

Received
February 25, 2026
State of Nevada
Department of Taxation

JAI GURU JI

Nevada State Board of Equalization
ASSESSOR 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.

Mail to: State Board of Equalization, 3850 Arrowhead Dr., Carson City, NV, 89706.

PROPERTY OWNERS MUST NOT USE THIS FORM. USE FORM LGS-F038

Please Print or Type:

Part A. ASSESSOR INFORMATION

NAME OF ASSESSOR AND COUNTY TITLE: TRIPLE A NEVADA TRUST			
NAME OF ASSESSOR REPRESENTATIVE AMARPREET S. CHADHA & JASMEET K. CHADHA		TITLE TRUSTEES	
MAILING ADDRESS (STREET ADDRESS OR P.O. BOX) 4180 N JENSEN ST		EMAIL ADDRESS:	
CITY LAS VEGAS	STATE NV	ZIP CODE 89129	PHONE NUMBER [REDACTED]

Part B. PROPERTY OWNER AND RESPONDENT INFORMATION

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: TRIPLE A NEVADA TRUST			
NAME OF RESPONDENT (IF DIFFERENT THAN PROPERTY OWNER LISTED ABOVE): AMARPREET S. CHADHA & JASMEET K. CHADHA		TITLE TRUSTEE	
MAILING ADDRESS OF RESPONDENT (STREET ADDRESS OR P.O. BOX) 4180 N JENSEN ST		EMAIL ADDRESS:	
CITY LAS VEGAS	STATE NV	ZIP CODE 89129	PHONE NUMBER [REDACTED]

Part C. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person.

- ☐ 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 D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

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

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

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. ☐
----------------------------------	--

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: ☒

☒ 2026-2027 Secured Roll	☐ 2025-2026 Unsecured Roll	☐ 2025-2026 Supplemental Roll
☐ 2026-2027 Centrally-Assessed Roll	☒ 2025-2026 Net Proceeds Roll	

Other years being appealed: **2024-2025 / 2025-2026**

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

For Clerk Use Only:

Part E. VALUE OF PROPERTY

Property Type	As established by County Board of Equalization		Assessor: 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	5,480,604		4,190,400	

Part F. TYPE OF APPEAL

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

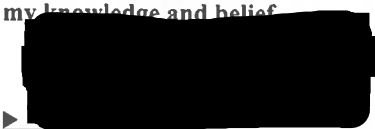
- ☒ NRS 361.360(1); NRS 361.400(2): The value of real or personal property is being appealed; the Petitioner is aggrieved at the action of the County Board or the failure of the County Board to equalize resulting in overvaluation of property or undervaluation or non-assessment of other property.
- ☒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

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>00828</u>	Date Heard by County: <u>2/19/2026</u>
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VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief.



Petitioner Signature

OWNER

Title

02/25/2026

Date



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 by 5:00 p.m. March 10, 2026.

Mail to: State Board of Equalization, 3850 Arrowhead Drive, Carson City, NV, 89706. POSTMARK by 5:00 p.m. March 10, 2026.

Please Print or Type:

Part A. PROPERTY OWNER AND PETITIONER INFORMATION

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: TRIPLE A NEVADA TRUST- AMARPREET S CHADHA & JASMEET K CHADHA					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				TITLE: TRUSTEE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 4180 N JENSEN ST				EMAIL ADDRESS	
CITY LAS VEGAS	STATE NV	ZIP CODE 89129	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Part B. PROPERTY OWNER ENTITY DESCRIPTION

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

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

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

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

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

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

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

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS 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 ☒ *List multiple parcels on a separate, letter-sized sheet.*

If yes, enter number of parcels: _____ Multiple parcel list is attached. ☐

4. Check Property Use Type: ☒

- ☐ 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: ☒

- ☒ 2026-2027 Secured Roll ☒ 2025-2026 Unsecured Roll ☒ 2025-2026 Supplemental Roll
☒ 2026-2027 Centrally-assessed Roll ☒ 2025-2025 Net Proceeds Roll

Other years being appealed: 2024/2025 & 2025-2026
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	\$5,480,604		\$4,190,400	

For Clerk Use Only:

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: NRS361.357-THE FULL CASH VALUE- NRS.361.356-ASSESSED AT HIGHER VALUR- NRS.361-355- MY ROPERTY

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:	County Case Number:	Date Heard by County:
CLARK	CASE 828	02-09-2026

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 with the authority of the Property Owner. If Part I below is completed, I further certify I have authorized each agent named therein to represent the [REDACTED] have the authority to appoint each agent named in Part I.

Petitioner Signature: [REDACTED]
AMARPREET S CHADHA
Print Name of Signatory

TRUSTEE
Title
03-21-2026
Date

Part I. AUTHORIZATION OF AGENT

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

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

Authorized Agent Contact Information:

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

Authorized Agent must check each applicable statement and sign below.

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

Authorized Agent Signature
Print Name of Signatory

Title
Date



STATE OF NEVADA

JOE LOMBARDO
Governor

DEPARTMENT OF TAXATION

GEORGE KELESIS
Chair, Nevada Tax Commission

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

SHELLIE HUGHES
Executive Director

April 8, 2026

Taxpayer/ Petitioner:

Triple A Nevada Trust
Amarpreet S. Chadra, Trustee
4180 N Jensen St
Las Vegas NV 89129

CONFIRMATION OF APPEAL

Your appeal has been received by the State Board of Equalization (SBE). When referring to this appeal, please use the SBE case number assigned. The case number may be found at the bottom of this confirmation.

The SBE hearings are scheduled from March through October and are held in Carson City and Las Vegas. The parties will be notified, by certified mail, of the date and approximate time of the hearing. If more information about the appeal process is required, please contact SBE staff at the number listed below. At this time, the precise hearing date has not yet been set.

If someone is representing you in this matter, and you have NOT already submitted an original signed authorization, it must be received by this office before any materials, including hearing notices, are sent to your representative. NRS 361.362 requires that the agent be authorized in writing on a form to be provided. This form must be submitted to the SBE before the hearing and have original signatures of the property owner and the agent. An authorization form can be downloaded from our website at: <https://tax.nv.gov/wp-content/uploads/2024/03/LGS-F032-Agent-Authorization-Form-SBE.pdf>

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

Kari Skalsky, Management Analyst III
Department of Taxation
(775) 684-2160
stateboard@tax.state.nv.us

STATE BOARD OF EQUALIZATION CASE NUMBER: 26-108

Respondent:

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

County Board Record

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

CLARK COUNTY BOARD OF EQUALIZATION

GENERAL INDEX

CBOE Case #: [828](#)
SBOE Case #: [26-108](#)
Parcel #: [138-06-415-002](#)
CBOE Hearing Date: [February 19, 2026](#)
Petitioner: [TRIPLE A NEVADA TRUST
CHADHA AMARPREET SINGH & JASMEET KAUR TRS](#)
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 19, 2026](#))

CERTIFICATION OF COPY

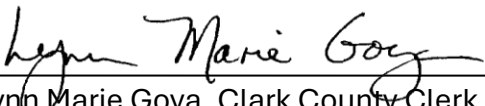
STATE OF NEVADA)
)§
COUNTY OF CLARK)

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 #: **828**
Hearing Date: **February 19, 2026**
Parcel #: **138-06-415-002**
Petitioner: **TRIPLE A NEVADA TRUST**
 CHADHA AMARPREET SINGH & JASMEET KAUR TRS



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Clark County at my office, Las Vegas, Nevada, May 7, 2026..



Lynn Marie Goya, Clark County Clerk

APPEAL FORM # 26-00828



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

Part B. PROPERTY OWNER ENTITY DESCRIPTION

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

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

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

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

Part C. RELATIONSHIP OF PETITIONER 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: 9-31-2024	

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

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

☒ 26-27 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	5,480,604	

APPEAL FORM # 26-00828

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)

STATE BOARD APPROVED TAXABLE VALUE AT \$419,400. SEE ATTACHED
THIS SHOULD BRING MY ASSESSED VALUE TO ABOUT \$1,000,000.

CERTIFICATION

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

Owner/Petitioner Signature OWNER
AMARPREET S. CHADHA
Print Name of Owner/Petitioner
Title 1/13/2026
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: 05/06/2026

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: Thursday, February 19, 2026 Time: 08:00 am Location: Commission Chambers Clark County Government Center 500 S Grand Central Pkwy, 1st Floor Case Number: 00828 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
Box 551604
Las Vegas, NV 89155-1604
(702) 671-0500

Office of the County Clerk

Lynn Marie Goya
County Clerk
Commissioner of Civil Marriages

Carl Bates
Chief Deputy County Clerk

828/02-19-26

TRIPLE A NEVADA TRUST
CHADHA AMARPREET SINGH & JASMEET KAUR TRS
4180 N JENSEN ST
LAS VEGAS NV 89129

March 04, 2026

Re: Petition No. 828

Assessment Year:	2026 - 2027
Parcel #:	138-06-415-002
Multiple Parcels:	No
Hearing Date:	February 19, 2026

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 (for no change in the total taxable value of \$5,480,604)

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 Debt Management Commission • Clark County Water Reclamation District Board of Trustees
Clark County Redevelopment Agency • Clark County Liquor and Gaming Board • Mt. Charleston Fire Protection District
University Medical Center of Southern Nevada Board of Trustees • Moapa Valley Fire Protection District Board of Fire Commissioners



CLARK COUNTY BOARD OF EQUALIZATION

Case # 828

Petitioner Information



STATE OF NEVADA
STATE BOARD OF EQUALIZATION
3850 Arrowhead Drive
Carson City, Nevada 89706
Telephone (775) 684-2160

Joe Lombardo
Governor

Shellie Hughes
Secretary

In the Matter of	)	
AMARPREET S. CHADHA & JASMEET K. CHADHA,	)	Case No. 25-125
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.

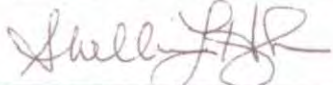
CONCLUSIONS OF LAW

- 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

CERTIFICATE OF SERVICE
25-125

I hereby certify that on this day I served the foregoing Decision 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:

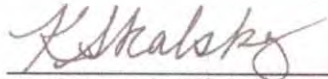
CERTIFIED MAIL: 9489 0090 0027 6498 7430 36
25-125

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

CERTIFIED MAIL: 9489 0090 0027 6498 7428 55
25-125

Briana Johnson
Clark County Assessor
500 S Grand Central Parkway 2nd Floor
Las Vegas NV 89155-1401

Dated at this 26 day of the month of November of the year 2025.



Kari Skalsky, Management Analyst III
Department of Taxation
State Board of Equalization



CLARK COUNTY BOARD OF EQUALIZATION

Case # 828

Assessor Information

Case Summary 00828

Owner: TRIPLE A NEVADA TRUST

Parcel Number: 138-06-415-002

Mailing Address: 4180 N JENSEN ST

Appeal #: 00828

Fiscal Year #: 2026-2027 Secured



LAS VEGAS NV 89129

BOE Date #: 02/19/2026 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						
	2024-2025		2025-2026		2026-2027	
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable
Land Value	402,500	1,150,000	402,500	1,150,000	455,000	1,300,000
Improvement Value	1,574,130	4,497,514	1,064,140	3,040,400	1,463,211	4,180,604
Supplemental Value	0	0	0	0	0	0
Total	1,976,630	5,647,514	1,466,640	4,190,400	1,918,211	5,480,604



**OFFICE OF THE
COUNTY ASSESSOR**

togetherforbetter

BRIANA JOHNSON

Clark County Assessor

(702) 455-4997 • Fax: (702) 455-0191

www.clarkcountynv.gov/assessor

Melissa Martinet, Deputy Director of Assessment Services
Mary Ann Weidner, Deputy Director of Assessment Services

Withdrawal of Appeal from the Board of Equalization

02/09/2026

TRIPLE A NEVADA TRUST
4180 N JENSEN ST
LAS VEGAS, NV 89129

RE: Appeal No. 828
 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, our conclusion is that the current assessment does not exceed full cash value and is fair and equitable. For these reasons, it is our opinion that no changes are justifiable at this time. Therefore, the taxable value will remain as follows:

Fiscal Year:	2026-2027
Land	\$1,300,000
Improvements	\$4,180,604
Supplemental	\$0
Total Taxable Value	\$5,480,604

By signing below, Petitioner agrees to the above determination. Please return this letter to our office before your scheduled hearing. You may mail to the address below, email to rep@clarkcountynv.gov or FAX to 702-455-0191.

Sincerely,

Rachel E. Papazian

Rachel Papazian

Appraisal Division

I HEREBY WITHDRAW MY APPEAL TO THE BOARD OF EQUALIZATION:

X _____
Signature of owner or authorized agent

DATE _____



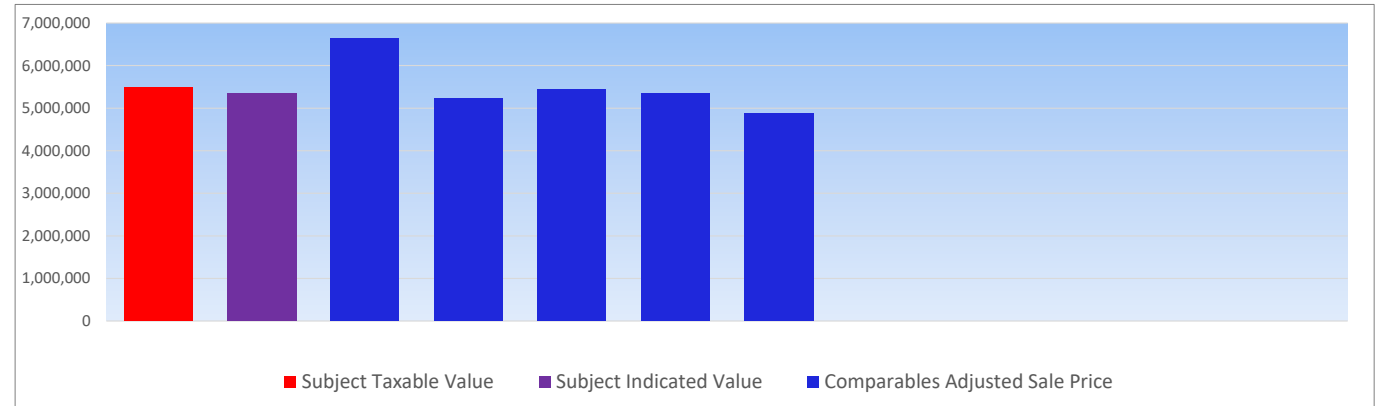
Case #	828
--------	-----

828

Comparable Sales Analysis FY 2026-2027

2/9/2026

OWNER		25-26 TAXABLE VALUES	
TRIPLE A NEVADA TRUST CHADHA AMARPREET SINGH & JASMEET KAUR TPS		LAND	1,300,000
		IMPS	4,180,604
LAND USE		TOTAL	5,480,604
Single Family Residential		PER SQFT	742
NUMBER OF BUILDINGS			
1			



SUMMARY	LOW	HIGH	MEDIAN	IND. VALUE
ADJ VALUES	4,883,710	6,644,383	5,340,915	5,340,000
IND. VALUE OF SUBJECT PER SQFT	661	900	723	723

Subject's age, site size, living area and are the a 2.6 mile radius. Assessor's 26-27 secured assessor recommends no change. Home was listed to MLS. - Homeowner was buyeragent-00 - sold 5-31-2024

RECOMMEND
5,480,604
742

All comps provided bracket the subject's age, site size, living area and are the most recent similar sales within a 2.6 mile radius. Assessor's 26-27 secured taxable value is supported and Assessor recommends no change. Home was listed for \$5.6 and sold for \$5.3 according to MLS. - Homeowner was buyeragent- Declaration of value is \$5,061,500 - sold 5-31-2024

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		

SQ FT	AGE	BLDG TYPE	ACRES	GOLF/VIEW	FULL BATH	HALF BATH	POOL	GARAGE	FINISH BSMT	CASITA/ GUEST HOUSE	AMENITIES	OTHER
340	-15,000		400,000		15,000	7,500		85		170	As Indicated	

	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	4140 JENSEN ST	138-06-415-004	\$ 5,506,175	\$ 898	2025/03	R	\$ 6,644,383	6,133	2025	Two Story	0.97	N	5	5	2	Y	1618	Y	0	366	Inferior	10%		0.05
2	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%	0.00	0.08
3	4377 CAMERON BROOK CT	138-06-711-004	\$ 3,400,100	\$ 694	2025/08	R	\$ 5,438,880	4,898	2025	One Story	0.44	N	4	4	2	Y	1043	N	0	0	Inferior	20%	0.00	0.30
4	7815 LA MADRE WAY	125-33-802-002	\$ 5,200,000	\$ 616	2025/10	R	\$ 5,340,915	8,443	2012	Two Story	0.92	N	4	5	1	Y	4300	Y	0	1360	Inferior	10%	0.00	2.60
5	4390 CONOUGH LN	138-04-703-009	\$ 3,269,000	\$ 545	2025/01	R	\$ 4,883,710	5,993	2024	One Story	0.48	N	5	4	1	Y	1997	Y	0	0	Inferior	20%	0.00	2.40
Comparable sales characteristics highlighted in RED match the subject property.				\$ 700	MEDIAN 1 THRU 3		\$ 5,438,880	For assessment purposes only.																
				\$ 694	MEDIAN 1 THRU 5		\$ 5,340,915	Data is from public records.																

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:			
Date:	N/A:	N/A:	LC#:
Subj/Project:			
Model:		Notes:	
Drawn by #:		Modified:	

SKETCH

Architectural floor plan sketch showing various rooms and areas with dimensions. The plan includes rooms like BDRM 1, BATH 1, GREAT RM, DINING AREA, GAME LOUNGE, KITCHEN, and CASITA FRONT. Dimensions are provided for each room and area.

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
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		

Listing

Single Family Residential				Ownership		02/09/2026		10:43 AM			
ML#	2521297		Offc	ISLX	PubID	096090	Status	H	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	State	NV	
Assoc/Comm	Feat Desc		CC&RS, Gated, Not Age Restricted						Gated	No	
									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, CUSTOM, GUESTQT			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		Carports	0	
ApprxAddLivArea	1,543	AddLivAreaDesc	Casitas, Guest House			ApprxTotalLivArea	8,926				
Manuf		Length		Width		ConvertRealProp		MH-YrBl			
PvSpa	Yes/INDOOR, OUTDOOR, WTRFAL			PvPool	Yes/INGRND			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 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	
OthApplnces	MICROWV, WINEREF						Furniture Included?	No	Location	SNKCAB	
MultiGen											
Interior	ALARMW, CEILFN, FIRESPK					Oven Desc	COKTOPG, DBLOVNE				
Firepl	2/GAS					Flooring	CARPET, HRDWOOD, TILE				
Firepl Loc	LIVING, PRIMARY					Fence	F/BLOCK				
House Face	West				House Views			Equest	NONE		
Exterior	BYARDAC, BALCONY, BITOBBQ, COURTYD, CVPATIO, PATIO, PRIVYRD, SECUREN										
Landscap	DESERT, BUDDRIP, ROCK, SHRUBS, SMIRRSY, SYNGRS								Miscel	NONE	
Heat Sys	2PLUSUNITS, CENTRAL, HIEFFHV, PRGTHR			HtFuel	GAS			Water	PUBLIC		
Cool Sys	2UNITSPLUS, CENTRAL, HIEFHVA, PRGTHR			CLFuel	ELEC	Grd Mounted		Sewer	PUBLIC		
Utility Info	220GAR, UNDGRND			Energy	LOWEWIN			Water Conservation	Solar/PV		
Water Htr:					Battery			KW Size	None		
ASSOCIATION / CIC INFORMATION											
Assoc/CIC	Y		Assoc Inc	GROUND, LNDMNT, MGMT							
Special AssesstYN	N		Special Assess \$		Special Assess Frec						
Assoc Name	The Estates HOA		CIC Dues	\$0	How Billed		Transfer Fee		Setup Fee		

Assoc CIC	Assoc Phn	702-873-6700	Other Fee
Assoc Name 2	CIC Due 2	\$180	HowBilled2
Assoc CIC 3	Assoc Phn 3		MonthTransferFee2
			Other Fee 3
			SetupFee2
			TotCICMon \$180

VOW/FINANCIAL/LISTING OFFICE INFORMATION

Internet Y	Public Address Y	AVM Y	Commentary Y
SID/LID? N	SID/LID		SID/LID Ann
Earn Dep	Ann Tax	Court App	Short Sale
\$300,000	\$39,874	N	N
Finance Consid	CASH, CONV		
Lockbox N	LockboxLocation		
		FIRPTA? N	NOD
		Rent	Poss COE
		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	AgtOwnshpInt N
Office IS Luxury	OffcPh 702-315-0223	LeaseEnd
Off Add 2130 Park Centre Drive #120, Las Vegas 89135	BrokerName Oana Miller	
Off Mgr Oana Miller	License # B.0014872	PhotExcl VTour Y OwnLic N
Resident Showing	ResPh 702-482-8805	Occup OWN
Showing APPTMT/RESTRCT	GateCode	Power ON
ContDesc	CombLB	Act DOM 253
	GateCode2	AuctTyp
		AuctDt
		OrigListPrice \$6,000,000
		ListDt 08/23/2023
		ExpDt
		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	
		Buyer Agt Type	Buyer Agt Lic#:
		Sale Type TRADSALE	
Addit Auction Sold Terms		Seller Contribution YN:	
BuyerAgentName	Jasmeet Chadha/(702) 501-696		
	S.0065014		

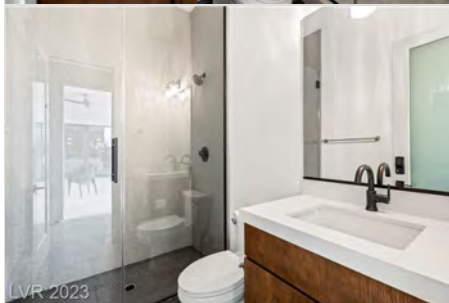
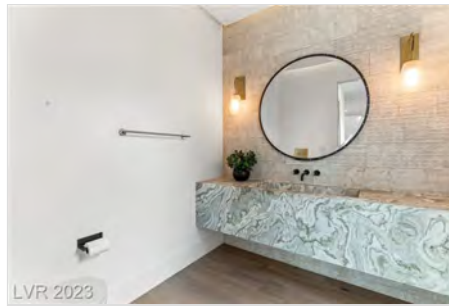
Presented by: **Clark County Assessor**

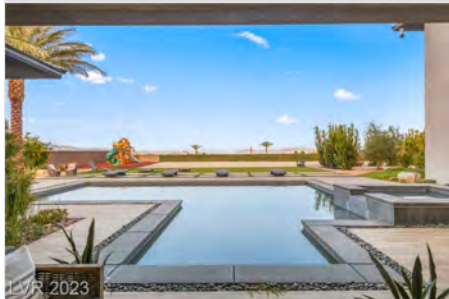
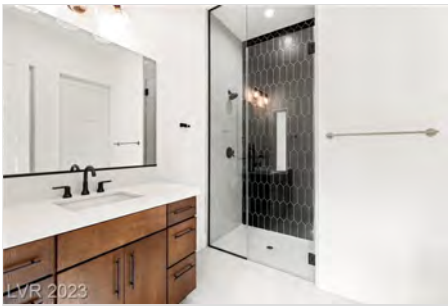
Agent: Admin Asst

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		02/09/2026 10:45 AM	
ML#	2610160	Offc	VLRE	PubID	225483	Status	S
Address	4140 /North /Jensen /Street			Unit		StatusUpdate	
Building #		Bldr/Manf		Model		CondoCnv	
County	CLARK	Parcel#	138-06-415-004	Zoning	SINGLE	Studio	Zip 89129
		T / R / S	20 / 60 / 6			Const Est Start	YrBuilt 2024/RE
Cmnty	NONE	Subdiv	Jensen & Helena Area 3			City/Town	Las Vegas State NV
Assoc/Comm	Feat Desc	None					Gated Yes
							AgeRestrict N
Elem K-2	GARE	Elem 3-5	GARE	YrRound		Junior LEAV	Highsch CENT
						Subdiv#	CensTr003240
							MetroMap
PROPERTY INFORMATION				#Baths	FB	3/4	HB
Bldg Desc	2 Stories	Prop Desc			3	0	2
Type	ATTACHD	Conv					5
Roof	FLAT						
Garage	6/ATTACHD						
AppxLivArea	6,494	#Acres +/-	0.970	Unit Desc	#Bedrms 5	#Den/Oth	1
ApprxAddLivArea		AddLivAreaDesc		Lot SqFt	42,253	Lot Desc	1/4 to 1 Acre
Manuf		Length				Converted Garage	N Prkng DesOPENPRK
PvSpa	Yes			Width		ApprxTotalLivArea	6,494
				PvPool	Yes/POOLSPA	ConvertRealProp	
				Heated Pool	No		
Dir	From W. Craig and Grand Canyon, west on Craig, South on Jensen						
Public	Templeton Developments latest one off custom, featuring never before seen exterior and interior design						
Remarks	this one off masterpiece sits on a one acre lot with views of the city and near the base the Lone Mountain. Walking distance to the lone mountain park and Part of The Estates at Lone Mountain Community. This one acre custom is sure to impress.						
Primary Bedroom	16x18	WICLOS		Primary Bath		DBLSNK	
2nd Bedroom	14x13	CLOSET		3rd Bedroom	14x13	CLOSET	
4th Bedroom	14x13	CLOSET		5th Bedroom	14x13	CLOSET	
Dining Room	19x15	AREA		Kitchen	30x15	ISLAND	
PBR Down?	Y	Bed Dn	Y	Ba Dn	Y	Ba Dn Desc.	
Constrctn							
Refrg	Y Dispos	YDishw	Washer Inc	Y	Dryer Inc	Y	DryerUtil
OthApplnces	MICROWV						Furniture Included?
MultiGen							No
Interior	DRYWALL						Oven Desc
Firepl	2/ELECTR,GAS						STOVEG
Firepl Loc	FAMILY						Flooring
House Face	West						OTHER
Exterior	BYARDAC, CVPATIO						Fence
Landscap	DESERT						BF/BLOCK
Heat Sys	CENTRAL						
Cool Sys	CENTRAL						
Utility Info	UNDGRND						
Water Htr:							
ASSOCIATION / CIC INFORMATION							
Assoc/CIC	Y	Assoc Inc	MGMT				
Special AssesstYN	N	Special Assess \$		Special Assess Frec			
Assoc Name	The Estates HOA	CIC Dues	\$180	How Billed	Month	Transfer Fee	Setup Fee
Assoc CIC	Master	Assoc Phn	702-876-6700			Other Fee	
Assoc CIC 3		Assoc 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				SID/LID Ann	
Earn Dep	\$500,000	Ann Tax	\$2,415	Court App	N	Foreclo	N
Finance Consid	CASH, CONV, VA					Repo/REO	N
Lockbox	E	LockboxLocation	Gas meter			NLitig/Typ	N
						Probate YN:	
Ag/Ag	Courtesy Listing.						
Remarks							
AGENT/ OFFICE INFORMATION							
L/Agent	Darin Marques	L/APh	702-803-3527	Email	darin@dmgluxury.com		
	B.0145227	Agt Fax #		AgtOwnshpInt	N	LeaseEnd	
Office	Virtue Real Estate Group	OffcPh	702-803-3527				
Off Add	10100 West Charleston Blvd, Las Vegas	BrokerName	Darin Marques				

Off Mgr	Amber Rush	License #	B.0145227	PhotExcl	VTour Y OwnLic N
Resident	Darin Marques	ResPh	702-485-7755	Occup	VAC
Showing	NOSHOW/SHOWINGTIME, AGNT	GateCode	0000	Power	ON
		Act DOM	2	AuctTyp	
		AuctDt		ListDt	08/20/2024
ContDesc	ComboLB	GateCode2		ExpDt	
		OrigListPrice	\$5,500,000	WD	

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

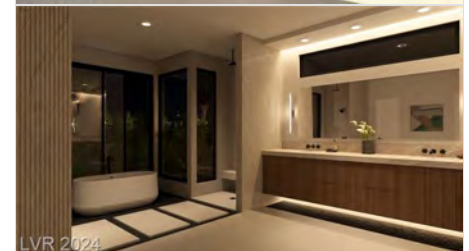
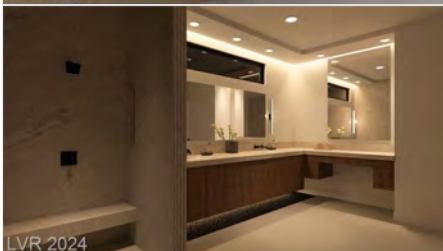
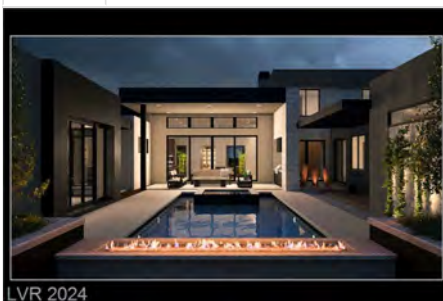
CONTINGENT/PENDING/SOLD INFORMATION:

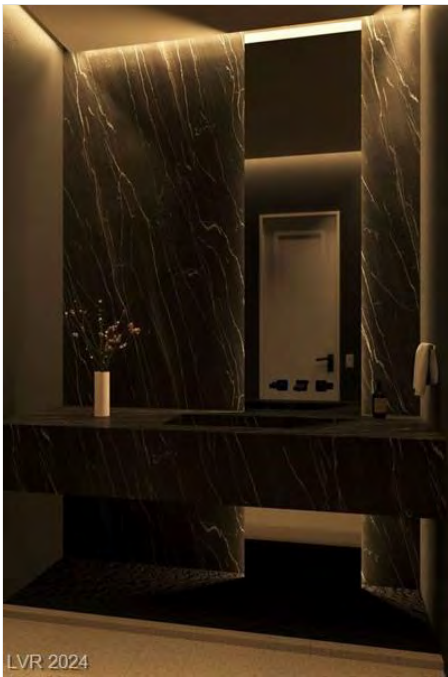
Accept/Date	08/22/2024	EstClo/Date	06/27/2025	DaysListingtoClose	213 days	Orig L. Price	\$5,500,000
Sold Terms	CASH	ActClo/Date	03/21/2025	BuyersAgtPublicID	000610	Sale Price	\$5,506,175
Prop Condition	NEW			Buyer Broker	PRI0	SP/SqFt	\$848
OwnrCarry		Days On Market	2	Broker Office	Priority One Commercial, 4015 S El Capitan Way, Las Vegas 89147		
Addit Auction Sold Terms				Buyer Agt Type		Buyer Agt Lic#:	
BuyerAgentName	Robert J. Hoffman/(702) 497-06			Sale Type	TRADSALE		
	S.0021712			Seller Contribution YN:	No		

Presented by: **Clark County Assessor**

Agent: Admin Asst

Photos





LVR 2024



LVR 2024



LVR 2024



LVR 2024

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		02/09/2026 10:46 AM				
LVR	ML#	2604577	Offc	ISLX	PubID	096090	Status	H	L/Price	\$5,250,000
	Address	4121 /North /Jensen /Street			Unit		StatusUpdate		LP/SqFt	
Building #		Bldr/Manf	Templeto	Model			CondoCnv		Zip	89129
County	CLARK	Parcel#	138-06-401-013			Zoning	SINGLE	Studio	YrBuilt	2021/RE
		T / R / S	20 / 60 / 6					Const Est Start	Const Est End	
Cmnty	LONEMTNW	Subdiv	Lone Mountain Estates				City/Town	Las Vegas	State	NV
Assoc/Comm	Feat Desc	CC&RS, Gated						Gated	Yes	
								AgeRestrict	N	
Elem K-2	GARE	Elem 3-5	GARE	YrRound		Junior	LEAV	Highsch	CENT	Subdiv#
								CensTr	003240	MetroMap
PROPERTY INFORMATION				#Baths	FB	3/4	HB	Tot		
Bldg Desc	1 Story			Prop Desc	2		5	1	8	
Type	DETACHD			Conv						
Roof	FLAT			Unit Desc	#Bedrms	7	#Den/Oth	1	#Loft 1	
Garage	5/1288sqft/ATTACHD, AUTODR			Converted Garage	N Prkng Des			ELECCAR, GARPRIV		
AppxLivArea	7,147	#Acres +/-	1.030	Lot SqFt	44,867	Lot Desc	1 to 5 Acres			Carports 0
ApprxAddLivArea	854	AddLivAreaDesc	Casitas, Guest House	ApprxTotalLivArea	8,001					
Manuf		Length		Width		ConvertRealProp	MH-YrBl			
PvSpa	Yes/INGRD			PvPool	Yes/INGRND, POOLSPA			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 Jensen, Estate is on The Right.									
Public Remarks	Experience luxury living in this modern, custom 2-story home in Lone Mountain Estates. Nestled on over an acre, this home offers 7 bedrooms, 8 bathrooms, and a side-loading 5-car garage. Enter through a private gate to discover a large casita with a kitchenette, a stunning pool and spa with water and fire features, and an expansive desert landscape with artificial turf. The interior boasts a functional layout with modern designer finishes, a chef's kitchen with top-of-the-line stainless steel appliances, and a primary suite featuring a private courtyard, outdoor shower, spa-like bathroom with a soaking tub, and a large walk-in closet with direct laundry access. All guest bedrooms are ensuite for comfort and privacy. Enjoy the media room with a wet bar, a covered outdoor kitchen with a TV and built-in BBQ, and abundant natural light throughout. This Smart home is a rare gem in the prestigious Lone Mountain Estates—don't miss this exceptional opportunity!									
Primary Bedroom	18x18	BBDOWN, CUSTMCLOST, SEPRAT, WICLOS			Primary Bath	13x21	DBLSNK, MAKEUP, SEPSHW, SEPTUB			
2nd Bedroom	15x15	UPSTRS, WICLOS, WBATH			3rd Bedroom	15x15	UPSTRS, WICLOS, WBATH			
4th Bedroom	12x14	DNSTRS, WICLOS, WBATH			5th Bedroom	21x14	DNSTRS, WICLOS, WBATH			
Dining Room	15x16	FAMDIN, FORDIN			Family Room	24x20	2FAMPLUS, DNSTRS, SURSOUND			
Kitchen		BRKBAR, ISLAND, RECESS, MRBCTP, PANTRY			Loft	30x30	2BR			
PBR Down?	Y	Bed Dn	Y	Ba Dn	Y	Ba Dn Desc.	F			
Constrctn	FRMSTUC									
Refrg	Y	Dispos	Y	Dishw	Washer Inc	Y	Dryer Inc	Y	DryerUtil	G
								Location	1STFLR, 2NDFLR, SNKCAB	
OthApplnces	MICROWV, WTCNDL, WINEREF			Furniture Included?	No					
MultiGen										
Interior	ALARMW, FIRESPK			Oven Desc	COKTOPG, DBLOVNE					
Firepl	2/GAS			Flooring	HRDWOOD, PORCLN					
Firepl Loc	FAMILY, MBRBA			Fence	BF/BLOCK, ELCGATE, WRTIRON					
House Face	East			House Views	MOUNTVW			Equest	NONE	
Exterior	BYARDAC, BITOBBQ, COURTYD, CVPATIO, DECK, ROOFDCK, SECUREN									
Landscap	DESERT, BUBDRIP, ROCK									
Heat Sys	2PLUSUNITS, CENTRAL, HIEFFHV, PRGTHR			HtFuel	GAS			Miscel Water	NONE PUBLIC	
Cool Sys	2UNITSPLUS, CENTRAL, HIEFHVA, PRGTHR			CLFuel	ELEC			Grd Mounted	Sewer	PUBLIC
Utility Info	220GAR, CABAVL, UNDGRND			Energy	LOWEWIN			Water Conservation Solar/PV	None	
Water Htr:	Tankless			Battery				KW Size		
ASSOCIATION / CIC INFORMATION										
Assoc/CIC	Y	Assoc Inc	GROUND, MGMT							
Special AssesstYN	N	Special Assess \$								
Assoc Name	Estates@Lone		CIC Dues	\$174	How Billed	Month	Transfer Fee	Setup Fee		
	HOA									
Assc CIC	Master		Assc Phn	702-873-6700			Other Fee			
Assc CIC 3			Assc Phn 3				Other Fee 3	TotCICMon	\$174	
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** Probate YN:
\$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 **All showings are by appointment with 24-hour notice and POF OR PREQUAL prior to scheduling showing is**
Remarks **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** AgtOwnshpInt **Y** LeaseEnd
Office **IS Luxury** OffcPh **702-315-0223**
Off Add **2130 Park Centre Drive #120, Las Vegas 89135** BrokerName **Oana Miller**
Off Mgr **Oana Miller** License # **B.0014872** PhotExcl VTour **Y** OwnLic **N**
Resident **CALL IS** ResPh **702-482-8805** Occup **OWN** Power **ON** AuctTyp ListDt **07/31/2024**
LUXURY
Showing **NOSHOW/AGNT, RESTRICT** 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 Suite C120, Las Vegas 89148
Buyer Agt Type Buyer Agt Lic#:
Addit Auction Sold Terms Sale Type **TRADSALE**
BuyerAgentName **Craig Tann/(702) 514-6634** Seller Contribution YN: **No**
B.0143698

Presented by: **Clark County Assessor**

Agent: Admin Asst

Photos



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

Listing

LVR				Single Family Residential				Ownership		02/09/2026		10:47 AM			
ML#	2651503		Offc	VLRE	PubID	225483	Status	S	L/Price				\$3,400,099		
Address	4377 /Cameron Brook /Court				Unit	StatusUpdate				LP/SqFt				\$689	
Building #			Bldr/Manf	Model		CondoCnv		Zip		89129					
County	CLARK	Parcel#	138-06-711-004		Zoning	SINGLE		Studio	YrBuilt		2024/UC				
	T / R / S		20 / 60 / 6		Const Est Start		Const Est End		02/02/25						
Cmnty	LONEMTN		Subdiv	Jensen & Helena Area 5		City/Town	Las Vegas		State	NV					
Assoc/Comm	Feat Desc		CC&RS, Gated		Gated		Yes		AgeRestrict	N					
Elem K-2	GARE	Elem 3-5	GARE	YrRound	Junior	LEAV	Highsch	CENT	Subdiv#	CensTr	003240				
PROPERTY INFORMATION				#Baths		FB	3/4	HB	Tot						
Bldg Desc	2 Stories		Prop Desc		4		0	2	6						
Type	DETACHD		Conv												
Roof	FLAT		Unit Desc		#Bedrms	4		#Den/Oth	1		#Loft		1		
Garage	4/ATTACHD		Converted Garage		N Prkng Des		OPENPRK								
AppxLivArea	4,933		#Acres +/-	0.440		Lot SqFt	19,166		Lot Desc	1/4 to 1 Acre		Carports		0	
ApprxAddLivArea			AddLivAreaDesc	Length		Width	ApprxTotalLivArea		4,933						
Manuf			ConvertRealProp		MH-YrBI		Pool Size +/-								
PvSpa	Yes		PvPool		Yes/POOLSPA										
			Heated Pool		Yes										
Dir	Dir From W. Helena and N. Fort Apache, head West on Helena, then turn right onto Cameron Brook Ct														
Public Remarks	Turnkey half-acre custom product line by Templeton Development near the base of Lone Mountain, featuring Warm Modern Architecture and Interior Designs to create a soft and cohesive feel throughout the home. Natural stones and tranquil bathrooms evoke a spa-like atmosphere. An extraordinary array of floor-to-ceiling windows, each crafted with high-quality glass, fills the home with natural light, which seamlessly invites the beauty of the outdoor oasis, heated pool/spa, fire pit, and covered BBQ area, while thoughtfully entwining the warm interior designs. Oversized 4-car attached garage, Control 4 smart home technology, Office at main entry, Multi Gen. Suite, heated pool/spa and more custom finishes throughout - a must see!														
Primary Bedroom	18x24	DNSTRS, WICLOS		2nd Bedroom	12x12	CLOSET, DNSTRS									
3rd Bedroom	14x17	CLOSET, DNSTRS		4th Bedroom	14x12	CLOSET, DNSTRS									
Dining Room	9x15	NONE		Kitchen	ISLAND										
Living Room	21x22	NONE		Loft	14x17	KITCHEN									
Media Room	10x14	SURSOUND, UPSTRS													
PBR Down?	Y	Bed Dn	Y	Ba Dn	Y	Ba Dn Desc.									
Constrctn	Refrg		Y	Dispos	Y	Dishw	Y	Washer Inc	N	Dryer Inc	N	DryerUtil	E	Location	ROOM
OthApplnces	MICROWV		Furniture Included?		No										
MultiGen	Interior		ALARMW, DRYWALL		Oven Desc	DBLOVNG, STOVEG									
Firepl	1/ELECTR		Flooring	OTHER											
Firepl Loc	GREATRM		Fence	BF/BLOCK											
House Face	East, South		House Views	CITYVW, MOUNTVW		Equest	NONE								
Exterior	BYARDAC, CVPATIO		HtFuel	GAS		Miscel	NONE								
Landscap	DESERT		CLFuel	ELEC		Water	PUBLIC								
Heat Sys	2PLUSUNITS, CENTRAL		Grd Mounted			Sewer	PUBLIC								
Cool Sys	2UNITSPLUS, CENTRAL		Utility Info	UNDGRND		Water Htr:	None								
ASSOCIATION / CIC INFORMATION															
Assoc/CIC	Y		Assoc Inc	MGMT											
Special AssesstYN	N		Special Assess \$	Special Assess Frec											
Assoc Name	The Estates at Lone		CIC Dues	\$174		How Billed	Month		Transfer Fee	Setup Fee					
Assc CIC	Master		Assc Phn	702-873-6700		Other Fee									
Assoc Name 2	The Estates at Lone		CIC Due 2	\$44		HowBilled2	Month		TransferFee2	SetupFee2					
Assc CIC 3			Assc Phn 3			Other Fee 3		TotCICMon		\$218					
VOW/FINANCIAL/LISTING OFFICE INFORMATION															
Internet	Y		Public Address	Y		AVM	Y		Commentary	Y					
SID/LID?	N		SID/LID			SID/LID Ann									
Earn Dep	Ann Tax		Court App	Short Sale		Foreclo	N		Repo/REO	N		Litig/Typ	N		Probate YN:
\$330,000	\$17,340		N	N		FIRPTA?	N		NOD	Rent	Poss	COE			
Finance Consid	CASH, CONV, VA		TempOffMktStatus		T Status Date										
Lockbox	N		LockboxLocation												
Ag/Ag	**SCHEDULE ALL SHOWING REQUEST via SHOWINGTIME - IF YOU HAVE ANY QUESTIONS REGARDING														
Remarks	THIS PROPERTY PLEASE CALL OR TEXT SUSAN MARQUES 702-816-1002. Or, DARIN MARQUES AT 702-485-														

AGENT/ OFFICE INFORMATION

L/Agent **Darin Marques** L/Aph **702-803-3527** Email **darin@dmgluxury.com**
B.0145227 Agt Fax # AgtOwnshpInt **N** LeaseEnd
Office **Virtue Real Estate Group** OffcPh **702-803-3527**
Off Add **10100 West Charleston Blvd, Las Vegas 89135** BrokerName **Darin Marques**
Off Mgr **Amber Rush** License # **B.0145227** PhotExcl VTour **Y** OwnLic **N**

Resident **Darin** ResPh **702-803-3527** Occup **OWN** Power **ON** AuctTyp ListDt **01/31/2025**
Marques
Showing **APPTMT/SHOWINGTIME,** GateCode **0000** Act DOM **164** AuctDt ExpDt
AGNT
ContDesc ComboLB GateCode2 OrigListPrice **\$3,400,100** WD

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

CONTINGENT/PENDING/SOLD INFORMATION:

Accept/Date **07/11/2025** EstClo/Date **08/10/2025** DaysListingtoClose **188 days** Orig L.Price **\$3,400,100**
Sold Terms **CONV** ActClo/Date **08/07/2025** BuyersAgtPublicID **251037** Sale Price **\$3,400,100**
Prop Condition **NEW** Buyer Broker **NERI** SP/SqFt **\$689**
OwnrCarry Days On Market **164** Broker Office **eXp Realty, 10845 Griffith Peak Dr. #2, Las Vegas 89135**
Buyer Agt Type Buyer Agt Lic#:
Addit Auction Sold Terms Sale Type **TRADSALE**
BuyerAgentName **Joshua Melnick/(702) 439-0549** Seller Contribution YN: **Yes**
S.0196154

Presented by: **Clark County Assessor**

Agent: Admin Asst

Photos

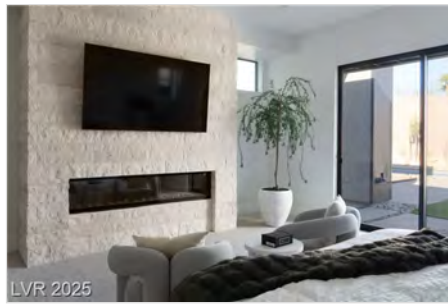




LVR 2025



LVR 2025



LVR 2025



LVR 2025



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LVR 2025



LVR 2025



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	02/09/2026 10:48 AM						
ML#	2707048	Offc	SVRE	PubID	215973	Status	S	L/Price	\$5,450,000				
Address	7815 /West /La Madre /Way			Unit		StatusUpdate		NOOFFERS	LP/SqFt				
Building #		Bldr/Manf	Custom	Model		CondoCnv	N	Zip	89149				
County	CLARK	Parcel#	125-33-802-002		Zoning	SINGLE	Studio	N	YrBuilt	2018/RE			
		T / R / S	19 / 60 / 33				Const Est Start		Const Est End				
Cmnty	NONE	Subdiv	None				City/Town	Las Vegas	State	NV			
Assoc/Comm Feat Desc			None						Gated	Yes			
									AgeRestrict	N			
Elem K-2	DESK	Elem 3-5	DESK	YrRound		Junior	LEAV	Highsch	CENT	Subdiv#	CensTr	003204	MetroMap
PROPERTY INFORMATION					#Baths	FB	3/4	HB	Tot				
Bldg Desc	2 Stories		Prop Desc	CASITA, CUSTOM		6	1	2	9				
Type	DETACHED		Conv	N									
Roof	PITCHED, TILE		Unit Desc	,2 Level		#Bedrms	5	#Den/Oth	2	#Loft	1		
Garage	14/988sqft/ATTACHD, AUTODR, CABINET, ENTRYHS, EPXFLR, FINISHD, GARCOOL, WORKSHOP					Converted Garage	N	Prkng Des	GARPRIV				
RV Parking	Other					RV Parking Dim.							
AppxLivArea	8,443	#Acres +/-	0.920	Lot SqFt	40,075	Lot Desc	1/4 to 1 Acre		Carports		0		
ApprxAddLivArea	814	AddLivAreaDesc	Casitas, Guest House		ApprxTotalLivArea	9,257							
Manuf	No	Length		Width		ConvertRealProp	No	MH-YrBl					
PvSpa	Yes/INGRD, WTRFAL			PvPool	Yes/GASHTD, HEATED, INGRM			Pool Size +/-					
				Heated Pool	Yes								
Dir	From Durango Drive and Lone Mountain, go East on Lone Mountain, North on Conough Lane. Property is on the Corner of Conough and La Madre.												
Public Remarks	This custom luxury estate redefines modern living. Sparing no expense to detail. Designed with only the finest materials & finishes, The Grand foyer features a cascading waterfall, 20+ foot ceiling, floating stairs, art coves & modern chandelier. Scavolini, Poliform, Wolf, Viking, Subzero, automated shades, Crestron technology throughout. The open floor plan includes a sleek chef's kitchen, collapsible glass doors for seamless in/outdoor living, entertainer's family room w/wet bar & state-of-the-art sound system. The lavish primary suite offers pool access, a spa-inspired bathroom, fashion boutique-style closets. The detached casita features a full kitchen, laundry & spa shower. Resort style back Yard: Sun Deck, zero entry Pentair pool, fire pit, Pavilion, Alfresco outdoor Kitchen, Italian pizza oven, theater, surround sound bathroom & Shower. 14 car enthusiast's dream garage including 2 hydraulic lifts, compressor, Temp controlled, a cigar lounge, wine bar, laundry & bathroom.												
Primary Bedroom	48x28	CUSTMCLOST, DNSTRS, DRESRM, SEPRAT, WICLOS			Primary Bath	DBLSNK, MAKEUP, SEPSHW, SEPTUB							
2nd Bedroom	26x38	CLOSET, UPSTRS, WICLOS, WBATH			3rd Bedroom	30x23	UPSTRS, WICLOS, WBATH						
4th Bedroom	22x36	UPSTRS, WICLOS			5th Bedroom	32x26	DNSTRS, WICLOS, WBATH						
Den	18x16	BLTINS			Dining Room	22x36	LIVDIN						
Kitchen		NOOK, CUSCAB, GRNCTP, ISLAND, MRBCTP, STAINSTEELAPPLI, CATVLT			Loft	30x23	OTHER						
Great Room	46x56	DNSTRS, CATVLT, WETBAR											
PBR Down?	Y	Bed Dn	Y	Ba Dn	Y	Ba Dn Desc.	F						
Constrctn	FRMSTUC												
Refrg	Y	Dispos	Y	Dishw	Y	Washer Inc	Y	Dryer Inc	Y	DryerUtil	G	Location	1STFLR, 2NDFLR, ROOM, SNKCAB
OthApplInces	MICROWV, WTCNDO, WTRFILT, WINEREF					Furniture Included?	Yes						
MultiGen	Bathroom, Bedroom, Kitchenette, Laundry, Separate Entry												
Interior	ALARMO, WNDWPRT												
Firepl	4/GAS					Oven Desc	CONVECTN, COKTOPG, DBLOVNG						
Firepl Loc	GREATRM					Flooring	MARBLE						
House Face	North					Fence	F/BLOCK, ELCGATE, STUCCO						
House Views	MOUNTVW					Equest	NONE						
Exterior	BYARDAC, BALCONY, BITOBBQ, CVPATIO, PATIO												
Landscap	DESERT, MATURE, ROCK, SHRUBS, SYNGRS												
Heat Sys	2PLUSUNITS, CENTRAL			HtFuel	GAS	Miscel	NONE						
Cool Sys	2UNITSPLUS, CENTRAL			CLFuel	ELEC	Water	PUBLIC						
						Grd Mounted	Sewer	SEPIN					
							Water Conservation						
Utility Info	CABAVL, CABWIRE			Energy	DUALPNE, LOWEWIN		Solar/PV	Owned - 03/31/20					
							Ann Esc	\$					
	Additional Water Heaters, Gas, Multi-Tank, Strapped, Tankless												
Water Htr:				Battery						KW Size			
ASSOCIATION / CIC INFORMATION													
Assoc/CIC	N		Assoc Inc										
Special AssesstYN	N		Special Assess \$										
Assc CIC			Assc Phn										
				Special Assess Frec									

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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 **U** Probate YN: **No**
\$200,000 **\$25,946** **N** **N**
 Finance Consid **CASH, CONV, OWC** FIRPTA? **N** NOD Rent Poss **COE**
 Lockbox **N** LockboxLocation TempOffMktStatus T Status Date

Ag/Ag **Please Call or Text Listing Agent Richard Emanuele with any Questions and or for an Appointment to Show,**
 Remarks **702-506-4090. Proof of Funds or Pre-Approval Letter and 24-Hour Notice Required for All Showings, Please**
e-mail to TeamEmanuele@gmail.com. Buyer's Agent to Verify All Information. Seller Prefers Fidelity
National Title, Tracy Spigener, 702-877-3003, tspigener@fnf.com as Title Work has Already Commenced.
Thank You for Showing a Team Emanuele Property!!!

AGENT/ OFFICE INFORMATION

L/Agent **Richard H. Emanuele** L/Aph **(702) 506-4090** Email **teamemanuele@gmail.com**
S.0070477 Agt Fax # **702-685-3600** AgtOwnshpInt **N** LeaseEnd
 Office **Simply Vegas** OffcPh **702-685-3000**
 Off Add **3042 S Durango Drive, Las Vegas 89117** BrokerName **Gavin Erntone**
 Off Mgr **Melissa J. Croysdill** License # **B.1000642** PhotExcl VTour **Y** OwnLic **N**
 TeamContact **Richard** ID **215973** TeamContPh **702-506-4090** TeamEmail **TeamEmanuele@gmail.com**
 Resident **Richard** ResPh **702-506-4090** Occup **VAC** Power **ON** AuctTyp ListDt **08/11/2025**
 Showing **APPTMT/AGNT, RESTRCT** GateCode **Agent** Act DOM **15** AuctDt ExpDt
 ContDesc CombolB GateCode2 OrigListPrice **\$5,450,000** WD

Energy-Efficient/GREEN Information:

Green Building Certification **No**Green Features **Solar Electricity**

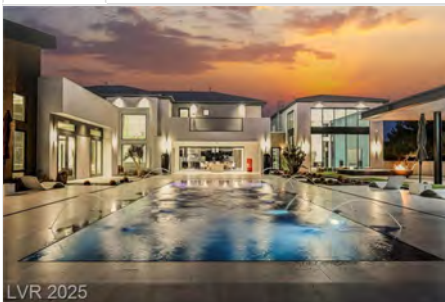
Smart Water Program

CONTINGENT/PENDING/SOLD INFORMATION:

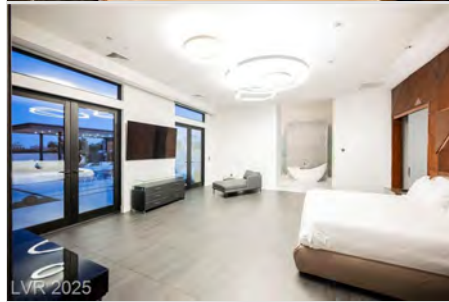
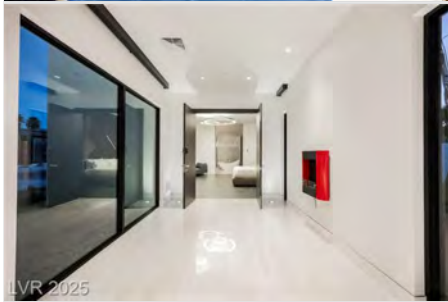
Accept/Date **08/23/2025** EstClo/Date **10/13/2025** DaysListingtoClose **63 days** Orig L.Price **\$5,450,000**
 Sold Terms **CONV** ActClo/Date **10/13/2025** BuyersAgtPublicID **252696** Sale Price **\$5,200,000**
 Prop Condition **EXCL** Buyer Broker **FATH02** SP/SqFt
 OwnrCarry Days On Market **15** Broker Office **Fathom Realty, 9190 Double Diamond**
Ste.112, Reno 89521
 Buyer Agt Type Buyer Agt Lic#: **S.0178643**
 Addit Auction Sold Terms Sale Type **TRADSALE**
 BuyerAgentName **Ann M. Delfin/(775) 354-5937** Seller Contribution YN: **Yes**
S.0178643

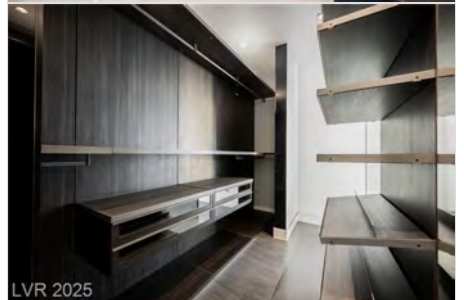
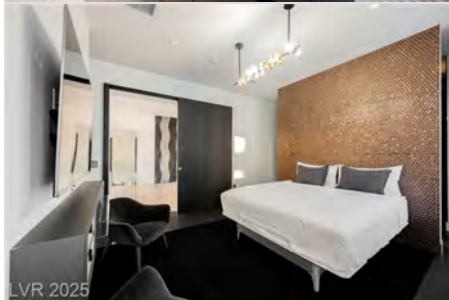
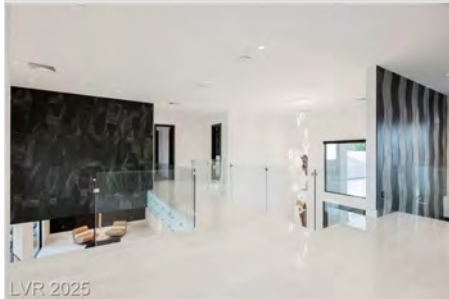
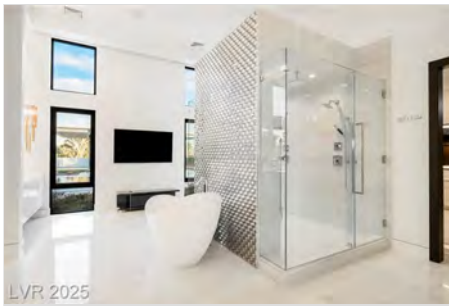
Presented by: **Clark County Assessor**

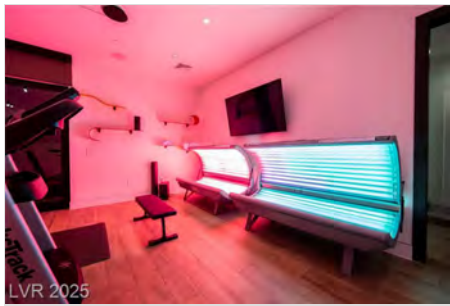
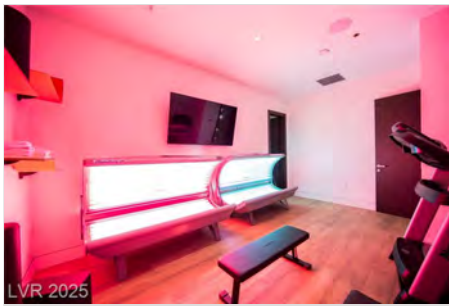
Agent: Admin Asst

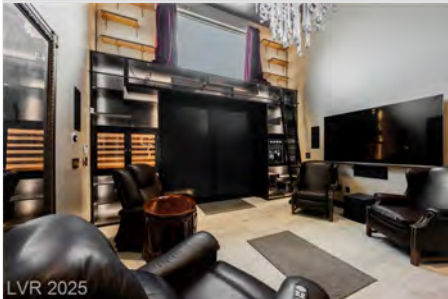
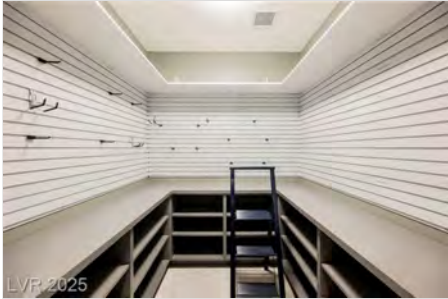
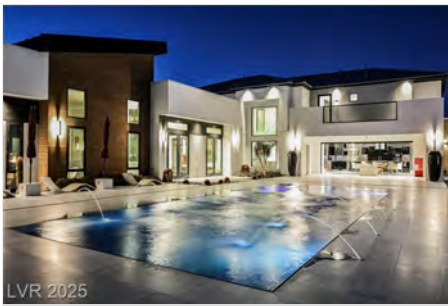
Photos













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

360 Property View

Listing

Recent: 01/31/2026 : HIST : S->H

LVR				Single Family Residential				Ownership				02/09/2026 10:49 AM																								
ML#	2644479			Offc	VLRE	PubID	225483			Status	H			L/Price	\$3,388,888																					
Address	4390 /Conough /Lane					Unit				StatusUpdate				LP/SqFt																						
Building #				Bldr/Manf	Rocas 1	Model				CondoCnv				Zip	89129																					
County	CLARK			Parcel#	138-04-703-009			Zoning	SINGLE			Studio				YrBuilt	2024/RE																			
				T / R / S	20 / 60 / 4							Const Est Start				Const Est End																				
Cmnty	NONE			Subdiv	None							City/Town	Las Vegas			State	NV																			
Assoc/Comm Feat Desc				None												Gated	No																			
																AgeRestrict	N																			
Elem K-2	DESK			Elem 3-5	DESK			YrRound				Junior	LEAV			Highsch	CENT																			
												Subdiv#				CensTr	003208																			
																MetroMap																				
PROPERTY INFORMATION																#Baths	FB	3/4	HB	Tot																
Bldg Desc	2 Stories				Prop Desc								1				3	1	5																	
Type	DETACHD				Conv																															
Roof	TILE								Unit Desc				#Bedrms 4				#Den/Oth3				#Loft 1															
Garage	5/2000sqft/ATTACHD, AUTODR, GARCOOL								RV Parking				Converted Garage				N Prkng Des				GARPRIV															
RV Parking	Garage								RV Parking Dim.				41x18x21																							
AppxLivArea	5,993				#Acres +/-0.480				Lot SqFt 20,909				Lot Desc 1/4 to 1 Acre								Carports 0															
ApprxAddLivArea	288				AddLivAreaDesc				Conversion/Additional				ApprxTotalLivArea				6,281																			
Manuf					Length				Width				ConvertRealProp				MH-YrBl																			
PvSpa	Yes								PvPool				Yes/SALTSAL				Pool Size +/-																			
									Heated Pool				Yes																							
Dir	FROM BUFFALO - W ON CRAIG - APPRX 1/8 MILE DOWN ON SOUTH SIDE. LOTS ARE ACCESSED OFF OF CONOUGH.																																			
Public Remarks	Experience true luxury in this Spanish Modern estate in Northwest Las Vegas, privately gated and designed for single-story living. With 14-foot coffered ceilings and a warm, neutral color palette, the space exudes timeless elegance. Expansive windows and sliding doors flood the interior with natural light, seamlessly blending the indoor and outdoor spaces. The lush outdoor retreat, accessible from both the primary suite and the prep kitchen, features an inviting outdoor kitchen, perfect for entertaining or relaxing. The great room, with its striking 72-inch fireplace, is ideal for entertaining, while the gourmet kitchen boasts a spacious island, custom cabinetry, and JennAir Noir appliances. The primary suite offers a serene escape with a cozy sitting area, beverage station, and direct patio access. Its spa-inspired ensuite features a soaking tub, steam shower, and dual vanities. A 700-square-foot loft adds extra versatility, and the 1,400-square-foot RV garage ensures ultimate convenience.																																			
Primary Bedroom	22x18		BBDOWN, CUSTMCLOST, SEPRAT				Primary Bath				STEAM																									
2nd Bedroom	17x13		CUSTMCLOST, DNSTRS, WBATH				3rd Bedroom				17x13		CUSTMCLOST, DNSTRS, WBATH																							
4th Bedroom	19x15		CUSTMCLOST, DNSTRS, WBATH				Kitchen				BRKBAR, ISLAND, QUARTZ, STAINSTEELAPPLI, TILE, WALKPAN																									
PBR Down?	Y		Bed Dn		Y		Ba Dn		Y		Ba Dn Desc.		F																							
Constrctn	FRMSTUC																																			
Refrg	Y		Dispos		Y		Dishw		Y		Washer Inc		Y		Dryer Inc		Y		DryerUtil	G		Location		1STFLR, AREA, SNKCAB												
OthApplInces	NONE																																			
MultiGen																																				
Interior	NONE																																			
Firepl	0																																			
Firepl Loc																																				
House Face	West				House Views				NONE				Equest				NONE																			
Exterior	BYARDAC, BALCONY, BBQSTUB, COURTYD, CVPATIO, PRIVYRD																																			
Landscap	DESERT, BUDDRIP, MATURE, SYNGRS																																			
Heat Sys	CENTRAL, PRGTHR																																			
Cool Sys	CENTRAL																																			
Utility Info	UNDGRND																																			
Water Htr	Tankless																																			
	Energy																			NONE		Battery														
ASSOCIATION / CIC INFORMATION																																				
Assoc/CIC	N			Assoc Inc						Special Assess			Frec			Other Fee																				
Special AssesstYN	N			Special Assess \$						Special Assess Frec						Other Fee																				
Assc CIC				Assc Phn												Other Fee																				
Assc CIC 3				Assc Phn 3												Other Fee 3						TotCICMon \$0														
VOW/FINANCIAL/LISTING OFFICE INFORMATION																																				
Internet	Y			Public Address			Y			AVM			Y			Commentary			Y																	
SID/LID?	N			SID/LID												SID/LID Ann																				
Earn Dep				Ann Tax			\$766			Court App			Short Sale			Foreclo			N			Repo/REO			NLitig/Typ			U			Probate YN:					
	\$100,000									N			N																							
Finance Consid	CASH, CONV															FIRPTA?			N			NOD			Rent			SBE			26-108			Pg 47		
Lockbox	N			LockboxLocation												TempOffMktStatus									Status			Date								

Ag/Ag Remarks **SCHEDULE ALL SHOWING REQUEST via SHOWINGTIME, 1 HR NOTICE REQUIRED. If you have any questions regarding this property, please call or text Darin Marques at C: (702)485-7755 O: (702) 803-3527 or Susan Marques at (702)816-1002. Please consider First American Title with Tara Visnic -(702) 670-4930. Buyer and Buyer's agent responsible for verifying all information, including room dimensions, schools, HOA, etc. Submit all offers with Pre approval/POF to darin@dmgluxury.com. ** NOT INCLUDED IN THE ASSESSOR'S TAX RECORDS OF 5,993 SQ. FT. IS AN ADDITIONAL 288 SQ. FT. FULLY FINISHED & CONDITIONED MECHANICAL/STORAGE ROOM FOR TRUE LIVABLE SIZE OF 6,281 SQ. FT. PLEASE ALSO NOTE THAT THE 2,100 SQ. FT. OF RV GARAGE & LOFT SPACE IS CONDITIONED WITH A 4-UNIT MINI-SPLIT HVAC SYSTEM. ****

AGENT/ OFFICE INFORMATION

L/Agent **Darin Marques** L/Aph **702-803-3527** Email **darin@dmgluxury.com**
B.0145227 Agt Fax # AgtOwnshpInt **N** LeaseEnd
Office **Virtue Real Estate Group** OffcPh **702-803-3527**
Off Add **10100 West Charleston Blvd, Las Vegas 89135** BrokerName **Darin Marques**
Off Mgr **Amber Rush** License # **B.0145227** PhotExcl VTour **Y** OwnLic **Y**
TeamContact **Susan Marques** TeamContPh **702-816-1002** TeamEmail **susan@virtuelre.com**

Resident **Owner** ResPh **702-485-7755** Occup **OWN** Power **ON** AuctTyp ListDt **01/09/2025**
Showing **SHOWTMO/SHOWINGTIME,** GateCode Act DOM **6** AuctDt ExpDt
VCNT, RESTRICT
ContDesc CombOLB GateCode2 OrigListPrice **\$3,388,888** WD

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

CONTINGENT/PENDING/ SOLD INFORMATION:

Accept/Date **01/14/2025** EstClo/Date **01/31/2025** DaysListingtoClose **22 days** Orig L.Price **\$3,388,888**
Sold Terms **CASH** ActClo/Date **01/31/2025** BuyersAgtPublicID **228885** Sale Price **\$3,269,000**
Prop Condition **NEW** Buyer Broker **SYNS** SP/SqFt
OwnrCarry Days On Market **6** Broker Office **[Las Vegas Sotheby's Int'l, 8548 Rozita Lee Ave #100, Las Vegas 89113](#)**
Buyer Agt Type Buyer Agt Lic#: **B.0143566**
Addit Auction Sold Terms Sale Type **NEW**
BuyerAgentName **[Randall J. Char/\(702\) 544-0384](#)** Seller Contribution YN: **No**
BS.0143566

Presented by: **Clark County Assessor**

Agent: Admin Asst

Photos

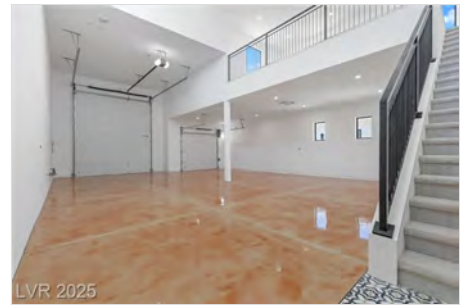




LVR 2025



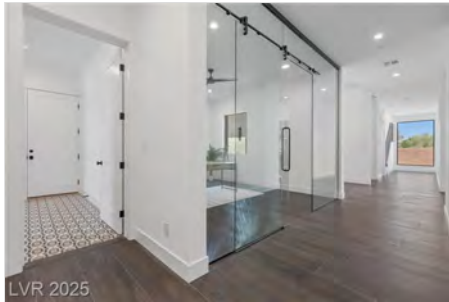
LVR 2025



LVR 2025



LVR 2025



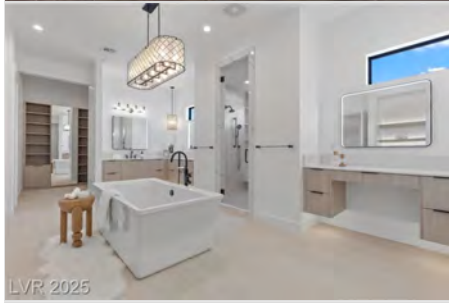
LVR 2025



LVR 2025



LVR 2025



LVR 2025



LVR 2025



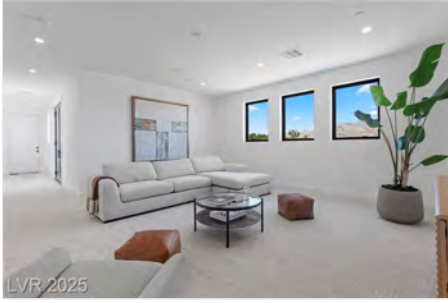
LVR 2025



LVR 2025



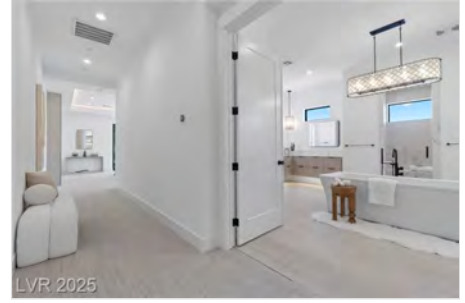
LVR 2025



LVR 2025



LVR 2025



LVR 2025



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

CASE 828 PHOTO ADDENDUM 2026/2027

Parcel:	138-06-415-002
Owner:	TRIPLE A NEVADA TRUST CHADHA AMARPREET SINGH & JASMEET KAUR TRS



Photo 1
subject

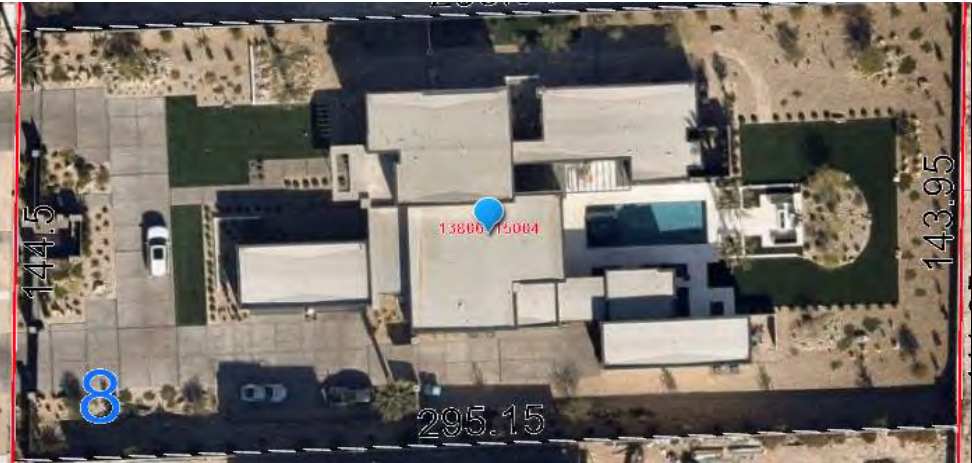


Photo 2
comp 1

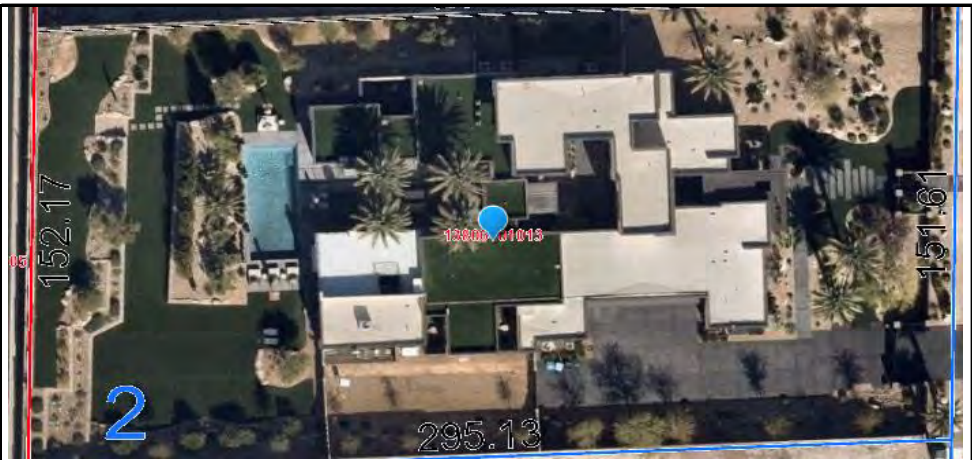
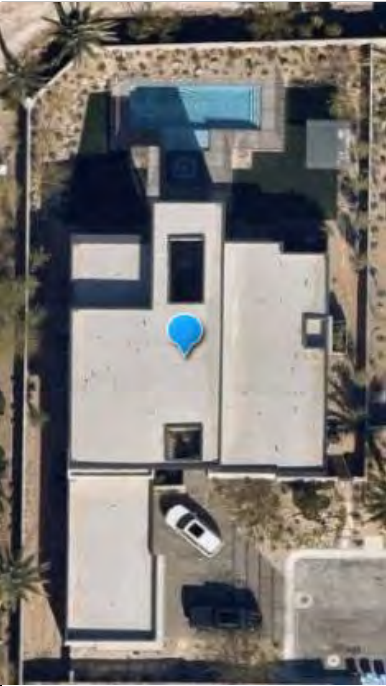


Photo 3
comp 2

CASE 828 PHOTO ADDENDUM 2026/2027

Parcel:	138-06-415-002
Owner:	TRIPLE A NEVADA TRUST CHADHA AMARPREET SINGH & JASMEET KAUR TRS



Insert Photo
Crop to ~ 3.5 h X 4.67 w
the Picture Number in column F'
next to any box not used

Photo 4
comp 3



Insert Photo
Crop to ~ 3.5 h X 4.67 w
the Picture Number in column F'
next to any box not used

Photo 5
comp 4



Photo 6
comp 5

CASE 828 PHOTO ADDENDUM 2026/2027

Parcel:	138-06-415-002
Owner:	TRIPLE A NEVADA TRUST CHADHA AMARPREET SINGH & JASMEET KAUR TRS

SBE 26-108 Pg 54

OWNER(S)/MAIL TO					SITUS					138-06-415-002					Printed: 2/9/2026				
TRIPLE A NEVADA TRUST CHADHA AMARPREET SINGH & JASMEET KAUR TRS 4180 N JENSEN ST LAS VEGAS NV, 89129 NV					4180 N JENSEN ST CLARK COUNTY										Page: 2 of 2				
					PARCEL STATUS		A Active - Locally Assessed Parcel												
					NEIGHBORHOOD		1234.72 Northwest Lone Mountain Ests												
					PRIMARY USE		20.110 Single Family Residential												
BUILDING(S)					1 of 1										2026/27				
BUILDING 1 OF 1					SECTION 1 OF 1										BUILDING VALUE SUMMARY				
TYPE					BUILDING STYLE					QUALITY									
RES					02 Two Story					72 Exceptional/ Fair									
AYB					EYB					% COMP					% DEPR				
2021					2022					100%					6.0				
BUILDING CHARACTERISTICS																			
BASIC BUILDING FEATURES																			
CAT					TYPE					AREA					%				
SFL					Concrete Slab										100.00%				
EW					Frame-Stucco										75.00%				
RC					Concrete Tile										100.00%				
HT					Forced Air										100.00%				
AC					Central Cooling										100.00%				
EW					Frame-Brick Veneer										25.00%				
FLOORING															\$0				
CAT					TYPE					AREA					%				
RIF					None										100%				
ROOMS/BATHROOMS																			
CAT					TYPE					UNITS					FAC				
RM1					Bedrooms					6.00					1.00				
RM2					Family/Den/Other					3.00					1.00				
RM3					Frml Dining Room					1.00					1.00				
RM4					Total Rooms					12.00					1.00				
RM5					Full Baths					6.00					1.00				
RM6					Half Baths					1.00					1.00				
FIX					Plumb Fxt					34.00					2.00				
BUILT-INS/FIREPLACES																			
CAT					TYPE					UNITS					FAC				
AP1					Built Ins					2					2.00				
AP2					Built-in Refrigerator/Extra/Each					2					2.00				
AP4					Dishwasher Extra					2					2.00				
AP5					Bi Microwave					3					2.00				
FPH					Fireplace (H-Rank)					3					2.00				
ADDITIONAL BUILDING FEATURES																			
CAT					TYPE					UNITS					FAC				
WH					Wall Height (RES)					12					1.00				
FSPK					Fire Sprinklers/Square Feet					10,670					1.00				
X80					Wine Vault/Each					1					2.00				
X35					Home Auto System HV					1					2.00				
X05					Bar Cooler					5					1.00				
GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS																			
CAT					DESCRIPTION					UNITS					UNIT ADJ.				
PD1					PtoDkAggr					371					404				

OWNER(S)/MAIL TO					SITUS					138-06-415-004					Printed: 2/9/2026																				
T C FAMILY TRUST COLLINS TRISTAN TAYLOR TRS 4140 N JENSEN ST LAS VEGAS NV, 89129 NV					4140 N JENSEN ST CLARK COUNTY										Page: 3 of 3																				
					PARCEL STATUS		A Active - Locally Assessed Parcel																												
					NEIGHBORHOOD		1234.72 Northwest Lone Mountain Ests																												
					PRIMARY USE		20.110 Single Family Residential																												
BUILDING(S)					1 of 1										2026/27																				
TYPE		BUILDING STYLE		QUALITY		BUILDING 1 OF 1					SECTION 2 OF 2					BUILDING VALUE SUMMARY																			
RES		18 Garage		72 Exceptional/ Fair		Subareas										BASIC BUILDING SQ. FT. ADJUSTMENTS LUMP SUM ADJUSTMENTS BASEMENT PORCHES GARAGES/CARPORTS BUILDING RCN DEPRECIATION POOL/SPA/DECK OTHER EXTRA FEATURES TOTAL RCNLD 57,517 57,517 863 56,654 IMPROVEMENT FACTOR MULTIPLE ADJUSTMENT VERRIDE IMP. VALUE CONDO COST SQ FT NTV PUD/COMMON AREA BUILDING AREAS HEATED AREA HEATED AREA W/FIN BSMT ADJ RATE																			
AYB		EYB		% COMP		% DEPR		BL/SE		CODE		DESCRIPTION		AYB							EYB		HTD AREA		SQ. FT.		\$/SQ. FT.		RCN						
2025		2025		100%		1.5		1-2		GAT		Att Garage - Tile Roof		2025		2025				704		81.70		57,517											
BUILDING CHARACTERISTICS																																			
BASIC BUILDING FEATURES																																			
CAT		TYPE		AREA		%		SF ADJ.																											
EW		Frame-Stucco				100.00%																													
FLOORING																																			
CAT		TYPE		AREA		%		SF ADJ.																											
ROOMS/BATHROOMS					\$0					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS																									
CAT		TYPE		UNITS		FAC		UNIT ADJ.		CAT		DESCRIPTION		UNITS		UNIT ADJ.		CAT		DESCRIPTION		UNITS		UNIT ADJ.											
BUILT-INS/FIREPLACES										EXTRA FEATURES																									
CAT		TYPE		UNITS		FAC		UNIT ADJ.		CODE		DESCRIPTION		GRD		QTY		UNITS		UNIT PRICE		FAC		ADJ. UNIT		AYB		EYB		\$0		\$0			
ADDITIONAL BUILDING FEATURES																																			
CAT		TYPE		UNITS		FAC		UNIT ADJ.																											
WH		Wall Height (RES)		15		1.00																													

SBE 26-108 Pg 59

OWNER(S)/MAIL TO						SITUS						138-06-401-013						Printed: 2/9/2026																											
W H C ENTERPRISES L L C 12900 STROH RANCH PL STE 125-G PARKER CO, 80134 CO						4121 N JENSEN ST CLARK COUNTY												Page: 2 of 2																											
						PARCEL STATUS			A Active - Locally Assessed Parcel																																				
						NEIGHBORHOOD			1234.72 Northwest Lone Mountain Ests																																				
						PRIMARY USE			20.110 Single Family Residential																																				
						BUILDING(S)			1 of 1																																				
BUILDING 1 OF 1						SECTION 1 OF 1						BUILDING VALUE SUMMARY																																	
TYPE						BUILDING STYLE						QUALITY						Subareas																											
RES						01 One Story						72 Exceptional/ Fair						BASIC BUILDING						2,664,902																					
AYB		EYB		% COMP		% DEPR								BL/SE		CODE		DESCRIPTION		AYB		EYB		HTD AREA		SQ. FT.		\$/SQ. FT.		RCN		SQ. FT. ADJUSTMENTS		-111,136											
2021		2022		100%		6.0								1-1		STG		Storage - Extra Feature		2021		2022				25				LUMP SUM ADJUSTMENTS		730,615													
BUILDING CHARACTERISTICS												1-1		GL2		Resid Level 2		2021		2022				1,564		1,564		372.87		583,169		BASEMENT		90,353											
BASIC BUILDING FEATURES						-\$111,136						1-1		STG		Storage - Extra Feature		2021		2022				22						PORCHES		109,152													
CAT		TYPE				AREA		%		SF ADJ.		1-1		BCA		Balcony Conc		2021		2022				631		75.61		47,710		GARAGES/CARPORTS		90,353													
SFL		Concrete Slab						100.00%		-83,263		1-1		PD9		Patio Deck Tile		2021		2022				150		16.16		2,424		BUILDING RCN		3,483,886													
EW		Frame-Stucco						50.00%				1-1		PD9		Patio Deck Tile		2021		2022				2,035		16.16		32,886		DEPRECIATION		209,033													
RC		Elastomeric (Rubber)						100.00%		-27,873		1-1		PTA		Patio Tile Roof		2021		2022				347		74.22		25,754		POOL/SPA/DECK		210,221													
HT		Forced Air						100.00%				1-1		STG		Storage - Extra Feature		2021		2022				20						OTHER EXTRA FEATURES		305,157													
AC		Central Cooling						100.00%				1-1		PD7		Patio Deck Stone		2021		2022						18.10				TOTAL RCNLD		3,790,231													
EW		Frame-Brick Veneer						50.00%				1-1		GL1		Resid Level 1		2021		2022				5,583		5,583		372.87		2,081,733		IMPROVEMENT FACTOR													
FLOORING						\$0						1-1		CAS		Casita - Extra Feature		2021		2022				854						MULTIPLE ADJUSTMENT															
CAT		TYPE				AREA		%		SF ADJ.		1-1		GAT		Att Garage - Tile Roof		2021		2022				1,288		70.15		90,353		OVERRIDE IMP. VALUE															
RIF		None						100%				1-1		STG		Storage - Extra Feature		2021		2022				21						CONDO COST SQ FT															
																								NTV PUD/Common Area																					
																								BUILDING AREAS																					
																								HEATED AREA						7,147															
																								HEATED AREA W/FIN BSMT						7,147															
																								ADJ RATE																					
ROOMS/BATHROOMS						\$216,288						GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS												BUILDING NOTES																					
CAT		TYPE				UNITS		FAC		UNIT ADJ.		CAT		DESCRIPTION				UNITS		UNIT ADJ.		CAT		DESCRIPTION				UNITS		UNIT ADJ.															
RM1		Bedrooms				6.00		1.00				PD1		PtoDkAggr				347		378																									
RM2		Family/Den/Other				2.00		1.00																																					
RM3		Frml Dining Room				1.00		1.00																																					
RM4		Total Rooms				11.00		1.00																																					
RM5		Full Baths				6.00		1.00																																					
RM6		Half Baths				1.00		1.00																																					
FIX		Plumb Fxt				38.00		2.00		216,288																																			
BUILT-INS/FIREPLACES						\$316,496						EXTRA FEATURES												\$548,275								\$515,378													
CAT		TYPE				UNITS		FAC		UNIT ADJ.		CODE		DESCRIPTION				GRD		QTY		UNITS		UNIT PRICE		FAC		ADJ. UNIT		AYB		EYB		RCN		DEPR%		RCNLD		NOTES					
AP1		Built Ins				1		2.00		84,724		RY17		Casita/Square Feet						1		854.00		\$151.74		1.50		227.61		2021		2022		194,379		6.0		182,716							
AP2		Built-in Refrigerator/Extra/Each				2		2.00		49,832		RSTG		Storage Square Feet						1		110.00		\$22.00		1.50		33.00		2021		2022		3,630		6.0		3,412							
AP4		Dishwasher Extra				1		2.00		1,598		RFN3		Fence Large - 1/2 Acre Custom						1		1.00		\$30,046.42		2.00		60,092.84		2021		2022		60,093		6.0		56,487		FACTORED U					
AP5		Bi Microwave				2		2.00		8,988		RPV1		Paving - Aggregate						1		4,200.00		\$7.50		1.00		7.50		2021		2022		31,500		6.0		29,610							
FPH		Fireplace (H-Rank)				3		2.00		171,354		RPV1		Paving - Aggregate						1		500.00		\$7.50		1.00		7.50		2021		2022		3,750		6.0		3,525		CRTYRD NEA					
												SPR3		Sprinkler Large						1		1.00		\$11,296.38		1.00		11,296.38		2021		2022		11,296		6.0		10,619							
												RY13		Bar-B-Que/Firepit/Each						1		4.00		\$2,498.43		2.00		4,996.86		2021		2022		19,987		6.0		18,788		BIBBQ & FIRE					
												RPLC		Pool Custom Square Feet						1		800.00		\$115.29		2.00		230.58		2021		2022		184,464		6.0		173,396							
ADDITIONAL BUILDING FEATURES						\$197,831						RPSP						Pool Spa/Attached Each						1		1.00		\$17,712.75		2.00		35,425.50		2021		2022		35,426		6.0		33,300			
CAT		TYPE				UNITS		FAC		UNIT ADJ.		RPLD1		Pool Deck - Aggregate						1		500.00		\$7.50		1.00		7.50		2021		2022		3,750		6.0		3,525							
WH		Wall Height (RES)				12		1.00																																					
FSPK		Fire Sprinklers/Square Feet				9,289		1.00		53,133																																			
X35		Home Auto System HV				1		2.00		144,698																																			

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OWNER(S)/MAIL TO					SITUS					125-33-802-002					Printed: 2/9/2026										
X S PROPERTIES L L C 9811 W CHARLESTON BLVD STE 2-833 LAS VEGAS NV, 89117 NV					7815 W LA MADRE WAY CLARK COUNTY										Page: 2 of 3										
					PARCEL STATUS		A Active - Locally Assessed Parcel																		
					NEIGHBORHOOD		1232.20 Northwest - RNP																		
					PRIMARY USE		20.110 Single Family Residential																		
BUILDING(S)					1 of 1										2026/27										
TYPE		BUILDING STYLE		QUALITY		BUILDING 1 OF 1		SECTION 1 OF 2					BUILDING VALUE SUMMARY												
RES		02 Two Story		50 Very Good		Subareas										BASIC BUILDING		1,722,372							
AYB	EYB	% COMP	% DEPR			BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	\$/SQ. FT.	RCN	SQ. FT. ADJUSTMENTS		-33,580								
1996	2012	100%	21.0			1-1	100	100% Addition	1996	2012	1,901	1,901	204.00	387,804	LUMP SUM ADJUSTMENTS		156,392								
BUILDING CHARACTERISTICS					1-1	100	100% Addition	1996	2012	1,116	1,116	204.00	227,664	BASEMENT											
BASIC BUILDING FEATURES				-\$33,580		1-1	100	100% Addition	1996	2012	88	88	204.00	17,952	PORCHES		110,916								
CAT	TYPE		AREA	%	SF ADJ.	1-1	BWA	Balcony Wood	1996	2012		160	71.49	11,438	GARAGES/CARPORTS		92,564								
SFL	Concrete Slab		6,234	73.84%	-53,927	1-1	PTA	Patio Tile Roof	1996	2012		1,027	62.93	64,629	BUILDING RCN		2,048,664								
EW	Frame-Stucco			100.00%		1-1	CAS	Casita - Extra Feature	1996	2012		832			DEPRECIATION		430,219								
RC	Composition Shingle			100.00%	-17,224	1-1	BWA	Balcony Wood	1996	2012		362	71.49	25,879	POOL/SPA/DECK		91,363								
HT	Forced Air			100.00%		1-1	100	100% Addition	1996	2012	186	186	204.00	37,944	OTHER EXTRA FEATURES		236,833								
AC	Central Cooling			100.00%	37,571	1-1	GL1	Resid Level 1	1996	2012	3,217	3,217	204.00	656,268	TOTAL RCNLD		1,946,641								
FLOORING				\$0		1-1	GAT	Att Garage - Tile Roof	1996	2012		473	94.60	44,746	IMPROVEMENT FACTOR										
CAT	TYPE		AREA	%	SF ADJ.	1-1	GAT	Att Garage - Tile Roof	1996	2012		515	92.85	47,818	MULTIPLE ADJUSTMENT										
						1-1	PTA	Patio Tile Roof	1996	2012		99	69.21	6,852	OVERRIDE IMP. VALUE										
						1-1	PD4	Patio Deck Concrete	1996	2012		430	6.40	2,752	CONDO COST SQ FT										
						1-1	GL2	Resid Level 2	1996	2012	1,029	1,029	204.00	209,916	NTV PUD/Common Area										
						1-1	GL2	Resid Level 2	1996	2012	906	906	204.00	184,824	BUILDING AREAS										
ROOMS/BATHROOMS					\$77,360		GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS								BUILDING VALUE SUMMARY										
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	HEATED AREA		8,443							
RM1	Bedrooms		4.00	1.00		PD0	PtdDkNone		99	-634						HEATED AREA W/FIN BSMT		8,443							
RM2	Family/Den/Other		3.00	1.00												ADJ RATE									
RM3	Frml Dining Room			1.00																					
RM4	Total Rooms		9.00	1.00																					
RM5	Full Baths		5.00	1.00																					
RM6	Half Baths		1.00	1.00																					
FIX	Plumb Fxt		31.00	1.00	77,360																				
BUILT-INS/FIREPLACES					\$17,916		EXTRA FEATURES										\$405,884				\$328,196				
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CODE	DESCRIPTION		GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES					
AP1	Built Ins		1	1.00	10,916	RSPT	Septic			1	1.00	\$10,643.19	1.00	10,643.19	1996	1996	10,643	45.0	5,854	ALT ENERGY					
FPH	Fireplace (H-Rank)		1	1.00	7,000	RY38	Concrete Block/Slump/Sq Ft			1	2,850.00	\$15.72	1.00	15.72	2016	2016	44,802	15.0	38,082						
						RPV3	Paving - Brick			1	6,000.00	\$12.11	1.00	12.11	2017	2018	72,660	12.0	63,941						
						SPR3	Sprinkler Large			1	1.00	\$11,296.38	1.00	11,296.38	2017	2018	11,296	12.0	9,941						
						RY75	Solar Panels/Per Panel			1	21.00	\$1,697.88	1.00	1,697.88	2018	2018	35,655	100.0							
						RPL4	Pool Size Appx 648 Square Feet		3	1	1.00	\$57,396.77	1.00	62,172.18	2018	2019	62,172	10.5	55,644						
						RPLD5	Pool Deck - Kool Deck			1	600.00	\$14.00	1.00	14.00	2018	2019	8,400	10.5	7,518						
						RY31	Separate Jacuzzi/Each			1	1.00	\$31,510.05	1.00	31,510.05	2018	2019	31,510	10.5	28,201						
						RY13	Bar-B-Que/Firepit/Each			1	1.00	\$2,498.43	1.00	2,498.43	2018	2019	2,498	10.5	2,236						
						RY17	Casita/Square Feet			1	832.00	\$151.74	1.00	151.74	2020	2021	126,248	7.5	116,779						
ADDITIONAL BUILDING FEATURES					\$61,116																				
CAT	TYPE		UNITS	FAC	UNIT ADJ.																				
WH	Wall Height (RES)		11	1.00																					
FSPK	Fire Sprinklers/Square Feet		9,409	1.00	53,819																				
X35	Home Auto System HV		1	1.00	7,297																				

OWNER(S)/MAIL TO					SITUS					125-33-802-002					Printed: 2/9/2026	
X S PROPERTIES L L C 9811 W CHARLESTON BLVD STE 2-833 LAS VEGAS NV, 89117 NV					7815 W LA MADRE WAY CLARK COUNTY										Page: 3 of 3	
					PARCEL STATUS		A Active - Locally Assessed Parcel									
					NEIGHBORHOOD		1232.20 Northwest - RNP									
					PRIMARY USE		20.110 Single Family Residential									
BUILDING(S)					1 of 1										2026/27	
BUILDING 1 OF 1					SECTION 2 OF 2										BUILDING VALUE SUMMARY	
TYPE BUILDING STYLE QUALITY					Subareas										BASIC BUILDING	
RES 18 Garage 50 Very Good															SQ. FT. ADJUSTMENTS	
AYB EYB % COMP % DEPR					BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN					LUMP SUM ADJUSTMENTS					BASEMENT	
2016 2016 100% 15.0					1-2 GDM Det Garage - Metal Roof 2016 2016 1,656 107.41 177,871										PORCHES 37,758	
BUILDING CHARACTERISTICS					1-2 PTA Patio Tile Roof 2016 2016 600 62.93 37,758										GARAGES/CARPORTS 355,742	
BASIC BUILDING FEATURES \$0					1-2 GDM Det Garage - Metal Roof 2016 2016 1,656 107.41 177,871										BUILDING RCN 393,500	
CAT TYPE AREA % SF ADJ.					1-2 CAS Casita - Extra Feature 2016 2016 528										DEPRECIATION 59,025	
EW Frame-Stucco 100.00%															POOL/SPA/DECK	
															OTHER EXTRA FEATURES 132,042	
															TOTAL RCNLD 466,517	
FLOORING \$0															IMPROVEMENT FACTOR	
CAT TYPE AREA % SF ADJ.															MULTIPLE ADJUSTMENT	
															OVERRIDE IMP. VALUE	
															CONDO COST SQ FT	
															NTV PUD/COMMON AREA	
ROOMS/BATHROOMS \$0					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS										BUILDING AREAS	
CAT TYPE UNITS FAC UNIT ADJ.					CAT DESCRIPTION UNITS UNIT ADJ. CAT DESCRIPTION UNITS UNIT ADJ.										HEATED AREA	
															HEATED AREA W/FIN BSMT	
															ADJ RATE	
															BUILDING NOTES	
BUILT-INS/FIREPLACES					EXTRA FEATURES										\$152,779	
CAT TYPE UNITS FAC UNIT ADJ.					CODE DESCRIPTION GRD QTY UNITS UNIT PRICE FAC ADJ. UNIT AYB EYB					RCN DEPR% RCNLD NOTES						
					RPV3 Paving - Brick 1 6,000.00 \$12.11 1.00 12.11 2017 2018 72,660 12.0 63,941											
					RY17 Casita/Square Feet 1 528.00 \$151.74 1.00 151.74 2016 2016 80,119 15.0 68,101											
ADDITIONAL BUILDING FEATURES																
CAT TYPE UNITS FAC UNIT ADJ.																
WH Wall Height (RES) 12 1.00																

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OWNER(S)/MAIL TO					SITUS					138-04-703-009					Printed: 2/9/2026																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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BUILDING CHARACTERISTICS															BL/SE					CODE					DESCRIPTION					AYB					EYB					HTD AREA					SQ. FT.					\$/SQ. FT.					RCN																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
BASIC BUILDING FEATURES \$16,900															1-1					GL2					Resid Level 2					2024					2024					767					767					198.37					152,150																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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SFL															Concrete Slab										100.00%					-48,244					1-1					STG					Storage - Extra Feature					2024					2024					667																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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RC															Concrete Tile										100.00%					39,134					1-1					GAT					Att Garage - Tile Roof					2024					2024					573					83.60					47,903																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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OWNER(S)/MAIL TO					SITUS					138-04-703-009					Printed: 2/9/2026																		
ELGHOR SAMIR REVOCABLE LIVING TRUST ELGHOR SAMIR TRS 4390 CONOUGH LN LAS VEGAS NV, 89129 NV					4390 CONOUGH LN CLARK COUNTY										Page: 3 of 3																		
					PARCEL STATUS		A Active - Locally Assessed Parcel																										
					NEIGHBORHOOD		1231.03 RNP Northwest																										
					PRIMARY USE		20.110 Single Family Residential																										
BUILDING(S)					1 of 1										2026/27																		
TYPE		BUILDING STYLE		QUALITY		BUILDING 1 OF 1					SECTION 2 OF 2					BUILDING VALUE SUMMARY																	
RES		18 Garage		45 Good-Very Good		Subareas										BASIC BUILDING SQ. FT. ADJUSTMENTS LUMP SUM ADJUSTMENTS BASEMENT PORCHES GARAGES/CARPORTS BUILDING RCN DEPRECIATION POOL/SPA/DECK OTHER EXTRA FEATURES TOTAL RCNLD IMPROVEMENT FACTOR MULTIPLE ADJUSTMENT VERRIDE IMP. VALUE CONDO COST SQ FT NTV PUD/COMMON AREA BUILDING AREAS HEATED AREA HEATED AREA W/FIN BSMT ADJ RATE																	
AYB		EYB		% COMP		% DEPR		BL/SE		CODE		DESCRIPTION		AYB							EYB		HTD AREA		SQ. FT.		\$/SQ. FT.		RCN				
2024		2024		100%		3.0		1-2		GAT		Att Garage - Tile Roof		2024							2024				819		77.32		63,325				
BUILDING CHARACTERISTICS																																	
BASIC BUILDING FEATURES																																	
CAT		TYPE		AREA		%		SF ADJ.																									
EW		Frame-Stucco				100.00%																											
FLOORING																																	
CAT		TYPE		AREA		%		SF ADJ.																									
ROOMS/BATHROOMS					\$0					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS																							
CAT		TYPE		UNITS		FAC		UNIT ADJ.		CAT		DESCRIPTION		UNITS		UNIT ADJ.		CAT		DESCRIPTION		UNITS		UNIT ADJ.									
BUILT-INS/FIREPLACES										EXTRA FEATURES																							
CAT		TYPE		UNITS		FAC		UNIT ADJ.		CODE		DESCRIPTION		GRD		QTY		UNITS		UNIT PRICE		FAC		ADJ. UNIT		AYB		EYB		\$0		\$0	
ADDITIONAL BUILDING FEATURES																																	
CAT		TYPE		UNITS		FAC		UNIT ADJ.																									
WH		Wall Height (RES)		16		1.00																											

CASE 828 2026-2027

Parcel Equity Analysis

Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Taxable Values				
									Descr.	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	347.87	2022	4	6.0%	1	Two Story	Exceptional/F	requires param	12	6	6	1	1	1773	4	3,280	Y	1543	0.97	\$1,300,000	\$3,415,599	\$765,005	\$5,480,604	\$742

Equity Comparison Properties:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Bed Rooms	Full Baths	Half Baths	Garage		Patio		Pool	Casita/ Guest House	Land Acres	Taxable Values				
									Descr.	Descr.						Ct	Total SqFt	Ct	Total SqFt				Land	Building	Extra Features	Total	Total Per SF
1	138-04-703-009	4390 CONOUGH LN	5,993	198.37	2024	2	3.0%	2	One Story	Good-Very G	Frame-Stucco	10	5	4	1	3	1997	1	765	Y	0	0.48	\$287,500	\$1,490,104	\$185,067	\$1,962,671	\$327
2	138-06-711-004	4377 CAMERON BROOK CT	4,898	272.54	2025	1	1.5%	1	One Story	Very Good - E	Frame-Stucco	10	4	4	2	1	1043	5	1,120	Y	0	0.44	\$726,000	\$1,558,725	\$132,383	\$2,417,108	\$493
3	125-33-802-002	7815 LA MADRE WAY	8,443	204.00	2012	14	21.0%	2	Two Story	Very Good	Frame-Stucco	11	4	5	1	4	4300	6	2,678	Y	1360	0.92	\$322,000	\$1,952,920	\$460,238	\$2,735,158	\$324
4	138-06-415-004	4140 JENSEN ST	6,133	356.33	2025	1	1.5%	2	Two Story	Exceptional/F	Frame-Stucco	12	5	5	2	2	1618	4	1,429	Y	366	0.97	\$1,300,000	\$2,666,183	\$246,873	\$4,213,056	\$687
5	138-06-401-013	4121 JENSEN ST	7,147	372.87	2022	4	6.0%	1	One Story	Exceptional/F	requires param	12	6	6	1	1	1288	5	3,163	Y	854	1.03	\$1,300,000	\$3,274,853	\$515,378	\$5,090,231	\$712
6	138-06-415-002	4180 JENSEN ST	7,383	347.87	2022	4	6.0%	1	Two Story	Exceptional/F	requires param	12	6	6	1	1	1773	4	3,280	Y	1543	0.97	\$1,300,000	\$3,415,599	\$765,005	\$5,480,604	\$742

CASE 828 2026-2027

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	Half 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	347.87	2022	4	6.0%	1	Two Story	requires param	6	6	1	1	1773	4	3,280	Y	1543	0.97	\$1,300,000	\$3,415,599	\$765,005	\$5,480,604	\$742

Equity Comparison Properties:

			Bldg	Bldg	*Eff.		*Norm.		*Building					Garage		Patio			Casita/		Taxable Values				
No.	Parcel Number	Property Address	SqFt	cost/sf	Year	*Age	Depr.	# Bldgs	Descr.	Type	Bed Rooms	Full Baths	Half Baths	Ct	Total SqFt	Ct	Total SqFt	Pool	Guest House	Land Acres	Land	Building	Extra Features	Total	Total Per SF
1	138-06-415-004	4140 JENSEN ST	6,133	356.33	2025	1	1.5%	2	Two Story	Frame-Stucco	5	5	2	2	1618	4	1,429	Y	366	0.97	\$1,300,000	\$2,666,183	\$246,873	\$4,213,056	\$687
2	138-06-313-002	4261 GRAND CANYON DR	6,384	372.69	2022	4	6.0%	2	One Story	Frame-Stucco	5	5	1	2	2360	3	2,406	Y	59	0.90	\$1,300,000	\$2,955,128	\$270,351	\$4,525,479	\$709
3	138-06-401-013	4121 JENSEN ST	7,147	372.87	2022	4	6.0%	1	One Story	requires param	6	6	1	1	1288	5	3,163	Y	854	1.03	\$1,300,000	\$3,274,853	\$515,378	\$5,090,231	\$712
4	138-06-415-002	4180 JENSEN ST	7,383	347.87	2022	4	6.0%	1	Two Story	requires param	6	6	1	1	1773	4	3,280	Y	1543	0.97	\$1,300,000	\$3,415,599	\$765,005	\$5,480,604	\$742

Clark County Assessor's Office

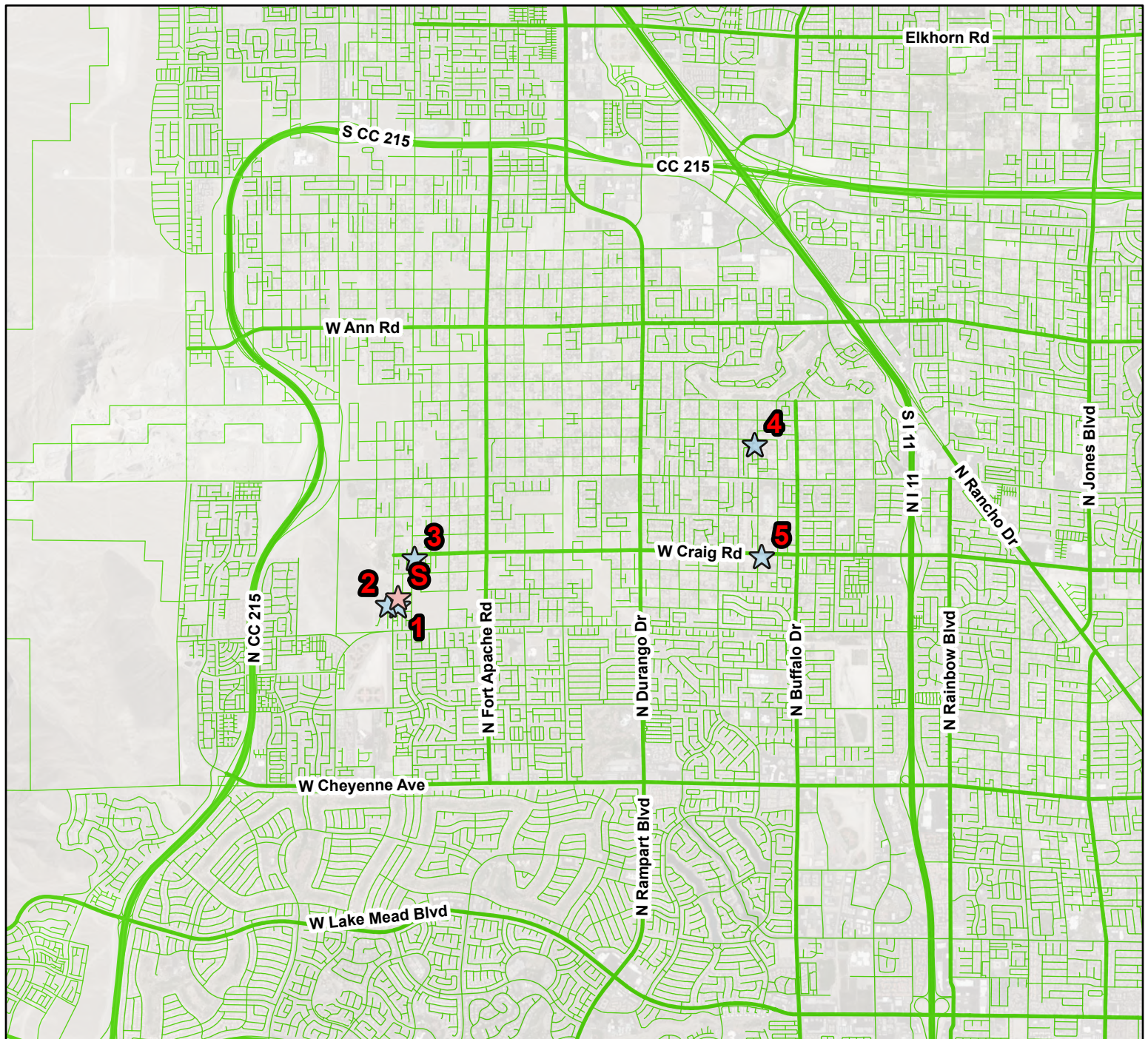


Case #: 00828
TRIPLE A NEVADA TRUST
4180 JENSEN ST
Subject(s):
S. 138-06-415-002

Comparable(s):
1. 138-06-415-004
2. 138-06-401-013
3. 138-06-711-004
4. 125-33-802-002
5. 138-04-703-009

1:60,000
Date: 2/9/2026

Legend
★ Subject
☆ Comparable



Clark County Assessor's Office



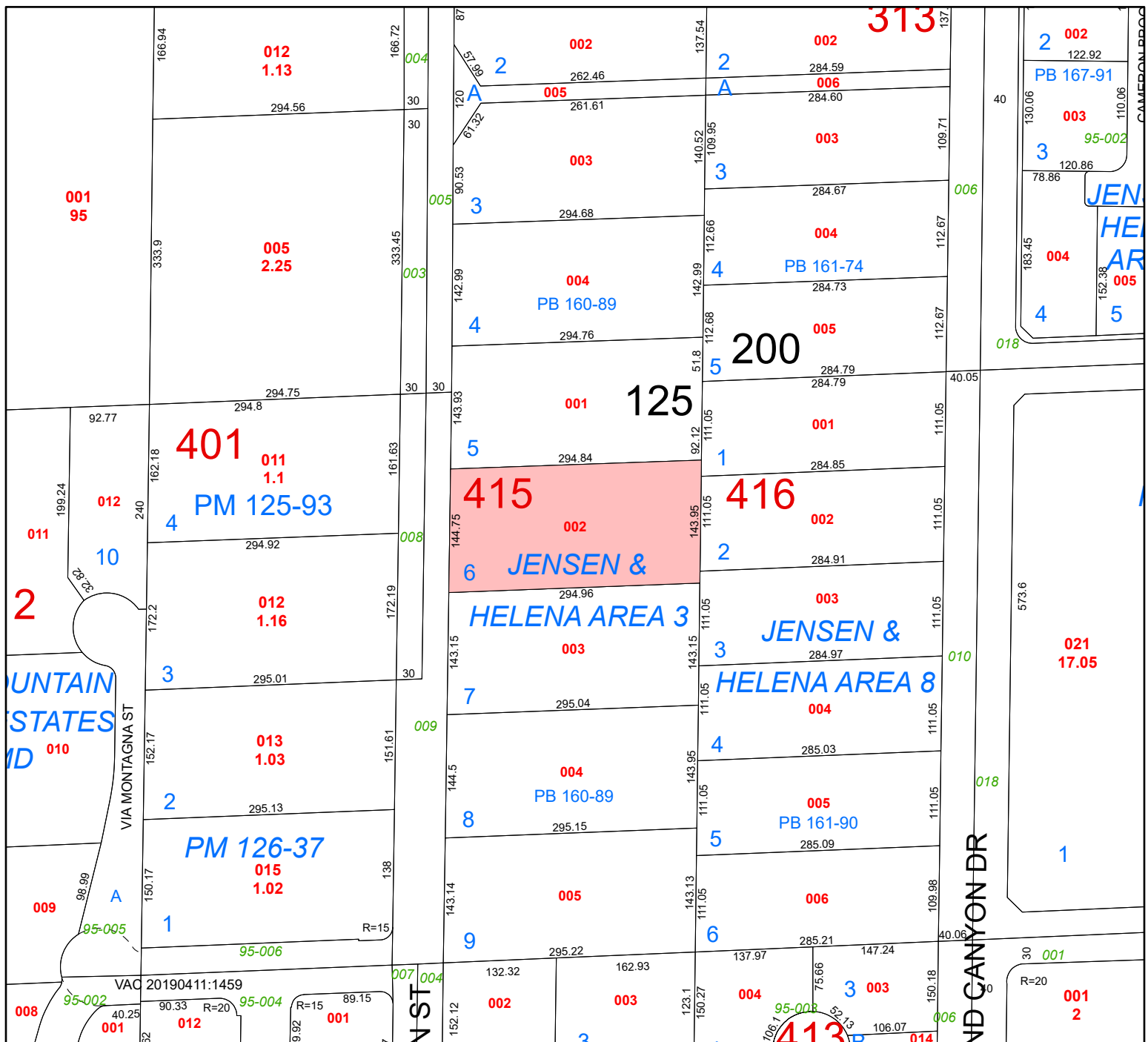
CASE# 00828

138-06-415-002

1:2,000
Date: 1/16/2026



1:2,000
Date: 1/16/2026



SBE 26-108 Pg 73

CASE #	828	SUBJECT PARCEL INFORMATION										FISCAL YEAR			2026-2027									
APN	138-06-415-002	Location		4180 JENSEN ST			Zoning Designation						Vacant		0									
Size (acres)	0.97	Gross	0.97	Net	Size (sq ft)			42,253			# Buildable Lots			0										
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 \$1,300,000 is allocated at 25.7% of the original sales price and 23.7% of the 26/27 total taxable value. Land allocation factors applied by the Assessor's Office to similar size properties are estimated at 27% for the 2026-27 year, indicating the subject land is below the estimated allocation and not overvalued for taxation purposes.												Amenities		Very Good									
													Lot Char.		Typical									
													View Char.		Panoramic									
COMPARABLE LAND SALES GRID																								
Sale No.	1			2			3			4			5			6			7			8		
Parcel #	138-06-312-002			126-25-812-005			126-25-812-001			138-06-504-005			126-25-812-003			126-25-812-004			126-25-812-002			126-25-801-031		
Buyer	SCHUBKEGEL ANDREW			EPLEY JIMMY & JEANN			HARMONY HOMES NEVA			THE KAGELE 2017 REV			TUCKER DARLING FAMI			WEIL FAMILY TRUST			SEAGER JORDAN			MILLER FAMILY TRUST		
Seller	TEMPLETON DEVELOPM			EAGLE VALLEY HOLDIN			EAGLE VALLEY HOLDIN			SOJOURNER HOLDINGS			EAGLE VALLEY HOLDIN			EAGLE VALLEY HOLDIN			EAGLE VALLEY HOLDIN			CICILIANO THOMAS &		
Date of Sale	2/23/2024			4/14/2025			5/7/2025			11/26/2024			5/7/2024			4/17/2024			4/17/2024			5/8/2025		
Sale Price	\$1,350,000			\$822,500			\$750,000			\$725,000			\$665,000			\$775,000			\$725,000			\$525,000		
Subdivision/Cross Streets	RAND CANY / ALEXANDE			ANN / HUALAPAI			ANN / HUALAPAI			ONE MOUNT / FT APACH			ANN / HUALAPAI			ANN / HUALAPAI			ANN / HUALAPAI			ANN / HUALAPAI		
# of Lots	1			1			1			1			1			1			1			1		
Unadjusted Lot Price	1,350,000			822,500			750,000			725,000			665,000			775,000			725,000			525,000		
Time/Market/Other Adj.*																								
Adjusted Sale Price	1,350,000			822,500			750,000			725,000			665,000			775,000			725,000			525,000		
Location	Northwest Lone			RNP 215 WEST 12			RNP 215 WEST 12			Northwest RNP L			RNP 215 WEST 12			RNP 215 WEST 12			RNP 215 WEST 12			RNP 215 WEST 12		
Access	Not Gated			Not Gated			Typical			Not Gated			Not Gated			Not Gated			Not Gated			Not Gated		
Lot Size (acres)	0.91 Acre			0.82 Acre			0.82 Acre			0.99 Acre			0.83 Acre			0.83 Acre			0.83 Acre		+	0.47 Acre		+
Shape/Topography	Regular/Level			Regular/Graded			Regular/Level			Regular/Graded			Regular/Level			Regular/Level			Regular/Level			Regular/Level		
Utilities	Yes			Yes			Yes			Yes			Yes			Yes			NO		+	Average		
Lot Characteristics	Typical			Typical			N/A			Typical			Typical			Typical			Typical			Typical		
View Characteristics	Mountain			Mountain			N/A			Mountain			Mountain			None			Mountain			None		
Site improvements	Finished		+	Partial		+	Partial		+	Partial		+	Partial		+	Partial		+	Partial		+	Partial		+
Overall Comparison to Subject	INFERIOR			INFERIOR			INFERIOR			INFERIOR			INFERIOR			INFERIOR			INFERIOR			INFERIOR		
* Analysis of Market Conditions Adjustment attached.																								
RECONCILIATION																								
INDICATED VALUE RANGE OF COMPARABLES		525,000		TO		1,350,000																		
CURRENT TAXABLE VALUE OF SUBJECT				1,300,000		PER LOT		TOTAL TXBL LAND VALUE				1,300,000												
RECOMMEND				1,300,000		PER LOT		TOTAL TXBL LAND VALUE				0												

Property Description:	LOCATED IN THE ESTATES AT LONE MOUNTAIN WITH VIEWS OF THE MOUNTAIN TO THE WEST. LOT IS FINISHED WITH SEWER, WATER, PAD CERT, AND UTILITIES. *17.5 ACRES TO EAST ARE OWNED BY LDS CHURCH WITH PLANS FOR A 216 FT HIGH, 70,000 SF TEMPLE AND 16,000 SF MEETING HOUSE. THIS HAS GENERATED COMMUNITY CONCERNS RE TRAFFIC, LIGHTING, STEEPLE HEIGHT, ETC. THE CITY COUNCIL WILL REVIEW AND VOTE FOR APPROVAL /DISAPPROVAL OF BLDG IN JULY			
Parcel Number:	138-06-312-002			
Parcel Count:	1			
Cross Streets	GRAND CANYON / ALEXANDER			
Seller:	TEMPLETON DEVELOPMENT CORPORATION			
Buyer:	SCHUBKEGEL ANDREW J REVOCABLE TRUST			
Deed Number:	20240223:00001482			
Sale Date:	2/23/2024			
Sale Price:	\$1,350,000			
Gross Size SF/Acre:	39,640	0.91		
Net Size SF/Acre:	39,640	0.91		
Sale Price Per SF/Acre:	\$34.06	\$1,483,516		
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-E			RNP
Offsites:	Finished			
Verification Source:	MLS/COSar/Property Line			



Property Description:	READ TO BUILD CORNER LOT IN EGAN CREST ESTATES NEAR 215 AND LONE MOUNTAIN. TENTATIVE SITE PLAN, ARCHITECTURAL REVIEW BOARD AND CCNR'S. ALSO WATER METER, SEWER AND GAS ARE STUBBED TO PROPERTY AND A SOILS REPORT IS AVAILABLE.			
Parcel Number:	126-25-812-005			
Parcel Count:	1			
Cross Streets	ANN / HUALAPAI			
Seller:	EAGLE VALLEY HOLDINGS L L C			
Buyer:	EPLEY JIMMY & JEANNIFER			
Deed Number:	20250414:00001132			
Sale Date:	4/14/2025			
Sale Price:	\$822,500			
Gross Size SF/Acre:	35,719	0.82		
Net Size SF/Acre:	35,719	0.82		
Sale Price Per SF/Acre:	\$23.03	\$1,003,049		
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-E			RNP
Offsites:	Partial			
Verification Source:	MLS/COSar/Property Line			



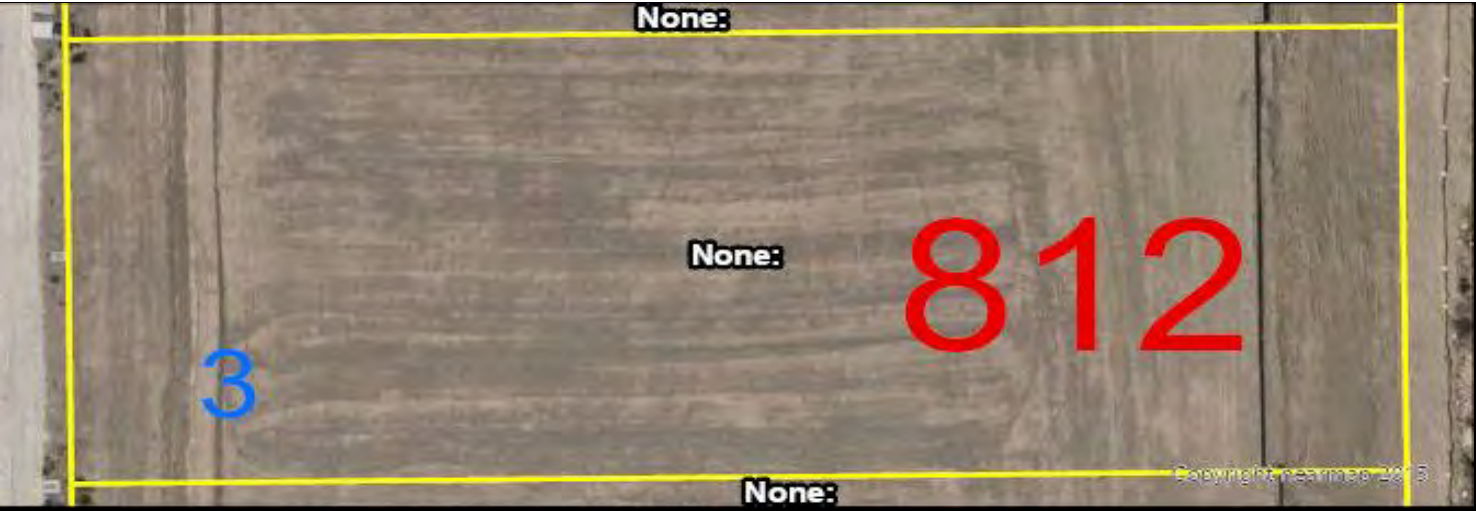
Property Description:	LOT IS LOCATED ON CORNER OF EGAN CREST DRIVE AND ANN RD. TENTATIVE SITE PLAN, ARCHITECTURAL REVIEW BOARD AND CCNR'S ARE IN PLACE. ALL UTILITIES ARE AVAILABLE TO PARCEL.			
Parcel Number:	126-25-812-001			
Parcel Count:	1			
Cross Streets	ANN / HUALAPAI			
Seller:	EAGLE VALLEY HOLDINGS L L C			
Buyer:	HARMONY HOMES NEVADA L L C			
Deed Number:	20250507:00000758			
Sale Date:	5/7/2025			
Sale Price:	\$750,000			
Gross Size SF/Acre:	35,719	0.82		
Net Size SF/Acre:	35,719	0.82		
Sale Price Per SF/Acre:	\$21.00	\$914,634		
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-E			RNP
Offsites:	Partial			
Verification Source:	MLS/COSar/Property Line			



Property Description:	RANCH ESTATES AREA MOSTLY DEVELOPED TO 1 AND 1/2 AC LOTS WITH CUSTOM HOMES			
Parcel Number:	138-06-504-005			
Parcel Count:	1			
Cross Streets	LONE MOUNTAIN / FT APACHE			
Seller:	SOJOURNER HOLDINGS L L C SERIES I			
Buyer:	THE KAGELE 2017 REVOCABLE LIVING TRUST			
Deed Number:	20241126:00000737			
Sale Date:	11/26/2024			
Sale Price:	\$725,000			
Gross Size SF/Acre:	43,124	0.99		
Net Size SF/Acre:	43,124	0.99		
Sale Price Per SF/Acre:	\$16.81	\$732,323		
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-E			
Offsites:	Partial			
Verification Source:	Public Records			



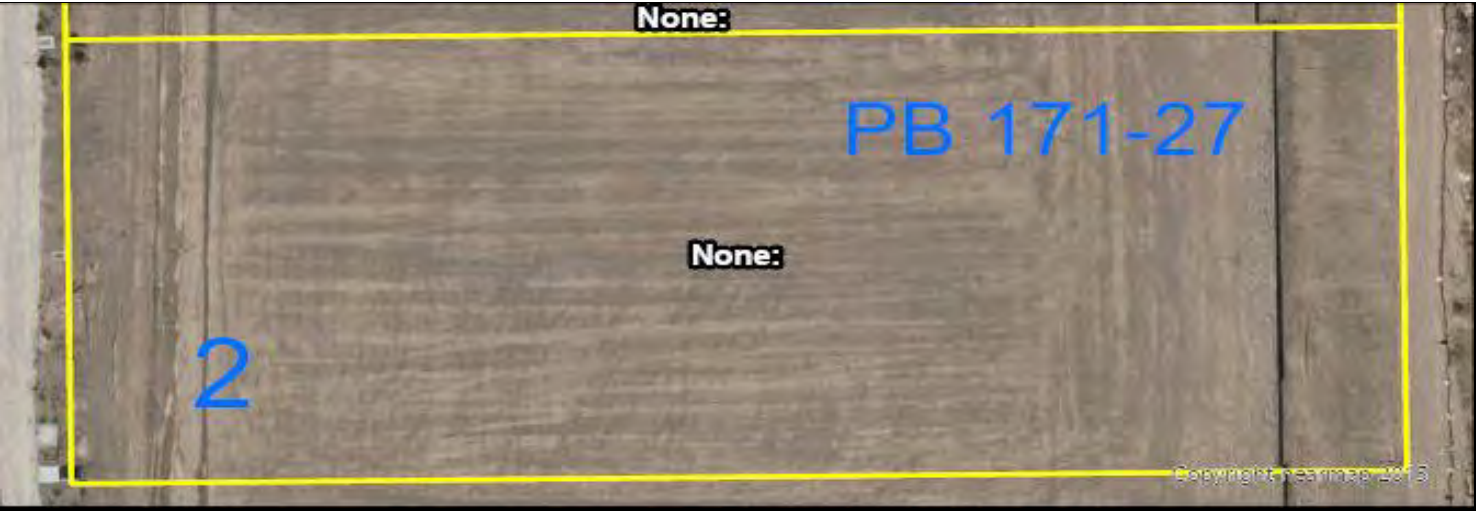
Property Description:	LOCATED IN RNP LONE MOUNTAIN AREA JUST NORTH OF ANN, BETWEEN TH 215 AND HUALAPAI. ARCHITECTURAL REVIEW BOARD AND AND CCNR's ARE IN PLACE. LOTS WILL BE FULLY IMPROVED WITH WATER, METER, SEWER, GAS AND SOILS REPORT.			
Parcel Number:	126-25-812-003			
Parcel Count:	1			
Cross Streets	ANN / HUALAPAI			
Seller:	EAGLE VALLEY HOLDINGS L L C			
Buyer:	TUCKER DARLING FAMILY TRUST ETAL			
Deed Number:	20240507:00000239			
Sale Date:	5/7/2024			
Sale Price:	\$665,000			
Gross Size SF/Acre:	36,155	0.83		
Net Size SF/Acre:	36,155	0.83		
Sale Price Per SF/Acre:	\$18.39	\$801,205		
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-E			RNP
Offsites:	Partial			
Verification Source:	Public Records			



Property Description:	LOCATED IN THE NW AREA. RAISED LOT WITH VIEWS. TENTATIVE SITE PLAN. CCNR'S AND ARCHITECTURAL REVIEW BOARD IN PLACE. LOTS WILL BE IMPROVED WITH WATER, SEWER, GAS AND SOILS REPORT.			
Parcel Number:	126-25-812-004			
Parcel Count:	1			
Cross Streets	ANN / HUALAPAI			
Seller:	EAGLE VALLEY HOLDINGS L L C			
Buyer:	WEIL FAMILY TRUST			
Deed Number:	20240417:00001231			
Sale Date:	4/17/2024			
Sale Price:	\$775,000			
Gross Size SF/Acre:	36,155	0.83		
Net Size SF/Acre:	36,155	0.83		
Sale Price Per SF/Acre:	\$21.44	\$933,735		
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-E			RNP
Offsites:	Partial			
Verification Source:	MLS/COSTAR/Property Line			



Property Description:	LOCATED IN EGAN CREST ESTATES. ELEVATED LOTS WITH AREA VIEWS. ARCHITECTURAL REVIEW BOARD AND CCNR'S IN PLACE. LOT WILL BE IMPROVED WITH WATER, SEWER, GAS HOOKUPS, AND SOILS REPORT.			
Parcel Number:	126-25-812-002			
Parcel Count:	1			
Cross Streets	ANN / HUALAPAI			
Seller:	EAGLE VALLEY HOLDINGS L L C			
Buyer:	SEAGER JORDAN			
Deed Number:	20240417:00000828			
Sale Date:	4/17/2024			
Sale Price:	\$725,000			
Gross Size SF/Acre:	36,155	0.83		
Net Size SF/Acre:	36,155	0.83		
Sale Price Per SF/Acre:	\$20.05	\$873,494		
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-E			RNP
Offsites:	Partial			
Verification Source:	MLS/COSTar/Property Line			



Property Description:	RANCH ESTATES AREA MOSTLY DEVELOPED TO 1/2 AC LOTS.			
Parcel Number:	126-25-801-031			
Parcel Count:	1			
Cross Streets	ANN / HUALAPAI			
Seller:	CICILIANO THOMAS & JO-ANN TRUST			
Buyer:	MILLER FAMILY TRUST			
Deed Number:	20250508:00000932			
Sale Date:	5/8/2025			
Sale Price:	\$525,000			
Gross Size SF/Acre:	20,473	0.47		
Net Size SF/Acre:	20,473	0.47		
Sale Price Per SF/Acre:	\$25.64	\$1,117,021		
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-E			
Offsites:	Partial			
Verification Source:	Public Records			



strap	nh_cd	acreage	sqft	tp	net_lnd_val	dos	price	asd_tot_val
125-29-711-002	1235.02	0.2572	11208	LT	238500	1/14/2026	675000	836060
125-32-111-014	1235.11	0.4659	20298	LT	270000	12/29/2025	990000	1129742
125-32-111-014	1235.11	0.4659	20298	LT	270000	12/29/2025	990000	1129742
125-32-111-002	1235.11	0.4377	19069	LT	270000	1/2/2026	999800	1129742
125-32-111-002	1235.11	0.4377	19069	LT	270000	1/2/2026	999800	1129742
125-32-701-029	1235.21	0.44	19166	LT	240000	12/15/2025	777000	859642
125-32-111-016	1235.11	0.463	20172	LT	270000	11/24/2025	1067800	1143653
125-32-111-016	1235.11	0.463	20172	LT	270000	11/24/2025	1067800	1143653
125-32-111-017	1235.11	0.5688	24778	LT	270000	11/25/2025	1078345	1143653
125-32-111-017	1235.11	0.5688	24778	LT	270000	11/25/2025	1078345	1143653
125-32-111-015	1235.11	0.4608	20073	LT	270000	11/26/2025	1086071	1143653
125-32-111-015	1235.11	0.4608	20073	LT	270000	11/26/2025	1086071	1143653
138-18-411-014	1222.04	0.41	17859	LT	204600	9/30/2025	340000	348450
125-32-111-001	1235.11	0.4694	20448	LT	270000	11/17/2025	1122000	1143653
125-32-111-001	1235.11	0.4694	20448	LT	270000	11/17/2025	1122000	1143653
138-18-113-042	1222.04	0.19	8276	LT	132000	9/9/2025	319286	322565
125-29-410-004	1235.02	0.4796	20893	LT	265000	9/30/2025	1450000	1449998
125-29-410-004	1235.02	0.4796	20893	LT	265000	9/30/2025	1450000	1449998

			Is Confiden
Sales Ratio	qsrc_cd	heat_ar	tial
1.2386	R	2763	
1.1412	R	4287	
1.1412	R	0	
1.13	R	4287	
1.13	R	0	
1.1064	R	2632	
1.071	R	4237	
1.071	R	0	
1.0606	R	4237	
1.0606	R	0	
1.053	R	4237	
1.053	R	0	
1.0249	R	1384	
1.0193	R	4237	
1.0193	R	0	
1.0103	A	1843	
1	R	4088	
1	R	0	



CLARK COUNTY BOARD OF EQUALIZATION

Case # 828

Miscellaneous Information



OFFICE OF THE
COUNTY ASSESSOR

BRIANA JOHNSON

Clark County Assessor

(702) 455-3882 • Fax: (702) 455-0018

www.clarkcountynv.gov/assessor

Melissa Martinet, Deputy Director of Assessment Services
Mary Ann Weidner, Deputy Director of Assessment Services

01/15/2026

Case Number: 828
Parcel/PPID Number: 138-06-415-002

TRIPLE A NEVADA TRUST
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.



TAXABLE VALUE/FULL CASH VALUE - GOVERNING LAW

NRS 361.227 Determination of taxable value.

1. Any person determining the taxable value of real property shall appraise:
 - (a) The full cash value of:
 - (1) Vacant land by considering the uses to which it may lawfully be put, any legal or physical restrictions upon those uses, the character of the terrain, and the uses of other land in the vicinity.
 - (2) Improved land consistently with the use to which the improvements are being put.
 - (b) Any improvements made on the land by subtracting from the cost of replacement of the improvements all applicable depreciation and obsolescence. Depreciation of an improvement made on real property must be calculated at 1.5 percent of the cost of replacement for each year of adjusted actual age of the improvement, up to a maximum of 50 years.
2. The unit of appraisal must be a single parcel unless:
 - (a) The location of the improvements causes two or more parcels to function as a single parcel;
 - (b) The parcel is one of a group of contiguous parcels which qualifies for valuation as a subdivision pursuant to the regulations of the Nevada Tax Commission; or
 - (c) In the professional judgment of the person determining the taxable value, the parcel is one of a group of parcels which should be valued as a collective unit.
3. ...
4. ...
5. The computed taxable value of any property must not exceed its full cash value. Each person determining the taxable value of property shall reduce it if necessary to comply with this requirement. A person determining whether taxable value exceeds that full cash value or whether obsolescence is a factor in valuation may consider:
 - (a) Comparative sales, based on prices actually paid in market transactions.
 - (b) A summation of the estimated full cash value of the land and contributory value of the improvements.
 - (c) Capitalization of the fair economic income expectancy or fair economic rent, or an analysis of the discounted cash flow.

NAC 361.1177 (c) adopts by reference *Property Appraisal and Assessment Administration* as published by the International Association of Assessing Officers (IAAO).

Definition of Economic Rent from the *Glossary for Property Appraisal and Assessment* by IAAO:

Rent, Economic – (1) In appraisal, the annual rent that is justified for the property on the basis of a careful study of comparable properties in the area; market rent.

NRS 361.345 Power of county board of equalization to change valuation of property; review of changes in valuation and estimation of certain property by county assessor; notice of addition to assessed valuation.

1. Except as otherwise provided in subsection 2, the county board of equalization may:
 - (a) Determine the valuation of any real or personal property placed on:
 - (1) The secured tax roll which was assessed by the county assessor; or
 - (2) The unsecured tax roll which was assessed by the county assessor on or after May 1 and on or before December 15; and
 - (b) Change and correct any valuation found to be incorrect either by adding thereto or by deducting therefrom such sum as is necessary to make it conform to the taxable value of the property assessed, whether that valuation was fixed by the owner or the county assessor. The county board of equalization may not reduce the assessment of the county assessor unless it is established by a preponderance of the evidence that the valuation established by the county assessor exceeds the full cash value of the property or is inequitable. A change so made is effective only for the fiscal year for which the assessment was made. The county assessor shall each year review all such changes made for the previous fiscal year and maintain or remove each change as circumstances warrant.



CLARK COUNTY BOARD OF EQUALIZATION

Case # 828

Addendum

Case Summary

00828

Owner: TRIPLE A NEVADA TRUST

Parcel Number: 138-06-415-002

Mailing Address: 4180 N JENSEN ST

Appeal #: 00828

Fiscal Year #: 2026-2027 Secured



LAS VEGAS NV 89129

BOE Date #: 02/19/2026 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						
	2024-2025		2025-2026		2026-2027	
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable
Land Value	402,500	1,150,000	402,500	1,150,000	455,000	1,300,000
Improvement Value	1,574,130	4,497,514	1,064,140	3,040,400	1,463,211	4,180,604
Supplemental Value	0	0	0	0	0	0
Total	1,976,630	5,647,514	1,466,640	4,190,400	1,918,211	5,480,604

APPEAL FORM # 26-00828



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 TRIPLE A NEVADA TRUST CHADHA AMARPREET SINGH & JASMEET KAUR TRS		TITLE TRUST	
NAME OF PETITIONER (IF DIFFERENT FROM PROPERTY OWNER) AMARPREET S. CHADHA		EMAIL ADDRESS	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 4180 N JENSEN ST		FAX NUMBER	
CITY LAS VEGAS	STATE NV	ZIP CODE 89129	ALTERNATE PHONE -

Part B. PROPERTY OWNER ENTITY DESCRIPTION

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

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

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

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

Part C. RELATIONSHIP OF PETITIONER 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: 9-31-2024	

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:

☒ 26-27 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	5,480,604	

APPEAL FORM # 26-00828

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)

STATE BOARD APPROVED TAXABLE VALUE AT \$419,400. SEE ATTACHED
THIS SHOULD BRING MY ASSESSED VALUE TO ABOUT \$1,000,000.

CERTIFICATION

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

Owner/Petitioner Signature

Title

Amalpreet S. Chadha

OWNER
1/13/2026

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 # 828

Assessor Information

strap	nh_cd	acreage	sqft	tp	net_lnd_val	dos	price	asd_tot_val	Sales Ratio	qsrc_cd	heat_ar
125-29-711-002	1235.02	0.2572	11208	LT	238,500	1/14/2026	675,000	836,060	1.2386 R		2763
125-32-111-014	1235.11	0.4659	20298	LT	270,000	12/29/2025	990,000	1,129,742	1.1412 R		4287
125-32-111-014	1235.11	0.4659	20298	LT	270,000	12/29/2025	990,000	1,129,742	1.1412 R		0
125-32-111-002	1235.11	0.4377	19069	LT	270,000	1/2/2026	999,800	1,129,742	1.13 R		4287
125-32-111-002	1235.11	0.4377	19069	LT	270,000	1/2/2026	999,800	1,129,742	1.13 R		0
125-32-701-029	1235.21	0.44	19166	LT	240,000	12/15/2025	777,000	859,642	1.1064 R		2632
125-32-111-016	1235.11	0.463	20172	LT	270,000	11/24/2025	1,067,800	1,143,653	1.071 R		4237
125-32-111-016	1235.11	0.463	20172	LT	270,000	11/24/2025	1,067,800	1,143,653	1.071 R		0
125-32-111-017	1235.11	0.5688	24778	LT	270,000	11/25/2025	1,078,345	1,143,653	1.0606 R		4237
125-32-111-017	1235.11	0.5688	24778	LT	270,000	11/25/2025	1,078,345	1,143,653	1.0606 R		0
125-32-111-015	1235.11	0.4608	20073	LT	270,000	11/26/2025	1,086,071	1,143,653	1.053 R		4237
125-32-111-015	1235.11	0.4608	20073	LT	270,000	11/26/2025	1,086,071	1,143,653	1.053 R		0
138-18-411-014	1222.04	0.41	17859	LT	204,600	9/30/2025	340,000	348,450	1.0249 R		1384
125-32-111-001	1235.11	0.4694	20448	LT	270,000	11/17/2025	1,122,000	1,143,653	1.0193 R		4237
125-32-111-001	1235.11	0.4694	20448	LT	270,000	11/17/2025	1,122,000	1,143,653	1.0193 R		0
138-18-113-042	1222.04	0.19	8276	LT	132,000	9/9/2025	319,286	322,565	1.0103 A		1843
125-29-410-004	1235.02	0.4796	20893	LT	265,000	9/30/2025	1,450,000	1,449,998	1 R		4088
125-29-410-004	1235.02	0.4796	20893	LT	265,000	9/30/2025	1,450,000	1,449,998	1 R		0

Subject: Appropriateness of Using Sales Ratios in Residential Appeals Where Nevada Statutory Cost Approach Applies

Nevada law (NRS 361.227) requires the cost approach with statutory depreciation for improvements and market-based land valuation. Because taxable value is not defined as market value, substituting parcel-specific sales ratios would be inconsistent with Nevada’s statutory framework and with guidance in the International Association of Assessing Officers (IAAO) *Standard on Ratio Studies*. The appropriate role for ratio studies is quality assurance and equalization at a group level, never to replace the mandated statutory valuation method for individual parcels.

Nevada’s Statutory Valuation Framework

NRS 361.227

The taxable value of real property is the value determined by the county assessor for the purposes of taxation, which must be calculated by determining the value of the land and the value of the improvements separately, and adding the two together.

Key Point: Nevada law mandates a “statutory cost approach” for improvements and market-based land valuation. Market depreciation is not permitted; statutory depreciation must be used.

Equalization Authority

Key Point: The Board’s role is to ensure uniform application of statutory valuation standards, not to substitute alternative valuation methods for individual parcels.

IAAO Guidance on Sales Ratio Studies:

International Association of Assessing Officers. *Standard on Ratio Studies*. Kansas City, MO: IAAO, 2024. https://www.iaao.org/wp-content/uploads/Standard_on_Ratio_Studies.pdf.

Part 1 §2.3:

“Ratio study statistics cannot be used to judge the level of appraisal of an individual parcel. Such statistics can be used to adjust assessed values on appealed properties to the common level.”

Clarification on IAAO Statement (§2.3):

The phrase “Ratio study statistics cannot be used to judge the level of appraisal of an individual parcel. Such statistics can be used to adjust assessed values on appealed properties to the common level” refers to equalization practices in jurisdictions where law requires assessments to be at a uniform percentage of market value (e.g., 100% or 35%). In those cases, ratio studies may support applying a uniform adjustment factor to appealed parcels so they match the jurisdiction’s common level of assessment. This does **not** authorize replacing the legally mandated valuation method for an individual

property with a market-based ratio. Because Nevada law (NRS 361.227) defines taxable value through a statutory cost approach, not as a percentage of market value, there is no “common level” to equalize to. Therefore, this clause does not apply in Nevada and cannot justify adjusting a single parcel’s value based on its ratio.

Part 1 §3.5:

“When statutory constraints are imposed on appraisal methods, the resulting assessment may be less than market value. In such cases a sales ratio study may not provide useful performance information.”

Part 2 §5.1:

Sale adjustments for statutorily imposed value constraints... If unadjusted sales were used, ratios would be low and could lead to improper equalization decisions.

IAAO Alignment:

Ratio studies are advisory and primarily for aggregate performance monitoring or equalization, not parcel-specific substitution in jurisdictions with constrained/statutory valuation.

Conclusion:

It is not appropriate for the Board to apply selected sales ratios supplied by an appellant instead of the statutory method the assessor must use. Doing so would conflict with NRS 361.227 and IAAO standards and could compromise uniformity and equity.

Case #

828

Subject:

PARCEL		LOCATION ADDRESS	
138-06-415-002		4180 JENSEN ST	
OWNER		25-26 TAXABLE VALUES	
TRIPLE A NEVADA TRUST CHADHA AMARPREET SINGH & JASMEET KAUR TPS		LAND	1,300,000
LAND USE		SALE DATE	IMPS
Single Family Residential		2024/05	4,180,604
NUMBER OF BUILDINGS		SALE PRICE	TOTAL
1		\$5,061,500	5,480,604
		SP / SQ FT	PER SQFT
		686	742

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

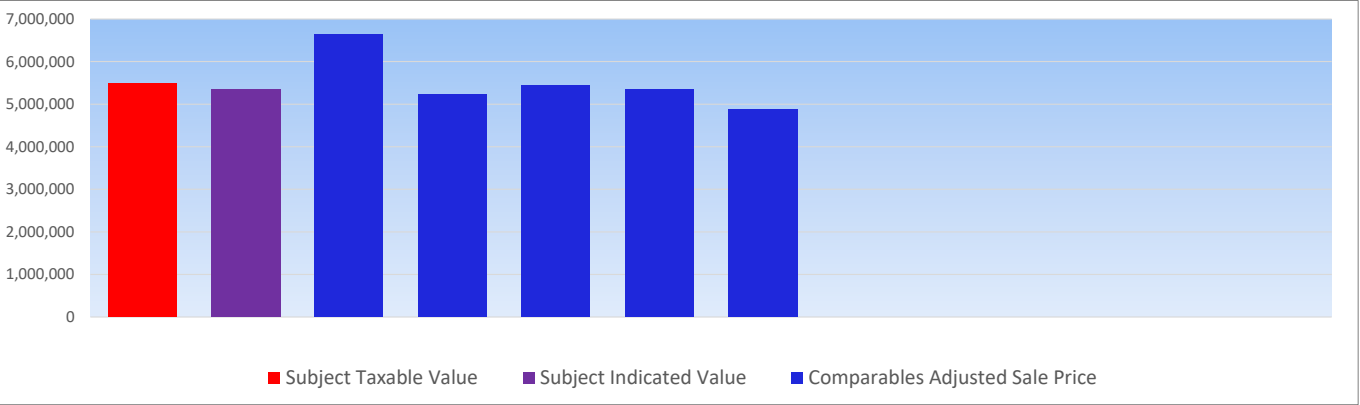
SUMMARY	LOW	HIGH	MEDIAN	IND. VALUE
ADJ VALUES	4,883,710	6,644,383	5,340,915	5,340,000
IND. VALUE OF SUBJECT PER SQFT	661	900	723	723
subject's age, site size, living area and are the 2.6 mile radius. Assessor's 26-27 secured assessor recommends no change. Home was listed going to MLS. - Homeowner was buyeragent-0 - sold 5-31-2024				RECOMMEND
				5,480,604
				742

Comments and Reconciliation:

All comps provided bracket the subject's age, site size, living area and are the most recent similar sales within a 2.6 mile radius. Assessor's 26-27 secured taxable value is supported and Assessor recommends no change. Home was listed for \$5.6 and sold for \$5.3 according to MLS. - Homeowner was buyeragent- Declaration of value is \$5,061,500 - sold 5-31-2024

Comparable Sales Analysis FY 2026-2027

2/9/2026



SUBJECT PROPERTY INFORMATION

BLDG SQFT	EFF YEAR	BLDG TYPE	ACRES	GOLFV/ 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		400,000		15,000	7,500		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	4140 JENSEN ST	138-06-415-004	\$ 5,506,175	\$ 898	2025/03	R	\$ 6,644,383	6,133	2025	Two Story	0.97	N	5	5	2	Y	1618	Y	0	366	Inferior	10%	0.05			
2	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%	0.00	0.08		
3	4377 CAMERON BROOK CT	138-06-711-004	\$ 3,400,100	\$ 694	2025/08	R	\$ 5,438,880	4,898	2025	One Story	0.44	N	4	4	2	Y	1043	N	0	0	Inferior	20%	0.00	0.30		
4	7815 LA MADRE WAY	125-33-802-002	\$ 5,200,000	\$ 616	2025/10	R	\$ 5,340,915	8,443	2012	Two Story	0.92	N	4	5	1	Y	4300	Y	0	1360	Inferior	10%	0.00	2.60		
5	4390 CONOUGH LN	138-04-703-009	\$ 3,269,000	\$ 545	2025/01	R	\$ 4,883,710	5,993	2024	One Story	0.48	N	5	4	1	Y	1997	Y	0	0	Inferior	20%	0.00	2.40		
Comparable sales characteristics highlighted in RED match the subject property.				\$ 700	MEDIAN 1 THRU 3		\$ 5,438,880																For assessment purposes only.			
				\$ 694	MEDIAN 1 THRU 5		\$ 5,340,915																Data is from public records.			

For assessment purposes only.
Data is from public records.

2/19 828A

828

PARCEL
138-06-415-002

LOCATION ADDRESS
4180 JENSEN ST

OWNER
TRIPLE A NEVADA TRUST CHADHA AMARPREET SINGH & JASMEET KAUR TPS

25-26 TAXABLE VALUES	
LAND	1,300,000

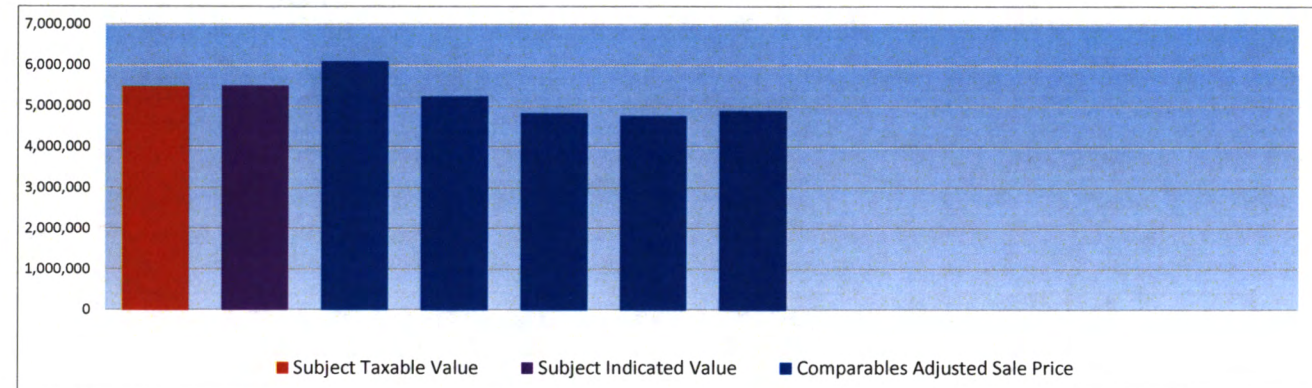
LAND USE
Single Family Residential
NUMBER OF BUILDINGS
1

SALE DATE
2024/05
SALE PRICE
\$5,061,500
SP / SQ FT
686

IMPS	4,180,604
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TOTAL	5,480,604
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PER SQFT	742
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SUMMARY	LOW	HIGH	MEDIAN	IND. VALUE
ADJ VALUES	4,758,860	6,093,765	4,883,710	5,500,000
IND. VALUE OF SUBJECT PER SQFT	645	825	661	745

All comps provided bracket the subject's age, site size, living area and are the most recent similar sales within a 2.6 mile radius. Most weight is placed on comps 1 and 2 being the most proximate and similar sales. Assessor's 26-27 secured taxable value is supported and Assessor recommends no change. Home was originally listed for \$6 and sold for \$5.3 after 253 DOM according to M.L.S. - Homeowner was buyeragent- Declaration of value is \$5,061,500 - sold 5-31-2024

RECOMMEND

5,480,604

742

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		

SQ FT	AGE	BLDG TYPE	ACRES	GOLF/VIEW	FULL BATH	HALF BATH	POOL	GARAGE	FINISH BSMT	CASITA/ GUEST HOUSE	AMENITIES	OTHER
340	-15,000		400,000		15,000	7,500		85		170	As Indicated	

[illegible]

\$ 700	MEDIAN 1 THRU 2	\$ 5,666,180
\$ 694	MEDIAN 1 THRU 5	\$ 4,883,710

For assessment purposes only.
Data is from public records.

PETITION 828: TRIPLE A NEVADA TRUST/CHADHA AMARPREET SINGH & JASMEET KAUR TRS

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

DISCUSSION:

TERRY FARR

Next case is 828 Triple A Nevada Trust. You know what? We're going to take five minutes.

Recess taken at 10:38 a.m.

Recess concluded at 10:46 a.m.

TERRY FARR

Okay, let's get back started. Case 828 Triple A Nevada Trust. Good morning, sir. Please state your name and address for the record.

AMARPREET CHADHA

Good morning, everyone. My name is Amarpreet Chadha, 4180 North Jensen Street, Las Vegas, Nevada, 89129.

TERRY FARR

Thank you very much, sir, and we appreciate your patience.

AMARPREET CHADHA

That's fine, thank you.

TERRY FARR

And for the Assessor's Office, we have Ms. Papazian.

RACHEL PAPAIZIAN

Rachel Papazian with the Clark County Assessor's Office. Okay. 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 on a 0.97-acre lot. The backyard includes a 755 square foot two-story casita, with an open bridge allowing second floor access from the main house, a large custom pool and spa, built-in barbecue and outdoor shower. Other features include an additional 788 square foot casita at the front of the property, home automation, security cameras, floating staircase, wine room and bonus plus flex rooms. This is an equity appeal. The 2026/2027 certified taxable value for the subject is \$5,480,604. Although there was a reduction in value at the State Board of Equalization for the 2025/2026 fiscal year, as you know, properties are reassessed annually via the cost method. We have tested our values to the market, and the Assessor recommends no change to the current 2026/2027 secured tax roll.

TERRY FARR

Thank you. Sir?

AMARPREET CHADHA

I came here last year and my case was denied. Then I were asked to go to Board of Equalization. I've been hearing all your back and forth and what ma'am said, I'm not appraiser, I don't have a background. But when we went to the Board of Equalization, I did the homework, whatever the documents was provided. I did all my comparables as per the county was given, which I didn't understand, they did come down to my value, \$4.190 from \$5.4 million, and happened just in October, 2025. And I had just got the letter now, gone back to \$5.4 million. The Board of Equalization, I think they all are certified board members, appraisals and all that, and the case was in favor of me. So, I don't know what happened in two months now, the value what they agree, \$4.1 million, within two months, gone to \$5.4 million. So, I'm lost in the system here.

I followed exactly what was told to me, went to the Board of Equalization, given my case, work the comparables provided, work on those comps, and all the members agree with me. So, within a two months, we are back to the square. So, I've been fighting this from one year. Everything, I thought it was resolved and done. But now, I think I have to restart it again. So, I'm still so lost. What do I need to do now? Two months back, I did everything, and it jumped to almost \$1.5 million again. I don't know what to say anymore. I have no idea.

TIMOTHY ALBERT

Can we get a recap of what happened the last time?

JAYME JACOBS

So, what happened last year, he went to the county Board, he was denied. And again, he's appealing on equity. He then went to the state board, and the state board came to a conclusion of utilizing sales ratios to reduce his value, which we don't agree with. We're actually taking that to court, because again, the state board we feel used a wrong methodology that does not apply to our law. And so that's why we don't agree with that decision. Is that what you are looking for?

TIMOTHY ALBERT

Yeah, I just want to be enlightened with the case. So, the case before the board last year resulted in nobody agreeing with the Assessor, correct?

JAYME JACOBS

Correct.

TIMOTHY ALBERT

Okay, and then he went to the state, they applied something that you disagree with the thing and so it's going to court. So yeah, I just need a background so I know where we're standing here.

JAYME JACOBS

Sure.

MARY ANN WEIDNER

Yes, and just further through Mr. Farr, Mary Ann Weidner for the record, every year, we revalue every year, just as Ms. Papazian stated, and we disagree with the conclusion that the state board had. We are revaluing, we're setting it back to what we think is an appropriate value. Again, it is in the courts, and we will see how that pans out. But we're just here. What happened last year is what happened last year, we're looking at what's what we're concerned with for this year.

TERRY FARR

Does that make more sense now?

AMARPREET CHADHA

It does, it doesn't, because if you're telling me the Board has used all the formulas which is provided by you and the state, all the mythologies, the (inaudible), the depreciation, replacement cost, again, I'm not the appraiser, they are the people. They did the best, and I thought that was the perfect thing. So, I don't know what to do anymore from here. Yes, it's in the court. I filed my appeal in the court. I'm trying to understand what happened in two months from \$4 million back to \$1.5 million. So, in two months—

PATRICK EGGER

It's not two months, sir. This was last year's assessment. Last year, this Board disagreed with you. Last year, that was last January, last February. It wasn't two months ago. It was last January, last February. It was subsequently appealed to the state, and subsequently at some point two months ago or three months ago, the state made a decision. But this Board had made a decision a year ago. So, the change, it basically went back to what this Board thought at that time.

So, it's not a two months, this Board and this Board from this time to this time last year when this Board made a decision. So not two months, one year. And as they told you last year, you can appeal it to the state board, you can appeal whatever decision you have here to the state board, but it didn't change, the value didn't change two months, it changed from year to year, first of all. Secondly, it was the state that made an adjustment what apparently is going through the legal system, from what you're telling me, kind of thing. So that still has to remain. So, they're going to go back until that decision is made by the court. They're going to stick with what we had last year, essentially, or a modification of what we had last year.

MARY ANN WEIDNER

Yes, and Mr. Egger, just so he understands, we did not change the value for last year. The value that the state board concluded to is still on the record. It's going to go to the Treasurer's Office. It went to the Treasurer's Office, and you were billed accordingly and potentially maybe you had a refund. This is a new year. This is a new fiscal year. This is 2026/2027. The year you appealed was for 2025/2026, I believe. So, 2025/2026, the value has not changed. It is exactly what the state board decided. That's what's going to court. This value is for the 2026/2027 fiscal year. It's a completely different fiscal year. So, it's like we're starting all over again with a brand new value for a new fiscal year. Does that help?

AMARPREET CHADHA

It doesn't help. So, can I, please? Which still confuses me, you're talking about one year back. When we were talking one year back, at that time, the comps, the basis on which the Board of Equalization was talking were totally different. When I came here one year back, the comps were more cheaper, more lesser. Still, the value was pretty high. When I'd gone to Board of Equalization after 10 months, I taken the same comps they have provided, that was still cheaper again. So, I'm not able to understand who's correct here, who's not correct. It's so difficult because when I come to you guys, you're saying it's not making sense. When I go to Board of Equalization, they say, "You've been ripped off," because the comps, I've given them equivalent to my house, and I'm talking about the brand new house also right now. After 2021, and you guys are appraisal, you can pick Red Rock, Anthem, TPC (Tournament Players Club), any gated, guarded patrolling.

Mine is on the northwest on the street, and I'm paying more taxes than any of those high-profile properties. And I think that's where Board of Equalization, when they get into, they've seen all the comps, and they themselves told me I was ripped off pretty bad. And they were telling three point, I think six

originally, but then the county came back, and they say, "You know what, let's come in between, 4.1." I said, "I'm fine." I thought everything was done. Now what ma'am is saying, this year, we start again.

But with the Board of equalization, what they told me, I thought that was a base \$4 million. I didn't know now next year, we're going to jump to \$5.6 million and now I have a new base. So, it is very confusing. So, what is the advantage to go to the Board of Equalization then if they favor me then you still against me, and we don't have a choice? Yes, we are going to end up in the court, but I am not able to understand which appraisal board is correct. You guys don't agree with me, they agree with me, they don't agree at all with me, and now they turn \$1.5 million to my property. Why?

TERRY FARR

Do you have any comparable data you'd like us to consider?

AMARPREET CHADHA

It's the same comparable two months back, I given them. I'm talking about October, two months, nothing changes.

TERRY FARR

That's the state board. That's the state board. We're talking about for this year, for this hearing, do you have any data you would like us to consider?

AMARPREET CHADHA

I didn't bring it anything because—

TERRY FARR

Okay, so that's the extent of your case then? I'm not trying to be rude, I'm just trying to understand.

AMARPREET CHADHA

I don't know because I thought I was done. I didn't know I have to restart this again. So, whatever you decide is perfectly okay with me because I did all my homework last year. I have spent so much time, it is unbelievable. Given more than comps what they given to them, and I agree, I fought it on their comps, and board agree with me. I'm not appraiser, I'm a simple homeowner. If a Board of Equalization has such a certified, well qualified, put it all four together over 200 years experience, if you don't agree with them, I can put any comps here, you're never going to agree with me. I'm just like a regular person. I don't have a background. Those were so highly qualified people. I read everyone resumes. It is incredible what you guys have together, so many years. If you don't agree with those people, I can put a hundred comps here, you're never going to agree with me, never.

I'm sorry to say, I'm not being rude, they're well overqualified people. Who I am? No one, zero. I don't even have a background on this. I don't know what else to do. I'm so exhausted with the system. System, it says, "Together, we do so many things," but with whom? It's like I'm fighting between us and you. It's not a team here. I'm a one person, if I'm going to say, you got 20 people sitting here, one after one. Same thing happened on Board of Equalization, me and my wife, two people, there were 10 people arguing with us. We don't have the kind of data and machines you have. It takes for ages for us to find that and I spent two weeks to every single data they provided to Board of Equalization, and I thought it make sense. At the end of the day, me and my wife were so happy. Yes, we did the right thing, they agree with us. And now coming back here, "Yeah, you know what? Sorry, dude, we don't agree. We're going to go to \$5.6 million." It's very easy.

TERRY FARR

That decision though, is being appealed to the courts.

AMARPREET CHADHA

We just did that.

TERRY FARR

So that's outside of our purview, okay? Why don't we let the Assessor put their case on, and then we see what you have to say about the Assessor's case? Is that fair?

AMARPREET CHADHA

Yes.

TERRY FARR

Great, thank you.

RACHEL PAPAZIAN

Okay. The case begins on page 653 of the master book, but if you wouldn't mind, before presenting my grids and comparable sales analysis, I'd like you to turn to page 659 of the master book. Please refer to facts five and six where you will notice the Nevada State Board of Equalization determined there was an inequity in taxing and a tax disparity. The Assessor's Office is currently pursuing this decision as you just heard. However, since this is also the taxpayer's argument, I wanted to remind the Board that there is no equity in taxes and attempting to equalize taxes when producing assessed values is not permitted by law. During the state case, the Board used what they believed to be a justifiable sales ratio to determine taxable value. As you know, this is not a valid method of valuation.

So, moving forward, please refer to the equity grids on pages 711 and 712. Page 711 is an equity grid including properties I used as comparables, and page 712 is the neighborhood equity grid. Looking at the grids, the total taxable value, which is to the far right, is sorted from smallest to largest. In the neighborhood grid, there are only four homes on record since this is a newer luxury community. No homes are matching because these are luxury custom homes. On both grids, the subject's total price per square foot is on the higher end because of the much larger casitas and other extra features the property has that others do not.

You can view these differences in detail from the property record cards provided on pages 696 through 710. For example, on page 697, towards the bottom middle of the page, you will notice the subject property has double two triple size of casita for those sales that have casitas, but the cost per square foot is the same, \$151.74 per square foot. You will also notice that the paving, the aggregate paving is put on at \$7.50 per square foot, however, the subject has a larger area of aggregate.

Again, because these are custom homes, they will be wildly different in their final total taxable value. However, the equity is in the Marshall & Swift cost estimator in how it is being applied. If you look to the bottom left-hand side of the property record card, you will see lines like wine vault at \$26,464, and home auto system at \$144,698, which comps one and two also have. The cost is being applied the same and equitably for each property.

I know this is an equity appeal, but I still did a comparable sales analysis and unfortunately what got put in the book is wrong, so I have some handouts for you.

Okay. In my comparable sales analysis, you will find the most recent similar and proximate sales to the subject. All sales provided bracket the subject's age, living area, and site size. I put most weight, however, on comps one and two being in the subject's direct neighborhood and most similar in quality. You will find the subject and comparables MLS listings on 664 through 692 if you'd like to look at those.

Also, I would like to bring up that the home was just purchased for \$5,061,500 in May of 2024. I believe the Assessor's cost method evaluation is accurate and the market supports this as well. By reducing value below the purchase price, as the state did in an attempt to equalize taxes, an inequity was created, the Assessor recommends no change to the 2026/2027 certified tax roll.

JAYME JACOBS

Mr. Chair, Jayme Jacobs, Clark County Assessors Department, I would like to read a statement regarding the use of sales ratios and why we feel it's an incorrect method. And that starts on page 821 of the addendum. So, the subject of the statement is the appropriateness of using sales ratios in residential appeals where in Nevada, the statutory cost approach applies. Nevada law NRS 361.227 requires the cost approach with statutory depreciation for improvements and market-based land valuation. Because taxable value is not defined as market value, substituting parcel specific sales ratios would be inconsistent with Nevada statutory framework and with guidance in the International Association of Assessing Officers, IAAO.

Sales standards on sales ratios. The appropriate role for ratio studies is quality assurance and equalization at a group level, never to replace the mandated statutory valuation method for individual parcels. NRS 361.227, the taxable value of real property is the value determined by the county Assessor for the purpose of taxation, which must be calculated by determining the value of the land and the value of the improvement separately and adding them together.

The key point is that Nevada law mandates statutory cost approach for improvements and market-based land valuation. Market depreciation is not permitted. Statutory depreciation must be used. So, the key point, the Board's role is to ensure uniform application of statutory valuation standards, not to substitute alternate valuation methods for individual parcels.

The IAAO guidance on sales ratio studies. The ratio study statistics cannot be used to judge the level of appraisal of an individual parcel. Such statistics can be used to adjust assessed value on appealed properties to a common level. And let me elaborate on that. The phrase "Ratio studies cannot be used to judge the level of appraisal of an individual parcel. Such statistics can be used to adjust assessed values on appealed properties to a common level," refers to the equalization process in jurisdictions where law requires assessments to be uniform percentage of market value, for example, 100% or 35%. In those cases, ratio studies may support applying a uniform adjustment factor to appealed parcels, so they match the jurisdiction's common level of assessment. This does not authorize replacing the legally mandated valuation method for an individual property with a market-based ratio. So again, cost and using a statutory depreciation, not a market depreciation.

Because Nevada law defines taxable value through a statutory cost approach, not as a percentage of market value, there is no common level to equalize. Therefore, this clause does not apply to Nevada and cannot justify adjusting a single parcel's value based on its ratio. When statutory constraints are imposed on appraisal methods, the resulting assessment may be less than market value. In such cases, a sales ratio may not provide useful performance information.

Sale adjustments for statutory imposed value constraints. If unadjusted sales were used, ratios would be low and could lead to an improper equalization decision. Ratio studies are advisory and primarily for

aggregate performance, monitoring or equalization, not parcel specific substitutions in jurisdictions with constrained statutory valuation.

So, in conclusion, it is not appropriate for the Board to apply selected sales ratios supplied by the appellant instead of the statutory method the Assessor must use. Doing so would conflict with NRS 361.227 and IAAO standards and could compromise uniformity and equity. Thank you.

MARY ANN WEIDNER

Chairman Farr, may I just add something else? Just to kind of give some clarification, we talked about it in the previous case, but in this case too, in how we value property based on NRS 361.227. When we're talking about equity, I'm just going to give you a simple example of a developer builds a subdivision. So, this happens to be a custom home, but I'm going to give you just a more simple explanation. We have a subdivision and it has three phases and this developer has built the exact same home in all three phases. In all three phases of that, they're going to have a different effective age because one was built, let's just say in this example 2023, one was built in 2024, and one was built in 2025. Those taxable values are going to be different because each of the older homes are getting an additional 1.5% per year based on our statutory standard.

We're not exceeding full cash value, so we've done no reductions in this area because we are meeting the requirements for that, and these properties go to be taxed. They're going to have a different taxation. All three of them are going to have a different taxation because of that 1.5% per year. In the market, they may sell for the exact same number, but their taxable value has not exceeded full cash value and they have been valued equitably based on the way our statutory requirements require us to value.

So that's the simplest way that I can line it out for you and for the public. That's what we're looking at. This one gets a little bit more complex because it's a custom home, and so we're not in a homogenous area where we can say, this property is exactly like this property is exactly like this property, so we have to do our best to try to do those comparables. And so, we just want you to think about that as you're weighing the information and the data. Thank you.

JAYME JACOBS

Mr. Chair, I'm sorry to jump back in here, Jayme Jacobs for the record. So again, the last year case was that he was the only one that was being assessed at or above market value and that we didn't do that for anything. But obviously we deal with median values when we do our mass appraisal, so there are going to be some that are over, some that are under. And on page 820 of the addendum book—

AMARPREET CHADHA

Is this a part of this package? Sorry.

JAYME JACOBS

It's page 820 in the upper right hand corner.

AMARPREET CHADHA

729 it ends.

MELODIE GARFIELD

The addendum that you got this morning.

JAYME JACOBS

So, we did a query of our database to see are there others in the area, in the general geographical area that are exceeding their sale price. And so, this chart shows that yes, some are. That's just part of mass appraisal. So, he's not the only one that's being assessed, we're actually at market because we reduced it down to a sale price a couple of years ago. So just to clarify that.

TERRY FARR

Mr. Chadha, do you have any rebuttal?

AMARPREET CHADHA

Yeah, let me go back to this 820 what you're saying. Is the setting price is a sales price? Are these a sales price? But what is— No, I understand. But what is the sales price?

MARY ANN WEIDNER

We can't get that testimony on the record. We need her to be able to explain it on the microphone please.

AMARPREET CHADHA

What is the sales price? That's what I'm asking. This is the sales price?

RACHEL PAPAZIAN

Yes. Since I'm on the record, Rachel Papazian. It's the column that says price, that is the sales price. And right to the right of it, it's assessed total value and that's the assessed value.

AMARPREET CHADHA

Okay. So now if this is a sales price, so they're comparing \$675,000 house to \$5.6 million. Is this the comparable?

TERRY FARR

That's not what they're doing.

AMARPREET CHADHA

No, but they're talking about the sales ratios. I'm just saying.

TERRY FARR

Correct.

AMARPREET CHADHA

I know what they're talking about. They're talking about sales ratio comparing \$675,000 house to \$5.6 million to do a sales ratio?

TERRY FARR

No, that's not what this is intended to—

AMARPREET CHADHA

Okay. So, if that's not the case, then my sales ratios, I bought it for \$5.6 million and they're taxing me at \$5.6 million. From \$5.06 million, they're taxing me at \$5.6 million.

TERRY FARR

Okay.

AMARPREET CHADHA

If that's not the case, she just said that the sales ratio shouldn't be exceeding the purchase price. That's the first thing.

My second thing is that if she's telling me this is the beautiful home, custom home, why when I'm comparing these to MacDonald Highlands, Anthem, Red Rock, their property tax are cheaper than mine? Gated, guarded, patrolling, amenities like crazy. Better build than me, better quality than me. What am I missing here? I'm trying to understand if you're comparing apple to apple. Mine is on the street northwest of the town, which is one of the lowest area comparing to one of the Summerlin, Henderson.

TIMOTHY ALBERT

Are you comparing them to them? I don't see that. The comps are all in the neighborhood that I see.

AMARPREET CHADHA

I know, but that's what I'm trying to understand. If those houses are more expensive than me, their taxable value is cheaper than me.

TIMOTHY ALBERT

No, she did not go to those areas.

AMARPREET CHADHA

No, she didn't go. But I'm trying to understand why then?

TERRY FARR

What are the ages of those homes you're—

AMARPREET CHADHA

I'm talking about from 2021 to 2025, right now within four years.

TERRY FARR

Do you have addresses that we could compare these to?

AMARPREET CHADHA

I'm sorry, I didn't bring it. Yes, I do have.

TERRY FARR

Well, that would be support. I'm not trying to be rude. I'm trying to help you.

AMARPREET CHADHA

I agree. This is my mistake, 100%. That's what I did last year. That's what I given to the State Board of Equalization, and everyone at that date, they said that's fine. I was not ready for this because I didn't even understand. I thought within a two months, maybe there was so many sales, but nothing has changed in last two months. And what I have given to Board of Equalization, they were shocked themselves. They said this is outrageous because you guys are appraisers, MacDonald Highlands, you go anywhere, they're cheaper. My friend just bought in Summit \$17 million house, he's paying \$55,000 property tax. I'm paying \$42,000. Not in Summit, not in gated, not in guarded, not patrolling, no amenities. I'm on a street, Northwest.

I'm trying to understand, she keeps saying. Today what I'm going to really want, we're going to come down to, give me the formula on Marshall, the one you have, Marshall and Swift depreciation and

replacement cost. If this is what it comes down to, what I'm trying to understand, today my house, you were saying \$5.6 million. Let me ask you, if I sell this house tomorrow \$2 million, does my property tax go down? No?

TERRY FARR

We're not a market state.

AMARPREET CHADHA

We are not in the market state. So, what happened in 2008 when the market was crashed?

TERRY FARR

Again, we're not a market state.

AMARPREET CHADHA

I understand.

TERRY FARR

So, there were properties and I had some, right?

AMARPREET CHADHA

Yep.

TERRY FARR

That were assessed greater than their value. And that's why we were here for 12, 14 hours some days hearing appeals on those.

AMARPREET CHADHA

I agree. I agree.

TERRY FARR

We don't want to go back to those days.

AMARPREET CHADHA

No, we don't want. We're thankful where we are today, absolutely. But my thing is that it's just like I'm can't even able to understand. When I see those comps in those high neighborhood in Summit, Anthem, MacDonald Highlands, you go anywhere, Red Rock, anywhere, I am still not able to understand why I am being taxed so higher than the properties which are gated, guarded, one of the best quality made. I can't—

TIMOTHY ALBERT

We have no proof of that because you didn't bring that to us. So next time, give us that. She did not use comparables, but she did use two comparables that sold on your street for \$5.5 million and \$5 million. Those are what the ones I'm going to look at.

AMARPREET CHADHA

I agree. What she said, it's the same builder. What I want to know then, if that's the case before these two properties, there was no property, how did you get the tax on the first property then?

TIMOTHY ALBERT

Well, I can tell you that I have to do one that's about twice your size up there, and I got to figure that out in the next couple of weeks.

AMARPREET CHADHA

I apologize. Yeah, I didn't do my homework.

TIMOTHY ALBERT

It's not easy.

AMARPREET CHADHA

Yeah, it's not easy. Because before these two property was exist, there was nothing. How did they get to \$42,000 on the first house? I asked that on the State of Board Equalization two, they didn't give me an answer. If these are the formulas you're using, how do—

TIMOTHY ALBERT

Well, they use the cost approach. Okay. The cost approach is universal, can be used anywhere. That's how they value the properties. They're not valuing the properties by the sales like that I just told you of. But if you were to argue your case that your full cash value is way above the market, then you can have a case that way. But they don't value your property based on the sales in the neighborhood. Maybe land sales. So, they're just looking at the cost to reconstruct your house minus depreciation for its age and that's where the value comes from.

AMARPREET CHADHA

No, I agree. But then it's same formula if I ask you how the tax are cheaper in Red Rock, Country Club, Anthem, MacDonald?

TIMOTHY ALBERT

Well, I don't know that to be the case. And they are older than yours in Red Rock at least.

AMARPREET CHADHA

Yeah. So that's where mine comes to. If it's the same house on the street, it's taxed more. Why it shouldn't be taxed in the Summit more, in the Anthem more, everywhere else.

TIMOTHY ALBERT

I bet you everything in the Summit is higher than yours.

AMARPREET CHADHA

No, it's not.

TIMOTHY ALBERT

I would be surprised if it wasn't.

PATRICK EGGER

It may be the same size house, but it may not be the same size lot. It may be much older than your house. I mean, there's a lot of 5,000-foot houses that Richard Luke is building out in MacDonald Highlands and he's selling them for \$5 million, \$5 to \$6 million, and they're sitting on a 15,000-foot lot with a golf course view. They're not on a 1-acre lot like yours.

AMARPREET CHADHA

But 15,000 lot, you think it'll be like—

PATRICK EGGER

Well, let me ask you a question. Why didn't you buy there? Hold on for a minute, let me ask the question. You paid \$5 million, almost \$5.1, in your location. You could have bought something in MacDonald, like you said, cheaper and had cheaper taxes. Why did you ignore that?

AMARPREET CHADHA

Thank you for this question. Yes, I tell you why did I bought, that was my first biggest mistake. When I bought this house, it came under investment property previous owner. So, it says 8% tax. I didn't understand till I get into this house it doesn't work like that, because I was thinking if it's an 8% tax, as an investment property, when I'm going to buy, it's going to go to 3%. So, I was calculating that basis on the ratios. That was a blunder of my life I made, and I agree with you.

And today where I'm standing, you know what? It's not worth it for me. That's what I was thinking. I'm going to go buy \$7 million in Anthem or one of these gated, guarded and I'm paying \$25,000 property tax. On the street here, I don't have any amenities, it's open land and I'm paying \$42,000. Down there with \$25,000 tax credit, I got everything. Security, gated, amenities, the build, the quality, and I'm going on a gated, best part of the town.

PATRICK EGGER

And if you were living in MacDonald and you had all of those other features or you were living in the Ridges or someplace like that, what would you be paying monthly for those? Aside from the taxes.

AMARPREET CHADHA

The association fees.

PATRICK EGGER

Would you be paying an HOA (Homeowners Association) fee?

AMARPREET CHADHA

Yes.

PATRICK EGGER

And what would that be?

AMARPREET CHADHA

It's ranged from \$300 to \$2,000.

PATRICK EGGER

Yeah.

AMARPREET CHADHA

Absolutely.

PATRICK EGGER

What's your HOA fee where you live now?

AMARPREET CHADHA

\$225.

PATRICK EGGER

Okay. So, you're paying, for argument's sake, \$800 a month less or \$10,000 a year less to live where you're living than what somebody would be living in one of those areas, correct?

AMARPREET CHADHA

Absolutely. But I can't write a \$42,000 tax credit deduction where I can write off the HOA deduction on my taxes too.

PATRICK EGGER

Well, as an investment property, you could.

AMARPREET CHADHA

No, this is my owner-occupied.

PATRICK EGGER

Well, you were talking about you bought it as an investment property?

AMARPREET CHADHA

No, no, no. It was originally, previous owner was an investor, his tax bracket was 8%.

PATRICK EGGER

All I'm saying is you have to factor in all the costs. If you're going to compare yourself to MacDonald or to the Ridges or to something else, factor in all the costs of living in one of those communities, because it's more than just the taxes.

AMARPREET CHADHA

Right.

TERRY FARR

Now, your net taxes is outside of the scope of what we do here. And you already know the answer. You bought it from an investor who was subject to 8% caps compared to owner-occupied 3% caps. You can't do anything about that.

AMARPREET CHADHA

That's my mistake, because I thought it's calculated that way, so it's going to reduce to \$20,000. Because opposite to me, 2.5 acre Richard Harris, paying \$19,000, 12,000 square foot. That's not in a comparable too. I can bring that up, but then they're going to say it's a depreciation method. I can't win anywhere. Doesn't matter whatever I'm going to put it on. Why he's paying \$19,000 just next door to me? Two and a half acre, the land is triple the size, the house is double than me, he's paying \$19,000.

Now tell me. Then it's a depreciation, it's going to come up right now they're going to say. Doesn't matter any comp I'm going to pick, you're going to tell me the replacement cost, Marshall & Swift. And that's why when I came to you guys originally, I didn't understand, this was my first time in my life. I came under this thing, so I learned from here. I spend almost 14 days non-stop. So, before I go, I educate myself so I can put my case to Board of Equalization. It's same like you guys too, I'm not able to understand. You are appraisers too, they are qualified appraisers too. I come here, I lose. I go there, they favor me. They tell

me, you know what? Yeah, we compared the whole city, you guys are paying too much tax for no reason. But I come back here, it's crazy.

TERRY FARR

So again, you continue to come back to paying too much tax. We're not concerned with tax here. We're concerned value.

AMARPREET CHADHA

Value comes with the tax.

TERRY FARR

I'm sorry?

AMARPREET CHADHA

If the values are low, the tax will be low.

TERRY FARR

But it would be significantly less if that was owner occupied the entire time since it was built. Right? So, the net taxes are really outside of the scope of what we're here to do. Okay? Members of the Board, care to make a motion?

MOTION

TIMOTHY ALBERT

Given the lack of information that would convince me to think the values other than what the Recorder or the Assessor has, I make a motion that there be no change to full cash value.

TERRY FARR

Motion has been made. Please cast your votes.

VOTE

VOTING AYE: Terence J Farr, Timothy Albert, Patrick Egger

VOTING NAY: None

ABSENT: Tami Campa, Kristen Lowe

ABSTAIN: None

TERRY FARR

Then that motion passes. You do have the right to appeal.

AMARPREET CHADHA

Thank you.

TERRY FARR

Forms are outside the door.

AMARPREET CHADHA

Thank you. Thank you, ladies and gentlemen. Thank you very much.

FINAL ACTION:

Accepted the Assessor's recommendation (for no change in the total taxable value of \$5,480,604)

PETITIONER AUTHORIZED AGENT



Nevada State Board of Equalization
Agent Authorization Form

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.
Mail to: State Board of Equalization, 3850 Arrowhead Dr., Carson City, NV, 89706

Please Print or Type:

Part A. PROPERTY OWNER AND CONTACT INFORMATION OF PERSON GRANTING AUTHORITY TO AGENT

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: AMARPREET S. CHADHA/TRIPLE A NEVADA TRUST					
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): AMARPREET S. CHADHA				TITLE OWNER	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 4180 N. JENSEN STREET				EMAIL ADDRESS: [REDACTED]	
CITY LAS VEGAS	STATE NV	ZIP CODE 89129	DAYTIME PHONE [REDACTED]	ALTERNATE PHONE [REDACTED]	FAX NUMBER

Part B. PROPERTY OWNER INFORMATION

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

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

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

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

Part C. RELATIONSHIP OF PERSON GRANTING AUTHORITY TO AGENT TO PROPERTY OWNER

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

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

Part D. PROPERTY SUBJECT TO THIS AGENT AUTHORIZATION:

Enter Applicable Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN) 138-06-415-002	ACCOUNT NUMBER	PROPERTY IDENTIFICATION NUMBER (PIN)-MINES
--	----------------	--

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

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

☒ 2026-2027 Secured Roll	☒ 2025-2026 Unsecured Roll	☒ 2025-2026 Supplemental Roll
☐ 2026-2027 Centrally-assessed Roll	☐ 2025-2026 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.

For clerk use only

26-108

Part F. AUTHORIZATION OF AGENT

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 of this Agent Authorization.

I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the 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 E of this document.

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

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT: Ravi Chanderraj			TITLE: Attorney		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: Ravi Chanderraj Law			EMAIL ADDRESS: Ravi@ravichanderrajlaw.com		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 8488 Rozita Lee Ave., Bldg. 3, Suite 100					
CITY Las Vegas	STATE NV	ZIP CODE 89113	DAYTIME PHONE 792-595-2180	ALTERNATE PHONE 702-518-9470	FAX NUMBER

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

► Ravi Ch Attorney 08/20/2026
Authorized Agent Signature Title Date

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 State Board.

► [Redacted] Owner 08/20/2026
Authorized Agent Signature Title Date

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

► [Redacted] Title 08/20/2026
Property Owner / Petitioner Signature Title Date

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 32
PETITIONER:
Triple A Nevada Trust
Amarpreet S Chadha & Jasmeet K Chada, Trustees
4180 N Jensen St
Las Vegas NV 89129

CERTIFIED MAIL – 9489 0090 0027 6528 6949 49
RESPONDENT:
Briana Johnson
Clark County Assessor
500 S Grand Central Pkwy, 2nd Floor
Las Vegas NV 89155

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

Please note this is an amended Notice of Hearing. This version corrects the month information incorrectly specified on the certificate of service.

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 361.360 & NRS 361.400

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

Case No: 26-108

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 is provided on the attached information sheet.

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
26-108**

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:

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PETITIONER:

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4180 N Jensen St
Las Vegas NV 89129
Electronic Mail: amar.s.chadha@gmail.com

CERTIFIED MAIL – 9489 0090 0027 6528 6949 49

RESPONDENT:

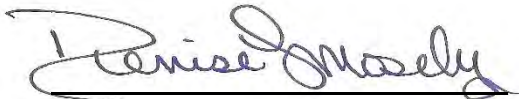
Briana Johnson
Clark County Assessor
500 S Grand Central Pkwy, 2nd Floor
Las Vegas NV 89155
Electronic Mail: bap@ClarkCountyNV.gov; meo@ClarkCountyNV.gov; lisa.logsdon@clarkcountydav.gov
Millicent.Washington@ClarkCountyNV.gov; Courtney.Moerschell@ClarkCountyNV.gov

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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~~ September of the year 2026.



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



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DEPARTMENT OF TAXATION

MAIN OFFICE
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Secretary to the State Board of Equalization

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

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Ravi Chanderraj, Attorney
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Las Vegas NV 89113

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CERTIFICATE OF SERVICE
26-108**

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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

Denise Mosely

From: State Board Equalization
Sent: Monday, September 28, 2026 10:28 AM
To: [REDACTED]; ravi@ravichanderrajlaw.com; bap@ClarkCountyNV.gov; Melissa Martinet; Lisa.Logsdon@clarkcountydandv.gov; Millicent.Washington@ClarkCountyNV.gov; Courtney Moerschell
Cc: State Board Equalization
Subject: AMENDED State Board of Equalization Notice of Hearing: SBE Case No. 26-108
Attachments: 26-108 AMENDED SBE Notice Of Hearing.pdf

Good morning,

Please find attached the **AMENDED** State Board of Equalization Notice of Hearing for SBE case no. 26-108 (Triple A Nevada Trust). This version corrects the month information incorrectly specified on the certificate of service (page 3).

Thank you,
~ Denise

***Important Notice:** Sales & Use Tax returns are now due on the 20th of every month. Please file all Modified Business Tax and Commerce Tax returns through My Nevada Tax.



Denise Mosely
Program Officer II
Executive Review and Boards & Commissions
Nevada Department of Taxation
3850 Arrowhead Drive
Carson City, NV 89706
Phone: 775-684-2053
Email: moselyd@tax.state.nv.us

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From: State Board Equalization <stateboard@tax.state.nv.us>
Sent: Thursday, September 24, 2026 5:06 PM
To: [REDACTED]; ravi@ravichanderrajlaw.com; bap@ClarkCountyNV.gov; Melissa Martinet <meo@clarkcountynv.gov>; Lisa.Logsdon@clarkcountydandv.gov; Millicent.Washington@ClarkCountyNV.gov; Courtney Moerschell <Courtney.Moerschell@ClarkCountyNV.gov>
Subject: State Board of Equalization Notice of Hearing: SBE Case No. 26-108

Good afternoon,

Please find attached the State Board of Equalization Notice of Hearing for SBE case no. 26-108 (Triple A Nevada Trust). The hearing is scheduled for **Wednesday, October 14, 2026, at 9:00 AM** at the location indicated on the notice. The notice has also been mailed certified and regular USPS mail.

Do not hesitate to reach out should you have any additional questions.

Thank you,
State Board of Equalization

***Important Notice:** *Sales & Use Tax returns are now due on the 20th of every month. Please file all Modified Business Tax and Commerce Tax returns through My Nevada Tax.*



State Board of Equalization
Nevada Department of Taxation
3850 Arrowhead Drive
Carson City, NV 89706
Phone: 775-684-2160
Email: stateboard@tax.state.nv.us

Find careers at: [NVJobs](#)

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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?](#)



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.

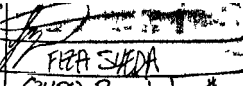
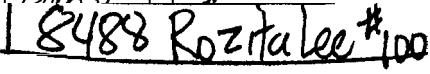
Item Details

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:	

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/GOV N FELIX

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