30	2333 Pinto	139-32-702-013	$210,000	$600,000	97.00%	42,253	335	41	$619	88%
31	2400 Pinto	139-32-702-009	$241,500	$690,000	157.00%	68,389	543	249	$439	62%
32	2900 Pinto	136-32-306-004	$210,000	$600,000	91.00%	39,640	315	21	$659	93%
33	2520 Pinto	139-32-702-006	$210,000	$600,000	98.00%	42,689	339	45	$612	87%
34	2601 Pinto	139-32-703-005	$210,000	$600,000	88.00%	38,333	304	10	$682	97%
35	2609 Pinto	139-32-703-004	$210,000	$600,000	88.00%	38,333	304	10	$682	97%
36	2701 Pinto	139-32-703-003	$210,000	$600,000	85.00%	37,026	294	0	$706	100%
37	2327 Alta	139-32-702-002	$241,500	$690,000	159.00%	69,260	550	256	$434	61%
38	2329 Alta	139-32-702-001	$210,000	$600,000	125.00%	54,450	432	138	$480	68%
39	2801 Pinto	139-32-306-020	$210,000	$600,000	114.00%	49,658	394	100	$526	75%
Total				$609,231	101.36%	44,152	350	56	$601	85%
40	2709 Pinto	139-32-703-002	$210,000	$600,000	85.00%	37,026	294	0	$706	100%

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Briana Johnson, Assessor

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GENERAL INFORMATION	
PARCEL NO.	139-32-701-011
OWNER AND MAILING ADDRESS	TEMUJEN L P 1108 S CASINO CENTER BLVD LAS VEGAS NV 89104
LOCATION ADDRESS	500 SHETLAND RD
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PARCEL MAP FILE 130 PAGE 46 LOT 1
RECORDED DOCUMENT NO.	* 20210402:01330
RECORDED DATE	APR 2 2021
VESTING	NS
COMMENTS	A-20240429:1571

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	229688	262500
IMPROVEMENTS	239655	240864
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	469,342	503,364
TAXABLE LAND + IMP (SUBTOTAL)	1,340,977	1,438,183
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	469,342	503,364
TOTAL TAXABLE VALUE	1,340,977	1,438,183

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
	In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. Get Adobe Reader

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GENERAL INFORMATION	
PARCEL NO.	139-32-702-010
OWNER AND MAILING ADDRESS	WELLS SHEILA J 2310 PINTO LN LAS VEGAS NV 89107-4635
LOCATION ADDRESS	2310 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20051215:04961
RECORDED DATE	DEC 15 2005
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	156188	178500
IMPROVEMENTS	57528	57717
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	213,715	236,217
TAXABLE LAND + IMP (SUBTOTAL)	610,614	674,906
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	213,715	236,217
TOTAL TAXABLE VALUE	610,614	674,906

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.69 ACRES
ORIGINAL CONST. YEAR	1954
LAST SALE PRICE MONTH/YEAR SALE TYPE	
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	2922	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL /1 HALF	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	2	
TOTAL GARAGE SQ. FT.	960				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-702-016
OWNER AND MAILING ADDRESS	A A PINTO LANE L L C C/O P CAPKO 100 N CITY PKWY # 1700 LAS VEGAS NV 89106
LOCATION ADDRESS	2323 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20170320:01632
RECORDED DATE	MAR 20 2017
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	753442	748392
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	937,192	958,392
TAXABLE LAND + IMP (SUBTOTAL)	2,677,691	2,738,263
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	937,192	958,392
TOTAL TAXABLE VALUE	2,677,691	2,738,263

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.75 ACRES
ORIGINAL CONST. YEAR	2016
LAST SALE PRICE	1200000
MONTH/YEAR	3/2017
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	5461	CASITA SQ. FT.	1279	ADDN/CONV	YES
2ND FLOOR SQ. FT.	1800	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	5 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	5	
TOTAL GARAGE SQ. FT.	932				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION

PARCEL NO.	139-32-702-002
OWNER AND MAILING ADDRESS	W T F J FAMILY TRUST JEFFERIES WAYNE TRS 2327 ALTA DR LAS VEGAS NV 89107
LOCATION ADDRESS	2327 ALTA DR
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20250320:01912
RECORDED DATE	MAR 20 2025
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	211313	241500
IMPROVEMENTS	506084	495566
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	717,396	737,066
TAXABLE LAND + IMP (SUBTOTAL)	2,049,703	2,105,903
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	717,396	737,066
TOTAL TAXABLE VALUE	2,049,703	2,105,903

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.59 ACRES
ORIGINAL CONST. YEAR	1977
LAST SALE PRICE MONTH/YEAR SALE TYPE	4575000 3/2025 R - RECORDED VALUE
LAND USE	31.110 - MULTI FAMILY RES: TWO SFR UNITS
DWELLING UNITS	2

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	6849	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.	1550	POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL /1 HALF	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	2	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-702-015
OWNER AND MAILING ADDRESS	HANSELMAN THOMAS M & MICHELLE T 840 S RANCHO DR # 4-914 LAS VEGAS NV 89106
LOCATION ADDRESS	2327 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT N2 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20161213:01449
RECORDED DATE	DEC 13 2016
VESTING	JT
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	26373

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	101597	128161
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	285,347	338,161
TAXABLE LAND + IMP (SUBTOTAL)	815,277	966,174
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	285,347	338,161
TOTAL TAXABLE VALUE	815,277	966,174

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.75 ACRES
ORIGINAL CONST. YEAR	1962
LAST SALE PRICE MONTH/YEAR SALE TYPE	895000 12/2016 R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	2983	CASITA SQ. FT.	816	ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	3	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	2 FULL	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	600				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-702-001
OWNER AND MAILING ADDRESS	KAVITSKY FAMILY TRUST KAVITSKY CHARLES M & MINDY TRS 2329 ALTA DR LAS VEGAS NV 89107
LOCATION ADDRESS	2329 ALTA DR
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20150403:01861
RECORDED DATE	APR 3 2015
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	1088483	1082519
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1,272,233	1,292,519
TAXABLE LAND + IMP (SUBTOTAL)	3,634,951	3,692,911
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	1,272,233	1,292,519
TOTAL TAXABLE VALUE	3,634,951	3,692,911

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.25 ACRES
ORIGINAL CONST. YEAR	2002
LAST SALE PRICE	3309000
MONTH/YEAR	4/2015
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	5796	CASITA SQ. FT.	788	ADDN/CONV	YES
2ND FLOOR SQ. FT.	3916	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	11	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	4675	BATHROOMS	10 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	1103				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-702-014
OWNER AND MAILING ADDRESS	K F L T FINANCIAL TRUST C/O MR & MRS J SHOOK 2331 PINTO LN LAS VEGAS NV 89107-4625
LOCATION ADDRESS	2331 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20111129:02312
RECORDED DATE	NOV 29 2011
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	183173	177830
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	366,923	387,830
TAXABLE LAND + IMP (SUBTOTAL)	1,048,351	1,108,086
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	366,923	387,830
TOTAL TAXABLE VALUE	1,048,351	1,108,086

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.75 ACRES
ORIGINAL CONST. YEAR	1962
LAST SALE PRICE MONTH/YEAR SALE TYPE	725000 5/2005 R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	4758	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-702-013
OWNER AND MAILING ADDRESS	HIGHET ANN B REVOCABLE TRUST HIGHET ANN B TRS 2333 PINTO LN LAS VEGAS NV 89107
LOCATION ADDRESS	2333 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20250115:03207
RECORDED DATE	JAN 15 2025
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	90896

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	564623	650623
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	748,373	860,623
TAXABLE LAND + IMP (SUBTOTAL)	2,138,209	2,458,923
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	748,373	860,623
TOTAL TAXABLE VALUE	2,138,209	2,458,923

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.97 ACRES
ORIGINAL CONST. YEAR	1954
LAST SALE PRICE MONTH/YEAR SALE TYPE	5000000 10/2024 R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	5525	CASITA SQ. FT.	714	ADDN/CONV	YES
2ND FLOOR SQ. FT.	1050	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	6 FULL	ROOF TYPE	ELASTOMERIC (RUBBER)
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	589				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-702-012
OWNER AND MAILING ADDRESS	ALVAREZ JAMES NADER II LIVING TRUST ALVAREZ JAMES NADER II TRS 2337 PINTO LN LAS VEGAS NV 89107
LOCATION ADDRESS	2337 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	N2 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20220803:00996
RECORDED DATE	AUG 3 2022
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	316928	302365
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	500,678	512,365
TAXABLE LAND + IMP (SUBTOTAL)	1,430,509	1,463,900
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	500,678	512,365
TOTAL TAXABLE VALUE	1,430,509	1,463,900

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.98 ACRES
ORIGINAL CONST. YEAR	1952
LAST SALE PRICE MONTH/YEAR SALE TYPE	1325000 8/2020 R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	3465	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.	1713	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	SPLIT LEVEL	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	7	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	1652	BATHROOMS	6 FULL	ROOF TYPE	ELASTOMERIC (RUBBER)
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	936				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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Briana Johnson, Assessor

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GENERAL INFORMATION	
PARCEL NO.	139-32-702-009
OWNER AND MAILING ADDRESS	BOREAL TRUST COULTHARD WILLIAM L & CARLA DAWN TRS 2400 PINTO LN LAS VEGAS NV 89107-4635
LOCATION ADDRESS	2400 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT N2 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20200601:02175
RECORDED DATE	JUN 1 2020
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	211313	241500
IMPROVEMENTS	336318	328944
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	547,631	570,444
TAXABLE LAND + IMP (SUBTOTAL)	1,564,660	1,629,840
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	547,631	570,444
TOTAL TAXABLE VALUE	1,564,660	1,629,840

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.57 ACRES
ORIGINAL CONST. YEAR	1990
LAST SALE PRICE MONTH/YEAR SALE TYPE	500000 10/2012 B - MISCELLANEOUS SALE
LAND USE	31.110 - MULTI FAMILY RES: TWO SFR UNITS
DWELLING UNITS	2

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	2779	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.	2171	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	4	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-702-008
OWNER AND MAILING ADDRESS	DAPPER J CHRISTOPHER & JAIME M 5030 PARADISE RD STE C214 LAS VEGAS NV 89119
LOCATION ADDRESS	2500 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT N2 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20210921:03366
RECORDED DATE	SEP 21 2021
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	44066

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	698542	707056
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	882,292	917,056
TAXABLE LAND + IMP (SUBTOTAL)	2,520,834	2,620,160
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	882,292	917,056
TOTAL TAXABLE VALUE	2,520,834	2,620,160

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.99 ACRES
ORIGINAL CONST. YEAR	1963
LAST SALE PRICE MONTH/YEAR SALE TYPE	1881955 9/2021 R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	6099	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.	1100	POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL /1 HALF	ROOF TYPE	METAL
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	3	
TOTAL GARAGE SQ. FT.	1423				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-702-007
OWNER AND MAILING ADDRESS	MORRIS STEVE PICKERING KRISTINA 2508 PINTO LN LAS VEGAS NV 89107-4626
LOCATION ADDRESS	2508 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 19990226:00018
RECORDED DATE	FEB 26 1999
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	321992	313222
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	505,742	523,222
TAXABLE LAND + IMP (SUBTOTAL)	1,444,977	1,494,920
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	505,742	523,222
TOTAL TAXABLE VALUE	1,444,977	1,494,920

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.98 ACRES
ORIGINAL CONST. YEAR	1990
LAST SALE PRICE MONTH/YEAR SALE TYPE	1427500 2/1999 R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	4005	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.	2477	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	5 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	3	
TOTAL GARAGE SQ. FT.	852				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-702-006
OWNER AND MAILING ADDRESS	MCDONALD KERRY LEE SEPAATE PROPERTY TRUST MCDONALD KERRY LEE TRS 1809 MARATHON DR LAS VEGAS NV 89108
LOCATION ADDRESS	2520 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20220713:02302
RECORDED DATE	JUL 13 2022
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	101837	102096
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	285,587	312,096
TAXABLE LAND + IMP (SUBTOTAL)	815,963	891,703
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	285,587	312,096
TOTAL TAXABLE VALUE	815,963	891,703

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.98 ACRES
ORIGINAL CONST. YEAR	1962
LAST SALE PRICE MONTH/YEAR SALE TYPE	1050000 11/2019 R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	5676	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	3	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	2 FULL	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	2280				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-702-011
OWNER AND MAILING ADDRESS	SIERRA ONE PROPERTIES L L C 95% PERSISTENT PROPERTIES L L C 5% 2706 ASHBY AVE LAS VEGAS NV 89102
LOCATION ADDRESS	2525 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20250616:01197
RECORDED DATE	JUN 16 2025
VESTING	NS-NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	95610	96151
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	279,360	306,151
TAXABLE LAND + IMP (SUBTOTAL)	798,171	874,717
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	279,360	306,151
TOTAL TAXABLE VALUE	798,171	874,717

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.00 ACRES
ORIGINAL CONST. YEAR	1960
LAST SALE PRICE	279360
MONTH/YEAR	6/2025
SALE TYPE	P - PART OR PERCENTAGE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	3949	CASITA SQ. FT.	990	ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	MASONRY-CB/CBS, HV STONE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL	ROOF TYPE	WOOD SHINGLE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	2	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION

PARCEL NO.	139-32-701-009
OWNER AND MAILING ADDRESS	DELL MICHELLE 2600 PINTO LN LAS VEGAS NV 89107-4611
LOCATION ADDRESS	2600 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20150727:04207
RECORDED DATE	JUL 27 2015
VESTING	NS
COMMENTS	C-20150727:4208

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	92710	92712
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	276,460	302,712
TAXABLE LAND + IMP (SUBTOTAL)	789,886	864,891
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	276,460	302,712
TOTAL TAXABLE VALUE	789,886	864,891

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.03 ACRES
ORIGINAL CONST. YEAR	1954
LAST SALE PRICE MONTH/YEAR SALE TYPE	995000 7/2015 R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	4740	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	3	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	2 FULL /1 HALF	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	2	
TOTAL GARAGE SQ. FT.	984				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-703-005
OWNER AND MAILING ADDRESS	TARKANIAN PAMELA KING ERIK 2601 PINTO LN LAS VEGAS NV 89107-4614
LOCATION ADDRESS	2601 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 19970304:00139
RECORDED DATE	MAR 4 1997
VESTING	RS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	98151	96758
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	281,901	306,758
TAXABLE LAND + IMP (SUBTOTAL)	805,431	876,451
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	281,901	306,758
TOTAL TAXABLE VALUE	805,431	876,451

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.88 ACRES
ORIGINAL CONST. YEAR	1964
LAST SALE PRICE MONTH/YEAR SALE TYPE	350000 2/1995 R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	4068	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.	720	POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	2 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	756				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-701-008
OWNER AND MAILING ADDRESS	CROVETTI MICHAEL J JR & KAREN 2608 PINTO LN LAS VEGAS NV 89107
LOCATION ADDRESS	2608 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20211201:02772
RECORDED DATE	DEC 1 2021
VESTING	JT
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	6845

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	337432	338029
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	521,182	548,029
TAXABLE LAND + IMP (SUBTOTAL)	1,489,091	1,565,797
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	521,182	548,029
TOTAL TAXABLE VALUE	1,489,091	1,565,797

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.03 ACRES
ORIGINAL CONST. YEAR	2002
LAST SALE PRICE	2350000
MONTH/YEAR	12/2021
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	3488	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.	988	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	6	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	1164				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION

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

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	465903	459787
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	649,653	669,787
TAXABLE LAND + IMP (SUBTOTAL)	1,856,151	1,913,677
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	649,653	669,787
TOTAL TAXABLE VALUE	1,856,151	1,913,677

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-701-007
OWNER AND MAILING ADDRESS	WERNER BRYAN & COURTNEY 2700 PINTO LN LAS VEGAS NV 89107
LOCATION ADDRESS	2700 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20150720:01290
RECORDED DATE	JUL 20 2015
VESTING	JT
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	120159	116823
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	303,909	326,823
TAXABLE LAND + IMP (SUBTOTAL)	868,311	933,780
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	303,909	326,823
TOTAL TAXABLE VALUE	868,311	933,780

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	~1.00 ACRES
ORIGINAL CONST. YEAR	1964
LAST SALE PRICE	395000
MONTH/YEAR	11/2013
SALE TYPE	R - RECORDED VALUE
LAND USE	31.110 - MULTI FAMILY RES: TWO SFR UNITS
DWELLING UNITS	2

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	4331	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.	1102	POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	3	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	5 FULL /1 HALF	ROOF TYPE	WOOD SHAKE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
	In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. Get Adobe Reader

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GENERAL INFORMATION	
PARCEL NO.	139-32-703-003
OWNER AND MAILING ADDRESS	2701 PINTO LN L L C 2701 PINTO LN LAS VEGAS NV 89107
LOCATION ADDRESS	2701 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20220915:00078
RECORDED DATE	SEP 15 2022
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	288055	277286
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	471,805	487,286
TAXABLE LAND + IMP (SUBTOTAL)	1,348,014	1,392,246
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	471,805	487,286
TOTAL TAXABLE VALUE	1,348,014	1,392,246

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.85 ACRES
ORIGINAL CONST. YEAR	1998
LAST SALE PRICE MONTH/YEAR SALE TYPE	2125000 4/2022 R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	3493	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.	1937	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	2	
TOTAL GARAGE SQ. FT.	1300				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-703-002
OWNER AND MAILING ADDRESS	2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS 2709 PINTO LN LAS VEGAS NV 89107
LOCATION ADDRESS	2709 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20180330:03057
RECORDED DATE	MAR 30 2018
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	387906	380690
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	571,656	590,690
TAXABLE LAND + IMP (SUBTOTAL)	1,633,303	1,687,686
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	571,656	590,690
TOTAL TAXABLE VALUE	1,633,303	1,687,686

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.85 ACRES
ORIGINAL CONST. YEAR	1968
LAST SALE PRICE	965000
MONTH/YEAR	3/2018
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	2

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	4985	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL /2 HALF	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	1834				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-703-013
OWNER AND MAILING ADDRESS	HACIENDA PALOMINO L L C 328 W HUNTINGTON DR MONROVIA CA 91016
LOCATION ADDRESS	2710 PALOMINO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20250701:01741
RECORDED DATE	JUL 1 2025
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	229688	262500
IMPROVEMENTS	871992	854681
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1,101,680	1,117,181
TAXABLE LAND + IMP (SUBTOTAL)	3,147,657	3,191,946
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	1,101,680	1,117,181
TOTAL TAXABLE VALUE	3,147,657	3,191,946

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-703-001
OWNER AND MAILING ADDRESS	KUNG ANNIE J 1020 GARCES AVE LAS VEGAS NV 89101
LOCATION ADDRESS	2717 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20120206:01584
RECORDED DATE	FEB 6 2012
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	46296

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	129658	169765
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	313,408	379,765
TAXABLE LAND + IMP (SUBTOTAL)	895,451	1,085,043
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	313,408	379,765
TOTAL TAXABLE VALUE	895,451	1,085,043

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.85 ACRES
ORIGINAL CONST. YEAR	1971
LAST SALE PRICE MONTH/YEAR SALE TYPE	440000 1/2012 R - RECORDED VALUE
LAND USE	31.110 - MULTI FAMILY RES: TWO SFR UNITS
DWELLING UNITS	2

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	5854	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-BRICK VENEER
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	3	
TOTAL GARAGE SQ. FT.	531				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION

PARCEL NO.	139-32-701-005
OWNER AND MAILING ADDRESS	2720 PINTO L L C C/O K GURULE PPTY MGR 601 S 9TH ST LAS VEGAS NV 89101
LOCATION ADDRESS	2720 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20190409:00620
RECORDED DATE	APR 9 2019
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	156188	178500
IMPROVEMENTS	1554558	1470109
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1,710,745	1,648,609
TAXABLE LAND + IMP (SUBTOTAL)	4,887,843	4,710,311
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	1,710,745	1,648,609
TOTAL TAXABLE VALUE	4,887,843	4,710,311

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-701-006
OWNER AND MAILING ADDRESS	2720 PINTO L L C C/O K GURULE PPTY MGR 601 S 9TH ST LAS VEGAS NV 89101
LOCATION ADDRESS	2720 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20190409:00558
RECORDED DATE	APR 9 2019
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	156188	178500
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	156,188	178,500
TAXABLE LAND + IMP (SUBTOTAL)	446,251	510,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	156,188	178,500
TOTAL TAXABLE VALUE	446,251	510,000

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.66 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR SALE TYPE	400000 4/2019 R - RECORDED VALUE
LAND USE	26.110 - SFR - AUXILIARY AREA. SECONDARY PARCEL FROM A SPLIT LOT
DWELLING UNITS	0

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION	
PARCEL NO.	139-32-304-017
OWNER AND MAILING ADDRESS	O'HARA JACQUE NEWBERRY LIVING TRUST O'HARA JACQUE NEWBERRY TRS 2800 PINTO LN LAS VEGAS NV 89107-4636
LOCATION ADDRESS	2800 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20251118:00922
RECORDED DATE	NOV 18 2025
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	104333	104702
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	288,083	314,702
TAXABLE LAND + IMP (SUBTOTAL)	823,094	899,149
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	288,083	314,702
TOTAL TAXABLE VALUE	823,094	899,149

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.91 ACRES
ORIGINAL CONST. YEAR	1957
LAST SALE PRICE MONTH/YEAR SALE TYPE	465000 9/1998 R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	2993	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL /1 HALF	ROOF TYPE	WOOD SHAKE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	4200				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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GENERAL INFORMATION	
PARCEL NO.	139-32-306-004
OWNER AND MAILING ADDRESS	CARMENA NEIL TRUST CARMENA NEIL TRS 2825 PINTO LN LAS VEGAS NV 89107-4618
LOCATION ADDRESS	2825 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32-20-61
RECORDED DOCUMENT NO.	* 20040409:00607
RECORDED DATE	APR 9 2004
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	87473	87933
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	271,223	297,933
TAXABLE LAND + IMP (SUBTOTAL)	774,923	851,237
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	271,223	297,933
TOTAL TAXABLE VALUE	774,923	851,237

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.91 ACRES
ORIGINAL CONST. YEAR	1966
LAST SALE PRICE MONTH/YEAR SALE TYPE	
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	2921	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.	840	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	SPLIT LEVEL	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	523				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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GENERAL INFORMATION	
PARCEL NO.	139-32-306-024
OWNER AND MAILING ADDRESS	SNIPES DAVID L III 88 CORPORATE PARK DR HENDERSON NV 89074
LOCATION ADDRESS	2905 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20240731:02037
RECORDED DATE	JUL 31 2024
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	958741	905912
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1,142,491	1,115,912
TAXABLE LAND + IMP (SUBTOTAL)	3,264,260	3,188,320
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	1,142,491	1,115,912
TOTAL TAXABLE VALUE	3,264,260	3,188,320

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

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	6641	CASITA SQ. FT.	916	ADDN/CONV	YES
2ND FLOOR SQ. FT.	766	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL /2 HALF	ROOF TYPE	CLAY TILE/SLATE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	2	
TOTAL GARAGE SQ. FT.	1672				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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GENERAL INFORMATION	
PARCEL NO.	139-32-306-026
OWNER AND MAILING ADDRESS	SPAGHETTI & MEATBALLS TRUST BARBERINI LAURA & BONNIE B TRS 2951 PINTO LN LAS VEGAS NV 89107-4618
LOCATION ADDRESS	2951 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20160630:01909
RECORDED DATE	JUN 30 2016
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	98341	96892
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	282,091	306,892
TAXABLE LAND + IMP (SUBTOTAL)	805,974	876,834
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	282,091	306,892
TOTAL TAXABLE VALUE	805,974	876,834

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.95 ACRES
ORIGINAL CONST. YEAR	1951
LAST SALE PRICE MONTH/YEAR SALE TYPE	
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	5064	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.	816	POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	MASONRY-CB/CBS, HV STONE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL	ROOF TYPE	WOOD SHAKE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	2	
TOTAL GARAGE SQ. FT.	528				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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GENERAL INFORMATION	
PARCEL NO.	139-32-306-001
OWNER AND MAILING ADDRESS	KAHSHEN-CHIA JENNIFER LIVING TRUST MORGAN DALE TRS 209-676 RICHMOND TORONTO ON M6J 1C3 CANADA
LOCATION ADDRESS	2981 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20180223:01910
RECORDED DATE	FEB 23 2018
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	64901

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	190374	256479
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	374,124	466,479
TAXABLE LAND + IMP (SUBTOTAL)	1,068,926	1,332,797
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	374,124	466,479
TOTAL TAXABLE VALUE	1,068,926	1,332,797

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.91 ACRES
ORIGINAL CONST. YEAR	1961
LAST SALE PRICE MONTH/YEAR SALE TYPE	4500000 2/2018 R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	3978	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.	2555	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	6 FULL /1 HALF	ROOF TYPE	CLAY TILE/SLATE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	2	
TOTAL GARAGE SQ. FT.	840				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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GENERAL INFORMATION	
PARCEL NO.	139-32-304-011
OWNER AND MAILING ADDRESS	L G 2007 PRIVATE TRUST MORRIS GREGORY J TRS 2449 N TENAYA WAY # 35290 LAS VEGAS NV 89133
LOCATION ADDRESS	3000 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20070727:00788
RECORDED DATE	JUL 27 2007
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	183,750	210,000
TAXABLE LAND + IMP (SUBTOTAL)	525,000	600,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	183,750	210,000
TOTAL TAXABLE VALUE	525,000	600,000

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.87 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR SALE TYPE	13000000 7/2007 M - MULTIPLE-PARCEL SALE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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GENERAL INFORMATION	
PARCEL NO.	139-32-304-012
OWNER AND MAILING ADDRESS	L G 2007 PRIVATE TRUST MORRIS GREGORY J TRS 2449 N TENAYA WAY # 35290 LAS VEGAS NV 89133
LOCATION ADDRESS	3000 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20070727:00788
RECORDED DATE	JUL 27 2007
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	183,750	210,000
TAXABLE LAND + IMP (SUBTOTAL)	525,000	600,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	183,750	210,000
TOTAL TAXABLE VALUE	525,000	600,000

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.87 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR SALE TYPE	13000000 7/2007 M - MULTIPLE-PARCEL SALE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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GENERAL INFORMATION	
PARCEL NO.	139-32-304-014
OWNER AND MAILING ADDRESS	L G 2007 PRIVATE TRUST MORRIS GREGORY J TRS 2449 N TENAYA WAY # 35290 LAS VEGAS NV 89133
LOCATION ADDRESS	3000 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20070727:00788
RECORDED DATE	JUL 27 2007
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	229688	262500
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	229,688	262,500
TAXABLE LAND + IMP (SUBTOTAL)	656,251	750,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	229,688	262,500
TOTAL TAXABLE VALUE	656,251	750,000

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.88 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR SALE TYPE	13000000 7/2007 M - MULTIPLE-PARCEL SALE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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GENERAL INFORMATION	
PARCEL NO.	139-32-304-013
OWNER AND MAILING ADDRESS	L G 2007 PRIVATE TRUST MORRIS GREGORY J TRS 1960 S OCEAN BLVD WEST PALM BEACH FL 33480
LOCATION ADDRESS	3006 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20070727:00788
RECORDED DATE	JUL 27 2007
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	183,750	210,000
TAXABLE LAND + IMP (SUBTOTAL)	525,000	600,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	183,750	210,000
TOTAL TAXABLE VALUE	525,000	600,000

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.86 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	13000000
MONTH/YEAR	7/2007
SALE TYPE	M - MULTIPLE-PARCEL SALE
LAND USE	10.000 - VACANT - UNKNOWN/OTHER
DWELLING UNITS	0

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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GENERAL INFORMATION

PARCEL NO.	139-32-305-001
OWNER AND MAILING ADDRESS	ARROYO HONDO PROPERTIES-NM L L C 3011 PINTO LN LAS VEGAS NV 89107
LOCATION ADDRESS	3011 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20210708:00681
RECORDED DATE	JUL 8 2021
VESTING	NS
COMMENTS	

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	142801

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	476099	607502
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	659,849	817,502
TAXABLE LAND + IMP (SUBTOTAL)	1,885,283	2,335,720
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	659,849	817,502
TOTAL TAXABLE VALUE	1,885,283	2,335,720

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.99 ACRES
ORIGINAL CONST. YEAR	1959
LAST SALE PRICE	3150000
MONTH/YEAR	7/2021
SALE TYPE	R - RECORDED VALUE
LAND USE	31.110 - MULTI FAMILY RES: TWO SFR UNITS
DWELLING UNITS	2

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	6859	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	FRAME-BRICK VENEER
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	5 FULL	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	867				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
	In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. Get Adobe Reader

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

483

Briana Johnson, Assessor

Assessor Map | Aerial View | Building Sketch | Ownership History | Neighborhood Sales | New Search

GENERAL INFORMATION	
PARCEL NO.	139-32-304-018
OWNER AND MAILING ADDRESS	L G 2007 PRIVATE TRUST MORRIS GREGORY J TRS 2449 N TENAYA WAY # 35290 LAS VEGAS NV 89133
LOCATION ADDRESS	3012 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20070727:00788
RECORDED DATE	JUL 27 2007
VESTING	NS
COMMENTS	.01A TO RD 991112:764

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	183,750	210,000
TAXABLE LAND + IMP (SUBTOTAL)	525,000	600,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	183,750	210,000
TOTAL TAXABLE VALUE	525,000	600,000

484

Click here for Treasurer Information regarding real property taxes.

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.89 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	13000000
MONTH/YEAR	7/2007
SALE TYPE	M - MULTIPLE-PARCEL SALE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
	In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. Get Adobe Reader

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485

Briana Johnson, Assessor

Assessor Map | Aerial View | Building Sketch | Ownership History | Neighborhood Sales | New Search

GENERAL INFORMATION	
PARCEL NO.	139-32-305-003
OWNER AND MAILING ADDRESS	O'REILLY JOHN & RENE LIVING TRUST SURV TR O'REILLY JOHN F TRS 3013 PINTO LN LAS VEGAS NV 89107-4631
LOCATION ADDRESS	3013 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32-20-61
RECORDED DOCUMENT NO.	* 20150827:00460
RECORDED DATE	AUG 27 2015
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	291283	279798
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	475,033	489,798
TAXABLE LAND + IMP (SUBTOTAL)	1,357,237	1,399,423
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	475,033	489,798
TOTAL TAXABLE VALUE	1,357,237	1,399,423

486

Click here for Treasurer Information regarding real property taxes.

Click here for Flood Control Information.

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.86 ACRES
ORIGINAL CONST. YEAR	1980
LAST SALE PRICE MONTH/YEAR SALE TYPE	
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	4415	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.	3672	CARPORT SQ. FT.	1056	POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	6	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	5 FULL	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	3	
TOTAL GARAGE SQ. FT.	660				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
	In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. Get Adobe Reader

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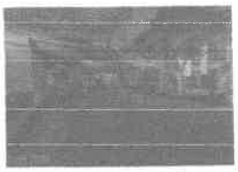
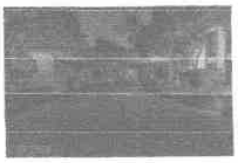
487

P. 15

Clark County 2905 Pinto Lane $2,875,000

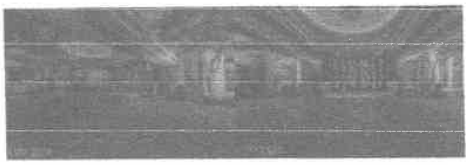
Virtual Tour: https://synergysir.view.property/2236260?idx=1

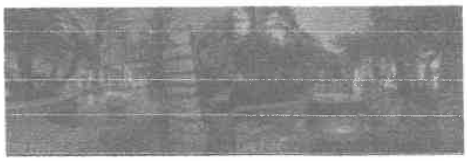


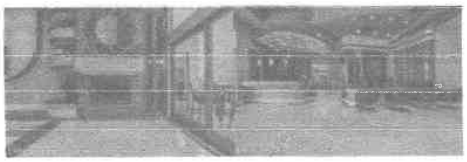


ML #: 2577079 **Status:** S
Subdiv: Historic Alta Area
City/Town: Las Vegas **St:** NV
Short Sale: N
Foreclosure Commenced: N
Repo/REO: N
Bedrooms: 5
Full Baths: 5
3/4 Baths: 0
Half Baths: 2
#Den/Oth: 1
#Loft: 1 **Furn Incl:** No
DOM: 44
AppxLivArea: 7,077
AppxAddLivArea:
AddLivAreaDesc:
AppxTotLivArea: 7,077
Year Built: 2004 / RESALE
PropSubTyp: Single Family Residential
Lot Sqft: 37,897
PropDes:
Garages: 6 / Attached, Auto Door Opener(s), Entryto House, Finished Interior
Carports: 0

Click here for map view







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

Construction:
Frame & Stucco

Interior Features:
Ceiling Fan(s)

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

Private Pool/Description:
Y / Disappearing Edge, Heated Pool, Inground-Private

Lot Description:
1/4 to 1 Acre

488

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

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

P. 16

Clark County **2327 Alta Drive** **$4,225,000**

Virtual Tour: https://my.matterport.com/show/?m=jXKLPbpvBro

ML #: 2479851 **Status:** H

Subdiv: None

City/Town: Las Vegas **St:** NV

Short Sale: N

Foreclosure Commenced: N

Repo/REO: N

Bedrooms: 5

Full Baths: 5

3/4 Baths: 0

Half Baths: 1

#Den/Oth: 0

#Loft: 0 **Furn Incl:** No

DOM: 16

AppxLivArea: 8,227

AppxAddLivArea:

AddLivAreaDesc:

AppxTotLivArea: 8,227

Year Built: 1977 / RESALE

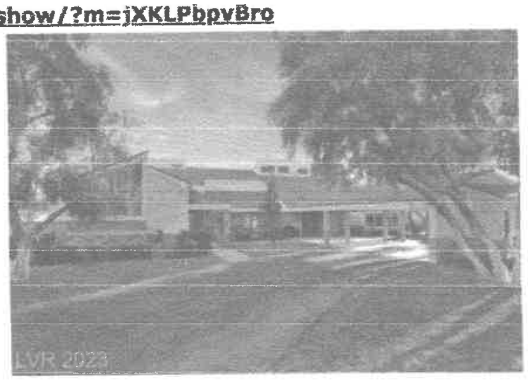
PropSubTyp: Single Family Residential

Lot Sqft: 69,260

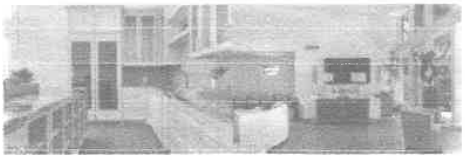
PropDes: Casita, Custom, Detached Guest House, Guest Quarters

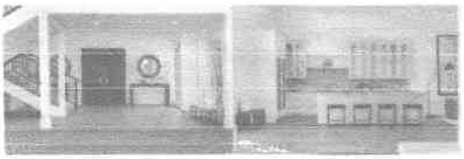
Garages: 3 / Detached, Storage Area/Shelves

Carports: 0



Click here for map view





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

Construction:

Interior Features:
None

Exterior Features:
Balcony, Covered Patio, Private Tennis Court, Private Yard, Secured Entry

Private Pool/Description:
Y / Heated Pool, Inground-Private

Lot Description:
1 to 5 Acres

489

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

P. 17

Clark County	2333 PINTO Lane	$5,000,000

Virtual Tour: https://my.matterport.com/show/?m=YieqPTdVxbz&brand=0&mls=1&

ML #: 2583329 **Status:** S

Subdiv: Historic Alta Medical District

City/Town: Las Vegas **St:** NV

Short Sale: N

Foreclosure Commenced: N

Repo/REO: N

Bedrooms: 7

Full Baths: 7

3/4 Baths: 0

Half Baths: 1

#Den/Oth: 0

#Loft: 0 **Furn Incl:** No

DOM: 77

AppxLivArea: 6,575

AppxAddLivArea: 903

Click here for map view

AddLivAreaDesc: Casitas, Conversion/Additional

AppxTotLivArea: 7,478

Year Built: 1954 / RESALE

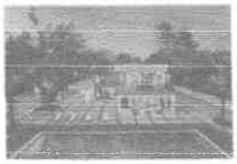
PropSubTyp: Single Family Residential

Lot Sqft: 42,253

PropDes: Guest Quarters

Garages: 4 / Attached, Auto Door Opener(s), Electric Car Charger, Tandem

Carports: 0



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

Construction:

Interior Features:
None

Exterior Features:
Back Yard Access, Balcony, Circular Driveway

Private Pool/Description:
Y / Inground-Private

Lot Description:
1/4 to 1 Acre

490

Clark County **2426 Palomino Lane** **$2,350,000**

Virtual Tour: https://www.propertypanorama.com/instaview/las/2403766

ML #: 2403766 **Status:** H

Subdiv: None

City/Town: Las Vegas **St:** NV

Short Sale: N

Foreclosure Commenced: N

Repo/REO: N

Bedrooms: 6

Full Baths: 5

3/4 Baths: 0

Half Baths: 1

#Den/Oth: 0

#Loft: 0 **Furn Incl:** No

DOM: 393

AppxLivArea: 6,711

AppxAddLivArea:

AddLivAreaDesc:

AppxTotLivArea: 6,711

Year Built: 1996 / RESALE

PropSubTyp: Single Family Residential

Lot Sqft: 43,560

PropDes: Custom

Garages: 3 / Attached, Auto Door Opener(s), Epoxy Floor, Workshop/Bench Area

Carports: 1 / Attached Carport

Click here for map view

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

Construction:
Frame & Stucco

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

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

Private Pool/Description:
Y / Heated Pool, Pool/Spa Combo, Waterfall

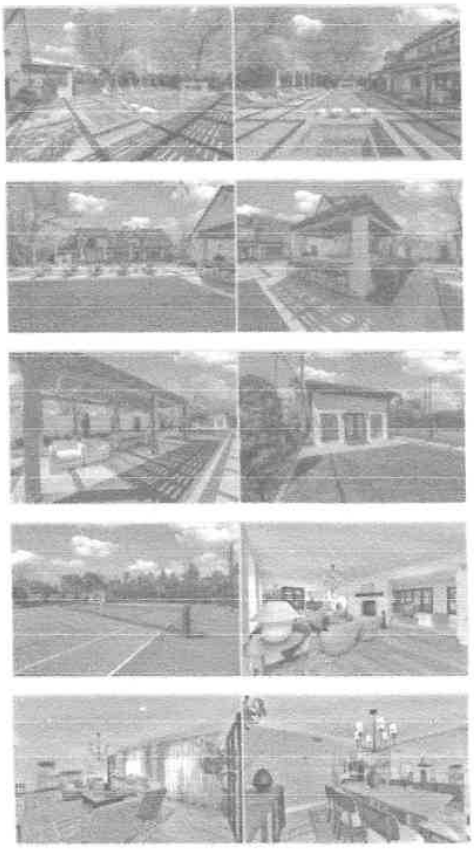
491

Clark County **2400 Palomino Lane** **$2,600,000**

Virtual Tour: https://www.propertypanorama.com/instaview/las/2571176

ML #: 2571176 **Status:** S
Subdiv: None
City/Town: Las Vegas **St:** NV
Short Sale: N
Foreclosure Commenced: N
Repo/REO: N
Bedrooms: 5
Full Baths: 4
3/4 Baths: 0
Half Baths: 1
#Den/Oth: 4
#Loft: 0 **Furn Incl:** Optional
DOM: 151
AppxLivArea: 5,047
AppxAddLivArea:
AddLivAreaDesc:
AppxTotLivArea: 5,047
Year Built: 1969 / RESALE
PropSubTyp: Single Family Residential
Lot Sqft: 30,492
PropDes: Detached Guest House
Garages: 2 / Detached
Carports: 0

Click here for map view



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

Construction:
Frame & Stucco

Interior Features:
Alarm System-Owned, Drapes, Drywall, Paneling, Window Coverings Partial

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

Private Pool/Description:
Y / Heated Pool, Pool/Spa Combo

Lot Description:
1/4 to 1 Acre

492

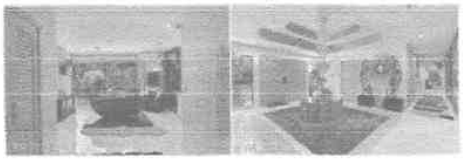
P.20

Clark County	2315 Alta Drive	$2,224,000

Virtual Tour: https://www.propertypanorama.com/instaview/las/2602809

ML #: 2602809 **Status:** S
Subdiv: None
City/Town: Las Vegas **St:** NV
Short Sale: N
Foreclosure Commenced: N
Repo/REO: N
Bedrooms: 7
Full Baths: 2
3/4 Baths: 3
Half Baths: 1
#Den/Oth: 2
#Loft: 0 **Furn Incl:** No
DOM: 28
AppxLivArea: 7,256
AppxAddLivArea:
AddLivAreaDesc:
AppxTotLivArea: 7,256
Year Built: 1974 / RESALE
PropSubTyp: Single Family Residential
Lot Sqft: 53,579
PropDes:
Garages: 5 / Detached
Carports: 0

Click here for map view



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

Construction:

Interior Features:
Window Coverings Partial

Exterior Features:
Balcony, Circular Driveway

Private Pool/Description:
Y / Heated Pool, Inground-Private

Lot Description:
1 to 5 Acres

403

P. 21

Clark County	2727 Alta Drive	$1,508,000

Virtual Tour: https://my.matterport.com/show/?m=jNDjVFsmTyp

ML #: 2633017 **Status:** S

Subdiv: N/A

City/Town: Las Vegas **St:** NV

Short Sale: N

Foreclosure Commenced: N

Repo/REO: N

Bedrooms: 5

Full Baths: 4

3/4 Baths: 0

Half Baths: 1

#Den/Oth: 0

#Loft: 0 **Furn Incl:** No

DOM: 39

AppxLivArea: 5,927

AppxAddLivArea:

AddLivAreaDesc:

AppxTotLivArea: 5,927

Year Built: 1966 / RESALE

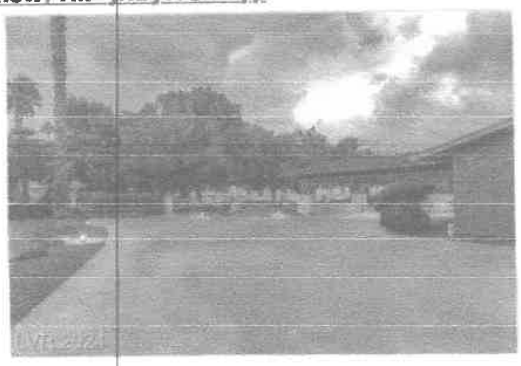
PropSubTyp: Single Family Residential

Lot Sqft: 38,333

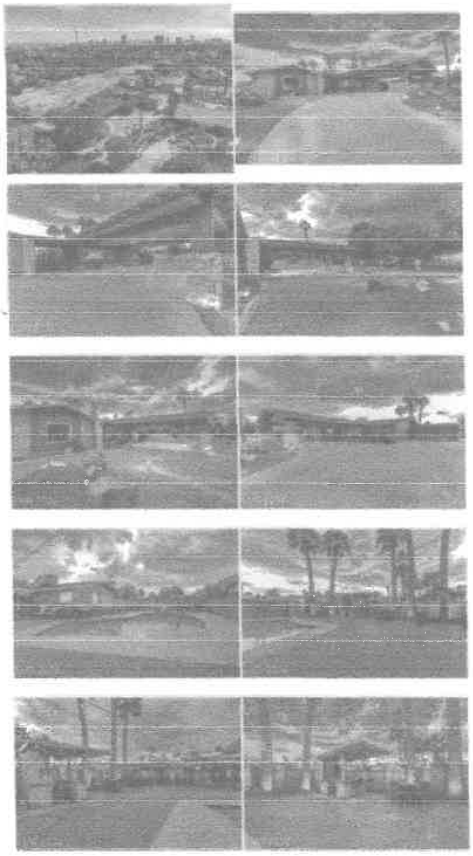
PropDes: Custom

Garages: 12 / Attached, Auto Door Opener(s), Breeze Way, Cabinets, Entryto House, Storage Area/Shelves

Carports: 1 / Detached Carport



Click here for map view



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

Construction:

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

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

Private Pool/Description:
Y / Inground-Private

494

REMAND SBE 26-107 Pg 575

P, 22

APN: 139-32-703-002 **Appraiser** 154 **Date** 11/18/2024

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

* Per NRS 361.229.1,these items are not included in effective age adjustment.
If these are included, see line comments for reason.

Original % Complete = 18.0%

Remodel Effective Year / Destruction Rebuild Effective Year

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

Comments:

From: **mark wolfson** mbw1016@hotmail.com
Subject: **Fwd: 2709 Pinto Lane**
Date: **Dec 31, 2025 at 4:50:56 PM**
To: **mark wolfson** mbw1016@hotmail.com

Sent from my iPad

Begin forwarded message:

From: Jeffrey Bonesteel <jbon@clarkcountynv.gov>
Date: October 10, 2024 at 11:06:14 AM PDT
To: mark wolfson <mbw1016@hotmail.com>
Subject: RE: 2709 Pinto Lane

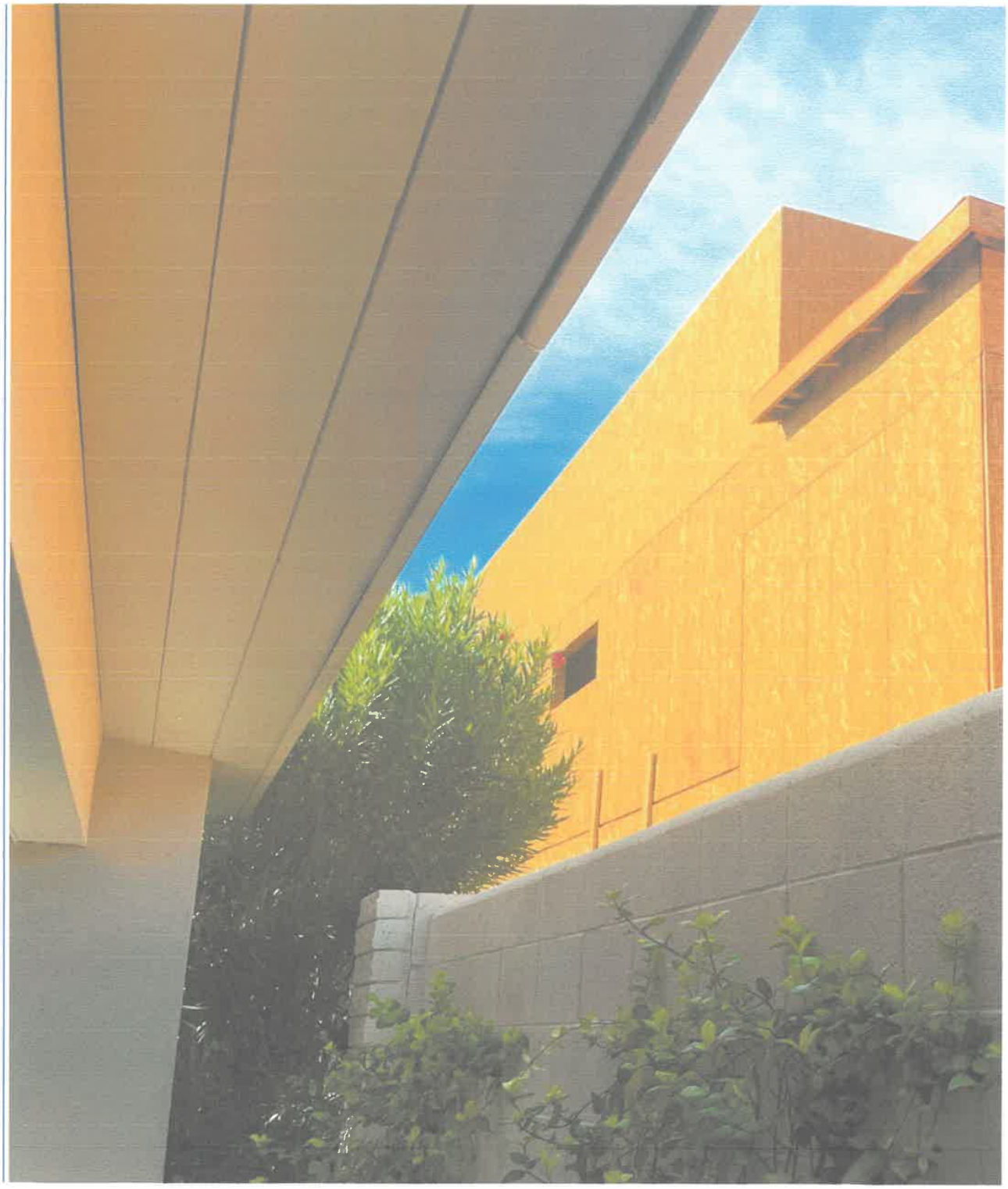
We have the permit on this and it will be placed on the tax rolls this spring for the 2025-2026 tax year.

I just got out of a meeting and I'm working on the other things we talked about.

Jeff Bonesteel
Clark County Assessor's Office
Senior Property Appraiser
Email: jbon@ClarkCountyNV.gov
Phone: 702-455-2127
FAX: 702-380-9545

From: mark wolfson <mbw1016@hotmail.com>
Sent: Thursday, October 10, 2024 9:32 AM
To: Jeffrey Bonesteel <jbon@ClarkCountyNV.gov>
Subject: Re: 2709 Pinto Lane

2717 pinto



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Briana Johnson, Assessor

Assessor Map | Aerial View | Building Sketch | Ownership History | Neighborhood Sales | New Search

GENERAL INFORMATION	
PARCEL NO.	139-32-703-001
OWNER AND MAILING ADDRESS	KUNG ANNIE J 1020 GARCES AVE LAS VEGAS NV 89101
LOCATION ADDRESS	2717 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20120206:01584
RECORDED DATE	FEB 6 2012
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	46296

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	129658	169765
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	313,408	379,765
TAXABLE LAND + IMP (SUBTOTAL)	895,451	1,085,043
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	313,408	379,765
TOTAL TAXABLE VALUE	895,451	1,085,043

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Click here for Treasurer Information regarding real property taxes.

Click here for Flood Control Information.

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.85 ACRES
ORIGINAL CONST. YEAR	1971
LAST SALE PRICE MONTH/YEAR SALE TYPE	440000 1/2012 R - RECORDED VALUE
LAND USE	31.110 - MULTI FAMILY RES: TWO SFR UNITS
DWELLING UNITS	2

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	5854	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-BRICK VENEER
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	3	
TOTAL GARAGE SQ. FT.	531				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
	In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. Get Adobe Reader

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

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Clark County Assessor Reports

2337 Pinto

Value History

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

Parcel: 139-32-702-012

Assessed

Tax Year	Land			Improvements				Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code	Value		
2025-26	0.98	183,750	0	251,566	0	65,362	43,794		0	0	200
2024-25	0.98	183,750	0	244,059	0	13,027	31,931		0	0	200
2023-24	0.98	175,000	0	226,332	0	0	27,819		0	0	200
2022-23	0.98	147,000	0	207,682	0	0	25,759		0	0	200
2021-22	0.98	131,250	0	197,119	0	0	0		0	0	200
2020-21	0.98	131,250	0	195,707	0	0	0		0	0	200
2019-20	0.98	105,000	0	193,555	0	0	0		0	0	200
2018-19	0.98	70,000	0	168,833	0	17,012	0		0	0	200
2017-18	0.98	59,500	0	63,546	0	107,329	0		0	0	200
2016-17	0.98	52,500	0	62,464	0	0	0		0	0	200
2015-16	0.98	43,750	0	60,554	0	0	0		0	0	200
2014-15	0.98	35,000	0	62,139	0	0	0		0	0	200
2013-14		35,000	0	62,103	0	0	0		0	0	200
2012-13		35,000	0	60,323	0	0	0		0	0	200
2011-12		49,000	0	64,075	0	0	0		0	0	200
2010-11		70,000	0	68,788	0	0	0		0	0	200
2009-10		175,000	0	68,654	0	0	0		0	0	200
2008-09		210,000	0	70,670	0	0	0		0	0	200
2007-08		158,113	0	68,115	0	0	0		0	0	200
2006-07		157,850	0	69,181	0	0	0		0	0	200
2005-06		113,750	0	65,485	0	0	0		0	0	200
2004-05		73,500	0	63,672	0	0	0		0	0	200

Parcel from 030-300-023

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

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From: mark wolfson mbw1016@hotmail.com
Subject: Re: Panelist names
Date: Mar 6, 2025 at 5:24:10 PM
To: Jayme Jacobs Jayme.Jacobs@clarkcountynv.gov

Thanks for the response. Don't you think you should rebuild their M&S? It's not too late and can be worked up using the permits they filed.
I'll be doing that!
Also, please thank your supervisor for her time. I'm sorry, I don't recall her name.

Mark

On Mar 6, 2025, at 4:40 PM, Jayme Jacobs <Jayme.Jacobs@clarkcountynv.gov> wrote:

Hi Mr. Wolfson,

Disregard the 775 sq.ft. I mentioned below as I see that was a converted garage to living area on the original house, so the house square footage was 4,985.

In regard to 2337 Pinto Lane; I don't have a M&S worksheet on that, but it does have an effective age calculation of 40% original (1965) and 60% remodeled (2016), which equals to an effective year built of 1996. We developed the M&S worksheet with the past few years to assist with the percentages and that's why I don't have one. We did pick up the finished basement and garage a couple of months ago for this year's supplemental.

Thanks.

Jayme Jacobs, RES
Manager of Property Appraisal. Clark County Assessor's Office
<image001.jpg>

From: mark wolfson <mbw1016@hotmail.com>
Sent: Thursday, March 6, 2025 2:20 PM
To: Jayme Jacobs <Jayme.Jacobs@clarkcountynv.gov>
Subject: Re: Panelist names

Miss Jacobs, I'm done early at the doctors. They tell me I'm in perfect health. I'll be there in a few minutes. Hopefully, you can squeeze a few minutes out.

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ERROR ANALYSIS 2337 PINTO LANE

- NO MARSHALL & SWIFT WORKSHEET PER ASSESSOR
- ASSIGNED 40% OLD, 60% NEW PER ASSESSOR
- WORK PERMITTED 7/31/17 (PERMIT # R17-01597)
    - ADDITION
    - REMODEL
    - ADD'L SQUARE FEET
- WORK PERMITTED 9/5/23 (PERMIT # R23-14400)
    - SPA ADDITION

- 2017/18 PRC REFLECTS 5,306 SF
    - 2025/26 PRC REFLECTS 5,178 SF (DOWN 128 SF)
    - DON'T ADDITIONS USUALLY ADD SQUARE FEET?
        - THAT'S A REDUCTION IN RCN BY $21,120 (128 x $165.01)
        - ZERO IMPACT FOR ADDED SF
        - ADDITION GIVEN EYB OF 1996 RATHER THAN 2017
        - EVEN WITH ADDING THE BSMT AT 1,652 SF, THAT'S ONLY 6,830 SF
            - LISTING IS FOR 6,958, ANOTHER SHORTFALL OF 128 SF
- BASEMENT CALCULATED AS UNFINISHED FOR 1,652 SF
        - SEE 3/6/25 EMAIL TO ME FROM J. JACOBS
- NO GARAGE INCLUDED IN PRC UNTIL 2025/2026
        - SEE 3/6/25 EMAIL TO ME FROM J. JACOB
- NO OUTDOOR KITCHEN (SEE PHOTOS)
- REMODEL AS EXTENSIVE AS MINE
    - ROUGH PLUMBING
    - ROUGH ELECTRICAL
    - EXTERIOR LATH/STUCCO
    - DRYWALL NAILING
    - FRAMING
    - SHEAR WALLS
    - ROOF SHEATHING
    - PRE-SLAB
    - FOOTING
    - EXPRESS EPOXY

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OWNER(S)/MAIL TO

...MES NADER II LIVING TRUST
& JAMES NADER II TRS
PINTO LN
...AS VEGAS NV, 89107 NV

SITUS

2337 PINTO LN
LAS VEGAS

PARCEL STATUS	A Active - Locally Assessed Parcel
NEIGHBORHOOD	1311.09 Central West
PRIMARY USE	20.110 Single Family Residential
BUILDING(S)	1 of 1

139-32-702-012

*139-32-702-0

Printed: 12/29/2025
Page: 2 of 3

2026/27

TYPE	BUILDING STYLE	QUALITY
RES	04 Split Level	40 Good

AYB	EYB	% COMP	% DEPR
1952	1996	100%	45.0

BUILDING 1 OF 1 SECTION 1 OF 2

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES $16,993

CAT	TYPE	AREA	%	SF ADJ.
SFL	Wood Subfloor	1,652	31.90%	
EW	Frame-Stucco		100.00%	
RC	Elastomeric (Rubber)		100.00%	8,647
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	21,851
SFL	Concrete Slab	1,813	35.01%	-13,505

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	% Floor Carpet		90%	
RIF	% Floor Vinyl		10%	

ROOMS/BATHROOMS $71,573

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	7.00	1.00	
RM2	Family/Den/Other	1.00	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	
FIX	Plumb Fxt	31.00	1.00	71,573

BUILT-INS/FIREPLACES $43,639

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	2.00	18,272
FPL	Fireplace (L-Rank)	1	1.00	4,657
AP2	Built-in Refrigerator/Extra/Each	1	2.00	17,442
AP5	Bi Microwave	1	2.00	1,970
AP4	Dishwasher Extra	1	2.00	1,598

ADDITIONAL BUILDING FEATURES $9,700

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)	8	1.00	
X10	Basement Outside Entrance	1	1.00	3,115
X35	Home Auto System HV	1	1.00	6,585

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Subareas

BLDG	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	FBM	Finished Basement	1952	1996		144	84.83	12,216
1-1	FBM	Finished Basement	1952	1996		1,508	67.90	102,393
1-1	PBA	Patio Comp Roof	1952	1996		24	50.22	1,205
1-1	PMA	Patio Minumum Roof	1952	1996		432	25.26	10,912
1-1	PBA	Patio Comp Roof	1952	1996		160	41.01	6,562
1-1	UFB	Basement	1952	1996		144	80.68	11,618
1-1	GL2	Resid Level 2	1952	1996	1,713	1,713	165.94	284,255
1-1	GL1	Resid Level 1	1952	1996	3,465	3,465	165.94	574,982
1-1	BBW	Balcony Comp WoodFlr	1952	1996		208	90.97	18,922
1-1	UFB	Basement	1952	1996		1,508	39.83	60,064
1-1	PBA	Patio Comp Roof	1952	1996		208	39.77	8,272

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.
PFCA	CeilFinAvg	208	2,059				
PFCA	CeilFinAvg	208	2,059				

EXTRA FEATURES $201,903 $126,292

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
SPR2	Sprinkler Average		1	1.00	$3,771.26	1.00	3,771.26	1952	1965	3,771	75.0	943	
RPV4	Paving - Concrete		1	5,286.00	$6.40	1.00	6.40	1952	1965	33,830	75.0	8,458	
RSTG	Storage Square Feet		1	651.00	$22.00	2.25	49.50	1952	1965	32,225	75.0	8,056	
RSPT	Septic		1	1.00	$10,643.19	1.00	10,643.19	1952	1965	10,643	75.0	2,661	
RY38	Concrete Block/Slump/Sq Ft		1	978.00	$15.72	1.00	15.72	1952	1965	15,374	75.0	3,844	
RPL1	Pool Size Appx 300 Square Fe		1	1.00	$39,258.91	1.00	39,258.91	2017	2018	39,259	12.0	34,548	
RPLD5	Pool Deck - Kool Deck		1	500.00	$14.00	1.00	14.00	2017	2018	7,000	12.0	6,160	
RPV3	Paving - Brick		1	2,000.00	$12.11	1.00	12.11	2017	2018	24,220	12.0	21,314	
RY31	Separate Jacuzzi/Each		1	1.00	$31,510.05	1.00	31,510.05	2024	2024	31,510	3.0	30,565	
RPLD5	Pool Deck - Kool Deck		1	375.00	$14.00	1.00	14.00	2024	2024	5,250	3.0	5,093	
RY07	Wood Stairs		1	1.00	$2,111.41	1.00	2,111.41	1952	1996	2,111	45.0	1,161	
RY40	Wrought Iron/Square Feet		1	96.00	$12.62	1.00	12.62	2017	2018	1,212	12.0	1,066	
RY13	Bar-B-Que/Firepit/Each		1	1.00	$2,498.43	1.00	2,498.43	2024	2024	2,498	3.0	2,423	BIBBQ

BUILDING VALUE SUMMARY

BASIC BUILDING	859,237
SQ. FT. ADJUSTMENTS	16,993
LUMP SUM ADJUSTMENTS	125,212
BASEMENT	186,291
PORCHES	49,991
GARAGES/CARPORTS	
BUILDING RCN	1,237,724
DEPRECIATION	556,976
POOL/SPA/DECK	76,366
OTHER EXTRA FEATURES	49,926
TOTAL RCNLD	807,040
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	5,178
HEATED AREA W/FIN BSMT	6,830
ADJ RATE	

BUILDING NOTES

Application Received: 2/1/2022

Project Name: Alvarez

Address: 2337 PINTO LN

Type of Work: Pool/ Spa

Permit Issued: 2/9/2022

Expiration Date: 8/8/2022 For permit renewal, extension, or cancellation, **CLICK HERE**

Scope of Work: Pool and spa with gas line for heater

R17-01597 - Residential Building Permit (Res)

Click to open

Key Number: 855470

Current Status: Completed

Application Received: 7/20/2017

Project Name: O/B Howard

Address: 2337 PINTO LN

Type of Work: Building Project

Permit Issued: 7/31/2017

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

R-339911 - Residential Building Permit (Res)

Click to open

Key Number: 815244

Current Status: Completed

Application Received: 4/13/2017

Project Name: HOWARD

Address: 2337 PINTO LN

Type of Work: Pool/ Spa

Permit Issued: 4/13/2017

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

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Briana Johnson, Assessor

Assessor Map | Aerial View | Building Sketch | Ownership History | Neighborhood Sales | New Search

GENERAL INFORMATION	
PARCEL NO.	139-32-305-001
OWNER AND MAILING ADDRESS	ARROYO HONDO PROPERTIES-NM L L C 3011 PINTO LN LAS VEGAS NV 89107
LOCATION ADDRESS	3011 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20210708:00681
RECORDED DATE	JUL 8 2021
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	142801

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	476099	607502
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	659,849	817,502
TAXABLE LAND + IMP (SUBTOTAL)	1,885,283	2,335,720
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	659,849	817,502
TOTAL TAXABLE VALUE	1,885,283	2,335,720

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Click here for Treasurer Information regarding real property taxes.

Click here for Flood Control Information.

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.99 ACRES
ORIGINAL CONST. YEAR	1959
LAST SALE PRICE	3150000
MONTH/YEAR	7/2021
SALE TYPE	R - RECORDED VALUE
LAND USE	31.110 - MULTI FAMILY RES: TWO SFR UNITS
DWELLING UNITS	2

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	6859	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	FRAME-BRICK VENEER
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	5 FULL	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	867				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
	In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. Get Adobe Reader

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

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Property Account Inquiry - Summary Screen

New Search

Parcel ID	139-32-305-001	Tax year	2026	District	200	Rate	3.2782
Situs Address:	3011 PINTO LN LAS VEGAS						
Legal Description:	ASSESSOR DESCRIPTION: PT NE4 SW4 SEC 32 20 61GEOID: PT NE4 SW4 SEC 32 20 61						

Status
Active
Taxable

Property Characteristics	
Tax Cap Increase Pct.	3.0
Tax Cap Limit Amount	13691.02
Tax Cap Reduction	5318.57
Land Use	1-10 Multi Family Res: Two SFR Units
Cap Type	PRIMARY
Acreage	0.9900
Exemption Amount	0.00
Supplemental Ex Amt	0.00
Supplemental Exemp Value - Proc	0
Supplemental Tax	2621.58

Property Values	
Land	183750
Improvements	396129
Total Assessed Value	579879
Net Assessed Value	579879
Supplemental Assessed Value	79970
Exemption Value New Construction	0
New Construction - Supp Value	79970

Property Documents	
2021070800681	7/8/2021
2015091801801	9/18/2015
2006062206608	6/22/2006
02011801258	1/18/2002

Role	Name	Address	Since	To
Owner	ARROYO HONDO PROPERTIES-NM L L C	3011 PINTO LN , LAS VEGAS, NV 89107 UNITED STATES	5/2/2022	Current

Summary

Item	Amount
Taxes as Assessed	$19,009.59
Less Cap Reduction	$5,318.57
Net Taxes	$13,691.02

PAST AND CURRENT CHARGES DUE TODAY

Tax Year	Charge Category	Amount Due Today
THERE IS NO PAST OR CURRENT AMOUNT DUE as of 12/30/2025		$0.00

NEXT INSTALLMENT AMOUNTS

Tax Year	Charge Category	Installment Amount Due
2026	Property Tax Principal	$3,422.76
2026	New Construction - Supplemental Property Tax	$655.40
NEXT INSTALLMENT DUE AMOUNT due on 1/5/2026		$4,078.16

https://trweb.co.clark.nv.us/print_web2.asp?Parcel=139-32-305-001&DateSelect=12/30/2025

12/30/25, 9:43 AM
Page 1 of 2

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TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR

Tax Year	Charge Category	Remaining Balance Due
2026	Property Tax Principal	$6,845.52
2026	New Construction - Supplemental Property Tax	$1,310.80
2026	Las Vegas Artesian Basin	$0.00
TAX YEAR TOTAL AMOUNTS DUE as of 12/30/2025		**$8,156.32**

PAYMENT HISTORY

Last Payment Amount	$4,078.14
Last Payment Date	9/27/2025
Fiscal Tax Year Payments	$8,159.18
Prior Calendar Year Payments	$10,006.06
Current Calendar Year Payments	$14,805.30

508

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

Search By:

Address

Street Number:

3011

Street Direction:

Street Name:

pinto

Do not include suffix (St., Blvd, Cir.)

Search | Clear Search

Latest | Four results found for address '3011 pinto'

R-219257 - Residential Building Permit (Res)

Click to open

Key Number: 699681

Current Status: Abandoned

Application Received: 9/6/2012

Project Name: SELLECK

Address: 3011 PINTO LN

Type of Work: Over the counter

Permit Issued: 9/18/2012

Scope of Work: fast tract water heater tag # 3237

509

R-219258 - Residential Building Permit (Res)

Click to open

Key Number: 699682

Current Status: Abandoned

Application Received: 9/6/2012

Project Name: SELLECK

Address: 3011 PINTO LN

Type of Work: Over the counter

Permit Issued: 9/20/2012

Scope of Work: fast tract water heater tag # 3238

R-219259 - Residential Building Permit (Res)

Click to open

Key Number: 699683

Current Status: Abandoned

Application Received: 9/6/2012

Project Name: SELLECK

Address: 3011 PINTO LN

Type of Work: Over the counter

Permit Issued: 9/20/2012

Scope of Work: fast tract water heater tag # 3239

R-73303 - Residential Building Permit (Res)

Click to open

Key Number: 557969

Current Status: Completed

Application Received: 9/28/2006

Project Name: FRIEDLANDER

Address: 3011 PINTO LN

Type of Work: Over the counter

Permit Issued: 9/28/2006

Scope of Work: MOVE GAS LINE FOR POOL HEATER ADDING 10 FEET 2"

5.10

Briana Johnson, Assessor

Assessor Map | Aerial View | Building Sketch | Ownership History | Neighborhood Sales | New Search

GENERAL INFORMATION	
PARCEL NO.	139-32-305-001
OWNER AND MAILING ADDRESS	ARROYO HONDO PROPERTIES-NM L L C 3011 PINTO LN LAS VEGAS NV 89107
LOCATION ADDRESS	3011 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20210708:00681
RECORDED DATE	JUL 8 2021
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2024
FISCAL YEAR	2025-26
SUPPLEMENTAL IMPROVEMENT VALUE	79970
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2024-25	2025-26
LAND	183750	183750
IMPROVEMENTS	418437	396129
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	602,187	579,879
TAXABLE LAND + IMP (SUBTOTAL)	1,720,534	1,656,797
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	602,187	579,879
TOTAL TAXABLE VALUE	1,720,534	1,656,797

511

Click here for Treasurer Information regarding real property taxes.

Click here for Flood Control Information.

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.99 ACRES
ORIGINAL CONST. YEAR	1959
LAST SALE PRICE	3150000
MONTH/YEAR	7/2021
SALE TYPE	R - RECORDED VALUE
LAND USE	31.110 - MULTI FAMILY RES: TWO SFR UNITS
DWELLING UNITS	2

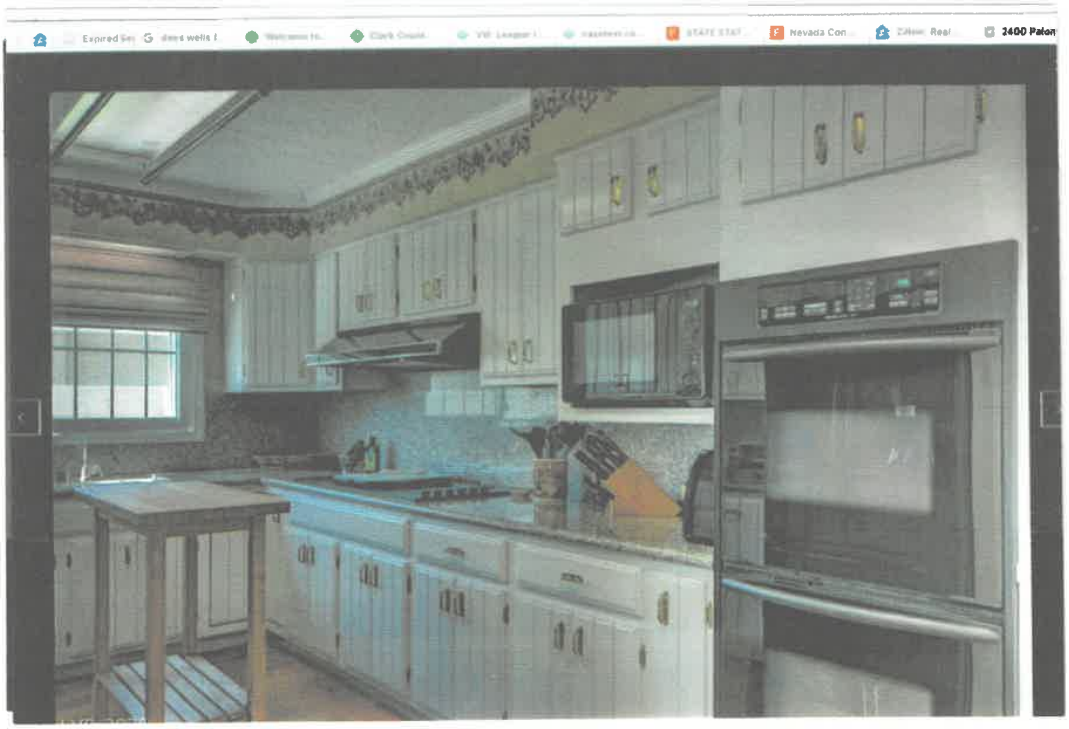
PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	6859	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	FRAME-BRICK VENEER
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	5 FULL	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	867				

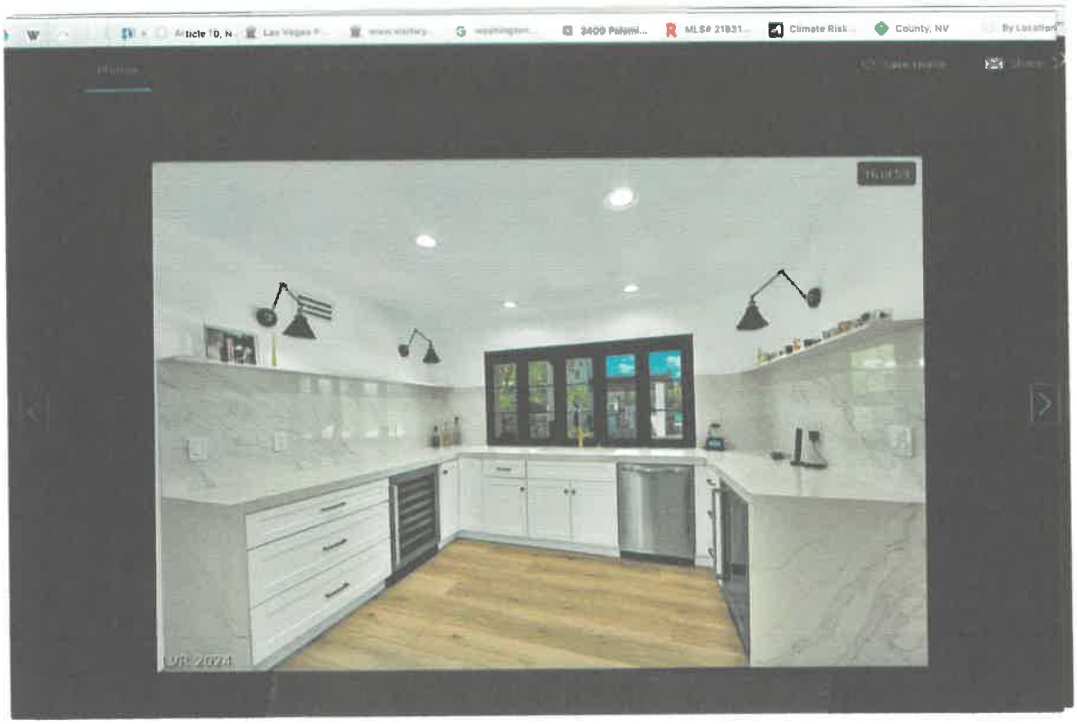
ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
	In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. Get Adobe Reader

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

512

BEFORE AND AFTER – 2400 PALOMINO ~~$160.16~~/SF (New)





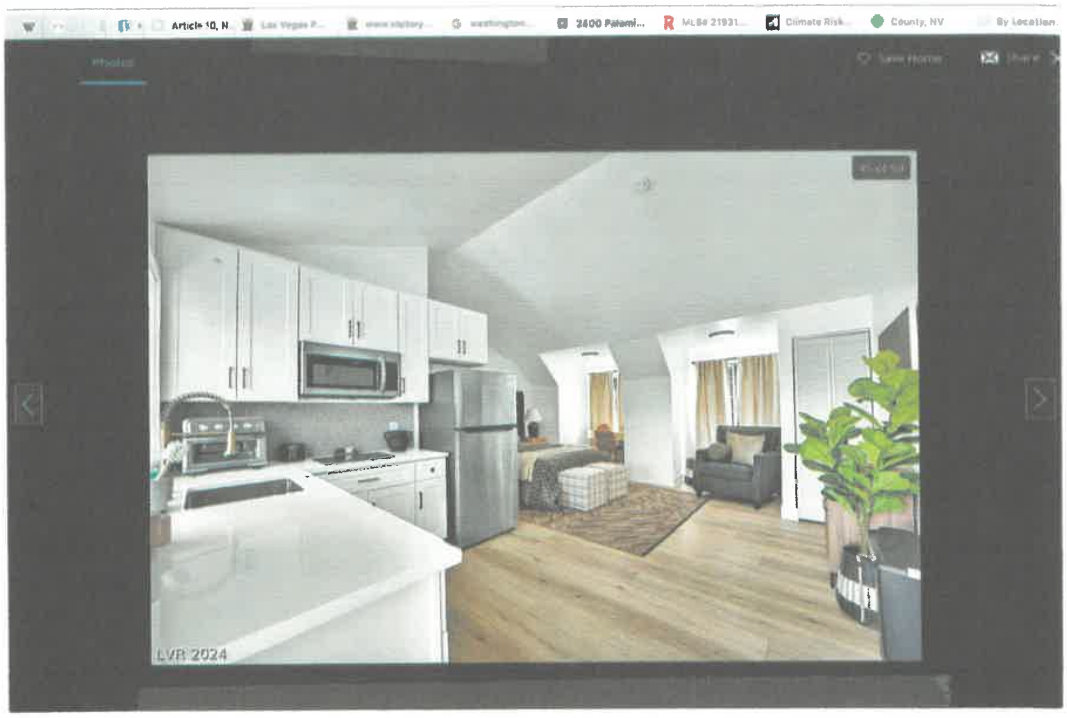
$160/SF

2400 Paloma

CASITA:

$133/SF

PRC RATING '10' LOW: (SOURCE 2025/26 PROPERTY RECORD CARD P.3 OF 3)



PRC RATING '10' LOW

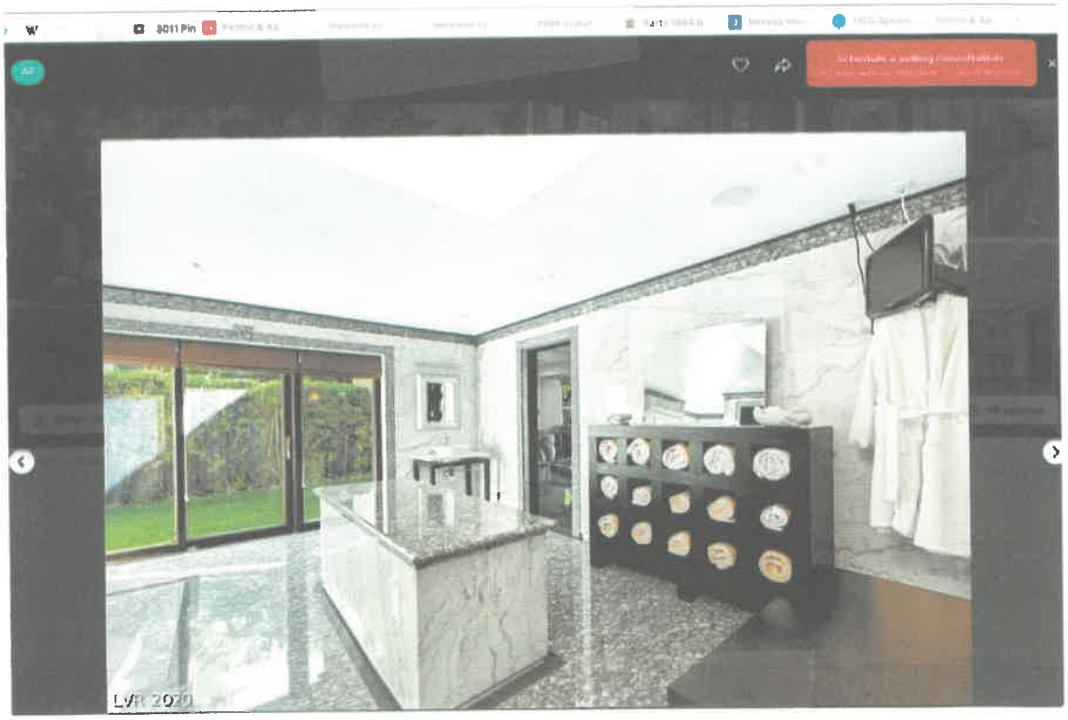
P4

514

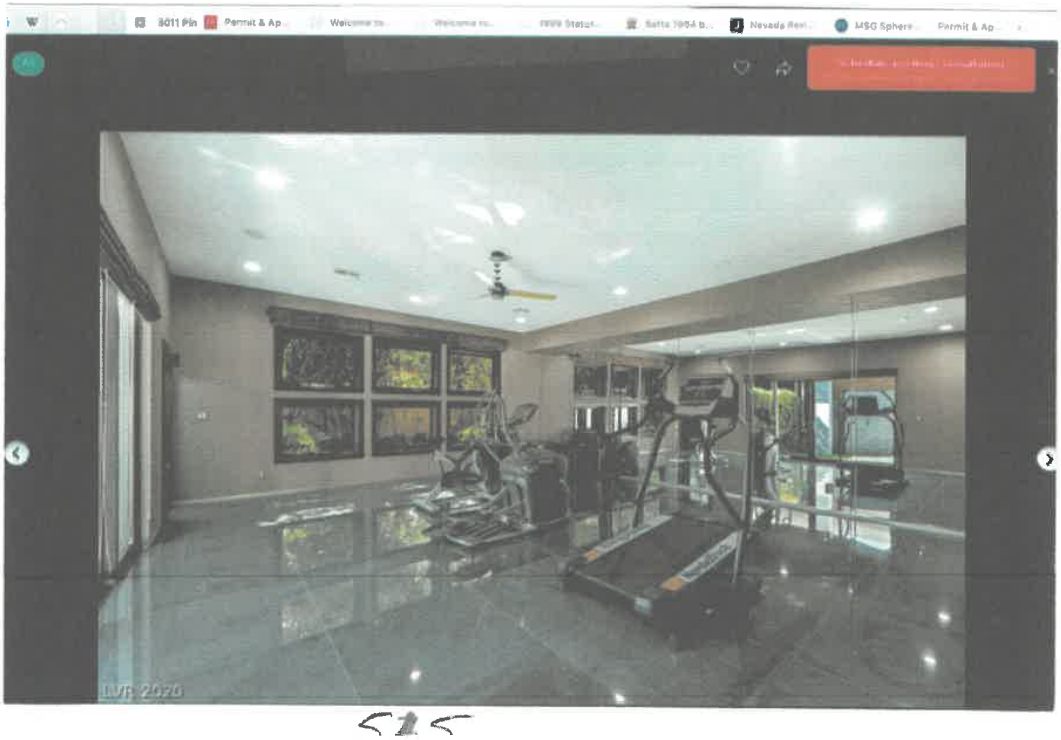
Soli Pinto

SPA/GYM:

PRC RATING (40) GOOD



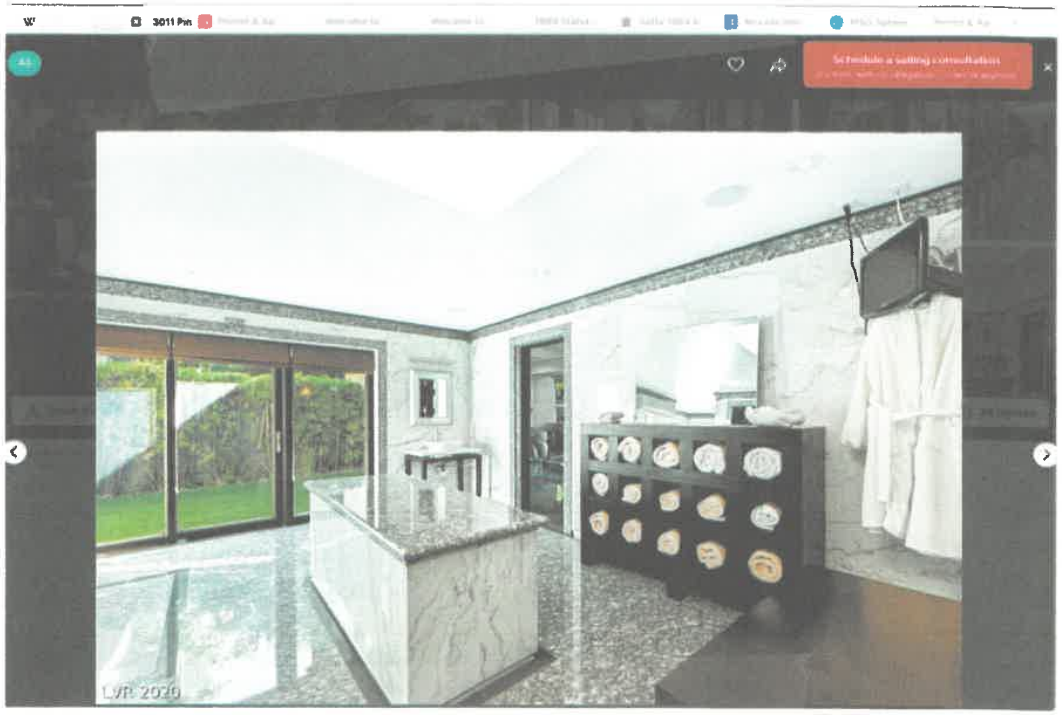
PRC RATING (40)GOOD



515

515

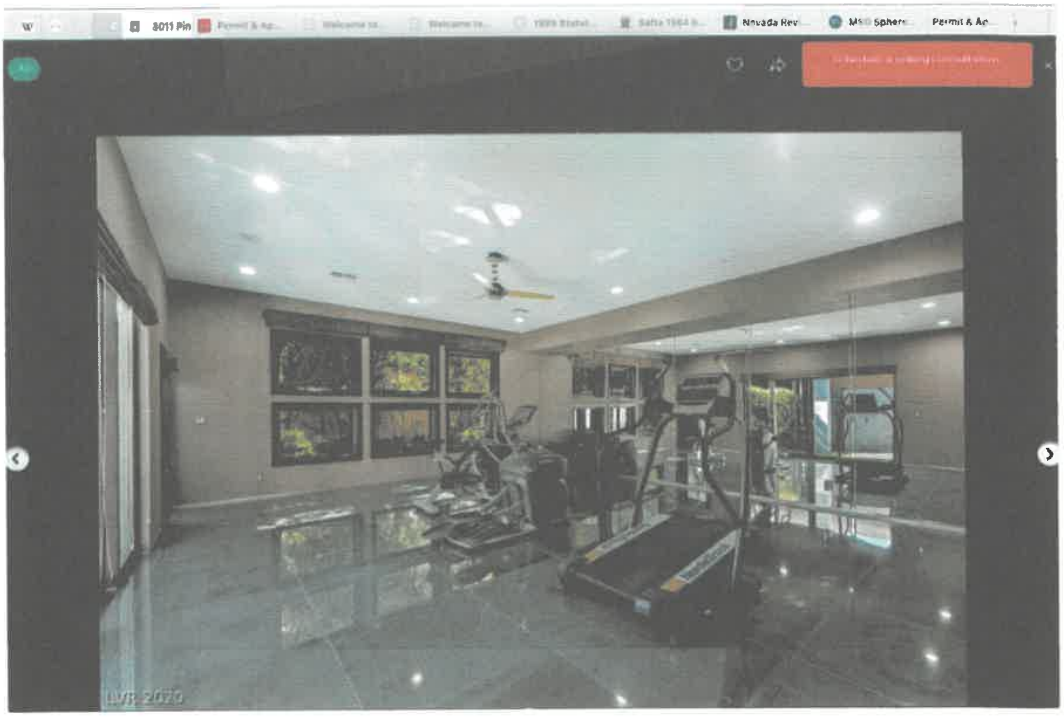
SPA: 3011 PINTO LANE $206/SF (GOOD)



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

516

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



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

517

LIVING ROOM:

2709 PINTO (40-GOOD) $183/SF

P13

518

PAVERS: 2709 PINTO LANE $12.03/SF
7,500 SF = $90,225 TAXABLE
OR, $31,579 ASSESSED
ANNUAL TAX : $1,035

PAVERS: 2800 PINTO LANE $0

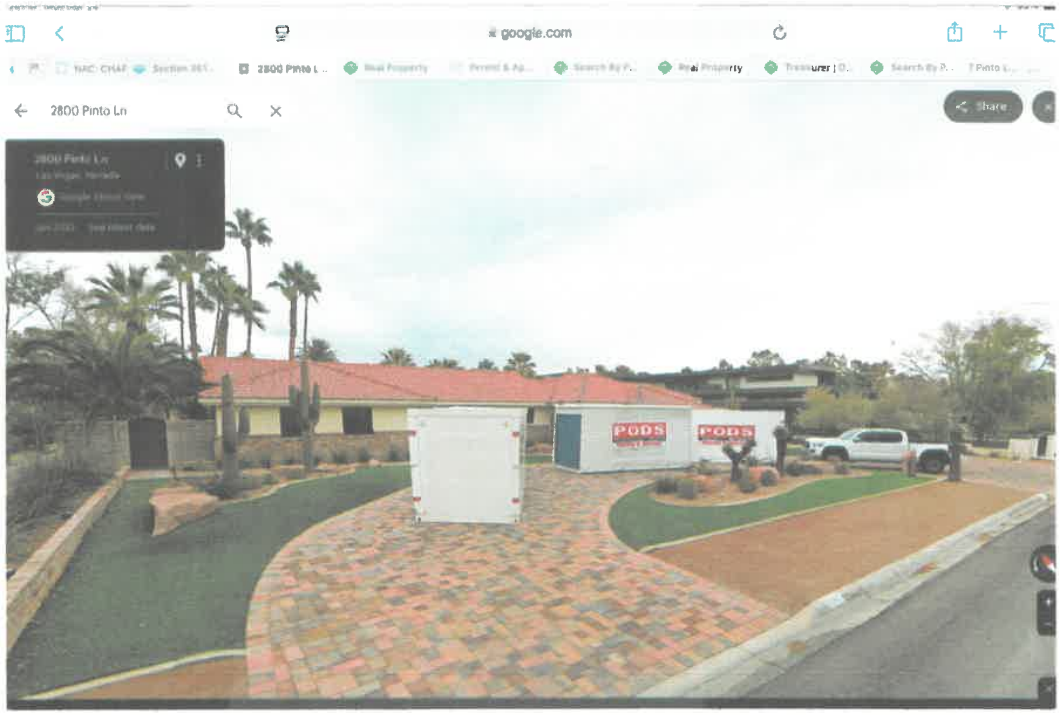
519

NOVATION: 2800 PINTO
PRIOR TO PAVERS
SOURCE: GOOGLE MAPS

S 20

P16

RENOVATION: 2800 PINTO MAJOR REMODEL
SUPPLEMENTAL = $0



RENOVATION: 2800 PINTO MAJOR REMODEL
SUPPLEMENTAL = $0

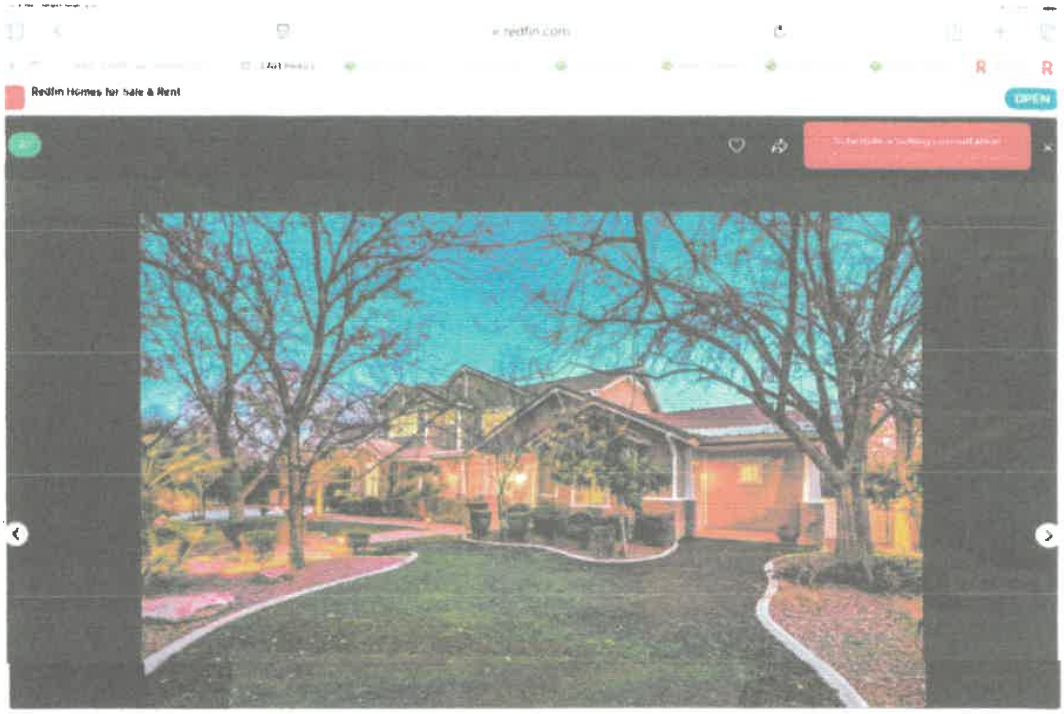
521

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

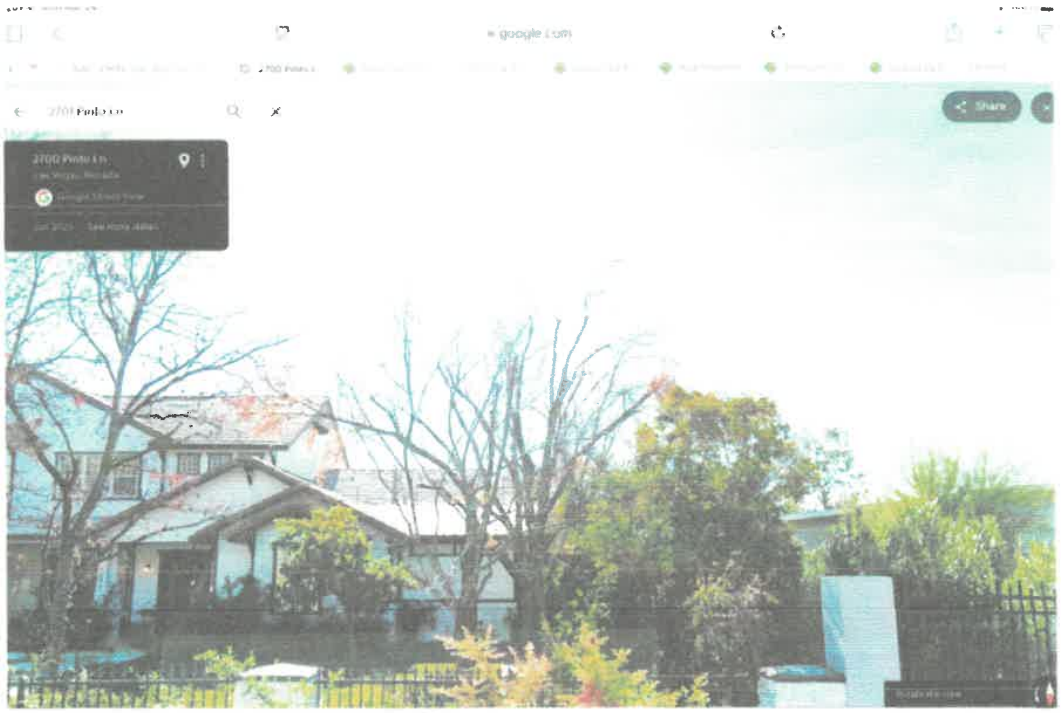
522

522

RENOVATION: 2701 PINTO
PRE 2ND RENOVATION



RENOVATION: 2701 PINTO
POST 2ND RENOVATION
SUPPLEMENTAL $0



523

2709 Pinto

8:35
◂ Camera

April 13, 2021
7:26 PM

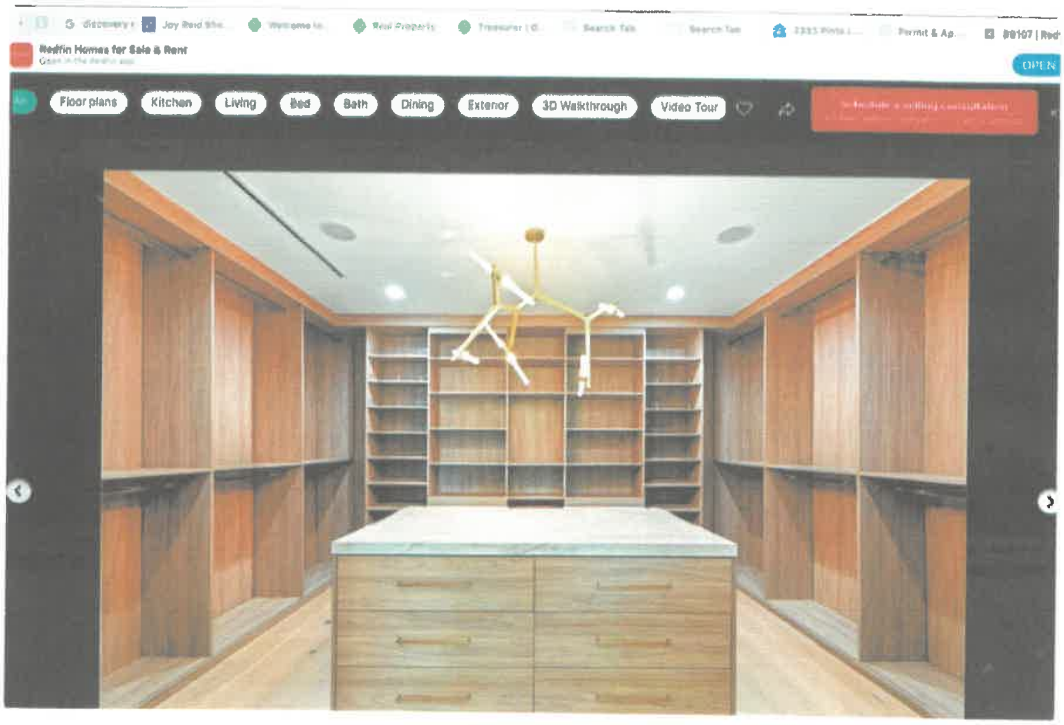
8:36
◂ Camera

May 21, 2021
2:31 PM

LIVE

MASTER CLOSET:

PRC RATING '40' (GOOD) 2333 Pinto
$180.62/SF

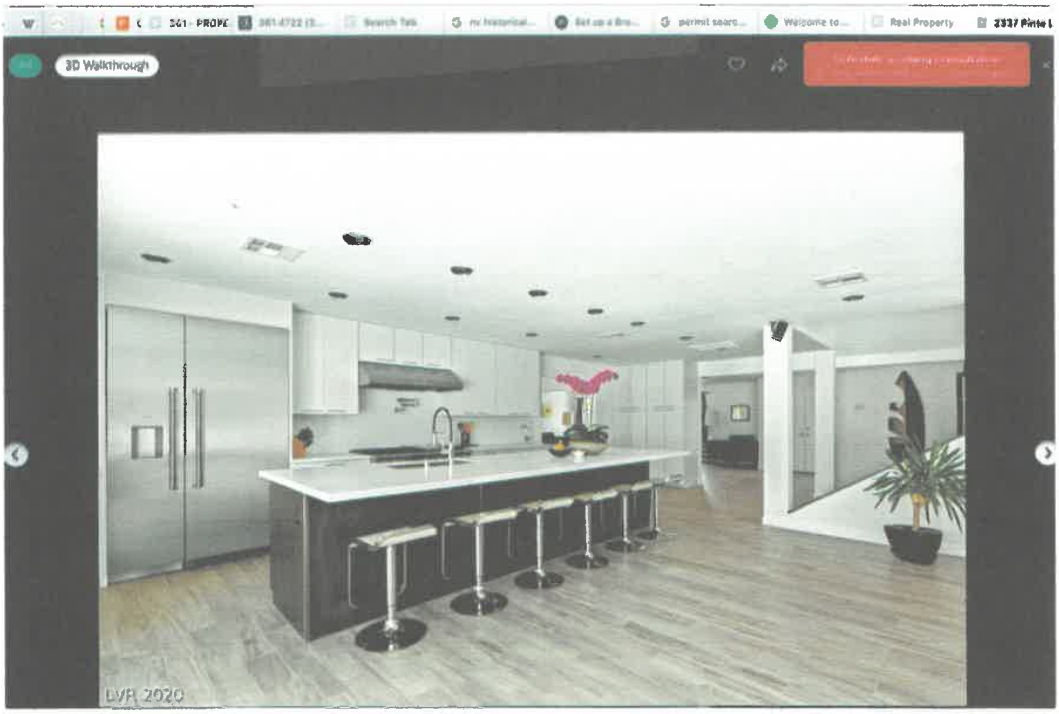


$182.95/SF 2709 Pinto

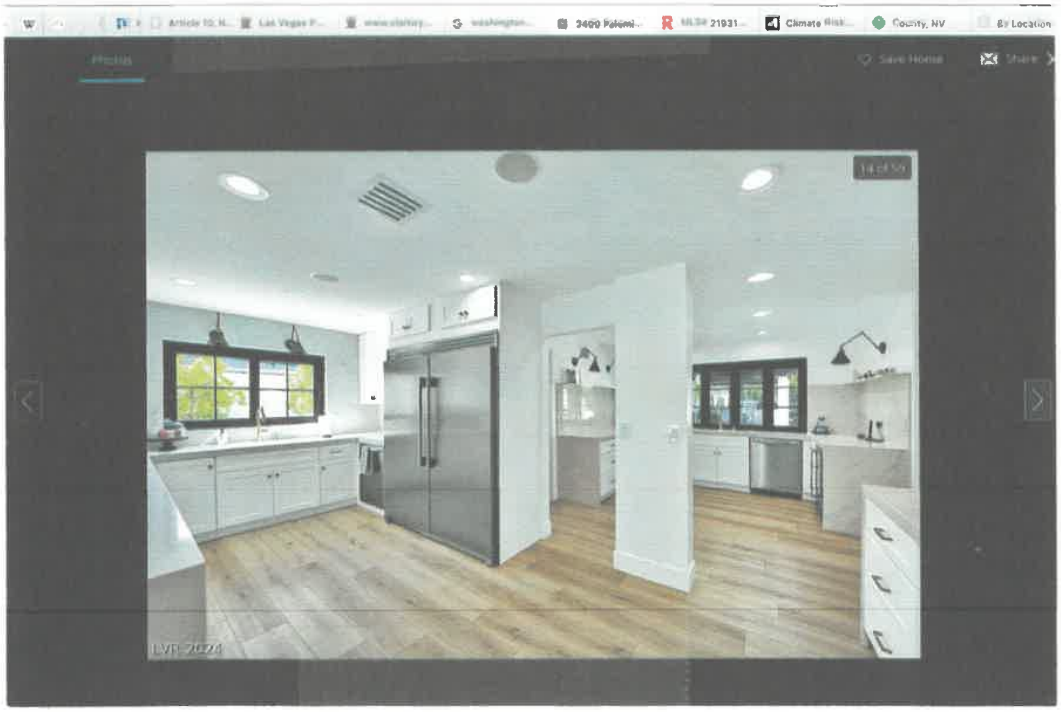
525

KITCHEN:

PRC RATING (40) GOOD 2337 PINTO LANE $165/SF



PRC RATING (40) 2400 PALOMINO LANE $160/SF



526

$183/SF

2709 PINTO LANE

OFFICE

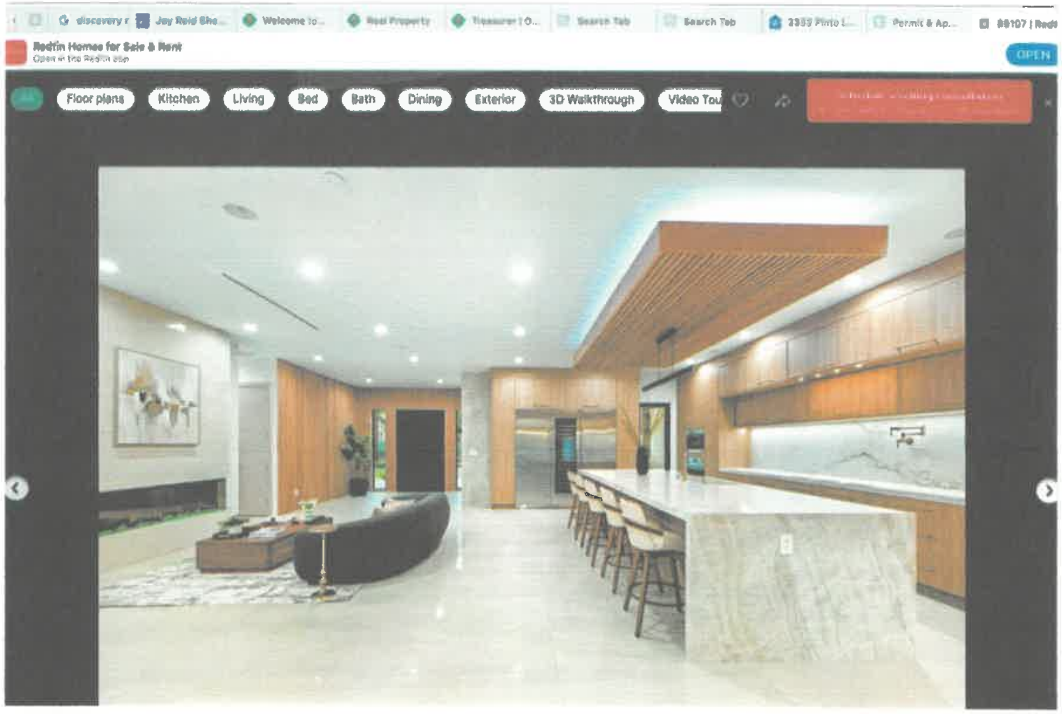
COMPARE TO 3011 Pinto Exhi P' P. 8 (P.82 TOP)
@ $206/SF (12.5% more)

P.26

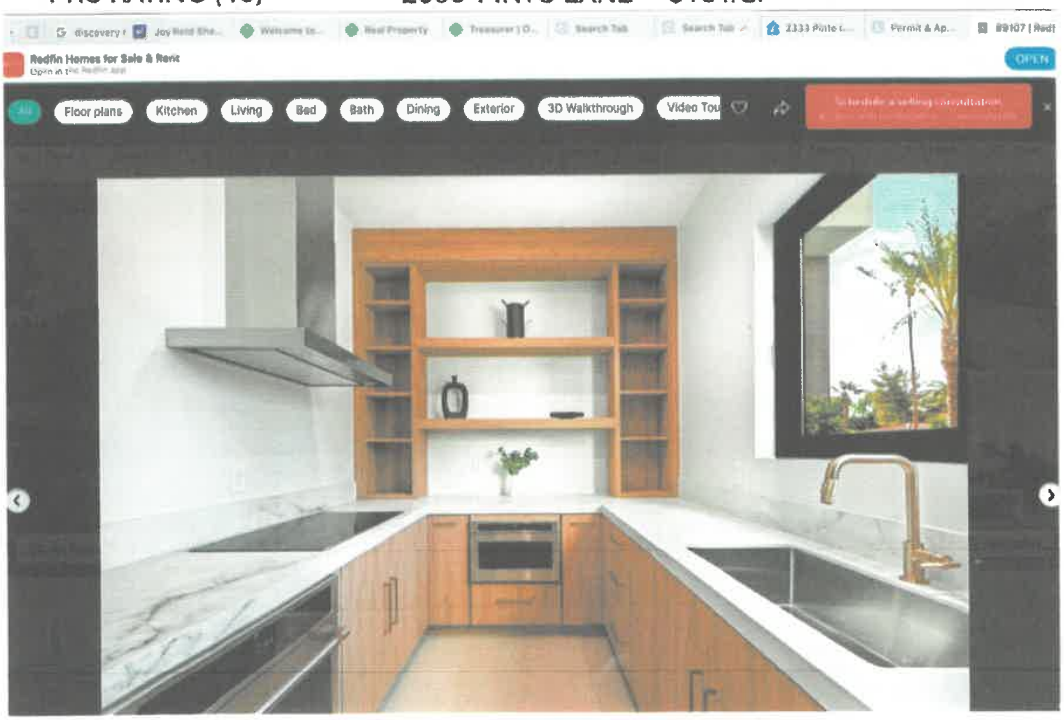
527

KITCHEN:

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



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



528

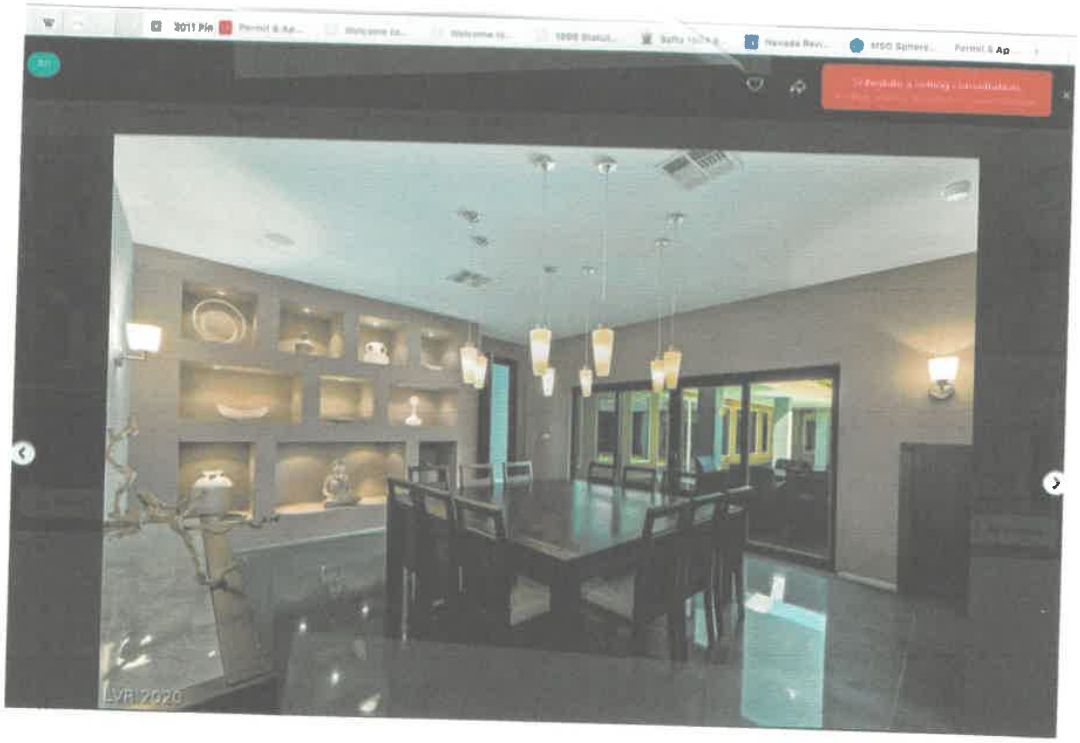
KITCHEN (+ DINING ROOM):

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

529

P30

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



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

CASITA:

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

Refer to P. 85 in Brief To compare To 3011 Pinto

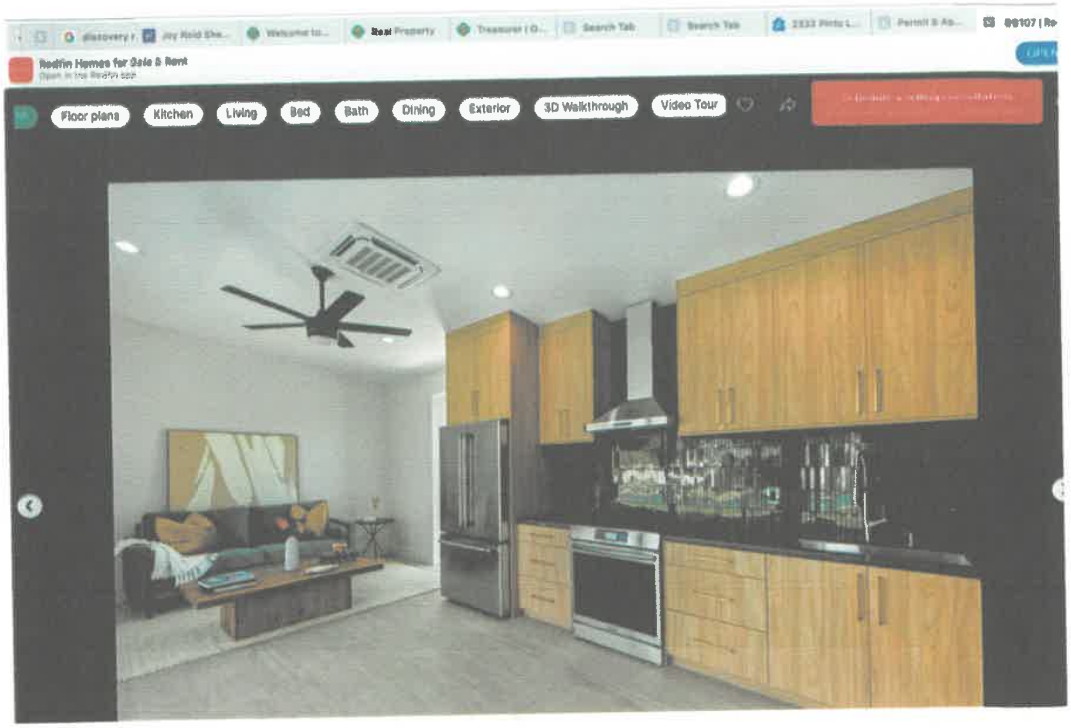
PRC RATING (30) AVG 2709 PINTO $168/SF. (SOURCE: PRC P.4 OF 4)

P32

531

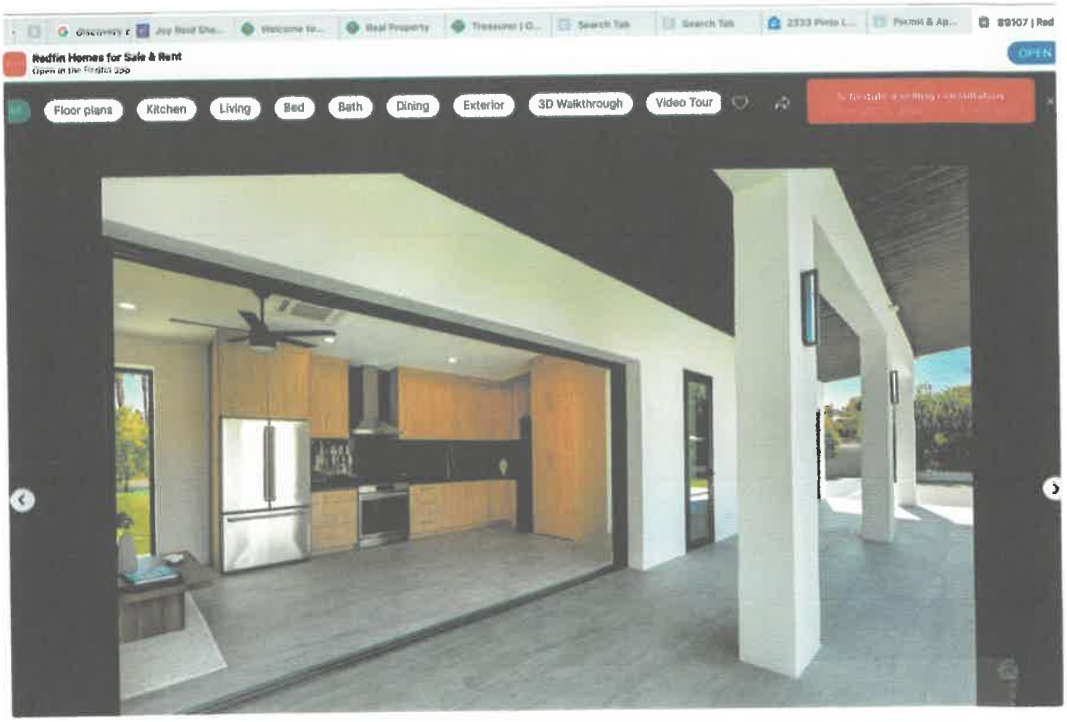
2333 CASITA DEPR = 39%

→ AYB = 1999 EYB = 1999



$148,151 (GOOD) 25/151

2333 PINTO



$148,151 (GOOD) NOW $152/151

p33

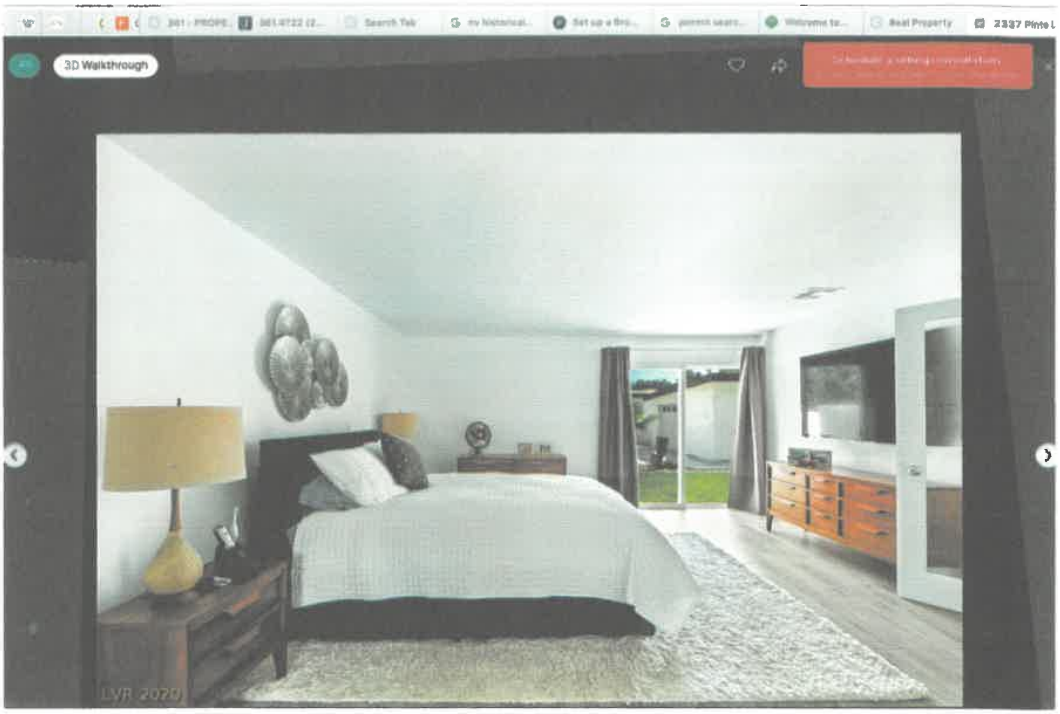
532

2337 Pinto

2333 Pinto

533

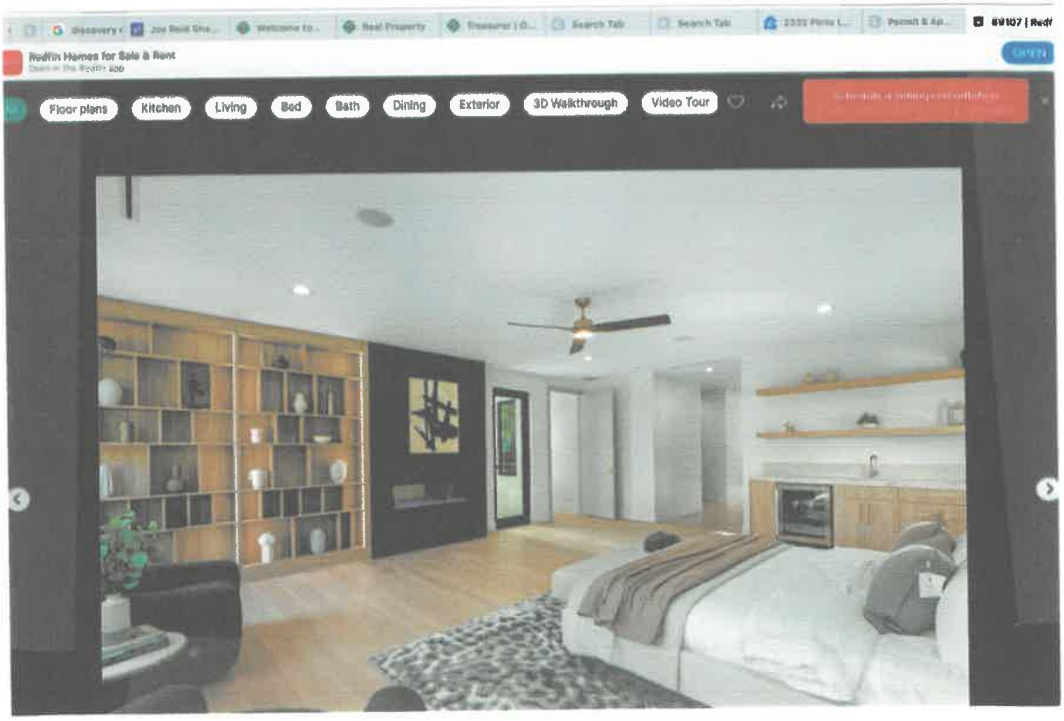
2337 PINTO



MASTER BEDROOM

10/600 #165

2333 PINTO

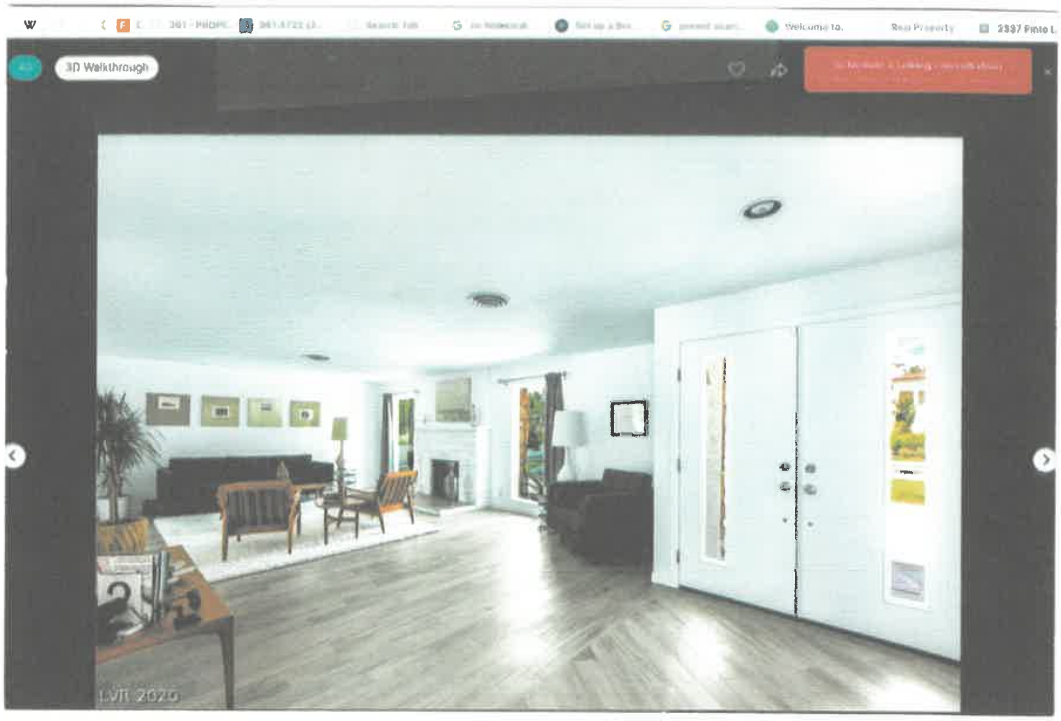


10/600 #181

P36

534

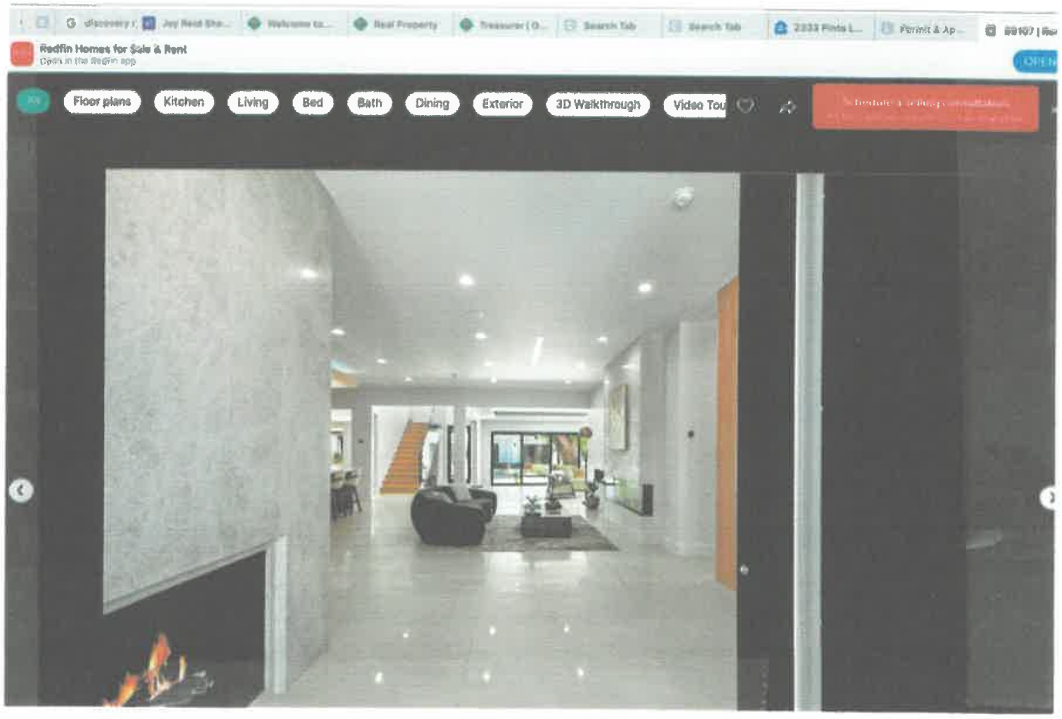
2337 Pinto



Entry

Hollywood

2333 Pinto



Hollywood

535

EXCELLENT

2327 Alta Drive | IS LUXURY

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YouTube

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$306

GOOD

Redfin Homes for Sale & Rent

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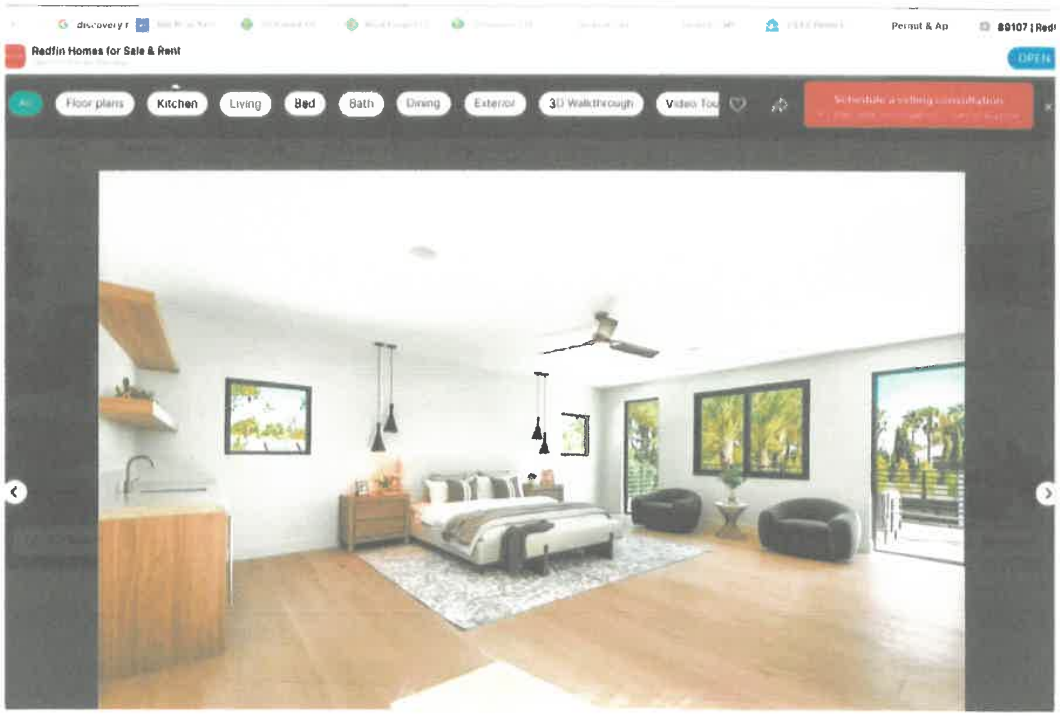


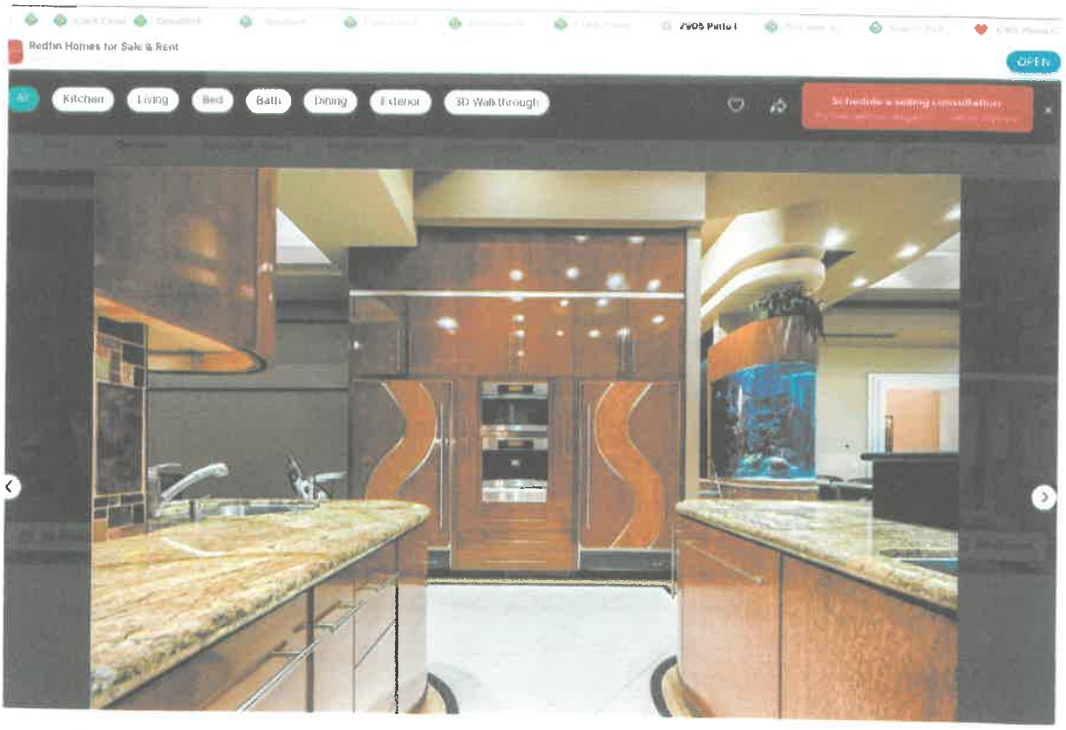
2333 Alta Dr

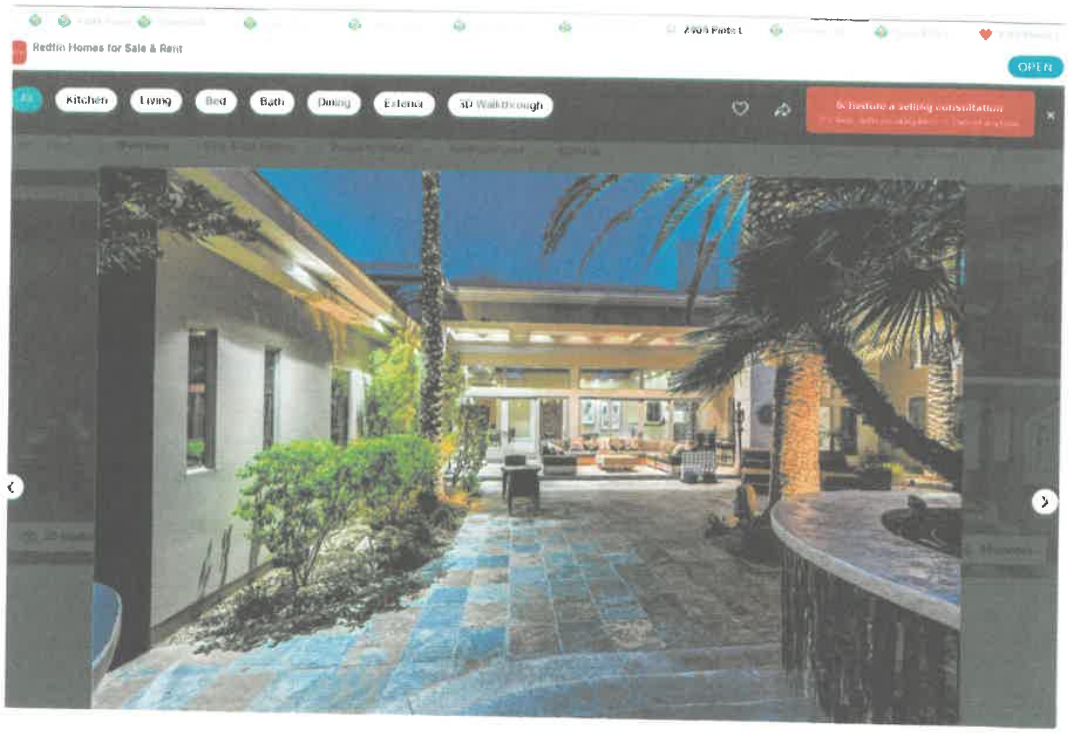
$181

DX3

536

2905 PINTO



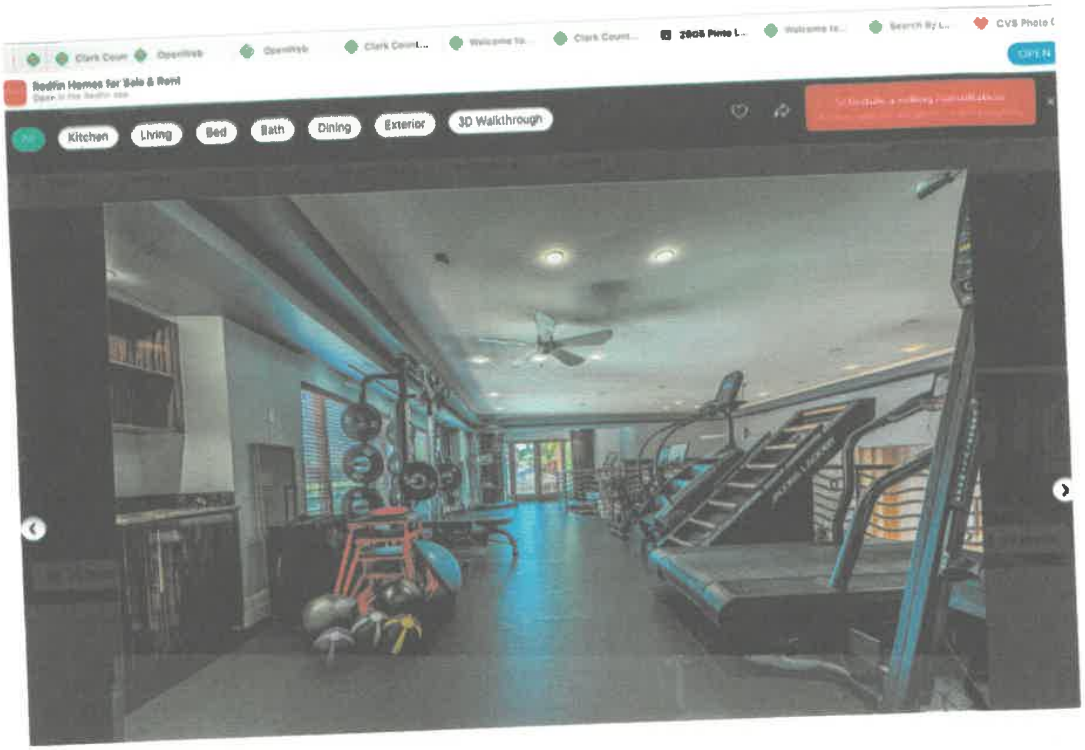


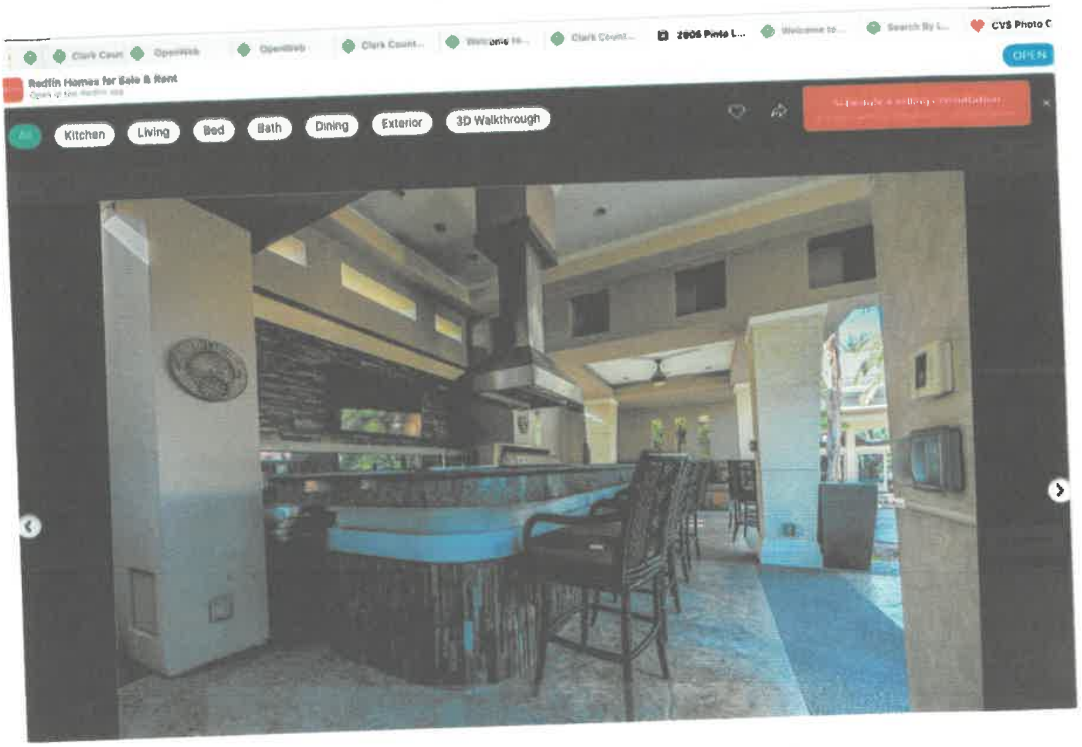
Exc+ $350/SF

537

Pay

2905 Pinto





P45

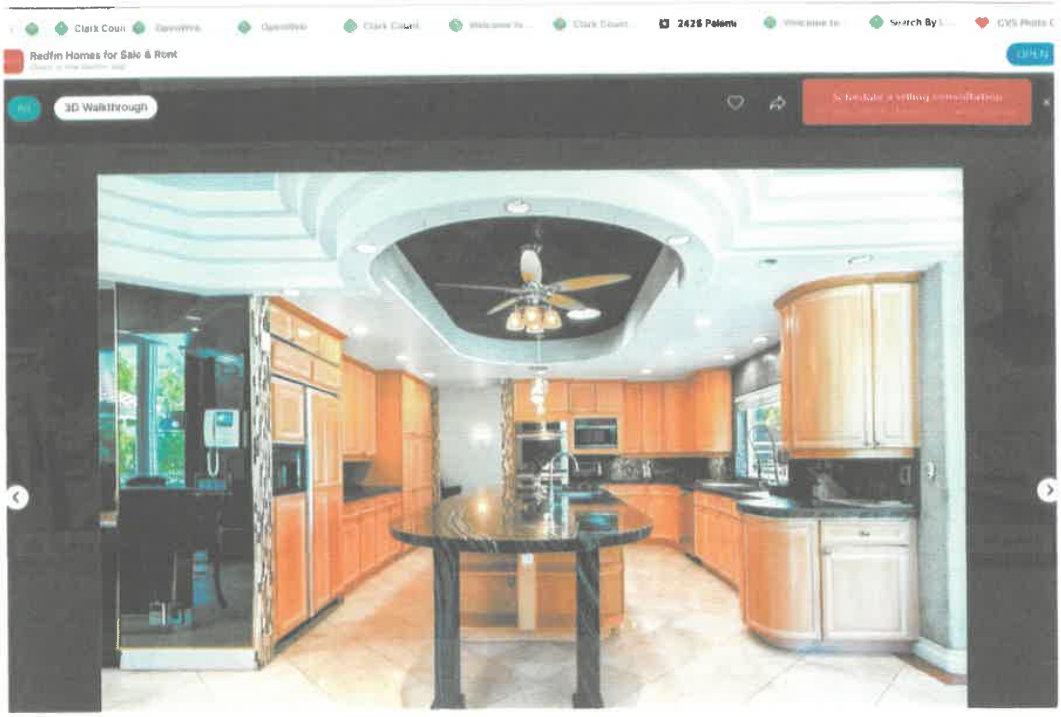
538

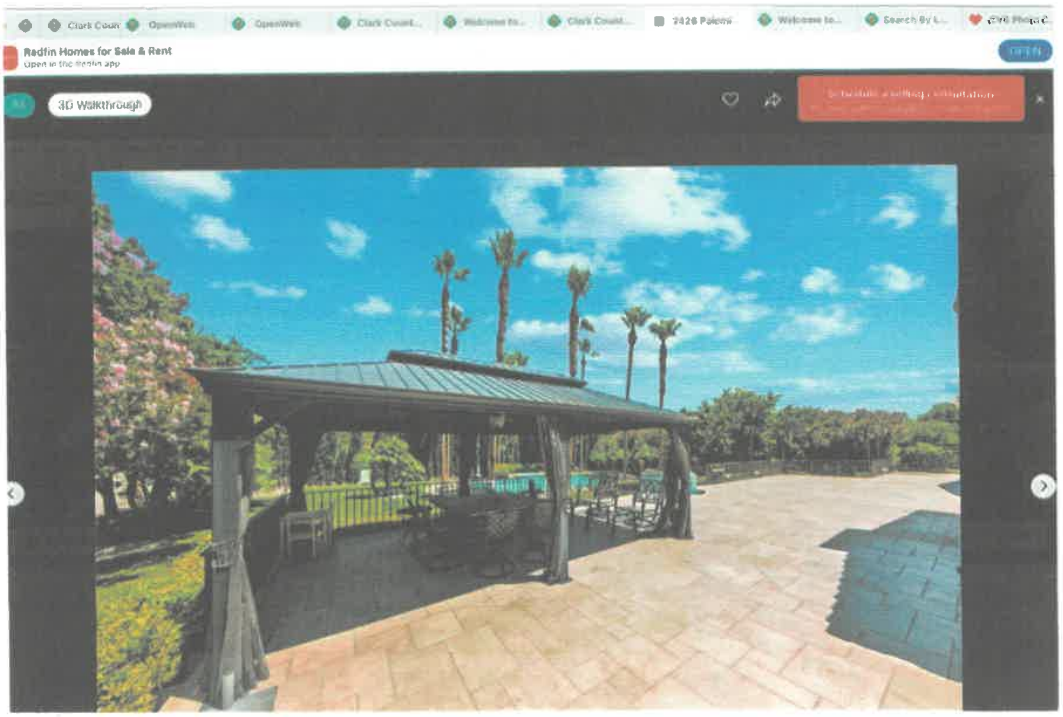
2905 Pinto

P46

539

2426 Palomino

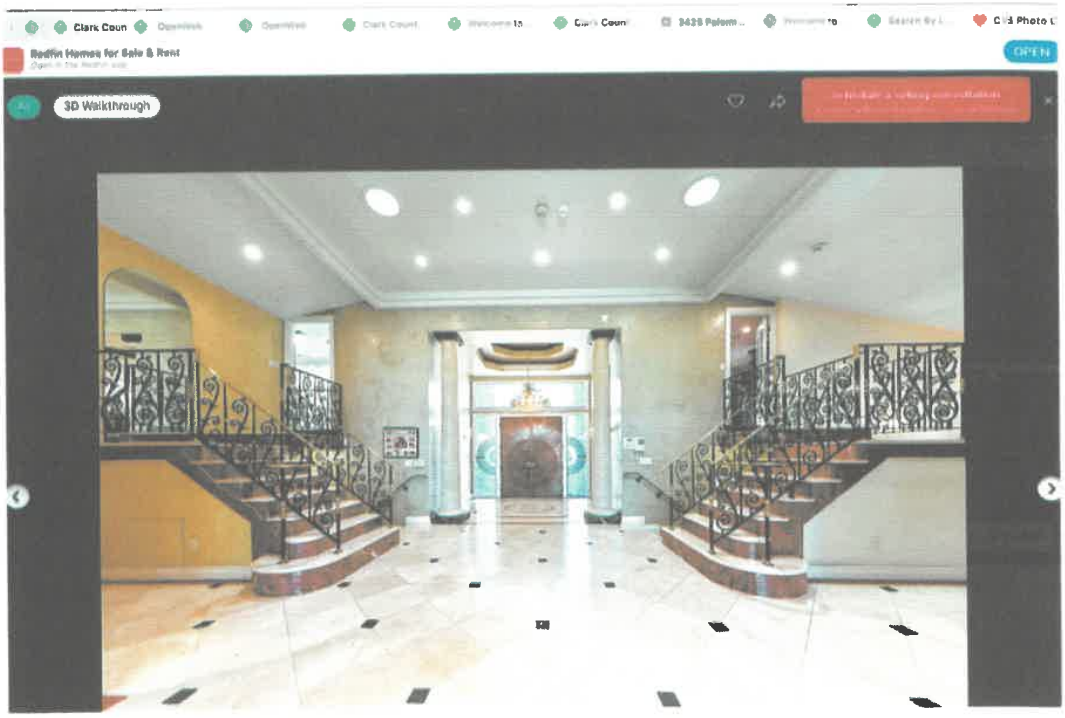


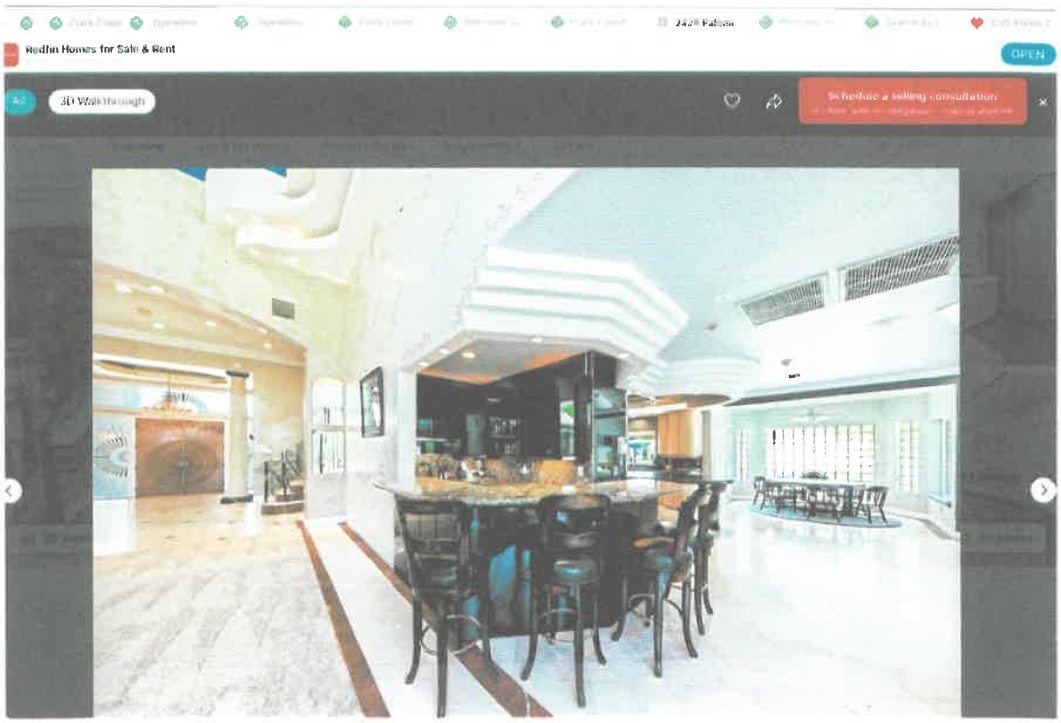


P47

540

2426 Palomino





VG/EXC #243/SR

~~248~~ 54

2327 ATA

2013

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OWNER(S)/MAIL TO	SITUS	139-32-702-013	Printed: 12/29/2025
HIGHET ANN B REVOCABLE TRUST HIGHET ANN B TRS 2333 PINTO LN LAS VEGAS NV, 89107 NV	2333 PINTO LN LAS VEGAS	*139-32-702-0	Page: 1 of 2
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 20.110 Single Family Residential		2026/27

#3

LAND ACRES	0.97	LAND SQUARE FEET	42,253

LEGAL DESCRIPTION

PT NW4 SE4 SEC 32 20 61

SUMMARY OF TAXABLE VALUES — WORKING

FISCAL YEAR	2022-23	2023-24	2024-25	2025-26	2026-27
VALUE TYPE	BLCM	BLCM	BLCM	BLCM	BLCM
LAND	$420,000	$500,000	$525,000	$525,000	$600,000
SUBDIVISION DISCOUNT					
NET LAND	$420,000	$500,000	$525,000	$525,000	$600,000
IMPROVEMENTS	$246,534	$276,318	$303,276	$1,102,151	$1,858,924
SUPPLEMENTAL			$819,013	$511,058	
COMMON ELEMENT					
TOTAL IMPROVEMENT	$246,534	$276,318	$1,122,289	$1,613,209	$1,858,924
SECURED PERSONAL PROP					
PARCEL TOTAL	$666,534	$776,318	$828,276	$1,827,151	$2,458,924
EXEMPTION TOTAL					

SALES HISTORY

TYPE	SALE DATE	SALE PRICE	DEED BOOK	PAGE	GRANTOR	GRANTEE
R	10/10/2024	$ 5,000,000.00	20241010	00001258	SIERRA ONE PROPERTIES L L C	HIGHET ANN BRITTA
R	4/12/2021	$ 1,050,000.00	20210412	00000921	BUCKLEY 1992 TRUST DECEDENTS TR	SIERRA ONE PROPERTIES L L C

LAND APPRAISAL

#	CODE	LAND CATEGORY	ZONING	UNIT TYPE	FF	DEPTH	UNITS	UNIT PRICE	TOTAL ADJ	ADJ UNIT PRICE	ADJ VALUE	OVERD VALUE	NOTES
1	AR01	Residential	L:R-A	LT			1.00	$600,000	(+) 1.0000	$600,000	$600,000		

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE	CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME: | BUILDING COUNT: 1 | SECTION COUNT: 1

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	One Story	60		1954	2007		10.0					100%	6,575	282.73	1,858,924

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

CAT	TYPE	VAL
CONV	Capacity	1
CONV	Pool Count	1
PAR	Parcel Land Use	20.110

SBE 26-107 Pg 616

REMAND SBE 26-107 Pg 626

OWNER(S)/MAIL TO	SITUS	139-32-702-013	Printed: 12/29/2025
HIGHET ANN B REVOCABLE TRUST HIGHET ANN B TRS 2333 PINTO LN LAS VEGAS NV, 89107 NV	2333 PINTO LN LAS VEGAS	*139-32-702-0	Page: 2 of 2
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 20.110 Single Family Residential BUILDING(S): 1 of 1		2026/27

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	60 Excellent

AYB	EYB	% COMP	% DEPR
1954	2007	100%	28.5

BUILDING 1 OF 1 SECTION 1 OF 1

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES -$122,230

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-66,539
EW	Frame-Stucco		100.00%	
RC	Elastomeric (Rubber)		100.00%	-86,659
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	30,968

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	% Floor Carpet		90%	
RIF	% Floor Vinyl		10%	

ROOMS/BATHROOMS $75,456

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	5.00	1.00	
RM2	Family/Den/Other	1.00	1.00	
RM3	Frml Dining Room	1.00	1.00	
RM4	Total Rooms	13.00	1.00	
RM5	Full Baths	6.00	1.00	
RM6	Half Baths		1.00	
FIX	Plumb Fxt	30.00	1.00	75,456

BUILT-INS/FIREPLACES $73,041

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	2	1.00	30,850
FPL	Fireplace (L-Rank)	1	1.00	14,238
AP5	Bi Microwave	1	1.00	1,661
AP2	Built-in Refrigerator/Extra/Each	2	1.00	24,916
AP6	Trash Compactor	1	1.00	1,376

ADDITIONAL BUILDING FEATURES $16,518

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)	10	1.00	
X05	Bar Cooler	2	1.00	3,286
X80	Wine Vault/Each	1	1.00	13,232

2475

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	PBA	Patio Comp Roof	1954	2007		510	46.93	23,934
1-1	CAS	Casita - Extra Feature	1954	2007		714		
1-1	100	100% Addition	1954	2007	544	544	293.40	159,610
1-1	GAB	Att Garage - Built-up or Com	1954	2007		589	74.23	43,721
1-1	PTA	Patio Tile Roof	1954	2007		56	84.22	4,716
1-1	100	100% Addition	1954	2007	32	32	293.40	9,389
1-1	GL1	Resid Level 1	1954	2007	4,949	4,949	293.40	1,452,037
1-1	GL2	Resid Level 2	1954	2007	1,050	1,050	293.40	308,070
1-1	BWA	Balcony Wood	1954	2007		888	80.98	71,910
1-1	BWA	Balcony Wood	1954	2007		532	80.98	43,081

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.

EXTRA FEATURES $498,381 $315,036

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPLC	Pool Custom Square Feet	2	1	1,200.00	$115.29	1.00	115.29	1954	1966	138,348	75.0	34,587	
RPLD	Pool Deck - Kool Deck		1	360.00	$14.00	1.00	14.00	1954	1966	5,040	75.0	1,260	
SPR2	Sprinkler Average		1	1.00	$3,771.26	1.00	3,771.26	1954	1966	3,771	75.0	943	
RPV4	Paving - Concrete		1	1,765.00	$6.40	1.00	6.40	1954	1966	11,296	75.0	2,824	
RSPT	Septic		1	1.00	$10,643.19	1.00	10,643.19	1954	1966	10,643	75.0	2,661	
RY38	Concrete Block/Slump/Sq Ft		1	2,100.00	$15.72	1.00	15.72	1954	1966	33,012	75.0	8,253	
RPHI	Pool Heater Included		1	1.00		1.00		2023	2024		3.0		
RPSP	Pool Spa/Attached Each		1	1.00	$17,712.75	1.00	17,712.75	2023	2024	17,713	3.0	17,181	
RY17	Casita/Square Feet		1	714.00	$151.74	1.00	151.74	1999	2009	108,342	25.5	80,715	
RPV4	Paving - Concrete		1	5,000.00	$6.40	1.00	6.40	2023	2024	32,000	3.0	31,040	
RPV4	Paving - Concrete		1	3,500.00	$6.40	1.00	6.40	2023	2024	22,400	3.0	21,728	
RY68	Spiral Stairs		1	1.00	$14,279.37	1.00	14,279.37	2023	2024	14,279	3.0	13,851	
RTCN	Tennis Court - Concrete		1	1.00	$58,172.40	1.00	58,172.40	2024	2025	58,172	1.5	57,300	
RY20	Auto Gate Opener/Each		1	3.00	$8,281.49	1.00	8,281.49	2024	2025	24,844	1.5	24,472	
RTLT	Tennis Court Lighting		1	1.00	$18,520.70	1.00	18,520.70	2024	2025	18,521	1.5	18,243	

BUILDING VALUE SUMMARY

BASIC BUILDING	1,929,106
SQ. FT. ADJUSTMENTS	-122,230
LUMP SUM ADJUSTMENTS	165,015
BASEMENT	
PORCHES	143,641
GARAGES/CARPORTS	43,721
BUILDING RCN	2,159,253
DEPRECIATION	615,387
POOL/SPA/DECK	53,026
OTHER EXTRA FEATURES	262,030
TOTAL RCNLD	1,858,924
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	6,575
HEATED AREA W/FIN BSMT	6,575
ADJ RATE	

BUILDING NOTES

OWNER(S)/MAIL TO	SITUS	139-32-702-024	Printed: 12/29/2025
PISANELLI JAMES J LIVING TRUST PISANELLI JAMES J TRS 400 S 7TH ST STE 300 LAS VEGAS NV, 89101 NV	2400 PALOMINO LN LAS VEGAS	*139-32-702-0	Page: 1 of 3
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 31.110 Multi Family Res: Two SFR Units		2026/27

LHS #5

LAND ACRES	0.70	LAND SQUARE FEET	30,492

LEGAL DESCRIPTION

N2 SE4 SEC 32 20 61

SUMMARY OF TAXABLE VALUES — WORKING

FISCAL YEAR	2022-23	2023-24	2024-25	2025-26	2026-27
VALUE TYPE	BLCM	BLCM	BLCM	BLCM	BLCM
LAND	$378,000	$450,000	$472,500	$472,500	$540,000
SUBDIVISION DISCOUNT					
NET LAND	$378,000	$450,000	$472,500	$472,500	$540,000
IMPROVEMENTS	$236,267	$261,880	$288,558	$279,636	$656,344
SUPPLEMENTAL				$391,593	
COMMON ELEMENT					
TOTAL IMPROVEMENT	$236,267	$261,880	$288,558	$671,229	$656,344
SECURED PERSONAL PROP					
PARCEL TOTAL	$614,267	$711,880	$761,058	$752,136	$1,196,344
EXEMPTION TOTAL					

SALES HISTORY

TYPE	SALE DATE	SALE PRICE	DEED BOOK	PAGE	GRANTOR	GRANTEE
R	9/12/2024	$ 2,600,000.00	20240912	00000490	BIG RED 1 TRUST	PISANELLI JAMES J LIVING TRUST
R	12/2/2022	$ 2,350,000.00	20221202	00000358	SIERRA ONE PROPERTIES L L C	PRATO THOMAS
R	1/10/2022	$ 1,200,000.00	20220110	00002388	LACAYO FAMILY TRUST	SIERRA ONE PROPERTIES L L C

LAND APPRAISAL

#	CODE	LAND CATEGORY	ZONING	UNIT TYPE	FF	DEPTH	UNITS	UNIT PRICE	TOTAL ADJ	ADJ UNIT PRICE	ADJ VALUE	OVERD VALUE	NOTES
1	AR01	Residential	L:R-A	LT			1.00	$600,000	[+] 1.0000	$540,000	$540,000		

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE
AR01	% - Size		-0.10	-$60,000.00	

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME: BUILDING COUNT 2 SECTION COUNT 2

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	Two Story	40		1969	1993							100%	4,460	132.33	590,202
RES	2-1	Two Story	30		1992	2000							100%	453	146.01	66,142

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

CAT	TYPE	VAL
CONV	Capacity	2
CONV	Pool Count	1
PAR	Parcel Land Use	31.110

SBE 26-107 Pg 618

REMAND SBE 26-107 Pg 628

OWNER(S)/MAIL TO	SITUS		
PISANELLI JAMES J LIVING TRUST PISANELLI JAMES J TRS 400 S 7TH ST STE 300 LAS VEGAS NV, 89101 NV	2400 PALOMINO LN LAS VEGAS	139-32-702-024	Printed: 12/29/2025
	PARCEL STATUS: A Active - Locally Assessed Parcel		Page 2 of 3
	NEIGHBORHOOD: 1311.09 Central West	*139-32-702-0	
	PRIMARY USE: 31.110 Multi Family Res: Two SFR Units		2026/27
	BUILDING(S): 1 of 2		
	BUILDING 1 OF 2 SECTION 1 OF 1		

TYPE 1	BUILDING STYLE	QUALITY
RES	02 Two Story	40 Good

AYB	EYB	% COMP	% DEPR
1969	1993	100%	49.5

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES -$7,000

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab	2,484	55.70%	-18,507
EW	Frame-Siding/Shingle		100.00%	
RC	Composition Shingle		100.00%	-7,314
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	18,821

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	None		90%	

ROOMS/BATHROOMS $45,204

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	4.00	1.00	
RM2	Family/Den/Other	4.00	1.00	
RM3	Frml Dining Room	1.00	1.00	
RM4	Total Rooms	11.00	1.00	
RM5	Full Baths	4.00	1.00	
RM6	Half Baths	1.00	1.00	
FIX	Plumb Fxt	24.00	1.00	45,204

BUILT-INS/FIREPLACES $27,586

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	2	1.00	18,272
FPL	Fireplace (L-Rank)	2	1.00	9,314

ADDITIONAL BUILDING FEATURES $3,286

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)		1.00	
X05	Bar Cooler	2	1.00	3,286

Subareas

BLDG#	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	PAA	Patio Aluma Roof	1969	1993		504	42.31	21,324
1-1	PAA	Patio Aluma Roof	1969	1993		336	42.31	14,216
1-1	CAS	Casita - Extra Feature	1969	1993		216		
1-1	GL1	Resid Level 1	1969	1993	2,484	2,484	161.97	402,333
1-1	GL2	Resid Level 2	1969	1993	1,976	1,976	161 97	320,053
1-1	PD4	Patio Deck Concrete	1969	1993		48	6.40	307

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.

EXTRA FEATURES $297,516 $172,411

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPL3	Pool Size Appx 512 Square Fe	3	1	1.00	$52,384.99	1.00	56,387.20	2022	2022	56,387	6.0	53,004	
RPLD4	Pool Deck - Concrete		1	2,500.00	$6.40	1.00	6.40	2022	2022	16,000	6.0	15,040	
SPR3	Sprinkler Large		1	1.00	$11,296.38	1.00	11,296.38	1969	1969	11,296	75.0	2,824	
RPV4	Paving - Concrete		1	3,000.00	$6.40	1.00	6.40	2022	2022	19,200	6.0	18,048	
RTAS	Tennis Court - Asphalt		1	1.00	$49,743.62	1.00	49,743.62	1969	1969	49,744	75.0	12,436	
RTLT	Tennis Court Lighting		1	1.00	$18,520.70	1.00	18,520.70	1969	1969	18,521	75.0	4,630	
RTFN	Tennis Court Fencing		1	1.00	$15,786.10	1.00	15,786.10	1969	1969	15,786	75.0	3,947	
RFN3	Fence Large - 1/2 Acre Custo		1	2.00	$30,046.42	1.00	30,046.42	1969	1969	60,093	75.0	15,023	
RPSP	Pool Spa/Attached Each		1	1.00	$17,712.75	1.00	17,712.75	2022	2022	17,713	6.0	16,650	
RY17	Casita/Square Feet		1	216.00	$151.74	1.00	151.74	2022	2022	32,776	6.0	30,809	

BUILDING VALUE SUMMARY

BASIC BUILDING	722,386
SQ. FT. ADJUSTMENTS	-7,000
LUMP SUM ADJUSTMENTS	76,076
BASEMENT	
PORCHES	35,847
GARAGES/CARPORTS	
BUILDING RCN	827,309
DEPRECIATION	-409,518
POOL/SPA/DECK	84,694
OTHER EXTRA FEATURES	87,717
TOTAL RCNLD	590,202
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	4,460
HEATED AREA W/FIN BSMT	4,460
ADJ RATE	

BUILDING NOTES

OWNER(S)/MAIL TO	SITUS		
PISANELLI JAMES J LIVING TRUST PISANELLI JAMES J TRS 400 S 7TH ST STE 300 LAS VEGAS NV, 89101 NV	2400 PALOMINO LN LAS VEGAS	139-32-702-024~~4~~ 5	Printed: 12/29/2025
	PARCEL STATUS: A Active - Locally Assessed Parcel		Page: 3 of 3
	NEIGHBORHOOD: 1311.09 Central West	*139-32-702-0	2026/27
	PRIMARY USE: 31.110 Multi Family Res: Two SFR Units		
	BUILDING(S): 2 of 2		

TYPE	BUILDING STYLE	QUALITY
RES	02 Two Story	30 Average

AYB	EYB	% COMP	% DEPR
1992	2000	100%	39.0

BUILDING 2 OF 2 SECTION 1 OF 1

Subareas

BLSE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
2-1	GL1	Resid Level 1	1992	2000	36	36	164.89	5,936
2-1	PAA	Patio Aluma Roof	1992	2000		324	33.27	10,779
2-1	GBI	Built in Garage	1992	2000		504	43.74	22,045
2-1	GL2	Resid Level 2	1992	2000	417	417	164.89	68,759

BUILDING VALUE SUMMARY

BASIC BUILDING	74,695
SQ. FT. ADJUSTMENTS	1,520
LUMP SUM ADJUSTMENTS	-4,461
BASEMENT	
PORCHES	10,779
GARAGES/CARPORTS	22,045
BUILDING RCN	104,578
DEPRECIATION	40,785
POOL/SPA/DECK	
OTHER EXTRA FEATURES	2,349
TOTAL RCNLD	66,142
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	453
HEATED AREA W/FIN BSMT	453
ADJ RATE	

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES $1,520

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab	36	7.95%	-188
EW	Frame-Stucco		100.00%	
RC	Composition Shingle		100.00%	
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	1,708

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	None		80%	

ROOMS/BATHROOMS $-9,444

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	1.00	1.00	
RM2	Family/Den/Other		1.00	
RM3	Frml Dining Room		1.00	
RM4	Total Rooms	1.00	1.00	
RM5	Full Baths	1.00	1.00	
RM6	Half Baths	1.00	1.00	
FIX	Plumb Fxt	5.00	1.00	-9,444

BUILT-INS/FIREPLACES $4,983

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	1.00	4,983

ADDITIONAL BUILDING FEATURES $0

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)		1.00	

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.

BUILDING NOTES

EXTRA FEATURES $2,498 $2,349

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RY13	Bar-B-Que/Firepit/Each		1	1.00	$2,498.43	1.00	2,498.43	2022	2022	2,498	6.0	2,349	

549

SBE 26-107 Pg 620

REMAND SBE 26-107 Pg 630

OWNER(S)/MAIL TO	SITUS	139-32-703-002	Printed: 12/29/2025
2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS 2709 PINTO LN LAS VEGAS NV, 89107 NV	2709 PINTO LN LAS VEGAS		Page: 1 of 4
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 20.110 Single Family Residential	*139-32-703-0	2026/27

#8

LAND ACRES	0.85	LAND SQUARE FEET	37,026

LEGAL DESCRIPTION

PT NW4 SE4 SEC 32 20 61

SUMMARY OF TAXABLE VALUES — WORKING

FISCAL YEAR	2022-23	2023-24	2024-25	2025-26	2026-27
VALUE TYPE	BOCC	BOCC	BOCC	BOCC	BLCM
LAND	$420,000	$500,000	$525,000	$525,000	$600,000
SUBDIVISION DISCOUNT					
NET LAND	$420,000	$500,000	$525,000	$525,000	$600,000
IMPROVEMENTS	$266,226	$1,043,980	$1,132,408	$1,108,304	$1,087,686
SUPPLEMENTAL	$681,037				
COMMON ELEMENT					
TOTAL IMPROVEMENT	$947,263	$1,043,980	$1,132,408	$1,108,304	$1,087,686
SECURED PERSONAL PROP					
PARCEL TOTAL	$686,226	$1,543,980	$1,657,408	$1,633,304	$1,687,686
EXEMPTION TOTAL					

SALES HISTORY

TYPE	SALE DATE	SALE PRICE	DEED BOOK	PAGE	GRANTOR	GRANTEE
R	3/30/2018	$ 965,000.00	20180330	00003057	JABARA MICHAEL SEPARATE PPTY TR	2709 PINTO LANE TRUST ETAL
R	11/8/2000	$ 470,000.00	20001108	00001513	HOMECOMINGS FINANCIAL NETWORK	JABARA MICHAEL D & GUNDULA B

LAND APPRAISAL

#	CODE	LAND CATEGORY	ZONING	UNIT TYPE	FF	DEPTH	UNITS	UNIT PRICE	TOTAL ADJ	ADJ UNIT PRICE	ADJ VALUE	OVERD VALUE	NOTES
1	AR01	Residential	L:R-A	LT			1.00	$600,000	[+] 1.0000	$600,000	$600,000		

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE	CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME: BUILDING COUNT: 2 SECTION COUNT: 3

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	One Story	40		1988	2011		10.0					100%	4,985	199.60	995,027
RES	1-2	Garage	40		1988	1970							100%			93,079
RES	2-1	One Story	30		1988	1984							100%	1,096	67.28	73,743

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

CAT	TYPE	VAL
CONV	Capacity	2
CONV	Pool Count	1
PAR	Parcel Land Use	20.110
CAP1	PRIMARY	3

SBE 26-107 Pg 621

OWNER(S)MAIL TO	SITUS	139-32-703-002	Printed: 12/29/2025
2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS 2709 PINTO LN LAS VEGAS NV, 89107 NV	2709 PINTO LN LAS VEGAS	*139-32-703-0	Page: 2 of 4
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 20.110 Single Family Residential BUILDING(S): 1 of 2		2026/27

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	40 Good

AYB	EYB	% COMP	% DEPR
1968	2011	100%	22.5

BUILDING 1 OF 2 SECTION 1 OF 2

Subareas

BLDSE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	PMA	Patio Minumum Roof	1968	2011		1,424	25.26	35,970
1-1	GAB	Att Garage - Built-up or Com	1968	2011		810	61.84	50,090
1-1	PBA	Patio Comp Roof	1968	2011		140	41.48	5,807
1-1	GL1	Resid Level 1	1968	2011	4,985	4,985	183.88	916,642
1-1	OTH	Other - Extra Feature	1968	2011		875		

BUILDING VALUE SUMMARY

BASIC BUILDING	916,642
SQ. FT. ADJUSTMENTS	-30,408
LUMP SUM ADJUSTMENTS	81,840
BASEMENT	
PORCHES	47,622
GARAGES/CARPORTS	50,090
BUILDING RCN	1,065,786
DEPRECIATION	239,802
POOL/SPA/DECK	67,613
OTHER EXTRA FEATURES	101,430
TOTAL RCNLD	995,027
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	4,985
HEATED AREA W/FIN BSMT	4,985
ADJ RATE	

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES -$30,408

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-37,138
EW	Frame-Stucco		100.00%	
RC	Composition Shingle		100.00%	-14,307
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	21,037

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.

ROOMS/BATHROOMS $41,437

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	4.00	1.00	
RM2	Family/Den/Other	3.00	1.00	
RM3	Frml Dining Room	1.00	1.00	
RM4	Total Rooms	10.00	1.00	
RM5	Full Baths	4.00	1.00	
RM6	Half Baths	2.00	1.00	
FIX	Plumb Fxt	23.00	1.00	41,437

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.
PD7	PtoDkStone	140	1,637				
PD7	PtoDkStone	360	4,208				

BUILDING NOTES

BUILT-INS/FIREPLACES $33,618

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	1.00	9,136
FPL	Fireplace (L-Rank)	1	1.00	4,857
AP2	Built-in Refrigerator/Extra/Each	2	1.00	17,442
AP4	Dishwasher Extra	2	1.00	1,598
AP5	Bi Microwave	1	1.00	985

ADDITIONAL BUILDING FEATURES $6,585

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)	10	1.00	
X35	Home Auto System HV	1	1.00	6,585

EXTRA FEATURES $224,994 $169,043

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPL3	Pool Size Appx 512 Square Fe	1	1	1.00	$52,384.99	1.00	48,382.78	2020	2021	48,383	7.5	44,754	
RPLD	Pool Deck - Kool Deck		1	500.00	$14.00	1.00	14.00	2021	2021	7,000	7.5	6,475	
SPR2	Sprinkler Average		1	1.00	$3,771.26	1.00	3,771.26	1968	1970	3,771	75.0	943	
RPV3	Paving - Brick		1	7,500.00	$12.11	1.00	12.11	2021	2021	90,825	7.5	84,013	
RSPT	Septic		1	1.00	$10,643.19	1.00	10,643.19	1968	1970	10,643	75.0	2,661	
RY40	Wrought Iron/Square Feet		1	860.00	$12.62	1.00	12.62	1968	1970	10,853	75.0	2,713	
RPSP	Pool Spa/Attached Each		1	1.00	$17,712.75	1.00	17,712.75	2020	2021	17,713	7.5	16,384	
RY67	Porte Cochere/Square Feet		1	875.00	$63.97	0.64	40.92	1968	1980	35,806	69.0	11,100	

SBE 26-107 Pg 622

REMAND SBE 26-107 Pg 632

OWNER(S)/MAIL TO	SITUS	139-32-703-00[redacted]2	Printed: 12/29/2025
'O LANE TRUST ETAL N MARK B TRS 'O LN AS NV, 89107 NV	2709 PINTO LN LAS VEGAS	*139-32-70[redacted] 3-0	Page: 3 of 4
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 20.110 Single Family Residential BUILDING(S): 1 of 2		2026/27

BUILDING STYLE	QUALITY
18 Garage	40 Good

EYB	% COMP	% DEPR
1970	100%	75.0

BUILDING 1 OF 2 SECTION 2 OF 2

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-2	GDB	Det Garage - Built-up or Com	1968	1970		1,024	73.89	75,663

BUILDING CHARACTERISTICS

BUILDING FEATURES $0

TYPE	AREA	%	SF ADJ.
Masonry-CB/CBS, HV Stone		100.00%	
Composition Shingle		100.00%	

$0

TYPE	AREA	%	SF ADJ.

BATHROOMS $0

TYPE	UNITS	FAC	UNIT ADJ.

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.

BUILDING VALUE SUMMARY

BASIC BUILDING	
[redacted]. FT. ADJUSTMENTS	
LUM[redacted] SUM ADJUSTMENTS	
BASEMENT	
PORCHES	
[redacted]ARAGES/CARPORTS	75,663
BUILDING RCN	75,663
DEPRECIATION	56,747
POOL/SPA/DECK	
OT[redacted]R EXTRA FEATURES	74,163
TOTAL RCNLD	93,079
IM[redacted]ROVEMENT FACTOR	
M[redacted]TIPLE ADJUSTMENT	
[redacted]/ERRIDE IMP. VALUE	
CONDO COST SQ FT	
NT[redacted] PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	
HEAT[redacted]D AREA W/FIN BSMT	
ADJ RATE	

BUILDING NOTES

FIREPLACES

TYPE	UNITS	FAC	UNIT ADJ.

SPECIAL BUILDING FEATURES

TYPE	UNITS	FAC	UNIT ADJ.
Wall Height (RES)		1.00	

EXTRA FEATURES

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN ($81,4[redacted])	DEPR%	RCNLD ($74,163)	NOTES
RY75	Solar Panels/Per Panel		1	48.00	$1,697.88	1.00	1,697.88	2020	2020	81[redacted]98	9.0	74,163	ALT ENERGY

OWNER(S)/MAIL TO	SITUS	139-32-703-002 #8	Printed: 12/29/2025
2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS 2709 PINTO LN LAS VEGAS NV, 89107 NV	2709 PINTO LN LAS VEGAS		Page: 4 of 4
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 20.110 Single Family Residential BUILDING(S): 2 of 2	*139-32-703-0	2026/27

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	30 Average

AYB	EYB	% COMP	% DEPR
1968	1984	100%	63.0

BUILDING 2 OF 2 SECTION 1 OF 1

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES -$1,578

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-5,710
EW	Frame-Stucco		100.00%	
RC	Composition Shingle		100.00%	
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	4,132

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	% Floor Vinyl		100%	

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
2-1	PBA	Patio Comp Roof	1968	1984		221	32.63	7,211
2-1	GL1	Resid Level 1	1968	1984	1,096	1,096	168.66	184,851

BUILDING VALUE SUMMARY

BASIC BUILDING	184,851
SQ. FT. ADJUSTMENTS	-1,578
LUMP SUM ADJUSTMENTS	6,273
BASEMENT	
PORCHES	7,211
GARAGES/CARPORTS	
BUILDING RCN	196,757
DEPRECIATION	123,957
POOL/SPA/DECK	
OTHER EXTRA FEATURES	943
TOTAL RCNLD	73,743
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	1,096
HEATED AREA W/FIN BSMT	1,096
ADJ RATE	

ROOMS/BATHROOMS $0

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	2.00	1.00	
RM2	Family/Den/Other		1.00	
RM3	Frml Dining Room		1.00	
RM4	Total Rooms	3.00	1.00	
RM5	Full Baths	2.00	1.00	
RM6	Half Baths		1.00	
FIX	Plumb Fxt	9.00	1.00	

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.

BUILDING NOTES

BUILT-INS/FIREPLACES $6,273

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	1.00	4,983
AP7	Range/Each	1	1.00	1,290

EXTRA FEATURES $3,771 $943

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
SPR2	Sprinkler Average		1	1.00	$3,771.26	1.00	3,771.26	1968	1968	3,771	75.0	943	

ADDITIONAL BUILDING FEATURES $0

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)		1.00	

403

OWNER(S)/MAIL TO	SITUS	139-32-702-012	Printed: 12/29/2025
ALVAREZ JAMES NADER II LIVING TRUST ALVAREZ JAMES NADER II TRS 2337 PINTO LN LAS VEGAS NV, 89107 NV	2337 PINTO LN LAS VEGAS		Page: 1 of 3
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 20.110 Single Family Residential	*139-32-702-0	2026/27

#9

LAND ACRES	0.98	LAND SQUARE FEET	42,689

LEGAL DESCRIPTION

N2 SE4 SEC 32 20 61

SUMMARY OF TAXABLE VALUES

FISCAL YEAR	2022-23	2023-24	2024-25	2025-26	WORKING 2026-27
VALUE TYPE	BLCM	BLCM	BLCM	BLCM	BLCM
LAND	$420,000	$500,000	$525,000	$525,000	$600,000
SUBDIVISION DISCOUNT					
NET LAND	$420,000	$500,000	$525,000	$525,000	$600,000
IMPROVEMENTS	$593,378	$646,663	$697,311	$718,761	$863,899
SUPPLEMENTAL			$37,219	$186,749	
COMMON ELEMENT					
TOTAL IMPROVEMENT	$593,378	$646,663	$734,530	$905,510	$863,899
SECURED PERSONAL PROP					
PARCEL TOTAL	$1,013,378	$1,146,663	$1,222,311	$1,243,761	$1,463,899
EXEMPTION TOTAL					

SALES HISTORY

TYPE	SALE DATE	SALE PRICE	DEED BOOK	PAGE	GRANTOR	GRANTEE
R	8/20/2020	$ 1,325,000.00	20200820	00001450	HOWARD MATTHEW L	ALVAREZ JAMES NADER II
R	6/27/2016	$ 660,000.00	20160627	00001643	ASHWORTH DON W & MARY B TRUST	HOWARD MATTHEW L

LAND APPRAISAL

#	CODE	LAND CATEGORY	ZONING	UNIT TYPE	FF	DEPTH	UNITS	UNIT PRICE	TOTAL ADJ	ADJ UNIT PRICE	ADJ VALUE	OVERD VALUE	NOTES
1	AR01	Residential	L:R-A	LT			1.00	$600,000	[+] 1.0000	$600,000	$600,000		

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE	CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME: BUILDING COUNT 1 SECTION COUNT 2

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	Split Level	40		1952	1996		8.0					100%	5,178	155.86	807,040
RES	1-2	Garage	40		2018	2018							100%			56,859

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

CAT	TYPE	VAL
CONV	Capacity	1
PAR	Parcel Land Use	20.110
CONV	Pool Count	1

SBE 26-107 Pg 625

REMAND SBE 26-107 Pg 635

OWNER(S)/MAIL TO	SITUS	139-32-702-012	Printed: 12/29/2025
ALVAREZ JAMES NADER II LIVING TRUST ALVAREZ JAMES NADER II TRS 2337 PINTO LN LAS VEGAS NV, 89107 NV	2337 PINTO LN LAS VEGAS		Page: 2 of 3
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 20.110 Single Family Residential BUILDING(S): 1 of 1	*139-32-702-0	2026/27

TYPE	BUILDING STYLE	QUALITY
RES	04 Split Level	40 Good

AYB	EYB	% COMP	% DEPR
1952	1996	100%	45.0

BUILDING 1 OF 1 — SECTION 1 OF 2

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	FBM	Finished Basement	1952	1996		144	84.83	12,216
1-1	FBM	Finished Basement	1952	1996		1,508	67.90	102,393
1-1	PBA	Patio Comp Roof	1952	1996		24	50.22	1,205
1-1	PMA	Patio Minumum Roof	1952	1996		432	25.26	10,912
1-1	PBA	Patio Comp Roof	1952	1996		160	41.01	6,562
1-1	UFB	Basement	1952	1996		144	80.68	11,618
1-1	GL2	Resid Level 2	1952	1996	1,713	1,713	165.94	284,255
1-1	GL1	Resid Level 1	1952	1996	3,465	3,465	165.94	574,982
1-1	BBW	Balcony Comp WoodFlr	1952	1996		208	90.97	18,922
1-1	UFB	Basement	1952	1996		1,508	39.83	60,064
1-1	PBA	Patio Comp Roof	1952	1996		208	39.77	8,272

BUILDING VALUE SUMMARY

BASIC BUILDING	859,237
SQ. FT. ADJUSTMENTS	16,993
LUMP SUM ADJUSTMENTS	125,212
BASEMENT	186,291
PORCHES	49,991
GARAGES/CARPORTS	
BUILDING RCN	1,237,724
DEPRECIATION	556,976
POOL/SPA/DECK	76,366
OTHER EXTRA FEATURES	49,926
TOTAL RCNLD	807,040
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	5,178
HEATED AREA W/FIN BSMT	6,830
ADJ RATE	

BUILDING NOTES

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES — $16,993

CAT	TYPE	AREA	%	SF ADJ.
SFL	Wood Subfloor	1,652	31.90%	
EW	Frame-Stucco		100.00%	
RC	Elastomeric (Rubber)		100.00%	8,647
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	21,851
SFL	Concrete Slab	1,813	35.01%	-13,505

FLOORING — $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	% Floor Carpet		90%	
RIF	% Floor Vinyl		10%	

ROOMS/BATHROOMS — $71,573

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	7.00	1.00	
RM2	Family/Den/Other	1.00	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	
FIX	Plumb Fxt	31.00	1.00	71,573

GARAGES/CARPORTS/PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.
PFCA	CeilFinAvg	208	2,059				
PFCA	CeilFinAvg	208	2,059				

BUILT-INS/FIREPLACES — $43,939

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	2.00	18,272
FPL	Fireplace (L-Rank)	1	1.00	4,657
AP2	Built-in Refrigerator/Extra/Eac	1	2.00	17,442
AP5	Bi Microwave	1	2.00	1,970
AP4	Dishwasher Extra	1	2.00	1,598

ADDITIONAL BUILDING FEATURES — $9,700

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)	8	1.00	
X10	Basement Outside Entrance	1	1.00	3,115
X35	Home Auto System HV	1	1.00	6,585

EXTRA FEATURES — $208,903 — $126,292

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
SPR2	Sprinkler Average		1	1.00	$3,771.26	1.00	3,771.26	1965		3,771	75.0	943	
RPV4	Paving - Concrete		1	5,286.00	$6.40	1.00	6.40	1952	1965	33,830	75.0	8,458	
RSTG	Storage Square Feet		1	651.00	$22.00	2.25	49.50	1952	1965	32,225	75.0	8,056	
RSPT	Septic		1	1.00	$10,643.19	1.00	10,643.19	1952	1965	10,643	75.0	2,661	
RY38	Concrete Block/Slump/Sq Ft		1	978.00	$15.72	1.00	15.72	1952	1965	15,374	75.0	3,844	
RPL1	Pool Size Appx 300 Square Fe		1	1.00	$39,258.91	1.00	39,258.91	2017	2018	39,259	12.0	34,548	
RPLD	Pool Deck - Kool Deck		1	500.00	$14.00	1.00	14.00	2017	2018	7,000	12.0	6,160	
RPV3	Paving - Brick		1	2,000.00	$12.11	1.00	12.11	2017	2018	24,220	12.0	21,314	
RY31	Separate Jacuzzi/Each		1	1.00	$31,510.05	1.00	31,510.05	2024	2024	31,510	3.0	30,565	
RPLD	Pool Deck - Kool Deck		1	375.00	$14.00	1.00	14.00	2024	2024	5,250	3.0	5,093	
RY07	Wood Stairs		1	1.00	$2,111.41	1.00	2,111.41	1952	1996	2,111	45.0	1,161	
RY40	Wrought Iron/Square Feet		1	96.00	$12.62	1.00	12.62	2017	2018	1,212	12.0	1,066	
RY13	Bar-B-Que/Firepit/Each		1	1.00	$2,498.43	1.00	2,498.43	2024	2024	2,498	3.0	2,423	BIBBQ

OWNER(S)/MAIL TO	SITUS	139-32-702-012 #9	Printed: 12/29/2025
ALVAREZ JAMES NADER II LIVING TRUST ALVAREZ JAMES NADER II TRS 2337 PINTO LN LAS VEGAS NV, 89107 NV	2337 PINTO LN LAS VEGAS		Page: 3 of 3
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 20.110 Single Family Residential BUILDING(S): 1 of 1	*139-32-702-0	2026/27

BUILDING 1 OF 1 — SECTION 2 OF 2

TYPE	BUILDING STYLE	QUALITY
RES	18 Garage	40 Good

AYB	EYB	% COMP	% DEPR
2018	2018	100%	12.0

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES — $0

CAT	TYPE	AREA	%	SF ADJ.
EW	Frame-Stucco		100.00%	

FLOORING — $0

CAT	TYPE	AREA	%	SF ADJ.

ROOMS/BATHROOMS — $0

CAT	TYPE	UNITS	FAC	UNIT ADJ.

BUILT-INS/FIREPLACES

CAT	TYPE	UNITS	FAC	UNIT ADJ.

ADDITIONAL BUILDING FEATURES

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)		1.00	

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-2	GDB	Det Garage - Built-up or Com	2018	2018		936	69.03	64,612

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.

EXTRA FEATURES — $0 — $0

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES

BUILDING VALUE SUMMARY

BASIC BUILDING	
SQ. FT. ADJUSTMENTS	
LUMP SUM ADJUSTMENTS	
BASEMENT	
PORCHES	
GARAGES/CARPORTS	64,612
BUILDING RCN	64,612
DEPRECIATION	7,753
POOL/SPA/DECK	
OTHER EXTRA FEATURES	
TOTAL RCNLD	56,859
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	
HEATED AREA W/FIN BSMT	
ADJ RATE	

BUILDING NOTES

REMAND SBE 26-107 Pg 637

OWNER(S)/MAIL TO	SITUS	139-32-702-008	Printed: 12/29/2025
DAPPER J CHRISTOPHER & JAIME M 5030 PARADISE RD STE C214 LAS VEGAS NV, 89119 NV	2500 PINTO LN LAS VEGAS		Page: 1 of 5
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 20.110 Single Family Residential	*139-32-702-0	2026/27

#10

LAND ACRES	0.99	LAND SQUARE FEET	43,124

LEGAL DESCRIPTION

PT N2 SE4 SEC 32 20 61

SUMMARY OF TAXABLE VALUES — WORKING

FISCAL YEAR / VALUE TYPE	2022-23 BLCM	2023-24 BLCM	2024-25 BLCM	2025-26 BLCM	2026-27 BLCM
LAND	$420,000	$500,000	$525,000	$525,000	$600,000
SUBDIVISION DISCOUNT					
NET LAND	$420,000	$500,000	$525,000	$525,000	$600,000
IMPROVEMENTS	$417,024	$461,739	$504,454	$457,740	$2,020,159
SUPPLEMENTAL				$1,538,095	
COMMON ELEMENT					
TOTAL IMPROVEMENT	$417,024	$461,739	$504,454	$1,995,835	$2,020,159
SECURED PERSONAL PROP					
PARCEL TOTAL	$837,024	$961,739	$1,029,454	$982,740	$2,620,159
EXEMPTION TOTAL					

SALES HISTORY

TYPE	SALE DATE	SALE PRICE	DEED BOOK	PAGE	GRANTOR	GRANTEE
R	9/21/2021	$ 1,881,955.00	20210921	00003366	J M M LIVING TRUST	DAPPER J CHRISTOPHER & JAIME M

LAND APPRAISAL

#	CODE	LAND CATEGORY	ZONING	UNIT TYPE	FF	DEPTH	UNITS	UNIT PRICE	TOTAL ADJ	ADJ UNIT PRICE	ADJ VALUE	OVERD VALUE	NOTES
1	AR01	Residential	L:R-A	LT			1.00	$600,000	[+] 1.0000	$600,000	$600,000		

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE	CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME:

BUILDING COUNT: 3 — SECTION COUNT: 4

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	One Story	60		1963	2014		8.0					100%	6,099	292.06	1,781,257
RES	1-2	Garage	40		1963	1994		8.0					100%			35,862
RES	2-1	One Story	30		1990	2000							100%	810	108.94	88,242
RES	3-1	One Story	30		2001	2008							100%	792	144.95	114,798

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS
02	Building	1	P
09	PoolSpa GUNITE, VINYL or FI	1	P

ACCOUNT FLAGS

CAT	TYPE	VAL
CONV	Capacity	1
CONV	Pool Count	1
PAR	Parcel Land Use	20.110
CAP1	PRIMARY	3.0

OWNER(S)/MAIL TO

DAPPER J CHRISTOPHER & JAIME M
5030 PARADISE RD STE C214
LAS VEGAS NV, 89119 NV

SITUS

2500 PINTO LN
LAS VEGAS

PARCEL STATUS	A Active - Locally Assessed Parcel
NEIGHBORHOOD	1311.09 Central West
PRIMARY USE	20.110 Single Family Residential
BUILDING(S)	1 of 3

139-32-702-008

*139-32-702-0

Printed: 12/29/2025
Page: 2 of 5

2026/27

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	60 Excellent

AYB	EYB	% COMP	% DEPR
1963	2014	100%	18.0

BUILDING 1 OF 3 SECTION 1 OF 2

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES -$90,510

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-61,722
EW	Frame-Stucco		100.00%	
RC	Metal		100.00%	-57,514
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	28,726

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	None		100%	

ROOMS/BATHROOMS $56,592

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	4.00	1.00	
RM2	Family/Den/Other	5.00	1.00	
RM3	Frml Dining Room		1.00	
RM4	Total Rooms	11.00	1.00	
RM5	Full Baths	4.00	1.00	
RM6	Half Baths	1.00	1.00	
FIX	Plumb Fxt	27.00	1.00	56,592

BUILT-INS/FIREPLACES $74,396

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	1.00	23,138
FPH	Fireplace (H-Rank)	3	1.00	51,258

ADDITIONAL BUILDING FEATURES $48,043

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)	8	1.00	
X35	Home Auto System HV	1	1.00	8,365
FSPK	Fire Sprinklers/Square Feet	6,587	1.00	37,678

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	100	100% Addition	1963	2014	91	91	279.11	25,399
1-1	100	100% Addition	1963	2014	302	302	279.11	84,291
1-1	100	100% Addition	1963	2014	839	839	279.11	234,173
1-1	100	100% Addition	1963	2014	170	170	279.11	47,449
1-1	100	100% Addition	1963	2014	408	408	279.11	113,877
1-1	CPT	Carport	1963	2014		1,100	52.50	57,750
1-1	100	100% Addition	1963	2014	208	208	279.11	58,055
1-1	PBA	Patio Comp Roof	1963	2014		53	54.91	2,910
1-1	100	100% Addition	1963	2014	402	402	279.11	112,202
1-1	GAM	Att Garage - Metal Roof	1963	2014		488	93.76	45,755
1-1	PBA	Patio Comp Roof	1963	2014		458	46.93	21,494
1-1	100	100% Addition	1963	2014	352	352	279.11	98,247
1-1	100	100% Addition	1963	2014	480	480	279.11	133,973
1-1	GL1	Resid Level 1	1963	2014	2,847	2,847	279.11	794,626

GARAGES/CARPORTS/PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.

EXTRA FEATURES

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
										$223,490		$209,545	
RPLC	Pool Custom Square Feet	2	1	1,100.00	$115.29	1.00	115.29	2024	2025	126,819	1.5	$124,917	
SPR2	Sprinkler Average		1	1.00	$3,771.28	1.00	3,771.28	1963	1971	3,771	75.0	943	
RPV4	Paving - Concrete		1	5,000.00	$6.40	1.00	6.40	2024	2025	32,000	1.5	31,520	
RSPT	Septic		1	1.00	$10,643.19	1.00	10,643.19	1963	1971	10,643	75.0	2,661	
RPSP	Pool Spa/Attached Each		1	1.00	$17,712.75	1.00	17,712.75	2024	2025	17,713	1.5	17,447	
RFN3	Fence Large - 1/2 Acre Custo		1	1.00	$30,046.42	1.00	30,046.42	2024	2025	30,046	1.5	29,596	
RY13	Bar-B-Que/Firepit/Each		1	1.00	$2,498.43	1.00	2,498.43	2024	2025	2,498	1.5	2,461	

BUILDING VALUE SUMMARY

BASIC BUILDING	$1,702,292
SQ. FT. ADJUSTMENTS	-90,510
LUMP SUM ADJUSTMENTS	177,031
BASEMENT	
PORCHES	24,404
GARAGES/CARPORTS	103,505
BUILDING RCN	1,916,722
DEPRECIATION	345,010
POOL/SPA/DECK	142,364
OTHER EXTRA FEATURES	67,181
TOTAL RCNLD	1,781,257
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	6,099
HEATED AREA W/FIN BSMT	6,099
ADJ RATE	

BUILDING NOTES

18

OWNER(S)/MAIL TO	SITUS		
DAPPER J CHRISTOPHER & JAIME M 5030 PARADISE RD STE C214 LAS VEGAS NV, 89119 NV	2500 PINTO LN LAS VEGAS	139-32-702-0[redacted]8	Printed: 12/29/2025
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 20.110 Single Family Residential BUILDING(S): 1 of 3	*139-32-7[redacted]2-0	Page: 3 of 5 2026/27

TYPE	BUILDING STYLE	QUALITY
RES	18 Garage	40 Good

AYB	EYB	% COMP	% DEPR
1963	1994	100%	48.0

BUILDING 1 OF 3 SECTION 2 OF 2

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-2	GDM	Det Garage - Metal Roof	1963	1994		935	73.76	68,966

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES $0

CAT	TYPE	AREA	%	SF ADJ.
EW	Frame-Stucco		100.00%	
RC	Metal		100.00%	

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.

ROOMS/BATHROOMS $0

CAT	TYPE	UNITS	FAC	UNIT ADJ.

BUILT-INS/FIREPLACES

CAT	TYPE	UNITS	FAC	UNIT ADJ.

ADDITIONAL BUILDING FEATURES

CAT	TYPE	UNITS	FAC	UNIT ADJ.
H	Wall Height (RES)	8	1.00	

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.

EXTRA FEATURES

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	$0 RCN	DEPR%	$0 RCNLD	NOTES

BUILDING VALUE SUMMARY

BASIC BUILDING	
SQ. FT. ADJUSTMENTS	
LUMP SUM ADJUSTMENTS	
BASEMENT	
PORCHES	
GARAGES/CARPORTS	68,966
BUILDING RCN	68,966
DEPRECIATION	33,104
POOL/SPA/DECK	
OTHER EXTRA FEATURES	
TOTAL RCNLD	35,862
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTW PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	
HEATED AREA W/FIN BSMT	
ADJ RATE	

BUILDING NOTES

OWNER(S)/MAIL TO	SITUS	139-32-702-008	Printed: 12/29/2025
DAPPER J CHRISTOPHER & JAIME M 5030 PARADISE RD STE C214 LAS VEGAS NV, 89119 NV	2500 PINTO LN LAS VEGAS	*139-32-702-0	Page: 4 of 5
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 20.110 Single Family Residential BUILDING(S): 2 of 3		2026/27

BUILDING 2 OF 3 — **SECTION 1 OF 1**

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	30 Average

AYB	EYB	% COMP	% DEPR
1990	2000	100%	39.0

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES — $729

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-4,220
EW	Frame-Stucco		100.00%	
RC	Metal		100.00%	1,895
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	3,054

FLOORING — $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	None		100%	

ROOMS/BATHROOMS — $-11,805

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms		1.00	
RM2	Family/Den/Other		1.00	
RM3	Frml Dining Room		1.00	
RM4	Total Rooms	1.00	1.00	
RM5	Full Baths		1.00	
RM6	Half Baths	1.00	1.00	
FIX	Plumb Fxt	4.00	1.00	-11,805

BUILT-INS/FIREPLACES — $0

CAT	TYPE	UNITS	FAC	UNIT ADJ.

ADDITIONAL BUILDING FEATURES — $4,633

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)		1.00	
FSPK	Fire Sprinklers/Square Feet	810	1.00	4,633

Subareas

BLDG	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
2-1	PBA	Patio Comp Roof	1990	2000		203	33.02	6,703
2-1	GL1	Resid Level 1	1990	2000	810	810	178.27	144,399

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.

EXTRA FEATURES — $0 — $0

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES

BUILDING VALUE SUMMARY

BASIC BUILDING	144,399
SQ. FT. ADJUSTMENTS	729
LUMP SUM ADJUSTMENTS	-7,172
BASEMENT	
PORCHES	6,703
GARAGES/CARPORTS	
BUILDING RCN	144,659
DEPRECIATION	56,417
POOL/SPA/DECK	
OTHER EXTRA FEATURES	
TOTAL RCNLD	88,242
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	810
HEATED AREA W/FIN BSMT	810
ADJ RATE	

BUILDING NOTES

SBE 26-107 Pg 631

REMAND SBE 26-107 Pg 641

OWNER(S)/MAIL TO	SITUS		
DAPPER J CHRISTOPHER & JAIME M 5030 PARADISE RD STE C214 LAS VEGAS NV, 89119 NV	2500 PINTO LN LAS VEGAS	139-32-702-008	Printed: 12/29/2025
		*139-32-702-0	Page: 5 of 5
			2026/27

PARCEL STATUS	A Active - Locally Assessed Parcel
NEIGHBORHOOD	1311.09 Central West
PRIMARY USE	20.110 Single Family Residential
BUILDING(S)	3 of 3
BUILDING 3 OF 3	SECTION 1 OF 1

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	30 Average

AYB	EYB	% COMP	% DEPR
2001	2008	100%	27.0

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES — $713

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-4,126
EW	Frame-Stucco		100.00%	
RC	Metal		100.00%	1,853
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	2,986

FLOORING — $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	None		100%	

ROOMS/BATHROOMS — $-7,083

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	1.00	1.00	
RM2	Family/Den/Other		1.00	
RM3	Frmt Dining Room		1.00	
RM4	Total Rooms	2.00	1.00	
RM5	Full Baths	1.00	1.00	
RM6	Half Baths		1.00	
FIX	Plumb Fxt	6.00	1.00	-7,083

BUILT-INS/FIREPLACES — $0

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins		1.00	

ADDITIONAL BUILDING FEATURES — $4,530

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)		1.00	
FSPK	Fire Sprinklers/Square Feet	792	1.00	4,530

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
3-1	GL1	Resid Level 1	2001	2008	792	792	179.01	141,776
3-1	PBA	Patio Comp Roof	2001	2008		580	30.93	17,321

BUILDING VALUE SUMMARY

BASIC BUILDING	141,776
SQ. FT. ADJUSTMENTS	713
LUMP SUM ADJUSTMENTS	-2,553
BASEMENT	
PORCHES	17,321
GARAGES/CARPORTS	
BUILDING RCN	157,257
DEPRECIATION	42,459
POOL/SPA/DECK	
OTHER EXTRA FEATURES	
TOTAL RCNLD	114,798
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	792
HEATED AREA W/FIN BSMT	792
ADJ RATE	

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.

BUILDING NOTES

EXTRA FEATURES

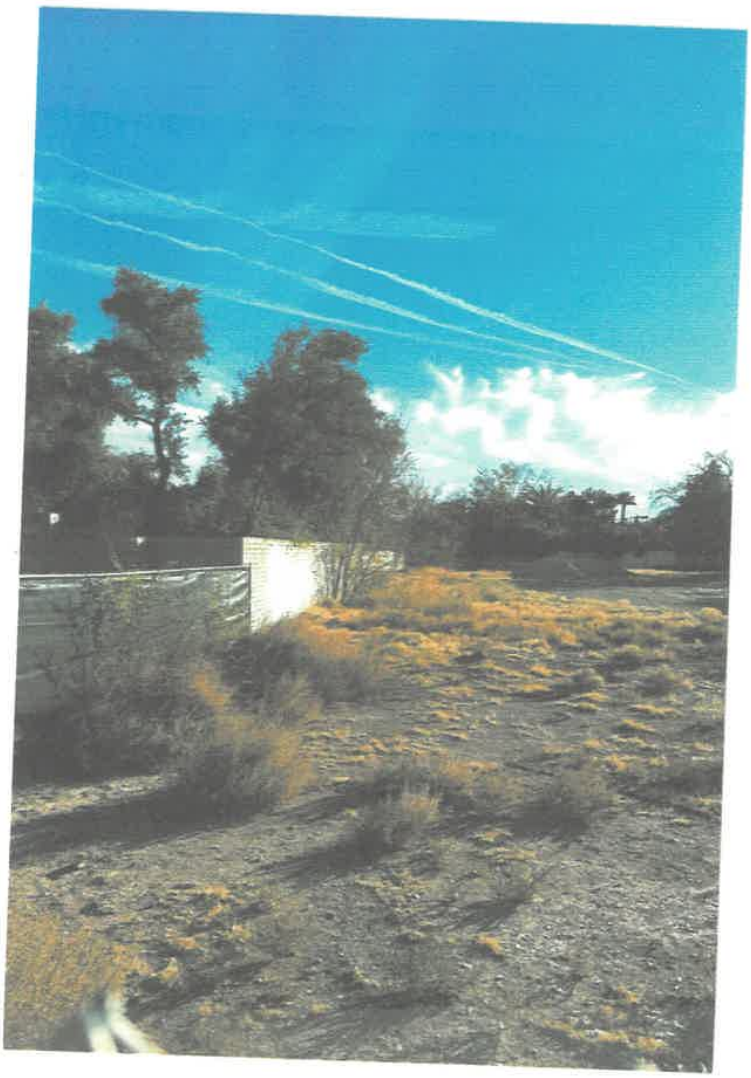
CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	$0 RCN	DEPR%	$0 RCNLD	NOTES

SBE 26-107 Pg 632

REMAND SBE 26-107 Pg 642

500
SHETLAND
-
ADJ LOT
ON ALTA

Previously
2700
ALTA
DRIVE



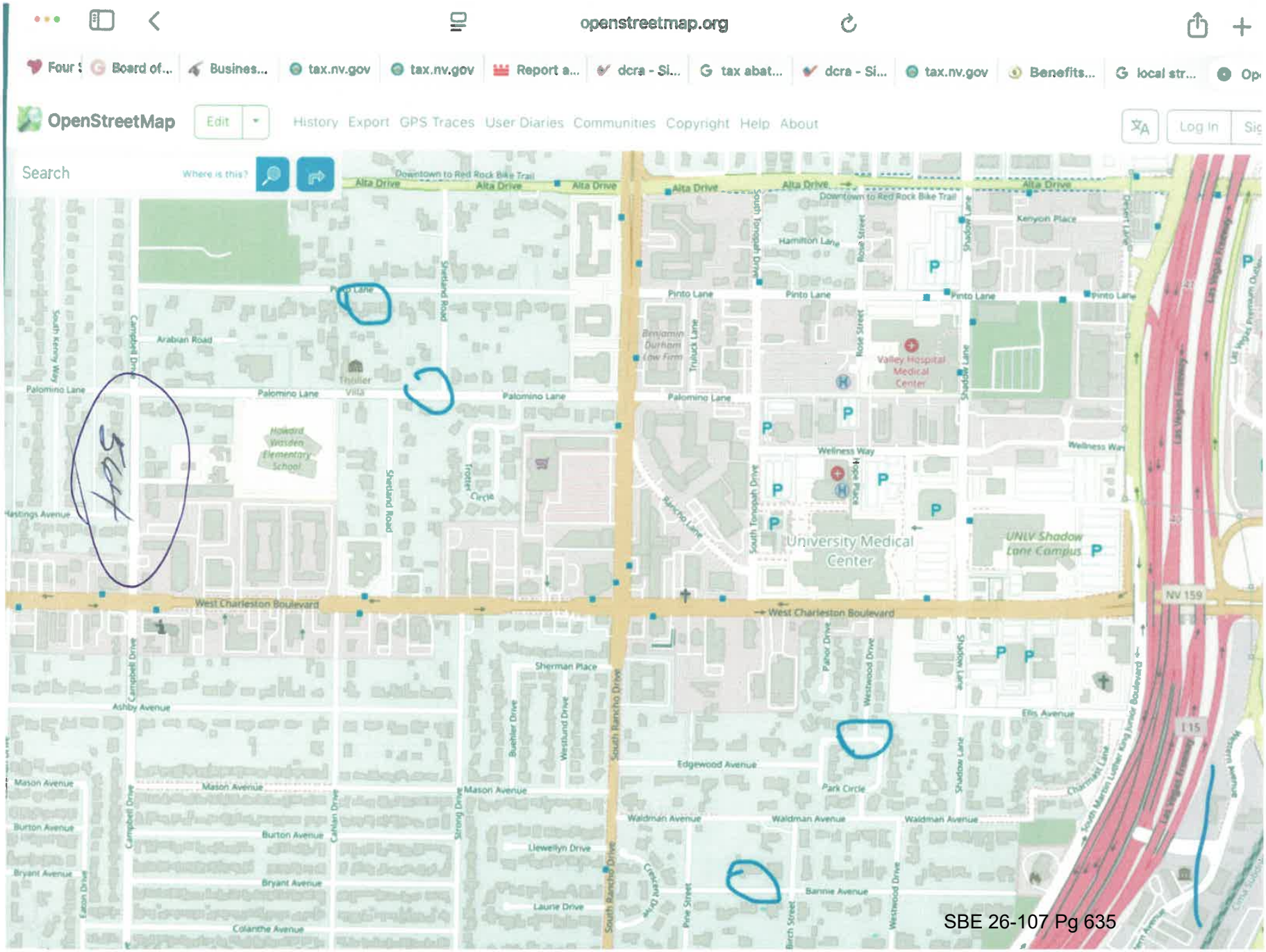
EXH 26
P. 9

562

500 SHETLAND (ADJACENT ALTA LOT)
PREVIOUSLY 2700 ALTA DRIVE

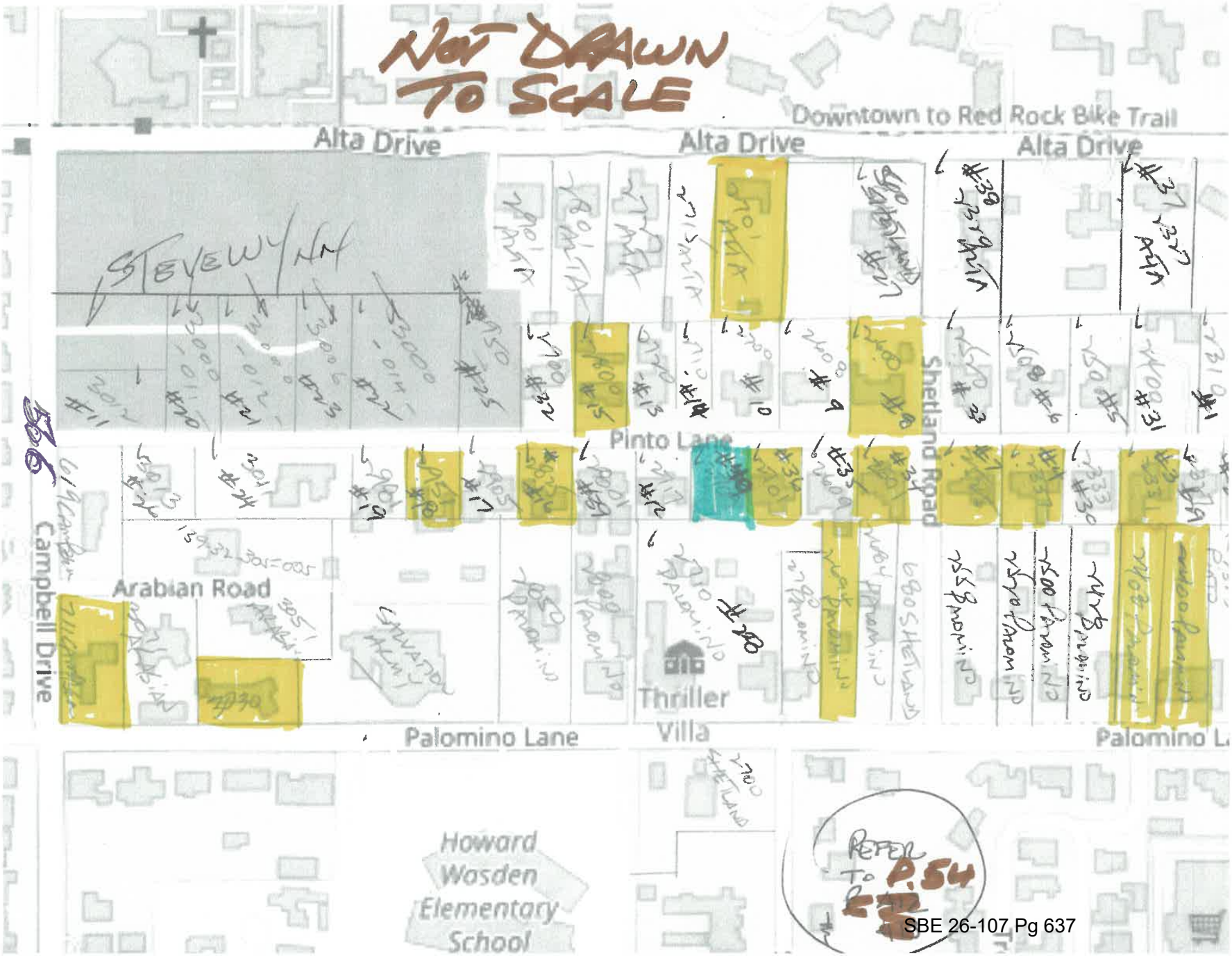
EXH. 66
A8

563
~~138~~



SBE 26-107 Pg 635

Downtown to Red Rock Bike Trail
Alta Drive
Alta Drive
Alta Drive
Pinto Lane
Shetland Road
Campbell Drive
Arabian Road
Thriller Villa
Palomino Lane
Palomino La
Howard Wosden Elementary School
STEVEWY/NM
REFER TO P. 412 413


NOT DRAWN TO SCALE
Downtown to Red Rock Bike Trail
Alta Drive
Alta Drive
Alta Drive
STEVEWY/NM
Pinto Lane
Shetland Road
Arabian Road
Campbell Drive
Thriller Villa
Palomino Lane
Palomino L
Howard Wasden Elementary School
REFER TO P.54
SBE 26-107 Pg 637

Source: "New Evidence"

CASE 90 2025-2026
RCV'D 9/18/2025

*submitted FOR 2025 SBOE HEARING

1

CASE 90 2025-2026

Parcel Equity Analysis

Subject:

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

Equity Comparison Properties:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	Act Year	*Eff. Year	*Age	*Econ. Obs.	*Bull Cd.	*Quality Class Cd.	*Quality Class Descr.	*Construction Type	*Wall Ht.	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage Ct	Garage Total SqFt	Patio Ct	Patio Total SqFt	Pool	Casita/Guest House	Golf / View	Taxable Values Land	Taxable Values Suppl.	Taxable Values Total	Comments	25/26 Suppl.	Comments
1	139-32-701-005	2720 PINTO LN	4,942	551.81	2019	2019	6	0.0%	05	74	Exceptional/G	Frame-Brick Ver	12	2	1	0	0	2	2757	5	4,288	Y	455	N	$446,250	$26,415	$4,887,844	24/25		$0	Chngd Frame-Brick Ven
2	139-32-702-001	2329 ALTA DR	9,712	304.16	2002	2002	23	0.0%	02	65	Excellent Plus	Frame-Stucco	12	10	1	4,675	0	1	1103	9	2,921	Y	788	N	$525,000	$0	$3,634,950			$0	
3	139-32-306-024	2905 PINTO LN	7,077	350.73	2004	2004	21	0.0%	01	65	Excellent Plus	Frame-Stucco	14	4	2	0	0	2	1672	4	1,003	Y	916	N	$525,000	$1,450,954	$3,264,258	13/14	Sale #1	$62,473	Addition added
4	139-32-703-013	2710 PALOMINO LN	12,138	243.09	1952	1996	29	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	4	1	0	7,394	3	2590	5	2,708	N	3984	N	$656,250	$1,645,409	$3,147,657	01/02		$0	
5	139-32-702-016	2323 PINTO LN	7,261	243.09	2016	2016	9	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	1	0	0	1	932	6	3,250	Y	1279	N	$525,000	$345,860	$2,677,690	19/20		$0	
6	139-32-306-010	3071 ARABIAN RD	7,207	307.01	1998	1998	27	0.0%	02	65	Excellent Plus	Frame-Stucco	12	6	1	1,029	0	1	1424	3	1,613	Y	2144	N	$525,000	$64,351	$2,558,356	13/14		$0	
7	139-32-305-005	3800 ARABIAN RD	8,534	275.08	1999	2002	23	0.0%	02	60	Excellent	Frame-Siding/Sl	12	5	1	0	0	1	718	7	1,938	Y	0	N	$525,000	$347,302	$2,441,358	24/25		$0	
8	139-32-306-019	3051 ARABIAN RD	5,828	372.19	1998	1998	27	0.0%	02	72	Exceptional/Fa	Frame-Stucco	14	5	0	0	0	1	840	2	969	Y	0	N	$525,000	$1,326,780	$2,401,596	98/99		$0	
9	139-32-306-020	2801 PINTO LN	11,281	264.37	1960	1976	49	0.0%	01	55	Very Good - Ex	Frame-Siding/Sl	10	6	2	4,360	0	1	480	4	1,101	Y	11098	N	$525,000	$1,089,531	$2,241,375	02/03		$0	
10	139-32-702-002	2327 ALTA DR	6,849	306.37	1977	1995	30	0.0%	01	60	Excellent	Frame-Stucco	12	4	1	0	0	1	768	6	2,456	Y	1323	N	$603,750	$648,512	$2,049,704	24/25	Sale #2	$0	
-11	139-32-305-001	3011 PINTO LN	6,859	206.10	1959	1995	30	0.0%	01	60	Excellent	Frame-Brick Ver	12	5	0	0	0	2	1267	3	2,615	Y	1861	N	$525,000	$228,486	$1,885,282	25/26	Petitioner	$0	QC
12	139-32-702-030	2315 ALTA DR	7,256	221.82	1974	1993	32	0.0%	01	50	Very Good	Frame-Brick Ver	10	4	1	0	0	1	1150	3	668	Y	1950	N	$525,000	$572,889	$1,856,295	13/14	Sale #6	$0	Permits for remodel
13	139-32-703-004	2609 PINTO LN	6,294	229.33	1959	2004	21	0.0%	02	55	Very Good - Ex	Frame-Stucco	0	3	1	0	0	1	840	4	1,525	Y	0	N	$525,000	$905,789	$1,856,150	13/14		$0	
14	139-32-702-021	2426 PALOMINO LN	6,711	243.09	1996	1996	29	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	1	0	0	1	705	3	1,016	Y	0	N	$525,000	$851,743	$1,802,819	03/04	Sale #4	$0	
15	139-32-703-002	2709 PINTO LN	4,985	182.95	1968	2011	14	0.0%	01	40	Good	Frame-Stucco	10	4	2	0	0	2	1834	3	1,785	Y	1096	N	$525,000	$711,097	$1,672,790	22/23	SUBJECT	$0	
16	139-32-702-013	2333 PINTO LN	6,575	180.62	1954	2007	23	0.0%	01	60	Excellent	Frame-Stucco	10	6	0	0	0	0	0	4	1,648	Y	714	N	$525,000	$819,013	$2,138,209	24/25	Sale #3	$511,058	QC & Eff.Age
17	139-32-702-009	2400 PINTO LN	4,950	295.07	1990	1990	35	0.0%	02	60	Excellent	Frame-Siding/Sl	12	4	0	0	0	1	880	5	1,151	Y	890	N	$603,750	$675,551	$1,564,659	02/03		$0	
18	139-32-701-008	2608 PINTO LN	4,476	180.10	2002	2003	22	0.0%	02	45	Good-Very Go	Frame-Siding/Sl	0	4	0	0	0	2	1164	3	2,001	Y	0	N	$525,000	$343,120	$1,489,092	24/25	Petitioner	$0	
19	139-32-702-007	2508 PINTO LN	6,482	243.09	1990	1990	35	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	1	0	0	1	852	6	564	Y	0	N	$525,000	$617,483	$1,444,977	02/03		$0	
20	139-32-702-012	2337 PINTO LN	5,178	165.01	1952	1996	29	0.0%	04	40	Good	Frame-Stucco	8	6	0	1,652	0	1	936	5	1,032	Y	0	N	$525,000	$165,584	$1,409,345	25/26	Petitioner	$186,749	Add. Det. Garage
21	139-32-305-003	3013 PINTO LN	8,087	243.09	1980	1981	44	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	0	0	0	1	660	6	1,331	Y	0	N	$525,000	$643,369	$1,357,238	02/03		$0	
22	139-32-703-003	2701 PINTO LN	5,430	156.14	1998	1998	27	0.0%	02	40	Good	Frame-Siding/Sl	0	4	1	0	0	1	1300	1	144	Y	0	N	$525,000	$474,391	$1,348,014	13/14	Petitioner	$0	
24	139-32-701-011	500 SHETLAND RD	7,249	309.75	1970	1973	52	0.0%	01	60	Excellent	Masonry-Stump	12	4	0	0	0	1	720	3	2,079	Y	192	N	$656,250	$624,903	$1,340,978	02/03		$0	
25	139-32-703-009	2694 PALOMINO LN	4,475	172.99	2009	2009	16	0.0%	02	40	Good	Frame-Stucco	10	5	0	0	0	1	672	4	696	Y	0	N	$262,500	$242,231	$1,091,256	13/14		$0	
26	139-32-702-027	2408 PALOMINO LN	7,350	170.40	1972	1979	46	0.0%	01	40	Good	Frame-Stucco	0	4	2	0	264	2	1916	5	1,753	Y	0	N	$551,250	$41,358	$1,071,480	24/25		$0	
27	139-32-306-001	2981 PINTO LN	6,533	243.09	1961	1982	64	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	6	0	0	0	1	840	5	1,946	Y	1074	N	$525,000	$285,874	$1,068,925	13/14	Petitioner	$0	Eff. Age
28	139-32-702-014	2331 PINTO LN	4,758	173.89	1962	1987	38	0.0%	01	40	Good	Frame-Stucco	0	3	0	0	0	0	0	3	807	Y	0	N	$525,000	$232,709	$1,048,352	13/14		$0	
29	139-32-702-008	2500 PINTO LN	6,099	248.25	1963	2014	54	0.0%	01	60	Excellent	Frame-Stucco	8	4	1	0	0	2	1423	4	1,274	Y	1602	N	$525,000	$409,223	$2,520,835	02/03		$1,538,095	Rmdl Sim. to Subject
30	139-32-703-008	2700 PALOMINO LN	3,548	200.57	2000	2000	25	0.0%	01	45	Good-Very Go	Frame-Stucco	0	3	1	750	0	1	748	3	872	N	0	N	$367,500	$440,240	$1,020,273	02/03		$0	
31	139-32-304-007	2901 ALTA DR	4,727	219.91	1980	1980	45	0.0%	01	50	Very Good	Frame-Stucco	10	3	0	0	0	1	868	2	701	Y	0	N	$525,000	$377,117	$951,491	02/03		$0	
32	139-32-304-008	2801 ALTA DR	4,726	233.68	1961	1965	60	9.0%	01	50	Very Good	Frame-Brick Ver	10	3	1	0	0	0	0	3	2,091	Y	1196	N	$525,000	$53,249	$924,832	18/19		$0	
33	139-32-306-023	2800 PALOMINO LN	3,580	135.44	1985	1985	40	0.0%	01	30	Average	Frame-Stucco	0	4	0	0	0	1	900	3	2,124	Y	0	N	$525,000		$894,458			$0	
34	139-32-304-009	2727 ALTA DR	4,807	190.21	1966	1966	59	0.0%	01	45	Good-Very Go	Frame-Siding/Sl	0	3	1	0	0	0	0	4	974	Y	1120	N	$525,000	$0	$886,089		Sale #7	$0	
35	139-32-304-017	2800 PINTO LN	2,993	188.53	1957	1959	66	0.0%	01	40	Good	Frame-Stucco	0	3	1	0	0	2	4200	2	793	Y	0	N	$525,000	$163,960	$823,093	02/03		$0	
36	139-32-702-006	2520 PINTO LN	5,676	150.00	1962	1974	51	0.0%	01	35	Avg.-Good	Frame-Stucco	0	2	0	0	0	1	2280	2	226	Y	0	N	$525,000	$168,677	$815,964	07/08	Petitioner	$0	
37	139-32-702-015	2327 PINTO LN	2,983	164.70	1962	1985	58	0.0%	01	35	Avg.-Good	Frame-Stucco	0	2	0	0	0	1	600	4	916	Y	816	N	$525,000	$108,710	$815,278	17/18	Petitioner	$0	Eff. Age
38	139-32-306-026	2951 PINTO LN	5,064	177.89	1951	1959	66	0.0%	01	40	Good	Masonry-CB/CB	0	3	0	0	0	1	528	3	679	Y	0	N	$525,000	$0	$805,973			$0	
39	139-32-703-005	2601 PINTO LN	4,068	177.17	1964	1964	61	0.0%	01	40	Good	Frame-Siding/Sl	0	2	1	0	0	1	756	3	1,667	Y	0	N	$525,000	$193,694	$805,432	02/03		$0	
40	139-32-702-011	2525 PINTO LN	3,949	185.47	1960	1970	55	0.0%	01	40	Good	Masonry-CB/CB	0	3	0	0	0	0	0	4	1,132	Y	990	N	$525,000	$39,537	$798,170	09/10		$0	
41	139-32-701-009	2600 PINTO LN	4,740	179.80	1954	1968	57	0.0%	01	40	Good	Masonry-CB/CB	0	2	1	0	0	1	984	2	435	Y	0	N	$525,000	$204,106	$789,886	02/03		$0	
42	139-32-306-009	711 CAMPBELL DR	4,411	176.03	1953	1953	72	0.0%	01	40	Good	Frame-Stucco	0	4	1	0	0	0	0	3	583	Y	0	N	$525,000	$0	$779,001			$0	
43	139-32-306-004	2825 PINTO LN	3,761	174.68	1966	1966	59	0.0%	04	40	Good	Frame-Stucco	0	3	1	0	0	1	523	2	175	Y	0	N	$525,000	$0	$774,922			$0	
44	139-32-702-024	2400 PALOMINO LN	4,594	160.16	1969	1993	56	0.0%	02	40	Good	Frame-Siding/Sl	0	4	0	0	0	1	504	2	1,004	Y	453	N	$472,500	$0	$760,913		*Sale #5/Petio	$391,593	Eff. Age
45	139-32-702-028	2325 ALTA DR	3,523	164.37	1951	1954	71	0.0%	01	35	Avg.-Good	Masonry-CB/CB	0	2	1	0	0	1	828	2	482	Y	0	N	$525,000	$19,517	$756,692	13/14		$0	
46	139-32-701-002	2701 ALTA DR	3,546	183.11	1960	1970	55	0.0%	01	40	Good	Frame-Stucco	0	3	1	0	0	1	526	4	987	Y	0	N	$525,000	$170,640	$735,529	02/03		$0	
47	139-32-703-006	642 SHETLAND RD	2,752	145.73	1956	1960	65	0.0%	01	30	Average	Masonry-CB/CB	0	2	0	0	0	2	2372	2	418	Y	0	N	$525,000	$85,977	$680,799	02/03		$0	
48	139-32-305-002	619 CAMPBELL DR	2,654	141.19	1948	1948	77	0.0%	01	30	Average	Frame-Siding/Sl	0	2	0	0	0	0	0	2	188	N	0	N	$525,000	$55,374	$646,019	02/03		$0	
49	139-32-702-020	2500 PALOMINO LN	2,637	172.60	1952	1985	56	0.0%	01	35	Avg.-Good	Masonry-CB/CB	0	4	0	0	0	2	1272	1	147	Y	0	N	$446,250	$19,226	$624,865	19/20		$164,623	Eff. Age
50	139-32-702-010	2310 PINTO LN	2,922	143.98	1954	1955	70	0.0%	01	30	Average	Masonry-CB/CB	0	3	1	0	0	1	960	3	609	Y	0	N	$446,250	$78,029	$610,615	02/03		$0	
51	139-32-702-019	2520 PALOMINO LN	3,036	156.81	1975	1975	50	0.0%	04	35	Avg.-Good	Frame-Stucco	0	2	0	0	0	0	0	2	402	N	0	N	$446,250	$135,523	$591,398	02/03		$0	
52	139-32-306-011	3030 PALOMINO LN	6,054	170.40	1959	1971	54	0.0%	01	40	Good	Frame-Stucco	0	5	0	0	0	1	840	0	0	Y	0	N	$262,500	$286,920	$579,489	02/03		$0	

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From: mark wolfson mbw1016@hotmail.com
Subject: Fwd: This year's appeal
Date: Jan 7, 2026 at 7:54:09 PM
To: Mary Ann Weidner mwe@clarkcountynv.gov

Ms. Weidner,

I am following up re: the request below. My time is limited as I must file my appeal 1 week from tomorrow.

A response, either way, would be appreciated.

Thank you,

Mark Wolfson
Sent from my iPad

Begin forwarded message:

> **From:** mark wolfson <mbw1016@hotmail.com>
> **Date:** January 2, 2026 at 10:21:11 AM PST
> **To:** Mary Ann Weidner <mwe@clarkcountynv.gov>
> **Cc:** Jayme Jacobs <Jayme.Jacobs@clarkcountynv.gov>
> **Subject:** Fwd: This year's appeal
>
> Ms. Weidner,
>
> I do not understand Jayme's response. Last year when I filed my appeal, you made me break it into two appeals, one for the current year and one for the back year.
>
> Now, when I want to file 2 appeals (current year and back year) the county is denying my ability to revisit that situation. The decision to not take jurisdiction is for the CBOE to decide, not the assessor's office.
>
> You have every right to present your case again as to why my position is incorrect, but I have the right to present my position and allow them to decide.
>
> Regards,
>
> Mark Wolfson
>
> Sent from my iPad
>
> Begin forwarded message:
>
> From: [illegible] Jayme.Jacobs@clarkcountynv.gov
> Date: [illegible] PST
> To: [illegible] mbw1016@hotmail.com

562

From: mark wolfson mbw1016@hotmail.com
Subject: Fwd: This year's appeal
Date: Jan 2, 2026 at 10:21:11 AM
To: Mary Ann Weidner mwe@clarkcountynv.gov
Cc: Jayme Jacobs Jayme.Jacobs@clarkcountynv.gov
Bcc: mbw1016@hotmail.com

Ms. Weidner,

I do not understand Jayme's response. Last year when I filed my appeal, you made me break it into two appeals, one for the current year and one for the back year.

Now, when I want to file 2 appeals (current year and back year) the county is denying my ability to revisit that situation. The decision to not take jurisdiction is for the CBOE to decide, not the assessor's office.

You have every right to present your case again as to why my position is incorrect, but I have the right to present my position and allow them to decide.

Regards,

Mark Wolfson

Sent from my iPad

Begin forwarded message:

From: Jayme Jacobs <Jayme.Jacobs@clarkcountynv.gov>
Date: December 30, 2025 at 1:21:39 PM PST
To: mark wolfson <mbw1016@hotmail.com>
Subject: Re: This year's appeal

Hi Mark,

To answer your two questions.

1. **The County BOE's denial of your prior-year appeal cannot be challenged by submitting another back-year appeal to the CBOE. That appeal process can only move forward to the State and Courts.**
2. The term "incremental improvement" refers to the assessed value that is taxed outside the standard tax cap. This amount is calculated at 35% of the taxable value. This particular change was an increase to the quality class.

Ms. Jayme Jacobs, RES
Direct: 702.455.4980 | Office: 702.455.4997
Manager of Property Appraisal, Clark County Assessor's Office

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service integrity respect accountability excellence leadership

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

MARK WOLFSON
Okay.

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

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

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

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

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

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

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

MARK WOLFSON
I do. I appreciate that.

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

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

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

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

PETRA LATCH
Can I just ask a quick question here?

MARK WOLFSON
Sure. Yeah.

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

MARK WOLFSON
That's about right, yeah.

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

UNAPPROVED DRAFT MINUTES

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

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

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

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

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

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

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

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

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UNAPPROVED DRAFT MINUTES

Exh. 'II' p. 5

OTHER VACANT LOTS

CCA uses 2014 & 2015 on p. 40

1.	139-32-703-011	.51 ACRES	5/27/2016	$200K	$/ACRE: $392K
2.	139-32-401-006	.59 ACRES	12/29/2020	$195K	$/ACRE: $331K
3.	139-32-310-011	.47 ACRES	3/31/2016	$109K	$/ACRE: $232K
4.	139-32-310-009	.47 ACRES	11/30/2005	$190K	$/ACRE: $404K
5.	139-32-601-028	1.09 ACRES	9/30/2019	$625K	$/ACRE: $573K
6.	139-32-601-034	1.35 ACRES	11/23/2016	$850K	$/ACRE: $630K
7.	162-04-103-001	.66 ACRES	1/3/2024	$380K	$/ACRE: $576K

1. ***680 SHETLAND – GOOD COMP***
2. ADJACENT TO 824 LACY/DECENT COMP (SOUTH)
3. ADJACENT TO 711 LACY (SOUTH)
4. ADJACENT TO 711 LACY (NORTH)/ TOO OLD
5. 850 RANCHO CIRCLE/ DECENT COMP —DIFF NBHD, TORN DOWN *
6. 800 RANCHO CIRCLE/ DECENT COMP —DIFF NBHD, TORN DOWN *
7. 1825 ELLIS/ DECENT COMP — ADJACENT TO 1205 PARK CIRCLE

'*' NO WORSE THAN USING 1205 PARK CIRCLE THAT SOLD FOR $630K WITH A 2,638 SF HOUSE ON IT, WHICH WAS THEN TORN DOWN. THIS TRIGGERED A LAND VALUATION/ACRE FOR THE CCA OF $1,575K/ACRE

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MARK WOLFSON
Excuse me, speaking please.

TERRY FARR
Sir, you do not have the floor.

MARK WOLFSON
I just wanted (inaudible).

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

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

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

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

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

TERRY FARR
Great. Mr. Wolfson?

MARK WOLFSON
Of the rules.

TERRY FARR
Please speak into the microphone.

UNAPPROVED DRAFT MINUTES

Briana Johnson, Assessor

Assessor Map | Aerial View | Building Sketch | Ownership History | Neighborhood Sales | New Search

GENERAL INFORMATION

PARCEL NO.	139-32-801-011
OWNER AND MAILING ADDRESS	P J C TRUST CASON PATRICK J TRS 700 SHETLAND RD LAS VEGAS NV 89107-4514
LOCATION ADDRESS	700 SHETLAND RD
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PARCEL MAP FILE 95 PAGE 21 LOT 1
RECORDED DOCUMENT NO.	* 20111115:00915
RECORDED DATE	NOV 15 2011
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	127855	130130
IMPROVEMENTS	99307	99254
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	227,162	229,384
TAXABLE LAND + IMP (SUBTOTAL)	649,034	655,383
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	227,162	229,384
TOTAL TAXABLE VALUE	649,034	655,383

575

Click here for Treasurer Information regarding real property taxes.

Click here for Flood Control Information.

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	1.57 ACRES
ORIGINAL CONST. YEAR	1975
LAST SALE PRICE	675000
MONTH/YEAR	11/2002
SALE TYPE	R - RECORDED VALUE
LAND USE	32.100 - MFR 3 TO 4 UNITS. MULTIPLE BUILDINGS
DWELLING UNITS	3

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.	3332	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.	396	POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES

MAP	139328
	In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. Get Adobe Reader

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

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					CCA METHOD				PETITIONER'S METHOD				
	APN	ADDRESS	ACRE	UNIT PRICE ($000)	CCA ADJ	LOT VALUE ($000)	$/ACRE ($000)	PREM/ (DISCOUNT)	Petitioner ADJ	LOT VALUE ($000)	EQUAL $/ACRE ($000)	HYPOTHETICAL DIMINISHING RTN IMPACT	
1	139-32-703-009	2694 PALOMINO	0.23	$525	-0.5	$262.5	$1,141.3	85%	-0.73	142.1	$618	10.00%	$679
2	139-32-703-010	2684 PALOMINO (V)	0.27	$525	-0.5	$262.5	$972.2	57%	-0.68	166.8	$618	10.00%	$679
3	139-32-703-011	680 SHETLAND (V)	0.51	$525	-0.3	$367.5	$720.6	17%	-0.40	315.0	$618	7.50%	$664
4	139-32-306-011	3030 PALOMINO	0.52	$525	-0.5	$262.5	$504.8	-18%	-0.39	321.2	$618	7.50%	$664
5	139-32-306-012	3030 PALOMINO (V)	0.52	$525	-0.5	$262.5	$504.8	-18%	-0.39	321.2	$618	7.50%	$664
6	139-32-703-008	2700 PALOMINO	0.57	$525	-0.3	$367.5	$644.7	4%	-0.33	352.1	$618	7.50%	$664
7	139-32-701-005	2720 PINTO	0.65	$525	-0.15	$446.3	$686.5	11%	-0.24	401.5	$618	5.00%	$649
8	139-32-701-006	2720 PINTO (V)	0.66	$525	-0.15	$446.3	$676.1	9%	-0.22	407.6	$618	5.00%	$649
9	139-32-702-010	2310 PINTO	0.69	$525	-0.15	$446.3	$646.7	5%	-0.19	426.2	$618	5.00%	$649
10	139-32-702-018	2550 PALOMINO	0.69	$525	-0.15	$446.3	$646.7	5%	-0.19	426.2	$618	5.00%	$649
11	139-32-702-019	2520 PALOMINO	0.69	$525	-0.15	$446.3	$646.7	5%	-0.19	426.2	$618	5.00%	$649
12	139-32-702-020	2500 PALOMINO	0.69	$525	-0.15	$446.3	$646.7	5%	-0.19	426.2	$618	5.00%	$649
13	139-32-702-024	2400 PALOMINO	0.7	$525	-0.1	$472.5	$675.0	9%	-0.18	432.4	$618	5.00%	$649
14	139-32-702-014	2331 PINTO	0.75	$525	0	$525.0	$700.0	13%	-0.12	463.2	$618	2.50%	$633
15	139-32-702-015	2327 PINTO	0.75	$525	0	$525.0	$700.0	13%	-0.12	463.2	$618	2.50%	$633
16	139-32-702-016	2323 PINTO	0.75	$525	0	$525.0	$700.0	13%	-0.12	463.2	$618	2.50%	$633
17	139-32-306-023	2800 PALOMINO	0.78	$525	0	$525.0	$673.1	9%	-0.08	481.8	$618	2.50%	$633
18	139-32-304-003	3011 ALTA (V)	0.85	$525	0	$525.0	$617.6	0%	0.00	525.0	$618	0.00%	$618
19	139-32-703-001	2717 PINTO	0.85	$525	0	$525.0	$617.6	0%	0.00	525.0	$618	0.00%	$618
20	139-32-703-002	2709 PINTO	0.85	$525	0	$525.0	$617.6	0%	0.00	525.0	$618	0.00%	$618
21	139-32-703-003	2701 PINTO	0.85	$525	0	$525.0	$617.6	0%	0.00	525.0	$618	0.00%	$618
22	139-32-304-013	3006 PINTO (V)(W)*	0.86	$525	0	$525.0	$610.5	0%	0.01	531.2	$618	0.00%	$618
23	139-32-304-000	3013 PINTO	0.86	$525	0	$525.0	$610.5	0%	0.01	531.2	$618	0.00%	$618
24	139-32-304-001	3081 ALTA (V)(W)	0.87	$525	0	$525.0	$603.4	0%	0.02	537.4	$618	0.00%	$618
25	139-32-304-002	3021 ALTA (V)(W)	0.87	$525	0	$525.0	$603.4	0%	0.02	537.4	$618	0.00%	$618
26	139-32-304-011	3000 PINTO (V)(W)	0.87	$525	0	$525.0	$603.4	0%	0.02	537.4	$618	0.00%	$618
27	139-32-304-012	3000 PINTO (V)(W)	0.87	$525	0	$525.0	$603.4	0%	0.02	537.4	$618	0.00%	$618
28	139-32-306-010	3071 ARABIAN	0.87	$525	0	$525.0	$603.4	0%	0.02	537.4	$618	0.00%	$618
29	139-32-306-024	2905 PINTO	0.87	$525	0	$525.0	$603.4	0%	0.02	537.4	$618	0.00%	$618
30	139-32-304-009	2727 ALTA	0.88	$525	0	$525.0	$596.6	0%	0.04	543.5	$618	0.00%	$618
31	139-32-701-001	2715 ALTA (V)	0.88	$525	0	$525.0	$596.6	0%	0.04	543.5	$618	0.00%	$618
32	139-32-703-004	2609 PINTO	0.88	$525	0	$525.0	$596.6	0%	0.04	543.5	$618	0.00%	$618
33	139-32-703-005	2601 PINTO	0.88	$525	0	$525.0	$596.6	0%	0.04	543.5	$618	0.00%	$618
34	139-32-304-018	3012 PINTO (V)	0.89	$525	0	$525.0	$589.9	0%	0.05	549.7	$618	0.00%	$618
35	139-32-304-010	525 CAMPBELL (V)(W)	0.9	$525	0	$525.0	$583.3	0%	0.06	555.9	$618	-2.50%	$602
36	139-32-306-022	2850 PALOMINO	0.9	$525	0	$525.0	$583.3	0%	0.06	555.9	$618	-2.50%	$602
37	139-32-304-015	2950 PINTO (V)(W)*	0.91	$525	0	$525.0	$576.9	0%	0.07	562.1	$618	-2.50%	$602
38	139-32-304-016	2900 PINTO	0.91	$525	0	$525.0	$576.9	0%	0.07	562.1	$618	-2.50%	$602

39	139-32-304-017	2800 PINTO	0.91	$525	0	$525.0	$576.9	0%	0.07	562.1	$618	-2.50%	$602
40	139-32-306-001	2981 PINTO	0.91	$525	0	$525.0	$576.9	0%	0.07	562.1	$618	-2.50%	$602
41	139-32-306-004	2825 PINTO	0.91	$525	0	$525.0	$576.9	0%	0.07	562.1	$618	-2.50%	$602
42	139-32-701-002	2701 ALTA	0.91	$525	0	$525.0	$576.9	0%	0.07	562.1	$618	-2.50%	$602
43	139-32-304-007	2901 ALTA	0.92	$525	0	$525.0	$570.7	0%	0.08	568.2	$618	-2.50%	$602
44	139-32-304-008	2801 ALTA	0.92	$525	0	$525.0	$570.7	0%	0.08	568.2	$618	-2.50%	$602
45	139-32-306-026	2951 PINTO	0.95	$525	0	$525.0	$552.6	0%	0.12	586.8	$618	-5.00%	$587
46	139-32-702-013	2333 PINTO	0.97	$525	0	$525.0	$541.2	0%	0.14	599.1	$618	-5.00%	$587
47	139-32-304-005	2939 ALTA (V)(W)	0.98	$525	-0.25	$393.8	$401.8	-35%	0.15	605.3	$618	-5.00%	$587
48	139-32-702-006	2520 PINTO	0.98	$525	0	$525.0	$535.7	-13%	0.15	605.3	$618	-5.00%	$587
49	139-32-702-007	2508 PINTO	0.98	$525	0	$525.0	$535.7	-13%	0.15	605.3	$618	-5.00%	$587
50	139-32-702-012	2337 PINTO	0.98	$525	0	$525.0	$535.7	-13%	0.15	605.3	$618	-5.00%	$587
51	139-32-305-001	3011 PINTO	0.99	$525	0	$525.0	$530.3	-14%	0.16	611.5	$618	-5.00%	$587
52	139-32-702-008	2500 PINTO	0.99	$525	0	$525.0	$530.3	-14%	0.16	611.5	$618	-5.00%	$587
53	139-32-701-007	2700 PINTO	1.00	$525	0	$525.0	$525.0	-15%	0.18	617.6	$618	-7.50%	$571
54	139-32-702-011	2525 PINTO	1.00	$525	0	$525.0	$525.0	-15%	0.18	617.6	$618	-7.50%	$571
55	139-32-702-021	2426 PALOMINO	1.00	$525	0	$525.0	$525.0	-15%	0.18	617.6	$618	-7.50%	$571
56	139-32-702-028	2325 ALTA	1.01	$525	0	$525.0	$519.8	-16%	0.19	623.8	$618	-7.50%	$571
57	139-32-306-019	3051 ARABIAN	1.03	$525	0	$525.0	$509.7	-17%	0.21	636.2	$618	-7.50%	$571
58	139-32-701-008	2608 PINTO	1.03	$525	0	$525.0	$509.7	-17%	0.21	636.2	$618	-7.50%	$571
59	139-32-701-009	2600 PINTO	1.03	$525	0	$525.0	$509.7	-17%	0.21	636.2	$618	-7.50%	$571
60	139-32-703-006	642 SHETLAND	1.05	$525	0	$525.0	$500.0	-19%	0.24	648.5	$618	-7.50%	$571
61	139-32-305-002	619 CAMPBELL	1.10	$525	0	$525.0	$477.3	-23%	0.29	679.4	$618	-10.00%	$556
62	139-32-306-009	711 CAMPBELL	1.11	$525	0	$525.0	$473.0	-23%	0.31	685.6	$618	-10.00%	$556
63	139-32-306-020	2801 PINTO	1.14	$525	0	$525.0	$460.5	-25%	0.34	704.1	$618	-10.00%	$556
64	139-32-305-005	3000 ARABIAN	1.21	$525	0	$525.0	$433.9	-30%	0.42	747.4	$618	-10.00%	$556
65	139-32-304-006	2929 ALTA (V)(W)	1.22	$525	-0.25	$393.8	$322.7	-48%	0.44	753.5	$618	-10.00%	$556
66	139-32-702-030	2315 ALTA	1.23	$525	0	$525.0	$426.8	-31%	0.45	759.7	$618	-10.00%	$556
67	139-32-702-001	2329 ALTA	1.25	$525	0	$525.0	$420.0	-32%	0.47	772.1	$618	-10.00%	$556
68	139-32-702-027	2408 PALOMINO	1.38	$525	0.05	$551.3	$399.5	-35%	0.62	852.4	$618	-10.00%	$556
69	139-32-702-009	2400 PINTO	1.57	$525	0.15	$603.8	$384.6	-38%	0.85	969.7	$618	-12.50%	$540
70	139-32-702-002	2327 ALTA	1.59	$525	0.15	$603.8	$379.7	-39%	0.87	982.1	$618	-12.50%	$540
71	139-32-703-013	2710 PALOMINO	1.70	$525	0.25	$656.3	$386.0	-38%	1.00	1050.0	$618	-12.50%	$540
72	139-32-304-004	3001 ALTA (V)(W)	1.75	$525	0.25	$656.3	$375.0	-39%	1.06	1080.9	$618	-12.50%	$540
73	139-32-304-014	3000 PINTO (V)(W)	1.88	$525	0.25	$656.3	$349.1	-43%	1.21	1161.2	$618	-12.50%	$540
74	139-32-701-001	500 SHETLAND	2.02	$525	0.25	$656.3	$324.9	-47%	1.38	1247.6	$618	-15.00%	$525

ASSEMBLAGE:
LAND USE 26.110 -SFR
AUXILLIARY AREA
SECONDARY PARCEL
FROM A SPLIT LOT

(*) STILL TAXED WITH IMPROVEMENTS

Acre	Premium	Acre	Discount
.85-89	0%	.90-.94	-2.50%
.75-.84	2.50%	.95-.99	-5.00%
.74-.65	5.00%	1.00-1.09	-7.50%
.64-.5	7.50%	1.10-1.49	-10.00%
<.49	10.00%	1.5-1.99	-12.50%
		>1.99	-15.00%

Clark County Board of Equalization

Appeal #26-00424

Fiscal Year 2026/2027

2709 Pinto Lane, Las Vegas, NV 89107

APN: 139-32-703-002

Exhibit 'A'

33 pages

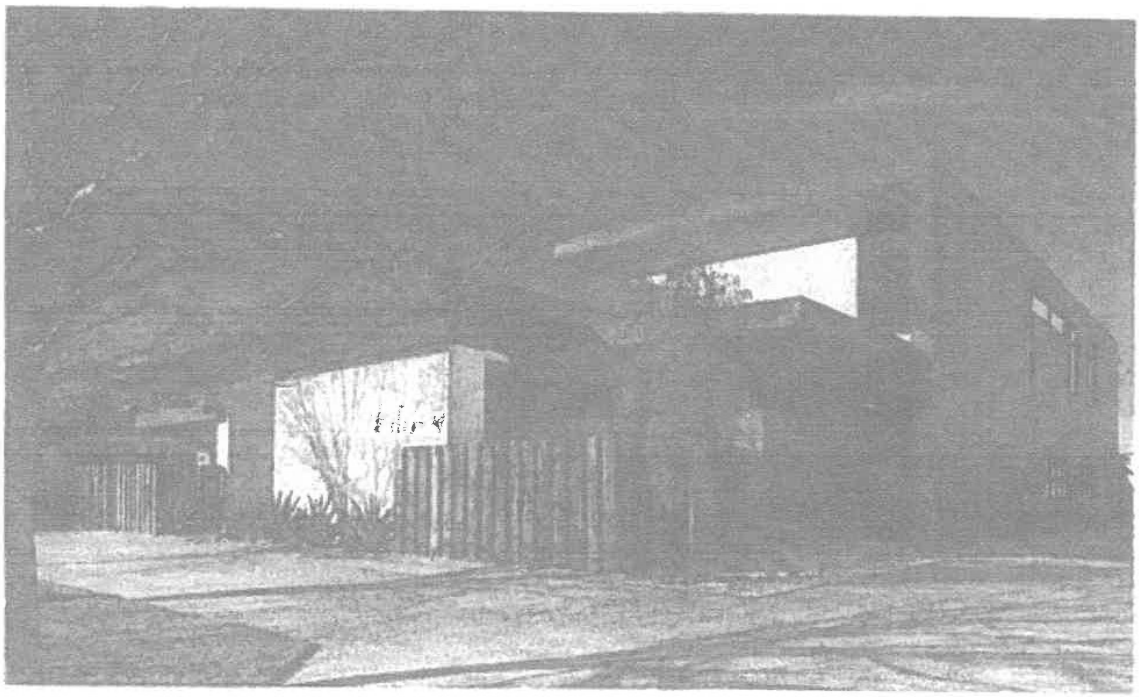
RECEIVED
FEB 12 2026
CLARK COUNTY ASSESSOR

Exh. A P.L

HISTORIC DISTRICT

2720 Pinto Lane, Las Vegas, NV, USA

Share on:



Description

World-class design, construction, technology and features plotted in historic celebrity neighborhood provide the best of both worlds! This masterpiece happens to be the New American Remodel for the 2019 NAB Home Show. Endless features include full home automation, private gates, 3 courtyards, 5 fireplaces, elevator, outdoor kitchen, water purification system, car charging station, RV garage, orchard and more!

Poperty ID: LEI2447

PROPERTY DETAILS

Find Homes Feed Favorites My Home My Redfin

2720 PINTO LANE
— REDFIN LISTING DESCRIPTION —

About this home

World-class design, construction, technology and features plotted in historic Vegas neighborhood provide the best of both worlds! This masterpiece happens to be the New American Remodel for the 2019 NAB Show. Endless features include open layout with inventive indoor-and-outdoor spaces on 2 levels, energy efficiency throughout, pool, spa, 5 fireplaces, elevator, 3 courtyards, orchard, 1,775 SF RV garage / man cave + more!

Add a comment about this home

Show less

EXH A P.2

LOT SIZE

2720 (HOUSE) .65 ACRES
2710 VACANT LOT .66 ACRES

TOTAL ACRES 1.31

Key facts

BOTH LOTS

Single-family

1.3 acres

3 car garage

1954

$702

Show full details

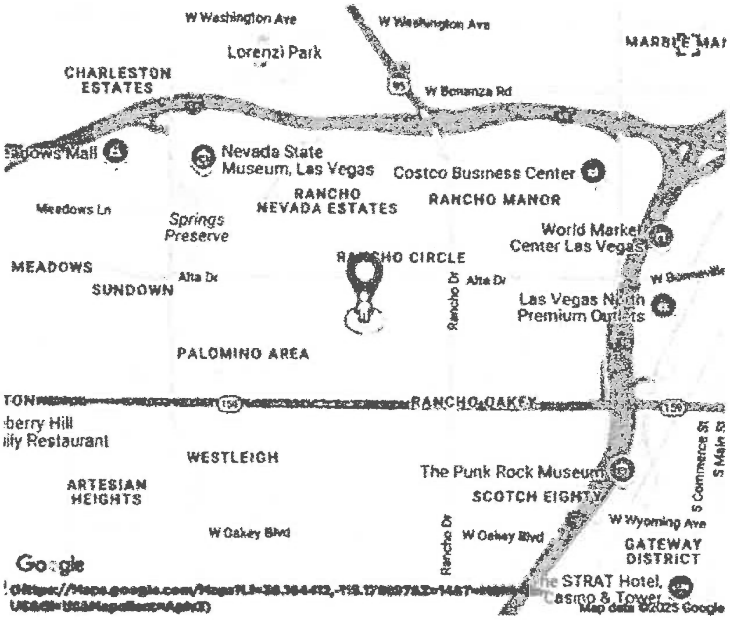
Town 2720 Pinto Ln

Exh 'A' P.3

Price	$4,600,000	Beds:	5	Type:	Single Family Residential
Home Size:	5,979	Baths:	5	Garage:	3 Car Garage
Lot Size:	57,064	Year:	1959	Neighborhood:	Historic Vegas
Sale Terms:	Cash	Represented:	Seller	Sold Date:	4/8/19

1.31 ACRES

Google Map Google Street View Contact Me



Kamran Zand (Https://Luxuryhomeslasvegas Zand/)
Broker/Owner

(702) 530-9263 (Tel:(702) 530-9263)

Kamran@LuxuryEstates.com

(Htt[redacted]

1 ACRE = 43,560 ft

Las Vegas Luxury Communities

- Alta Drive - Historic (/Communities/Alta-Drive-Historic-Neighborhood/)
- Anthem Country Club (/Communities/Anthem-Country-Club-Henderson-[illegible]-For-Sale/)
- Green Valley Ranch Estates (/Communities/Green-Valley-Ranch-Homes-For-Sale/)
- Hillsboro Estates (/Communities/Hillsboro-Estates-Homes-For-Sale/)
- Quail Ridge Estates (/Communities/Quail-Ridge-Estates-Homes-For-Sale/)
- Queensridge (/Communities/Queensridge-Homes-For-Sale/)
- Spanish Trail (/Communities/Spanish-Trail-Homes-For-Sale/)
- Sterling Ridge (/Communities/Sterling-Ridge-Homes-For-Sale/)
- Ten Oaks

~~#7~~ Exh 'A', P.4

Property details for 2720 Pinto Ln

Parking

Has Garage # of Garage Spaces: 3...

Interior

Virtual Tour Unbranded 1 (External Link)..

Exterior

Stories: 2 Year Built Details: NEW

Financial

Annual Amount: $1,300...

Utilities

Utilities: Above Ground Utilities Electric, Photovoltaics Seller Owned

Location

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

Public facts

Beds: 4 Baths: 2.5

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

Sale and tax history for 2720 Pinto Ln

Sale History | Tax History

Today

Apr 9, 2019 Date	Sold (MLS) (Sold) GLVAR #2086497	$4,200,000 Price
Apr 9, 2019 Date	Listed (Active) GLVAR #2085497	$4,600,000 Price

Apr 2019, Sold for $4,200,000

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

See all property history

Exh 'A' P.5

Home Search Search Type Parcel

Parcel

Parcel #

139-32-701-005

Date Range Specific Date Range

From Date 04/03/1905

To Date 06/10/2025

Document Type Select DocTypes...

Document Type Groups

Reset Search

Help

Parcel Number

Parcel #: Enter the specific legal parcel, such as 176-15-301-024

Parcel #: Use this to either begin your Search with "Starts With", "Contains", or is an "Exact" match of your entry.

Date Range

You can choose a specific recording date range or choose from pre-selected date ranges to narrow your search

Document Type

Limit your search by specific types of documents, or by groups of similar document types.

Search by Address

To search by address, please click here: Assessor Search

2720 Pinto (House)

Export to CSV Print

1 500 SELLER Buyer

1 - 32 of 32 items

R	Parcel #	First Party	First Grtee	#	Instrument#	D...	M...	Recor
Add To Cart	139-32-701-005	SALAL CREDIT UNION	GARDNER, MICHAEL	2	201905020002559	UCC FINAN... STATE... AMEN...	TERM...	05/02/2019
Add To Cart	139-32-701-005	GARDNER, MICHAEL	PINTO LLC	4	201904090000620	DEED		04/09/2019
Add To Cart	139-32-701-005	FRANTZ FRAMING INC	NONE SHOWN	2	201903140000865	MECH... LIEN	DISC...	03/14/2019
Add To Cart	139-32-701-005	GARDNER, MICHAEL	FRANTZ FRAMING INC	2	201903070000234	LIEN		03/07/2019
Add To Cart	139-32-701-005	GARDNER, MICHAEL	SALAL CREDIT UNION	2	201902270001687	UCC FINAN... STATE...		02/27/2019
Add To Cart	139-32-701-005	GARDNER, MICHAEL	ZB NA	26	201804130001875	DEED OF TRUST		04/13/2018
Add To Cart	139-32-701-005	BISCH, LAURIE P EE	2720 PINTO LANE LLC	8	201803260000054	DEED		03/26/2018
Add To Cart	139-32-701-005	GARDNER, MICHAEL EE	GARDNER, MICHAEL	4	201802210000106	DEED		02/21/2018
Add To Cart	139-32-701-005	2720 PINTO LN LLC	GARDNER, MICHAEL EE	4	201802210000105	DEED		02/21/2018
Add To Cart	139-32-701-005	REPUBLIC SILVER STATE DISPOSAL INC	LAURIE BISCH	1	201802160000513	LIEN	RELE...	02/16/2018
Add To Cart	139-32-701-005	TAYLOR BEAN & WHITAKER MORTGAGE CORP	BISCH, LAURIE PINK	2	201712280001946	SUBS		12/28/2017
Add To Cart	139-32-701-005	BISCH, LAURIE P EE	2720 PINTO LANE LLC (M. Gardner)	4	201712120002568 $445K	DEED		12/12/2017

EXH 'A' P. 6

Home Search Search Type Parcel

Parcel

Parcel #

139-32-701-006

Date Range Specific Date Range

From Date 04/03/1905

To Date 06/10/2025

Document Type Select DocTypes...

Document Type Groups

Help

Parcel Number

Parcel #: Enter the specific legal parcel, such as 176-15-301-024

Parcel #: Use this to either begin your Search with "Starts With", "Contains", or is an "Exact" match of your entry.

Date Range

You can choose a specific recording date range or choose from pre-selected date ranges to narrow your search

Document Type

Limit your search by specific types of documents, or by groups of similar document types

Search by Address

To search by address, please click here: Assessor Search

2710 PINTO (LAND)

1 500 SELLER BUYER

1 - 10 of 10 items

B...	Parcel #	First Party	First Gro...	#	Instrument#	D...	M...	Recor
Add To Cart	139-32-701-006	2710 PINTO LANE LLC	2720 PINTO LLC	4	201904090000558	DEED		04/09/2019
Add To Cart	139-32-701-006	BISCH FAMILY TRUST THE	2710 PINTO LANE LLC	2	201904090000557	SUBS		04/09/2019
Add To Cart	139-32-701-006	2710 PINTO LANE LLC	BISCH FAMILY TRUST THE	10	201803260000033	DEED OF TRUST		03/26/2018
Add To Cart	139-32-701-006	BISCH, LAURIE P EE	2710 PINTO LANE LLC	8	201803260000032	DEED		03/26/2018
Add To Cart	139-32-701-006	2710 PINTO LANE LLC	BISCH FAMILY TRUST THE	7	201709070001060	DEED OF TRUST		09/07/2017
Add To Cart	139-32-701-006	BISCH, LAURIE P EE	2710 PINTO LANE LLC	4	201709070001059	DEED		09/07/2017
Add To Cart	139-32-701-006	KASDAY, BRIAN	BISCH FAMILY TRUST THE	2	200803100002840	DEED		03/10/2008
Add To Cart	139-32-701-006	BISCH, LAURIE PINK		2	200701020002524	HOME...		01/02/2007
Add To Cart	139-32-701-006	GIOVANETTI, ANITA LAURIE	BISCH, LAURIE PINK	4	200505160003884	LIS PEND...	RELE...	05/16/2005
Add To Cart	139-32-701-006	BISCH, LAURIE PING	GIOVANETTI, ANITA LAURIE	3	200407120004787	LIS PEND		07/12/2004

1 500 items per page 1 - 10 of 10 items

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"Everybody talks about buildings and being sustainable," Gardner said while standing inside the dining room of the nearly 6,000-square-foot downtown home with sliding glass walls that look onto a landscaped courtyard and living space. "But I've always felt that there's this loop that we needed to close."

LEED stands for Leadership in Energy and Environmental Design. It is a rating system used by the U.S. Green Building Council to measure a building's efficiency.

Walking through the home's main kitchen and past the prep kitchen, which includes an urban cultivator for microgreens, Gardner headed into the backyard, with an orchard, gardens, grape vines and a chicken coop. The home's ample refrigeration and freezers store the harvests and the daily eggs from the chickens.

"We've gotten to this very scary place where some children think that a tomato comes from a grocery store, that it doesn't come from the ground," said Gardner, principal of Studio G Architecture and Luxus Design Build, who advocates holistic architecture and sustainability. "When we have that detachment, we take a lot of things for granted."

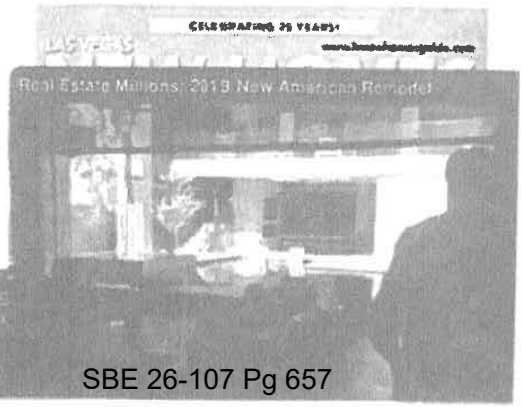
The 2019 New American Remodel at 2720 Pinto Lane, which debuted at the International Builder's Show in February and sold for $4.6 million in April, features a West Coast-contemporary design with mid-mod elements: flat rooflines, clerestory windows and textured light stone that continues indoors.

The five-bedroom, two-story home comes with solar energy, a home automation system

4 Las Vegas woman killed in murder-suicide was 'cherished mother,' aspiring nurse

5 Good news arrives for bond offering on Brightline's Vegas-to-LA project

Ex. "A" p. 7



I Accept Cookies

Exh 'A' P.8

answer Tax

Home How it Works Contact us Login

Ask an Expert > Tax Questions

#1 FASTEST-GROWING WEBSITE IN 2025 answer

Found 1 result(s) for your search

Can you tell me if I am a contractor and build spec homes and sell them after 1 year of purchashing the land, is there a

Accountant's Assistant chat

Customer: Hello ..Can you tell me if I am a contractor and build spec homes and sell them after 1 year of purchashing the land, is there a cap on capital gains or how many times I can do that in a lifetime to benefit from the 1 year time frame? Thanks so much
Accountant's Assistant: Hi there. What was the initial value of the homes?
Customer: They all vary. But between $400-$700
Accountant's Assistant: Is there anything else the Accountant should know before I connect you? I don't want to miss anything important.
Customer: I am actually the Realtor for the Contractor so there might be additional information that can fill in the gaps if you would like their contact info?

Answered by Gagan, CPA in 5 mins • 1 year ago

CPA

Gagan, CPA
Expert
☆☆☆☆☆ **25,326** satisfied customers

Specialities Include: Canada Tax, Capital Gains and Losses, Finance, Social Security, Tax, UK Pensions, UK Tax

Tax Professional: Gagan, CPA

Hi there, welcome to JustAnswer! My name is*****'m a CPA, and it's a pleasure to assist you. I'm reviewing your question now, so please hold on as I will respond with the appropriate answer as soon as I can. As I review your question, please note that our system is built on answering one-off questions and is not entirely based on dialogue. If you have additional unrelated questions or follow-ups after the initial is answered, You can always request me by using my profile link for any additional questions you may have: https://www.justanswer.com/finance/expert-gagank/?rpt=3800

In the United States, the tax treatment for gains from the sale of spec homes (speculative homes built with the intent to sell) will generally be classified as business income if you are a contractor who regularly builds and sells homes. This income would typically not be subject to capital gains tax rates but instead would be subject to ordinary income tax rates. Moreover, the income could also be subject to self-employment taxes if the contractor is not operating through a corporate entity that pays out W-2 wages.

Exh 'A' P.9

2710/2720 PINTO LANE

HISTORY

LAND (139-32-701-006)

- BISCH FAMILY TRUST SELLS VACANT LAND TO 2710 PINTO LANE, LLC
  - RECORDED ON 9/7/2017 (20170907-0001059)
- SALE IS MODIFIED VIA DEED DATED 3/26/2018 (20180326-0000032) FOR $300K.
  - 2710 PINTO LANE, LLC PURCHASES LOT FOR $300K ON 3/26/2018
  - RECORDER INST #: 20180326-0000032
- 2710 PINTO LANE, LLC SELLS LOT FOR $400K ON 4/09/2019 TO
  - 2720 PINTO, LLC (CURRENT OWNERS)
  - RECORDER INST #: 20190409-0000558

(Confusing Names - Very Similar)

IMPROVED PROPERTY (139-32-701-005)

- 2720 PINTO LANE, LLC PURCHASES PROPERTY FOR $415K ON 12/12/2017
  - RECORDER INST #: 20171212-0002568
- 2720 PINTO LANE, LLC CONVEYS PROPERTY TO MICHAEL GARDNER AND KATIE GARDNER TRUST ON 2/21/2018
  - RECORDER INST #: 20180221-0000105
- MICHAEL GARDNER AND KATIE GARDNER TRUST CONVEYS PROPERTY TO MICHAEL GARNER AND KATIE GARDNER, HUSBAND AND WIFE AS JOINT TENANTS ON 2/21/2018, THE VERY SAME DAY .
  - RECORDER INST #: 20180221-0000106
- MICHAEL GARDNER AND KATIE GARDNER SELLS PROPERTY TO 2720 PINTO LLC FOR $4,200,000 ON 4/09/2019
  - RECORDER #: 20190409-0000620

Exh. 'A' p.10

2710/2720 PINTO LANE SALES
TAX ANALYSIS

	IMPROVED PROPERTY		VACANT LAND	
	SALE BY MICHAEL & KATIE GARDNER	SALE BY 2710 PINTO LANE LLC		SALE BY 2710 PINTO LANE LLC
SALE OF APN: 139-32-701-005			SALE OF APN: 139-32-701-006	
April 19, 2019	$4,200,000	$4,200,000	April 19, 2019	$400,000
PURCHASE			PURCHASE	
December 12, 2017	$415,000	$415,000	December 12, 2017	$300,000
COST OF CONSTRUCTION (GUESTIMATE)	$2,500,000	$2,500,000	COST OF CONSTRUCTION (GUESTIMATE)	$100,000
TOTAL BASIS	$2,915,000	$2,915,000	TOTAL BASIS	$400,000
GROSS PROFIT ($)	$1,285,000	$1,285,000	GROSS PROFIT ($)	$0
GROSS PROFIT (%)	30.60%	30.60%	GROSS PROFIT (%)	
TAX RATE	20.00%	37.00%	TAX RATE	37.00%
* INCOME TAX	$257,000	$475,450	INCOME TAX	$0
* NET PROFIT AFTER TAX	$1,028,000	$809,550	NET PROFIT AFTER TAX	$0

COMMENTS: SALE PRICE FOR BOTH PROPERTIES WAS DEFINITELY $4.6M
BREAKDOWN OF PRICE PAID FOR BOTH PROPERTIES WAS ENGINEERED FOR THE TAX BENEFIT OF SELLER
SELLER WAS MORE THAN LIKELY ABLE TO ASSIGN $100K IN COSTS TO LAND TRANSACTION, THEREBY REDUCING PROFIT TO $0 WITH NO TAX
SELLER PURPOSEFULLY CHANGED TITLE OWNERSHIP FROM LLC TO JTWROS FOR TAX PURPOSES.
- LONG TERM CAPITAL GAINS RATE APPLY TO SALES BY INDIVIDUALS AS INVESTMENT PROPERTY AFTER 1 YR OF OWNERSHIP (20%)
- ORDINARY TAX RATES APPLY TO SELLERS WHO ARE IN THE BUSINESS OF SELLING SUCH PROPERTIES (37%)
* - MICHAEL AND KATIE GARDNER SAVED A MINIMUM OF $218,450 IN FEDERAL TAXES BY THIS ENGINEERED MANIPULATION, WHICH GETS EXTREMELY CLOSE, MAYBE EVEN OVER, A RED LINE WITH FEDERAL TAX LAWS.

THE ACTUAL VALUE OF EACH PROPERTY CANNOT BE CONSIDERED AN ARM'S LENGTH TRANSACTION FOR THE 2 INDIVIDUAL LOTS
THE PROPERTY WAS LISTED FOR $4.9M FOR A SFH ON A 1.3 ACRE LOT. THE FINAL PRICE IN TOTAL WOULD BE ARMS LENGTH, JUST NOT THE ALLOCATION OF FUNDS BETWEEN TO 2 LOTS.

* $1,028,000
(809,550)
$ 218,450

$475,450
(257,000)
$ 218,450

EXH 'A' P.1

Inst #: 20170907-0001059
Fees: $19.00 N/C Fee: $0.00
RPTT: $1630.00 Ex: #
09/07/2017 11:08:07 AM
Receipt #: 3187607
Requestor:
TICOR TITLE LAS VEGAS
Recorded By: ANI Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN No.: 139-32-701-006

WHEN RECORDED MAIL TO:
2710 Pinto Lane, LLC a Nevada Limitied Liability Company
1879 Whitney Mesa Dr
Henderson, NV 89014

MAIL TAX STATEMENTS TO:
Same As Above

Escrow No. 17158114-AD1

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. $ 1,530.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: **That Laurie P. Bisch, Trustee of The Bisch Family Trust, Dated February 14, 2008**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to **2710 Pinto Lane, LLC a Nevada Limitied Liability Company**

all that real property situated in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

VACANT LAND

9/7/2017 $300,000

Bisch SELLS TO:

2710 Pinto LANE (M&K G.)

LOCATED @ 1879 Whitney Mesa Dr. (M. GARDNER)
HENDERSON, NV 89014

EXH. 'A' P. 12

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a) 139-32-701-006
   b)
   c)
   d)
2. Type of Property:
   a) ☒ Vacant Land b) ☐ Single Fam. Res
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   ☐ Other

FOR RECORDER'S OPTIONAL USE ONLY
Book: Page:
Date of Recording:
Notes:

3. a. Total Value/Sales Price of Property: $300,000.00
   b. Deed in Lieu of Foreclosure Only (value of property) ( )
   c. Transfer Tax Value: $300,000.00
   d. Real Property Tax Due: $1,530.00
4. If Exemption Claimed:
   a. Transfer Tax Exemption per NRS 375.090, Section
   b. Explain Reason for Exemption:
5. Partial Interest: Percentage being transferred: %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Capacity
Signature Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: The Birch Family Trust, Dated February 14, 2008
Address: 1740 Buckthorn Ct.
City, State, Zip: Minden NV 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: 2710 Pinto Lane, LLC a Nevada Limited Liability Company
Address: 1879 Whitney Mesa Dr.
City, State, Zip: Henderson NV 89014

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Ticor Title of Nevada, Inc. Escrow #17156114AD1
Address, City, State, Zip: 8363 W. Sunset Road, Suite 100 Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

EXH. 'A' P.13

Inst #: 20180326-0000032
Fees: $40.00
RPTT: $0.00 Ex #: 003
03/26/2018 07:45:45 AM
Receipt #: 3364962
Requestor:
TICOR TITLE LAS VEGAS
Recorded By: CHSHD Pgs: 8
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN: 139-32-701-006
ESCROW NO: 17156114-015-AD1

RECORDING REQUESTED BY AND RETURN TO:

2710 Pinto Lane, LLC a Nevada Limitied Liability Company
1879 Whitney Mesa Drive
Henderson, NV 89014

REDACTED COPY

Grant, Bargain, Sale Deed
(Title on Document)

Re-Record 20170907-0001059 to correct legal description

This page is added to provide additional information required by NRS 111.312 Sections 1-2 (An additional recording fee of $1.00 will apply).

This cover page must be typed or printed clearly in black ink only.

3/26/2018
$300,000

MODIFIED
VACANT LAND
SELLER: Ritch
Buyer: 2710 Pinto Lane, LLC

Exh 'A' P.14

Inst #: 20170907-0001059
Fees: $19.00 N/C Fee: $0.00
RPTT: $1530.00 Ex: #
09/07/2017 11:08:07 AM
Receipt #: 3187607
Requestor:
TICOR TITLE LAS VEGAS
Recorded By: ANI Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN No.: 139-32-701-006

WHEN RECORDED MAIL TO:
2710 Pinto Lane, LLC a Nevada Limitied Liability Company
1879 Wh Hney Mesa Dr.
Henderson, NV 89014

MAIL TAX STATEMENTS TO:
Same As Above

Escrow No. 17158114-AD1

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. $ 1,530.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: **That Laurie P. Bisch, Trustee of The Bisch Family Trust, Dated February 14, 2008**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to **2710 Pinto Lane, LLC a Nevada Limitied Liability Company**

all that real property situated in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

Electronically Recorded

Exh "A" P.15

SIGNATURES AND NOTARY ACKNOWLEDGEMENT FOR GRANT, BARGAIN, SALE DEED

The Bisch Family Trust, Dated February 14, 2008

Laurie P. Bisch Trustee

Laurie P. Bisch, Trustee

STATE OF NEVADA
COUNTY OF ~~CLARK~~ DOUGLAS } ss:
RSM

This instrument was acknowledged before me on , 9/5/2017
by LAURIE P. BISCH, TRUSTEE

Robert D. McNeely

NOTARY PUBLIC

ROBERT D. MCNEELY
NOTARY PUBLIC
STATE OF NEVADA
No. 05-2147-3 My Appt. Exp. April 23, 2020

Unofficial Copy

Exh 'A' P.16

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a) 139-32-701-006
   b)
   c)
   d)
2. Type of Property:
   a) ☒ Vacant Land b) ☐ Single Fam. Res
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   ☐ Other

FOR RECORDER'S OPTIONAL USE ONLY
Book: Page:
Date of Recording:
Notes:

3. a. Total Value/Sales Price of Property: $300,000.00
   b. Deed in Lieu of Foreclosure Only (value of property) ( )
   c. Transfer Tax Value: $300,000.00
   d. Real Property Tax Due: $1,530.00
4. If Exemption Claimed:
   a. Transfer Tax Exemption per NRS 375.090, Section _____
   b. Explain Reason for Exemption:
5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity _____
Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: The Bisch Family Trust, Dated February 14, 2008	Print Name: 2710 Pinto Lane, LLC a Nevada Limited Liability Company
Address: 1740 Buckthorn Ct.	Address: 1879 Whitney Mesa Dr.
City, State, Zip: Minden NV 89423	City, State, Zip: Henderson NV 89014

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Ticor Title of Nevada, Inc. Escrow #17156114AD1
Address, City, State, Zip: 8363 W. Sunset Road, Suite 100 Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Exh. 'A' P.17

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. **Assessor Parcel Number(s)**
   a. 139-32-701-006
   b.
   c.
   d:

2. **Type of Property:**
   a. ☒ Vacant Land b. ☐ Single Fam Res
   c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
   e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
   g. ☐ Agricultural h. ☐ Mobile Home
   i. ☐Other

FOR RECORDER'S OPTIONAL USE ONLY
Book: Page:
Date of Recording:
Notes:

3. **Total Value/Sales Price of Property:** $
   Deed in Lieu of Foreclosure Only (value of property) ($)
   Transfer Tax Value: $
   Real Property Transfer Tax Due:

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per NRS 375.090, Section 3
   b. Explain Reason for Exemption: Re-Record 2017-0907-0001059 to correct legal description

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ **Capacity** Title agent

Signature _____ **Capacity** _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION** (REQUIRED)
Print Name: The Bisch Family Trust, Dated February 14, 2008	Print Name: 2710 Pinto Lane, LLC a Nevada Limitied Liability Company
Address: 1740 Buckthorn Ct	Address: 1879 Whitney Mesa Drive
City/State/Zip: Minden, NV 89423	City/State/Zip: Henderson, NV 89014

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Ticor Title of Nevada, Inc. Escrow #: 17156114-015-AD1
8363 W. Sunset Road, Suite 100, Las Vegas, NV 89113 Escrow Officer: Ashley Dickerson

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

EXH 'A' P.18

Inst #: 20190409-0000558
Fees: $40.00
RPTT: $2040.00 Ex #:
04/09/2019 09:46:17 AM
Receipt #: 3678504
Requestor:
EQUITY TITLE OF NEVADA
Recorded By: OSA Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN NO.: 139-32-701-006

RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA

WHEN RECORDED MAIL TO:

2720 Pinto LLC
3271 S. Highland Drive Ste 704
Las Vegas, NV 89109

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Affix RPTT: $2,040.00
ESCROW NO.: 19840115 TGR

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

2710 Pinto Lane, LLC, a Nevada Limited Liability Company

for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

2720 Pinto LLC, a Nevada Limited Liability Company

all that real property situated in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

VACANT LAND

$400,000

4/9/2019

SELLER: 2710 Pinto Lane, LLC (M. Gaudlen)
LOCATED AT: 1879 Whitney Mesa Drive
Henderson, NV 89014

BUYER: 2720 Pinto LLC (E.L. & T.L.)
c 3271 S. Highland Dr. Ste 704
LAS VEGAS 89109

Exh 'A' P.19

SELLER:

2710 Pinto Lane, LLC, a Nevada Limited Liability Company

Michael Gardner, Managing Member

Michael Gardner

STATE OF NEVADA)
COUNTY OF CLARK) SS:

On March 25, 2019

personally appeared before me, a Notary Public

Michael Gardner, Managing Member

who acknowledged that he executed the above instrument.

Notary Public

My commission expires: 8-8-22

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SCOTT LAMBORN
Appt. No. 14-14991-1
My Appt. Expires Aug. 8, 2022

Scott Lamborn
Appt. No. 14-14991-1
Exp. Aug. 8, 2022

Exh 'A' P.20

EXHIBIT "A"

LEGAL DESCRIPTION

The Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 32, Township 20 South, Range 61 East, M.D.M.

EXEPTING THEREFROM the Easterly 140.00 feet and the Westerly 95.00 feet thereof.

FURTHER EXEPTING THEREFROM the Southerly 30.00 thereof as conveyed to the City of Las Vegas for roadway purposes by Deed recorded August 18, 1953 in Book 71 of Deeds, Pages 400-401, as Document No. 411846, Official Records.

NOT AN OFFICIAL COPY

Exh 'A' P.21

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a. 139-32-701-006
   b.
   c.
   d.

2. Type of Property:
   a. xx Vacant Land b. Single Fam. Res.
   c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
   e. ☐ Apt. Bldg. f. ☐ Comm'l/Ind'l
   g. ☐ Agricultural h. ☐ Mobile Home
   i. Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page _____
Date of Recording: _____
Notes:

3. a. Total Value/Sales Price of Property: $ 400,000.00
   b. Deed in Lieu of Foreclosure Only (value of property) $
   c. Transfer Tax Value $ 400,000.00
   d. Real Property Transfer Tax Due: $ 2,040.00

4. **If Exemption Claimed**
   a. Transfer Tax Exemption, per NRS 375.090, Section
   b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Agent
Signature _____ Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: 2710 Pinto Lane, LLC, a Nevada Limited Liability Company	Print Name: 2720 Pinto LLC
Address: 1879 Whitney Mesa Drive	Address: 3271 S. Highland Drive Ste 704
City: Henderson	City: Las Vegas
State: NV Zip: 89014	State: NV Zip: 89109

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
Print Name: Equity Title of Nevada Escrow No.: 19840115-084-TGR
Address: 2475 Village View Dr., Suite 250
City, State, Zip: Henderson, NV 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Exh 'A' P.22

Inst #: 20171212-0002568
Fees: $40.00
RPTT: $2116.60 Ex #:
12/12/2017 01:44:18 PM
Receipt #: 3271018
Requestor:
TICOR TITLE LAS VEGAS
Recorded By: OSA Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN No.: 138-32-701-005

WHEN RECORDED MAIL TO:
2720 Pinto Lane, LLC a Nevada Limited Liability Company
1879 Whitney Mesa Drive
Henderson, NV 89014

MAIL TAX STATEMENTS TO:
Same As Above

Escrow No. 17158115-AD1

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. $ 2,116.60

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Laurie P. Bisch, Trustee of The Bisch Family Trust, dated February 14, 2008

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to 2720 Pinto Lane, LLC a Nevada Limited Liability Company

all that real property situated in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

SFH/SFR

12/12/17 SALE RECORDED $415K

SELLER: L. Bisch

BUYER: 2720 PINTO LANE, LLC
(AKA MICHAEL GARDNER)

Exh. 'A' P.23

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a) 139-32-701-005
   b) _____
   c) _____
   d) _____
2. Type of Property:
   a) ☐ Vacant Land b) ☑ Single Fam. Res
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes:

3. a. Total Value/Sales Price of Property: $415,000.00
   b. Deed in Lieu of Foreclosure Only (value of property) ( )
   c. Transfer Tax Value: $415,000.00
   d. Real Property Tax Due: $2,116.50
4. If Exemption Claimed:
   a. Transfer Tax Exemption per NRS 375.090, Section _____
   b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Laurie P. Bisch Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: The Bisch Family Trust, dated February 14, 2008	Print Name: Michael Gardner / Gardner LLC
Address: 1740 Buckthorn Court	Address: 1879 Whitney Mesa Dr
City, State, Zip: Minden, NV 89423	City, State, Zip: Henderson NV 89014

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name Ticor Title of Nevada, Inc. Escrow #17156115AD1
Address, City, State, Zip: 8363 W. Sunset Road, Suite 100, Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Buyer to 415K
12/12/2017

EXH 'A' P.24

Inst #: 20180221-0000105
Fees: $40.00
RPTT: $0.00 Ex #: 007
02/21/2018 07:45:56 AM
Receipt #: 3326803
Requestor:
TICOR TITLE LAS VEGAS
Recorded By: KVHO Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN 139-32-701-005

WHEN RECORDED MAIL TO:
The Michael Gardner and Katie Gardner Living Trust
1879 WHITNEY MESA DR.
HENDERSON, NV 89014

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Space Above for Recorder's Use Only

R.P.T.T. $ EXEMPT 7

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That **2720 Pinto Lane, LLC a Nevada Limited Liability Company** FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, hereby quitclaim to **Michael Gardner and Katie Gardner, as Trustees of The Michael Gardner and Katie Gardner Living Trust, dated January 24, 2018** all that real property in the County of **Clark**, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

2720 Pinto Lane, LLC a Nevada Limited Liability Company

Michael Gardner, Managing Member

SEE PAGE TWO (2) FOR NOTARY ACKNOWLEDGEMENT

SFH / SFR

2/21/2018 QUITCLAIM DEED
2720 PINTO LANE, LLC
TRANSFERS PROPERTY TO MICHAEL GARDNER

Exh. 'A' P. 25

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a) 139-32-701-005
   b)
   c)
   d)
2. Type of Property:
   a) ☐ Vacant Land b) ☑ Single Fam. Res
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   ☐ Other

FOR RECORDER'S OPTIONAL USE ONLY
Book: Page:
Date of Recording:
Notes:

3. a. Total Value/Sales Price of Property: $0.00
   b. Deed in Lieu of Foreclosure Only (value of property) ( )
   c. Transfer Tax Value: $0.00
   d. Real Property Tax Due: $0.00
4. If Exemption Claimed:
   a. Transfer Tax Exemption per NRS 375.090, Section EXEMPT 7
   b. Explain Reason for Exemption: TRANSFER TO TRUST WITHOUT CONSIDERATION
5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Capacity GRANTOR

Signature Capacity GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: 2720 Pinto Lane, LLC, a Nevada Limited Liability Company	Print Name: Michael Gardner and Katie Gardner Trust dated 1/24/18
Address: 1879 Whitney Mesa Drive	Address: 1879 Whitney Mesa Drive
City: Henderson, NV 89014	City: Henderson, NV 89014
State: Zip:	State: Zip:

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buy)
Print Name: Ticor Title of Nevada
Address: 8363 W. Sunset Rd. #100
City: Las Vegas
State: NV Zip: 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Exh "A" P. 26

Inst #: 20180221-0000106
Fees: $40.00
RPTT: $0.00 Ex #: 007
02/21/2018 07:45:58 AM
Receipt #: 3326803
Requestor:
TICOR TITLE LAS VEGAS
Recorded By: KVHO Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN 139-32-701-005

WHEN RECORDED MAIL TO:
Michael Gardner and Katie Gardner
1879 WHITNEY MESA DR.
HENDERSON, NV 89014

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Space Above for Recorder's Use Only

R.P.T.T. $ EXEMPT #

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That **Michael Gardner and Katie Gardner, as Trustees of The Michael Gardner and Katie Gardner Living Trust, dated January 24, 2018** FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, hereby quitclaim to **Michael Gardner and Katie Gardner, husband and wife as joint tenants** all that real property in the County of **Clark**, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

The Michael Gardner and Katie Gardner
Living Trust, dated January 24, 201

Michael Gardner, Trustee

Katie Gardner, Trustee

SEE PAGE TWO (2) FOR NOTARY ACKNOWLEDGEMENT

2/21/2018 Quitclaim Deed
M. Gardner & K. Gardner Trust
Transfers Property to 'Michael Gardner & Katie Gardner'

Exh. 'A' p.27

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
   a) 139-32-701-005
   b)
   c)
   d)
2. Type of Property:
   a) ☐ Vacant Land b) ☑ Single Fam. Res
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   ☐ Other

FOR RECORDER'S OPTIONAL USE ONLY
Book: Page:
Date of Recording:
Notes:

3. a. Total Value/Sales Price of Property: $0.00
   b. Deed in Lieu of Foreclosure Only (value of property) ( )
   c. Transfer Tax Value: $0.00
   d. Real Property Tax Due: $0.00
4. If Exemption Claimed:
   a. Transfer Tax Exemption per NRS 375.090, Section EXEMPT 7
   b. Explain Reason for Exemption: TRANSFER FROM TRUST WITHOUT CONSIDERATION
5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Capacity GRANTOR
Signature Capacity GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: The Michael Gardner and Katie Gardner Living Trust dated 1/24/18	Print Name: Michael Gardner and Katie Gardner
Address: 1879 Whitney Mesa Drive	Address: 1879 Whitney Mesa Drive
City: Henderson, NV 89014	City: Henderson, NV 89014
State: Zip:	State: Zip:

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Ticor Title of Nevada
Address: 8363 W. Sunset Rd #100
City: Las Vegas
State: NV Zip: 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Ex 'A' P.28

Inst #: 20190409-0000620
Fees: $40.00
RPTT: $21420.00 Ex #:
04/09/2019 09:49:41 AM
Receipt #: 3678617
Requestor:
EQUITY TITLE OF NEVADA
Recorded By: SCHIABLE Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN NO.: 139-32-701-005

RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA

WHEN RECORDED MAIL TO:

2720 Pinto LLC
3271 S. Highland Drive Ste 704
Las Vegas, NV 89109

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Affix RPTT: $21,420.00
ESCROW NO.: 19840116 TGR

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Michael Gardner and Katie Gardner, husband and wife, as joint tenants (SELLER)

for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

2720 Pinto LLC, a Nevada Limited Liability Company (BUYER)

all that real property situated in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SFH/SFR

4/9/2019
M. GARDNER & K. GARDNER AS JTWROS
CONVEY/SELL SFH/SFR TO
2720 PINTO, LLC FOR $4,200,000.

Exh "A" P.29

STATE OF NEVADA
DECLARATION OF VALUE FORM

1 Assessor Parcel Number(s)
a. 139-32-701-005
b.
c.
d.

2. Type of Property:
a. ☐ Vacant Land
b. x Single Fam. Res.
c. ☐ Condo/Twnhse
d. ☐ 2-4 Plex
e. ☐ Apt. Bldg
f. ☐ Comm'l/Ind'l
g. ☐ Agricultural
h. ☐ Mobile Home
i. Other

FOR RECORDERS OPTIONAL USE ONLY
Book _____ Page _____
Date of Recording: _____
Notes:

3. a. Total Value/Sales Price of Property: $ 4,200,000.00
b. Deed in Lieu of Foreclosure Only (value of property) $
c. Transfer Tax Value $ 4,200,000.00
d. Real Property Transfer Tax Due: $ 21,420.00

4. **If Exemption Claimed**
a. Transfer Tax Exemption, per NRS 375.090, Section
b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity Agent
Signature _____ Capacity

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Michael Gardner and Katie Gardner	Print Name: 2720 Pinto LLC
Address: 1879 Whitney Mesa Drive	Address: 3271 S. Highland Drive Ste 704
City: Henderson	City: Las Vegas
State: NV Zip: 89014	State: NV Zip: 89109

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
Print Name: Equity Title of Nevada Escrow No.: 19840116-084-TGR
Address: 2475 Village View Dr., Suite 250
City, State, Zip: Henderson, NV 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

4/9/2019 $4,200,000

EXH 'A' P.30

Briana Johnson, Assessor

Assessor Map | Aerial View | Building Sketch | Ownership History | Neighborhood Sales | New Search

GENERAL INFORMATION

PARCEL NO.	139-32-701-005
OWNER AND MAILING ADDRESS	2720 PINTO L L C C/O K GURULE PPTY MGR 601 S 9TH ST LAS VEGAS NV 89101
LOCATION ADDRESS	2720 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20190409:00620
RECORDED DATE	APR 9 2019
VESTING	NS
COMMENTS	

House

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	156188	156188
IMPROVEMENTS	1719729	1554558
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1,875,917	1,710,745
TAXABLE LAND + IMP (SUBTOTAL)	5,359,763	4,887,843
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	1,875,917	1,710,745
TOTAL TAXABLE VALUE	5,359,763	4,887,843

Exh 'A' P.3,

Click here for Treasurer Information regarding real property taxes.

Click here for Flood Control Information.

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.66 ACRES
ORIGINAL CONST. YEAR	~~0~~
LAST SALE PRICE	400000
MONTH/YEAR	4/2019
SALE TYPE	R - RECORDED VALUE
LAND USE	26.110 - SFR - AUXILIARY AREA. SECONDARY PARCEL FROM A SPLIT LOT
DWELLING UNITS	0

House

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
	In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. Get Adobe Reader

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

Exh. 'A' P. 32

Briana Johnson, Assessor

Assessor Map | Aerial View | Building Sketch | Ownership History | Neighborhood Sales | New Search

GENERAL INFORMATION

PARCEL NO.	139-32-701-006
OWNER AND MAILING ADDRESS	2720 PINTO L L C C/O K GURULE PPTY MGR 601 S 9TH ST LAS VEGAS NV 89101
LOCATION ADDRESS	2720 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20190409:00558
RECORDED DATE	APR 9 2019
VESTING	NS
COMMENTS	

LAND

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	156188	156188
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	156,188	156,188
TAXABLE LAND + IMP (SUBTOTAL)	446,251	446,251
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	156,188	156,188
TOTAL TAXABLE VALUE	446,251	446,251

Exh. 'A' P.33

Click here for Treasurer Information regarding real property taxes.

Click here for Flood Control Information.

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
	In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. Get Adobe Reader

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

Clark County Board of Equalization

Appeal #26-00424

Fiscal Year 2026/2027

2709 Pinto Lane, Las Vegas, NV 89107

APN: 139-32-703-002

Exhibit 'B'

21 pages

RECEIVED
FEB 12 2026
CLARK COUNTY ASSESSOR

Exh 'B'

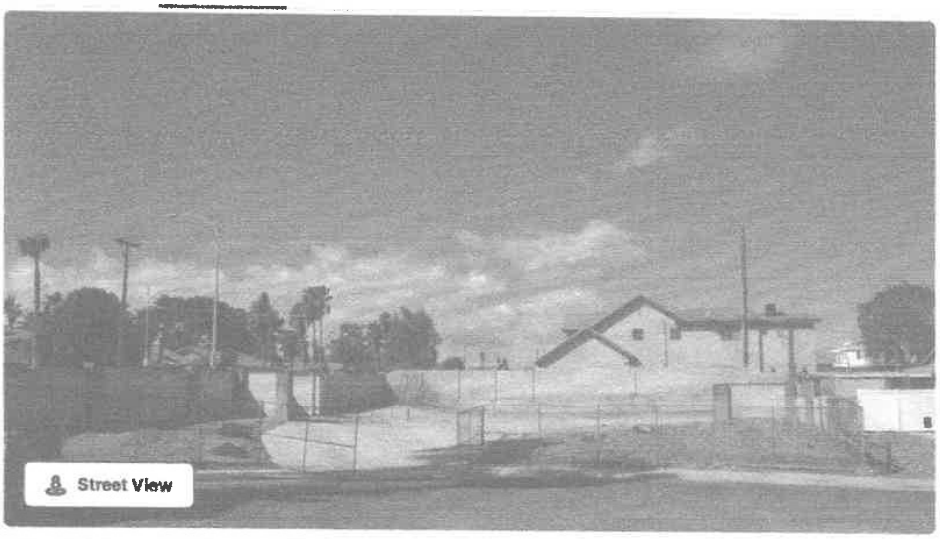
P. 1

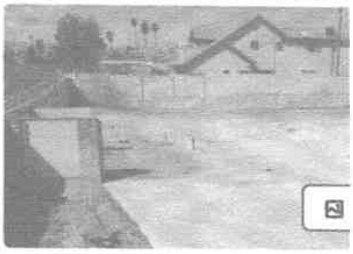
Redfin
Powered by Rocket

City, Address, School, Agent, ZIP

Buy ▾ Rent ▾ Sell ▾ Mortgage ▾ Real Estate Agents ▾ Feed

Search | Overview | Neighborhood | Property details | Sale & tax history | Climate | Favorite | Hide





● FOR SALE

$279,000 Est. $1,586/mo —

— bd • — ba • 9,148 sq ft (lot)

1608 Eaton Dr, Las Vegas, NV 89102

Request showing

Tour for free, no strings attached

Ask a question

Instant answers, or connect with a local ag

Start an offer

Rates have dropped

Lower rates mean lower monthly payments - learn more

About this home

YES! Build your own dream home on this premiere **cul-de-sac lot** at the top of historic McNeil Estates. You can have a Strip view and **NO HOA**! ONLY LOT AVAILABLE IN MCNEIL!!!! **Utilities at the property**! One of a kind opporunity.

Vacant land	9,148 sq ft	$30
Property Type	Lot Size	Price/Sq.Ft.

Listed by Astraia Matelich • Wealth Realty

Listing updated: Jan 5, 2026 at 10:30am
Redfin checked: a few seconds ago • Source: GLVAR #2744987

37 days on Redfin • **128** views • **5** favorites

See this home in person

We'll connect you with a local agent to show you this home, answer your questions, and assist you on your buying journey.

Exh 'B' P.2

Date	Event	Price
GLVAR #2744987		
Jan 5, 2026	Listed	$279,000
GLVAR #2694039		
Dec 24, 2025	Listing Removed	—
Jun 19, 2025	Listed	$279,000
GLVAR #2542004		
Jun 16, 2025	Listing Removed	—
Dec 24, 2024	Listed	$279,000
GLVAR #2577239		
Dec 20, 2024	Listing Removed	—
Sep 23, 2024	Price Changed	$279,000
Apr 20, 2024	Listed	$300,000
GLVAR #2437054		
Dec 5, 2022	Sold	$200,000
Nov 23, 2022	Pending	—
Nov 16, 2022	Price Changed	$249,900
Sep 10, 2022	Listed	$289,900
GLVAR #2412234		
Jul 1, 2022	Listed	$729,900
Public Records		
Aug 30, 2021	Sold	$55,944
Public Records		
Nov 25, 1996	Sold	$160,000
Public Records		
Sep 29, 1983	Sold	$39,000

Show less sale history

Climate risks

Flood Factor - Minimal
Unlikely to flood in next 30 years

Fire Factor - Minimal
Unlikely to be in a wildfire in next 30 years

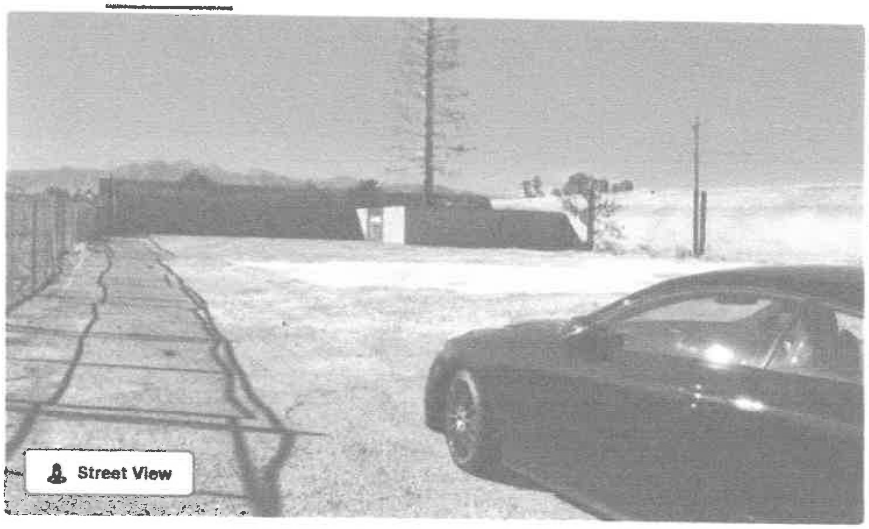
Heat Factor - Severe
7 days above 106° expected this year, 18 days in 30 years

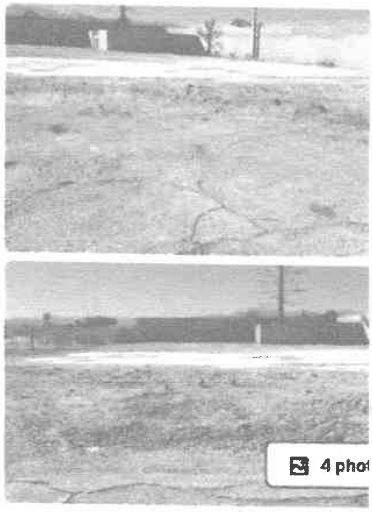
Exh 'B' P. 3

Redfin Powered by Rocket

Buy • Rent • Sell • Mortgage • Real Estate Agents • Feed

Search | Overview | Neighborhood | Property details | Sale & tax history | Climate | Favorite | Hide





FOR SALE

$799,900 Est. $4,262/mo —

— bd • — ba • 0.46 acre (lot)

1859 N Decatur Blvd, Las Vegas, NV 89108

Request showing

Tour for free, no strings attached

Ask a question

Instant answers, or connect with a local ag

Rates have dropped

Lower rates mean lower monthly payments - learn more

Start an offer

About this home

C-1 zoned **Commercial Lot** in a highly Commercial area. Value priced for quick sale. Excellent Investment Opportunity. This lot can house any type of business and would also be ideal for a **Fast Food Store**. Seller/Owner is a really nice man and assures you a smooth transaction once a price offer is accepted.

Vacant land	0.46 acres	$1,738,913
Property Type	Lot Size	Price/Acres

Listed by Louis Asmo • Executive Realty Services
Contact: (702) 580-6101

Listing updated: Oct 17, 2025 at 11:28pm
Redfin checked: a few seconds ago • Source: GLVAR #2632632

455 days on Redfin • **200** views • **3** favorites

See this home in person

Exh 'B' P.4

Show all property details

Electricity Provided by EnergySage
Working on getting current and accurate energy info for this home

Internet
View available providers

Sale and tax history for 1859 N Decatur Blvd

Sale History Tax History

Date	Event	Price
GLVAR #2632632		
Nov 13, 2024	Listed	$799,900
GLVAR #2536772		
Oct 24, 2024	Listing Removed	—
Oct 30, 2023	Listed	$749,985
GLVAR #1562004		
Mar 2, 2016	Listing Removed	—
Aug 4, 2015	Listed	$399,000

Permit history

Date	Work type	Status
Mar 21, 2008	Commercial building new Electrical	Final
Jul 6, 2006	Commercial building new Electrical	Final
May 24, 2006	Commercial electric Electrical	Final

Show all permit history

Permit history is from public records and may be incomplete or inaccurate. Redfin and its agents make no representations about the property condition or permit status. Buyers should independently verify all information.

Climate risks

Flood Factor
We're working on getting current and accurate flood risk information for this home.

Fire Factor
We're working on getting current and accurate fire risk information for this home.

Heat Factor - Severe
7 hot days expected this year, 17 days in 30 years

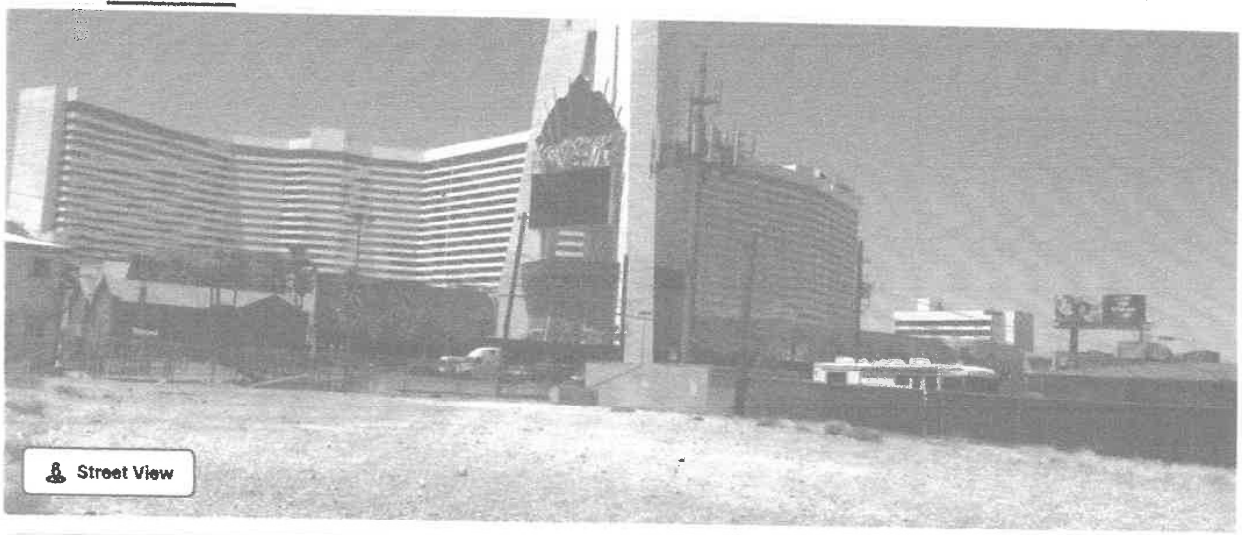
Exh 'B'

P.5

Redfin Powered by Rocket

Buy Rent Sell Mortgage Real Estate Agents Feed

Search | Overview | Neighborhood | Property details | Sale & tax history | Climate | Favorite | Hide



FOR SALE

$3,000,000 Est. $15,752/mo —

— bd • — ba • 0.55 acre (lot)

2124 Paradise, Las Vegas, NV 89104

Request showing

Tour for free, no strings attached

Ask a question

Instant answers, or connect with a local ag

Start an offer

Rates have dropped

Lower rates mean lower monthly payments - learn more

About this home

2124 & 2128 Paradise - total of 0.55 contiguous acres. Located across from Stratosphere Hotel and Casino in the Gaming Enterprise District.

Vacant land
Property Type

0.55 acres
Lot Size

$5,454,545
Price/Acres

Listed by Shelly Parker • Josephs Properties
Contact: 702-385-2474

Listing updated: Apr 8, 2025 at 10:59am
Redfin checked: a minute ago • Source: GLVAR #2190212

2129 days on Redfin • **487** views • **1** favorites

See this home in person

We'll connect you with a local agent to show you this home, answer your questions, and assist you on your buying journey.

Exh' B'. P. 6

Electricity Provided by EnergySage
Working on getting current and accurate energy info for this home

Sale and tax history for 2124 Paradise

View available providers

Request showing

Tour for free, no strings attached

Ask a question

Instant answers, or connect with a local ag

Start an offer

Sale History Tax History

Date	Event	Price
GLVAR #2190212		
Feb 18, 2022	Price Changed	$3,000,000
May 1, 2020	Price Changed	$2,500,000
Apr 14, 2020	Listed	$1,250,000

Climate risks

Flood Factor - Minimal
Unlikely to flood in next 30 years

Fire Factor - Minimal
Unlikely to be in a wildfire in next 30 years

Heat Factor - Severe
7 hot days expected this year, 19 days in 30 years

Wind Factor
We're working on getting current and accurate wind risk information for this home.

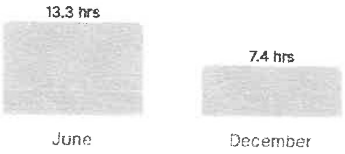
Air Factor - Moderate
2 unhealthy days expected this year, 3 days in 30 years

View full report

Provided by First Street

Sun exposure

In this area, properties receive around 13.3 hours in June and 7.4 hours in December, placing it above the U.S. average for solar exposure.



View sun simulation

Provided by Shadowmap

Ask a local expert

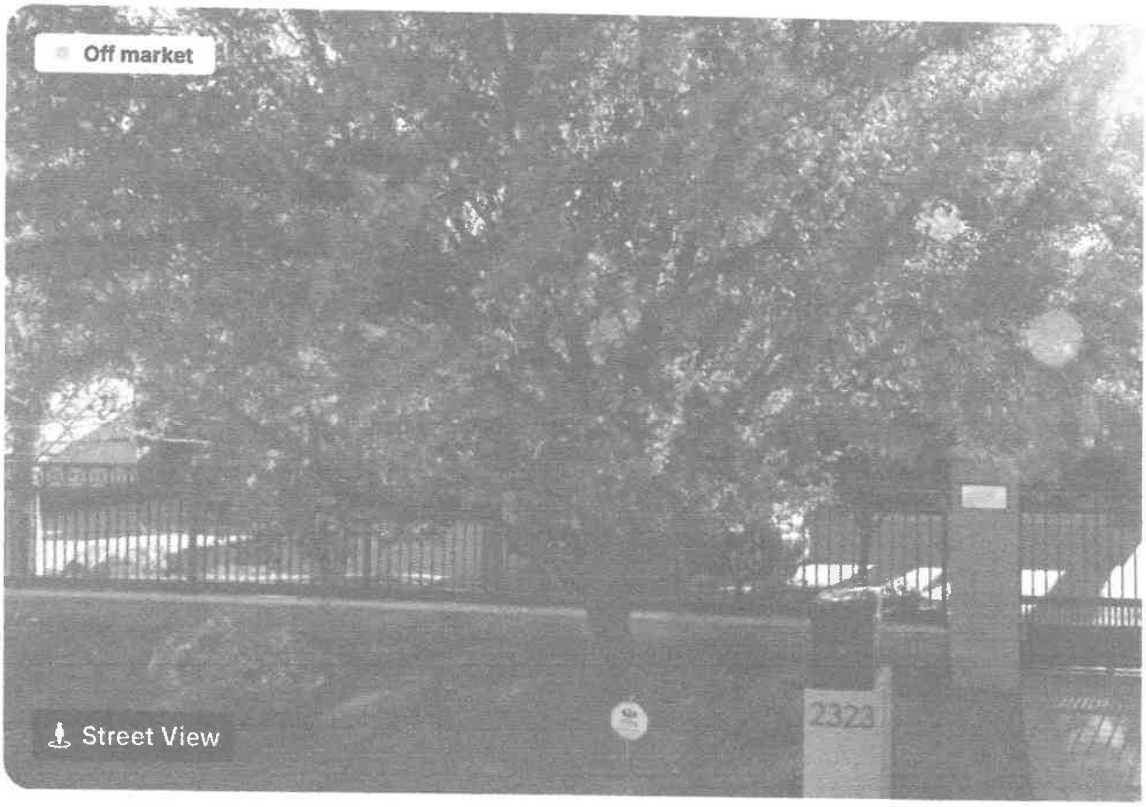
Exh 'B' P.7

Buy

Back to search

Zillow

Off market



Street View

Zestimate®

$9,212,900

2323 Pinto Ln, Las Vegas, NV 89107

5 beds **5** baths **7,** sq

Est. refi payment: **$42,711/mo** Refinance your loan

SingleFamily | Built in 2016 | 0.75 Acres Lot

$9,212,900 Zestimate® | $1,269/sqft | $4,564 Estimated

$360,000

https://www.zillow.com/homedetails/2323-Pinto-Ln-Las-Vegas-NV-89107/141289991_zpid/

2/11/26, 9:53 PM
Page 1 of 17

Exh 'B' P. 8

Buy

Back to search

Zillow

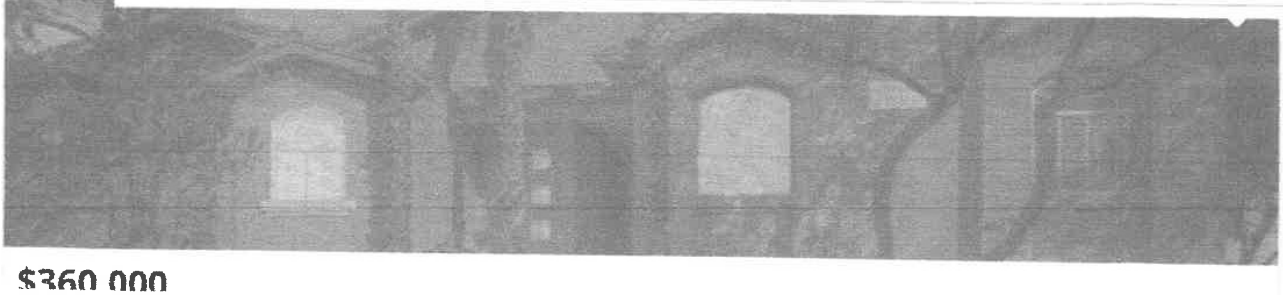
Home value | Cost calculator | Home details

9/15/2025 Source: LVR #2713414 Report	Listed for sale	$10,000,000 $1,377/sqft
8/26/2025 Source: LVR #2679063 Report	Listing removed	$10,000,000 $1,377/sqft
10/3/2024 Source: LVR #2617069 Report	Listed for sale	$10,000,000 +733.3% $1,377/sqft
3/20/2017 Source: LVR #1825776 Report	Sold	$1,200,000 +336.4% $165/sqft

Show more

Public tax history

Year	Property taxes	Tax assessment
2025	$24,991 +3%	$944,290 +7.6%



$360,000

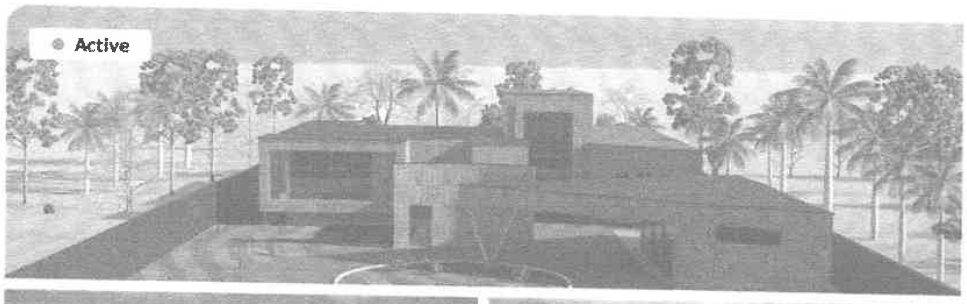
Exh 'B' P.9

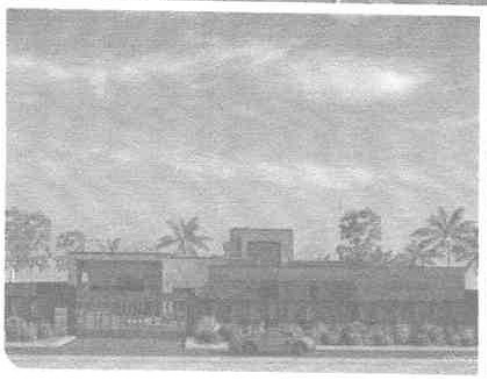
Back to search

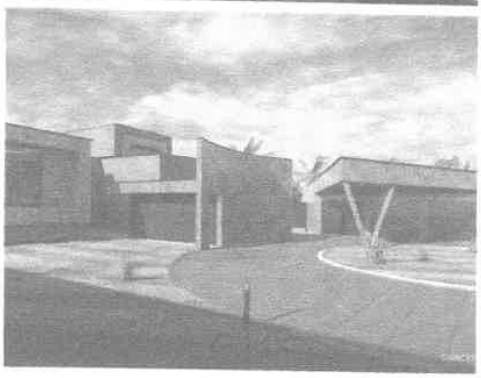
Zillow

Save Shar

Active







$1,100,000

2715 Alta Dr, Las Vegas, NV 89107

-- beds | -- baths | 0.88 Acres

Unimproved Land | Built in ---- | 0.88 Acres Lot

$684,900 Zestimate® | $--/sqft | $-- HOA

$360,000

3 bds | 2 ba | 1,412 sqft - Sold

8721 Red Brook Dr Unit 203, Las Vegas, NV 89128

BHHS NEVADA PROPERTIES, Lori L. Koentopp. Listing provided by LVR

Sold 02/11/26

Exh 'B' P.10

Back to search

Zillow

Save Shar

Overview | Facts & features | Market value | Payment calculator | Neighborho

Date	Event	Price
12/2/2025	Listed for sale	$1,100,000 +148%
Source: LVR LVR #2738437 Report		
9/30/2020	Sold	$443,625 -9.4%
Source: LVR LVR #2201061 Report		
8/27/2020	Pending sale	$489,900
Source: Orange Realty Group LLC #2201061 Report		
8/5/2020	Price change	$489,900 -5.8%
Source: Orange Realty Group LLC #2201061 Report		
7/24/2020	Price change	$520,000 -8.6%
Source: Orange Realty Group LLC #2201061 Report		
5/31/2020	Price change	$569,000 -1.9%
Source: Orange Realty Group LLC #2201061 Report		
4/13/2020	Price change	$579,900 -6.3%
Source: Luxury Homes of Las Vegas #2151528 Report		
3/14/2020	Price change	$619,000 -11.4%
Source: Luxury Homes of Las Vegas #2151528 Report		

$360,000

3 bds | 2 ba | 1,412 sqft - Sold

8721 Red Brook Dr Unit 203, Las Vegas, NV 89128

BHHS NEVADA PROPERTIES, Lori L. Koentopp. Listing provided by LVR

Sold 02/11/26

https://www.zillow.com/homedetails/2715-Alta-Dr-Las-Vegas-NV-89107/141289970_zpid/

Exh 'B' P. 11

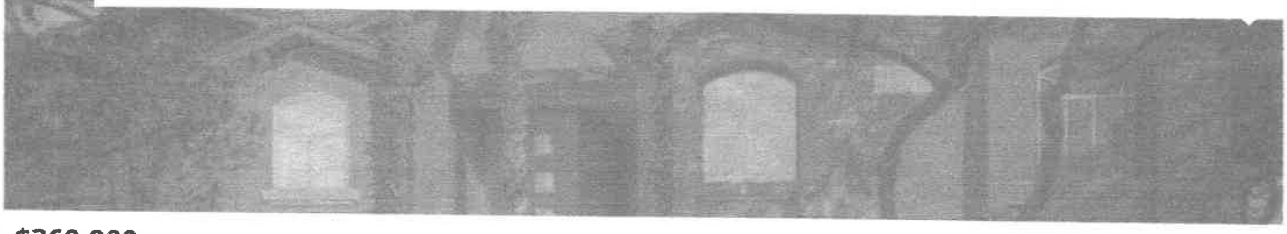
Back to search

Zillow

Save Shar

Overview | Facts & features | Market value | Payment calculator | Neighborho

5/31/2020	Price change	$569,000 -1.9%
Source: Orange Realty Group LLC #2201061 Report		
4/13/2020	Price change	$579,900 -6.3%
Source: Luxury Homes of Las Vegas #2151528 Report		
3/14/2020	Price change	$619,000 -11.4%
Source: Luxury Homes of Las Vegas #2151528 Report		
12/9/2019	Price change	$699,000 -2.9%
Source: Luxury Homes of Las Vegas #2151528 Report		
11/11/2019	Listed for sale	$719,900 +74.5%
Source: Luxury Homes of Las Vegas #2151528 Report		
6/30/2017	Sold	$412,500 -31.3%
Source: LVR LVR #1869524 Report		
7/3/2007	Sold	$600,000 +96.7%
Source: Public Record Report		
2/23/2004	Sold	$305,000 +25.8%
Source: Public Record Report		



$360,000

3 bds | 2 ba | 1,412 sqft - Sold

8721 Red Brook Dr Unit 203, Las Vegas, NV 89128

BHHS NEVADA PROPERTIES, Lori L. Koentopp. Listing provided by LVR

Sold 02/11/26

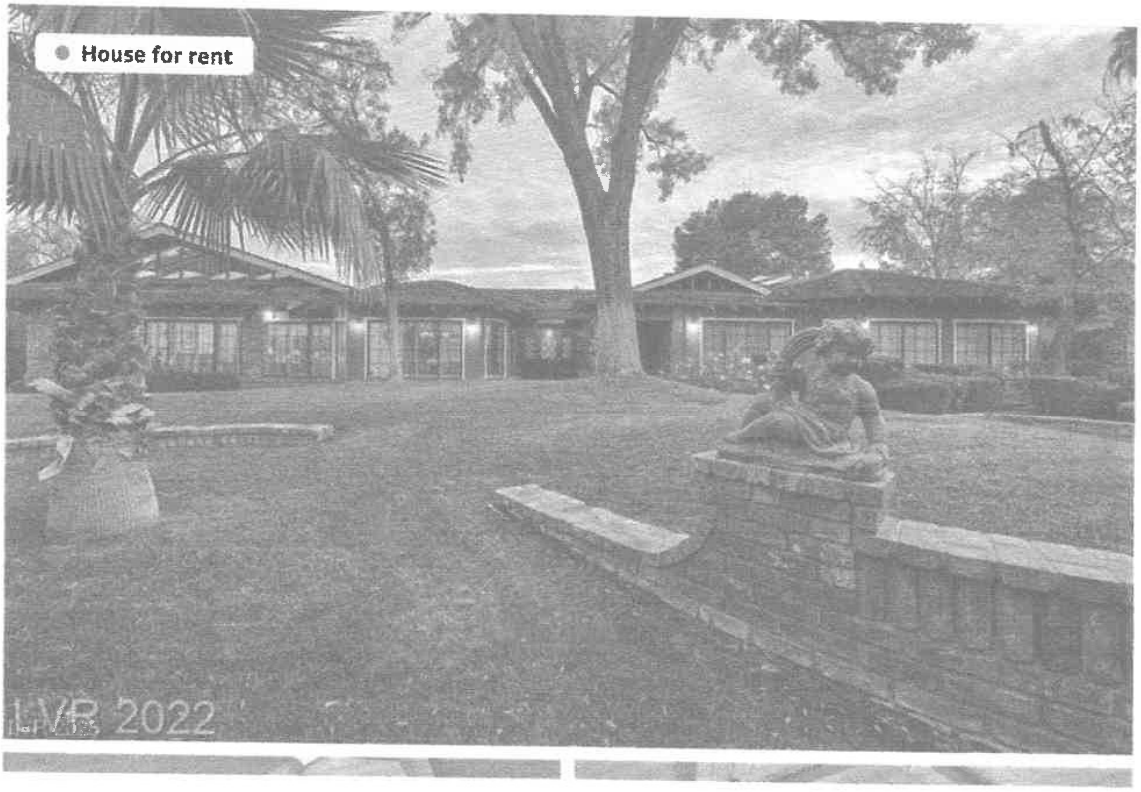
'EXH 'B' P. 12

Buy

Back to search

Zillow

House for rent



$100,000/mo Fees may apply

2801 Pinto Ln, Las Vegas, NV 89107

Price may not include required fees and charges.

Learn more | **Cost calculator**

14 beds **11** baths + 4 half ba **26,7** sqft

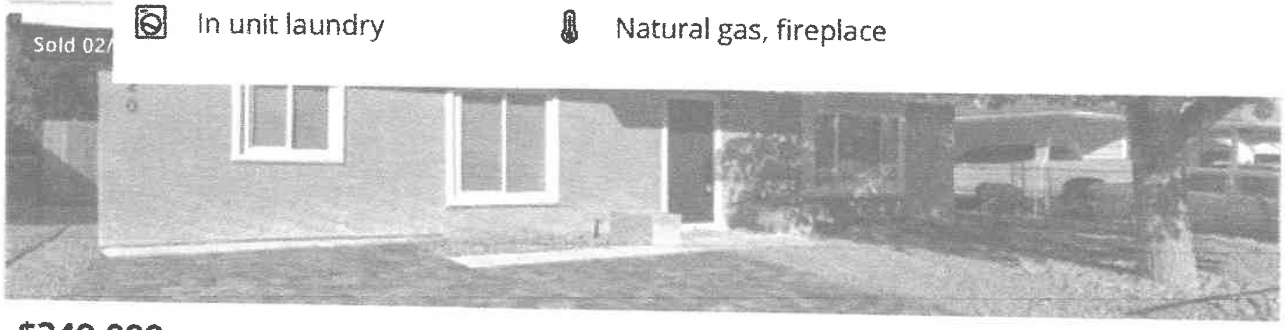
Singlefamily

Available now

Central air

In unit laundry

Natural gas, fireplace



$349,999

4 bds | 2 ba | 1,272 sqft - Sold

Exh 'B' P. 13

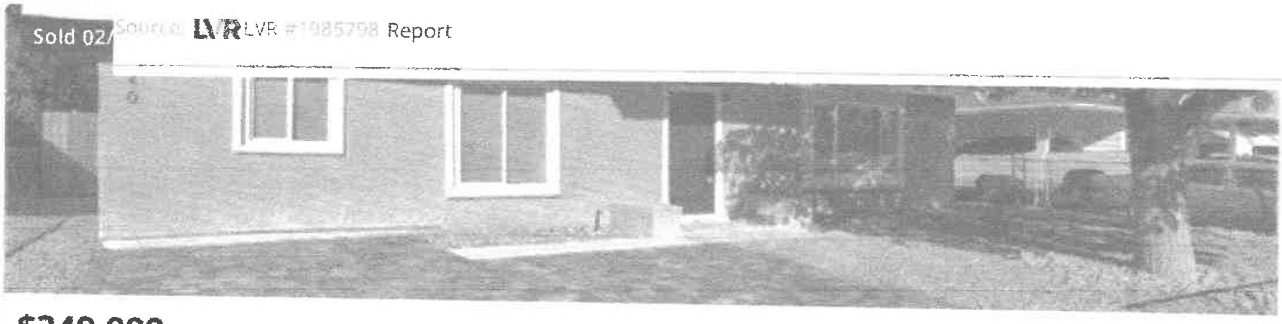
Buy

Back to search

Zillow

Overview | Facts & features | Price history | Neighborhood

1/17/2025	Listed for rent	$100,000 +185.7% $4/sqft
Source: LVR #2647614 Report		
9/1/2024	Listing removed	$4,995,000 $187/sqft
Source: BHHS broker feed #2511178 Report		
7/13/2023	Listed for sale	$4,995,000 $187/sqft
Source: LVR #2511178 Report		
1/16/2023	Listing removed	--
Source: BHHS broker feed Report		
5/25/2022	Price change	$4,995,000 -9.1% $187/sqft
Source: LVR #2399083 Report		
2/2/2022	Listed for sale	$5,495,000 +161.7% $206/sqft
Source: LVR #2365606 Report		
10/24/2018	Sold	$2,100,000 -16% $79/sqft
Source: LVR #1985798 Report		



$349,999

4 bds | 2 ba | 1,272 sqft - Sold

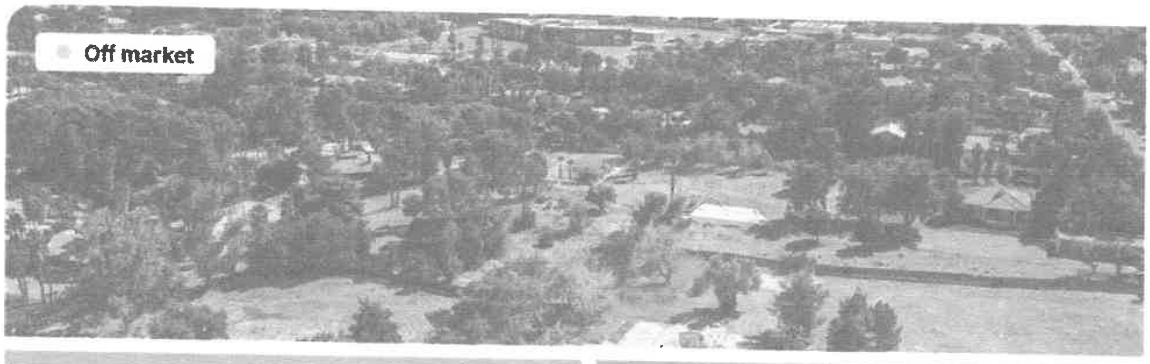
Exh 'B' P.14

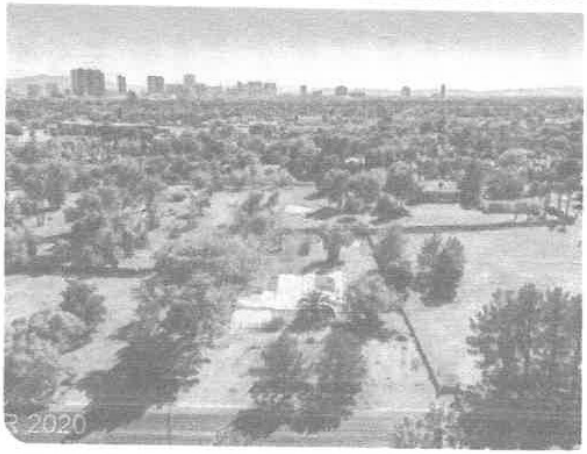
Buy

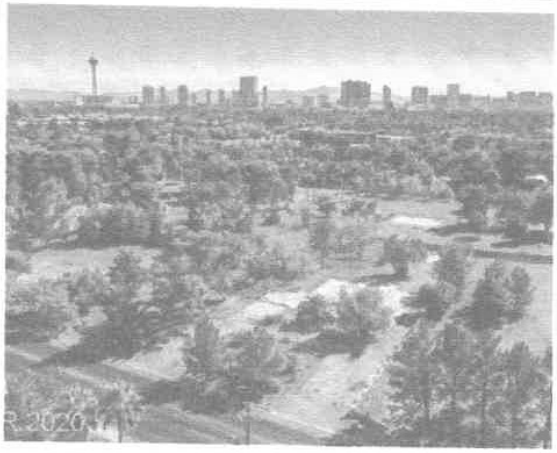
Back to search

Zillow

Off market







$533,437

3011 Alta Dr, Las Vegas, NV 89107

5 beds | 0 baths | 0 Ac

Est. refi payment: **$2,895/mo** Refinance your loan

VacantLand | Built in 1969 | 0.85 Acres Lot

$-- Zestimate® | $126/sqft | $2,215 Estimated r

EXCELLENCE FINE LIVING REALTY. Tony Espinoza. Listing provided by LVR

Ad

Par se

Exh 'B' P. 15

Briana Johnson, Assessor

Assessor Map | Aerial View | Building Sketch | Ownership History | Neighborhood Sales | New Search

GENERAL INFORMATION

PARCEL NO.	139-32-304-003
OWNER AND MAILING ADDRESS	D R S ASSET PROTECTION TRUST SHAH DHAVAL & RESHMA TRS 7452 GRASSY FIELD CT LAS VEGAS NV 89131
LOCATION ADDRESS	3011 ALTA DR
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20200827:01937
RECORDED DATE	AUG 27 2020
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	2898	2915
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	186,648	212,915
TAXABLE LAND + IMP (SUBTOTAL)	533,280	608,329
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	186,648	212,915
TOTAL TAXABLE VALUE	533,280	608,329

Exh 'B' P.16

Click here for Treasurer Information regarding real property taxes.

Click here for Flood Control Information.

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.85 ACRES
ORIGINAL CONST. YEAR	1969
LAST SALE PRICE	700000
MONTH/YEAR	9/2018
SALE TYPE	R - RECORDED VALUE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
	In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. Get Adobe Reader

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

Exh 'B' P. 17

Buy

Back to search

Zillow

Home value | Cost calculator | Home details

Price history

Date	Event	Price
10/6/2021	Listing removed	--
LVR Report		
10/26/2020	Listed for sale	$990,000 +41.4% $234/sqft
Report		
9/7/2018	Sold	$700,000 -6.7% $165/sqft
LVR Report		
8/1/2018	Pending sale	$750,000 $177/sqft
Report		
6/20/2018	Listed for sale	$750,000 +8.4% $177/sqft
Report		

Show more

EXCELLENCE FINE LIVING REALTY, Tony Espinoza. Listing provided by LVR

Ad

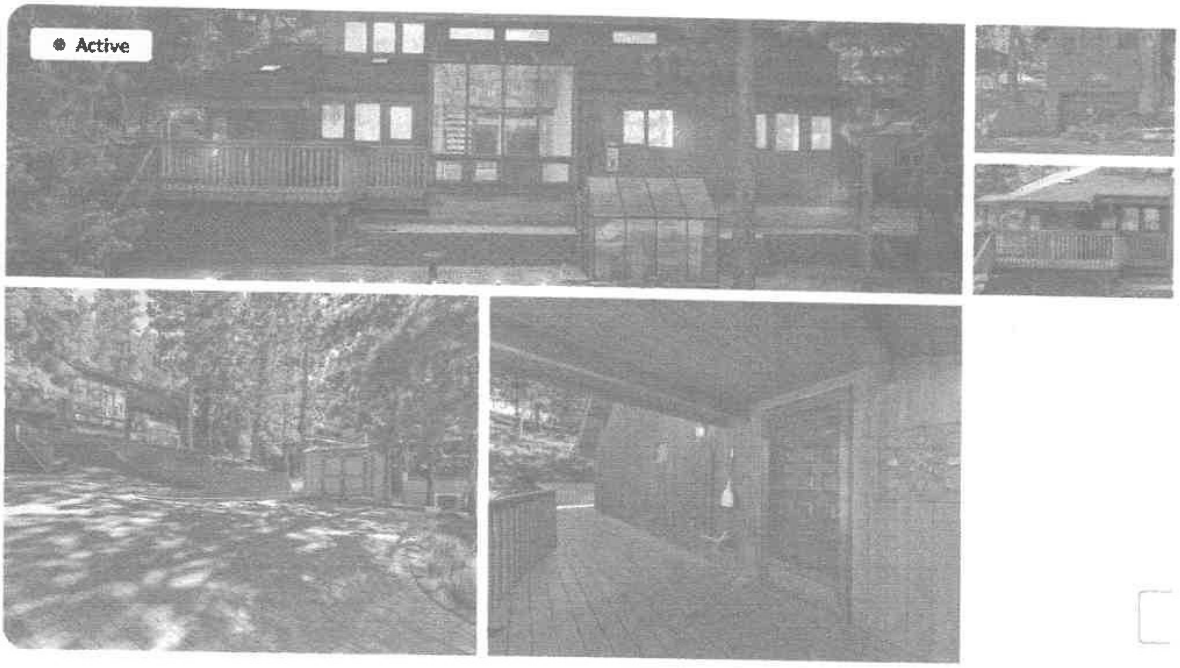
EXH 'B' P. 18

Back to search

Zillow

Save Shar

Active



$1,149,000

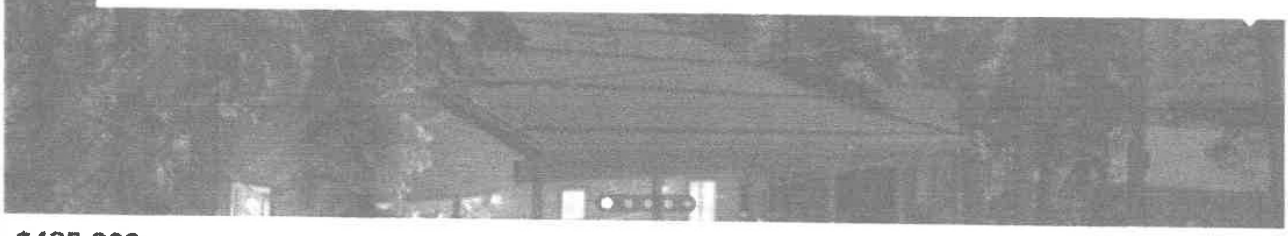
4095 Tyrol Way, Mount Charleston, NV 89124

3 beds **3** baths **2,507** sqft

Est.: **$6,292/mo** **Get pre-qualified**

Single Family Residence | Built in 1991 | 0.31 Acres Lot

$-- Zestimate® | $458/sqft | $-- HOA



$425,000

2 bds | 2 ba | 1,416 sqft - Sold

4581 Aspen Ave, Las Vegas, NV 89124

MT CHARLESTON REALTY, INC. Kaitlin J. Corr. Listing provided by LVR

Sold 09/12/25

Exh 'B' P. 19

Back to search

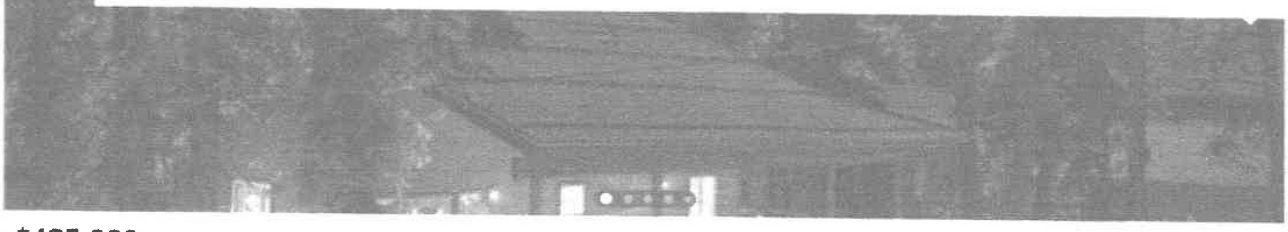
Zillow

Save Shar

Overview | Facts & features | Market value | Payment calculator | Neighborho

Date	Event	Price
6/11/2024 Source: LVR LVR #2510196 Report	Price change	$1,149,000 -3.8% $458/sqft
11/12/2023 Source: LVR LVR #2510194 Report	Price change	$1,195,000 -0.4% $477/sqft
8/8/2023 Source: LVR LVR #2510194 Report	Price change	$1,199,999 -7.7% $479/sqft
7/8/2023 Source: LVR LVR #2510194 Report	Listed for sale	$1,299,999 +182.6% $519/sqft
10/21/2014 Source: Public Record Report	Sold	$460,000 $183/sqft

Public tax history



$425,000

2 bds | 2 ba | 1,416 sqft - Sold

4581 Aspen Ave, Las Vegas, NV 89124

MT CHARLESTON REALTY, INC, Kaitlin J. Corr Listing provided by LVR

Sold 09/12/25

Exh 'B'

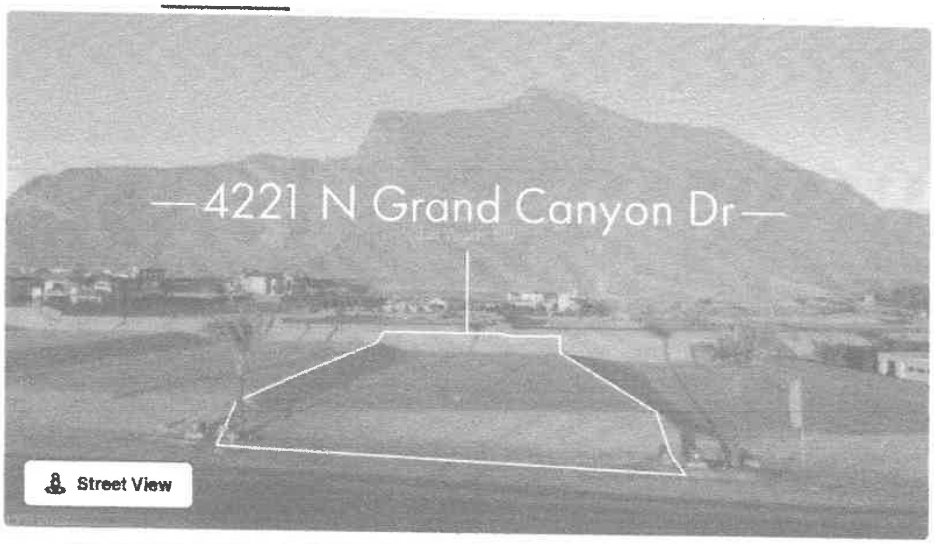
P.20

Redfin
Powered by Rocket

City, Address, School, Agent, Zip

Buy · Rent · Sell · Mortgage · Real Estate Agents · Feed

Search | Overview | Neighborhood | Property details | Sale & tax history | Favorite | Hide



● FOR SALE

$1,249,998 Est. $6,893/mo —

— bd • — ba • 0.74 acre (lot)

4221 N Grand Cyn, Las Vegas, NV 89129

Request showing

Tour for free, no strings attached

Ask a question

Instant answers, or connect with a local age

Start an offer

Rates have dropped

Lower rates mean lower monthly payments - learn more

About this home

Welcome to the Beverly Hills of the northwest. The Estates at Lone Mountain is a distinctive custom home community where a collection of the finest architecture takes centerstage on oversized lots. Seclusion and separation enhance each privately gated multi-million-dollar home on this 60-acre community nestled at the base of Lone Mountain. Build your ideal one-of-a-kind luxurious compound close to the finest

Show more

Vacant land Property Type	0.74 acres Lot Size	$1,689,186 Price/Acres
$180/mo HOA Dues		

Listed by Darin Marques • Virtue Real Estate Group

Listing updated: Oct 5, 2025 at 11:01pm
Redfin checked: 2 minutes ago • Source: GLVAR #2476672

1071 days on Redfin • **781** views • **7** favorites

Exh 'B'

P. 21

Utilities

Show all property details

Electricity Provided by EnergySage
Working on getting current and accurate energy info for this home

Internet
View available providers

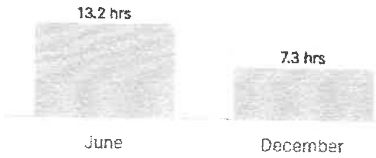
Sale and tax history for 4221 N Grand Cyn

Sale History | Tax History

Date	Event	Price
GLVAR #2476672		
Jul 6, 2025	Price Changed	$1,249,998
Jun 25, 2025	Price Changed	$1,249,999
May 21, 2024	Price Changed	$1,250,000
May 21, 2024	Relisted	—
May 16, 2024	Listing Removed	—
Mar 3, 2023	Listed	$950,000

Sun exposure

In this area, properties receive around 13.2 hours in June and 7.3 hours in December, placing it above the U.S. average for solar exposure.



View sun simulation

Provided by Shadowmap

Ask a local expert

First name *

Last name *

Email *

Email@example.com

Phone *

( ) -

Write a message

I'd like more home details | Any recent upgrades? | Is there an HOA?

Clark County Board of Equalization

Appeal #26-00424

Fiscal Year 2026/2027

2709 Pinto Lane, Las Vegas, NV 89107

APN: 139-32-703-002

Exhibit 'C'- Corrections

3 pages

(Please replace p. 2, 4, & 54 with these)

RECEIVED
FEB 12 2026
CLARK COUNTY ASSESSOR

RECEIVED

JAN 05 2026

CLARK COUNTY ASSESSOR

APPEAL FORM # 26-00424

Clark County Board of Equalization

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply

Please Print or Type.

Part A. PROPERTY OWNER/PETITIONER INFORMATION *(Agents Information to be completed in Part H)*

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL
2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS

NAME OF PETITIONER (IF DIFFERENT FROM PROPERTY OWNER)

TITLE

MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)

EMAIL ADDRESS

CITY | STATE | ZIP CODE | 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
- ☐ Goverment or Govermental Agency
- ☐ Other, please describe:

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

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 leashold, possessory interest, or benefical interest in real property
- ☐ Other, please describe:

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE	COUNTY
2709	PINTO LN	LAS VEGAS	CLARK

PURCHASE PRICE | PURCHASE DATE

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

ASSESSOR'S PARCEL NUMBER (APN): 139-32-703-002

ACCOUNT NUMBER

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

If yes, enter number of parcels

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

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)
- ☐ Commerical Property
- ☐ Agricultural Property
- ☐ Mining Property
- ☐ Industrial Property
- ☐ Personal Property
- ☐ Exemption

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

☒ 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 Opionion of Value
Land	$600,000	$413,878
Buildings	$1,087,686	$687,040
Personal Property		
Possessory interest in real property		
Exempt Value		
Total	1,687,686	$1,100,918

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

COMPLETE BOTH PAGES OF THIS FORM

2

PINTO LANE IMPROVEMENTS RECONCILIATION

ASSESSOR'S TAXABLE VALUE	$1,087,686
IMPACT OF RATE VARIATION	($320,713)
IMPACT OF DEPRECIATION CHANGE	($79,933)
OWNER'S OPINION OF VALUE	$687,040

4

REAL ESTATE ASSESSMENT APPEAL 2026-2027

IMPROVEMENTS

DATA SOURCE:
CCA 2025/26 ADDENDUM P. 8-9
AND
2026/27 ASSESSOR'S REPORT

PROPERTIES RATED GOOD/40 (*)

	PARCEL #	LINE #	A BLDG SF	B 2026/2027 ASSESSED IMPR. (ASSESSED $)	C 2026/2027 ASSESSED IMPR. (TAXABLE $)	D $/sf - subject	E Depr	F TAXABLE RCN	G TAXABLE RCNLD	ADDRESS
1	139-32-702-012	20	5,178	$302,365	$863,900	$231	45.0%	$1,195,057	$657,282	2337 PINTO LANE
2	139-32-703-003	22	5,430	$277,286	$792,246	$231	42.0%	$1,253,218	$726,866	2701 PINTO LANE
3	139-32-703-009	25	4,475	$285,998	$817,137	$231	25.5%	$1,032,808	$769,442	2694 PALOMINO
4	139-32-702-027	26	7,350	$265,060	$757,314	$231	70.5%	$1,696,345	$500,422	2403 PALOMINO
5	139-32-702-014	28	4,758	$177,830	$508,086	$231	58.5%	$1,098,123	$455,721	2331 PINTO LANE
6	139-32-304-017	35	2,993	$104,702	$299,149	$231	75.0%	$690,770	$172,692	2800 PINTO LANE
7	139-32-306-026	38	5,064	$96,892	$276,834	$231	75.0%	$1,168,747	$292,187	2951 PINTO LANE
8	139-32-703-005	39	4,068	$96,758	$276,451	$231	75.0%	$938,875	$234,719	2601 PINTO LANE
9	139-32-702-011	40	3,949	$96,151	$274,717	$231	75.0%	$911,410	$227,853	2525 PINTO LANE
10	139-32-701-009	41	4,740	$92,712	$264,891	$231	75.0%	$1,093,969	$273,492	2600 PINTO LANE
11	139-32-306-009	42	4,411	$88,600	$253,143	$231	75.0%	$1,018,038	$254,509	711 CAMPBELL
12	139-32-306-004	43	3,761	$87,933	$251,237	$231	75.0%	$868,021	$217,005	2825 PINTO LANE
13	139-32-702-024	44	4,594	$229,720	$656,343	$231	34.0%	$1,060,273	$699,780	2400 PALOMINO
14	139-32-701-002	45	3,548	$73,756	$210,731	$231	75.0%	$818,400	$204,600	2701 ALTA
15	139-32-306-011	52	6,054	$111,414	$318,326	$231	75.0%	$1,397,234	$349,308	3030 PALOMINO
	TOTAL		70,371	$2,387,177	$6,820,506	$231	N/A	$16,241,287	$6,035,879	
	AVERAGE		4,691	$159,145	$454,700	$231	62.8%	$1,082,752	$402,392	
16	139-32-703-002	15	6,081	$380,690	$1,087,686	$231	22.5%	$1,403,485	$1,087,686	2709 PINTO LANE
				VARIANCE:	$320,713	($1,403,485-$1,082,752)		FORMULAS		

A	ASSESSOR REPORT
B	ASSESSOR REPORT
C	COL' B'/.35
D	COL' F' DIV BY COL' D'A" (FROM LINE #16)
E	PROPERTY RECORD CARD
F	COL' A'/COL 'D'
G	COL 'F' x 1-(COL 'E')

54

CLARK COUNTY BOARD of EQUALIZATION

Appeal #26-00424

FISCAL YEAR 2026/2027

2709 PINTO LANE,
LAS VEGAS, NV 89107

APN 139-32-703-002

Exhibit 'D'

PRE / VHR

Assessor's Comps (7)

RECEIVED
FEB 12 2026
CLARK COUNTY ASSESSOR

REMAND SBE 26-107 Pg 720

OWNER(S)/MAIL TO	SITUS	139-32-304-009	Printed: 2/12/2026
L V FIRST L L C 2330 PASEO DEL PRADO # C204 LAS VEGAS NV, 89102 NV	2727 ALTA DR LAS VEGAS		Page: 1 of 3
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 31.110 Multi Family Res: Two SFR Units	*139-32-304-0	2026/27

LAND ACRES	0.88	LAND SQUARE FEET	38,333

LEGAL DESCRIPTION

PT N2 S2 SEC 32 20 61

SUMMARY OF TAXABLE VALUES

FISCAL YEAR	2022-23	2023-24	2024-25	2025-26	WORKING 2026-27
VALUE TYPE	BLCM	BLCM	BLCM	BLCM	BLCM
LAND	$420,000	$500,000	$525,000	$525,000	$600,000
SUBDIVISION DISCOUNT					
NET LAND	$420,000	$500,000	$525,000	$525,000	$600,000
IMPROVEMENTS	$298,001	$329,339	$361,595	$361,089	$354,498
SUPPLEMENTAL					
COMMON ELEMENT					
TOTAL IMPROVEMENT	$298,001	$329,339	$361,595	$361,089	$354,498
SECURED PERSONAL PROP					
PARCEL TOTAL	$718,001	$829,339	$886,595	$886,089	$954,498
EXEMPTION TOTAL					

SALES HISTORY

TYPE	SALE DATE	SALE PRICE	DEED BOOK	PAGE	GRANTOR	GRANTEE
UR	1/23/2025	$ 1,508,000.00	20250123	00002266	KUB TINA M & CAROL B LIVING TRUST	
F	2/28/2013	$ 432,000.00	20130228	00003364	ALTA DRIVE TRUST	KUB TINA M
T	2/14/2012	$ 320,100.00	20120214	00002245	MARIN JAMES	ALTA DRIVE TRUST

LAND APPRAISAL

#	CODE	LAND CATEGORY	ZONING	UNIT TYPE	FF	DEPTH	UNITS	UNIT PRICE	TOTAL ADJ	ADJ UNIT PRICE	ADJ VALUE	OVERD VALUE	NOTES
1	AR01	Residential	L:R-A	LT			1.00	$600,000	[+] 1.0000	$600,000	$600,000		

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE	CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME: | BUILDING COUNT: 2 | SECTION COUNT: 2

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	One Story	45		1966	1966							100%	4,807	63.29	304,229
RES	2-1	One Story	20		1979	1979							100%	1,120	44.88	50,269

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

CAT	TYPE	VAL
CONV	Capacity	2
CONV	Pool Count	1
PAR	Parcel Land Use	31.110
CAP1	OTHER	8.0

OWNER(S)/MAIL TO	SITUS	139-32-304-009	Printed: 2/12/2026
L V FIRST L L C 2330 PASEO DEL PRADO # C204 LAS VEGAS NV, 89102 NV	2727 ALTA DR LAS VEGAS		Page: 2 of 3
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 31.110 Multi Family Res: Two SFR Units BUILDING(S): 1 of 2	*139-32-304-0	2026/27

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	45 Good-Very Good

AYB	EYB	% COMP	% DEPR
1966	1966	100%	75.0

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES -$33,361

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-38,696
EW	Frame-Siding/Shingle		100.00%	
RC	Composition Shingle		100.00%	-15,527
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	20,862

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	% Floor Carpet		80%	
RIF	% Floor Vinyl		20%	

ROOMS/BATHROOMS $6,452

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	3.00	1.00	
RM2	Family/Den/Other	2.00	1.00	
RM3	Frml Dining Room	1.00	1.00	
RM4	Total Rooms	8.00	1.00	
RM5	Full Baths	3.00	1.00	
RM6	Half Baths	1.00	1.00	
FIX	Plumb Fxt	15.00	1.00	6,452

BUILT-INS/FIREPLACES $20,230

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	1.00	10,026
FPL	Fireplace (L-Rank)	2	1.00	10,204

ADDITIONAL BUILDING FEATURES $2,183

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)		1.00	
X45	Intercom	1	1.00	2,183

BUILDING 1 OF 2 SECTION 1 OF 1

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	GL1	Resid Level 1	1966	1966	1,111	1,111	191.01	212,212
1-1	CPT	Carport	1966	1966		1,120	31.06	34,787
1-1	PBA	Patio Comp Roof	1966	1966		360	39.73	14,303
1-1	STG	Storage - Extra Feature	1966	1966		1,400		
1-1	CPT	Carport	1966	1966		576	31.06	17,891
1-1	PBA	Patio Comp Roof	1966	1966		32	51.04	1,633
1-1	GL1	Resid Level 1	1966	1966	3,696	3,696	191.01	705,973
1-1	PBA	Patio Comp Roof	1966	1966		502	39.73	19,944
1-1	PBA	Patio Comp Roof	1966	1966		80	45.64	3,651

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.
PD0	PtdDkNone	360	-2,304				

EXTRA FEATURES $213,319 $53,330

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPL4	Pool Size Appx 648 Square Fe	2	1	1.00	$57,396.77	1.00	57,396.77	1966	1966	57,397	75.0	14,349	
RPHT	Pool Heater Each		1	1.00	$5,811.03	1.00	5,811.03	1966	1966	5,811	75.0	1,453	
RPLD5	Pool Deck - Kool Deck		1	360.00	$14.00	1.00	14.00	1966	1966	5,040	75.0	1,260	
RFN2	Fence Average - Tract/Block W		1	1.00	$9,268.80	1.00	9,268.80	1966	1966	9,269	75.0	2,317	
RPV3	Paving - Brick		1	1,804.00	$12.11	1.00	12.11	1966	1966	21,846	75.0	5,462	
RPV4	Paving - Concrete		1	6,440.00	$6.40	1.00	6.40	1966	1966	41,216	75.0	10,304	
RSTG	Storage Square Feet		1	1,400.00	$22.00	1.54	33.88	1966	1966	47,432	75.0	11,858	
RY31	Separate Jacuzzi/Each		1	1.00	$31,510.05	0.75	23,632.54	1966	1966	23,633	75.0	5,908	
RY30	Diving Board/Each		1	1.00	$1,674.94	1.00	1,674.94	1966	1966	1,675	75.0	419	

BUILDING VALUE SUMMARY

BASIC BUILDING	918,185
SQ. FT. ADJUSTMENTS	-33,361
LUMP SUM ADJUSTMENTS	28,865
BASEMENT	
PORCHES	37,227
GARAGES/CARPORTS	52,678
BUILDING RCN	1,003,594
DEPRECIATION	752,696
POOL/SPA/DECK	23,389
OTHER EXTRA FEATURES	29,941
TOTAL RCNLD	304,229
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	4,807
HEATED AREA W/FIN BSMT	4,807
ADJ RATE	

BUILDING NOTES

OWNER(S)/MAIL TO	SITUS	139-32-304-009	Printed: 2/12/2026
L V FIRST L L C 2330 PASEO DEL PRADO # C204 LAS VEGAS NV, 89102 NV	2727 ALTA DR LAS VEGAS		Page: 3 of 3
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 31.110 Multi Family Res: Two SFR Units BUILDING(S): 2 of 2	*139-32-304-0	2026/27

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	20 Fair

AYB	EYB	% COMP	% DEPR
1979	1979	100%	70.5

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES $3,304

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-5,208
EW	Masonry-CB/CBS, HV Stone		100.00%	
RC	Wood Shake		100.00%	4,514
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	3,998

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	% Floor Carpet		60%	
RIF	% Floor Vinyl		40%	

ROOMS/BATHROOMS $-1,875

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	1.00	1.00	
RM2	Family/Den/Other	1.00	1.00	
RM3	Frml Dining Room		1.00	
RM4	Total Rooms	4.00	1.00	
RM5	Full Baths	1.00	1.00	
RM6	Half Baths		1.00	
FIX	Plumb Fxt	6.00	1.00	-1,875

BUILT-INS/FIREPLACES $1,290

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins		1.00	
AP7	Range/Each	1	1.00	1,290

ADDITIONAL BUILDING FEATURES $0

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)		1.00	

BUILDING 2 OF 2 SECTION 1 OF 1

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
2-1	GL1	Resid Level 1	1979	1979	1,120	1,120	147.63	165,346

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.

EXTRA FEATURES $2,337 $690

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RFN1	Fence Minimum - Small Yard		1	1.00	$2,337.46	1.00	2,337.46	1979	1979	2,337	70.5	690	

BUILDING VALUE SUMMARY

BASIC BUILDING	165,346
SQ. FT. ADJUSTMENTS	3,304
LUMP SUM ADJUSTMENTS	-585
BASEMENT	
PORCHES	
GARAGES/CARPORTS	
BUILDING RCN	168,065
DEPRECIATION	118,486
POOL/SPA/DECK	
OTHER EXTRA FEATURES	690
TOTAL RCNLD	50,269
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	1,120
HEATED AREA W/FIN BSMT	1,120
ADJ RATE	

BUILDING NOTES

Clark County Assessor Reports

Value History

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

Parcel: 139-32-304-009

Assessed

Tax Year	Land			Improvements				Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code	Value		
2025-26	0.88	183,750	0	126,381	0	0	19,258		0	0	200
2024-25	0.88	183,750	0	126,558	0	0	19,632		0	0	200
2023-24	0.88	175,000	0	115,269	0	0	16,922		0	0	200
2022-23	0.88	147,000	0	104,300	0	0	15,489		0	0	200
2021-22	0.88	131,250	0	97,468	0	0	0		0	0	200
2020-21	0.88	131,250	0	95,408	0	0	0		0	0	200
2019-20	0.88	105,000	0	92,707	0	0	0		0	0	200
2018-19	0.88	70,000	0	87,986	0	0	0		0	0	200
2017-18	0.88	59,500	0	87,857	0	0	0		0	0	200
2016-17	0.88	52,500	0	86,964	0	0	0		0	0	200
2015-16	0.88	43,750	0	89,360	0	0	0		0	0	200
2014-15	0.88	35,000	0	91,023	0	0	0		0	0	200
2013-14		35,000	0	89,707	0	0	0		0	0	200
2012-13		35,000	0	93,039	0	0	0		0	0	200
2011-12		49,000	0	90,028	0	0	0		0	0	200
2010-11		70,000	0	97,588	0	0	0		0	0	200
2009-10		175,000	0	96,966	0	0	0		0	0	200
2008-09		210,000	0	98,095	0	0	0		0	0	200
2007-08		110,679	0	93,862	0	0	0		0	0	200
2006-07		110,600	0	94,624	0	0	0		0	0	200
2005-06		79,625	0	88,956	0	0	0		0	0	200
2004-05		73,500	0	89,268	0	0	0		0	0	200

Parcel from 030-290-039

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

OWNER(S)/MAIL TO	SITUS	162-05-510-011	Printed: 2/12/2026
TIRA JOHN & TARA FAMILY TRUST TIRA JOHN MARTIN JR & TARA KATHLEEN TRS 2822 ASHBY AVE LAS VEGAS NV, 89102 NV	2822 ASHBY AVE LAS VEGAS		Page: 1 of 2
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1312.12 CHARLESTON RANCHO SFR PRIMARY USE: 20.110 Single Family Residential	*162-05-510-0	2026/27

LAND ACRES	0.63	LAND SQUARE FEET	27,442

LEGAL DESCRIPTION

MCNEIL TRACT RESUB
PLAT BOOK 2 PAGE 93
LOT 18 BLOCK 2

SUMMARY OF TAXABLE VALUES

FISCAL YEAR	2022-23	2023-24	2024-25	2025-26	WORKING 2026-27
VALUE TYPE	BLCM	BLCM	BLCM	BLCM	BLCM
LAND	$180,000	$257,000	$272,000	$288,000	$325,000
SUBDIVISION DISCOUNT					
NET LAND	$180,000	$257,000	$272,000	$288,000	$325,000
IMPROVEMENTS	$821,960	$898,572	$970,847	$955,456	$940,889
SUPPLEMENTAL					
COMMON ELEMENT					
TOTAL IMPROVEMENT	$821,960	$898,572	$970,847	$955,456	$940,889
SECURED PERSONAL PROP					
PARCEL TOTAL	$1,001,960	$1,155,572	$1,242,847	$1,243,456	$1,265,889
EXEMPTION TOTAL					

SALES HISTORY

TYPE	SALE DATE	SALE PRICE	DEED BOOK	PAGE	GRANTOR	GRANTEE
UR	9/12/2025	$ 1,750,000.00	20250912	00000195	TIRA JOHN & TARA FAMILY TRUST	TIRA JOHN & TARA FAMILY TRUST
R	1/27/2022	$ 1,375,000.00	20220127	00001280	DHILLON DOCTOR TRUST	DHILLON AMANDEEP K
R	9/23/2016	$ 1,250,000.00	20160923	00002703	LEWIS STEPHEN K	

LAND APPRAISAL

#	CODE	LAND CATEGORY	ZONING	UNIT TYPE	FF	DEPTH	UNITS	UNIT PRICE	TOTAL ADJ	ADJ UNIT PRICE	ADJ VALUE	OVERD VALUE	NOTES
1	1R01	Residential	L:R-E	LT			1.00	$325,000	[+] 1.0000	$325,000	$325,000		

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE	CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME: | BUILDING COUNT: 1 | SECTION COUNT: 1

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	One Story	35		2008	2008		10.0					100%	5,600	168.02	940,889

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

CAT	TYPE	VAL
CONV	Capacity	1
CONV	Pool Count	1
PAR	Parcel Land Use	20.110
CAP1	PRIMARY	3

OWNER(S)/MAIL TO	SITUS	162-05-510-011	Printed: 2/12/2026
TIRA JOHN & TARA FAMILY TRUST TIRA JOHN MARTIN JR & TARA KATHLEEN TRS 2822 ASHBY AVE LAS VEGAS NV, 89102 NV	2822 ASHBY AVE LAS VEGAS		Page: 2 of 2
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1312.12 CHARLESTON RANCHO SFR PRIMARY USE: 20.110 Single Family Residential BUILDING(S): 1 of 1	*162-05-510-0	2026/27

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	35 Average-Good

AYB	EYB	% COMP	% DEPR
2008	2008	100%	27.0

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES $65,240

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-35,448
EW	Frame-Stucco		100.00%	
RC	Clay Tile/Slate		100.00%	78,288
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	22,400

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	% Floor Hardwood		50%	
RIF	% Floor Ceramic		50%	

ROOMS/BATHROOMS $41,364

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	4.00	1.00	
RM2	Family/Den/Other	1.00	1.00	
RM3	Frml Dining Room	1.00	1.00	
RM4	Total Rooms	8.00	1.00	
RM5	Full Baths	4.00	1.00	
RM6	Half Baths	2.00	1.00	
FIX	Plumb Fxt	24.00	1.00	41,364

BUILT-INS/FIREPLACES $17,095

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	1.00	7,060
AP2	Built-in Refrigerator/Extra/Each	1	1.00	7,445
AP4	Dishwasher Extra	1	1.00	799
AP5	Bi Microwave	1	1.00	759
AP6	Trash Compactor	1	1.00	1,032

ADDITIONAL BUILDING FEATURES $1,643

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)	10	1.00	
X05	Bar Cooler	1	1.00	1,643

BUILDING 1 OF 1 SECTION 1 OF 1

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	CAS	Casita - Extra Feature	2008	2008		625		
1-1	GAC	Att Garage - Clay Tile Roof	2008	2008		828	70.46	58,341
1-1	GL1	Resid Level 1	2008	2008	5,600	5,600	160.06	896,336

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.

EXTRA FEATURES $208,871 $152,475

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPL4	Pool Size Appx 648 Square Fe	2	1	1.00	$57,396.77	1.00	57,396.77	2008	2008	57,397	27.0	41,900	
RPLD3	Pool Deck - Brick		1	900.00	$12.11	1.00	12.11	2008	2008	10,899	27.0	7,956	
RFN2	Fence Average - Tract/Block W		1	1.00	$9,268.80	1.00	9,268.80	2008	2008	9,269	27.0	6,766	
SPR2	Sprinkler Average		1	1.00	$3,771.26	1.00	3,771.26	2008	2008	3,771	27.0	2,753	
RPV3	Paving - Brick		1	2,700.00	$12.11	1.00	12.11	2008	2008	32,697	27.0	23,869	
RY17	Casita/Square Feet		1	625.00	$151.74	1.00	151.74	2008	2008	94,838	27.0	69,231	

BUILDING VALUE SUMMARY

BASIC BUILDING	896,336
SQ. FT. ADJUSTMENTS	65,240
LUMP SUM ADJUSTMENTS	60,102
BASEMENT	
PORCHES	
GARAGES/CARPORTS	58,341
BUILDING RCN	1,080,019
DEPRECIATION	291,605
POOL/SPA/DECK	49,856
OTHER EXTRA FEATURES	102,619
TOTAL RCNLD	940,889
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	5,600
HEATED AREA W/FIN BSMT	5,600
ADJ RATE	

BUILDING NOTES

Clark County Assessor Reports

Value History

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

Parcel: 162-05-510-011

Assessed

Tax Year	Land			Improvements				Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code Value		
2025-26	0.63	100,800	0	334,410	0	0	55,072	0	0	200
2024-25	0.63	95,200	0	339,796	0	0	56,776	0	0	200
2023-24	0.63	89,950	0	314,500	0	0	51,232	0	0	200
2022-23	0.63	63,000	0	287,686	0	0	48,283	0	0	200
2021-22	0.63	63,000	0	273,798	0	0	0	0	0	200
2020-21	0.63	63,000	0	270,946	0	0	0	0	0	200
2019-20	0.63	51,800	0	265,585	0	0	0	0	0	200
2018-19	0.63	49,000	0	255,216	0	0	0	0	0	200
2017-18	0.63	36,750	0	234,963	0	0	0	0	0	200
2016-17	0.63	31,850	0	238,980	0	0	0	0	0	200
2015-16	0.63	27,300	0	210,892	0	0	0	0	0	200
2014-15	0.63	22,750	0	162,982	0	0	0	0	0	200
2013-14		22,750	0	267,787	0	0	0	0	0	200
2012-13		22,750	0	268,875	0	0	0	0	0	200
2011-12		24,500	0	250,265	0	0	0	0	0	200
2010-11		28,000	0	261,883	0	0	0	0	0	200
2009-10		45,500	0	0	0	255,019	0	0	0	200
2008-09		87,500	0	22,821	612	0	0	0	0	200
2007-08		99,470	0	20,416	0	0	0	0	0	200
2006-07		99,400	0	19,769	0	0	0	0	0	200
2005-06		49,000	0	17,749	0	0	0	0	0	200
2004-05		31,850	0	17,651	0	0	0	0	0	200

Parcel from 030-551-017

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

OWNER(S)/MAIL TO	SITUS	139-32-211-043	Printed: 2/12/2026
DONALSON JOEL & LISA FAMILY TRUST DONALSON JOEL C & LISA A TRS 3108 SONIA DR LAS VEGAS NV, 89107 NV	3108 SONIA DR LAS VEGAS		Page: 1 of 2
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.03 Central West PRIMARY USE: 20.110 Single Family Residential	*139-32-211-0	2026/27

LAND ACRES	0.53	LAND SQUARE FEET	23,086

LEGAL DESCRIPTION

RANCHO NEVADA EST UNIT #1 AMD
PLAT BOOK 10 PAGE 57
LOT 3 BLOCK 2
& VAC RD

SUMMARY OF TAXABLE VALUES

FISCAL YEAR	2022-23	2023-24	2024-25	2025-26	WORKING 2026-27
VALUE TYPE	BLCM	BLCM	BLCM	BLCM	BLCM
LAND	$247,000	$349,000	$383,000	$383,000	$482,500
SUBDIVISION DISCOUNT					
NET LAND	$247,000	$349,000	$383,000	$383,000	$482,500
IMPROVEMENTS	$178,815	$199,352	$220,394	$222,105	$221,681
SUPPLEMENTAL					
COMMON ELEMENT					
TOTAL IMPROVEMENT	$178,815	$199,352	$220,394	$222,105	$221,681
SECURED PERSONAL PROP					
PARCEL TOTAL	$425,815	$548,352	$603,394	$605,105	$704,181
EXEMPTION TOTAL					

SALES HISTORY

TYPE	SALE DATE	SALE PRICE	DEED BOOK	PAGE	GRANTOR	GRANTEE
R	1/27/2026	$ 1,359,000.00	20260127	00001418	HAYES TREVOR	DONALSON JOEL & LISA FAMILY TRUST
R	10/19/2009	$ 425,000.00	20091019	00000677	ANTHONY MARK S TRUST	HAYES TREVOR
R	6/18/2001	$ 415,000.00	20010618	00000529		ANTHONY MARK

LAND APPRAISAL

#	CODE	LAND CATEGORY	ZONING	UNIT TYPE	FF	DEPTH	UNITS	UNIT PRICE	TOTAL ADJ	ADJ UNIT PRICE	ADJ VALUE	OVERD VALUE	NOTES
1	AR01	Residential	L:R-E	LT			1.00	$482,500	[+] 1.0000	$482,500	$482,500		

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE	CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME: | BUILDING COUNT: 1 | SECTION COUNT: 1

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	One Story	35		1966	1969							100%	4,583	48.37	221,681

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

CAT	TYPE	VAL
CONV	Capacity	1
CONV	Pool Count	1
PAR	Parcel Land Use	20.110

OWNER(S)/MAIL TO	SITUS	139-32-211-043	Printed: 2/12/2026
DONALSON JOEL & LISA FAMILY TRUST DONALSON JOEL C & LISA A TRS 3108 SONIA DR LAS VEGAS NV, 89107 NV	3108 SONIA DR LAS VEGAS		Page: 2 of 2
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.03 Central West PRIMARY USE: 20.110 Single Family Residential BUILDING(S): 1 of 1	*139-32-211-0	2026/27

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	35 Average-Good

AYB	EYB	% COMP	% DEPR
1966	1969	100%	75.0

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES $24,107

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-29,010
EW	Frame-Siding/Shingle		100.00%	
RC	Concrete Tile		100.00%	34,785
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	18,332

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	% Floor Carpet		80%	
RIF	% Floor Vinyl		20%	

ROOMS/BATHROOMS $7,660

CAT	TYPE	UNITS	FAC	UNIT ADJ.
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	3.00	1.00	
RM6	Half Baths		1.00	
FIX	Plumb Fxt	13.00	1.00	7,660

BUILT-INS/FIREPLACES $11,035

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	1.00	7,060
FPL	Fireplace (L-Rank)	1	1.00	3,975

ADDITIONAL BUILDING FEATURES $1,798

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)		1.00	
X45	Intercom	1	1.00	1,798

BUILDING 1 OF 1 SECTION 1 OF 1

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	PBA	Patio Comp Roof	1966	1969		330	34.26	11,306
1-1	PBA	Patio Comp Roof	1966	1969		243	35.55	8,639
1-1	STG	Storage - Extra Feature	1966	1969		64		
1-1	100	100% Addition	1966	1969	231	231	151.53	35,003
1-1	GL1	Resid Level 1	1966	1969	3,456	3,456	151.53	523,688
1-1	PTA	Patio Tile Roof	1966	1969		18	69.11	1,244
1-1	100	100% Addition	1966	1969	896	896	151.53	135,771

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.
PFCA	CeilFinAvg	330	3,267				

EXTRA FEATURES $123,201 $30,801

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPL5	Pool Size Appx 800 Square Fe	2	1	1.00	$62,050.56	1.00	62,050.56	1966	1969	62,051	75.0	15,513	
RPHT	Pool Heater Each		1	1.00	$5,811.03	1.00	5,811.03	1966	1969	5,811	75.0	1,453	
RPLD5	Pool Deck - Kool Deck		1	368.00	$14.00	1.00	14.00	1966	1969	5,152	75.0	1,288	
SPR2	Sprinkler Average		1	1.00	$3,771.26	1.00	3,771.26	1966	1969	3,771	75.0	943	
RPV4	Paving - Concrete		1	3,976.00	$6.40	1.00	6.40	1966	1969	25,446	75.0	6,362	
RSTG	Storage Square Feet		1	64.00	$22.00	1.00	22.00	1966	1969	1,408	75.0	352	
RY30	Diving Board/Each		1	1.00	$1,674.94	1.00	1,674.94	1966	1969	1,675	75.0	419	
RY40	Wrought Iron/Square Feet		1	72.00	$12.62	1.00	12.62	1966	1969	909	75.0	227	
RY38	Concrete Block/Slump/Sq Ft		1	1,080.00	$15.72	1.00	15.72	1966	1969	16,978	75.0	4,244	

BUILDING VALUE SUMMARY

BASIC BUILDING	694,462
SQ. FT. ADJUSTMENTS	24,107
LUMP SUM ADJUSTMENTS	20,493
BASEMENT	
PORCHES	24,456
GARAGES/CARPORTS	
BUILDING RCN	763,518
DEPRECIATION	572,639
POOL/SPA/DECK	18,673
OTHER EXTRA FEATURES	12,128
TOTAL RCNLD	221,681
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	4,583
HEATED AREA W/FIN BSMT	4,583
ADJ RATE	

BUILDING NOTES

Clark County Assessor Reports

Value History

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Parcel: 139-32-211-043

Assessed

Tax Year	Land			Improvements				Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code	Value		
2025-26	0.53	134,050	0	77,737	0	0	11,224		0	0	200
2024-25	0.53	134,050	0	77,138	0	0	11,435		0	0	200
2023-24	0.53	122,150	0	69,773	0	0	9,834		0	0	200
2022-23	0.53	86,450	0	62,585	0	0	9,003		0	0	200
2021-22	0.53	82,250	0	58,109	0	0	0		0	0	200
2020-21	0.53	77,000	0	56,442	0	0	0		0	0	200
2019-20	0.53	74,550	0	54,599	0	0	0		0	0	200
2018-19	0.53	70,000	0	54,461	0	0	0		0	0	200
2017-18	0.53	52,500	0	57,128	0	0	0		0	0	200
2016-17	0.53	45,500	0	59,246	0	0	0		0	0	200
2015-16	0.53	52,500	0	60,274	0	0	0		0	0	200
2014-15	0.53	45,500	0	60,898	0	0	0		0	0	200
2013-14		35,700	0	60,933	0	0	0		0	0	200
2012-13		35,700	0	63,307	0	0	0		0	0	200
2011-12		49,000	0	60,456	0	0	0		0	0	200
2010-11		42,000	0	65,863	0	0	0		0	0	200
2009-10		105,000	0	65,294	0	0	0		0	0	200
2008-09		129,150	0	66,035	0	0	0		0	0	200
2007-08		131,950	0	63,531	0	0	0		0	0	200
2006-07		131,950	0	63,887	0	0	0		0	0	200
2005-06		50,750	0	59,801	0	0	0		0	0	200
2004-05		42,000	0	57,974	0	0	0		0	0	200

Parcel from 03A-262-003

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OWNER(S)/MAIL TO	SITUS	139-32-110-049	Printed: 2/12/2026
BOURI AJAY 217 CAMPBELL DR LAS VEGAS NV, 89107 NV	217 CAMPBELL DR LAS VEGAS		Page: 1 of 2
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.03 Central West PRIMARY USE: 20.110 Single Family Residential	*139-32-110-0	2026/27

LAND ACRES	0.54	LAND SQUARE FEET	23,522

LEGAL DESCRIPTION

RANCHO NEVADA EST UNIT #2
PLAT BOOK 10 PAGE 77
LOT 2 BLOCK 4
& VAC RD

SUMMARY OF TAXABLE VALUES

FISCAL YEAR	2022-23	2023-24	2024-25	2025-26	WORKING 2026-27
VALUE TYPE	BLCM	BLCM	BLCM	BLCM	BLCM
LAND	$247,000	$349,000	$383,000	$383,000	$482,500
SUBDIVISION DISCOUNT					
NET LAND	$247,000	$349,000	$383,000	$383,000	$482,500
IMPROVEMENTS	$238,683	$258,995	$277,965	$271,143	$264,137
SUPPLEMENTAL					
COMMON ELEMENT					
TOTAL IMPROVEMENT	$238,683	$258,995	$277,965	$271,143	$264,137
SECURED PERSONAL PROP					
PARCEL TOTAL	$485,683	$607,995	$660,965	$654,143	$746,637
EXEMPTION TOTAL					

SALES HISTORY

TYPE	SALE DATE	SALE PRICE	DEED BOOK	PAGE	GRANTOR	GRANTEE
R	12/17/2025	$ 1,835,000.00	20251217	00002525	MADS FAMILY TRUST	BOURI AJAY
R	8/20/2018	$ 782,500.00	20180820	00000121	PRECISION ASSETS	BROWNSHER DANIEL B
X	8/20/2018	$ 782,500.00	20180820	00000122	PRECISION ASSETS	

LAND APPRAISAL

#	CODE	LAND CATEGORY	ZONING	UNIT TYPE	FF	DEPTH	UNITS	UNIT PRICE	TOTAL ADJ	ADJ UNIT PRICE	ADJ VALUE	OVERD VALUE	NOTES
1	AR01	Residential	L:R-E	LT			1.00	$482,500	[+] 1.0000	$482,500	$482,500		

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE	CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME: | BUILDING COUNT: 1 | SECTION COUNT: 1

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	One Story	30		1967	1989							100%	3,502	75.42	264,137

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

CAT	TYPE	VAL
CONV	Capacity	1
CONV	Pool Count	1
PAR	Parcel Land Use	20.110

OWNER(S)/MAIL TO	SITUS	139-32-110-049	Printed: 2/12/2026
BOURI AJAY 217 CAMPBELL DR LAS VEGAS NV, 89107 NV	217 CAMPBELL DR LAS VEGAS		Page: 2 of 2
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.03 Central West PRIMARY USE: 20.110 Single Family Residential BUILDING(S): 1 of 1	*139-32-110-0	2026/27

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	30 Average

AYB	EYB	% COMP	% DEPR
1967	1989	100%	55.5

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES -$5,042

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-18,245
EW	Frame-Stucco		100.00%	
RC	Composition Shingle		100.00%	
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	13,203

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	% Floor Carpet		80%	
RIF	% Floor Vinyl		20%	

ROOMS/BATHROOMS $7,083

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	5.00	1.00	
RM2	Family/Den/Other	2.00	1.00	
RM3	Frml Dining Room	1.00	1.00	
RM4	Total Rooms	10.00	1.00	
RM5	Full Baths	3.00	1.00	
RM6	Half Baths		1.00	
FIX	Plumb Fxt	12.00	1.00	7,083

BUILT-INS/FIREPLACES $8,276

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	1.00	4,983
FPL	Fireplace (L-Rank)	1	1.00	3,293

ADDITIONAL BUILDING FEATURES $1,519

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)		1.00	
X45	Intercom	1	1.00	1,519

BUILDING 1 OF 1 SECTION 1 OF 1

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	PBA	Patio Comp Roof	1967	1989		18	42.54	766
1-1	CPT	Carport	1967	1989		960	21.77	20,899
1-1	100	100% Addition	1967	1989	96	96	137.20	13,171
1-1	GL1	Resid Level 1	1967	1989	3,406	3,406	137.20	467,303
1-1	PBA	Patio Comp Roof	1967	1989		408	30.93	12,619

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.

EXTRA FEATURES $119,212 $29,803

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPL5	Pool Size Appx 800 Square Fe	3	1	1.00	$62,050.56	1.00	67,430.34	1967	1969	67,430	75.0	16,858	
RPSP	Pool Spa/Attached Each		1	1.00	$17,712.75	1.00	17,712.75	1967	1969	17,713	75.0	4,428	
RFN2	Fence Average - Tract/Block W		1	1.00	$9,268.80	1.00	9,268.80	1967	1969	9,269	75.0	2,317	
SPR2	Sprinkler Average		1	1.00	$3,771.26	1.00	3,771.26	1967	1969	3,771	75.0	943	
RPV4	Paving - Concrete		1	3,024.00	$6.40	1.00	6.40	1967	1969	19,354	75.0	4,838	
RY30	Diving Board/Each		1	1.00	$1,674.94	1.00	1,674.94	1967	1969	1,675	75.0	419	

BUILDING VALUE SUMMARY

BASIC BUILDING	480,474
SQ. FT. ADJUSTMENTS	-5,042
LUMP SUM ADJUSTMENTS	16,878
BASEMENT	
PORCHES	13,385
GARAGES/CARPORTS	20,899
BUILDING RCN	526,594
DEPRECIATION	292,260
POOL/SPA/DECK	21,705
OTHER EXTRA FEATURES	8,098
TOTAL RCNLD	264,137
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	3,502
HEATED AREA W/FIN BSMT	3,502
ADJ RATE	

BUILDING NOTES

Clark County Assessor Reports

Value History

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

Parcel: 139-32-110-049

Assessed

Tax Year	Land			Improvements				Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code	Value		
2025-26	0.54	134,050	0	94,900	0	0	10,918		0	0	200
2024-25	0.54	134,050	0	97,288	0	0	11,123		0	0	200
2023-24	0.54	122,150	0	90,648	0	0	9,561		0	0	200
2022-23	0.54	86,450	0	83,539	0	0	8,758		0	0	200
2021-22	0.54	82,250	0	79,828	0	0	0		0	0	200
2020-21	0.54	77,000	0	79,467	0	0	0		0	0	200
2019-20	0.54	74,550	0	78,290	38,934	0	0		0	0	200
2018-19	0.54	70,000	0	41,217	0	0	0		0	0	200
2017-18	0.54	52,500	0	43,300	0	0	0		0	0	200
2016-17	0.54	45,500	0	45,067	0	0	0		0	0	200
2015-16	0.54	52,500	0	45,852	0	0	0		0	0	200
2014-15	0.54	45,500	0	46,609	0	0	0		0	0	200
2013-14		35,700	0	46,534	0	0	0		0	0	200
2012-13		35,700	0	48,334	0	0	0	A	1,210	0	200
2011-12		49,000	0	47,031	0	0	0		0	0	200
2010-11		42,000	0	51,049	0	0	0		0	0	200
2009-10		105,000	0	50,626	0	0	0		0	0	200
2008-09		129,150	0	51,037	0	0	0		0	0	200
2007-08		131,950	0	49,092	0	0	0		0	0	200
2006-07		131,950	0	49,259	0	0	0		0	0	200
2005-06		50,750	0	45,644	0	0	0		0	0	200
2004-05		42,000	0	46,988	0	0	0		0	0	200

Parcel from 03A-273-002

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

OWNER(S)/MAIL TO	SITUS	139-32-211-025	Printed: 2/12/2026
SIEGAL JEFFREY 3722 LAS VEGAS BLVD S # 2002 LAS VEGAS NV, 89158 NV	3105 CONNERS DR LAS VEGAS		Page: 1 of 2
	PARCEL STATUS: A Active - Locally Assessed Parcel	*139-32-211-0	2026/27
	NEIGHBORHOOD: 1311.03 Central West		
	PRIMARY USE: 20.110 Single Family Residential		

LAND ACRES	0.53	LAND SQUARE FEET	23,086

LEGAL DESCRIPTION

RANCHO NEVADA EST UNIT #1 AMD
PLAT BOOK 10 PAGE 57
LOT 25 BLOCK 1
& VAC RD

SUMMARY OF TAXABLE VALUES

FISCAL YEAR	2022-23	2023-24	2024-25	2025-26	WORKING 2026-27
VALUE TYPE	BLCM	BLCM	BLCM	BLCM	BLCM
LAND	$247,000	$349,000	$383,000	$383,000	$482,500
SUBDIVISION DISCOUNT					
NET LAND	$247,000	$349,000	$383,000	$383,000	$482,500
IMPROVEMENTS	$252,690	$271,096	$287,386	$277,368	$264,262
SUPPLEMENTAL					
COMMON ELEMENT					
TOTAL IMPROVEMENT	$252,690	$271,096	$287,386	$277,368	$264,262
SECURED PERSONAL PROP					
PARCEL TOTAL	$499,690	$620,096	$670,386	$660,368	$746,762
EXEMPTION TOTAL					

SALES HISTORY

TYPE	SALE DATE	SALE PRICE	DEED BOOK	PAGE	GRANTOR	GRANTEE
R	3/17/2025	$ 1,500,000.00	20250317	00000855	MCKINLEY MARK & L 1993 LIV TR	SIEGAL JEFFREY
R	3/31/2000	$ 435,000.00	20000331	00001800	WENNER J	MCKINLEY MARK E & LINDA K

LAND APPRAISAL

#	CODE	LAND CATEGORY	ZONING	UNIT TYPE	FF	DEPTH	UNITS	UNIT PRICE	TOTAL ADJ	ADJ UNIT PRICE	ADJ VALUE	OVERD VALUE	NOTES
1	AR01	Residential	L:R-E	LT			1.00	$482,500	[+] 1.0000	$482,500	$482,500		

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE	CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME: | BUILDING COUNT: 1 | SECTION COUNT: 1

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	One Story	30		1966	1981							100%	4,522	58.44	264,262

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

CAT	TYPE	VAL
CONV	Capacity	1
CONV	Pool Count	1
PAR	Parcel Land Use	20.110
CAP1	OTHER	8.0

OWNER(S)/MAIL TO	SITUS	139-32-211-025	Printed: 2/12/2026
SIEGAL JEFFREY 3722 LAS VEGAS BLVD S # 2002 LAS VEGAS NV, 89158 NV	3105 CONNERS DR LAS VEGAS		Page: 2 of 2
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.03 Central West PRIMARY USE: 20.110 Single Family Residential BUILDING(S): 1 of 1	*139-32-211-0	2026/27

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	30 Average

AYB	EYB	% COMP	% DEPR
1966	1981	100%	67.5

BUILDING 1 OF 1 SECTION 1 OF 1

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	PBA	Patio Comp Roof	1966	1981		480	30.93	14,846
1-1	PBA	Patio Comp Roof	1966	1981		169	33.79	5,711
1-1	GAB	Att Garage - Built-up or Com	1966	1981		1,161	45.72	53,081
1-1	GL1	Resid Level 1	1966	1981	2,337	2,337	128.74	300,865
1-1	100	100% Addition	1966	1981	2,185	2,185	128.74	281,297
1-1	PBA	Patio Comp Roof	1966	1981		21	42.54	893

BUILDING VALUE SUMMARY

BASIC BUILDING	582,162
SQ. FT. ADJUSTMENTS	-6,512
LUMP SUM ADJUSTMENTS	44,422
BASEMENT	
PORCHES	26,382
GARAGES/CARPORTS	53,081
BUILDING RCN	699,535
DEPRECIATION	472,186
POOL/SPA/DECK	26,404
OTHER EXTRA FEATURES	10,509
TOTAL RCNLD	264,262
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	4,522
HEATED AREA W/FIN BSMT	4,522
ADJ RATE	

BUILDING NOTES

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES -$6,512

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-23,560
EW	Frame-Siding/Shingle		100.00%	
RC	Composition Shingle		100.00%	
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	17,048

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	% Floor Hardwood		40%	
RIF	% Floor Carpet		30%	
RIF	% Floor Ceramic		30%	

ROOMS/BATHROOMS $23,610

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	3.00	1.00	
RM2	Family/Den/Other	3.00	1.00	
RM3	Frml Dining Room		1.00	
RM4	Total Rooms	8.00	1.00	
RM5	Full Baths	4.00	1.00	
RM6	Half Baths	1.00	1.00	
FIX	Plumb Fxt	19.00	1.00	23,610

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.
PD5	PtoDkKoolDk	169	1,284				
PD5	PtoDkKoolDk	480	3,648				

BUILT-INS/FIREPLACES $15,799

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	1.00	4,983
AP6	Trash Compactor	1	1.00	937
FPL	Fireplace (L-Rank)	3	1.00	9,879

ADDITIONAL BUILDING FEATURES $5,013

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)		1.00	
X30	Hardwire Sec	1	1.00	5,013

EXTRA FEATURES

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN ($113,574)	DEPR%	RCNLD ($36,913)	NOTES
RPL4	Pool Size Appx 648 Square Fe	1	1	1.00	$57,396.77	1.00	52,621.36	1966	1981	52,621	67.5	17,102	
RPHT	Pool Heater Each		1	1.00	$5,811.03	1.00	5,811.03	1966	1981	5,811	67.5	1,889	
RPSP	Pool Spa/Attached Each		1	1.00	$17,712.75	1.00	17,712.75	1966	1981	17,713	67.5	5,757	
RPLD5	Pool Deck - Kool Deck		1	364.00	$14.00	1.00	14.00	1966	1981	5,096	67.5	1,656	
SPR2	Sprinkler Average		1	1.00	$3,771.26	1.00	3,771.26	1966	1981	3,771	67.5	1,226	
RPV4	Paving - Concrete		1	1,125.00	$6.40	1.00	6.40	1966	1981	7,200	67.5	2,340	
RY13	Bar-B-Que/Firepit/Each		1	1.00	$2,498.43	1.00	2,498.43	1966	1981	2,498	67.5	812	
RY38	Concrete Block/Slump/Sq Ft		1	1,200.00	$15.72	1.00	15.72	1966	1981	18,864	67.5	6,131	

Clark County Assessor Reports

Value History

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Parcel: 139-32-211-025

Assessed

Tax Year	Land			Improvements				Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code	Value		
2025-26	0.53	134,050	0	97,079	0	0	13,994		0	0	200
2024-25	0.53	134,050	0	100,585	0	0	14,885		0	0	200
2023-24	0.53	122,150	0	94,884	0	0	13,325		0	0	200
2022-23	0.53	86,450	0	88,442	0	0	12,698		0	0	200
2021-22	0.53	82,250	0	85,474	0	0	0		0	0	200
2020-21	0.53	77,000	0	85,875	0	0	0		0	0	200
2019-20	0.53	74,550	0	85,872	0	0	0		0	0	200
2018-19	0.53	70,000	0	83,945	0	0	0		0	0	200
2017-18	0.53	52,500	0	86,464	0	0	0		0	0	200
2016-17	0.53	45,500	0	93,584	0	0	0		0	0	200
2015-16	0.53	52,500	0	93,502	0	0	0		0	0	200
2014-15	0.53	45,500	0	92,889	0	0	0		0	0	200
2013-14		35,700	0	90,800	0	0	0		0	0	200
2012-13		35,700	0	77,886	0	0	0		0	0	200
2011-12		49,000	0	89,438	0	0	0		0	0	200
2010-11		42,000	0	95,165	0	0	0		0	0	200
2009-10		105,000	0	63,938	0	29,223	0		0	0	200
2008-09		129,150	0	64,119	0	0	0		0	0	200
2007-08		131,950	0	61,156	0	0	0		0	0	200
2006-07		131,950	0	60,936	0	0	0		0	0	200
2005-06		50,750	0	56,165	0	0	0		0	0	200
2004-05		42,000	0	54,775	0	0	0		0	0	200

Parcel from 03A-261-025

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

OWNER(S)/MAIL TO	SITUS	162-04-210-045	Printed: 2/12/2026
BLACK RABBIT RANCH L L C 2017 WATERBURY LN LAS VEGAS NV, 89134 NV	2009 BANNIE AVE LAS VEGAS		Page: 1 of 2
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1312.28 Central West PRIMARY USE: 20.110 Single Family Residential	*162-04-210-0	2026/27

LAND ACRES	0.46	LAND SQUARE FEET	20,037

LEGAL DESCRIPTION

SCOTCH EIGHTY ADD RESUB
PLAT BOOK 4 PAGE 44
PT BLOCK 6

SUMMARY OF TAXABLE VALUES

FISCAL YEAR	2022-23	2023-24	2024-25	2025-26	WORKING 2026-27
VALUE TYPE	BLCM	BLCM	BLCM	BLCM	BLCM
LAND	$287,100	$287,100	$288,000	$288,000	$351,000
SUBDIVISION DISCOUNT					
NET LAND	$287,100	$287,100	$288,000	$288,000	$351,000
IMPROVEMENTS	$188,476	$208,629	$660,762	$651,927	$637,716
SUPPLEMENTAL		$405,765			
COMMON ELEMENT					
TOTAL IMPROVEMENT	$188,476	$614,394	$660,762	$651,927	$637,716
SECURED PERSONAL PROP					
PARCEL TOTAL	$475,576	$495,729	$948,762	$939,927	$988,716
EXEMPTION TOTAL					

SALES HISTORY

TYPE	SALE DATE	SALE PRICE	DEED BOOK	PAGE	GRANTOR	GRANTEE
R	12/9/2025	$ 2,075,000.00	20251209	00001702	ANA TRUST ETAL	BLACK RABBIT RANCH L L C
F	5/15/2023	$ 2,037,500.00	20230515	00001698	SHEARING ROBERT L	MONTOYO MICHAEL
T	5/4/2017	$ 228,102.00	20170504	00001419	SHEARING FAMILY TRUST	SHEARING ROBERT L

LAND APPRAISAL

#	CODE	LAND CATEGORY	ZONING	UNIT TYPE	FF	DEPTH	UNITS	UNIT PRICE	TOTAL ADJ	ADJ UNIT PRICE	ADJ VALUE	OVERD VALUE	NOTES
1	1R01	Residential	L:R-E	LT			1.00	$390,000	[+] 1.0000	$351,000	$351,000		

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE
1R01	% - Size		-0.10	-$39,000.00	

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME: | BUILDING COUNT: 1 | SECTION COUNT: 1

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	One Story	50		1972	1998		9.0					100%	4,410	144.61	637,716

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

CAT	TYPE	VAL
CONV	Capacity	1
CONV	Pool Count	1
PAR	Parcel Land Use	20.110
PAR	Late Notice of Value	

OWNER(S)/MAIL TO	SITUS	162-04-210-045	Printed: 2/12/2026
BLACK RABBIT RANCH L L C 2017 WATERBURY LN LAS VEGAS NV, 89134 NV	2009 BANNIE AVE LAS VEGAS		Page: 2 of 2
	PARCEL STATUS: A Active - Locally Assessed Parcel	*162-04-210-0	2026/27
	NEIGHBORHOOD: 1312.28 Central West		
	PRIMARY USE: 20.110 Single Family Residential		
	BUILDING(S): 1 of 1		

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	50 Very Good

AYB	EYB	% COMP	% DEPR
1972	1998	100%	42.0

BUILDING 1 OF 1 SECTION 1 OF 1

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	PBA	Patio Comp Roof	1972	1998		140	45.71	6,399
1-1	PBA	Patio Comp Roof	1972	1998		144	45.62	6,569
1-1	GL1	Resid Level 1	1972	1998	4,410	4,410	223.34	984,929
1-1	GAB	Att Garage - Built-up or Com	1972	1998		520	86.68	45,074

BUILDING VALUE SUMMARY

BASIC BUILDING	984,929
SQ. FT. ADJUSTMENTS	-34,310
LUMP SUM ADJUSTMENTS	19,138
BASEMENT	
PORCHES	16,288
GARAGES/CARPORTS	45,074
BUILDING RCN	1,031,119
DEPRECIATION	433,070
POOL/SPA/DECK	26,559
OTHER EXTRA FEATURES	13,108
TOTAL RCNLD	637,716
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	4,410
HEATED AREA W/FIN BSMT	4,410
ADJ RATE	

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES -$34,310

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-38,147
EW	Masonry-CB/CBS, HV Stone		100.00%	
RC	Composition Shingle		100.00%	-15,788
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	19,625

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.

ROOMS/BATHROOMS $0

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	5.00	1.00	
RM2	Family/Den/Other	1.00	1.00	
RM3	Frml Dining Room		1.00	
RM4	Total Rooms	8.00	1.00	
RM5	Full Baths	3.00	1.00	
RM6	Half Baths	1.00	1.00	
FIX	Plumb Fxt	15.00	1.00	

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.
PD7	PtoDkStone	140	1,637				
PD7	PtoDkStone	144	1,683				

BUILDING NOTES

BUILT-INS/FIREPLACES $19,138

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	1.00	10,916
AP6	Trash Compactor	1	1.00	1,222
FPH	Fireplace (H-Rank)	1	1.00	7,000

EXTRA FEATURES $158,665 $39,667

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPL5	Pool Size Appx 800 Square Fe	2	1	1.00	$62,050.56	1.00	62,050.56	1972	1972	62,051	75.0	15,513	
RPHT	Pool Heater Each		1	1.00	$5,811.03	1.00	5,811.03	1972	1972	5,811	75.0	1,453	
SPR3	Sprinkler Large		1	1.00	$11,296.38	2.00	22,592.76	1972	1972	22,593	75.0	5,648	
RPV4	Paving - Concrete		1	2,850.00	$6.40	1.00	6.40	1972	1972	18,240	75.0	4,560	DRIVE/WALK\
RY38	Concrete Block/Slump/Sq Ft		1	306.00	$15.72	1.00	15.72	1972	1972	4,810	75.0	1,203	
RPV7	Paving - Stone		1	375.00	$18.10	1.00	18.10	1972	1972	6,788	75.0	1,697	FRONT- PATI(
RPLD7	Pool Deck - Stone		1	2,120.00	$18.10	1.00	18.10	1972	1972	38,372	75.0	9,593	POOL/PATIO

ADDITIONAL BUILDING FEATURES $0

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)	9	1.00	

Clark County Assessor Reports

Value History

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

Parcel: 162-04-210-045

Assessed

Tax Year	Land			Improvements				Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code Value		
2025-26	0.46	100,800	0	228,174	0	0	14,310	0	0	200
2024-25	0.46	100,800	0	231,267	0	0	14,578	0	0	200
2023-24	0.46	100,485	0	73,020	0	142,018	6,880	0	0	200
2022-23	0.46	100,485	0	65,967	0	0	6,936	0	0	200
2021-22	0.46	89,145	0	65,075	0	0	0	0	0	200
2020-21	0.46	89,145	0	66,886	0	0	0	0	0	200
2019-20	0.46	69,615	0	68,105	0	0	0	0	0	200
2018-19	0.46	59,850	0	67,359	0	0	0	0	0	200
2017-18	0.46	29,925	0	70,039	0	0	0	0	0	200
2016-17	0.46	25,200	0	73,863	0	0	0	0	0	200
2015-16	0.46	18,900	0	74,859	0	0	0	0	0	200
2014-15	0.46	18,900	0	75,306	0	0	0	0	0	200
2013-14		18,900	0	74,747	0	0	0	0	0	200
2012-13		18,900	0	77,554	0	0	0	0	0	200
2011-12		21,420	0	75,139	0	0	0	0	0	200
2010-11		25,200	0	80,541	0	0	0	0	0	200
2009-10		40,950	0	79,509	0	0	0	0	0	200
2008-09		78,750	0	80,096	0	0	0	0	0	200
2007-08		78,750	0	77,015	0	0	0	0	0	200
2006-07		78,750	0	77,190	0	0	0	0	0	200
2005-06		50,400	0	72,062	0	0	0	0	0	200
2004-05		34,650	0	69,598	0	0	0	0	0	200

Parcel from 030-715-007

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

APN:	162.04.210.045	Appraiser	644	Date	04/06/23

Marshall & Swift % of Completion Component	MS-42 85-3	Original (Y/N)	FACTOR	Comments	Factored Percent %
Plans, permits and survey	2%		50%	PERMIT	1.00%
Excavation, forms, water/sewage hookup	4%		100%		4.00%
Concrete	8%		100%		8.00%
Rough framing	21%		100%		21.00%
Windows and exterior doors	2%		50%	SOME ORG	1.00%
Roof Cover	3%		50%	NOT ORG- NO DATE WHEN LAST REPLACED	1.50%
Rough-in plumbing	4%		50%	FLOOR PLAN CHG	2.00%
Insulation	1%		0%		0.00%
Rough-in electrical and mechanical	11%		0%	FLOOR PLAN CHG	0.00%
Exterior cover	6%		100%		6.00%
Interior drywall and ceiling finish	8%		0%	REFINISHED/REMOD	0.00%
Built-in cabinets, interior doors, trim, etc.	13%		0%	NEW	0.00%
Plumbing fixtures	5%		0%	NEW	0.00%
Floor covers	3%		0%	NEW	0.00%
Built-in appliances	3%		0%	NEW	0.00%
Light fixtures and finish hardware	2%		0%	NEW	0.00%
Painting and decorating	4%		0%	NEW	0.00%

Original % Complete = 44.5%

Remodels / Fire / Rebuilds

Area	Year Built	% of Area	(rounded)
Original	1972	44.50%	45.00%
Remodel	2020	55.50%	55.00%
Remodel			0.00%
Adjusted Effective Year			**1998**

Comments: 2022- PER MLS, HOME COMPLETELY REMOD/CHG FLOOR PLAN- NEW ELECTRICAL, PLUMBING, KITCHEN, BATHROOMS/LAUNDRY, FLOORING THROUGHOUT.

OWNER(S)/MAIL TO	SITUS	162-04-210-058	Printed: 2/12/2026
O'NEILL MICHAEL EDMUND PREOBRAZHENSKAYA BOGDANA 1800 SILVER AVE LAS VEGAS NV, 89102 NV	1800 SILVER AVE LAS VEGAS		Page: 1 of 2
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1312.28 Central West PRIMARY USE: 20.110 Single Family Residential	*162-04-210-0	2026/27

LAND ACRES	0.86	LAND SQUARE FEET	37,461

LEGAL DESCRIPTION

SCOTCH EIGHTY ADD RESUB
PLAT BOOK 4 PAGE 44
PT BLOCK 13

SUMMARY OF TAXABLE VALUES

FISCAL YEAR	2022-23	2023-24	2024-25	2025-26	WORKING 2026-27
VALUE TYPE	BLCM	BLCM	BLCM	BLCM	BLCM
LAND	$366,850	$366,850	$368,000	$368,000	$448,500
SUBDIVISION DISCOUNT					
NET LAND	$366,850	$366,850	$368,000	$368,000	$448,500
IMPROVEMENTS	$748,104	$811,123	$870,512	$852,125	$829,364
SUPPLEMENTAL					
COMMON ELEMENT					
TOTAL IMPROVEMENT	$748,104	$811,123	$870,512	$852,125	$829,364
SECURED PERSONAL PROP					
PARCEL TOTAL	$1,114,954	$1,177,973	$1,238,512	$1,220,125	$1,277,864
EXEMPTION TOTAL					

SALES HISTORY

TYPE	SALE DATE	SALE PRICE	DEED BOOK	PAGE	GRANTOR	GRANTEE
R	4/10/2025	$ 1,900,000.00	20250410	00001553	ELLEN TRUST	O'NEILL MICHAEL EDMUND
R	9/4/2020	$ 1,690,000.00	20200904	00002000	NEGROTTO DONNA	ELLEN BRETT S
D	7/8/2019	$ 700,000.00	20190708	00001921	TEUTSCH CHRISTOPHER	NEGROTTO DONNA

LAND APPRAISAL

#	CODE	LAND CATEGORY	ZONING	UNIT TYPE	FF	DEPTH	UNITS	UNIT PRICE	TOTAL ADJ	ADJ UNIT PRICE	ADJ VALUE	OVERD VALUE	NOTES
1	1R01	Residential	L:R-E	LT			1.00	$390,000	[+] 1.0000	$448,500	$448,500		

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE
1R01	% - Size		0.15	$58,500.00	

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME: | BUILDING COUNT: 1 | SECTION COUNT: 1

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	One Story	50		1977	1994		10.0					100%	5,034	164.75	829,364

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

CAT	TYPE	VAL
CONV	Capacity	1
CONV	Pool Count	1
PAR	Parcel Land Use	20.110

OWNER(S)/MAIL TO	SITUS	162-04-210-058	Printed: 2/12/2026
O'NEILL MICHAEL EDMUND PREOBRAZHENSKAYA BOGDANA 1800 SILVER AVE LAS VEGAS NV, 89102 NV	1800 SILVER AVE LAS VEGAS		Page: 2 of 2
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1312.28 Central West PRIMARY USE: 20.110 Single Family Residential BUILDING(S): 1 of 1	*162-04-210-0	2026/27

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	50 Very Good

AYB	EYB	% COMP	% DEPR
1977	1994	100%	48.0

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES $11,125

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-43,544
EW	Masonry-Slump Block		100.00%	
RC	Concrete Tile		100.00%	32,268
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	22,401

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	% Floor Ceramic		70%	
RIF	% Floor Carpet		30%	

ROOMS/BATHROOMS $38,680

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	6.00	1.00	
RM2	Family/Den/Other	1.00	1.00	
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	23.00	1.00	38,680

BUILT-INS/FIREPLACES $20,319

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	1.00	10,916
AP5	Bi Microwave	1	1.00	1,181
AP6	Trash Compactor	1	1.00	1,222
FPH	Fireplace (H-Rank)	1	1.00	7,000

ADDITIONAL BUILDING FEATURES $1,643

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)	10	1.00	
X05	Bar Cooler	1	1.00	1,643

BUILDING 1 OF 1 SECTION 1 OF 1

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	GAT	Att Garage - Tile Roof	1977	1994		742	88.53	65,689
1-1	PTA	Patio Tile Roof	1977	1994		103	69.01	7,108
1-1	PTA	Patio Tile Roof	1977	1994		614	62.93	38,639
1-1	CAS	Casita - Extra Feature	1977	1994		588		
1-1	GL1	Resid Level 1	1977	1994	4,781	4,781	224.04	1,071,135
1-1	100	100% Addition	1977	1994	253	253	224.04	56,682

GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS

CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.

EXTRA FEATURES $330,021 $147,634

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPL5	Pool Size Appx 800 Square Fe	1	1	1.00	$62,050.56	1.00	56,670.78	1977	1994	56,671	48.0	29,469	
RPHT	Pool Heater Each		1	1.00	$5,811.03	1.00	5,811.03	1977	1994	5,811	48.0	3,022	
RPSP	Pool Spa/Attached Each		1	1.00	$17,712.75	1.00	17,712.75	1977	1994	17,713	48.0	9,211	
RPLD5	Pool Deck - Kool Deck		1	600.00	$14.00	1.00	14.00	1977	1994	8,400	48.0	4,368	
RFN3	Fence Large - 1/2 Acre Custom		1	1.00	$30,046.42	1.00	30,046.42	1977	1977	30,046	73.5	7,962	
SPR1	Sprinkler Minimum		1	1.00	$1,564.94	1.00	1,564.94	1977	1977	1,565	73.5	415	
RPV4	Paving - Concrete		1	4,131.00	$6.40	1.00	6.40	1977	1977	26,438	73.5	7,006	
RTCN	Tennis Court - Concrete		1	1.00	$58,172.40	1.00	58,172.40	1977	1994	58,172	48.0	30,250	
RTLT	Tennis Court Lighting		1	1.00	$18,520.70	1.00	18,520.70	1977	1977	18,521	73.5	4,908	
RTFN	Tennis Court Fencing		1	1.00	$15,786.10	1.00	15,786.10	1977	1977	15,786	73.5	4,183	
RY30	Diving Board/Each		1	1.00	$1,674.94	1.00	1,674.94	1977	1977	1,675	73.5	444	
RY17	Casita/Square Feet		1	588.00	$151.74	1.00	151.74	1977	1994	89,223	48.0	46,396	

BUILDING VALUE SUMMARY

BASIC BUILDING	1,127,817
SQ. FT. ADJUSTMENTS	11,125
LUMP SUM ADJUSTMENTS	60,642
BASEMENT	
PORCHES	45,747
GARAGES/CARPORTS	65,689
BUILDING RCN	1,311,020
DEPRECIATION	629,290
POOL/SPA/DECK	46,514
OTHER EXTRA FEATURES	101,120
TOTAL RCNLD	829,364
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	5,034
HEATED AREA W/FIN BSMT	5,034
ADJ RATE	

BUILDING NOTES

Clark County Assessor Reports

Value History

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

Parcel: 162-04-210-058

Assessed

Tax Year	Land			Improvements				Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code	Value		
2025-26	0.86	128,800	0	298,244	0	0	53,823		0	0	200
2024-25	0.86	128,800	0	304,679	0	0	56,292		0	0	200
2023-24	0.86	128,397	0	283,893	0	0	51,113		0	0	200
2022-23	0.86	128,397	0	261,836	0	0	48,514		0	0	200
2021-22	0.86	113,908	0	249,727	0	0	0		0	0	200
2020-21	0.86	113,908	0	124,678	0	124,143	0		0	0	200
2019-20	0.86	85,085	0	138,764	0	0	0		0	0	200
2018-19	0.86	73,150	0	136,071	0	0	0		0	0	200
2017-18	0.86	36,575	0	140,877	0	0	0		0	0	200
2016-17	0.86	30,800	0	144,431	0	0	0		0	0	200
2015-16	0.86	23,100	0	144,974	0	0	0		0	0	200
2014-15	0.86	23,100	0	145,262	0	0	0		0	0	200
2013-14		23,100	0	142,447	0	0	0		0	0	200
2012-13		23,100	0	145,941	0	0	0	A	4,840	0	200
2011-12		26,180	0	140,482	0	0	0	A	4,680	0	200
2010-11		30,800	0	148,742	0	0	0	A	4,640	0	200
2009-10		50,050	0	146,193	0	0	0	A	4,760	0	200
2008-09		96,250	0	146,622	0	0	0		0	0	200
2007-08		96,250	0	139,387	0	0	0		0	0	200
2006-07		96,250	0	139,220	0	0	0		0	0	200
2005-06		61,600	0	129,416	0	0	0		0	0	200
2004-05		42,350	0	125,122	0	0	0		0	0	200

Parcel from 030-724-007

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

Effective Year worksheet

Input highlighted fields only

APN	162-04-210-058
Bldg-Sec	1-1
Project	1800 SILVER AVE

Additions

Area	Name	Square Feet	Year	% of Total	Weight
Original	F1	4,781	1977	94.97%	1877.64
Addn 1	2020 ADDN	253	2020	5.03%	101.52
Addn 2					
Addn 3					
Addn 4					
Addn 5					
Addn 6					
Addn 7					
Addn 8					
Addn 9					
Addn 10					
		5,034			1979

Adj Effective Year

Remodels / Fire / Rebuilds (see example next tab)

Area	Year Built	% of Area	
Original	1977	60.00%	% of original area left intact
Remodel	2020	40.00%	% of area remodeled
		1994	

Areas must = 100%

Adj Effective Year

Comment

SMALL ADDITION ADDED TO BACK OF HOUSE FOR NEW MASTER BEDROOM AND BATH THAT IS BELOW 10% OF THE TOTAL SQFTAGE SO NO EFF AGE CHANGE FOR THE ADDITION. REMAINDER OF HOUSE WAS GUTTED WITH WALLS BEING MOVED AND SOME SQFTAGE BEING RECONFIGURED. EST 60% STILL ORIGINAL WITH 40% BEING NEW. EST NEW EFF AGE OF 1994 INCLUDING CASITA AND TENNIS COURT BEING RESURFACED.

Rev 03/16/16

2/19 424P

Clark County Board of Equalization

Appeal #26-00424

Fiscal Year 2026/2027

2709 Pinto Lane, Las Vegas, NV 89107

APN: 139-32-703-002

On-Site Handouts

February 19, 2026

10 Copies

Exhibit 'H': **Page 328.1**
1 page – add to Petitioner's submitted package

CLARK COUNTY ASSESSOR 'MARKET VALUE' 2026/2027				
			ANNUAL	
	ACREAGE	ASSESSED $	TAXES @3.2782%	COMMENTS
2709 PINTO LANE	0.85	$210,000	$6,884	SUBJECT PROPERTY
2408 PALOMINO	1.38	$220,500	$7,228	NEXT BLOCK OVER - .3 MILES
INCREASE VS. SUBJECT PROPERTY	62%	5%	5.00%	
2400 PINTO LANE	1.57	$241,500	$7,917	6 HOUSES EAST OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	85%	15%	15.00%	
2327 ALTA	1.59	$241,500	$7,917	6 HOUSES NE / 1 BLOCK OVER
INCREASE VS. SUBJECT PROPERTY	87%	15%	15.00%	
2710 PALOMINO	1.7	$262,500	$8,605	ADJACENT TO REAR OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	100%	25.00%	25.00%	
3001 PINTO LANE	1.75	$262,500	$8,605	6 HOUSES WEST OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	106%	125%	125.00%	
3000 PINTO LANE	1.88	$262,500	$8,605	5 HOUSES WEST OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	121%	25.00%	25.00%	
500 SHETLAND	2.02	$262,500	$8,605	3-4 HOUSES NE OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	138%	25%	25%	
7 COMP AVERAGE	1.70	$250,500	$8,212	
INCREASE VS SUBJECT PROPERTY	100%	19%	19%	

2/19 424P

Clark County Board of Equalization

Appeal #26-00424

Fiscal Year 2026/2027

2709 Pinto Lane, Las Vegas, NV 89107

APN: 139-32-703-002

On-Site Handouts

February 19, 2026

10 Copies

Exhibit 'G': **Page 327.1**
1 page – add to Petitioner's submitted package

REAL ESTATE ANALYSIS LAND ONLY MARKET VALUE	PARCEL ID	LAND SIZE ACREAGE	LAND SIZE SQ. FT.	2026/2027 LAND VALUE ($000)	ADD'L SQ FT	2709 PINTO ADD'L DEPTH	% LAND SIZE DIFFERENCE	% ASSESSED / TAX DIFFERENCE	Assessed $000/ACRE	Tax $000/ACRE
2709 PINTO LANE	139-32-703-002	0.85	37,026	$ 210	N/A	N/A	N/A	N/A	$ 247	$706
2337 PINTO LANE	139-32-702-012	0.98	42,689	$ 210	5,663	45	15%	0%	$ 214	$612
2520 PINTO LANE	139-32-702-006	0.98	42,689	$ 210	5,663	45	15%	0%	$ 214	$612
2508 PINTO	139-32-702-007	0.98	42,689	$ 210	5,663	45	15%	0%	$ 214	$612
3011 PINTO LANE	139-32-305-001	0.99	43,124	$ 210	6,098	48	16%	0%	$ 212	$606
2500 PINTO LANE	139-32-703-008	0.99	43,124	$ 210	6,098	48	16%	0%	$ 212	$606
2525 PINTO LANE	139-32-702-011	1.00	43,560	$ 210	6,534	52	18%	0%	$ 210	$600
2608 PINTO LANE	139-32-701-008	1.03	44,867	$ 210	7,841	62	21%	0%	$ 204	$583
2600 PINTO LANE	139-32-701-009	1.03	44,867	$ 210	7,841	62	21%	0%	$ 204	$583
2329 ALTA DRIVE	139-32-702-001	1.25	54,450	$ 210	17,424	138	47%	0%	$ 168	$480
2400 PINTO LANE	139-32-702-009	1.57	68,389	$ 242	31,363	249	85%	15%	$ 154	$439
2327 ALTA DRIVE	139-32-702-002	1.59	69,260	$ 242	32,234	256	87%	15%	$ 152	$434
2710 PALOMINO LANE	139-32-703-013	1.70	74,052	$ 263	37,026	294	100%	25%	$ 154	$441
500 SHETLAND DRIVE	139-32-701-011	2.02	87,991	$ 263	50,965	404	138%	25%	$ 130	$371
13 PROPERTY AVERAGE		1.24	53,981	$ 223	16,955	135	46%	6%	$ 180	$514
13 PROPERTY AVERAGE VS 2709		0.39	16,955	$ 13	16,955	135	N/A	N/A	$ 67	$192
13 PROPERTY AVERAGE (%) VS 2709		46%	46%	6%	46%	46%	46%	6%	37%	

COMPARED TO 9 PROPERTIES WITH THE SAME LAND VALUE AS MINE ($210K), I WOULD HAVE AN ADDITIONAL 61' DEPTH TO MY PROPERTY. (*)
COMPARED TO THE 13 PROPERTIES, FOR ONLY 6% MORE ($13K), I WOULD HAVE AN ADDITIONAL 135' DEPTH TO MY PROPERTY
COMPARED TO 500 SHETLAND DRIVE FOR ONLY 25% MORE, OR $53K, I COULD INCREASE THE SIZE OF MY PROPERTY BY 138%, 50,965 SF, OR ADD 404' TO THE EXISTING DEPTH OF MY OWN PROPERTY.

$180,000 X .85 = $153,000

$210,000 - $153,000 = $57,000 (ASSESSED VALUE)

$57,000/ .35 =$162,857 (TAXABLE VALUE)

OWNER'S OPINION	
$600,000-$162,857=	$437,143

(*) ((45+45+45+48+48+52+62+62+138) = 338)/9 = 61

Alternative calc:	$180K / .35 = $514/acre $514K x .85 = $437K $600K - $437K = $163K	Property Average .85 Acre Adjustment

2327 327.1

2/19 4:24P

REAL ESTATE ASSESSMENT APPEAL 2026-2027

IMPROVEMENTS

DATA SOURCE:
CCA 2025/26 ADDENDUM P. 8-9
AND
2026/27 ASSESSOR'S REPORT

PROPERTIES RATED GOOD/40 (*)

	PARCEL #	LINE #	A BLDG SF	B 2026/2027 ASSESSED IMPR. (ASSESSED $)	C 2026/2027 ASSESSED IMPR. (TAXABLE $)	D $/sf - subject	E Depr	F TAXABLE RCN	G TAXABLE RCNLD	ADDRESS
1	139-32-702-012	20	5,178	$302,365	$863,900	$231	45.0%	$1,195,057	$657,282	2337 PINTO LANE
2	139-32-703-003	22	5,430	$277,286	$792,246	$231	42.0%	$1,253,218	$726,866	2701 PINTO LANE
3	139-32-703-009	25	4,475	$285,998	$817,137	$231	25.5%	$1,032,808	$769,442	2594 PALOMINO
4	139-32-702-027	26	7,350	$265,060	$757,314	$231	70.5%	$1,696,345	$500,422	2406 PALOMINO
5	139-32-702-014	28	4,758	$177,830	$508,086	$231	58.5%	$1,098,123	$455,721	2331 PINTO LANE
6	139-32-304-017	35	2,993	$104,702	$299,149	$231	75.0%	$690,770	$172,692	2800 PINTO LANE
7	139-32-306-026	38	5,064	$96,892	$276,834	$231	75.0%	$1,168,747	$292,187	2951 PINTO LANE
8	139-32-703-005	39	4,068	$96,758	$276,451	$231	75.0%	$938,875	$234,719	2601 PINTO LANE
9	139-32-702-011	40	3,949	$96,151	$274,717	$231	75.0%	$911,410	$227,853	2525 PINTO LANE
10	139-32-701-009	41	4,740	$92,712	$264,891	$231	75.0%	$1,093,969	$273,492	2600 PINTO LANE
11	139-32-306-009	42	4,411	$88,600	$253,143	$231	75.0%	$1,018,038	$254,509	711 CAMPBELL
12	139-32-306-004	43	3,761	$87,933	$251,237	$231	75.0%	$868,021	$217,005	2825 PINTO LANE
13	139-32-702-024	44	4,594	$229,720	$656,343	$231	34.0%	$1,060,273	$699,780	2400 PALOMINO
14	139-32-701-002	45	3,546	$73,756	$210,731	$231	75.0%	$818,400	$204,600	2701 ALTA
15	139-32-306-011	52	6,054	$111,414	$318,326	$231	75.0%	$1,397,234	$349,308	3030 PALOMINO
	TOTAL		70,371	$2,387,177	$6,820,506	$231	N/A	$16,241,287	$6,035,679	
	AVERAGE		4,691	$159,145	$454,700	$231	62.8%	$1,082,752	$402,392	
16	139-32-703-002	15	6,081	$380,690	$1,087,686	$231	22.5%	$1,403,465	$1,087,686	2709 PINTO LANE
				VARIANCE:	$320,713	($1,403,465-$1,082,752)		FORMULAS		

A	ASSESSOR REPORT
B	ASSESSOR REPORT
C	COL 'B'/.35
D	COL 'F' DIV BY COL 'A' (FROM LINE #16)
E	PROPERTY RECORD CARD
F	COL 'A' x COL 'D'
G	COL 'F' x 1-(COL 'E')

Desc Correct

2/19 424P

Clark County Board of Equalization

Appeal #26-00424

Fiscal Year 2026/2027

2709 Pinto Lane, Las Vegas, NV 89107

APN: 139-32-703-002

On-Site Handouts

February 19, 2026

10 Copies

Exhibit 'E': Rebuttal to Assessor's Improvements Valuation

- **129 Pages**

Exhibit 'F': Rebuttal to Assessor's Land Valuation

- **56 Pages**

Clark County Board of Equalization

Appeal #26-00424

Fiscal Year 2026/2027

2709 Pinto Lane, Las Vegas, NV 89107

APN: 139-32-703-002

Exhibit 'E' - Improvements

129 pages

2026/2027 TABLE OF CONTENTS

EXHIBIT 'E"

REBUTTAL OF ASSESSOR'S IMPROVEMENTS SUBMISSION

Page #	*Description*	*Page Count*	*Total Pages*
P.1	Opening comment	1	1
P.2	Assessor's Mission Statement	1	2
P.3	P.349 (last yr p.7) generic issues	1	3
P.4-7	Vicinity maps – comps	4	7
P.8	Parcel equity grid – p. 403 (p.8-9 last yr.)	1	8
P.9	Spreadsheet – their comps vs me	1	9
P.10	Under assessment per Petitioner	1	10
P.11	Last years change impact post hearing	1	11
P.12-23	2727 Alta understatement of $449K	12	23
P.24-38	2822 Ashby understatement of $460K	15	38
P. 39-57	3108 Sonia understatement of $275K	19	57
P.58-80	217 Campbell understatement of $448K	23	80
P.81-85	3105 Conners	5	85
P.86-98	2009 Bannie understatement of $31K	13	98
P.99-124	1800 Silver understatement of $256K	26	124
P.125-129	2026/2027 PRC – 2709 Pinto Lane	5	129

THE ANALYSIS OF THE FOLLOWING PARCELS
BY PETITIONER IS BASED ON INFORMATION
REQUESTED AND OBTAINED AT 5PM
THURSDAY FEBRUARY 12, 2026
ONE DAY AFTER LEARNING THAT THESE
PARCELS WERE THE ONES SELECTED AS
COMPS BY THE CLARK COUNTY ASSESSOR
FOR THE 2026/2027 FISCAL YEAR
AND ONLY 7 DAYS PRIOR TO PETITIONER'S HEARING

ALL INFORMATION WAS OBTAINED FROM THE
ASSESSOR'S OFFICE OR VIA THE INTERNET

THIS INFORMATION IS PUBLIC AND AVAILABLE TO ALL
INTERESTED PARTIES.

THE FOLLOWING ANALYZES THE PROPERTIES
THE ASSESSOR CHOSE AS COMPARABLES TO MY PROPERTY

ncel ADJUST Rev

Adjust
Filters
Crop
Clean Up

OUR MISSION STATEMENT

The Assessor's Office performs accurate and equitable assessment functions to serve the public.

OUR VISION STATEMENT

The most technologically advanced, user-friendly Assessor's Office in the country.

Briana Johnson, Assessor

AUTO

Important Updates:

- Online filing for Personal Property is now available. Postcards were mailed the first week of July to all business owners.
- Tax Abatement Rental Rates for Fiscal Year 2025-2026 are shown below.
- You may submit your forms and documentation by Email to AOCustomerServiceRequests@ClarkCountyNV.gov. It's a quick and easy way to conduct your business with the Assessor's Office

Rebuttal – Assessor Page #349

Generic Issues

1. $/SF is the result of improperly commingling land and improvements
    a. Land is assessed at market value - NRS 361.227 (1)(a)(2), NAC §361.119
    b. Improvements are assessed at replacement cost (NRS 361.260, NAC §361.128)
    c. Subject property $339/SF uses market for land of $600K and $1,088K of replacement cost for improvements
2. $/SF calculated for 7 comps is sale price/SF of main house only
    a. 3 of the 7 properties have casitas (588-1120 SF)
3. Assessor compares Market $/SF from comps to Assessed/Taxable $/SF for subject property. This is an apples and oranges comparison.
4. Assessor adjusts sale price of all comps by an average of 21% higher
    a. No explanation, no calculations, no reference to NRS or NAC for justification
    b. $ range of adjustments: $30K (2%) to $561K (35%)
    c. All 7 are increased in value even though some are larger, others smaller than subject property
5. P.43, titled Equity Parcel Grid lists 48 properties from subject neighborhood
    a. 0% of 'comps' are on that list
    b. Last year all comps were selected from that same list
6. Subject property is 15th on that list. All 14 above are rated higher using M&S ratings
    a. Ranking is based on taxable value (next to last column)
    b. Subject property $/SF is highest ($339K) relative to every other property (14 in total) on that chart that is rated 'Good'
        i. Range of values is $102/sf to $300/sf
        ii. Avg of the other 14 properties is $218/sf
        iii. Subject property is:
            1. 232% higher than lowest
            2. 13% higher than highest
            3. 56% higher than the average
7. 6 of the 7 (86%) are not in subject's neighborhood
8. 3 of the 7 (43%) are in a gated community
9. 2 other comps are more that 1.7 miles from subject
10. The 7 comps are 62%, on average, further from subject than what is reflected on the assessor's report.
    a. All 7 are further that the report on p.349 according to Google Maps
        i. Worst is 2009 Bannie (.92 miles v. 1.8 miles)

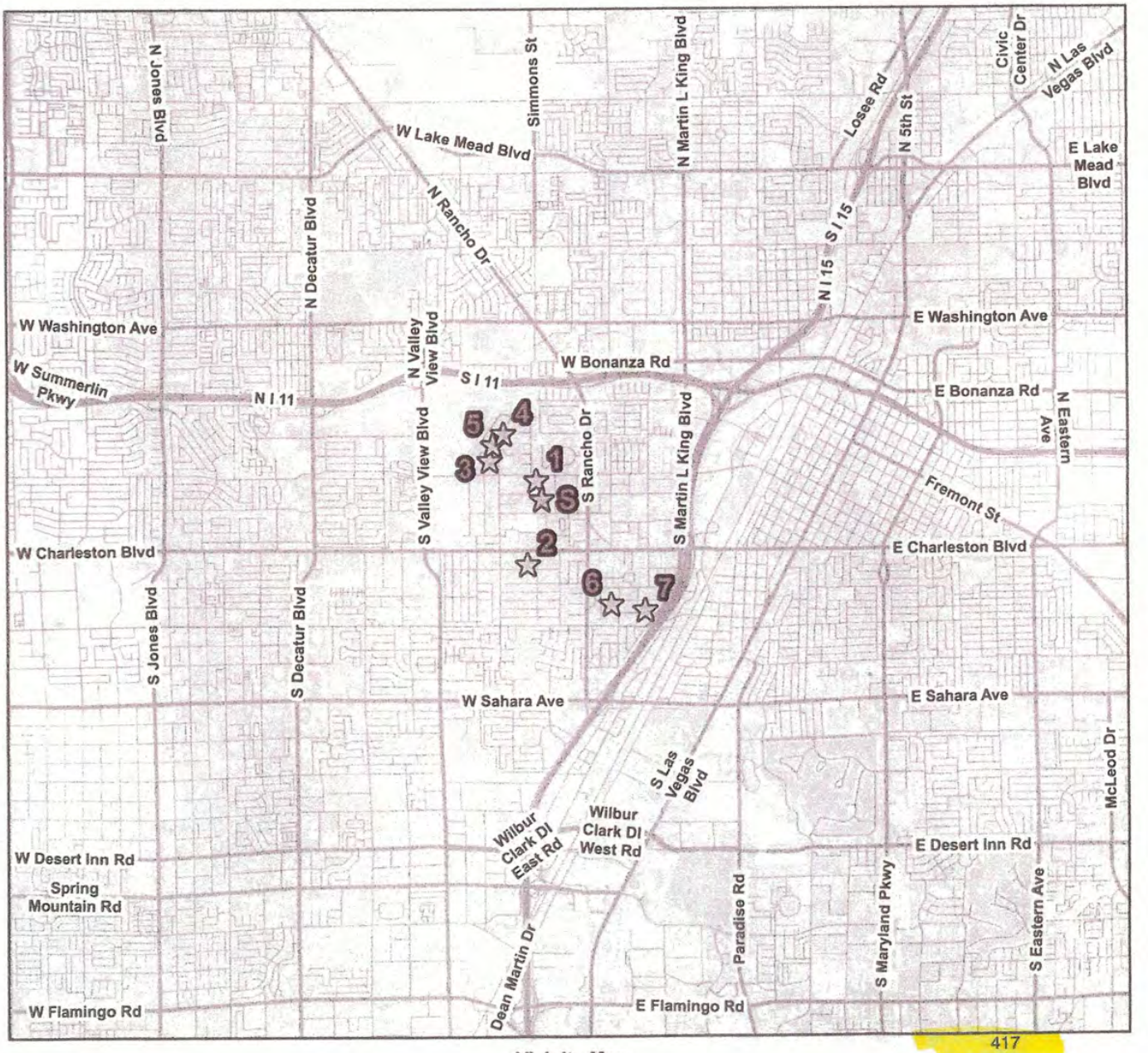
Clark County Assessor's Office

Case #: 00424
2709 PINTO LANE TRUST ETAL
2709 PINTO LN
Subject(s):
S. 139-32-703-002

	Comparable(s):
2727 ALTA	1. 139-32-304-009
2822 ASHBY	2. 162-05-510-011
3108 SONA	3. 139-32-211-043
217 CAMPBELL	4. 139-32-110-049
3105 CONNERS	5. 139-32-211-025
2009 TRANNIE	6. 162-04-210-045
1800 SILVER	7. 162-04-210-058

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

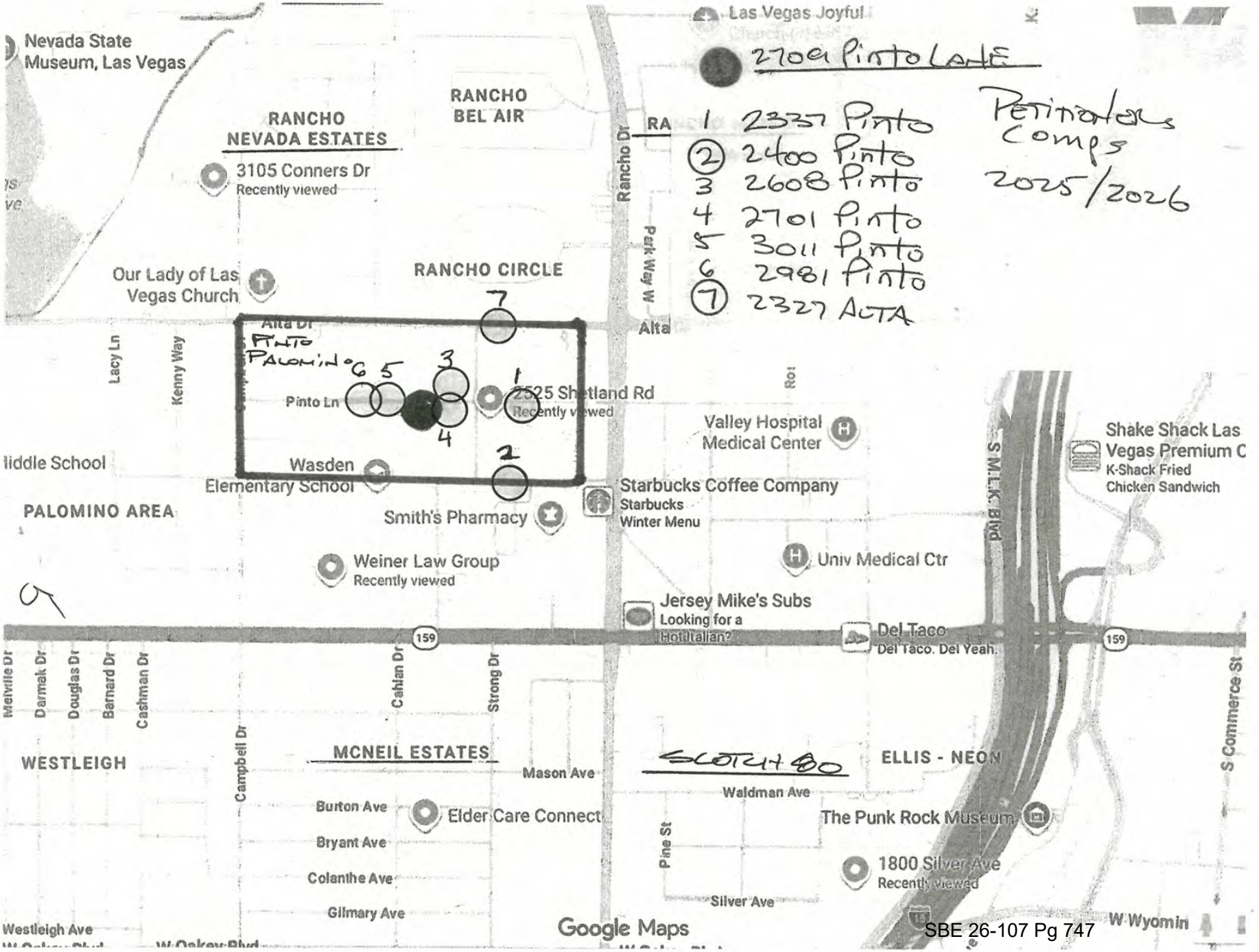
Legend
☆ Subject
☆ Comparable

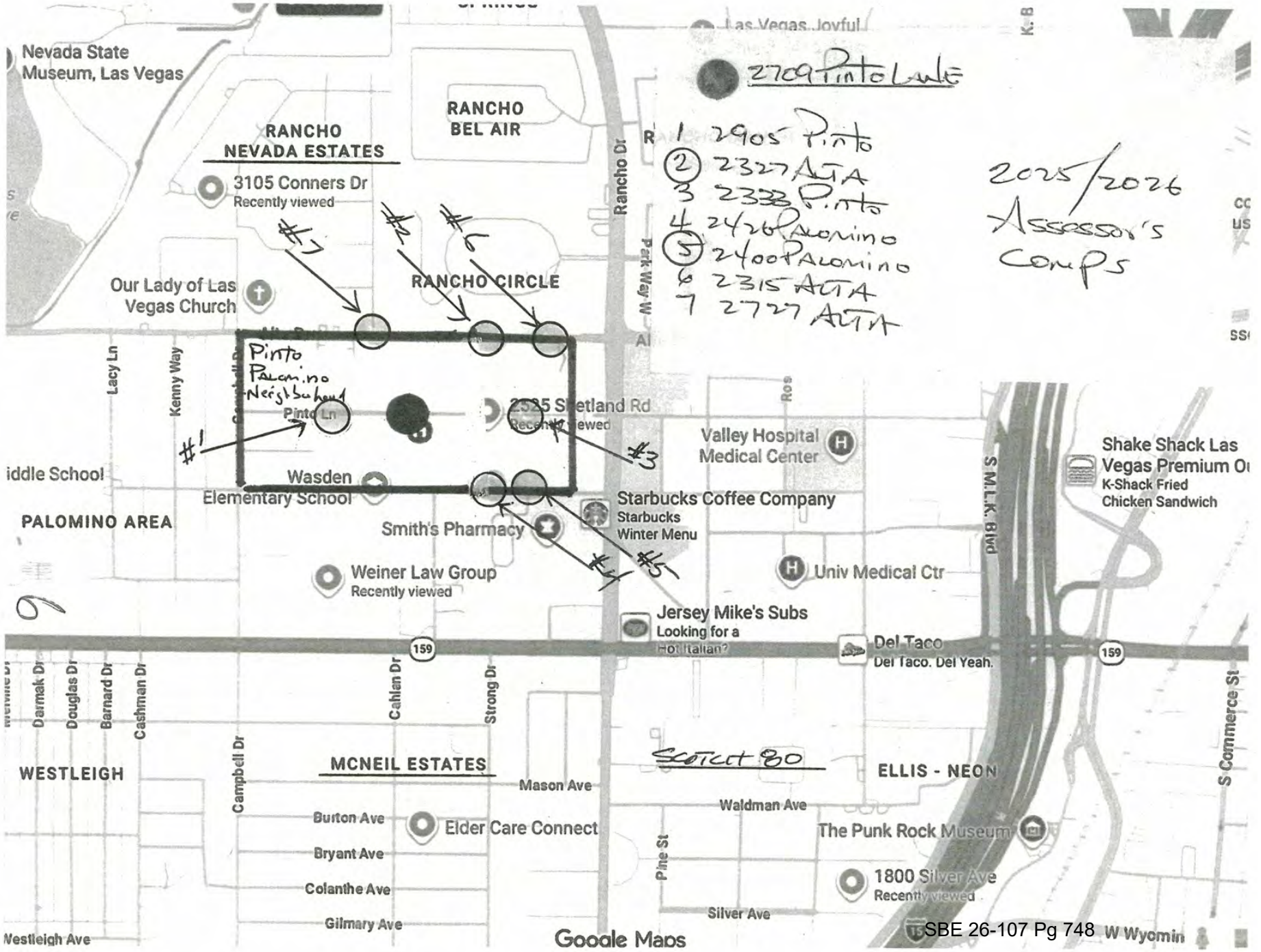


Vicinity Map

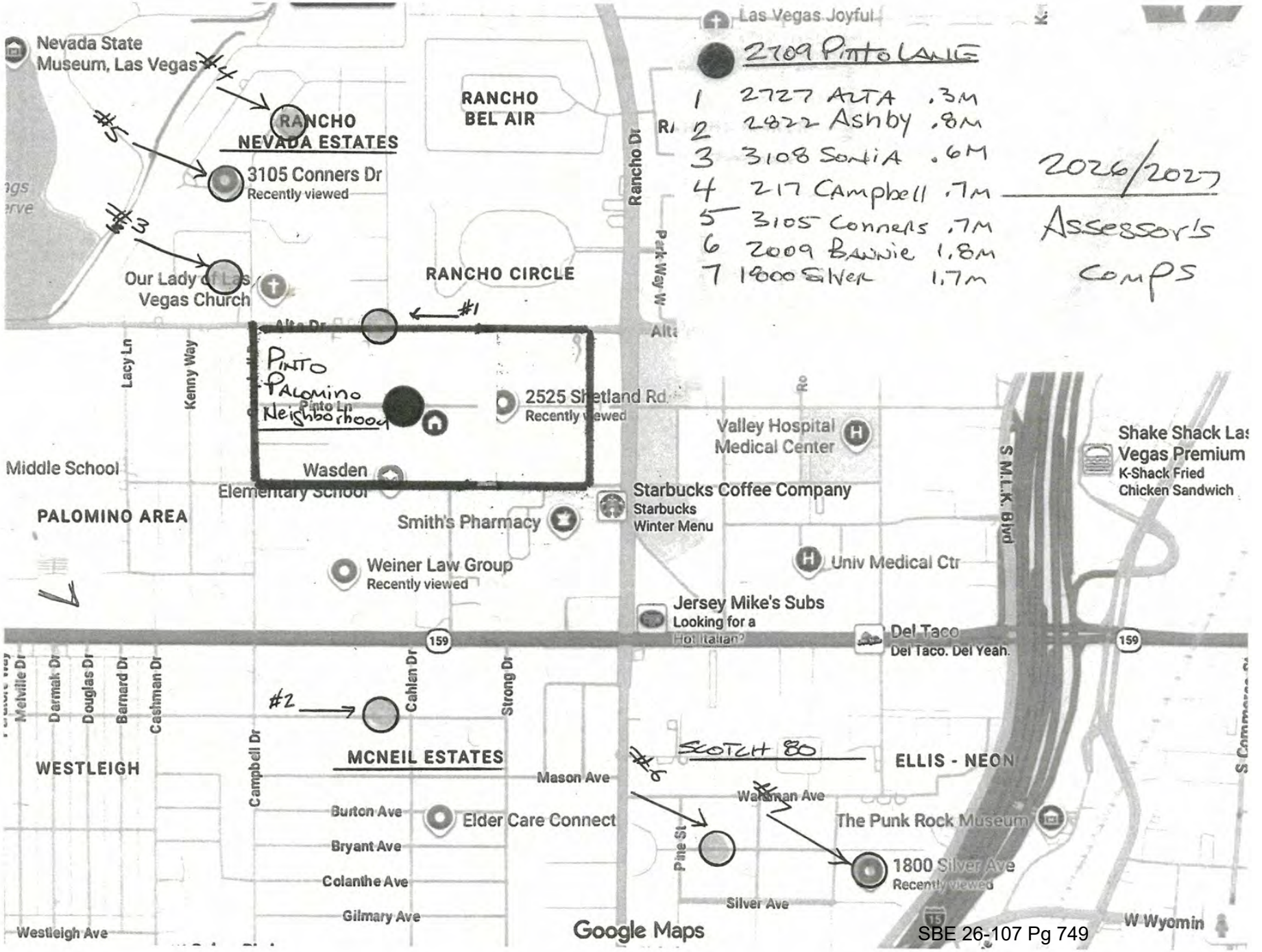
(improvements)

4


Nevada State Museum, Las Vegas
RANCHO NEVADA ESTATES
RANCHO BEL AIR
3105 Conners Dr
Recently viewed
Our Lady of Las Vegas Church
RANCHO CIRCLE
Alta Dr
Pinto Palomino
Lacy Ln
Kenny Way
Pinto Ln
2525 Shetland Rd
Recently viewed
Wasden Elementary School
PALOMINO AREA
Smith's Pharmacy
Weiner Law Group
Recently viewed
Rancho Dr
Park Way W
Alta
Las Vegas Joyful
2709 Pinto Lane
1 2337 Pinto
2 2400 Pinto
3 2608 Pinto
4 2701 Pinto
5 3011 Pinto
6 2981 Pinto
7 2327 Alta
Petitioners Comps 2025/2026
Valley Hospital Medical Center
Starbucks Coffee Company
Starbucks Winter Menu
Univ Medical Ctr
Jersey Mike's Subs
Looking for a Hot Italian?
Del Taco
Del Taco. Del Yeah.
Shake Shack Las Vegas Premium C
K-Shack Fried Chicken Sandwich
S MLK Blvd
159
Melville Dr
Darnak Dr
Douglas Dr
Barnard Dr
Cashman Dr
Campbell Dr
Cahlan Dr
Strong Dr
WESTLEIGH
MCNEIL ESTATES
Mason Ave
Burton Ave
Bryant Ave
Colanthe Ave
Gilmary Ave
Elder Care Connect
Waldman Ave
ELLIS - NEON
The Punk Rock Museum
Pine St
1800 Silver Ave
Recently viewed
Silver Ave
S Commerce St
W Wyomin
Westleigh Ave
Google Maps



REMAND SBE 26-107 Pg 758


2709 PINTO LANE
1 2727 ALTA .3M
2 2822 Ashby .8M
3 3108 SONIA .6M
4 217 CAMPBELL .7M
5 3105 CONNERS .7M
6 2009 BANNIE 1.8M
7 1800 SILVER 1.7M
2026/2027
ASSESSOR'S COMPS
#1
#2
#3
#4
#5
#6
#7
PINTO PALOMINO Neighborhood
Nevada State Museum, Las Vegas
RANCHO NEVADA ESTATES
3105 Conners Dr
Recently viewed
RANCHO BEL AIR
RANCHO CIRCLE
Our Lady of Las Vegas Church
Las Vegas Joyful
Rancho Dr
Park Way W
Alta Dr
Pinto Ln
Lacy Ln
Kenny Way
2525 Shetland Rd
Recently viewed
Valley Hospital Medical Center
Shake Shack Las Vegas Premium
K-Shack Fried Chicken Sandwich
Middle School
Wasden Elementary School
PALOMINO AREA
Starbucks Coffee Company
Starbucks Winter Menu
Smith's Pharmacy
S MLK Blvd
Weiner Law Group
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159
Melville Dr
Darmak Dr
Douglas Dr
Barnard Dr
Cashman Dr
Cahlan Dr
Strong Dr
Campbell Dr
WESTLEIGH
MCNEIL ESTATES
SCOTCH 80
ELLIS - NEON
Mason Ave
Wakman Ave
Burton Ave
Elder Care Connect
The Punk Rock Museum
Bryant Ave
Pine St
1800 Silver Ave
Recently viewed
Colanthe Ave
Silver Ave
Gilmary Ave
Westleigh Ave
Google Maps
W Wyomin

CASE 424 2026-2027

Parcel Equity Analysis

Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building Descr.	*Quality Descr.	*Construction Type	*Wall Ht.	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage Ct	Garage Total SqFt	Patio Ct	Patio Total SqFt	Pool	Casita/Guest House	Land Acres	Land
S	139-32-703-002	2709 PINTO LN	4,985	183.88	2011	15	22.5%	0.0%	3	One Story	Good	Frame-Stucco	10	4	2	0	0	2	1834	3	1,785	Y	1096	0.85	$600,00

Equity Comparison Properties:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building Descr.	*Quality Descr.	*Construction Type	*Wall Ht.	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage Ct	Garage Total SqFt	Patio Ct	Patio Total SqFt	Pool	Casita/Guest House	Land Acres	Land
1	139-32-701-005	2720 PINTO LN	4,942	545.93	2019	7	10.5%	0.0%	2	ory Finished 2	Exceptional/G	Frame-Brick Ve	12	2	1	0	0	2	2757	5	4,288	Y	455	0.65	$510,00
2	139-32-702-001	2329 ALTA DR	9,712	308.54	2002	24	36.0%	0.0%	1	Two Story	Excellent Plus	Frame-Stucco	12	10	1	4,675	0	1	1103	9	2,921	Y	788	1.25	$600,00
3	139-32-703-013	2710 PALOMINO LN	12,138	244.30	1996	30	45.0%	0.0%	3	Two Story	Very Good - E	Frame-Stucco	10	4	1	0	7,394	3	2590	5	2,708	N	3984	1.70	$750,00
4	139-32-306-024	2905 PINTO LN	7,407	353.79	2004	22	33.0%	0.0%	2	One Story	Excellent Plus	Frame-Stucco	14	4	2	0	0	2	1672	3	739	Y	916	0.87	$600,00
5	139-32-702-016	2323 PINTO LN	7,261	244.30	2016	10	15.0%	0.0%	1	Two Story	Very Good - E	Frame-Stucco	10	5	1	0	0	1	932	6	3,250	Y	1279	0.75	$600,00
6	139-32-702-008	2500 PINTO LN	6,099	279.11	2014	12	18.0%	0.0%	4	One Story	Excellent	Frame-Stucco	8	4	1	0	0	2	1423	4	1,274	Y	1602	0.99	$600,00
7	139-32-306-010	3071 ARABIAN RD	7,207	311.45	1998	28	42.0%	0.0%	2	Two Story	Excellent Plus	Frame-Stucco	12	6	1	1,029	0	1	1424	3	1,613	Y	2144	0.87	$600,00
8	139-32-305-005	No Record No Record No Record	8,534	276.60	2002	24	36.0%	0.0%	2	Two Story	Excellent	Frame-Siding/Sl	12	5	1	0	0	1	718	7	1,938	Y	0	1.21	$600,00
9	139-32-702-013	2333 PINTO LN	6,575	293.40	2007	19	28.5%	0.0%	1	One Story	Excellent	Frame-Stucco	10	6	0	0	0	1	589	4	1,986	Y	714	0.97	$600,00
10	139-32-306-019	3051 ARABIAN RD	5,828	380.28	1998	28	42.0%	0.0%	1	Two Story	Exceptional/Fa	Frame-Stucco	14	5	0	0	0	1	840	2	969	Y	0	1.03	$600,00
11	139-32-306-020	2801 PINTO LN	11,281	266.01	1976	50	75.0%	0.0%	4	One Story	Very Good - E	Frame-Siding/Sl	10	6	2	4,360	0	1	480	4	1,101	Y	11098	1.14	$600,00
12	139-32-703-004	2609 PINTO LN	6,294	230.47	2004	22	33.0%	0.0%	1	Two Story	Very Good - E	Frame-Stucco	0	3	1	0	0	1	840	4	1,525	Y	0	0.88	$600,00
13	139-32-702-030	2315 ALTA DR	7,256	222.42	1993	33	49.5%	0.0%	2	One Story	Very Good	Frame-Brick Ve	10	4	1	0	0	1	1150	3	668	Y	1950	1.23	$600,00
14	139-32-702-021	2426 PALOMINO LN	6,711	244.30	1996	30	45.0%	0.0%	1	Two Story	Very Good - E	Frame-Stucco	10	5	1	0	0	1	705	3	1,016	Y	0	1.00	$600,00
15	139-32-701-002	2709 PINTO LN	4,985	183.88	2011	15	22.5%	0.0%	3	One Story	Good	Frame-Stucco	10	4	2	0	0	2	1834	3	1,785	Y	1096	0.85	$600,00
16	139-32-701-008	2608 PINTO LN	4,476	181.04	2003	23	34.5%	0.0%	2	Two Story	Good-Very Go	Frame-Siding/Sl	0	4	0	0	0	2	1164	3	2,001	Y	0	1.03	$600,00
17	139-32-702-007	2508 PINTO LN	6,482	244.30	1990	36	54.0%	0.0%	1	Two Story	Very Good - E	Frame-Stucco	10	5	1	0	0	1	852	6	564	Y	0	0.98	$600,00
18	139-32-702-012	2337 PINTO LN	5,178	165.94	1996	30	45.0%	0.0%	2	Split Level	Good	Frame-Stucco	8	6	0	1,652	0	1	936	5	1,032	Y	0	0.98	$600,00
19	139-32-701-011	500 SHETLAND RD	7,249	312.18	1973	53	75.0%	0.0%	1	One Story	Excellent	Masonry-Slump	12	4	0	0	0	1	720	3	2,079	Y	192	2.02	$750,00
20	139-32-305-003	3013 PINTO LN	8,087	244.30	1981	45	67.5%	0.0%	1	Two Story	Very Good - E	Frame-Stucco	10	5	0	0	0	1	660	6	1,331	Y	0	0.86	$600,00
21	139-32-703-003	2701 PINTO LN	5,430	157.14	1998	28	42.0%	0.0%	1	Two Story	Good	Frame-Siding/Sl	0	4	1	0	0	1	1300	1	144	Y	0	0.85	$600,00
22	139-32-702-027	2408 PALOMINO LN	7,350	171.26	1989	37	55.5%	0.0%	1	One Story	Good	Frame-Stucco	0	4	2	0	264	2	1916	5	1,753	Y	0	1.38	$630,00
23	139-32-306-001	2981 PINTO LN	6,533	244.30	1982	44	66.0%	0.0%	3	Two Story	Very Good - E	Frame-Stucco	10	6	0	0	0	1	840	5	1,946	Y	1074	0.91	$600,00
24	139-32-701-004	500 SHETLAND RD	7,249	312.18	1973	53	75.0%	0.0%	1	One Story	Excellent	Masonry-Slump	12	4	0	0	0	1	720	3	2,079	Y	192	1.00	$600,00
25	139-32-703-009	2694 PALOMINO LN	4,475	174.06	2009	17	25.5%	0.0%	1	Two Story	Good	Frame-Stucco	10	5	0	0	0	1	672	4	696	Y	0	0.23	$300,00
26	139-32-702-014	2331 PINTO LN	4,758	174.78	1987	39	58.5%	0.0%	1	One Story	Good	Frame-Stucco	0	3	0	0	0	0	0	3	807	Y	0	0.75	$600,00
27	139-32-703-008	2700 PALOMINO LN	3,548	201.93	2000	26	39.0%	0.0%	1	One Story	Good-Very Go	Frame-Stucco	0	3	1	750	0	1	748	3	872	N	0	0.57	$420,00
28	139-32-304-008	2801 ALTA DR	4,726	234.32	1965	61	75.0%	4.0%	2	One Story	Very Good	Frame-Brick Ve	10	3	1	0	0	0	0	3	2,091	Y	1196	0.92	$600,00
29	139-32-304-007	2901 ALTA DR	4,727	220.68	1980	46	69.0%	0.0%	1	One Story	Very Good	Frame-Stucco	10	3	0	0	0	1	868	2	701	Y	0	0.92	$600,00
30	139-32-702-015	2327 PINTO LN	2,983	165.17	1985	41	61.5%	0.0%	2	One Story	Avg.-Good	Frame-Stucco	0	2	0	0	0	1	600	4	916	Y	816	0.75	$600,00
31	139-32-306-023	2800 PALOMINO LN	3,580	136.64	1985	41	61.5%	0.0%	2	One Story	Average	Frame-Stucco	0	4	0	0	0	1	900	3	2,124	Y	0	0.78	$600,00
32	139-32-304-017	2800 PINTO LN	2,993	189.35	1959	67	75.0%	0.0%	3	One Story	Good	Frame-Stucco	0	3	1	0	0	2	4200	2	793	Y	0	0.91	$600,00
33	139-32-702-006	2520 PINTO LN	5,676	151.00	1974	52	75.0%	0.0%	2	One Story	Avg.-Good	Frame-Stucco	0	2	0	0	0	1	2280	2	226	Y	0	0.98	$600,00
34	139-32-306-026	2951 PINTO LN	5,064	178.71	1959	67	75.0%	0.0%	1	One Story	Good	Masonry-CB/CE	0	3	0	0	0	1	528	3	679	Y	0	0.95	$600,00
35	139-32-703-005	2601 PINTO LN	4,068	178.09	1964	62	75.0%	0.0%	2	One Story	Good	Frame-Siding/Sl	0	2	1	0	0	1	756	3	1,667	Y	0	0.88	$600,00
36	139-32-702-011	2525 PINTO LN	3,949	186.31	1970	56	75.0%	0.0%	1	One Story	Good	Masonry-CB/CE	0	3	0	0	0	0	0	4	1,132	Y	990	1.00	$600,00
37	139-32-701-009	2600 PINTO LN	4,740	180.64	1968	58	75.0%	0.0%	2	One Story	Good	Masonry-CB/CE	0	2	1	0	0	1	984	2	435	Y	0	1.03	$600,00
38	139-32-306-009	711 CAMPBELL DR	4,411	176.92	1953	73	75.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	1	0	0	0	0	3	583	Y	0	1.11	$600,00
39	139-32-306-004	2825 PINTO LN	3,761	175.63	1966	60	75.0%	0.0%	1	Split Level	Good	Frame-Stucco	0	3	1	0	0	1	523	2	175	Y	0	0.91	$600,00
40	139-32-702-020	2500 PALOMINO LN	2,637	174.13	1985	41	61.5%	0.0%	3	One Story	Avg.-Good	Masonry-CB/CE	0	3	0	0	0	1	432	2	315	Y	1386	0.69	$510,00
41	139-32-702-028	2325 ALTA DR	3,523	165.36	1954	72	75.0%	0.0%	1	One Story	Avg.-Good	Masonry-CB/CE	0	2	1	0	0	1	828	2	482	Y	0	1.01	$600,00
42	139-32-701-002	2701 ALTA DR	3,546	183.98	1970	56	75.0%	0.0%	1	One Story	Good	Frame-Stucco	0	3	1	0	0	1	526	4	987	Y	0	0.91	$600,00
43	139-32-703-006	642 SHETLAND RD	2,752	146.88	1960	66	75.0%	0.0%	3	One Story	Average	Masonry-CB/CE	0	2	0	0	0	2	2372	2	418	Y	0	1.05	$600,00
44	139-32-305-002	619 CAMPBELL DR	2,654	142.39	1948	78	75.0%	0.0%	1	One Story	Average	Frame-Siding/Sl	0	2	0	0	0	0	0	2	188	N	0	1.10	$600,00
45	139-32-702-010	2310 PINTO LN	2,922	145.14	1955	71	75.0%	0.0%	2	One Story	Average	Masonry-CB/CE	0	3	1	0	0	1	960	3	609	Y	0	0.69	$510,00
46	139-32-702-019	2520 PALOMINO LN	3,036	157.30	1975	51	75.0%	0.0%	1	Split Level	Avg.-Good	Frame-Stucco	0	2	0	0	0	0	0	2	402	N	0	0.69	$510,00
47	139-32-702-018	2550 PALOMINO LN	2,560	144.69	1963	63	75.0%	0.0%	1	One Story	Average	Frame-Stucco	0	2	1	0	0	0	0	5	1,266	N	0	0.69	$510,00
48	139-32-306-011	3030 PALOMINO LN	6,054	171.26	1971	55	75.0%	0.0%	1	One Story	Good	Frame-Stucco	0	5	0	0	0	1	840	0	0	Y	0	0.52	$300,00

165 777
2 14
4696

P. 403

Key Points

		2026/2027			
	ADDRESS	M&S RATING	EYB	DEPR	DISTANCE IN MILES
1	2727 ALTA	45	1966	75.0%	0.3
2	2822 ASHBY	35	2008	27.0%	0.8
3	3108 SONIA	35	1969	75.0%	0.6
4	217 CAMPBELL	30	1989	55.5%	0.7
5	3105 CONNERS	30	1981	67.5%	0.7
6	2009 BANNIE	50	1998	42.0%	1.8
7	1800 SILVER	50	1994	48.0%	1.7
	Average	39	1986	55.7%	0.94

		2025/2026			
	ADDRESS	M&S RATING	EYB	DEPR	DISTANCE IN MILES
1	2905 PINTO	65	2004	31.5%	0.1
2	2327 ALTA	60	1995	45.0%	0.3
3	2333 PINTO	40	2002	34.5%	0.2
4	2426 PALOMINO	55	1996	43.5%	0.3
5	2400 PALOMINO	40	1994	46.5%	0.4
6	2315 ALTA	50	1993	49.5%	0.4
7	2727 ALTA	45	1966	75.0%	0.3
	Average	51	1993	46.5%	0.29

VARIANCE	11	6	-9.21%	-0.66
%	-29%		-17%	-70%

2709 PINTO	40	2011	22.5%	N/A

- Not A single comp is on Equity Grid
- AVG AGE of comps is 25 years OLDER THAN subject Property
- AVG DISTANCE is 2/3 Mile further Than Last years comps v. subject Property (224%)
- AVG Depreciation is 148% GREATER THAN subject home

25 YEARS

9

SUMMARY

ADDRESS	UNDER TAXABLE	PRIMARY CAUSAL FACTORS
2727 ALTA	$448,997	MISSING MAJOR ELEMENTS OF PROPERTY
2822 ASHBY	$459,986	M&S ERRORS/DEPR/EYB/MISSED ITEMS
3108 SONIA	$274,866	EYB/DEPRECIATION
217 CAMPBELL	$447,636	M&S RATING/DEPR/MISSING ITEMS
3105 CONNERS	$0	N/A
2009 BANNIE	$31,000	EYB/DEPRECIATION
1800 SILVER	$256,649	M&S/EYB/DEPRECIATION

RESULTS FROM LAST YEAR

ADDRESS	POST HEARING CHANGE Taxable $000	COMMENTS	ANNUAL LOST REVENUE FOR CLARK COUNTY	APPROX YEARS LOST
2400 PALOMINO	$392	STILL AT LEAST $200K SHY	$4,498	2
2333 PINTO	$511	2025/2026	$8,846	3
	$260	2026/2027		
	$771	STILL > $300K SHY		
		ON TOP OF $819K ORIGINAL - +94%		
		MISSED 4 CAR GARAGE, TENNIS COURT, ETC		
		CHANGE IN QUALITY 40 TO 60		
		RATE CHANGE : $182.62 to $293.40		
2337 PINTO	$457	1,652 SF FIN BSMT, 3 CAR GAR, OD KITCHEN	$5,243	8
3011 PINTO	$228	2025/2026		
	$408	2026/2027		
	$636	Last permit: 2012	$7,297	13
2800 PINTO	$0	GUTTED HOUSE/PAVERS		
2701 PINTO	$0	1 YR RENOVATION + FRONT EXTENSION		
2608 PINTO	$0	$1M IMPROVEMENTS YEARS AGO - NO SUPPLEMENTAL		
Total	$2,256		$25,885	$172,346

Comp #1

2727 Alta

Specific Issues

Refer to P. 354 for MLS

1. Sale price adjusted from $1,508K to $1,895K
    a. No explanation, no calculation, no NRS or NAC citation
    b. Increase of $387K, or 26%
2. $/SF of $314 calculation: $1,508K/4807 sf
3. But, property has 7,112 livable sf (see p.354 of assessor's report)
4. $/SF using total SF = $1,508/7,112 = $212/SF, a 32% error.
5. The 'taxable' value for improvements is $354K, or $49.77/sf
6. The 'taxable' value for improvements for me is $1,088K, or $178.92/sf
    a. Improvements at 2727 Alta are assessed at 28% of mine on a $/SF basis
7. 2727 Alta is rated '45' good/VG
8. Subject is rated '40' good
9. Page 349 reflects 4 bedrooms and 4.5 baths
10. Per MLS (p.354) property has 5 bedrooms and 5.5 baths
11. Page 349 reflects no multiple garages
12. Per MLS (p.354) property boasts 3 additional oversized garages
    a. Listing boasts 12 car parking in garages
13. Assessor claims property is .12 miles from subject
14. Google Maps shows .3 miles
15. This is the closest comp to subject property

PROPERTY TAXABLE VALUE IS UNDERSTATED BY $450,000

- 45% ABOVE 2026/27 RCN ON THEIR PRC-

12

Comp #1

2727 Alta

'Comp #1 was most similar to subject' *

Refer to P. 354 for MLS

	2727 ALTA	2709 PINTO	VARIANCE
1ST LEVEL LIVABLE SF	4,807	4,985	(178)
FINISHED BSMT LIVABLE SF	1,100	0	1,100
TOTAL MAIN LIVABLE SF	5,907 [1]	4,985	922
CASITA LIVABLE SF	1,120	1,096	24
TOTAL LIVABLE SF	7,027	6,081	946 (+16%)
INDOOR PARKING SPACE	12	5	7
# GARAGES	4+	2	2+
LOT SF	38,333	37,026	1,307 (+4%)
AYB	1966	1968	(2)
EYB	1966	2011	(45)
DEPRECIATION	75%	22.5%	52.5%
M&S RATING	45	40	5 (+13%)
M&S $/SF	$191.01	$183.88	$7.13 (+4%)
RCN – MAIN HOUSE	$1,004K	$1,066K	($62K) (-6%)

2026/2027 PRC DATA - RCN ($000)

1100 SF FINISHED BSMT	$0	N/A
OUTDOOR KITCHEN	$0	N/A
CARPORT	$27K	$36K
CARPORT $/SF	$31.06 [2]	$40.92
ATTACHED GARAGE	$0	$50K
ADDITIONAL GARAGES (3 AT 2727, 1 AT 2709)	$0	$76K
IMPROVEMENTS IN PAST 60 YEARS	$0 (UNKNOWN – SEE PHOTOS ON REDFIN/ZILLOW)	

1 5,912 SF PER MLS

2 ADJUSTED TO EQUAL SF AT SUBJECT PROPERTY (875 SF x $31.06 = $27K)

- Actual sf at 2727 Alta is 1,696

13

* P. 349 in Box TITLED 'COMMENTS & RECONCILIATION'

2727 ALTA PRC ANALYSIS			
	VALUE	FORMULA	COMMENTS
CARPORT:			
SIZE ADJUSTMENT	$33,595	(1,696 - 875) =821 x ($40.92)	OVER & ABOVE THE $27K ON PRIOR PAGE @ MY ASMT RATE
RATE ADJUSMENT	$8,628	875 x ($40.92-31.06)=$8,627.50	PRIOR PAGE VOLUME @ RATE DIFFERENTIAL BETWEEN 2 PROPERTIES
FINISHED BASEMENT:			
	$85,190	((1,100 x $68.84 x 45) x (45/40) = $85,190	$68.84 RATE FROM 2337 PINTO, 45/40 NORMALIZES M&S RATING
OUTDOOR KITCHEN/GAZEBO:	$19,285	2905 PINTO, 2800 PINTO	BASED ON OTHER GAZEBOS AND $5K CHARGE FOR 2 MINI WINE COOLERS
ATTACHED GARAGE:	$50,090	2709 PINTO PRC - 810 SF	2 CAR PARKING
ADDITIONAL GARAGES:	$252,210	($75,663/3) x 10 =$252,210	BASED ON ASSESSED VALUE OF SUBJECT PROPERTY DETACHED GARAGE
			APPLIED TO REMAINING 10 INDOOR PARKING SPOTS PER MLS
IMPROVEMENTS OVER PAST 60 YEARS	UNKNOWN	NO PERMITS	LOOK AT PHOTOS ON LINE - DATED BUT FAR FROM 60 YEARS OLD
TOTAL ADJUSTMENT	$448,997		
CURRENT RCN 2026/2027	$1,003,594		EXCLUDES CASITA
REVISED RCN	$1,452,591		
% CHANGE	44.74%		

Home #1

2727 Alta Drive

rive

1 min — 7 min 2 min —

Leave now Avoid tolls Avoid highways Pref

1 min Arrive 4:49 PM · Fastest route

0.3 mi

eps

Home
Las Vegas, NV 89107

Head toward Shetland Rd

500 feet

Turn left onto Shetland Rd

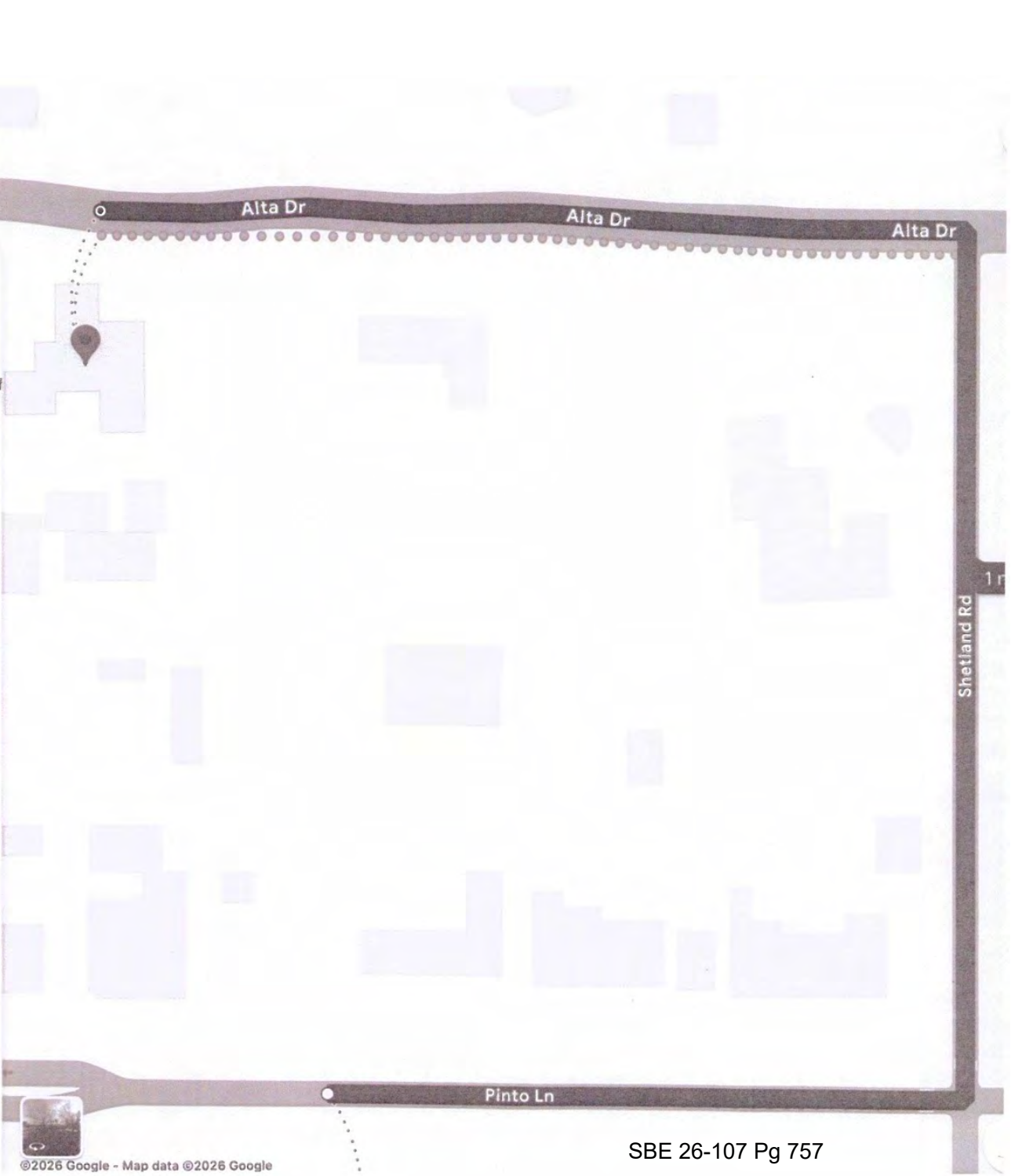
0.1 miles

Turn left onto Alta Dr

0.1 miles

2727 Alta Dr
Las Vegas, NV 89107

Start Add stops Save



Home

2727 Alta Drive

Walk

1 min — 7 min 2 min —

7 min

Arrive 4:55 PM · via Pinto Ln, Shetland Rd and Alta Dr

0.3 mi · Mostly flat

Use caution–walking directions may not always reflect real-world conditions.

eps

Home
Las Vegas, NV 89107

Head toward Shetland Rd

500 feet

Turn left onto Shetland Rd

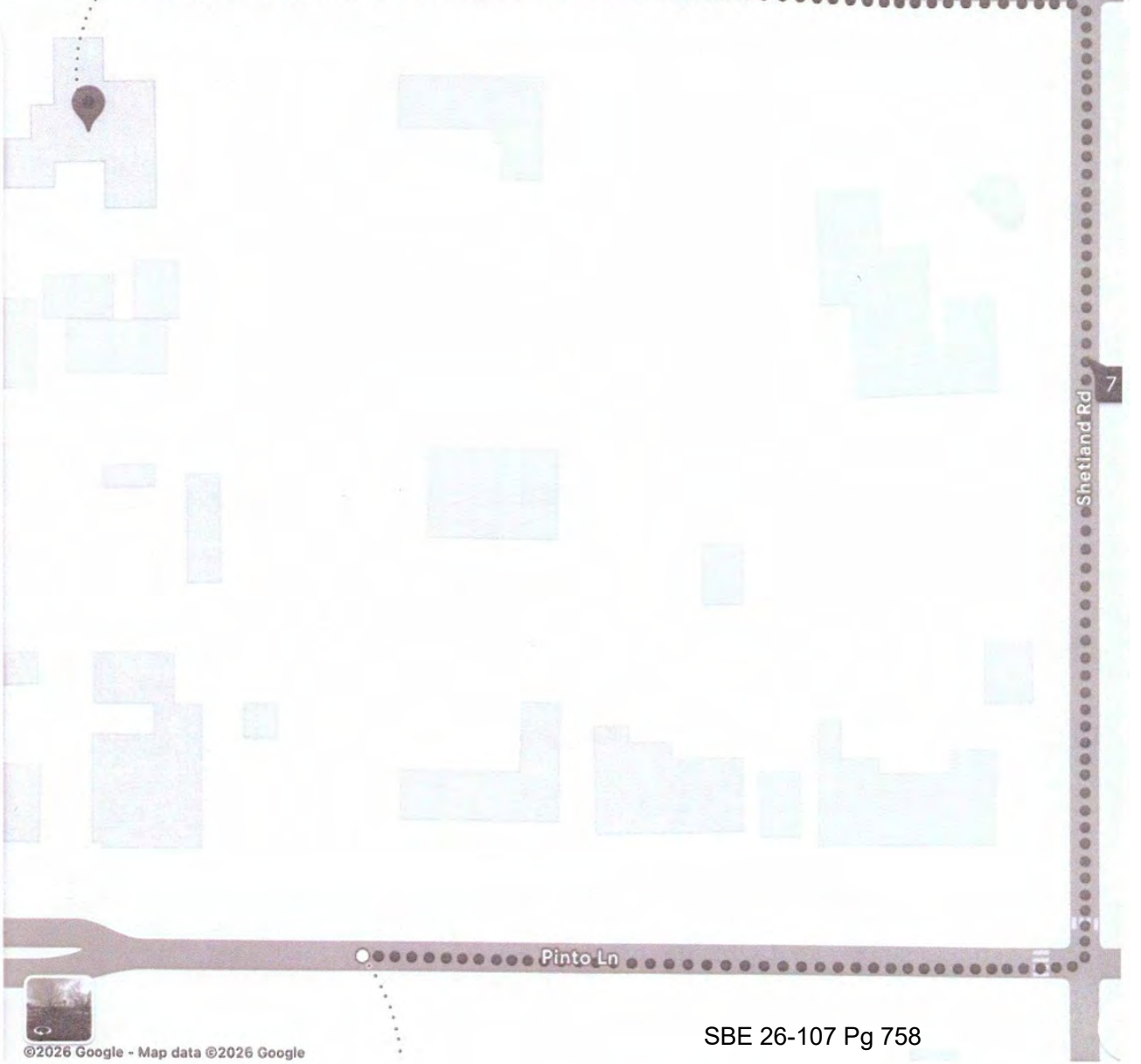
0.1 miles

Turn left onto Alta Dr

0.1 miles

2727 Alta Dr
Las Vegas, NV 89107

Start Add stops



©2026 Google - Map data ©2026 Google

Back to search

Zillow

Home value | Cost calculator | Home details | Neighborhc

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

^ Hide

Zillow last checked: 22 minutes ago

Listing updated: January 24, 2026 at 12:31am

Listed by: Zar A. Zanganeh BS.1000811 702-400-0645, The Agency Las Vegas

Bought with: Myong S. Lee, B.1002445
Vegas 99 Realty

Source: LVR, MLS#: 2633017 LVR Originating MLS: Greater Las Vegas Association of Realtors Inc

Property

Parking

- Total spaces: 13
- Parking features: Attached, Detached Carport, Garage, Garage Door Opener, Guest, Entrance, Open, Private, RV Hook-Ups, RV Gated, RV Access/Parking, RV Covered, I Shelves, Storage
- Attached garage spaces: 12
- Carport spaces: 1
- Covered spaces: 13
- Has uncovered spaces: Yes

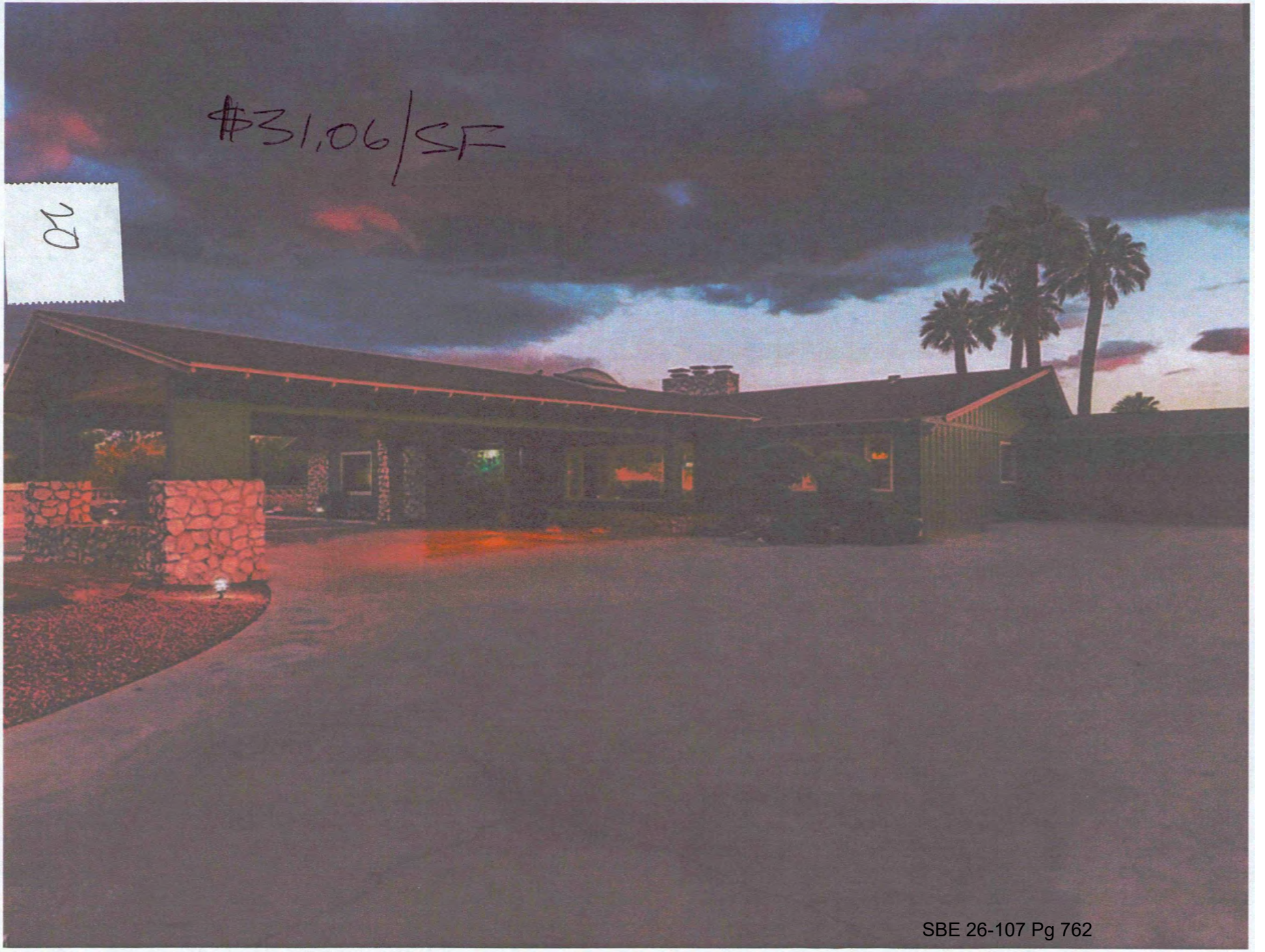
Features

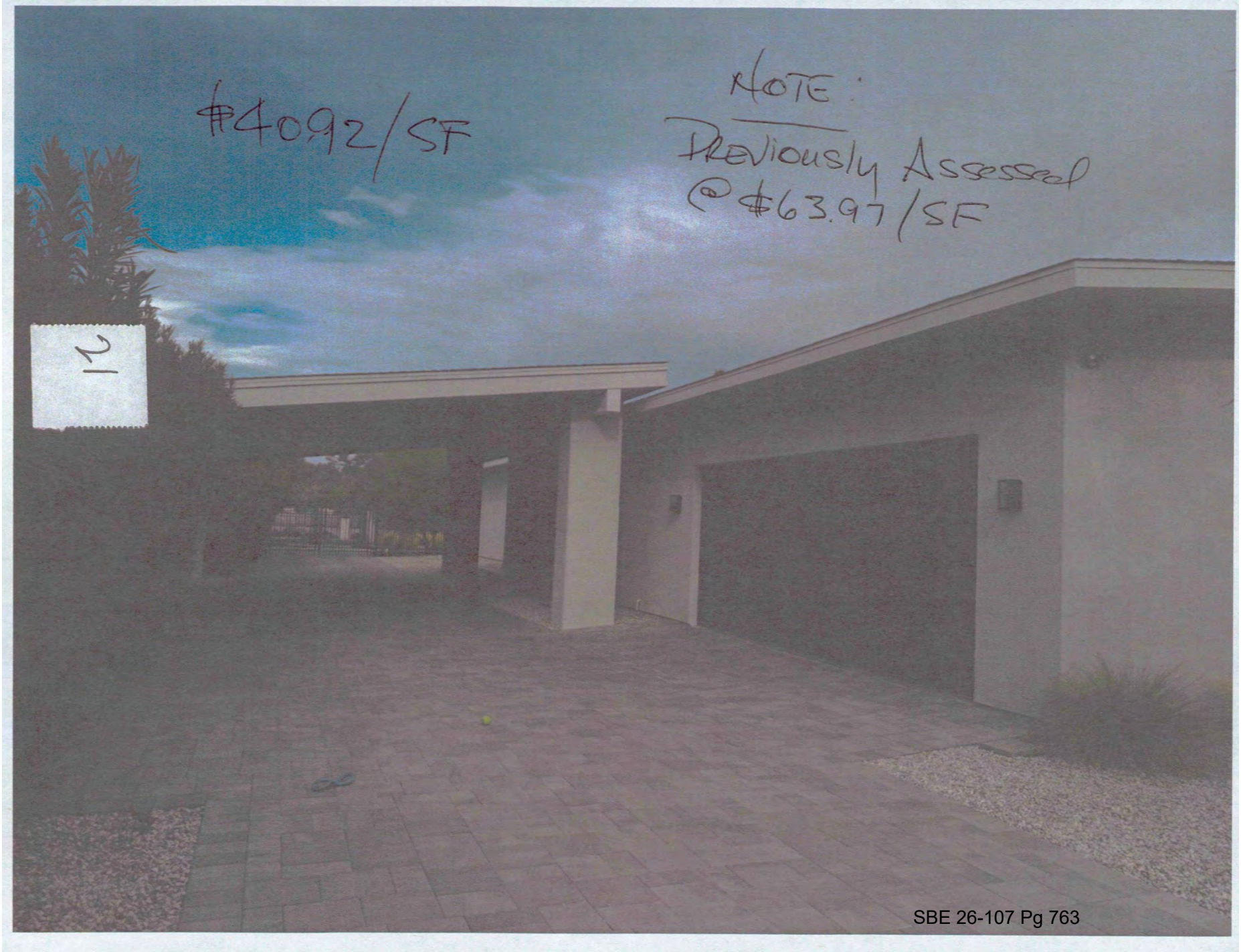
- Stories: 1
- Patio & porch: Covered, Patio
- Exterior features: Built-in Barbecue, Barbecue, Circular Driveway, Out Building(s), Pa Yard, Shed
- Has private pool: Yes
- Pool features: In Ground, Private
- Fencing: Block,Full,Wrought Iron

Lot

- Size: 0.88 Acres
- Features: 1/4 to 1 Acre Lot, Desert Landscaping, Landscaped

19


$31.06/SF
02


$4092/SF
NOTE:
PREVIOUSLY ASSESSED
@ $63.97/SF
12

Briana Johnson, Assessor

Assessor Map | Aerial View | Building Sketch | Ownership History | Neighborhood Sales | New Search

GENERAL INFORMATION	
PARCEL NO.	139-32-304-009
OWNER AND MAILING ADDRESS	L V FIRST L L C 2330 PASEO DEL PRADO # C204 LAS VEGAS NV 89102
LOCATION ADDRESS	2727 ALTA DR
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT N2 S2 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20250603:01530
RECORDED DATE	JUN 3 2025
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	126381	124074 ↓ 1.8%
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	310,131	334,074
TAXABLE LAND + IMP (SUBTOTAL)	886,089	954,497
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	310,131	334,074
TOTAL TAXABLE VALUE	886,089	954,497

Click here for Treasurer Information regarding real property taxes.

Click here for Flood Control Information.

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
	In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. Get Adobe Reader

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

23

Comp #2

2822 Ashby

Specific Issues

Refer to P. 359 for MLS

1. Sale price adjusted from $1,750K to $1,780K
    a. No explanation, no calculation, no NRS or NAC citation
    b. Increase is $30K, or 2%
2. $/SF of $313 calculation: $1,750K/5,600sf
3. But, property has 6,225 livable sf (see p. 359 of assessor's report)
    a. Also highlighted on Redfin as 6,225 sf
4. Redfin online listing states 'over $300,000 in recent upgrades'
    a. No supplemental assessment
    b. Permit for 5 new HVAC units pulled. Final inspection 3/2022
    c. No other permits pulled
    d. Assume all new renovation took place at that time
5. AYB and EYB on PRC is 2008
    a. Assuming 40% old, 60% new (standard for assessor) new EYB s/b 2016
    b. 2016 EYB is 8 year difference and a reduction of 12% depreciation
    c. RCN is $1,080,019 x .12 =$129,602 (saves owner $1,487/year in taxes)
6. Assessor includes 4 bedrooms, 4 full and 2 half baths
    a. Redfin advertises 7 bedrooms and 7 ½ baths
7. Distance from subject property is .8 miles per Google Maps
    a. Assessor gets there in .5 miles

2822 ASHBY PRC ANALYSIS			
	VALUE	FORMULA	COMMENTS
Depreciation Impact:	$129,602	.12 x $1,080,019= $129,602	Assume renovation was completed for 2022 based on HVAC permit
			Change EYB from 2008 to 2016 (see calc below)
			8 year change to EYB, 12% to depreciation
In home theater	$52,341	$209,362 x .5 *.5 =52,341	SWAG -50% of chg to 2905 Pinto for 2 units @ 50% quality (assumed)
M&S rating upgrade from 30 to 40	$133,392	$183.88-$160.06=$23.82 x 5600=$133,392	Raised $/sf = to my property
Pavers	$58,128	(7,500-2,700) x 12.11/sf = $58,128	Based on photos on realtor.com, they have at least as much as i have
			And probably more - they are already assessed for 2,700 sf
Firepit	$2,430		Used value from 2608 Pinto, 2717 Pinto, 2905 Pinto
Outdoor kitchen	$35,850		Based on 2905 Pinto of ~ similar quality
Sport/basketball court	$28,958	$57,916 *.5 =28,958	Used assessed value of tennis courts at several properties x 50%
			(2327 Alta, 2426 Palomino, 2701 Pinto
Gazebo	$19,285		Same as 2800 Pinto PRC, 2905 Pinto PRC
Total	$459,986		
Effective year built:			
Old 40%	2008	803.2	
New 60%	2022	1213.2	
		2016.4	
2016-2008 = 8 years = 112.0% depreciation impact		USE 2016	
40 old/60 new several times by assessor			

Redfin Powered by Rocket | City, Address, School, Agent, ZIP | Buy | Rent | Sell | Mortgage | Real Estate Ag

Feed | Overview | Sale & tax history | Property details | Neighborhood | Climate | Favorite

SOLD ON SEP 12, 2025

$1,750,000 Sold Price

7 bd • 7.5 ba • 6,225 sq ft

2822 Ashby Ave, Las Vegas, NV 89102

Is this your home?

Track this home's value and nearby sales activity

I own 2822 Ashby Ave

Estimated sale price

$1.86M – $2.25

Reach more buyers wh
Redfin. Plus, you'll save
fees.

Schedule a selling

About this home

Spectacular Entertainer's Dream Home in McNeil Estates, the Friendliest Community in Vegas! Over $300,000 in Recent Upgrades * Enjoy a Custom, U-Shaped 6,125sf, 5 Bed, 5 bath, 3 Car, Circular Drive PLUS Two Self Contained Detached Casitas on a 2/3 Acre Lot * Backyard is Your Own Private Sports Park * True Indoor/Outdoor Living * Most Rooms Open to B/yard * Huge Games Room with Accordian Glass Doors & 2nd Kitchen Open to Outdoor Kitchen & Yard * Enjoy Summer Fun with Sparkling Pool, Jacuzzi, Sauna, Basketball Court, Kids Swings, Trampoline & Covered Patios * Modern Open Home with High Ceils Custom Built 2008 * Professional Kitchen, Large Island, Built in Fridge + Drinks Fridge, Walk-in Pantry, B/fast Bar & Ice Maker * Formal Dining with 2,000 Bottle Wine Room * Soundproof Theatre * Luxury Vinyl Plank Floors * Casita Boasts Two Individual Suites With Own Entries, Kitchenettes & Full Baths * Huge Master with New Steam Shower * 5 New A/C Units & $67,000 in Paid for Solar * This Home is Truly One-of-a-Kind * Welcome Home!

Show less

26

Single-family
Property Type

2008
Year Built

0.63 acres
Lot Size

Home #2

2822 Ashby Avenue

rive

3 min — 17 min 5 min —

Leave now Avoid tolls Avoid highways Pref

3 min Arrive 1:42 PM · Fastest route
0.8 mi

eps

Home
Las Vegas, NV 89107

Head toward Shetland Rd

500 feet

Turn right onto Shetland Rd

0.1 miles

Turn right onto Palomino Ln

350 feet

Turn left onto Shetland Rd

0.2 miles

Start Add stops Save

Home

2822 Ashby Avenue

Walk

3 min — 17 min 5 min —

17 min Arrive 1:13 PM · via Shetland Rd
0.8 mi · Mostly flat

Use caution–walking directions may not always reflect real-world conditions.

Steps

Home
Las Vegas, NV 89107

Head toward Shetland Rd

500 feet

Turn right onto Shetland Rd

0.1 miles

Turn right onto Palomino Ln

350 feet

Turn left onto Shetland Rd

Start

Add stops

REMAND SBE 26-107 Pg 780

Buy

Back to search

Zillow

$1,750,000

2822 Ashby Ave, Las Vegas, NV 89102

7 beds

8 bath

Est. refi payment: **$8,113/mo** Refinance your loan

Single Family Residence

Built in 2008

0.63 Acres

$1,737,600 Zestimate®

$281/sqft

$7,937 Est

Home value

$1.50M

29