

Nevada State Board of Equalization
Taxpayer Petition for Appeal from



the Decision of the County Board of Equalization

If you have questions about this form or the appeal process, please call: (775) 684-2160.

Email completed form to: stateboard@tax.state.nv.us or Fax (775) 684-2020 EMAIL or FAX by 5:00 p.m. March 10, 2025

Mail: State Board of Equalization, 3850 Arrowhead Dr, Carson City, NV, 89706 POSTMARK by 5:00 p.m. March 10, 2025

Please Print or Type:

Part A. PROPERTY OWNER AND PETITIONER INFORMATION

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL AMARPREET S. CHADHA & JASHEET K. CHADHA			
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A)		TITLE OWNERS - MARRIED COUPLE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 4180 N JENSEN ST		EMAIL ADDRESS	
CITY LAS VEGAS	STATE NV	ZIP CODE 89129	PROPERTY VALUE [REDACTED]

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner. If not a natural person, natural persons may skip Part B.

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

The organization described above was formed under the laws of the State of _____

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

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

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

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

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS 4180	STREET/ROAD N JENSEN ST	CITY (IF APPLICABLE) LAS VEGAS	COUNTY CLARK
------------------------	-----------------------------------	--	------------------------

2. Enter Applicable APN or Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN) 138-06-415-002	ACCOUNT NUMBER
---	----------------

3. Does this appeal involve multiple parcels? Yes ☐ No ☒

If yes, enter number of parcels: _____

Multiple parcel list is attached. ☐

4. Check Property Use Type: ☒

- | | | |
|---|--|--|
| ☐ Vacant Land | ☐ Mobile Home (Not on foundation) | ☐ Mining Property |
| ☒ Residential Property | ☐ Commercial Property | ☐ Industrial Property |
| ☐ Multi-Family Residential Property | ☐ Agricultural Property | ☐ Personal Property |
| ☐ Possessory Interest in Real or Personal property | | |

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

- | | | |
|--|--|--|
| ☐ 2025-2026 Secured Roll | ☐ 2024-2025 Unsecured Roll | ☐ 2024-2025 Supplemental Roll |
| ☐ 2025-2026 Centrally-assessed Roll | ☐ 2024-2025 Net Proceeds Roll | |

Other years being appealed: _____

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

Part E. VALUE OF PROPERTY

Property Type	As established by County Board of Equalization		Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed.	
	Taxable Value	Assessed Value	Taxable Value	Assessed value
Land				
Buildings				
Personal Property				
Total	5,061,500	5,061,500	2,697,380	2,697,380

For Clerk Use Only

25-125

Form 5101SBE

Part F. TYPE OF APPEAL

Check box which best describes the authority of the State Board to take jurisdiction to hear the appeal.

☒ NRS 361.360(1); NRS 361.400(2): The value of real or personal property is being appealed; the Petitioner is aggrieved at the action of the County Board or the failure of the County Board to equalize resulting in overvaluation of property or undervaluation or non-assessment of other property.

☐ NRS 361A.240(2)(b): The under-or-over valuation of open-space use property is being appealed

☐ NRS 361A.273(1): This is an appeal of a determination that agricultural property has been converted to a higher use and for valuations for deferred tax years: the notice of conversion from the assessor was received after July 1 and before December 16 and the appeal was heard by the County Board.

☐ NRS 361.360(1); NAC 361.747(2)(c): The property was denied an exemption that is allowed by law. If so, describe the applicable exemption:

☐ Other reason, please describe.

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

County in which appeal was heard: <u>CLARK</u>	County Case Number: <u>141</u>	Date Heard by County: <u>02/26/2025</u>
---	-----------------------------------	--

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part I below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part I.

Petitioner Signature
AMARPREET S. CHADHA

Print Name of Signatory

Title
OWNER

Date
3/7/2025

Part I. AUTHORIZATION OF AGENT Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the State Board. List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

I hereby authorize the agent whose name and contact information appears below to file a petition to the Nevada State Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Nevada State Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:		TITLE			
AUTHORIZED AGENT COMPANY, IF APPLICABLE		EMAIL ADDRESS			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Authorized Agent must check each applicable statement and sign below.

☐ I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.

☐ I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.

Authorized Agent Signature

Print Name of Signatory

Title

Date

From: [REDACTED]
To: [State Board Equalization](#)
Subject: Guru Niwas- 4180 N Jensen St, Las Vegas, NV-89126-Appeal From The Decision of the County Board Equalization
Date: Sunday, March 9, 2025 5:45:41 PM
Attachments: [Appeal Page 1.pdf](#)
[Appeal Page 2.pdf](#)

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

Hello,
To Whom It May Concern:
Attached please find the appeal form. Please do let us know the next step and when hearing will schedule on this matter.

Regards
Amar

COUNTY BOARD RECORD

**State Board of Equalization Records Request
Preference of Order**

CLARK COUNTY BOARD OF EQUALIZATION

GENERAL INDEX

CBOE Case #: [141](#)
SBOE Case #: [25-125](#)
Parcel #: [138-06-415-002](#)
CBOE Hearing Date: [February 26, 2025](#)
Petitioner: [CHADHA AMARPREET SINGH & JASMEET KAUR](#)
Respondent: [Clark County Assessor](#)

1. Clerk's Certification of Copy
2. Petition for Review of Assessed Valuation
3. Evidence of Mailing Notice of Hearing
4. Notice of Decision
5. Petitioner's Exhibits
6. Assessor's Exhibits
7. Audio and Video Evidence (will be transmitted separately)
8. Minutes (see pertinent pages dated [February 26, 2025](#))

CERTIFICATION OF COPY

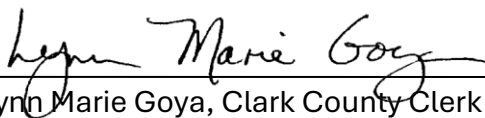
STATE OF NEVADA)
)§
COUNTY OF CLARK)

I, LYNN MARIE GOYA, the duly qualified and acting Clerk of Clark County, in the State of Nevada, and Ex-Officio Clerk of the Clark County Board of Equalization, do hereby certify that the foregoing is a true, full and correct copy of the original now on file and of record in this office:

CBOE Case #: **141**
Hearing Date: **February 26, 2025**
Parcel #: **138-06-415-002**
Petitioner: **CHADHA AMARPREET SINGH & JASMEET KAUR**



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Clark County at my office, Las Vegas, Nevada, May 22, 2025..



Lynn Marie Goya, Clark County Clerk

01/06/25 13:18 CC ASSESSOR REC



APPEAL FORM # 25-00141

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 CHADHA AMARPREET SINGH & JASMEET KAUR					
NAME OF PETITIONER (IF DIFFERENT FROM PROPERTY OWNER)				TITLE JOINT OWNER	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 4180 N JENSEN ST					
CITY LAS VEGAS					
STATE NV		ZIP CODE 89129		DAYTIME PHONE [REDACTED]	
		ALTERNATE PHONE [REDACTED]		FAX NUMBER [REDACTED]	

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: JOINT OWNER

The organization described above was formed under the laws of the State of _____

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

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

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

- ☒ Self ☐ Trustee of Trust ☐ 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 4180 N	STREET/ROAD JENSEN ST	CITY (IF APPLICABLE) CLARK COUNTY	COUNTY CLARK
PURCHASE PRICE \$ 5,061,500.00		PURCHASE DATE 5-31-2024	

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

ASSESSOR'S PARCEL NUMBER (APN) 138-06-415-002	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: ☒

☐ Vacant Land	☐ Mobile Home (Not on foundation)	☐ Mining Property
☒ Residential Property	☐ Commercial Property	☐ Industrial Property
☐ Multi-Family Residential Property	☐ Agricultural Property	☐ Personal Property
☐ Possessory Interest in Real or Personal property		☐ Exemption

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

☒ 25-26 Secured Roll
--

Part E. VALUE OF PROPERTY

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

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land		
Buildings		
Personal Property		
Possessory interest in real property		
Exempt Value		
Total	5,566,117	2,677,186

APPEAL FORM # 25-00141

Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to take jurisdiction over 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)

I HAVE COMPARED 15 PROPERTIES APPRAISED BY BANK OF AMERICA & JP MORGAN CHASE BANK AND EVERY PROPERTY SALE RATIOS AVERAGING 20-40% MAX. MY PROPERTY IS THE ONLY ONE WHICH IS 109% WHERE EFFECTIVE TAX CAP VALUE COME TO \$4,647,577 MAX. FORMULA & PER NV STATE IS .027264 / .35.

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 a person employed by the Property Owner or an affiliate of the Property Owner, or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner. If Part H below is completed, I further certify I have authorized the agent named there and I have the authority to appoint the authorized agent named in Part H.

Owner/Petitioner

Title

AMANDRETT S. CHADHA

12/19/2024

Print Name of Owner/Petitioner

Date

Part H. AUTHORIZATION OF AGENT

Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board. Read instructions for further information.

I hereby authorize the agent whose name and contact information appears below to file a petition to the Clark County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition.

I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Clark County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.

CERTIFICATION

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

I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the Clark County Board subject to the requirements of NRS 361.362 and NAC 361.TBD (7012) and the limitations contained in the Agent Authorization Form to be separately submitted

Authorized Agent Signature

Title

Print Name of Signatory

Date

☐ I hereby withdraw appeal to the Board of Equalization

Signature of Owner or Authorized Agent/Attorney

Date

01/06/25 13:18 CC ASSESSOR REC



APPEAL FORM # 25-00141

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 CHADHA AMARPREET SINGH & JASMEET KAUR			
NAME OF PETITIONER (IF DIFFERENT FROM PROPERTY OWNER)		TITLE JOINT OWNER	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 4180 N JENSEN ST			
CITY LAS VEGAS	STATE NV	ZIP CODE 89129	DAYTIME PHONE [REDACTED]
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: **JOINT OWNER**

The organization described above was formed under the laws of the State of _____

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

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

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

- ☒ Self ☐ Trustee of Trust ☐ 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 4180 N	STREET/ROAD JENSEN ST	CITY (IF APPLICABLE) CLARK COUNTY	COUNTY CLARK
PURCHASE PRICE \$ 5,061,500.00		PURCHASE DATE 5-31-2024	

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

ASSESSOR'S PARCEL NUMBER (APN) 138-06-415-002	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: ☒

☐ Vacant Land	☐ Mobile Home (Not on foundation)	☐ Mining Property
☒ Residential Property	☐ Commercial Property	☐ Industrial Property
☐ Multi-Family Residential Property	☐ Agricultural Property	☐ Personal Property
☐ Possessory Interest in Real or Personal property		☐ Exemption

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

☒ 25-26 Secured Roll
--

Part E. VALUE OF PROPERTY

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

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land		
Buildings		
Personal Property		
Possessory interest in real property		
Exempt Value		
Total	5,566,117	2,677,186

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

COMPLETE BOTH PAGES OF THIS FORM

APPEAL FORM # 25-00141

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)

I HAVE COMPARED 15 PROPERTIES APPRAISED BY BANK OF AMERICA & JP MORGAN CHASE BANK AND EVERY PROPERTY SALE RATIOS AVERAGING 20-40% MAX. MY PROPERTY IS THE ONLY ONE WHICH IS 109% WHERE EFFECTIVE TAX CAP VALUE COME TO \$4,647,577 MAX. FORMULA & PER NV STATE IS .027264 / .35.

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, or a life estate in the property, or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner, or a partner, officer, director, or agent of the Property Owner. If Part H below is completed, I further certify I have authorized the agent as stated and I have the authority to appoint the authorized agent named in Part H.

Owner/Petitioner

AMANDRETT S. CHADHA

Title

12/19/2024

Print Name of Owner/Petitioner

Date

Part H. AUTHORIZATION OF AGENT

Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board. Read instructions for further information.

I hereby authorize the agent whose name and contact information appears below to file a petition to the Clark County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition.

I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Clark County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.

CERTIFICATION

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

I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the Clark County Board subject to the requirements of NRS 361.362 and NAC 361.TBD (7012) and the limitations contained in the Agent Authorization Form to be separately submitted

Authorized Agent Signature

Title

Print Name of Signatory

Date

☐ I hereby withdraw appeal to the Board of Equalization

Signature of Owner or Authorized Agent/Attorney

Date



Date: 02/12/2025

CLARK COUNTY BOARD OF EQUALIZATION NOTICE OF HEARING

This is your notification that your Petition for Review to the Clark County Board of Equalization for review of the assessed value has been placed on the Agenda for the meeting of:

Date: Wednesday, February 26, 2025
Time: 08:00 am
Location: Commission Chambers
Clark County Government Center
500 S Grand Central Pkwy, 1st Floor
Case Number: 00141
Primary APN/ PPID: 138-06-415-002

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

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

If you have signed a stipulation letter, you are not required to attend your scheduled hearing; however, stipulated values are subject to review and change by the Board of Equalization. Signed withdrawals are not subject to further action by the Board.

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

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

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



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

Office of the County Clerk

Lynn Marie Goya
County Clerk
Commissioner of Civil Marriages

Carl Bates
Assistant County Clerk

141/02-26-25

CHADHA AMARPREET SINGH & JASMEET KAUR
4180 N JENSEN ST
4180 N JENSEN ST
LAS VEGAS NV 89129

March 06, 2025

Re: Petition No. 141

Assessment Year:	2025 - 2026
Parcel #:	138-06-415-002
Multiple Parcels:	No
Hearing Date:	February 26, 2025

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

Accepted the Assessor's recommendation (to reduce the total taxable value from \$5,566,117 to \$5,061,500 for FY 2025/2026) based on the information provided

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

Sincerely,

A handwritten signature in cursive script that reads "Lynn Marie Goya".

Lynn Marie Goya, Clark County Clerk

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



CLARK COUNTY BOARD OF EQUALIZATION

Case # 141

Petitioner Information

Equity Title of Nevada
2475 Village View Drive
Suite 250
Henderson, NV 89074
(702) 432-1111

ALTA Combined Final Settlement Statement

File #:	24-TKG-36679	Property	4180 North Jensen Street	Settlement Date	05/31/2024
Prepared:	06/03/2024		Las Vegas, NV 89129	Disbursement Date	05/31/2024
Escrow Officer:	Taci K Granlund	Buyer	Amarpreet Singh Chadha and Jasmeet K. Chadha		
		Seller	Shontor LLC		
		Lender	Bank of America, N. A.		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$5,061,500.00	Sales Price of Property	\$5,061,500.00	
		Deposit		\$100,000.00
		Loan Amount		\$3,031,200.00
\$52,327.00		Seller Credit		\$52,327.00
		Lender Credit		\$600.00
		Borrower Funds		\$920,000.00
		Borrower Funds		\$1,000,000.00
		Prorations/Adjustments		
	\$3,478.41	County Taxes 05/31/2024 to 06/30/2024	\$3,478.41	
	\$77.99	Sewer 05/31/2024 to 08/31/2024	\$77.99	
	\$5.61	The Estates at Lone Mountain 05/31/2024 to 06/01/2024	\$5.61	
	\$17.02	Trash 05/31/2024 to 06/30/2024	\$17.02	
		Loan Charges		
		0.145% of Loan Amount (Points)	\$4,395.24	
		Appraisal Fee Valuation	\$200.00	
		Lender Origination Fee	\$1,440.00	
		Appraisal Fee (\$1,175.00 POC by Borrower)		
		Credit Report Fee (\$72.88 POC by Borrower)		
		Flood Certification Fee	\$2.50	
		Life of Loan Flood Monitoring	\$5.00	
		Tax Service Fee	\$91.00	
		Prepaid Interest (\$487.90 per day from 05/31/2024 to 06/01/2024)	\$487.90	
		Impounds		
		Property taxes \$3588.36 per month for 6 mo.	\$21,530.16	
		Government Recording and Transfer Charges		
		Recording Fees	\$141.00	
		---Deed: \$47.00		
		---Mortgage: \$47.00		
		---Deed: \$47.00		
\$25,813.65		County Transfer Tax (Deed) to Equity Title of Nevada		
		Commission		
\$113,883.75		Listing Agent Commission to IS Luxury		
\$8,258.00		Selling Agent Commission to Ameropan Realty and Property		
		Title Charges & Escrow / Settlement Charges		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Title - CPL Fee to Equity Title of Nevada	\$25.00	
		Title - Inspection Fee to Equity Title of Nevada	\$50.00	
		Title - Lender's Endorsement Total to Equity Title of Nevada	\$50.00	
		Title - Lender's Title Policy to Equity Title of Nevada	\$3,386.00	
\$1,967.50		Title - Settlement or Closing Fee to Equity Title of Nevada	\$1,967.50	
		Title fee for Accom Deed to Equity Title of Nevada	\$300.00	
\$175.00		Title Mobile Notary to Kelvie Shelton		
		Title - ALTA Homeowner's Policy, to Equity Title of Nevada	\$507.00	
\$4,809.00		Title - Owner's Title Policy, to Equity Title of Nevada		
		Miscellaneous		
		Advanced HOA Dues for June and July to The Estates of Lone Mountain	\$348.10	
		Broker Transaction Fee to Ameropan Realty and Property	\$499.00	
\$88.55		HOA Dues Per Demand to The Estates of Lone Mountain		
\$370.00		HOA Transfer Fee (\$5) to The Estates of Lone Mountain		
\$2,000.00		Home Warranty (\$5) to Old Republic Home Protection Co. Inc.	\$275.00	
\$62.41		Trash to Republic Services of Southern Nevada		
		Homeowner's Insurance Premium	\$2,725.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$209,754.86	\$5,065,079.03	Subtotals	\$5,103,504.43	\$5,104,127.00
		Due to Buyer	\$622.57	
\$4,855,324.17		Due to Seller		
\$5,065,079.03	\$5,065,079.03	Totals	\$5,104,127.00	\$5,104,127.00

Equity Title of Nevada
2475 Village View Drive
Suite 250
Henderson, NV 89074
(702) 432-1111

ALTA Seller's Final Settlement Statement

File #:	24-TKG-36679	Property	4180 North Jensen Street	Settlement Date	05/31/2024
Prepared:	06/03/2024		Las Vegas, NV 89129	Disbursement Date	05/31/2024
Escrow Officer:	Taci K Granlund	Buyer	Amarpreet Singh Chadha and Jasmeet K. Chadha		
		Seller	Shontor LLC		
		Lender	Bank of America, N. A.		

Description	Seller	
	Debit	Credit
Financial		
Sales Price of Property		\$5,061,500.00
Seller Credit	\$52,327.00	
Prorations/Adjustments		
County Taxes 05/31/2024 to 06/30/2024		\$3,478.41
Sewer 05/31/2024 to 08/31/2024		\$77.99
The Estates at Lone Mountain 05/31/2024 to 06/01/2024		\$5.61
Trash 05/31/2024 to 06/30/2024		\$17.02
Government Recording and Transfer Charges		
County Transfer Tax (Deed) to Equity Title of Nevada	\$25,813.65	
Commission		
Listing Agent Commission to IS Luxury	\$113,883.75	
Selling Agent Commission to Ameropan Realty and Property	\$8,258.00	
Title Charges & Escrow / Settlement Charges		
Title - Settlement or Closing Fee to Equity Title of Nevada	\$1,967.50	
Title Mobile Notary to Kelvie Shelton	\$175.00	
Title - Owner's Title Policy, to Equity Title of Nevada	\$4,809.00	
Miscellaneous		
HOA Dues Per Demand to The Estates of Lone Mountain	\$88.55	
HOA Transfer Fee (S) to The Estates of Lone Mountain	\$370.00	
Home Warranty (S) to Old Republic Home Protection Co. Inc.	\$2,000.00	
Trash to Republic Services of Southern Nevada	\$62.41	
	Debit	Credit
Subtotals	\$209,754.86	\$5,065,079.03
Due to Seller	\$4,855,324.17	
Totals	\$5,065,079.03	\$5,065,079.03

Rachel Papazian

From: [REDACTED]
Sent: Friday, January 10, 2025 3:26 PM
To: Rachel Papazian
Cc: 'Jasmeet Chadha'
Subject: RE: Case 141-4180 N Jensen ST-Guru Niwas
Attachments: Final HUD Settlement-4180 N Jensen St.pdf

Hello Ms. Rachel,

Thanks for taking my call today. I am glad I was able to have this conversation with you and hope, I clarified the reasons behind our appeal. I would appreciate any insight and help in getting some help with adjustments on our property Taxes.

Attached please find the copy of final HUD Settlement. Another concern that we have is the sales ratio formula been used, as I am comparing almost 500 homes mainly in Southern Highland, Red Rock, Ridges, Anthem, Tournament Hills, Canyon Fairways and many other high-end communities, they are surprisingly ranging in between 15-35% sale ratio and our home is at 109% . I have spoken with so many appraisal inspectors and everyone had a same opinion on our property that it is way overtaxed .

Below are some of the comps I was able to pull, please let me know if you need more and I'll be more than happy to provide them to you.

504 Lob Wedge Ct-138-30-713070
5515 N Grand Canyon Dr-191-06-217-029
47 Olympia Canyon Way-125-06-217-029
11 Chalk Hill Ct-191-06-212-007
18 Vintage Ridge Dr-191-06-613-005
6920 Stargazer Ridge-177-06-312-001
2190 Edgewood Ave-162-04-101-028
20 Lookout Ridge Dr-164-14-314-016
9 Fire Rock Ct-191-06-612-014
25 Grey Owl Ct-164-14-722-001
5306 Secluded Brook CT-125-31-2001-024
4225 N Jensen St-138-06-301-005

2099 Cherry Creek Circle-164-02-218-015
2333 Pinto Lane-139-32-702-013
88 Innisbrook Lane-163-28-213-010

Regards
Amar

From: Jasmeet Chadha [REDACTED]
Sent: Thursday, January 9, 2025 8:58 AM
To: Jaan [REDACTED]
Subject: Fwd: Case 141

Sent from iPhone

Begin forwarded message:

From: Rachel Papazian <rep@clarkcountynv.gov>
Date: January 9, 2025 at 8:39:06 AM PST
To: [REDACTED]
Subject: Case 141

Good morning Mr. and Mrs. Chadha,

I have been assigned appeal case 0141 for the property located at 4180 N. Jensen St. I left a voicemail to [REDACTED] yesterday. I'd like to provide some clarification on how the Assessor places taxable value in Nevada and how taxes are calculated.

Generally speaking, taxable value of real property is the market value of the land and the current replacement cost of improvements less statutory depreciation. So land is valued via market and the improvements are valued via a cost manual as required by law. All of Nevada uses the same cost manual to be fair and equitable and our statutory depreciation is 1.5% each year up to 50 years. Once we have the taxable value, we are able to use the 35% assessment ratio to figure the assessed value. The assessed value is multiplied by the tax rate to determine the taxes as assessed. Once the tax dollar is calculated, then the tax cap is applied to the previous year's tax amount, not the previous year's taxable value. I'm explaining this to make sure it's clear that the 3% or up to 8% cap is on taxes, it is not a cap on the taxable value. Also, new construction or property that has a change of use (such as zoning or manufactured home conversions) will not qualify for any cap for the first fiscal year it is billed but will receive the 3% (if a qualified primary residence) starting the following fiscal year. If taxes as assessed are lower than the tax amount with the cap applied, the taxpayer would then pay the taxes as assessed amount.

Moving forward with this case, could you please clarify what your opinion of value for your property is, provide me the 15 properties you used as comparable properties and provide the HUD-1 settlement statement?

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

Property Type	Assessor's Taxable Value	Owner's (
Land		
Buildings		
Personal Property		
Possessory interest in real property		
Exempt Value		
Total	5,566,117	2677

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

COMPLE

Please reach out to me with any questions or concerns.

Sincerely,

Rachel Papazian

Property Appraiser



togetherforbetter

500 S. Grand Central Pkwy, 2nd Floor | Las Vegas, NV 89155

Email: rep@ClarkCountyNV.gov

Direct: 702.455.2479 | Office: 702.455.4997

ClarkCountyNV.gov



service integrity respect accountability excellence



CLARK COUNTY BOARD OF EQUALIZATION

Case # 141

Assessor Information

Case Summary 00141

Owner: CHADHA AMARPREET SINGH & JASMEET KAUR
Parcel Number: 138-06-415-002
Mailing Address: 4180 N JENSEN ST
 LAS VEGAS NV 89129
Appeal #: 00141
Fiscal Year #: 2025-2026 Secured
BOE Date #: 02/26/2025 08:00 am Commission Chambers
Appraiser: Rachel Papazian
Land Use Code: 20.110
Neighborhood Code: 1234.72
Situs: 4180 N JENSEN ST CLARK COUNTY
Total Acres: 0.9736
Legal Description: JENSEN & HELENA AREA 3
 PLAT BOOK 160 PAGE 89



Totals for all Parcels						
	2023-2024		2024-2025		2025-2026	
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable
Land Value	350,000	1,000,000	402,500	1,150,000	402,500	1,150,000
Improvement Value	1,346,880	3,848,230	1,574,130	4,497,514	1,545,641	4,416,117
Supplemental Value	0	0	0	0	0	0
Total	1,696,880	4,848,230	1,976,630	5,647,514	1,948,141	5,566,117



togetherforbetter

OFFICE OF THE COUNTY ASSESSOR

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

Mary Ann Weidner, Deputy Director of Assessment Services

Value Change Stipulation for the Board of Equalization

01/15/2025
CHADHA AMARPREET SINGH & JASMEET KAUR
4180 N JENSEN ST
LAS VEGAS, NV 89129

RE: Appeal No. 141
 Parcel No(s). 138-06-415-002
 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	\$1,150,000		\$1,150,000
Improvements	\$4,416,117		\$3,911,500
Supplemental	\$0		\$0
Total Taxable Value	\$5,566,117		\$5,061,500

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 rep@clarkcountynv.gov or FAX to 702-455-0191.

Sincerely,

Rachel Papazian

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

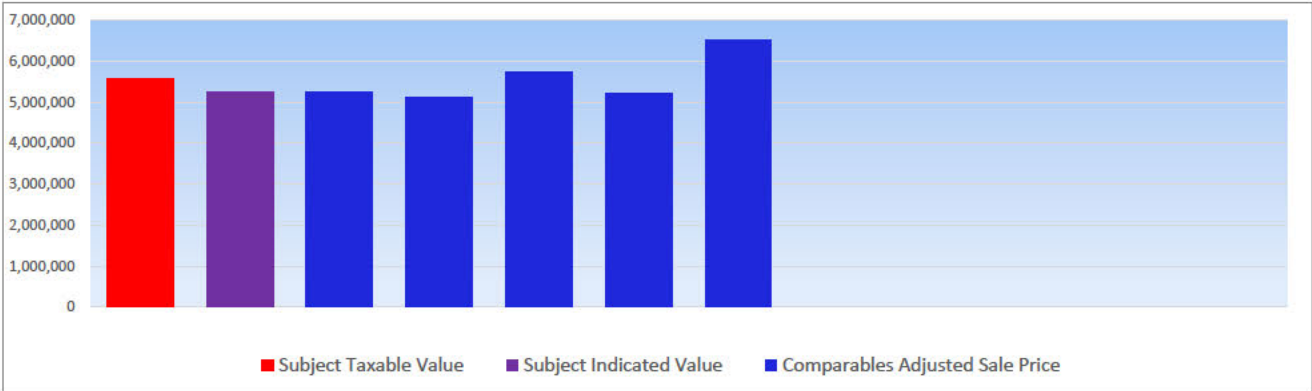
Case # 141

Comparable Sales Analysis FY 2025-2026

1/15/2025

Subject:

PARCEL	LOCATION ADDRESS
138-06-415-002	4180 JENSEN ST
OWNER	
CHADHA AMARPREET SINGH & JASMEET KAUR	
25-26 TAXABLE VALUES	
LAND	1,150,000
IMPS	4,416,117
TOTAL	5,566,117
PER SQFT	
754	
SALE DATE	
2024/05	
SALE PRICE	
\$5,061,500	
SP / SQ FT	
686	
LAND USE	
Single Family Residential	
NUMBER OF BUILDINGS	
1	



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

SUMMARY	LOW	HIGH	MEDIAN	IND. VALUE
ADJ VALUES	5,099,545	6,509,495	5,238,595	5,238,000
IND. VALUE OF SUBJECT PER SQFT	691	882	710	709
RECOMMEND				
5,061,500				
686				

Comments and Reconciliation:

All comps bracket the subjects living area and site size. Most weight placed on comps 1 and 2. They are in the subjects direct NH and are most similar in quality. All comps are within 2 miles of the subject and are the most similar recent sales comparable to the subject. Property purchased for \$5,061,500 May 31, 2024. Assessor recommends to reduce 25-26 taxable value to purchase price.

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
7,383	2022	Two Story	0.97	N	6	6	1	Y	1773	N	0	1543		

ADJUSTMENTS

SQ FT	AGE	BLDG TYPE	ACRES	GOLF/VIEW	FULL BATH	HALF BATH	POOL	GARAGE	FINISH BSMT	CASITA/ GUEST HOUSE	AMENITIES	OTHER
340	-15,000		200,000		15,000	7,500	120,000	85		170	As Indicated	

Comparable Sales:

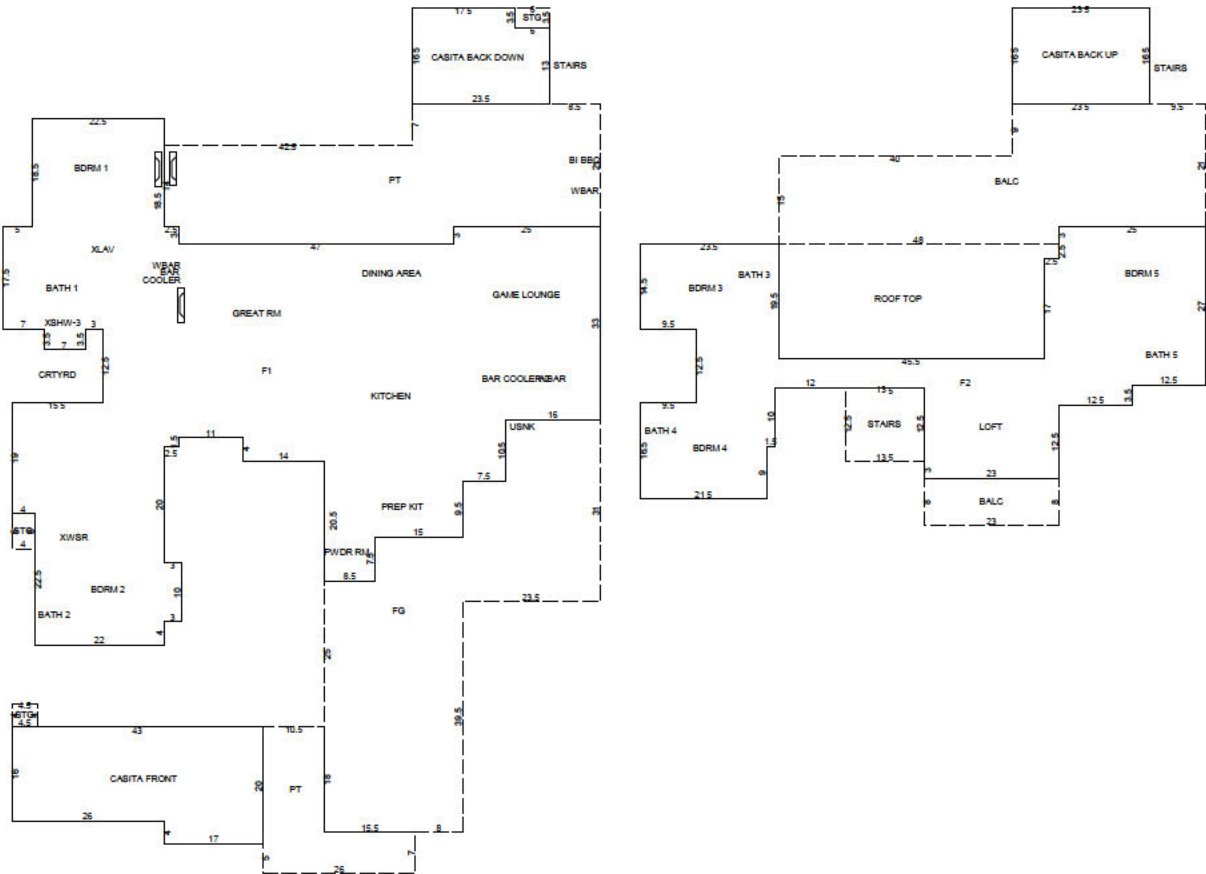
	LOCATION	PARCEL	SALE PRICE	SALE PRICE Per SQFT	SALE DATE	SALE TYPE	ADJ SALE PRICE	BLDG SQFT	EFF YEAR	BLDG TYPE	ACRES	GOLF/V IEW	BED ROOMS	FULL BATHS	HALF BATH	POOL	GAR SQFT	MULT GAR	FINISH BSMT SQFT	CASITA/ GUEST HOUSE	AMENITIES	OTHER	PROX. (Miles To Subject)
1	4121 JENSEN ST	138-06-401-013	\$ 5,000,000	\$ 700	2024/10	R	\$ 5,238,595	7,147	2022	One Story	1.03	N	6	6	1	Y	1288	N	0	854	Similar	0%	0.10
2	4261 N GRAND CANYON DR	138-06-313-002	\$ 3,950,000	\$ 619	2022/10	R	\$ 5,099,545	6,384	2022	One Story	0.90	N	5	5	1	Y	2360	Y	0	59	Inferior	15%	0.12
3	4225 JENSEN ST	138-06-301-005	\$ 4,500,000	\$ 601	2023/01	R	\$ 5,746,390	7,488	2003	Two Story	2.25	N	6	5	2	N	1885	Y	0	216	Inferior	20%	0.08
4	5305 SECLUDED BROOK CIR	125-31-201-024	\$ 3,750,000	\$ 534	2024/04	R	\$ 5,203,390	7,021	2020	1.5 Story-Fin.	0.43	N	4	4	2	Y	1659	Y	0	0	Inferior	25%	1.50
5	5515 GRAND CANYON DR	125-31-101-025	\$ 5,100,000	\$ 944	2024/03	R	\$ 6,509,495	5,402	2022	One Story	2.20	N	4	3	1	Y	1228	N	0	804	Inferior	15%	1.70

Comparable sales characteristics highlighted in RED match the subject property.

\$ 619	MEDIAN 1 THRU 3	\$ 5,238,595
\$ 619	MEDIAN 1 THRU 5	\$ 5,238,595

For assessment purposes only.
Data is from public records.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO					
APN: 138-06-415-002		Do Not Use - Test:			
Address: 4180 N JENSEN ST					
Date: 02-2022	N/A:	N/A:	LC#:		
Subj/Project:					
Model: CUSTOM		Notes: DRAWN FROM PLANS			
Drawn by #: 154		Modified:			
SKETCH					
					
Sketch by ApexSketch					
AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	F1	1.00	5144.50	483.00	5144.50
GLA2	F2	1.00	2238.25	375.00	2238.25
AGTile	FG	1.00	1772.75	235.00	1772.75
Casita	CASITA BACK DO	1.00	366.75	80.00	
	CASITA FRONT	1.00	756.00	126.00	
	CASITA BACK UP	1.00	387.75	80.00	1510.50
ConcFlr	BALC	1.00	1317.00	194.00	
	BALC	1.00	184.00	62.00	1501.00
STG	STG	1.00	21.00	19.00	
	STG	1.00	18.00	17.00	
	STG	1.00	24.00	20.00	63.00
TileAvg	PT	1.00	1408.00	197.00	
	PT	1.00	371.00	102.00	1779.00
	Net LIVABLE	cnt	2	(rounded)	7,383
COMMENT TABLE 1					
ROOM COUNT 5 BEDROOMS GREAT RM KITCHEN DINING RM GAME LOUNGE CASITA IN FRONT HAS 1BD 1BA TWO STORY CASITA IN BACK HAS GYM W/FBA DOWN AND OFFICE W/FBA ABOVE.					
PLUMBING			COMMENT TABLE 3		
FIXTURES 5.1 BATHS XLAV XWSR WBAR-4 XSWR-2 USNK-2 30 TOTAL FIXTURES TOTAL 3 FBA'S IN CASITAS			EXTRAS BAR COOLER-4 BI BBQ FP-3 XDW PREP KITCHEN FIRE SPRINKLERS HOME AUTO?		

360 Property View

Listing

LVR				Single Family Residential				Ownership				02/06/2025 1:14 PM						
ML#	2521297			Offc	ISLX	PubID	096090	Status	S			L/Price \$5,600,000						
Address	4180 /North /Jensen /Street			Unit			StatusUpdate			LP/SqFt								
Building #	Bldr/Manf			Model			CondoCnv			Zip 89129								
County	CLARK			Parcel#	138-06-415-002			Zoning	SINGLE			Studio	YrBuilt 2021/RE					
				T / R / S			20 / 60 / 6			Const Est Start			Const Est End					
Cmnty	LONEMTNW			Subdiv			Jensen & Helena Area 3			City/Town			Las Vegas					
Assoc/Comm	Feat Desc			CC&RS, Gated, Not Age Restricted						City/Town			Las Vegas					
										Gated			No					
										AgeRestrict			N					
Elem K-2				GARE		Elem 3-5		GARE		YrRound	N		Junior	LEAV				
								Highsch		CENT		Subdiv#		CensTr003240				
												MetroMap						
PROPERTY INFORMATION														#Baths	FB	3/4	HB	Tot
Bldg Desc	2 Stories			Prop Desc			CASITA, CUSTOM, GUESTQ						4	3	2	9		
Type	DETACHD			Conv														
Roof	FLAT, PITCHED, TILE			Unit Desc						#Bedrms	8	#Den/Oth	1	#Loft	1			
Garage	6/1773sqft/ATTACHD, ENTRYHS, EXTERDR, FINISHD			Converted Garage			N			Prkng Des								
RV Parking	Gated, Paved, Hookups/Electric			RV Parking Dim.														
AppxLivArea	7,383			#Acres +/-	0.970			Lot SqFt	42,253			Lot Desc	1/4 to 1 Acre					
ApprxAddLivArea	1,543			AddLivAreaDesc	Casitas, Guest House			ApprxTotalLivArea	8,926			Carports 0						
Manuf				Length				Width				ConvertRealProp						
PvSpa	Yes/INDOOR, OUTDOOR, WTRFAL			PvPool	Yes/INGRND			Pool Size +/-						MH-YrBI				
				Heated Pool			Yes											
Dir	From 215 and W Cheyenne Ave, head East on W Cheyenne Ave, North on Hualapai Way. Hualapai Way turns into Alexander Road, North on Jensen, Estate is on The Right.																	
Public Remarks	Experience unparalleled luxury at 4180 North Jensen Street. This modern masterpiece reveals 8 beds and 9 baths on 0.97 acres in Estates at Lone Mountain. Privacy with gated entrance. With 8926 sqft and 20ft+ ceilings, the home exudes grandeur. 6-car garage, RV hookup cater to enthusiasts. Outdoors, a saltwater pool, spa, shower, and casita beckon. Enjoy home automation, security cameras. Flourishing fruit orchard, proximity to Lone Mountain and parks offer nature's embrace. As sun sets over tranquil landscape, indulge in indoor-outdoor living. This listing is more than property; it's a rare opportunity to embrace innovation, elegance, and allure. Seller will consider bitcoin as an option for financing towards purchase.																	
Primary Bedroom	21x22	BBDOWN, CEILFN, CUSTMCLOST, DNSTRS, WICLOS			Primary Bath	21x28	DBLSNK, MAKEUP, SEPSHW, SEPTUB											
2nd Bedroom	22x18	CEILFN, CUSTMCLOST, DNSTRS, WICLOS, WBATH			3rd Bedroom	15x12	DNSTRS, WICLOS, WBATH											
4th Bedroom	16x16	CEILFN, CUSTMCLOST, UPSTRS, WICLOS, WBATH			5th Bedroom	14x14	CEILFN, CUSTMCLOST, UPSTRS, WBATH											
6th Bedroom	14x13	CLOSET, WBATH			7th Bedroom	15x16	WICLOS											
8th Bedroom	11x14	WICLOS, WBATH			Dining Room	25x22	FAMDIN, KITDIN, LIVDIN, CATVLT											
Family Room	23x23	CEILFN, DNSTRS			Kitchen	24x22	BRKBAR, CUSCAB, HRDWOD, ISLAND, RECESS, PANTRY, WALKPAN											
Living Room	36x27	ENTFOY, SURSOUND, CATVLT			Great Room	20x23	UPSTRS											
PBR Down?	Y	Bed Dn	Y	Ba Dn	Y	Ba Dn Desc.												
Constrctn																		
Refrg	Y	Dispos	Y	Dishw	Washer Inc	N	Dryer Inc	N	DryerUtil	G	Location	SNKCAB						
OthApplnces	MICROWV, WINEREF																	
MultiGen																		
Interior	ALARMW, CEILFN, FIRESPK																	
Firepl	2/GAS																	
Firepl Loc	LIVING, PRIMARY																	
House Face	West																	
Exterior	BYARDAC, BALCONY, BITOBBQ, COURTYD, CVPATIO, PATIO, PRIVYRD, SECUREN																	
Landscap	DESERT, BUDDRIP, ROCK, SHRUBS, SMIRRSY, SYNGRS																	
Heat Sys	2PLUSUNITS, CENTRAL, HIEFFHV, HtFuel																	
Cool Sys	2UNITSPLUS, CENTRAL, HIEFFHVA, CLFuel																	
Utility Info	220GAR, UNDGRND																	
Water Htr:	Energy LOWEWIN Battery																	
ASSOCIATION / CIC INFORMATION																		
Assoc/CIC	Y	Assoc Inc	GROUND,LNDMNT,MGMT															
AssessYN	N	Assess \$	Assess Freq															
Assoc Name	The Estates HOA		CIC Dues	\$0	How Billed	Transfer Fee			Setup Fee									
Assc CIC			Assc Phn	702-873-6700		Other Fee												
Assoc Name 2			CIC Due 2	\$180	HowBilled2	Monthly	TransferFee2			SetupFee2								
Assc CIC 3			Assc Phn 3				Other Fee 3			TotCICMon \$180								

VOW/FINANCIAL/LISTING OFFICE INFORMATION

Internet **Y** Public Address **Y** AVM **Y** Commentary **Y**
 SID/LID? **N** SID/LID
 Earn Dep Ann Tax Court App Short Sale Foreclo **N** Repo/REO **N** Litig/Typ **N**
\$300,000 **\$39,874** **N** **N**
 Finance Consid **CASH, CONV** FIRPTA? **N** NOD Rent Poss **COE**
 Lockbox **N** LockboxLocation TempOffMktStatus T Status Date

Ag/Ag **All showings are by appointment with 24-hour notice, and POF or PREQUAL prior to scheduling a showing**
 Remarks **is required. Email all showing requests along with POF or Pre-Approval to Showings@ISLuxury.com. You can also call/text 702-482-8805. Please DO NOT send a request to Ivan directly, as this will delay a response to your request. - Submit offers to Offers@ISLuxury.com - Buyers/Agents to verify all information.**

AGENT/ OFFICE INFORMATION

L/Agent **Ivan G. Sher** L/Aph **(702) 508-9263** Email **ivan@isluxury.com**
BS.0046822 Agt Fax # **702-922-3856** REALTOR **Y** AgtOwnshpInt LeaseEnd
 Office **IS Luxury** OffcPh **702-315-0223**
 Off Add **2130 Park Centre Drive #120, Las Vegas 89135** BrokerName **Oana Miller**
 Off Mgr License # **B.0014872** PhotExcl VTour **Y** OwnLic **N**

Resident **Showing** ResPh **702-482-8805** Occup **OWN** Power **ON** AuctTyp ListDt **08/23/2023**
 Showing **APPTMI/RESTRCT** GateCode Act DOM **253** AuctDt
 ContDesc **ComboLB** GateCode2 OrigListPrice **\$6,000,000** WD

Energy-Efficient/GREEN Information:
 Green Building Certification **No**

CONTINGENT/PENDING/ SOLD INFORMATION:

Accept/Date **04/30/2024** EstClo/Date **06/29/2024** DaysListingtoClose **282 days** Orig L.Price **\$6,000,000**
 Sold Terms **CONV** ActClo/Date **05/31/2024** BuyersAgtPublicID **211002** Sale Price **\$5,300,000**
 Prop Condition **GOOD** Buyer Broker **AMPN** SP/SqFt
 OwnrCarry Days On Market **253** Broker Office **Ameropan Realty and Property, 6284 S. Rainbow #100, Las Vegas 89118**

Addit Auction Sold Terms Buyer Agt Type Buyer Agt Lic#:
 BuyerAgentName **Jasmeet Chadha/(702) 501-696** Sale Type **TRADSALE**
 Seller Contribution YN: **S.0065014**

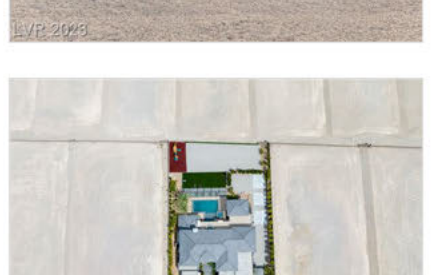
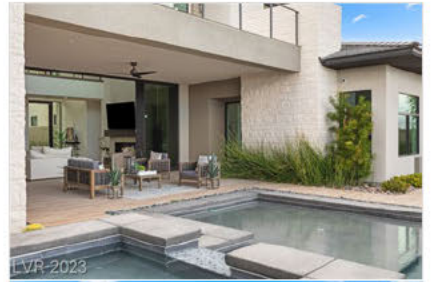
Presented by: **CLARK COUNTY ASSESSORS OFFICE**

Agent: **Briana Johnson**

Photos









LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

Listing

SBE 32

Earn Dep	Ann Tax	Court App	Short Sale	Foreclo	N Repo/REO	N Litig/Typ	N
\$250,000	\$35,587	N	N				
Finance Consid	CASH, CONV			FIRPTA?	Y NOD	Rent	Poss COE
Lockbox	N	LockboxLocation		TempOffMktStatus		T Status Date	

Ag/Ag Remarks **All showings are by appointment with 24-hour notice and POF OR PREQUAL prior to scheduling showing is required. Email all showings requests along with POF or Pre-Approval to Showings@ISluxury.com. You can also call/text 702-482-8805. Please DO NOT send requests to Ivan directly as this will delay a response to your request. - Submit Offers to Offers@ISLuxury.com - Buyers/Agents to verify all information.**

AGENT/ OFFICE INFORMATION

L/Agent	Ivan G. Sher	L/APh	(702) 508-9263	Email	info@isluxury.com
	BS.0046822	Agt Fax #	702-922-3856	REALTOR	Y
Office	IS Luxury	OffcPh	702-315-0223	AgtOwnshpInt	
Off Add	2130 Park Centre Drive #120, Las Vegas 89135			BrokerName	Oana Miller
Off Mgr		License #	B.0014872	PhotExcl	Y
				VTour	Y
				OwnLic	N

Resident	CALL IS LUXURY	ResPh	702-482-8805	Occup	OWN	Power	ON	AuctTyp		ListDt	07/31/2024
----------	-----------------------	-------	---------------------	-------	------------	-------	-----------	---------	--	--------	-------------------

Showing	NOSHOW/AGNT, RESTRCT	GateCode	0000	Act DOM	62	AuctDt		ExpDt	
ContDesc	ComboLB	GateCode2		OrigListPrice	\$5,250,000	WD			

Energy-Efficient/GREEN Information:

Green Building Certification **No**

CONTINGENT/PENDING/SOLD INFORMATION:

Accept/Date	09/26/2024	EstClo/Date	10/28/2024	DaysListingtoClose	89 days	Orig L.Price	\$5,250,000
Sold Terms	CASH	ActClo/Date	10/28/2024	BuyersAgtPublicID	211668	Sale Price	\$5,000,000
Prop Condition	GOOD			Buyer Broker	HUNT	SP/SqFt	
OwnrCarry		Days On Market	62	Broker Office	Huntington & Ellis, A Real Est, 9525 W. Russell Rd Ste. C120, Las Vegas 89148		

Addit Auction Sold Terms

BuyerAgentName **Craig Tann/(702) 514-6634 B.0143698**

Buyer Agt Type

Sale Type **TRADSALE**

Seller Contribution YN: **No**

Presented by: **CLARK COUNTY ASSESSORS OFFICE**

Agent: **Briana Johnson**

Photos



LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

360 Property View

Listing

LVR				Single Family Residential		Ownership		02/06/2025 1:05 PM	
ML#	2423991	Offc	LXRY	PubID	217100	Status	H	L/Price \$3,950,000	
Address	4261 /North /Grand CanyonUnit /Drive				StatusUpdate	LP/SqFt			
Building #		Bldr/Manf	FOX	Model	CUSTOM	CondoCnv	Zip 89129		
County	CLARK	Parcel#	138-06-313-002	Zoning	SINGLE	Studio	YrBuilt 2021/NEW		
		T / R / S	20 / 60 / 6			Const Est Start	Const Est End		
Cmnty	LONEMTNW	Subdiv	Lone Mountain Estates Area 4			City/Town	Las Vegas	State	NV
Assoc/Comm	Feat Desc	CC&RS, Gated, Not Age Restricted					Gated	Yes	
							AgeRestric	N	
Elem K-2	GARE	Elem 3-5	GARE	YrRound	N	Junior	LEAV	Highsch	CENT
				Subdiv#		CensTr	003240	MetroMap	
PROPERTY INFORMATION					#Baths	FB	3/4	HB	Tot
Bldg Desc	1 Story	Prop Desc	CUSTOM			2	3	2	7
Type	DETACHD	Conv							
Roof	FLAT	Unit Desc		#Bedrms	5	#Den/Oth	1	#Loft	1
Garage	10/1185sqft/ATTACHD, AUTODR, ENTRYHS, EPXFLR			Converted Garage	N	Prkng Des			
RV Parking	Gated, Hookups/Electric, Garage			RV Parking Dim.	50x22x20				
AppxLivArea	6,384	#Acres +/-	0.900	Lot SqFt	39,204	Lot Desc	1/4 to 1 Acre	Carports	0
ApprxAddLivArea	1,185	AddLivAreaDesc	Conversion/Additional	ApprxTotalLivArea	7,569				
Manuf		Length		Width		ConvertRealProp	MH-YrBI		
PvSpa	Yes/INGRD			PvPool	Yes/GASHTD, INGRND, POOL	Pool Size +/-			
				Heated Pool	Yes				
Dir	From 215 and W Cheyenne Ave, head East on W Cheyenne Ave, North on Hualapai Way. Hualapai Way turns into Alexander Road, North on Grand Canyon Dr, Estate is on The Left.								
Public Remarks	Brand new modern single-story dream compound checks every box for the buyer wanting it all! Home features include open floor plan with large common areas, movie theater, 5 en suite bedrooms, Control4 home automation system, wet bar with disappearing pocket doors that lead to back yard, wine room, large pivot glass front door and private courtyard. Primary bedroom serves as a stylish retreat with fireplace and spacious bathroom featuring dual water closets, outdoor zen-style shower and a must-see custom built spacious walk-in closet. Situated on nearly a full acre, this home boasts large grass areas, upscale pool and spa, covered patio, outdoor kitchen, motor court and a climate controlled R/V garage that features a bathroom and a second level mezzanine. Fully enclosed lot features your own private car and man gates with remote access. Located in the Estates at Lone Mountain, you're within minutes from the Lone Mountain regional and equestrian park and the shops at Downtown Summerlin.								
Primary Bedroom	25x16	CUSTMCLOST, DNSTRS, SEPRAT, WICLOS			Primary Bath	25x12	DBLSNK, DUALFL, MAKEUP, SEPSHW, SEPTUB		
2nd Bedroom	17x16	CEILFN, DNSTRS, TELEJK, TVCAB, WICLOS, WBATH			3rd Bedroom	16x15	CEILFN, CUSTMCLOST, DNSTRS, TVCAB, WICLOS, WBATH		
4th Bedroom	16x15	CEILFN, CUSTMCLOST, DNSTRS, TVCAB, WICLOS, WBATH			5th Bedroom	16x16	CEILFN, CUSTMCLOST, DNSTRS, WICLOS, WBATH		
Family Room	26x20	DNSTRS, WETBAR			Kitchen	31x22	BRKBAR, BUTLRPANTRY, CUSCAB, ISLAND, RECESS, PANTRY, QUARTZ, WALKPAN		
Living Room	47x32	ENTCTRBI, FRONT, CATVLT			Media Room	23x17			
PBR Down?	Y	Bed Dn	Y	Ba Dn	Y	Ba Dn Desc.	F		
Constrctn	FRMSTUC								
Refrg	Y	Dispos	Y	Dishw	Y	Washer Inc	N	Dryer Inc	N
						DryerUtil	G	Location	1STFLR, ROOM, SNKCAB
OthApplnces	MICROWV, WTCNDL, WINEREF				Furniture Included?	No			
MultiGen									
Interior	ALARMW, CEILFN, FIRESPK				Oven Desc	COKTOPG, DBLOVNG, WARMDR			
Firepl	2/GAS				Flooring	HRDWOOD, PORCLN			
Firepl Loc	LIVING, PRIMARY				Fence	F/BLOCK, WRTIRON			
House Face	East				House Views	MOUNTVW			
Exterior	BYARDAC, BITOBBQ, COURTYD, CVPATIO, RVHOKUP, SECUREN						Equest	NONE	
Landscap	DESERT, BUDDRIP, MATURE, ROCK, SHRUBS, SMIRRSY, SPRINKT, SYNGRS						Miscel	NONE	
Heat Sys	2PLUSUNITS, CENTRAL, PRGTHR				HtFuel	GAS			
Cool Sys	2UNITSPLUS, CENTRAL, PRGTHR				CLFuel	ELEC			
Utility Info	220GAR, UNDGRND				Grd Mounted	Y			
Water Htr:	Tankless				Energy	INSULWD, LOWEWIN, TRIWIND			
				Battery					
						Solar/PV	None		
						KW Size			
ASSOCIATION / CIC INFORMATION									
Assoc/CIC	Y	Assoc Inc	GROUND,LNDMNT,MGMT						
AssessYN	N	Assess \$							
Assoc Name	Lone Mtn Estates	CIC Dues	\$0	How Billed		Transfer Fee	Setup Fee		
Assc CIC		Assc Phn	000-000-0000			Other Fee			
Assoc Name 2		CIC Due 2	\$180	HowBilled2	Monthly	TransferFee2	SetupFee2		
Assc CIC 3		Assc Phn 3				Other Fee 3	TotCICMon \$180		

VOW/FINANCIAL/LISTING OFFICE INFORMATION

Internet **Y** Public Address **Y** AVM **N** Commentary **N**
 SID/LID? **N** SID/LID
 Earn Dep Ann Tax Court App Short Sale Foreclo **N** Repo/REO **N** Litig/Typ **N**
\$150,000 **\$20,000** **N** **N**
 Finance Consid **CASH, CONV** FIRPTA? **N** NOD Rent Poss **COE**
 Lockbox **N** LockboxLocation TempOffMktStatus T Status Date
 Ag/Ag **BRAND NEW CONSTRUCTION!** Climate controlled R/V Garage / Car Barn is approx. 1,185 square feet. Text
 Remarks or Email Joseph with any questions or to schedule a showing at 702-245-2149 or
 Joseph@LuxuryEstates.com. Qualified financials required prior to showing. Buyer and buyer's agent to
 verify all. Title work has been started and reviewed by First American Title Company, Julie Skinner. See
 documents tab for schematic floor plan. Click Virtual Tour link to view 3D tour of property. 11,002 SF Under
 Roof!

AGENT/ OFFICE INFORMATION

L/Agent **Kamran D Zand** L/APh **702-245-2149** Email **Joseph@LuxuryEstates.com**
B.1001321 Agt Fax # **702-577-0012** REALTOR **Y** AgtOwnshpInt LeaseEnd
 Office **Luxury Estates** OffcPh **702-907-8770**
 Off Add **7945 W Sahara Ave #202, Las Vegas 89117** BrokerName **Kamran D. Zand**
 License # **B.1001321** PhotExcl VTour **Y** OwnLic **Y**
 TeamContact **Joseph Klinge** TeamContPh **702-245-2149** TeamEmail **Joseph@LuxuryEstates.com**
 Resident **CALL AGENT** ResPh **702-245-2149** Occup **VAC** Power **ON** AuctTyp ListDt **08/02/2022**
 Showing **NQSHOW/AGNT** GateCode **CALL** Act DOM **37** AuctDt ExpDt
 ContDesc ComboLB GateCode2 OrigListPrice **\$3,950,000** WD

Energy-Efficient/GREEN Information:
 Green Building Certification **No**

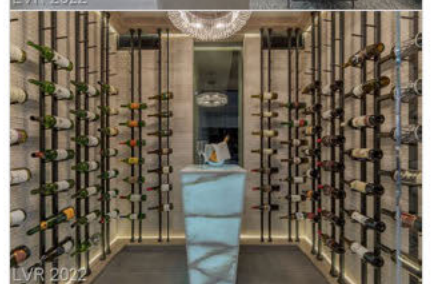
CONTINGENT/PENDING/SOLD INFORMATION:

Accept/Date **09/08/2022** EstClo/Date **10/07/2022** DaysListingtoClose **66 days** Orig L.Price **\$3,950,000**
 Sold Terms **CONV** ActClo/Date **10/07/2022** BuyersAgtPublicID **228972** Sale Price **\$3,950,000**
 Prop Condition **EXCL** Buyer Broker **NERI** SP/SqFt
 OwnrCarry Days On Market **37** Broker Office **eXp Realty, 10845 Griffith Peak Dr. #2, Las Vegas 89135**
 Buyer Agt Type Buyer Agt Lic#:
 Addit Auction Sold Terms Sale Type **NEW**
 BuyerAgentName **Joseph D Dehart / 702-355-1262** Seller Contribution YN:
S.0171161

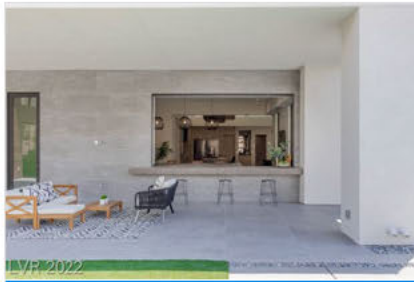
Presented by: **CLARK COUNTY ASSESSORS OFFICE**

Agent: **Briana Johnson**

Photos





LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

360 Property View

Listing

LVR		Single Family Residential		Ownership		02/06/2025 1:09 PM	
ML#	2443506	Offc	AGNZ	PubID	209040	Status	H
Address	4225 /North /Jensen /Street			Unit		StatusUpdate	
Building #		Bldr/Manf		Model		CondoCnv	
County	CLARK	Parcel#	138-06-301-005	Zoning	HORSES, SINGLE	Studio	
		T / R / S	20 / 60 / 6			Const Est Start	
Cmnty	NONE	Subdiv	None			City/Town	Las Vegas
Assoc/Comm	Feat Desc	None				State	NV
						Gated	Yes
						AgeRestrict	N
Elem K-2	GARE	Elem 3-5	GARE	YrRound	N	Junior	LEAV
				Highsch	CENT	Subdiv#	
				CensTr	003240	MetroMap	

PROPERTY INFORMATION		#Baths	FB	3/4	HB	Tot
Bldg Desc	2 Stories	Prop Desc	CASITA, GUESTQT			
Type	DETACHD	Conv				
Roof	PITCHED, TILE	Unit Desc		#Bedrms	6	#Den/Oth
Garage	4/1885sqft/ATTACHD, ENTRYHS, STORAGE, WORKSH	Converted Garage		#Prkng Des	N	#Loft
RV Parking	Gated, Hookups/Waste, Covered	RV Parking Dim.				
AppxLivArea	8,199	#Acres +/-	2.250	Lot SqFt	98,010	Lot Desc
						1 to 5 Acres, Horses Permitted
ApprxAddLivArea		AddLivAreaDesc		ApprxTotalLivArea	8,199	
Manuf		Length		ConvertRealProp		MH-YrBI
PvSpa	Yes/OUTDOOR, SWMSPA, WTRFAL	Width		Pool	Yes/INGRND, POOLSPA	Pool Size +/-
		PvPool		Heated Pool	Yes	
Dir	From US 95, West on Craig, Left at Jensen, Left 4225 Jensen					
Public Remarks	Most Prestigious Best Located, Quality Equestrian Estate on the Westside. Just 7 Mins to Downtown Summerlin & at the base of Lone Mt. This 8,199Sq.f Hacienda-Style Home on 2.25 lush acres transports you to a place of incredible beauty & reprieve. "House of Roses" has 6 Beds, 8 Baths, an office, game room, below-grade cellar & casita. Beaming w/ Spanish tile, rustic wood accents, archways, & multiple courtyards that allow for the ultimate year-round indoor/outdoor living. The Compound offers private gates, a well, pastures, lighted arena surrounded by steel board fencing by Buckley Fence, Barn w/covered 40X12 ft. stalls, A/C lounge & tack room. Only home with direct private access to the breathtaking 8.5-acre Lone Mountain Equestrian Park & Trail which includes a daily groomed 2.3-mile horse trail, covered riding arena, & 2 round equine pens. Enjoy Tax Free Nevada, & all that Las Vegas offers, plus shopping, fine dining, international airport, & private schools just minutes away. No HOA!					

Primary Bedroom	22x20	BLCONY, CEILFN, UPSTRS, WICLOS	Primary Bath		DBLSNK, SEPSHW, SEPTUB, TUBJECT	
2nd Bedroom	16x12	UPSTRS, WICLOS, WBATH	3rd Bedroom	15x13	UPSTRS, WICLOS, WBATH	
4th Bedroom	15x13	UPSTRS, WICLOS, WBATH	5th Bedroom	15x12	DNSTRS, WICLOS, WBATH	
Den	17x11		Dining Room	16x16	FORDIN	
Family Room	39x16	DNSTRS, SEPFAM	Kitchen		BRKBAR, NOOK, CUSCAB, ISLAND, MRBCTP, WALKPAN	
Great Room	33x23	DNSTRS				
PBR Down?	N	Bed Dn	Y	Ba Dn	Y	Ba Dn Desc.
Constrctn						F
Refrg	Y	Dispos	Y	Dishw	Y	Washer Inc
OthApplnces	MICROWV, WTRFILT, WINEREF			Dryer Inc	N	DryerUtil
MultiGen	Bedroom, Entry to Main House			Furniture Included?	No	
Interior	ALARMO, CEILFN, WINDOWCOV			Oven Desc	DBLOVNE, STOVEG	
Firepl	7/GAS, TWOWAY			Flooring	HRDWOOD, TILE	
Firepl Loc	GREATRM, KITCHEN, PRIMARY			Fence	BF/BLOCK, STUCCO, WRTIRON	
House Face	South	House Views	CITYVW, MOUNTVW	Equest	ARENA, PASTURE, STALLS	
Exterior	BALCONY, BITOBBQ, CIRCDRV, COURTYD, PRIVYRD, PMPH, RVHOKUP, TCKR					
Landscap	BUBDRIP, FOUNTN, LAWNFR, FRUIT, GARDEN, MATURE, LAWNRR, WTRSCAP			Miscel	NONE	
Heat Sys	2PLUSUNITS, CENTRAL			HtFuel	GAS	
Cool Sys	2UNITSPLUS, CENTRAL			CLFuel	ELEC	
Utility Info	CABWIRE	Energy	DUALPNE	Grd Mounted		
Water Htr	Gas	Battery				

ASSOCIATION / CIC INFORMATION			
Assoc/CIC	N	Assoc Inc	
AssessYN	N	Assess \$	
Assoc Name		CIC Dues	\$0
Assc CIC		Assc Phn	
Assc CIC 3		Assc Phn 3	
		Assess Freq	
		How Billed	
		Transfer Fee	
		Other Fee	
		Other Fee 3	
		TotCICMon	\$0

VOW/FINANCIAL/LISTING OFFICE INFORMATION			
Internet	Y	Public Address	Y
SID/LID?	N	SID/LID	
Earn Dep		Ann Tax	
\$200,000		\$17,261	
		Court App	N
		Short Sale	N
		Commentary	Y
		SID/LID Ann	
		Foreclo	N
		Repo/REO	N
		Litig/Typ	N

Finance Consid **CASH, CONV**
Lockbox **N** LockboxLocation

FIRPTA? **N** NOD
TempOffMktStatus

Rent Poss **COE**
T Status Date

Ag/Ag ***PLEASE DO NOT USE SHOWING TIME*** Call /Text Zar at 702-400-0645 / Alicia at 702-561-5607 or Email
Remarks **LVteam@theagencyre.com. Proof of funds or Approval Letter required. Buyer/Buyers Agent to verify all info provided. Thanks for showing another The Agency Exclusive Listing!**

AGENT/ OFFICE INFORMATION

L/Agent **Zar A Zanganeh** L/Aph **702-400-0645** Email **Zar@TheAgencyRe.com**
B.1000811 Agt Fax # **REALTOR Y** AgtOwnshpInt LeaseEnd
Office **The Agency Las Vegas** OffcPh **702-684-6100**
Off Add **630 S. 4th St, Las Vegas 89101** BrokerName **Zar A. Zanganeh**
Off Mgr **Andrea T. Nairne** License # **B.1000811** PhotExcl VTour **Y** OwnLic **N**
TeamContact **Alicia Prescott** TeamContPh **702-561-5607** TeamEmail **lvteam@theagencyre.com**
Resident **Call L/A** ResPh **702-400-0645** Occup **VAC** Power **ON** AuctTyp ListDt **10/03/2022**
Showing **NOSHOW/AGNT** GateCode **0** Act DOM **115** AuctDt ExpDt
ContDesc **ComboLB** GateCode2 OrigListPrice **\$5,750,000** WD

Energy-Efficient/GREEN Information:
Green Building Certification **No**

CONTINGENT/PENDING/SOLD INFORMATION:

Accept/Date **01/26/2023** EstClo/Date **01/31/2023** DaysListingtoClose **119 days** Orig L.Price **\$5,750,000**
Sold Terms **CASH** ActClo/Date **01/30/2023** BuyersAgtPublicID **240332** Sale Price **\$4,500,000**
Prop Condition **EXCL** Buyer Broker **ERES** SP/SqFt **\$549**
OwnrCarry Days On Market **115** Broker Office **Executive Realty Services, 3960 Howard Hughes Pkwy 500, Las Vegas 89169**
Buyer Agt Type Buyer Agt Lic#:
Addit Auction Sold Terms
BuyerAgentName **Kareta Weese/702-321-5610** Sale Type **TRADSALE**
S.0175087 Seller Contribution YN:

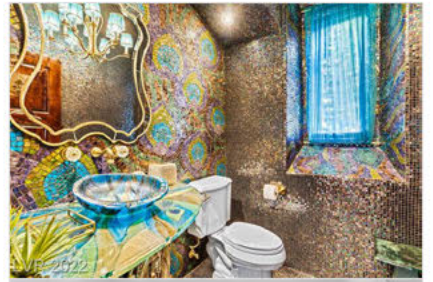
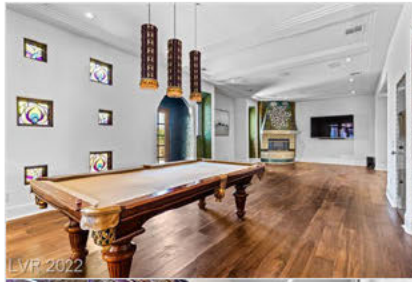
Presented by: **CLARK COUNTY ASSESSORS OFFICE**

Agent: **Briana Johnson**

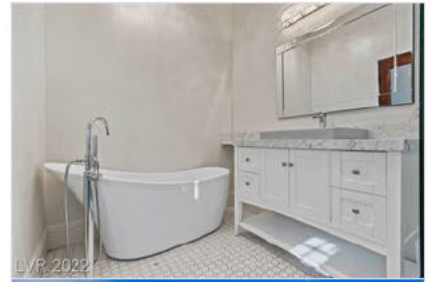
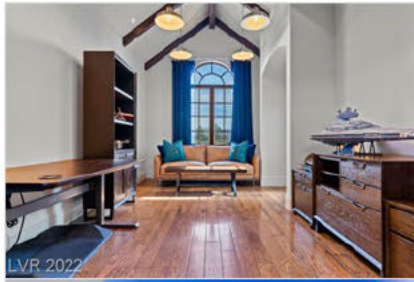
Photos













LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

360 Property View

Listing

Single Family Residential				Ownership		02/06/2025 1:10 PM	
ML#	2559971	Offc	REPL	PubID	222720	Status	S
Address	5305 /Secluded Brook /Court		Unit	StatusUpdate		L/Price \$3,999,999 LP/SqFt\$570	
Building #	Bldr/Manf		Model		CondoCnv	Zip 89149	
County	CLARK	Parcel#	125-31-201-024		Zoning	SINGLE	YrBuilt 2020/RE
	T / R / S		19 / 60 / 31		Const Est Start	Const Est End	
Cmnty	LONEMTN		Subdiv		Serenity Brook Estates		City/Town Las Vegas
Assoc/Comm	Feat Desc		CC&RS, Gated		State NV		Gated Yes
					AgeRestrict		N
Elem K-2	ALLE	Elem 3-5	ALLE	YrRound	N	Junior	LEAV
			Highsch		CENT	Subdiv#	CensTr00326
					MetroMap		
PROPERTY INFORMATION				#Baths	FB	3/4	HB
Tot				6			
Bldg Desc	2 Stories		Prop Desc	2			
Type	DETACHD		Conv				
Roof	FLAT		Unit Desc	#Bedrms	4	#Den/Oth	2
Garage	6/1659sqft/ATTACHD, AUTODR, ENTRYHS, STORAGE, WORKSH		Converted Garage	N Prkng Des			
RV Parking	Gated, Covered, Garage		RV Parking Dim.	25x20x12			
AppxLivArea	7,021	#Acres +/-	0.430	Lot SqFt	18,731	Lot Desc	1/4 to 1 Acre, Corner, Cul-De-Sac
ApprxAddLivArea			AddLivAreaDesc	7,021			
Manuf			Length	Width	ConvertRealProp		
PvSpa	Yes		PvPool	Yes/DISEDGE, INGRND, POOL			
			Heated Pool	Yes			
Dir	From 215 beltway exit 32 Lone Mountain east, then N Grand Canyon North, West on Hammer Lane, South through gate on Serenity Brook Dr.						
Public Remarks	Nestled in Serenity Brook Estates at Lone Mountain, this contemporary masterpiece on a half-acre lot seamlessly blends indoor and outdoor spaces. Featuring an upper-level theater room, a charming courtyard entrance, a striking modern facade, and an expansive 6-car garage (including RV garage), it's truly exceptional. Each oversized bedroom has individual temperature control and en suite bathroom. The open layout effortlessly connects the gourmet modern kitchen, dining area, and main living space. The main floor primary suite boasts a stunning bathroom with backyard access. Outdoors, the landscaped grounds include a pool/spa, creating an oasis. In this upscale community, minimal HOA restrictions apply, and furniture and appliances are included. With Downtown Summerlin just minutes away and easy access to the Strip, this location is ultra-convenient. Ask agent to view the 3D Matterport virtual tour link						
Primary Bedroom	24x19	CEILFN, CUSTMCLOST, DNSTRS, WICLOS		Primary Bath	DBLSNK, SEPSHW, SEPTUB		
2nd Bedroom	25x16	BLTSHL, DNSTRS, WICLOS, WBATH		3rd Bedroom	14x14	CEILFN, DNSTRS, WICLOS, WBATH	
4th Bedroom	27x17	UPSTRS, WICLOS, WBATH		Den	10x10	DNSTRS	
Kitchen		BRKBAR, CUSCAB, QUARTZ, SLDCTP, TILE, CATVLT		Living Room	20x16	REAR, SURSOUND, CATVLT, WETBAR	
Media Room	27x23	ENTCTRBI, SURSOUND, UPSTRS, CATVLT					
PBR Down?	Y	Bed Dn	Y	Ba Dn	Y	Ba Dn Desc.	F
Constrctn							
Refrg	Y	Dispos	Y	Dishw	Y	Washer Inc	Y
			Dryer Inc		Y	DryerUtil	G
					Location 1STFLR, ROOM, SNKCAB		
OthApplnces	MICROWV, WINEREF		Furniture Included?		No, Yes		
MultiGen							
Interior	CEILFN		Oven Desc		DBLOVNG		
Firepl	4/GAS,TWOWAY		Flooring		CARPET, TILE		
Firepl Loc	CRTPTO, FAMILY, MBRBA		Fence		BF/BLOCK, STUCCO		
House Face	East		House Views	MOUNTVW		Equest	NONE
Exterior	BALCONY, BBQSTUB, BITOBBQ, COURTYD, CVPATIO, PATIO						
Landscap	BUBDRIP, SYNGRS						
Heat Sys	CENTRAL		HtFuel	GAS		Miscel	NONE
Cool Sys	CENTRAL		CLFuel	ELEC		Water	PUBLIC
Utility Info	220GAR, UNDGRND		Grd Mounted			Sewer	PUBLIC
Water Htr:			Battery			Solar/PV	None
					KW Size		
ASSOCIATION / CIC INFORMATION							
Assoc/CIC	Y	Assoc Inc	GROUND,MGMT				
AssessYN	N	Assess \$	Assess Freq				
Assoc Name	SBE	CIC Dues	\$0	How Billed		Transfer Fee	Setup Fee
Assc CIC		Assc Phn	702-368-3700			Other Fee	
Assoc Name 2		CIC Due 2	\$75	HowBilled2		Monthly	TransferFee2
Assc CIC 3		Assc Phn 3				Other Fee 3	SetupFee2
					TotCICMon \$75		
VOW/FINANCIAL/LISTING OFFICE INFORMATION							
Internet	Y	Public Address	Y	AVM	Y	Commentary	Y
SID/LID?	N	SID/LID	SID/LID Ann				

Earn Dep \$50,000 Ann Tax \$14,315 Court App N Short Sale N Foreclo N Repo/REO N Litig/Typ N
 Finance Consid CASH, CONV, FHA, VA FIRPTA? N NOD Rent Poss COE
 Lockbox N LockboxLocation TempOffMktStatus T Status Date

Ag/Ag Agents! This listing is offered at 3% COOP if offer is accepted at LIST PRICE! All furnishings included. Make
 Remarks sure to send buyers 3D Matterport tour link. Call listing agent for showings or any questions! NO LOCKBOX-
 APPOINTMENT ONLY- CALL FOR APPOINTMENT.

AGENT/ OFFICE INFORMATION

L/Agent [Andrew J. Grasso IV](#) L/Aph [\(702\) 400-4782](#) Email andy@grassobrothers.com
 Office [S.0077715](#) Agt Fax # [702-616-9401](#) REALTOR Y AgtOwnshpInt LeaseEnd
[Platinum Real Estate](#) OffcPh [702-616-9400](#)
 Off Add [2298 Horizon Ridge Parkway 114, Henderson](#) BrokerName [Diana Glassman](#)
 Off Mgr [Alexandra Glassman](#) License # [B.0043707](#) PhotExcl VTour Y OwnLic N
 Resident Chris ResPh [000-000-0000](#) Occup OWN Power ON AuctTyp ListDt [02/13/2024](#)
 Showing [NOSHOW/AGNT, OWNER,](#) GateCode [#7285](#) Act DOM 29 AuctDt ExpDt
[RESTRCT](#)
 ContDesc ComboLB GateCode2 OrigListPrice [\\$3,999,999](#) WD

Energy-Efficient/GREEN Information:
 Green Building Certification No

CONTINGENT/PENDING/SALE INFORMATION:

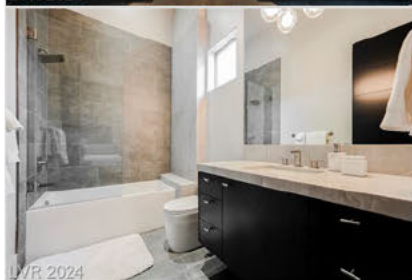
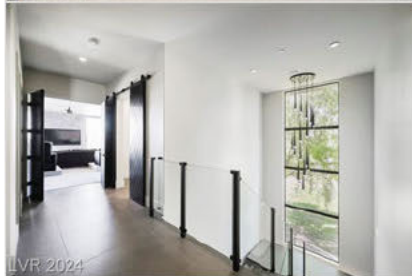
Accept/Date [03/14/2024](#) EstClo/Date [04/29/2024](#) DaysListingtoClose [73 days](#) Orig L.Price [\\$3,999,999](#)
 Sold Terms CONV ActClo/Date [04/26/2024](#) BuyersAgtPublicID [228885](#) Sale Price [\\$3,750,000](#)
 Prop Condition EXCL Buyer Broker SYNS SP/SqFt [\\$534](#)
 OwnrCarry Days On Market [29](#) Broker Office [Las Vegas Sotheby's Int'l, 8548 Rozita Lee](#)
[Ave #100, Las Vegas 89113](#)
 Addit Auction Sold Terms Buyer Agt Type Buyer Agt Lic#:
 BuyerAgentName [Randall J. Char/\(702\) 544-0384](#) Sale Type TRADSale
 Seller Contribution YN:
[B.0143566](#)

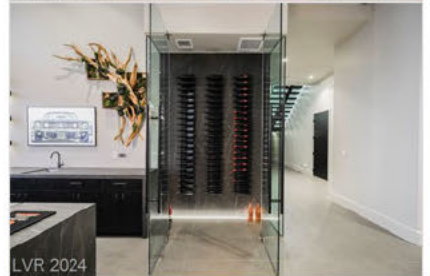
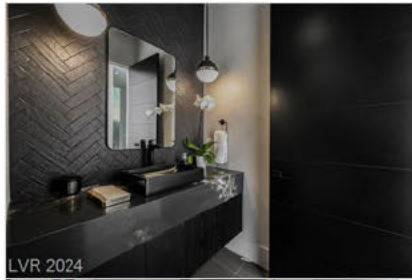
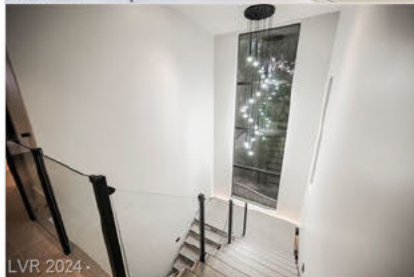
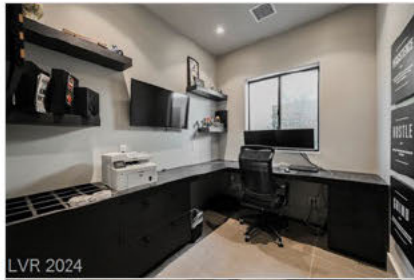
Presented by: CLARK COUNTY ASSESSORS OFFICE

Agent: Briana Johnson

Photos







LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

360 Property View

Listing

LVR		Single Family Residential		Ownership		SFR		02/06/2025 1:11 PM	
ML#	2558788	Offc	EHFS	PubID	227999	Status	S	L/Price \$5,250,000	
Address	5515 /North /Grand CanyonUnit /Drive				StatusUpdate	LP/SqFt			
Building #	Bldr/Manf	Model		CondoCnv	Zip		89149		
County	CLARK	Parcel#	125-31-101-025	Zoning	SINGLE	Studio	YrBuilt	2021/RE	
		T / R / S	19 / 60 / 31			Const Est Start	Const Est End		
Cmnty	NONE	Subdiv	None	City/Town	Las Vegas	State	NV		
Assoc/Comm	Feat Desc		None	Gated	Yes		AgeRestric N		
Elem K-2	ALLE	Elem 3-5	ALLE	YrRound		Junior	LEAV	Highsch	CENT
				Subdiv#		CensTr	003267	MetroMap	
PROPERTY INFORMATION					#Baths	FB	3/4	HB	Tot
Bldg Desc	1 Story		Prop Desc	CUSTOM, GUESTHS		4	0	1	5
Type	DETACHD		Conv						
Roof	FOAMLKE, OTHER		Unit Desc			#Bedrms	4	#Den/Oth	1
Garage	4/1228sqft/ATTACHD, AUTODR, CABINET, EPXFLR, FINISHD		Converted Garage			N Prkng Des			
RV Parking	Gated, Paved, Possible		RV Parking Dim.			Lot Desc	1 to 5 Acres		Carports
AppxLivArea	5,402	#Acres +/-	2.200	Lot SqFt	95,832	ApprxTotalLivArea	6,202		
ApprxAddLivArea	800	AddLivAreaDesc	Guest House	Width		ConvertRealProp	MH-YrBl		
Manuf		Length		PvPool	Yes/BEACH, GASHTD, HEATED	Pool Size +/-			
PvSpa	Yes/INGRD			Heated Pool	Yes				
Dir	215 to Ann Rd, East to Grand Canyon Rt, property on right hand side								
Public Remarks	MARK TRACY design - Modern Luxury Compound - Scavolini glass tops in bathrooms, Imported Bookmatched Porcelain kitchen counters, Porcelain floors throughout - Thermador refrigerator and freezer, Thermador Oven and Microwave, BlueStar French door Oven. A/V and surround sound throughout with video security system. City approved plans for a 50x50 RV garage to convey with sale. More info coming soon.								
Primary Bedroom	19x21	BBDOWN, ENTCTRBI, CEILFN, Primary Bath				DBLSNK, SEPSHW, SEPTUB, SUBJECT			
2nd Bedroom	15x15	CEILFN, CEILIT, ENTCTR, WICLOS, WBATH				3rd Bedroom	14x15	BLTSHL, CEILFN, CEILIT, ENTCTR, TVCAB, WICLOS, WBATH	
4th Bedroom	14x15	CEILFN, CEILIT, ENTCTR, TVCAB, WICLOS, WBATH				Dining Room	14x17	FORDIN	
Family Room	18x23	CEILFN, ENTCTR, SURSOUND				Kitchen	20x22	BRKBAR, NOOK, CUSCAB, RECESS, WALKPAN	
Media Room	14x17	BIBOOK, ENTCTRBI, SURSOUND							
PBR Down?	Y	Bed Dn	Y	Ba Dn	Y	Ba Dn Desc.			
Constrctn	BLKSTUC, FRMSTUC								
Refrg	Y	Dispos	Y	Dishw	Y	Washer Inc	Y	Dryer Inc	Y
OthApplnces	ENSTAPL, MICROWV, WTCNDO, WTRFILT, WINEREF				DryerUtil	G	Location	1STFLR, ROOM	
MultiGen					Furniture Included?	Partial			
Interior	ALARMO, CEILFN, INTERCM, WINDOWCOV				Oven Desc	CONVECTN, COKTOPE, COKTOPG, DBLOVNG			
Firepl	1/GAS				Flooring	PORCLN			
Firepl Loc	FAMILY				Fence	F/BLOCK			
House Face	North				House Views	Equest			
					CITYVW, MOUNTVW, STRPVW	NONE			
Exterior	BYARDAC, BBQSTUB, COURTYD, CVPATIO, PATIO, PORCH, PRIVYRD, SECUREN								
Landscap	DESERT, BUDBRIP, MATURE, SPRINKT								
Heat Sys	2PLUSUNITS, CENTRAL, HIEFFHV				HtFuel	GAS		Miscel	NONE
Cool Sys	2UNITSPLUS, CENTRAL, ENGSTAR, HIEFHVA, PRGTHR				CLFuel	ELEC		Water	PUBLIC
Utility Info	CABWIRE, UNDGRND				Grd Mounted			Sewer	PUBLIC
Energy	DUALPNE, INSULDR, INSULWD, LOWEWIN				Solar/PV	None			
Water Htr	Multi-Tank, Tankless				Battery			KW Size	
ASSOCIATION / CIC INFORMATION									
Assoc/CIC	N	Assoc Inc							
AssessYN	N	Assess \$							
Assoc Name		CIC Dues	\$0	Assess Freq					
Assc CIC		Assc Phn		How Billed					
Assc CIC 3		Assc Phn 3		Transfer Fee					
				Other Fee					
				Other Fee 3					
				TotCICMon	\$0				
VOW/FINANCIAL/LISTING OFFICE INFORMATION									
Internet	Y	Public Address	Y	AVM	N	Commentary	N		
SID/LID?	N	SID/LID		SID/LID Ann					

Earn Dep	Ann Tax	Court App	Short Sale	Foreclo	N Repo/REO	N Litig/Typ	U
\$100,000	\$19,487	N	N				
Finance Consid	CASH, CONV			FIRPTA? N	NOD	Rent	Poss COE
Lockbox	N LockboxLocation	CALL		TempOffMktStatus		T Status Date	

Ag/Ag - 2 HOUR NOTICE PLEASE BY APPOINTMENT - ** Verifiable Proof of funds or Approval Letter required prior
 Remarks for all showings NO EXCEPTIONS** Look at our 3D virtual walking tour by clicking on the virtual tour link.
 Please call Robert Rassai with any questions 702-338-6540 *Buyers/Agents to verify ALL info on MLS. *
 send all offers to R@vegasprore.com *

AGENT/ OFFICE INFORMATION

L/Agent	Reza Robert Rassai	L/Aph	(702) 338-6540	Email	r@vegasprore.com
	S.0170074	Agt Fax #		REALTOR	Y AgtOwnshpInt
Office	JPAR Elite	OffcPh	702-222-3366		LeaseEnd
Off Add	8170 W. Sahara Ave. #205, Las Vegas 89117			BrokerName	Shauna R. Gut
Off Mgr	Shauna R. Gut	License #	B.1002262	PhotExcl	VTour Y OwnLic N
Resident	Owner Of	ResPh	702-338-6540	Occup	VAC
	Records	Power	ON	AuctTyp	ListDt
Showing	NOSHOW/AGNT, RESTRCT	GateCode	Call	Act DOM	2
ContDesc	ComboLB	GateCode2		AuctDt	ExpDt
		OrigListPrice	\$5,250,000	WD	

Energy-Efficient/GREEN Information:
 Green Building Certification No

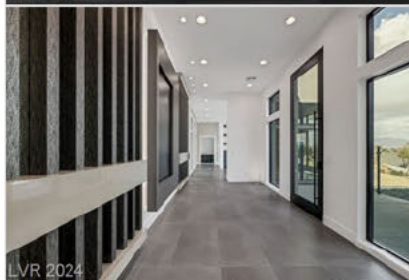
CONTINGENT/PENDING/SOLD INFORMATION:

Accept/Date	02/28/2024	EstClo/Date	03/22/2024	DaysListingtoClose	38 days	Orig L.Price	\$5,250,000
Sold Terms	CASH	ActClo/Date	03/22/2024	BuyersAgtPublicID	243541	Sale Price	\$5,100,000
Prop Condition	EXCL			Buyer Broker	KWMP	SP/SqFt	
OwnrCarry		Days On Market	2	Broker Office	Keller Williams MarketPlace, 2230 Corporate Cir Ste. 250, Henderson 89074		
Addit Auction Sold Terms				Buyer Agt Type	Buyer Agt Lic#:		
BuyerAgentName	Laura D'Haene/702-501-3091			Sale Type	TRADESALE		
	S.0187168			Seller Contribution YN:			

Presented by: CLARK COUNTY ASSESSORS OFFICE

Agent: Briana Johnson

Photos

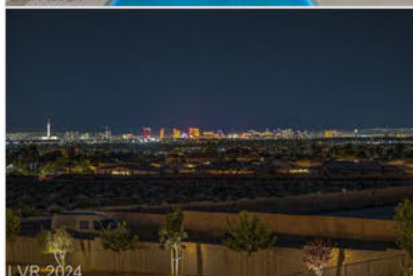
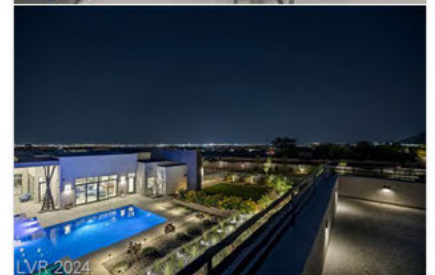












LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

PHOTOGRAPH ADDENDUM

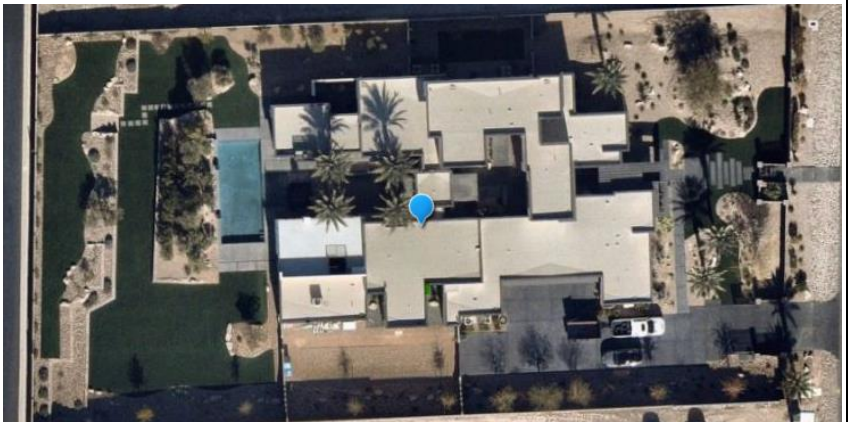
OWNER : CHADHA AMARPREET SINGH & JASMEET KAUR

Address: 4180 N JENSEN ST

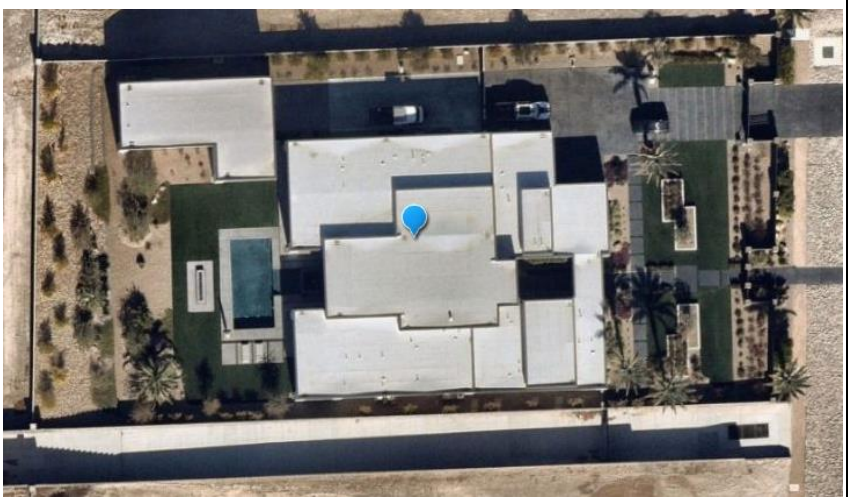
Parcel Number: 138-06-415-002



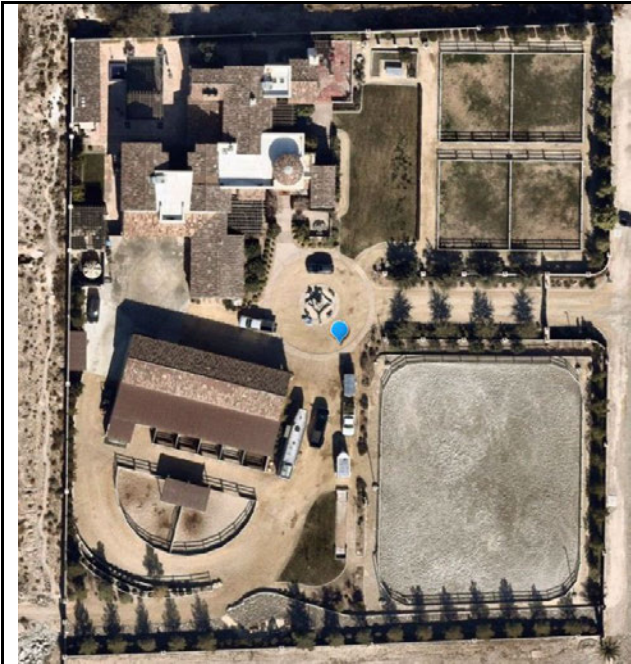
SUBJECT



COMP 1



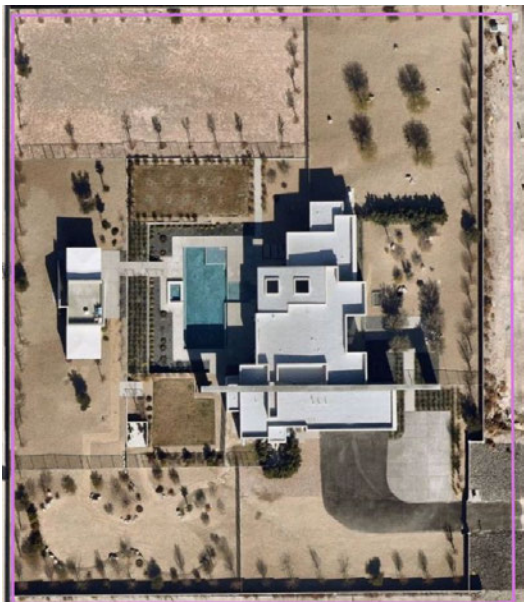
COMP 2



COMP 3



COMP 4



COMP 5

CASE 141 2025-2026

Parcel Equity Analysis

Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	# Bldgs	*Building	*Construction Type	Bed Rooms	Full Baths	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Taxable Values				
									Descr.				Ct	Total SqFt	Ct	Total SqFt				Land	Building	Extra Features	Total	Total Per SF
S	138-06-415-002	4180 JENSEN ST	7,383	340.48	2022	3	4.5%	1	Two Story	requires param	6	6	1	1773	4	3,280	Y	1543	0.97	\$1,150,000	\$3,650,361	\$765,756	\$5,566,117	\$754

Equity Comparison Properties:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	# Bldgs	*Building	*Construction Type	Bed Rooms	Full Baths	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Taxable Values				
									Descr.				Ct	Total SqFt	Ct	Total SqFt				Land	Building	Extra Features	Total	Total Per SF
1	138-06-313-002	4261 GRAND CANYON DR	6,384	364.68	2022	3	4.5%	2	One Story	Frame-Stucco	5	5	2	2360	3	2,406	Y	59	0.90	\$1,150,000	\$3,004,706	\$273,349	\$4,428,055	\$694
2	138-06-401-013	4121 JENSEN ST	7,147	364.86	2022	3	4.5%	1	One Story	requires param	6	6	1	1288	5	3,163	Y	854	1.03	\$1,150,000	\$3,301,093	\$517,590	\$4,968,683	\$695
3	138-06-415-002	4180 JENSEN ST	7,383	340.48	2022	3	4.5%	1	Two Story	requires param	6	6	1	1773	4	3,280	Y	1543	0.97	\$1,150,000	\$3,145,744	\$765,756	\$5,061,500	\$686

CASE 141 2025-2026

Properties Provided by Petitioner

Subject:

No.	Parcel Number	Property Address	General Location	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Taxable Values					
										Descr.	Descr.							Ct	Total SqFt	Ct	Total SqFt				Land	Building	Extra Features	Common Elements	Total	Total Per SF
5	138-06-415-002	4180 JENSEN ST	Northwest	7,383	340.48	2022	3	4.5%	1	Two Story	Exceptional/Fa	requires param	12	6	6	1	0	1	1773	4	3,280	Y	1543	0.97	\$1,150,000	\$3,650,361	\$765,756	\$0	\$5,566,117	\$754

Equity Comparison Properties:

No.	Parcel Number	Property Address	General Location	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Finish Bsmnt	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Taxable Values					
										Descr.	Descr.							Ct	Total SqFt	Ct	Total SqFt				Land	Building	Extra Features	Common Elements	Total	Total Per SF
1	191-06-212-007	11 CHALK HILL CT	#VALUE!	7,905	353.23	2023	2	3.0%	1	One Story	Exceptional/F	Frame-Stucco	12	5	6	1	0	1	1279	6	1,467	Y	0	0.64	\$750,000	\$3,137,419	\$208,381	\$4,244	\$4,100,044	\$519
2	191-06-612-014	9 FIRE ROCK CT	#VALUE!	7,224	306.89	2023	2	3.0%	1	Two Story	Excellent Plus	Frame-Stucco	12	4	4	2	0	2	1916	8	2,026	Y	0	0.46	\$750,000	\$2,694,898	\$272,379	\$4,244	\$3,721,521	\$515
3	164-14-314-016	20 LOOKOUT RIDGE DR	#VALUE!	6,126	274.79	2018	7	10.5%	1	pry Finished 2	Excellent	Frame-Stucco	11	4	5	1	0	1	1020	4	1,126	Y	0	0.46	\$1,226,500	\$2,250,053	\$209,497	\$3,347	\$3,689,397	\$602
4	191-06-613-005	15 OLYMPIA FIELDS CT	#VALUE!	6,741	353.39	2023	2	3.0%	1	One Story	Excellent Plus	Frame-Stucco	14	5	5	1	0	1	1089	1	122	Y	0	0.51	\$750,000	\$2,543,290	\$206,863	\$4,244	\$3,504,397	\$520
5	125-31-101-025	5515 GRAND CANYON DR	#VALUE!	5,402	266.53	2022	3	4.5%	1	One Story	Very Good - Ex	Frame-Stucco	10	4	3	1	0	1	1228	3	1,695	Y	804	2.20	\$572,000	\$1,714,458	\$410,922	\$0	\$2,697,380	\$499
6	138-06-301-005	4225 JENSEN ST	#VALUE!	7,488	290.12	2003	22	33.0%	1	Two Story	Excellent	Frame-Stucco	14	6	5	2	0	2	1885	4	2,017	Y	216	2.25	\$618,750	\$1,762,113	\$296,322	\$0	\$2,677,185	\$358
7	162-04-101-028	2190 EDGEWOOD AVE	#VALUE!	5,889	278.04	2022	3	4.5%	1	One Story	Very Good - Ex	Frame-Stucco	12	4	4	1	0	1	702	7	1,385	Y	0	0.61	\$320,000	\$1,987,706	\$191,329	\$0	\$2,499,035	\$424
8	164-14-722-001	25 GREY OWL CT	#VALUE!	5,756	211.64	2023	2	3.0%	1	Two Story	Very Good	Frame-Stucco	12	6	5	2	0	1	946	9	1,488	Y	0	0.28	\$775,000	\$1,535,418	\$99,038	\$3,347	\$2,412,803	\$419
9	177-06-312-001	6920 STARGAZER RIDGE CT	#VALUE!	5,123	199.29	2022	3	4.5%	1	One Story	Good-Very Go	Frame-Stucco	10	4	4	2	0	1	1167	1	459	Y	784	0.51	\$280,000	\$1,469,769	\$325,906	\$0	\$2,075,675	\$405
10	125-31-201-024	5305 SECLUDED BROOK CIR	#VALUE!	7,021	188.82	2020	5	7.5%	1	pry Finished 2	Good-Very Go	Frame-Stucco	12	4	4	2	0	2	1659	5	1,534	Y	0	0.43	\$400,000	\$1,509,607	\$138,263	\$0	\$2,047,870	\$292
11	138-30-713-070	504 LOB WEDGE CT	#VALUE!	5,586	288.22	2003	22	33.0%	1	Two Story	Excellent	Frame-Stucco	12	4	5	1	0	1	927	3	852	Y	0	0.41	\$694,000	\$1,234,782	\$95,804	\$2,091	\$2,026,677	\$363
12	125-31-201-023	5306 SECLUDED BROOK CIR	#VALUE!	3,537	231.28	2020	5	7.5%	2	One Story	Very Good	Frame-Stucco	10	3	3	2	994	2	2218	2	1,257	Y	375	0.41	\$400,000	\$1,254,737	\$156,491	\$0	\$1,811,228	\$512

Clark County Assessor's Office



Case #: 00141
Edit after Validate
Edit after Validate
Subject(s):
S. 138-06-415-002

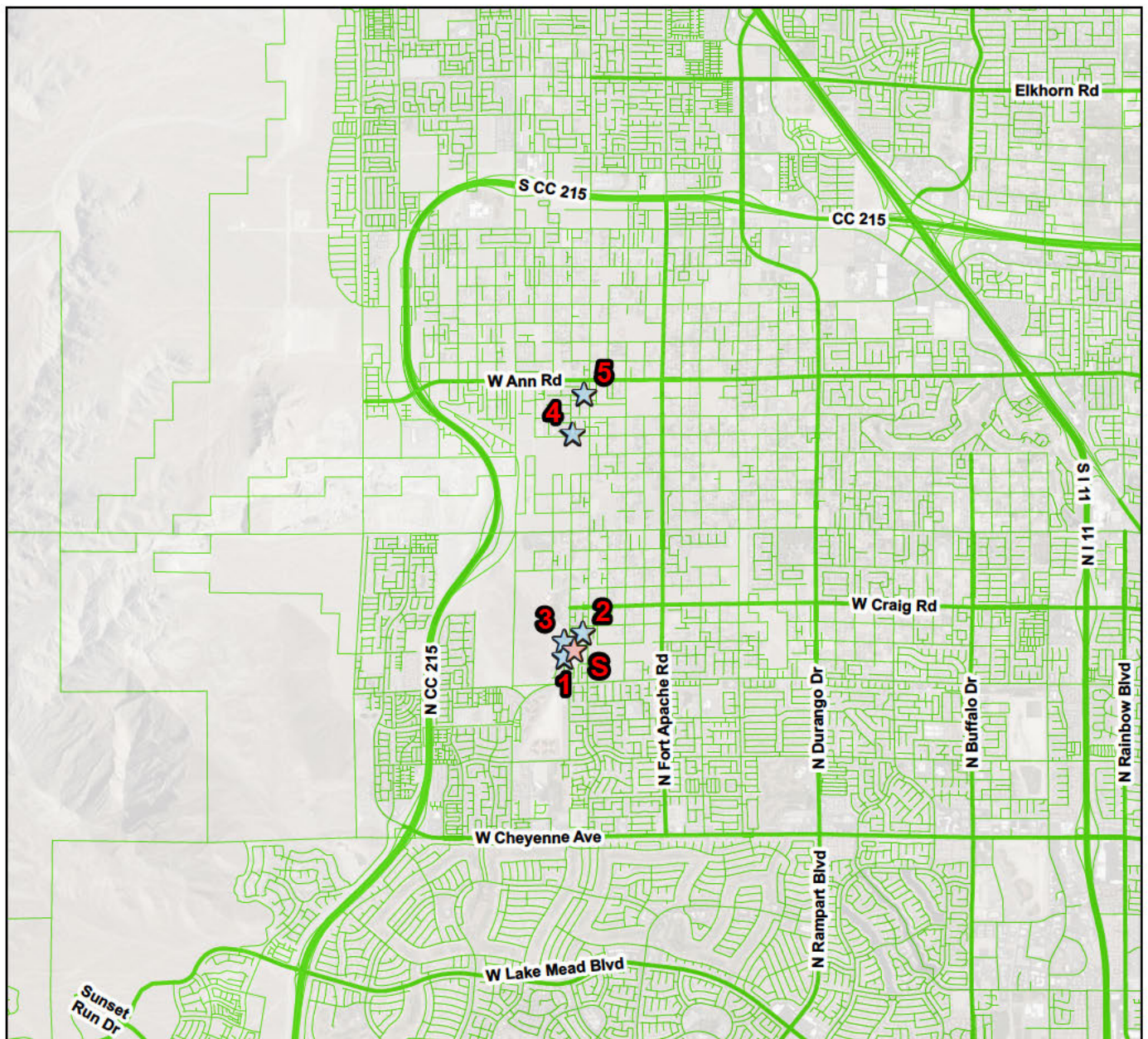
Comparable(s):
1. 138-06-401-013
2. 138-06-313-002
3. 138-06-301-005
4. 125-31-201-024
5. 125-31-101-025

1:60,000
Date: 1/15/2025

Legend

★ Subject

★ Comparable



Vicinity Map

1:2,000
Date: 1/8/2025

Date: 1/8/2025



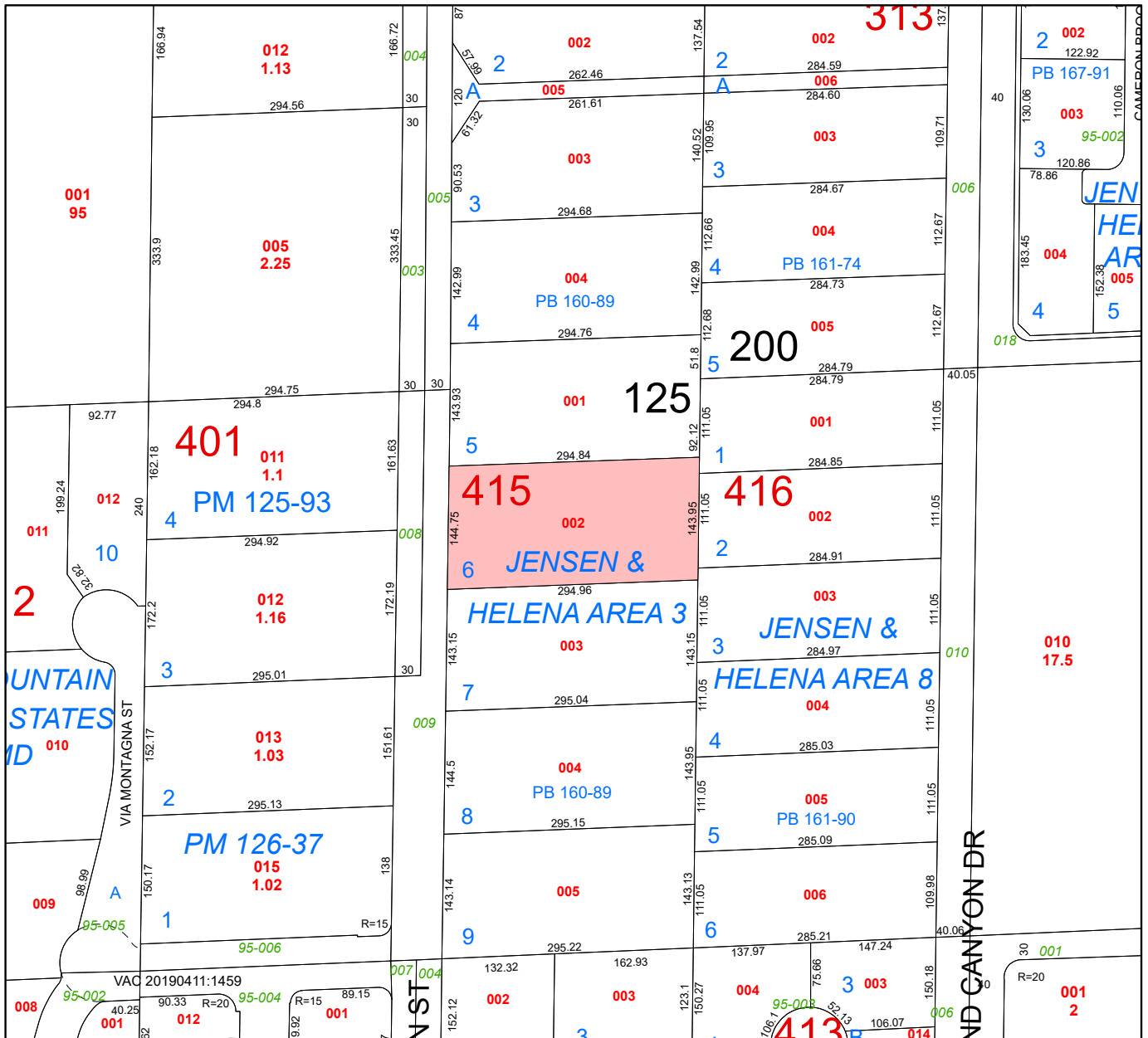
Clark County Assessor's Office



CASE# 00141

138-06-415-002

1:2,000
Date: 1/8/2025



Subject Map



CLARK COUNTY BOARD OF EQUALIZATION

Case # 141

Addendum

Case Summary
00141

Owner: CHADHA AMARPREET SINGH & JASMEET KAUR
Parcel Number: 138-06-415-002

Mailing Address: 4180 N JENSEN ST
LAS VEGAS NV 89129

Appeal #: 00141
Fiscal Year #: 2025-2026 Secured
BOE Date #: 02/26/2025 08:00 am Commission Chambers
Appraiser: Rachel Papazian
Land Use Code: 20.110
Neighborhood Code: 1234.72

Situs: 4180 N JENSEN ST CLARK COUNTY
Total Acres: 0.9736

Legal Description: JENSEN & HELENA AREA 3
PLAT BOOK 160 PAGE 89



Totals for all Parcels						
	2023-2024		2024-2025		2025-2026	
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable
Land Value	350,000	1,000,000	402,500	1,150,000	402,500	1,150,000
Improvement Value	1,346,880	3,848,230	1,574,130	4,497,514	1,545,641	4,416,117
Supplemental Value	0	0	0	0	0	0
Total	1,696,880	4,848,230	1,976,630	5,647,514	1,948,141	5,566,117

01/06/25 13:18 CC ASSESSOR REC



APPEAL FORM # 25-00141

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 CHADHA AMARPREET SINGH & JASMEET KAUR			
NAME OF PETITIONER (IF DIFFERENT FROM PROPERTY OWNER)		TITLE JOINT OWNER	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 4180 N JENSEN ST			
CITY LAS VEGAS	STATE NV	ZIP CODE 89129	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: JOINT OWNER

The organization described above was formed under the laws of the State of _____

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

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

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

- ☒ Self ☐ Trustee of Trust ☐ 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 4180 N	STREET/ROAD JENSEN ST	CITY (IF APPLICABLE) CLARK COUNTY	COUNTY CLARK
PURCHASE PRICE \$ 5,061,500.00		PURCHASE DATE 5-31-2024	

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

ASSESSOR'S PARCEL NUMBER (APN) 138-06-415-002	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: ☒

☐ Vacant Land	☐ Mobile Home (Not on foundation)	☐ Mining Property
☒ Residential Property	☐ Commercial Property	☐ Industrial Property
☐ Multi-Family Residential Property	☐ Agricultural Property	☐ Personal Property
☐ Possessory Interest in Real or Personal property		☐ Exemption

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

☒ 25-26 Secured Roll
--

Part E. VALUE OF PROPERTY

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

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land		
Buildings		
Personal Property		
Possessory interest in real property		
Exempt Value		
Total	5,566,117	2,677,186

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

COMPLETE BOTH PAGES OF THIS FORM

APPEAL FORM # 25-00141

Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to take jurisdiction over 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)

I HAVE COMPARED 15 PROPERTIES APPRAISED BY BANK OF AMERICA & JP MORGAN CHASE BANK AND EVERY PROPERTY SALE RATIOS AVERAGING 20-40% MAX. MY PROPERTY IS THE ONLY ONE WHICH IS 109% WHERE EFFECTIVE TAX CAP VALUE COME TO \$4,647,577 MAX. FORMULA AS PER NV STATE IS .027264 / .35.

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 a person claiming an interest in the property, or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner, in the course of my employment. If Part H below is completed, I further certify I have authorized the agent named there as stated and I have the authority to appoint the authorized agent named in Part H.

Owner/Petitioner

AMANDRETT S. CHADHA

Title

12/19/2024

Print Name of Owner/Petitioner

Date

Part H. AUTHORIZATION OF AGENT

Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board. Read instructions for further information.

I hereby authorize the agent whose name and contact information appears below to file a petition to the Clark County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition.

I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Clark County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.

CERTIFICATION

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

I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the Clark County Board subject to the requirements of NRS 361.362 and NAC 361.TBD (7012) and the limitations contained in the Agent Authorization Form to be separately submitted

Authorized Agent Signature

Title

Print Name of Signatory

Date

☐ I hereby withdraw appeal to the Board of Equalization

Signature of Owner or Authorized Agent/Attorney

Date



CLARK COUNTY BOARD OF EQUALIZATION

Case # 141

Assessor Information

CASE #	141		SUBJECT PARCEL INFORMATION				FISCAL YEAR	2025-2026		
APN	138-06-415-002		Location	#VALUE!		Zoning Designation	Ranch Estates		Vacant	No
Size (acres)	#VALUE!	Gross	0.97	Net	Size (sq ft)	42,253	# Buildable Lots	1	Amenities	Good
General Description	The subject lot is located in the Lone Mountain Estates subdivision which consists of 20 one acre ready-to-build lots with all utilities. The subject property sold as improved with a custom home to the current owners in May of 2024 for \$5,061,500. The current land value of \$1,150,000 is allocated at 22.7% of the original sales price. pr 20.6% of the 2025-26 taxable value. Land allocation factors estimated by the Clark County Assessor's Office are estimated at 27% for the 2025-26 year, indicating the subject land is not overvalued.							Lot Char.	Typical	
								View Char.	Mountain	
COMPARABLE LAND SALES GRID										
Sale No.	1	2	3	4	5	6				
Parcel #	138-06-312-002	138-06-415-005	138-06-312-004	126-25-812-004	126-25-812-002	126-25-812-003				
Buyer	SCHUBKEGEL ANDREW	MARTINI JAMES E TRU	SPARKS JAMES RICHAR	WEIL FAMILY TRUST	SEAGER JORDAN	TUCKER DARLING FAMI				
Seller	EMPLETON DEVELOPM	EMPLETON DEVELOPM	EMPLETON DEVELOPM	EAGLE VALLEY HOLDIN	EAGLE VALLEY HOLDIN	EAGLE VALLEY HOLDIN				
Date of Sale	2/23/2024	12/11/2023	10/30/2023	4/17/2024	4/17/2024	5/7/2024				
Sale Price	\$1,350,000	\$1,200,000	\$1,150,000	\$775,000	\$725,000	\$665,000				
Subdivision/Cross Streets	RAND CANY / ALEXANDER	RAND CANY / ALEXANDER	JENSEN / HELENA	ANN / HUALAPAI	ANN / HUALAPAI	ANN / HUALAPAI				
# of Lots	1	1	1	1	1	1				
Unadjusted Lot Price	1,350,000	1,200,000	1,150,000	775,000	725,000	665,000				
Time/Market/Other Adj.*										
Adjusted Sale Price	1,350,000	1,200,000	1,150,000	775,000	725,000	665,000				
Location	Northwest Lone	Northwest Lone	Northwest Lone	RNP 215 WEST 12	RNP 215 WEST 12	RNP 215 WEST 12				
Access	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated				
Lot Size (acres)	0.91 Acre	0.98 Acre	0.96 Acre	0.83 Acre	0.83 Acre	0.83 Acre				
Shape/Topography	Regular/Graded	Regular/Graded	Regular/Graded	Regular/Level	Regular/Level	Regular/Level				
Utilities	At site	At site	At site	At site	At site	At site				
Lot Characteristics	Typical	Typical	Typical	Typical	Typical	Typical				
View Characteristics	Mountain	Mountain	Mountain	None	Mountain	Mountain				
Site improvements	Finished	Finished	Finished	Finished	Finished	Finished				
Overall Comparison to Subject	SIMILAR	SIMILAR	SIMILAR	INFERIOR	INFERIOR	INFERIOR				
* Analysis of Market Conditions Adjustment attached.										
RECONCILIATION										
INDICATED VALUE RANGE OF COMPARABLES		665,000	TO		1,350,000					
CURRENT TAXABLE VALUE OF SUBJECT		1,150,000	PER LOT			TOTAL TXBL LAND VALUE		1,150,000		
RECOMMEND		1,150,000	PER LOT			TOTAL TXBL LAND VALUE		NO CHANGE		
RECONCILIATION COMMENTS	Comparables 1, 2 and 3 are in the subject's same Lone Mountain Estates development and are similar in all attributes. These comparable sales are given the most weight in the final reconciliation of value. Comparable 1 is the most recent sale in February of 2024, while both Comparables 2 and 3 sold in the last quarter of 2023. These sales range from \$1,150,000 to \$1,350,000 with a median sale of \$1,200,000. Please note that there are currently 3 active listings for vacant lots in this same development with a location on N. Grand Canyon Rd. These are MLS #2476672 which is .74 ac and is listed for \$1.25M, MLS #2556548 which is .73 ac and is listed for \$1.2M, and MLS #2553524 which is .73 acres and is listed for \$1.1M. Based on all this market data, no change in the subject's current taxable value of \$1,150,000 is supported.									

CASE #	141	SUBJECT PARCEL INFORMATION						FISCAL YEAR		2025-2026
APN	138-06-301-005	Location	4225 JENSEN ST			Zoning Designation	R-E		Vacant	No
Size (acres)	2.25	Gross	2.25	Net	Size (sq ft)	98,010	Probable Use	Residential RNP Lot(s)	Offsites	0
General Description	This is a 2.25 acre lot which is improved with a 8,199 sf custom home built in 2003 which includes 6 beds, 8 baths, a wine cellar, casita and 1885 sf of garage space, in addition to a 1875 sf barn with stables, and an air-conditioned tack room and lounge.								Density	du/ac
COMPARABLE LAND SALES GRID										
Sale No.	1	2	3	4	5					
Parcel #	138-11-704-012	138-04-604-004	125-32-703-012	139-05-104-007	125-30-402-020					
Buyer	PROPERTY SOLUTIONS	RED COACH 4 L L C	4350 SANDY RIVER 44	WONG PETER	COSMIC DEVELOPMENT					
Seller	GOLBARY DAVID	NELSON ROY C	AVI'S CONSTRUCTION	LIU YING	MESCOBI ALLEN AFSHI					
Date of Sale	4/8/2024	4/1/2024	3/8/2024	10/16/2023	5/8/2023					
Sale Price	\$405,000	\$458,000	\$570,000	\$600,000	\$507,500					
Cross Streets	Jones / Gowan	CRAIG / BUFFALO	DURANGO / LONE MOUNT	Lone Mount / Ferrell	Ann / Grand Cany					
Acres	2.00	2.07	2.10	2.27	2.11					
\$/Acre	202,500	221,256	271,429	264,317	240,521					
Time/Market/Other Adj.*										
Adjusted \$/Acre	202,500	221,256	271,429	264,317	240,521					
Location	Northwest	RNP Northwest	RNP	North Las Vegas	RNP NW 125-30					
Zoning/Probable Use	R-E	R-E	R-E/RNP	R-E	R-E/RNP					
Density (maximum)	2 du/acre -	5 du/acre -	2 du/acre -	2 du/acre -	2 du/acre -					
Size	2 Acres +	2.07 Acres +	2.1 Acres +	2.27 Acres	2.11 Acres +					
Shape	Regular	Regular	Regular	Regular	Regular					
Topography	Level +	Level +	Level +	Level +	Undulating +					
Access	Typical	Typical	Typical	Typical	Typical					
Utilities	None at site +	None at site +	None at site +	At site +	At site +					
Overall Comparison to Subject	INFERIOR	INFERIOR	INFERIOR	INFERIOR	INFERIOR					
* Analysis of Market Conditions Adjustment attached.										
RECONCILIATION										
INDICATED VALUE RANGE OF COMPARABLES	202,500	TO	271,429	PER ACRE						
CURRENT TAXABLE VALUE OF SUBJECT	247,500	PER ACRE			TOTAL TXBL LAND VALUE	618,750				
RECOMMEND	247,500	PER ACRE			TOTAL TXBL LAND VALUE	NO CHANGE				
RECONCILIATION COMMENTS	Comparables 1 - 5 are raw unimproved, vacant land sales of similar size to subject. Only Comps 4 and 5 have utilities at the site. Considering AB220 which requires land owners without septic/water already in place to connect to the public water/sewer system, considerable cost will be required to prepare Comps 1-3 for building. Additionally, these comparables may be developed to a density of 2 units/acre (or 4 lots), which makes them uncomparable to the already improved subject based on highest and best use. However, considering that these are the most similar, proximate and recent land sales to the subject, and by assuming a hypothetical condition that the property can only be developed to one lot like the subject, the per acre and total taxable value of the subject land is well within the range of sales comparables and no change is recommended.									

Case #141

APN	Nbhd Code	acreage	lot SF	tp	Total Land Value	Date of sale	Sales Price	Sales Ratio	Type	Total Bldg Bldg SF	Value	Bldg Age	QC	Pool Y/N	Bdrms	Baths	Half Baths	Story 1 or 2	Garage SF	Bsmt SF	Casita Y/N	Custom Y/N
125-19-410-009	1235.29	0.17	7,270	LT	145,000	8/7/2024	620,000	1.01 R		2,656	483,196	5 30	N		5	4	1 01		447	0 N	N	
125-20-410-011	1235.01	0.16	6,969	LT	110,400	11/18/2024	375,000	1.08 R		1,988	296,305	19 30	Y		3	2	1 02		380	0 N	N	
125-20-410-193	1235.01	0.09	3,920	LT	96,000	11/14/2024	320,000	1.13 R		2,019	266,078	18 30	N		4	2	1 02		460	0 N	N	
125-29-103-004	1235.02	0.49	21,344	LT	265,000	1/31/2024	679,000	1.05 R		3,544	450,846	27 40	N		5	4	0 02		624	0 N	Y	
125-29-210-008	1235.18	0.42	18,100	LT	232,000	1/22/2025	749,000	1.14 R		3,551	622,390	11 35	N		5	4	0 01		661	0 N	N	
125-29-706-005	1235.02	0.48	20,909	LT	265,000	1/31/2024	691,000	1.01 R		2,936	431,340	21 40	N		3	2	1 02		810	0 N	Y	
125-29-710-001	1235.02	0.36	15,600	LT	265,000	8/6/2024	853,135	1.09 R		3,089	664,950	0 35	N		4	3	1 01		653	0 N	N	
125-29-710-002	1235.02	0.36	15,803	LT	265,000	7/16/2024	899,990	1.13 R		3,479	749,609	0 35	N		4	3	0 01		932	0 N	N	
125-29-710-003	1235.02	0.37	16,016	LT	265,000	11/27/2024	828,819	1.07 R		2,786	623,106	0 35	N		4	3	0 01		704	0 N	N	
125-29-710-007	1235.02	0.28	12,318	LT	238,500	12/5/2024	810,600	1.06 R		2,786	623,106	0 35	N		4	3	0 01		704	0 N	N	
125-29-710-008	1235.02	0.28	12,407	LT	238,500	2/14/2025	750,000	1.15 R		2,786	623,106	0 35	N		4	3	0 01		704	0 N	N	
125-30-112-004	1235.2	0.24	10,446	LT	232,000	2/12/2024	780,000	1.06 R		4,403	591,302	7 35	N		4	4	1 02		779	0 N	N	
125-31-111-044	1235.1	0.41	17,859	LT	288,000	8/21/2024	865,000	1.19 R		3,036	737,079	11 40	Y		4	2	1 01		771	0 N	N	
125-31-118-020	1235.52	0.46	19,885	LT	318,150	1/17/2025	1,100,000	1.11 R		4,047	907,129	2 40	N		4	3	1 01		704	0 N	N	
125-32-110-002	1235.11	0.46	19,960	LT	270,000	11/19/2024	949,206	1.13 R		3,705	804,144	0 35	N		4	4	1 01		726	0 N	N	
125-32-110-003	1235.11	0.43	18,598	LT	270,000	9/18/2024	1,213,005	1.01 R		3,705	960,446	0 35	N		4	4	1 01		941	0 Y	N	
125-32-110-004	1235.11	0.44	19,131	LT	270,000	10/29/2024	1,175,000	1.04 R		3,705	955,942	0 35	N		4	4	1 01		941	0 Y	N	
125-32-110-005	1235.11	0.6	26,148	LT	283,500	11/15/2024	1,210,669	1.02 R		3,705	949,326	0 35	N		4	4	1 01		941	0 Y	N	
125-32-110-007	1235.11	0.46	19,990	LT	270,000	11/20/2024	955,153	1.14 R		3,705	822,427	0 35	N		4	4	1 01		726	0 N	N	
125-32-110-010	1235.11	0.47	20,487	LT	270,000	7/15/2024	1,090,790	1.05 R		3,705	874,078	0 35	N		4	4	1 01		1171	0 N	N	
125-32-110-012	1235.11	0.6	26,243	LT	283,500	9/27/2024	1,224,022	1.02 R		3,705	960,838	0 35	N		4	4	1 01		941	0 Y	N	
125-33-310-009	1232.21	0.28	12,196	LT	221,000	7/17/2024	770,000	1.11 R		3,893	630,281	20 40	N		4	3	1 01		736	0 N	N	
125-33-310-010	1232.21	0.32	13,939	LT	221,000	12/27/2024	775,000	1.07 R		3,472	610,404	20 40	Y		4	3	1 01		716	0 N	N	
138-03-320-009	1231.7	0.18	7,915	LT	162,000	1/8/2024	567,774	1.08 R		2,377	450,358	2 30	N		3	2	1 01		482	0 N	N	
138-04-112-019	1231.63	0.5	21,780	LT	285,000	1/22/2025	1,150,000	1.02 R		4,872	893,271	20 45	N		4	4	1 01		1727	0 N	Y	
138-05-814-007	1234.82	0.39	17,153	LT	261,250	3/8/2024	1,150,000	1.08 R		6,117	982,686	7 40	N		5	4	3 02		1494	0 N	N	
138-05-815-012	1234.62	0.53	23,269	LT	389,400	10/29/2024	1,450,000	1.03 R		4,285	1,108,090	5 45	Y		4	3	1 01		1054	0 N	N	
138-06-415-002	1234.72	0.97	42,411	LT	1,150,000	5/31/2024	5,061,500	1.1 R		7,383	4,416,117	3 72	Y		6	6	1 02		1773	0 Y	Y	
138-06-713-006	1234.07	0.52	22,581	LT	245,000	1/23/2024	1,432,825	1.06 R		3,751	1,270,780	1 40	Y		3	3	2 01		1798	0 N	N	
138-07-624-017	1234.25	0.12	5,227	LT	105,000	2/2/2024	336,471	1.06 R		2,544	252,811	21 20	N		5	3	0 02		424	0 N	N	
138-07-717-026	1234.13	0.1	4,356	LT	98,000	11/25/2024	220,000	1.01 R		1,254	124,804	29 20	N		3	2	0 01		380	0 N	N	
138-17-110-017	1222.04	0.19	8,276	LT	124,000	1/10/2025	240,000	1.14 R		1,384	148,474	33 30	N		2	2	0 01		522	0 N	N	
138-20-115-023	1221.23	0.24	10,454	LT	233,000	12/30/2024	550,000	1.1 R		3,304	373,994	30 35	Y		5	4	1 02		624	0 N	N	

Clark County Assessor's Office



Case #: 00141
 Edit after Validate
 Edit after Validate
 Subject(s):
 S. 138-06-415-002

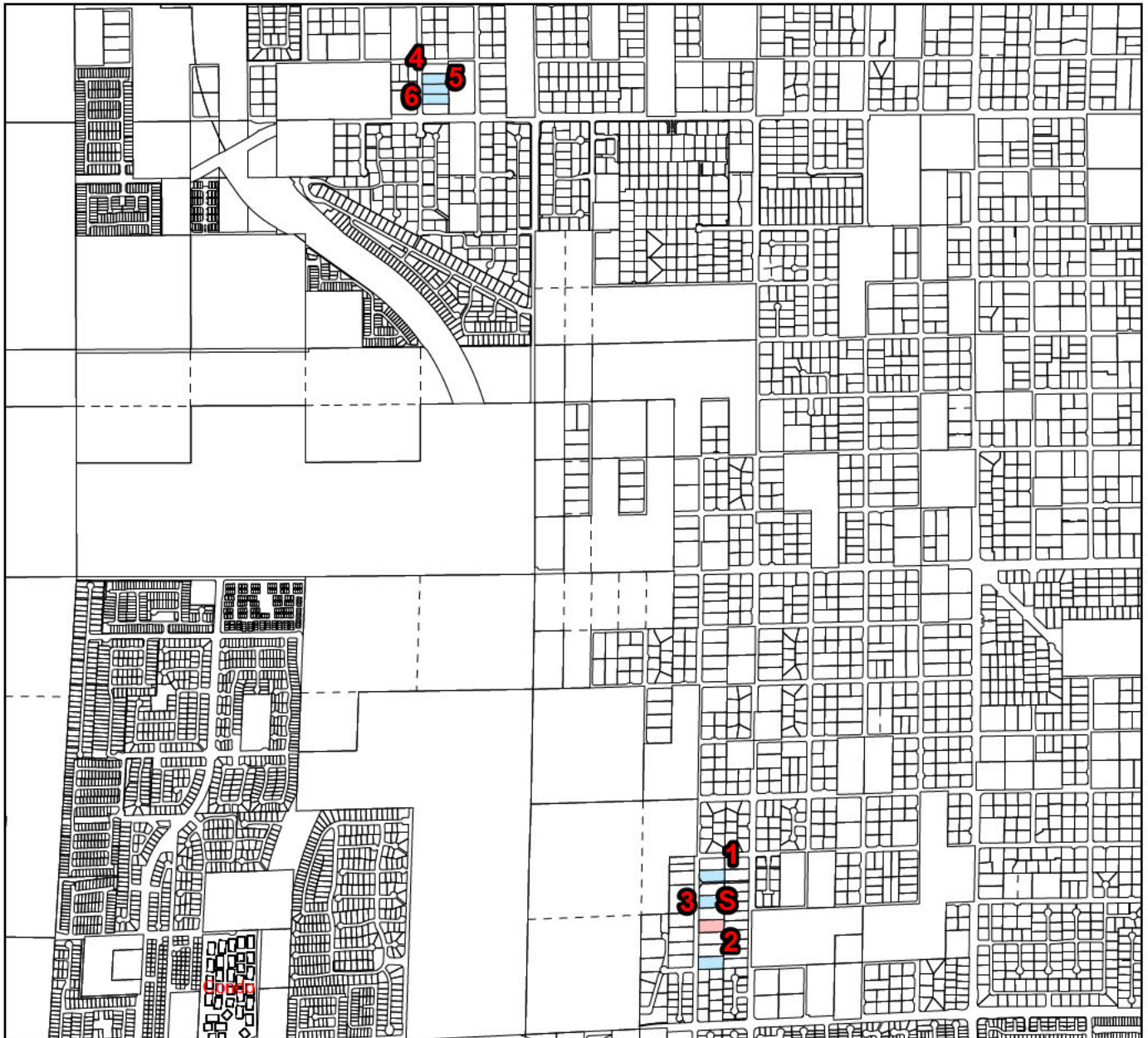
Comparable(s):
 1. 138-06-312-002
 2. 138-06-415-005
 3. 138-06-312-004
 4. 126-25-812-004
 5. 126-25-812-002
 6. 126-25-812-003

1:20,000
 Date: 2/25/2025

Legend

Subject

Comparable



Subject Map

CASE 141 2025-2026

Parcel Equity Analysis

Subject:

			General Location	Bldg SqFt	Bldg RCN cost/sf	Eff. Year	Age	Norm. Depr.	Building Type		Quality Class		Construction Type	Wall Ht.	Bed Rooms	Full Baths	Half Baths	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Golf / View	Taxable Values					
No.	Parcel Number	Property Address							Cd.	Descr.	Cd.	Descr.						Ct	Total SqFt	Ct	Total SqFt					Land	Building	Extra Features	Common Elements	Total	Total Per SF
S	138-06-415-002	4180 JENSEN ST	Northwest	7,383	346.46	2022	3	4.5%	02	Two Story	72	Exceptional/F	Frm-Stco-Brk	12	6	6	1	1	1773	4	3,280	Y	1543	0.97	N	\$1,150,000	\$3,650,361	\$765,756	\$0	\$5,566,117	\$754

Equity Comparison Properties:

			General Location	Bldg SqFt	Bldg RCN cost/sf	Eff. Year	Age	Norm. Depr.	*Building Type		*Quality Class		Construction Type	Wall Ht.	Bed Rooms	Full Baths	Half Baths	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Golf / View	Taxable Values					Total Per SF
No.	Parcel Number	Property Address							Cd.	Descr.	Cd.	Descr.						Ct	Total SqFt	Ct	Total SqFt					Land	Building	Extra Features	Common Elements	Total	
1	138-06-401-013	4121 JENSEN ST	Northwest	7,147	364.86	2022	3	4.5%	01	One Story	72	Exceptional/F	Frm-Stco-Brk	12	6	6	1	1	1288	5	3,163	Y	854	1.03	N	\$1,150,000	\$3,301,093	\$517,590	\$0	\$4,968,683	\$695
2	164-23-R11-003	11328 CANYON PACS DR	West	8,985	335.99	2022	3	4.5%	02	Two Story	72	Exceptional/F	Frame-Stucco	12	5	5	2	1	2933	6	8,037	Y	0	0.87	Y	\$5,810,890	\$3,051,790	\$173,190	\$1,800	\$10,066,288	\$1,441
3	191-06-613-009	8 OLYMPIA FIELDS CT	Southwest	7,035	329.52	2022	3	4.5%	02	Two Story	72	Exceptional/F	Frame-Stucco	12	5	5	2	2	1120	5	1,286	Y	0	0.41	N	\$750,000	\$2,572,489	\$179,257	\$4,244	\$3,505,990	\$498
4	191-06-621-001	19 VINTAGE CANYON ST	Southwest	7,376	336.40	2023	2	3.0%	02	Two Story	72	Exceptional/F	Frame-Stucco	12	5	4	2	1	1267	10	2,573	Y	0	0.55	Y	\$1,125,000	\$2,803,284	\$158,923	\$4,244	\$4,091,451	\$555
5	191-06-215-001	23 VINTAGE CANYON ST	Southwest	7,256	337.40	2021	4	6.0%	02	Two Story	72	Exceptional/F	Frame-Stucco	12	4	4	2	1	1100	5	1,258	Y	596	0.53	Y	\$1,125,000	\$2,871,476	\$343,640	\$4,244	\$4,344,360	\$599

NHBD	Sales				SFR Parcel Count	Sales				Median				Median Land				Median				Median				Median			
	Area	Shares	DOB	Count		Count	Price	Ratio	COD	PRD	Min Land Value	Max Land Value	Value	Median Target	Median %	Value	Min AGE	Max AGE	AGE	Min Acres	Max Acres	Acres	Min QC	Max QC	Min Imp	Max Imp	SF	SF	
1234.07	1/1/2024	1/1/2025	20.110	375	292	18	\$1,402,063	0.88	0.13	1.00	\$ 232,750	\$ 343,000	\$ 245,000	\$ 343,127	18%	\$499,587	1	42	27	0.31	1.23	0.50	20	72	1,452	9,760			
1234.08	1/1/2024	1/1/2025	20.110	262	195	8	\$1,267,000	0.79	0.13	1.02	\$ 208,250	\$ 281,750	\$ 245,000	\$ 316,243	20%	\$537,055	1	39	22	0.34	1.06	0.51	20	55	1,404	6,458			
1234.62	1/1/2024	1/1/2025	20.110	23	22	1	\$1,450,000	1.03	0.00	1.00	\$ 283,200	\$ 407,100	\$ 354,000	\$ 361,920	27%	\$949,223	4	6	4	0.31	0.64	0.47	45	45	3,135	4,474			
1234.64	1/1/2024	1/1/2025	20.110	42	42	1	\$1,100,000	0.90	0.00	1.00	\$ 207,100	\$ 228,900	\$ 218,000	\$ 264,000	20%	\$705,511	6	9	6	0.40	0.62	0.49	30	40	2,504	3,547			
1234.65	1/1/2024	1/1/2025	20.110	26	24	2	\$2,162,500	0.77	0.04	1.00	\$ 360,000	\$ 414,000	\$ 360,000	\$ 519,000	17%	\$876,829	4	7	6	0.23	0.41	0.25	35	50	3,036	4,505			
1234.72	1/1/2024	1/1/2025	20.110	31	3	2	\$5,030,750	1.05	0.05	1.00	\$ 1,150,000	\$ 1,150,000	\$ 1,150,000	\$ 1,351,975	19%	\$3,918,683	3	3	3	0.90	1.03	0.97	22	22	6,384	7,353			
1234.81	1/1/2024	1/1/2025	20.110	25	23	7	\$1,539,192	0.96	0.05	1.00	\$ 375,000	\$ 412,500	\$ 375,000	\$ 389,406	24%	\$1,137,723	0	6	5	0.44	0.56	0.49	40	50	2,931	4,199			
1234.82	1/1/2024	1/1/2025	20.110	20	17	2	\$1,162,500	0.99	0.09	1.00	\$ 261,250	\$ 357,500	\$ 275,000	\$ 279,000	23%	\$776,592	5	7	6	0.37	0.75	0.46	35	40	3,196	6,170			
1234.83	1/1/2024	1/1/2025	20.110	28	12	2	\$2,967,500	0.75	0.06	1.01	\$ 388,500	\$ 560,550	\$ 555,000	\$ 712,200	19%	\$1,590,442	0	17	3	0.41	1.55	0.48	40	60	3,884	11,503			



CLARK COUNTY BOARD OF EQUALIZATION

Case # 141

Miscellaneous Information



togetherforbetter

**OFFICE OF THE
COUNTY ASSESSOR**

BRIANA JOHNSON

Clark County Assessor

(702) 455-3882 • Fax: (702) 455-0018

www.clarkcountynv.gov/assessor

Mary Ann Weidner, Deputy Director of Assessment Services

01/07/2025

Case Number:

141

Parcel/PPID Number:

138-06-415-002

CHADHA AMARPREET SINGH & JASMEET KAUR
4180 N JENSEN ST
LAS VEGAS NV 89129

Dear Sir or Madam:

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

You will be notified of your hearing date by email.

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

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

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

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

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



PETITION 141: CHADHA AMARPREET SINGH & JASMEET KAUR

Parcel Number(s): 138-06-415-002
Petitioner Duly Sworn: Amarpreet Singh Chadha and Jasmeet Kaur
Document(s) Submitted: *See Attached*

DISCUSSION:

TERRY FARR

Next case is 141, Singh and Kaur. I hope I pronounced that correctly. 141.

AMARPREET SINGH CHADHA

Good morning.

TERRY FARR

Please state your name and address for both parties for the record, sir.

AMARPREET SINGH CHADHA

My name is Amar Chadha. Address is 4180 North Jensen Street, Las Vegas, Nevada 89129.

TERRY FARR

Ma'am?

JASMEET KAUR CHADHA

My name is Jasmeet Chadha, and same address, 4180 North Jensen Street.

TERRY FARR

Thank you. Ms. Papazian?

AMARPREET SINGH CHADHA

Good morning, folks. First of all-

TERRY FARR

Sir, we have to let the Assessor introduce the case to the Board.

AMARPREET SINGH CHADHA

Sorry.

TERRY FARR

No worries. Ms. Papazian?

RACHEL PAPAIZIAN

Good morning. Rachel Papazian with the Clark County Assessor's Office. The case will begin on page 272 of the master book. The subject property was built in 2021 and is a 7,383 square foot two-story custom home in the luxury community, The Estates at Lone Mountain. It is a six bedroom, six-and-a-half-bathroom home, with a six car garage, and a 1,543 square foot guest house, on a 0.97 acre lot. Home features include home automation, security cameras, a large custom pool and spa with built-in barbecue, and its own private gate for security. The '25-26 certified taxable value for the subject is \$5,566,117, and the Assessor is stipulating to \$5,061,500, which was the appellant's purchase price as represented by the co-owner as the agent in May 2024.

Board of Equalization Meeting Minutes – Wednesday, February 26, 2025

Page 27 of 167

TERRY FARR

Okay, Mr. Chadha?

AMARPREET SINGH CHADHA

Good morning, folks. First of all, I'm going to apologize because I don't know how the system work. It's the first time we've been here. But just seeing the arguments back and forth with the gentleman, I really don't have any knowledge, what you guys are sitting here, what your background, what your introduction is, whatever I'm going to put, I really don't have enough knowledge. But the data I have and the comparisons I did is just based on the sales ratios for the city.

My house, the sales ratio was 109%. As compared to the whole city, the numbers I ran, the maximum I found was 74.91, which bring the taxable value way less in the whole city. And I compared with Summit Ridges, Red Rock, Southern Highlands, TPC, Tournament Hills, there's not a single house, which the sales ratio is more than 74.91.

I thought I'm in a Northwest, on a street, no gated, no guarded. It's a small, nice neighborhood. But the taxable, the way the ratio's been used for this property as compared to the beautiful properties all over the city didn't make sense for me, and that was the reason I came to you guys. If the sales ratio, the taxable value can adjust for us, it's really going to help us a lot, because right now I only - again, I didn't know how the system work, I should have emailed data to you guys in advance. That's what I've learned right now. I can email that later on. But again, the maximum taxable sales ratio for the whole city is 74.91. I'm talking about any custom home in this city from \$3 million to \$40 million. There might be like two or three houses, but 98% in the city is below 74.91 on the sales ratio.

TERRY FARR

Okay, did you have anything to add ma'am? Okay, let the Assessor put on their case.

RACHEL PAPAZIAN

Okay.

TERRY FARR

And I apologize for mispronouncing your last name, Ms. Papazian.

RACHEL PAPAZIAN

Papazian, yes. The case begins on page 272 of the master book, and there are equity grids on page 321 and 322. Page 321 is the neighborhood equity grid, and page 322 is an equity grid of the properties the appellant provided.

Looking at the neighborhood equity grid, you will notice there are only three homes on record, since this is a newer luxury community, the subject is still in line with the other two properties in the community. However, because these are customs, there are no matching properties. The equity grid provided by the appellant is on page 322. I do not consider most of these homes comparable as they're not close in quality, age, site size, proximity to the subject, and do not have guest houses as large as the subject.

There is also a comparable sales analysis on page 284. In looking at the comparable sales analysis, you will find the most recent, similar, and proximate sales to the subject, all sales provided bracket, the subject's living area, and site size. Most weight was placed in comps one and two, being in the subject's direct neighborhood and most similar in quality. All comps are within two miles of the subject. You will find the subject in comparables MLS listings on page 286 through 318.

I will touch on the sales ratio as well since that seems to be what the concern is. A sales ratio for the Assessor is a ratio between the taxable value of a property and the sales price. So, it's the taxable value divided by the sales price gives us the sales ratio. The Assessor's Office does massive appraisal. We value the land at market plus the replacement costs new less depreciation to derive the total taxable value, as you know. Once land is valued and the new costs are updated with depreciation applied, we test our values to the market to ensure we are not exceeding full cash value. We look at each neighborhood and determine if an adjustment needs to be made, because this is mass appraisal, we are shooting for a median target ratio at 96%.

This being said, some properties may have a ratio over one still and may have a ratio well below the 96. For the properties that are well below the target ratio, we do not bring values up to purchase price because we are not a market state. However, for those exceeding full cash value, we can reduce to the sales price. So, my analysis indicates a median value of \$5,238,000. However, the property was purchased for \$5,061,500, which is even lower than the lowest adjusted sale in the grid. The Assessor recommends a reduction in value to the purchase price of \$5,061,500.

TERRY FARR

Thank you.

JAYME JACOBS

Mr. Chair, if I could?

TERRY FARR

I'm sorry.

JAYME JACOBS

Jayne Jacobs with the Clark County Assessor Department. If I could mention a couple things regarding the equity grid on page 322? And I believe these are the equity comparables that the petitioner brought forth in his original documentation. And I would just like to note, like for example, on 11 Chalk Hills, it's row number one on the spreadsheet, the base starting value, the home fortress and garage, kind of like the base area of the home, is, for the comparable, again, equity comparable \$353 a square foot. The subject is at \$340 a square foot. Again, I'm just on the base house itself. And then, you go across the grid to the right, and that's where differences come into play. The subject has a 1,543 square foot guest house, where that first comparable that the petitioner brought forth does not. So, that's why even though the base value of that comparable is starting at a higher price per square foot, and it could be the size too, it's smaller, I think. No, I'm sorry, it's larger. Therefore, the price per square foot should be lower, but it's higher. And the quality class is the same.

And again, that guest house makes a big difference. And so, the final value is lower on that one. Again, I looked at the MLS photos. That one I think sold for like \$6.6 million, but it's the same quality as the subject. Everything identical. Again, we start out with replacement costs new. We don't use sales ratios to establish our values. Start replacement costs new, less - of course, these are fairly new homes, they don't have a lot of depreciation. Plus, the market value for the land. And so that's exceeded. And I don't know if there was anything mentioned about the land, was that going to be? Nope. Okay.

TERRY FARR

Okay, sir, do you have any rebuttal?

AMARPREET SINGH CHADHA

So, I am still very confused. The comps, if I take in the neighborhood, they won't take the comp opposite to me, I think, which is on the page number 301. It's two and a half acreage, bigger house than mine, and the property tax is \$17,000 as compared to me, \$40,000. If I asked them to compare that, they say, "It doesn't come into equivalency of your house." If I go outside of two miles, where they're talking about custom-to-custom home, then they tell me it's not comparable because it's far away. I'm talking about Red Rock, Ridges, Southern Highland, custom to custom. I'm not arguing about the value here at all. What I'm simply arguing is the sales ratio, the formula is very simple. Everyone has the same formula, 44,352 divided by 0.27 divided by 0.35. Every house in the city is on the same formula.

If I'm comparing the sales ratio, there is not a single house in the city more than 74.9. My is taxable at a 109, only three houses are on Jensen, and they are comparing only three, which I'm not able to understand because if they are only comparing those three, we are going to be penalized same way. But when you guys all are appraisers. I bought this house, we did three appraisals, they compare custom to custom with every beautiful home better than me in the city. And every single house, the sales ratio average is 0.49, which mean mine is 109, double the sales ratio. I don't understand. If the formula is same, the values are same. And those houses are in the better neighborhood. Or they can tell my house is better neighborhood, then I don't even have an argument. But just on the ratio, the numbers to number the simple math.

TERRY FARR

To a point.

AMARPREET SINGH CHADHA

Sorry?

TERRY FARR

What is the age of the comparables that were used?

AMARPREET SINGH CHADHA

Age. These are all-

TERRY FARR

So, the reason I'm bringing that up, sir, is depreciation is applied at 1.5% per year. So, on a property that's 10 years old, that implies a 15% depreciation. Fair?

AMARPREET SINGH CHADHA

Absolutely.

TERRY FARR

Okay. On a new property, there's no depreciation. So, it's going to give you a different ratio if the property is older. And because I don't know what comparables your appraiser used, right? And custom homes are tough to appraise without question. And the fact that the Assessor's Office is required by NRS to use mass appraisal, they're only going to do a regular sales comparison approach to test the reasonableness of the assessment. Okay. The ratio's kind of secondary, if that makes any sense?

AMARPREET SINGH CHADHA

It does make, but again, all these sales comparisons are brand new. My house built in 2021, these are all from 2021 onwards. But then what you're saying, if the sales ratio is secondary, every taxable property in the city is based on the sales ratio. Every single property in this town.

TERRY FARR

Which page are you looking at, sir? Do you have a number we can look at?

AMARPREET SINGH CHADHA

I didn't bring those because I have these - I just did my own. I'm so sorry, I should have done that. But I can email. Every comparable I did is only from 2021 onwards. And all the new construction, again, I'm not fighting on the value. My comparables, every comparables are more than \$5 million. What I'm fighting is on the sales ratio calculations, which is 109% on my property. We are only three properties in the town on Jensen who are more than 100% sales ratio. There is not a single, I shouldn't say not a single, 2% properties in city, which has more than 90% ratio. Every single property, every high-end, low-end, mid-end, whichever, doesn't have more than 74.9 ratio that the basis, the Assessors always put the tax values. So, the taxable value, only three houses out of Jensen are more than 100% in this whole town.

What I'm asking, please compare or give me the same ratio to the other properties in the whole valley. And if you still tax me at 74.9, which is a maximum, I'm still happy. But mine is unique, 109%. There is not a single house in the town, not a single house. I'm not disputing. You can say it's a \$10 million, my house, I'm okay, I'll sell it, move on. Make money, we retire. But what I'm just asking is the taxable value, the numbers - I'm just taking their number, their formula, the Nevada State Formula, NRS formula. I'm not doing anything. I'm just doing a math with the numbers; the ratio you guys have provided. And we are so off. I don't know what else to tell you.

TERRY FARR

Let's see what the Assessor's Office has to say.

RACHEL PAPAZIAN

If I may, the comparable sales analysis does include the property across the street too, just so you do know. As well, I'm not 100% sure, but I believe that the sales ratio is being calculated differently. For us, we are doing taxable value divided by sales price to get the sales ratio, but I believe the appellant is taking the net taxes and calculating a value from there and then deriving a sales ratio.

TERRY FARR

Is that how you're basing it, sir? Are you basing it off of your net taxes?

AMARPREET SINGH CHADHA

I don't base- I'm just basing on whatever the information is on every single house. I don't know how they calculate the taxable.

TERRY FARR

Let me ask you, do you have something written out that we can see and put on the overhead perhaps?

AMARPREET SINGH CHADHA

Yes, where's the overhead?

TERRY FARR

It's right over on the middle there. Let's see what that shows.

AMARPREET SINGH CHADHA

I'm putting here.

RACHEL PAPAZIAN

And if we could get his formula too, that would be helpful.

TERRY FARR

I'm sorry?

RACHEL PAPAZIAN

If we could get his formula too. That would be helpful.

LUKE ADAMO

Can you not see it? Can you see it?

TERRY FARR

Flip the switch on your monitor.

LUKE ADAMO

Yeah.

AMARPREET SINGH CHADHA

Can I speak?

TERRY FARR

Yes.

AMARPREET SINGH CHADHA

Okay, sorry. So, these are the only few of them I just brought for you guys. So, you can see the taxable 2025, 2025-6 down here. These are the one I'm talking. These are the taxable value. And you can see my taxable value, 109. So, this is the most expensive. 74.9 is the only house in the whole city, whole city I'm talking about. And we are 109. We on the Northwest, and I'm comparing to Southern Highland, I can give you 500 Southern Highland, Ridges, TPC, Tournament Hills, you name it. I can give it to you. That's what I'm comparing. These are the numbers from your taxable. I didn't make these numbers. All these numbers, these are the taxable values they are taxed on. And these are most expensive houses in the town. And I am in the Northwest. I don't know how it's come to \$5.56 million. It's the same formula I'm using. And you can see, that's what I was saying, 74.91 is the max in the city. And that's what I'm asking you guys. You give me 74.9, I'm okay, I'll still survive. But right now, it's very, very expensive.

MARY ANN WEIDNER

Chairman Farr?

TERRY FARR

Yes?

MARY ANN WEIDNER

This is Mary Ann Weidner. There's nothing in the valuation we don't value based on sales ratios, because that would throw so much off in the entire valley. There's just no possible way for us to do that. The sales ratios are a tool to make sure we have haven't exceeded full cash value. But there are so many variables in place on any one of these properties that could impact that. Again, maybe it could be a situation that we need to go back out and look at some of these, and maybe there's some been renovations or things that have done that are affecting why that sale is so much higher than our value.

We value the market value of the land, but we can't equalize based on sales ratios, because if we were to attempt to do that, what would end up happening is we potentially - we're not a market state, and that's what really, I think that's probably a difficulty for maybe taxpayers that are coming from another state and purchasing here understand. Other states are market states, so the sales price drives what the actual value that they're going to get taxed on is that does not drive what we get taxed on here. We value based on the market value of the land. And I know the Board's aware of this, but I'm saying this more for the taxpayers because this is being heard live. The market value of the land, plus the replacement cost, as you have stated already, Chairman Farr, less the depreciation based on age.

And so, our goal is not to raise everyone's value to what their homes are selling for, because we are not a market state. If we were a market state, everybody would be paying taxes on what they were purchasing the homes for. The times when we are closer to that price typically is when the home is newer. As you stated, the older the home gets, the further we move away from that market price. And typically, we don't have trouble except when there's times where Marshall & Swift may seem to overvalue it, and then we are testing it for full cash value.

So again, I understand what the gentleman's done here, but we probably could pull 10 more comps, and we could show that they're all probably closer or maybe even over. There's over 600,000 homes in this valley. And so again, we don't value based on ratios. Again, the Board can make a decision that they want to make. But what we have to determine is did we value it equitably? And that's where the equity comes in. Did we value it equitably based on the other comparables, based on the items that they have in their property? Did we value the land equitably? And that's what we have to conclude to. Thank you.

JAYME JACOBS

Mr. Chair, if I could kind of add on to what Mary Ann had just said? Mary Ann Weidner. So actually, we do have evidence in that. And if you'd refer to page 49 of the addendum book

AMARPREET SINGH CHADHA

On my?

JAYME JACOBS

Yeah, what you picked up this morning.

AMARPREET SINGH CHADHA

Yes.

JAYME JACOBS

Yeah.

AMARPREET SINGH CHADHA

49?

JAYME JACOBS

Page 49, yep. Of the addendum. Here's our list of sales in the subject general area. It's obviously not specific to the subdivision of the subject itself, but kind of in that 1200 set of neighborhoods, it's more reference to geographical in the Northwest, you can see there's in a whole list of properties that we are over one on the sales ratio. Because we do mass appraisals, there's going to be some that are over, some that are under, and of course the bell curve. Hopefully a majority of them in the bell curve. So, there's evidence that he's not one of the only three homes in the valley that are over-assessed based on the market value.

TERRY FARR

Members of the Board?

LUKE ADAMO

The property across the street, at 4121-

AMARPREET SINGH CHADHA

4225 North Jensen.

LUKE ADAMO

The one across the street, sold for \$5 million, assessed at \$5 million. It's one-to-one. So, I see that it's in line with what you guys are being assessed one-to-one essentially now.

AMARPREET SINGH CHADHA

No, that's the two-and-half acre. If you're talking opposite to - Right. Yeah, that house was just sold. And I asked him also because he was a CFO for one of the casinos, I said, "What happened to you? Did you check your taxable?" He said, "I didn't want a dispute. I just sold it because nothing going to happen." That was his statement. So, he just sold it. But I'm talking about 4225, opposite to me, which is two-and-half acre, 8,900 square foot, tax is \$17,000, just opposite to me.

LUKE ADAMO

Yeah, well I'm just, you're saying because they reduced it down to what you purchased the property for. That's your basement of the assessment. This is in line with it, equitable. So, it seems like right across the street, you have a one-to-one, where you're one-to-one, or 100%.

JASMEET KAUR CHADHA

So, you are right. The one that you are talking about in reference is comparable to what we have, but I think what's going on and what our argument is, just these two, three new ones in the estates are being calculated at that ratio. The other ones, if we go off, just between the five miles radius, there's another one, for example, 5515 North Grand Canyon, it's totally off. We can't just look at right across when you guys pull out all the appraisals, it's little bit off the radius, too. So, when you are comparing it to the rest of the houses, it's just these two that are being calculated at that ratio and the other ones are, we don't even know how.

So, that's what our confusion is that these new built ones in estates, which is ours, and the one that you just talked about, and I think there's another one being built, I'm not sure if that's sold or not, probably is based on the same ratio, too. But for some reason, this particular community, just these new built ones in the estates particularly, are being calculated at this ratio, but the rest of the neighborhood is different. We are trying to understand what's going on with this community versus we are at the same Lone Mountain area, if I'm comparing the other ones, they are totally different. So, it's, I'm not even going to Ridges or Southern Highlands at this point. I'm just going into my neighborhood, which is totally different from one street to another street. That's what our confusion is here.

AMARPREET SINGH CHADHA

And Chair, also what I'm trying to understand, that's what I'm saying, \$10 million house, like ladies and gentlemen are telling us here. I am very confused also in that. If you just, they're talking about the land. My land is half of the size opposite to my guy, two and a half, and his land is one third taxed than me. And if they go to land, I'm still off. If you're talking about comparables with the values, 5 million to 10 million, I have what these are saying, I can give you the list and that's what I'm saying. My sales ratio 109 as

compared to the whole city, you guys had appraisal Ridges 10 million, they're paying \$22,000, \$25,000, \$30,000 taxes better than my house.

So, I'm very confused which data to take, what to do, and how to compare because all these numbers you can see the sales ratio had just calculated. It's the numbers given by excesses itself. Only these three houses North Jensens are 109% ratio. The taxable value for every single house is averaging 50% in the town. There has to be a formula. Mine is not only one house built in the whole valley, which is brand new. Everyone else is taxed between 30 to 50% on the sales ratio. Every house brand new, thousand-dollar square foot house, mansions. I can't even understand how did it go to 109 where everyone else is 30 to 50% of the sales ratio? I just want to know the formula. Maybe I'm doing wrong calculation. If there is a formula which you guys can share so I know how the taxable values, you guys come to.

TERRY FARR

The only thing really that sales ratio tells you is the percentage of sale price to cost based on Marshall. I just started clicking around your neighborhood. Same street, 4260 North Jensen sold in February 2024 for \$1,000,350. It's 0.91485 acres. Their land value that they have is beneath that. I don't think their land is out of line. The problem with using a sales ratio is on the appraisal side, it's not really relevant. What it means, what I would interpret it to be is you paid approximately equal to what the cost approach indicates. Not necessarily what market. So, it almost sounds like those that are appraised with a lower ratio are paying a premium compared to cost. Does that make sense?

AMARPREET SINGH CHADHA

It does make sense.

TERRY FARR

Okay, so you're getting dollar for dollar based on what the cost approach would indicate, where they might be getting 60 cents on the dollar for what cost approach might indicate. So, theoretically, they might have paid a premium for it already being completed or location or what have you. I don't think the land is over assessed at all just based on clicking five parcels north of you, it's the same street. Is that fair?

AMARPREET SINGH CHADHA

Fair.

TERRY FARR

Okay.

AMARPREET SINGH CHADHA

If you can look, just the one I said opposite to me, two and a half acres.

PETRA LATCH

I'm not sure why we're using the two and a half acre when we have three or four sales that are the same size that do support the land value. I get you keep talking about the two and a half acres, but we have 4260 Jensen sold in 2024 for \$1,000,350. We have 4240 Jensen sold in 2022 for \$1.2 million. We have 4220 North Jensen that sold in 2023 for \$1,000,150. These are the same sizes, same location, same street, same assessed land value as you. So, the two and a half acres isn't comparable in comparison to. These are comparable, so that land value is not inequitably assessed.

AMARPREET SINGH CHADHA

So, what I'm trying to understand, all these custom homes which been selling more than 5 to 10 million and the property tax are way less, \$30,000. I have never seen that. If you guys are talking about cost

approach, these are the brand-new home which is costing almost a thousand dollars square foot house in the gated guarded community and they're paying 50% less than us? The cost approach, also what you're talking, if I take that, I'm trying to still understand if the houses built a thousand dollars a square foot, they'll paying.

TERRY FARR

Let me ask you another question. When you purchased the home, was it a short sale?

AMARPREET SINGH CHADHA

No.

TERRY FARR

Was the seller under duress? Did they take something less than market value?

AMARPREET SINGH CHADHA

I am not sure about that. I don't know.

TERRY FARR

These are questions we have to ask because I call it the smell test. Does it smell right? If something just doesn't smell right, there's something going on with it. But I think that that's valid questions. Based on the information we have; I don't think they overvalued your lot at all.

AMARPREET SINGH CHADHA

No, I'm not talking about the value.

TERRY FARR

But the ratio is not something that we're going to equalize because there's other factors that go into that. Okay, purchase price to assess value may or may not have a correlation and I would argue it's really insignificant, and I mean no disrespect when I say that. In my mind, you're getting what it would cost you, you're paid what it would cost you to replace it without the risk of doing the construction yourself.

AMARPREET SINGH CHADHA

Agree a hundred percent. Again, you can tell my house is 10 million, I'm fine with that, too. I'm not arguing with that, but when I'm comparing apple to apple, 10 million to 10 million, same cost factor, same comparables, new constructions. If he's paying \$20,000 and I'm paying \$40,000, I'm understanding, I'm trying to understand that formula. What is that? This number has to drive from somewhere, the sales ratio, because it is for every single property. So, these taxable sales ratio, they has to be in formula because these properties are equivalent to my property, are better than, they are same custom homes. If mine is \$600 square foot, these are averaging from \$500 to a thousand dollars square foot. That's what I'm not able to understand these taxable values, how the sales ratios are calculated on that, but not on my three properties on Jensen. If you give me, hey, this is what is it? I'm okay, I'm done. Rest my case, I go home.

But I'm not able to understand every single property in this town based on sales ratios. All the taxable values like you're saying, it doesn't matter, but then how this number drive? If you give me a formula, I'm done.

TERRY FARR

Well, the other thing, according to sales ratios, you've got a 1,543 square foot Casita, guest house, correct?

AMARPREET SINGH CHADHA

Right, it's included. It's that if you see the sale, \$5.6 million, I paid for that. It's included in the value.

TERRY FARR

I understand that. The point, though, is the other comps that we had for, I'm looking on page 51 of the addenda.

AMARPREET SINGH CHADHA

I don't have these pages because it start from 272, mine, the booklet they had given me.

TERRY FARR

Let's see, they're not otherwise marked.

AMARPREET SINGH CHADHA

They didn't give me that. They only gave me one thing. So, that's what I was confused when you're saying 40-41 numbers. Sorry. But my argument is just on the simple sales ratio formula, nothing else. If you give me, I'll agree. You give me 10 million tomorrow. Hey, this is your taxable, I'm fine. What I'm no one able to give me how this taxable numbers came with the sales ratio because that's the only formula the Assessor's Office is using, but no one can tell me.

PETRA LATCH

Okay, can you please say again, does the Assessor use a sale price ratio?

MARY ANN WEIDNER

Sales ratio is not the way that we value. As I mentioned before, we value the market value of the land plus the replacement costs less the depreciation. Sales ratios are just an indication for us to look to see have we exceeded full cash value? They are going to be different all over this town and if you were to equalize based on sales ratio, you would literally throw this whole entire valley off if we were to do that. We cannot value based on sales ratio.

MOTION

PETRA LATCH

So, sir, do you understand sales price ratio is not what the Assessor uses. It's not what they use. They use equity and they use land value, and they use cost and they use market value. When you look at the entire value, it's very challenging to compare custom homes throughout. You actually have some sales on your street, both land sales that support their assessed value and improved sales. I looked at your total assessed value. It's around \$221 a square foot. The house across the street's a little bit smaller. They were around \$220 a square foot. I'm not seeing where you've been inequitably assessed based on the data that is the most similar and the closest.

Based on that, I make a motion that based on the data that we've heard here, we accept the Assessor's assessed value.

AMARPREET SINGH CHADHA

I agree with you, ma'am. Again, if you're telling me it's not based on the sales ratio, then let's compare apple to apple. If my house is \$5.6 million, same house if I give you in the Ridges or TPC, Tournament Hills, Southern Highland, the tax is half. If this is not based on the sales ratio, I can give you 500 plus comparables, equal in value. All these appraisal, I have done three appraisal. I can give you the copy of that.

PETRA LATCH

So, assessed value is not taxes.

TERRY FARR

We're not discussing taxes here.

PETRA LATCH

We're not talking about taxes, just assessed value.

AMARPREET SINGH CHADHA

Absolutely. I'm coming back. What you're saying it's not based on the system.

PETRA LATCH

I've got a motion.

TERRY FARR

There's motion on the floor. Please cast your votes.

VOTE

VOTING AYE: Terence J. Farr, Luke Adamo, Glenn Anderson, Tami L. Campa, Petra Latch

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TERRY FARR

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

AMARPREET SINGH CHADHA

Thank you, ladies and gentlemen.

TERRY FARR

Have a nice day, sir.

AMARPREET CHADHA SINGH

Thank you very much for the time. Really appreciate. Thank you. I appreciate. Thank you.

FINAL ACTION:

It was moved by Member Petra Latch, and carried by unanimous vote of the members present, to accept the Assessor's recommendation (to reduce the total taxable value from \$5,566,117 to \$5,061,500 for FY 2025/2026) based on the information provided.

SBE NOTICE OF HEARING



JOE LOMBARDO
Governor

STATE OF NEVADA
STATE BOARD OF EQUALIZATION

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

SHELLIE HUGHES
Secretary

September 2, 2025

NOTICE OF HEARING

CERTIFIED MAIL – 9489 0090 0027 6613 7916 76

PETITIONER:

AMARPREET S. & JASMEET K. CHADHA
4180 N JENSEN ST
LAS VEGAS, NV 89129

CERTIFIED MAIL – 9489 0090 0027 6613 7915 84

RESPONDENT:

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

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

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

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

ZOOM OPTION:

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

Or Telephone:

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

Webinar ID: 829 5134 8384

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

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

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

Case No: 25-125

Parcel No: 138-06-415-002

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

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

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

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

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

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

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

Shellie Hughes
Secretary to the State Board of Equalization

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

SBE NOTICE OF DECISION



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

Joe Lombardo
Governor

3850 Arrowhead Drive
Carson City, Nevada 89706
Telephone (775) 684-2160

Shellie Hughes
Secretary

In the Matter of	)	
	)	Case No. 25-125
AMARPREET S. CHADHA & JASMEET K.	)	
CHADHA,	)	
	)	
PETITIONER	)	
	)	
vs.	)	
	)	
CLARK COUNTY ASSESSOR,	)	
	)	
RESPONDENT	)	

NOTICE OF DECISION

Appearances

Amarpreet Chadha and Jasmeet Chadha appearing as the Petitioner. ("Taxpayer").

Rachel Papazain, Jayme Jacobs, and Mary Ann Weidner appeared on behalf of the Clark County Assessor's Office ("Assessor").

Summary

This appeal of the Taxpayer's Petition for Review of residential property valuations for the 2025-2026 Tax Roll came before the State Board of Equalization ("State Board") for hearing on September 30, 2025, after an appeal in front of the Clark County Board of Equalization ("County Board").

The State Board, having considered all evidence, documents and testimony pertaining to the valuation of the property in accordance with NRS 361.227, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

- 1) The State Board is an administrative body created pursuant to NRS 361.375.
- 2) The State Board is mandated to hear all appeals of property tax assessments pursuant to NRS 361.360 and NRS 361.400.

- 3) The Taxpayer and the Assessor were given adequate, proper and legal notice of the time and place of the hearing before the State Board, and the matter was properly noticed pursuant to the Open Meeting Law at NRS 241.020.
- 4) The subject property is residential property located in Clark County, Nevada.
- 5) The Board finds that there is an inequity in taxing the subject property.
- 6) The Board noted that there was a tax disparity between the subject property and other surrounding properties which were sold at similar values and are of similar ages. It raised the question of whether to reduce the value of the subject property or raise the value of the others.
- 7) Any finding of fact above construed to constitute a conclusion of law is adopted as such to the same extent as if originally so denominated.

CONCLUSIONS OF LAW

- 1) The Taxpayer timely filed a notice of appeal.
- 2) Taxpayer and Assessor are subject to the jurisdiction of the State Board.
- 3) The State Board has the authority to determine the taxable values in the State.
- 4) The State Board moved that the taxable value of \$5,061,500 be reduced to an obsolescence adjustment of \$871,100 to reduce the taxable value to \$4,190,400.
- 5) Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so denominated.

DECISION

Based on the above Findings of Fact and Conclusions of Law and a preponderance of the evidence, the State Board finds that the value of the subject property shall have an obsolescence adjustment to \$4,190,400.

BY THE STATE BOARD OF EQUALIZATION this 25 day of November, 2025.



Shellie Hughes, Secretary

DISTRICT COURT NOTICE OF ENTRY

NOEJ
STEVEN B. WOLFSON
District Attorney
State Bar No. 001565
CIVIL DIVISION
By: **LISA V. LOGSDON**
County Counsel
State Bar No. 11409
500 South Grand Central Pkwy.
Las Vegas, Nevada 89155-2215
Email: Lisa.Logsdon@clarkcountyanv.gov
Phone: (702) 455-4761
Fax: (702) 382-5178
Attorneys for Petitioners
Clark County, Nevada and
Clark County Assessor

DISTRICT COURT

CLARK COUNTY, NEVADA

CLARK COUNTY, NEVADA, a political
subdivision of the State of Nevada; and the
CLARK COUNTY ASSESSOR,

Petitioners,

vs.

THE STATE OF NEVADA, ex. rel. STATE
BOARD OF EQUALIZATION; AMARPREET
S. CHADHA & JASMEET K. CHADHA;

Respondents.

Case No: A-25-935759-J
Dept No: XXIX

**NOTICE OF ENTRY OF ORDER GRANTING PETITION FOR JUDICIAL
REVIEW**

TO: THE ABOVE NAMED PARTIES:

YOU WILL PLEASE TAKE NOTICE that an Order Granting Petition for Judicial

///

///

1 Review was filed in the above-entitled matter on the 6th day of August, 2026, a copy of
2 which is attached hereto.

3 DATED this 11th of August, 2026.

4 Respectfully submitted,

5 STEVEN B. WOLFSON
6 DISTRICT ATTORNEY

7 By: Lisa V. Logsdon
8 LISA V. LOGSDON
9 County Counsel
10 State Bar No. 11409
11 500 S. Grand Central Pkwy. 5th Flr.
12 Las Vegas, Nevada 89155-2215
13 Attorney for Petitioners
14 Clark County, Nevada and the
15 Clark County Assessor

12 **CERTIFICATE OF ELECTRONIC SERVICE**

13 I hereby certify that I am an employee of the Office of the Clark County District
14 Attorney and that on this 11th day of August, 2026, I served a true and correct copy of the
15 foregoing **NOTICE OF ENTRY OF ORDER GRANTING PETITION FOR JUDICIAL**
16 **REVIEW** (United States District Court Pacer System or the Eighth Judicial District Court
17 Wiznet), by e-mailing the same to the following recipients. Service of the foregoing
18 document by e-mail is in place of service via the United States Postal Service.

19 Jessica Shimoda Guerra
20 Senior Deputy Attorney General
21 Dana E. Cook
22 Deputy Attorney General
23 State of Nevada
24 Office of the Attorney General
25 1 State of Nevada Way, #100
26 Las Vegas, Nevada 89119
27 *Attorneys for Respondent*
28 *State Board of Equalization*

Ravi Chanderraj, Esq.
6850 Ruby Duncan Street, Unit 319
Las Vegas, NV 89113
Attorney for Respondents
Amarpreet S. Chadha and
Jasmeet K. Chadha
rchanderraj@gmail.com

/s/ Afeni Banks
An Employee of the Clark County District
Attorney's Office – Civil Division

DISTRICT COURT ORDER

ORD

STEVEN B. WOLFSON

District Attorney

State Bar No. 001565

CIVIL DIVISION

By: **LISA V. LOGSDON**

County Counsel

State Bar No. 11409

500 South Grand Central Pkwy.

Las Vegas, Nevada 89155-2215

Email: Lisa.Logsdon@clarkcountyanv.gov

Phone: (702) 455-4761

Fax: (702) 382-5178

Attorneys for Petitioners

Clark County, Nevada and

Clark County Assessor

AUGUST 6 2026

DISTRICT COURT

CLARK COUNTY, NEVADA

CLARK COUNTY, NEVADA, a political
subdivision of the State of Nevada; and the
CLARK COUNTY ASSESSOR,

Petitioners,

vs.

THE STATE OF NEVADA, ex. rel. STATE
BOARD OF EQUALIZATION; AMARPREET
S. CHADHA & JASMEET K. CHADHA;

Respondents.

Case No: A-25-935759-J
Dept No: XXIX

Hearing Date: July 21, 2026
Hearing Time: 9:00 a.m.

**ORDER GRANTING
PETITION FOR JUDICIAL REVIEW**

This matter came before the Court on July 21, 2026, regarding the Petition for Judicial Review filed by Petitioners, Clark County and Clark County Assessor. Petitioners Clark County were represented by their attorney, District Attorney Steven B. Wolfson, by and through Lisa Logsdon, County Counsel. Respondent State of Nevada, ex rel State Board of Equalization was represented by its attorney, Deputy Attorney General, Dana Cook and Respondent Amarpreet and Jasmeet Chadha were represented by Ravi Chanderraj, Esq. The Court, having reviewed the papers and pleadings on file, heard all arguments on the matter, and good cause appearing, issues its ruling as follows:

1. The Court finds that the State Board of Equalization (“State Board”) relied on obsolescence to reduce the valuation of the subject property but there was no evidence in the record of obsolescence, therefore, the decision was arbitrary and capricious. *Washoe County v. Dermody*, 99 Nev. 608, 668 P.2d 280. (Nev. 1983). Furthermore, the Court finds that NRS 361.356 does not allow a reduction in taxable value for obsolescence unlike NRS 361.357.

2. The Court finds that sales ratio may be used to identify an inequity, but to equalized an identified inequity in assessment value, the State Board must follow NRS 361.356. Subsection (3) of NRS 361.356 requires that if there is an inequity in assessment of the value of the land or the value of improvements, or both, the board may add or deduct from the value of the land or the value of the improvements, or both, either of the appellant's property of the property to which it is compared to equalize the assessment.

3. The Court also finds that subsection (4) of NRS 361.356 requires in the case of residential property, the appellants shall cite other property within the same subdivision if possible.

4. The Court further finds that Nevada law requires any person assessing taxable value to follow the statutes to determine the taxable value of real property. NRS 361.227.

5. The Court does not find that Member Bancroft's participation in this case was impacted by his publication of an article titled "Nevada Experiences Property Tax Inequity."

6. The Court also declines to overturn *Mineral County v. State Board of Equalization*, 121 Nev. 533, 119 P.3d 706 (Nev. 2005) as NRS 361.420 is not applicable in case as this case is brought under the Nevada Administrative Procedures Act therefore, NRS 361.420 does not apply in this case.

/ / /

/ / /

/ / /

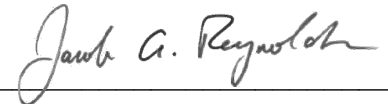
Clark County, Nevada, et. al. v. The State of Nevada, et. al.

Order Granting Petition for Judicial Review

The Petition is hereby **GRANTED** and the State Board decision is **REMANDED** to the State Board for the State Board to consider the case under the standards established in NRS 361.356.

IT IS SO ORDERED.

Dated this 6th day of August, 2026



Respectfully Submitted this ____ day of August, 2026.

STEVEN B. WOLFSON
DISTRICT ATTORNEY

FF3 51F 3284 C045
Jacob A. Reynolds
District Court Judge

By: /s/ Lisa V. Logsdon

LISA V. LOGSDON
County Counsel
State Bar No. 011409
500 South Grand Central Pkwy. Suite 5075
Las Vegas, Nevada 89155-2215
Attorneys for Petitioners

Approved as to form and content:
Dated this 4th day of August, 2026.

Approved as to form and content:
Dated this 4th day of August, 2026.

By: No Signature Affixed

AARON FORD
Attorney General
Jessica Shimoda Guerra
Senior Deputy Attorney General
Dana E. Cook
(Bar No.7312)
Deputy Attorney General
State of Nevada
Office of the Attorney General
1 State of Nevada Way, Suite 100
Las Vegas, Nevada 89119
Attorneys for Respondent
State Board of Equalization
jguerra@ag.nv.gov
dcook@ag.nv.gov

By: No Signature Affixed

RAVI CHANDERRAJ, ESQ.
RAVI CHANDERRAJ PLLC
6850 Ruby Duncan Street, Unit 319
Las Vegas, Nevada 89113
Attorneys for Respondents
Amarpreet S. Chadha
and Jasmeet K. Chadha
rchanderraj@gmail.com

1 **CSERV**

2
3 DISTRICT COURT
CLARK COUNTY, NEVADA

4
5
6 Clark County Nevada,
Petitioner(s)

CASE NO: A-25-935759-J

7 vs.

DEPT. NO. Department 29

8
9 State of Nevada, Respondent(s)

10
11 **AUTOMATED CERTIFICATE OF SERVICE**

12 This automated certificate of service was generated by the Eighth Judicial District
13 Court. The foregoing Order was served via the court's electronic eFile system to all
recipients registered for e-Service on the above entitled case as listed below:

14 Service Date: 8/6/2026

15 Paul Padda	psp@paulpaddalaw.com
16 Civil Filings	civil@paulpaddalaw.com
17 Elia Barrientos	elia@paulpaddalaw.com
18 Jessica Guerra	jguerra@ag.nv.gov
19 Mercedita Garcia	mmgarcia@ag.nv.gov
20 Lisa Logson	lisa.logsdon@clarkcountyanv.gov
21 Afeni Banks	afeni.banks@clarkcountyanv.gov
22 Collin Patterson	cjpatterson@ag.nv.gov
23 Ravi Chanderraj	rchanderraj@paulpaddalaw.com
24 Dana Cook	DCook@ag.nv.gov

25
26
27
28

SBE NOTICE OF HEARING



STATE OF NEVADA
DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

September 24, 2026

**STATE BOARD OF EQUALIZATION
NOTICE OF HEARING**

CERTIFIED MAIL– 9489 0090 0027 6528 6949 49

PETITIONER:

Briana Johnson
Clark County Assessor
500 S Grand Central Pkwy, 2nd Floor
Las Vegas NV 89155

CERTIFIED MAIL – 9489 0090 0027 6528 6949 32

RESPONDENT:

Amarpreet S Chadha & Jasmeet K Chada, Trustees
4180 N Jensen St
Las Vegas NV 89129

DATE/ TIME: Wednesday, October 14, 2026 at 9:00 a.m.

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

ZOOM

<https://us02web.zoom.us/j/84349113453>

Webinar ID: 843 4911 3453

Phone Number: 1-669-900-9128

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 (State Board):
NRS 233B.135, NRS 361.360 & NRS 361.400

BRIEF STATEMENT OF MATTER: Consideration of District Court Case A-25-935759-J Order granting petition for judicial review and remanding the State Board Decision to the State Board of Equalization to consider the case under the standards established in NRS 361.356.

Case No: 25-125

Parcel No: 138-06-415-002

With respect to the Petition for Judicial Review, pursuant to NRS 233B.135 this matter comes before the State Board upon remand by the District Court. The Petitioner's appeal will be heard 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.

A meeting agenda will be posted on the Department's website (<https://tax.nv.gov>) three (3) days prior to the scheduled meeting. If you would like an agenda emailed or mailed to you, please contact Denise Mosely at (775) 684-2160 or stateboard@tax.state.nv.us. If a party wishes to obtain a transcript of any hearing conducted before the State Board, the party must pay for the transcript or obtain a copy from the reporter provided by the State Board at the party's expense pursuant to NAC 361.731.

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 Denise Mosely at (775) 684-2160 at least 14 days in advance to request an interpreter in your preferred language. You may also submit your request through stateboard@tax.state.nv.us.

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

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

Shellie Hughes
Secretary to the State Board of Equalization

By: 
Denise Mosely
Program Officer II, Boards and Commissions
Department of Taxation

CC: **CERTIFIED MAIL** - 9489 0090 0027 6528 6949 56
PETITIONER AUTHORIZED AGENT:
Ravi Chanderraj Law
Ravi Chanderraj, Attorney
8488 Rozita Lee Ave., Bldg 3, Suite 100
Las Vegas NV 89113

**STATE BOARD OF EQUALIZATION
NOTICE OF HEARING
CERTIFICATE OF SERVICE
25-125**

I hereby certify that on this day I served the foregoing document upon all parties of record in this proceeding by placing a true and correct copy thereof in the United States Mail, postage prepaid, and properly addressed to the following:

CERTIFIED MAIL – 9489 0090 0027 6528 6949 49

PETITIONER:

Briana Johnson

Clark County Assessor

500 S Grand Central Pkwy, 2nd Floor

Las Vegas NV 89155

Electronic mail: bap@ClarkCountyNV.gov; meo@ClarkCountyNV.gov; lisa.logsdon@clarkcountydav.gov
Millicent.Washington@ClarkCountyNV.gov; Courtney.Moerschell@ClarkCountyNV.gov

CERTIFIED MAIL – 9489 0090 0027 6528 6949 32

RESPONDENT:

Amarpreet S Chadha & Jasmeet K Chada, Trustees

4180 N Jensen St

Las Vegas NV 89129

Electronic mail: [REDACTED]

CERTIFIED MAIL - 9489 0090 0027 6528 6949 56

PETITIONER AUTHORIZED AGENT:

Ravi Chanderraj Law

Ravi Chanderraj, Attorney

8488 Rozita Lee Ave., Bldg 3, Suite 100

Las Vegas NV 89113

Electronic mail: Ravi@ravichanderrajlaw.com

Dated at this 24 day of the month of June of the year 2026.



Denise Mosely, Program Officer II
Department of Taxation
State Board of Equalization



October 01, 2026

Dear State Board:

The following is in response to your request for proof of delivery on your item with the tracking number:
9489 0090 0027 6528 6949 56.

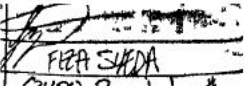
Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	September 28, 2026, 03:11 pm
Location:	LAS VEGAS, NV 89148
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight: 2lb, 14.3oz

Recipient Signature

Signature of Recipient:	
Address of Recipient:	8488 Rozita Lee #100

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,

United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



October 01, 2026

Dear State Board:

The following is in response to your request for proof of delivery on your item with the tracking number:
9489 0090 0027 6528 6949 49.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	September 29, 2026, 07:03 am
Location:	LAS VEGAS, NV 89106
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight: 10lb, 14.9oz

Recipient Signature

Signature of Recipient:	Signature	☒	
	Printed Name		JIM ACATILES
	Delivery Address		CLARK COUNTY/601 N PELLE

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,

United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

Tracking Number:
9489009000276528694932

Remove X

 Copy  Schedule a Redelivery

Latest Update

This is a reminder to arrange for redelivery of your item before October 12, 2026 or your item will be returned on October 13, 2026. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice.

Get More Out of USPS Tracking:

 USPS Tracking Plus®

Delivery Attempt: Action Needed

Reminder to Schedule Redelivery of your item before October 12, 2026
October 3, 2026

Notice Left (No Authorized Recipient Available)
LAS VEGAS, NV 89129
September 28, 2026 12:44 PM

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)

Text & Email Updates	▼
Schedule Redelivery	▼
Return Receipt Electronic	▼
USPS Tracking Plus®	▼