

NEVADA STATE BOARD OF EQUALIZATION

CASE #: 25-116

2709 PINTO LANE

APN: 139-32-703-002

PHOTO ADDENDUM

RECEIVED

SEP 16 2025

**Department of Taxation
District III, Las Vegas**

PHOTO ADDENDUM

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P48-49	2426 PALOMINO
P50-55	2327 ALTA DRIVE

2400 PACIFIC RD

POOL:

EYB 1969

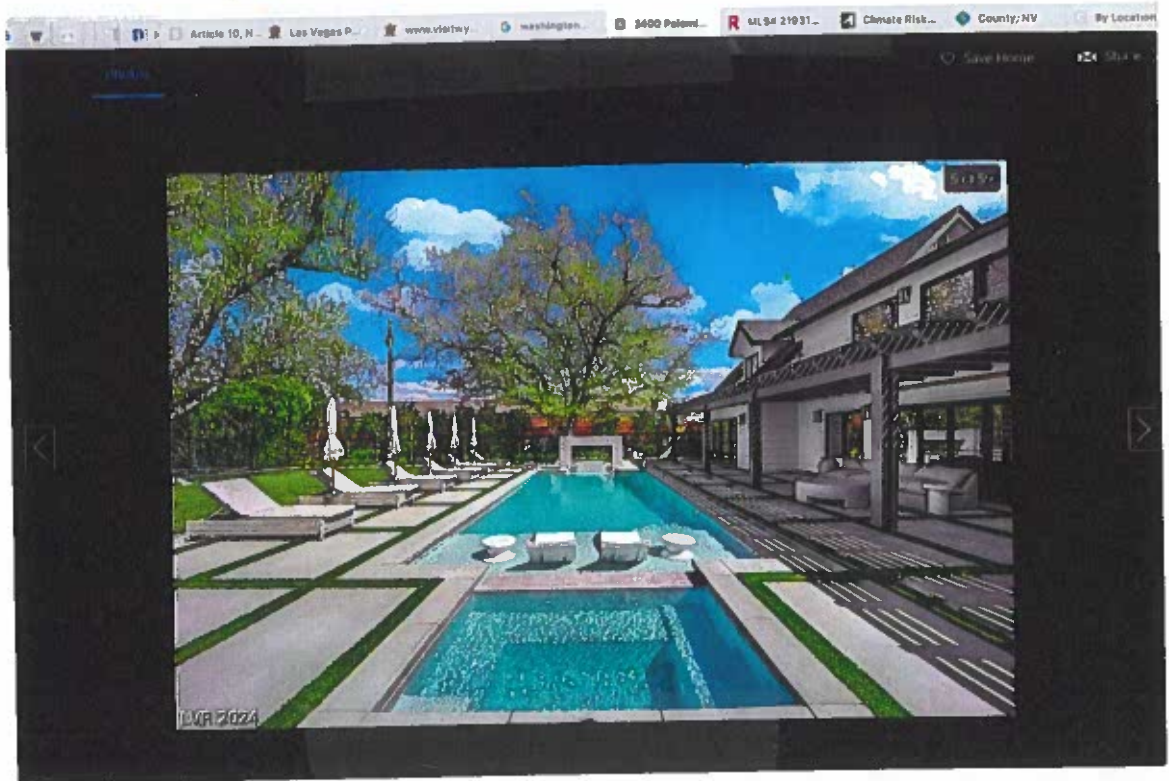
AYB 5/3/2023

RCN \$60,534

DEPR: 75%

RCNLD: \$15,134

TAX \$496/YEAR



EYB 2021

RCN \$51,941

DEPR: 6%

RCNLD: \$48,825

TAX \$1,600/YEAR



P1

POOL: 2400 PALOMINO

PRIOR TO 2023 REPLACEMENT WHICH WAS FULLY PERMITTED

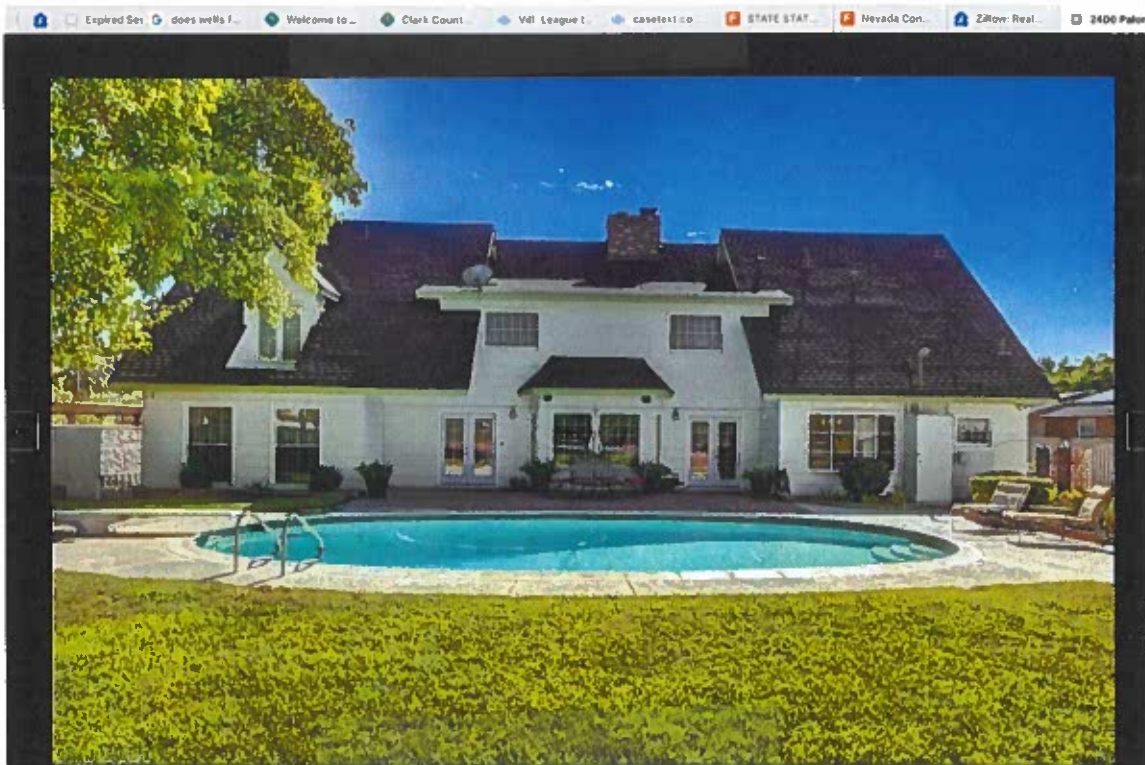
EYB 1969

RCN \$60,534

DEPR: 75%

RCNLD: \$15,134

TAX \$496/YEAR



BEFORE AND AFTER - 2400 PALOMINO

460.16/SF (New)

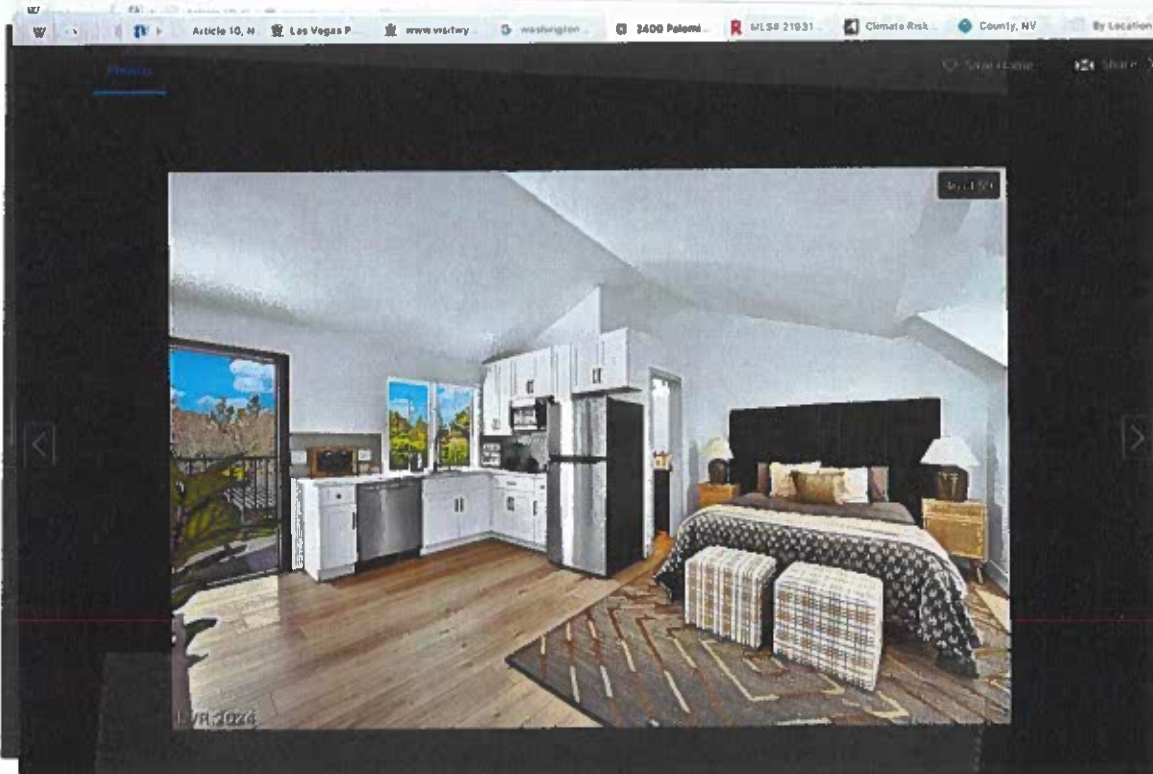


CASITA:

PRC RATING (10) LOW 2400 PALOMINO \$133/SF. (SOURCE: PRC P.3 OF 3)



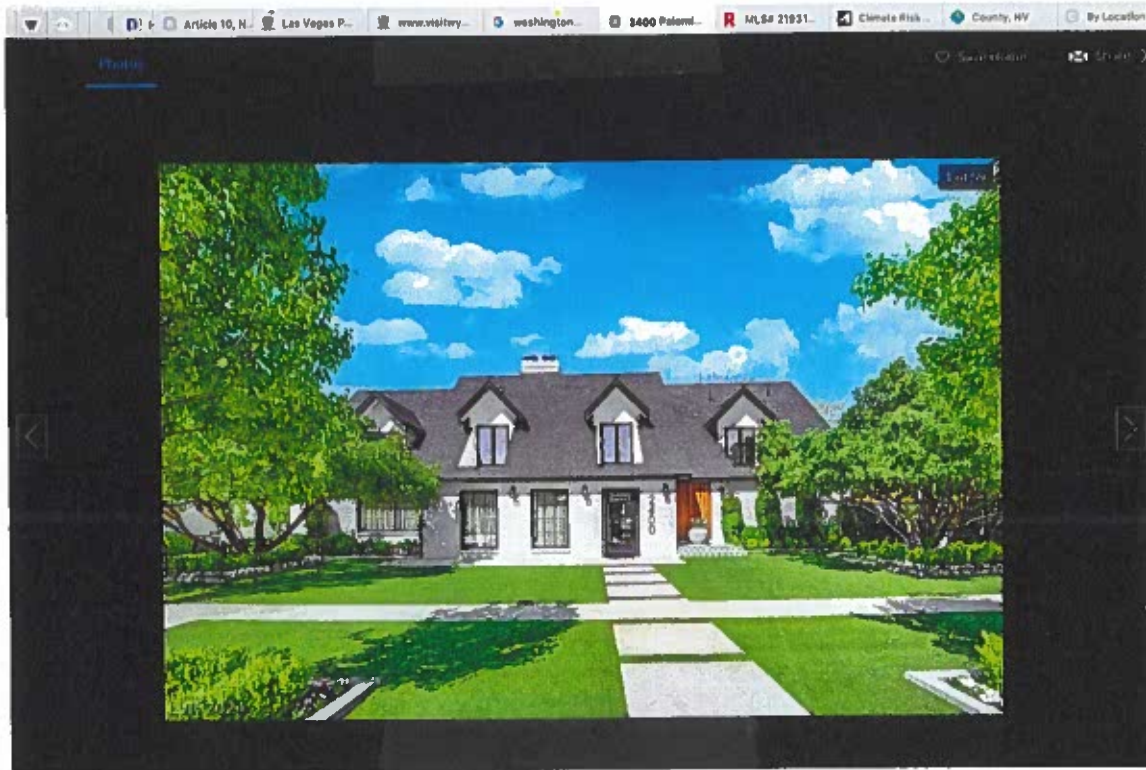
PRC RATING (10) LOW 2400 PALOMINO \$133/SF. (SOURCE: PRC P.3 OF 3)



PH

CURB APPEAL:

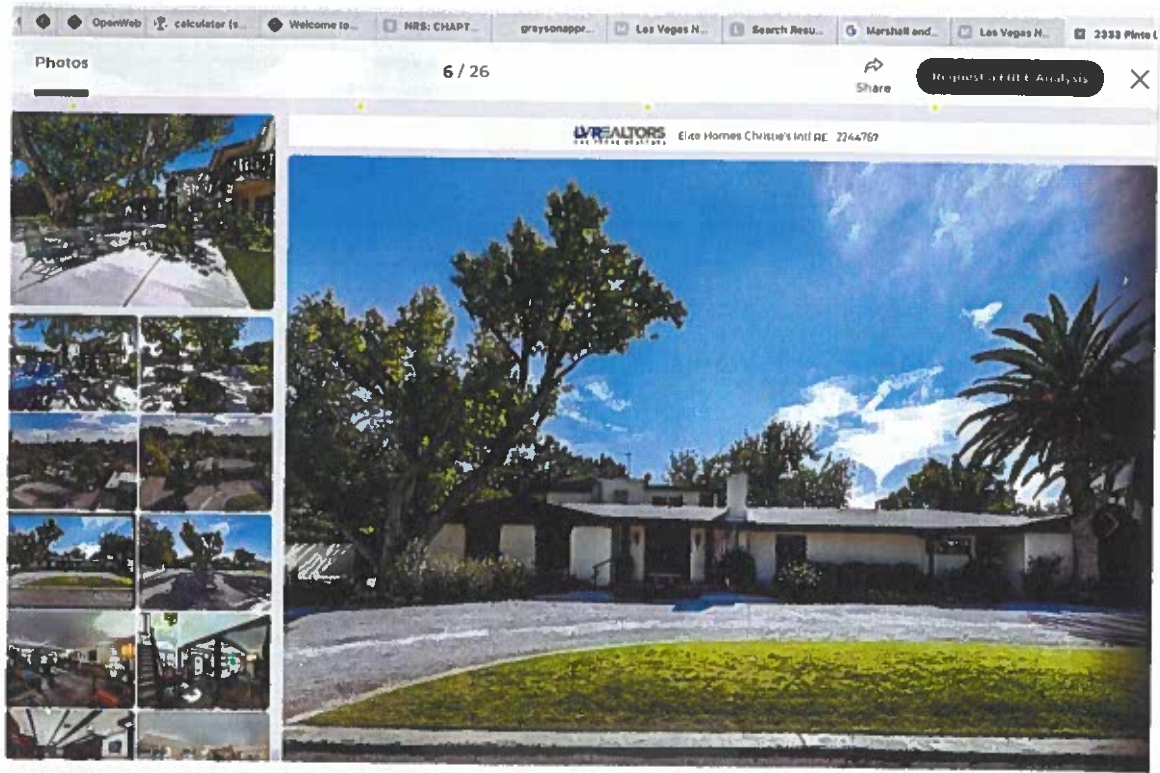
2400 PALOMINO (40-GOOD) \$160/SF



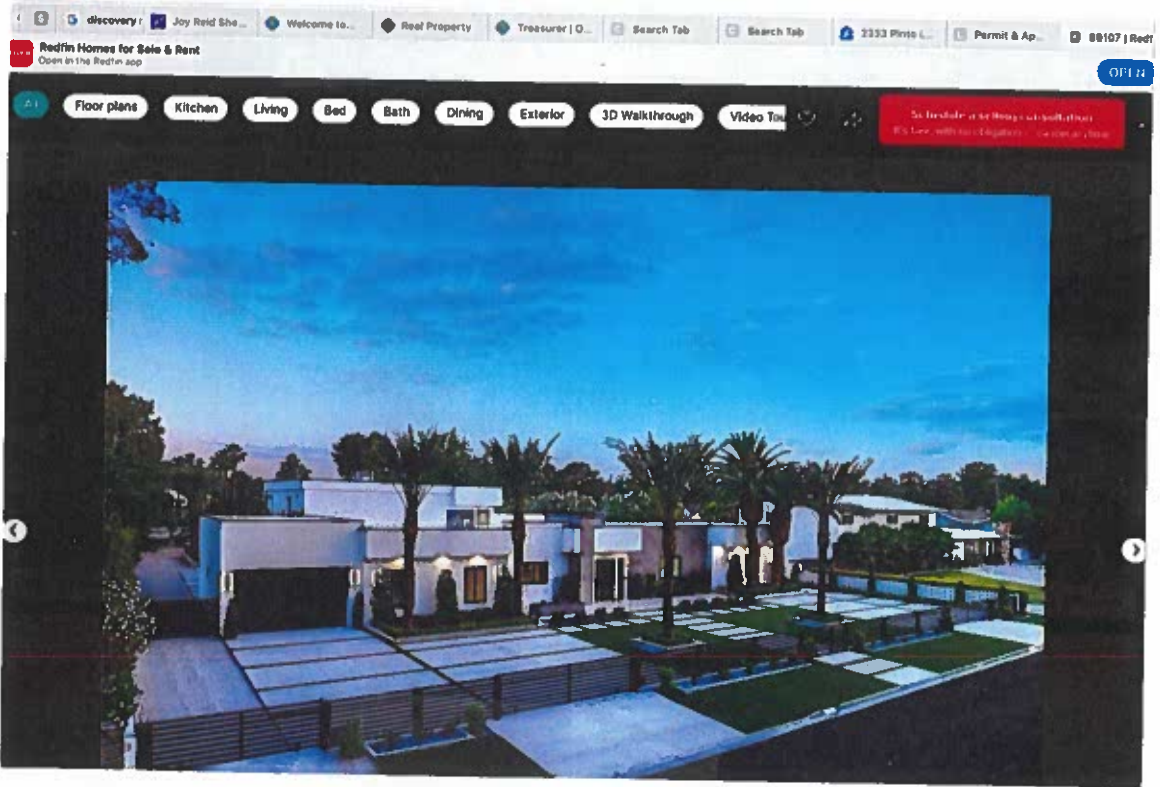
2709 PINTO (40-GOOD) \$183/SF



BEFORE AND AFTER – 2333 PINTO

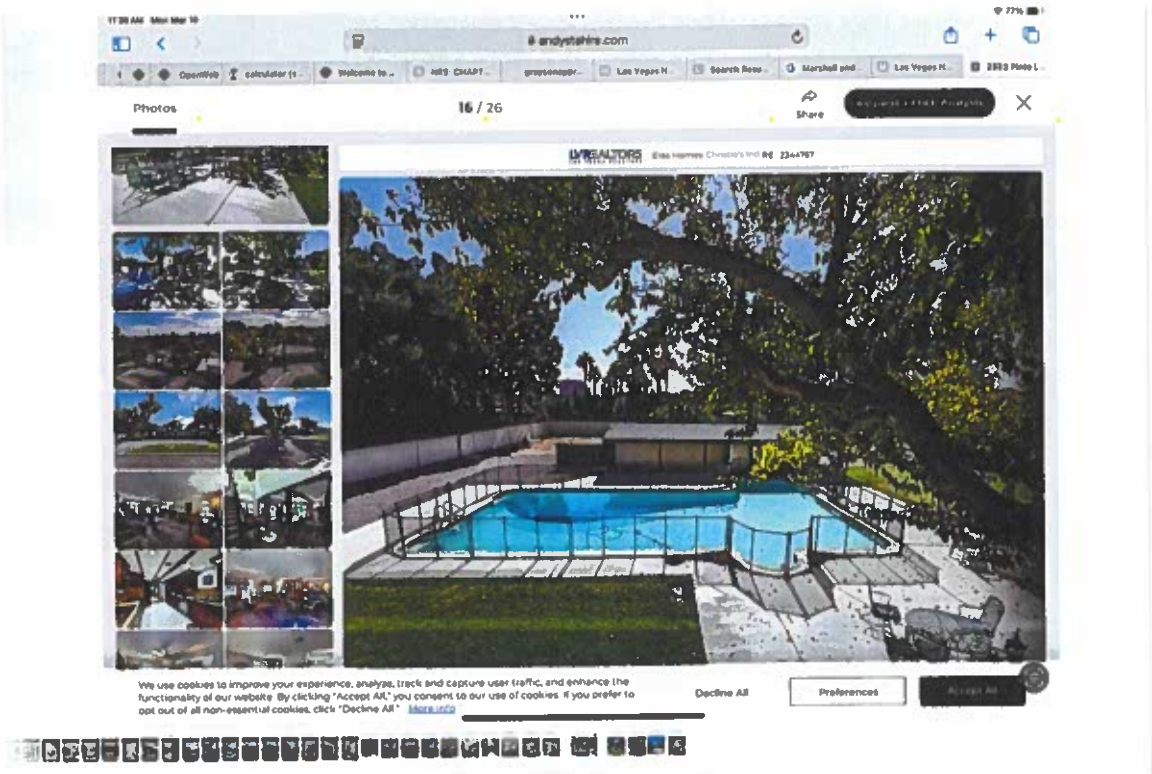


BEFORE AND AFTER – 2333 PINTO

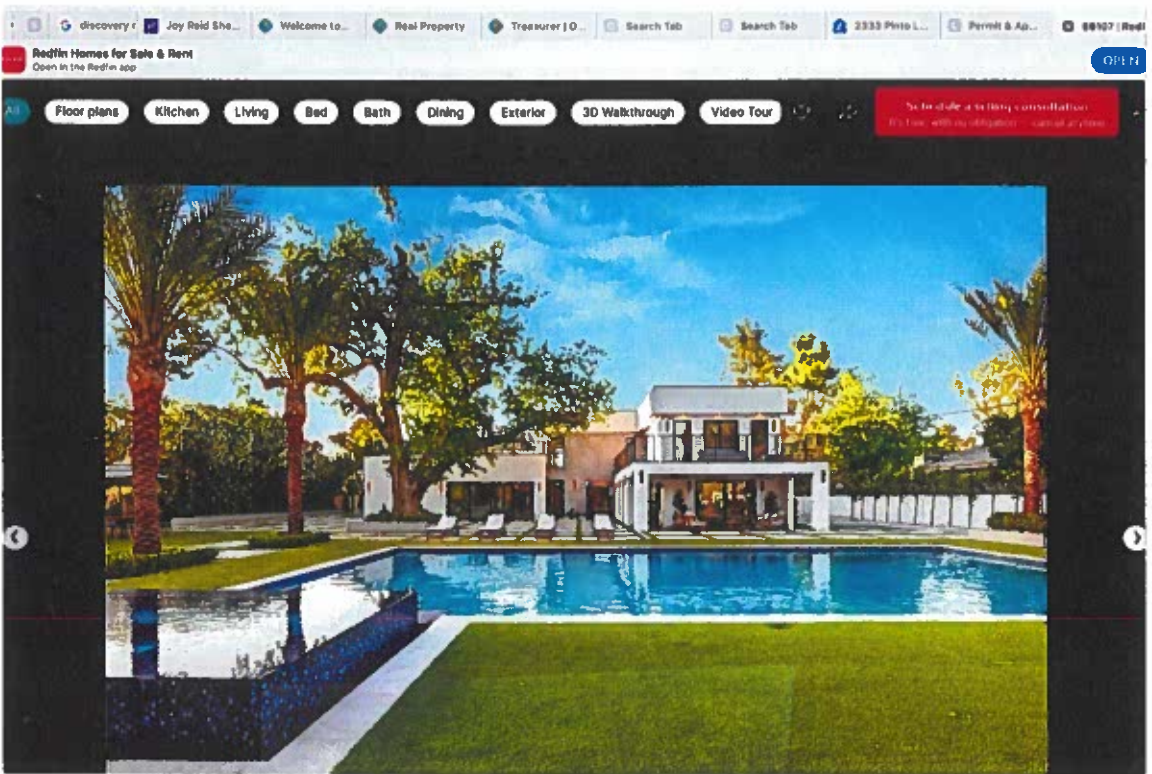


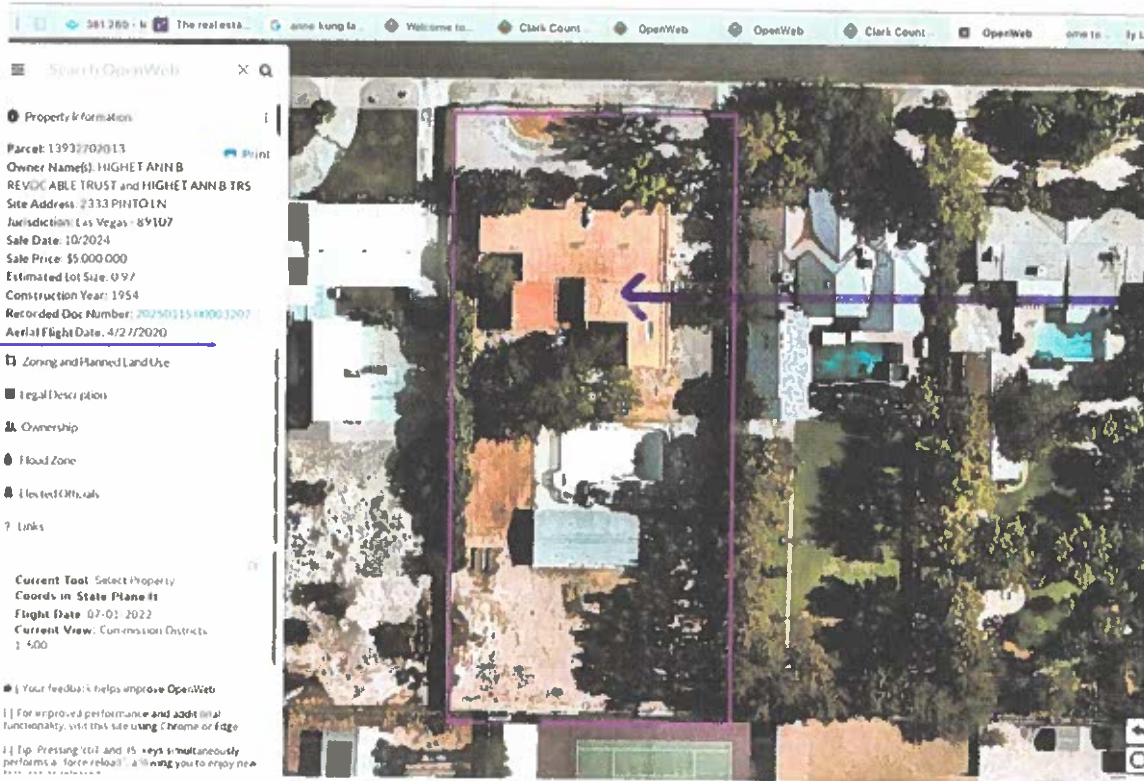
P6

BEFORE AND AFTER – 2333 PINTO

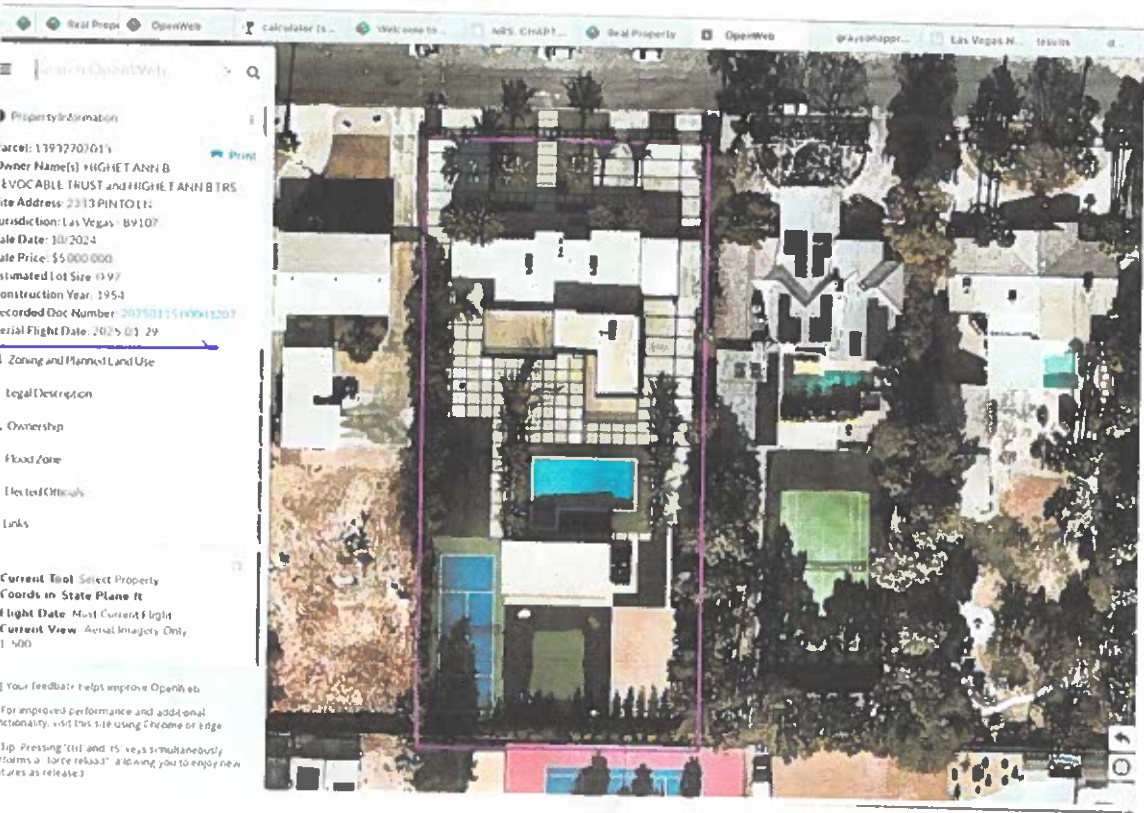


BEFORE AND AFTER – 2333 PINTO





New Tresses / Roof



Post Renovation

Aerial 4/27/20

Aerial 1/29/25

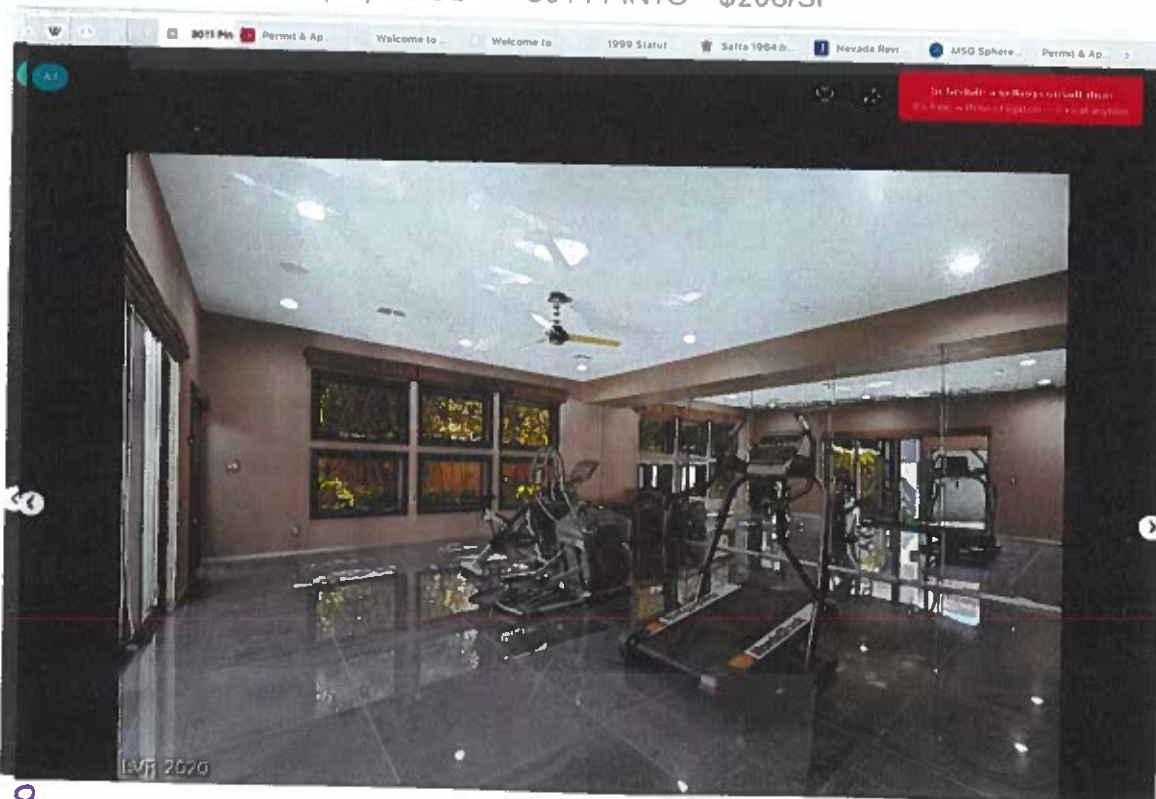
PO

SPA/GYM:

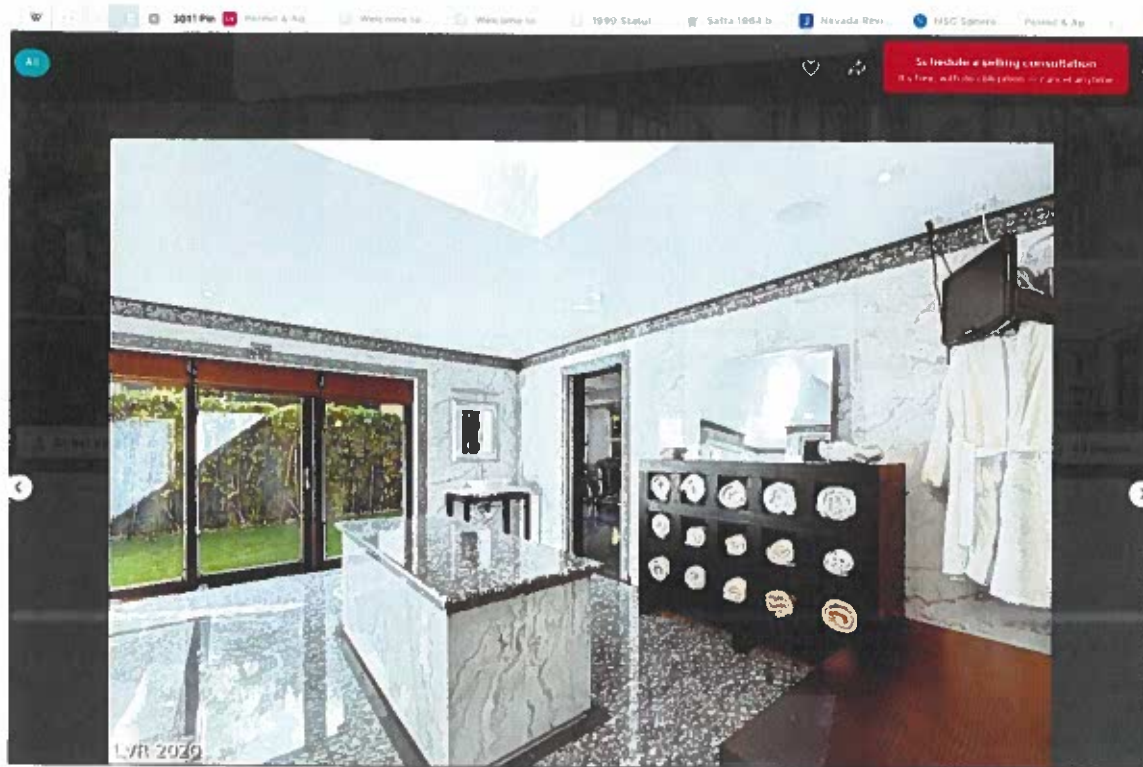
PRC RATING (40) 3011 PINTO LANE \$206/SF



PRC RATING (40) GOOD 3011 PINTO \$206/SF



SPA: 3011 PINTO LANE \$206/SF (GOOD)



SPA: 2709 PINTO LANE \$183/SF (GOOD)

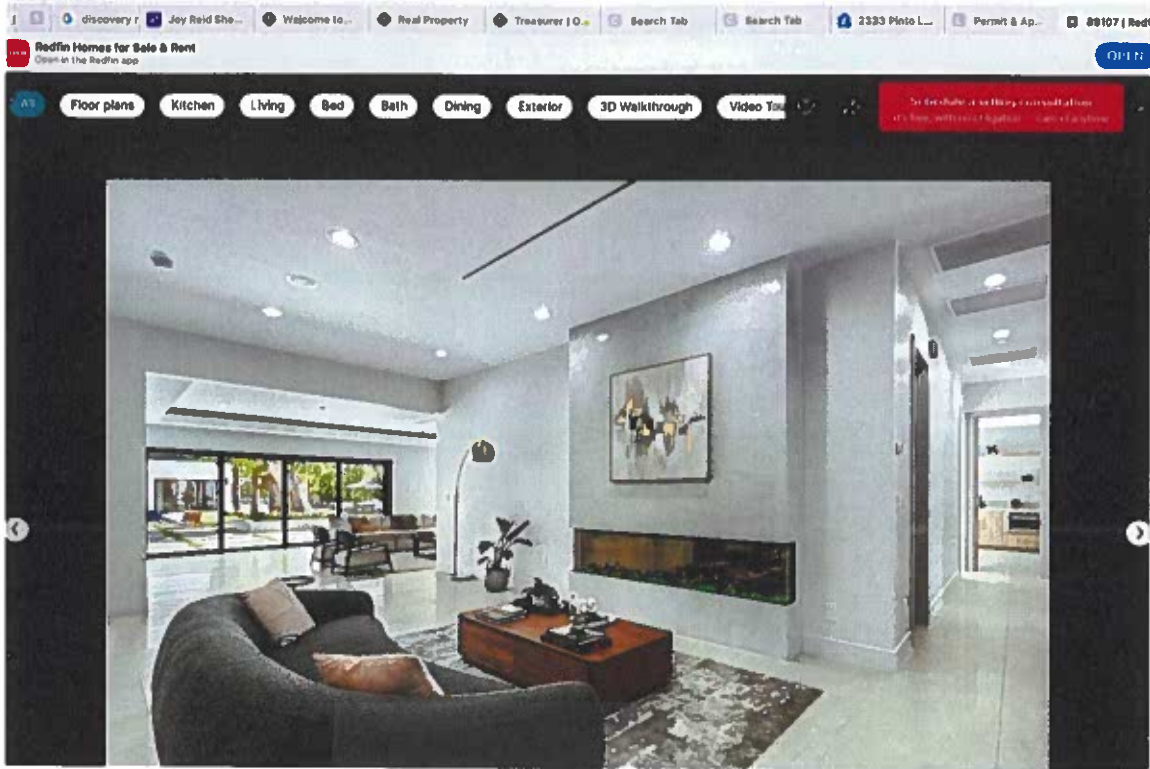
GYM: 3011 PINTO LANE \$206/SF (GOOD)



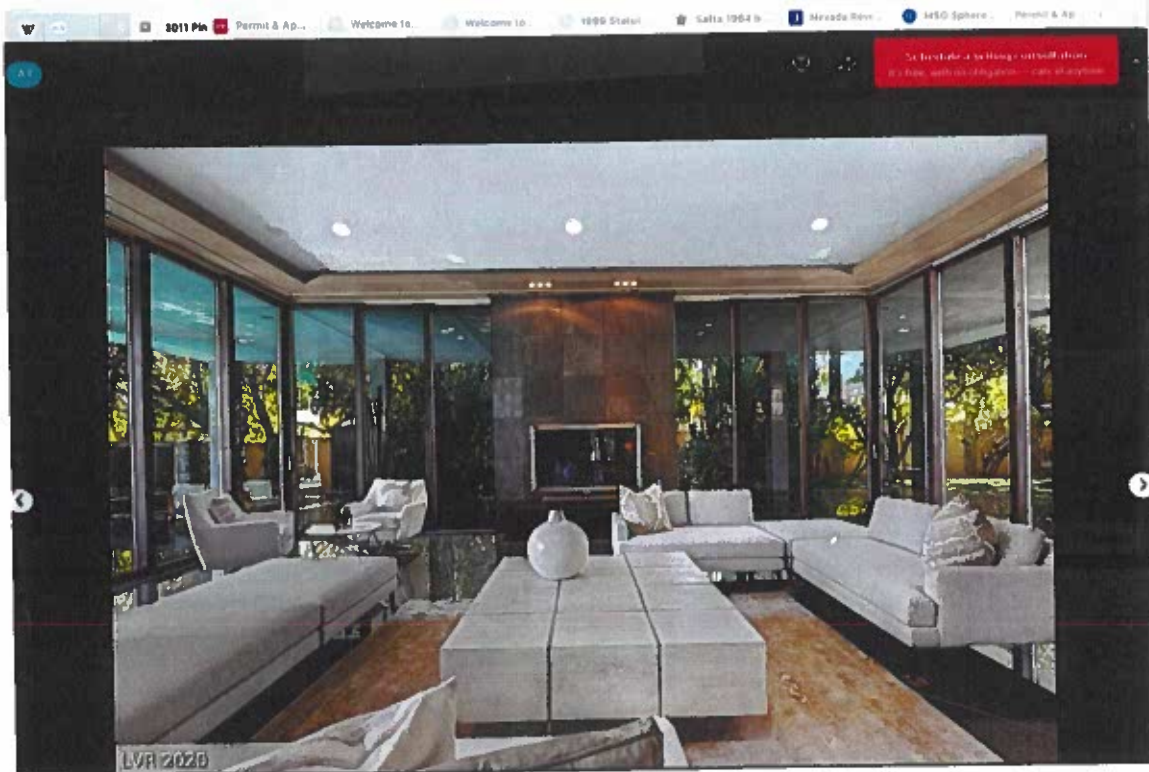
GYM: 2709 PINTO LANE \$183/SF (GOOD)

LIVING ROOM:

2333 PINTO (40-GOOD) \$181/SF



3011 PINTO (40-GOOD) \$206/SF



LIVING ROOM:

2709 Pinto

2709 PINTO (40-GOOD)

\$183/SF



PAVERS:

PRC RATING '40' (GOOD)
\$12.03/SF (7,500 SF)

2709 PINTO

\$90,225



\$0/SF (3,750 SF GUESTIMATE)

2800 PINTO

\$0

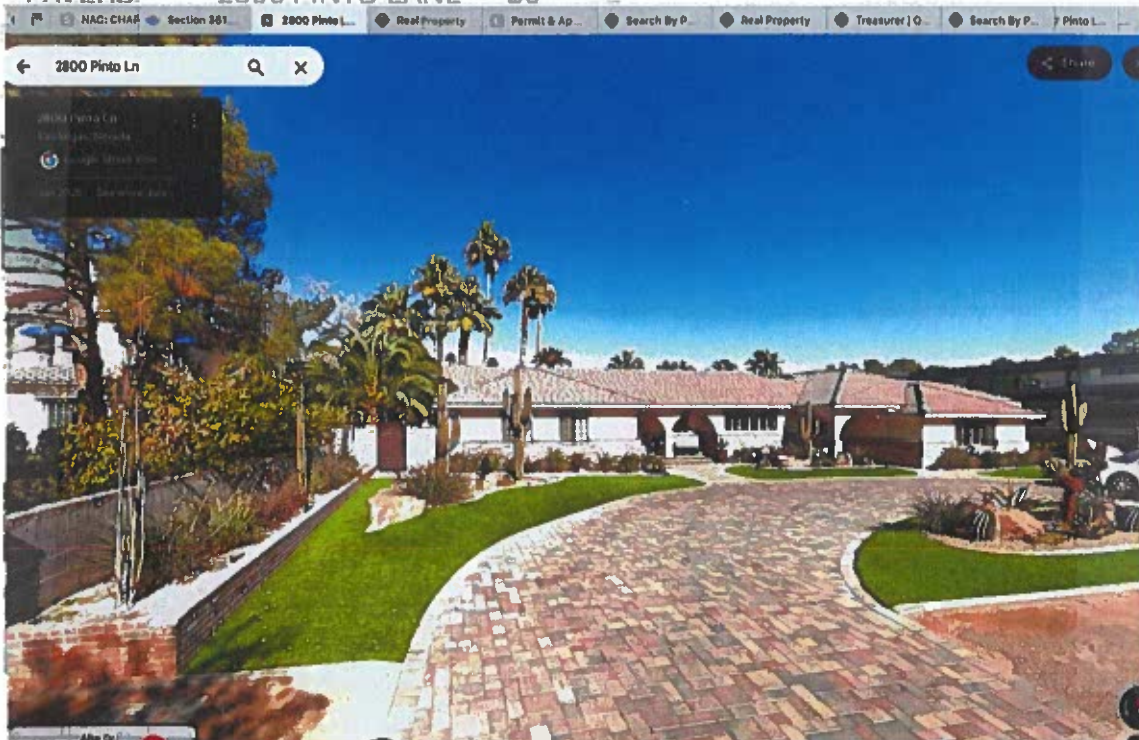


P14

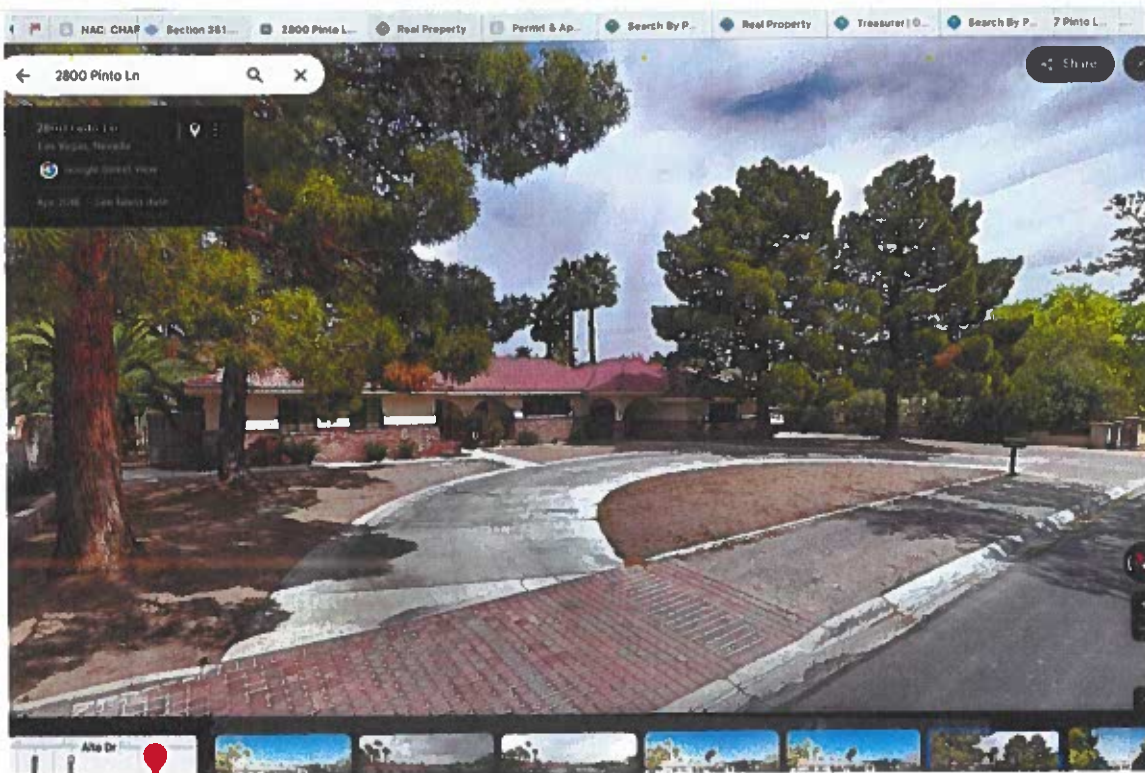
PAVERS: 2709 PINTO LANE \$12.03/SF
7,500 SF = \$90,225 TAXABLE
OR, \$31,579 ASSESSED
ANNUAL TAX : \$1.035



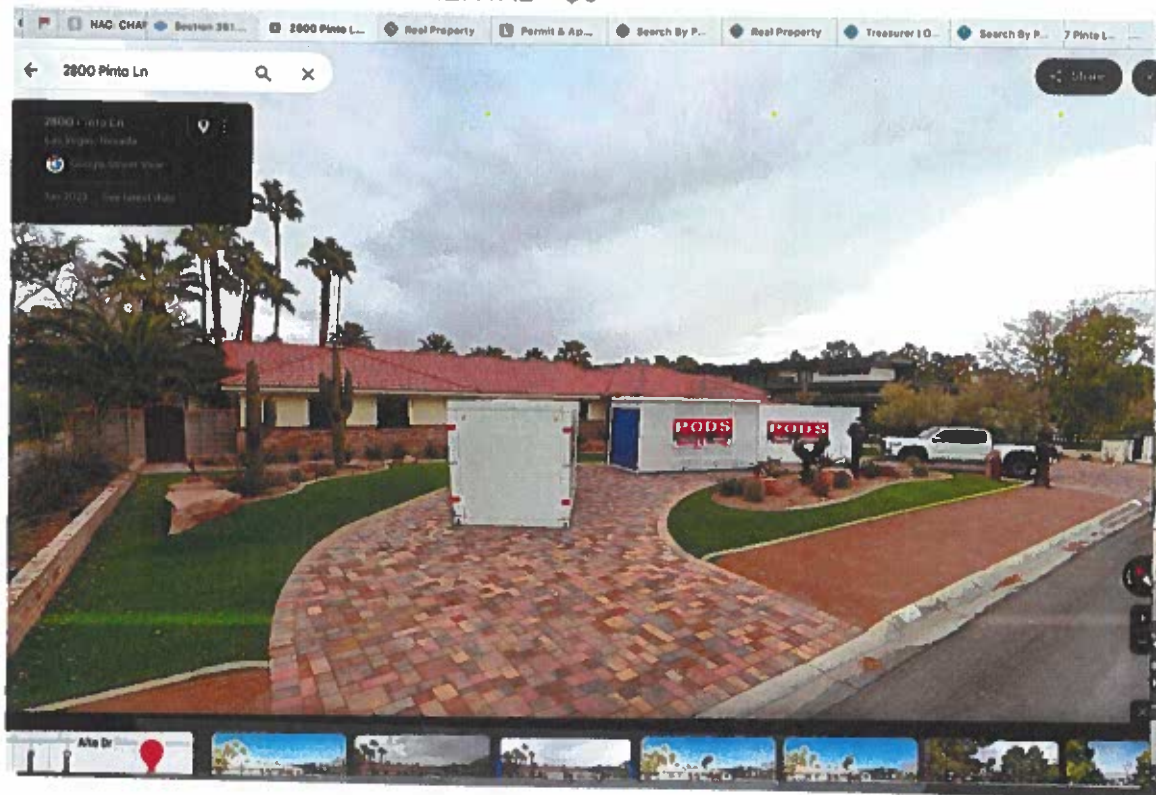
PAVERS: 2800 PINTO LANE \$0



RENOVATION: 2800 PINTO
PRIOR TO PAVERS
SOURCE: GOOGLE MAPS



RENOVATION: 2800 PINTO MAJOR REMODEL
SUPPLEMENTAL = \$0

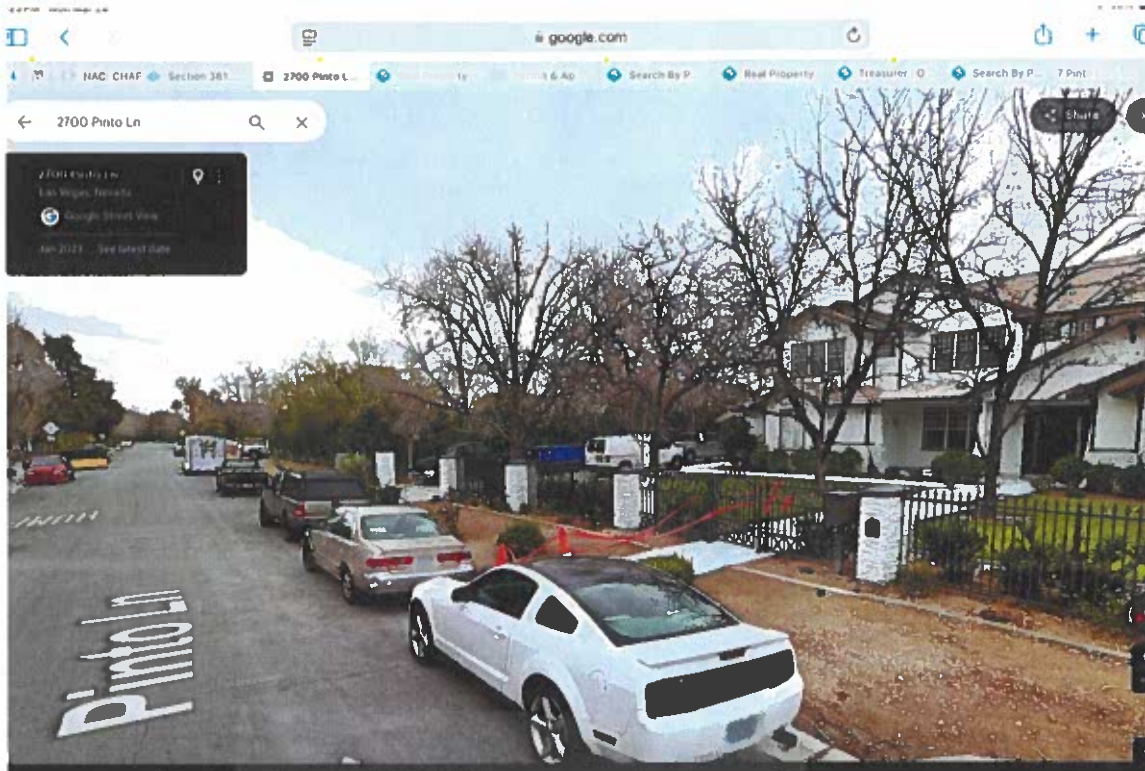


RENOVATION: 2800 PINTO MAJOR REMODEL
SUPPLEMENTAL = \$0

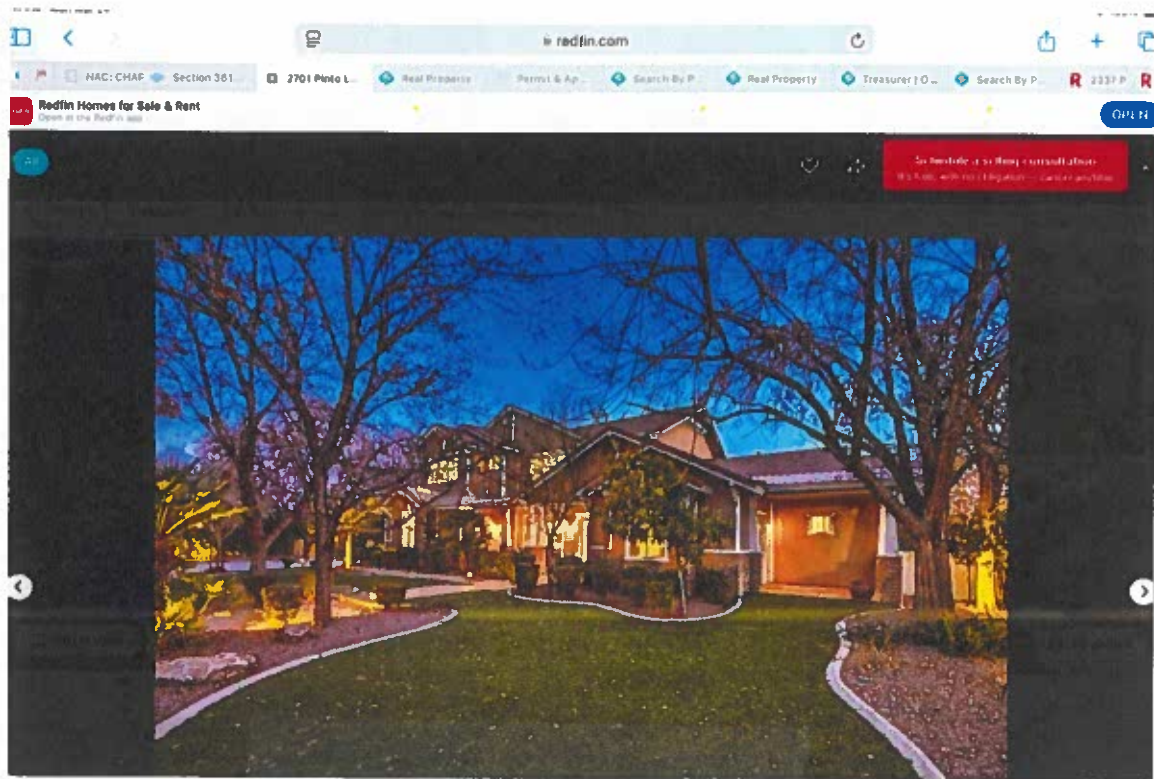


P7

RENOVATION: 2701 PINTO
1ST (MAJOR) RENOVATION
SUPPLEMENTAL \$0



RENOVATION: 2701 PINTO
PRE 2ND RENOVATION



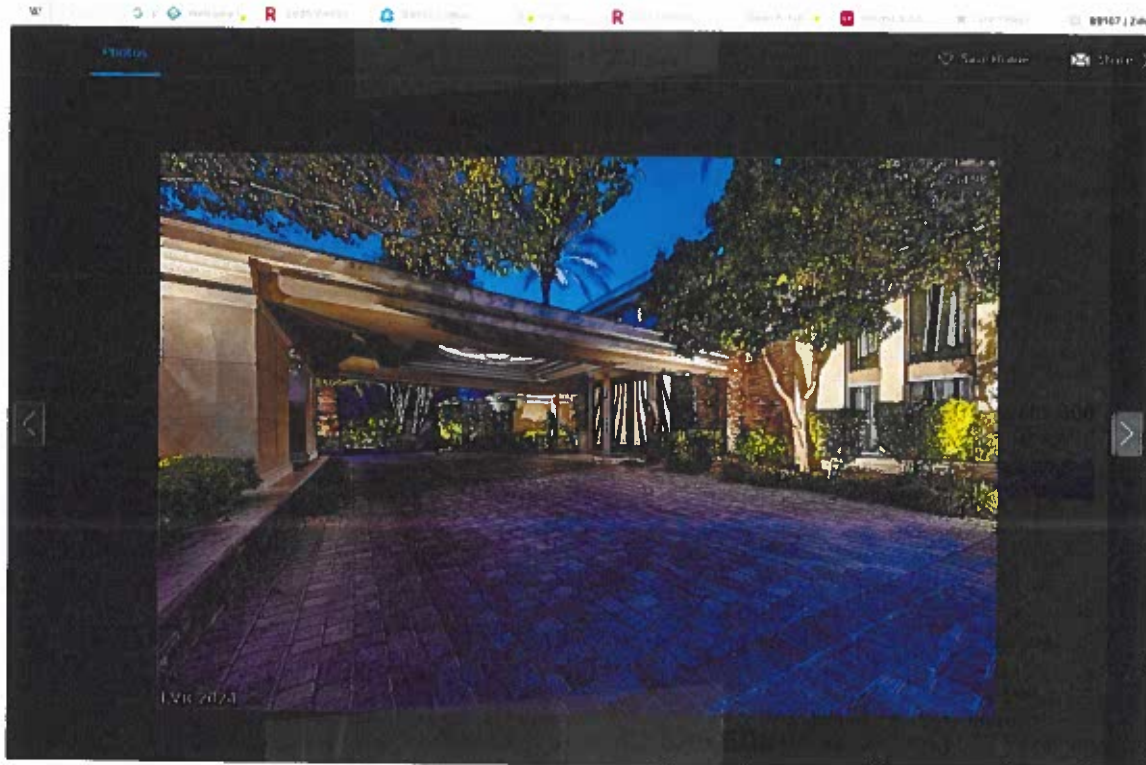
RENOVATION: 2701 PINTO
POST 2ND RENOVATION
SUPPLEMENTAL \$0



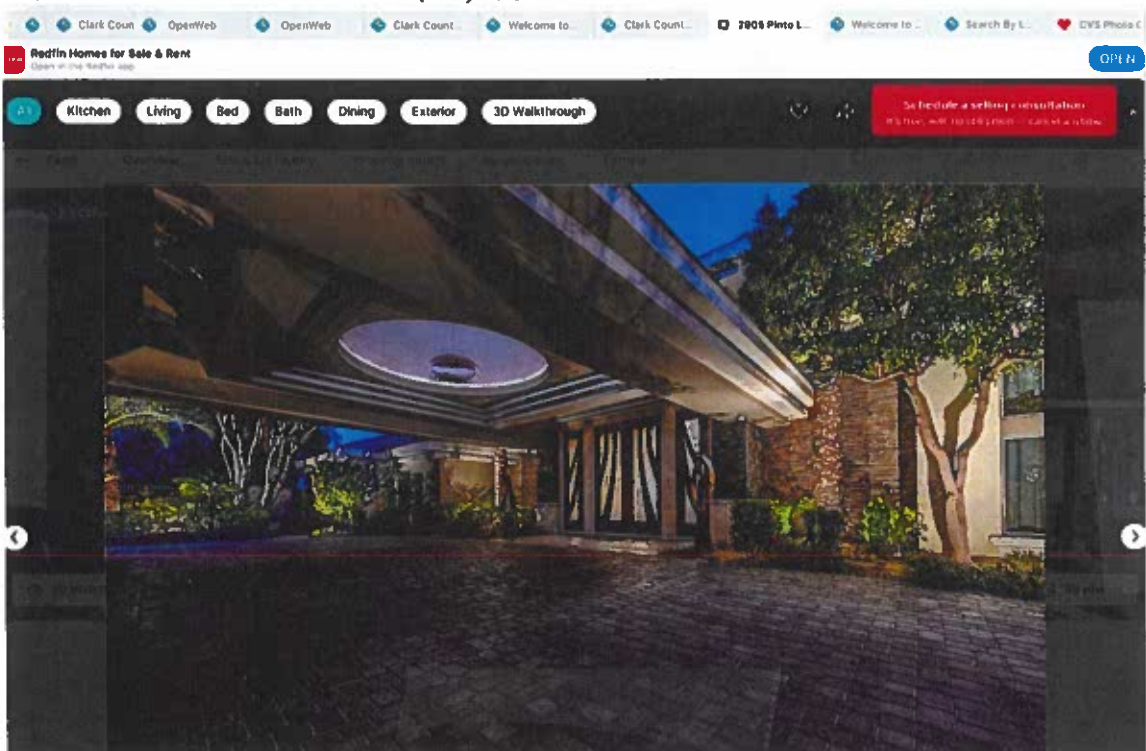
P18a

PORTE COCHERE:

PRC RATING (65) EXCELLENT + 2905 PINTO LANE \$350/SF
\$40.00/SF 895 SF \$35,800



PRC RATING (65) EXCELLENT + 2905 PINTO LANE \$350/SF
\$40.00/SF 895 SF \$35,800



P29

PORTE COCHERE:

PRC RATING (60) EXCELLENT

2327 ALTA

\$51.80/SF 1,130 SF

\$58,534



PRC RATING (40) GOOD

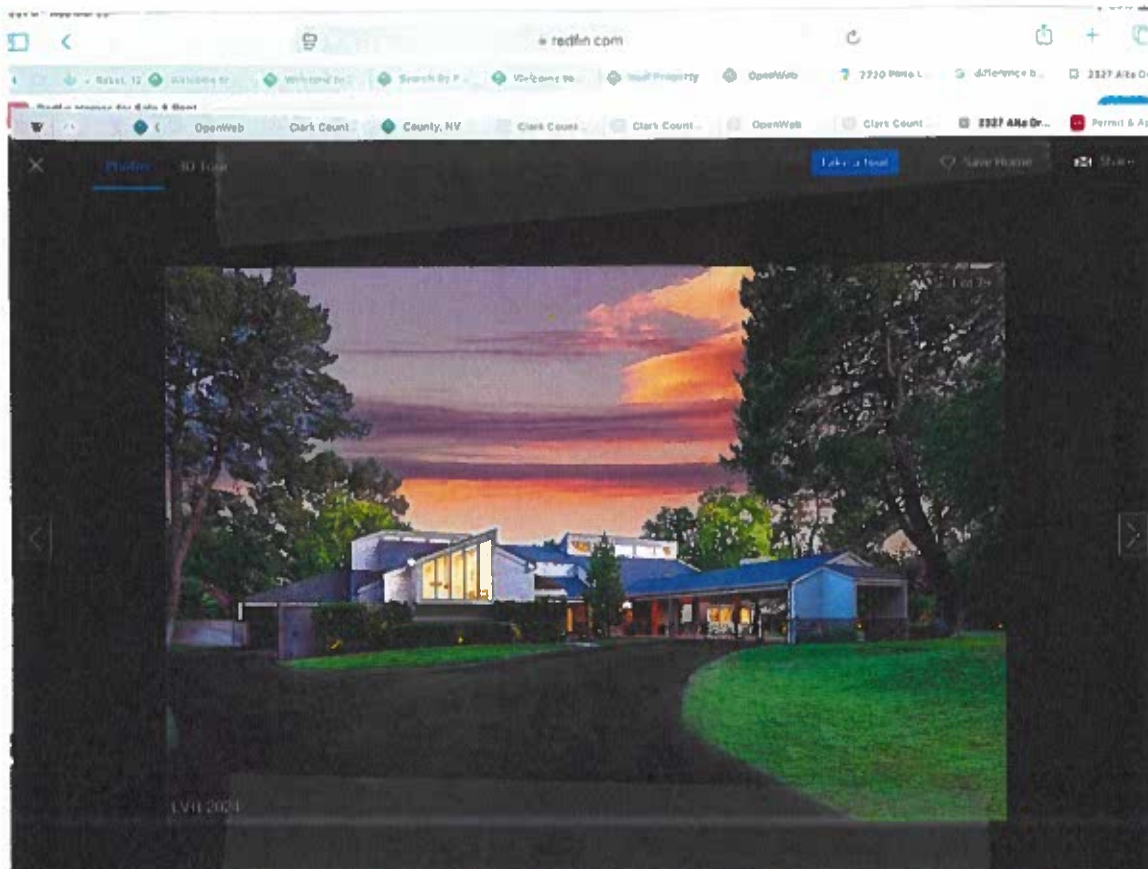
2709 PINTO LANE

\$62.53*/SF 875 SF

\$54,714

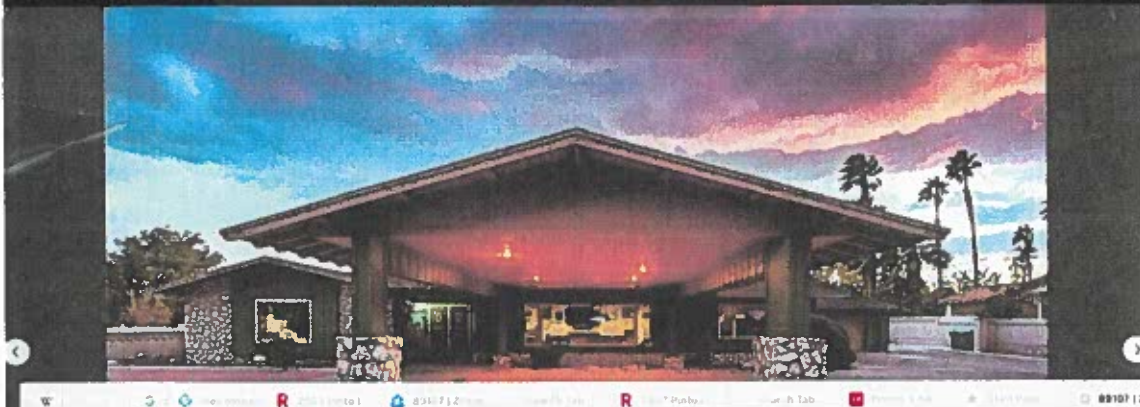


P20



2025/26
TAX RATE
2327 ALVIA

\$51.80 / SF



2727 AGA

\$42.44 / SF



2905 Pinto

\$40.00 / SF

P

2025 / 2026
TAX RATE
2709 PINTO LANE



\$62.53 / SF

Pr

P23

2709 Flint

8:35

Camera



April 13, 2021

7:26 PM



8:36

Camera



May 21, 2021

2:31 PM



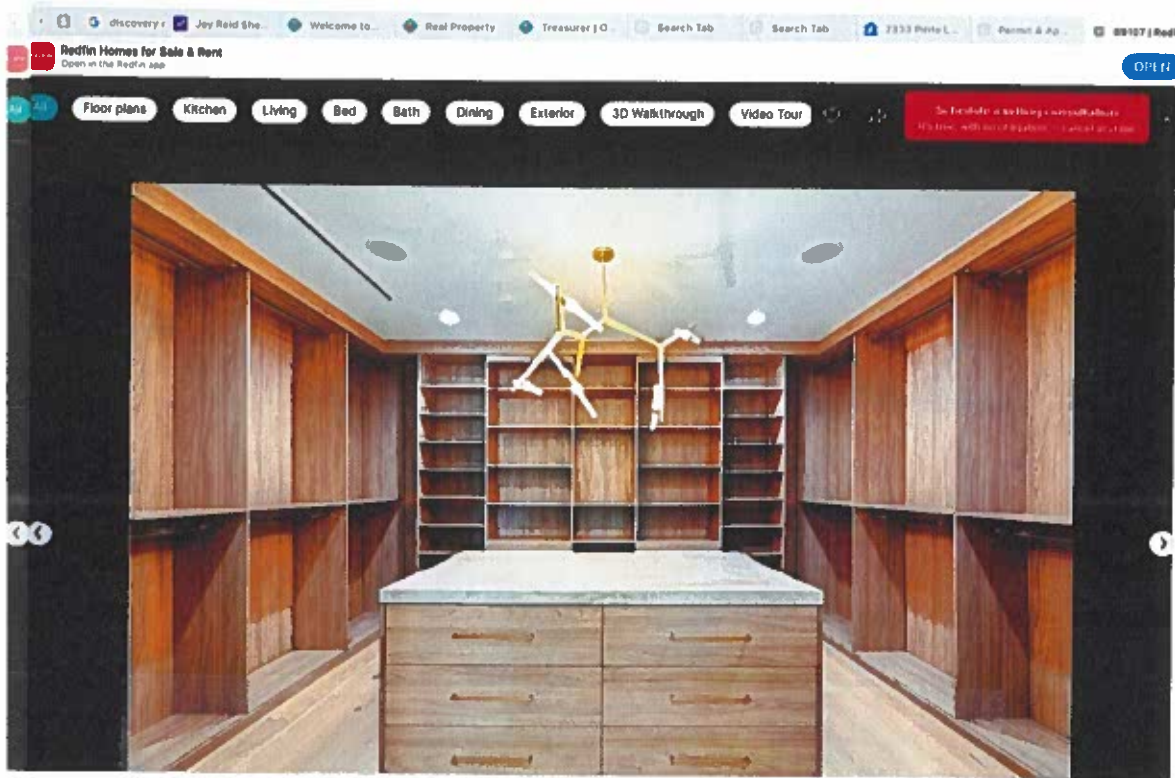
LIVE



MASTER CLOSET:

2333 PINTO

PRC RATING (40) GOOD 2333 PINTO \$181/SF



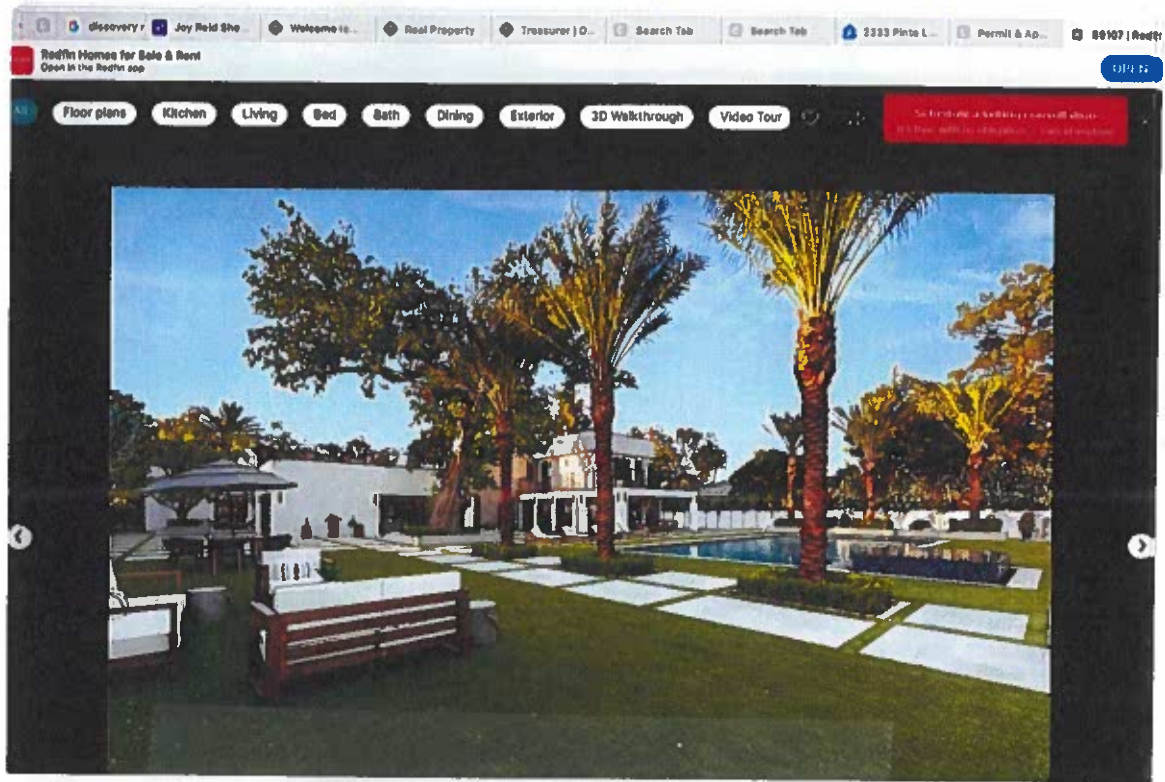
PRC RATING (40) GOOD \$183/SF (101%) 2709 PINTO LAKE



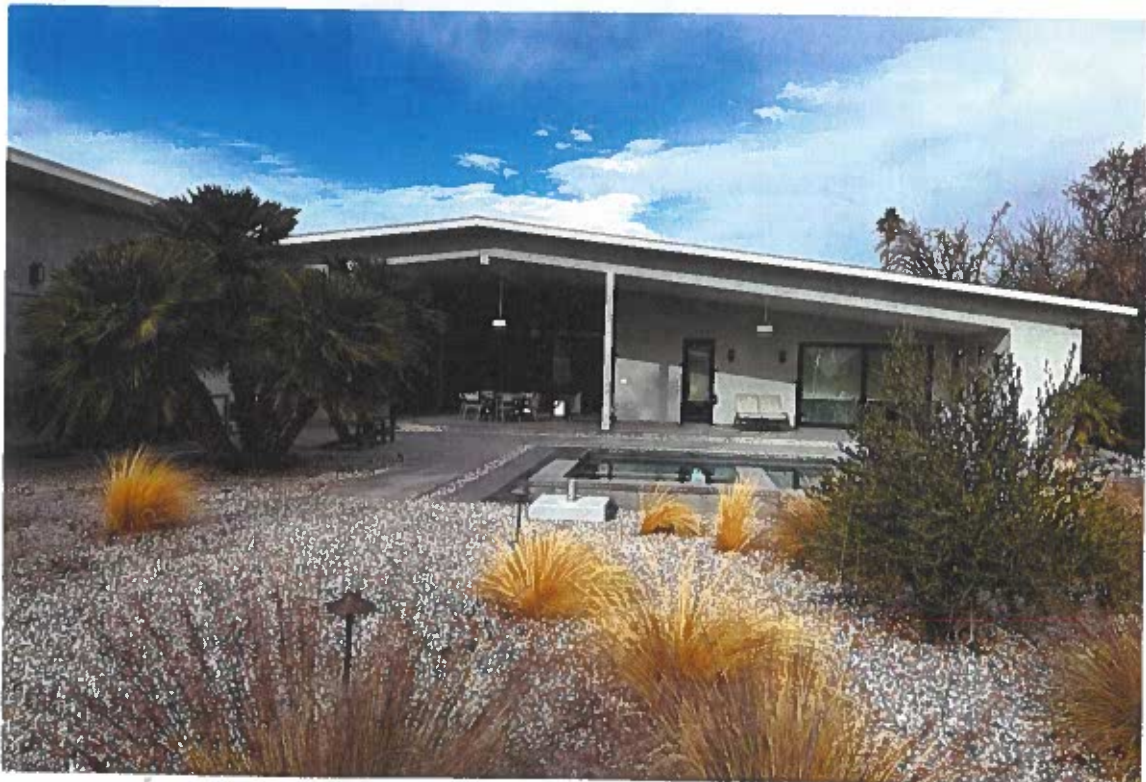
A.24

REAR YARD:

2333 PINTO (40-GOOD) \$181/SF



2709 PINTO (40-GOOD) \$183/SF



PVS

\$183/SF

2709 PINTO LANE

OFFICE



COMPARE TO 3011 Pinto Exh' P' P. 2
@ \$206/SF (12.5% MORE) (P. 82
TOP)

KITCHEN:

PRC RATING (40) GOOD

2337 PINTO LANE

\$165/SF



PRC RATING (40)

2400 PALOMINO LANE

\$160/SF

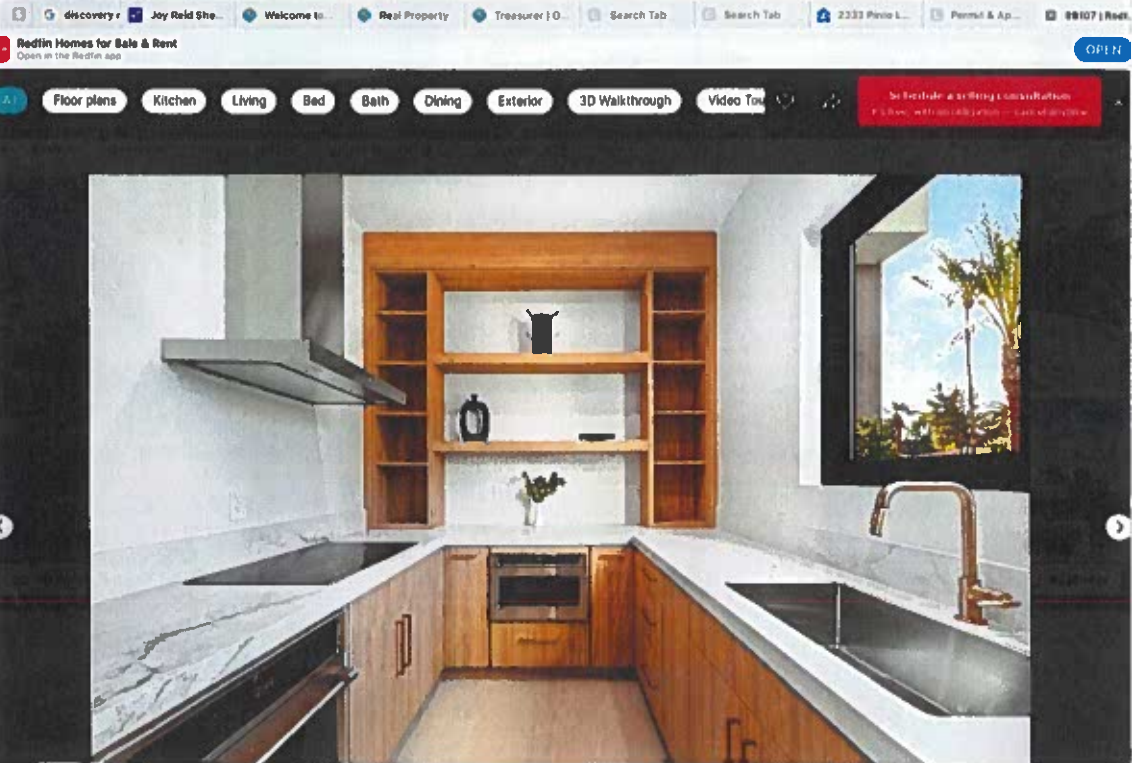


KITCHEN:

PRC RATING (40) GOOD 2333 PINTO LANE \$181/SF



PRC RATING (40) 2333 PINTO LANE \$181/SF

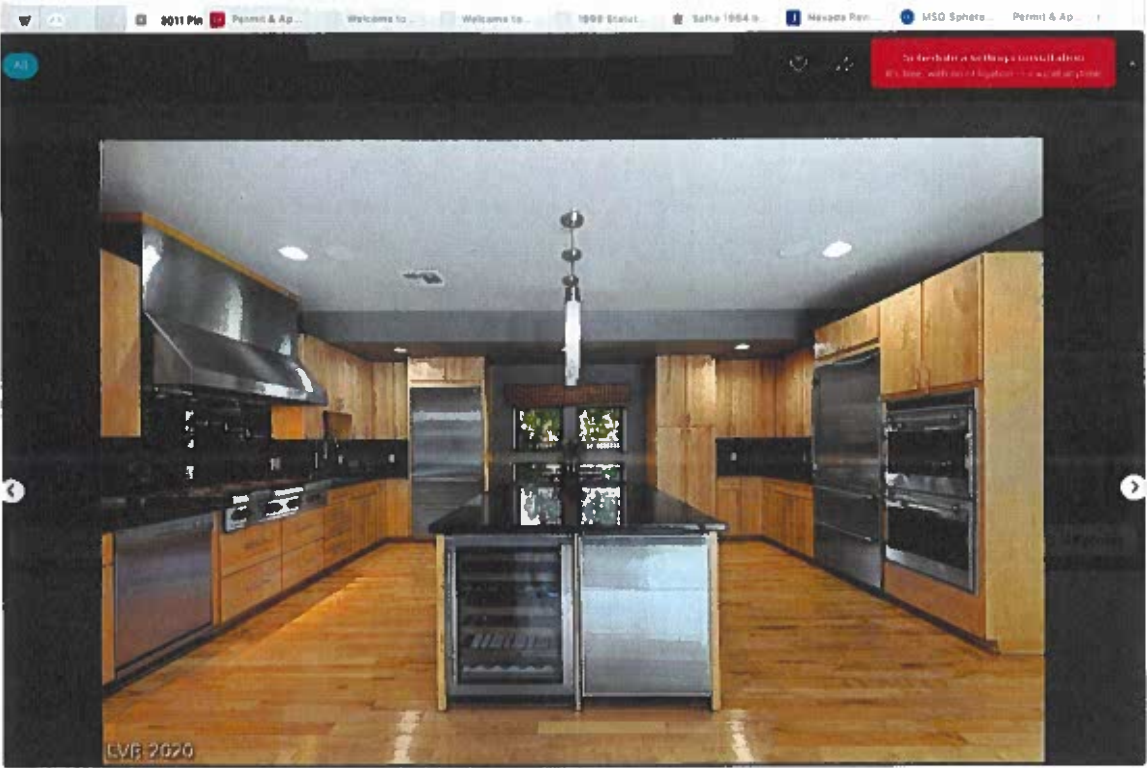


KITCHEN:

PRC RATING (40) GOOD

3011 PINTO LANE

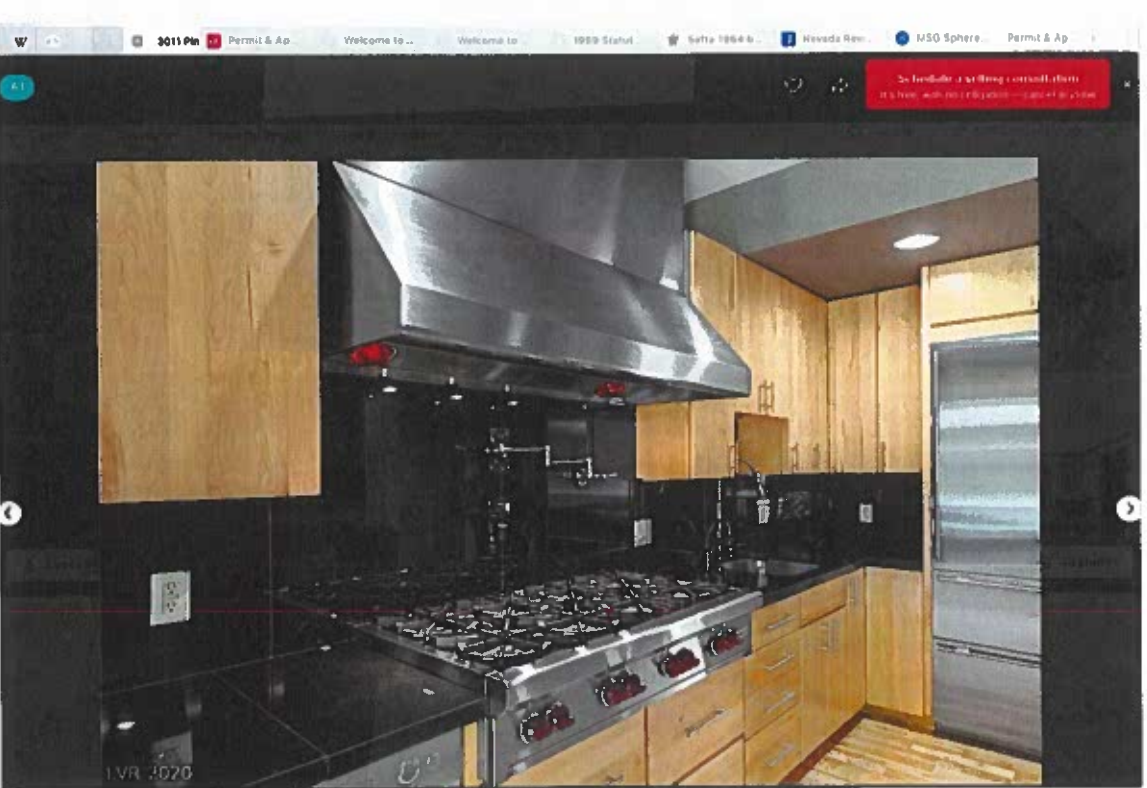
\$206/SF



PRC RATING (40)

3011 PINTO LANE

\$206/SF

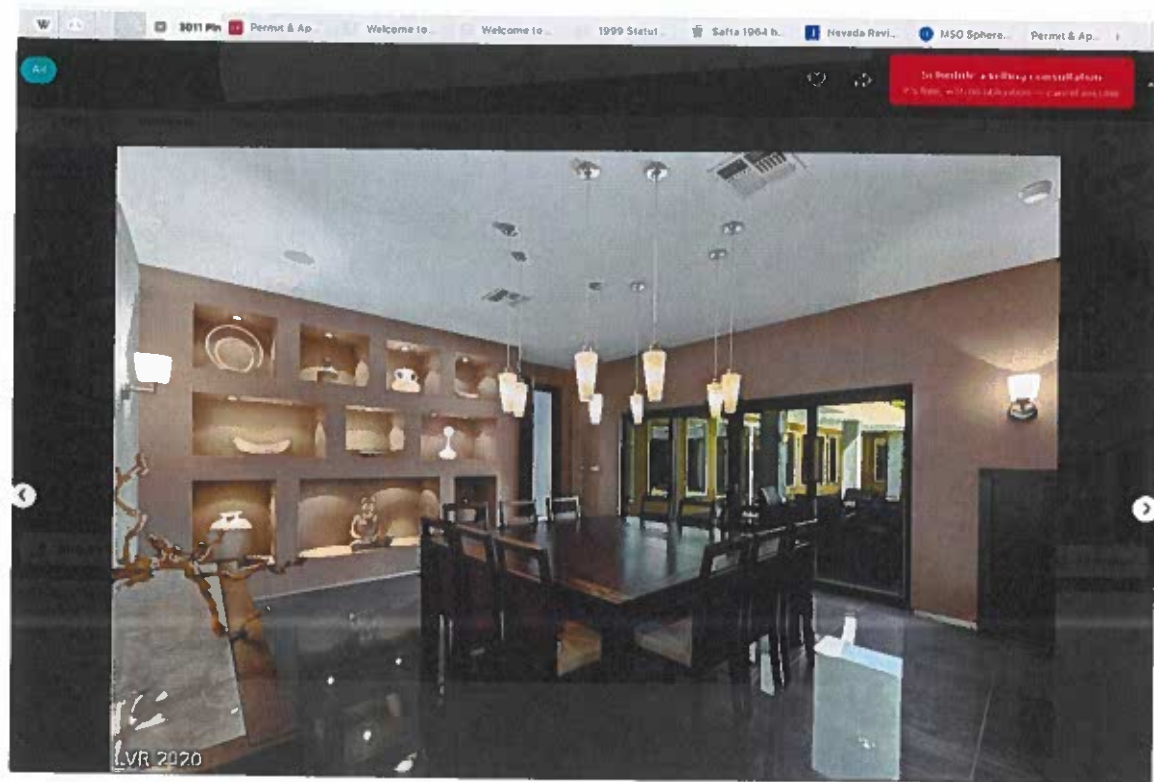


KITCHEN (+ DINING ROOM):

PRC RATING (40) GOOD 2709 PINTO LANE \$183/SF



DINING ROOM: 3011 PINTO LANE \$206/SF (GOOD)



DINING ROOM: \$183/SF (GOOD) 2709 Pinto



P31

CASITA:

PRC RATING (30) AVG 2709 PINTO \$168/SF. (SOURCE: PRC P.4 OF 4)

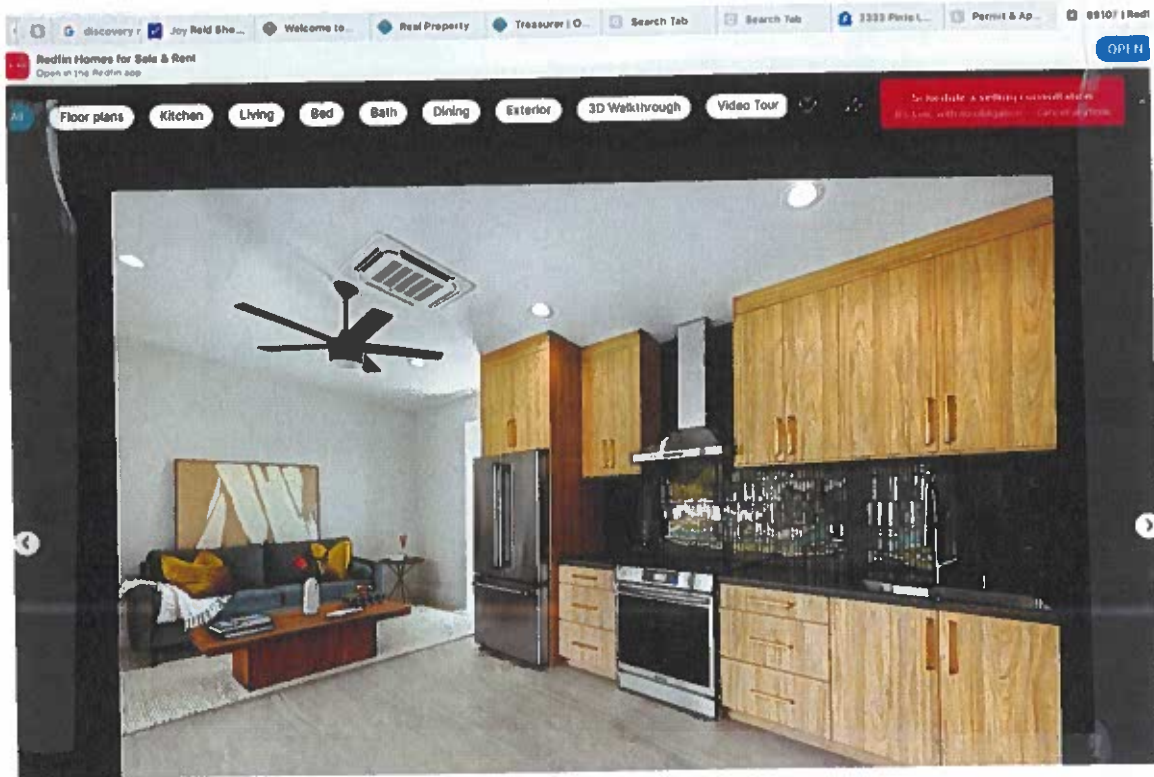


PRC RATING (30) AVG 2709 PINTO \$168/SF. (SOURCE: PRC P.4 OF 4)

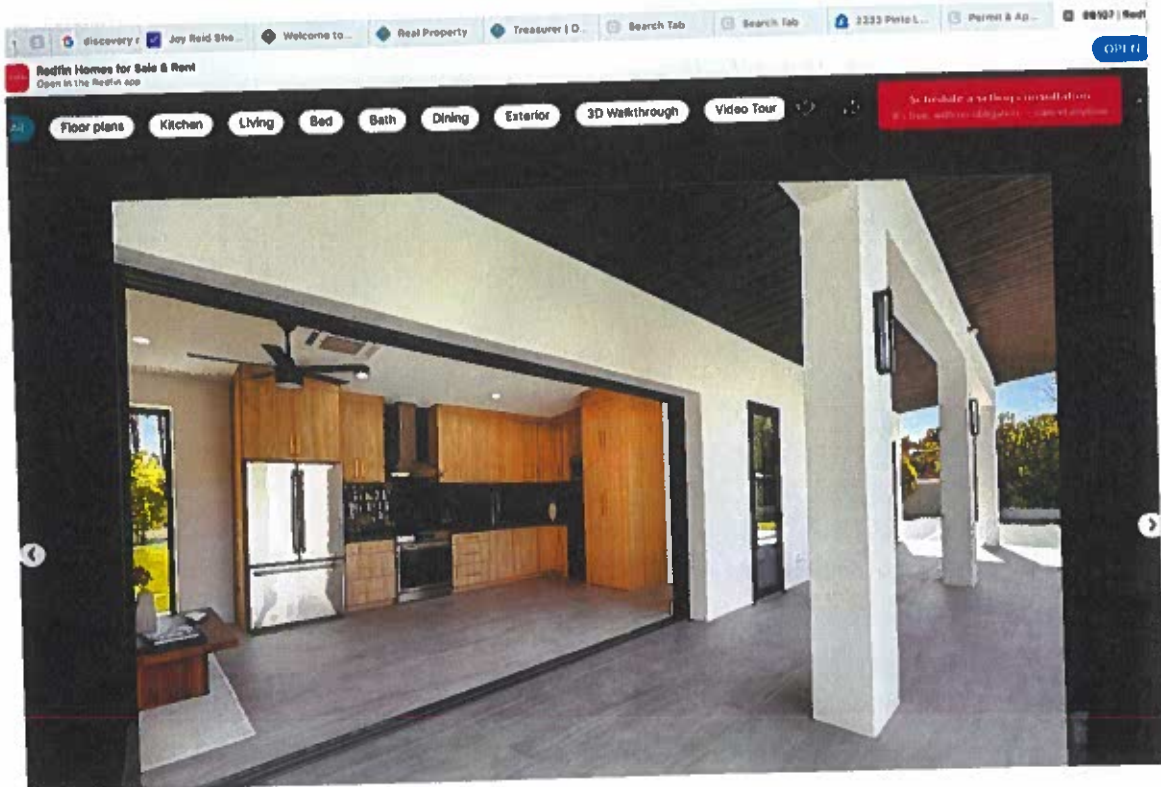


P.32

2333 PINTO CASITA
 → AYB = 1999 EUB = 1999
 DEPR = 39%



\$1420/SF



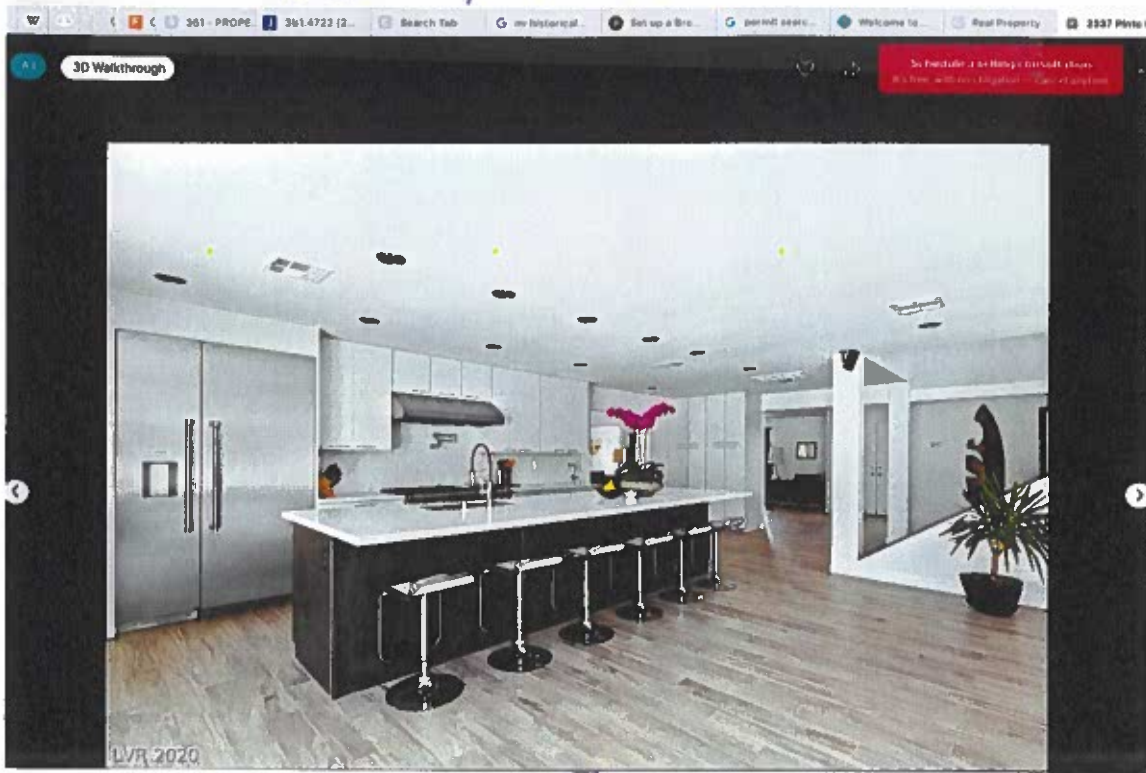
\$1420/SF

Point of Reference

2337 Pinto Sold for \$1.325M
in 2020

2333 Pinto Sold for \$5.0M
in 2024

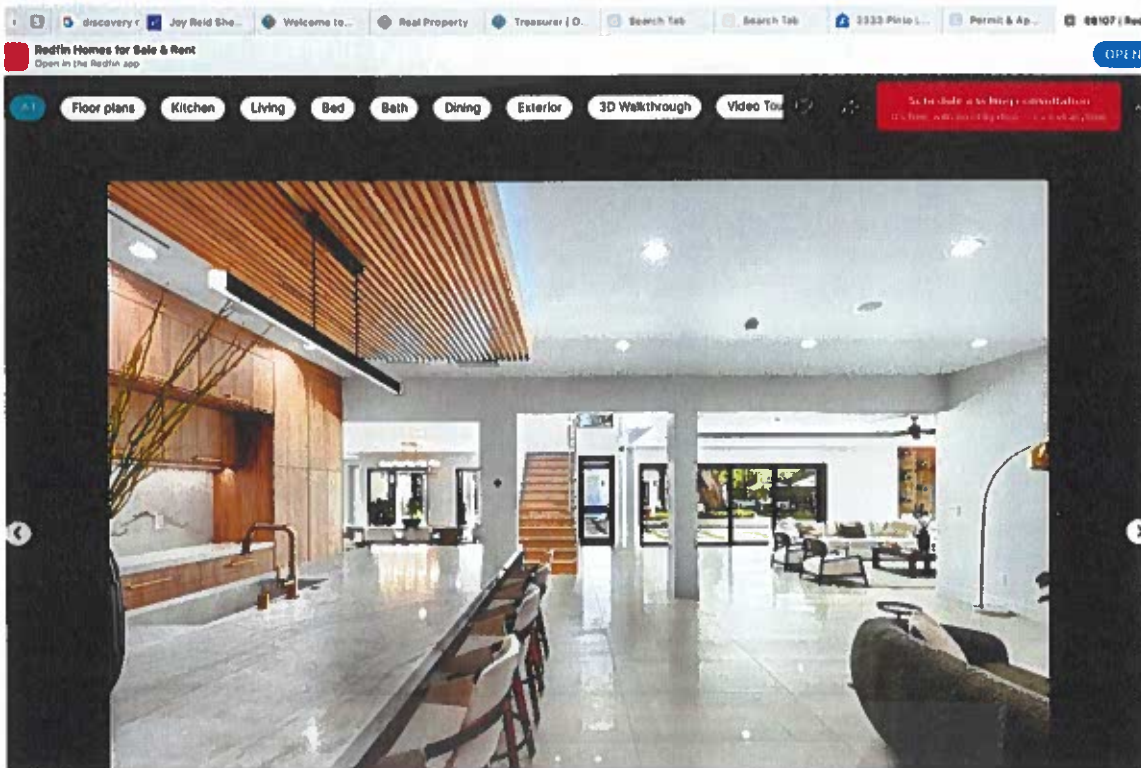
2337 PINTO



KITCHEN

40/5000 \$165

2333 PINTO



40/5000 \$18

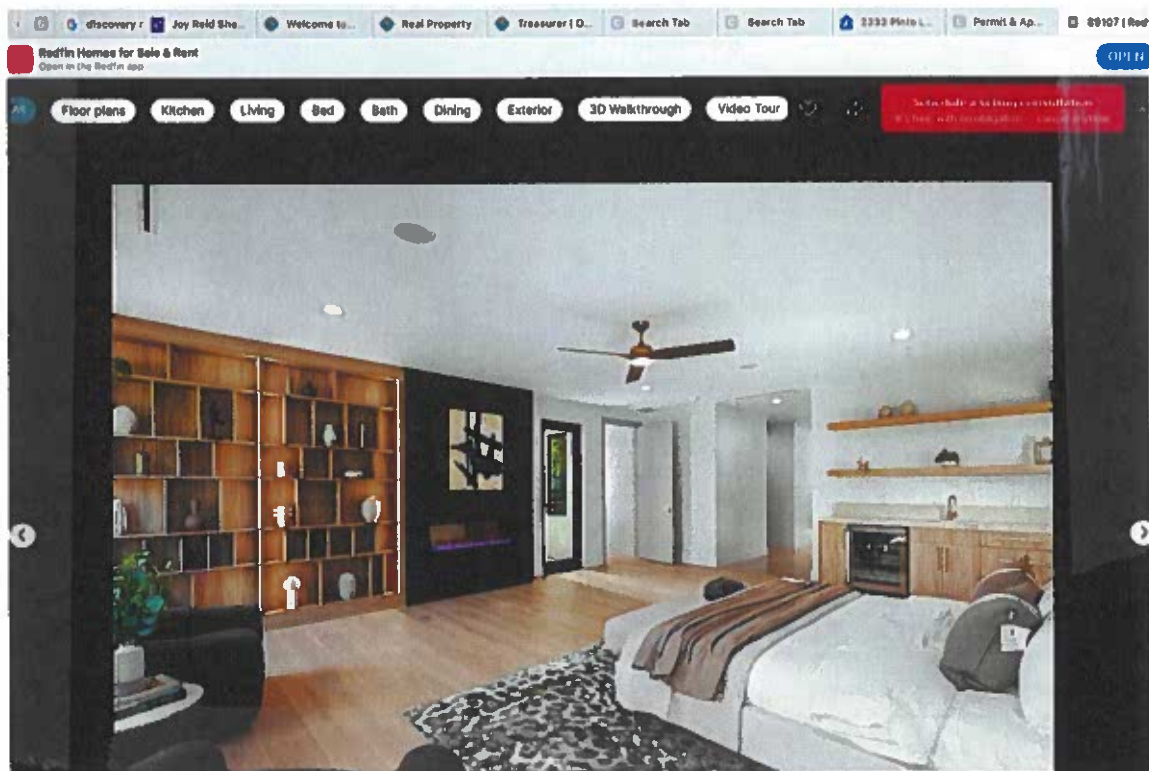
P35

2337 Pinto



40/5000
\$165

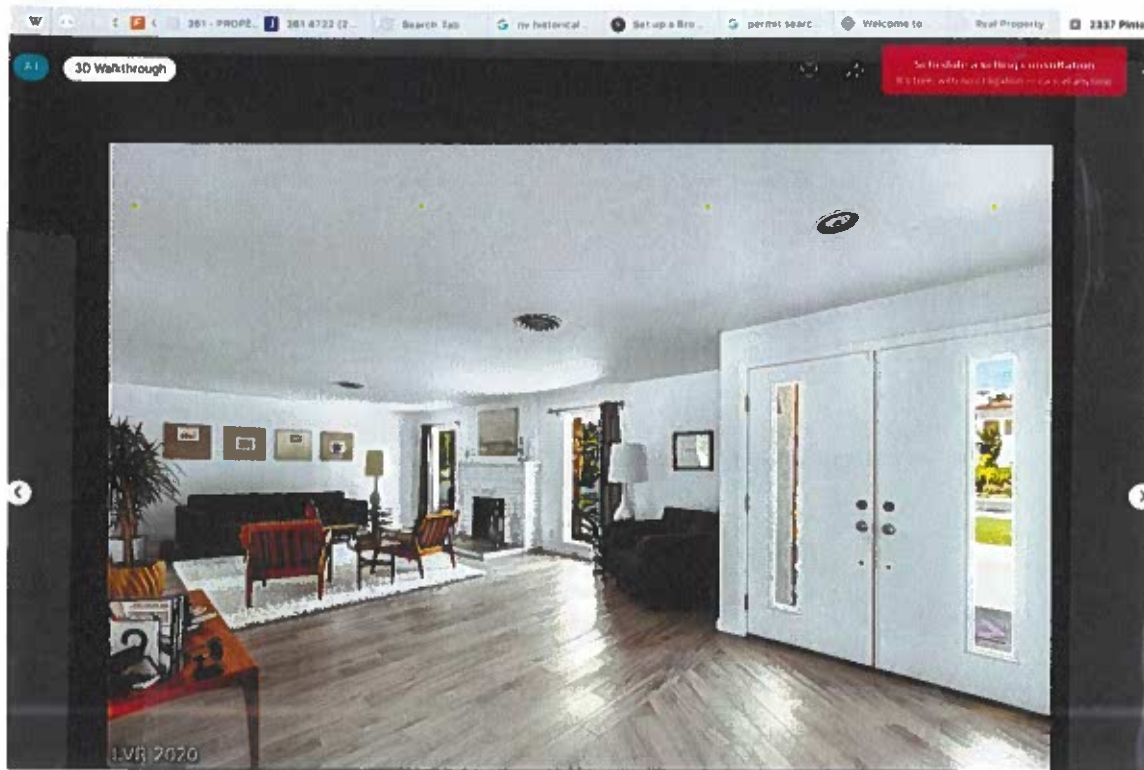
2333 Pinto



40/5000
\$165

Master Bedroom

2337 P.410



Entry

40/5000
\$165

2333 P.410



40/5000
\$181

P37

EXCELLENT

Apple iCalc calculator (s... Welcome to Real Property tax my gov't las vegas - G 2013 1:15 PM Dr, Las Vega 3011 Alta Dr... Las Vegas



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GOOD

discovery Jay Bird Shop We & wine to Jorge Property 1-10-2022 (1) So with Tab Search Tab 2333 Pima... Pima & P... 89107 Red

Redfin Homes for Sale & Rent

All House plans Auto home Living Bed Bath Dining Exterior 3D Walkthrough Video Tour



2333 Pima

#181

P38

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2333 Photo

#181

P39

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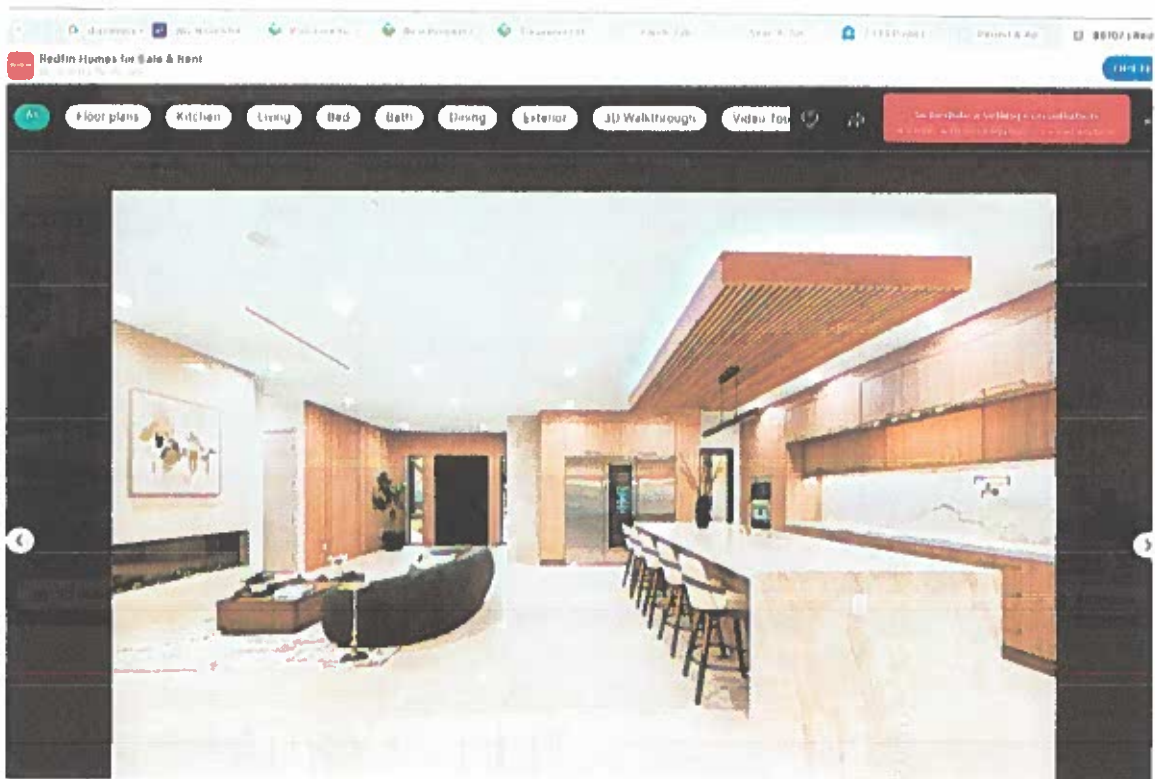
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\$206

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GOOD



2333 P:550

\$101

P40

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\$300

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\$1801

2333 & 15th

741

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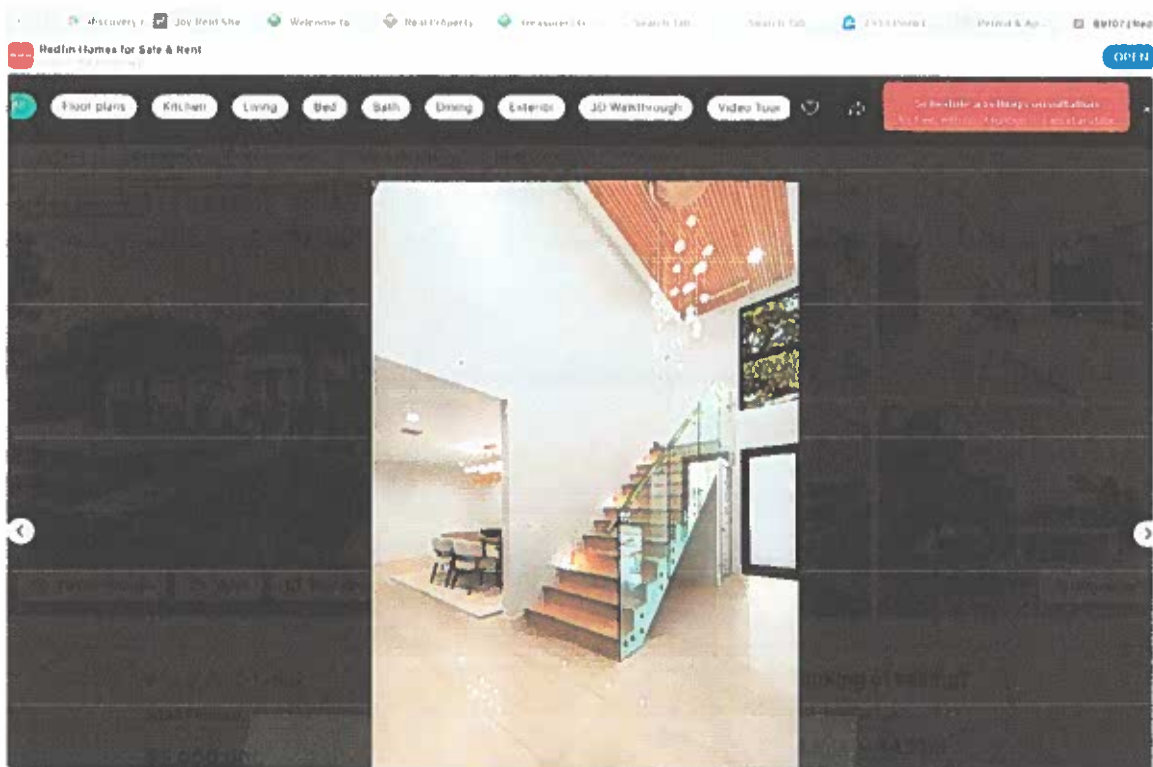
YouTube



\$306

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GOOD



2333 Pictro

\$121

P42

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\$306

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GOOD

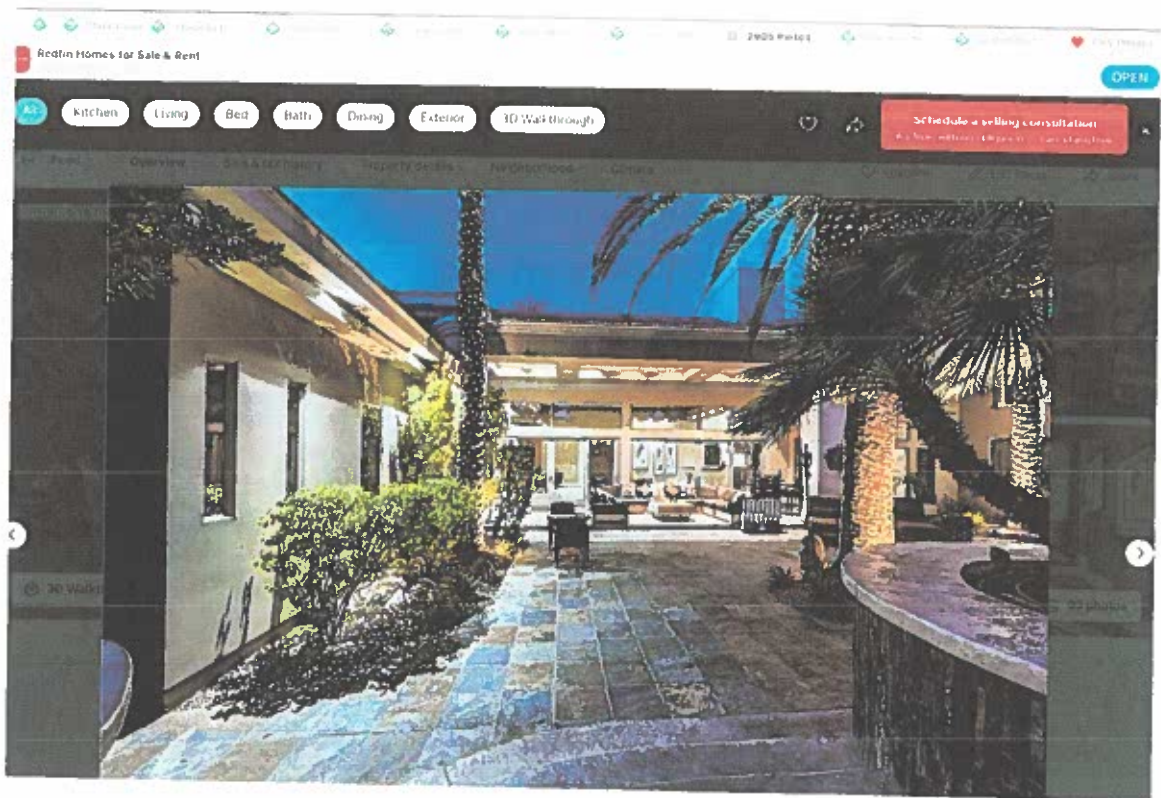


2333 Alta

\$181

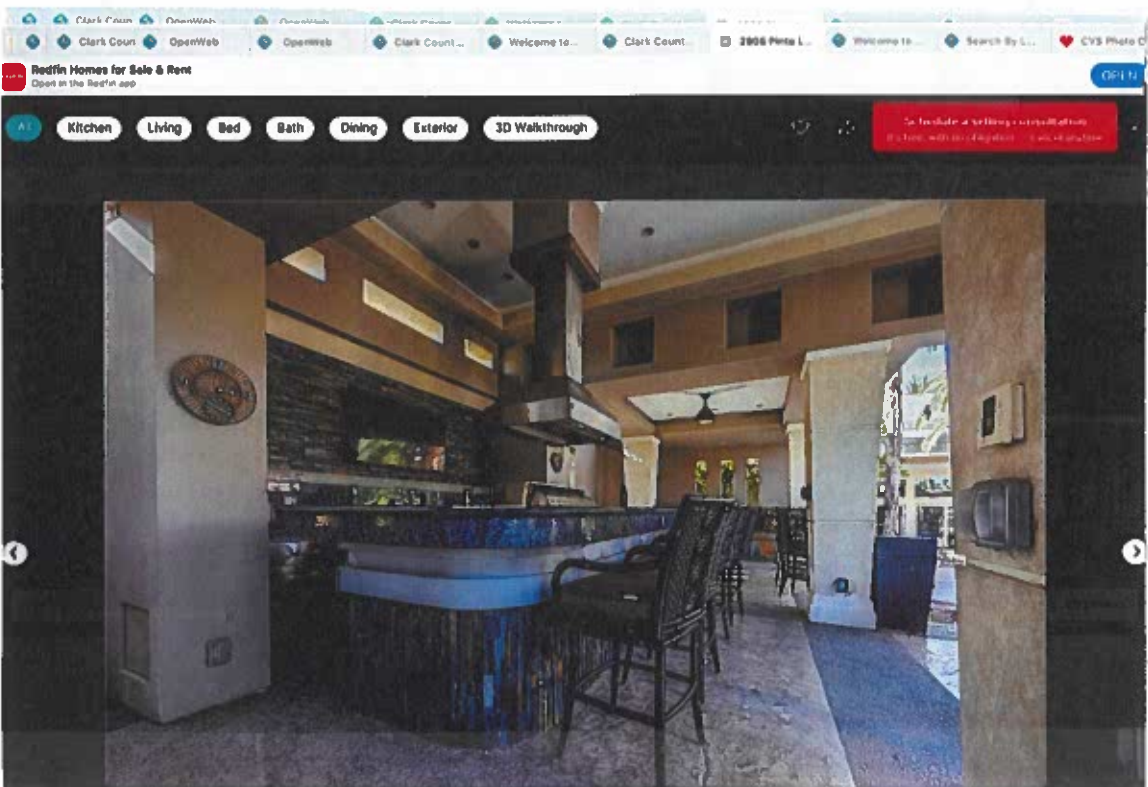
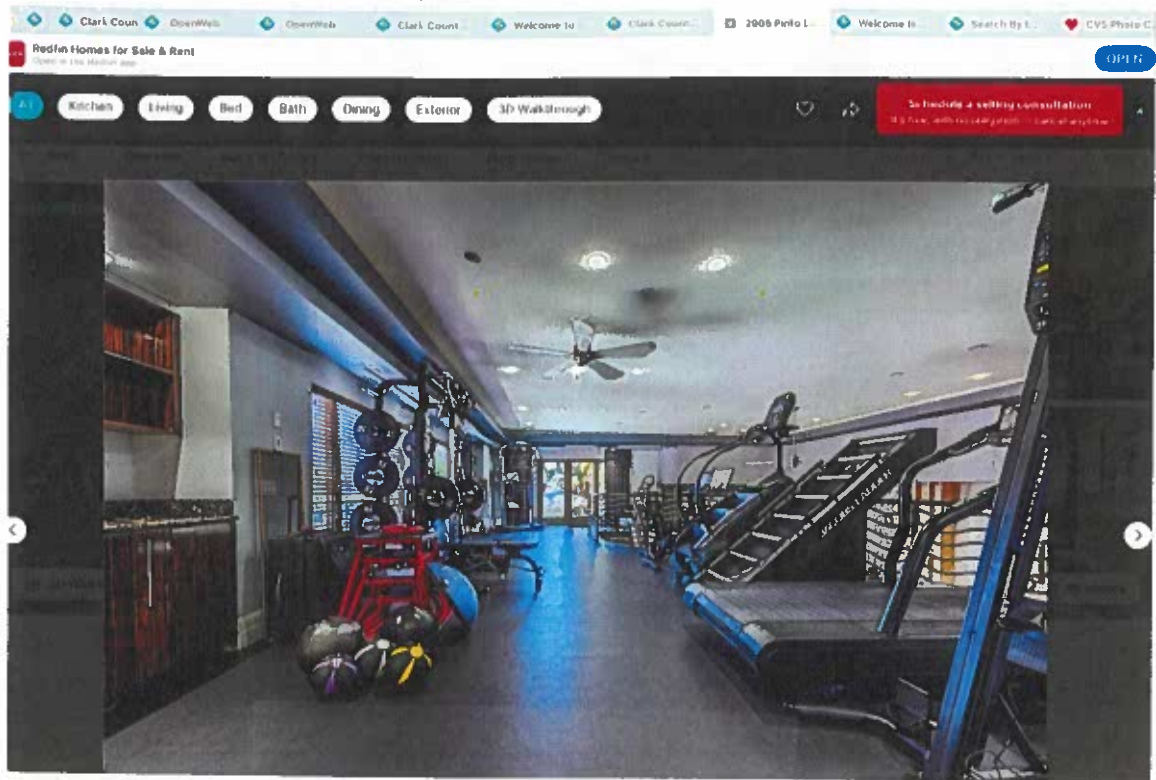
P43

2905 PINTO



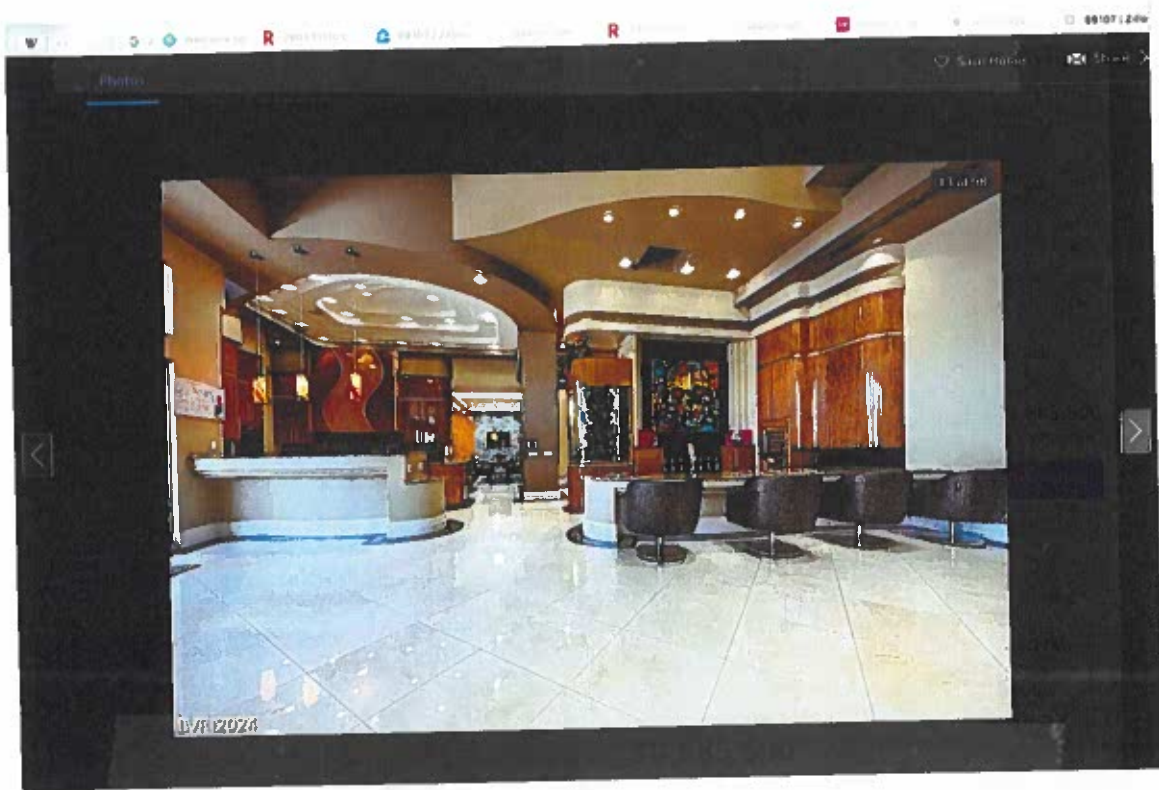
P44

2905 PINTO



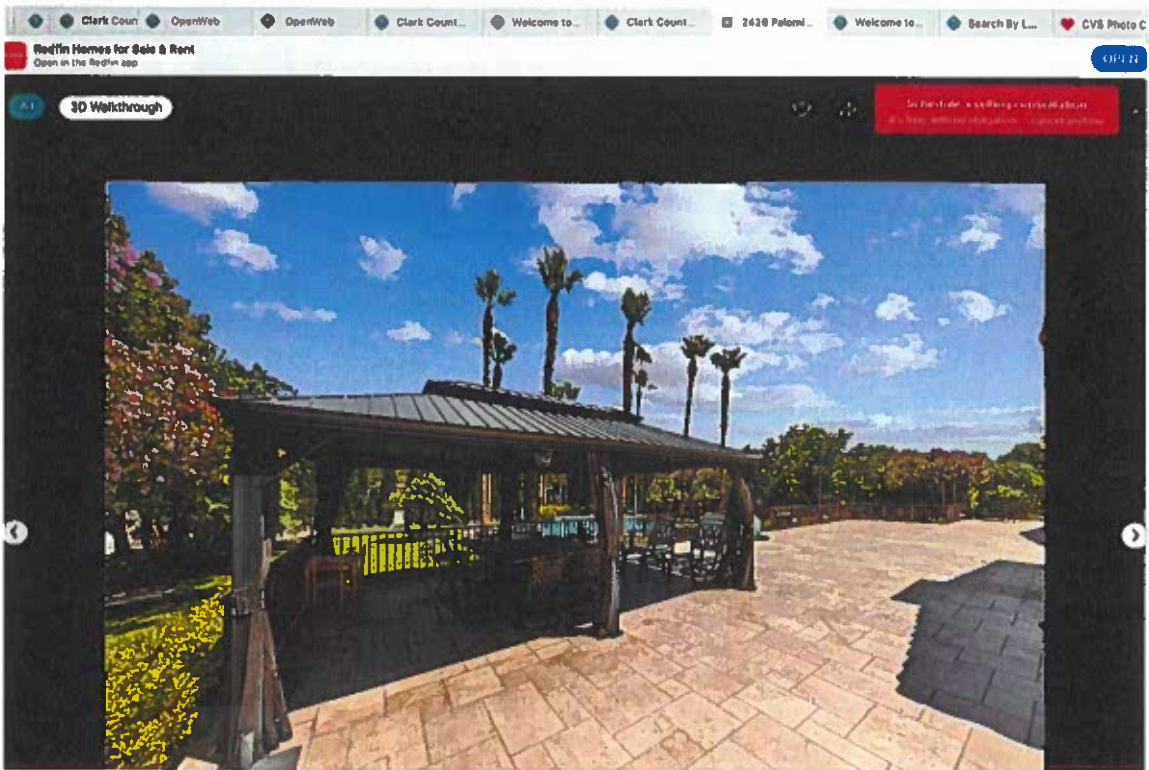
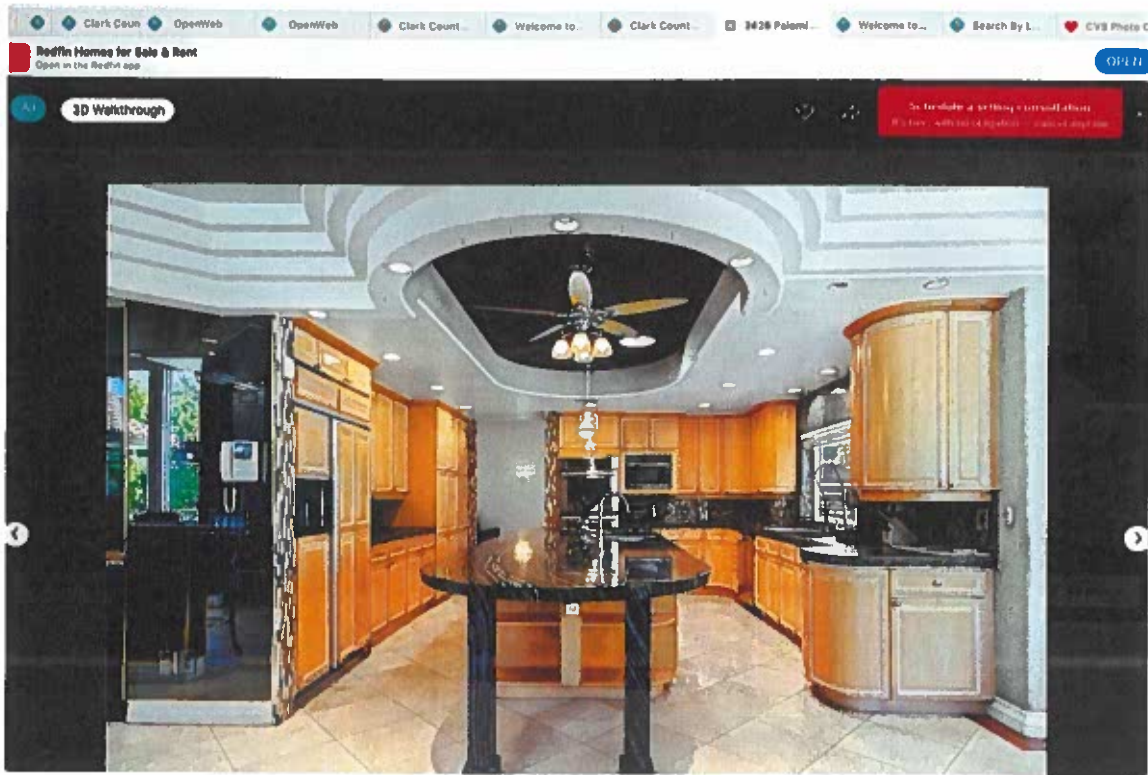
P45

2905 Pitto



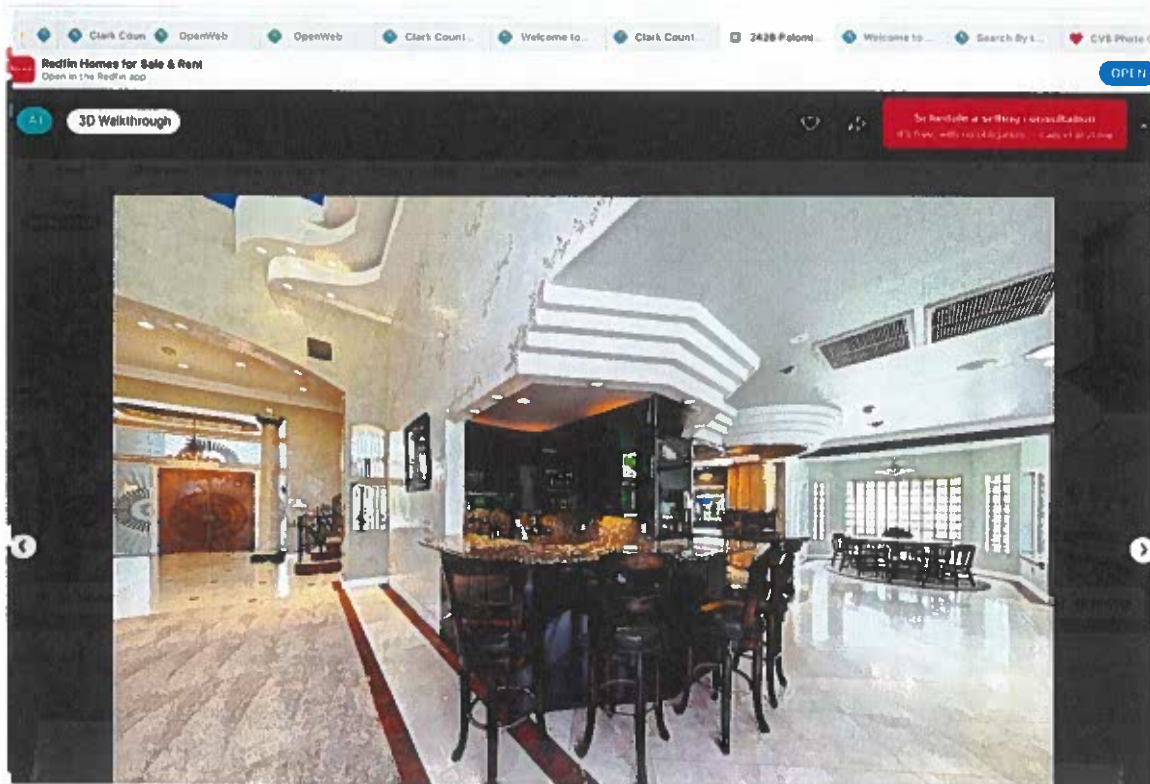
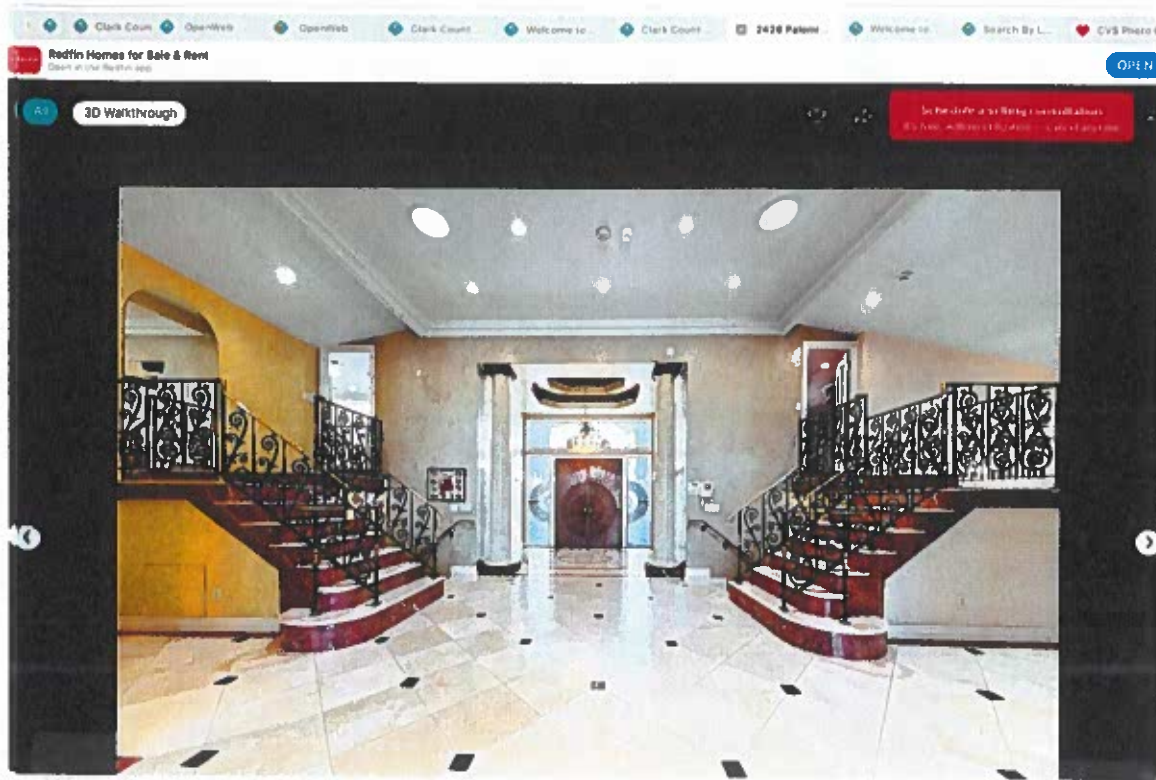
P46

2426 Palominto



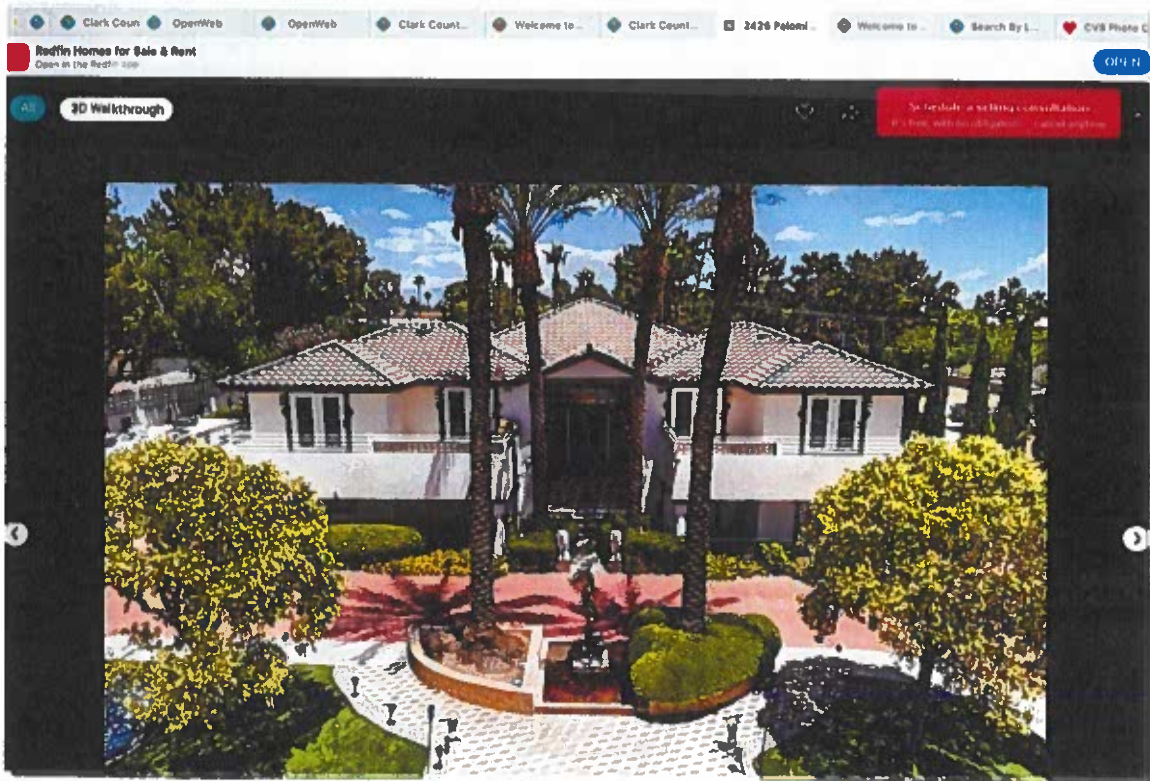
P47

21/2 G Palomino



P48

2426 Palomino



P50
P409

2013

2327 Alta

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P50

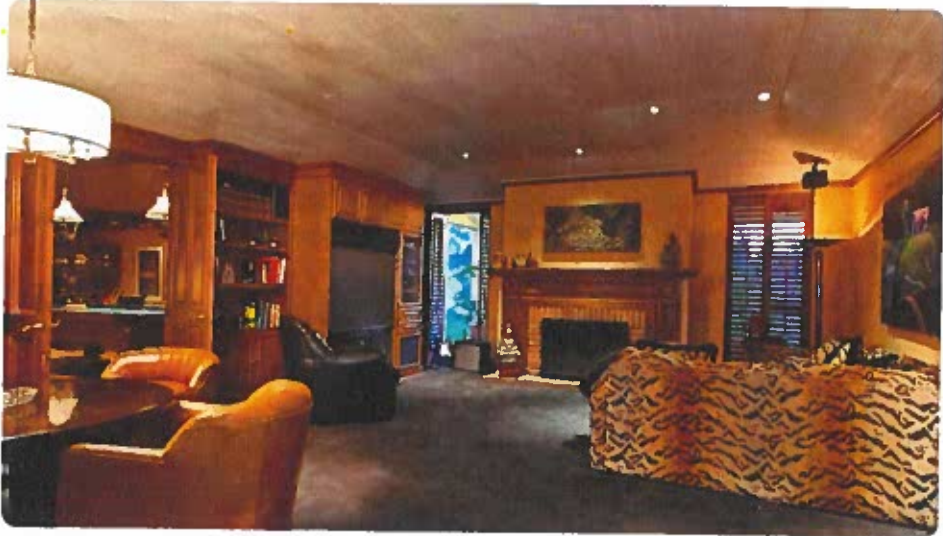
2013

2327
Alta

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P57

2013

2327
ALTA

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← 2327 Alta Drive | IS LUXURY

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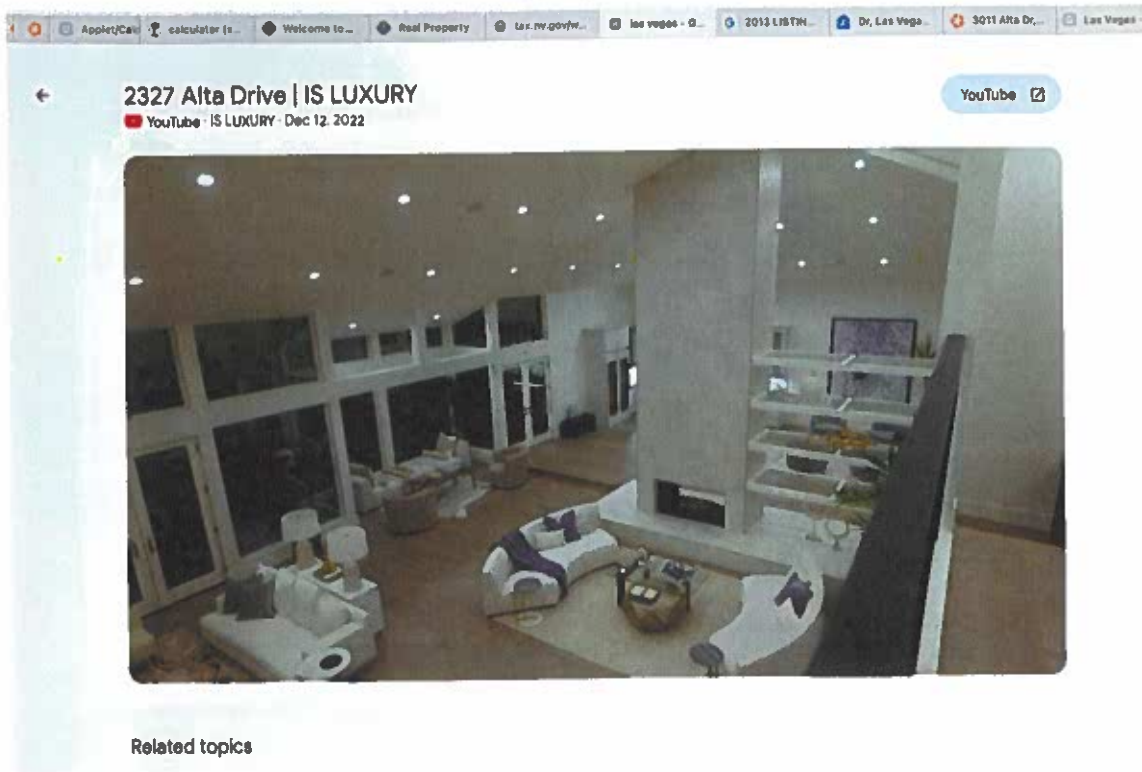


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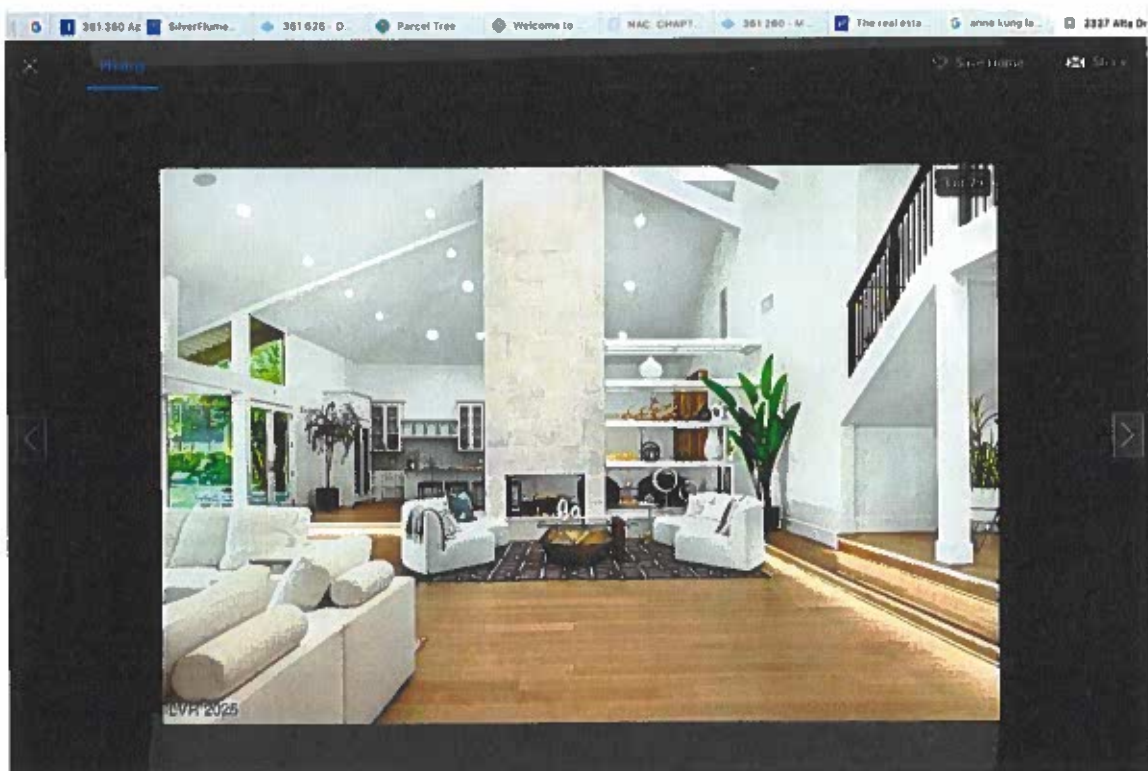
P52

2023

2327 Alta



2022



53

2013

2327 Alta

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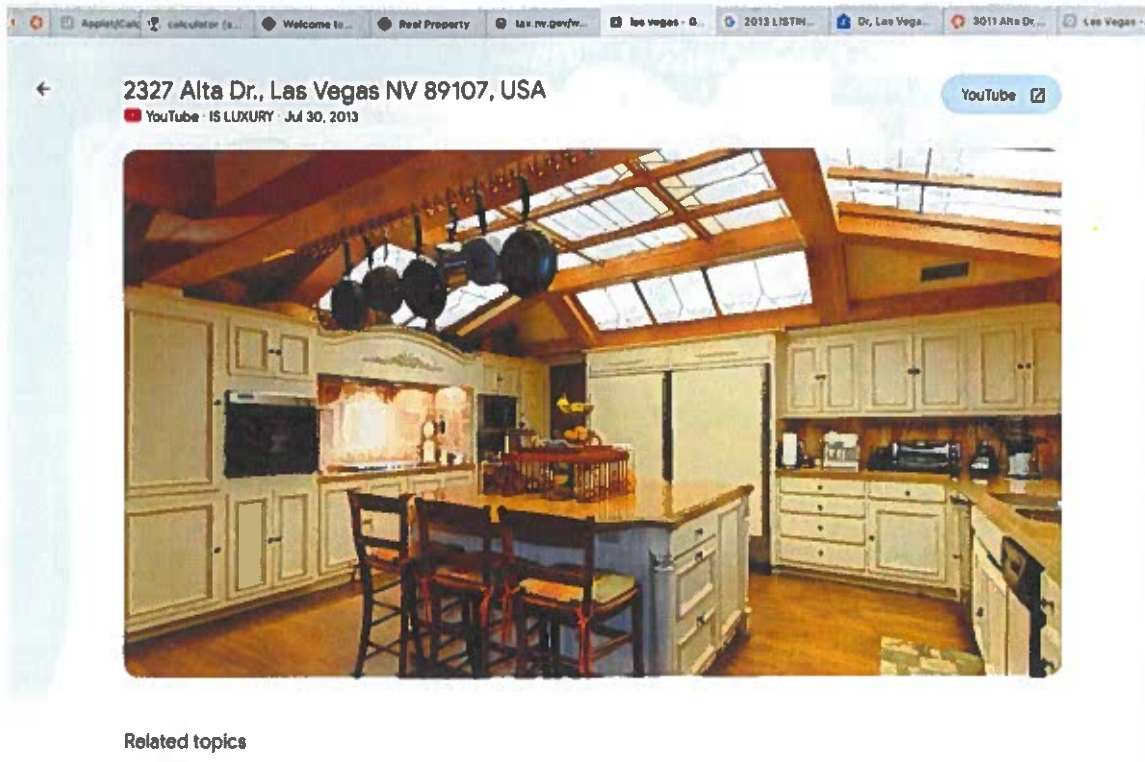
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