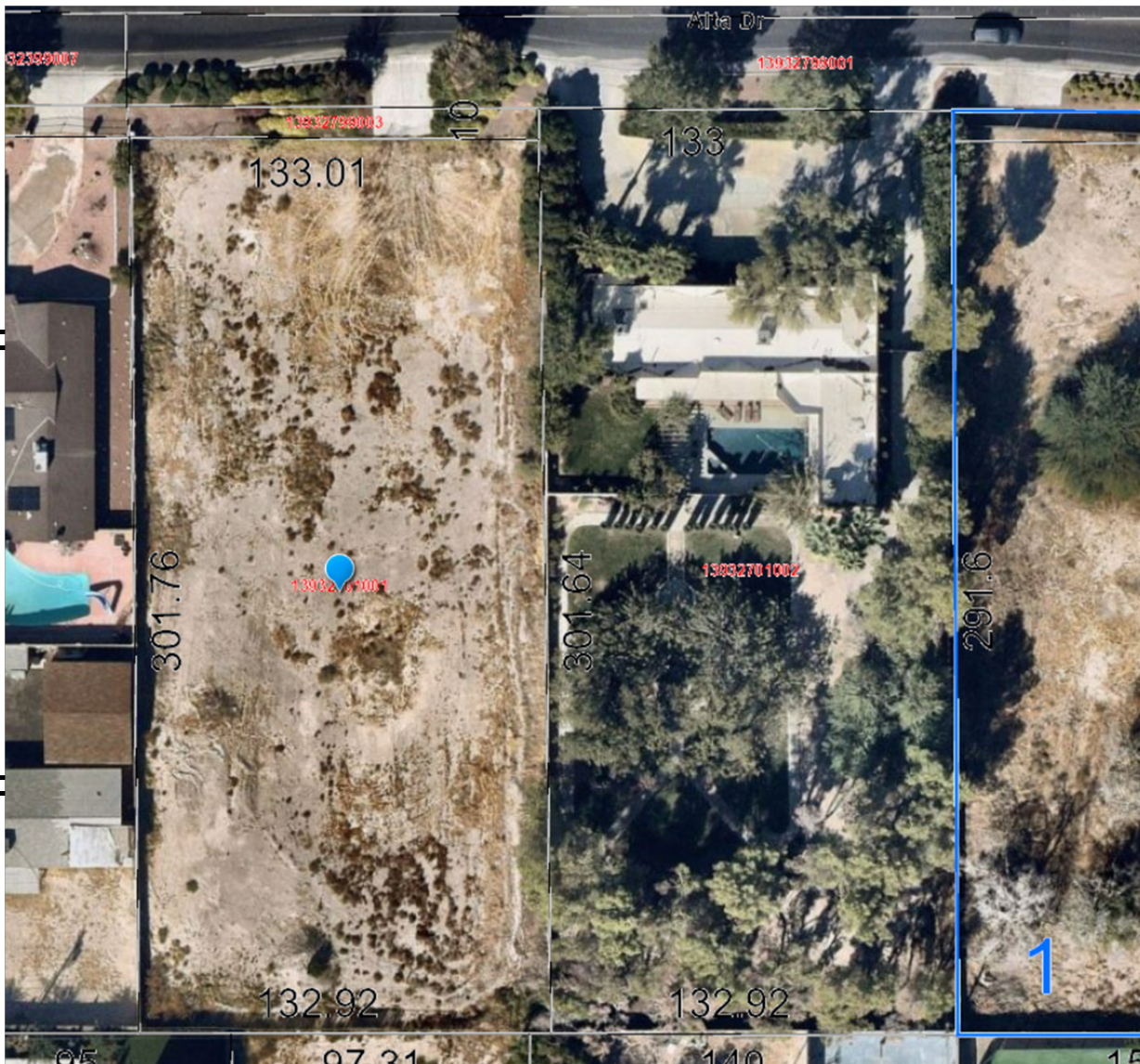
Property Description:	BUYER OWNS PROPERTY ADJACENT TO THE EAST			
Parcel Number:	139-32-701-003			
Parcel Count:	1			
Cross Streets	/ Child			
Seller:	BARTSAS MARY 13 L L C			
Buyer:	Rancho			
Deed Number:	20210426:00003754			
Sale Date:	4/26/2021			
Sale Price:	\$500,000			
Gross Size SF/Acre:	44,867	1.03		
Net Size SF/Acre:	44,867	1.03		
Sale Price Per SF/Acre:	\$11.14	\$485,437		
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-A			
Offsites:	Partial			
Verification Source:	Public Records			





**Comparable Sale:** 7

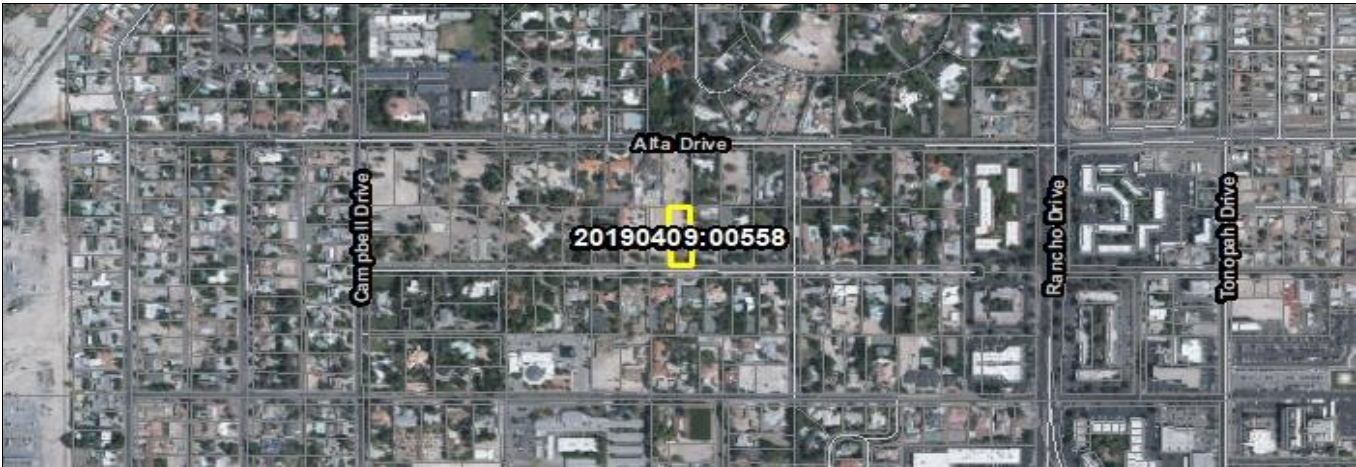
Property Description:	CITY WATER AND SEWER. BLOCK WALL FENCING ON TWO SIDES OF PROPERTY.			
Parcel Number:	139-32-701-001			
Parcel Count:	1			
Cross Streets	/ Child			
Seller:	FLORIS ALICIA PANTICH SEPARATE PROPERTY TR			
Buyer:	Rancho			
Deed Number:	20200929:00002638			
Sale Date:	9/29/2020			
Sale Price:	\$443,625			
Gross Size SF/Acre:	38,333		0.88	
Net Size SF/Acre:	38,333		0.88	
Sale Price Per SF/Acre:	\$11.57		\$504,119	
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-A			
Offsites:	Finished			
Verification Source:	MLS/COStar/Property Line			





Comparable Sale: 8

Property Description:	SOLD AS AN ASSEMBLAGE WITH NEIGHBORING PCL -005 WHICH WAS THE NEW AMERICAN REMODEL FOR 2019 NAHB (NATIONAL ASSOC OF HOME BUILDERS) SHOW. TATIANA LEE IS BUYER AND PRINCIPAL IN LLC WHICH PURCHASED THIS LOT AND THE NEIGHBORING HOME. SALES PRICE CONFIRMED WITH HER. HOME BUILT BY ARCHITECT MICHAEL GARDNER, PRINCIPAL IN SIMILARLY NAMED LLC, BUT NOT RELATED TO BUYER LLC.			
Parcel Number:	139-32-701-006			
Parcel Count:	1			
Cross Streets	/ Child			
Seller:	2710 PINTO LN L L C			
Buyer:	Alta			
Deed Number:	20190409:00000558			
Sale Date:	4/9/2019			
Sale Price:	\$400,000			
Gross Size SF/Acre:	28,750	0.66		
Net Size SF/Acre:	28,750	0.66		
Sale Price Per SF/Acre:	\$13.91	\$606,061		
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-A			
Offsites:	Finished			
Verification Source:	Personal Interview			

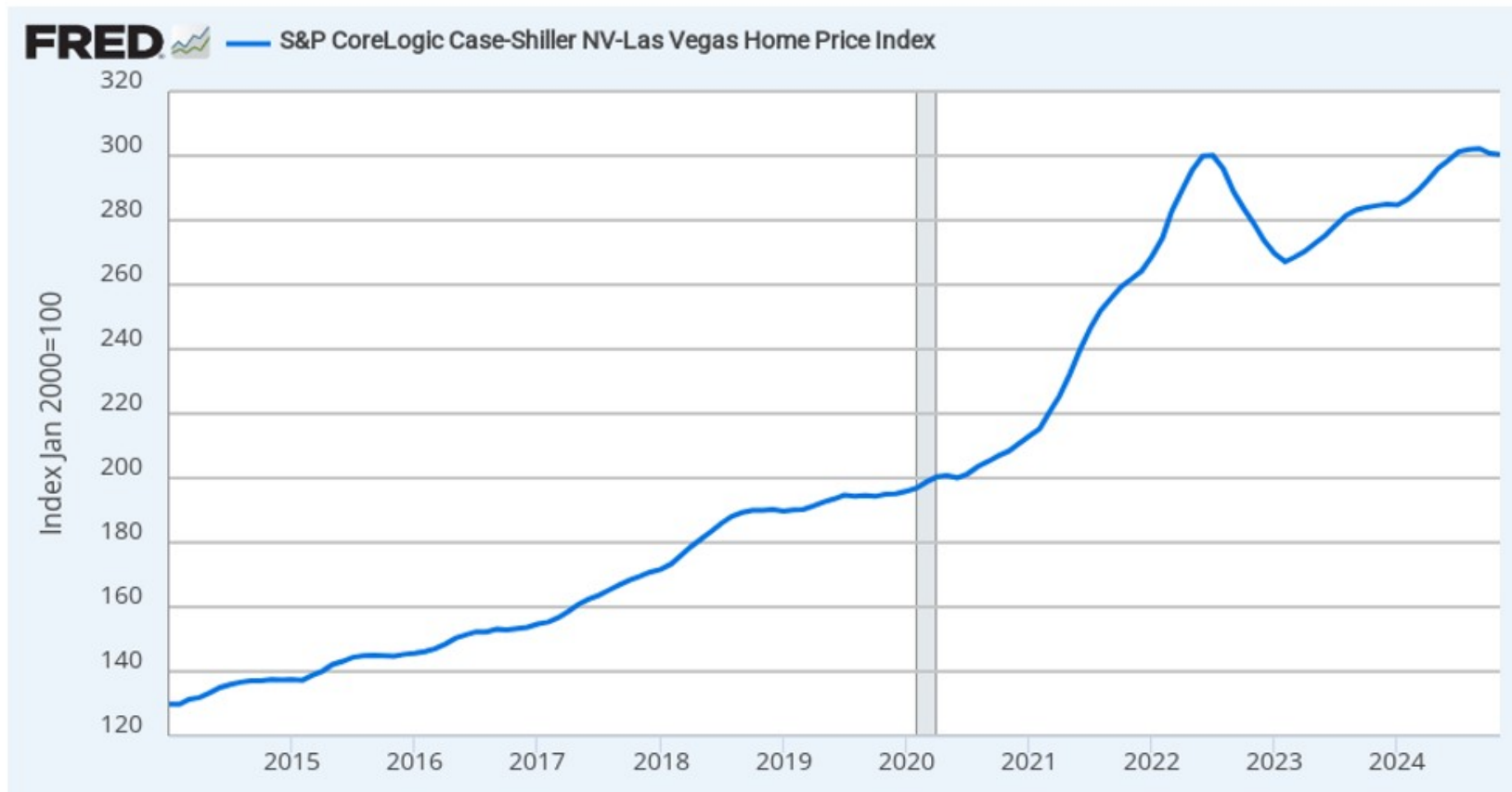


strap	acreage	unit_prc	adj_dscr	adj	Ind_note	lot value	per_acre
139-32-703-009	0.23	525,000.00	% - Size	-0.5		262,500	1,141,304
139-32-703-010	0.27	525,000.00	% - Size	-0.5		262,500	972,222
139-32-703-011	0.51	525,000.00	% - Size	-0.3		367,500	720,588
139-32-306-011	0.52	525,000.00	% -Assemb	-0.5	assemblage	262,500	504,808
139-32-306-012	0.52	525,000.00	% -Assemb	-0.5	assemblage	262,500	504,808
139-32-703-008	0.57	525,000.00	% - Size	-0.3		367,500	644,737
139-32-701-005	0.65	525,000.00	% - Size	-0.15		446,250	686,538
139-32-701-006	0.66	525,000.00	% - Size	-0.15		446,250	676,136
139-32-702-010	0.69	525,000.00	% - Size	-0.15		446,250	646,739
139-32-702-018	0.69	525,000.00	% - Size	-0.15		446,250	646,739
139-32-702-019	0.69	525,000.00	% - Size	-0.15		446,250	646,739
139-32-702-020	0.69	525,000.00	% - Size	-0.15		446,250	646,739
139-32-702-024	0.7	525,000.00	% - Size	-0.1		472,500	675,000
139-32-702-014	0.75	525,000.00		0		525,000	700,000
139-32-702-015	0.75	525,000.00		0		525,000	700,000
139-32-702-016	0.75	525,000.00		0		525,000	700,000
139-32-306-023	0.78	525,000.00		0		525,000	673,077
139-32-304-003	0.85	525,000.00		0		525,000	617,647
139-32-703-001	0.85	525,000.00		0		525,000	617,647
139-32-703-002	0.85	525,000.00		0		525,000	617,647
139-32-703-003	0.85	525,000.00		0		525,000	617,647
139-32-304-013	0.86	525,000.00		0		525,000	610,465
139-32-305-003	0.86	525,000.00		0		525,000	610,465
139-32-304-001	0.87	525,000.00		0		525,000	603,448
139-32-304-002	0.87	525,000.00		0		525,000	603,448
139-32-304-011	0.87	525,000.00		0		525,000	603,448
139-32-304-012	0.87	525,000.00		0		525,000	603,448
139-32-306-010	0.87	525,000.00		0		525,000	603,448
139-32-306-024	0.87	525,000.00		0		525,000	603,448
139-32-304-009	0.88	525,000.00		0		525,000	596,591
139-32-701-001	0.88	525,000.00		0		525,000	596,591
139-32-703-004	0.88	525,000.00		0		525,000	596,591
139-32-703-005	0.88	525,000.00		0		525,000	596,591
139-32-304-018	0.89	525,000.00		0		525,000	589,888
139-32-304-010	0.9	525,000.00		0		525,000	583,333
139-32-306-022	0.9	525,000.00		0		525,000	583,333
139-32-304-015	0.91	525,000.00		0		525,000	576,923
139-32-304-016	0.91	525,000.00		0		525,000	576,923
139-32-304-017	0.91	525,000.00		0		525,000	576,923
139-32-306-001	0.91	525,000.00		0		525,000	576,923
139-32-306-004	0.91	525,000.00		0		525,000	576,923
139-32-701-002	0.91	525,000.00		0		525,000	576,923
139-32-304-007	0.92	525,000.00		0		525,000	570,652
139-32-304-008	0.92	525,000.00		0		525,000	570,652
139-32-306-026	0.95	525,000.00		0		525,000	552,632
139-32-702-013	0.97	525,000.00		0		525,000	541,237

139-32-304-005	0.98	525,000.00 % -Assemb	-0.25 assemblage	393,750	401,786
139-32-702-006	0.98	525,000.00	0	525,000	535,714
139-32-702-007	0.98	525,000.00	0	525,000	535,714
139-32-702-012	0.98	525,000.00	0	525,000	535,714
139-32-305-001	0.99	525,000.00	0	525,000	530,303
139-32-702-008	0.99	525,000.00	0	525,000	530,303
139-32-701-007	1	525,000.00	0	525,000	525,000
139-32-702-011	1	525,000.00	0	525,000	525,000
139-32-702-021	1	525,000.00	0	525,000	525,000
139-32-702-028	1.01	525,000.00	0	525,000	519,802
139-32-306-019	1.03	525,000.00	0	525,000	509,709
139-32-701-008	1.03	525,000.00	0	525,000	509,709
139-32-701-009	1.03	525,000.00	0	525,000	509,709
139-32-703-006	1.05	525,000.00	0	525,000	500,000
139-32-305-002	1.1	525,000.00	0	525,000	477,273
139-32-306-009	1.11	525,000.00	0	525,000	472,973
139-32-306-020	1.14	525,000.00	0	525,000	460,526
139-32-305-005	1.21	525,000.00	0	525,000	433,884
139-32-304-006	1.22	525,000.00 % -Assemb	-0.25 assemblage	393,750	322,746
139-32-702-030	1.23	525,000.00	0	525,000	426,829
139-32-702-001	1.25	525,000.00	0	525,000	420,000
139-32-702-027	1.38	525,000.00 % - Size	0.05	551,250	399,457
139-32-702-009	1.57	525,000.00 % - Size	0.15	603,750	384,554
139-32-702-002	1.59	525,000.00 % - Size	0.15	603,750	379,717
139-32-703-013	1.7	525,000.00 % - Size	0.25	656,250	386,029
139-32-304-004	1.75	525,000.00 % - Size	0.25	656,250	375,000
139-32-304-014	1.88	525,000.00 % - Size	0.25	656,250	349,069
139-32-701-011	2.02	525,000.00 % - Size	0.25	656,250	324,876



CASE #	90		SUBJECT PARCEL INFORMATION						FISCAL YEAR		2025-2026					
APN	139-32-703-002		Location	2709 PINTO LN			Zoning Designation	RA		Vacant	No					
Size (acres)	0.85	Gross	0.85	Net	Size (sq ft)	37,026	Probable Use	Residential Acreage		Offsites	Yes					
General Description	Market adj. analysis supports diminishing returns principle. Pair (1,2) are historical sales most similar to the subject nbhd and size range. Pair (3,4) are more current sales in adjacent nbhds. Pairs (5,6) and (7,8) have similar sizes within subject nbhd. In every case, a diminished return is evidenced by \$/acre of the larger parcel within the nbhd.									Density	1 du/ac					
COMPARABLE LAND SALES GRID																
Sale No.	1		2		3		4		5		6		7		8	
Parcel #	139-32-702-016		139-32-405-027		162-04-114-011		162-04-210-128		139-32-701-001		139-32-701-003		139-32-701-006		139-32-701-003	
Buyer	HORTON D R INC		805 LAND L L C		LOGAN PROPERTY HOLD		BANNIE LANE L L C		PONTONI MICHAEL R		TEMUJEN L P		2720 PINTO L L C		TEMUJEN L P	
Seller	DAPORALE HELEN REVO		BUSCH NED M & ANN F		FUNANAGE BRIGITTE M		2020 & 2030 BANNIE		FLORIS ALICIA PANTI		BARTSAS MARY 13 L L		2710 PINTO LN L L C		BARTSAS MARY 13 L L	
Date of Sale	5/15/2015		8/25/2014		1/9/2024		6/22/2022		9/29/2020		4/26/2021		4/9/2019		4/26/2021	
Sale Price	\$275,000		\$315,000		\$630,000		\$895,000		\$443,625		\$500,000		\$400,000		\$500,000	
Cross Streets	Charleston / Rancho		Charleston / Rancho		Charleston / Rancho		Rancho / Oakey		Rancho / Alta		Rancho / Charleston		Alta / Rancho		Rancho / Charleston	
Acres	0.75		2.49		0.40		1.46		0.88		1.03		0.66		1.03	
\$/Acre	366,667		126,506		1,575,000		613,014		504,119		485,437		606,061		485,437	
Time/Market/Other Adj.*				5%			-5%		10%				15%			
Adjusted \$/Acre	366,667		132,831		1,575,000		582,363		554,531		485,437		696,970		485,437	
Location	Central West		Central West		Central West		Central West		Central West		Central West		Central West		Central West	
Zoning/Probable Use	R-A		R-E		R-1		R-E		R-A		R-A		R-A		R-A	
Density (maximum)	1 du/acre		2 du/acre		5 du/acre		2 du/acre		1 du/acre		1 du/acre		1 du/acre		UNKNOWN	
Size	0.75 Acre		2.49 Acres		0.4 Acre		1.46 Acres		0.88 Acre		1.03 Acres		0.66 Acre		1.03 Acres	
Shape	Regular		Regular		Irregular		Regular		Regular		Regular		Regular		Regular	
Topography	Level		Level		Graded		Level		Level		Level		Graded		Level	
Access	Not Gated		Not Gated		Not Gated		Not Gated		Not Gated		Not Gated		Not Gated		Not Gated	
Offsites	Partial		Partial		Finished		Partial		Finished		Partial		Finished		Partial	
Overall Comparison to Subject	SIMILAR		SIMILAR		SIMILAR		SIMILAR		SIMILAR		SIMILAR		SIMILAR		SIMILAR	
* Analysis of Market Conditions Adjustment attached.																
RECONCILIATION																
INDICATED VALUE RANGE OF COMPARABLES			132,831		TO		1,575,000		PER ACRE							
CURRENT TAXABLE VALUE OF SUBJECT			617,647		PER ACRE		TOTAL TXBL LAND VALUE			525,000						
RECOMMEND			617,647		PER ACRE		TOTAL TXBL LAND VALUE			NO CHANGE						
RECONCILIATION COMMENTS			The paired sales indicate size adjustment range is similar to the subject nbhd. Assessor adjustments are typically conservative and generally carry over from year to year. Size adjustment made per NAC 361.11795 and NAC 361.1188 1(a). Nbhd land value breakdown can be seen on land equity grid and follows similar methodology for purposes of size adjustment.													





# CLARK COUNTY BOARD OF EQUALIZATION

Case # 90

Miscellaneous Information



togetherforbetter

OFFICE OF THE  
COUNTY ASSESSOR

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

Mary Ann Weidner, Deputy Director of Assessment Services

01/09/2025

**Case Number: 90**  
**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](mailto: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.



## PETITION 90: 2709 PINTO LANE TRUST ETAL/WOLFSON MARK B TRS

Parcel Number(s): 139-32-703-002  
Petitioner Duly Sworn: Mark Wolfson  
Document(s) Submitted: *See Attached*

### **DISCUSSION:**

#### **TERRY FARR**

Thank you. I guess we can call our first case, Case Number 90, 2709 Pinto Lane Trust, et al. Good morning, sir. Please state your name and address for the record.

#### **MARK WOLFSON**

Good morning. How are you? My name is Mark Wolfson.

#### **TERRY FARR**

Could you please speak into the microphone, sir?

#### **MARK WOLFSON**

I'm sorry. My name is Mark Wolfson. I live at 2709 Pinto Lane, Las Vegas, Nevada, 89107.

#### **TERRY FARR**

Thank you. And for the Assessor's Office.

#### **JAYME JACOBS**

Thank you, Mr. Chair. Back here, Jayme Jacobs, Clark County Assessor's Department. The case begins on page 39 of the master book. That's where you'll find the petitioner's information. And on page one of the addendum, that's where you'll find the Assessor's information. The subject property is a custom home in the Pinto Palomino neighborhood located north of Charleston Boulevard and west of Rancho Drive. An aerial of the subject can be found on page 10 of the addendum. The home was originally built in 1970 and then torn down, leaving the foundation and a couple of exterior walls. The home was subsequently rebuilt and completed in 2021.

The subject is a one-story home with 4,985 square feet of living area for the main house and 1,096 square feet of guest house. The subject also has an attached garage and a detached garage totaling 1,834 square feet. The subject has a pool and a spa and is situated on a lot of 0.85 acres. After several emails and conversations with the owner, there were some corrections done to the record, mainly adjusting the attached garage size, removing a couple of bar coolers that were originally on the plans, but not installed, and adding a spa. These corrections indicate a reduction to the closed roll taxable value from \$1,872,838 to \$1,672,790. I'll state that again? \$1,672,790. Thank you.

#### **TERRY FARR**

And your name is Mr. Wolfson, correct?

#### **MARK WOLFSON**

Yes.

#### **TERRY FARR**

Okay. Please state your case, sir.

**MARK WOLFSON**

Oh, okay. Before I start, I would tell you what I submitted, which you folks were given a copy, which is the thick package - when I make a reference, I've numbered all the pages. I see that you guys numbered them too, but the numbers I'm going to reference are the ones at the bottom left corner if you want to check them. Okay? Okay. My appeal will focus on errors in judgment, errors in calculations, lack of equity in the resulting assessments, and selective enforcement by the Assessor resulting from the incorrect method of valuing the market value of my land; the erroneous and inappropriate calculation of my assessed value, and supplemental assessment upon the completion of my remodel; the selective enforcement of the 3% cap that by law should have applied to my property subsequent to the remodel. The overall assessed value is therefore inequitable due to the errors and omissions that resulted from the aforementioned failures.

The mission statement of the Assessor's Office is stated as follows on their website, "The Assessor's Office performs accurate and equitable assessment functions to serve the public." That's on page 26 of my document. Their responsibility is not to perform equitable assessment functions per the Nevada Constitution. Their responsibility is to provide for equitable assessments regardless of the functions employed, and that's clearly stated by the State Board of Equalization versus Barta in 2008. Here's what the law states from the Constitution. "The legislature shall provide by law for a uniform and equal rate of assessment and taxation, and prescribe such regulations as shall secure a just evaluation for taxation of all property, real and personal. Furthermore, the Assessor is required by Nevada Law to assess all property every year. The Assessor is required to assess all real property at current value, which is represented by the replacement cost of the improvement, less depreciation, and the market value of the land."

Additionally, NRS 361.260, paragraph one, states, "Each year, the County Assessor shall ascertain, by diligent inquiry and examination, all real and secured personal property that is in the counties which are subject to taxation." NRS 361.228, paragraph three, provides that, "Attributes of real property, such as zoning, location, view, and geographical features, are not intangible personal property and must be considered in valuing the real property, if appropriate." Paragraph three states, "An improvement on real property in existence on July 1, whose existence was not ascertained in time to be placed under secure roll for that tax year, must be placed on the unsecured tax roll, otherwise known as a supplemental assessment."

NAC 361.61049 states the following, "Notification of determination that will result in exclusion of any assessed value from the calculation of partial abatement. A County Assessor shall include, with each notice of assessed valuation or amended notice of assessed valuation provided to a taxpayer or to an owner of the property pursuant to NRS 361.300, a statement of whether any determination has been made that will result in the exclusion of any assessed value from the calculation of any partial abatement that applies to the subject property, attributable to any incremental in the assessed value of the property from the immediate preceding fiscal as a result of any improvement to the change or actual authorized use of the property." If such a determination has been made, the statement must set forth that determination, specify the amount of the incremental increase, and describe the matter and detailed instructions on how to appeal that.

**TERRY FARR**

Mr. Wolfson, do you have any evidence to –

**MARK WOLFSON**

I have a boatload of evidence.

**TERRY FARR**

Well, this is what we're here - we understand NRS. We understand NAC.

**MARK WOLFSON**

Okay.

**TERRY FARR**

We understand the procedures. What we're here to do is to test whether or not the Assessor's assessed value exceeds market value. Can you please provide the data that you'd like us to consider?

**MARK WOLFSON**

Okay. I'd like to read from my prepared statement because it will address everything that you're asking for. Okay? But to respond to the point that I just made, I never received notification. The Assessors claim they sent it; I never received it. I did get a notification via email in December of 2021, but I never got anything subsequent to that, so I was not notified of that. I asked for that document four times. They responded either they can't find it, they don't have it, or they don't give it out. Okay?

Okay. The first subject I want to cover is the land and I'm going to refer to things - Okay. Now I'm going to give you not the tax. I mean this is a very confusing thing with the way things are done here. There's assessed value and there's taxable value, and the assessed value is 35% of the taxable value so I'll just deal with that. The assessed value of my land was \$175,000 in 2024 and \$184,000 in 2025. I live on 0.85 acres. In Exhibit A, if you want to go to Exhibit A which is on page 19 of my document, you will see a spreadsheet. And on that spreadsheet, I took my property and nine other properties on three blocks, my block and the two adjacent blocks, one is Palomino and the other is Shetland and Alta. And I did a comparison of my land, my assessments, my size and their size.

And if you take a look, land is supposed to be assessed at market value. I don't think there's any debate as to what market value is to what a buyer and a seller agree to in an arm's length transaction. The bottom line is that all my neighbors here are assessed at 45% of the true market value of their property. I have all the documentation here and it's referenced in my documents as to what these properties' sizes are, what they pay for them, what they're assessed at, and I am close to the smallest property. If you take a look at column three, it says the size of the acreage. I'm at 0.85. The average property here is 1.36 acres.

I'd like to go through my thing. Okay? Let me just read this and then we can go through this. My land is 0.85 of an acre. 2710 Palomino, otherwise known as the Michael Jackson home, is assessed at \$135,000 per acre. They're exactly double the size of my property. I'm assessed at \$216,000 per acre. 2400 Pinto Lane is 1.57 acres, and they are assessed only 15% higher than I am. 500 Shetland is 2.02 acres, 138% larger than mine, and they are assessed at \$114,000 an acre, 53% of mine. So, you have more than double the property and half the price. Compared to the nine comps, my property is the smallest but assessed the highest on a per acre basis.

When discussing these comparisons with the Assessor, I asked, "Who would pay the same for my land when the others are so much larger?" His response was that my property and neighborhood was assessed on a site basis, not on a market basis. This is completely invariance to the law. The most egregious example here are the two lots right around the block from me, which I already referenced. In 2021, the home at 500 Shetland was purchased for just under \$3 million. Additionally, the buyer acquired the adjacent land for \$500,000. According to the records at the Assessor's Office, in 2020, my land and those same two lots were all assessed at \$105,000 each. All equal, even though theirs was each 19% bigger than mine.



What happened after that was amazing. The new owner combined the two lots into one, resulting in a singular lot of 2.02 acres. And then fast-forward five years. In the 2025-2026 year, my lot is assessed at \$184,000. Now keep in mind, I'm at less than an acre. The 2.02 acre lot that they combined, those two lots that were previously assessed the same as mine, are now a combined total of \$230,000 for both lots. So, for more than double the size of mine, they are 24% more than I. Their assessed value per lot over that same timeframe went up 9%. Mine went up 75%. And you can see that on Exhibit T, on pages 45 to 48 if you're interested. A perfect example of real market value and Assessor's equitable assessment functions, it's a new development at Toll Brothers in the Elk Grove Village section.

So, I'll just summarize this. I went to Toll Brothers and they're selling property, and they had a site map, and it's included in here. It's referenced in here. And they had 14 lots that had premium values to it. I checked the assessed value of every single lot in that neighborhood on the Assessor's website. Every single lot, without exception, is exactly the same value no matter how big, how small. If it's next to the dumpsters, if it's next to the electrical powers, if it's on a cul-de-sac, if it's big or small, same value. Doesn't matter. Same number. They took the total number, divided it by how many lots there were, and that's what they gave. And that's pretty much what they did with me. "A lot is a lot is a lot." Not true. That's not the market value. That's why Toll Brothers sells it for a premium.

I put together a spreadsheet to show if they would just do an algorithmic math, they could adjust those values equal to what Toll Brothers did. And then the people who buy those lots, they have no reason to complain because if you got more lot, you paid for more, you shouldn't complain about your taxes being more. But every single lot is the same. It was \$75,000, I believe. The Clark County Assessor –

**TERRY FARR**

What other data specifically would you like us to look at, sir?

**MARK WOLFSON**

Okay. Give me a second. Okay. Okay. My last item related to land is 2715 Alta. This property was purchased in an arm's-length transaction on September 29, 2020, for \$443,000. This is right around the block from me. This is market value by definition. It's on their documents. They know what they paid. It's right there. At 35% of that number, they should have been assessed at \$155,000. Now let me tell you, this is not the most egregious example, but this is an example. Now their lot, prior to that being purchased, was assessed at the same value as mine. Now they paid \$443,000 and now they're assessed at \$155,000. They should be assessed, but they're still assessed at the same value as me at \$131,000.

Why the County does this is beyond belief. First of all, it's not fair. It's not fair to me and other people. It's also not fair to the County because I did the math. And just that single property alone, by doing that, cost the County - I think it was \$800 a year and now it's grown. It would've been over \$1,000 a year. One property. So, in a nutshell, that's my argument. Can I ask you to take a look at - give me one second. Shoot. There we go. I'm looking for a depiction of the size of the lots.

**TERRY FARR**

Is it a picture you want us to look at or is it data that you want us to look at? We understand how the process works with mass appraising and –

**MARK WOLFSON**

Okay. If you take a look at page 44 on the document, 43 and 44, you can see the difference in the properties that are on my chart. This is to scale, so these drawings are to scale. My property is the one on the left on both documents. Okay? My neighbors are the ones to the right. Now if you take a look on page 44, all the way to the right is the one at 500 Shetland Avenue and compared to the one on the left, which

is me. My assessed value is at the top at \$184,000. Their assessed value is \$230,000. Now those bars are to scale. So, you can see, I even wrote at the bottom, they have an additional 51,000 square feet, that's more than an acre more than my lot, and their assessment is \$230,000, versus mine is \$184,000. Was it that, 15%? And they are 138% larger and the Assessor is telling me, "Well, fair game." Not fair game.

The one next to that at 2710 Palomino, that's the Michael Jackson home, they have 1.7 acres, which is exactly double my property. They are assessed 25% more than I am with twice the property. Then you go to 2327 Alta. They are 1.59 acres, and you can see how much bigger they are, and they're assessed at \$211,000, 10% more than me. 12%. This is unfair, it is inequitable, and it's unconscionable, and it's not market value. They're telling me that these are market value. Nobody would buy my lot for that price if they could buy those other lots at those prices. Nobody.

**TERRY FARR**

Does that conclude your case, sir?

**MARK WOLFSON**

I'm sorry?

**TERRY FARR**

Does that conclude your case?

**MARK WOLFSON**

That only concludes my land. I'm going to talk about my improvements, which is even worse.

**TERRY FARR**

Okay. Can you focus more on the data as opposed to contemplating how the procedures are? We understand how to appraise. Did you take the time to get an appraisal on your home?

**MARK WOLFSON**

Okay, we can have this discussion too.

**TERRY FARR**

Yes or no, sir?

**MARK WOLFSON**

No.

**TERRY FARR**

Okay.

**MARK WOLFSON**

There's no reason to have an appraisal because based on the laws in this state, as much as I disagree with them, the value of my improvements and the value of my home has nothing to do with my assessed value, other than the land. It's the replacement cost of my property that goes to the improvements. And I was lectured that by the - what's it called? The Assessor's Office time and time again. The Assessor responded to my documents, and they gave a set of examples of how they came up with the number.

And I will tell you, just to short-circuit everything because there's a lot of stuff here, they provided one property as an example, as a comp to mine, and the address is 2333 Pinto Lane. This property just sold a month or so ago, two months ago, for \$5 million. It's bigger than mine. It's built to the nines. They rated

my property as a good quality. They rated their property as a good quality. I'm getting way ahead of myself here. And I have the pictures of their house of what they did that got \$5 million. My house is nowhere near \$5 million.

**TERRY FARR**

Okay. I want you to proceed with the improvements. We do have several people waiting behind you.

**MARK WOLFSON**

I understand that, and I apologize to all these people in here.

**TERRY FARR**

Sir, let me finish, please.

**MARK WOLFSON**

Yep.

**TERRY FARR**

Okay? We've been very patient to this point, okay? But I want you to stick to the facts and be as concise as you can as we have several cases that we do need to hear. I want to give you your time, but frankly, you're going off on tangents that doesn't provide the data that we're looking for. We want the data that supports your argument, and then we haven't even heard the Assessor's case at this point yet. We're still giving you your time and you haven't even heard the Assessor's case yet. So please, let's get to the improvements so we can continue and hopefully come to a resolution on this case. What page do you want us to look at for your improvements?

**MARK WOLFSON**

Well, you've sort of got me all bollixed up here. And I do apologize for the time. I mean, and to all these people as well.

Okay, if I might just read this, please. In my case, my home was assessed because the Assessor actually walked into my house uninvited without permission and walked around and did his job. He saw everything in my house. I will tell you right now, that is illegal. That's trespass. He needs permission. He came, didn't ring the doorbell, didn't knock on the door, didn't call out saying he was here.

**TERRY FARR**

Again. I'm going to ask you; focus on the data that you want us to look at. Focus on the examples we can. I'm sure the Assessor will address that standpoint. I've never heard the Assessor trespassing and walking into a home without having permission.

**MARK WOLFSON**

Well, you heard it now.

**TERRY FARR**

Okay, what data do you have for us to look at?

**MARK WOLFSON**

Oh, Jesus. Let's go to, okay, let's go to page 52 to 64.

**TERRY FARR**

These are your handwritten numbers, correct?

**MARK WOLFSON**

My numbers. Bottom left corner. 52-

**TERRY FARR**

Okay, that's page 94 for the Board.

**MARK WOLFSON**

Okay. That house is a 2400 Palomino. This house was reconstructed to the nines. There's not a single supplemental assessment for that house. I submitted that to the Assessor's Office. There, you go to the internet, you can see the pictures. I have the before and the after pictures. They paid like a million dollars for the house, and they flipped it for \$2.6 million the same year. If you go through those pages, the next you can see what the pictures of the house looked like, the befores and the after. The pool, the guest house in the garage, the interior, they put a - so they did all this work. They did actually pull a permit for the pool in the spa, which is unlike most everybody. And yet my special assessment was \$307,000, which is \$878,000 taxable. Theirs was zero.

So, this is all going to, from the standpoint of equity, the house of 2608 Pinto Lane across the street from me. They advertised that they put over a million dollars of improvements on it when they sold it, and they sold it for \$2.4 million. And they even said that it's built so that the new owner could add a new garage. Well, they got no special assessment either. A million dollars of improvements that they bragged about, and they advertised and the photos are on the internet. And the new buyer bought it, and guess what? He put in a new garage, and he got assessed \$120,000 for doing that. A million dollars there, \$800,000 or more at the other one. The property at 2333, which we'll discuss when the Assessor brings their point up, at millions of dollars. Nobody gets a special assessment, but I do. And so, this is getting down to equity.

When I got my assessment and my tax bill, I didn't complain one bit. I was supposed to get charged \$12,000; it changed to \$16,000. I didn't care. I moved from California. I was paying \$52,000 a year. This looked like a bargain to me. But then I realized I'm not complaining about what my taxes are, and my assessments are in the absolute terms. I'm complaining that this seems to be nobody else paying the bills. And if they're not, why should I?

So, the examples are there, 2400 Palomino, 2608. Then there's 2327 Alta. Millions of dollars, no special - nobody gets assessed. And this is what the Assessor said to me. "When all these people do their work without a permit, it's blind to us. We don't know. We don't see it." And my answer to that is bologna. He told me they're always notified when a change of name is recorded. They get notified. The law even provides for them to ask for all permits to be submitted to them, and they don't do that. Short of that, all they got to do is go on the internet like I did. It's not like I knocked on everybody's door and walked in. I went to the internet, hit a few buttons and voila, there it is. Everything is there. Photos, dollar values, assessments, taxes, everything. This is where all this stuff comes from.

**TERRY FARR**

Is there any other data you want us to consider, sir?

**MARK WOLFSON**

Yeah, I (inaudible) that I can see them. Okay, I'll finish. I'll say that I'm done. I will let the Assessor speak and then I would like to rebut. Because I got their information last Thursday and I spent the whole weekend trying to figure out and try to make sense of what they put together, and I will tell you that there's a lot to discuss with regard to their information. Okay, I will end -

**TERRY FARR**

Very well. Thank you.

**MARK WOLFSON**

My dialogue here. (inaudible)

**TERRY FARR**

Okay, let's hear from the Assessor's Office.

**JAYME JACOBS**

Thank you, Mr. Chair. Jayme Jacobs for Clark County Assessor's Department. I'm just going to go over our case. Some of it may be relevant, some not, but I just want to complete the case in case this goes to State. Please refer to page seven of the addendum for my comparable worksheet. All comparable sales are in the same subdivision as the subject. Adjustments were made for differences. Additional adjustments were made to sales one through five for superior yard amenities.

**MARK WOLFSON**

Can I ask what page he's looking at?

**JAYME JACOBS**

Page seven of the addendum book.

**MARK WOLFSON**

I got it.

**JAYME JACOBS**

Sale numbers six and seven are dated and need updating, so adjustments were made. The median adjustment sale price of all comparables is \$2,378,695, which well supports the subject taxable value. And obviously this is more of an equity case, so please refer to the equity grid of the subject neighborhood, which can be found on page eight of the addendum. Of the approximately 53 homes in the neighborhood, the subject falls at number 15 at the highest to lowest overall taxable value. A couple of additional columns to note are the supplemental and supplemental year towards the right side of the grid. It shows over the years it shows that the supplemental value has been added to many of the properties, we're not just singling out the petitioner, we are addressing other ones. To demonstrate that, please refer to page 22 of the addendum for the effective age worksheet.

The worksheet shows that we use the Marshall & Swift to determine what is left of the original structure and use a weighted average of the original versus the remodel to determine the new effective year built. In this case, 2011. Again, the home was basically torn down to the foundation, just leaving the slab in a couple exterior walls and then completely rebuilt. So, basically 20% was left and the 80% was all new, to do a weighted average to get to 2011.

And if we go back to page eight of the equity grid and we look at row 13, which is also sale number three from the comparable worksheet, a similar effective year-built worksheet was done, and it was using a 40% original and a 60% remodel. Again, that home was not taken down to the slab. It was just a major remodel, and that equated to an effective year build of 2002. So, we're not going to get to where he's at where it's a pretty much a tear down to slab. These are just major remodels, and that weighted average based on the statute would only come to the 2002 in that case.



So, maps and photos of the comparable sales can be found starting on page 12 of the addendum, and then it'll have Mr. Tripp go over the land for the land component.

#### **DALLAS TRIPP**

Thank you. Dallas Tripp with the County Assessor's Office. The land market analysis begins on page 27 in the addendum book. The subject is an improved 0.85-acre residential lot in the Pinto Palomino Estates neighborhood, generally located in central Las Vegas, adjacent the Las Vegas Medical District. The subject was purchased in March of 2018 for \$965,000 prior to demo.

Comps similar in zoning and probable use were selected as evidence of market value and analyzed on a per lot basis. The comps range from 0.4 to 1.46 acres and indicate a range in value which supports the Assessor's recommendation. Comps six through eight are in the subject neighborhood but are dated and when adjusted for market conditions, indicate size is factored conservatively as an adjustment. Comps one and four purchased as tear downs. The market adjustment based in part on sale resale of comp two, which sold for \$579,000 in October of 2018, and then again \$950,000 in August of 2023, which equals a 65% increase over that time period or 1.12% per month. And comp eight sold for \$300,000 in September of 2017 to \$400,000 in April of 2019 or 30% increase over that time period or also 1.58% per month.

Also supported from Case-Shiller Las Vegas Home Price Index and raw data sales within the Central West sub-market. There were no current vacant land sales in the subject neighborhood, therefore the Assessor applied a no change from the prior year. There's a vicinity map on page 28. On page 29, subject and comparable map, comparable aerial map. And on pages 30 to 37 detail of the comparable data information. Regarding the equity portion an equity analysis begins on page 38 and 39.

His property is highlighted in yellow at 0.85 acres. The median size in this neighborhood is generally 0.91 acres. The equity analysis parcels are arrayed from smallest to largest with size adjustments indicated on a percentage basis. A paired sale analysis of neighborhood size adjustments begins on page 40.

So, the paired sales indicate size adjustment range similar to the subject neighborhood. The Assessor adjustments are typically conservative and generally carry over from year to year when established. Land value and size adjustment made per NAC 361.11795 and NAC 361.1188. The neighborhood land value breakdown on land equity grid on page 38 to 39 follows similar methodology for purposes of size adjustment. The market adjustments based in part on sale and resale parcel 139-32-601-009, which was stated earlier as the property that sold for \$579,000 in October of 2018 to \$950,000 in August of 2023. And comp seven on this grid, which sold for \$300,000 in September of '17 and to \$400,000 in April of 2019. And there's also support again from the Case-Shiller Home Price Index and raw data sales within the Central West sub-market.

And just wanted to note that the per acre a market adjusted analysis on page 40 supports the principle of diminishing returns. Pair one and two are historical sales, most like the subject neighborhood in size and range. Pairs three and four are more current sales in adjacent neighborhoods. Pairs five and six and pairs seven and eight have a similar sizes within the subject neighborhood. As you can see in every case, a diminished return is evidenced by the sale price per acre of the larger parcel within the neighborhood. Thank you.

#### **JAYME JACOBS**

Thank you. Mr. Chair do have some more before we conclude. Thank you. Just a couple of responses to some of the items that the petitioner brought forth. You said that we entered a home, made it sound like it was occupied being lived in when the appraiser entered. That was not the case. The situation was that the house was under construction –

**MARK WOLFSON**

Excuse me, speaking please.

**TERRY FARR**

Sir, you do not have the floor.

**MARK WOLFSON**

I just wanted (inaudible).

**TERRY FARR**

When they've completed their case, you'll have that opportunity. The Assessor still has the floor. Thank you.

**JAYME JACOBS**

So, the house is being still under construction, being framed. The trades were there. So, it wasn't occupied like you said, it was an active construction site.

Regards to the supplemental notice of value card, again, we mail those out. We have no control over the post office and whether or not they're actually received. He was obviously received additional tax bills and additional notices that way as well as I believe he said when he got the supplemental, he didn't complain. So, conflicting there. But in any case, regarding the site value or base lot value, he said that we said it doesn't equal market value. That would be an inaccurate statement. This is one way to value, especially on these type of lots and most subdivisions, we value on a base lot value and then make adjustments for size, which should equate to market value.

The D.R. Horton subdivision obviously is irrelevant. The 2333 Pinto Lane comp three, that one was on my equity grid on page eight of the addendum, and that one did have in 2024-2025 tax year, \$819,000 worth of supplemental value added. There are a couple that he mentioned, 2400 Pinto Lane, which had some supplemental quite a few years ago so it might need to be updated. And then also 2608 was another one he mentioned that we may need to look at or we will look at.

So, in conclusion, we'll be starting a reval project for this neighborhood because there might be some that we need to address, whether or not there didn't pull permits for the remodel, or it got missed. So, we do want to take a look at the entire neighborhood, look at the MLS, look at the - pull the permits, and just go through the whole neighborhood to make sure our records are accurate. And so therefore we recommend the reduction to the tax of value of from \$1,872,838 to \$1,672,790 based on the corrections previously mentioned.

**TERRY FARR**

Great. Mr. Wolfson?

**MARK WOLFSON**

Of the rules-

**TERRY FARR**

Please speak into the microphone.

**MARK WOLFSON**

I'm sorry. I understand the rules that I have to, if I did not submit evidence prior to this, I had to bring 10 copies, right? So, I have a lot of stuff, but I need this on the record. Here's 10 copies. I'd like to first talk about the comp 2333 Pinto Lane, which is comp number three. I believe he referenced it on page eight.

**TERRY FARR**

Is this, is this in your material?

**MARK WOLFSON**

This is more material. I got plenty more material. I'm going to go through every comp.

**LUKE ADAMO**

Is this your comp? Their comp?

**MARK WOLFSON**

This is theirs. All these numbers are their numbers. I'm just going to tell you the facts behind them. And if you'd like, you can just follow along on the front page with me and then you'll see the pictures behind it. This comp is the most outrageous and outlandish comparison. The developer paid \$1,050,000 in 2021, three years after I paid \$965,000. He developed 7,500 square feet. We remodeled 5,000. He's 50% larger. He has a tennis court, an oversized eight-foot-deep pool, a large pool, a four-car attached garage, two kitchens including a chef's kitchen, a view of the strip from the second floor deck. This is all from the listings that's included in this document right here. The developer just sold the house for \$5 million. The Assessor rated his finish out as good, same as mine with an RCN rate of \$182 a square foot. If his is good, mine is trash. I mean, this house should have been rated excellent, more than excellent, terrific. But he's paying the same rate as I am.

His supplemental, two years after mine, was \$819,000 versus my adjusted one, my adjusted one of \$711,000. Is 15% higher, but it's two years after me plus 2,500 additional square feet. This is one of the things that the Assessor does that is a killer when it comes to assessments and taxes. His effective year built is 2002. Mine is 2011 because of the Assessor determined his percentage new versus old was 60/40 new, 40 old. Mine was 80/20. That has a huge, huge impact. Now why is that? The Assessor told me, well, I took down the exterior walls to save a few. I kept the pad, he kept the pad, he did everything I did and then some. I wish I had, matter of fact, I looked at that house with the possibility of buying it. His permits were for a remodel of a casitas, including (inaudible) and the permits were attached for deferred trusses, which means he took his roof off and replaced it, as did I, for both the casita and the main house.

He has 0.97 acres. I have 0.85. He has a completely modern landscape, I do not. Maybe had the Assessor walk through his house or gone online versus just walking through mine, he would've seen these improvements. Not to mention on their little spreadsheet here, they had neglected to add the four-car garage that's not on that spreadsheet. And there's so many mistakes on that spreadsheet. I know that he can present it. He could show it to you, and you'll take it as fact. My background is I was a CFO of two companies and senior vice president of a major corporation. I know numbers. And this is manipulating you because I can go through every one of these comps with the exception of one and they used for land, they used a property that had a \$630,000 house on it. I mean, you don't want me to take the time to do this, but I can dispute every single comp that they have here except for one, which actually made sense to me. Every single one.

Now, if you allow me the time, I will tell you what they are. I'd have to go - but on 2333, which is the most outrageous, and I even did a spreadsheet of what this guy's costs should be based on his sales, his cost of buying it and his profit. But if you go to the back of the package -

**TERRY FARR**

Mr. Wolfson, let me ask you this. What's your house worth? If you were to it sell today, what would you sell it for?

**MARK WOLFSON**

My guess, 3 million. Three, two. My guess.

**TERRY FARR**

You'd take 3 million today?

**MARK WOLFSON**

Yeah, I don't say I would take 3 million. I'm not moving from the house, but what do I think it's worth? Probably 3 million. This is 5 million. That's \$2 million.

**TERRY FARR**

They also took 20% off.

**MARK WOLFSON**

They took 20% off what?

**TERRY FARR**

Off of that 2333 Pinto, if you look at the-

**MARK WOLFSON**

No, no, they didn't take 20% off.

**TERRY FARR**

I'm looking right at it.

**MARK WOLFSON**

What are you looking at?

**TERRY FARR**

Page-

**MARK WOLFSON**

Their documents? Okay.

**TERRY FARR**

Seven. The comparable sales for Case 90, page seven. For amenities, they took 20% off. It is clearly superior. I'm sorry, when I'm speaking, I need you to let me finish.

**MARK WOLFSON**

(inaudible) find the information.

**TERRY FARR**

I've already told you that we're on page seven of the addenda.

**MARK WOLFSON**

Page seven.

**TERRY FARR**

With the comparable sales analysis for fiscal year 2025/2026. Okay? It seems to me as if you want every comp to be exactly like your house, and that's just not how it works. We do the best that we can. And I don't know if you heard the introductions, I'm actually glad we did the introductions today. I'm not quite sure you understand who's up here. Okay. We are all designated appraisers. We've all been doing this twenty-plus years. We know exactly what's going on. So, please understand your audience.

**MARK WOLFSON**

I do. I appreciate that.

**TERRY FARR**

Well, they're not going to have five exact houses, especially on a custom that is identical to yours. So, what they have to do is they're going to choose some that are worse and some that are best or better, and they're going to come somewhere in the middle based on weighting on how they do it. That example you're giving has got the highest number, the highest negative adjustment that was applied to it at 20% for amenities. Okay.

**MARK WOLFSON**

Can I respond to you what you said? So, on one of their other pages, they used other comps. They tried to provide evidence that the larger lots are cheaper by the - they used an example of a house that's sold in Rancho Estates, and they use this in the land, for \$630,000 and they made that the equivalent of \$1.6 million valuation on their chart. They took another plot of land that they gave an APN number that does not exist on Campbell Road. They said that was 2.62 acres and the value of that was \$132,000.

And their argument, I guess, is that if you can buy 2.6 acres, it should only cost you \$130,000, but for a four tenths of an acre lot, it's going to cost you, on an acre basis, \$1.575 million. That's their analysis, that's what's in these charts, and that's what they want you to believe. I have not done anything close to the amount of appraisers that you have. I have owned 12 homes that I have lived in, not as an investor, as a resident. I know how comps are done. That's why, particularly when you work for a corporation and you're going to go sell your home, they bring in two appraisers. If they're outside the 5% range, they bring in a third appraiser. These numbers are so off the charts, and they're fabricated with misinformation –

**TERRY FARR**

Okay. Please again, stick to what you disagree with or what your comments on the Assessor's case are.

**PETRA LATCH**

Can I just ask a quick question here?

**MARK WOLFSON**

Sure. Yeah.

**PETRA LATCH**

My understanding is the assessed value has been lowered to \$1,672,790. Is that correct?

**MARK WOLFSON**

That's about right, yeah.

**PETRA LATCH**

Million 672. And you said you think your house is worth 3 million?



**MARK WOLFSON**

Let me, let me rephrase that.

**PETRA LATCH**

No, no, no.

**MARK WOLFSON**

(inaudible) the answer-

**PETRA LATCH**

Okay. Okay. So, let me stop you there. Let me stop you there. You paid \$965,000 for it and took it down to a foundation. Based on their assessed value, they are saying that the contributory value of brand-new improvements in 2021 is about \$708,000, which is about \$142 a square foot for a custom home with all the site improvements. I looked at all of the lots in your area, many of them the exact same size, and they have the exact same assessed land value of \$183,750. So, I'm failing to see the equity in the land discussion –

**MARK WOLFSON**

The equity means that I have-

**TERRY FARR**

Sir.

**PETRA LATCH**

Please. So, the Assessor has assessed the land value the same. The lot across the street sold in 2019. That was a 0.66 acre lot. It sold for \$400,000, which equates to \$606,000 per acre. Your current assessed value is \$617,000 per acre, six years later.

**MARK WOLFSON**

Can I respond? See again, that is not a fair comparison. That lot was not purchased on an arm's length transaction. That lot is next to a lot that sold for \$4.6 million. They put a \$4.2 million - they had a house that they sold for \$4.2 million, and they bought the lot. The amount of money that was allocated between those two could have been anything. It wasn't two owners selling to two buyers. It was one person who decided, "I'm going to assign this much money to the house and this much money to the land." This is why I say this is misleading. Is it a factually true statement that you just made? Absolutely, but it's not an arm's length transaction. That's the one that's not an arm's length transaction. So, that one shouldn't count.

The \$2.6 million one, the 2.6-acre lot that went for \$132,000, I believe is 813 Campbell, which is the development by Blue –

**LUKE ADAMO**

Heron.

**MARK WOLFSON**

Blue Heron Homes. That's the comparison to my house and he's saying that sold for \$132,000 for 2.6 acres, and that's what he's comparing to me. But I would like to go back to you Ms. Latch.

My issue never was, and I said this from the outset, my taxes would be fine. But when I have neighbors that put a million dollars, \$900,000, \$800,000, I listed them and they have no assessments for those

improvements, by law they're supposed to, that creates the inequity. I'm not saying that I'm being harmed from the standpoint of reasonableness. I'm being harmed from the standpoint of equity. If the Assessor is not going to assess other improvements, which are so obvious, they have reasons, they have access to the information, then they should not be allowed to do that to me. See, this is what I told them. Zero mine out –

**TERRY FARR**

Sir, you had permits, but you had permits pulled, correct?

**MARK WOLFSON**

I had permits for everything.

**TERRY FARR**

Okay.

**MARK WOLFSON**

I went by the book. How stupid is that?

**PETRA LATCH**

Well, it sounds to me like-

**MARK WOLFSON**

I said that the Assessor, "I'll make you a deal. You eradicate my assessment until you raise everybody else, and then you can stick it in there." I'm happy to do that. I don't want to not pay taxes. I can afford them. I think they're right to do, but I don't think I'm supposed to pay the entire bill for my entire block. In a nutshell, that's it. It's got nothing to do with the value of my – because again, to tell me you're going to go to values, they tell me it's based on cost improvements, it's not based on market. It should be based on market but that's a whole other discussion that we don't have to have here.

My point is this, if everybody was assessed correctly, I wouldn't be here. I wouldn't care. Matter of fact, before I found this out, which was out of happenstance through a conversation I had in a party one night, I didn't care. I was spending \$36,000 to year less taxes than I was in the last house. It's not the money, it's the principle. They should not be allowed to do this. And this thing about 80/20, 60/40, how they assess - that house of 2333 Pinto Lane? Give me a break. Just give me a break. I don't care what they - they could have knocked it down 50%. They forgot about the garage; they forgot about this.

I don't have the time, and you don't have the patience for me, but I can refute every example that they gave you, and I spent the whole weekend doing that. I flew in from Tokyo on Thursday.

**TERRY FARR**

Okay. Any other data you want us to consider, sir?

**MARK WOLFSON**

No. I think you've heard enough from me. What I would like to do, what I would like to do so I'm compliant with the law, I have 10 copies of every document that I brought today in response to their document. And we're not going to go through it all, but I want it on record. Because if I don't win here, I will appeal. And if I don't give it to you now, I can't use it. So, I will leave that with whomever you asked me to do that with.

**TERRY FARR**

Okay. So, you have additional information you want to provide to for the record?

**MARK WOLFSON**

Yes.

**TERRY FARR**

Please do so now.

**MARK WOLFSON**

Okay. This is for page 40 in their documents.

**DEPUTY CLERK**

Pardon me. Mr. Chair, if the petitioner can always speak into the microphone so we can pick it up for the record, that would be appreciated.

**MARK WOLFSON**

I understand. I'm not good at following instructions. Okay, here's my backup. Here's my backup for page 27 of their - and this will go example by example and why I can tell you what they provided - I'm not saying what they provided wasn't factually correct. I'm saying it's irrelevant or wrong. In their little spreadsheet here, they had annual increases. I have a chart that shows what the assessments go up every year. Their numbers are, it's ridiculous. I don't know where they get this stuff from.

**PETRA LATCH**

So, I want to just make sure I'm understanding. So, from an exceeding value perspective, they've not exceeded value?

**MARK WOLFSON**

I'm sorry, what?

**PETRA LATCH**

From an exceeding value perspective, they've not exceeded value. They're at \$1,672,000; you think it's worth 3 million. From a land equity value, they're not exceeding equity. So, your argument is that people have done improvements, have better things, and they haven't been taxed appropriately at a supplemental. So, it sounds to me like maybe there's some potential for increased revenue and future assessments of your neighbors, so –

**MARK WOLFSON**

Absolutely. Absolutely.

**PETRA LATCH**

So, I think that'd be great, but from your perspective alone, if we're going to be talking about your home, and appreciate that this is an area that's ongoing and developing. People are buying and renewing, taking down, remodeling. So, that is a process. So, I guess it's great that we've got all this information here to go and maybe increase assessed values throughout that neighborhood. That would be wonderful. But from a perspective of your home, I'm not seeing where they've exceeded full cash value, and I'm not seeing where they've exceeded land value. And the other stuff about trying to make adjustments to all these custom homes based on all this data. I'm still not seeing where the assessed value is higher than market value.

**MARK WOLFSON**

The law is clear on that. That's an irrelevant factor. Barta v. Nevada clearly states that's irrelevant. Here's the point. Is your position that people can improve their homes for \$1 million dollars, and not pay any increased taxes, and I should because the Assessor wasn't adept enough to do that? The one on 2400 Pinto on Palomino, the one on 2608 Pinto Lane, the one at 2327 Alta, no assessments in the hundreds, and if not, millions of dollars of improvements, and they're paying not a nickel more. And my taxes, when my assessment went through went from \$5,000 one year to \$16,000 the next year. If that's okay with you, I guess that's what –

**PETRA LATCH**

I want to just clear, I'm not saying that anybody shouldn't pay taxes, so please don't represent my remarks that way.

**MARK WOLFSON**

No, I'm asking–

**PETRA LATCH**

Excuse me, excuse me, excuse me. What I'm saying is our job here and the Assessor's job is, does it exceed full cash value and is it equitable? It does not exceed full cash value. As a matter of fact, it's well more than half of full cash value. The land is exactly the same, and the minutiae of trying to decide who did or didn't get permits at this point, I don't think there's still any evidence to show that your site, your property exceeds full cash value.

**MARK WOLFSON**

The law doesn't even talk about cash value. It talks about replacement costs and land at market value. And the Barta case, which I can pull up here –

**PETRA LATCH**

Precisely, replacement costs. And that's what I'm saying. They're saying that your replacement costs are worth about \$708,000, because you paid \$965,000 essentially for land with a foundation, right?

**MARK WOLFSON**

No, no, no.

**PETRA LATCH**

But they're saying your improvements are \$708,000 for a 5,000 square foot custom home that is four years old. They're only giving that a replacement cost value of \$708,000, which is \$142 a square foot, which is well below when any custom home would cost. So, on a replacement cost value, I'm not seeing where it's been over assessed. On a market value, I'm not seeing where it's been over-assessed.

**MARK WOLFSON**

Okay. You made a couple of statements which are incorrect. First of all, when I bought the property, it had a guest house, it had a three-car RV garage, and it had a carport. So, that was part of the transaction. The main house, we took down to the studs, so to speak.

And again, as it relates to your comment, it doesn't matter what my replacement cost is in this particular discussion, what matters is am I being taxed equally and assessed equally to my neighbors? And because they put all this money in and they have no supplemental assessments, I am being harmed. It's equity. It's got nothing to do with absolutism. And the law is clear, the Constitution is clear. Barta versus the Board of Equalization is clear. Cash value is - they got tossed because of the argument of cash value. The court

even said, even though it doesn't include exclude, they cannot be - I have the case here. I'll read you the words.

**LUKE ADAMO**

I think I'm ready to make a motion.

**MARK WOLFSON**

This is my last hurrah, okay?

**TERRY FARR**

Okay. You've been asked several times very politely, that if you're going to speak, speak into the microphone.

**MARK WOLFSON**

I'm sorry. If you go to page 69 of my package, the bottom left-hand corner, the bottom of the page, there's more at the top, but it says here, "Nevada's Constitution guarantees a uniform and equal rate of assessment and taxation. That guarantee of equality should be the Board of Equalization's predominant concern," In this particular case. "And that concern is not satisfied by merely ensuring that a property's taxable value does not exceed its full cash value." So, the cash value is irrelevant. It's what am I being charged with versus other people in a like position. And I'm getting screwed. Now it goes on to further say, "Refunds are appropriate remedy in these cases," meaning don't just jack them up, give me my money back. You jack them up, you can jack me up. I'm fine with that. I got no problem. I'm done.

**MOTION**

**LUKE ADAMO**

Members of the Board, I just think that just because there are some examples of under-assessment doesn't mean that you're being over-assessed. There's also examples of properties being equally assessed. So, I would like to make a motion that the assessed value does not exceed full cash value.

**TAMI CAMPA**

And I just want to say, I like you, and I like this argument, and I like a lot of what you say, and I agree with a lot of what you say. But at the end of the day, they're assessing you at less than market value, and our job here is to see whether their assessed value exceeds market value, and I also see that it doesn't.

**TERRY FARR**

Motion's been made. Please cast your votes.

**VOTE**

<b>VOTING AYE:</b>	Terence J. Farr, Luke Adamo, Glenn Anderson, Tami L. Campa, Petra Latch
<b>VOTING NAY:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

**TERRY FARR**

That motion passes unanimously. Sir, you do have the right to appeal. Forms are outside the door.

**MARK WOLFSON**

Could I add one other thing? I forgot to give you one set of documents.

**TERRY FARR**

Case is over, sir.

**TAMI CAMPA**

Well, he was handing those out. I think if he was going to put those on the record, he should (inaudible) –

**MARY ANN WEIDNER**

Chairman, anything he wants to turn in, we'll be happy to collect and give to Clerk.

**TERRY FARR**

Okay. They're submitting it for the record, sir.

**MARK WOLFSON**

Thank you.

**MARY ANN WEIDNER**

Chairman Farr, just for a moment, I just want to say from the Assessor's perspective, I do know that the appraiser has gone out and started to look at this area, and that we will be looking at it during our revaluation period. Unfortunately, it just means that other properties values may be increasing, and they may be getting taxes outside of the cap.

One more statement I'd just like to make to the Board, just to remind them, this is no different than two properties-built side by side. One property may have been built in 2010, and somebody may build the identical same house next door and build it in 2025. They're going to be taxed differently because the law provides for the new construction to be taxed at its current value. Whereas the house that was built in 2010 is going to be evaded. It might be valued the same, but the taxes are going to be abated based on the abatement law that says that a primary residence taxes cannot increase any greater than 3% if they've declared it as such. So just to kind of help the Board understand the tax basis and how it's going to be different, we're never going to have two houses typically taxed exactly the same that are built in different time frames.

**PETRA LATCH**

And I also understand that we're not really talking about taxes here, but the indicated taxable, the value that you're being taxed on based on your cap tax reduction is about \$1.2 million, so it's only-

**MARK WOLFSON**

But this is outside the town.

**PETRA LATCH**

It's only about \$300,000 more than what you paid for a foundation and land. So –

**MARY ANN WEIDNER**

It's correct, and-

**PETRA LATCH**

Again, the taxes is a whole other matter.

**MARY ANN WEIDNER**

Yes, and I know this Board is not supposed to talk about the taxes, but those issues have gone before the Nevada Tax Commission, who does. And I have personally testified on some of those cases. And the Tax



Commission understands there's differences in taxes. Even if two houses were built at the same time and one person chose not to live in it, and just keep it for a secondary home, they're going to be taxed differently because they're going to have a different abatement schema, which will make those taxes different. And they've had cases presented to them, and they understand that. That's just the abatement law and the way that it works. The only way to remove that would be to say we're going to get rid of that completely, and then everybody's going to be taxed at their current value, and we wouldn't have any abatement in play. But thankfully, the legislature hasn't decided to do that. I'm thankful for that anyway.

**TERRY FARR**

Thank you. All right.

**MARK WOLFSON**

Thank you for your time.

**TERRY FARR**

Have a good day, sir.

**MARK WOLFSON**

And I apologize to (inaudible).

**TERRY FARR**

Next case is - actually we'll let Mr. Wolfson clear off the table.

**MARK WOLFSON**

That may take a while.

**FINAL ACTION:**

It was moved by Member Luke Adamo, and carried by unanimous vote of the members present, to accept the Assessor's recommendation (for a reduction in the total taxable value from \$1,872,838 to \$1,672,790) as it does not exceed full cash value.

# 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 2<sup>ND</sup> 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:** 25-116

**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](mailto: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](mailto: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