



SBE 26-107 Pg 772

[REMAND SBE 26-107 Pg 782](#)



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[REMAND SBE 26-107 Pg 783](#)



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[REMAND SBE 26-107 Pg 784](#)



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[REMAND SBE 26-107 Pg 785](#)

Briana Johnson, Assessor

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

GENERAL INFORMATION

<u>PARCEL NO.</u>	162-05-510-011
<u>OWNER AND MAILING ADDRESS</u>	TIRA JOHN & TARA FAMILY TRUST TIRA JOHN MARTIN JR & TARA KATHLEEN TRS 2822 ASHBY AVE LAS VEGAS NV 89102
<u>LOCATION ADDRESS</u>	2822 ASHBY AVE
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	MCNEIL TRACT RESUB <u>PLAT BOOK 2 PAGE 93</u> LOT 18 BLOCK 2
<u>RECORDED DOCUMENT NO.</u>	* <u>20220127:01280</u>
<u>RECORDED DATE</u>	JAN 27 2022
<u>VESTING</u>	NS
<u>COMMENTS</u>	L-20260122:605

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

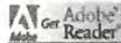
FISCAL YEAR	2025-26	2026-27
LAND	100800	113750
IMPROVEMENTS	334410	329311
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	435,210	443,061
TAXABLE LAND + IMP (SUBTOTAL)	1,243,457	1,265,889
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	435,210	443,061
TOTAL TAXABLE VALUE	1,243,457	1,265,889

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

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.63 ACRES
ORIGINAL CONST. YEAR	2008
LAST SALE PRICE	1750000
MONTH/YEAR	9/2025
SALE TYPE	UR - UNDER REVIEW-RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	5600	CASITA SQ. FT.	625	ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL /2 HALF	ROOF TYPE	CLAY TILE/SLATE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE		0
TOTAL GARAGE SQ. FT.	828				

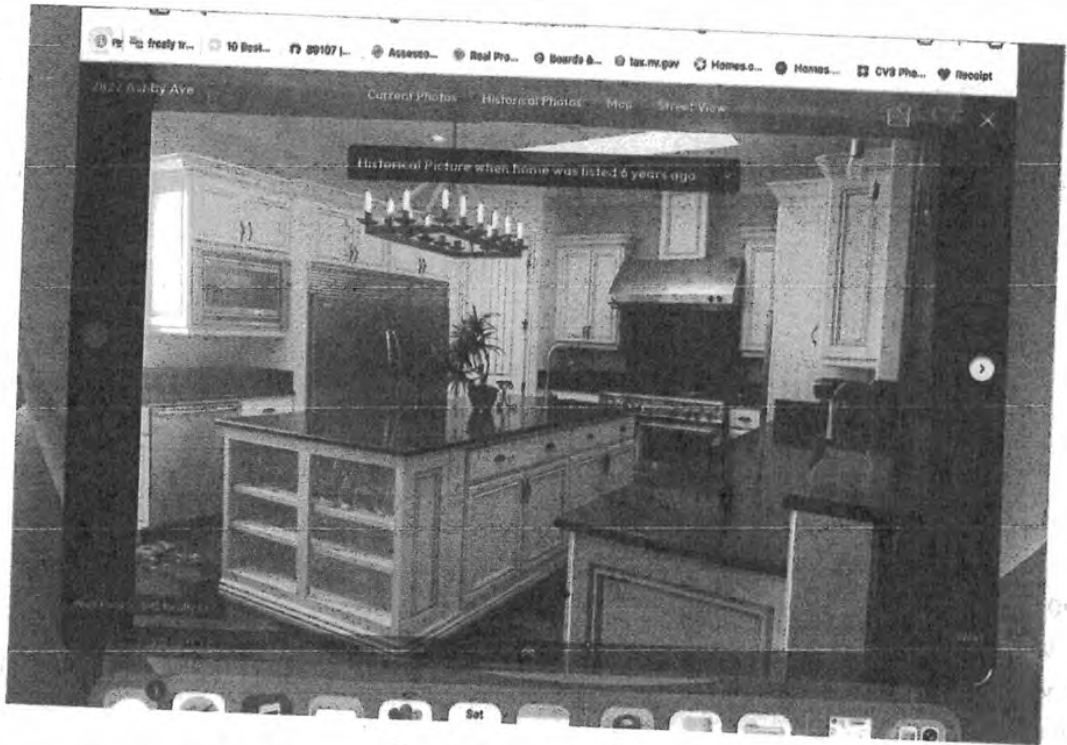
ASSESSOR MAP VIEWING GUIDELINES	
MAP	162055
In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. 	

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

35

2022 ASHBY
 NO PERMITS
 NO M&S

Photos on REACTOK.COM



2020
 27% DEPRECIATION



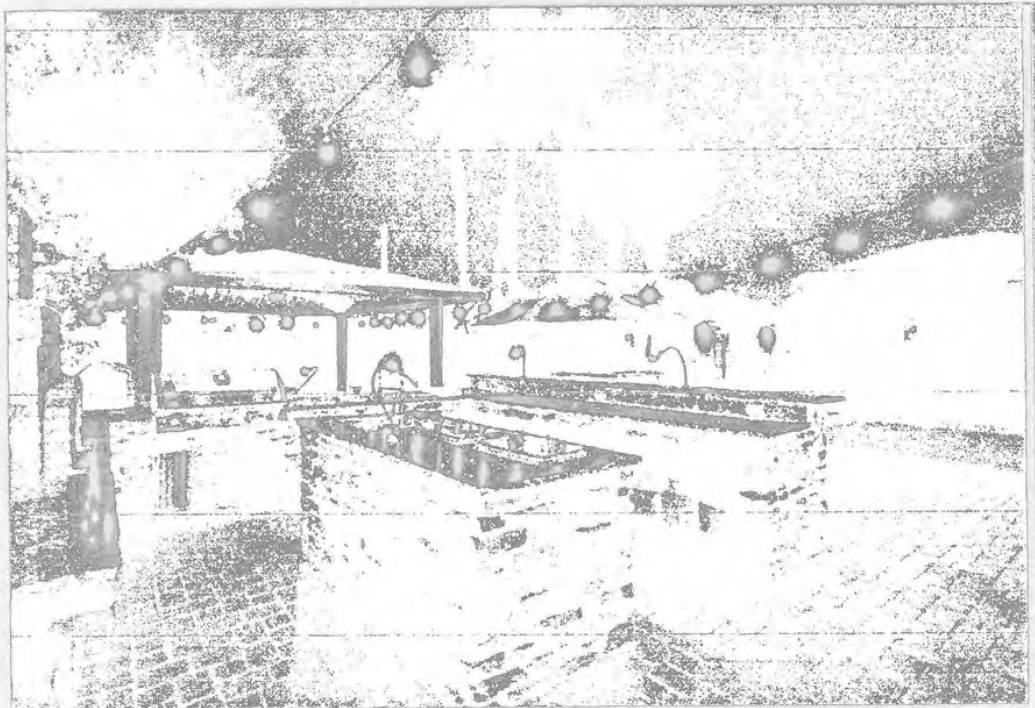
2026
 27% DEPRECIATION

36

SBE 26-107 Pg 778

REMAND SBE 26-107 Pg 788

2022 ASHB
-PAVERS-



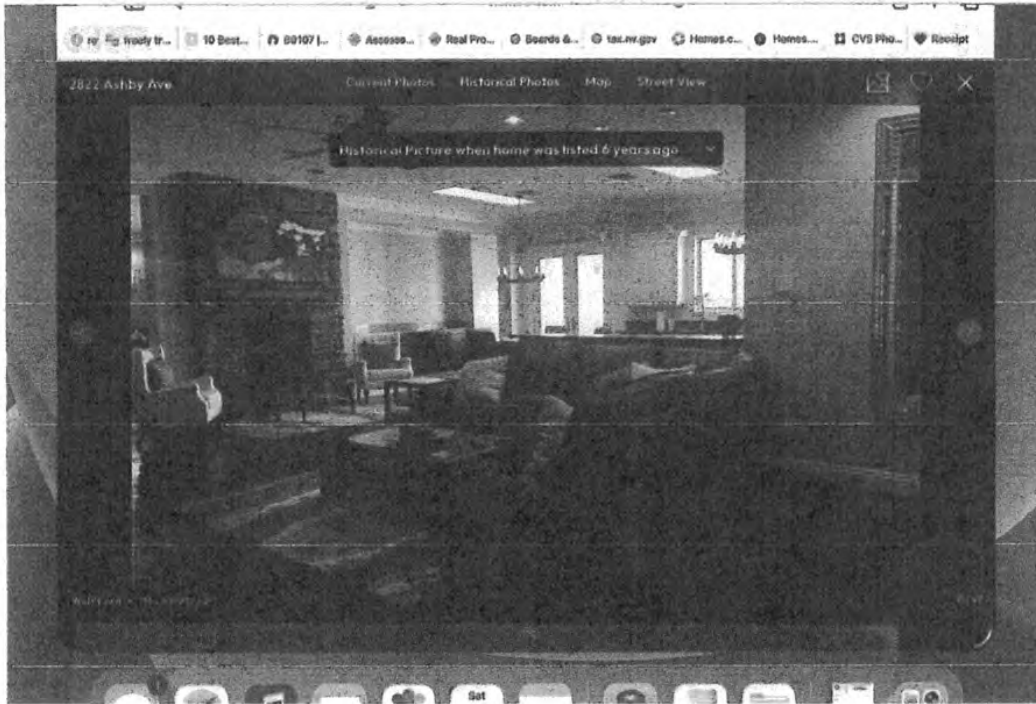
37

SBE 26-107 Pg 779

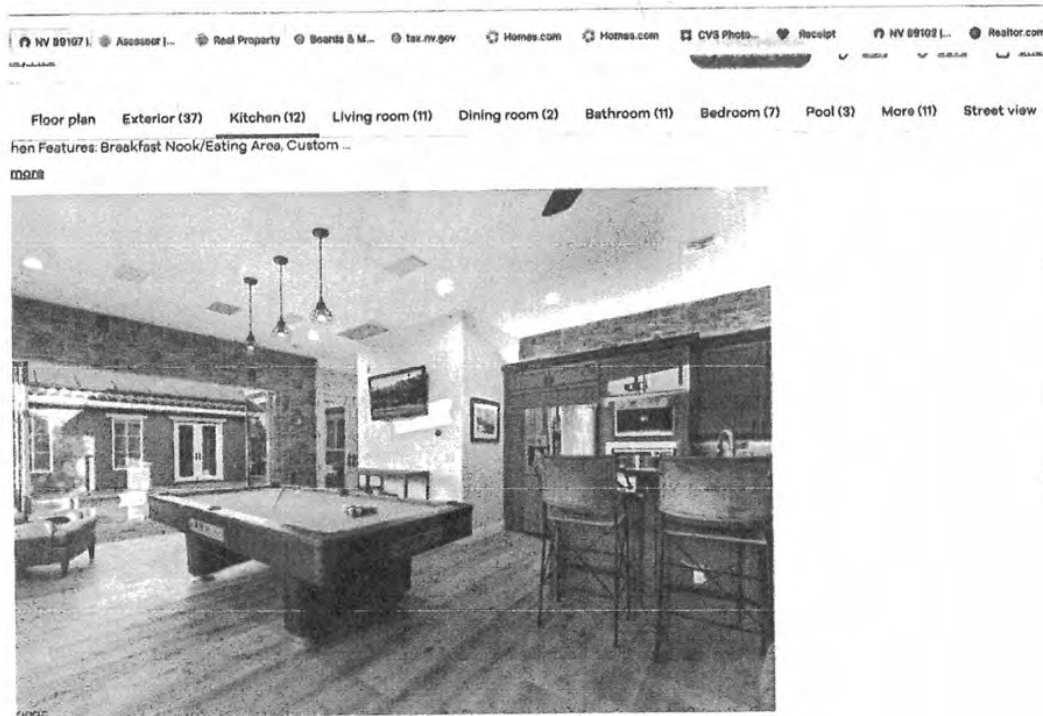
[REMAND SBE 26-107 Pg 789](#)

2022 ASTBY

Historical Photos on Homes.com



2020



2026

38

Comp #3
3108 Sonia
Specific Issues
Refer to P. 365 for MLS

1. Sale price adjusted from \$1,359K to \$1,839K
 - a. No explanation, no calculation, no NRS or NAC citation
 - b. Increase is \$480K, or 35%
2. Distance from subject property is .6 miles per Google Maps
 - a. Assessor gets there in .4 miles
3. AYB = 1966, EYB = 1969
4. RCN = \$763,518
5. Depreciation of 75% is \$572,639
6. House interior has been completely remodeled
 - a. No permits – ever
 - b. Interior of a gated community – see no evil speak no evil
 - c. Year of remodel est. 2020 makes EYB using 40/60 split, 2000
 - d. Year of remodel est. 2016 make EYB using 40/60 split, 1998
 - e. Depreciation would then be 39% or 42%, respectively
 - f. Current RCNLD is \$221,681
 - g. RCNLD would INCREASE by \$275K or \$252K, respectively
 - h. This would represent an increase to their RCNLD of 124% or 114% respectively
7. Owner's current tax bill is \$4,310/year
8. The above correction would raise their taxes by \$3,143 or \$2,890, respectively
9. This represents a 73% or 67% increase, respectively
10. This has been going on for between 6-10 years
11. This has shorted the county over that time ~ \$30,000
12. And it continues to this day.
13. Just go to Redfin/Zillow, Homes.com to see all the photos
14. I made copies of 10

39

#3

Home
3108 Sonia Drive

rive

3 min 13 min 3 min

Leave now Avoid tolls Avoid highways Pref

3 min Arrive 4:50 PM - Fastest route
0.6 mi Saves 15% gas

Saves 15% more gas than alternate routes
Fuel-efficient routes usually have fewer hills, less traffic & constant speeds.
Change vehicle settings

aps

Home
Las Vegas, NV 89107

Head toward Campbell Dr

0.3 miles

Turn right onto Campbell Dr
Partial restricted usage road

0.2 miles

Turn left onto Sonia Dr
Restricted usage road

300 feet

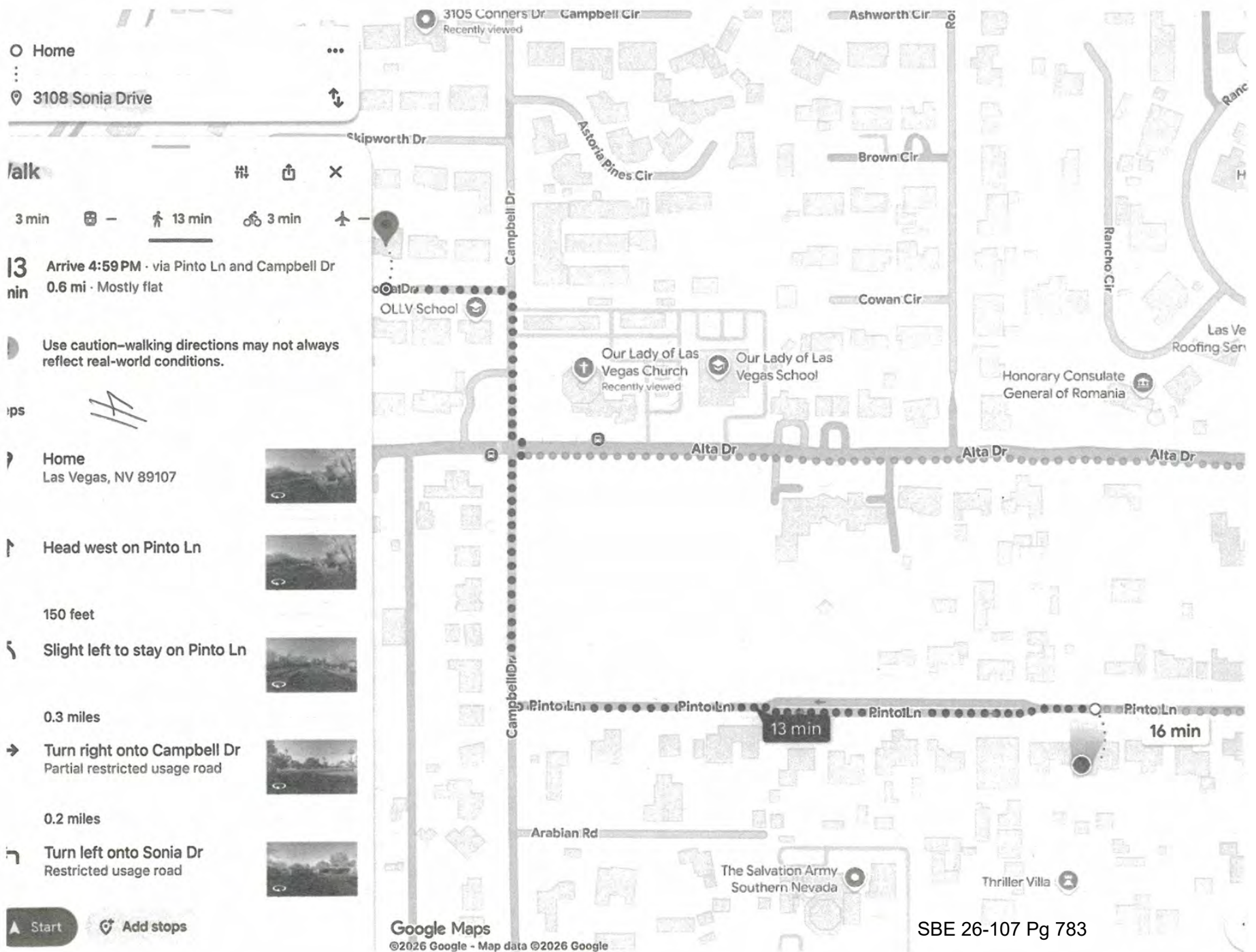
Start Add stops Save

Google Maps
©2026 Google - Map data ©2026 Google

Map showing streets: Campbell Dr, Ashworth Cir, Brown Cir, Cowan Cir, Alta Dr, Pinto Ln, Arabian Rd, Rancho Cir, Las Vegas Blvd, and landmarks: OLLV School, Our Lady of Las Vegas Church, Our Lady of Las Vegas School, Honorary Consulate General of Romania, The Salvation Army Southern Nevada, Thriller Villa.

SBE 26-107 Pg 782

[REMAND SBE 26-107 Pg 792](#)



3108 SONIA PRC ANALYSIS				
	VALUE	FORMULA	Tax Impact	Comments
Depreciation Impact:				
At 2020 remodel	\$274,866			
At 2016 remodel	\$251,961			
Assume renovation in 2020:				
Effective year built:				
Old 40%	1969	787.6		
New 60%	2020	1212		
		1999.6		
28 x 1.5 =39 % depreciation		USE 2000		
Current rate is 75%				
Impact is 36% reduction in depreciation	\$763,518	\$274,866	\$3,154	\$763,518 is current RCN per PRC dated 2/12/26
Assume renovation in 2016:				
Effective year built:				
Old 40%	1969	787.6		
New 60%	2016	1209.6		
		1997.2		
28 x 1.5 =42 %		USE 1998		
Current rate is 75%				
Impact is 33% reduction in depreciation	\$763,518	\$251,961	\$2,891	

4/



SBE 26-107 Pg 785

[REMAND SBE 26-107 Pg 795](#)



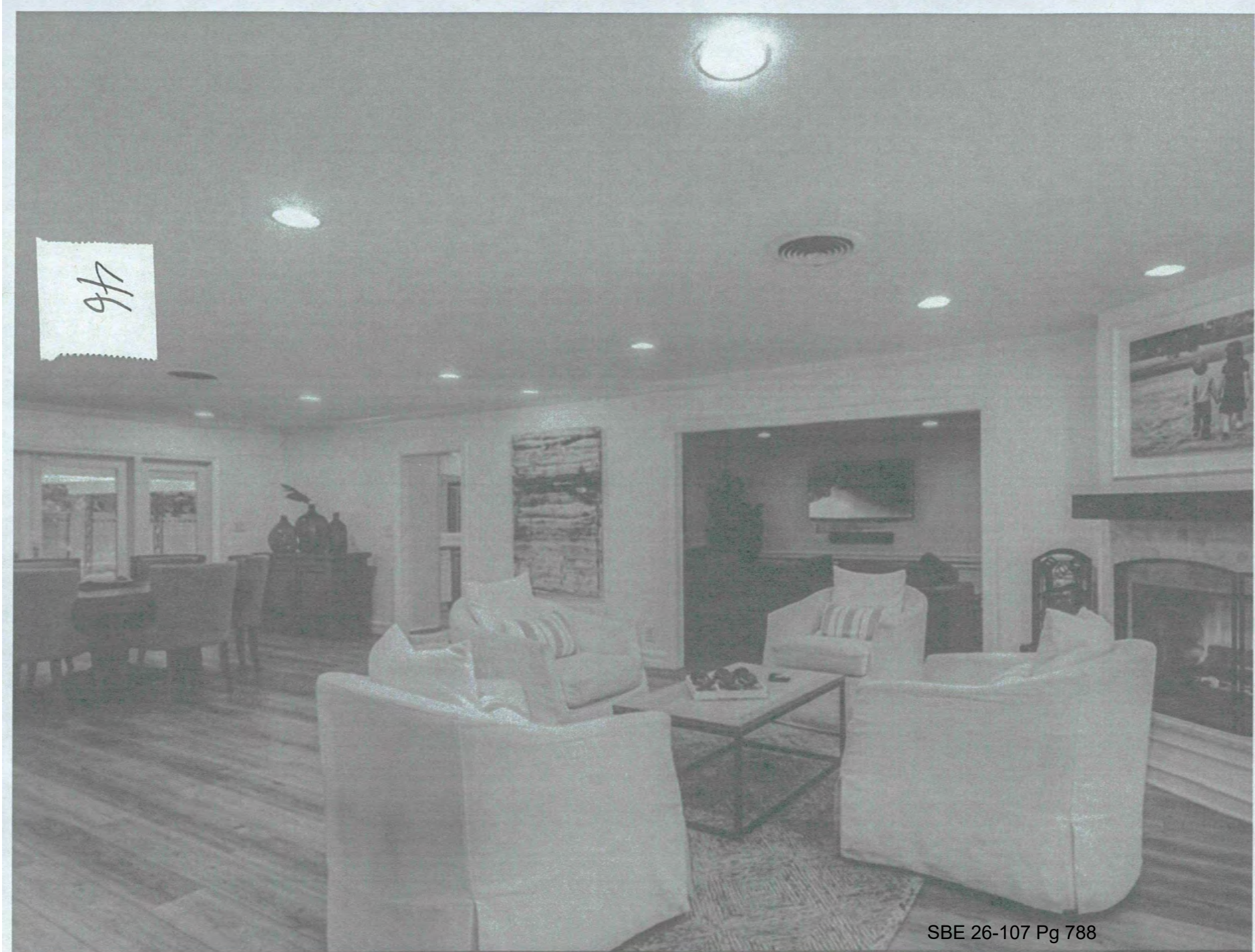
SBE 26-107 Pg 786

[REMAND SBE 26-107 Pg 796](#)



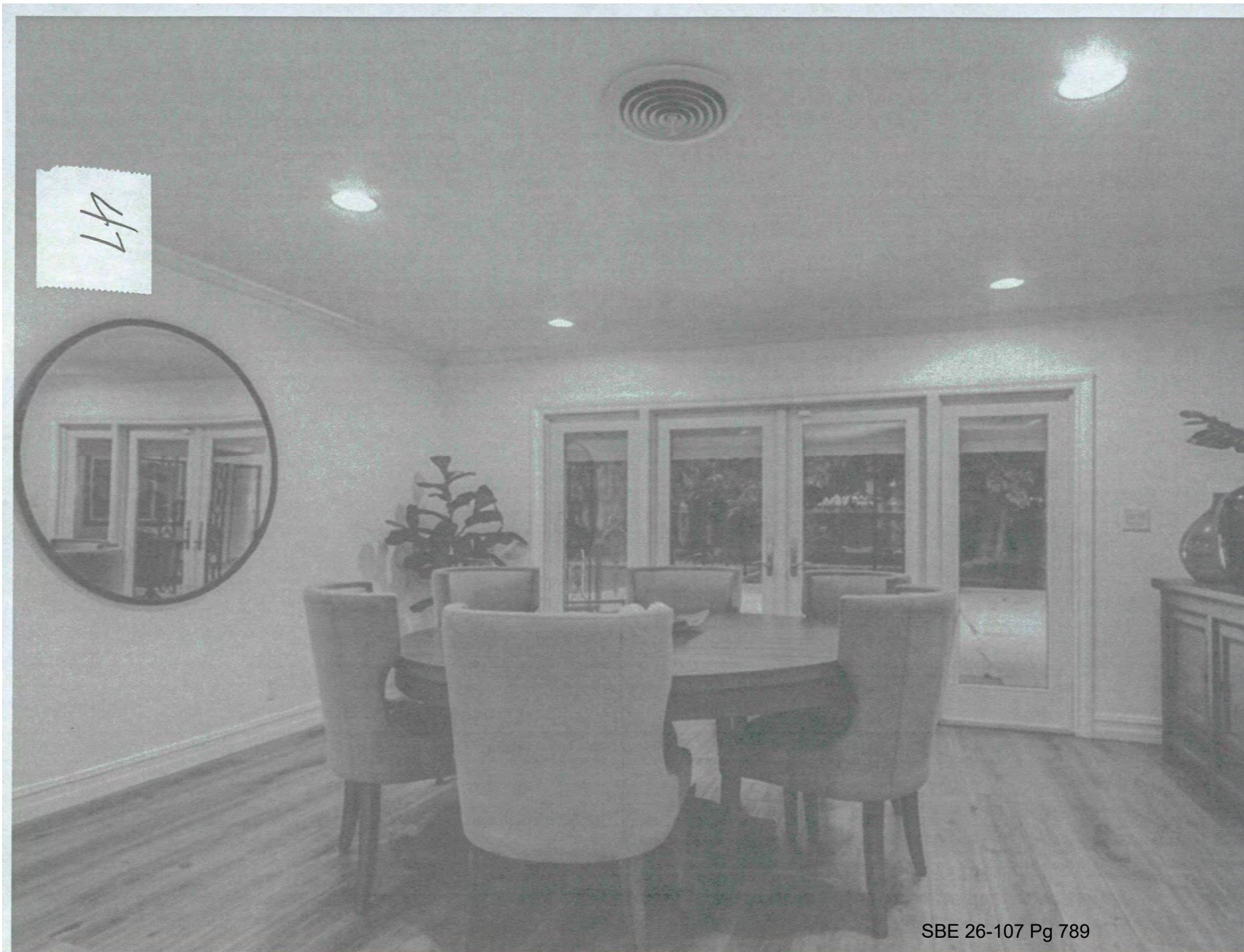
SBE 26-107 Pg 787

[REMAND SBE 26-107 Pg 797](#)



SBE 26-107 Pg 788

[REMAND SBE 26-107 Pg 798](#)



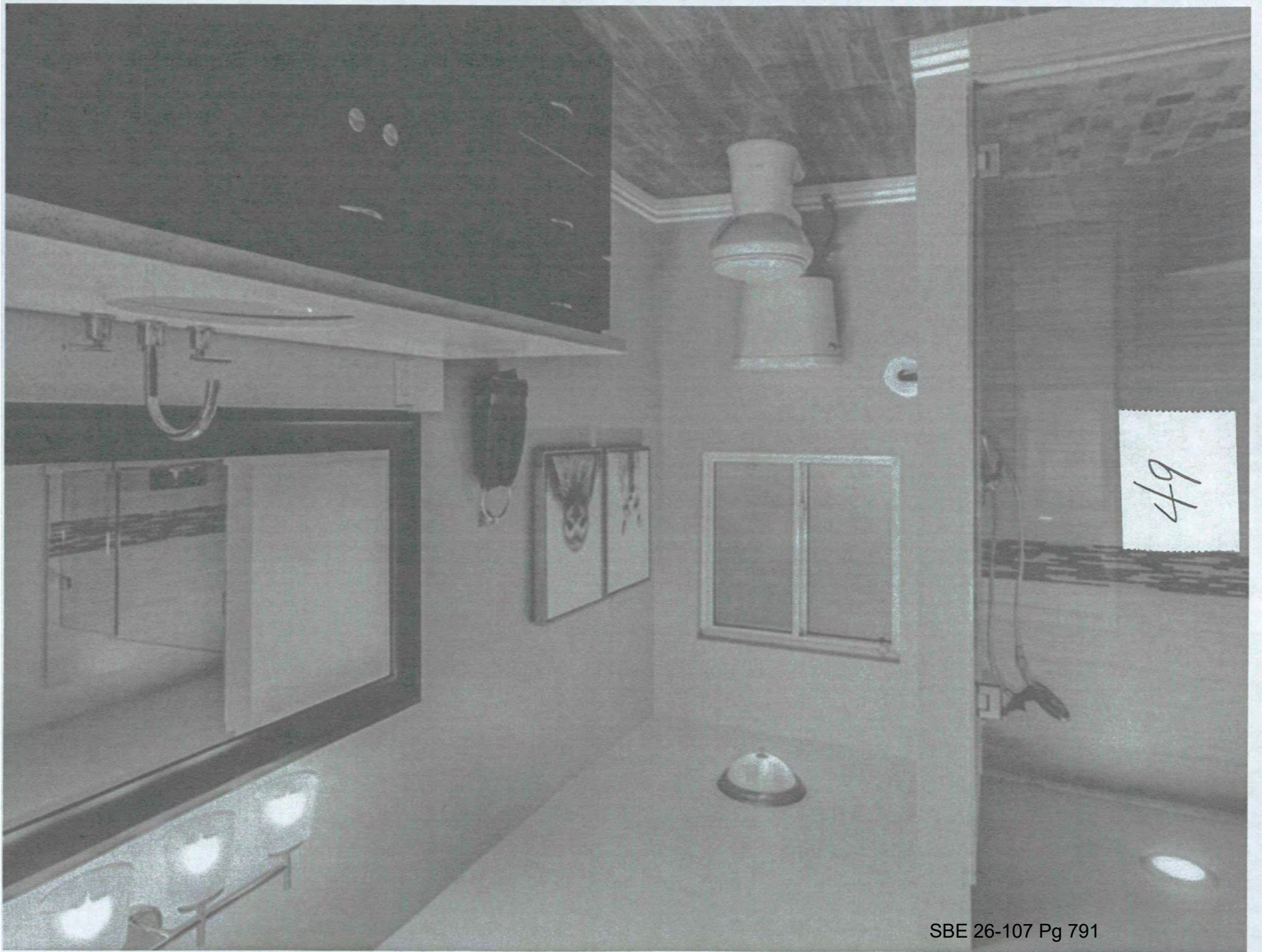
SBE 26-107 Pg 789

[REMAND SBE 26-107 Pg 799](#)



SBE 26-107 Pg 790

[REMAND SBE 26-107 Pg 800](#)



SBE 26-107 Pg 791

[REMAND SBE 26-107 Pg 801](#)



SBE 26-107 Pg 792

[REMAND SBE 26-107 Pg 802](#)



SBE 26-107 Pg 793

[REMAND SBE 26-107 Pg 803](#)

Briana Johnson, Assessor

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

GENERAL INFORMATION	
<u>PARCEL NO.</u>	139-32-211-043
<u>OWNER AND MAILING ADDRESS</u>	DONALSON JOEL & LISA FAMILY TRUST DONALSON JOEL C & LISA A TRS 3108 SONIA DR LAS VEGAS NV 89107
<u>LOCATION ADDRESS</u>	3108 SONIA DR
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	RANCHO NEVADA EST UNIT #1 AMD PLAT BOOK 10 PAGE 57 LOT 3 BLOCK 2 & VAC RD
<u>RECORDED DOCUMENT NO.</u>	* 20260127:01418
<u>RECORDED DATE</u>	JAN 27 2026
<u>VESTING</u>	NS
<u>COMMENTS</u>	

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

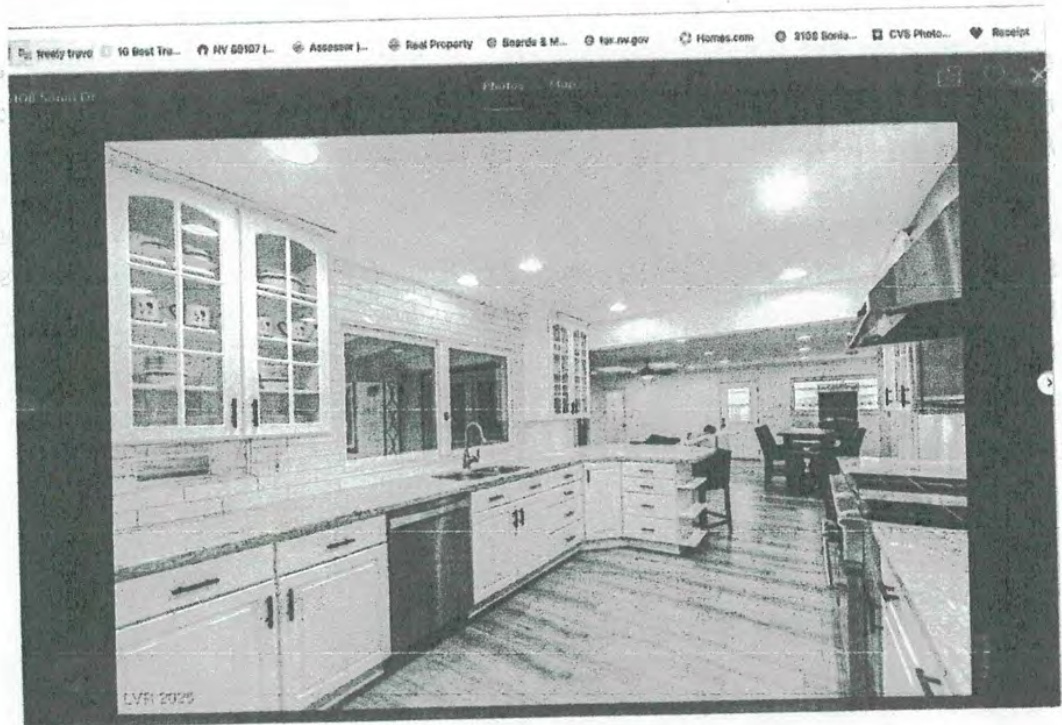
ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT	
<u>TAX DISTRICT</u>	200
<u>APPRAISAL YEAR</u>	2025
<u>FISCAL YEAR</u>	2026-27
<u>SUPPLEMENTAL IMPROVEMENT VALUE</u>	0
<u>INCREMENTAL LAND</u>	0
<u>INCREMENTAL IMPROVEMENTS</u>	0

REAL PROPERTY ASSESSED VALUE		
<u>FISCAL YEAR</u>	2025-26	2026-27
<u>LAND</u>	134050	168875
<u>IMPROVEMENTS</u>	77737	77588
<u>PERSONAL PROPERTY</u>	0	0
<u>EXEMPT</u>	0	0
<u>GROSS ASSESSED (SUBTOTAL)</u>	211,787	246,463
<u>TAXABLE LAND + IMP (SUBTOTAL)</u>	605,106	704,180
<u>COMMON ELEMENT ALLOCATION ASSESSED</u>	0	0
<u>TOTAL ASSESSED VALUE</u>	211,787	246,463
<u>TOTAL TAXABLE VALUE</u>	605,106	704,180

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

3108 SONIA
75%
DEPRECIATION

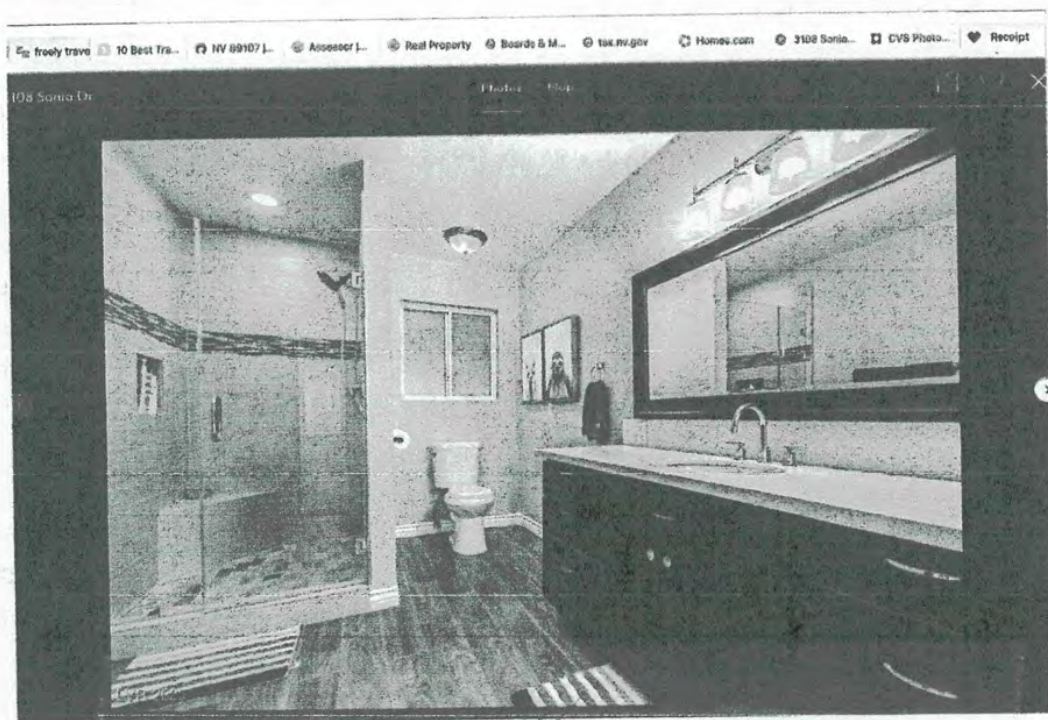
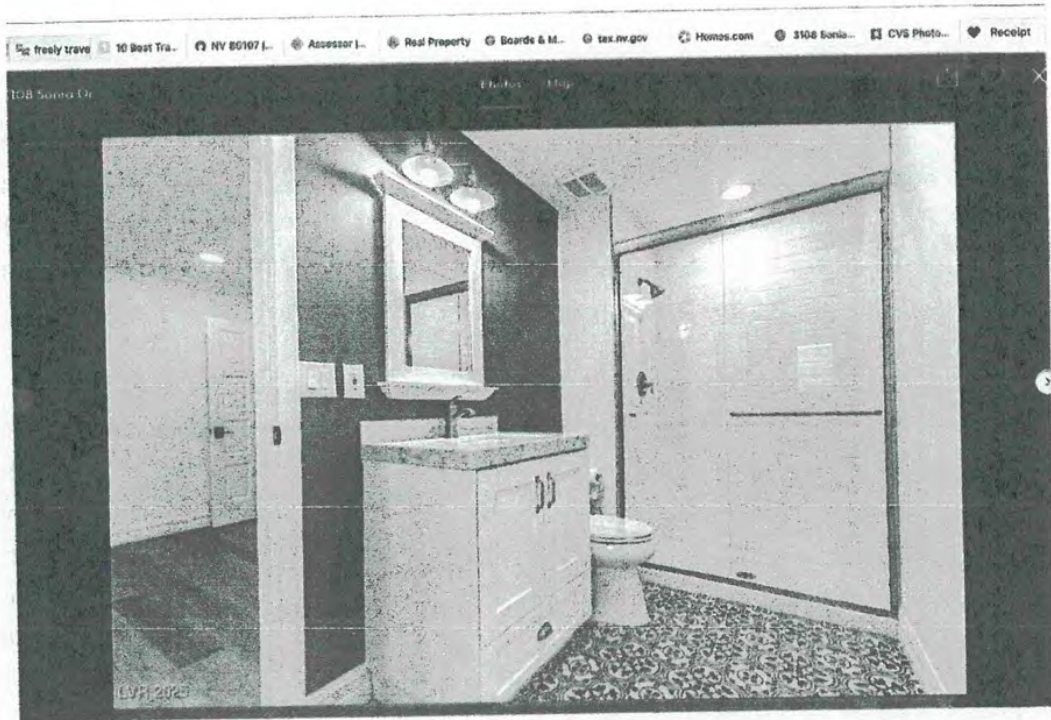
- No Permits
- No Supplemental



54

3108 Soria A
75%
Depreciator

- No permits
+ No Supplemental



55

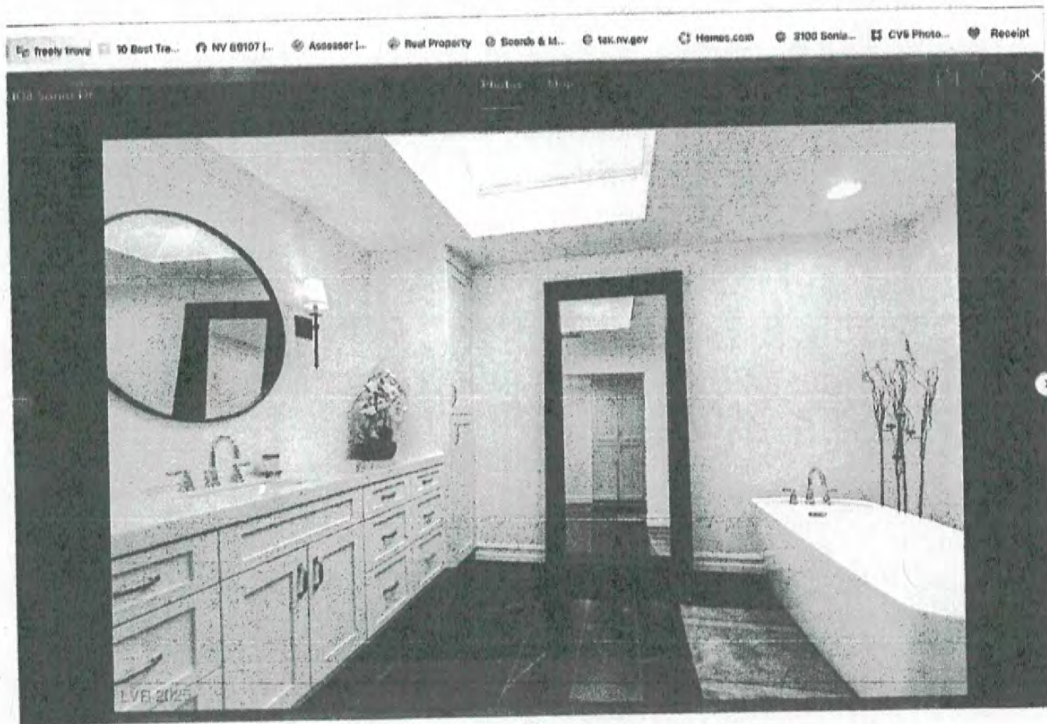
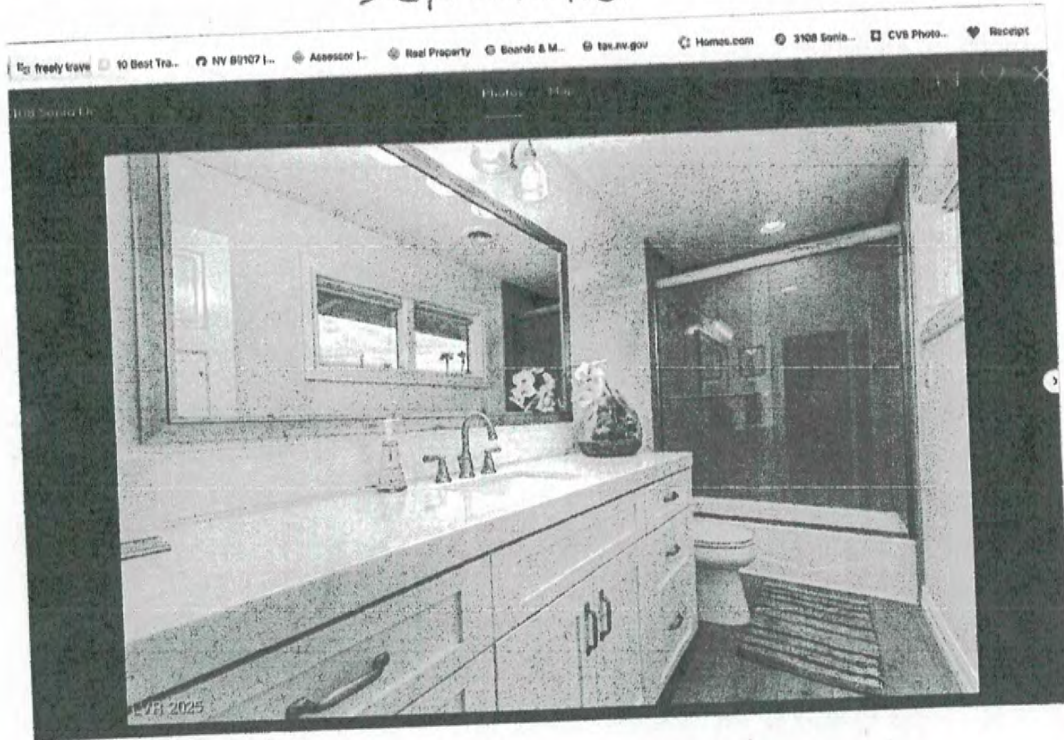
SBE 26-107 Pg 797

[REMAND SBE 26-107 Pg 807](#)

3109 Sonia
75%

- No permits
- No Supplemental

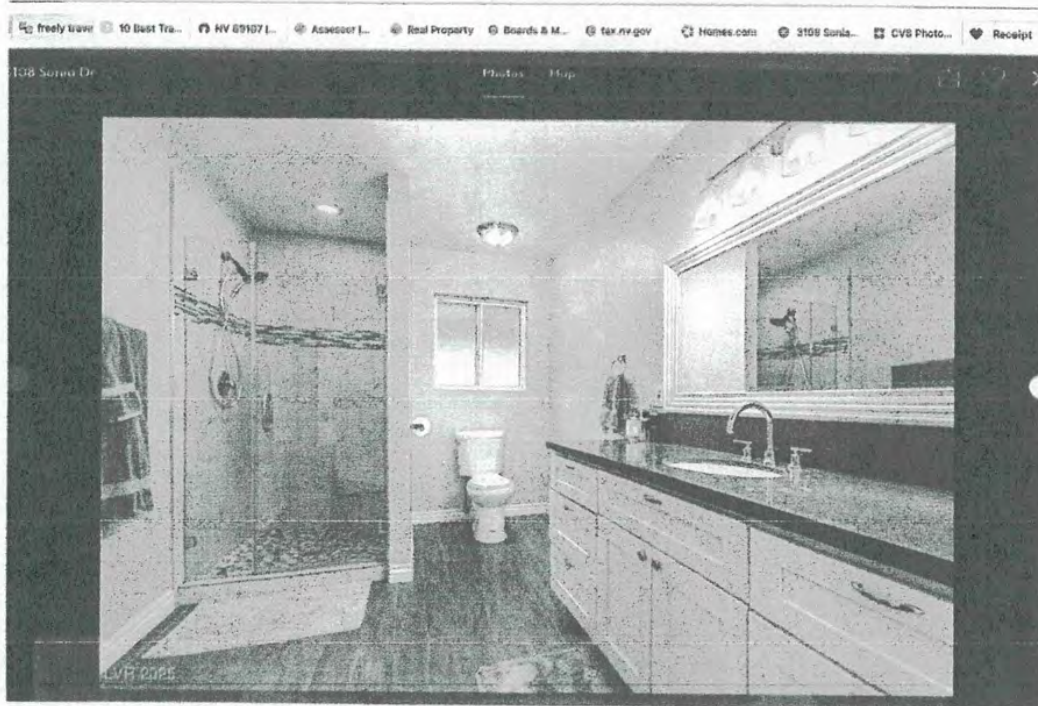
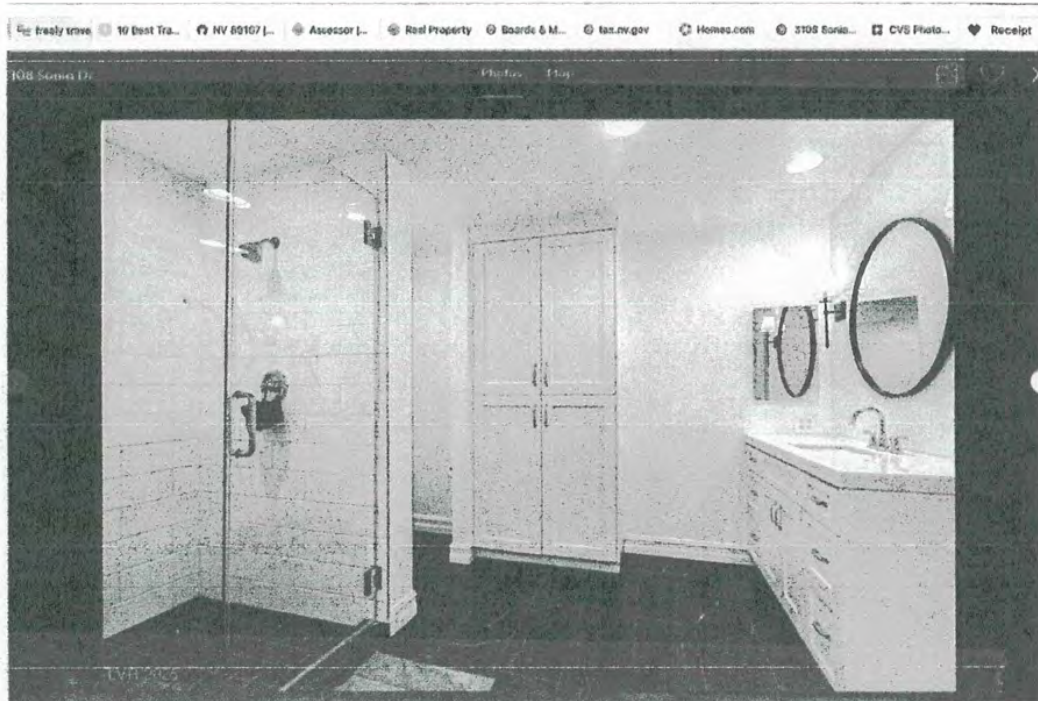
Depreciation



58

3108 SONIA
75%
Depreciatn

- No Permits
- No Supplementary



57

Comp #4
217 Campbell
Specific Issues
Refer to P. 372 for MLS

1. Sale price adjusted from \$1,835K to \$2,396K
 - a. No explanation, no calculation, no NRS or NAC citation
 - b. Increase is \$561K, or 31%
2. Distance from subject property is .7 miles per Google Maps
 - a. Assessor gets there in .54 miles
3. AYB = 1967, EYB = 1989, RCN = \$526,594
4. Depreciation of 55.5% is \$292,260
5. House interior has been completely remodeled
 - a. No permits of consequence – water/gas meter only in 2018 after purchase
 - b. Modest add to assessment in 2019/2020 of \$39K assessed, \$111K taxable
 - i. Does not come close to explain \$500K in improvements
 - ii. House was bought on 8/20/18 for \$783K
 - iii. House was resold on 12/17/25 for \$1,835K
 - c. Year of remodel est. 2022 makes EYB using 40/60 split, 2009
 - d. Depreciation would then be 25.5%, not 55.5%
 - e. Current RCNLD is \$264,137
 - f. RCNLD would INCREASE by \$157,978, a 60% increase
 - i. $(55.5\% - 25.5\% = 30\% \text{ change})$
 - ii. $\$526,594 \times .3 = \$157,978$
6. Owner's current tax bill (2025) is \$5,299/year
7. The M&S rating of 30/avg represents the quality of the pre-renovated house
8. The M&S quality is clearly at least a 40/good, similar to petitioner's buildout or better
9. At the same rate as petitioner, the change would add \$164,314 to their taxable value
 - a. $\$183.88/\text{sf} - \$137.20/\text{sf} = \$46.68/\text{sf} \times 3,504 \text{ sf} = \$164,314$
10. The above 2 corrections would raise their taxes by \$3,698/yr, or 70%.
 - a. $(\$157,978 + \$164,314) = \$322,292 \times .35 = \$112,802 \times .032782 = \$3,698$
11. Other new items not assessed per photos and MLS description (p.372)
 - a. New pool decking (est. \$7K)
 - b. New outdoor kitchen w/grill, refrigerator, and TV (est. \$20K)
 - c. Cat 6 cabling for tv's, new lighting, etc. (est. \$10K)
 - d. All new windows (est. \$50K)
 - e. Multiple sliding glass doors (est. \$20K)
 - f. Carport Rate Parity (\$18K)

58

217 CAMPBELL			
	VALUE	FORMULA	COMMENTS
Depreciation Impact:	\$157,978	.30 x \$526,594 = \$157,978	Assume renovation was completed for 2022 based on HVAC permit Change EYB from 1989 to 2009 (see calc below) 20 year change, 30% reduction in depreciation 55.5% to 25.5%
M&S rating upgrade from 35 to 40	\$164,314	\$183.88-\$137.20=\$46.68 x 3502=\$164,314	Raised \$/sf = to my property
Pool Decking	\$6,960	500 x \$13.92 = \$6,960	Est. 500 sf @ \$13.92/sf (see 2400 Palomino, 2333 Pinto, 2327 Alta)
Outdoor kitchen	\$20,000		SWAG/EXPERIENCE
All new windows	\$50,000		SWAG/EXPERIENCE
3 new sliding glass doors	\$20,000		SWAG/EXPERIENCE
Cat 6 cabling	\$10,000		SAME AS MY HOUSE - FOR TV, LIGHTING, SECURITY SYSTEM, ETC
Carport parity adjustment	\$18,384	(\$40.92-\$21.77) x 960 = \$18,384	Change to same rate as my property
Total	\$447,636		
Effective year built:			
Old 40%	1989	795.6	
New 60%	2022	1213.2	
		2008.8	
2009 - 1989 = 20 years change in EYB		USE 2009	

Homeowner tools



View owner dashboard

Track your estimate and nearby sale activity



Edit home facts

Review property details and add renovations



Manage photos

Update home photos or make them private



Home sale earnings

Est. \$95K when you sell with Redfin



Rental estimate

Est. \$3,821 per month, based on comparable rentals



Sale and tax history for 217 Campbell Dr

Sale History

Tax History

Date	Event	Price
GLVAR #2730669		
Dec 17, 2025	Sold	\$1,835,000 \$524/sq ft
Nov 6, 2025	Contingent	—
Oct 28, 2025	Listed	\$1,849,900 \$528/sq ft
GLVAR #2011811		
Aug 20, 2018	Sold	\$782,500 \$223/sq ft
Jul 16, 2018	Pending	—

Show more ▾

Property details

Parking

Garage/Carport Information

- Has Carport
- # of Carport Spaces: 1

Parking

- Features: Attached Carport, Open, RV Potential, RV Access/Parking

Home
217 Campbell Dr

#4

rive

4 min 22 min 5 min

Leave now Avoid tolls Avoid highways

4 min Arrive 2:59 PM · Fastest route
0.7 mi
This route has restricted usage or private roads.

This route has restricted usage or private roads.

Saves 16% more gas than alternate routes
Fuel-efficient routes usually have fewer hills, less traffic & constant speeds.
Change vehicle settings

Home
Las Vegas, NV 89107

Head toward Campbell Dr

0.3 miles

Turn right onto Campbell Dr
Partial restricted usage road

0.4 miles

217 Campbell Dr

Start Add stops Save

Google Maps
©2026 Google - Map data ©2026 Google

The Walford Group

Canyon Dr

Justice Ln

Campbell Dr

Campbell Cir

Ashworth Cir

Brown Cir

Cowan Cir

Alta Dr

Pinto Ln

Rosemary Ln

Driftwood Dr

Rancho Cir

Las Vegas Roofing Service

Honorary Consulate General of Romania

Our Lady of Las Vegas Church

Our Lady of Las Vegas School

LV Asset Holdings, Limited

4 min

SBE 26-107 Pg 803

[REMAND SBE 26-107 Pg 813](#)



Today
3:17 PM



3:17 PM Wed Feb 11

64% battery icon

• Your location

217 Campbell Dr

Walk

4 min 16 min 4 min

16 min

Arrive 3:33 PM • via Pinto Ln and Campbell Dr
0.7 mi • Mostly flat

! Use caution—walking directions may not always reflect real-world conditions.

Your location

217 Campbell Dr, Las Vegas, NV 89107

Steps

• Your location

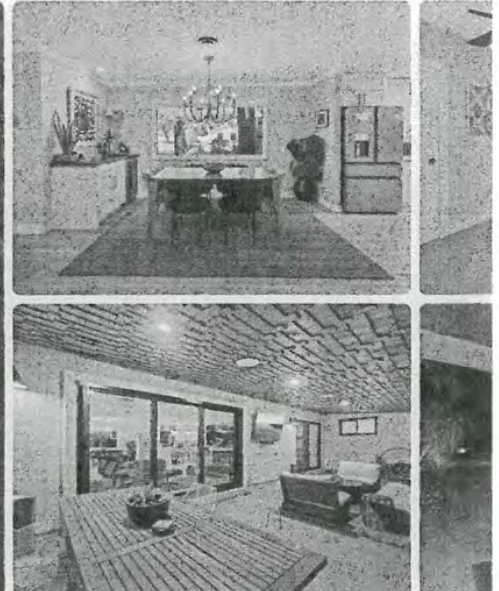
Start

Add stops



Google Maps
©2026 Google

Thriller Villa SBE 26-107 Pg 804



Floor Plans

Street View

Redesign

● SOLD ON DEC 17, 2025

\$1,835,000 Sold Price

5 bd • 3 ba • 3,502 sq ft

217 Campbell Dr, Las Vegas, NV 89107



Is this your home?

Track this home's value and nearby sales activity

I own 217 Campbell Dr

About this home

Nearly \$500k in recent renovations! This stunning single-story ranch in guard-gated Rancho Nevada Estates blends modern luxury with Palm Springs-inspired outdoor living. The resort-style backyard features brand-new pool decking, an outdoor kitchen with grill, refrigerator, and TV, plus lush landscaping, slide, and diving board. Inside, the open-concept layout offers 5 bedrooms, 3 baths, and an oversized recreation room with outdoor access. The gourmet kitchen boasts quartz countertops, Moroccan tile backsplash, custom bar, and walk-in pantry. The primary suite includes a private patio with calming fountain, and a spa-inspired bath with freestanding tub and walk-in shower smart shower with surround sound. Plus professionally designed dual closets. Accordion sliders create a seamless indoor-outdoor flow from the living room to the pool area. Upgrades include new windows and fully sleeved main plumbing and sewer lines. A true Las Vegas oasis just minutes from the Strip and Arts District!

Show less ^

Single-family
Property Type

1967
Year Built

0.54 acres
Lot Size

NEW 25 HRS AGO

NEW 26 HRS AGO

NEW 25 HRS AGO

\$400,000
3 beds 2 baths 1,544 sq ft
4333 W Bonanza Rd, Las Vegas, NV...

\$429,900
4 beds 2 baths 1,802 sq ft
404 Vassar Ln, Las Vegas, NV...

\$350,000
3 beds 2 baths 1,166 sq ft
329 Wisteria Ave, Las Vegas, NV...

Homeowner tools

- View owner dashboard**
Track your estimate and nearby sale activity
- Edit home facts**
Review property details and add renovations
- Manage photos**
Update home photos or make them private
- Home sale earnings**
- Rent estimate**
Est. \$3,821 per month, based on comparable rentals

← Feed Overview **Sale & tax history** Property details Neighborhood Climate Favorite

Sale and tax history for 217 Campbell Dr

Sale History

Tax History

Date	Event	Price
GLVAR #2730869		
Dec 17, 2025	Sold	\$1,835,000 \$524/sq ft
Nov 6, 2025	Contingent	—
Oct 28, 2025	Listed	\$1,849,900 \$528/sq ft
GLVAR #2011811		
Aug 20, 2018	Sold	\$782,500 \$223/sq ft
Jul 16, 2018	Pending	—
Jul 12, 2018	Listed	\$799,999 \$228/sq ft

Estimated sale price
\$1.58M – \$1.91M

Reach more buyers wh
Redfin. Plus, you'll save
fees.

Schedule a selling

NEW 25 HRS AGO
NEW 26 HRS AGO
NEW 29 HRS AGO

Feed
Overview
Sale & tax history
Property details
Neighborhood
Climate

Favorite

\$400,000
3 beds 2 baths 1,544 sq ft
4333 W Bonanza Rd, Las Vegas,...

\$429,900
4 beds 2 baths 1,802 sq ft
404 Vassar Ln, Las Vegas, NV...

\$350,000
3 beds 2 baths 1,166 sq ft
329 Wisteria Ave, Las Vegas, NV...

Estimated sale price
\$1.58M - \$1.91M

Reach more buyers wh Redfin. Plus, you'll save fees.

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Track your estimate and nearby sale activity

Edit home facts
Review property details and add renovations

Manage photos
Update home photos or make them private

Home sale earnings
Est. \$94K when you sell with Redfin

Rental estimate
Est. \$3,821 per month, based on comparable rentals

Sale and tax history for 217 Campbell Dr

Sale History
Tax History

Year	Property Tax	Land	+	Additions	=	Assessed Value
2025	\$5,299 (+2.9%)	\$134,050		\$94,900		\$228,950
2024	\$5,148 (+3.0%)	\$134,050		\$94,900		\$228,950
2023	\$4,998 (+3.0%)	\$134,050		\$97,288		\$231,338
2022	\$4,853 (+3.0%)	\$122,150		\$90,648		\$212,798
2021	\$4,711 (+3.1%)	\$86,450		\$83,539		\$169,989
2020	\$4,571 (+3.0%)	\$82,250		\$79,828		\$162,078

65

SBE 26-107 Pg 807

REMAND SBE 26-107 Pg 817

Briana Johnson, Assessor

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

GENERAL INFORMATION

<u>PARCEL NO.</u>	139-32-110-049
<u>OWNER AND MAILING ADDRESS</u>	BOURI AJAY 217 CAMPBELL DR LAS VEGAS NV 89107
<u>LOCATION ADDRESS</u>	217 CAMPBELL DR
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	RANCHO NEVADA EST UNIT #2 <u>PLAT BOOK 10 PAGE 77</u> LOT 2 BLOCK 4 & VAC RD
<u>RECORDED DOCUMENT NO.</u>	* 20251217:02525
<u>RECORDED DATE</u>	DEC 17 2025
<u>VESTING</u>	NS
<u>COMMENTS</u>	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	134050	168875
IMPROVEMENTS	94900	92448
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	228,950	261,323
TAXABLE LAND + IMP (SUBTOTAL)	654,143	746,637
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	228,950	261,323
TOTAL TAXABLE VALUE	654,143	746,637

66

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.54 ACRES
ORIGINAL CONST. YEAR	1967
LAST SALE PRICE	1835000
MONTH/YEAR	12/2025
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	3502	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.	960	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	3 FULL	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		1	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139321
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. 	

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

67

Search By:

Address



Street Number:

217

Street Direction:



Street Name:

campbell

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

Search

Clear Search

Latest



Six results found for address '217 campbell'

**R23-14669 - Residential Building Permit
(Res)**

Click to
open

Key Number: 1857215

Current Status: Completed

Application Received: 9/8/2023

Project Name: Brownsner

Address: 217 CAMPBELL DR

Type of Work: Over the counter

Permit Issued: 9/8/2023

Scope of Work: WATER HEATER (Tankless are not allowed online) (1)

68

R20-12940 - Residential Building Permit (Res)

Click to
open

Key Number: 1521564

Current Status: Completed

Application Received: 8/31/2020

Project Name: Brownshire gas line

Address: 217 CAMPBELL DR

Type of Work: Over the counter

Permit Issued: 9/8/2020

Scope of Work: Gas company is installing a medium pressure gas meter, it will run on existing gas line to house to where it tees. the line feeding the house fixtures will get a gas pressure regulator to bring the pressure down to low pressure. the line running to the pool heater is too small for the load so it will be medium pressure then a regulator will go on at the heater to bring it down to low pressure. We will pressure test the medium line at 60lbs to make sure it holds.

R18-06315 - Residential Building Permit (Res)

Click to
open

Key Number: 908888

Current Status: Completed

Application Received: 5/23/2018

Project Name: Better Place Construction

Address: 217 CAMPBELL DR

Type of Work: Over the counter

Permit Issued: 5/23/2018

Scope of Work: Meter Tag, Gas Line Repair

C-342382 - Commercial Building Permit (Com)

Click to
open

Key Number: 818206

Current Status: Inspections

69

Application Received: 5/16/2017

Project Name: HENDERSON

Address: 217 CAMPBELL DR

Type of Work: Electrical Only

Permit Issued: 5/16/2017

Expiration Date: 11/13/2017 For permit renewal, extension, or cancellation,

CLICK HERE

Scope of Work: relocate lights, add heat lamps and receptacles.

R-329940 - Residential Building Permit (Res)

Click to
open

Key Number: 804685

Current Status: Inspections

Application Received: 11/15/2016

Project Name: JOSEPH HENDERSON

Address: 217 CAMPBELL DR

Type of Work: Building Project

Permit Issued: 12/20/2016

Expiration Date: 7/11/2017 For permit renewal, extension, or cancellation,

CLICK HERE

Scope of Work: BATHROOM REMODEL A/P *11-15-16 SPLIT FOR BV - NL*

Returned 12-7-16* 12/12/16- ready notice- CM***SCANNED DOCS SENT TO WH
1/11/17**DC

R-271640 - Residential Building Permit (Res)

Click to
open

Key Number: 749379

Current Status: Completed

Application Received: 10/17/2014

Project Name: JOSEPH HENDERSON

Address: 217 CAMPBELL DR

Type of Work: Over the counter

Permit Issued: 10/17/2014

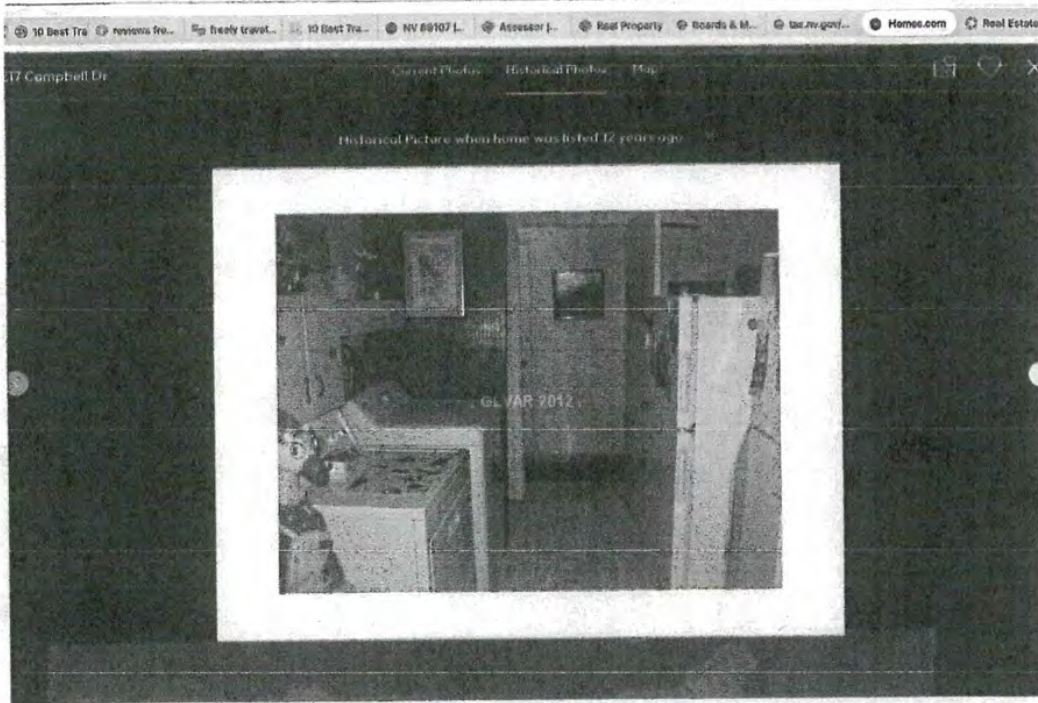
Scope of Work: HVAC EXACT CHANGE OUT - (1)

70

217 Campbell
 No Complete Permits
 BATH RENOVATION IN 2017
 ADDED \$39K Supplemental in 2019-2020

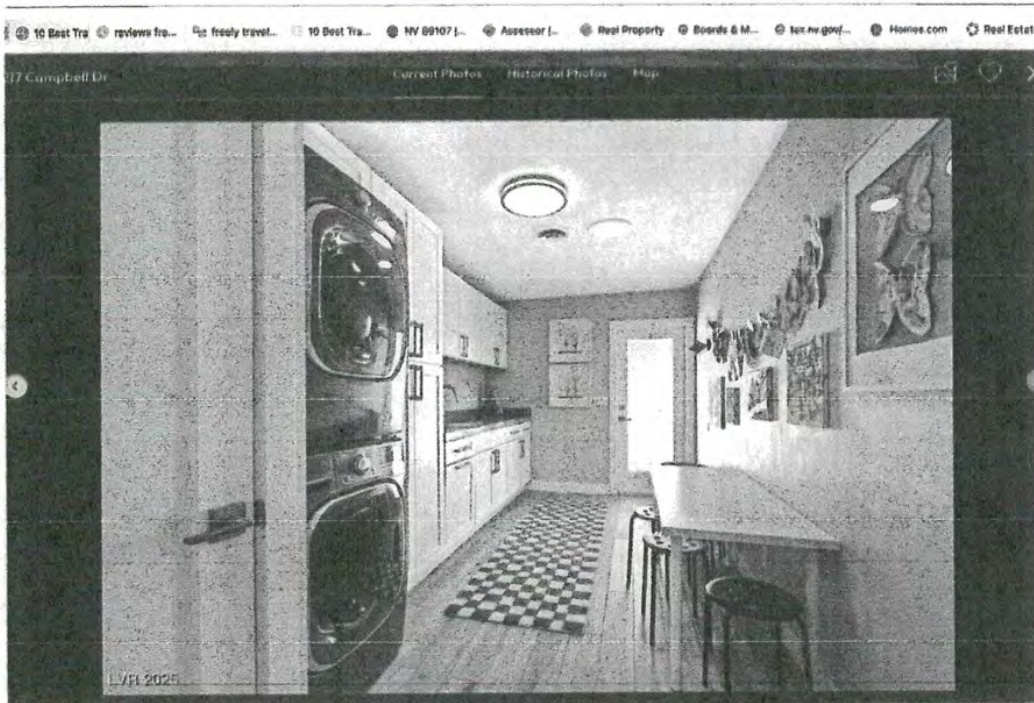
Photos:
 Homes.com

Depreciation SS.S.1



2014

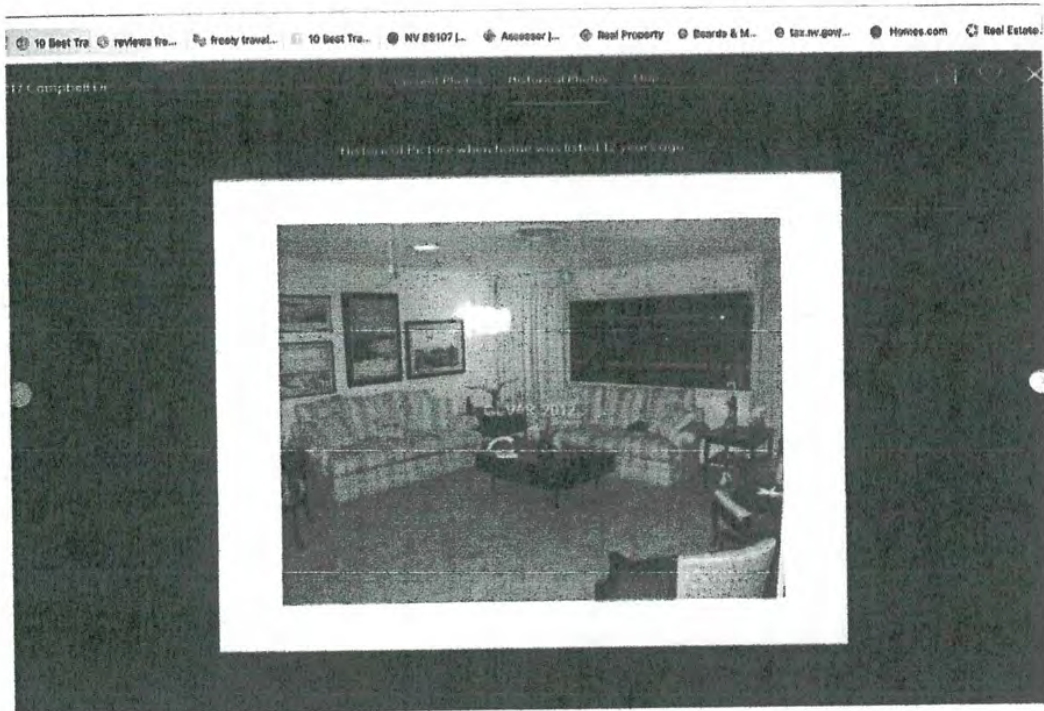
Depreciation SS.S.1



2026

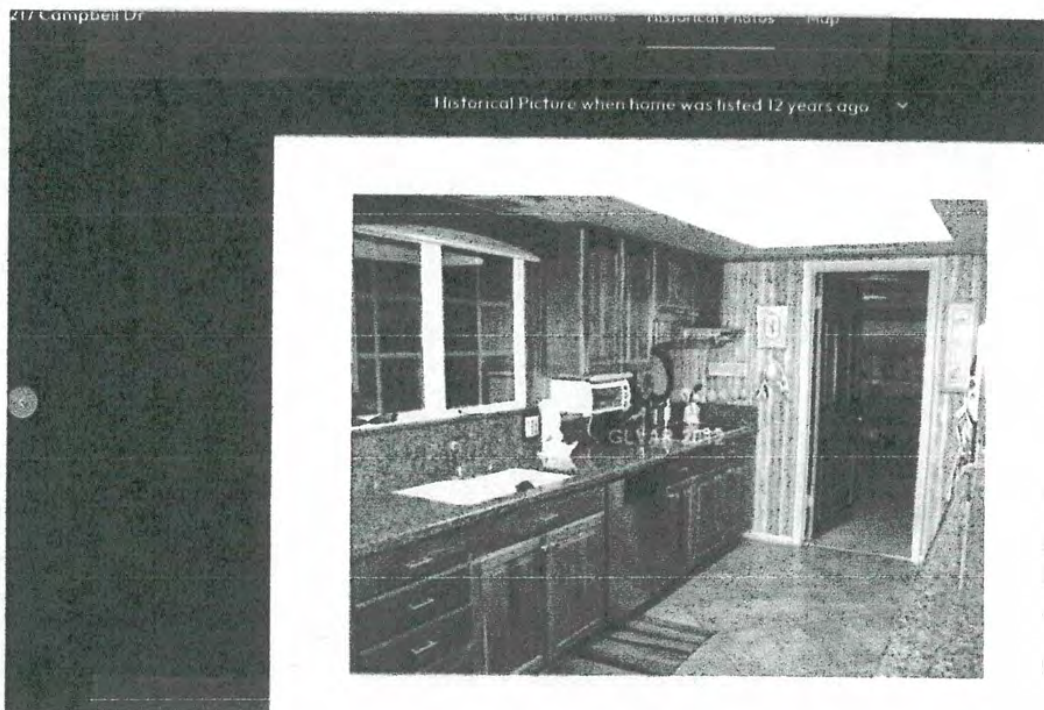
71

217 Campbell
A/B = 1967 E/B = 1989

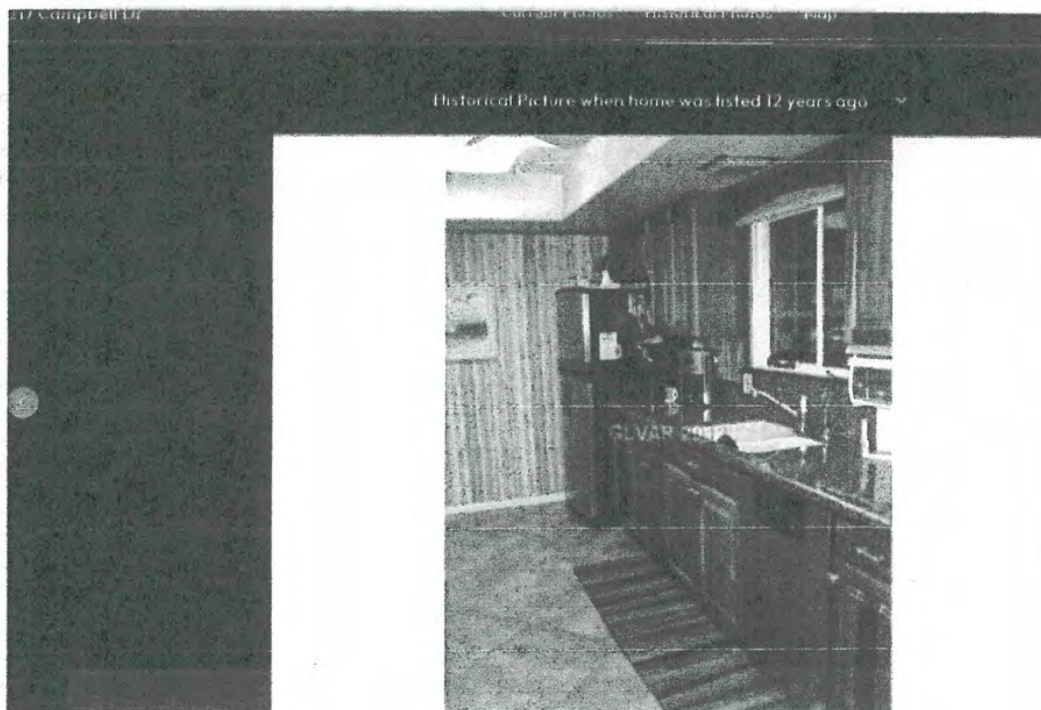


72

217 Campbell



2014



2014

73

217 Campbell
Depreciation 55%

\$RCN

\$137.20/
SR
1

All photos Floor plan Exterior (45) Kitchen (10) Living room (7) Dining room (3) Bathroom (4) Bedroom



2026

MIS RATING 30/AVG

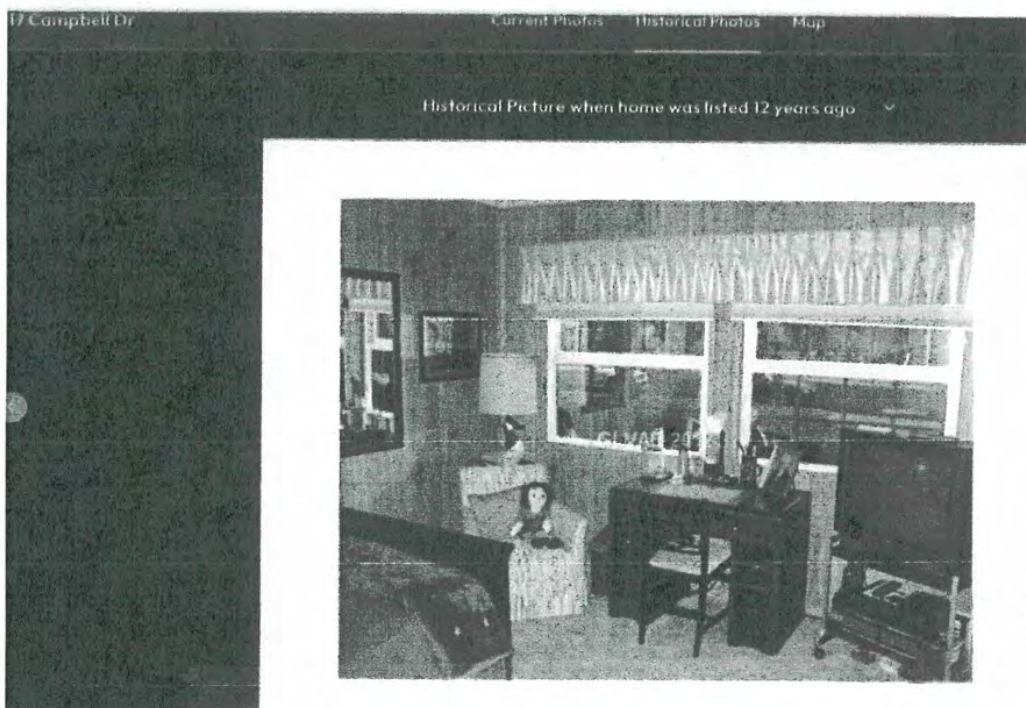
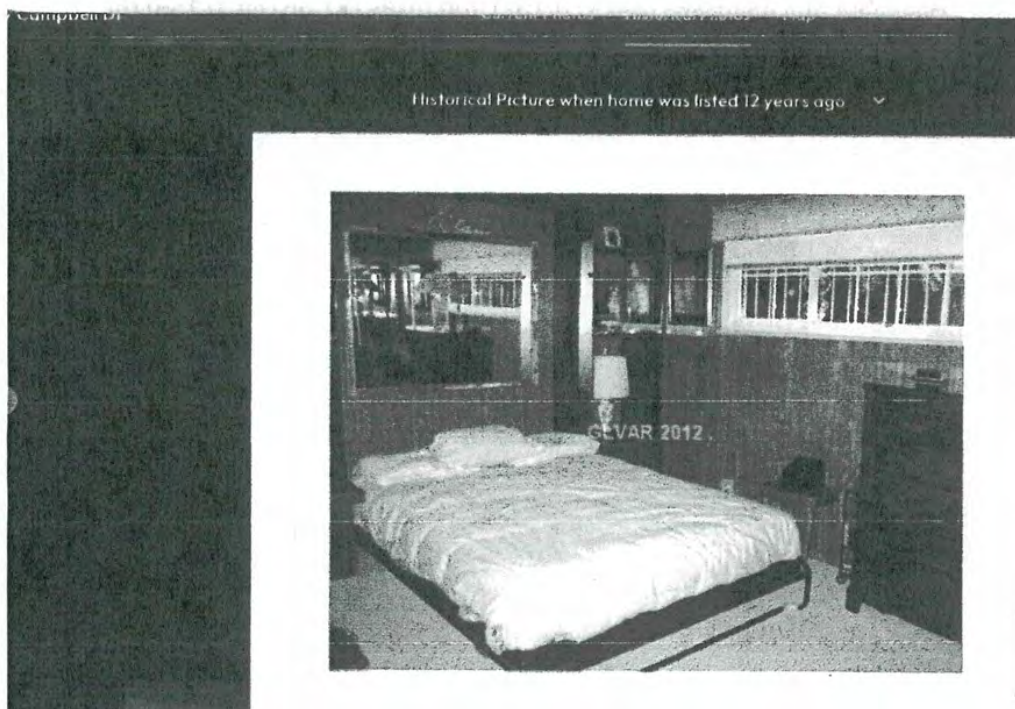
All photos Floor plan Exterior (45) Kitchen (10) Living room (7) Dining room (3) Bathroom (4) Bedroom



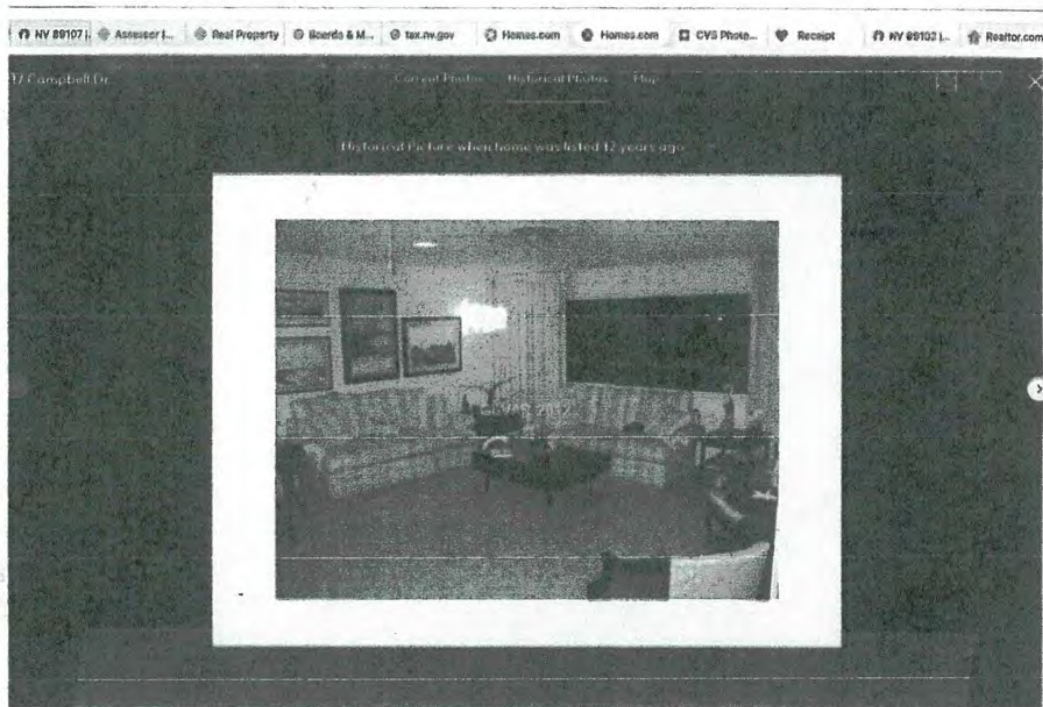
2026

74

217 Campbell 2014



217 Campbell



2014



2026

76

SBE 26-107 Pg 818

[REMAND SBE 26-107 Pg 828](#)

217 Campbell



2014



2026

77

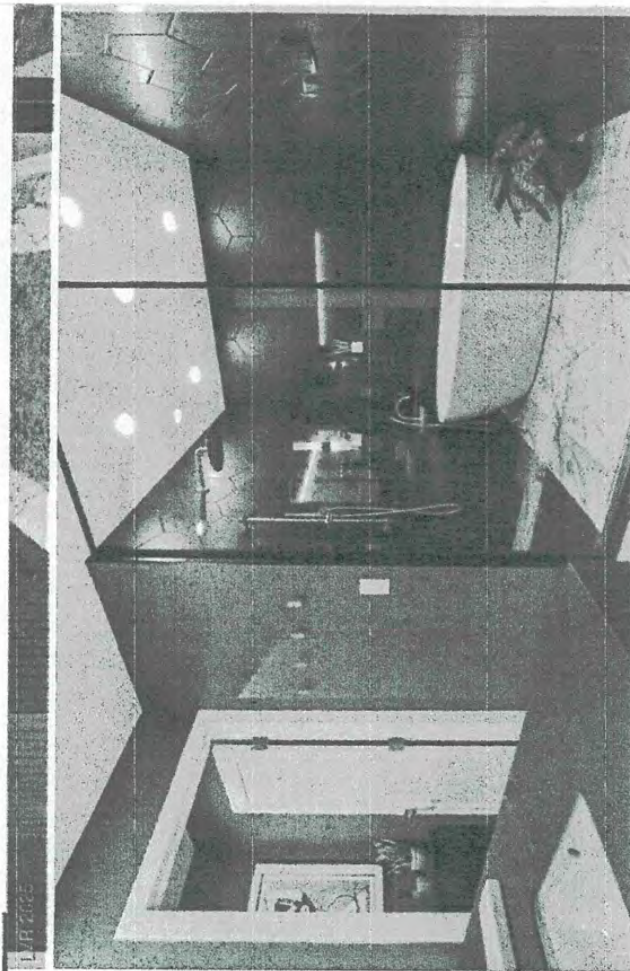
SBE 26-107 Pg 819

[REMAND SBE 26-107 Pg 829](#)

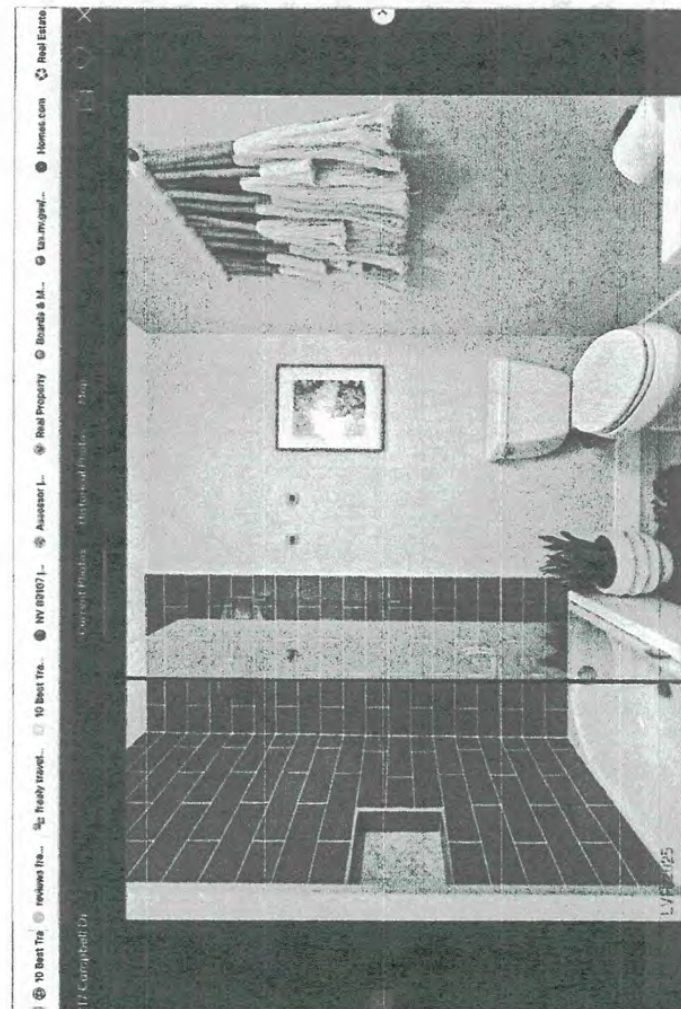
217 Campbell 55.51

Depreciat

All photos Floor plan Exterior (45) Kitchen (10) Living room (7) Dining room (3) Bathroom (4) Bedroom



2026



2026

78

217 Campbell

All photos Floor plan Exterior (45) Kitchen (10) Living room (7) Dining room (3) Bathroom (4) Bedroom



2026

All photos Floor plan Exterior (45) Kitchen (10) Living room (7) Dining room (3) Bathroom (4) Bedroom



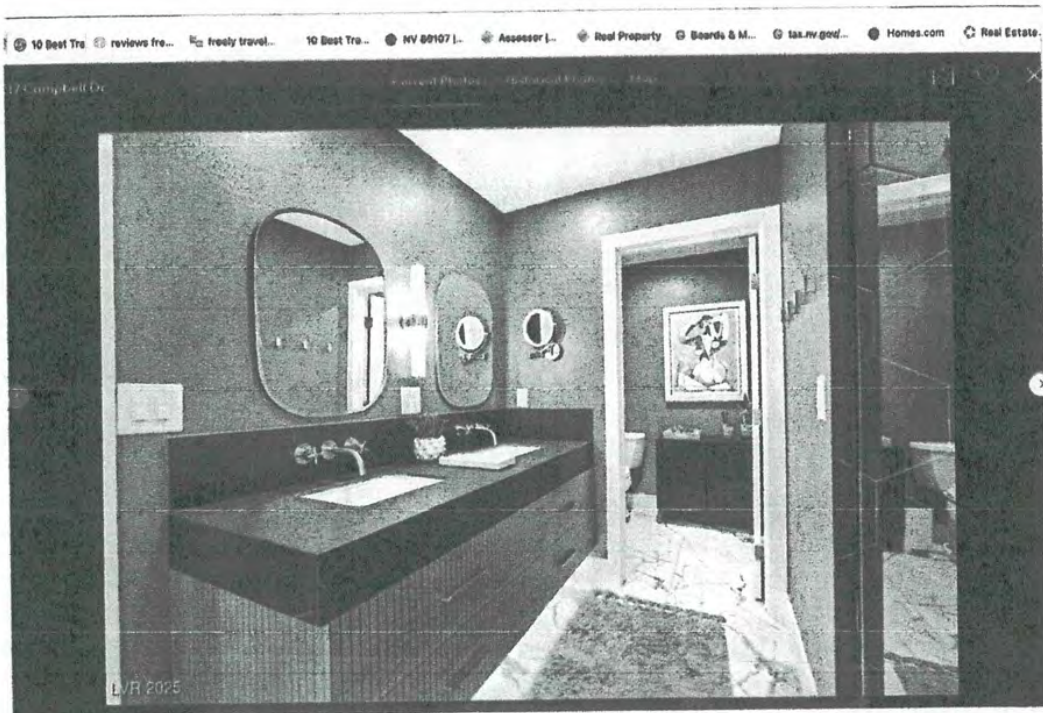
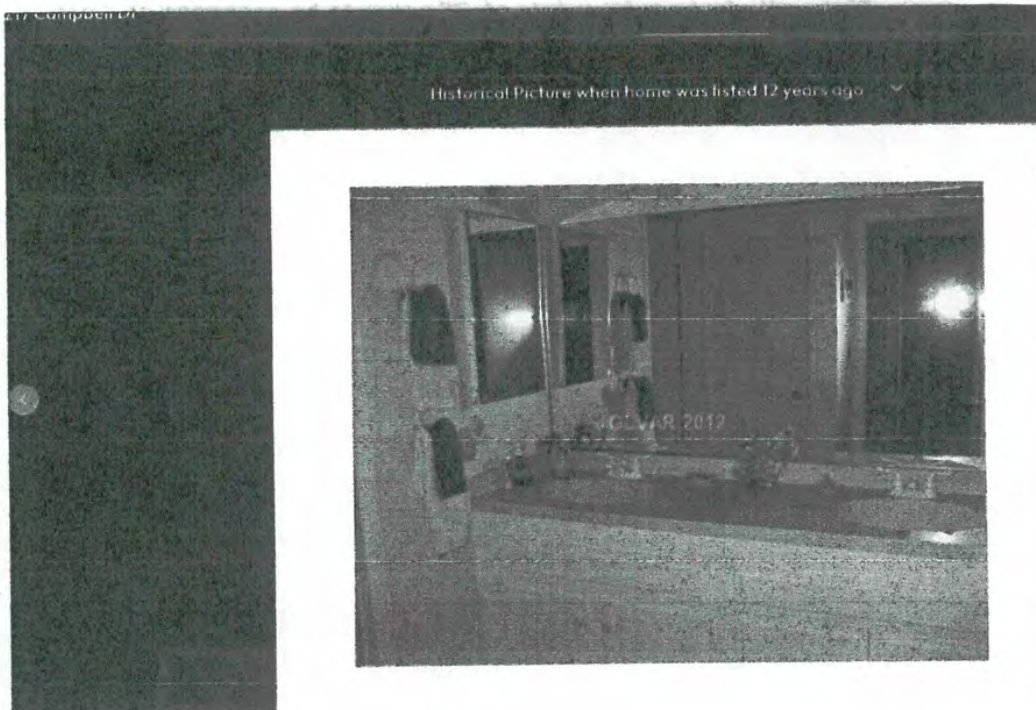
SS, S9, Depreciate

79

SBE 26-107 Pg 821

[REMAND SBE 26-107 Pg 831](#)

217 Campbell



Comp #5
3105 Conners Drive
Specific Issues
Refer to P. 380 for MLS

1. Sale price adjusted from \$1,500K to \$2,031K
 - a. No explanation, no calculation, no NRS or NAC citation
 - b. Increase is \$531K, or 35%
2. Distance from subject property is .7 miles per Google Maps
 - a. Assessor gets there in .5 miles
3. Property is in a different neighborhood
4. Property is in a gated community
5. Property is not comparable to subject property in any respect
 - a. Was updated 'less extensively' (reference comment by assessor – p.349)
 - b. Lower quality – M&S rating of 30/average
 - c. Lower M&S RCN of \$128.74 v. \$183.88 for subject property
 - i. Yet, garners an inexplicable 'sales adjustment' > \$.5 million
6. Last improvement was in 2009 (permitted, remarkably)
 - a. Total supplemental was \$29K, assessed or \$84K taxable
 - i. This is approximately 10% of the supplemental issued on subject property

81

Home **#5**
3105 Conners Drive

Drive

4 min 25 min 6 min

Leave now Avoid tolls Avoid highways Pref Dr

4 min Arrive 4:25 PM · Best route
0.7 mi
This route has restricted usage or private ro... ..

⚠ This route has restricted usage or private roads.

Save 9% gas by driving 1 more min
Fuel-efficient routes usually have fewer hills, less traffic & constant speeds.
Change vehicle settings

steps **2**

Home
Las Vegas, NV 89107

↑ Head toward Campbell Dr

0.3 miles

➡ Turn right onto Campbell Dr
Partial restricted usage road

0.4 miles

← Turn left onto Conners Dr

Start Add stops Save



SBE 26-107 Pg 824

[REMAND SBE 26-107 Pg 834](#)

Home

3105 Conners Drive

Walk

4 min 15 min 4 min

15 min Arrive 4:39 PM · via Pinto Ln and Campbell Dr
0.7 mi (1 stop) · Mostly flat

Use caution—walking directions may not always reflect real-world conditions.

Home

3105 Conners Dr, Las Vegas, NV 89107

Steps 83

Home
Las Vegas, NV 89107

Head west on Pinto Ln

150 feet

Slight left to stay on Pinto Ln

0.3 miles

Start Add stops

Google Maps
©2026 Google · Map data ©2026 Google

12 min

16 min

Our Lady of Las Vegas Church
Recently viewed

Our Lady of Las Vegas School

Honorary Consulate
General of Romania

Las Vegas Roofing Services

Alta Dr

Pinto Ln

Campbell Dr

Ashworth Cir

Brown Cir

Cowan Cir

Rosemary Ln

Rancho Cir

Alta Dr

Pinto Ln

Pinto Ln

Pinto Ln

Pinto Ln

SBE 26-107 Pg 825

Briana Johnson, Assessor

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

GENERAL INFORMATION	
PARCEL NO.	139-32-211-025
OWNER AND MAILING ADDRESS	SIEGAL JEFFREY 3722 LAS VEGAS BLVD S # 2002 LAS VEGAS NV 89158
LOCATION ADDRESS	3105 CONNERS DR
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	RANCHO NEVADA EST UNIT #1 AMD PLAT BOOK 10 PAGE 57 LOT 25 BLOCK 1 & VAC RD
RECORDED DOCUMENT NO.	* 20250317:00855
RECORDED DATE	MAR 17 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	134050	168875
IMPROVEMENTS	97079	92492
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	231,129	261,367
TAXABLE LAND + IMP (SUBTOTAL)	660,369	746,763
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	231,129	261,367
TOTAL TAXABLE VALUE	660,369	746,763

84

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.53 ACRES
ORIGINAL CONST. YEAR	1966
LAST SALE PRICE	1500000
MONTH/YEAR	3/2025
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	4522	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	3	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL /1 HALF	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		3	
TOTAL GARAGE SQ. FT.	1161				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139322
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. 	

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

85

Comp #6
2009 Bannie Avenue
Specific Issues
Refer to P. 386 for MLS

1. Sale price adjusted from \$2,075K to \$2,440K
 - a. No explanation, no calculation, no NRS or NAC citation
 - b. Increase is \$365K, or 18%
2. Distance from subject property is 1.8M miles per Google Maps
 - a. Assessor somehow gets there in .92 miles
3. Property is in a different neighborhood and very far from subject property
4. There are plenty of comps in petitioner's neighborhood, on his block and adjacent streets. Why go 1.8 miles away to find a 'comp'?
5. EYB uses 2020 as year of remodel, but COO was not issued until 1/13/2023
 - a. This would change EYB slightly to 2000 vs. 1998
 - b. This would then reduce the depreciation rate from 42% to 39%
 - c. And increase RCNLD by \$31K taxable
6. Redfin shows this property being sold on 3/2/1995 for \$269K
7. Redfin further shows that the year built was 1972
8. It mentions it was renovated in 1998, 3 years after the aforementioned sale date
 - a. Petitioner could not verify that in time for the hearing but the dates are plausible
 - b. If this is true, then the EYB would be ~ 2006, reducing depreciation by 12%, or \$123,734.

86

REMAND SBE 26-107 Pg 839

Home
2009 Bannie Ave

Valk

7 min 20 min **26 min** 7 min

26 min Arrive 2:07 PM · via S Rancho Dr
1.2 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

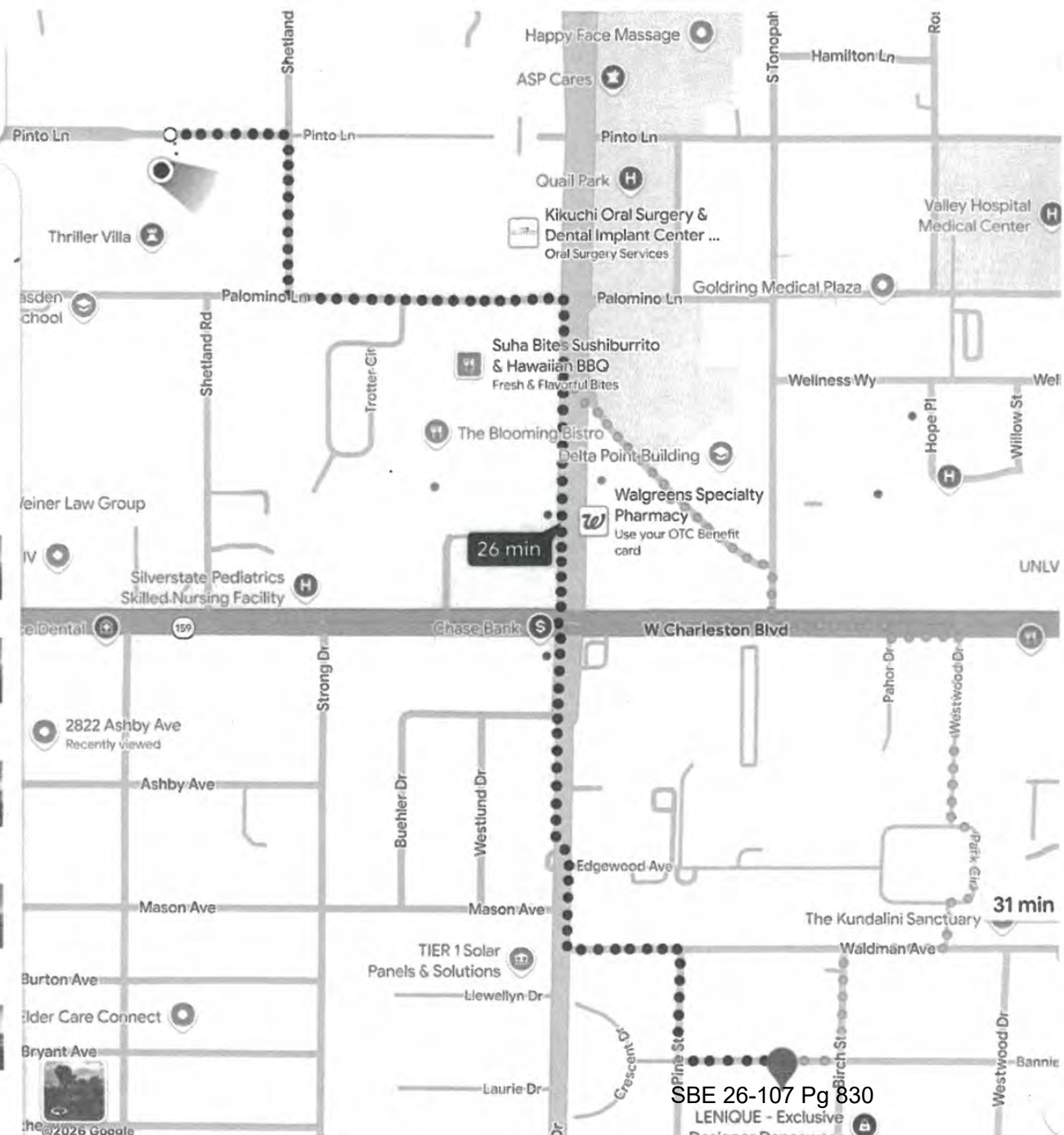
0.1 miles

← Turn left onto Palomino Ln

0.2 miles

→ Turn right onto S Rancho Dr

Start Add stops



SBE 26-107 Pg 830

REMAND SBE 26-107 Pg 840

Briana Johnson, Assessor

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

GENERAL INFORMATION

<u>PARCEL NO.</u>	162-04-210-045
<u>OWNER AND MAILING ADDRESS</u>	BLACK RABBIT RANCH L L C 2017 WATERBURY LN LAS VEGAS NV 89134
<u>LOCATION ADDRESS</u>	2009 BANNIE AVE
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	SCOTCH EIGHTY ADD RESUB <u>PLAT BOOK 4 PAGE 44</u> PT BLOCK 6
<u>RECORDED DOCUMENT NO.</u>	* 20251209:01702
<u>RECORDED DATE</u>	DEC 9 2025
<u>VESTING</u>	NS
<u>COMMENTS</u>	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	100800	122850
IMPROVEMENTS	228174	223201
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	328,974	346,051
TAXABLE LAND + IMP (SUBTOTAL)	939,926	988,717
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	328,974	346,051
TOTAL TAXABLE VALUE	939,926	988,717

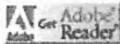
89

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

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.46 ACRES
ORIGINAL CONST. YEAR	1972
LAST SALE PRICE	2075000
MONTH/YEAR	12/2025
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	4410	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	MASONRY-CB/CBS, HV STONE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL /1 HALF	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		1	
TOTAL GARAGE SQ. FT.	520				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	162042
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. 	

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90

R22-01160 - Residential Building Permit (Res)

Key Number: 1693075

Current Status: Completed

Application Received: 1/25/2022

Project Name: Shearing Residence Remodel (West)

Address: 2009 BANNIE AVE

Type of Work: Building Project

Permit Issued: 3/8/2022

Scope of Work: Remodel West House (Kitchen,Utility Room,Family Room, Dining Room, Entry). Work includes Framing new walls, Drywall, Wall Insulation, HVAC, Plumbing, Electrical, ceiling Lights and Removing and Replacing Windows and Doors.

 Certificate of Occupancy

Applicant

Review Info

Inspection Status

Print

 Schedule Inspection

91

#	Insp. Type &	Insp.	Status	Scheduled	Completion	Inspector	Location
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	Description	Count		Date	Date		
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1	940 CERTIFICATE OF OCCUPANCY	1	Failed	11/17/2022	11/17/2022	Frank D. (702)918- 7138
---	------------------------------------	---	--------	------------	------------	-------------------------------

Comments:

Make corrections on the 140 inspection

2	940 CERTIFICATE OF OCCUPANCY	2	Passed	1/13/2023	1/13/2023	Joseph S. (702)482- 6099
---	------------------------------------	---	--------	-----------	-----------	-----------------------------------

Comments:

Make corrections on the 140 inspection

3	440 FINAL PLUMBING	1	Passed	11/17/2022	11/17/2022	Frank D. (702)918- 7138
---	-----------------------	---	--------	------------	------------	-------------------------------

4	423 FINAL GAS TEST	1	Passed	11/17/2022	11/17/2022	Frank D. (702)918- 7138
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5	420 ROUGH PLUMBING - TOP OUT	1	Passed	5/31/2022	5/31/2022	Jerry P. (702)772- 4435
---	------------------------------------	---	--------	-----------	-----------	-------------------------------

6	407 UNDERSLAB PLUMBING	1	Passed	3/30/2022	3/30/2022	Jerry P. (702)772- 4435
---	------------------------------	---	--------	-----------	-----------	-------------------------------

7	405 BUILDING SEWER YARD LINES	1	Passed	5/31/2022	5/31/2022	Jerry P. (702)772- 4435
---	-------------------------------------	---	--------	-----------	-----------	-------------------------------

8	340 FINAL MECHANICAL	1	Passed	11/17/2022	11/17/2022	Frank D. (702)918- 7138
---	-------------------------	---	--------	------------	------------	-------------------------------

9	240 FINAL ELECTRICAL	1	Passed	11/17/2022	11/17/2022	Frank D. (702)918- 7138
---	-------------------------	---	--------	------------	------------	-------------------------------

10	220 ROUGH ELECTRICAL	1	Passed	5/31/2022	5/31/2022	Jerry P. (702)772-
----	-------------------------	---	--------	-----------	-----------	-----------------------

92

4435

11	201 UNDERGROUND ELECTRICAL	1	Passed	4/6/2022	4/6/2022	Jerry P. (702)772- 4435
12	201 UNDERGROUND ELECTRICAL	2	Passed	6/23/2022	6/23/2022	Jerry P. (702)772- 4435
13	140 FINAL BUILDING	1	Failed	11/17/2022	11/17/2022	Frank D. (702)918- 7138

Comments:

Electrical not complete under kitchen sink ,

Need a dedicated 20amp circuit for dishwasher with GFCI breaker ,

Need arc fault breakers for all non GFCI branch circuits ,

Missing hammer arrestors for laundry water supply ,

Need lock outs for breakers - wall oven and range hood

14	140 FINAL BUILDING	2	Passed	1/13/2023	1/13/2023	Joseph S. (702)482- 6099
----	-----------------------	---	--------	-----------	-----------	-----------------------------------

Comments:

Electrical not complete under kitchen sink ,

Need a dedicated 20amp circuit for dishwasher with GFCI breaker ,

Need arc fault breakers for all non GFCI branch circuits ,

Missing hammer arrestors for laundry water supply ,

Need lock outs for breakers - wall oven and range hood

15	131 WALL GROUT & STEEL	1	Passed	3/22/2022	3/22/2022	Jerry P. (702)772- 4435
16	123 INSULATION	1	Passed	6/3/2022	6/3/2022	Jerry P. (702)772- 4435
17	120 FRAMING	1	Passed	5/31/2022	5/31/2022	Jerry P.

(702)772-4435

18	103 STEM WALL	1	NA	3/22/2022	3/22/2022	Jerry P. (702)772-4435
	- FORMS & REBAR					

Inspection status table

Inspections Hold

Fees

Outstanding Items

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

94

City of Las Vegas, Nevada

Certificate of Occupancy

Building & Safety Division



This Certificate issued pursuant to the requirements of the International Building Code indicating that at the time of issuance this building or structure was inspected for substantial compliance with the adopted technical Codes of the City regulating building construction or use.

Any Certificate of Occupancy presuming to authorize a violation of the code or other ordinance is declared invalid.

Issuance Date: 1/13/2023 Building Permit No.: R22-01160
Building Address: 2009 Bannie Ave Suite No.: _____
Type of Construction: VB Occupancy Classification: Single Family Area: 4802 S.F.
Building Owner's Name: BLACK RABBIT RANCH L L C
Owner's Address: 2017 WATERBURY LN Las Vegas, NV 89134
Tenant's Name: Shearing Residence Remodel (West)
Code Year: 2018 Occupant Load: N/A

By: mil c
Michael Cunningham, Building Official



POST IN CONSPICUOUS PLACE

3,000 sq ft, 2,475 sq ft, 2,000 sq ft
3020 Calle De Laredo, Las Vegas, NV 89102
2,000 sq ft, 1,700 sq ft, 1,400 sq ft
2106 W Oakey Blvd, Las Vegas, NV 89102
2,000 sq ft, 1,700 sq ft, 1,400 sq ft
1452 Pinner Ct #101, Las Vegas, NV 89102

Homeowner tools

-  **View owner dashboard**
Track your estimate and nearby sale activity >
-  **Edit home facts**
Review property details and add renovations >
-  **Manage photos**
Update home photos or make them private >
-  **Home sale earnings**
Est. \$205K when you sell with Redfin >
-  **Rental estimate**
Est. \$4,499 per month, based on comparable rentals >

Sale and tax history for 2009 Bannie Ave

Sale History		Tax History
Date	Event	Price
GLVAR #2733301		
Dec 9, 2025	Sold	\$2,075,000 \$471/sq ft
Nov 28, 2025	Pending	—
Nov 6, 2025	Listed	\$2,049,000 \$465/sq ft
GLVAR #2712473		
Nov 3, 2025	Listing Removed	—
Sep 22, 2025	Relisted	—
Sep 21, 2025	Listing Removed	—
Sep 17, 2025	Listed	\$2,049,000 \$465/sq ft
Aug 25, 2025	Price Changed	\$2,049,000 \$465/sq ft
GLVAR #2457143		
May 15, 2023	Sold	\$2,037,500 \$462/sq ft
Apr 17, 2023	Contingent	—
Nov 30, 2022	Listed	\$2,200,000 \$499/sq ft



When I've been asked about Las Vegas's architectural style, I point them to Historical Scotch 80s. There you will find a stunning & unique style of architecture with Las Vegas flair. Located in Scotch 80s this Privately Gated single story home is a rare & beautiful find. Fully Remodeled with key elements of style being retained by Mark Johnson of MJR Architects who reimagined how the interior flowed. Tammy Minton of NVS Design selected finishes that bring it to life and Richard Barnett of Trademark Construction Services brought it to completion. Upon entering the home you step into the grand open spaces, kitchen with its large center island w/ quartz countertops & waterfall edge. New Jenn-Air appliances make cooking a breeze with built-in microwave/convection oven & Espresso Machine. Generous spaces of the home extends not just to the primary bed & bath but to all areas. The very large rear yard and 1,500 sqft swimming pool lends itself to grand entertainment for all to enjoy!

Show less

Public Records

Mar 2, 1995	Sold	\$269,000
		\$61/sq ft

Public Records

Apr 6, 1978	Sold	\$42,750
		\$10/sq ft

Show less sale history

Property details

Parking

Garage/Carport Information

- Has Garage
- Has Attached Garage
- # of Garage Spaces: 2
- Has Carport
- # of Carport Spaces: 1

Parking

- Features: Attached, Detached Carport, Finished Garage, Garage, Garage Door Opener, Inside Entrance, Open, Private, RV Gated
- Has Open Parking

Interior

Virtual Tour

- Virtual Tour (3D Walkthrough) (3D Walkthrough)
- Virtual Tour (Unassisted) (Unassisted)

Bedroom Information

- # of Bedrooms Possible: 5

Bathroom Information

- # of Full Bathrooms: 2
- # of Three Quarter Bathrooms: 1
- # of Half Bathrooms: 1

Room Information

- # of Rooms (Total): 10

97

Tax Information

- Annual Tax Amount: \$8,964

Utilities

Utility Information

- Utilities: Underground Utilities
- Electric: Photovoltaics None
- Sewer: Public Sewer
- Water Source: Public

Heating & Cooling

- Has Cooling
- Cooling: Central Air, Electric, Refrigerated
- Has Heating
- Heating: Central, Gas, Multiple Heating Units, Zoned

Location

Location Information

- Distance To Sewer Comments: Public
- Distance To Water Comments: Public

Public facts

- Beds: 5
- Baths: 3.5
- Sq. Ft.: 4,410
- Stories: 1.0
- Lot Size: 0.46 acres
- Style: Single Family Residential

- Year Built: 1972
- Year Renovated: 1998
- County: Clark County
- APN: 16204210045

Home facts updated by county records on Jan 23, 2026

[See less property details](#) ^

Around this home



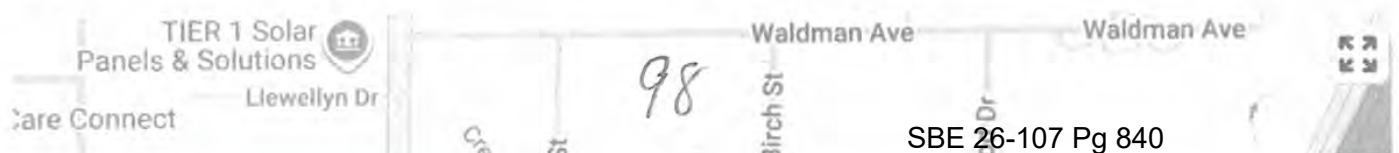
40/100 Car-Dependent



37/100 Some transit



42/100 Somewhat bikeable



SBE 26-107 Pg 840

Comp #7
1800 Silver
Specific Issues
Refer to P. 392 for MLS

1. Sale price adjusted from \$1,900K to \$2,051K
 - a. No explanation, no calculation, no NRS or NAC citation
 - b. Increase is \$151K, or 8%
2. Distance from subject property is 1.7 miles per Google Maps
 - a. Assessor gets there in 1.1 miles
3. AYB = 1977, EYB = 1994, RCN = \$1,311,020
4. Depreciation of 48% is \$629,290
5. House interior has been completely gutted (see assessor's abbreviated M&S)
 - a. Permit covers and entire rebuild w/ new trusses
6. Assessor made a ballpark est on M&S without careful consideration
7. This is how inequities develop
 - a. At my project, assessor trespassed onto the property and had a full view of all the work. The M&S worksheet for my project was highly detailed.
 - i. Prior to assessor realizing my project removed some exterior walls and the roof, he issued a prelim with 30% old and 70% new
 - ii. The work at 1800 Silver mirrors my project except for the exterior walls
 - iii. Ultimately, my M&S was changed to 20% old and 80% new
 - iv. Assessor arrived at 60% old and 40% new resulting in an EYB of 1994
 - v. Petitioner did a pro forma based on his experience and knowledge and arrived at a 30% old, 70% new (see pro forma M&S detailed worksheet)
 - vi. This change would reset the EYB at 2007 and reduce the rate of depreciation to 19.5% (rather than 48%)
 1. This would increase RCNLD by \$256K
 2. This converts to \$90K assessed and annual tax savings to the owner totaling \$2,937/year.
8. Owner's current tax bill (2026) is \$12,372/year rather than \$15,309.

99

• Your location
 1800 Silver Avenue #7

Drive
 6 min 27 min 33 min 7 min
 Leave now ▾ Avoid tolls Avoid highways Pref

6 min
 Arrive 1:59 PM · Fastest route
 1.7 mi · Saves 5% gas

Saves 5% more gas than alternate routes
 Fuel-efficient routes usually have fewer hills, less traffic & constant speeds.
 Change vehicle settings

Steps
 • Your location
 Head toward Shetland Rd
 0.1 miles
 Turn right onto Shetland Rd
 0.1 miles
 Turn left onto Palomino Ln
 0.2 miles

Start Add stops Save

©2026 Google

Map labels include: Happy Face Massage, ASP Cares, Pinto Ln, Thriller Villa, Quail Park, Rancho Dr, Truluck Ln, Valley Hospital Medical Center, Wellness Wy, Hope Pl, Willow St, UNLV Orthodontic Clin, Del Taco, 6 min, Ellis Ave, Waldman Ave, The Kundalini Sanctuary, 2009 Bannie Ave, LENIQUE - Exclusive Designer Dancewear, Silver Ave, Karli Dr, Laurie Dr, Llewellyn Dr, TIER 1 Solar Panels & Solutions, Mason Ave, Edgewood Ave, Westlund Dr, Buehler Dr, Strong Dr, Ashby Ave, 2822 Ashby Ave, Weiner Law Group, The Blooming Bistro, Suha Bites Sushiburrito & Hawaiian BBQ, Walgreens Specialty Pharmacy, Chase Bank, Chevron, Del Dental, 7 min, Trotter Cir, Palomino Ln, Shetland Rd, Pinto Ln, Hamilton Ln, Rose St, Shadow Ln, Clark Court Social Service, 2026 Google.

SBE 26-107 Pg 842

REMAND SBE 26-107 Pg 852

• Your location
 1800 Silver Avenue

Walk

6 min 27 min **33 min** 7 min

33 min Arrive 2:26 PM · via S Rancho Dr
 1.5 mi · Mostly flat

Use caution—walking directions may not always reflect real-world conditions.

Your location

↑ Head toward Shetland Rd

0.1 miles

→ Turn right onto Shetland Rd

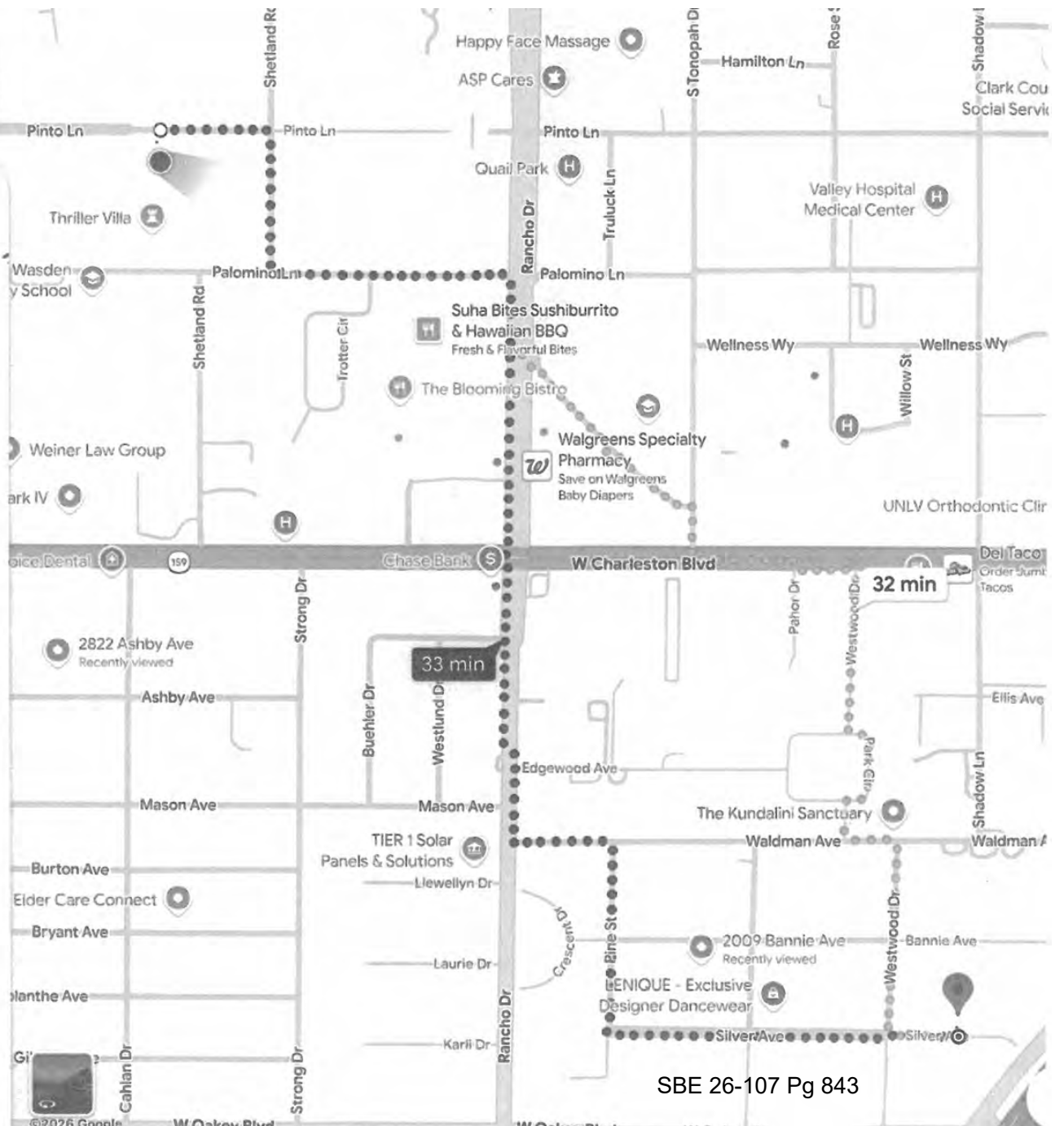
0.1 miles

↶ Turn left onto Palomino Ln

0.2 miles

→ Turn right onto S Rancho Dr

Start Add stops



SBE 26-107 Pg 843

1800 SILVER			
	VALUE	FORMULA	COMMENTS
Depreciation Impact:			
Basic Building Impact	\$256,649	$((.48-.285) \times \$1,311,020) = \$256,649$	
Total	\$256,649		
Effective year built - PRO FORMA			
Old 30%	1977	593.1	
New 70%	2020	1414	
		2007.1	
2007-1994 = 13 year change	19.5% change in depreciation	USE 2007	

100/

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	Areas must = 100%
Original	1977	60.00%	% of original area left intact
Remodel	2020	40.00%	% of area remodeled
		1994	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

103

1800 SILVER (PMD-FORNA)

Marshall & Swift % of Completion Component	MS-42 85-3	Original (Y/N)	FACTOR	Comments
Plans, permits and survey	2%		50%	PERMIT
Excavation, forms, water/sewage hookup	4%		100%	
Concrete	8%		100%	
Rough framing	21%		100%	
Windows and exterior doors	2%		50%	SOME ORG
Roof Cover	3%		50%	NOT ORG- NO DATE WHEN LAST REPLACED
Rough-in plumbing	4%		50%	FLOOR PLAN CHG
Insulation	1%		0%	
Rough-in electrical and mechanical	11%		0%	FLOOR PLAN CHG
Exterior cover	6%		100%	
Interior drywall and ceiling finish	8%		0%	REFINISHED/REMOD
Built-in cabinets, interior doors, trim, etc.	13%		0%	NEW
Plumbing fixtures	5%		0%	NEW
Floor covers	3%		0%	NEW
Built-in appliances	3%		0%	NEW
Light fixtures and finish hardware	2%		0%	NEW
Painting and decorating	4%		0%	NEW

Original % Complete =

300%

2022- PER MLS, HOME COMPLETELY REMOD/CHG FLOOR PLAN- NEW ELECTRICAL, PLUMBING, BATHROOMS/LAUNDRY, FLOORING THROUGHOUT.

Comments:

$$\begin{aligned}
 30\% \text{ OLD} \times 1977 &= 593 \\
 70\% \text{ NEW} \times 2020 &= 1414 \\
 \hline
 \text{EVB} & 2007
 \end{aligned}$$

$$\begin{aligned}
 2007 \text{ VS. } 1994 \\
 13425 \times 1.51 \\
 = 19.5\% \text{ LESS DEP}
 \end{aligned}$$

$$\begin{aligned}
 \text{BDG RCN} &= \$1,311,020 \\
 \times .195 &= \$255,649
 \end{aligned}$$

SBE 26-107 Pg 846

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

R19-17189 - Residential Building Permit (Res)

Key Number: 1426125

Current Status: Completed

Application Received: 11/7/2019

Project Name: Silver

Address: 1800 SILVER AVE

Type of Work: Building Project

Permit Issued: 1/24/2020

Scope of Work: Remodel of existing single family residence. Enlarge master bedroom, reconfigure master bedroom bathroom. Enlarge laundry room. Remove garage addition and replace garage door. Remove interior walls between kitchen, great room, and living room, add wine display. Add door and reconfigure bathroom and closet in bedroom. Remove bay window. Add entry. Replace windows along front façade. Cover existing brick veneer with new stucco. Replace plumbing fixtures in bathrooms.

Applicant

Review Info

Inspection Status

Print

 Schedule Inspection

105

#	Insp. Type & Description	Insp. Count	Status	Scheduled	Completion	Inspector	Location
---	--------------------------	-------------	--------	-----------	------------	-----------	----------

				Date	Date		
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1	440 FINAL PLUMBING	1	Cancelled	3/27/2020	3/27/2020	Frank D. (702)918- 7138
---	-----------------------	---	-----------	-----------	-----------	-------------------------------

Comments:

Phase 2 Bar sink needs revision or engineer letter for stud or vent

2	440 FINAL PLUMBING	2	Passed	6/25/2020	6/25/2020	Frank D. (702)918- 7138
---	-----------------------	---	--------	-----------	-----------	-------------------------------

Comments:

Phase 2 Bar sink needs revision or engineer letter for stud or vent

3	420 ROUGH PLUMBING - TOP OUT	1	Partpassed	3/4/2020	3/4/2020	Frank D. (702)918- 7138
---	------------------------------------	---	------------	----------	----------	-------------------------------

Comments:

Phase 2 Bar sink needs revision or engineer letter for stud or vent

4	420 ROUGH PLUMBING - TOP OUT	2	Passed	3/27/2020	3/27/2020	Frank D. (702)918- 7138
---	------------------------------------	---	--------	-----------	-----------	-------------------------------

Comments:

Phase 2 Bar sink needs revision or engineer letter for stud or vent

5	340 FINAL MECHANICAL	1	Passed	6/25/2020	6/25/2020	Frank D. (702)918- 7138
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6	320 ROUGH MECHANICAL	1	Partpassed	3/4/2020	3/4/2020	Tamara B. (702)229- 6914
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Comments: All mechanical ductwork except fireplace

7	320 ROUGH MECHANICAL	2	Passed	3/27/2020	3/27/2020	Frank D. (702)918- 7138
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8	240 FINAL ELECTRICAL	1	Passed	6/25/2020	6/25/2020	Frank D. (702)918- 7138
---	-------------------------	---	--------	-----------	-----------	-------------------------------

106

9	220 ROUGH ELECTRICAL	1	Partpassed	3/4/2020	3/4/2020	Frank D. (702)918-7138
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Comments: Phase 2 only

10	220 ROUGH ELECTRICAL	2	Passed	3/27/2020	3/27/2020	Frank D. (702)918-7138
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11	160 EPOXY EXPRESS	1	Passed	2/5/2020	2/5/2020	Tamara B. (702)229-6914
----	-------------------	---	--------	----------	----------	----------------------------

Comments: SPECIAL INSPECTIONS-ADHESIVE-02/05/2020

12	140 FINAL BUILDING	1	Passed	6/25/2020	6/25/2020	Frank D. (702)918-7138
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13	125 DRYWALL NAILING	1	Cancelled	3/12/2020	3/12/2020	Frank D. (702)918-7138
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14	125 DRYWALL NAILING	2	NA	6/25/2020	6/25/2020	Frank D. (702)918-7138
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15	123 INSULATION	1	Partpassed	3/9/2020	3/9/2020	Randy E. (702)229-6251
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Comments: Living room ceiling and walls ok, kitchen ceiling ok, kitchen west wall not completed and north wall missing a couple bays.

Comments:

Kitchen west wall not insulated and missing some at north wall.

16	123 INSULATION	2	Cancelled	3/31/2020	3/31/2020	Frank D. (702)918-7138
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Comments:

Kitchen west wall not insulated and missing some at north wall.

17	123 INSULATION	3	Passed	4/1/2020	4/1/2020	Raymond F.
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Comments: Remaining exterior walls

167

Comments:

Kitchen west wall not insulated and missing some at north wall.

18	120 FRAMING	1	Cancelled	3/3/2020	3/2/2020	Web
19	120 FRAMING	2	Partpassed	3/4/2020	3/4/2020	Tamara B. (702)229- 6914

Comments: Phase 2 only - kitchen and living room. Ok to insulate

Comments:

need approved set of drawings on site,

need detail for fireplace

20	120 FRAMING	3	Passed	3/27/2020	3/27/2020	Frank D. (702)918- 7138
21	109 SHEAR	1	Cancelled	3/3/2020	3/2/2020	Web
22	109 SHEAR	2	Cancelled	3/4/2020	3/4/2020	Frank D. (702)918- 7138
23	109 SHEAR	3	Cancelled	3/17/2020	3/16/2020	Web
24	109 SHEAR	4	Partpassed	3/25/2020	3/25/2020	Frank D. (702)918- 7138

Comments:

Missing square washers for anchor bolts for garage shear walls,

Missing anchor bolts on west wall in garage,

Missing square washers on shear wall in north master bedroom addition ,

Missing anchor bolts on west wall in master bedroom

25	109 SHEAR	5	Passed	3/27/2020	3/27/2020	Frank D. (702)918- 108
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Comments:

Missing square washers for anchor bolts for garage shear walls,

Missing anchor bolts on west wall in garage,

Missing square washers on shear wall in north master bedroom addition ,

Missing anchor bolts on west wall in master bedroom

26	107 ROOF SHEATHING	1	Cancelled	3/3/2020	3/2/2020	Web
27	107 ROOF SHEATHING	2	Partpassed	3/4/2020	3/4/2020	Tamara B. (702)229- 6914

Comments: Phase 2 - Front porch ok to dry in

Comments:

need stamped copy of truss calcs

28	107 ROOF SHEATHING	3	Cancelled	3/17/2020	3/16/2020	Web
29	107 ROOF SHEATHING	4	Partpassed	3/25/2020	3/25/2020	Frank D. (702)918- 7138

Comments: Ok to dry in

Comments:

No stamped copy of truss calcs

30	107 ROOF SHEATHING	5	Passed	6/25/2020	6/25/2020	Frank D. (702)918- 7138
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Comments:

No stamped copy of truss calcs

109

31	105 PRE-SLAB	1	Passed	2/6/2020	2/6/2020	Raymond F.
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Comments: Rear addition

32	101 FOOTING	1	Partpassed	2/6/2020	2/6/2020	Raymond F.
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Comments:
Front entry only

33	101 FOOTING	2	Partpassed	2/18/2020	2/18/2020	Frank D. (702)918-7138
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Comments: West side garage stem wall footing

Comments:
Front entry only

34	101 FOOTING	3	Passed	2/27/2020	2/27/2020	Frank D. (702)918-7138
----	-------------	---	--------	-----------	-----------	---------------------------

Comments: East side garage stem wall

Comments:
Front entry only

Inspection status table

Inspections Hold

Fabs

Outstanding Items

110

Search By:

Address



Street Number:

1800

Street Direction:



Street Name:

silver

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

Search

Clear Search

Latest



Eight results found for address '1800 silver'

R19-17189-D001 - Residential Building Permit (Res)

Click
to
open

Key Number: 1445889

Current Status: Completed

Application Received: 3/12/2020

Project Name: Silver

Address: 1800 SILVER AVE

Type of Work: Deferred

Permit Issued: 5/19/2020

Scope of Work: Deferred: TrussesRemodel of existing single family residence.

Enlarge master bedroom, reconfigure master bedroom bathroom. Enlarge laundry room. Remove garage addition and replace garage door. Remove interior walls between kitchen, great room, and living room, add wine display. Add door and reconfigure bathroom and closet in bedroom. Remove bay window. Add entry. Replace windows along front façade. Cover existing brick veneer with new stucco. Replace plumbing fixtures in bathrooms.

R19-17189 - Residential Building Permit (Res)

Click to
open

Key Number: 1426125

Current Status: Completed

Application Received: 11/7/2019

Project Name: Silver

Address: 1800 SILVER AVE

Type of Work: Building Project

Permit Issued: 1/24/2020

Scope of Work: Remodel of existing single family residence. Enlarge master bedroom, reconfigure master bedroom bathroom. Enlarge laundry room. Remove garage addition and replace garage door. Remove interior walls between kitchen, great room, and living room, add wine display. Add door and reconfigure bathroom and closet in bedroom. Remove bay window. Add entry. Replace windows along front façade. Cover existing brick veneer with new stucco. Replace plumbing fixtures in bathrooms.

R-286487 - Residential Building Permit (Res)

Click to
open

Key Number: 763535

Current Status: Completed

Application Received: 5/1/2015

Project Name: PARKER E FAMILY TRUST

Address: 1800 SILVER AVE

Type of Work: Over the counter

Permit Issued: 5/1/2015

Scope of Work: WATER HEATER - (1)

112

Briana Johnson, Assessor

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

GENERAL INFORMATION	
PARCEL NO.	162-04-210-058
OWNER AND MAILING ADDRESS	O'NEILL MICHAEL EDMUND PREOBRAZHENSAYA BOGDANA 1800 SILVER AVE LAS VEGAS NV 89102
LOCATION ADDRESS	1800 SILVER AVE
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	SCOTCH EIGHTY ADD RESUB PLAT BOOK 4 PAGE 44 PT BLOCK 13
RECORDED DOCUMENT NO.	* 20251112:02761
RECORDED DATE	NOV 12 2025
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	0

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2025-26	2026-27
LAND	128800	156975
IMPROVEMENTS	298244	290277
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	427,044	447,252
TAXABLE LAND + IMP (SUBTOTAL)	1,220,126	1,277,863
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	427,044	447,252
TOTAL TAXABLE VALUE	1,220,126	1,277,863

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

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

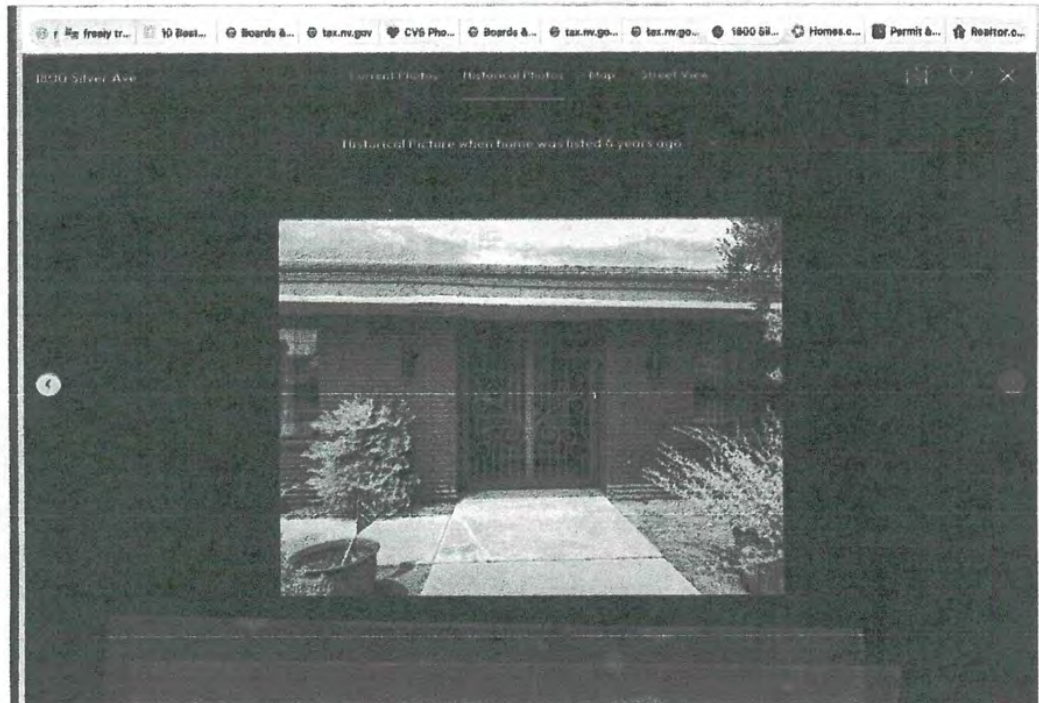
ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.86 ACRES
ORIGINAL CONST. YEAR	1977
LAST SALE PRICE	1900000
MONTH/YEAR	4/2025
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	5034	CASITA SQ. FT.	588	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	6	TYPE OF CONSTRUCTION	MASONRY-SLUMP BLOCK
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	5 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		1	
TOTAL GARAGE SQ. FT.	742				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	162042
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. 	

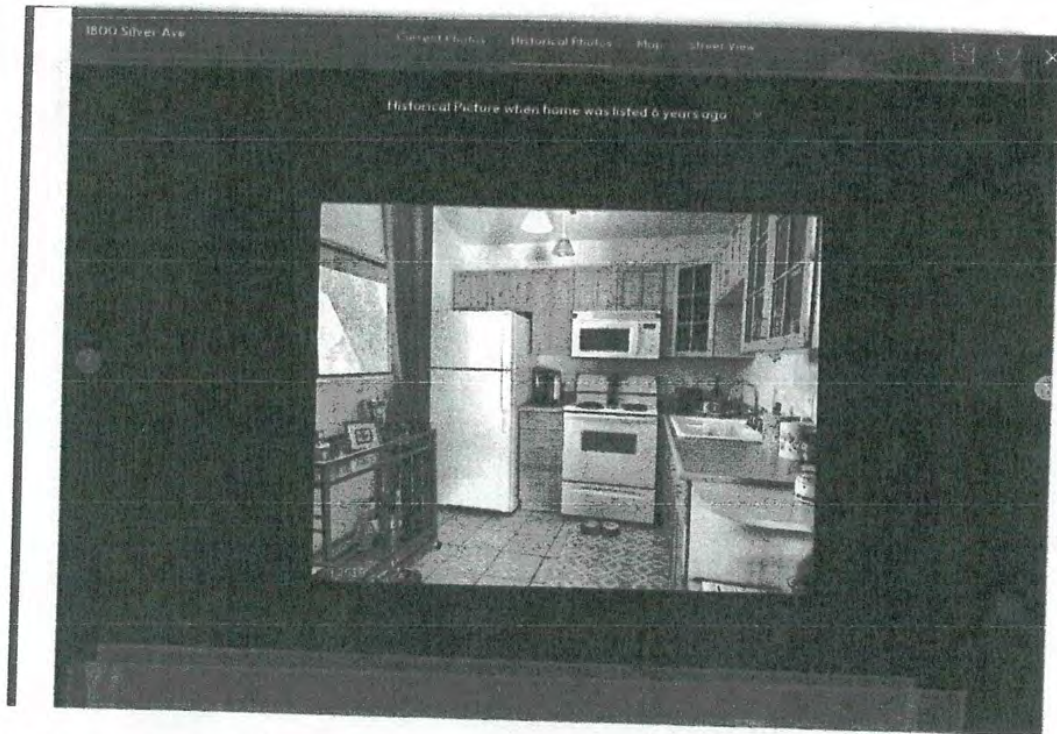
Note: This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated hereon.

1800 Silver Avenue
32 years old - 48% depreciation



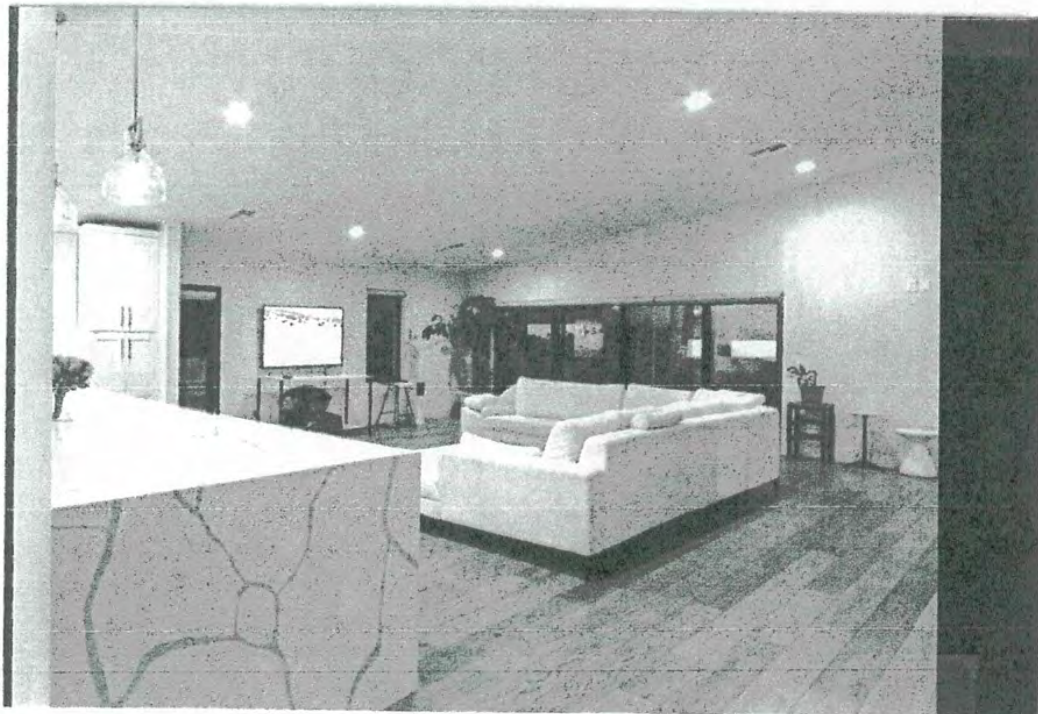
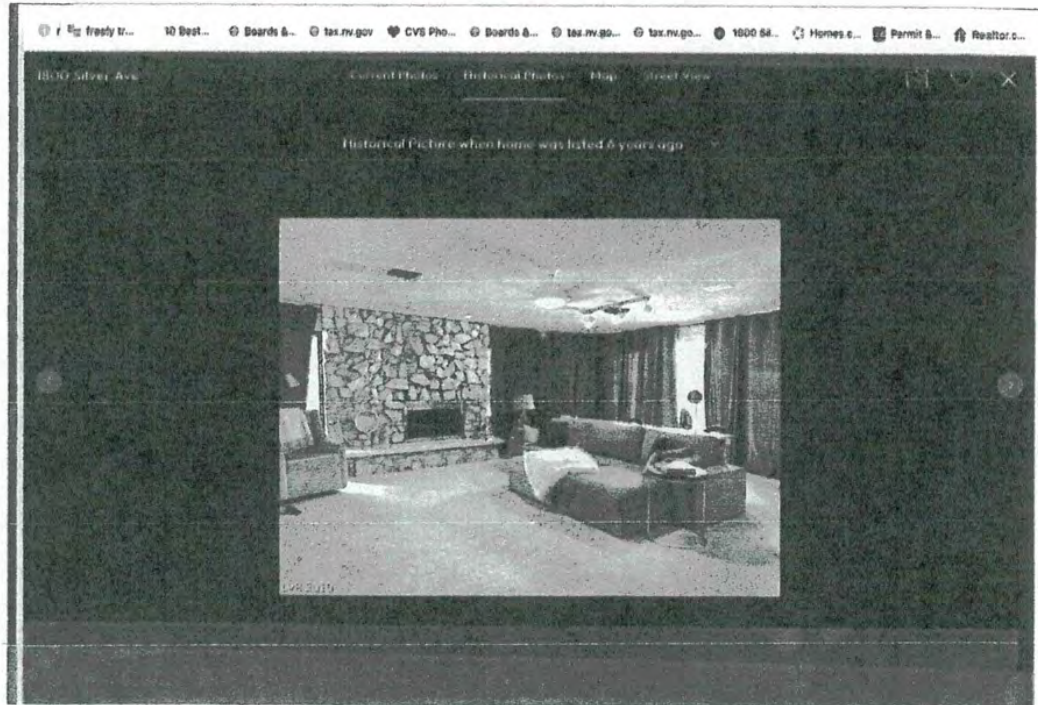
115

1800 Silver Avenue
32 years old - 48% depreciation



116

1800 Silver Avenue
32 years old - 48% depreciation

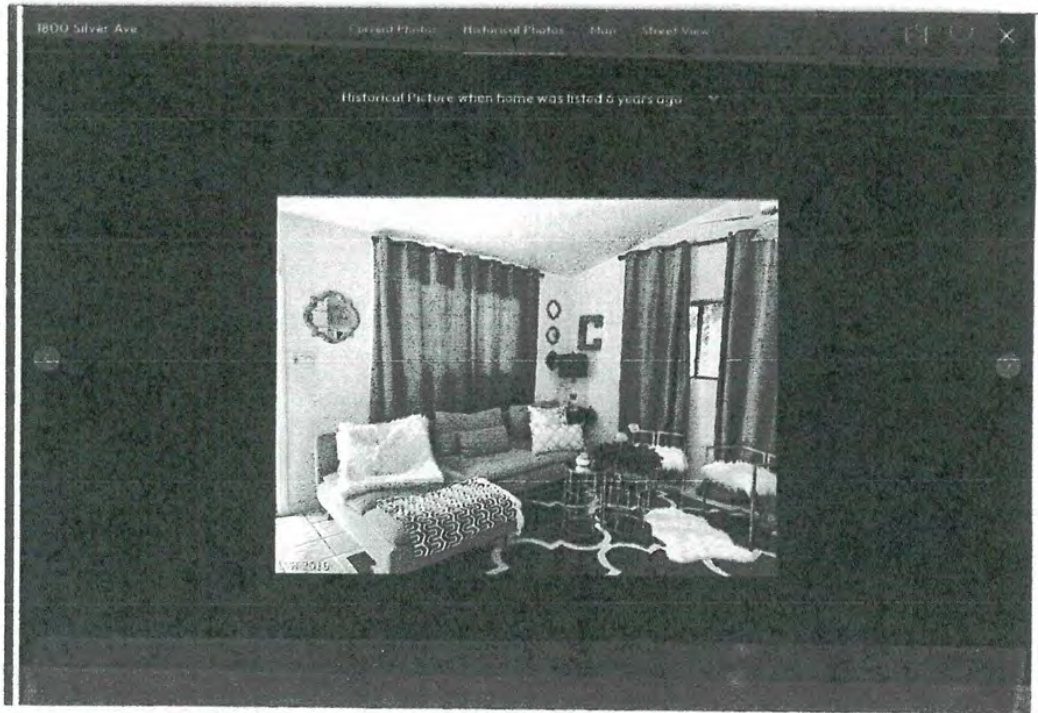


117

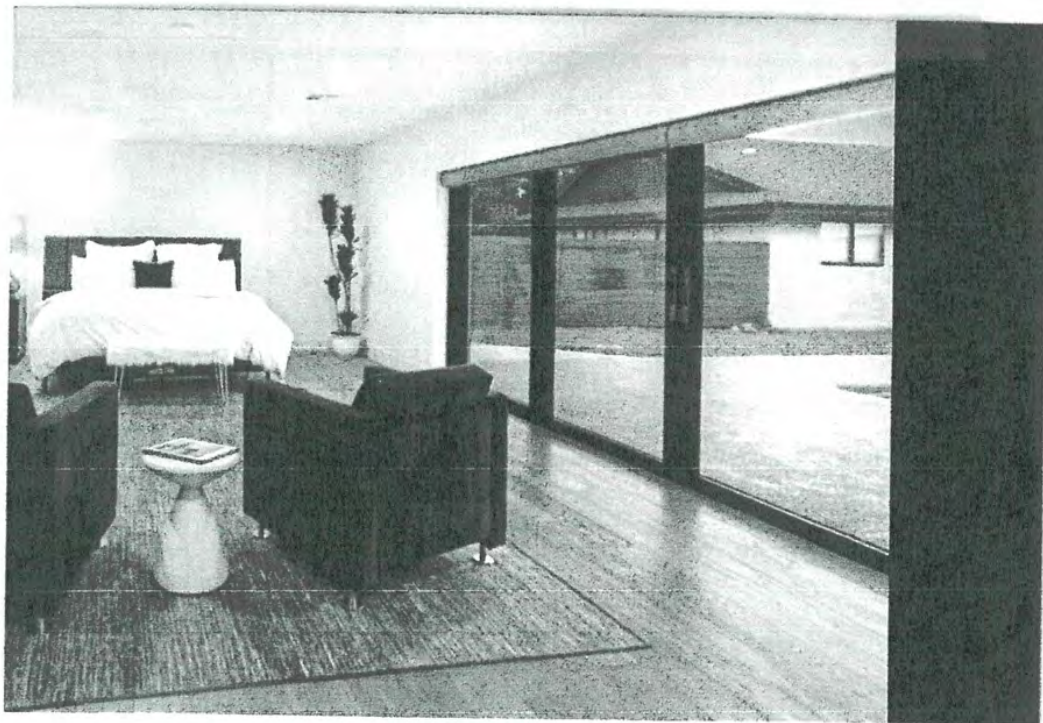
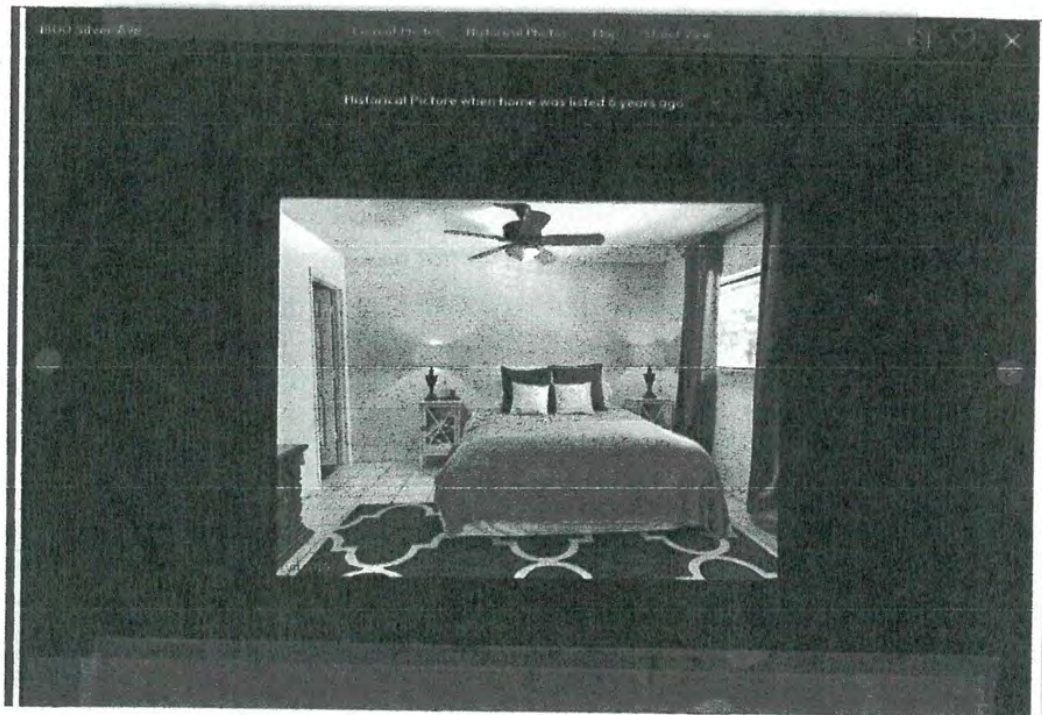
SBE 26-107 Pg 859

[REMAND SBE 26-107 Pg 869](#)

1800 Silver Avenue
32 years old - 48% depreciation

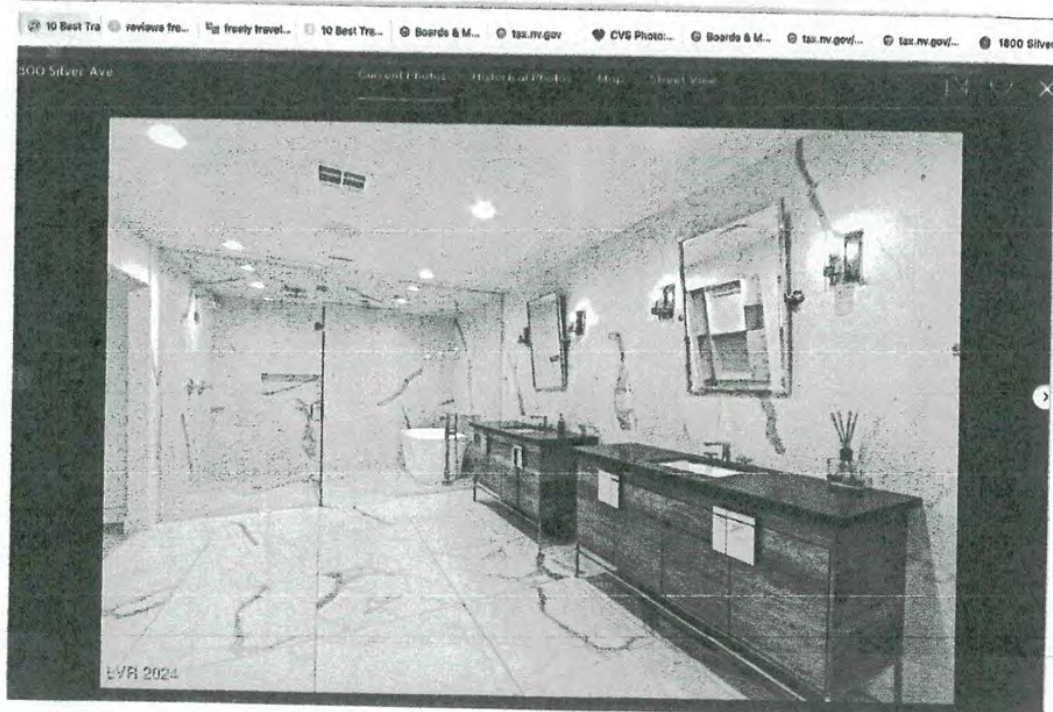
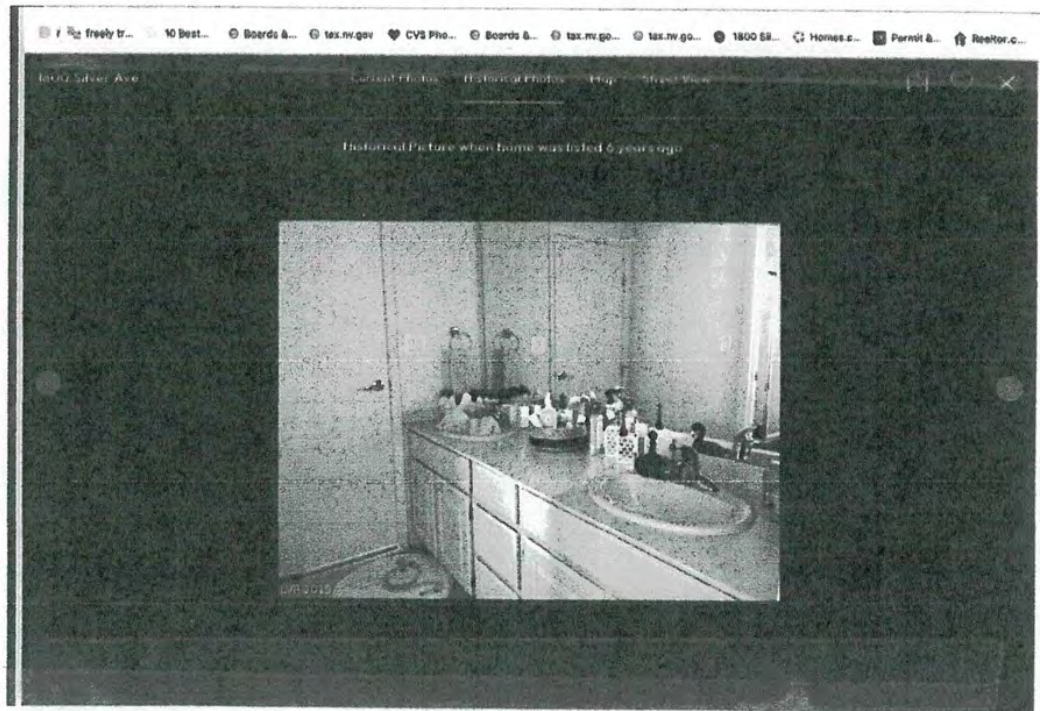


1800 Silver Avenue
32 years old - 48% depreciation



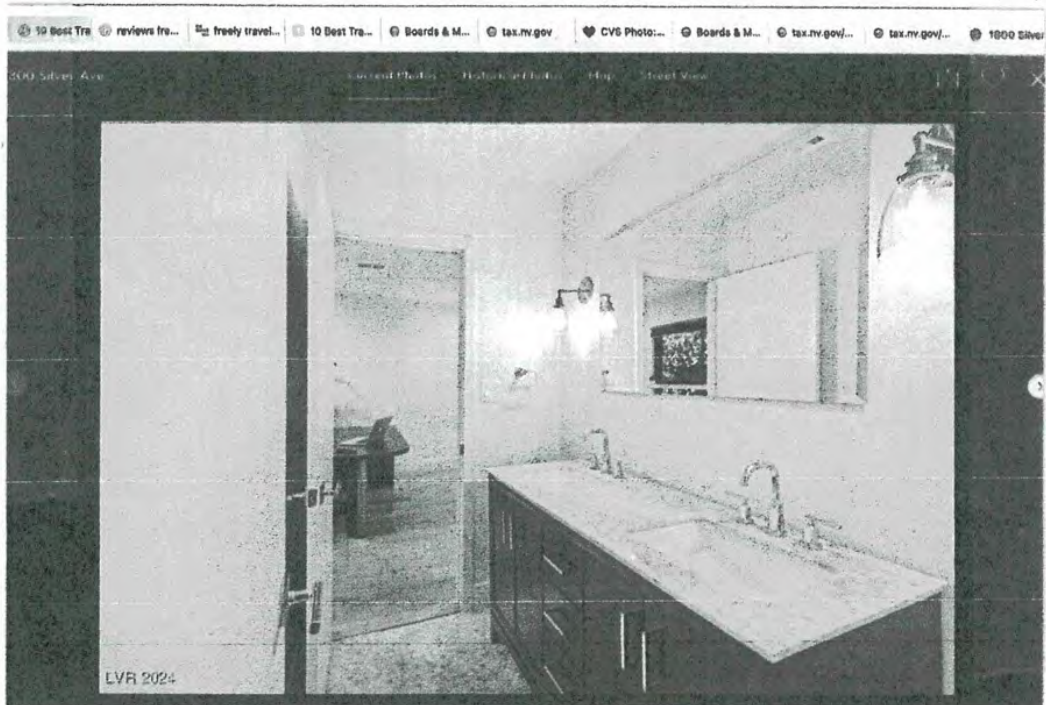
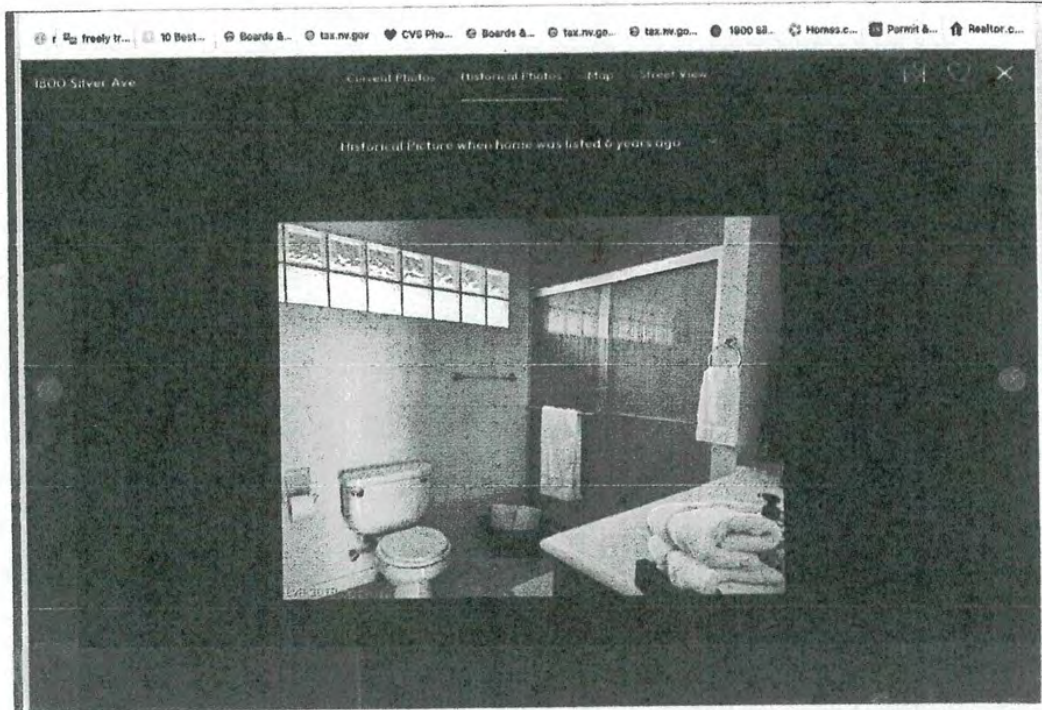
119

1800 Silver Avenue
32 years old - 48% depreciation



120

1800 Silver Avenue
32 years old - 48% depreciation



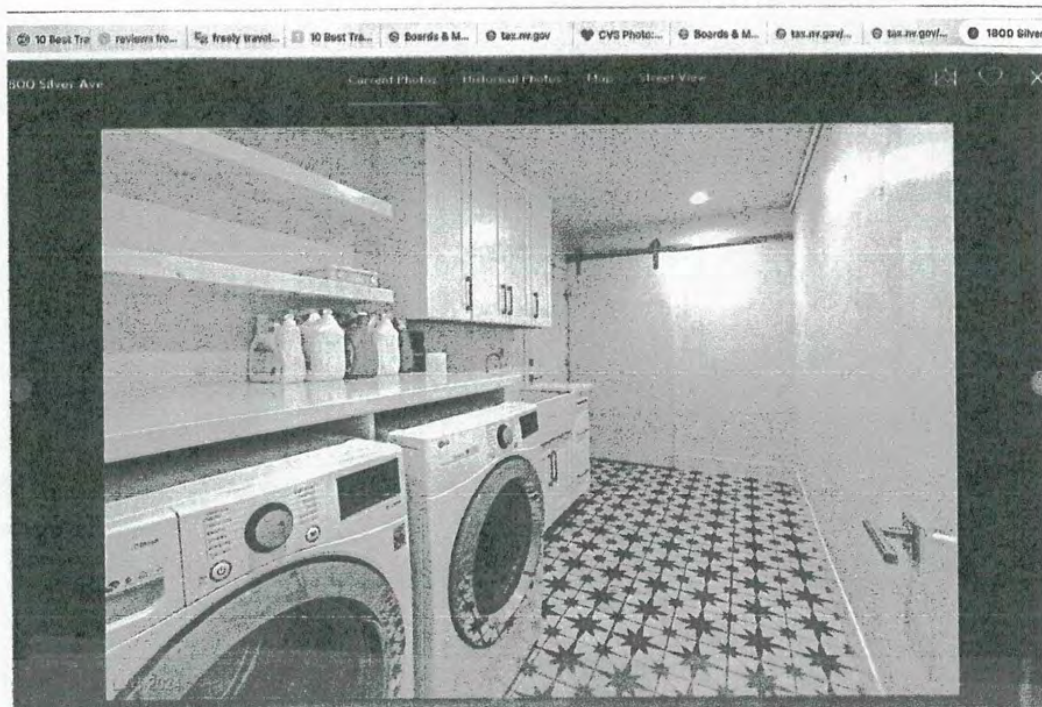
121

1800 Silver Avenue
32 years old - 48% depreciation



122

1800 Silver Avenue
32 years old - 48% depreciation

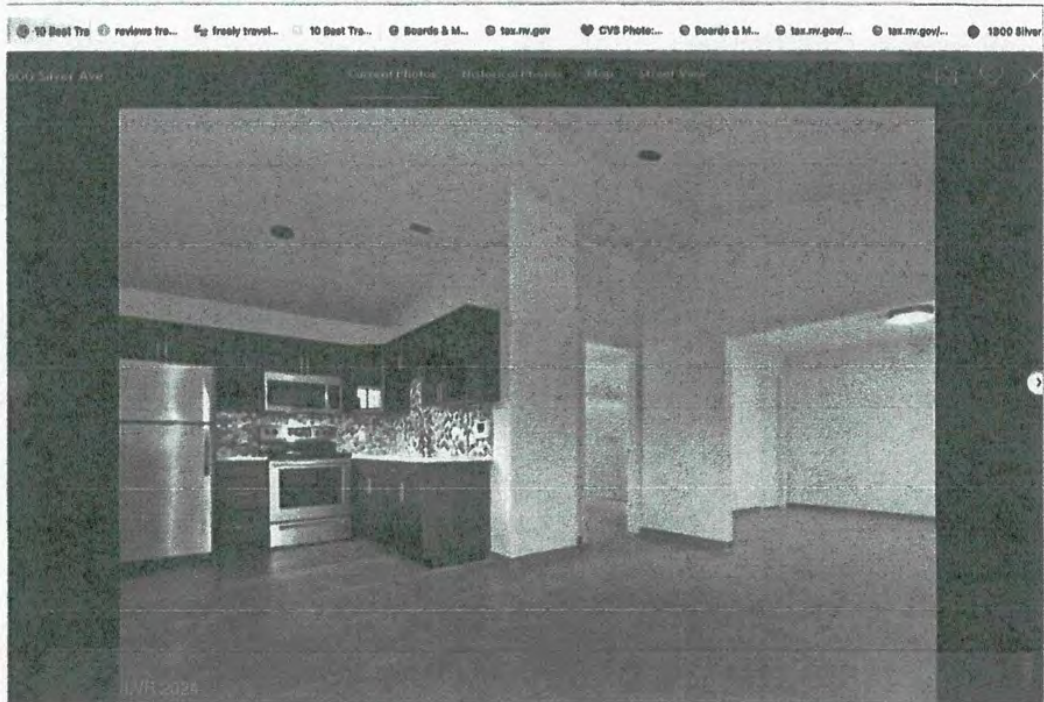
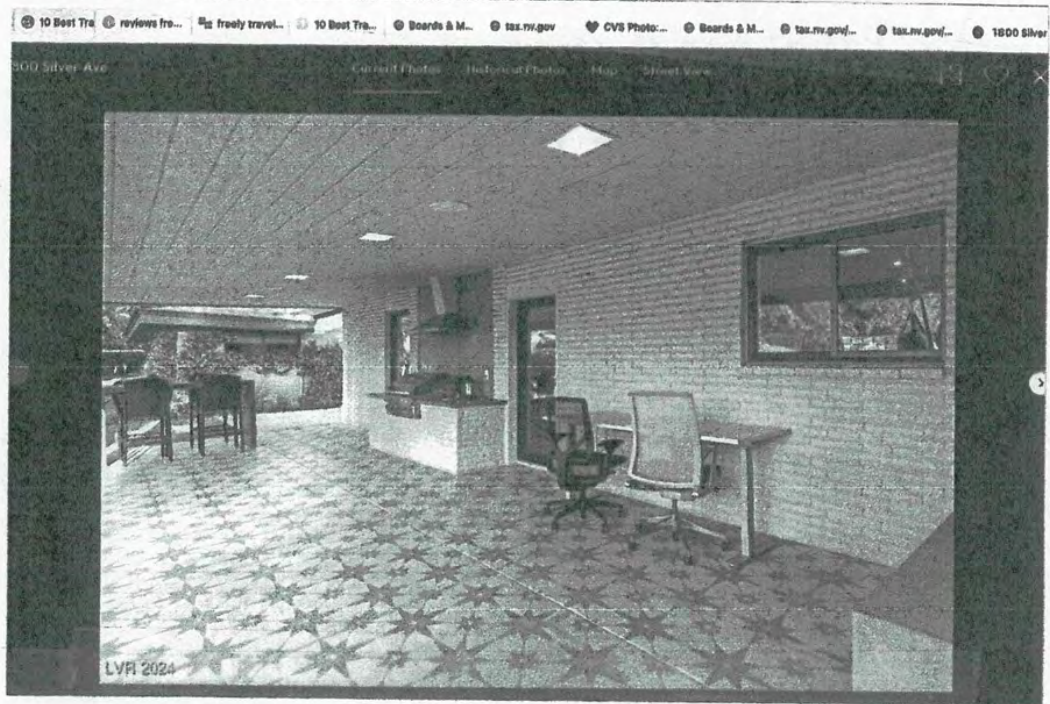


123

SBE 26-107 Pg 865

[REMAND SBE 26-107 Pg 875](#)

1800 Silver Avenue
32 years old - 48% depreciation



CASITA

124

2709 Pinto Lane
2026/2027 Property Record Card

1/25

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: 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											
					BUILDING 1 OF 2 SECTION 1 OF 2											
TYPE BUILDING STYLE QUALITY					Subareas					BUILDING VALUE SUMMARY						
RES 01 One Story 40 Good																
AYB EYB % COMP % DEPR					BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN					BASIC BUILDING 916,642						
1968 2011 100% 22.5																
BUILDING CHARACTERISTICS																
CAT TYPE AREA % SF ADJ. -\$30,408																
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					GARAGES/CARPORTS/PORCHES/PATIOS/BALC ADD-ONS											
CAT TYPE UNITS FAC UNIT ADJ.					CAT DESCRIPTION UNITS UNIT ADJ. CAT DESCRIPTION UNITS UNIT ADJ.											
RM1 Bedrooms 4.00 1.00					PD7 PtoDkStone 140 1,637											
RM2 Family/Den/Other 3.00 1.00					PD7 PtoDkStone 360 4,208											
RM3 Fmnl 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																
BUILT-INS/FIREPLACES \$33,818					EXTRA FEATURES											
CAT TYPE UNITS FAC UNIT ADJ.					CODE DESCRIPTION GRD QTY UNITS UNIT PRICE FAC ADJ. UNIT AYB EYB					\$224,994 \$169,043						
AP1 Built Ins 1 1.00 9,136					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											
FPL Fireplace (L-Rank) 1 1.00 4,657					RPLD Pool Deck - Kool Deck 1 1 500.00 \$14.00 1.00 14.00 2021 2021 7,000 7.5 6,475											
AP2 Built-in Refrigerator/Extra/Each 2 1.00 17,442					SPR2 Sprinkler Average 1 1 1.00 \$3,771.26 1.00 3,771.26 1968 1970 3,771 75.0 943											
AP4 Dishwasher Extra 2 1.00 1,598					RPV3 Paving - Brick 1 1 7,500.00 \$12.11 1.00 12.11 2021 2021 90,825 7.5 84,013											
AP5 Bi Microwave 1 1.00 985					RSPT Septic 1 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 1 860.00 \$12.62 1.00 12.62 1968 1970 10,853 75.0 2,713											
					RPSP Pool Spa/Attached Each 1 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 1 875.00 \$63.97 0.64 40.92 1968 1980 35,806 69.0 11,100											
ADDITIONAL BUILDING FEATURES \$8,585																
CAT TYPE UNITS FAC UNIT ADJ.																
WH Wall Height (RES) 10 1.00																
X35 Home Auto System HV 1 1.00 6,585																

SBE 26-107 Pg 869

REMAND SBE 26-107 Pg 879

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SBE 26-107 Pg 870

REMAND SBE 26-107 Pg 880

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SBE 26-107 Pg 872

[REMAND SBE 26-107 Pg 882](#)

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 'F'
Rebuttal of Assessor's Land Submission
56 pages

2026/2027 TABLE OF CONTENTS

EXHIBIT 'F'

REBUTTAL OF ASSESSOR'S LAND SUBMISSION

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P.25-27	Back up to 'listing' for 1608 Eaton	3	27
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	- this year's p.414-415	3	40
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P.47	List of applicable NRS, NAC – land related	1	47
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P.51-52	Case Shiller	2	52
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REVIEW OF ASSESSOR'S SUBMISSION – P.404

1. All comps are vacant land
 - a. Petitioner's parcel is an improved lot
 - b. NRS 361.227 (1a,2b) requires subtracting all improvements to value the land
 - c. NAC §361.119 (2)(a) reiterates that requirement
 - d. Assessor doesn't utilize definitions provided in Nevada Land Use Codes
 - i. ¶12 – vacant Single Family Residence
 - ii. ¶120 -Single Family Residential
2. Assessor utilizes:
 - a. NAC §361.11795 which is specific for mass appraisals of vacant land
 - b. NAC § 361.1188(a) which is specific for vacant land
 - c. Case-Schiller home price index (see p.404 and p.416)
 - i. Case-Schiller does not support or track sales of vacant land
3. Adjusted Sale Price is not adjusted for size.
 - a. Petitioner's current taxable value is \$706K/acre
 - b. Comp 5 is presented as \$650K, but is \$631K/acre – an 11 % discount
 - i. Not the \$50K (8%) premium presented
4. 6 of the 7 comps has an odd story. Only 1, #6, can be identified as 'normal'
 - a. Comp 1 is the same as 3 and 4 combined
 - i. There was a big premium paid for the assemblage of this property
 - ii. This transaction is a true once-off and not a normal comp
 - b. Comp 2 'was purchased as a tear down' – it had a ~ 2,060 sf house on it when it sold for \$750K in 2023. Subtract improvements to arrive at land.
 - c. Comp 5 was purchased by a neighboring property owner that combined the 2 parcels generating a 63% discount in their assessed value and taxation.
 - d. Comp 6 is pretty standard
 - e. Since when does a listing price qualify as a 'comp'?
 - i. Petitioner will provide numerous other available comps
 - ii. Petitioner will show a history of 'time on market' for those who ask exorbitant prices for their property.
 - iii. Steve Wynn owns 13 acres near me. The asking price is in the \$30M range. It's been standing unsold for at least 4 years.
5. Market adjustment based on paired sales of comp 3 at 1.12% / year is hogwash and will soon be addressed. This is another one-off using the same one-off property.
 - a. To be discussed re: Pontoni and Bannie in Scotch 80

6. Assessor doesn't even assess at 35% of market value:
 - a. Comp 1 sold for \$1,157K but is assessed at \$315K (a 22% discount)
 - i. 35% of sale price is \$405K
 - b. Comp 2 sold for \$750K in 2023 (with a house on it)
 - i. It is assessed at \$205K, (a 21% discount)
 - ii. It was much more of a discount till this year when they popped the assessed values in that development by 50%.
 - iii. Last year it was a 48% discount.
 - iv. Assessor assessed their improvements for 2 years after the sale of the 'tear down'.
 - c. Comps 3 & 4 are assessed at 33% of sale price from 3 years ago
 - i. That's because they raised the assessed value this year by 50%.
 - ii. Last year's assessed value of \$210K was only 22% of the sale.
 - d. Comp 5 will be discussed in detail due to the bizarre elements
 - e. Comp 7 is just absurd.
7. Assessor assesses/taxes land from .75 acres to 1.25 acres exactly the same
 - a. Violates NRS 361.227, NRS 361.228, NAC 361.1192 and others (p.414-415)
 - b. Calculations utilized on parcel equity grid are mathematically flawed

2025/2026
LAST YEAR

SEE P. 404

CASE #	SUBJECT PARCEL INFORMATION				FISCAL YEAR	2025-2026				
APN	139-32-703-002		Location	2709 PINTO LN		Zoning Designation	RA	Vacant	No	
Size (acres)	0.35	Gross	0.35	Net	Size (sq ft)	37,026	# Buildable Lots	1	Offsites	Finished
General Description	Subject is an improved .85 acre residential lot in the Pinto Palomino estates neighborhood generally located in central Las Vegas adjacent the Las Vegas Medical District.									
COMPARABLE LAND SALES GRID										
Sale No.	1	2	3	4	5	6	7	8		
Parcel #	139-32-601-043	139-32-601-001	139-32-601-005	162-04-114-011	162-04-210-128	139-32-701-003	139-32-701-001	139-32-701-006		
Buyer	Rancho	Rancho	RANCHO	Charleston	Rancho	Rancho	Rancho	Alta		
Seller	ROSENBERG RANDI LEE	VESPA PASQUALINA K	CERB NEVADA TRUST	FUNANAGE BRIGITTE M	2020 S. 2030 BANNIE	WARTSAS MARY 13 L L	FLORIS ALICIA PANT	2710 PINTO LN L L C		
Date of Sale	6/23/2023	9/7/2023	8/7/2023	1/6/2024	6/22/2022	4/26/2021	8/29/2020	4/6/2019		
Sale Price	\$750,000	\$950,000	\$950,000	\$630,000	\$995,000	\$500,000	\$443,625	\$400,000		
Cross Streets	Rancho / Charleston	Rancho / Alta	RANCHO / ALTA	Charleston / Rancho	Rancho / Oakley	Rancho / Charleston	Rancho / Alta	Alta / Rancho		
# of Lots	1	1	1	1	2	1	1	1		
Unadjusted Lot Price	750,000	950,000	950,000	630,000	447,500	500,000	443,625	400,000		
Time/Market/Other Adj.*	5%	5%	5%	5%		30%	45%	55%		
Adjusted Sale Price	787,500	997,500	997,500	661,500	447,500	650,000	643,256	620,000		
Location	Rancho Circle	Rancho Circle	Rancho Circle	Central West	Central West	Central West	Central West	Central West		
Zoning/Probable Use	R-A	R-A	R-A	R-1	R-E	R-A	R-A	R-A		
Access	Not Gated	Guard Gated	Guard Gated	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated		
Lot Size (acres)	0.96 Acres	1.12 Acres	1.05 Acres	0.4 Acres	~ 0.73 Acres	1.03 Acres	0.88 Acres	0.86 Acres		
Shape/Topography	Regular/Level	Irregular/Level	Narrow/Level	Regular/Graded	Regular/Level	Regular/Level	Regular/Level	Regular/Graded		
Offsites	Partial	Finished	Finished	Finished	Partial	Partial	Finished	Finished		
Other	On Rancho	Culdesac Lot	Culdesac Lot	Culdesac Lot						
Overall Comparison to Subject	SIMILAR	SUPERIOR	SUPERIOR	INFERIOR	INFERIOR	SUPERIOR	SIMILAR	INFERIOR		
* Analysis of Market Conditions Adjustment attached.										
RECONCILIATION										
INDICATED VALUE RANGE OF COMPARABLES 447,500 TO 997,500										
CURRENT TAXABLE VALUE OF SUBJECT 625,000 PER LOT										
RECOMMEND 625,000 PER LOT										
TOTAL TXBL LAND VALUE 625,000										
TOTAL TXBL LAND VALUE NO CHANGE										
RECONCILIATION COMMENTS	Comps similar in zoning and probable use were selected as evidence of market value and analyzed on a per lot basis. Comps range from .4 - 1.45 acres and indicate a range in value which supports the assessors recommendation. Comps 6-8 in subject nbhd are dated, when adjusted for market conditions indicate size is factored minimally as an adjustment. Comps 1 and 4 purchased as teardowns. Market adjustment based on paired sales of comp 2 (\$579,000 10/2018 to \$950,000 8/2023 +65%) and 8 (\$300,000 9/2017 to \$400,000 4/2019 +30%) with support from the Case Shiller Las Vegas home price index. No current vacant land sales in subject nbhd, therefore applied no change to prior year.									

LAST YEAR 2025/2026

SEE P. 404

page 40

CASE # 90		SUBJECT PARCEL INFORMATION				FISCAL YEAR 2025-2026		
APN 139-32-703-002		Location 2709 PINTO LN		Zoning Designation RA		Vacant No		
Size (acres) 0.85 Gross 0.85 Net		Size (sq ft) 37,026		Probable Use Residential Acreage		Offsites Yes		
General Description		Market adj. analysis supports diminishing returns principle. Pair (1,2) are historical sales most similar to the subject nbhd and size range. Pair (3,4) are more current sales in adjacent nbhds. Pairs (5,6) and (7,8) have similar sizes within subject nbhd. In every case, a diminished return is evidenced by \$/acre of the larger parcel within the nbhd.						
COMPARABLE LAND SALES GRID								
Sale No.	1	2	3	4	5	6	7	8
Parcel #	139-32-702-016	139-32-405-027	162-04-114-011	162-04-210-128	139-32-701-001	139-32-701-003	139-32-701-006	139-32-701-003
Buyer	HORTON D R INC	805 LAND L L C	LOGAN PROPERTY HOLD	BANNIE LANE L L C	PCNTONI MICHAEL R	TEMUJEN L P	2720 PINTO L L C	TEMUJEN L P
Seller	DAPORALE HELEN REVOC	BUSCH NED M & ANN F	FUNANAGE BRIGITTE M	2020 & 2030 BANNIE	FLORIS ALICIA PANTI	BARTSAS MARY 13 L L	2710 PINTO LN L L C	BARTSAS MARY 13 L L
Date of Sale	5/15/2015	6/25/2014	1/9/2024	6/22/2022	9/29/2020	4/28/2021	4/28/2021	4/28/2021
Sale Price	\$275,000	\$315,000	\$830,000	\$865,000	\$443,625	\$500,000	\$400,000	\$500,000
Cross Streets	Charleston / Rancho	Charleston / Rancho	Charleston / Rancho	Rancho / Oakley	Rancho / Alta	Rancho / Charleston	Alta / Rancho	Rancho / Charleston
Acres	0.75	2.49	0.40	1.46	0.88	1.03	0.66	1.03
\$/Acre	366,667	126,506	1,575,000	582,363	504,119	485,437	606,061	485,437
Time/Market/Other Adj.		5%		-5%	10%		15%	
Adjusted \$/Acre	366,667	132,831	1,575,000	582,363	554,531	485,437	696,970	485,437
Location	Central West	Central West	Central West	Central West	Central West	Central West	Central West	Central West
Zoning/Probable Use	R-A	R-E	R-1	R-E	R-A	R-A	R-A	R-A
Density (maximum)	1 du/acre	2 du/acre	5 du/acre	2 du/acre	1 du/acre	1 du/acre	1 du/acre	UNKNOWN
Size	0.75 Acres	2.49 Acres	0.4 Acres	1.46 Acres	0.88 Acres	1.03 Acres	0.66 Acres	1.03 Acres
Shape	Regular	Regular	Irregular	Regular	Regular	Regular	Regular	Regular
Topography	Level	Level	Graded	Level	Level	Level	Graded	Level
Access	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated
Offsites	Partial	Partial	Finished	Partial	Finished	Partial	Finished	Partial
Overall Comparison to Subject	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR
* Analysis of Market Conditions Adjustment attached.								
RECONCILIATION								
INDICATED VALUE RANGE OF COMPARABLES		132,831	TO	1,575,000	PER ACRE			
CURRENT TAXABLE VALUE OF SUBJECT		617,647	PER ACRE		TOTAL TXBL LAND VALUE		525,000	
RECOMMEND		617,647	PER ACRE		TOTAL TXBL LAND VALUE		NO CHANGE	
RECONCILIATION COMMENTS		The paired sales indicate size adjustment range is similar to the subject nbhd. Assessor adjustments are typically conservative and generally carry over from year to year. Size adjustment made per NAC 361.11795 and NAC 361.1183 1(a). Nbhd land value breakdown can be seen on land equity grid and follows similar methodology for purposes of size adjustment.						

SBE 365

**History of 2715 Alta
Pontoni property
APN 139-32-701-001**

Truth:

1. Sold/recorded on 6/30/17 for \$413K
2. Sold/recorded on 9/29/20 for \$444K
3. Increase in value (\$): \$31K
4. Increase in value (%): 7.5%
5. Months between transactions: 38
6. % increase per month: .0019%/month

1/6 THE INCREASE ASSESSOR
USED IN THEIR EXAMPLE
OF 1.12% / MONTH
REPRESENTING AN 83% REDUCTION

Fiction:

1. Listed for \$1,100,00 on 12/2/25
2. On market (as of 2/19/26) for 79 days
3. Increase (\$) from last sale: \$656K
4. Increase (%) from last sale: 147.5%
5. Months between transactions: 64
6. Implied % increase per month: .2304%/month
 - a. 121 times the growth rate of the previous 2 transactions

Fact:

1. CCA assessed this parcel in 2020 for \$131K
 - a. BTW @ 35% of FMV, it should have been assessed at \$155K
 - b. Lowers actual taxes by \$275/year, ad infinitum
2. CCA assessed this parcel in 2026 for \$210K
 - a. 6 year \$ growth: \$79K
 - b. 6 year % growth: 60%
 - c. 72 months apart
 - d. Monthly % increase: .0083%/month
 - e. This is a 96% reduction from the non sensical implied rate above

NOTE: THIS IS THE ASSESSOR'S COMP

5

1

PONTI, \$413K

Inst #: 20170630-0003348 #9
Fees: \$20.00 N/C Fee: \$0.00
RPTT: \$2103.75 Ex: #
06/30/2017 03:26:12 PM
Receipt #: 3130249
Requestor:
LAWYERS TITLE OF NEVADA CHA
Recorded By: SHAS Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN:139-32-701-001
ESCROW NO: 03111679-310-MM6
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

The Alicia Pantich Floris Separate
Property Trust Dated October 29, 2015
3626 DUTCH VALLEY DR
LAS VEGAS, NV 89147

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$2,103.75

THIS INDENTURE WITNESSETH: That

**Jaivadan Naran and Hansa Naran, as Trustees of the Jaivadan
Naran and Hansa Naran Joint Living Trust, dated December 13,
2007**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby
acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

**Alicia Pantich Floris, Trustee of The Alicia Pantich Floris
Separate Property Trust Dated October 29, 2015**

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

For legal description of the real property, see Exhibit A attached hereto
and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2016 – 2017
2. Rights of Way, reservations, restrictions, easements,
and conditions of record.

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

Witness my hand this 21 day of June, 2017.

6

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a. 139-32-701-001
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 Minor Improvement Residential

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property:

\$412,500.00

b. Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

c. Transfer Tax Value:

\$412,500.00

d. Real Property Transfer Tax Due:

\$2,103.75

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 _____ Grantor

Signature _____

Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Jaivadan Naran and Hansa
Noran Joint Living Trust, dated December
13, 2007

Address: 7147 Paradise Rd. #2701

City/State/Zip: LV, NV 89109

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Alicia Pantich Floris
Separate Property Trust Dated October 29,
2015

Address: 31020 Dutton Valley Dr.

City/State/Zip: W, NV 89447

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

Lawyers Title of Nevada, Inc.
10801 W. Charleston Blvd
Las Vegas, NV 89135

Escrow #: 03111679-310-MM6
Escrow Officer: Maria Maneva

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Inst #: 20200929-0002638 #10
Fees: \$42.00
RPTT: \$2264.40 Ex #:
09/29/2020 04:55:00 PM
Receipt #: 4230560
Requestor:
LAWYERS TITLE OF NEVADA I
Recorded By: MAYSM Pgs: 4
Debbie Conway
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

APN:139-32-701-001
ESCROW NO: 03118375-310-MM6
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

Michael R. Pontoni
64 N. Pecos Rd #100
Henderson, NV 89074

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$2,264.40

THIS INDENTURE WITNESSETH: That

**Alicia Pantich Floris, Trustee of The Alicia Pantich Floris Separate
Property Trust Dated October 29, 2015**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby
acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

Michael R. Pontoni, an unmarried man

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

For legal description of the real property, see Exhibit A attached hereto
and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2020 - 2021
2. Rights of Way, reservations, restrictions, easements,
and conditions of record.

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

Witness my hand this 18 day of September, 2020.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a. 139-32-701-001
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:

\$443,625.00

b. Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

c. Transfer Tax Value:

\$443,625.00

d. Real Property Transfer Tax Due:

\$2,264.40

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 Grantor

Signature Michael R. Pontoni

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Alicia Pantich Floris
Separate Property Trust

Address: 2715 Alta Dr.

City/State/Zip: LV, NV. 89107

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael R. Pontoni

Address: 64 N. Pecos Rd. #100

City/State/Zip: Henderson, NV. 89074

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

Lawyers Title of Nevada, Inc.
10801 W. Charleston Blvd
Las Vegas, NV 89135

Escrow #: 3118375-310-MM6
Escrow Officer: Maria Maneva

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



Clark County Assessor Reports

2715 AUA

Value History

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

Parcel: 139-32-701-001

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	630	0	0	630	0	0	200
2024-25	0.88	183,750	0	659	0	0	659	0	0	200
2023-24	0.88	175,000	0	581	0	0	581	0	0	200
2022-23	0.88	147,000	0	544	0	0	544	0	0	200
2021-22	0.88	131,250	0	516	0	0	0	0	0	200
2020-21	0.88	131,250	0	515	0	0	0	0	0	200
2019-20	0.88	105,000	0	508	0	0	0	0	0	200
2018-19	0.88	70,000	0	497	0	0	0	0	0	200
2017-18	0.88	59,500	0	510	0	0	0	0	0	200
2016-17	0.88	52,500	0	507	0	0	0	0	0	200
2015-16	0.88	43,750	0	503	0	0	0	0	0	200
2014-15	0.88	35,000	0	498	0	0	0	0	0	200
2013-14		35,000	0	489	0	0	0	0	0	200
2012-13		35,000	0	494	0	0	0	0	0	200
2011-12		49,000	0	470	0	0	0	0	0	200
2010-11		70,000	0	500	0	0	0	0	0	200
2009-10		175,000	0	487	0	0	0	0	0	200
2008-09		210,000	0	489	0	0	0	0	0	200
2007-08		79,625	0	442	0	0	0	0	0	200
2006-07		79,625	0	433	0	0	0	0	0	200
2005-06		79,625	0	406	0	0	0	0	0	200
2004-05		73,500	0	417	0	0	0	0	0	200

Parcel from 030-300-077

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

2026-2027 \$210,000

10

\$1,100K 2/19/26
\$443K 9/20/20

PER VTR:

\$210,000 ÷ 131,250

= +60.0% OVER 72 MOS

+148% = .0228% / MONTH

SBE 26-107 Pg 884

REMAND SBE 26-107 Pg 894

Briana Johnson, Assessor

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

GENERAL INFORMATION

<u>PARCEL NO.</u>	139-32-701-001
<u>OWNER AND MAILING ADDRESS</u>	PONTONI MICHAEL R 1801 WALDMAN AVE LAS VEGAS NV 89102
<u>LOCATION ADDRESS</u>	2715 ALTA DR
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	PT NW4 SE4 SEC 32 20 61
<u>RECORDED DOCUMENT NO.</u>	* 20200929:02638
<u>RECORDED DATE</u>	SEP 29 2020
<u>VESTING</u>	NS
<u>COMMENTS</u>	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	630	615
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	184,380	210,615
TAXABLE LAND + IMP (SUBTOTAL)	526,800	601,757
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	184,380	210,615
TOTAL TAXABLE VALUE	526,800	601,757

History of 2020/2030 Bannie

APN 162-04-210-128

APN 162-04-210-129

The truth, the whole truth, and nothing but the truth:

1. Sold/recorded on 3/29/19 for \$790K
2. Sold/recorded on 6/22/22 for \$895K
3. Increase in value (\$): \$105K
4. Increase in value (%): 13.3%
5. Months between transactions: 38
6. % increase per month: .0035 %/month

= ~ 1/3 The increase Assessor
USED IN THEIR EXAMPLE
OF 1.12% / MONTH
Representing a 67% Reduction

NOTE: This was the Assessor's Comp

12

#11
Inst #: 20190329-0003826
Fees: \$40.00
RPTT: \$4029.00 Ex #:
03/29/2019 03:14:31 PM
Receipt #: 3670334
Requestor:
FNTG NCS (LAS VEGAS)
Recorded By: GARCIAC Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

1
BANNIE
3/29/19
APN: 162-04-210-128 162-04-210-129
Affix R.P.T.T. \$4,029.00

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE
WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:
2020 AND 2030 BANNIE, LLC
149 SOUTH BARRINGTON, #305.
LOS ANGELES, CA 90049
ESCROW NO: 42043421-420-NP1

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

The Madsen Family Limited Partnership #4, a Nevada limited partnership
in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to
2020 and 2030 Bannie, LLC, a Nevada limited liability company
all that real property situated in the County of Clark, State of Nevada, bounded and described as
follows:

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

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and
easements now of record, if any.

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

EXCEPTING AND RESERVING any appurtenant Water Rights of Permit 10988A02, Certificate
4947-2, being 0.05 c.f.s., not to exceed 7.50 acre feet annually, more or less, on file at the State of
Nevada, Division of Water Resources. Said Water Rights are appurtenant to Clark County
Assessor's former Parcel Numbers 162-04-210-006 and 162-04-210-007.

13

2020/2030 BANNIE
3/29/19

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s) ☐

- a) 162-04-210-128
b) _____
c) 162-04-210-129
d) _____

2. Type of Property:

- a) ☒ Vacant Land
b) ☐ Single Fam. Res.
c) ☐ Condo/Townhse
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

Document/Instrument # _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$790,000.00

Deed in Lieu of Foreclosure Only (value of property):

(0.00)

Transfer Tax Value:

\$790,000.00

Real Property Transfer Tax Due:

\$4,029.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: NA

b. Explain Reason for Exemption: NP

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 Pamela M. Heagy

Capacity Grantor

Signature General Partner, AFLPA4

Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name Madsen Family Limited

Partnership #4

Address: 3888 Quail Ridge Road 3888

Quail Ridge Road

City, St., Zip: Lafayette, CA 94549

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: 2020 and 2030 Bannie, LLC, a

Nevada limited liability company

Address: 149 South Barrington, #305

City, St., Zip: Los Angeles, CA 90049

COMPANY REQUESTING RECORDING

Print Name: Fidelity National Title Group

Address: 8263 W Sunset Road, Suite 100

City/State/Zip: Las Vegas, NV 89113

Escrow #: 42043421-420

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

14

1
BANNIE
6/22/22

#12
Inst #: 20220622-0000701
Fees: \$42.00
RPTT: \$4564.50 Ex #:
06/22/2022 08:42:11 AM
Receipt #: 5032601
Requestor:
FNTG NCS Las Vegas
Recorded By: RYUD Pgs: 4
Debbie Conway
CLARK COUNTY RECORDER
Src: ERECORD
Ofc: ERECORD

APN: 162-04-210-128 162-04-210-129
Affix R.P.T.T. \$4,564.50

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE
WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:
BANNIE LANE, LLC
7900 W. Sunset Road, Suite 501
Las Vegas NV 89113

ESCROW NO: 42051777-420-MS6

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

2020 and 2030 Bannie, LLC, a Nevada limited liability company
in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to

Bannie Lane, LLC, Nevada limited liability company
all that real property situated in the County of Clark, State of Nevada, bounded and described as
follows:

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

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

15

Bannie
6/22/22

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a. 162-04-210-128
b. _____
c. 162-04-210-129
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 RECORDERS OPTIONAL USE ONLY
Book _____ Page _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property: \$ 895,000.00
b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
c. Transfer Tax Value \$ 895,000.00
d. Real Property Transfer Tax Due: \$ 4,564.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 [Signature] Sole member Capacity Grantor
Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: 2020 and 2030 Bannie, LLC, a Nevada limited liability company
Address: 11301 W Olympic Blvd # 121-BX620
City: Los Angeles
State: CA 90084

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bannie Lane, LLC, Nevada limited liability company
Address: 7900 W. Sunset Road, Suite 501,
City: Las Vegas
State: NV 89113

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Fidelity National Title Group
Address: 6385 S Rainbow Blvd, Suite 130
City, State, Zip: Las Vegas, NV 89113

Escrow No.: 42051777-420-MS6

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

	ASKING PRICE AS FMV?							
	Active listings as of 2/15/26							
		(\$000)	(\$000)					
		CURRENT	ORIGINAL	(\$000)	%	DAYS		CHANGE/
	ADDRESS	LISTING PRICE	LISTING PRICE	CHANGE	CHANGE	ON MARKET	START DATE	END DATE
	2509 WINDJAMMER WAY	\$1,150	\$1,375	(\$225)	-16.36%	401	1/14/2025	2/6/2026
	909 CASHMAN DRIVE	\$1,090	\$1,295	(\$205)	-15.83%	780	3/2/2023	10/8/2025
	3005 ASTORIA PINES CIR	\$1,890	\$2,050	(\$160)	-7.80%	131	10/2/2025	2/13/2026
	3970 SPENCER ST	\$5,900	\$8,500	(\$2,600)	-30.59%	1825	1/12/2021	1/12/2026
	3970 SPENCER ST	\$5,900	\$18,000	(\$12,100)	-67.22%	730	1/12/2019	1/12/2021
	2928 COAST LINE CT	\$28,000	\$28,000	\$0	0.00%	197	8/4/2025	N/A
	2801 PINTO LANE *	\$4,995	\$5,495	(\$500)	-9.10%	940	2/1/2022	9/1/2024
	1608 EATON DRIVE	\$279	\$300	(\$21)	-7.00%	668	4/20/2024	9/23/2024
	</							

Buy

[Back to search](#)

 Zillow

● Active



se for sale Price cut: \$2.6M (1/12)

as, NV...

\$5,900,000

3970 Spencer St, Las Vegas, NV 89119

5

beds

Est.: **\$32,523/mo** [Get pre-qualified](#)



Single Family Residence



Built in 1978



1.05 Ac



\$-- Zestimate®



\$348/sqft



\$-- HO.

What's special

SCULPTED TREES

SUBTERRANEAN ESTATE

HAND-PAINTED LANDSCAPE MURALS

https://www.zillow.com/homedetails/3970-Spencer-St-Las-Vegas-NV-89119/7092102_zpid/

SBE 26-107 Pg 892

2/15/26, 10:48 AM
Page 1 of 18

[REMAND SBE 26-107 Pg 902](#)

Buy

< Back to search



Overview Facts & features Market value F

Price history

Date	Event	Price
1/12/2026	Price change	\$5,900,000 - \$348/sqft
Source: LVR LVR #2713309 Report		
8/29/2025	Listed for sale	\$8,500,000 + \$502/sqft
Source: LVR LVR #2713309 Report		
10/17/2023	Listing removed	--
Source: Berkshire Hathaway HomeServices Nevada Properties Report		
2/5/2023	Listed for sale	\$5,900,000 \$348/sqft
Source: Berkshire Hathaway HomeServices Nevada Properties #2471745 Report		
2/5/2023	Listing removed	\$5,900,000 \$348/sqft
Source: LVR LVR #2471745 Report		
2/4/2023	Listed for sale	\$5,900,000 \$348/sqft
Source: LVR LVR #2471745 Report		
1/15/2023	Listing removed	--
Source: BHHS broker feed Report		
1/12/2021	Price change	

Buy

< Back to search



For

Overview

Facts & features

Market value

F

Source: BHHS broker feed Report

1/12/2021

Price change

\$5,900,000 -€
\$348/sqft

Source: LVR LVR #2059923 Report

1/12/2019

Listed for sale

\$18,000,000
\$1,063/sqft

Source: BHHS Nevada Properties #2059923 Report

3/28/2014

Sold

\$1,150,000 +
\$68/sqft

Source: LVR LVR #1329334 Report

6/13/2012

Sold

\$601,173 -69
\$35/sqft

Source: Public Record Report

8/3/2005

Sold

\$2,000,000
\$118/sqft

Source: Public Record Report

^ Hide

Public tax history

Year

Property taxes

Tax assessm

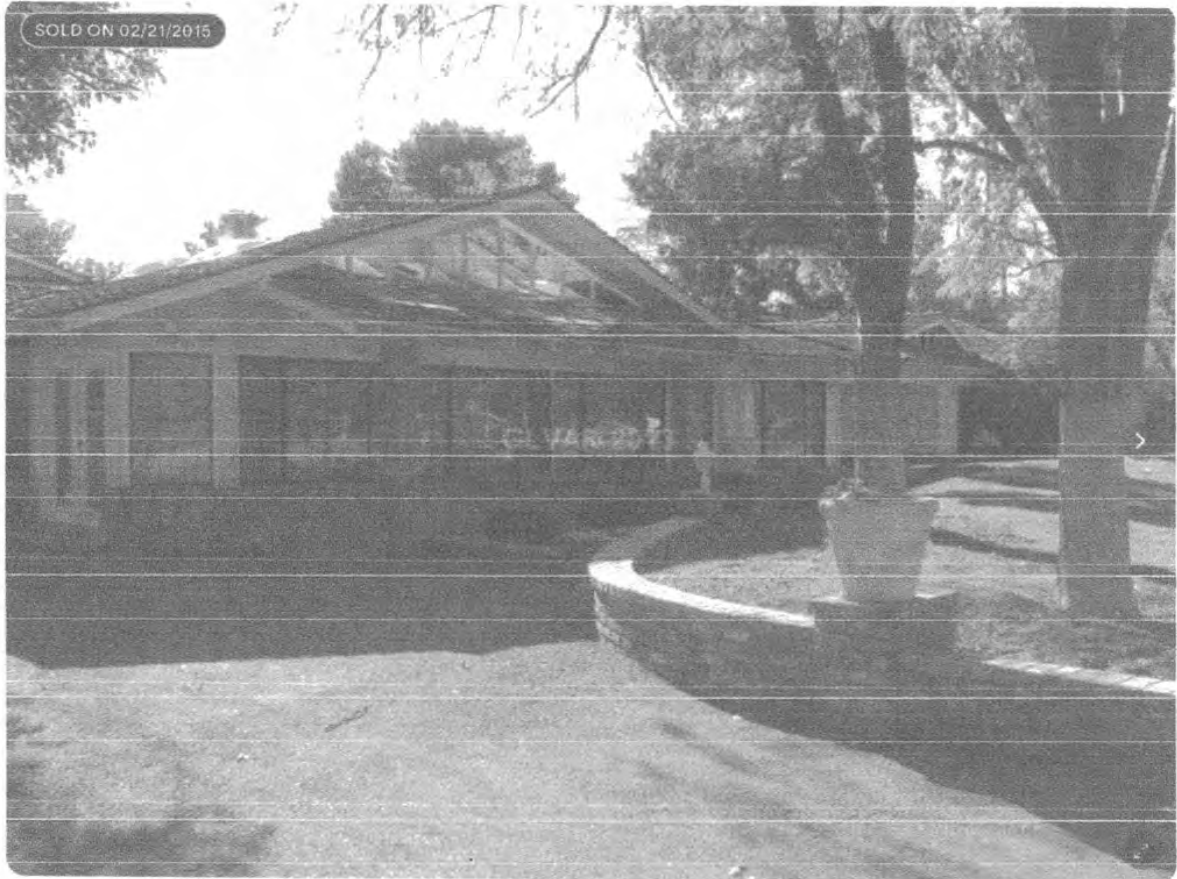
2025

\$10,521 +8%

\$384,609 +4.

< Search

Edit Map Share Save



2801 Pinto Ln, Las Vegas, NV 89107



Est. \$4,685,000 Last sold 02/21/2015 for \$850k

10 Bed 12 Bath 26,740 Sqft (\$32/Sqft)

House not for sale

Do You Qualify for Low Money Down? Check Eligibility

40 homes bought nearby with Movoto recently

Message Agent

I'm the Owner

Property description

SELLER IS
MOTIVATED!! --
APPRaised AT \$1.5M!!!
... MAGNIFICENT
ESTATE! OVER 26,000
sq ft THRU MAIN
HOUSE AND 3
ACCESSORY BLDGS
ON OVER 1 ACRE.
MAIN HOUSE - 17
ROOMS, 7BR+, 5BA, 3

Property
type
House

Neighborhood
Rancho
Oakley



**Lower your payment
with the loan terms
that fit you.**

Lower my mortgage payment

\$475,000	\$425,000
Henderson homes for sale	Boulder City homes for sale
\$549,900	\$422,500
Sandy Valley homes for sale	Enterprise homes for sale
\$35,000	\$549,999
Mount Charleston homes for sale	Cold Creek homes for sale
\$989,000	\$140,000
Blue Diamond homes for sale	Goodsprings homes for sale
\$515,000	\$162,500
Show More ▾	

Real Estate > NV > Clark County > Las Vegas > 89107 > Rancho Oakey > 2801 Pinto Ln

Movoto home value estimate

Estimate \$4.68M, range \$4.02M-\$5.34M

Property history

for 2801 Pinto Ln

Jul 2023	MLS # 2511178	
Jul 12, 2023	Listed	\$4,995,000
May 2022	MLS # 2399683	
May 24, 2022	Listed	\$4,995,000 (-9.1%)
Feb 2022	MLS # 2365606	
Feb 1, 2022	Listed	\$5,495,000 (+161.7%)
Oct 2018	MLS # 1985798	
Oct 25, 2018	Sold	\$2,100,000 (-16.0%)
Jun 29, 2018	Listed	—
Jun 6, 2018	Contingent Offer	—
Apr 19, 2018	Listed	\$2,499,900 (-28.6%)
Mar 2017	MLS # 1883836	
Mar 30, 2017	Listed	\$3,500,000 (-10.3%)
Jun 2016	MLS # 1809457	
Jun 22, 2016	Listed	\$3,900,000 (-20.4%)
Aug 2015	MLS # 1561865	
Aug 4, 2015	Active-Exclusive Right	\$4,900,000
Aug 3, 2015	Listed	\$4,900,000 (+476.5%)
Feb 2014	MLS # 1360218	
Feb 21, 2014	Sold	\$850,000 (-5.0%)
Feb 4, 2014	Contingent Offer	22
Dec 16, 2013	Price Change	\$895,000 (-10.5%)
Oct 22, 2013	Price Change	\$999,000 (-12.0%)

Now LISTED
TO RENT
for \$100K/MO

DOM: 940
+ Δ \$500K
9% Δ (10%)

DOM = 410
\$ Δ (#2.8M)
% Δ (57%)

https://www.movoto.com/las-vegas-nv/2801-pinto-ln-las-vegas-nv-89107-321_1360218/

Buy

< Back to search



Overview

Facts & features

Price history

Neig

For Rent

For Rent

For Rent

For Rent

Las Ve

391 reso

Price cl

Price history

Rent Zestimate®

Rental Market Summary

Date

Event

Price

\$1,15

9/21/2025

Listed for rent

\$100,000

4 bds

\$4/sqft

2504 W

Source: Berkshire Hathaway HomeServices Nevada Properties Report

Putting

9/20/2025

Listing removed

\$100,000

\$4/sqft

Source: LVR #2647614 Report

1/17/2025

Listed for rent

\$100,000 +185.7%

\$4/sqft

Source: LVR #2647614 Report

\$1,29

9/1/2024

Listing removed

\$4,995,000

5 bds

\$187/sqft

2500 W

Source: BHHS broker feed #2511178 Report

7/13/2023

Listed for sale

\$4,995,000

\$187/sqft

Source: **LVR** LVR #2511178 Report

✓ Show more

23

\$5,900,000

000

5 bds | 6 ba | 16,926 sqft - House for sale

https://www.zillow.com/homedetails/2801-Pinto-Ln-Las-Vegas-NV-89107/7013635_zpid/

SBE 26-107 Pg 897

2/15/26, 11:12 AM
Page 1 of 17

[REMAND SBE 26-107 Pg 907](#)

Buy

< Back to search



Q

Overview Facts & features Price history Neig

Las Ve

391 resu

Price

Nearby apartments for rent



\$1,221 - \$1,631

Fees may apply

1+ bd | 1+ ba | 700 sqft

Helix

● For Rent



\$1,927 - \$2,250

Fees may apply

3 bd | 2.5 ba | 1326 sqft

Habitat @ DTLV

● For Rent



\$1,300 - \$1,413

Fees may apply

2 bd | 1 ba | 715 sqft

The Neon Apartments

● For Rent



\$980 - \$

Fees may

1+ bd | 1

Valley Vie

● For Re

Price history

Rent Zestimate® Rental Market Summary

Date	Event	Price
9/21/2025	Listed for rent	\$100,000 \$4/sqft
Source: Berkshire Hathaway HomeServices Nevada Properties Report		
9/20/2025	Listing removed	\$100,000 \$4/sqft
Source: LVR #2647614 Report		
1/17/2025	Listed for rent	\$100,000 +185.7%

\$5,900,000

5 bds | 6 ba | 16,926 sqft - House for sale

2/4

000

https://www.zillow.com/homedetails/2801-Pinto-Ln-Las-Vegas-NV-89107/7013635_zpid/

SBE 26-107 Pg 898

2/15/26, 11:10 AM
Page 1 of 17

REMAND SBE 26-107 Pg 908

1608 EATON

Buy	Back to search					
Las Vegas		Overview	Facts & features	Market value	Payment calculator	Neigh
Las Vegas	1/5/2026	Listed for sale		\$279,000		
379 res	Source: LVR LVR #2744987 Report					
5 bds	12/25/2025	Listing removed		\$279,000		
259- W	Source: LVR LVR #2694039 Report					
Enforce	6/19/2025	Listed for sale		\$279,000		
	Source: LVR LVR #2694039 Report					
\$1.15	6/17/2025	Listing removed		\$279,000		
4 bds	Source: LVR LVR #2642004 Report					
259- W	12/26/2024	Listed for sale		\$279,000		
Enforce	Source: LVR LVR #2642004 Report					
	9/30/2024	Listing removed		\$279,000		
	Source: LVR LVR #2577239 Report					
\$1.09	9/23/2024	Price change		\$279,000 -7%		
5 bds	Source: LVR LVR #2577239 Report					
509 Cas	4/20/2024	Listed for sale		\$300,000 +50%		
PLATINUM	Source: LVR LVR #2577239 Report					
30 Tel	12/5/2022	Sold		\$200,000 -20%		
	Source: LVR LVR #2437054 Report					
	11/23/2022	Pending sale		\$249,900		
	Source: LVR LVR #2437054 Report					
	11/17/2022	Price change		\$249,900 -13.8%		

\$315,000

4 bds | 3 ba | 1,934 sqft - House for sale

5517 Bromley Ave, Las Vegas, NV 89107

LPT REALTY, LLC, Javier M, Mendez. Listing provided by LVR

Double-gated enclave

000



25

Briana Johnson, Assessor

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

GENERAL INFORMATION

<u>PARCEL NO.</u>	162-05-219-002
<u>OWNER AND MAILING ADDRESS</u>	FONG SUSAN K BRATTAIN RICHARD 1604 EATON DR LAS VEGAS NV 89102
<u>LOCATION ADDRESS</u>	1608 EATON DR
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	MCNEIL MANOR TRACT 3 AMD <u>PLAT BOOK 21 PAGE 12</u> LOT 18 BLOCK 2
<u>RECORDED DOCUMENT NO.</u>	* 20221205:00798
<u>RECORDED DATE</u>	DEC 5 2022
<u>VESTING</u>	RS
<u>COMMENTS</u>	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	58800	67550
IMPROVEMENTS	2435	2337
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	61,235	69,887
TAXABLE LAND + IMP (SUBTOTAL)	174,957	199,677
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	61,235	69,887
TOTAL TAXABLE VALUE	174,957	199,677

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.21 ACRES
ORIGINAL CONST. YEAR	1980
LAST SALE PRICE	200000
MONTH/YEAR	12/2022
SALE TYPE	R - RECORDED VALUE
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	162052
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. 	

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

27

for 1608 Eaton Drive

Drive

6 min 27 min 6 min

Leave now Avoid tolls Avoid highways Pref

6 min Arrive 11:00 PM Best route
1.2 mi - Saves 3% gas

Save 3% gas by driving 1 more min
Fuel-efficient routes usually have fewer hills, less traffic & constant speeds.
Change vehicle settings.

eps

Home
Las Vegas, NV 89107

Head toward Campbell Dr

0.3 miles

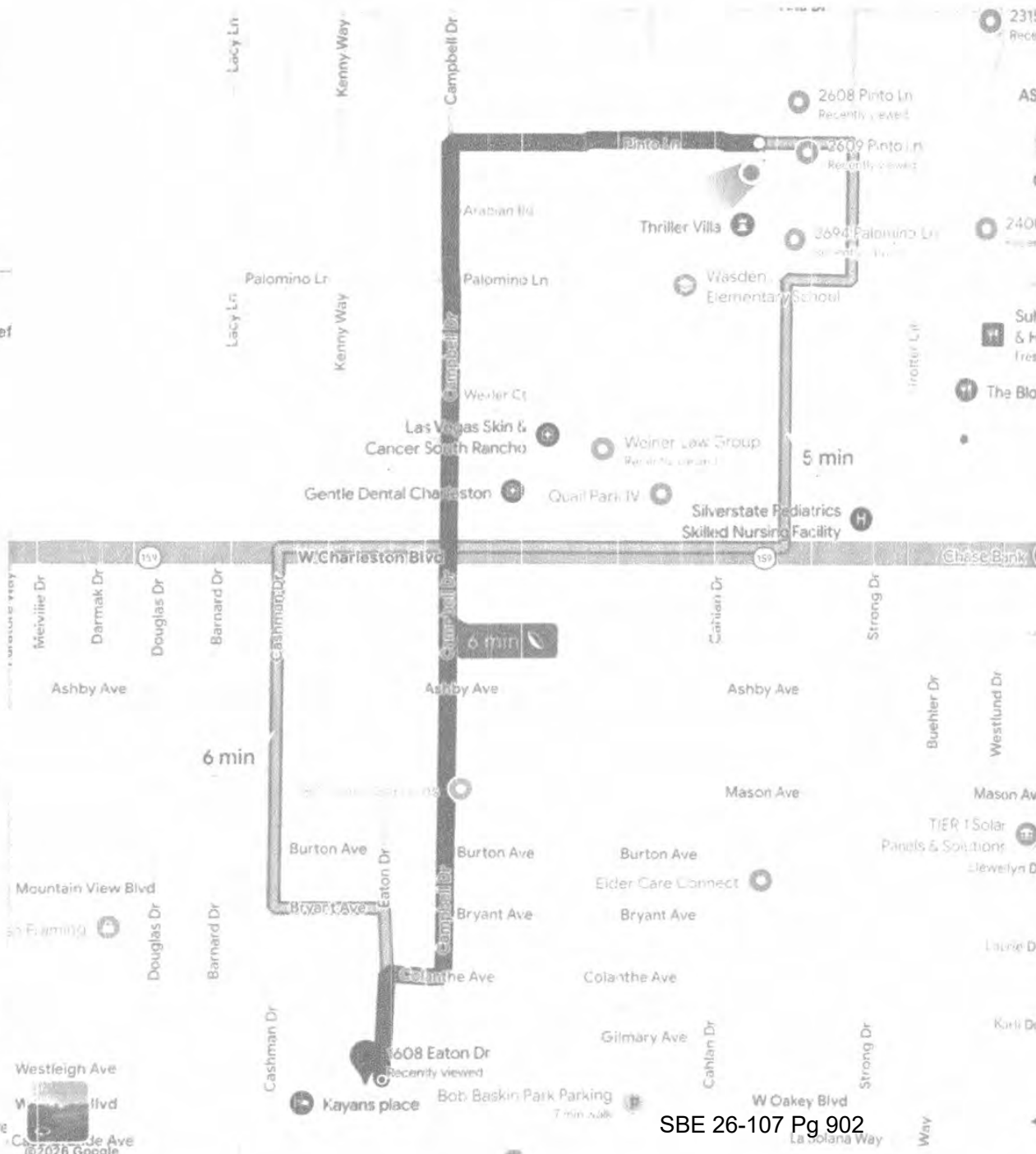
Turn left onto Campbell Dr

0.8 miles

Turn right onto Colanthe Ave

250 feet

Start Add stops Share Save



SBE 26-107 Pg 902

REMAND SBE 26-107 Pg 912

OTHER VACANT LOTS

(SOURCE: MLS, ASSESSOR WEBSITE)

	APN	SIZE	SALE DATE	\$ SALE	\$/ACRE	ADDRESS
1.	139-32-703-011	.51 ACRES	5/27/2016	\$200K	\$392K	680 SHETLAND
2.	139-32-401-006	.59 ACRES	12/29/2020	\$195K	\$331K	824 LACY LANE
3.	139-32-310-011	.47 ACRES	3/31/2016	\$109K	\$232K	711 LACY LANE
4.	139-32-310-009	.47 ACRES	11/30/2005	\$190K	\$404K	LAS VEGAS
5.	139-32-601-028	1.09 ACRES	9/30/2019	\$625K	\$573K	850 RANCHO CIR
6.	139-32-601-034	1.35 ACRES	11/23/2016	\$850K	\$630K	800 RANCHO CIR
7.	163-04-103-001	.66 ACRES	1/3/2024	\$380K	\$576K	1625 ELLIS
8.	139-32-210-002	.51 ACRES	1/2/2026	\$318K	\$622K	412 LACY LANE

- ❖ THESE ARE NORMAL TRANSACTIONS...NOT A ONE OFF
- LIKE 747 & 748 RANCHO CIRCLE THAT SOLD FOR \$1,158K/LOT
 - ❖ NO ASSEMBLAGE OR OPTION TO ASSEMBLE
 - ❖ ARM'S LENGTH TRANSACTIONS
 - ❖ NOT THE LAST LOT IN THE NEIGHBORHOOD
 - ❖ \$/ACRE IS IN A REASONABLE NORMAL RANGE
- ❖ NOTHING IN MY NEIGHBORHOOD SELLS FOR \$1.3M/ACRE

29
1

APN: 139-32-210-002

[Back to search](#)



Closed



\$317,700

412 Lacy Ln, Las Vegas, NV 89107

beds

Est. refi payment: **\$1,749/mo** [Refinance your loan](#)

- Unimproved Land
- Built in ----
- 0.51 Acre
- \$-- Zestimate®
- \$--/sqft
- \$1,326 E

Home value

Zestimate®	Estimated sales range	Rent Zes
Not available	Not available	\$1,326
\$315,000		

https://www.zillow.com/homedetails/412-Lacy-Ln-Las-Vegas-NV-89107/141289439_zpid/

Buy

< Back to search



Q

Home value

Cost calculator

Home details

Las Vegas

399 results

Price history

Price history

Date	Event	Price
1/2/2026	Sold	\$317,700 -2.2%
Source: LVR LVR #2737313 Report		
12/10/2025	Contingent	\$324,800
Source: LVR LVR #2737313 Report		
11/24/2025	Listed for sale	\$324,800
Source: LVR LVR #2737313 Report		

Public tax history

Year	Property taxes	Tax assessor
2025	\$1,390 +7.9%	\$88,200 +1.6%
2024	\$1,288 +8%	\$86,800 +37.8%
2023	\$1,193 +8%	\$63,000 +4.7%

✓ Show more

Find assessor info on the county website

\$315,000

31

000

Briana Johnson, Assessor

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

GENERAL INFORMATION	
<u>PARCEL NO.</u>	139-32-210-002
<u>OWNER AND MAILING ADDRESS</u>	G M D PROPERTIES L L C 300 LACY LN LAS VEGAS NV 89107
<u>LOCATION ADDRESS</u>	412 LACY LN
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	ELRANCHO ALTA PLAT BOOK 18 PAGE 15 LOT 16 BLOCK 2
<u>RECORDED DOCUMENT NO.</u>	* 20260102:00562
<u>RECORDED DATE</u>	JAN 2 2026
<u>VESTING</u>	NS
<u>COMMENTS</u>	

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

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

REAL PROPERTY ASSESSED VALUE		
<u>FISCAL YEAR</u>	2025-26	2026-27
<u>LAND</u>	88200	111825
<u>IMPROVEMENTS</u>	0	0
<u>PERSONAL PROPERTY</u>	0	0
<u>EXEMPT</u>	0	0
<u>GROSS ASSESSED (SUBTOTAL)</u>	88,200	111,825
<u>TAXABLE LAND + IMP (SUBTOTAL)</u>	252,000	319,500
<u>COMMON ELEMENT ALLOCATION ASSESSED</u>	0	0
<u>TOTAL ASSESSED VALUE</u>	88,200	111,825
<u>TOTAL TAXABLE VALUE</u>	252,000	319,500

32

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.51 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	317700
MONTH/YEAR	1/2026
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	139322
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. 	

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

33

Home
412 Lacy Lane

Drive

2 min 15 min 4 min

Leave now Avoid tolls Avoid highways Pref

2 min Arrive 10:58 PM - Fastest route
0.7 mi

eps

Home
Las Vegas, NV 89107

Head toward Campbell Dr

0.3 miles

Turn right onto Campbell Dr

0.1 miles

Turn left onto Alta Dr

0.2 miles

Turn right onto Lacy Ln

200 feet

Start

Add stops

Share

Save

©2026 Google



SBE 26-107 Pg 908

[REMAND SBE 26-107 Pg 918](#)

Home
747 Rancho Circle

Drive

6 min 23 min 7 min

Leave now Avoid tolls Avoid highways Pref

Arrive 11:01PM Fastest route
1.1 mi
This route has restricted usage or private roads.

This route has restricted usage or private roads.
Saves 15% more gas than alternate routes
Fuel-efficient routes usually have fewer hills, less traffic & constant speeds.
Change vehicle settings

eps

Home
Las Vegas, NV 89107

Head toward Shetland Rd

500 feet

Turn left onto Shetland Rd

0.1 miles

Turn right onto Alta Dr

Start Add stops Share Save

Google Maps
©2026 Google - Map data ©2026 Google

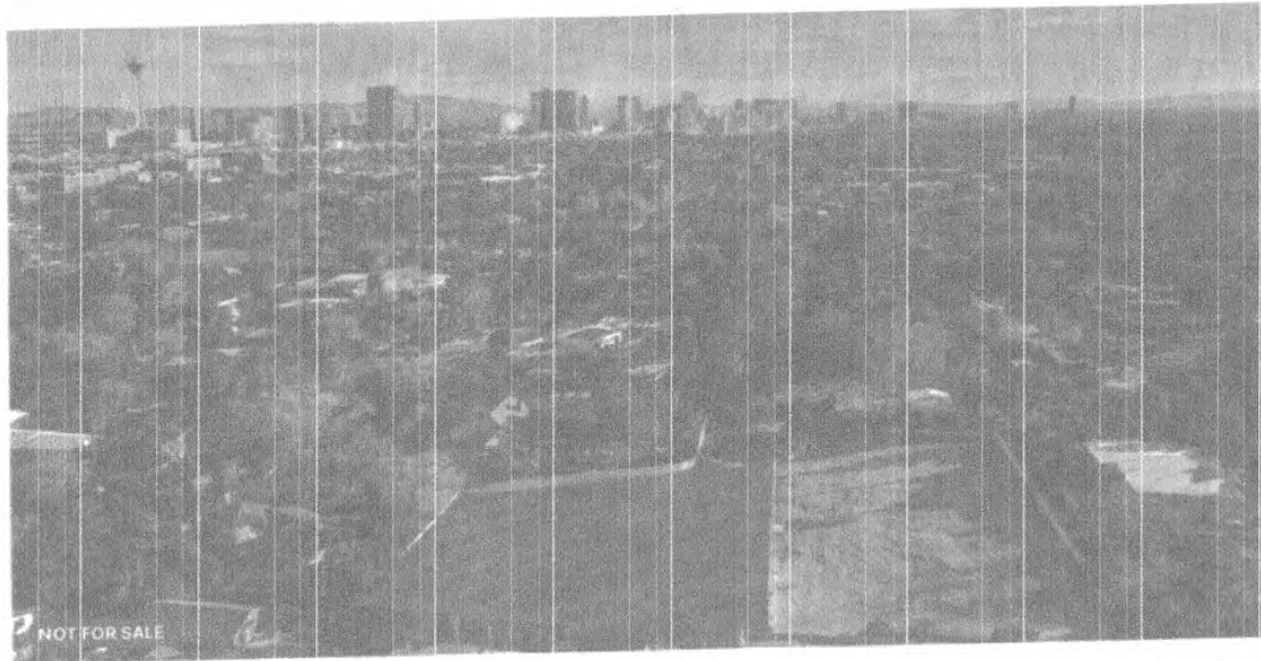
Rancho Cir
Alta Dr
Pinto Ln
Shetland Rd
Palomino Ln
Rancho Dr
Park Way W

LV Asset Holdings, Limited
001Translations Las Vegas Certified
Las Vegas Refining Service
Honorary Consulate General of Romania
2315 Alta Dr
Kevin Yu
Rock Solid Project Solutions
Iglesia Salem Tierra De Paz
2400 Palomino Ln
Thriller Villa
Warden Elementary School
Quail Park
ASP Cares
Happy Face Massage
Desert
Pinto Ln
Truluck Ln
Palomino

6 min

SBE 26-107 Pg 909

REMAND SBE 26-107 Pg 919



\$913,683
Redfin Estimate

-
Beds

0
Baths

-
Sq Ft

● NOT FOR SALE

748 Rancho Cir
Las Vegas, NV 89107



Not For Sale

This home last sold for \$950,000 on August 7, 2023.

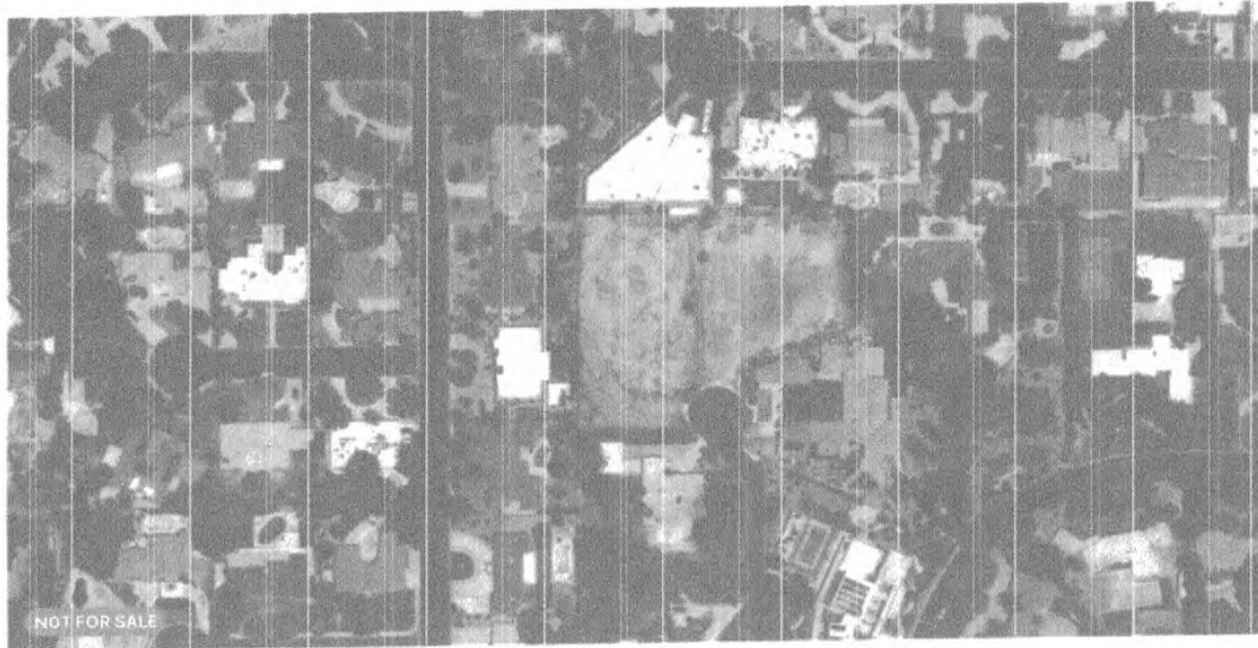


Request consultation
It's free, with no obligation

I own 748 Rancho Cir
Track this home's value and nearby

SBE 26-107 Pg 910

37



\$800,192
Redfin Estimate

-
Beds

0
Baths

-
Sq Ft

● NOT FOR SALE

747 Rancho Cir
Las Vegas, NV 89107



Not For Sale

This home last sold for \$950,000.



Request consultation
It's free, with no obligation

I own 747 Rancho Cir
Tap to this home's page to see more

SBE 26-107 Pg 911

	APN	ADDRESS	ACRE	UNIT PRICE (\$000)	CCA METHOD				PETITIONER'S METHOD			HYPOTHETICAL	
					A	LOT	ADJ	B	C	LOT	EQUAL	DIMINISHING RTN	
					CCA ADJ	VALUE (\$000)	\$/ACRE (\$000)	PREM/ (DISCOUNT)	Petitioner ADJ	VALUE (\$000)	\$/ACRE (\$000)	IMPACT	
1	139-32-703-009	2694 PALOMINO	0.23	\$600	-0.5	\$300	\$1,304	85%	-0.73	162.4	\$706	10.00%	\$776
2	139-32-703-010	2684 PALOMINO (V)	0.27	\$600	-0.5	\$300	\$1,111	57%	-0.68	190.6	\$706	10.00%	\$776
3	139-32-703-011	680 SHETLAND (V)	0.51	\$600	-0.3	\$420	\$824	17%	-0.40	360.0	\$706	7.50%	\$759
4	139-32-306-011	3330 PALOMINO	0.52	\$600	-0.5	\$300	\$577	-18%	-0.39	367.1	\$706	7.50%	\$759
5	139-32-306-012	3030 PALOMINO (V)	0.52	\$600	-0.5	\$300	\$577	-18%	-0.39	367.1	\$706	7.50%	\$759
6	139-32-703-008	2700 PALOMINO	0.57	\$600	-0.3	\$420	\$737	4%	-0.33	402.4	\$706	7.50%	\$759
7	139-32-701-005	2720 PINTO	0.65	\$600	-0.15	\$510	\$785	11%	-0.24	458.8	\$706	5.00%	\$741
8	139-32-701-006	2720 PINTO (V)	0.66	\$600	-0.15	\$510	\$773	9%	-0.22	465.9	\$706	5.00%	\$741
9	139-32-702-010	2310 PINTO	0.69	\$600	-0.15	\$510	\$739	5%	-0.19	487.1	\$706	5.00%	\$741
10	139-32-702-018	2550 PALOMINO	0.69	\$600	-0.15	\$510	\$739	5%	-0.19	487.1	\$706	5.00%	\$741
11	139-32-702-019	2520 PALOMINO	0.69	\$600	-0.15	\$510	\$739	5%	-0.19	487.1	\$706	5.00%	\$741
12	139-32-702-020	2500 PALOMINO	0.69	\$600	-0.15	\$510	\$739	5%	-0.19	487.1	\$706	5.00%	\$741
13	139-32-702-024	2400 PALOMINO	0.7	\$600	-0.1	\$540	\$771	9%	-0.18	494.1	\$706	5.00%	\$741
14	139-32-702-014	2331 PINTO	0.75	\$600	0	\$600	\$800	13%	-0.12	529.4	\$706	2.50%	\$724
15	139-32-702-015	2327 PINTO	0.75	\$600	0	\$600	\$800	13%	-0.12	529.4	\$706	2.50%	\$724
16	139-32-702-016	2323 PINTO	0.75	\$600	0	\$600	\$800	13%	-0.12	529.4	\$706	2.50%	\$724
17	139-32-306-023	2800 PALOMINO	0.78	\$600	0	\$600	\$769	9%	-0.08	550.6	\$706	2.50%	\$724
18	139-32-304-003	3011 ALTA (V)	0.85	\$600	0	\$600	\$706	0%	0.00	600.0	\$706	0.00%	\$706
19	139-32-703-001	2717 PINTO	0.85	\$600	0	\$600	\$706	0%	0.00	600.0	\$706	0.00%	\$706
20	139-32-703-002	2709 PINTO	0.85	\$600	0	\$600	\$706	0%	0.00	600.0	\$706	0.00%	\$706
21	139-32-703-003	2701 PINTO	0.85	\$600	0	\$600	\$706	0%	0.00	600.0	\$706	0.00%	\$706
22	139-32-304-013	3006 PINTO (V)(W)	0.86	\$600	0	\$600	\$698	0%	0.01	607.1	\$706	0.00%	\$706
23	139-32-304-000	3013 PINTO	0.86	\$600	0	\$600	\$698	0%	0.01	607.1	\$706	0.00%	\$706
24	139-32-304-001	3081 ALTA (V)(W)	0.87	\$600	0	\$600	\$690	0%	0.02	614.1	\$706	0.00%	\$706
25	139-32-304-002	3021 ALTA (V)(W)	0.87	\$600	0	\$600	\$690	0%	0.02	614.1	\$706	0.00%	\$706
26	139-32-304-011	3000 PINTO (V)(V)	0.87	\$600	0	\$600	\$690	0%	0.02	614.1	\$706	0.00%	\$706
27	139-32-304-012	3000 PINTO (V)(V)	0.87	\$600	0	\$600	\$690	0%	0.02	614.1	\$706	0.00%	\$706
28	139-32-306-010	3071 ARABIAN	0.87	\$600	0	\$600	\$690	0%	0.02	614.1	\$706	0.00%	\$706
29	139-32-306-024	2905 PINTO	0.87	\$600	0	\$600	\$690	0%	0.02	614.1	\$706	0.00%	\$706
30	139-32-304-009	2727 ALTA	0.88	\$600	0	\$600	\$682	0%	0.04	621.2	\$706	0.00%	\$706
31	139-32-701-001	2715 ALTA (V)	0.88	\$600	0	\$600	\$682	0%	0.04	621.2	\$706	0.00%	\$706
32	139-32-703-004	2609 PINTO	0.88	\$600	0	\$600	\$682	0%	0.04	621.2	\$706	0.00%	\$706
33	139-32-703-005	2601 PINTO	0.88	\$600	0	\$600	\$674	0%	0.05	628.2	\$706	0.00%	\$706
34	139-32-304-018	3012 PINTO (V)	0.89	\$600	0	\$600	\$667	0%	0.06	635.3	\$706	-2.50%	\$688
35	139-32-304-010	525 CAMPBELL (V)(W)	0.9	\$600	0	\$600	\$667	0%	0.06	635.3	\$706	-2.50%	\$688
36	139-32-306-022	2850 PALOMINO	0.9	\$600	0	\$600	\$659	0%	0.07	642.4	\$706	-2.50%	\$688
37	139-32-304-015	2950 PINTO (V)(W)	0.91	\$600	0	\$600	\$659	0%	0.07	642.4	\$706	-2.50%	\$688
38	139-32-304-016	2900 PINTO	0.91	\$600	0	\$600	\$659	0%	0.07	642.4	\$706	-2.50%	\$688

39	139-32-304-017	2800 PINTO	0.91	\$600	0	\$600	\$659	0%	0.07	642.4	\$706	-2.50%	\$688
40	139-32-306-001	2981 PINTO	0.91	\$600	0	\$600	\$659	0%	0.07	642.4	\$706	-2.50%	\$688
41	139-32-306-004	2825 PINTO	0.91	\$600	0	\$600	\$659	0%	0.07	642.4	\$706	-2.50%	\$688
42	139-32-701-002	2701 ALTA	0.91	\$600	0	\$600	\$659	0%	0.07	642.4	\$706	-2.50%	\$688
43	139-32-304-007	2901 ALTA	0.92	\$600	0	\$600	\$652	0%	0.08	649.4	\$706	-2.50%	\$688
44	139-32-304-008	2801 ALTA	0.92	\$600	0	\$600	\$652	0%	0.08	649.4	\$706	-2.50%	\$688
45	139-32-306-026	2951 PINTO	0.95	\$600	0	\$600	\$632	0%	0.12	670.6	\$706	-5.00%	\$671
46	139-32-702-013	2333 PINTO	0.97	\$600	0	\$600	\$619	0%	0.14	684.7	\$706	-5.00%	\$671
47	139-32-304-005	2939 ALTA (V)(W)	0.98	\$600	-0.25	\$450	\$459	-35%	0.15	691.8	\$706	-5.00%	\$671
48	139-32-702-006	2520 PINTO	0.98	\$600	0	\$600	\$612	-13%	0.15	691.8	\$706	-5.00%	\$671
49	139-32-702-007	2508 PINTO	0.98	\$600	0	\$600	\$612	-13%	0.15	691.8	\$706	-5.00%	\$671
50	139-32-702-012	2337 PINTO	0.98	\$600	0	\$600	\$612	-13%	0.15	691.8	\$706	-5.00%	\$671
51	139-32-305-001	3011 PINTO	0.99	\$600	0	\$600	\$606	-14%	0.16	698.8	\$706	-5.00%	\$671
52	139-32-702-008	2500 PINTO	0.99	\$600	0	\$600	\$606	-14%	0.16	698.8	\$706	-5.00%	\$671
53	139-32-701-007	2700 PINTO	1.00	\$600	0	\$600	\$600	-15%	0.18	705.9	\$706	-7.50%	\$653
54	139-32-702-011	2525 PINTO	1.00	\$600	0	\$600	\$600	-15%	0.18	705.9	\$706	-7.50%	\$653
55	139-32-702-021	2426 PALOMINO	1.00	\$600	0	\$600	\$600	-15%	0.18	705.9	\$706	-7.50%	\$653
56	139-32-702-028	2325 ALTA	1.01	\$600	0	\$600	\$594	-16%	0.19	712.9	\$706	-7.50%	\$653
57	139-32-306-019	3051 ARABIAN	1.03	\$600	0	\$600	\$583	-17%	0.21	727.1	\$706	-7.50%	\$653
58	139-32-701-008	2608 PINTO	1.03	\$600	0	\$600	\$583	-17%	0.21	727.1	\$706	-7.50%	\$653
59	139-32-701-009	2600 PINTO	1.03	\$600	0	\$600	\$583	-17%	0.21	727.1	\$706	-7.50%	\$653
60	139-32-703-006	542 SHETLAND	1.05	\$600	0	\$600	\$571	-19%	0.24	741.2	\$706	-7.50%	\$653
61	139-32-305-002	519 CAMPBELL	1.10	\$600	0	\$600	\$545	-23%	0.29	776.5	\$706	-10.00%	\$635
62	139-32-306-009	711 CAMPBELL	1.11	\$600	0	\$600	\$541	-23%	0.31	783.5	\$706	-10.00%	\$635
63	139-32-306-020	2801 PINTO	1.14	\$600	0	\$600	\$526	-25%	0.34	804.7	\$706	-10.00%	\$635
64	139-32-305-005	3000 ARABIAN	1.21	\$600	0	\$600	\$496	-30%	0.42	854.1	\$706	-10.00%	\$635
65	139-32-304-006	2929 ALTA (V)(W)	1.22	\$600	-0.25	\$450	\$369	-48%	0.44	861.2	\$706	-10.00%	\$635
66	139-32-702-030	2315 ALTA	1.23	\$600	0	\$600	\$488	-31%	0.45	868.2	\$706	-10.00%	\$635
67	139-32-702-001	2329 ALTA	1.25	\$600	0	\$600	\$480	-32%	0.47	882.4	\$706	-10.00%	\$635
68	139-32-702-027	2408 PALOMINO	1.38	\$600	0.05	\$630	\$457	-35%	0.62	974.1	\$706	-10.00%	\$635
69	139-32-702-009	2400 PINTO	1.57	\$600	0.15	\$690	\$439	-38%	0.85	1108.2	\$706	-12.50%	\$618
70	139-32-702-002	2327 ALTA	1.59	\$600	0.15	\$690	\$434	-39%	0.87	1122.4	\$706	-12.50%	\$618
71	139-32-703-013	2710 PALOMINO	1.70	\$600	0.25	\$750	\$441	-38%	1.00	1200.0	\$706	-12.50%	\$618
72	139-32-304-004	3001 ALTA (V)(W)	1.75	\$600	0.25	\$750	\$429	-39%	1.06	1235.3	\$706	-12.50%	\$618
73	139-32-304-014	3000 PINTO (V)(W)	1.88	\$600	0.25	\$750	\$399	-43%	1.21	1327.1	\$706	-12.50%	\$618
74	139-32-701-011	500 SHETLAND	2.02	\$600	0.25	\$750	\$371	-47%	1.38	1425.9	\$706	-15.00%	\$600
ASSEMBLY: LAND USE 26.110-SFR AUXILIARY AREA SECONDARY PARCEL FROM A SPLIT LOT		(V) represents vacant land (17/74)					Acre	Premium	Acre Discount				
		(W) part of 13 acres owned by Steve Wynn					.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%				

ANALYSIS

[illegible]

RANGE OF ADJ VALUES : CCA \$1304 / \$371 = 351%

$$\text{RET } \$776 / \$600 = 30\%$$

Processu/No ADJ : CCA 52/74 = 70%

PET $25/74 = 34\%$

SIZE OF LOT RANGE w/o Adj. CCA .75 ACRES TO 1.25 ACRES = .5 ACRES (66%)

PET .86 ACRES TO .97 ACRES = .11 ACRES (13%)

7/10

PAGE 414 OBSERVATIONS

The CCA included this page in their addendum for the purpose of proving that the value of my land is assessed equitably. This is the exact same chart as last year updated with this year's new valuations.

1. There are 74 properties listed, 73 excluding mine.
2. 17 smaller lots are above mine.
3. 4 are vacant land leaving 13 improved properties above me.
4. 2 of 13 are actually valued less than mine on a \$/Acre basis. (#4)
 - a. 11 of 74 above me puts me pretty high on the list- not very equitable – equitable would place me +/- @ 37ish
5. The 1st property (2694 Palomino) is shown with a \$/acre of an astounding \$1,304K
 - a. Property is .23 acres,
 - b. CCA adjustment is -50% even though it is 73% smaller than mine.
 - c. Resulting in an 85% premium vs mine (\$1,304K/\$706K)
6. The last property (500 Shetland) is shown @ \$325K/acre
 - a. Property is 2.02 acres
 - b. CCA adjustment is +25%. Parcel is 138% larger than mine
 - c. This results in a 47% discount vs mine (\$325/\$617)
 - d. Basically is BOLGOL.
7. CCA does not make a mathematical effort to equalize
8. CCA uses arbitrary and capricious adjustments unsupported by any explanation.
 - a. No analytical model to support this nonsense is presented or referenced .
9. CCA applies adjustments in a range, not on an algebraic scale – too hard for the most technologically advanced assessor's office in the country?
 - a. Properties between .75 acres and 1.25 acres receive no adjustment
 - i. This means a property 67% larger than another is assessed and taxed the exact same, implying their FMV exactly the same. ($1.25/.75=1.667$) – this also is nonsense.
 - ii. The owner of a lot 1.25 acres (55K sf) pays no tax on the extra 22K sf of land-a full ½ acre and no more tax?
 - iii. This is their model to prove equity?
 - iv. Is it equitable for the owners of 2323 Pinto, 2327 Pinto, and 2331 Pinto (#14-#16), all of whom have lots of .75 acres to be assessed and pay the same taxes as the owner of 2329 Alta with 1.25 acres (#67)?

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10. 17 of the 74 properties are vacant land.
11. At least 2 of those 17 are still taxed for improvements
12. 2 properties with a greater size were actually assigned a 25% discount rather than a premium (APN 139-32-304-005 and APN 139-32-304-006) (#4 & #5)
- These are notated as 'assemblage.'
 - Every article about assemblage states, and I quote: 'that the end result is that it almost always increases the value of the property.'
 - These properties don't fit the definition of assemblage. 500 Shetland does.
 - In 2020 each of 2 lots were assessed at \$105K, (\$210K total). Then they were combined (assemblage). 6 years later, had they been kept in tact each would be assessed at \$210K, or \$420K in total. Due to assemblage their market value was, supposedly, enhanced so one might think it would be assessed above \$420K. Its assessed value was only \$263K, a 63% discount.
13. Last year on p.40 in the assessor's addendum Mr. Tripp wrote:
- In the general description section at the top, the CCA writes, 'In every case, a diminished return is evidenced by \$/acre of the larger parcel within the neighborhood.'
 - Now back to p.38-39 of the same document. (P.414 is this year's equivalent).
14. Mr. Tripp tried to prove a point, using paired sales related to diminishing returns.
- But on this chart here's what I see:
 - APN 139-32-702-014, .75 acres, is valued at \$800K/acre. (#14)
 - Using Mr. Tripp's logic, smaller lots should be at a \$/acre premium
 - APN 139-32-702-020 @ .69 acres is valued at \$739K, 7.5% less (#12)
 - APN 139-32-703-008 @ .57 acres is valued at \$737K, even less (#6)
 - APN 139-32-306-011 @ .52 acres is valued at \$577K, 28% less (#4)
 - APN 139-32-703-008 (#6) @ .57 acres is:
 - 6% less than APN 139-32-701-005 @.65 acres (#7)
 - 5% less than APN 139-32-701-006 @ .66 acres (#8)
 - 4% less than APN 139-32-702-024 @ .7 acres, (#13)
 - 4% less than APN 139-32-306-023 @ .78 acres, (#17)
 - 8% less than APN 139-32-702-014, 139-32-702-015, and 139-32-702-016, all at .75 acres. (#14-#16)

APN 139-32-306-011 @ .52 acres (#4) compared to the above 5 examples has an even greater discount! Where's the premium for smaller lots?

HOW CAN THIS BE?

THIS SEEMS TO PROVE THE SMALLER THE LOT
THE CHEAPER THE LOT ON A \$/ACRE BASIS.

The answer is simple: their analysis and this worksheet on p. 414 is built on bogus math and terrible analysis. This theory is flawed as is this work.

This is the equivalent of me telling you that $2 \times 2 = 7$ and then basing my entire case on that premise!

NOT TO SCALE

A SOLD FOR \$500K
ON 4/21/21
~ 7 MONTHS AFTER 'B'
\$500K WAS A 13%*
Premium

B SOLD FOR \$444K
ON 9/20/20

* GREATER VALUE
BECAUSE THEY
CAN NOW EXPAND
THEIR EXISTING
RESIDENTIAL PROPERTY

ASSEMBLAGE COMBINED IN APRIL 2021		PONTANI
NOW 2.02 ACRES 139-32-701-011		
500 SHETLAND 1.01 ACRES IMPROVED LAND 139-32-701-004 139-32-701-011	500 SHETLAND KDD-ON 1.01 ACRES VACANT \$500K 139-32-701-003	2715 ALTA .88 ACRES VACANT \$444K 139-32-701-001

B

A

ACTA DRIVE

SHETLAND ROAD

100 Shetland (ADD-ON)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Numbers:

a) 139-32-701-003

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. a) Total Value/Sales Price of Property: \$500,000.00
b) Deed in Lieu of Foreclosure Only (value of property): \$(0.00)
c) Transfer Tax Value: \$500,000.00
d) Real Property Transfer Tax Due: \$2,550.00
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: [Signature] Capacity: Grantor

Signature: _____ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Mary Bartsas 13, LLC, a Nevada limited liability company
Address: 601 S. Rancho Drive #C23
City, St., Zip: Las Vegas, NV 89106

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

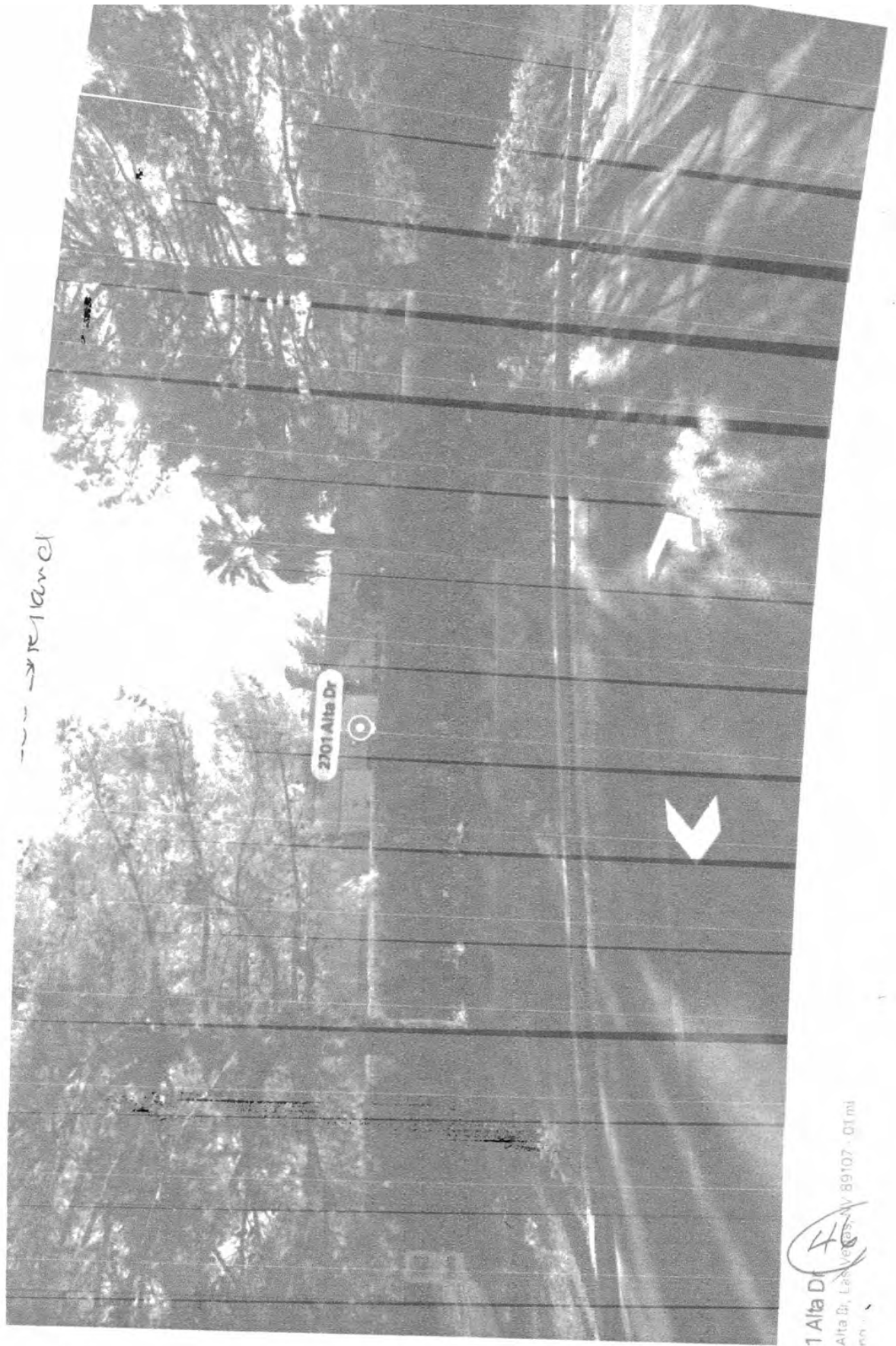
Print Name: Temujen, LP
Address: 3750 Las Vegas Blvd. S 3201
City, St., Zip: Las Vegas, NV 89158

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

Print Name: Chicago Title of Nevada, Inc. Escrow #: 21030560-146-KLK
Address: 9075 W. Diablo Drive, #100
City/State/Zip: Las Vegas, NV 89148

as a public record this form may be recorded/microfilmed

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Applicable statutes and administrative codes for land valuation

Statutes:

NRS 361.227 (1a,2b)	subtract improvements from improved land (P)
NRS 361.228 (3)	attributes, location, view, etc (P)

Administrative Codes:

NAC §361.119 (2)(a)	subtract improvements for improved land (P)
NAC §361.1192	reliability, accuracy, validity of comps, characteristics (P)
NAC §361.11795	mass appraisals of vacant land (A)
NAC §361.1188(1)	vacant land (A)
NV Land Use Codes	defines/differentiates (P) • vacant Single Family Residence ¶12 • Single Family Residential (SFR) ¶20
Case -Schiller home index	SFR only (A)

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[Go to Previous Versions of this Statute](#) ▼

2024 Nevada Revised Statutes

Chapter 361 - Property Tax

NRS 361.227 - Determination of taxable value.

Universal Citation:

NV Rev Stat § 361.227 (2024) (?)

[◀ Previous](#)

[Next ▶](#)

1. Any person determining the taxable value of real property shall appraise:

(a) The full cash value of:

(1) Vacant land by considering the uses to which it may lawfully be put, any legal or physical restrictions upon those uses, the character of the terrain, and the uses of other land in the vicinity.

(2) Improved land consistently with the use to which the improvements are being put.

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(b) Any improvements made on the land by subtracting from the cost of replacement of the improvements all applicable depreciation and obsolescence. Depreciation of an improvement made on real property must be calculated at 1.5 percent of the cost of replacement for each year of adjusted actual age of the improvement, up to a maximum of 50 years.

2. The unit of appraisal must be a single parcel unless:

(a) The location of the improvements causes two or more parcels to function as a single parcel;

(b) The parcel is one of a group of contiguous parcels which qualifies for valuation as a subdivision pursuant to the regulations of the Nevada Tax Commission; or

(c) In the professional judgment of the person determining the taxable value, the parcel is one of a group of parcels which should be valued as a collective unit.

3. The taxable value of a leasehold interest, possessory interest, beneficial interest or beneficial use for the purpose of NRS 361.157 or 361.159 must be determined in the same manner as the taxable value of the property would otherwise be determined if the lessee or user of the property was the owner of the property and it was not exempt from taxation, except that the taxable value so determined must be reduced by a percentage of the taxable value that is equal to the:

(a) Percentage of the property that is not actually leased by the lessee or used by the user during the fiscal year; and

(b) Percentage of time that the property is not actually leased by the lessee or used by the user during the fiscal year, which must be

CASE# 24-154
TIM & VICTORIA PAULEY v. White Pine
County Assessor
Conclusions of LAW

- LAND →
4. In assessing property for tax purposes, county assessors must determine the property's taxable value by separately appraising the full cash value of improved land consistently with the use of the improvements, and the replacement cost of any improvements, less depreciation and obsolescence. See NRS 361.261(1) and NRS 361.227(1).
 - 5. The Nevada Supreme Court in *State ex rel. State Bd. of Equalization v. Barta*, 124 Nev. 612 (2008) held that property taxed at full cash value while other properties are being taxed at less than full cash value is injured because such properties are not receiving the right to uniform and equal treatment mandated under the Nevada Constitution.
 - 6. The Nevada Supreme Court in *City of Elko v. Zillich*, 100 Nev. 366, 371 (1984) held that an owner is presumed to have special knowledge of the property and may testify as to its value and that the landowner's competence to form an opinion of the land's value may be exposed on cross examination. In this case, the Petitioners provided their opinion as to value, and in particular, the Board found that Mr. Pauley's opinion regarding valuation was credible given his business experience.
 7. Based on the evidence presented, the State Board determined that the total taxable value of the property, including personal property, land and improvements, should be set at \$541,294 based on the testimony of value provided by the Taxpayers, the comparables provided by the County Assessor, as well as the totality of evidence submitted in these proceedings.
 8. Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so designated.

DECISION

Based on the above Findings of Fact and Conclusions of Law and a preponderance of the evidence, the State Board granted the Assessor's Petition for Reconsideration and adjusted the taxable value of the Taxpayers land, personal property and improvements to \$541,294.

BY THE STATE BOARD OF EQUALIZATION THIS 31 DAY OF January, 2025.


Shellie Hughes, Secretary

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CASE-Schiller

Introduction

Index Objective

The S&P CoreLogic Case-Shiller Home Price Indices measure the price level of existing single-family homes in the U.S.

The S&P CoreLogic Case-Shiller U.S. National Home Price Index ("the U.S. national index") measures the value of single-family housing within the United States. The index is a composite of single-family home price indices for the nine U.S. Census divisions and is calculated monthly.

The S&P CoreLogic Case-Shiller city indices reflect the average change in home prices in a particular geographic market. The indices are calculated monthly and cover 20 major metropolitan areas (Metropolitan Statistical Areas or MSAs), which are also aggregated to form two composites – one comprising 10 of the metro areas, the other comprising all 20.

Percentage changes in the indices measure percentage changes in housing market prices given a constant level of quality. Changes in the types and sizes of houses or changes in the physical characteristics of houses are specifically excluded from the calculations to avoid incorrectly affecting the index value.

This methodology was created by S&P Dow Jones Indices to achieve the aforementioned objective of measuring the underlying interest of each index governed by this methodology document. Any changes to or deviations from this methodology are made in the sole judgment and discretion of S&P Dow Jones Indices so that the index continues to achieve its objective.

Partnership

These indices are generated and published under agreements between S&P Dow Jones Indices and CoreLogic®. CASE-SHILLER is a registered trademark of CoreLogic Case-Shiller, LLC and has been licensed for use by S&P Dow Jones Indices.

Highlights

The monthly S&P CoreLogic Case-Shiller Home Price Indices use the "repeat sales method" of index calculation – an approach that is widely recognized as the premier methodology for indexing housing prices – which uses data on properties that have sold at least twice, in order to capture the true appreciated value of each specific sales unit.

Please refer to the Repeat Sales Methodology section for details.

The S&P CoreLogic Case-Shiller U.S. National Home Price Index aggregates nine U.S. Census division repeat sales indices using reference periods and estimates of the aggregate value of single-family housing stock for those periods.

Please refer to the U.S. National Index Methodology section for details.

The S&P CoreLogic Case-Shiller Home Price Indices were developed in the 1980s by Professors Karl E. Case and Robert J. Shiller. At the time, Case and Shiller developed the repeat sales pricing technique. This methodology is recognized as the most reliable means to measure housing price movements, and variants of the methodology are used by other home price index publishers, including the Federal Housing Finance Agency (FHFA).

Eligibility Criteria

Inclusions and Exclusions

The S&P CoreLogic Case-Shiller Indices are designed to measure, as accurately as possible, changes in the total value of all existing single-family housing stock. The methodology samples all available and relevant transaction data to create matched sale pairs for pre-existing homes.

The S&P CoreLogic Case-Shiller indices do not sample sale prices associated with new construction, condominiums, co-ops/apartments, multi-family dwellings, or other properties that cannot be identified as single-family.

The factors that determine the demand, supply, and value of housing are not the same across different property types. Consequently, the price dynamics of different property types within the same market often vary, especially during periods of increased market volatility. In addition, the relative sales volumes of different property types fluctuate, so indices that are segmented by property type will more accurately track housing values.



NEVADA DEPARTMENT OF TAXATION
Excise & Local Government Services Division

2025-2026
Land Use Codes

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SBE 26-107 Pg 927

[REMAND SBE 26-107 Pg 937](#)

Definitions

Category 1 Series: Vacant

Parcels classified as "Vacant" are parcels of land upon which no improvements exist. This code will exist on a parcel until another land use has been ascertained (*See also the definition of "Vacant" in Appendix I*).

10 – Vacant – Unknown/Other

The "Vacant – Other" category is used for vacant parcels that are not otherwise classified in the "vacant" series. Properties in this category are generally not zoned or are zoned with very low density. The most common use of this category is for parcels managed by federal, state or local agencies such as the Bureau of Land Management, Forest Service, or the State of Nevada. However, this category should not be limited to those common situations. The surface of Patented Mining Claims that are not used for mining, agricultural or other identifiable uses should be in this category. Vacant Indian Reservation or Trust Land should be included in this category.

11 – Vacant – Splinter and Other Unbuildable (formerly Vacant – Under Development)

This LUC was previously assigned to "Vacant – Under Development." Vacant properties under development should be included in one of the other categories in the Category 1 Vacant section. Counties desiring to account for "Under Development" parcels should add a third alpha or numeric digit to identify those parcels.

Category 11 has been reassigned and former LUC 16, "Splinter" and LUC 17, "Other Unbuildable" have been merged into Category 11. The "Vacant – Splinter" category is used for parcels that cannot be used for a building or other practical use, usually because of physical restrictions such as extreme terrain, size or shape. The "Vacant – Other Unbuildable" category is used for parcels that cannot be used for a building or other practical use, usually because of legal restrictions. A separate land use category is used because these unbuildable parcels generally have minimal value.

Note that cemeteries formerly classified in LUC 17 should be moved to LUC 91, Special Purpose, Cemeteries.

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12 – Vacant – Single Family Residential

The “Vacant – Single Family Residential” category is generally used for parcels that are subdivided and zoned for single family residential use, with the necessary approvals and basic infrastructure completed. There are generally improvements such as roads and utilities in the area or in the subdivision. Parcels in this category are sometimes called “turnkey” lots because a home can be constructed without further approvals or infrastructure requirements. Although it is very likely that these lots will be used for construction of a single-family home, there are not yet improvements sufficient to establish actual use. This category is very common but should not be used for parcels unless there is sufficient evidence that the land will be used for a single-family residence. For example, parcels owned by the BLM or Forest service should not be classified as “Vacant – Single Family Residential” unless evidence exists to support intended use for a single-family residence. This category may also be used for large parcels of land that have not gone through any parcel map or subdivision map process, but evidence exists that the land will be primarily used for a single-family residence.

Parcels reported in this category include:

Vacant – Single Family Residential

Vacant – Single Family Residential – Under Development

Vacant – No structures but Subject to Allocation of Common Area Costs

13 – Vacant – Multi-Residential

The “Vacant – Multi-Residential” category is generally used for parcels that are subdivided, parceled, or zoned as multi-residential, with the necessary approvals and basic infrastructure completed. Multi-residential is any single parcel of land that may be used for more than one residential unit. Examples include duplexes, triplexes, apartments, mobile home parks, and parking areas for multi-residential use. For example, a parcel is approved and zoned for apartments, but no improvements have been constructed. It would be appropriate to classify the land as “Vacant – Multi-Residential” because improvements to demonstrate actual use do not exist. As another example, there may be several phases of a development approved for duplexes, but a particular phase has not been developed. It would be appropriate to classify the parcels in the undeveloped phases as “Vacant – Multi-Residential”.

Parcels reported in this category include:

Vacant – Multi Residential

Vacant – Multi Residential – Under Development

Category 2 Series: Single Family Residential

Parcels classified as "Single Family Residential" are parcels of land upon which improvements are used as a dwelling for one family.

20 – Single Family Residence

The "Single Family Residence" category is used for land upon which a dwelling exists for occupancy by one family. Properties in this category are usually zoned as residential. This category is used for a residence that is constructed on site (often referred to as a "stick built" home).

Parcels reported in this category include:

Single Family Residence

Single Family Residence Under Construction

21 – Individual Residential Unit in a Multiple Unit Building – Condominium (formerly Individual Residential Unit in a Multiple Unit Building or Multiple Units; and formerly Condominium or Townhouse)

The "Individual Unit in a Multiple Unit Building – Condominium" category is used to identify land upon which a structure exists that is designed to contain multiple units for single family occupancy. The individual units are usually constructed in combination with other units such that a unit could not be removed without impacting other units. Although the term "condominium" refers to a type of ownership and not a land use, the term condominium is often used to describe a structure that contains multiple units for single family occupancy. See LUC 39 for instances when these types of properties are converted to apartments.

Parcels reported in this category include:

A Unit in a Condominium

A Unit in a Low-Rise Multiple

A Unit in a Mid-Rise Multiple

A Unit in a High-Rise Multiple

22 – Manufactured Home Converted to Real Property

The "Manufactured Home Converted to Real Property" category is used to identify land upon which a manufactured home has been converted to real property by placing the manufactured home on a foundation according to standards (see the Manufactured Housing website at <http://mhd.state.nv.us/> for the process and standards). Properties in this category are usually zoned as residential.

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CLARK COUNTY BOARD OF EQUALIZATION

Case # 424

Assessor Information

Case Summary

00424

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

Mailing Address: 2709 PINTO LN Appeal #: 00424

Fiscal Year #: 2026-2027 Secured



LAS VEGAS NV 89107 BOE Date #: 02/19/2026 08:00 am Commission Chambers

Appraiser: Jerrell Turner

Land Use Code: 20.110

Neighborhood Code: 1311.09

Situs: 2709 PINTO LN LAS VEGAS Total Acres: 0.8500

Legal Description:
PT NW4 SE4 SEC 32 20 61

Totals for all Parcels						
	2024-2025		2025-2026		2026-2027	
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable
Land Value	183,750	525,000	183,750	525,000	210,000	600,000
Improvement Value	396,343	1,132,408	387,906	1,108,304	380,690	1,087,686
Supplemental Value	0	0	0	0	0	0
Total	580,093	1,657,408	571,656	1,633,304	590,690	1,687,686



togetherforbetter

OFFICE OF THE COUNTY ASSESSOR

BRIANA JOHNSON

Clark County Assessor

(702) 455-4997 • Fax: (702) 455-0191

www.clarkcountynv.gov/assessor

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

Withdrawal of Appeal from the Board of Equalization

02/09/2026
2709 PINTO LANE TRUST ETAL
2709 PINTO LN
LAS VEGAS, NV 89107

RE: Appeal No. 424
Parcel No(s). 139-32-703-002
Parcel Count. 1

Dear Taxpayer:

The Appraisal Division of the Clark County Assessor's Office has completed the review of the taxable value of the above property(ies) under appeal. After careful consideration of the facts involved, our conclusion is that the current assessment does not exceed full cash value and is fair and equitable. For these reasons, it is our opinion that no changes are justifiable at this time. Therefore, the taxable value will remain as follows:

Fiscal Year:	2026-2027
Land	\$600,000
Improvements	\$1,087,686
Supplemental	\$0
Total Taxable Value	\$1,687,686

By signing below, Petitioner agrees to the above determination. Please return this letter to our office before your scheduled hearing. You may mail to the address below, email to jlt@clarkcountynv.gov or FAX to 702-380-9531.

Sincerely,

Jerrell Turner

Appraisal Division

I HEREBY WITHDRAW MY APPEAL TO THE BOARD OF EQUALIZATION:

X

Signature of owner or authorized agent

DATE _____



500 S GRAND CENTRAL PKWY • BOX 551401 • LAS VEGAS NV 89155-1401

SBE 26-107 Pg 933

[REMAND SBE 26-107 Pg 943](#)

CLARK COUNTY BOARD OF EQUALIZATION

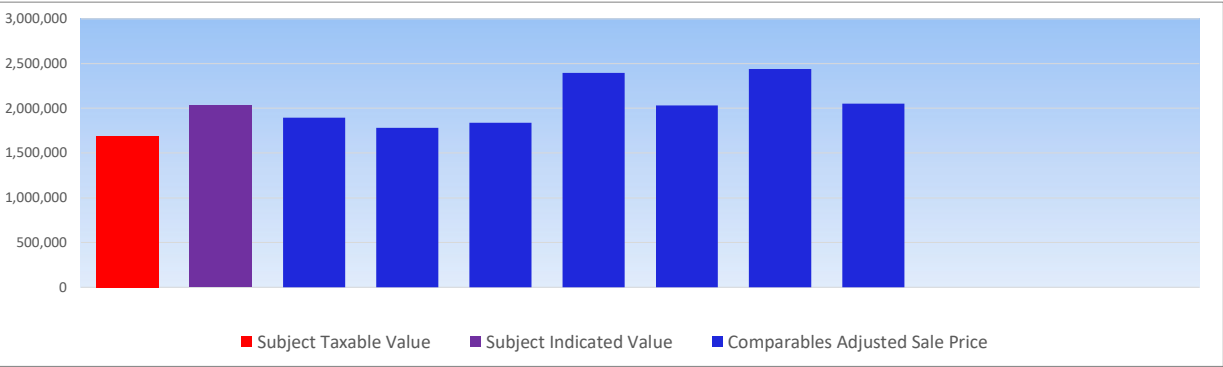
Case # 424

Comparable Sales Analysis FY 2026-2027

2/9/2026

Subject:

PARCEL	LOCATION ADDRESS
139-32-703-002	2709 PINTO LN
OWNER	25-26 TAXABLE VALUES
2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS FISHNER ROBIN S TRS	LAND600,000
LAND USE	IMPS1,087,686
Single Family Residential	TOTAL1,687,686
NUMBER OF BUILDINGS	PER SQFT339
2	
SALE DATE	
2018/03	
SALE PRICE	
\$965,000	
SP / SQ FT	
N/A	



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

SUMMARY	LOW	HIGH	MEDIAN	IND. VALUE
ADJ VALUES	1,780,420	2,440,040	2,031,080	2,031,000
IND. VALUE OF SUBJECT PER SQFT	357	489	407	407
RECOMMEND				339

Comments and Reconciliation:

The Subject's house was torn down to the foundation, leaving the slab and a couple of exterior walls, in 2021. The home was then rebuilt to its current state. The pool/spa was also replaced. All comps are located within approximately 1 mile from the subjec. Comps #3, #4, #6, & #7 have been extensively remodeled. Comps #2 & #5 were updated less extensively. Adjustments were made for differences in GLA, lot size and amenities. Comp #1 was most similar to the subject. The adjusted sales prices value in range from \$1,780,420 to \$2,440,040, with a median of \$2,031,000. Taxable value falls below the range of values. Recommend no change.

SUBJECT PROPERTY INFORMATION

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

ADJUSTMENTS

SQ FT	AGE	BLDG TYPE	ACRES	GOLF/VIEW	FULL BATH	HALF BATH	POOL	GARAGE	FINISH BSMT	CASITA/ GUEST HOUSE	AMENITIES	OTHER
160	-4,500		170,000		5,000	3,000		40	80	80	As Indicated	

Comparable Sales:

	LOCATION	PARCEL	SALE PRICE	SALE PRICE Per SQFT	SALE DATE	SALE TYPE	ADJ SALE PRICE	BLDG SQFT	EFF YEAR	BLDG TYPE	ACRES	GOLF/V IEW	BED ROOMS	FULL BATHS	HALF BATH	POOL	GAR SQFT	MULT GAR	FINISH BSMT SQFT	CASITA/ GUEST HOUSE	AMENITIES	OTHER	PROX. (Miles To Subject)
1	2727 ALTA DR	139-32-304-009	\$ 1,508,000	\$ 314	2025/01	R	\$ 1,895,620	4,807	1966	One Story	0.88	N	4	4	1	Y	1400	N	1100	1120	Inferior	15%	0.12
2	2822 ASHBY AVE	162-05-510-011	\$ 1,750,000	\$ 313	2025/09	R	\$ 1,780,420	5,600	2008	One Story	0.63	N	4	4	2	Y	828	N	0	625	Similar	0%	0.50
3	3108 SONIA DR	139-32-211-043	\$ 1,359,000	\$ 297	2026/01	R	\$ 1,838,760	4,583	1969	One Story	0.53	N	6	3	0	Y	0	N	0	0	Similar	0%	0.40
4	217 CAMPBELL DR	139-32-110-049	\$ 1,835,000	\$ 524	2025/12	R	\$ 2,396,020	3,502	1989	One Story	0.54	N	5	3	0	Y	0	N	0	0	Similar	0%	0.54
5	3105 CONNERS DR	139-32-211-025	\$ 1,500,000	\$ 332	2025/03	R	\$ 2,031,080	4,522	1981	One Story	0.53	N	3	4	1	Y	1161	N	0	0	Inferior	10%	0.50
6	2009 BANNIE AVE	162-04-210-045	\$ 2,075,000	\$ 471	2025/12	R	\$ 2,440,040	4,410	1998	One Story	0.46	N	5	3	1	Y	520	N	0	0	Similar	0%	0.92
7	1800 SILVER AVE	162-04-210-058	\$ 1,900,000	\$ 377	2025/04	R	\$ 2,050,980	5,034	1994	One Story	0.86	N	6	5	1	Y	742	N	0	588	Similar	0%	1.10

Comparable sales characteristics highlighted in RED match the subject property.

\$ 313	MEDIAN 1 THRU 3	\$ 1,838,760
\$ 314	MEDIAN 1 THRU 5	\$ 1,895,620

For assessment purposes only.
Data is from public records.

Assessor's Building Sketch

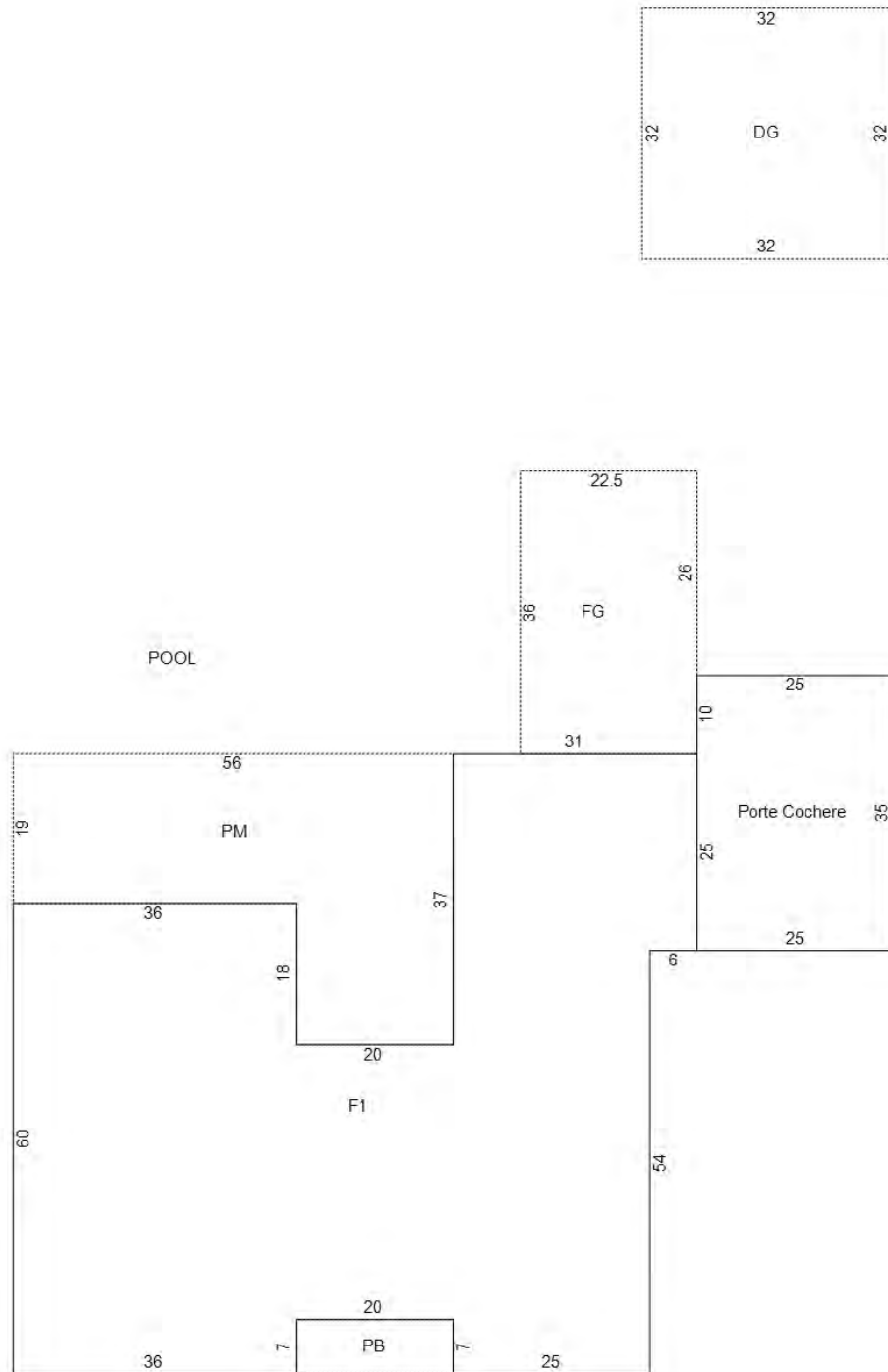
SUBJECT INFO

Parcel No: 139-32-703-002

Site Address: 2709 PINTO LN

City: LAS VEGAS

SKETCH



Comments: This is for Tax Assessment Purposes only. For specific information, please go to our website at <http://www.accessclarkcounty.com/assessor>

SUBJECT INFO

Parcel No: 139-32-703-002

Site Address: 2709 PINTO LN

City: LAS VEGAS

SKETCH DETAILS

AREA CALCULATIONS SUMMARY				
Description	Factor	Net Size	Perimeter	Net Totals
AGCompSh	1	810	117	810
CompShAvg	1	140	54	140
DGCompSh	1	1024	128	1024
GLA1 - Gross Living Area	1	4985	382	4985
MinAvg	1	1424	186	1424
OTHER	1	875	120	875
Net LIVABLE Area (rounded w/ factors)				4985.00
Net BUILDING Area (rounded w/ factors)				.00

Comment Table 1

Comment Table 2

Comment Table 3

Assessor's Building Sketch

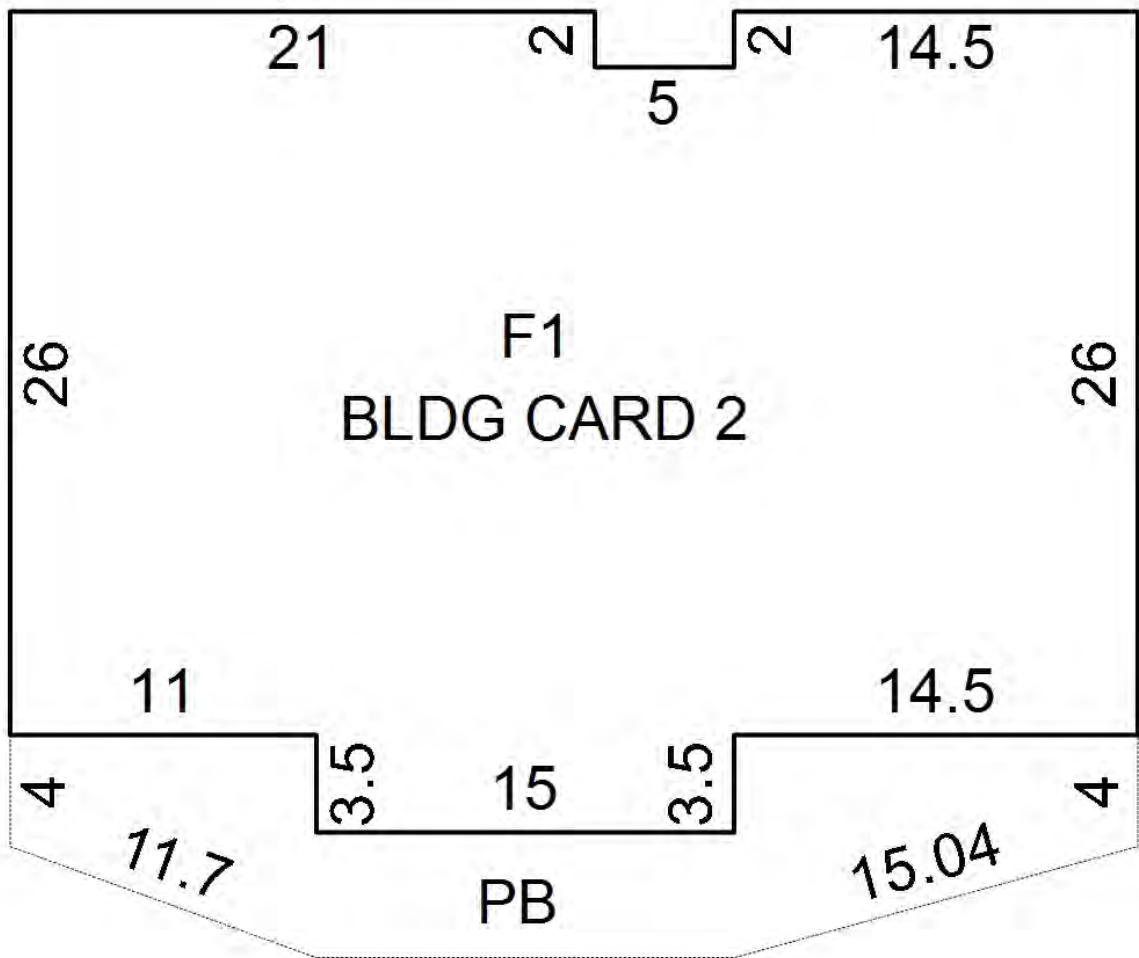
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SUBJECT INFO

Parcel No: 139-32-703-002

Site Address: 2709 PINTO LN

City: LAS VEGAS

SKETCH DETAILS

AREA CALCULATIONS SUMMARY				
Description	Factor	Net Size	Perimeter	Net Totals
CompShAvg	1	220.5	97.25	220.5
GLA1 - Gross Living Area	1	1095.5	144	1095.5
Net LIVABLE Area (rounded w/ factors)				1095.50
Net BUILDING Area (rounded w/ factors)				.00

Comment Table 1

Comment Table 2

Comment Table 3

LVR				Single Family Residential				Ownership		02/09/2026		11:57 AM		
ML#	2633017	Offc	AGNZ	PubID	209040	Status	H					L/Price	\$1,599,000	
Address	2727 /Alta /Drive			Unit					StatusUpdate	LP/SqFt\$270				
Building #		Bldr/Manf		Model					CondoCnv	Zip 89107				
County	CLARK	Parcel#	139-32-304-009	Zoning	SINGLE					Studio	YrBuilt 1966/RE			
		T / R / S	20 / 61 / 32					Const Est Start	Const Est End					
Cmnty	NONE	Subdiv	N/A					City/Town	Las Vegas	State NV				
Assoc/Comm Feat Desc	None									Gated	Yes			
										AgeRestrict	N			
Elem K-2	WASD	Elem 3-5	WASD	YrRound	Junior	HYDE	Highsch	CLAR	Subdiv#	CensTr	001005	MetroMap		
PROPERTY INFORMATION								#Baths	FB	3/4	HB	Tot		
Bldg Desc	1 Story, Basement			Prop Desc	CUSTOM				4	0	1	5		
Type	ATTACHD			Conv										
Roof	COMPOS			Unit Desc				#Bedrms	5	#Den/Oth	0	#Loft	0	
Garage	12/ATTACHD, AUTODR, BRZWAY, CABINET, ENTRYHS, STORAGE							Converted Garage	N	Prkng Des	GARPRIV, GUESTPK, OPENPRK			
RV Parking	Gated, Paved, Hookups/Electric, Hookups/Waste, Covered							RV Parking Dim.						
AppxLivArea	5,927	#Acres +/-	0.880	Lot SqFt	38,333	Lot Desc	1/4 to 1 Acre				Carports	1		
ApprxAddLivArea		AddLivAreaDesc				ApprxTotalLivArea	5,927							
Manuf		Length		Width		ConvertRealProp				MH-YrBl				
PvSpa	No			PvPool	Yes/INGRND					Pool Size +/-				
				Heated Pool	No									
Dir	From Rancho, Head West on Alta, Property is on the left.													
Public Remarks	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!													
Primary Bedroom	23x15	WICLOS				Primary Bath	23x14	SEPSHW						
2nd Bedroom	16x13	CLOSET				3rd Bedroom	16x13	CLOSET						
4th Bedroom	11x10	CLOSET				Dining Room	15x13	FORDIN						
Family Room	28x15	2OMFR				Family Room	17x17	DNSTRS						
Kitchen	18x13	ISLAND				Living Room	37x18	FORMAL						
PBR Down?	Y		Bed Dn	Y	Ba Dn	Y	Ba Dn Desc.							
Constrctn														
Refrg	Y	Dispos	Y	Dishw	Washer Inc	Y	Dryer Inc	Y	DryerUtil	E	Location	1STFLR		
OthApplnces	NONE						Furniture Included?	No						
MultiGen														
Interior	BLINDS, CEILFN, DRYWALL, SHUTTRS, SKYLIGHT, WNDWPRT					Oven Desc	COKTOPE, DBLOVNE, WARMDR							
Firepl	3/WDBURN					Flooring	CARPET, CERAMIC, MMWL, TILE							
Firepl Loc	FAMILY, GREATRM					Fence	F/BLOCK, WRTIRON							
House Face	North			House Views				Equest	NONE					
Exterior	BYARDAC, BITOBBQ, CIRCDRV, CVPATIO, OUTBL, PORTICO, SHED													
Landscap	DESERT, MATURE, SHRUBS								Miscel	NONE				
Heat Sys	2PLUSUNITS, CENTRAL, ZONHVAC				HtFuel	ELEC			Water	PUBLIC				
Cool Sys	2UNITSPLUS, ATICVEN, CENTRAL				CLFuel	ELEC	Grd Mounted		Sewer	PUBLIC				
Utility Info	220GAR, ALLELEC, CBAVL, Energy				SOLRPAN, TINWINDW				Water Conservation					
	SOLPANS								Solar/PV	PPA -				
Water Htr:					Battery				Ann Esc	\$ \$0.00				
	KW Size													
ASSOCIATION / CIC INFORMATION														
Assoc/CIC	N			Assoc Inc										
Special AssesstYN	N			Special Assess \$	Special Assess Frec									
Assc CIC				Assc Phn	Other Fee									
Assc CIC 3				Assc Phn 3	Other Fee 3									
					TotCICMon \$0									
VOW/FINANCIAL/LISTING OFFICE INFORMATION														
Internet	Y	Public Address	Y	AVM	Y	Commentary	Y							
SID/LID?	Y	SID/LID	\$0			SID/LID Ann	\$0							
Earn Dep	\$25,000	Ann Tax	\$5,227	Court App	N	Short Sale	N	Foreclo	N	Repo/REO	N	Litig/Typ	N	
Finance Consid	CASH, CONV					FIRPTA?	N	NOD		Rent		Poss	COE	
Lockbox	N	LockboxLocation					TempOffMktStatus	T Status Date						
SBE 26-107 Pg 939														

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

AGENT/ OFFICE INFORMATION

L/Agent	Zar A. Zanganeh	L/APh	(702) 400-0645	Email	Zar@TheAgencyRe.com	
	BS.1000811	Agt Fax #		AgtOwnshpInt	N	LeaseEnd
Office	The Agency Las Vegas	OffcPh	702-684-6100			
Off Add	630 S. 4th Street, Las Vegas 89101	BrokerName	Adrea T. Nairne			
Off Mgr	Adrea T. Nairne	License #	B.0005672	PhotExcl	Y	OwnLic N
Resident	Zar Zanganeh	ResPh	702-400-0645	Occup	OWN	
Showing	APPTMT/AGNT	GateCode	Call	Power	ON	AuctTyp
ContDesc	ComboLB	GateCode2		Act DOM	39	AuctDt
				OrigListPrice	\$1,599,000	ExpDt
						WD

Energy-Efficient/GREEN Information:

Green Building Certification **No**

CONTINGENT/PENDING/SOLD INFORMATION:

Accept/Date	01/10/2025	EstClo/Date	01/24/2025	DaysListingtoClose	63 days	Orig L.Price	\$1,599,000
Sold Terms	CASH	ActClo/Date	01/24/2025	BuyersAgtPublicID	229796	Sale Price	\$1,508,000
Prop Condition	GOOD			Buyer Broker	FORE	SP/SqFt	\$254
OwnrCarry		Days On Market	39	Broker Office	Vegas 99 Realty, 500 N Rainbow Blvd #300, Las Vegas 89107		
Addit Auction Sold Terms				Buyer Agt Type		Buyer Agt Lic#:	B.1002445
BuyerAgentName	Myong S. Lee/(702) 683-9779			Sale Type	TRADSale		
	B.1002445			Seller Contribution YN:	No		

Presented by: **Clark County Assessor**

Agent: Admin Asst

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

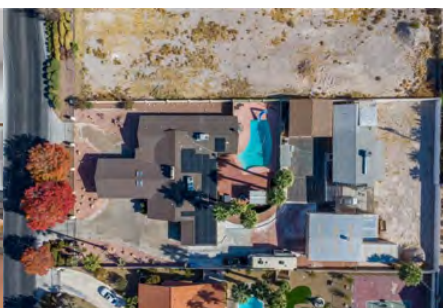
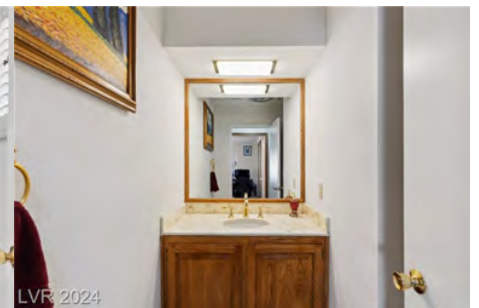
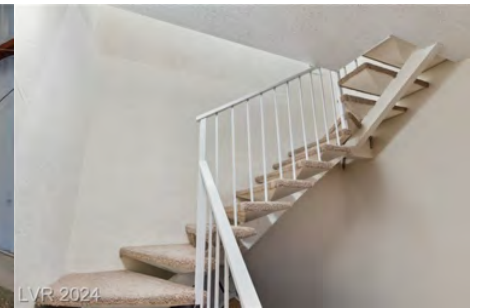
MLS#: [2633017](#)

Price: **\$1,508,000**

Address: **2727 Alta Drive**







Guest Quarters

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

LVR	Single Family Residential			Ownership	SFR	02/09/2026 12:00 PM	
ML#	2681911	Offc	VIPK	PubID	227696	Status	S
Address	2822 /Ashby /Avenue			Unit		StatusUpdate	
Building #		Bldr/Manf		Model		CondoCnv	
County	CLARK	Parcel#	162-05-510-011	Zoning	SINGLE	Studio	Zip 89102
		T / R / S	21 / 61 / 5			Const Est Start	YrBuilt 2008/RE
Cmnty	MCNEILL	Subdiv	McNeil Tr			City/Town	Las Vegas
Assoc/Comm Feat Desc	None					State	NV
Elem K-2	WASD	Elem 3-5	WASD	YrRound	Junior	HYDE	Highsch
						CLAR	Subdiv#
						CensTr	001006
						MetroMap	
PROPERTY INFORMATION				#Baths	FB	3/4	HB
Bldg Desc	1 Story	Prop Desc	CASITA, CUSTOM, GUESTHS, GUESTQT	7	0	1	8
Type	DETACHD	Conv					
Roof	TILE	Unit Desc		#Bedrms	7	#Den/Oth	0
Garage	3/828sqft/ATTACHD, ENTRYHS, FINISHD, STORAGE	Converted Garage		N Prkng Des	GARPRIV	#Loft	0
AppxLivArea	5,600	#Acres +/-	0.630	Lot SqFt	27,443	Lot Desc	1/4 to 1 Acre
ApprxAddLivArea	625	AddLivAreaDesc	Casitas	ApprxTotalLivArea	6,225	Carports	0
Manuf		Length		ConvertRealProp		MH-YrBl	
PvSpa	Yes/ABOVEGR	PvPool	Yes/HEATED, INGRND	Pool Size +/-			
Dir	From W Charleston and Rancho, West on Charleston, Left On Strong, Right On Ashby						
Public Remarks	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 Accordion 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!						
Primary Bedroom	20X18	CEILFN, CEILIT, DRESRM, SEPRAT, SITROO, WICLOS	Primary Bath	DBLSNK, SEPSHW, SEPTUB			
3rd Bedroom	16X15	CEILFN, CEILIT, WICLOS, WBATH	3rd Bedroom	14X14	CEILFN, CEILIT, WICLOS, WBATH		
4th Bedroom	14X16	CEILFN, CEILIT	5th Bedroom	15X20	CEILFN, CEILIT, WICLOS		
Dining Room	16X17	FORDIN	Family Room	23X22	ENTCTR, SEPFAM, WETBAR		
Kitchen		NOOK, CUSCAB, GRDNWD, GRNCTP, HRDWOOD, ISLAND, RECESS, STAINSTEELAPPLI, WALKPAN	Great Room	22X25	MEDIACTR		
Media Room	19X16	ENTCTRBI, SURSOUND					
PBR Down?	Y	Bed Dn	Y	Ba Dn	Y	Ba Dn Desc.	F
Constrctn	FRMSTUC						
Refrg	Y Dispos	YDishw	Y Washer Inc	Y	Dryer Inc	Y	DryerUtil
OthApplnces	MICROWV				Furniture Included?	No	Location
MultiGen							ROOM, SNKCAB
Interior	CEILFN, SHUTTRS				Oven Desc	STOVEG	
Firepl	1/TWOWAY				Flooring	CARPET, HRDWOOD, TILE	
Firepl Loc	GREATRM				Fence	BF/BLOCK	
House Face	South	House Views					Equest
Exterior	BYARDAC, BITOBBQ, CIRCDRV, COURTYD, DOGRUN, OUTBL, PATIO, PRVBALL						NONE
Landscap	BUBDRIP, FRNSPR, MATURE, SHRUBS, SYNGRS						Miscel
Heat Sys	CENTRAL, PRGOTHER, SOLAR, ZONHVAC	HtFuel	GAS, SOL				NONE
Cool Sys	2UNITSPLUS, CENTRAL, HIEFHVA, PRGOTHER	CLFuel	ELEC	Grd Mounted	Y	Sewer	PUBLIC
Utility Info	SOLPANS, UNDGRND	Energy	DUALPNE, INSULWD, LOWEWIN, SOLRPN			Water Conservation	
						Solar/PV	PPA - 09/26/18
Water Htr:		Battery				Ann Esc	\$ \$0.00
						KW Size	41.00
ASSOCIATION / CIC INFORMATION							
Assoc/CIC	N	Assoc Inc					
Special AssesstYN	N	Special Assess \$		Special Assess Frec			
Assc CIC		Assc Phn				Other Fee	
Assc CIC 3		Assc Phn 3				Other Fee 3	TotCICMon
							\$0
VOW/FINANCIAL/LISTING OFFICE INFORMATION							
Internet	Y	Public Address	Y	AVM	Y	Commentary	Y

SID/LID? **N** SID/LID Ann
 Earn Dep **\$25,00** Ann Tax **\$8,861** Court App **N** Short Sale **N** Foreclo **N** Repo/REO **N** Litig/Typ **N** Probate YN: **No**
 Finance Consid **AITD, CASH, CNOFSLE, CONV, LSEOPT, OWC, VA** FIRPTA? **N** NOD Rent Poss **COE**
 Lockbox **E** LockboxLocation **hosebib on right** TempOffMktStatus T Status Date
 Ag/Ag **INTERACTIVE VIDEO WALKTHROUGH AT: 2822-ashby.com Text Steve with questions at 702-443-1303 or**
 Remarks **Kelly at 321-277-4495. Buyer and buyer's agent to verify information. Seller prefers escrow with Nikki Bott, Landmark Title.**

AGENT/ OFFICE INFORMATION

L/Agent **Stephen G. Bland** L/Aph **(702) 443-1303** Email **steve@propertymadeeasy.com**
BS.0144803 Agt Fax # **702-444-4396** AgtOwnshpInt **N** LeaseEnd
 Office **Keller Williams VIP** OffcPh **702-905-1110**
 Off Add **7501 Tule Springs RD. # 170, Las Vegas 89131** BrokerName **Joseph A. Scott**
 Off Mgr **Rod V. Blake** License # **B.0046707** PhotExcl VTour **Y** OwnLic **N**
 TeamContact **Kelly** TeamContPh **321-277-4495** TeamEmail **kelly.gavin.dean@gmail.com**
 Resident **vacant** ResPh **702-443-1303** Occup **VAC** Power **ON** AuctTyp ListDt **05/22/2025**
 Showing **NOSHOW/VCNT** GateCode Act DOM **82** AuctDt ExpDt
 ContDesc ComboLB GateCode2 OrigListPrice **\$2,000,000** WD

Energy-Efficient/GREEN Information:

Green Building Certification **No**

Green Features **Solar Electricity**

Smart Water Program

CONTINGENT/PENDING/SOLD INFORMATION:

Accept/Date **09/05/2025** EstClo/Date **09/15/2025** DaysListingtoClose **113 days** Orig L.Price **\$2,000,000**
 Sold Terms **CASH** ActClo/Date **09/12/2025** BuyersAgtPublicID **250198** Sale Price **\$1,750,000**
 Prop Condition **VRGD** Buyer Broker **VIPK** SP/SqFt
 OwnrCarry Days On Market **82** Broker Office **Keller Williams VIP, 7501 Tule Springs RD. # 170, Las Vegas 89131**
 Buyer Agt Type **Licensee** Buyer Agt Lic#: **185812**
 Addit Auction Sold Terms Sale Type **TRADSALE**
 BuyerAgentName **Kelly L. Dean/(321) 277-4495** Seller Contribution YN: **Yes**
S.0185812

Presented by: **Clark County Assessor**

Agent: Admin Asst

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

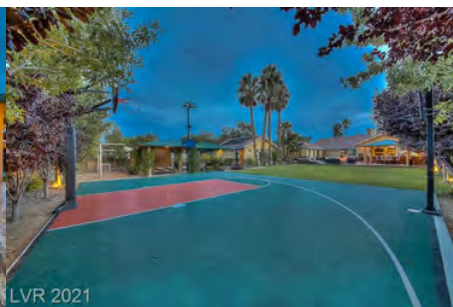
MLS#: [2353044](#)

Price: **\$1,375,000**

Address: **2822 Ashby Avenue**









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

Recent: 01/27/2026 : SOLD : UCS->S

LVR	Single Family Residential			Ownership	SFR	02/09/2026 12:00 PM				
ML#	2713062	Offc	RLBR04	PubID	206719	Status	S	L/Price	\$1,400,000	
Address	3108 /Sonia /Drive			Unit		StatusUpdate		LP/SqFt	\$305	
Building #		Bldr/Manf		Model			CondoCnv	Zip	89107	
County	CLARK	Parcel#	139-32-211-043	Zoning	SINGLE		Studio	YrBuilt	1966/RE	
		T / R / S	20 / 61 / 32				Const Est Start	Const Est End		
Cmnty	NONE	Subdiv	Rancho Nevada Estate Amd			City/Town	Las Vegas	State	NV	
Assoc/Comm Feat Desc	CC&RS, Guard Gated							Gated	Yes	
								AgeRestrict	N	
Elem K-2	WASD	Elem 3-5	WASD	YrRound	Junior	HYDE	Highsch	CLAR	Subdiv#	
								CensTr	001005	
								MetroMap		
PROPERTY INFORMATION				#Baths	FB	3/4	HB	Tot		
Bldg Desc	1 Story			Prop Desc						
Type	DETACHD			Conv						
Roof	TILE			Unit Desc	#Bedrms	5	#Den/Oth	1	#Loft	0
Garage	0				Converted Garage	Y	Prkng Des	OPENPRK		
AppxLivArea	4,583	#Acres +/-	0.530	Lot SqFt	23,087	Lot Desc	1/4 to 1 Acre		Carports	0
ApprxAddLivArea		AddLivAreaDesc				ApprxTotalLivArea	4,583			
Manuf		Length		Width		ConvertRealProp		MH-YrBl		
PvSpa	No/INGRD			PvPool	Yes/HEATED, INGRND, SEPF			Pool Size +/-		
				Heated Pool	Yes					
Dir	North on Campbell from Charleston past Alta Dr to the guard gate, then 1st left entering gate is Sonia Dr.									
Public Remarks	Welcome to Rancho Nevada Estates, a prestigious & historic guard-gated neighborhood. The original go-to neighborhood is a step back in time, where kids play in the street and neighbors all know each other. This community hosts neighborly socials & seasonal festivities multiple times a year. Only 15 minutes from both Summerlin & the Iconic Las Vegas Strip. On a generous half-acre site, an expansive 5-bed retreat has been meticulously redesigned with bespoke finishes & contemporary sophistication. Inside, you'll see sun-drenched living spaces accented with designer details, from new floors & smooth walls to a showpiece primary suite. The spa-inspired primary bath showcases one-of-a-kind design elements, showcasing luxury. Outdoor personal resort awaits, Sparkling resort-style pool anchors private backyard oasis, surrounded by professionally curated landscaping that balances beauty with effortless livability.									
Primary Bedroom	18x19	CEILFN, CEILIT, WICLOS			Primary Bath	DBLSNK, SEPSHW, SEPTUB				
2nd Bedroom	9x12	CEILFN, CEILIT, WICLOS, WBATH			3rd Bedroom	9x12	CEILFN, CEILIT, WICLOS, WBATH			
4th Bedroom	15x13	CEILFN, CEILIT, MIRRDR			5th Bedroom	13x12	WBATH			
Kitchen		BRKBAR, CUSCAB, GRDNWD, RECESS, STAINSTEELAPPLI, WALKPAN			Living Room	16x32	ENTFOY			
PBR Down?	Y	Bed Dn	Y	Ba Dn	Y	Ba Dn Desc.				
Constrctn										
Refrg	Y	Dispos	Y	Dishw	Y	Washer Inc	N	Dryer Inc	N	
OthApplnces	MICROWV					DryerUtil	B	Location	1STFLR, ROOM	
MultiGen						Furniture Included?	No			
Interior	ACCESS, ALARMO, CEILFN, SHUTTRS				Oven Desc	STOVEG				
Firepl	1/WDBURN				Flooring	CARPET, CERAMIC, HRDWOOD, MARBLE				
Firepl Loc	LIVING				Fence	BF/BLOCK				
House Face	South			House Views			Equest	NONE		
Exterior	BYARDAC, CIRCDRV, CVPATIO, PRIVYRD, SHED									
Landscap	DESERT, BUBDRIP, ROCK, SHRUBS, TREES						Miscel	NONE		
Heat Sys	2PLUSUNITS, CENTRAL			HtFuel	ELEC, GAS		Water	PUBLIC		
Cool Sys	2UNITSPLUS, CENTRAL			CLFuel	ELEC	Grd Mounted	Sewer	PUBLIC		
							Water Conservation			
Utility Info	ABOVEGR, CABAVL, CABWIRE			Energy	DUALPNE		Solar/PV	None		
Water Htr:				Battery			KW Size			
ASSOCIATION / CIC INFORMATION										
Assoc/CIC	Y	Assoc Inc	GATED, SECGRD							
Special AssesstYN	N	Special Assess \$		Special Assess Frec						
Assoc Name	Rancho NV	CIC Dues	\$264	How Billed	Month	Transfer Fee		Setup Fee		
Assc CIC	Sub	Assc Phn	702-259-9977			Other Fee				
Assc CIC 3		Assc Phn 3				Other Fee 3		TotCICMon	\$264	
VOW/FINANCIAL/LISTING OFFICE INFORMATION										
Internet	Y	Public Address	Y	AVM	Y	Commentary	Y			
SID/LID?	N	SID/LID				SID/LID Ann				
Earn Dep	\$75,00	Ann Tax	\$4,310	Court App	N	Short Sale	N	Foreclo	N	
Finance Consid	CASH, CONV, VA					FIRPTA?	N	NOD		
Lockbox	N	LockboxLocation				TempOffMktStatus		Rent		
								T Status Date		

SBE 26-107 Pg 950

[REMAND SBE 26-107 Pg 960](#)

Ag/Ag **TEXT Jillian at 702-595-8036 for showing requests, allow 1-2 hour notice. Email offers to**
 Remarks **batchelorescrow@gmail.com. All information is reliable but not guaranteed. Buyer agent and buyer to**
verify ALL information. *Achosa Home Warranty is currently enrolled with seller/listing coverage. Please
consider Achosa Home Warranty when submitting an offer for a buyer warranty for uninterrupted coverage
for 1 full year after COE* Title work started at MAGNUS/CTA with Marlene Zazueta at 775-591-2735. Seller
to offer \$40,000 towards the buyer's closing costs/ buy-down rate.

AGENT/ OFFICE INFORMATION

L/Agent	Jillian M. Batchelor	L/APH	(702) 595-8036	Email	JillianRealtorLV@gmail.com
	S.0059838	Agt Fax #		AgtOwnshpInt	N
Office	Real Broker LLC	OffcPh	725-206-5697	LeaseEnd	
Off Add	7448 W Sahara Ave #106, Las Vegas 89117	BrokerName	Jennifer L. Hill		
Off Mgr	Lisa Bergmann	License #	B.0144146	PhotExcl	VTour Y OwnLic N
Resident	TEXT Jillian	ResPh	702-595-8036	Occup	OWN
Showing	APPTMT/AGNT, WARNPET	GateCode	Guard	Power	ON
ContDesc	ComboLB	GateCode2		Act DOM	115
				AuctTyp	
				AuctDt	
				ListDt	08/25/2025
				ExpDt	
				WD	
				OrigListPrice	\$1,625,000

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

CONTINGENT/PENDING/SOLD INFORMATION:

Accept/Date	12/16/2025	EstClo/Date	01/28/2026	DaysListingtoClose	155 days	Orig L.Price	\$1,625,000
Sold Terms	CONV	ActClo/Date	01/27/2026	BuyersAgtPublicID	207579	Sale Price	\$1,359,000
Prop Condition	GOOD			Buyer Broker	RLBR06	SP/SqFt	\$297
OwnrCarry		Days On Market	115	Broker Office	Real Broker LLC, 9580 W. Sahara Ave. Ste. 200, Las Vegas 89117		
Addit Auction Sold Terms				Buyer Agt Type		Buyer Agt Lic#:	
BuyerAgentName		William J. Alt/(702) 250-1090		Sale Type	TRADSALE		
		BS.1001764		Seller Contribution YN:	No		

Presented by: **Clark County Assessor**

Agent: Admin Asst

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

MLS#: [2713062](#)

Price: **\$1,359,000**

Address: **3108 Sonia Drive**



Front of Structure



Back of Structure



Pool



Living Room



Living Room



Living Room



Dining Area



Living Room



Living Room



Living Room



Living Room



Living Room



Dining Area



Kitchen





Kitchen



Kitchen



Dining Area



Pantry



Bathroom



Bedroom



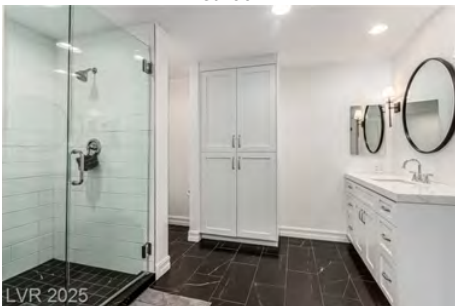
Bedroom



Bedroom



Bathroom



Bathroom



Exercise Room



Closet



Bedroom



Office



Office



Bedroom



Bedroom



Bathroom



Closet



Bedroom



Bathroom



Closet



Bedroom



Bedroom



Bedroom



Other



Bathroom



Laundry



Back of Structure



Yard



LVR 2025

Back of Structure



LVR 2025

Pool



LVR 2025

Pool



LVR 2025

Yard



LVR 2025

Out Buildings



LVR 2025

Yard



LVR 2025

Pool



LVR 2025

Pool



LVR 2025

Floor Plan



LVR 2025

Front of Structure



LVR 2025

Patio



LVR 2025

Front of Structure



LVR 2025

Front of Structure



LVR 2025

Front of Structure



LVR 2025

Front of Structure



Front of Structure



Front of Structure



Front of Structure



Front of Structure



Front of Structure

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

LVR				Single Family Residential				Ownership				02/09/2026 12:01 PM				
ML#	2730669	Offc	LSPM	PubID	214772	Status	S					L/Price	\$1,849,900			
Address	217 /Campbell /Drive			Unit					StatusUpdate	LP/SqFt\$528						
Building #			Bldr/Manf	Model					CondoCnv	Zip 89107						
County	CLARK	Parcel#	139-32-110-049	Zoning	SINGLE					Studio	YrBuilt 1967/RE					
		T / R / S	20 / 61 / 32					Const Est Start	Const Est End							
Cmnty	NONE	Subdiv	Rancho Nevada Estate				City/Town	Las Vegas	State NV							
Assoc/Comm Feat Desc		CC&RS						Gated	Yes							
								AgeRestrict	N							
Elem K-2	WASD	Elem 3-5	WASD	YrRound	Junior	HYDE	Highsch	CLAR	Subdiv#	CensTr	001005	MetroMap				
PROPERTY INFORMATION												#Baths	FB	3/4	HB	Tot
Bldg Desc	1 Story		Prop Desc						3		0	0	3			
Type	DETACHD		Conv													
Roof	COMPOS				Unit Desc	#Bedrms	5	#Den/Oth	1	#Loft	0					
Garage	0				Converted Garage	N		Prkng Des	OPENPRK							
RV Parking	Possible				RV Parking Dim.											
AppxLivArea	3,502	#Acres +/-	0.540	Lot SqFt	23,522	Lot Desc	1/4 to 1 Acre				Carports	1				
ApprxAddLivArea			AddLivAreaDesc			ApprTotalLivArea	3,502									
Manuf			Length	Width			ConvertRealProp			MH-YrBI						
PvSpa	No				PvPool	Yes/INGRND				Pool Size +/-						
						Heated Pool	Yes									
Dir	From Rancho Drive/UMC and Charleston Blvd, head west on Charleston. Turn right onto Campbell Drive into Rancho Nevada Estates. Follow Campbell Drive past the guard gate and continue straight — the property will be on your right.															
Public Remarks	Nearly \$500k in recent renovations! This stunning single-story ranch in guard-gated Rancho Nevada Estates blends modern luxury with Palm Springs-inspired outdoor living. The resort-style backyard features brand-new pool decking, an outdoor kitchen with grill, refrigerator, and TV, plus lush landscaping, slide, and diving board. Inside, the open-concept layout offers 5 bedrooms, 3 baths, and an oversized recreation room with outdoor access. The gourmet kitchen boasts quartz countertops, Moroccan tile backsplash, custom bar, and walk-in pantry. The primary suite includes a private patio with calming fountain, and a spa-inspired bath with freestanding tub and walk-in shower smart shower with surround sound. Plus professionally designed dual closets. Accordion sliders create a seamless indoor-outdoor flow from the living room to the pool area. Upgrades include new windows and fully sleeved main plumbing and sewer lines. A true Las Vegas oasis justminutes from the Strip and Arts District!															
Primary Bedroom	18x14	BBDOWN, CEILFN, CEILIT, DNSTRS, WICLOS				Primary Bath	DBLSNK, TUBSHW									
2nd Bedroom	10x12	CEILIT, CLOSET, DNSTRS				3rd Bedroom	12x8	CEILFN, CEILIT, CLOSET, DNSTRS								
4th Bedroom	11x14	CEILFN, CEILIT, CLOSET, DNSTRS				5th Bedroom	15x11	CEILIT, CLOSET, DNSTRS								
Dining Room	16x12	AREA, FAMDIN, KITDIN, LIVDIN				Family Room	16x17	DNSTRS								
Kitchen	16x12	BRKBAR, BUTLRPANTRY, CUSCAB, GRDNWD, ISLAND, RECESS, TRACK, QUARTZ, TILE, WALKPAN				Living Room	16x17	ENTFOY								
Media Room	23x15															
PBR Down?	Y	Bed Dn	Y	Ba Dn	Y	Ba Dn Desc.		F								
Constrctn																
Refrg	Y	Dispos	Y	Dishw	Y	Washer Inc	Y	Dryer Inc	Y	DryerUtil	G	Location				
OthApplnces	MICROWV				Dryer Inc	Y	Furniture Included?	No			1STFLR, ROOM					
MultiGen																
Interior	CEILFN, WNDWPRT				Oven Desc	BLTING, COKTOPG										
Firepl	1/GAS				Flooring	CARPET, TILE										
Firepl Loc	FAMILY				Fence	BF/BLOCK										
House Face	West		House Views													
Exterior	BYARDAC, BITOBBQ, CIRCDRV, CVPATIO, PATIO				Equest	NONE										
Landscape	LAWNFR, MATURE, LAWNRR, ROCK, SHRUBS				Miscel	NONE										
Heat Sys	CENTRAL		HtFuel	GAS	Water	PUBLIC										
Cool Sys	CENTRAL		CLFuel	ELEC	Grd Mounted	Sewer	PUBLIC									
						Water Conservation										
Utility Info	UNDGRND		Energy	NONE	Solar/PV	None										
Water Htr:			Battery	KW Size												
ASSOCIATION / CIC INFORMATION																
Assoc/CIC	Y	Assoc Inc	GATED													
Special AssesstYN	N	Special Assess \$														
Assoc Name	Rancho Nevada	CIC Dues	\$264	Special Assess Frec	Month	Transfer Fee	Setup Fee									
Assoc CIC	Master	Assoc Phn	702-933-7764	How Billed												
Assoc CIC 3		Assoc Phn 3														
SBE 26-107 Pg 957																
CICMon \$264																

VOW/FINANCIAL/LISTING OFFICE INFORMATION

Internet **Y** Public Address **Y** AVM **Y** Commentary **Y**
 SID/LID? **N** SID/LID
 Earn Dep **\$100,0** Ann Tax **\$5,148** Court App **N** Short Sale **N** Foreclo **N** Repo/REO **N** Litig/Typ **U** Probate YN: **No**
 Finance Consid **CASH, CONV, FHA, VA** FIRPTA? **N** NOD Rent Poss **COE**
 Lockbox **N** LockboxLocation TempOffMktStatus T Status Date

Ag/Ag **SELLER WILL REVIEW COUNTER-OFFERS. BUYERS & BUYERS AGENTS MUST VERIFY THAT ALL**
 Remarks **INFORMATION IS DEEMED ACCURATE. PLEASE CALL/TEXT KARINA WITH ANY QUESTIONS. SEND ALL OFFERS + POF/PAL TO KARINASELLSLV@GMAIL.COM. BUYER & SELLER WILL RECEIVE AN ADDITIONAL 10% DISCOUNT ON TITLE AND ESCROW FEES IF WFG NATIONAL TITLE INSURANCE COMPANY HANDLES AND INSURES THE TRANSACTION. THANK YOU FOR YOUR INTEREST.**

AGENT/ OFFICE INFORMATION

L/Agent **Karina Giraldo Mirkovich** L/Aph **702-480-9131** Email **Karinasellslv@gmail.com**
S.0068904 Agt Fax # **702-522-1888** AgtOwnshpInt **N** LeaseEnd
 Office **Alchemy Investments RE** OffcPh **702-683-4746**
 Off Add **8978 Spanish Ridge Ste 102, Las Vegas 89148** BrokerName **Samantha K. Bonneville**
 Off Mgr **Samantha K. Bonneville** License # **B.0051534** PhotExcl VTour **Y** OwnLic **N**
 Resident **CONTACT KARINA** ResPh **702-480-9131** Occup **OWN** Power **ON** AuctTyp ListDt **10/28/2025**
 Showing **APPTMT/SHOWINGTIME** GateCode **GUARD** Act DOM **9** AuctDt ExpDt
 ContDesc ComboLB GateCode2 OrigListPrice **\$1,849,900** WD

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

CONTINGENT/PENDING/SOLD INFORMATION:

Accept/Date **11/05/2025** EstClo/Date **12/17/2025** DaysListingtoClose **50 days** Orig L.Price **\$1,849,900**
 Sold Terms **CONV** ActClo/Date **12/17/2025** BuyersAgtPublicID **225084** Sale Price **\$1,835,000**
 Prop Condition **EXCL** Buyer Broker **REOG02** SP/SqFt **\$524**
 OwnrCarry Days On Market **9** Broker Office **Realty ONE Group, Inc, 2831 St Rose Pkwy, #100, Henderson 89052**
 Addit Auction Sold Terms Buyer Agt Type Buyer Agt Lic#:
 BuyerAgentName **Kristen A. Vuckovic/(702) 480-1** Sale Type **TRADSALE**
BS.0143057 Seller Contribution YN: **Yes**

Presented by: **Clark County Assessor**

Agent: Admin Asst

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

MLS#: [2730669](#)

Price: **\$1,835,000**

Address: **217 Campbell Drive**



Pool



Front of Structure



Front of Structure



Front of Structure



Front of Structure



Front of Structure



Front of Structure



Entry



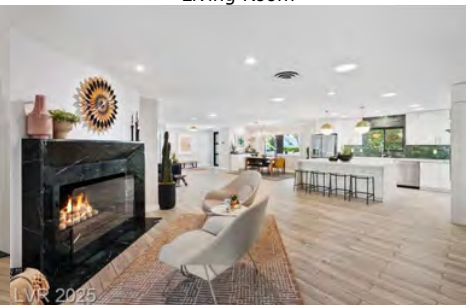
Living Room



Lobby



Sitting Room



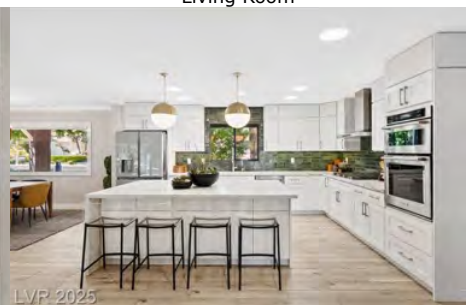
Living Room



Kitchen



Kitchen



SBE 26-107 Pg 959

[REMAND SBE 26-107 Pg 969](#)



Kitchen

Kitchen

Kitchen



Kitchen

Pantry

Dining Area



Dining Area

Dining Area

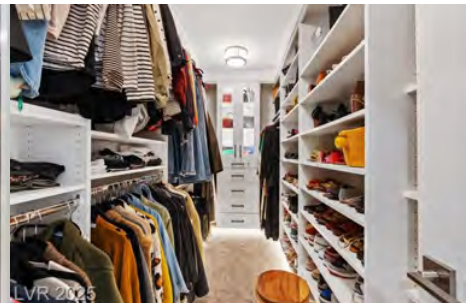
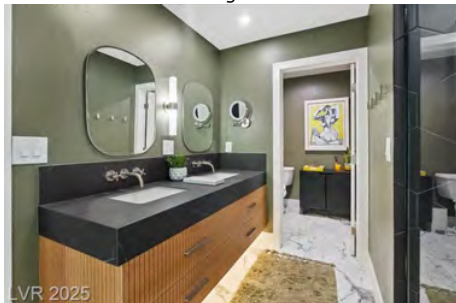
Dining Area



Dining Area

Bedroom

Bedroom



Bathroom

Bathroom

Closet



LVR 2025

Other



LVR 2025

Office



LVR 2025

Bedroom



LVR 2025

Bedroom



LVR 2025

Bedroom



LVR 2025

Bedroom



LVR 2025

Bathroom



LVR 2025

Game Room



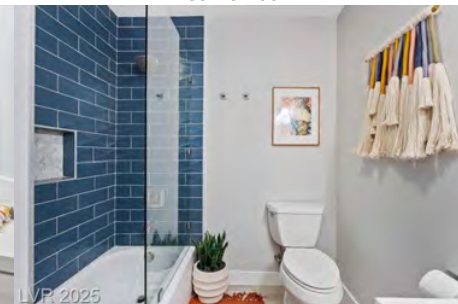
LVR 2025

Game Room



LVR 2025

Bathroom



LVR 2025

Bathroom



LVR 2025

Laundry



LVR 2025

Patio



LVR 2025

Pool



LVR 2025

Pool



LVR 2025

Aerial View



LVR 2025

Back of Structure



LVR 2025

Back of Structure



LVR 2025

Other



LVR 2025

Pool



LVR 2025

Pool



LVR 2025

Patio



LVR 2025

Patio



LVR 2025

Patio



LVR 2025

Pool



LVR 2025

Patio



LVR 2025

Pool



LVR 2025

Patio



LVR 2025

Pool



LVR 2025

Pool



Pool



Patio



Yard



Other



Other



Back of Structure



Back of Structure



Patio



Pool



Patio



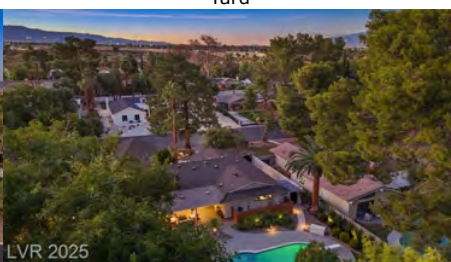
Yard



Living Room



Aerial View



Aerial View



Aerial View



Aerial View



Pool



Aerial View



Aerial View

Aerial View

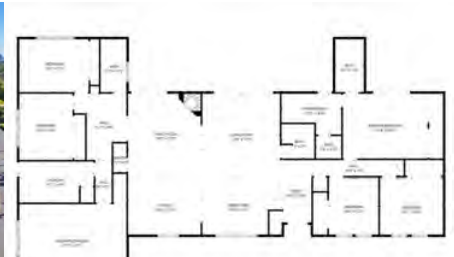
Aerial View



Aerial View

Aerial View

Aerial View



Aerial View

Floor Plan

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

LVR	Single Family Residential			Ownership		02/09/2026	12:05 PM
ML#	2648539	Offc	ISLX	PubID	096090	Status	S
Address	3105 /Connors /Drive			Unit		StatusUpdate	
Building #		Bldr/Manf		Model		CondoCnv	
County	CLARK	Parcel#	139-32-211-025	Zoning	SINGLE	Studio	Zip 89107
		T / R / S	20 / 61 / 32			Const Est Start	Const Est End
Cmnty	NONE	Subdiv	Rancho Nevada Estate Amd			City/Town	Las Vegas
Assoc/Comm Feat Desc		Guard Gated				State	NV
						Gated	Yes
						AgeRestrict	N
Elem K-2	WASD	Elem 3-5	WASD	YrRound	Junior	HYDE	Highsch
						CLAR	Subdiv#
						CensTr	001005
						MetroMap	

PROPERTY INFORMATION		#Baths	FB	3/4	HB	Tot
Bldg Desc	1 Story	Prop Desc		4	0	1
Type	DETACHD	Conv				5
Roof	TILE	Unit Desc	#Bedrms	4	#Den/Oth	1
Garage	3/1161sqft/ATTACHD		Converted Garage	N	Prkng Des	GARPRIV
AppxLivArea	4,522	#Acre +/0.530	Lot SqFt	23,087	Lot Desc	1/4 to 1 Acre
ApprxAddLivArea		AddLivAreaDesc			ApprxTotalLivArea	4,522
Manuf		Length	Width		ConvertRealProp	MH-YrBl
PvSpa	Yes/INGRD, OUTDOOR, SWMSPA	PvPool	Yes/INGRND, POOLSPA, WATPool	Size +/-		
		Heated Pool	Yes			

Dir From Alta and Rancho, North on Campbell to the guard gate, continue on Campbell to Connors, then turn left houses on the left.

Public Remarks Discover a rare gem in the heart of Rancho Nevada Estates! This traditional ranch home offers 4 beds, 5 baths, & a 3-car garage across 4522 sqft. Crown molding accentuates the open floor plan, showcasing the upgraded kitchen w/ stainless steel appliances. Indulge in the spacious primary suite w/ a fireplace, garden tub, & two walk-in showers. Generous guest suites, each w/ its charm, complement the layout. The 4th bedroom is currently used as an office, offering versatility. The family room boasts a wet bar & built-ins throughout for added convenience. Sitting on over 1/2 acre, the extended driveway with pavers leads to this charming abode. Revel in the meticulously landscaped yard with a covered veranda overlooking the pool and spa. Entertain effortlessly at the built-in brick chimney, BBQ area, & gazebo. Rancho Nevada Estates offers a perfect blend of tranquility and accessibility. This unique opportunity for a home of this caliber is rare. Your forever home awaits!

Primary Bedroom	17x19	CEILFN, SEPRAT, WICLOS	Primary Bath		MAKEUP, SEPSHW, SHOWER
2nd Bedroom	13x17	CEILFN, WICLOS, WBATH	3rd Bedroom	12x16	CEILFN, CUSTMCLOST
Den	9x14	OTHER	Dining Room	13x20	LIVDIN
Family Room	34x23	BIBOOK, SEPFAM, WETBAR	Kitchen		NOOK, CUSCAB, GRNCTP, HRDWOD, WALKPAN

Living Room	15x22	ENTFOY, FORMAL, REAR			
PBR Down?	Y	Bed Dn	Y	Ba Dn	Y
Constrctn				Ba Dn Desc.	
Refrg	Y	Dispos	Y	Dishw	Washer Inc
OthApplnces	MICROWV, WTRFILT		Dryer Inc	N	DryerUtil
MultiGen			Furniture Included?	No	Location
Interior	ALARMO, CEILFN, DRAPES, DRYWALL, WNDWPRT		Oven Desc	COKTOPG, DBLOVNE	
Firepl	2/GAS		Flooring	CARPET, CERAMIC, HRDWOOD, MARBLE	
Firepl Loc	FAMILY, LIVING		Fence	BF/BLOCK	
House Face	North		House Views		Equest
Exterior	BITOBBQ, CVPATIO				NONE
Landscap	BUBDRIP, LAWNFR, FRUIT, MATURE, ROCK, SYNGRS				Miscel
Heat Sys	2PLUSUNITS, CENTRAL		HtFuel	GAS	NONE
Cool Sys	2UNITSPLUS, ATICVEN		CLFuel	ELEC	PUBLIC
Utility Info	UNDGRND		Energy	DUALPNE, LOWEWIN	
Water Htr:		Battery			Water Conservation
					Solar/PV
					None
					KW Size

ASSOCIATION / CIC INFORMATION

Assoc/CIC	Y	Assoc Inc	GATED		
Special AssesstYN	N	Special Assess \$		Special Assess Frec	
Assoc Name	Rancho NV Estates	CIC Dues	\$230	How Billed	Month
				Transfer Fee	Setup Fee
Assc CIC	Master	Assc Phn	702-933-7764	Other Fee	
Assc CIC 3		Assc Phn 3		Other Fee 3	TotCICMon
					\$230

VOW/FINANCIAL/LISTING OFFICE INFORMATION

Internet	Y	Public Address	Y	AVM	Y	Commentary	Y
SID/LID?	N	SID/LID				SID/LID Ann	
Earn Dep	\$75,000	Ann Tax	\$5,147	Court App	N	Short Sale	N
Finance Consid	CASH, CONV			Foreclor	N	Repo/REO	N
Lockbox	N	LockboxLocation		FIRPTA?	N	NOD	Rent
				TempOffMktStatus			T Status
							Date

SBE 26-107 Pg 965

REMAND SBE 26-107 Pg 975

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

AGENT/ OFFICE INFORMATION

L/Agent	Ivan G. Sher BS.0046822	L/APh	(702) 508-9263	Email	info@isluxury.com	
Office	IS Luxury	Agt Fax #	702-922-3856	AgtOwnshpInt	N	LeaseEnd
Off Add	2130 Park Centre Drive #120, Las Vegas 89135	OffcPh	702-315-0223	BrokerName	Oana Miller	
Off Mgr	Oana Miller	License #	B.0014872	PhotExcl	VTour Y	OwnLic N
Resident	Owner on Record	ResPh	702-315-0223	Occup	OWN	Power ON
Showing	NOSHOW/AGNT, ALARM, RESTRCT	GateCode	Guard	Act DOM	27	AuctDt
ContDesc		ComboLB		OrigListPrice	\$1,675,000	WD

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

CONTINGENT/PENDING/SOLD INFORMATION:

Accept/Date	02/21/2025	EstClo/Date	03/18/2025	DaysListingtoClose	46 days	Orig L.Price	\$1,675,000
Sold Terms	CASH	ActClo/Date	03/17/2025	BuyersAgtPublicID	206341	Sale Price	\$1,500,000
Prop Condition	GOOD			Buyer Broker	AMEG05	SP/SqFt	\$332
OwnrCarry		Days On Market	27	Broker Office	BHHS Nevada Properties, 3185 St. Rose Parkway #100, Henderson 89052		
Addit Auction Sold Terms				Buyer Agt Type	Licensee	Buyer Agt Lic#:	S.59031
BuyerAgentName	Danielle M. Hess/(702) 498-562			Sale Type	TRADSALE	Seller Contribution YN:	Yes
	S.0059031						

Presented by: **Clark County Assessor**

Agent: Admin Asst

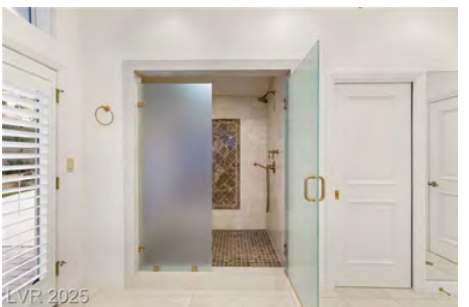
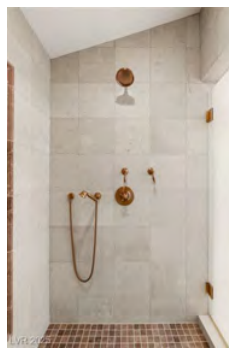
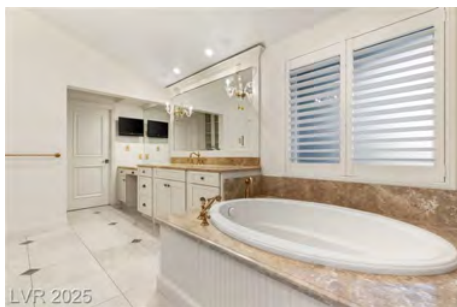
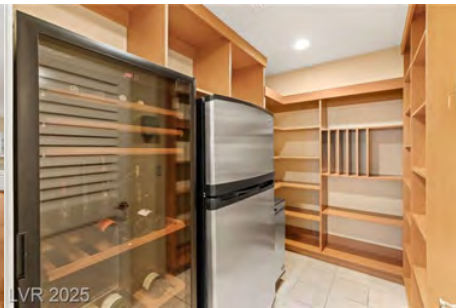
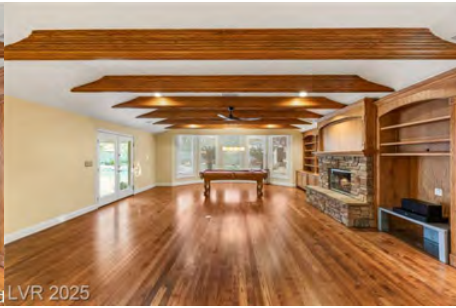
LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

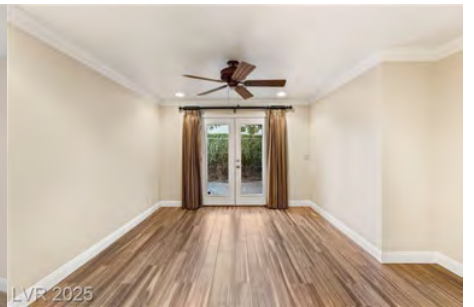
MLS#: [2648539](#)

Price: **\$1,500,000**

Address: **3105 Connors Drive**









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

LVR	Single Family Residential			Ownership	SFR	02/09/2026	12:06 PM
ML#	2733301	Offc	SHNT	PubID	255291	Status	S
Address	2009 /Bannie /Avenue		Unit		StatusUpdate		L/Price \$2,049,000
Building #		Bldr/Manf	Model			CondoCnv	LP/SqFt \$465
County	CLARK	Parcel#	162-04-210-045	Zoning	SINGLE	Studio	Zip 89102
		T / R / S	21 / 61 / 4			Const Est Start	YrBuilt 1972/RE
Cmnty	SCOTCHATES	Subdiv	Scotch Eighty Add			City/Town	Las Vegas
Assoc/Comm Feat Desc		None				State	NV
						Gated	No
						AgeRestrict	N
Elem K-2	WASD	Elem 3-5	WASD	YrRound	Junior	HYDE	Highsch
						CLAR	Subdiv#
						CensTr	000204
						MetroMap	

PROPERTY INFORMATION				#Baths	FB	3/4	HB	Tot	
Bldg Desc	1 Story	Prop Desc			2	1	1	4	
Type	DETACHD	Conv							
Roof	PITCHED, TILE	Unit Desc		#Bedrms	4	#Den/Oth	1	#Loft	0
Garage	2/520sqft/ATTACHD, AUTODR, ENTRYHS, FINISHD			Converted Garage	N	Prkng Des	GARPRIV, OPENPRK		
RV Parking	Gated			RV Parking Dim.					
AppxLivArea	4,410	#Acres +/-	0.460	Lot SqFt	20,038	Lot Desc	1/4 to 1 Acre	Carports	1
ApprxAddLivArea		AddLivAreaDesc				ApprxTotalLivArea	4,410		
Manuf		Length		Width		ConvertRealProp		MH-YrBl	
PvSpa	No			PvPool	Yes/INGRND			Pool Size +/-	
				Heated Pool	No				

Dir From 15 & Sahara head West on Sahara. Right on Rancho. Right on Oakey. Left on Birch. Left on Bannie.

Public Remarks Discover the best of Historic Scotch 80s living in this privately gated, fully remodeled single-story estate known as the Residential Crown Jewel. Blending architectural charm with modern luxury, it features designer finishes, Jenn-Air appliances, and a 1,500 sq. ft. resort-style pool perfect for entertaining. Recent enhancements include automated remote-controlled blinds, a custom-finished primary closet, and a whole-house water softener. This home beautifully balances convenience with character, elevating both comfort and functionality. Nestled within one of Las Vegas's most iconic enclaves, rich in personality and prestige, this rare residence embodies the timeless allure of Scotch 80s living and is ready to welcome its next owner.

Primary Bedroom	17x15	BBDOWN, SEPRAT, WICLOS	Primary Bath	13x13	DBLSNK, SEPSHW, SEPTUB
2nd Bedroom	10x19	CLOSET, MIRRDR	3rd Bedroom	11x13	CLOSET, MIRRDR
4th Bedroom	12x15	CLOSET, MIRRDR	Den	14x12	DNSTRS
Dining Room	20x21	NOOK, FAMDIN, CATVLT	Family Room	27x15	CATVLT
Kitchen	14x23	BRKBAR, CUSCAB, ISLAND, QUARTZ, STAINSTEELAPPLI, CATVLT, WALKPAN	Living Room	23x21	ENTFOY, FORMAL, REAR, SUNKEN

PBR Down?	Y	Bed Dn	Y	Ba Dn	Y	Ba Dn Desc.			
Constrctn									
Refrg	Y	Dispos	Y	Dishw	Y	Washer Inc	N	Dryer Inc	N
OthApplnces	MICROWV							DryerUtil	G
MultiGen								Furniture Included?	Optional
Interior	BLINDS, SKYLIGHT					Oven Desc	STOVEG		
Firepl	1/GAS					Flooring	MMWL		
Firepl Loc	FAMILY					Fence	BF/BLOCK		
House Face	North			House Views				Equest	NONE
Exterior	BYARDAC, CIRCDRV, COURTYD, CVPATIO, PRIVYRD, SECUREN								
Landscap	DESERT, GARDEN, MATURE, ROCK, SHRUBS							Miscel	NONE
Heat Sys	2PLUSUNITS, CENTRAL, ZONHVAC			HtFuel	GAS			Water	PUBLIC
Cool Sys	2UNITSPLUS, CENTRAL, REFRIG			CLFuel	ELEC	Grd Mounted		Sewer	PUBLIC
Utility Info	UNDGRND			Energy	RLSHTRS			Water Conservation	
Water Htr:	Tankless			Battery				Solar/PV	None
								KW Size	

ASSOCIATION / CIC INFORMATION

Assoc/CIC	N	Assoc Inc							
Special AssesstYN	N	Special Assess \$		Special Assess Frec					
Assc CIC		Assc Phn				Other Fee			
Assc CIC 3		Assc Phn 3				Other Fee 3		TotCICMon	\$0

VOW/FINANCIAL/LISTING OFFICE INFORMATION

Internet	Y	Public Address	Y	AVM	Y	Commentary	Y		
SID/LID?	N	SID/LID				SID/LID Ann			
Earn Dep	\$100,0	Ann Tax	\$8,964	Court App	N	Short Sale	N	Foreclo	N
Finance Consid	CASH, CONV, OWC					FIRPTA?	N	NOD	Rent
Lockbox	E	LockboxLocation	Front gate			TempOffMktStatus		T Status	Date

Ag/Ag BY APPOINTMENT ONLY must send POF to Kandy Katz 214-514-0472. Please allow 2-hour notice for all showings to access the private gate. Lockbox is located at the front door gate entrance. When locking the door, push the lock knob. Be aware that if Lock button is pushed in, and you close the door, you will need the key to Access. Washer & dryer are excluded from the sale but may be purchased along with other

select furniture. Title has been opened with April Dewey at Clear Title. Thank you for showing! Sellers are happy to entertain all offers.

AGENT / OFFICE INFORMATION

L/Agent	Kandace Katz	L/APh	214-514-0472	Email	hello@kandykatz.com	
	S.0195787	Agt Fax #		AgtOwnshpInt	N	LeaseEnd
Office	Serhant	OffcPh	702-232-7678			
Off Add	6671 Las Vegas Blvd S, Las Vegas 89119			BrokerName	William J. Oskilanec	
Off Mgr	William J. Oskilanec			License #	B.0146327	PhotExcl VTour Y OwnLic N
Resident	Owner	ResPh	214-514-0472	Occup	OWN	
Showing	NOSHOW/SHOWINGTIME,	GateCode		Power	ON	AuctTyp
	RESTRCT			Act DOM	22	AuctDt
ContDesc	ComboLB	GateCode2		OrigListPrice	\$2,049,000	WD

Energy-Efficient/GREEN Information:

Green Building Certification **No**

CONTINGENT/PENDING/SOLD INFORMATION:

Accept/Date	11/27/2025	EstClo/Date	12/09/2025	DaysListingtoClose	33 days	Orig L.Price	\$2,049,000
Sold Terms	CASH	ActClo/Date	12/09/2025	BuyersAgtPublicID	256567	Sale Price	\$2,075,000
Prop Condition	EXCL			Buyer Broker	COLD06	SP/SqFt	\$471
OwnrCarry		Days On Market	22	Broker Office	Coldwell Banker Premier, 8290 W Sahara Ave Ste 100, Las Vegas 89117		
Addit Auction Sold Terms				Buyer Agt Type		Buyer Agt Lic#:	
BuyerAgentName	Jacob P. Clemens/(702) 462-48			Sale Type	TRADSALE		
	S.0202781			Seller Contribution YN:	No		

Presented by: **Clark County Assessor**

Agent: Admin Asst

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

MLS#: [2733301](#)

Price: **\$2,075,000**

Address: **2009 Bannie Avenue**



Kitchen with open floor plan, a fireplace, wooden ceiling, dark brown cabinetry, and light wood-style floors



Aerial overview of property's location with nearby urban area



View of front of house featuring brick siding, concrete driveway, and a gate



Outdoor pool featuring a patio area



Patio terrace at dusk with a patio and an outdoor living space



View of swimming pool featuring a fenced backyard and a patio



View of patio with an outdoor pool, an outdoor living space with a fire pit, and a pergola



Dining area with a wood ceiling with exposed beams, light wood-style flooring, and high vaulted ceiling



Entrance to property



Living area featuring wood finished floors, a wooden ceiling with exposed beams, and coffered ceiling



Common area with a wood ceiling with exposed beams and brick wall



Living room with brick wall, beamed ceiling, floor to ceiling windows, and light wood finished floors



Community lobby featuring beamed ceiling and brick wall



Dining space featuring high vaulted ceiling, a wooden ceiling with exposed beams, light wood finished floors, and a skylight



Living room featuring a chandelier, a wooden ceiling with exposed beams, a skylight, a fireplace, and light wood-style flooring



Other



Kitchen with a breakfast bar area, light stone counters, a wooden ceiling with exposed beams, cabinets, a kitchen bar, light stone counters, and a large island with sink, and pendant lighting



Kitchen with tasteful backsplash, modern cabinets, a kitchen bar, light stone counters, and a wooden ceiling with exposed beams



Kitchen with modern cabinets, double oven range, wall chimney range hood, wooden ceiling, and decorative backsplash



Dining area with wood ceiling, healthy amount of natural light, light wood-style flooring, and a chandelier



Kitchen with light wood-style floors, washer and dryer, stainless steel double oven, backsplash, and modern cabinets



Washroom featuring light wood finished floors, a wall mounted AC, cabinet space, and wooden ceiling



View of storage area



Laundry room with washer / dryer, a wall mounted air conditioner, wooden ceiling, light wood-type flooring, and cabinet space



Bathroom with light wood-type flooring, vanity, and a wooden ceiling with exposed beams



Bedroom with high vaulted ceiling, a wood ceiling with exposed beams, light wood-type flooring, multiple windows, and access to exterior



Full bath with tile walls, a stall shower, vanity, and a freestanding tub



Full bathroom with tile walls, a shower stall, and vanity



Bathroom featuring two vanities, tile walls, a marble finish shower, a soaking tub, and recessed lighting



Walk in closet with light wood-style floors



Office area featuring light wood finished floors, a wooden ceiling with exposed beams, and high vaulted ceiling



Bedroom featuring high vaulted ceiling, a wood ceiling with exposed beams, light wood finished floors, and a chandelier



Bedroom with wood finished floors, wooden ceiling, and a chandelier



Bathroom featuring double vanity, light tile patterned floors, decorative backsplash, a stall shower, and recessed lighting



Bathroom featuring combined bath / shower with glass door and light wood-style floors



Workout room with light wood-style floors, wood ceiling, and a chandelier



Full bathroom with tile walls, a shower stall, and tile patterned floors



View of patio featuring an outdoor pool



Rear view of house featuring a patio, brick siding, and an outdoor living space



View of pool featuring a patio and a fenced backyard



Outdoor pool featuring a patio and a gazebo



View of pool with a fenced backyard and a patio



View of patio / terrace with an outdoor pool



View of patio / terrace



View of urban area

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

LVR	Single Family Residential			Ownership	SFR	02/09/2026 12:06 PM	
ML#	2605535	Offc	ELLI	PubID	236989	Status	S
Address	1800 /Silver /Avenue		Unit		StatusUpdate		L/Price \$2,200,000
Building #		Bldr/Manf	Model			CondoCnv	LP/SqFt \$437
County	CLARK	Parcel#	162-04-210-058	Zoning	MULTI, SINGLE	Studio	Zip 89102
		T / R / S	21 / 61 / 4			Const Est Start	YrBuilt 1977/RE
Cmnty	SCOTCHATES	Subdiv	Scotch Eighty Add			City/Town	Las Vegas
Assoc/Comm	Feat Desc	None				State	NV
						Gated	Yes
						AgeRestrict	N
Elem K-2	WASD	Elem 3-5	WASD	YrRound	N	Junior	HYDE
				Highsch	CLAR	Subdiv#	
				CensTr	000204	MetroMap	
PROPERTY INFORMATION				#Baths	FB	3/4	HB
Bldg Desc	1 Story	Prop Desc			5	0	1
Type	DETACHD	Conv					6
Roof	PITCHED, TILE	Unit Desc		#Bedrms	6	#Den/Oth	1
Garage	2/742sqft/ATTACHD, AUTODR, EPXFLR, GARCOOL, GOLFC			Converted Garage	N	Prkng Des	GARPRIV, GUESTPK
RV Parking	Gated, Paved, Hookups/Electric, Hookups/Waste			RV Parking Dim.			
AppxLivArea	5,034	#Acres +/-	0.860	Lot SqFt	37,462	Lot Desc	1/4 to 1 Acre
ApprxAddLivArea		AddLivAreaDesc				ApprxTotalLivArea	5,034
Manuf		Length		Width		ConvertRealProp	
PvSpa	Yes			PvPool	Yes/HEATED, INGRND, POOL	Pool Size +/-	
				Heated Pool	Yes		
Dir	I-15 to Charleston exit. Charleston west to Shadow Ln. Left on Shadow, right on Waldman, left on Westwood, left on Silver to 1800 on left side of street.						
Public Remarks	Welcome to luxury living in the prestigious Scotch 80s neighborhood! This newly renovated estate offers unparalleled elegance and sophistication. As you step inside, you'll be greeted by impeccable craftsmanship and attention to detail. The interior features the finest materials, including rich hardwood flooring, custom cabinetry, and designer fixtures throughout. The heart of the home is the gourmet kitchen, which is a culinary masterpiece equipped with top-of-the-line appliances, and a spacious island perfect for entertaining guests. The expansive living areas provide plenty of room for relaxation and hosting gatherings, with elegant formal dining and living rooms, as well as cozy spaces adorned with luxurious furnishings and breathtaking views. Escape to your own private oasis in the backyard, where you'll find a heated pool and spa, and expansive patio areas ideal for outdoor entertaining. Additionally, a detached casita offers a private retreat for guests. Welcome Home!						
Primary Bedroom	25x27	CUSTMCLOST, SEPRAT, WICLOS		Primary Bath	21x11	DBLSNK, SEPSHW, SEPTUB, STEAM	
2nd Bedroom	21x15	CEILFN, CEILIT, CUSTMCLOST, WICLOS, WBATH		3rd Bedroom	14x12	CEILFN, CEILIT, WICLOS, WBATH	
4th Bedroom	14x12	CEILFN, CEILIT, CLOSET, WBATH		5th Bedroom	14x12	CEILFN, CEILIT, CLOSET, WBATH	
6th Bedroom	21x11	BLTSHL, CEILFN, CEILIT, CUSTMCLOST, ENTCTR, TELEJK, TVCAB, WBATH		Dining Room	31x22	NOOK, AREA, FAMDIN, CATVLT	
Kitchen	21x14	QUARTZ, STAINSTEELAPPLI		Living Room	15x12	CATVLT, WETBAR	
PBR Down?	Y	Bed Dn	Y	Ba Dn	Y	Ba Dn Desc.	
Constrctn							
Refrg	Y	Dispos	Y	Dishw	Y	Washer Inc	Y
OthApplnces	WTCND, WTRFILT, WINEREF			Dryer Inc	Y	DryerUtil	L
MultiGen				Furniture Included?	Optional	Location	ROOM, SNKCAB
Interior	ALARMO, ALARMW, WNDWPRT			Oven Desc	BLTING, CONVECTN, COKTOPG		
Firepl	1/GAS, GLASDOR, TWOWAY			Flooring	HRDWOOD		
Firepl Loc	FAMILY, GREATRM, KITCHEN			Fence	F/BLOCK, WRTIRON		
House Face	South	House Views	CITYVW, STRPVW	Equest	NONE		
Exterior	BYARDAC, BITOBBQ, CIRCDRV, COURTYD, CVPATIO, PRVTTEN, PRIVYRD, RVHOKUP			Miscel	NONE		
Landscap	DESERT, BUBDRIP, FRUIT, ROCK, SHRUBS, SYNGRS			Water	PUBLIC		
Heat Sys	2PLUSUNITS, CENTRAL, HIEFFHV, PRGTHR	HtFuel	GAS				
Cool Sys	2UNITSPLUS, CENTRAL, HIEFHVA, PRGTHR	CLFuel	ELEC	Grd Mounted		Sewer	PUBLIC
Utility Info	220GAR, ABOVEGR, FIBOPTC	Energy	DUALPNE, INSULWD, LOWEWIN			Water Conservation	
Water Htr	Instant Hot Water, Multi-Tank, Tankless	Battery	N			Solar/PV	None
						KW Size	
ASSOCIATION / CIC INFORMATION							
Assoc/CIC	N	Assoc Inc					
Special AssesstYN	N	Special Assess \$		Special Assess Frec			
Assc CIC		Assc Phn				Other Fee	
Assc CIC 3		Assc Phn 3				Other Fee 3	
						TotCICMon	\$0
VOW/FINANCIAL/LISTING OFFICE INFORMATION							

Internet **Y** Public Address **Y** AVM **N** Commentary **N**
SID/LID? **N** SID/LID SID/LID Ann
Land Lease **No** Land Lease Amount Land Lease Amount Freq
Earn Dep **\$100,0** Ann Tax **\$11,662** Court App **N** Short Sale **N** Foreclo **N** Repo/REO **N** Litig/Typ **N** Probate YN:
Finance Consid **CASH, CONV, VA** FIRPTA? **N** NOD Rent Poss **COE**
Lockbox **N** LockboxLocation TempOffMktStatus T Status Date

Ag/Ag ****Please allow 24 hours notice for showings.** All measurements are approximate and should be verified**
Remarks **by Buyer's agent. House was 100% renovated in 2020 and square footage added. In 2024 - 50k fiber Optics installed, Custom Closets both primaries, Rolling Gates, Full House W. Filtration, New HVAC, New Irrigation throughout, Astroturf, and Pool Decking completed in 2024. Text 702-420-8082 to schedule. Send POF prior to confirm showing. Seller requests Erin Frey at WFG. Thank you for showing!**

AGENT/ OFFICE INFORMATION

L/Agent **Kelly Lemon** L/Aph **(702) 420-8082** Email **kelly.lemon@elliman.com**
S.0179674 Agt Fax # **866-374-9599** AgtOwnshpInt **N** LeaseEnd
Office **Douglas Elliman of Nevada LLC** OffcPh **702-616-1910**
Off Add **1700 S. Pavilion Center Dr., Las Vegas 89135** BrokerName **Don C. Kuhl**
Off Mgr **Don C. Kuhl** License # **B.0059797** PhotExcl VTour **Y** OwnLic **N**
Resident **Owner** ResPh **702-420-8082** Occup **OWN** Power **ON** AuctTyp ListDt **08/02/2024**
Showing **APPTMT/SHOWINGTIME, AGNT, RESTRCT** GateCode **0000** Act DOM **208** AuctDt ExpDt
ContDesc ComboLB GateCode2 OrigListPrice **\$2,199,999** WD

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

CONTINGENT/PENDING/SOLD INFORMATION:

Accept/Date **02/24/2025** EstClo/Date **04/10/2025** DaysListingtoClose **251 days** Orig L.Price **\$2,199,999**
Sold Terms **CASH** ActClo/Date **04/10/2025** BuyersAgtPublicID **236989** Sale Price **\$1,900,000**
Prop Condition **EXCL** Buyer Broker **ELLI** SP/SqFt **\$377**
OwnrCarry Days On Market **208** Broker Office **Douglas Elliman of Nevada LLC, 1700 S. Pavilion Center Dr., Las Vegas 89135**
Addit Auction Sold Terms Buyer Agt Type **Licensee** Buyer Agt Lic#: **S.0179674**
BuyerAgentName **Kelly Lemon/(702) 420-8082** Sale Type **TRADSALE**
S.0179674 Seller Contribution YN: **No**

Presented by: **Clark County Assessor**

Agent: Admin Asst

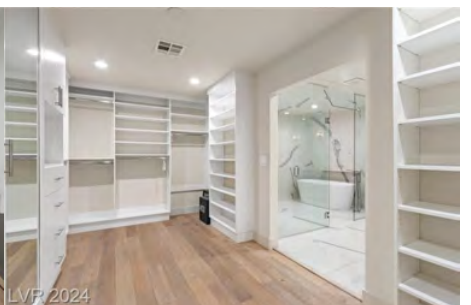
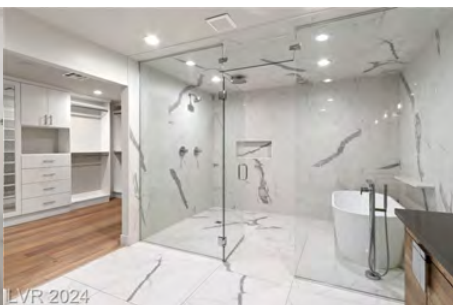
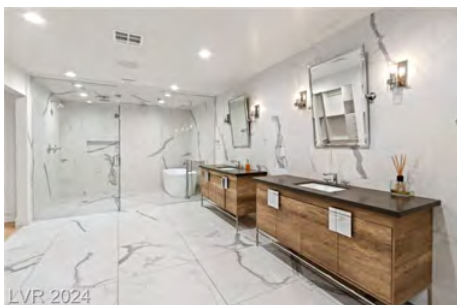
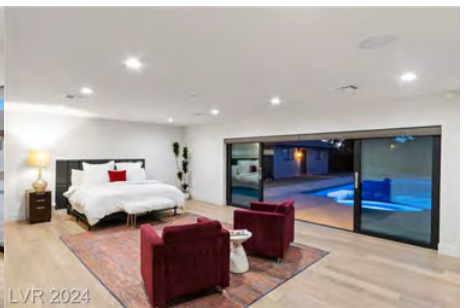
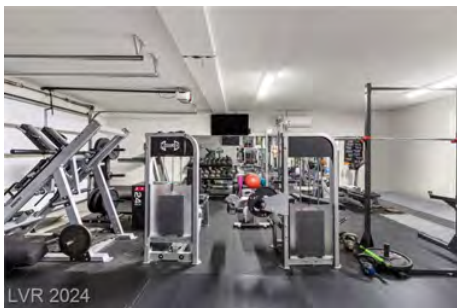
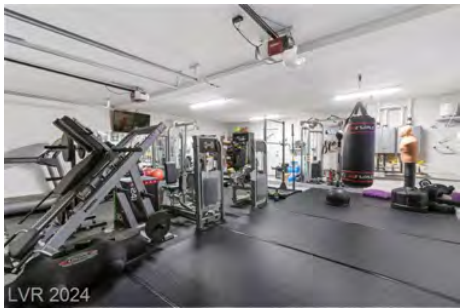
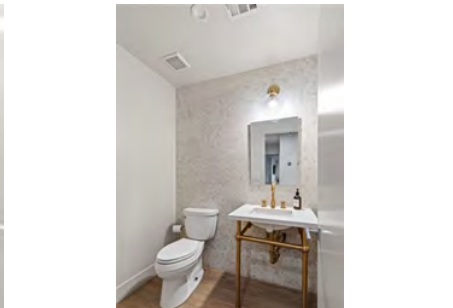
LVR DEEMS INFORMATION RELIABLE BUT NOT GUARANTEED. IT IS A VIOLATION TO PROVIDE DETAIL PRINTOUTS TO A CUSTOMER/CLIENT.

MLS#: [2605535](#)

Price: **\$1,900,000**

Address: **1800 Silver Avenue**







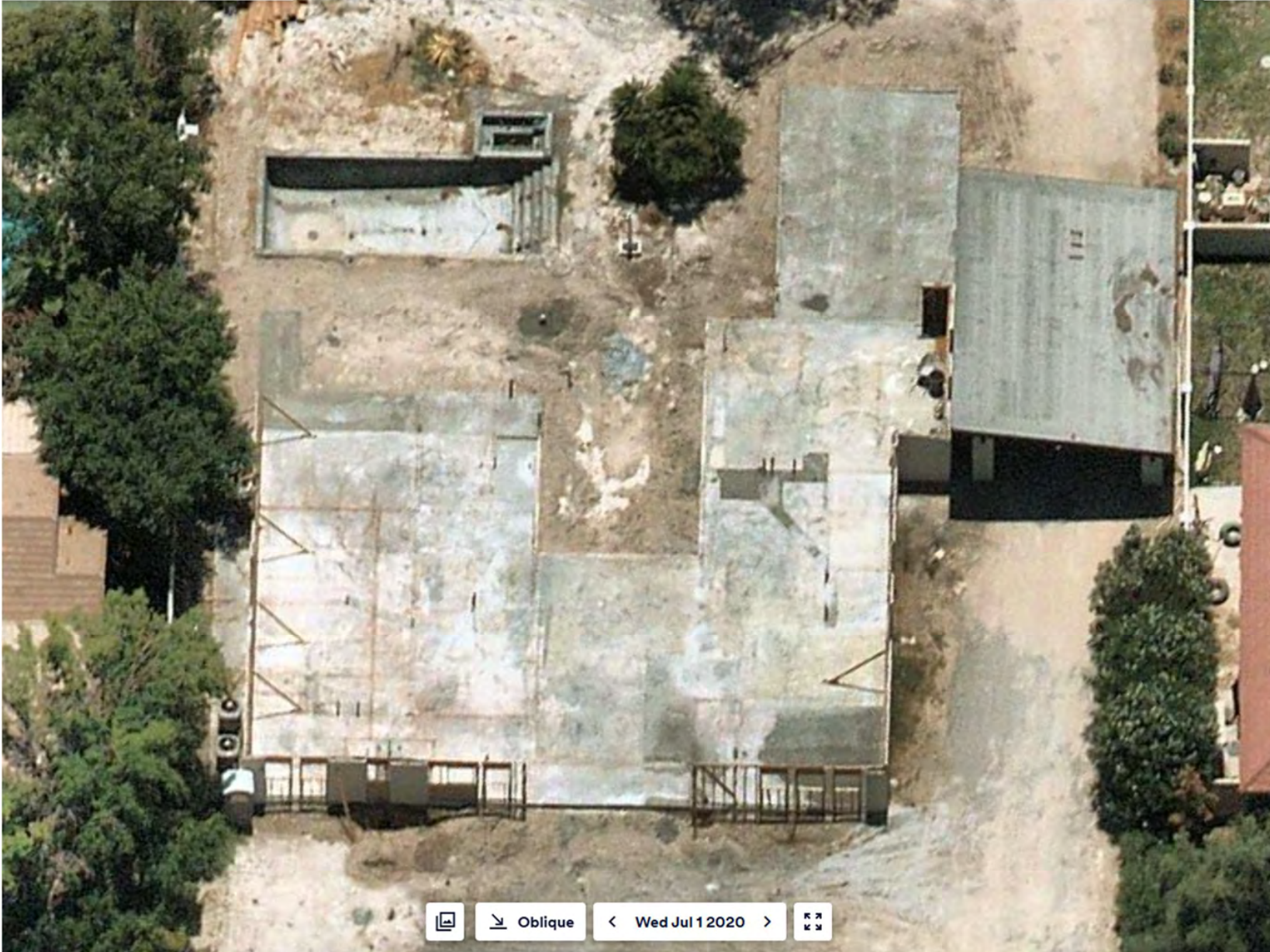
Casita with Full Kitchen, seperate from main house





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

PHOTOGRAPH ADDENDUM
CASE #: 424

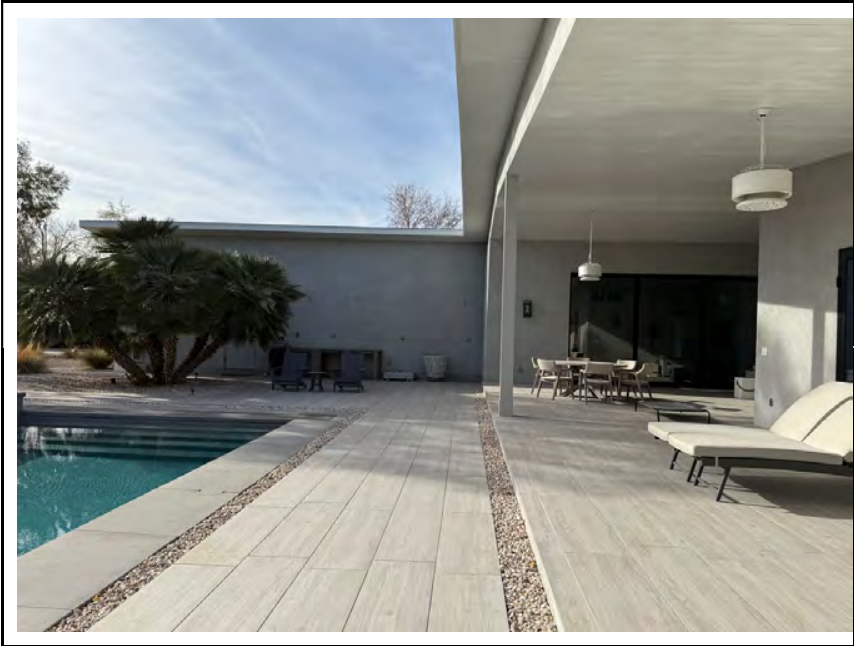


PHOTOGRAPH ADDENDUM

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



SUBJECT FRONT



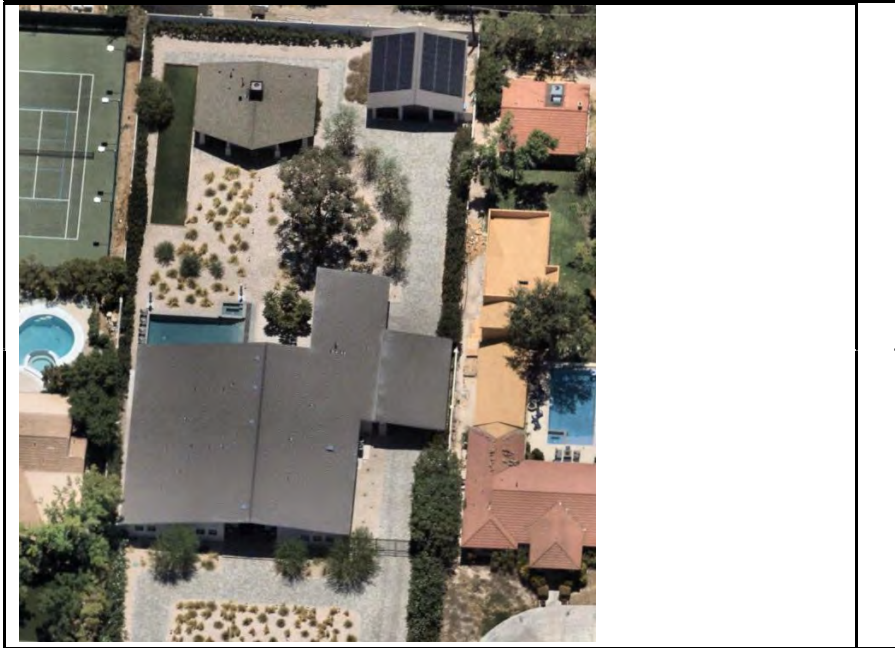
SUBJECT REAR PATIO
COVER



SUBJECT CARPORT

PHOTOGRAPH ADDENDUM

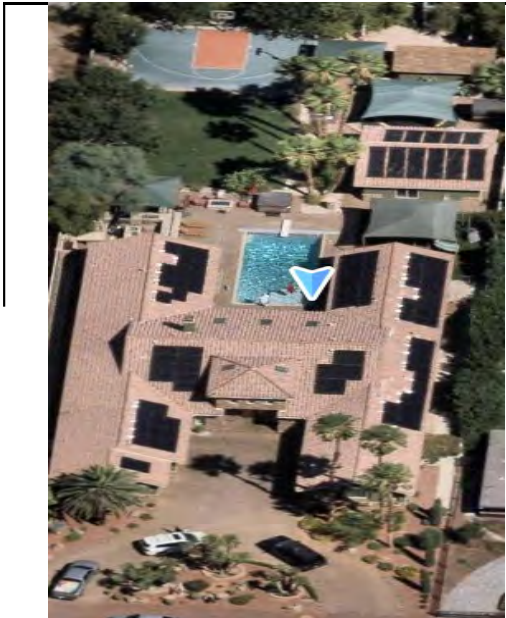
OWNER : 2709 PINTO LANE TRUST
Address: 2709 PINTO LN
Parcel Number: 139-32-703-002



SUBJECT



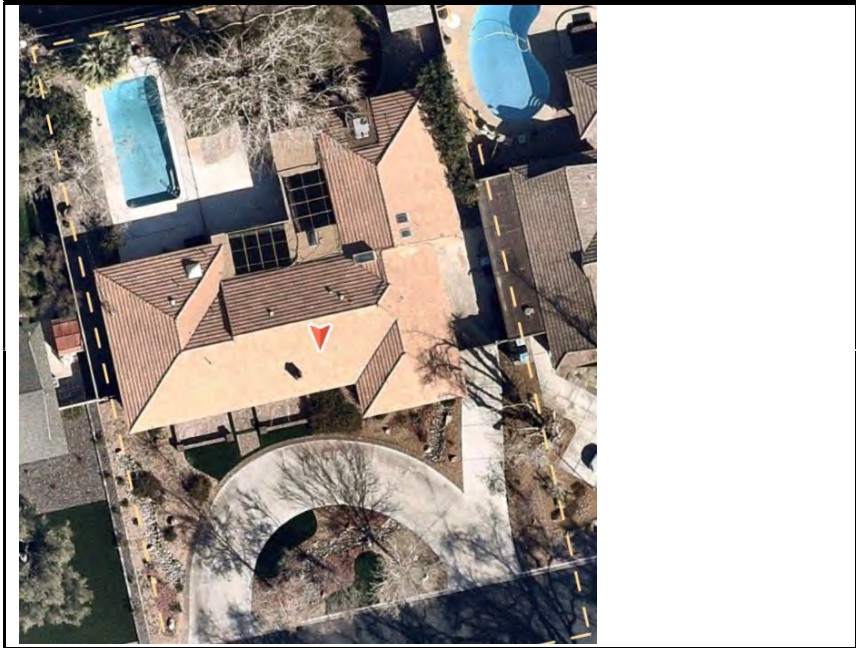
SALE #1
2727 ALTA DR



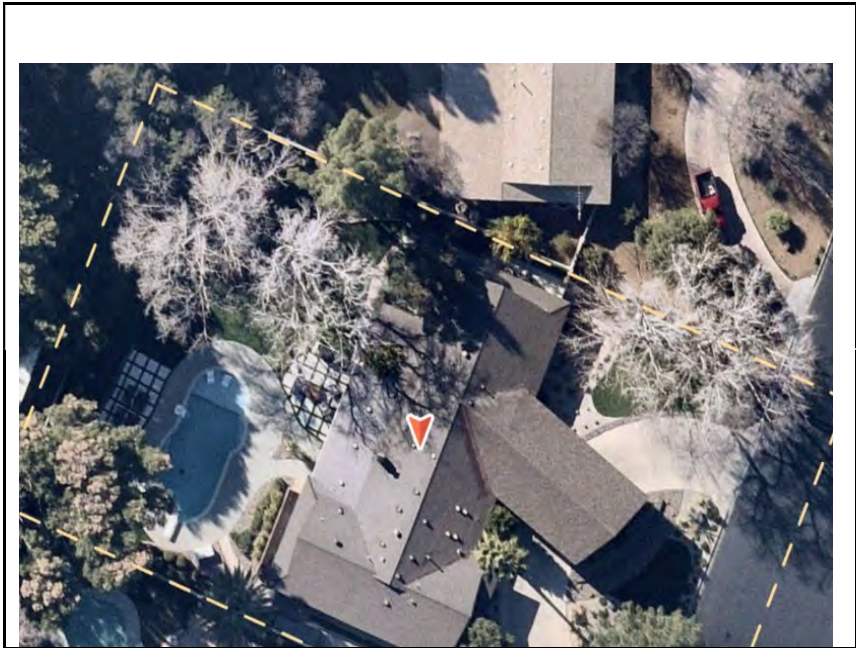
SALE #2
2822 ASHBY AVE

PHOTOGRAPH ADDENDUM

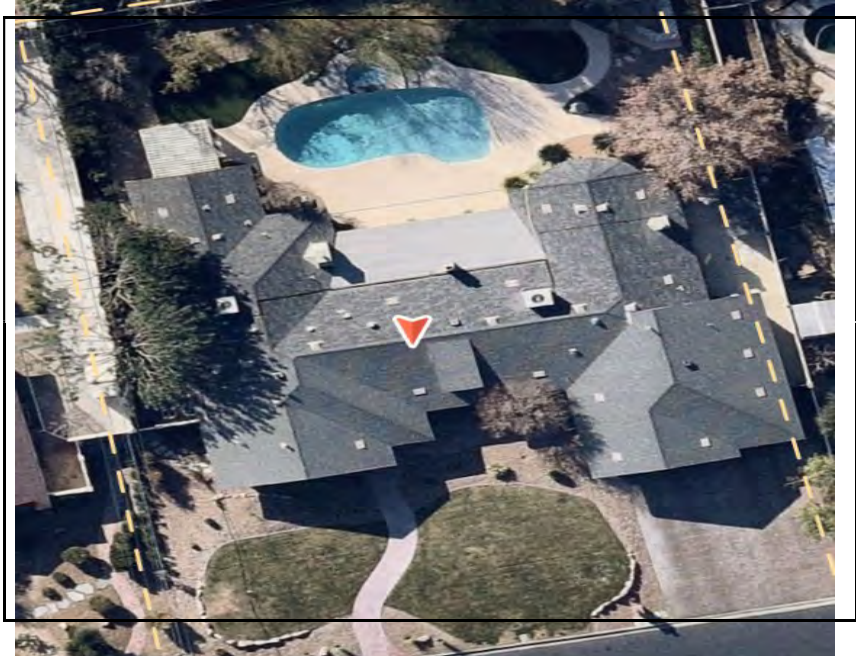
OWNER : 2709 PINTO LANE TRUST
Address: 2709 PINTO LN
Parcel Number: 139-32-703-002



SALE #3
3108 SONIA DR



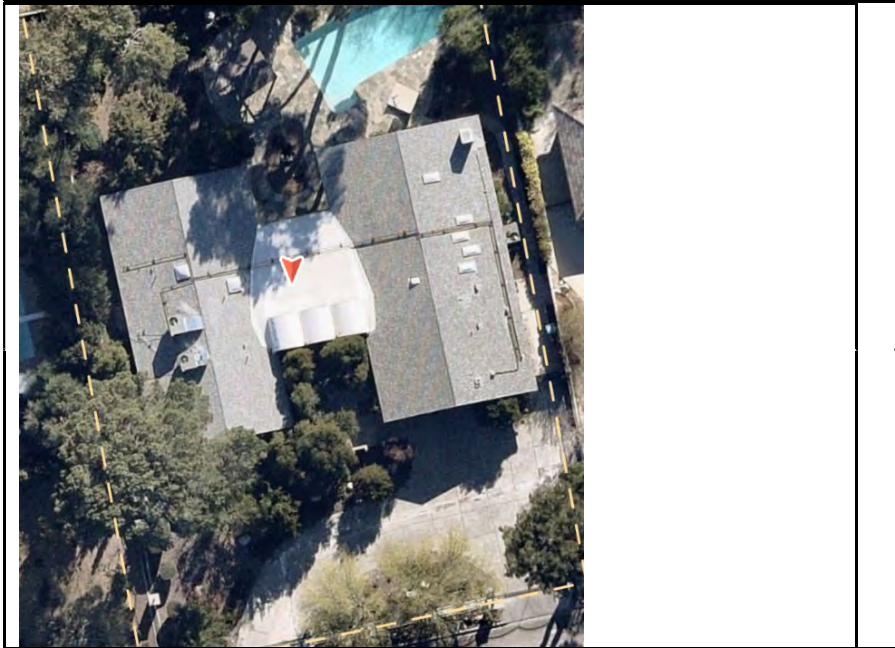
SALE #4
217 CAMPBELL DR



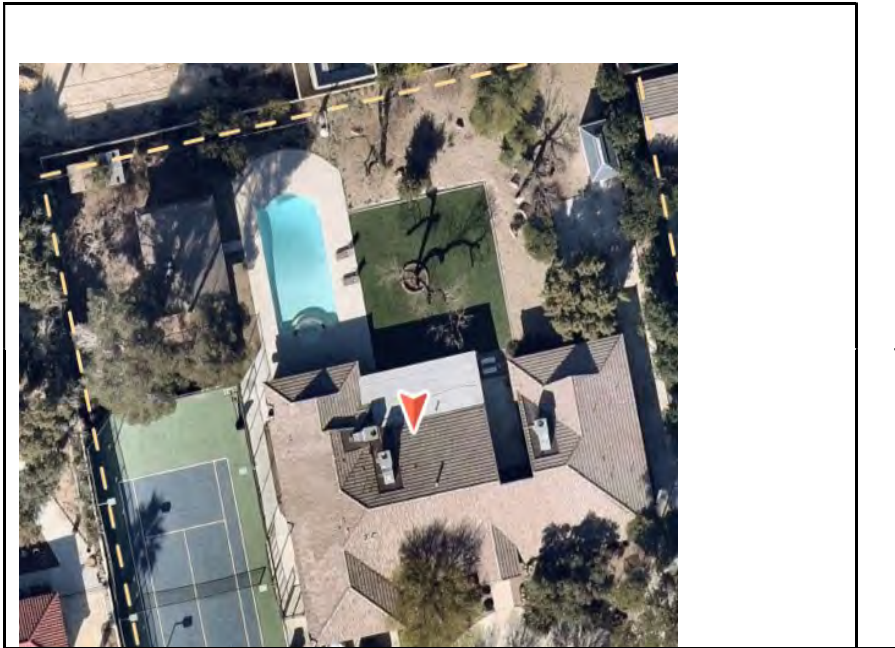
SALE #5
3105 CONNERS DR

PHOTOGRAPH ADDENDUM

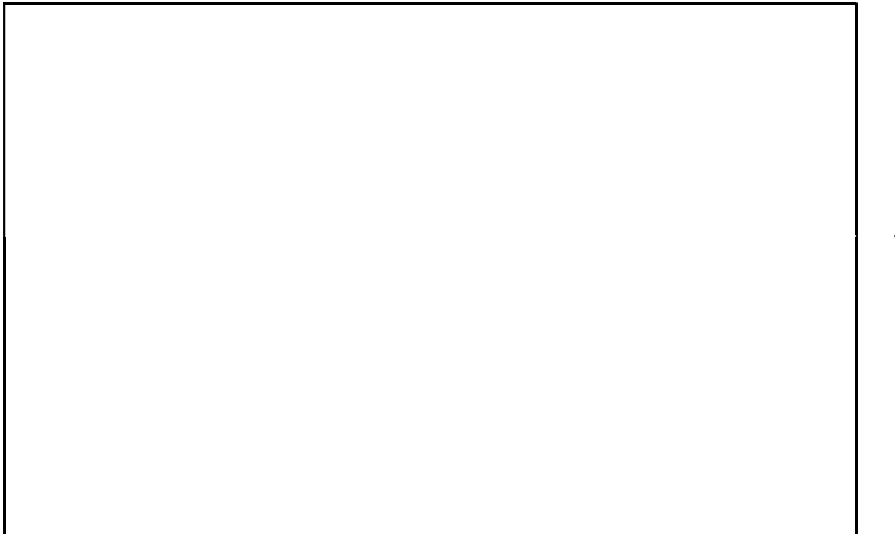
OWNER : 2709 PINTO LANE TRUST
Address: 2709 PINTO LN
Parcel Number: 139-32-703-002



SALE #6
2009 BANNIE AVE



SALE #7
1800 SILVER AVE



CASE 424 2026-2027

Parcel Equity Analysis

Subject:

			Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage		Patio		Pool	Casita/Gu est House	Land Acres	Taxable Values					Comments
No.	Parcel Number	Property Address								Descr.	Descr.							Ct	Total SqFt	Ct	Total SqFt				Land	Building	Extra Features	Total	Per SF	
5	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	\$600,000	\$917,700	\$169,986	\$1,687,686	\$339	
Equity Comparison Properties:																														
No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building	*Quality	*Construction Type	*Wall Ht.	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Ct	Total SqFt	Ct	Total SqFt	Pool	Casita/Gu est House	Land Acres	Land	Building	Extra Features	Total	Per SF	Comments
1	139-32-701-005	2720 PINTO LN	4,942	545.93	2019	7	10.5%	0.0%	2	One Story	Exceptional/Good	Frame-Brick Veneer	12	2	1	0	0	2	2757	5	4,288	Y	455	0.65	\$510,000	\$3,917,971	\$282,340	\$4,710,311	\$953	
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	\$600,000	\$2,801,081	\$291,830	\$3,692,911	\$380	
3	139-32-703-013	2710 PALOMINO LN	12,138	244.30	1996	30	45.0%	0.0%	3	Two Story	Very Good - Excellent	Frame-Stucco	10	4	1	0	7,394	3	2590	5	2,708	N	3984	1.70	\$750,000	\$2,287,026	\$154,919	\$3,191,945	\$263	
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	\$600,000	\$2,279,327	\$308,992	\$3,188,319	\$430	
5	139-32-702-016	2323 PINTO LN	7,261	244.30	2016	10	15.0%	0.0%	1	Two Story	Very Good - Excellent	Frame-Stucco	10	5	1	0	0	1	932	6	3,250	Y	1279	0.75	\$600,000	\$1,773,281	\$364,981	\$2,738,262	\$377	
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	\$600,000	\$1,810,614	\$209,545	\$2,620,159	\$430	
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	\$600,000	\$1,835,801	\$174,246	\$2,610,047	\$362	
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	\$600,000	\$1,791,088	\$77,833	\$2,468,921	\$289	
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	\$600,000	\$1,543,866	\$315,058	\$2,458,924	\$374	
10	139-32-306-019	3051 ARABIAN RD	5,828	380.28	1998	28	42.0%	0.0%	1	Two Story	Exceptional/Fair	Frame-Stucco	14	5	0	0	0	1	840	2	969	Y	0	1.03	\$600,000	\$1,515,507	\$279,315	\$2,394,822	\$411	
11	139-32-306-020	2801 PINTO LN	11,281	266.01	1976	50	75.0%	0.0%	4	One Story	Very Good - Excellent	Frame-Siding/Sl	10	6	2	4,360	0	1	480	4	1,101	Y	11098	1.14	\$600,000	\$1,605,336	\$43,429	\$2,248,765	\$199	
12	139-32-703-004	2609 PINTO LN	6,294	230.47	2004	22	33.0%	0.0%	1	Two Story	Very Good - Excellent	Frame-Stucco	0	3	1	0	0	1	840	4	1,525	Y	0	0.88	\$600,000	\$1,132,766	\$180,910	\$1,913,676	\$304	
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 Veneer	10	4	1	0	0	1	1150	3	668	Y	1950	1.23	\$600,000	\$1,099,241	\$213,735	\$1,912,976	\$264	
14	139-32-702-021	2426 PALOMINO LN	6,711	244.30	1996	30	45.0%	0.0%	1	Two Story	Very Good - Excellent	Frame-Stucco	10	5	1	0	0	1	705	3	1,016	Y	0	1.00	\$600,000	\$1,091,235	\$163,512	\$1,854,747	\$276	
15	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	\$600,000	\$917,700	\$169,986	\$1,687,686	\$339	SUBJECT
16	139-32-701-008	2608 PINTO LN	4,476	181.04	2003	23	34.5%	0.0%	2	Two Story	Good-Very Good	Frame-Siding/Sl	0	4	0	0	0	2	1164	3	2,001	Y	0	1.03	\$600,000	\$683,552	\$282,245	\$1,565,797	\$350	
17	139-32-702-007	2508 PINTO LN	6,482	244.30	1990	36	54.0%	0.0%	1	Two Story	Very Good - Excellent	Frame-Stucco	10	5	1	0	0	1	852	6	564	Y	0	0.98	\$600,000	\$820,532	\$74,387	\$1,494,919	\$231	
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	\$600,000	\$737,607	\$126,292	\$1,463,899	\$283	
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	\$750,000	\$614,015	\$74,167	\$1,438,182	\$198	
20	139-32-305-003	3013 PINTO LN	8,087	244.30	1981	45	67.5%	0.0%	1	Two Story	Very Good - Excellent	Frame-Stucco	10	5	0	0	0	1	660	6	1,331	Y	0	0.86	\$600,000	\$710,393	\$89,030	\$1,399,423	\$173	
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	\$600,000	\$653,369	\$138,877	\$1,392,246	\$256	
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	\$630,000	\$664,123	\$93,192	\$1,387,315	\$189	
23	139-32-306-001	2981 PINTO LN	6,533	244.30	1982	44	66.0%	0.0%	3	Two Story	Very Good - Excellent	Frame-Stucco	10	6	0	0	0	1	840	5	1,946	Y	1074	0.91	\$600,000	\$700,518	\$32,278	\$1,332,796	\$204	
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	\$600,000	\$614,015	\$83,107	\$1,297,122	\$179	
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	\$300,000	\$711,462	\$105,676	\$1,117,138	\$250	
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	\$600,000	\$403,989	\$104,097	\$1,108,086	\$233	
27	139-32-703-008	2700 PALOMINO LN	3,548	201.93	2000	26	39.0%	0.0%	1	One Story	Good-Very Good	Frame-Stucco	0	3	1	750	0	1	748	3	872	N	0	0.57	\$420,000	\$585,988	\$55,888	\$1,061,876	\$299	
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 Veneer	10	3	1	0	0	0	0	3	2,091	Y	1196	0.92	\$600,000	\$370,769	\$51,834	\$1,022,603	\$216	
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	\$600,000	\$352,343	\$54,759	\$1,007,102	\$213	
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	\$600,000	\$226,815	\$139,360	\$966,175	\$324	
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	\$600,000	\$248,880	\$107,087	\$955,967	\$267	
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	\$600,000	\$225,898	\$73,251	\$899,149	\$300	
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	\$600,000	\$253,237	\$38,466	\$891,703	\$157	
34	139-32-306-026	2951 PINTO LN	5,064	178.71	1959	67	75.0%	0.0%	1	One Story	Good	Masonry-CB/CB	0	3	0	0	0	1	528	3	679	Y	0	0.95	\$600,000	\$244,719	\$32,116	\$876,835	\$173	
35	139-32-703-005	2601 PINTO LN	4,068	178.09	1964	62	75.0%	0.0%	2	One Story	Good																			

CASE #	424	SUBJECT PARCEL INFORMATION						FISCAL YEAR			2026-2027			
APN	139-32-703-002		Location		2709 PINTO LN		Zoning Designation		RA		Vacant		No	
Size (acres)	0.85		Gross	0.85		Net	Size (sq ft)		37,026		# Buildable Lots		1	
General Description	Subject is an improved .85 acre residential lot in the Pinto Palomino estates neighborhood generally located in central Las Vegas adjacent the Las Vegas Medical District.										Offsites		Finished	
											Other			
COMPARABLE LAND SALES GRID														
Sale No.	1		2		3		4		5		6		7	
Parcel #	139-32-601-001		139-32-601-043		139-32-601-001		139-32-601-005		139-32-701-003		139-32-701-001		139-32-701-001	
Buyer	813 L L C		HUGHES DOUG & STACI		D-ROCK QUEENSRIDGE		D-ROCK QUEENSRIDGE		TEMUJEN L P		PONTONI MICHAEL R		ACTIVE MLS LISTING	
Seller	D-ROCK QUEENSRIDGE		ROSENBERG RANDI LEE		VESPA PASQUALINA K		CERB NEVADA TRUST		BARTSAS MARY 13 L L		FLORIS ALICIA PANTI		PONTONI MICHAEL R	
Date of Sale	2/19/2025		6/23/2023		8/7/2023		8/7/2023		4/26/2021		9/29/2020		2/19/2026	
Sale Price	\$2,315,000		\$750,000		\$950,000		\$950,000		\$500,000		\$443,625		\$1,100,000	
Cross Streets	Rancho / Alta		Rancho / Charleston		Rancho / Alta		RANCHO / ALTA		Rancho / Charleston		Rancho / Alta		Rancho / Alta	
# of Lots	2		1		1		1		1		1		1	
Unadjusted Lot Price	1,157,500		750,000		950,000		950,000		500,000		443,625		1,100,000	
Time/Market/Other Adj.*									30%		45%			
Adjusted Sale Price	1,157,500		750,000		950,000		950,000		650,000		643,256		1,100,000	
Location	Rancho Circle		Rancho Circle		Rancho Circle		Rancho Circle		Central West		Central West		Central West	
Zoning/Probable Use	R-A		R-A		R-A		R-A		R-A		R-A		R-A	
Access	Guard Gated		Not Gated		Guard Gated		Guard Gated		Not Gated		Not Gated		Not Gated	
Lot Size (acres)	~ 1.09 Acres		0.96 Acre		1.12 Acres		1.05 Acres		1.03 Acres		0.88 Acre		0.88 Acre	
Shape/Topography	Regular/Graded		Regular/Level		Irregular/Level		Narrow/Level		Regular/Level		Regular/Level		Regular/Level	
Offsites	Finished		Partial		Finished		Finished		Partial		Finished		Finished	
Other	Good Amenities / Culdesac Lot				Culdesac Lot		Culdesac Lot							
Overall Comparison to Subject	SUPERIOR		SIMILAR		SUPERIOR		SUPERIOR		SIMILAR		SIMILAR		SIMILAR	
* Analysis of Market Conditions Adjustment attached.														
RECONCILIATION														
INDICATED VALUE RANGE OF COMPARABLES		643,256		TO		1,157,500								
CURRENT TAXABLE VALUE OF SUBJECT		600,000		PER LOT				TOTAL TXBL LAND VALUE		600,000				
RECOMMEND		600,000		PER LOT				TOTAL TXBL LAND VALUE		NO CHANGE				
RECONCILIATION COMMENTS		Comps similar in zoning and probable use were selected as evidence of market value and analyzed on a per lot basis. Comps range from .88 - 2.17 acres and indicate a range in value which supports the assessors recommendation. Comp 2 purchased as teardown. Comps 5-7 in subject nbhd. Comps 5,6 are dated as newer sales in the subject nbhd were not available, and when adjusted for market conditions indicate size is factored minimally as an adjustment. Comp 7 is a current listing in the subject nbhd. Market adjustment based on paired sales of comp 3 (\$579,000 10/2018 to \$950,000 8/2023 +65% or 1.12% per month) with support from the Case Shiller Las Vegas home price index. Comp 3 is also 1 of 2 lots included in comp 1 and has doubled in sale price since the 10/2018 sale of \$579,000.												

Clark County Assessor's Office



Case #: 00424
2709 PINTO LANE TRUST ETAL
2709 PINTO LN
Subject(s):
S. 139-32-703-002

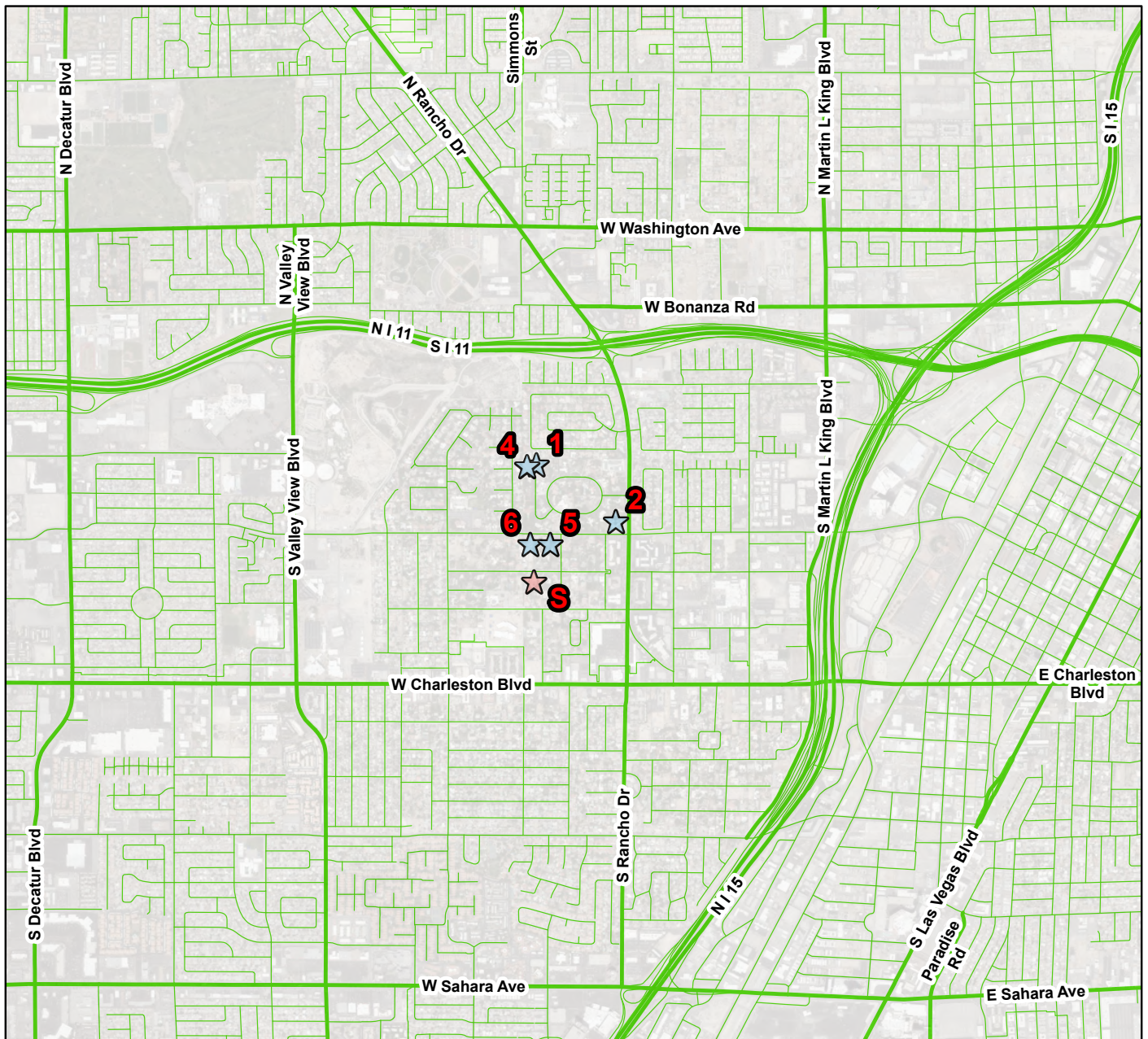
Comparable(s):
1. 139-32-601-001
2. 139-32-601-043
3. 139-32-601-001
4. 139-32-601-005
5. 139-32-701-011
6. 139-32-701-001
7. 139-32-701-001

1:30,000
Date: 2/3/2026

Legend

★ Subject

★ Comparable



Vicinity Map

SBE 26-107 Pg 990

[REMAND SBE 26-107 Pg 1000](#)

Clark County Assessor's Office



Case #: 00424
2709 PINTO LANE TRUST ETAL
2709 PINTO LN
Subject(s):
S. 139-32-703-002

Comparable(s):
1. 139-32-601-001
2. 139-32-601-043
3. 139-32-601-001
4. 139-32-601-005
5. 139-32-701-011
6. 139-32-701-001
7. 139-32-701-001

1:4,000
Date: 2/3/2026

Legend

Subject

Comparable



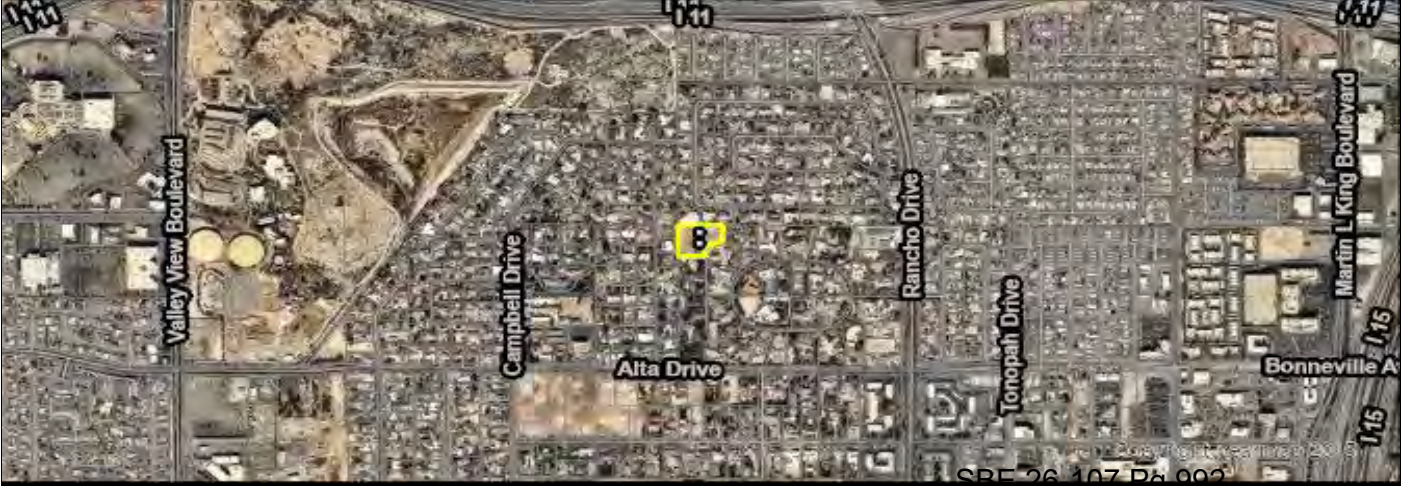
Aerial Map
Nearmap Orthophoto (Summer 2025)

SBE 26-107 Pg 991

[REMAND SBE 26-107 Pg 1001](#)

Comparable Sale: 1

Property Description:	SALE IS FOR 2 PARCELS LOCATED IN GUARD GATED, RANCHO CIRCLE SUBDIVISION. PREVIOUSLY DEVELOPED LOTS. COMMUNITY WELL.			
Parcel Number:	139-32-601-001			
Parcel Count:	2			
Cross Streets	Rancho / Alta			
Seller:	D-ROCK QUEENSRIDGE L L C			
Buyer:	813 L L C			
Deed Number:	20250219:00002456			
Sale Date:	2/19/2025			
Sale Price:	\$2,315,000			
Gross Size SF/Acre:	48,787	1.12		
Net Size SF/Acre:	94,525	2.17		
Sale Price Per SF/Acre:	\$24.49	\$1,066,820		
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-A			
Offsites:	Finished			
Verification Source:	Public Records			



Comparable Sale: 2

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



Comparable Sale: 3

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



Comparable Sale: 4

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



Comparable Sale: 5

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



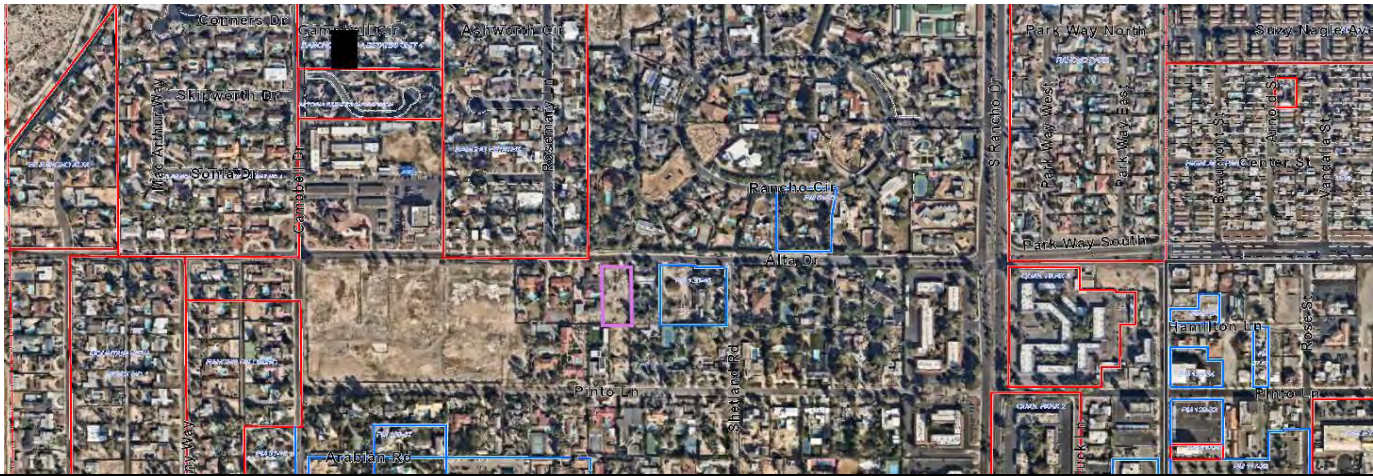
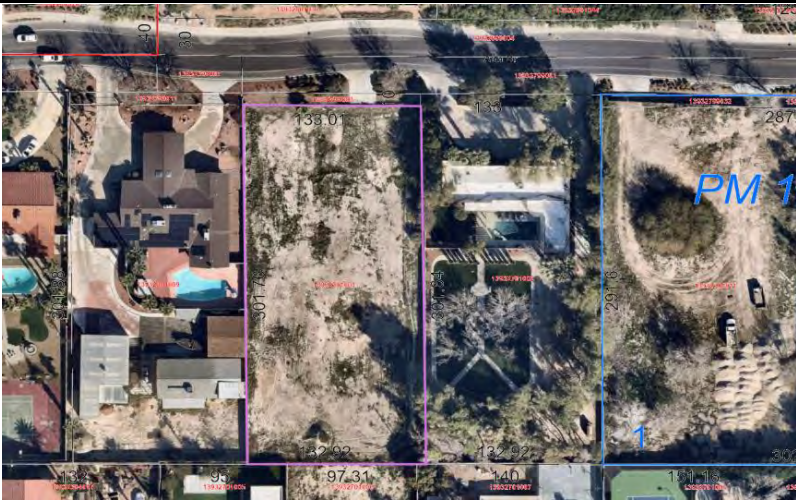
Comparable Sale: 6

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



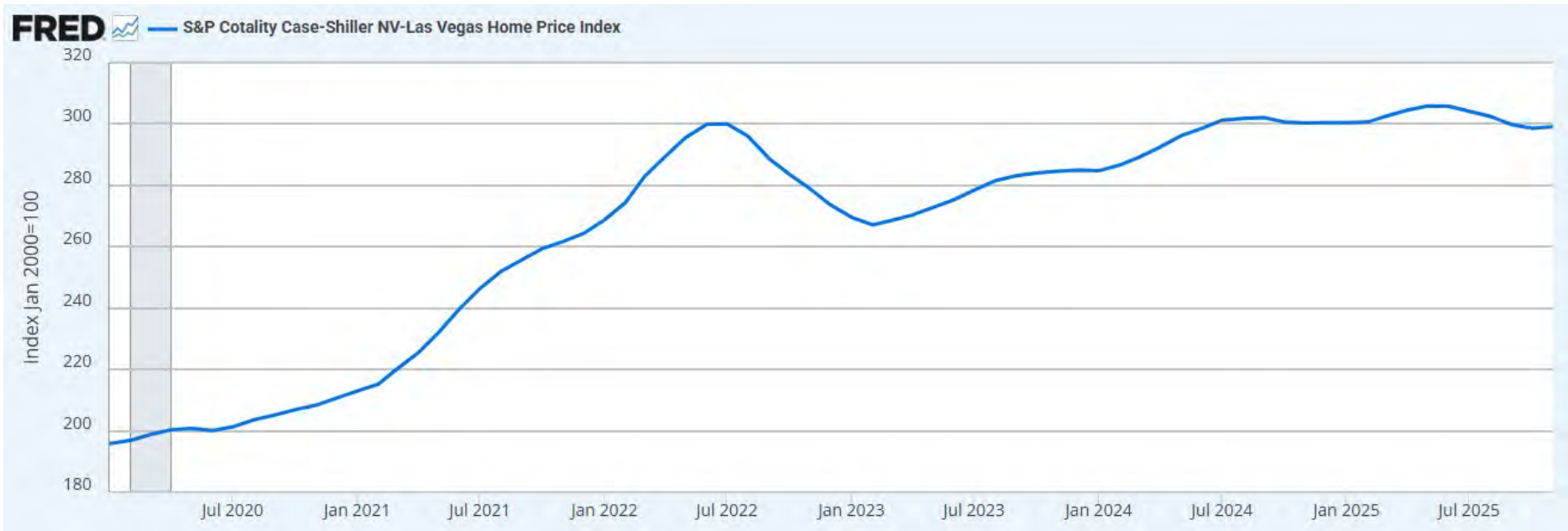
Comparable Sale: 7

Property Description:	CITY WATER AND SEWER. BLOCK WALL FENCING ON TWO SIDES OF PROPERTY.			
Parcel Number:	139-32-701-001			
Parcel Count:	1			
Cross Streets	Rancho / Alta			
Seller:	PONTONI MICHAEL R			
Buyer:	ACTIVE MLS LISTING			
Deed Number:	20200929:00002638			
Sale Date:	9/29/2020			
Sale Price:	\$1,100,000			
Gross Size SF/Acre:	38,333	0.88		
Net Size SF/Acre:	38,333	0.88		
Sale Price Per SF/Acre:	\$28.70	\$1,250,000		
	Zoning	ROI	Planned Use	Overlay
Zoning:	R-A			
Offsites:	Finished			
Verification Source:	MLS/COSTar/Property Line			



APN	acreage	unit_prc	adj_dscr	adj	LAND NOTE	VALUE	VALUE/acre	
139-32-703-009	0.23	600,000.00	% - Size	-0.5		300,000	1,304,348	
139-32-703-010	0.27	600,000.00	% - Size	-0.5		300,000	1,111,111	
139-32-703-011	0.51	600,000.00	% - Size	-0.3		420,000	823,529	
139-32-306-012	0.52	600,000.00	% -Assemblage	-0.5	assemblage w/-011	300,000	576,923	
139-32-306-011	0.52	600,000.00	% -Assemblage	-0.5	assemblage w/-012	300,000	576,923	
139-32-703-008	0.57	600,000.00	% - Size	-0.3		420,000	736,842	
139-32-701-005	0.65	600,000.00	% - Size	-0.15		510,000	784,615	
139-32-701-006	0.66	600,000.00	% - Size	-0.15		510,000	772,727	
139-32-702-020	0.69	600,000.00	% - Size	-0.15		510,000	739,130	
139-32-702-019	0.69	600,000.00	% - Size	-0.15		510,000	739,130	
139-32-702-018	0.69	600,000.00	% - Size	-0.15		510,000	739,130	
139-32-702-010	0.69	600,000.00	% - Size	-0.15		510,000	739,130	
139-32-702-024	0.7	600,000.00	% - Size	-0.1		540,000	771,429	
139-32-702-014	0.75	600,000.00		0		600,000	800,000	
139-32-702-015	0.75	600,000.00		0		600,000	800,000	
139-32-702-016	0.75	600,000.00		0		600,000	800,000	
139-32-306-023	0.78	600,000.00		0		600,000	769,231	
139-32-703-002	0.85	600,000.00		0		600,000	705,882	subject
139-32-304-003	0.85	600,000.00		0		600,000	705,882	
139-32-703-003	0.85	600,000.00		0		600,000	705,882	
139-32-703-001	0.85	600,000.00		0		600,000	705,882	
139-32-304-013	0.86	600,000.00		0		600,000	697,674	
139-32-305-003	0.86	600,000.00		0		600,000	697,674	
139-32-304-011	0.87	600,000.00		0		600,000	689,655	
139-32-306-010	0.87	600,000.00		0		600,000	689,655	
139-32-304-012	0.87	600,000.00		0		600,000	689,655	
139-32-304-002	0.87	600,000.00		0		600,000	689,655	
139-32-304-001	0.87	600,000.00		0		600,000	689,655	
139-32-306-024	0.87	600,000.00		0		600,000	689,655	
139-32-703-004	0.88	600,000.00		0		600,000	681,818	
139-32-701-001	0.88	600,000.00		0		600,000	681,818	
139-32-703-005	0.88	600,000.00		0		600,000	681,818	
139-32-304-009	0.88	600,000.00		0		600,000	681,818	
139-32-304-018	0.89	600,000.00		0		600,000	674,157	
139-32-306-022	0.9	600,000.00		0		600,000	666,667	
139-32-304-010	0.9	600,000.00		0		600,000	666,667	
139-32-701-002	0.91	600,000.00		0		600,000	659,341	
139-32-306-004	0.91	600,000.00		0		600,000	659,341	
139-32-306-001	0.91	600,000.00		0		600,000	659,341	
139-32-304-016	0.91	600,000.00		0		600,000	659,341	
139-32-304-017	0.91	600,000.00		0		600,000	659,341	
139-32-304-015	0.91	600,000.00		0		600,000	659,341	
139-32-304-008	0.92	600,000.00		0		600,000	652,174	
139-32-304-007	0.92	600,000.00		0		600,000	652,174	
139-32-306-026	0.95	600,000.00		0		600,000	631,579	
139-32-702-013	0.97	600,000.00		0		600,000	618,557	

APN	acreage	unit_prc	adj_dscr	adj	LAND NOTE	VALUE	VALUE/acre	
139-32-702-006	0.98	600,000.00		0		600,000	612,245	
139-32-304-005	0.98	600,000.00	% -Assemblage	-0.25	assemblage w/-006	450,000	459,184	
139-32-702-007	0.98	600,000.00		0		600,000	612,245	
139-32-702-012	0.98	600,000.00		0		600,000	612,245	
139-32-702-008	0.99	600,000.00		0		600,000	606,061	
139-32-305-001	0.99	600,000.00		0		600,000	606,061	
139-32-701-007	1	600,000.00		0		600,000	600,000	
139-32-702-011	1	600,000.00		0		600,000	600,000	
139-32-702-021	1	600,000.00		0		600,000	600,000	
139-32-702-028	1.01	600,000.00		0		600,000	594,059	
139-32-306-019	1.03	600,000.00		0		600,000	582,524	
139-32-701-008	1.03	600,000.00		0		600,000	582,524	
139-32-701-009	1.03	600,000.00		0		600,000	582,524	
139-32-703-006	1.05	600,000.00		0		600,000	571,429	
139-32-305-002	1.1	600,000.00		0		600,000	545,455	
139-32-306-009	1.11	600,000.00		0		600,000	540,541	
139-32-306-020	1.14	600,000.00		0		600,000	526,316	
139-32-305-005	1.21	600,000.00		0		600,000	495,868	
139-32-304-006	1.22	600,000.00	% -Assemblage	-0.25	assemblage w/-005	450,000	368,852	
139-32-702-030	1.23	600,000.00		0		600,000	487,805	
139-32-702-001	1.25	600,000.00		0		600,000	480,000	
139-32-702-027	1.38	600,000.00	% - Size	0.05		630,000	456,522	
139-32-702-009	1.57	600,000.00	% - Size	0.15		690,000	439,490	
139-32-702-002	1.59	600,000.00	% - Size	0.15		690,000	433,962	
139-32-703-013	1.7	600,000.00	% - Size	0.25		750,000	441,176	
139-32-304-004	1.75	600,000.00	% - Size	0.25		750,000	428,571	
139-32-304-014	1.88	600,000.00	% - Size	0.25		750,000	398,936	
139-32-701-011	2.02	600,000.00	% - Size	0.25		750,000	371,287	



Clark County Assessor's Office



Case #: 00424
2709 PINTO LANE TRUST ETAL
2709 PINTO LN
Subject(s):
S. 139-32-703-002

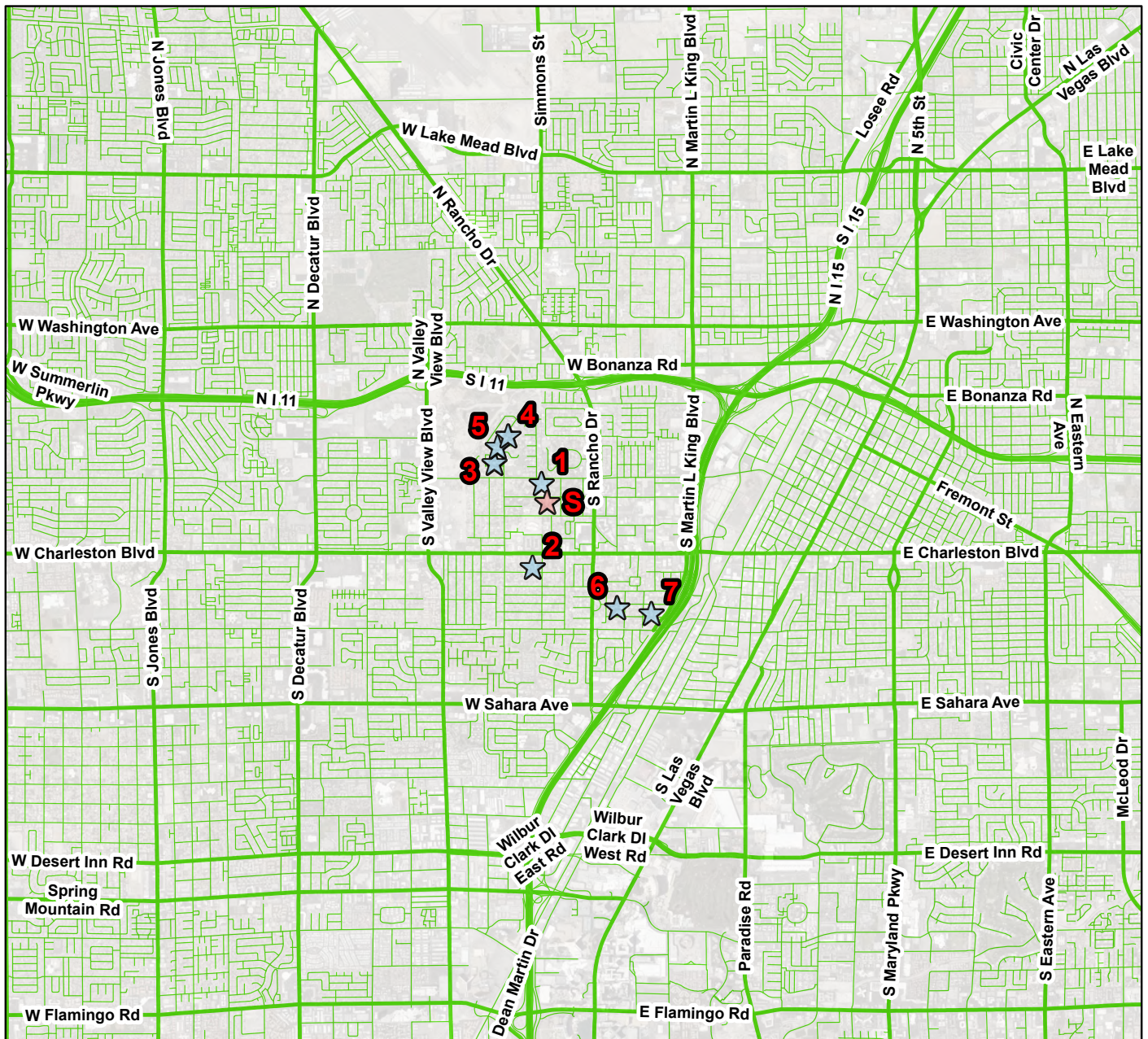
Comparable(s):
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2. 162-05-510-011
3. 139-32-211-043
4. 139-32-110-049
5. 139-32-211-025
6. 162-04-210-045
7. 162-04-210-058

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

Legend

★ Subject

★ Comparable



Vicinity Map

SBE 26-107 Pg 1002

[REMAND SBE 26-107 Pg 1012](#)

Clark County Assessor's Office

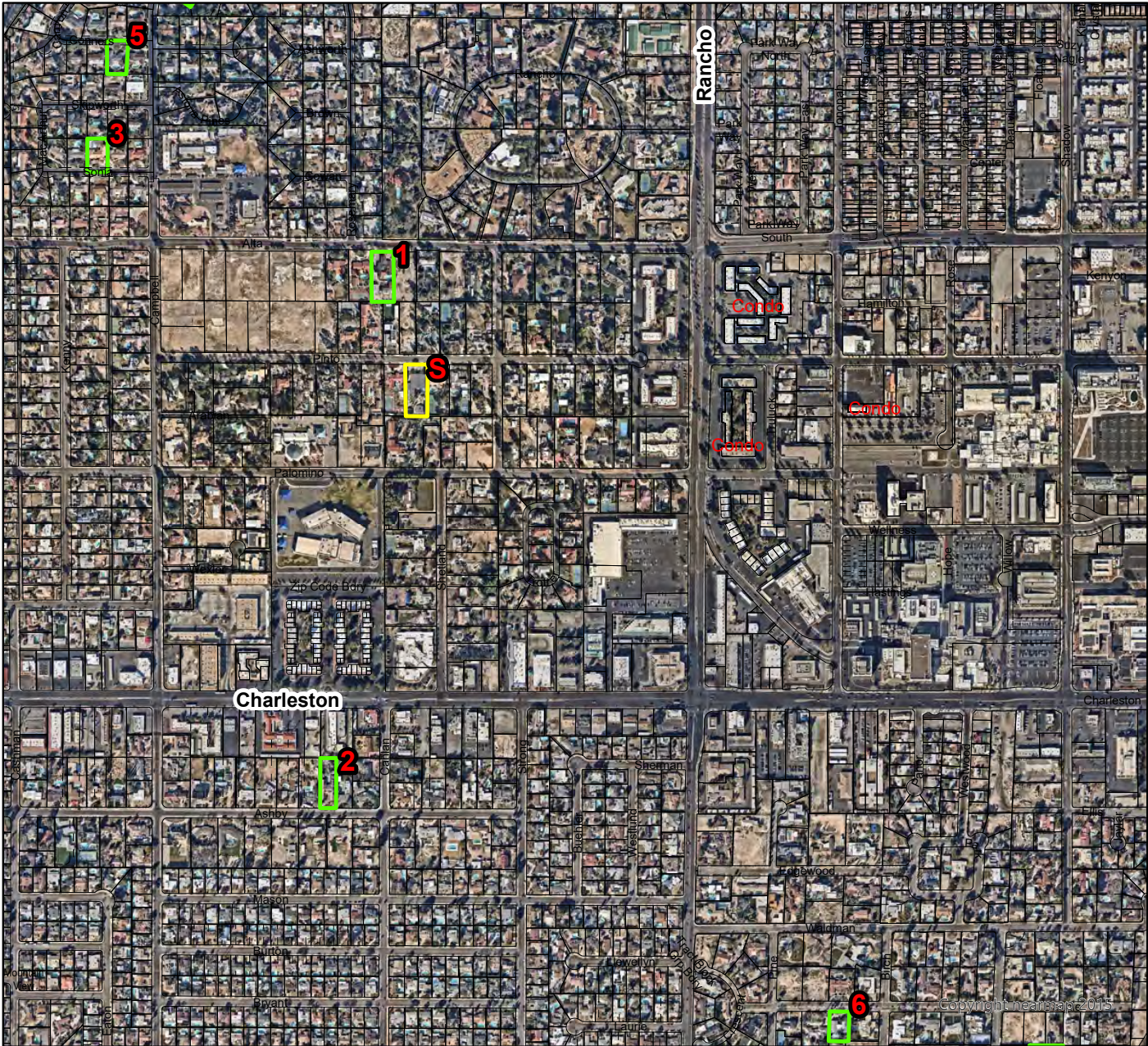


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S. 139-32-703-002

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1. 139-32-304-009
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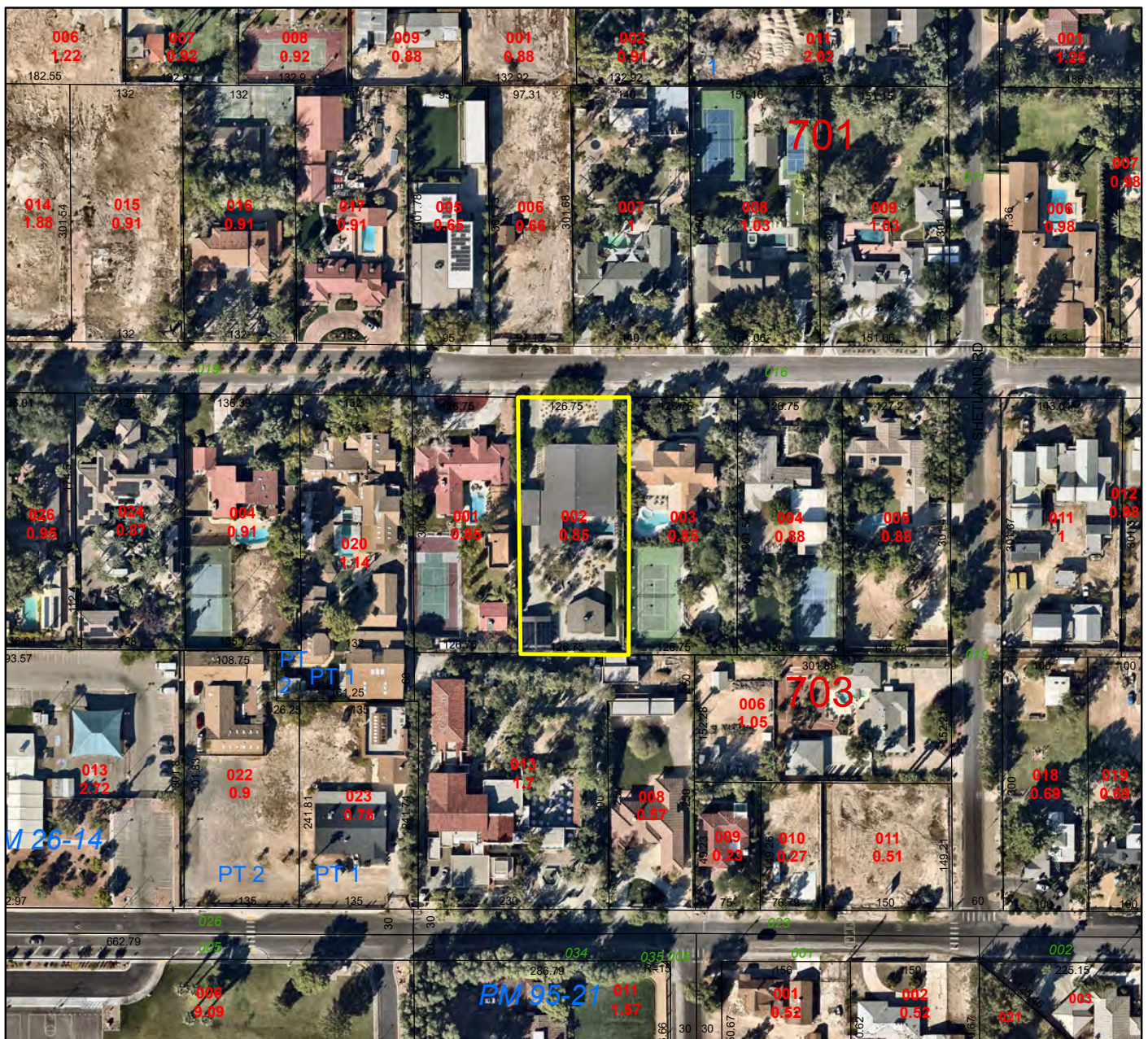
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Legend
 Subject
 Comparable



139-32-703-002

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Date: 1/6/2026

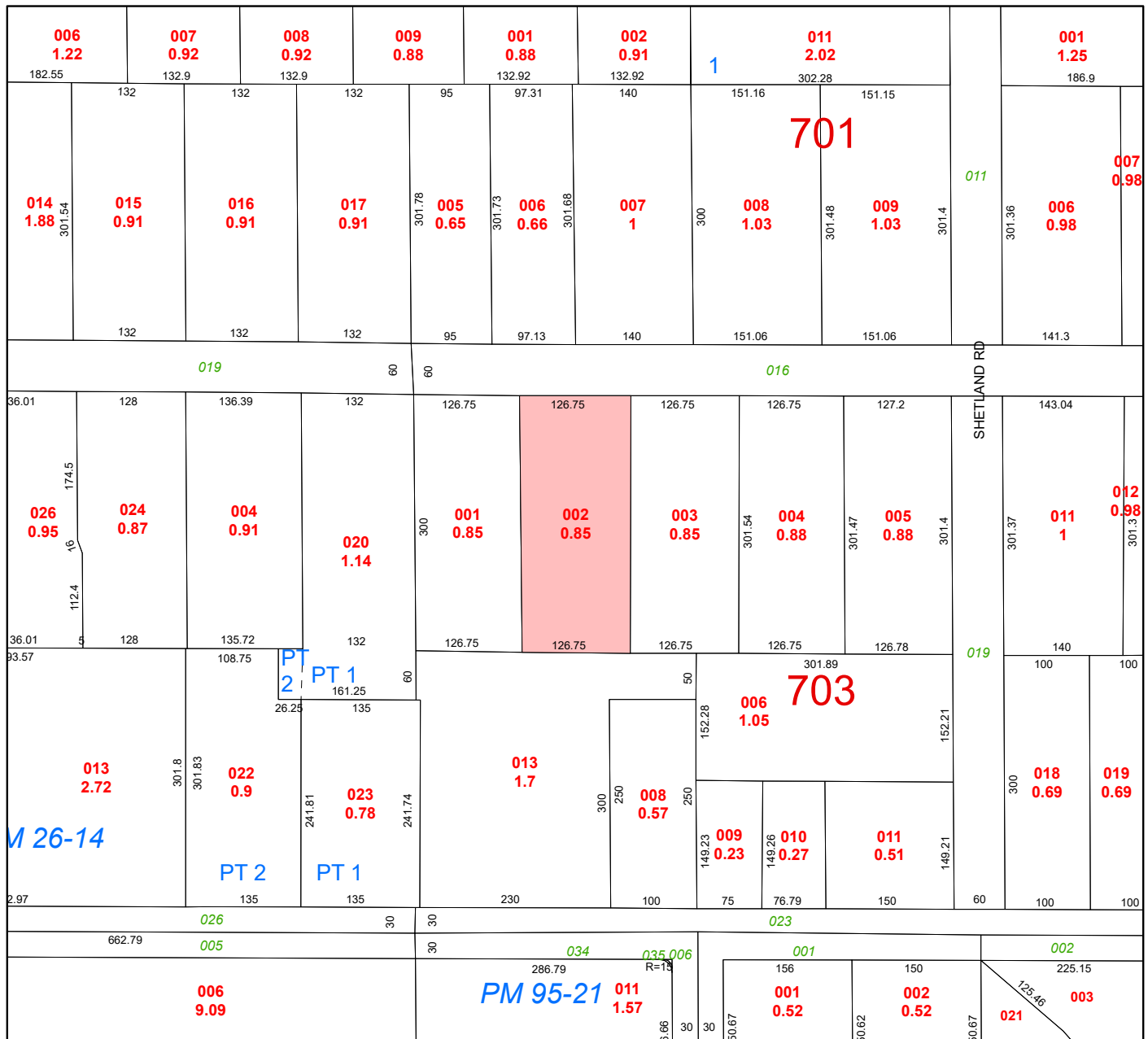


Aerial Map
Nearmap Orthophoto (Summer 2025)

SBE 26-107 Pg 1004

REMAND SBE 26-107 Pg 1014

1:2,000
Date: 1/6/2026



REMAND SBE 26-107 Pg 1015



CLARK COUNTY BOARD OF EQUALIZATION

Case # 424

Miscellaneous Information



togetherforbetter

**OFFICE OF THE
COUNTY ASSESSOR**

BRIANA JOHNSON

Clark County Assessor

(702) 455-3882 • Fax: (702) 455-0018

www.clarkcountynv.gov/assessor

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

01/05/2026

Case Number: 424
Parcel/PPID Number: 139-32-703-002

2709 PINTO LANE TRUST ETAL
2709 PINTO LN
LAS VEGAS NV 89107

Dear Sir or Madam:

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

You will be notified of your hearing date by email.

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

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

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

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

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





CLARK COUNTY BOARD OF EQUALIZATION

Case # 424

Addendum

Case Summary 00424

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

Mailing Address: 2709 PINTO LN Appeal #: 00424

Fiscal Year #: 2026-2027 Secured



LAS VEGAS NV 89107 BOE Date #: 02/19/2026 08:00 am Commission Chambers

Appraiser: Jerrell Turner

Land Use Code: 20.110

Neighborhood Code: 1311.09

Situs: 2709 PINTO LN LAS VEGAS Total Acres: 0.8500

Legal Description:
PT NW4 SE4 SEC 32 20 61

Totals for all Parcels						
	2024-2025		2025-2026		2026-2027	
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable
Land Value	183,750	525,000	183,750	525,000	210,000	600,000
Improvement Value	396,343	1,132,408	387,906	1,108,304	380,690	1,087,686
Supplemental Value	0	0	0	0	0	0
Total	580,093	1,657,408	571,656	1,633,304	590,690	1,687,686

RECEIVED

JAN 05 2026



APPEAL FORM # 26-00424

Clark County Board of Equalization CLARK COUNTY ASSESSOR

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.

Please Print or Type:

Part A. PROPERTY OWNER/PETITIONER INFORMATION (Agents Information to be completed in Part H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL
2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS

NAME OF PETITIONER (IF DIFFERENT FROM PROPERTY OWNER)

MARK B. WOLFSON

TITLE

OWNER

MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)

2709 PINTO LANE

EMAIL ADDRESS

MBW1016@HOTMAIL.COM

CITY

LAS VEGAS

STATE

NV

ZIP CODE

89107

DAYTIME PHONE

202-384-9161

ALTERNATE PHONE

FAX NUMBER

Part B. PROPERTY OWNER ENTITY DESCRIPTION

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

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

The organization described above was formed under the laws of the State of 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 leasehold, possessory interest, or beneficial interest in real property.☐ Other, please describe:

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS 2709	STREET/ROAD PINTO LN	CITY (IF APPLICABLE) LAS VEGAS	COUNTY CLARK
PURCHASE PRICE \$965,000		PURCHASE DATE MAR 30, 2018	

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

ASSESSOR'S PARCEL NUMBER (APN)

139-32-703-002

ACCOUNT NUMBER

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

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

If yes, enter number of parcels:

Multiple parcel list is attached.

Appeals must be single parcels unless multiple contiguous parcels act as a single unit.

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

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

☒ 26-27 Secured Roll

Part E. VALUE OF PROPERTY

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

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	\$600,000	\$413,878
Buildings	\$1,087,686	\$403,224
Personal Property		
Possessory interest in real property		
Exempt Value		
Total	1,687,686	\$817,102

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

COMPLETE BOTH PAGES OF THIS FORM

RECEIVED

JAN 05 2026

APPEAL FORM # 26-00424

Part F. TYPE OF APPEAL

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

- ☐ NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- ☒ NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- ☐ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed; and have attached the proof showing the owner, the location, the description and the taxable value of the undervalued property.
- ☐ NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- ☐ NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and that deferred taxes are now due.
- ☐ NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

CLARK COUNTY ASSESSOR

Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED)

RELATIVE TO THE NEIGHBORS IN THE IMMEDIATE AREA PETITIONER'S LAND VALUE IS EXCEEDINGLY HIGH. ADDITIONALLY, THE VALUE OF IMPROVEMENTS IS EXCESSIVELY HIGHER THAN ALL THE COMPARABLE PROPERTIES IN THE IMMEDIATE VICINITY.

CERTIFICATION

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

Owner/Petitioner Signature

Title

Print Name of Owner/Petitioner

Date

Part H. AUTHORIZATION OF AGENT

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

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

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

Authorized Agent Contact Information:

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

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

CERTIFICATION

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

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

Authorized Agent Signature

Title

Print Name of Signatory

Date

☐ I hereby withdraw appeal to the Board of Equalization

Signature of Owner or Authorized Agent/Attorney

Date



CLARK COUNTY BOARD OF EQUALIZATION

Case # 424

Assessor Information

Appeal #424 - 139-32-703-002

QC 40 Good

Line	Parcel	Line #	Building Style	BLDG SF	Eff Year	Statutory Depr. %	Extra Features (Taxable \$)	# Buildings	Casita/Guest House (Sq.Ft)	Garage (Sq.Ft)	2026/2027 Assessed Impr. (Assessed \$)	2026/2027 Assessed Impr. (Taxable \$)	Rate/SF Taxable \$	Taxable RCN	Taxable RCN (\$/Sq.Ft.)	Taxable RCNLD	Address
1	139-32-702-012	20	Split Level	5,178	1996	45.00%	\$126,292	2	0	936	\$302,365	\$863,900	\$166.84	\$1,511,239	\$292	\$863,899	2337 PINTO LANE
2	139-32-703-003	22	Two Story	5,430	1998	42.00%	\$138,877	1	0	1,300	\$277,286	\$792,246	\$145.90	\$1,365,943	\$252	\$792,246	2701 PINTO LANE
3	139-32-703-009	25	Two Story	4,475	2009	25.50%	\$105,676	1	0	672	\$285,998	\$817,137	\$182.60	\$1,084,749	\$242	\$817,137	2664 PALOMINO
4	139-32-702-027	26	One Story	7,350	1989	55.50%	\$93,192	1	0	1,916	\$265,060	\$757,314	\$103.04	\$1,720,127	\$234	\$757,314	2408 PALOMINO
5	139-32-702-014	28	One Story	4,758	1993	58.50%	\$104,097	1	0	0	\$177,830	\$508,086	\$106.79	\$1,224,304	\$257	\$508,086	2331 PINTO LANE
6	139-32-304-017	35	One-Story	2,993	1959	75.00%	\$73,251	3	0	0	\$104,702	\$299,149	\$99.95	\$1,196,588	\$400	\$299,149	2800 PINTO LANE
7	139-32-306-026	38	One Story	5,064	1959	75.00%	\$32,116	1	0	528	\$96,822	\$276,635	\$54.63	\$1,107,335	\$219	\$276,635	2951 PINTO LANE
8	139-32-703-005	39	One Story	4,068	1964	75.00%	\$45,078	2	0	756	\$96,758	\$276,451	\$67.96	\$1,105,800	\$272	\$276,451	2601 PINTO LANE
9	139-32-702-011	40	One Story	3,949	1970	75.00%	\$77,162	1	990	0	\$96,151	\$274,717	\$69.57	\$1,098,867	\$278	\$274,717	2525 PINTO LANE
10	139-32-701-009	41	One Story	4,740	1968	75.00%	\$34,937	2	0	984	\$92,712	\$264,891	\$55.88	\$1,059,559	\$224	\$264,891	2600 PINTO LANE
11	139-32-306-009	42	One Story	4,411	1953	75.00%	\$32,536	1	0	0	\$88,600	\$253,143	\$57.39	\$1,012,574	\$230	\$253,143	711 CAMPBELL
12	139-32-306-004	43	Split Level	3,761	1966	75.00%	\$65,367	1	0	523	\$87,933	\$251,237	\$66.80	\$1,004,939	\$267	\$251,237	2825 PINTO LANE
13	139-32-702-024	44	Two Story	4,460	1993	49.50%	\$174,760	2	1,497		\$299,720	\$656,344	\$147.16	\$1,231,901	\$276	\$656,344	2400 PALOMINO
14	139-32-701-002	45	One Story	3,546	1970	75.00%	\$26,429	1	0	526	\$73,756	\$210,731	\$59.43	\$842,925	\$238	\$210,731	2701 ALTA
15	139-32-306-011	52	One Story	6,054	1971	75.00%	\$29,619	1	0	840	\$111,414	\$318,326	\$52.58	\$1,273,301	\$210	\$318,326	3030 PALOMINO
TOTAL				70,237							\$2,457,107	\$6,820,307	\$96.92				
AVERAGE				4,691							\$159,145	\$454,700	\$96.92				
16	139-32-703-002	15	One-Story	4,985	2011	22.50%	\$169,986	3	1,096	1,834	\$380,690	\$1,087,686	\$218.19	\$1,566,971	\$314	\$1,087,686	2709 PINTO LANE

Appeal #424 - 139-32-703-002

QC 45 Good - Very Good

Line	Parcel	Line #	Building Style	BLDG SF	Eff Year	Statutory Depr. %	Extra Features (Taxable \$)	# Buildings	Casita/Guest House (Sq.Ft)	Garage (Sq.Ft)	2026/2027 Assessed Impr. (Assessed \$)	2026/2027 Assessed Impr. (Taxable \$)	Rate/SF Taxable \$				Address
1	139-32-701-008	18	Two Story	4,476	2003	34.50%	\$282,245	2	0	1,164	\$338,029	\$965,797	\$215.77				2608 PINTO LANE
2	139-32-703-008	30	One Story	3,548	2000	39.00%	\$55,888	1	0	748	\$224,657	\$561,876	\$158.36				2700 PALOMINO LANE
3	139-32-304-009	34	One Story	4,807	1966	75.00%	\$54,020	2	1,120	1,400	\$124,074	\$354,498	\$73.75				2727 ALTA DRIVE

QC 50 Very Good

1	139-32-702-030	12	One-Story	7,256	1993	49.50%	\$213,735	2	1,950	1,150	\$459,542	\$1,312,976	\$180.95				2315 ALTA DRIVE
2	139-32-704-007	31	One-Story	4,727	1980	69.00%	\$54,759	1	0	868	\$142,486	\$407,102	\$86.12				2901 ALTA DRIVE
3	139-32-304-008	32	One-Story	4,726	1965	75.00%	\$51,834	2	1,196	0	\$147,911	\$422,603	\$89.42				2801 ALTA DRIVE

QC 55 Very Good-Excellent

1	139-32-703-013	4	Two Story	12,138	1996	45.00%	\$154,919	3	3,984	2,590	\$854,681	\$2,441,945	\$201.18				2710 PALOMINO LN
2	139-32-702-016	5	Two Story	7,261	2016	15.00%	\$364,981	1	1,279	932	\$748,392	\$2,138,262	\$294.49				2323 PINTO LN
3	139-32-306-020	9	One Story	11,281	1976	75.00%	\$43,429	4	11,098	480	\$577,068	\$1,648,765	\$146.15				2801 PINTO LN
4	139-32-703-004	13	Two Story	6,294	2004	33.00%	\$180,910	1	0	840	\$459,787	\$1,313,676	\$208.72				2609 PINTO LN
5	139-32-702-021	14	Two Story	6,711	1996	45.00%	\$163,512	1	0	705	\$439,161	\$1,254,747	\$186.97				2426 PALOMINO LN
6	139-32-702-007	19	Two Story	6,482	1990	54.00%	\$74,387	1	0	852	\$313,222	\$894,919	\$138.06				2508 PINTO LN
7	139-32-305-003	21	Two Story	8,087	1981	67.50%	\$89,030	1	0	660	\$279,798	\$799,423	\$98.85				3013 PINTO LN
8	139-32-306-001	27	Two Story	6,533	1982	66.00%	\$32,278	3	1,074	840	\$256,479	\$732,796	\$112.17				2981 PINTO LN

[illegible]

OWNER(S)/MAIL TO					SITUS					139-32-702-012					Printed: 2/18/2026	
ALVAREZ JAMES NADER II LIVING TRUST ALVAREZ JAMES NADER II TRS 2337 PINTO LN LAS VEGAS NV, 89107 NV					2337 PINTO LN LAS VEGAS					*139-32-702-0					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								2026/27	
TYPE		BUILDING STYLE		QUALITY		BUILDING 1 OF 1 SECTION 1 OF 2					BUILDING VALUE SUMMARY					
RES		04 Split Level		40 Good		Subareas					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					
AYB	EYB	% COMP	% DEPR	BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN												
1952	1996	100%	45.0													
BUILDING CHARACTERISTICS																
BASIC BUILDING FEATURES				\$16,993												
CAT	TYPE		AREA	%	SF ADJ.											
SFL	Wood Subfloor		1,652	31.90%		1-1	FBM	Finished Basement	1952	1996		144	84.83	12,216		
EW	Frame-Stucco			100.00%		1-1	FBM	Finished Basement	1952	1996		1,508	67.90	102,393		
RC	Elastomeric (Rubber)			100.00%	8,647	1-1	PBA	Patio Comp Roof	1952	1996		24	50.22	1,205		
HT	Forced Air			100.00%		1-1	PMA	Patio Minumum Roof	1952	1996		432	25.26	10,912		
AC	Central Cooling			100.00%	21,851	1-1	PBA	Patio Comp Roof	1952	1996		160	41.01	6,562		
SFL	Concrete Slab		1,813	35.01%	-13,505	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		
FLOORING					\$0											
CAT	TYPE		AREA	%	SF ADJ.											
RIF	% Floor Carpet			90%												
RIF	% Floor Vinyl			10%												

OWNER(S)/MAIL TO					SITUS					139-32-702-012					Printed: 2/18/2026																																																																																																																																								
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CAT	TYPE	AREA	%	SF ADJ.																																																																																																																																																			
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OWNER(S)/MAIL TO					SITUS					139-32-703-003					Printed: 2/18/2026												
2701 PINTO LN L L C 2701 PINTO LN LAS VEGAS NV, 89107 NV					2701 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					*139-32-703-0					Page: 2 of 2												
															2026/27												
TYPE		BUILDING STYLE		QUALITY		BUILDING 1 OF 1 SECTION 1 OF 1					BUILDING VALUE SUMMARY																
RES		02 Two Story		40 Good		Subareas					BASIC BUILDING					853,270											
AYB	EYB	% COMP	% DEPR						BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	\$/SQ. FT.	RCN	SQ. FT. ADJUSTMENTS		17,416							
1998	1998	100%	42.0						1-1	GBI	Built in Garage	1998	1998		1,300	43.60	56,680	LUMP SUM ADJUSTMENTS		190,381							
BUILDING CHARACTERISTICS										1-1	STG	Storage - Extra Feature	1998	1998		18			BASEMENT								
BASIC BUILDING FEATURES					\$17,416					1-1	PTA	Patio Tile Roof	1998	1998		144	60.78	8,752	PORCHES		8,752						
CAT	TYPE		AREA	%	SF ADJ.						1-1	GL1	Resid Level 1	1998	1998	3,493	3,493	157.14	548,890	GARAGES/CARPORTS		56,680					
SFL	Concrete Slab		3,493	64.33%	-26,024						1-1	GL2	Resid Level 2	1998	1998	1,937	1,937	157.14	304,380	BUILDING RCN		1,126,499					
EW	Frame-Siding/Shingle			100.00%																	DEPRECIATION		473,130				
RC	Concrete Tile			100.00%	20,525																POOL/SPA/DECK		48,086				
HT	Forced Air			100.00%																	OTHER EXTRA FEATURES		90,791				
AC	Central Cooling			100.00%	22,915																TOTAL RCNLD		792,246				
FLOORING					\$0															IMPROVEMENT FACTOR							
CAT	TYPE		AREA	%	SF ADJ.																MULTIPLE ADJUSTMENT						
RIF	% Floor Carpet			60%																	OVERRIDE IMP. VALUE						
RIF	% Floor Ceramic			40%																	CONDO COST SQ FT						
																				NTV PUD/Common Area							
																				BUILDING AREAS							
																				HEATED AREA					5,430		
																				HEATED AREA W/FIN BSMT					5,430		
																				ADJ RATE							
ROOMS/BATHROOMS					\$26,369					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS										BUILDING NOTES							
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.												
RM1	Bedrooms		4.00	1.00																							
RM2	Family/Den/Other		3.00	1.00																							
RM3	Frm Dining Room		1.00	1.00																							
RM4	Total Rooms		10.00	1.00																							
RM5	Full Baths		4.00	1.00																							
RM6	Half Baths		1.00	1.00																							
FIX	Plumb Fxt		19.00	1.00	26,369																						
BUILT-INS/FIREPLACES					\$31,597					EXTRA FEATURES										\$239,444				\$138,877			
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CODE	DESCRIPTION		GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES							
AP1	Built Ins		1	1.00	9,136	RPL3	Pool Size Appx 512 Square Feet		2	1	1.00	\$52,384.99	1.00	52,384.99	1998	1998	52,385	42.0	30,383								
AP2	Built-in Refrigerator/Extra/Each		1	1.00	8,721	RPHT	Pool Heater Each			1	1.00	\$5,811.03	1.00	5,811.03	1998	1998	5,811	42.0	3,370								
AP5	Bi Microwave		1	1.00	985	RPSP	Pool Spa/Attached Each			1	1.00	\$17,712.75	1.00	17,712.75	1998	1998	17,713	42.0	10,273								
AP6	Trash Compactor		1	1.00	1,127	RPLD	Pool Deck - Kool Deck			1	500.00	\$14.00	1.00	14.00	1998	1998	7,000	42.0	4,060								
FPH	Fireplace (H-Rank)		2	1.00	11,628	RFN3	Fence Large - 1/2 Acre Custom			1	1.00	\$30,046.42	1.00	30,046.42	1998	1998	30,046	42.0	17,427								
											1	1.00	\$3,771.26	1.00	3,771.26	1998	1998	3,771	42.0	2,187							
											1	3,000.00	\$6.40	1.00	6.40	1998	1998	19,200	42.0	11,136							
											1	18.00	\$22.00	1.00	22.00	1998	1998	396	42.0	230							
ADDITIONAL BUILDING FEATURES					\$132,415																						
CAT	TYPE		UNITS	FAC	UNIT ADJ.	RTCN <td colspan="2">Tennis Court - Concrete</td> <td></td> <td>1</td> <td>1.00</td> <td>\$58,172.40</td> <td>1.00</td> <td>58,172.40</td> <td>1998</td> <td>1998</td> <td>58,172</td> <td>42.0</td> <td>33,740</td> <td></td> <td></td>	Tennis Court - Concrete			1	1.00	\$58,172.40	1.00	58,172.40	1998	1998	58,172	42.0	33,740								
WH	Wall Height (RES)			1.00		RTLT	Tennis Court Lighting			1	1.00	\$18,520.70	1.00	18,520.70	1998	1998	18,521	42.0	10,742								
X30	Hardwire Sec		1	1.00	7,060	RTFN	Tennis Court Fencing			1	1.00	\$15,786.10	1.00	15,786.10	1998	1998	15,786	42.0	9,156								
X40	Home Theatre/Each		1	1.00	123,279	RSPT	Septic			1	1.00	\$10,643.19	1.00	10,643.19	1998	1998	10,643	42.0	6,173								
X45	Intercom		1	1.00	2,076																						

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OWNER(S)/MAIL TO					SITUS					139-32-703-009					Printed: 2/18/2026										
PLASTER BRIAN & MARGARET FAM TR PLASTER BRIAN R & MARGARET B TRS 2694 PALOMINO LN LAS VEGAS NV, 89107 NV					2694 PALOMINO 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					*139-32-703-0					Page: 2 of 2										
															2026/27										
TYPE	BUILDING STYLE		QUALITY		BUILDING 1 OF 1 SECTION 1 OF 1										BUILDING VALUE SUMMARY										
RES	02 Two Story		40 Good		Subareas										BASIC BUILDING 778,918										
AYB	EYB	% COMP	% DEPR											SQ. FT. ADJUSTMENTS 18,121											
2009	2009	100%	25.5											LUMP SUM ADJUSTMENTS 80,391											
BUILDING CHARACTERISTICS															BASEMENT										
BASIC BUILDING FEATURES \$18,121															PORCHES 43,765										
CAT	TYPE		AREA	%	SF ADJ.											GARAGES/CARPORTS 33,788									
SFL	Concrete Slab		2,373	53.03%	-17,680	1-1	BTW	Balcony Tile WoodFlr	2009	2009		102	112.87	11,513	BUILDING RCN 954,983										
EW	Frame-Stucco			100.00%		1-1	BWA	Balcony Wood	2009	2009		165	64.52	10,646	DEPRECIATION 243,521										
RC	Concrete Tile			100.00%	16,916	1-1	GBI	Built in Garage	2009	2009		672	50.28	33,788	POOL/SPA/DECK 72,852										
HT	Forced Air			100.00%		1-1	PBA	Patio Comp Roof	2009	2009		354	37.59	13,307	OTHER EXTRA FEATURES 32,824										
AC	Central Cooling			100.00%	18,885	1-1	GL1	Resid Level 1	2009	2009	2,373	2,373	174.06	413,044	TOTAL RCNLD 817,138										
						1-1	GL2	Resid Level 2	2009	2009	2,102	2,102	174.06	365,874											
						1-1	PTA	Patio Tile Roof	2009	2009		75	63.92	4,794											
FLOORING \$0															IMPROVEMENT FACTOR										
CAT	TYPE		AREA	%	SF ADJ.											MULTIPLE ADJUSTMENT									
RIF	% Floor Hardwood			60%												OVERRIDE IMP. VALUE									
RIF	% Floor Carpet			30%												CONDO COST SQ FT									
RIF	% Floor Ceramic			10%												NTV PUD/Common Area									
ROOMS/BATHROOMS \$45,204					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS										BUILDING AREAS										
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	HEATED AREA 4,475									
RM1	Bedrooms		5.00	1.00		PFCA	CeilFinAvg		354	3,505						HEATED AREA W/FIN BSMT 4,475									
RM2	Family/Den/Other		2.00	1.00												ADJ RATE									
RM3	Frm Dining Room		1.00	1.00												BUILDING NOTES									
RM4	Total Rooms		10.00	1.00																					
RM5	Full Baths		5.00	1.00																					
RM6	Half Baths		1.00	1.00																					
FIX	Plumb Fxt		24.00	1.00	45,204																				
BUILT-INS/FIREPLACES \$24,656					EXTRA FEATURES										\$129,766		\$105,676								
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CODE	DESCRIPTION		GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES					
AP1	Built Ins		1	1.00	9,136	RFN3	Fence Large - 1/2 Acre Custom			1	1.00	\$30,046.42	1.00	30,046.42	2009	2009	30,046	25.5	22,385						
AP2	Built-in Refrigerator/Extra/Each		1	1.00	8,721	SPR2	Sprinkler Average			1	1.00	\$3,771.26	1.00	3,771.26	2009	2009	3,771	25.5	2,810						
AP5	Bi Microwave		1	1.00	985	RPV4	Paving - Concrete			1	400.00	\$6.40	1.00	6.40	2009	2009	2,560	25.5	1,907						
FPH	Fireplace (H-Rank)		1	1.00	5,814	RPV4	Paving - Concrete			1	1,200.00	\$6.40	1.00	6.40	2009	2009	7,680	25.5	5,722						
						RPHT	Pool Heater Each			1	1.00	\$5,811.03	1.00	5,811.03	2015	2016	5,811	15.0	4,939						
						RPL3	Pool Size Appx 512 Square Feet			1	1.00	\$52,384.99	1.00	52,384.99	2015	2016	52,385	15.0	44,527						
						RPSP	Pool Spa/Attached Each			1	1.00	\$17,712.75	1.00	17,712.75	2015	2016	17,713	15.0	15,056						
						RPLD	Pool Deck - Kool Deck			1	700.00	\$14.00	1.00	14.00	2015	2016	9,800	15.0	8,330						
ADDITIONAL BUILDING FEATURES \$10,531																									
CAT	TYPE		UNITS	FAC	UNIT ADJ.																				
WH	Wall Height (RES)		10	1.00																					
X30	Hardwire Sec		1	1.00	7,060																				
X65	Vac Cleaner Sys		1	1.00	3,471																				

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SBE 26-107 Pg 1022
 REMAND SBE 26-107 Pg 1032

[illegible]

OWNER(S)/MAIL TO					SITUS					139-32-702-014					Printed: 2/18/2026				
K F L T FINANCIAL TRUST C/O MR & MRS J SHOOK 2331 PINTO LN LAS VEGAS NV, 89107-4625 NV					2331 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					BUILDING 1 OF 1 SECTION 1 OF 1										BUILDING VALUE SUMMARY				
RES 01 One Story 40 Good					Subareas										BASIC BUILDING 831,603				
AYB EYB % COMP % DEPR					BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN										SQ. FT. ADJUSTMENTS 51,672				
1962 1987 100% 58.5															LUMP SUM ADJUSTMENTS 34,800				
BUILDING CHARACTERISTICS															BASEMENT				
BASIC BUILDING FEATURES \$51,672															PORCHES 30,392				
CAT TYPE AREA % SF ADJ.															GARAGES/CARPORTS				
SFL Wood Subfloor 100.00% 31,593															BUILDING RCN 973,467				
EW Frame-Stucco 100.00% 20,079															DEPRECIATION 569,478				
RC Concrete Tile 100.00%															POOL/SPA/DECK 87,415				
HT Forced Air 100.00%															OTHER EXTRA FEATURES 16,682				
AC Central Cooling 100.00%															TOTAL RCNLD 508,086				
FLOORING \$0															IMPROVEMENT FACTOR				
CAT TYPE AREA % SF ADJ.															MULTIPLE ADJUSTMENT				
RIF % Floor Carpet 60%															OVERRIDE IMP. VALUE				
RIF % Floor Ceramic 40%															CONDO COST SQ FT				
															NTV PUD/Common Area				
															BUILDING AREAS				
															HEATED AREA 4,758				
															HEATED AREA W/FIN BSMT ADJ RATE 4,758				
ROOMS/BATHROOMS \$11,301					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS										BUILDING NOTES				
CAT TYPE UNITS FAC UNIT ADJ.					CAT DESCRIPTION UNITS UNIT ADJ. CAT DESCRIPTION UNITS UNIT ADJ.														
RM1 Bedrooms 4.00 1.00																			
RM2 Family/Den/Other 1.00 1.00																			
RM3 Fmnl Dining Room 1.00 1.00																			
RM4 Total Rooms 7.00 1.00																			
RM5 Full Baths 3.00 1.00																			
RM6 Half Baths 1.00 1.00																			
FIX Plumb Fxt 15.00 1.00 11,301																			
BUILT-INS/FIREPLACES \$23,499					EXTRA FEATURES										\$250,837 \$104,097				
CAT TYPE UNITS FAC UNIT ADJ.					CODE DESCRIPTION GRD QTY UNITS UNIT PRICE FAC ADJ. UNIT AYB EYB RCN DEPR% RCNLD NOTES														
AP1 Built Ins 1 1.00 9,136					RPHI Pool Heater Included 1 1.00 1.00 1962 1987 58.5														
AP2 Built-in Refrigerator/Extra/Each 1 1.00 8,721					RPSP Pool Spa/Attached Each 1 1.00 \$17,712.75 1.00 17,712.75 1962 1987 58.5 7,351														
AP5 Bi Microwave 1 1.00 985					RPLD7 Pool Deck - Stone 1 1,200.00 \$18.10 1.00 18.10 1962 1987 58.5 9,014														
FPL Fireplace (L-Rank) 1 1.00 4,657					SPR3 Sprinkler Large 1 1.00 \$11,296.38 1.00 11,296.38 1962 1987 58.5 4,688														
					RPV4 Paving - Concrete 1 1,800.00 \$6.40 1.00 6.40 1962 1987 58.5 4,781														
					RY43 Chain Link/Square Feet 1 2,760.00 \$4.94 1.00 4.94 1962 1987 58.5 5,658														
					RY13 Bar-B-Que/Firepit/Each 1 1.00 \$2,498.43 1.50 3,747.65 1962 1987 58.5 1,555														
					RPLC Pool Custom Square Feet 1 990.00 \$115.29 1.50 172.94 1962 1987 58.5 71,050														
ADDITIONAL BUILDING FEATURES \$0																			
CAT TYPE UNITS FAC UNIT ADJ.																			
WH Wall Height (RES) 1.00																			

OWNER(S)/MAIL TO O'HARA JACQUE NEWBERRY LIVING TRUST O'HARA JACQUE NEWBERRY TRS 2800 PINTO LN LAS VEGAS NV, 89107-4636 NV				SITUS 2800 PINTO LN LAS VEGAS PARCEL STATUS A Active - Locally Assessed Parcel NEIGHBORHOOD 1311.09 Central West PRIMARY USE 20.110 Single Family Residential				139-32-304-017				Printed: 2/18/2026								
								*139-32-304-0				Page: 1 of 4								
												2026/27								
				LAND ACRES 0.91		LAND SQUARE FEET 39,640		SUMMARY OF TAXABLE VALUES				WORKING								
				LEGAL DESCRIPTION PT NE4 SW4 SEC 32 20 61		FISCAL YEAR VALUE TYPE		2022-23		2023-24		2024-25		2025-26		2026-27				
								BLCM		BLCM		BLCM		BLCM		BLCM				
								\$420,000		\$500,000		\$525,000		\$525,000		\$600,000				
								LAND		LAND		LAND		LAND		LAND				
SUBDIVISION DISCOUNT		SUBDIVISION DISCOUNT		SUBDIVISION DISCOUNT		SUBDIVISION DISCOUNT		SUBDIVISION DISCOUNT		SUBDIVISION DISCOUNT		SUBDIVISION DISCOUNT								
NET LAND		NET LAND		NET LAND		NET LAND		NET LAND		NET LAND		NET LAND								
IMPROVEMENTS		IMPROVEMENTS		IMPROVEMENTS		IMPROVEMENTS		IMPROVEMENTS		IMPROVEMENTS		IMPROVEMENTS								
SUPPLEMENTAL		SUPPLEMENTAL		SUPPLEMENTAL		SUPPLEMENTAL		SUPPLEMENTAL		SUPPLEMENTAL		SUPPLEMENTAL								
COMMON ELEMENT		COMMON ELEMENT		COMMON ELEMENT		COMMON ELEMENT		COMMON ELEMENT		COMMON ELEMENT		COMMON ELEMENT								
TOTAL IMPROVEMENT		TOTAL IMPROVEMENT		TOTAL IMPROVEMENT		TOTAL IMPROVEMENT		TOTAL IMPROVEMENT		TOTAL IMPROVEMENT		TOTAL IMPROVEMENT								
SECURED PERSONAL PROP		SECURED PERSONAL PROP		SECURED PERSONAL PROP		SECURED PERSONAL PROP		SECURED PERSONAL PROP		SECURED PERSONAL PROP		SECURED PERSONAL PROP								
PARCEL TOTAL		PARCEL TOTAL		PARCEL TOTAL		PARCEL TOTAL		PARCEL TOTAL		PARCEL TOTAL		PARCEL TOTAL								
EXEMPTION TOTAL		EXEMPTION TOTAL		EXEMPTION TOTAL		EXEMPTION TOTAL		EXEMPTION TOTAL		EXEMPTION TOTAL		EXEMPTION TOTAL								
SALES HISTORY																				
TYPE		SALE DATE		SALE PRICE		DEED BOOK		PAGE		GRANTOR		GRANTEE								
R		9/30/1998		\$ 465,000.00		19980930		00000650		O'HARA FAMILY L P		OHARA JACQUE N								
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									
CODE		ADJUSTMENT		TYPE		ADJ %		ADJ VALUE		ADJ NOTE		CODE								
LAND - GOLF COURSE/AG/OPEN SPACE																				
CLASSIFIED AG/GOLF COURSE									MARKET AG/GOLF COURSE											
#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE	#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE			
CODE		ADJUSTMENT		TYPE		ADJ %		ADJ VALUE		ADJ NOTE		CODE		ADJUSTMENT		TYPE				
IMPROVEMENTS																				
PERMITS																				
PROJECT NAME:																				
BUILDING COUNT																				
SECTION COUNT																				
TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	\$/SQFT	RCNLD	TYPE	DESCRIPTION	COUNT	STATUS
RES	1-1	One Story	40		1957	1959							100%	2,993	75.95	227,312	14	CHANGED CONCRETE TO P	1	P
RES	1-2	Garage	40		1957	1959							100%			19,254				
RES	1-3	Garage	40		1957	1959							100%			52,583				
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					139-32-304-017					Printed: 2/18/2026							
O'HARA JACQUE NEWBERRY LIVING TRUST O'HARA JACQUE NEWBERRY TRS 2800 PINTO LN LAS VEGAS NV, 89107-4636 NV					2800 PINTO LN LAS VEGAS					*139-32-304-0					Page: 2 of 4							
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TYPE		BUILDING STYLE		QUALITY		BUILDING 1 OF 1 SECTION 1 OF 3					BUILDING VALUE SUMMARY											
RES		01 One Story		40 Good		Subareas					BASIC BUILDING 566,725											
AYB	EYB	% COMP	% DEPR																			
1957	1959	100%	75.0																			
BUILDING CHARACTERISTICS																						
BASIC BUILDING FEATURES				-\$7,902																		
CAT	TYPE		AREA	%	SF ADJ.																	
SFL	Concrete Slab			100.00%	-22,298	1-1	PBA	Patio Comp Roof	1957	1959		725	37.59	27,253	SQ. FT. ADJUSTMENTS -7,902							
EW	Frame-Stucco			100.00%		1-1	STG	Storage - Extra Feature	1957	1959		140			LUMP SUM ADJUSTMENTS 27,170							
RC	Wood Shake			100.00%	1,766	1-1	GAZ	Gazebo - Extra Feature	1957	1959		1			BASEMENT							
HT	Forced Air			100.00%		1-1	GL1	Resid Level 1	1957	1959	2,205	2,205	189.35	417,517	PORCHES 30,250							
AC	Central Cooling			100.00%	12,630	1-1	100	100% Addition	1957	1959	788	788	189.35	149,208	GARAGES/CARPORTS 616,243							
						1-1	PBA	Patio Comp Roof	1957	1959		68	44.07	2,997	BUILDING RCN 616,243							
																DEPRECIATION 462,182						
																POOL/SPA/DECK 16,102						
																OTHER EXTRA FEATURES 57,149						
																TOTAL RCNLD 227,312						
																IMPROVEMENT FACTOR						
																MULTIPLE ADJUSTMENT						
																OVERRIDE IMP. VALUE						
																CONDO COST SQ FT						
																NTV PUD/Common Area						
																BUILDING AREAS						
																HEATED AREA 2,993						
																HEATED AREA W/FIN BSMT 2,993						
																ADJ RATE						
ROOMS/BATHROOMS					\$11,301		GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS					BUILDING NOTES										
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.							
RM1	Bedrooms		4.00	1.00																		
RM2	Family/Den/Other		2.00	1.00																		
RM3	Frm 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	11,301																	
BUILT-INS/FIREPLACES					\$13,793		EXTRA FEATURES										\$292,999		\$73,251			
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CODE	DESCRIPTION		GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES		
AP1	Built Ins		1	1.00	9,136	RPL3	Pool Size Appx 512 Square Feet		2	1	1.00	\$52,384.99	1.00	52,384.99	1957	1959	52,385	75.0	13,096			
FPL	Fireplace (L-Rank)		1	1.00	4,657	RPHT	Pool Heater Each			1	1.00	\$5,811.03	1.00	5,811.03	1957	1959	5,811	75.0	1,453			
						RPLD5	Pool Deck - Kool Deck			1	324.00	\$14.00	1.00	14.00	1957	1959	4,536	75.0	1,134			
						SPR2	Sprinkler Average			1	1.00	\$3,771.26	1.00	3,771.26	1957	1959	3,771	75.0	943			
						RPV4	Paving - Concrete			1	3,381.00	\$6.40	1.00	6.40	1957	1959	21,638	75.0	5,410			
						RSTG	Storage Square Feet			1	140.00	\$22.00	1.00	22.00	1957	1959	3,080	75.0	770			
						RSPT	Septic			1	1.00	\$10,643.19	1.00	10,643.19	1957	1959	10,643	75.0	2,661			
						RY30	Diving Board/Each			1	1.00	\$1,674.94	1.00	1,674.94	1957	1959	1,675	75.0	419			
						RY38	Concrete Block/Slump/Sq Ft			1	1,100.00	\$15.72	1.00	15.72	1957	1959	17,292	75.0	4,323			
						RY44	Rail/Wood/Square Feet			1	3,440.00	\$4.99	1.00	4.99	1957	1959	17,166	75.0	4,291			
						RY57	Gazebo/Each			1	1.00	\$19,375.26	8.00	155,002.08	1957	1959	155,002	75.0	38,751			
ADDITIONAL BUILDING FEATURES					\$2,076																	
CAT	TYPE		UNITS	FAC	UNIT ADJ.																	
WH	Wall Height (RES)			1.00																		
X45	Intercom		1	1.00	2,076																	

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					1-2	GDW	Det Garage - Wood or Wood	1957	1959		1,200	71.13	85,356	77,016 77,016 57,762 19,254																								
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AYB		EYB		% COMP		% DEPR		BL/SE		CODE		DESCRIPTION		AYB		EYB		HTD AREA		SQ. FT.		\$/SQ. FT.		RCN		883,006											
1951		1959		100%		75.0		1-1		GAW		Att Garage - Wood or Wood		1951		1959				528		77.07		40,693		SQ. FT. ADJUSTMENTS											
BUILDING CHARACTERISTICS					1-1		PBA		Patio Comp Roof		1951		1959						96		42.54		4,084		LUMP SUM ADJUSTMENTS												
BASIC BUILDING FEATURES					1-1		STG		Storage - Extra Feature		1951		1959						1,003						BASEMENT												
CAT		TYPE		AREA		%		SF ADJ.		1-1		CPT		Carport		1951		1959		816		29.19		23,819		PORCHES											
SFL		Concrete Slab				100.00%		-37,727		1-1		090		90% Addition		1951		1959		1,226		160.79		197,117		GARAGES/CARPORTS											
EW		Masonry-CB/CBS, HV Stone				100.00%				1-1		GL1		Resid Level 1		1951		1959		3,838		178.71		685,889		BUILDING RCN											
RC		Wood Shake				100.00%		2,988		1-1		PBA		Patio Comp Roof		1951		1959		561		37.59		21,088		DEPRECIATION											
HT		Forced Air				100.00%				1-1		PBA		Patio Comp Roof		1951		1959		22		50.22		1,105		POOL/SPA/DECK											
AC		Central Cooling				100.00%		21,370																				OTHER EXTRA FEATURES									
FLOORING																															TOTAL RCNLD						
CAT		TYPE		AREA		%		SF ADJ.																						IMPROVEMENT FACTOR							
RIF		% Floor Carpet				90%																								MULTIPLE ADJUSTMENT							
RIF		% Floor Vinyl				10%																								OVERRIDE IMP. VALUE							
																																CONDO COST SQ FT					
																																NTV PUD/Common Area					
																																BUILDING AREAS					
																																HEATED AREA					
																																HEATED AREA W/FIN BSMT					
																																ADJ RATE					
ROOMS/BATHROOMS					\$0					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS										BUILDING NOTES																	
CAT		TYPE		UNITS		FAC		UNIT ADJ.		CAT		DESCRIPTION		UNITS		UNIT ADJ.		CAT		DESCRIPTION		UNITS		UNIT ADJ.													
RM1		Bedrooms		4.00		1.00																															
RM2		Family/Den/Other		2.00		1.00																															
RM3		Frm Dining Room		1.00		1.00																															
RM4		Total Rooms		9.00		1.00																															
RM5		Full Baths		3.00		1.00																															
RM6		Half Baths		1.00		1.00																															
FIX		Plumb Fxt		12.00		1.00																															
BUILT-INS/FIREPLACES					\$18,450					EXTRA FEATURES										\$128,459				\$32,116													
CAT		TYPE		UNITS		FAC		UNIT ADJ.		CODE		DESCRIPTION		GRD		QTY		UNITS		UNIT PRICE		FAC		ADJ. UNIT		AYB		EYB		RCN		DEPR%		RCNLD		NOTES	
AP1		Built Ins		1		1.00		9,136		RPL3		Pool Size Appx 512 Square Feet		2		1		1.00		\$52,384.99		1.00		52,384.99		1951		1959		52,385		75.0		13,096			
FPL		Fireplace (L-Rank)		2		1.00		9,314		RPLD5		Pool Deck - Kool Deck				1		324.00		\$14.00		1.00		14.00		1951		1959		4,536		75.0		1,134			
										SPR2		Sprinkler Average				1		1.00		\$3,771.26		1.00		3,771.26		1951		1959		3,771		75.0		943			
										RPV4		Paving - Concrete				1		1,531.00		\$6.40		1.00		6.40		1951		1959		9,798		75.0		2,450			
										RPV2		Paving - Asphalt				1		6,095.00		\$2.86		1.00		2.86		1951		1959		17,432		75.0		4,358			
										RSTG		Storage Square Feet				1		1,003.00		\$22.00		1.00		22.00		1951		1959		22,066		75.0		5,517			
										RY30		Diving Board/Each				1		1.00		\$1,674.94		1.00		1,674.94		1951		1959		1,675		75.0		419			
										RY38		Concrete Block/Slump/Sq Ft				1		773.00		\$15.72		1.00		15.72		1951		1959		12,152		75.0		3,038			
										RY43		Chain Link/Square Feet				1		940.00		\$4.94		1.00		4.94		1951		1959		4,644		75.0		1,161			
ADDITIONAL BUILDING FEATURES					\$0																																
CAT		TYPE		UNITS		FAC		UNIT ADJ.																													
WH		Wall Height (RES)				1.00																															

[illegible]

OWNER(S)/MAIL TO					SITUS					139-32-703-005					Printed: 2/18/2026						
TARKANIAN PAMELA KING ERIK 2601 PINTO LN LAS VEGAS NV, 89107-4614 NV					2601 PINTO LN LAS VEGAS					*139-32-703-0					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					2026/27											
TYPE		BUILDING STYLE		QUALITY	BUILDING 1 OF 1					SECTION 1 OF 2					BUILDING VALUE SUMMARY						
RES		01 One Story		40 Good	Subareas										BASIC BUILDING						
AYB	EYB	% COMP	% DEPR												724,470						
1964	1964	100%	75.0												44,179						
BUILDING CHARACTERISTICS															15,869						
BASIC BUILDING FEATURES				\$44,179											BASEMENT						
CAT	TYPE		AREA	%	SF ADJ.											PORCHES					
SFL	Wood Subfloor			100.00%												63,025					
EW	Frame-Siding/Shingle			100.00%												GARAGES/CARPORTS					
RC	Concrete Tile			100.00%	27,012											21,017					
HT	Forced Air			100.00%												868,560					
AC	Central Cooling			100.00%	17,167											BUILDING RCN					
															651,420						
															DEPRECIATION						
															19,304						
															POOL/SPA/DECK						
															OTHER EXTRA FEATURES						
															25,774						
															TOTAL RCNLD						
															262,218						
															IMPROVEMENT FACTOR						
															MULTIPLE ADJUSTMENT						
															OVERRIDE IMP. VALUE						
															CONDO COST SQ FT						
															NTV PUD/Common Area						
															BUILDING AREAS						
															HEATED AREA						
															4,068						
															HEATED AREA W/FIN BSMT						
															4,068						
															ADJ RATE						
ROOMS/BATHROOMS					\$0					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS					BUILDING NOTES						
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.						
RM1	Bedrooms		5.00	1.00																	
RM2	Family/Den/Other		2.00	1.00																	
RM3	Frm Dining Room		1.00	1.00																	
RM4	Total Rooms		10.00	1.00																	
RM5	Full Baths		2.00	1.00																	
RM6	Half Baths		1.00	1.00																	
FIX	Plumb Fxt		12.00	1.00																	
BUILT-INS/FIREPLACES					\$13,793					EXTRA FEATURES					\$180,305						
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CODE	DESCRIPTION		GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN				
AP1	Built Ins		1	1.00	9,136	RPL2	Pool Size Appx 450 Square Feet		2	1	1.00	\$47,731.20	1.00	47,731.20	1964	1964	47,731				
FPL	Fireplace (L-Rank)		1	1.00	4,657	RPHT	Pool Heater Each			1	1.00	\$5,811.03	1.00	5,811.03	1964	1964	5,811				
						RPSP	Pool Spa/Attached Each			1	1.00	\$17,712.75	1.00	17,712.75	1964	1964	17,713				
						RPLD	Pool Deck - Kool Deck			1	306.00	\$14.00	1.00	14.00	1964	1964	4,284				
						SPR2	Sprinkler Average			1	1.00	\$3,771.26	1.00	3,771.26	1964	1964	3,771				
						RSTG	Storage Square Feet			1	260.00	\$22.00	0.50	11.00	1964	1964	2,860				
						RPV4	Paving - Concrete			1	3,507.00	\$6.40	1.00	6.40	1964	1964	22,445				
						RSPT	Septic			1	1.00	\$10,643.19	1.00	10,643.19	1964	1964	10,643				
						RY21	Control Pad Gate			1	1.00	\$1,653.19	1.00	1,653.19	1964	1964	1,653				
						RY30	Diving Board/Each			1	1.00	\$1,674.94	1.00	1,674.94	1964	1964	1,675				
						RY20	Auto Gate Opener/Each			1	2.00	\$8,281.49	1.00	8,281.49	1964	1964	16,563				
						RY40	Wrought Iron/Square Feet			1	900.00	\$12.62	1.00	12.62	1964	1964	11,358				
						RY38	Concrete Block/Slump/Sq Ft			1	2,150.00	\$15.72	1.00	15.72	1964	1964	33,798				
ADDITIONAL BUILDING FEATURES					\$2,076																
CAT	TYPE		UNITS	FAC	UNIT ADJ.																
WH	Wall Height (RES)			1.00																	
X45	Intercom		1	1.00	2,076																

OWNER(S)/MAIL TO					SITUS					139-32-703-005					Printed: 2/18/2026																																																																																																																																																							
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OWNER(S)/MAIL TO					SITUS					139-32-702-011					Printed: 2/18/2026								
SIERRA ONE PROPERTIES L L C PERSISTENT PROPERTIES L L C 2706 ASHBY AVE LAS VEGAS NV, 89102 NV					2525 PINTO LN LAS VEGAS					*139-32-702-0					Page: 2 of 2								
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					PRIMARY USE		20.110 Single Family Residential																
					BUILDING(S) 1 of 1										2026/27								
TYPE		BUILDING STYLE		QUALITY	BUILDING 1 OF 1 SECTION 1 OF 1										BUILDING VALUE SUMMARY								
RES		01 One Story		40 Good	Subareas										BASIC BUILDING								
AYB	EYB	% COMP	% DEPR												SQ. FT. ADJUSTMENTS								
1960	1970	100%	75.0												LUMP SUM ADJUSTMENTS								
BUILDING CHARACTERISTICS															BASEMENT								
BASIC BUILDING FEATURES				-\$12,755											PORCHES								
CAT	TYPE		AREA	%	SF ADJ.												GARAGES/CARPORTS						
SFL	Concrete Slab			100.00%	-29,420	1-1	PAA	Patio Aluma Roof	1960	1970		330	42.31	13,962	BUILDING RCN								
EW	Masonry-CB/CBS, HV Stone			100.00%		1-1	PBA	Patio Comp Roof	1960	1970		423	37.59	15,901	DEPRECIATION								
RC	Wood Shingle			100.00%		1-1	CAS	Casita - Extra Feature	1960	1970		990			POOL/SPA/DECK								
HT	Forced Air			100.00%		1-1	STG	Storage - Extra Feature	1960	1970		242			OTHER EXTRA FEATURES								
AC	Central Cooling			100.00%	16,665	1-1	100	100% Addition	1960	1970	1,600	1,600	186.31	298,096	TOTAL RCNLD								
						1-1	GL1	Resid Level 1	1960	1970	2,349	2,349	186.31	437,642	IMPROVEMENT FACTOR								
						1-1	PBA	Patio Comp Roof	1960	1970		296	37.68	11,153	MULTIPLE ADJUSTMENT								
						1-1	PBA	Patio Comp Roof	1960	1970		83	43.22	3,587	OVERRIDE IMP. VALUE								
FLOORING					\$0											CONDO COST SQ FT							
CAT	TYPE		AREA	%	SF ADJ.												NTV PUD/Common Area						
RIF	% Floor Carpet			90%													BUILDING AREAS						
RIF	% Floor Vinyl			10%													HEATED AREA						
																HEATED AREA W/FIN BSMT							
																ADJ RATE							
ROOMS/BATHROOMS					\$0											BUILDING NOTES							
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.								
RM1	Bedrooms		5.00	1.00		PFC	CeilFinAvg		423	4,188													
RM2	Family/Den/Other		1.00	1.00																			
RM3	Frm1 Dining Room			1.00																			
RM4	Total Rooms		8.00	1.00																			
RM5	Full Baths		3.00	1.00																			
RM6	Half Baths			1.00																			
FIX	Plumb Fxt		12.00	1.00																			
BUILT-INS/FIREPLACES					\$18,450											EXTRA FEATURES							
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CODE	DESCRIPTION		GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES			
AP1	Built Ins		1	1.00	9,136	RPL1	Pool Size Appx 300 Square Feet		3	1	1.00	\$39,258.91	1.00	42,513.47	1960	1970	42,513	75.0	10,628				
FPL	Fireplace (L-Rank)		2	1.00	9,314	RPH1	Pool Heater Each			1	1.00	\$5,811.03	1.00	5,811.03	1960	1970	5,811	75.0	1,453				
						RPSP	Pool Spa/Attached Each			1	1.00	\$17,712.75	1.00	17,712.75	1960	1970	17,713	75.0	4,428				
						RPLD	Pool Deck - Kool Deck			1	150.00	\$14.00	1.00	14.00	1960	1970	2,100	75.0	525				
						SPR2	Sprinkler Average			1	1.00	\$3,771.26	1.00	3,771.26	1960	1970	3,771	75.0	943				
						RPV4	Paving - Concrete			1	320.00	\$6.40	1.00	6.40	1960	1970	2,048	75.0	512				
						RPV2	Paving - Asphalt			1	9,740.00	\$2.86	1.00	2.86	1960	1970	27,856	75.0	6,964				
						RSTG	Storage Square Feet			1	242.00	\$22.00	1.00	22.00	1960	1970	5,324	75.0	1,331				
ADDITIONAL BUILDING FEATURES					\$0											\$308,643						\$77,162	
CAT	TYPE		UNITS	FAC	UNIT ADJ.																		
WH	Wall Height (RES)			1.00		RSPT	Septic			1	1.00	\$10,643.19	1.00	10,643.19	1960	1970	10,643	75.0	2,661				
						RY30	Diving Board/Each			1	1.00	\$1,674.94	1.00	1,674.94	1960	1970	1,675	75.0	419				
						RY17	Casita/Square Feet			1	990.00	\$151.74	1.00	151.74	1960	1970	150,223	75.0	37,556				
						RY38	Concrete Block/Slump/Sq Ft			1	1,800.00	\$15.72	1.00	15.72	1960	1970	28,296	75.0	7,074				
						RY43	Chain Link/Square Feet			1	2,160.00	\$4.94	1.00	4.94	1960	1970	10,670	75.0	2,668				

OWNER(S)/MAIL TO				SITUS				139-32-701-009				Printed: 2/18/2026			
				2600 PINTO LN LAS VEGAS				*139-32-701-0				Page: 1 of 3			
				PARCEL STATUS		A Active - Locally Assessed Parcel									
				NEIGHBORHOOD		1311.09 Central West									
				PRIMARY USE		20.110 Single Family Residential									
				LAND ACRES		1.03		LAND SQUARE FEET		44,867		2026/27			
				LEGAL DESCRIPTION		PT NW4 SE4 SEC 32 20 61		FISCAL YEAR		VALUE TYPE		SUMMARY OF TAXABLE VALUES		WORKING	
										BLCM		2022-23		2023-24	
										BLCM		2024-25		2025-26	
										BLCM		2026-27		2027-28	
										BLCM		2028-29		2029-30	
										BLCM		2030-31		2031-32	
										BLCM		2032-33		2033-34	
										BLCM		2034-35		2035-36	
										BLCM		2036-37		2037-38	
										BLCM		2038-39		2039-40	
										BLCM		2040-41		2041-42	
										BLCM		2042-43		2043-44	
										BLCM		2044-45		2045-46	
										BLCM		2046-47		2047-48	
										BLCM		2048-49		2049-50	
										BLCM		2050-51		2051-52	
										BLCM		2052-53		2053-54	
										BLCM		2054-55		2055-56	
										BLCM		2056-57		2057-58	
										BLCM		2058-59		2059-60	
										BLCM		2060-61		2061-62	
										BLCM		2062-63		2063-64	
										BLCM		2064-65		2065-66	
										BLCM		2066-67		2067-68	
										BLCM		2068-69		2069-70	
										BLCM		2070-71		2071-72	
										BLCM		2072-73		2073-74	
										BLCM		2074-75		2075-76	
										BLCM		2076-77		2077-78	
										BLCM		2078-79		2079-80	
										BLCM		2080-81		2081-82	
										BLCM		2082-83		2083-84	
										BLCM		2084-85		2085-86	
										BLCM		2086-87		2087-88	
										BLCM		2088-89		2089-90	
										BLCM		2090-91		2091-92	
										BLCM		2092-93		2093-94	
										BLCM		2094-95		2095-96	
										BLCM		2096-97		2097-98	
										BLCM		2098-99		2099-100	
										BLCM		2100-101		2101-102	
										BLCM		2102-103		2103-104	
										BLCM		2104-105		2105-106	
										BLCM		2106-107		2107-108	
										BLCM		2108-109		2109-110	
										BLCM		2110-111		2111-112	
										BLCM		2112-113		2113-114	
										BLCM		2114-115		2115-116	
										BLCM		2116-117		2117-118	
										BLCM		2118-119		2119-120	
										BLCM		2120-121		2121-122	
										BLCM		2122-123		2123-124	
										BLCM		2124-125		2125-126	
										BLCM		2126-127		2127-128	
										BLCM		2128-129		2129-130	
										BLCM		2130-131		2131-132	
										BLCM		2132-133		2133-134	
										BLCM		2134-135		2135-136	
										BLCM		2136-137		2137-138	
										BLCM		2138-139		2139-140	
										BLCM		2140-141		2141-142	
										BLCM		2142-143		2143-144	
										BLCM		2144-145		2145-146	
										BLCM		2146-147		2147-148	
										BLCM		2148-149		2149-150	
										BLCM		2150-151		2151-152	
										BLCM		2152-153		2153-154	
										BLCM		2154-155		2155-156	
										BLCM		2156-157		2157-158	
										BLCM		2158-159		2159-160	
										BLCM		2160-161		2161-162	
										BLCM		2162-163		2163-164	
										BLCM		2164-165		2165-166	
										BLCM		2166-167		2167-168	
										BLCM		2168-169		2169-170	
										BLCM		2170-171		2171-172	
										BLCM		2172-173		2173-174	
										BLCM		2174-175		2175-176	
										BLCM		2176-177		2177-178	
										BLCM		2178-179		2179-180	
										BLCM		2180-181		2181-182	
										BLCM		2182-183		2183-184	
										BLCM		2184-185		2185-186	
										BLCM		2186-187		2187-188	
										BLCM		2188-189		2189-190	
										BLCM		2190-191		2191-192	
										BLCM		2192-193		2193-194	
										BLCM		2194-195		2195-196	
										BLCM		2196-197		2197-198	
										BLCM		2198-199		2199-200	
										BLCM		2200-201		2201-202	
										BLCM		2202-203		2203-204	
										BLCM		2204-205		2205-206	
										BLCM		2206-207		2207-208	
										BLCM		2208-209		2209-210	
										BLCM		2210-211		2211-212	
										BLCM		2212-213		2213-214	
										BLCM		2214-215		2215-216	
										BLCM		2216-217		2217-218	
										BLCM		2218-219		2219-220	
										BLCM		2220-221		2221-222	
										BLCM		2222-223		2223-224	
										BLCM		2224-225		2225-226	
										BLCM		2226-227		2227-228	
										BLCM		2228-229		2229-230	
										BLCM		2230-231		2231-232	
										BLCM		2232-233		2233-234	
										BLCM		2234-235		2235-236	
										BLCM		2236-237		2237-238	
										BLCM		2238-239		2239-240	
										BLCM		2240-241		2241-242	
										BLCM		2242-243		2243-244	
										BLCM		2244-245		2245-246	
										BLCM		2246-247		2247-248	
										BLCM		2248-249		2249-250	
										BLCM		2250-251		2251-252	
										BLCM		2252-253		2253-254	
										BLCM		2254-255		2255-256	
										BLCM		2256-257		2257-258	
										BLCM		2258-259		2259-260	
										BLCM		2260-261		2261-262	
										BLCM		2262-263		2263-264	
										BLCM		2264-265		2265-266	
										BLCM		2266-267		2267-268	
										BLCM		2268-269		2269-270	
										BLCM		2270-271		2271-272	
										BLCM		2272-273		2273-274	
										BLCM		2274-275		2275-276	
										BLCM		2276-277		2277-278	
										BLCM		2278-279		2279-280	
										BLCM		2280-281		2281-282	
										BLCM		2282-283		2283-284	
										BLCM		2284-285		2285-286	
										BLCM		2286-287		2287-288	
										BLCM		2288-289		2289-290	
										BLCM		2290-291		2291-292	
										BLCM		2292-293		2293-294	
										BLCM		2294-295		2295-296	
										BLCM		2296-297		2297-298	
										BLCM		2298-299		2299-300	
										BLCM		2300-301		2301-302	

OWNER(S)/MAIL TO					SITUS					139-32-701-009					Printed: 2/18/2026				
					2600 PINTO LN LAS VEGAS					*139-32-701-0					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										2026/27									
TYPE BUILDING STYLE QUALITY					BUILDING 1 OF 1 SECTION 1 OF 2										BUILDING VALUE SUMMARY				
RES 01 One Story 40 Good					Subareas										BASIC BUILDING 856,234				
AYB EYB % COMP % DEPR					BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN										SQ. FT. ADJUSTMENTS -28,914				
1954 1968 100% 75.0															LUMP SUM ADJUSTMENTS 6,837				
BUILDING CHARACTERISTICS															BASEMENT				
BASIC BUILDING FEATURES -28,914															PORCHES 20,269				
CAT	TYPE	AREA	%	SF ADJ.	1-1	PBA	Patio Comp Roof	1954	1968		396	37.59	14,886	GARAGES/CARPORTS					
					1-1	STG	Storage - Extra Feature	1954	1968		220			BUILDING RCN 854,426					
					1-1	PBA	Patio Comp Roof	1954	1968		39	47.40	1,849	DEPRECIATION 640,820					
SFL	Concrete Slab		100.00%	-35,313	1-1	GL1	Resid Level 1	1954	1968	2,492	2,492	180.64	450,155	POOL/SPA/DECK 15,906					
EW	Masonry-CB/CBS, HV Stone		100.00%	-13,604	1-1	100	100% Addition	1954	1968	2,248	2,248	180.64	406,079	OTHER EXTRA FEATURES 19,031					
RC	Composition Shingle		100.00%											TOTAL RCNLD 248,544					
HT	Forced Air		100.00%											IMPROVEMENT FACTOR					
AC	Central Cooling		100.00%	20,003										MULTIPLE ADJUSTMENT					
FLOORING \$0															OVERRIDE IMP. VALUE				
CAT	TYPE	AREA	%	SF ADJ.											CONDO COST SQ FT				
RIF	% Floor Carpet		90%												NTV PUD/Common Area				
RIF	% Floor Vinyl		10%												BUILDING AREAS				
ROOMS/BATHROOMS -3,767					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS										HEATED AREA 4,740				
CAT	TYPE	UNITS	FAC	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.	HEATED AREA W/FIN BSMT 4,740						
RM1	Bedrooms	3.00	1.00		PFCA	CeilFinAvg	396	3,920					ADJ RATE						
RM2	Family/Den/Other	2.00	1.00		PUCA	CeilUnfAvg	39	-386					BUILDING NOTES						
RM3	Frm Dining Room	1.00	1.00																
RM4	Total Rooms	8.00	1.00																
RM5	Full Baths	2.00	1.00																
RM6	Half Baths	1.00	1.00																
FIX	Plumb Fxt	11.00	1.00	-3,767															
BUILT-INS/FIREPLACES \$10,604					EXTRA FEATURES										\$139,746 \$34,937				
CAT	TYPE	UNITS	FAC	UNIT ADJ.	CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES	
AP1	Built Ins		1.00		RPL4	Pool Size Appx 648 Square Fe	2	1	1.00	\$57,396.77	1.00	57,396.77	1954	1968	57,397	75.0	14,349		
AP7	Range/Each	1	1.00	1,290	RPLD5	Pool Deck - Kool Deck		1	325.00	\$14.00	1.00	14.00	1954	1968	4,550	75.0	1,138		
FPL	Fireplace (L-Rank)	2	1.00	9,314	SPR2	Sprinkler Average		1	1.00	\$3,771.26	1.00	3,771.26	1954	1968	3,771	75.0	943		
					RPV4	Paving - Concrete		1	3,654.00	\$6.40	1.00	6.40	1954	1968	23,386	75.0	5,846		
					RSTG	Storage Square Feet		1	220.00	\$22.00	1.00	22.00	1954	1968	4,840	75.0	1,210		
					RSPT	Septic		1	1.00	\$10,643.19	1.00	10,643.19	1954	1968	10,643	75.0	2,661		
					RY30	Diving Board/Each		1	1.00	\$1,674.94	1.00	1,674.94	1954	1968	1,675	75.0	419		
					RY38	Concrete Block/Slump/Sq Ft		1	2,130.00	\$15.72	1.00	15.72	1954	1968	33,484	75.0	8,371		
ADDITIONAL BUILDING FEATURES \$0																			
CAT	TYPE	UNITS	FAC	UNIT ADJ.															
WH	Wall Height (RES)		1.00																

OWNER(S)/MAIL TO					SITUS					139-32-701-009					Printed: 2/18/2026																			
					2600 PINTO LN LAS VEGAS					*139-32-701-0					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					2026/27																								
TYPE					BUILDING STYLE					QUALITY					BUILDING 1 OF 1 SECTION 2 OF 2					BUILDING VALUE SUMMARY														
RES					18 Garage					40 Good					Subareas					BASIC BUILDING														
AYB					EYB					% COMP					% DEPR					BL/SE CODE DESCRIPTION					AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN									
1954					1968					100%					75.0					1-2 GDB Det Garage - Built-up or Com					1954 1968 984 66.45 65,387									
BUILDING CHARACTERISTICS																																		
BASIC BUILDING FEATURES															\$0																			
CAT					TYPE					AREA					%					SF ADJ.														
EW					Frame-Siding/Shingle										100.00%																			
RC					Composition Shingle										100.00%																			
FLOORING															\$0																			
CAT					TYPE					AREA					%					SF ADJ.														
ROOMS/BATHROOMS															\$0																			
CAT					TYPE					UNITS					FAC					UNIT ADJ.														
GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS																																		
CAT					DESCRIPTION					UNITS					UNIT ADJ.					CAT DESCRIPTION UNITS UNIT ADJ.														
BUILT-INS/FIREPLACES															EXTRA FEATURES																			
CAT					TYPE					UNITS					FAC					UNIT ADJ.					CODE DESCRIPTION GRD QTY UNITS UNIT PRICE FAC ADJ. UNIT AYB EYB					\$0 RCN DEPR% \$0 RCNLD NOTES				
ADDITIONAL BUILDING FEATURES																																		
CAT					TYPE					UNITS					FAC					UNIT ADJ.														
WH					Wall Height (RES)										1.00																			

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OWNER(S)/MAIL TO					SITUS					139-32-306-009					Printed: 2/18/2026																																																																																																																																																																																																																																																																																																									
MOUSAVI SEYEDHOSEIN REZA ZADEH 711 CAMPBELL DR LAS VEGAS NV, 89107 NV					711 CAMPBELL DR LAS VEGAS					*139-32-306-0					2026/27																																																																																																																																																																																																																																																																																																									
					PARCEL STATUS A Active - Locally Assessed Parcel																																																																																																																																																																																																																																																																																																																			
					NEIGHBORHOOD 1311.09 Central West																																																																																																																																																																																																																																																																																																																			
					PRIMARY USE 20.110 Single Family Residential																																																																																																																																																																																																																																																																																																																			
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RM2	Family/Den/Other		1.00																																																																																																																																																																																																																																																																																																																					
RM3	Frm Dining Room	1.00	1.00																																																																																																																																																																																																																																																																																																																					
RM4	Total Rooms	7.00	1.00																																																																																																																																																																																																																																																																																																																					
RM5	Full Baths	4.00	1.00																																																																																																																																																																																																																																																																																																																					
RM6	Half Baths	1.00	1.00																																																																																																																																																																																																																																																																																																																					
FIX	Plumb Fxt	20.00	1.00	30,136																																																																																																																																																																																																																																																																																																																				
GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS																																																																																																																																																																																																																																																																																																																								
CAT	DESCRIPTION	UNITS	UNIT ADJ.																																																																																																																																																																																																																																																																																																																					
PD0	PtdDkNone	70	-448																																																																																																																																																																																																																																																																																																																					
BUILT-INS/FIREPLACES				\$23,107																																																																																																																																																																																																																																																																																																																				
CAT	TYPE	UNITS	FAC	UNIT ADJ.																																																																																																																																																																																																																																																																																																																				
AP1	Built Ins	1	1.00	9,136																																																																																																																																																																																																																																																																																																																				
FPL	Fireplace (L-Rank)	3	1.00	13,971																																																																																																																																																																																																																																																																																																																				
EXTRA FEATURES				\$130,146		\$32,536																																																																																																																																																																																																																																																																																																																		
CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES																																																																																																																																																																																																																																																																																																											
RPL1	Pool Size Appx 300 Square Feet	1	1	1.00	\$39,258.91	1.00	36,004.35	1953	1953	36,004	75.0	9,001																																																																																																																																																																																																																																																																																																												
RPLD5	Pool Deck - Kool Deck		1	258.00	\$14.00	1.00	14.00	1953	1953	3,612	75.0	903																																																																																																																																																																																																																																																																																																												
SPR2	Sprinkler Average		1	1.00	\$3,771.26	1.00	3,771.26	1953	1953	3,771	75.0	943																																																																																																																																																																																																																																																																																																												
RSTG	Storage Square Feet		1	120.00	\$22.00	0.60	13.20	1953	1953	1,584	75.0	396																																																																																																																																																																																																																																																																																																												
RPV4	Paving - Concrete		1	804.00	\$6.40	1.00	6.40	1953	1953	5,146	75.0	1,286																																																																																																																																																																																																																																																																																																												
RWLL	Well		1	1.00	\$15,381.00	1.00	15,381.00	1953	1953	15,381	75.0	3,845																																																																																																																																																																																																																																																																																																												
RY25	Barn/Wood/Avg/Square Feet		1	800.00	\$41.95	0.80	33.56	1953	1953	26,848	75.0	6,712																																																																																																																																																																																																																																																																																																												
RY41	Minimum Fencing/Sq Ft		1	307.00	\$2.49	1.00	2.49	1953	1953	764	75.0	191																																																																																																																																																																																																																																																																																																												
RY38	Concrete Block/Slump/Sq Ft		1	2,356.00	\$15.72	1.00	15.72	1953	1953	37,036	75.0	9,259																																																																																																																																																																																																																																																																																																												
<table border="1"> <thead> <tr> <th colspan="2">ADDITIONAL BUILDING FEATURES</th> <th colspan="2"></th> <th>\$0</th> </tr> <tr> <th>CAT</th> <th>TYPE</th> <th>UNITS</th> <th>FAC</th> <th>UNIT ADJ.</th> </tr> </thead> <tbody> <tr> <td>WH</td> <td>Wall Height (RES)</td> <td></td> <td>1.00</td> <td></td> </tr> </tbody> </table>					ADDITIONAL BUILDING FEATURES				\$0	CAT	TYPE	UNITS	FAC	UNIT ADJ.	WH	Wall Height (RES)		1.00																																																																																																																																																																																																																																																																																																						
ADDITIONAL BUILDING FEATURES				\$0																																																																																																																																																																																																																																																																																																																				
CAT	TYPE	UNITS	FAC	UNIT ADJ.																																																																																																																																																																																																																																																																																																																				
WH	Wall Height (RES)		1.00																																																																																																																																																																																																																																																																																																																					

[illegible]

OWNER(S)/MAIL TO					SITUS					139-32-306-004					Printed: 2/18/2026																						
CARMENA NEIL TRUST CARMENA NEIL TRS 2825 PINTO LN LAS VEGAS NV, 89107-4618 NV					2825 PINTO LN LAS VEGAS					*139-32-306-004					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		BUILDING 1 OF 1 SECTION 1 OF 1										BUILDING VALUE SUMMARY																					
RES		04 Split Level		40 Good		Subareas										BASIC BUILDING 660,544																					
AYB		EYB		% COMP		% DEPR		BL/SE		CODE		DESCRIPTION		AYB		EYB		HTD AREA		SQ. FT.		\$/SQ. FT.		RCN													
1966		1966		100%		75.0		1-1		BWA		Balcony Wood		1966		1966		75		64.52		4,839		12,838													
					BUILDING CHARACTERISTICS					1-1		GAT		Att Garage - Tile Roof		1966		1966		523		78.61		41,113													
BASIC BUILDING FEATURES \$12,838					1-1		STG		Storage - Extra Feature		1966		1966		231																						
CAT		TYPE		AREA		%		SF ADJ.		1-1		GL1		Resid Level 1		1966		1966		2,921		175.63		513,015													
SFL		Concrete Slab		2,921		77.67%		-21,763		1-1		GL2		Resid Level 2		1966		1966		840		175.63		147,529													
EW		Frame-Stucco				100.00%				1-1		BWA		Balcony Wood		1966		1966		100		64.52		6,452													
RC		Concrete Tile				100.00%		18,730												GARAGES/CARPORTS 37,478																	
HT		Forced Air				100.00%														BUILDING RCN 743,478																	
AC		Central Cooling				100.00%		15,871												DEPRECIATION 557,609																	
					FLOORING \$0															POOL/SPA/DECK 24,165																	
CAT		TYPE		AREA		%		SF ADJ.												OTHER EXTRA FEATURES 41,202																	
RIF		% Floor Carpet				80%														TOTAL RCNLD 251,237																	
RIF		% Floor Vinyl				20%														IMPROVEMENT FACTOR																	
																				MULTIPLE ADJUSTMENT																	
																				OVERRIDE IMP. VALUE																	
																				CONDO COST SQ FT																	
																				NTV PUD/Common Area																	
																				BUILDING AREAS																	
																				HEATED AREA 3,761																	
																				HEATED AREA W/FIN BSMT 3,761																	
																				ADJ RATE																	
ROOMS/BATHROOMS \$7,534					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS															BUILDING NOTES																	
CAT		TYPE		UNITS		FAC		UNIT ADJ.		CAT		DESCRIPTION		UNITS		UNIT ADJ.		CAT		DESCRIPTION		UNITS		UNIT ADJ.													
RM1		Bedrooms		4.00		1.00				GNF		Garage Unfinished		523		-3,635																					
RM2		Family/Den/Other		1.00		1.00																															
RM3		Frmal 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		14.00		1.00		7,534																													
BUILT-INS/FIREPLACES \$13,793					EXTRA FEATURES \$261,461															\$65,367																	
CAT		TYPE		UNITS		FAC		UNIT ADJ.		CODE		DESCRIPTION		GRD		QTY		UNITS		UNIT PRICE		FAC		ADJ. UNIT		AYB		EYB		RCN		DEPR%		RCNLD		NOTES	
AP1		Built Ins		1		1.00		9,136		RPL4		Pool Size Appx 648 Square Feet		1		1		1.00		\$57,396.77		1.00		52,621.36		1966		1966		52,621		75.0		13,155			
FPL		Fireplace (L-Rank)		1		1.00		4,657		RPH1		Pool Heater Each		1		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		1		360.00		\$14.00		1.00		14.00		1966		1966		5,040		75.0		1,260			
										SPR2		Sprinkler Average		1		1		1.00		\$3,771.26		1.00		3,771.26		1966		1966		3,771		75.0		943			
										RPV3		Paving - Brick		1		1		912.00		\$12.11		1.00		12.11		1966		1966		11,044		75.0		2,761			
										RPV4		Paving - Concrete		1		1		3,773.00		\$6.40		1.00		6.40		1966		1966		24,147		75.0		6,037			
										RSTG		Storage Square Feet		1		1		231.00		\$22.00		1.00		22.00		1966		1966		5,082		75.0		1,271			
										RTCN		Tennis Court - Concrete		1		1		1.00		\$58,172.40		1.00		58,172.40		1966		1966		58,172		75.0		14,543			
ADDITIONAL BUILDING FEATURES \$0					1		1.00		18,520.70		1966		1966		18,521		75.0		4,630																		
CAT		TYPE		UNITS		FAC		UNIT ADJ.		RTFN		Tennis Court Fencing		1		1		1.00		\$15,786.10		1.00		15,786.10		1966		1966		15,786		75.0		3,947			
WH		Wall Height (RES)				1.00				RSPT		Septic		1		1		1.00		\$10,643.19		1.00		10,643.19		1966		1966		10,643		75.0		2,661			
										RY30		Diving Board/Each		1		1		1.00		\$1,674.94		1.00		1,674.94		1966		1966		1,675		75.0		419			
										RY31		Separate Jacuzzi/Each		1		1		1.00		\$31,510.05		1.00		31,510.05		1966		1966		31,510		75.0		7,878			
										RY38		Concrete Block/Slump/Sq Ft		1		1		1,122.00		\$15.72		1.00		15.72		1966		1966		17,638		75.0		4,409			

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OWNER(S)/MAIL TO					SITUS					139-32-702-024					Printed: 2/18/2026						
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 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					*139-32-702-0					Page: 2 of 3						
															2026/27						
TYPE	BUILDING STYLE		QUALITY		BUILDING 1 OF 2 SECTION 1 OF 1										BUILDING VALUE SUMMARY						
RES	02 Two Story		40 Good		Subareas										BASIC BUILDING 722,386						
AYB	EYB	% COMP	% DEPR											SQ. FT. ADJUSTMENTS -7,000							
1969	1993	100%	49.5											LUMP SUM ADJUSTMENTS 76,076							
BUILDING CHARACTERISTICS															BASEMENT						
BASIC BUILDING FEATURES - \$7,000															PORCHES 35,847						
CAT	TYPE		AREA	%	SF ADJ.											GARAGES/CARPORTS					
SFL	Concrete Slab		2,484	55.70%	-18,507	1-1	PAA	Patio Aluma Roof	1969	1993		504	42.31	21,324	BUILDING RCN 827,309						
EW	Frame-Siding/Shingle			100.00%		1-1	PAA	Patio Aluma Roof	1969	1993		336	42.31	14,216	DEPRECIATION 409,518						
RC	Composition Shingle			100.00%	-7,314	1-1	CAS	Casita - Extra Feature	1969	1993		216			POOL/SPA/DECK 84,694						
HT	Forced Air			100.00%		1-1	GL1	Resid Level 1	1969	1993	2,484	2,484	161.97	402,333	OTHER EXTRA FEATURES 87,717						
AC	Central Cooling			100.00%	18,821	1-1	GL2	Resid Level 2	1969	1993	1,976	1,976	161.97	320,053	TOTAL RCNLD 590,202						
						1-1	PD4	Patio Deck Concrete	1969	1993		48	6.40	307							
FLOORING \$0															IMPROVEMENT FACTOR						
CAT	TYPE		AREA	%	SF ADJ.											MULTIPLE ADJUSTMENT					
RIF	None			90%												OVERRIDE IMP. VALUE					
																CONDO COST SQ FT					
																NTV PUD/Common Area					
ROOMS/BATHROOMS \$45,204					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS										BUILDING AREAS						
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	HEATED AREA 4,460					
RM1	Bedrooms		4.00	1.00												HEATED AREA W/FIN BSMT 4,460					
RM2	Family/Den/Other		4.00	1.00												ADJ RATE					
RM3	Frm Dining Room		1.00	1.00												BUILDING NOTES					
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					EXTRA FEATURES										\$297,516		\$172,411				
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CODE	DESCRIPTION		GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES	
AP1	Built Ins		2	1.00	18,272	RPL3	Pool Size Appx 512 Square Feet		3	1	1.00	\$52,384.99	1.00	56,387.20	2022	2022	56,387	6.0	53,004		
FPL	Fireplace (L-Rank)		2	1.00	9,314	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		
						RTLTL	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 Custom			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		
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																

OWNER(S)/MAIL TO					SITUS					139-32-702-024					Printed: 2/18/2026					
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					2026/27					
					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															
TYPE		BUILDING STYLE		QUALITY		BUILDING 2 OF 2 SECTION 1 OF 1					BUILDING VALUE SUMMARY									
RES		02 Two Story		30 Average		Subareas					BASIC BUILDING 74,695									
AYB		EYB		% COMP % DEPR							SQ. FT. ADJUSTMENTS 1,520									
1992		2000		100% 39.0							LUMP SUM ADJUSTMENTS -4,461									
BUILDING CHARACTERISTICS																				
BASIC BUILDING FEATURES \$1,520																				
CAT	TYPE		AREA	%	SF ADJ.	BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	\$/SQ. FT.	RCN						
SFL	Concrete Slab		36	7.95%	-188	2-1	GL1	Resid Level 1	1992	2000	36	36	164.89	5,936						
EW	Frame-Stucco			100.00%		2-1	PAA	Patio Aluma Roof	1992	2000		324	33.27	10,779						
RC	Composition Shingle			100.00%		2-1	GBI	Built in Garage	1992	2000		504	43.74	22,045						
HT	Forced Air			100.00%		2-1	GL2	Resid Level 2	1992	2000	417	417	164.89	68,759						
AC	Central Cooling			100.00%	1,708															
FLOORING \$0																				
CAT	TYPE		AREA	%	SF ADJ.															
RIF	None			80%																
ROOMS/BATHROOMS \$-9,444						GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS					BUILDING NOTES									
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.					
RM1	Bedrooms		1.00	1.00																
RM2	Family/Den/Other			1.00																
RM3	Frm 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						EXTRA FEATURES														
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CODE	DESCRIPTION		GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
AP1	Built Ins		1	1.00	4,983	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	
ADDITIONAL BUILDING FEATURES \$0																				
CAT	TYPE		UNITS	FAC	UNIT ADJ.															
WH	Wall Height (RES)			1.00																

[illegible]

OWNER(S)/MAIL TO					SITUS					139-32-701-002					Printed: 2/18/2026						
BARTSAS MARY 13 L L C 10181 PARK RUN DR STE 200 LAS VEGAS NV, 89145 NV					2701 ALTA DR LAS VEGAS					*139-32-701-0					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		BUILDING 1 OF 1 SECTION 1 OF 1										BUILDING VALUE SUMMARY						
RES	01 One Story		40 Good		Subareas										BASIC BUILDING						
AYB	EYB	% COMP	% DEPR												SQ. FT. ADJUSTMENTS						
1960	1970	100%	75.0												LUMP SUM ADJUSTMENTS						
BUILDING CHARACTERISTICS															BASEMENT						
BASIC BUILDING FEATURES				-\$21,631												PORCHES					
CAT	TYPE		AREA	%	SF ADJ.											GARAGES/CARPORTS					
SFL	Concrete Slab			100.00%	-26,418	1-1	PD3	Patio Deck Brick	1960	1970		35	12.11		424	BUILDING RCN					
EW	Frame-Stucco			100.00%		1-1	GAB	Att Garage - Built-up or Comp	1960	1970		526	68.99		36,289	DEPRECIATION					
RC	Built-Up			100.00%	-10,177	1-1	PBA	Patio Comp Roof	1960	1970		420	37.59		15,788	POOL/SPA/DECK					
HT	Forced Air			100.00%		1-1	PBA	Patio Comp Roof	1960	1970		216	39.58		8,549	OTHER EXTRA FEATURES					
AC	Central Cooling			100.00%	14,964	1-1	100	100% Addition	1960	1970	84	84	183.98		15,454	TOTAL RCNLD					
						1-1	GL1	Resid Level 1	1960	1970	2,248	2,248	183.98		413,587						
						1-1	PBA	Patio Comp Roof	1960	1970		316	37.59		11,878						
						1-1	100	100% Addition	1960	1970	1,214	1,214	183.98		223,352						
FLOORING					\$0												IMPROVEMENT FACTOR				
CAT	TYPE		AREA	%	SF ADJ.											MULTIPLE ADJUSTMENT					
RIF	% Floor Carpet			80%												OVERRIDE IMP. VALUE					
RIF	% Floor Vinyl			20%												CONDO COST SQ FT					
																	NTV PUD/Common Area				
ROOMS/BATHROOMS					\$15,068		GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS										BUILDING AREAS				
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	HEATED AREA					
RM1	Bedrooms		4.00	1.00												3,546					
RM2	Family/Den/Other		2.00	1.00												HEATED AREA W/FIN BSMT					
RM3	Frm Dining Room			1.00												ADJ RATE					
RM4	Total Rooms		8.00	1.00																	
RM5	Full Baths		3.00	1.00																	
RM6	Half Baths		1.00	1.00																	
FIX	Plumb Fxt		16.00	1.00	15,068																
BUILT-INS/FIREPLACES					\$18,450		EXTRA FEATURES										\$105,717		\$26,429		
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CODE	DESCRIPTION		GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES	
AP1	Built Ins		1	1.00	9,136	RPL3	Pool Size Appx 512 Square Feet			2	1	1.00	\$52,384.99	1.00	52,384.99	1960	1970	52,385	75.0	13,096	
FPL	Fireplace (L-Rank)		2	1.00	9,314	RPHT	Pool Heater Each				1	1.00	\$5,811.03	1.00	5,811.03	1960	1970	5,811	75.0	1,453	
						RPSP	Pool Spa/Attached Each				1	1.00	\$17,712.75	1.00	17,712.75	1960	1970	17,713	75.0	4,428	
						RFN2	Fence Average - Tract/Block W				1	1.00	\$9,268.80	1.00	9,268.80	1960	1970	9,269	75.0	2,317	
						SPR2	Sprinkler Average				1	1.00	\$3,771.26	1.00	3,771.26	1960	1970	3,771	75.0	943	
						RPV4	Paving - Concrete				1	2,620.00	\$6.40	1.00	6.40	1960	1970	16,768	75.0	4,192	
ADDITIONAL BUILDING FEATURES					\$0																
CAT	TYPE		UNITS	FAC	UNIT ADJ.																
WH	Wall Height (RES)			1.00																	

[illegible]

OWNER(S)/MAIL TO					SITUS					139-32-306-011					Printed: 2/18/2026				
MOLASKY ANDREW REVOCABLE FAM TR MOLASKY ANDREW TRS 100 N CITY PKWY # 1700 LAS VEGAS NV, 89106-4614 NV					3030 PALOMINO 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					*139-32-306-0					Page: 2 of 2				
															2026/27				
TYPE		BUILDING STYLE		QUALITY	BUILDING 1 OF 1					SECTION 1 OF 1					BUILDING VALUE SUMMARY				
RES		01 One Story		40 Good	Subareas										BASIC BUILDING				
AYB	EYB	% COMP	% DEPR		BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	\$/SQ. FT.	RCN	1,036,808					
1959	1971	100%	75.0		1-1	GAT	Att Garage - Tile Roof	1959	1971		840	70.85	59,514	20,645					
					1-1	STG	Storage - Extra Feature	1959	1971		428			37,863					
					1-1	GL1	Resid Level 1	1959	1971	2,905	2,905	171.26	497,510	BASEMENT					
					1-1	100	100% Addition	1959	1971	3,149	3,149	171.26	539,298	PORCHES					
BASIC BUILDING FEATURES														GARAGES/CARPORTS					
CAT	TYPE	AREA	%	SF ADJ.										59,514					
SFL	Concrete Slab		100.00%	-45,102										BUILDING RCN					
EW	Frame-Stucco		100.00%											1,154,830					
RC	Concrete Tile		100.00%	40,199										DEPRECIATION					
HT	Forced Air		100.00%											866,123					
AC	Central Cooling		100.00%	25,548										16,347					
FLOORING															POOL/SPA/DECK				
CAT	TYPE	AREA	%	SF ADJ.											OTHER EXTRA FEATURES				
RIF	% Floor Carpet		90%												13,272				
RIF	% Floor Vinyl		10%												TOTAL RCNLD				
															318,327				
															IMPROVEMENT FACTOR				
															MULTIPLE ADJUSTMENT				
															OVERRIDE IMP. VALUE				
															CONDO COST SQ FT				
															NTV PUD/Common Area				
															BUILDING AREAS				
															HEATED AREA				
															6,054				
															HEATED AREA W/FIN BSMT				
															ADJ RATE				
															6,054				
ROOMS/BATHROOMS																BUILDING NOTES			
CAT	TYPE	UNITS	FAC	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT	DESCRIPTION	UNITS	UNIT ADJ.							
RM1	Bedrooms	5.00	1.00																
RM2	Family/Den/Other	3.00	1.00																
RM3	Frmal Dining Room	1.00	1.00																
RM4	Total Rooms	11.00	1.00																
RM5	Full Baths	5.00	1.00																
RM6	Half Baths		1.00																
FIX	Plumb Fxt	18.00	1.00	22,602															
BUILT-INS/FIREPLACES																			
CAT	TYPE	UNITS	FAC	UNIT ADJ.	CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES	
AP1	Built Ins		1.00		RPL3	Pool Size Appx 512 Square Feet	3	1	1.00	\$52,384.99	1.00	56,387.20	1959	1971	56,387	75.0	14,097		
AP7	Range/Each	1	1.00	1,290	RPHT	Pool Heater Each		1	1.00	\$5,811.03	1.00	5,811.03	1959	1971	5,811	75.0	1,453		
FPL	Fireplace (L-Rank)	3	1.00	13,971	RPLD5	Pool Deck - Kool Deck		1	108.00	\$14.00	1.00	14.00	1959	1971	1,512	75.0	378		
					RFN2	Fence Average - Tract/Block Wall		1	1.00	\$9,268.80	1.00	9,268.80	1959	1971	9,269	75.0	2,317		
					SPR2	Sprinkler Average		1	1.00	\$3,771.26	1.00	3,771.26	1959	1971	3,771	75.0	943		
					RPV4	Paving - Concrete		1	1,026.00	\$6.40	1.00	6.40	1959	1971	6,566	75.0	1,642		
					RPV4	Paving - Concrete		1	2,097.00	\$6.40	1.00	6.40	1959	1971	13,421	75.0	3,355		
					RSTG	Storage Square Feet		1	428.00	\$22.00	1.00	22.00	1959	1971	9,416	75.0	2,354		
					RSPT	Septic		1	1.00	\$10,643.19	1.00	10,643.19	1959	1971	10,643	75.0	2,661		
					RY30	Diving Board/Each		1	1.00	\$1,674.94	1.00	1,674.94	1959	1971	1,675	75.0	419		
ADDITIONAL BUILDING FEATURES																			
CAT	TYPE	UNITS	FAC	UNIT ADJ.															
WH	Wall Height (RES)		1.00																

[illegible]

OWNER(S)/MAIL TO					SITUS					139-32-703-002					Printed: 2/18/2026														
2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS 2709 PINTO LN LAS VEGAS NV, 89107 NV					2709 PINTO LN LAS VEGAS PARCEL STATUS A Active - Locally Assessed Parcel NEIGHBORHOOD 1311.09 Central West PRIMARY USE 20.110 Single Family Residential BUILDING(S) 1 of 2					*139-32-703-0					Page: 2 of 4														
															2026/27														
TYPE		BUILDING STYLE		QUALITY		BUILDING 1 OF 2 SECTION 1 OF 2					BUILDING VALUE SUMMARY																		
RES		01 One Story		40 Good		Subareas					BASIC BUILDING																		
AYB	EYB	% COMP	% DEPR						BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	\$/SQ. FT.	RCN	SQ. FT. ADJUSTMENTS											
1968	2011	100%	22.5						1-1	PMA	Patio Minumum Roof	1968	2011		1,424	25.26	35,970	-30,408											
BUILDING CHARACTERISTICS										1-1	GAB	Att Garage - Built-up or Comp	1968	2011		810	61.84	50,090	LUMP SUM ADJUSTMENTS										
BASIC BUILDING FEATURES					-\$30,408					1-1	PBA	Patio Comp Roof	1968	2011		140	41.48	5,807	BASEMENT										
CAT	TYPE		AREA	%	SF ADJ.						1-1	GL1	Resid Level 1	1968	2011	4,985	4,985	183.88	916,642	PORCHES									
SFL	Concrete Slab			100.00%	-37,138						1-1	OTH	Other - Extra Feature	1968	2011		875			GARAGES/CARPORTS									
EW	Frame-Stucco			100.00%																	BUILDING RCN								
RC	Composition Shingle			100.00%	-14,307																DEPRECIATION								
HT	Forced Air			100.00%																	POOL/SPA/DECK								
AC	Central Cooling			100.00%	21,037																OTHER EXTRA FEATURES								
FLOORING					\$0															TOTAL RCNLD									
CAT	TYPE		AREA	%	SF ADJ.																IMPROVEMENT FACTOR								
																					MULTIPLE ADJUSTMENT								
																					OVERRIDE IMP. VALUE								
																					CONDO COST SQ FT								
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																				HEATED AREA									
																				HEATED AREA W/FIN BSMT									
																				ADJ RATE									
ROOMS/BATHROOMS					\$41,437					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS										BUILDING NOTES									
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.	CAT	DESCRIPTION		UNITS	UNIT ADJ.														
RM1	Bedrooms		4.00	1.00		PD7	PtoDkStone		140	1,637																			
RM2	Family/Den/Other		3.00	1.00		PD7	PtoDkStone		360	4,208																			
RM3	Frm 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																								
BUILT-INS/FIREPLACES					\$33,818					EXTRA FEATURES					\$224,994							\$169,043							
CAT	TYPE		UNITS	FAC	UNIT ADJ.	CODE	DESCRIPTION		GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES									
AP1	Built Ins		1	1.00	9,136	RPL3	Pool Size Appx 512 Square Feet		1	1	1.00	\$52,384.99	1.00	48,382.78	2020	2021	48,383	7.5	44,754										
FPL	Fireplace (L-Rank)		1	1.00	4,657	RPLD5	Pool Deck - Kool Deck			1	500.00	\$14.00	1.00	14.00	2021	2021	7,000	7.5	6,475										
AP2	Built-in Refrigerator/Extra/Each		2	1.00	17,442	SPR2	Sprinkler Average			1	1.00	\$3,771.26	1.00	3,771.26	1968	1970	3,771	75.0	943										
AP4	Dishwasher Extra		2	1.00	1,598	RPV3	Paving - Brick			1	7,500.00	\$12.11	1.00	12.11	2021	2021	90,825	7.5	84,013										
AP5	Bi Microwave		1	1.00	985	RSPT	Septic			1	1.00	\$10,643.19	1.00	10,643.19	1968	1970	10,643	75.0	2,661										
					</																								

OWNER(S)/MAIL TO					SITUS					139-32-703-002					Printed: 2/18/2026																																																																																																																																																							
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OWNER(S)/MAIL TO					SITUS					139-32-703-002					Printed: 2/18/2026										
2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS 2709 PINTO LN LAS VEGAS NV, 89107 NV					2709 PINTO LN LAS VEGAS PARCEL STATUS A Active - Locally Assessed Parcel NEIGHBORHOOD 1311.09 Central West PRIMARY USE 20.110 Single Family Residential BUILDING(S) 2 of 2					*139-32-703-0					Page: 4 of 4										
															2026/27										
TYPE		BUILDING STYLE		QUALITY		BUILDING 2 OF 2 SECTION 1 OF 1					BUILDING VALUE SUMMARY														
RES		01 One Story		30 Average		Subareas					BASIC BUILDING 184,851														
AYB		EYB		% COMP % DEPR							SQ. FT. ADJUSTMENTS -1,578														
1968		1984		100% 63.0							LUMP SUM ADJUSTMENTS 6,273														
BUILDING CHARACTERISTICS															BASEMENT										
BASIC BUILDING FEATURES															PORCHES 7,211										
CAT		TYPE		AREA		%		SF ADJ.							GARAGES/CARPORTS										
SFL		Concrete Slab				100.00%		-5,710							BUILDING RCN 196,757										
EW		Frame-Stucco				100.00%									DEPRECIATION 123,957										
RC		Composition Shingle				100.00%									POOL/SPA/DECK										
HT		Forced Air				100.00%									OTHER EXTRA FEATURES 943										
AC		Central Cooling				100.00%		4,132							TOTAL RCNLD 73,743										
FLOORING															IMPROVEMENT FACTOR										
CAT		TYPE		AREA		%		SF ADJ.							MULTIPLE ADJUSTMENT										
RIF		% Floor Vinyl				100%									OVERRIDE IMP. VALUE										
															CONDO COST SQ FT										
															NTV PUD/Common Area										
															BUILDING AREAS										
															HEATED AREA 1,096										
															HEATED AREA W/FIN BSMT 1,096										
															ADJ RATE										
ROOMS/BATHROOMS															BUILDING NOTES										
CAT		TYPE		UNITS		FAC		UNIT ADJ.		CAT		DESCRIPTION		UNITS		UNIT ADJ.		CAT		DESCRIPTION		UNITS		UNIT ADJ.	
RM1		Bedrooms		2.00		1.00																			
RM2		Family/Den/Other				1.00																			
RM3		Frm Dining Room				1.00																			
RM4		Total Rooms		3.00		1.00																			
RM5		Full Baths		2.00		1.00																			
RM6		Half Baths				1.00																			
FIX		Plumb Fxt		9.00		1.00																			
BUILT-INS/FIREPLACES																									
CAT		TYPE		UNITS		FAC		UNIT ADJ.		CODE		DESCRIPTION		GRD QTY		UNITS		UNIT PRICE		FAC		ADJ. UNIT		AYB EYB	
AP1		Built Ins		1		1.00		4,983		SPR2		Sprinkler Average		1		1.00		\$3,771.26		1.00		3,771.26		1968 1968	
AP7		Range/Each		1		1.00		1,290																	
ADDITIONAL BUILDING FEATURES																									
CAT		TYPE		UNITS		FAC		UNIT ADJ.																	
WH		Wall Height (RES)				1.00																			



Clark County Assessor Reports

Value History

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Parcel: 139-32-701-005

Taxable

Tax Year	Land			Improvements			Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code Value		
2025-26	0.65	446,250	0	4,441,594	0	0	286,606	0	0	200
2024-25	0.65	446,250	0	4,913,512	26,415	0	293,732	0	0	200
2023-24	0.65	425,000	0	4,540,518	0	0	260,601	0	0	200
2022-23	0.65	357,000	0	4,272,603	0	0	243,526	0	0	200
2021-22	0.65	318,750	0	4,039,481	0	0	0	0	0	200
2020-21	0.65	318,750	0	3,960,905	0	0	0	0	0	200
2019-20	0.65	255,000	0	0	0	3,910,675	0	0	0	200
2018-19	0.65	170,000	0	19,153	0	0	0	0	0	200
2017-18	0.65	144,500	0	61,971	0	0	0	0	0	200
2016-17	0.65	127,500	0	63,256	0	0	0	0	0	200
2015-16	0.65	93,750	0	61,417	0	0	0	0	0	200
2014-15	0.65	50,000	0	59,609	0	0	0	0	0	200
2013-14		50,000	0	60,723	0	0	0	0	0	200
2012-13		50,000	0	59,189	0	0	0	0	0	200
2011-12		70,000	0	55,297	0	0	0	0	0	200
2010-11		120,000	0	41,737	0	13,986	0	0	0	200
2009-10		375,000	0	39,806	0	0	0	0	0	200
2008-09		450,000	0	38,791	0	0	0	0	0	200
2007-08		203,289	0	36,091	0	0	0	0	0	200
2006-07		203,000	0	35,191	0	0	0	0	0	200
2005-06		146,251	0	32,060	0	0	0	0	0	200
2004-05		168,000	0	32,140	0	0	0	0	0	200

Parcel from 030-300-055

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Appeal #424 - 139-32-703-002

TIMING OF SUPPLEMENTAL ASSESSMENTS					SOURCE: CCA ADDL EVIDENCE				
			ACTUAL YEAR	TAXABLE	DATE OF PASSED	CORRECT YEAR			
	LINE ITEM	ADDRESS	OF SUPPLEMENTAL	\$000 VALUE	FINAL INSPECTION	OF SUPPLEMENTAL	VARIANCE	PERTINENT PERMITS	COMMENTS
A	1	2720 PINTO	24/25	\$26	August 31, 2021	22/23	+2	R21-11340	Patio Cover
*			19/20	\$3,910	October 18, 2018	19/20	-	R17-00028	House/Pool
B	3	2905 PINTO	13/14 ; 09/10	\$1,460	November 2, 2011	11/12	-1	R-157139	House Addn/Rem.
C	5	2323 PINTO	19/20	\$346	March 25, 2019	19/20	-	R18-04441	
*			16/17	\$1,336	September 12, 2016	16/17	-1	R-287608	
D	7	3000 ARABIAN	24/25	347 ; \$121	February 17, 2022	22/23	+2	R-166322 ; R21-01072	
E	12	2315 ALTA	13/14	\$573	January 25, 2011	11/12	+2	R-168322	
F	13	2609 PINTO	13/14	\$906	May 1, 2012	12/13	+1	R-19030	
G	16	2333 PINTO	24/25	\$819	September 29, 2023	24/25	-	R23-09693	
H	18	2608 PINTO	24/25	\$343	February 10 2023	23/24	+1	R22-12066	
I	25	2694 PALOMINO	13/14 09/10	\$242	October 8, 2009	10/11 09/10	-1	R-119930	Added @ 50%
*			10/11	\$310	October 8, 2009	10/11	-		Added @100%
J	26	2408 PALOMINO	24/25	\$41	May 3, 2021	21/22	+3	R20-12683	
K	27	2981 PINTO	13/14	296 ; \$28	February 22, 2011	11/12	+2	R-171113	
L	28	2331 PINTO	13/14	\$233	October 29, 2009	10/11	+3	R-132701	ROOM ADDITION
LI			13/14	\$62	July 25, 2012	13/14	-	R-209313	POOL
M	32	2801 ALTA	16/19 ; 17/18	\$53	December 17, 2015	16/17	+2, -1	R-277074	
N	45	2325 ALTA	13/14	\$19	October 17, 2011	12/13	+1	R-187232	
O	49	2500 PALOMINO	19/20	\$19	July 12, 2018	19/20	-	R18-04029	
*		2337 PINTO	17/18	\$307	July 2, 2017	17/18	-1	R-325682	
P	15	2709 PINTO	22/23	\$711	July 27, 2022	23/24	-1	R13-17616	

CHART REFLECTS 2002/03 AS LAST SUPPLEMENTAL FOR 2400 PINTO LANE

Q	17	2400 PINTO	NONE ISSUED	?	December 30, 2013	14/15	+12	R-241876	REMODEL FAM RM
R	17	2400 PINTO	NONE ISSUED	?	March 1, 2018	18/19	+8	R17-01483	SFD REMODEL
S	17	2400 PINTO	NONE ISSUED	?	20-Feb-20	20/21	+6	R19-09877	KITCHEN REMODE

* Correction/Additions made by County

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

R-157139 - Residential Building Permit (Res)

Key Number: 643447

Current Status: Completed

Application Received: 2/22/2010

Project Name: WILLIAMS

Address: 2905 PINTO LN

Type of Work: Building Project

Permit Issued: 3/5/2010

Scope of Work: Interior remodel rolled for existing accessory building.*5-3-10 rec'd ltr Vegas Const to remove themselves as primary applicant, sent to scan dw*****Change of Contractor to Owner for Finals Only - Ok'd by Rod 05/04***** permit renewal on 7/21/2011 *** **EXPIRED, DESTROYED 11/8/113 BC**

Applicant

Review Info

Inspection Status

Print

 Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	440 FINAL PLUMBING	1	Passed	11/2/2011	11/2/2011	Robert R.	
2	420 ROUGH PLUMBING - TOP OUT	1	Cancelled	4/20/2010	4/20/2010	Edward B.	

SBE 26-107 Pg 1056

[REMAND SBE 26-107 Pg 1066](#)

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
Comments: PER Patricia							
Comments: 420 890401 Other NEED shower membrane test As Per Previous notice							
3	420 ROUGH PLUMBING - TOP OUT	2	Partpassed	4/15/2010	4/15/2010	Edward B.	
Comments: all Except shower MEMBRANE							
Comments: 420 890401 Other NEED shower membrane test As Per Previous notice							
4	420 ROUGH PLUMBING - TOP OUT	3	Partpassed	4/12/2010	4/12/2010	Edward B.	
Comments: NEED Shower membrane and Test							
5	420 ROUGH PLUMBING - TOP OUT	4	Passed	4/21/2010	4/21/2010	Edward B.	
6	240 FINAL ELECTRICAL	1	NA			Nicole A. (702)229-1802	
Comments: 140 passed							
7	220 ROUGH ELECTRICAL	1	Passed	4/13/2010	4/13/2010	Edward B.	
Comments: 1) Lower mini CANS 2) FLEX INwall@ closet							
8	140 FINAL BUILDING	1	Passed	11/2/2011	11/2/2011	Robert R.	
9	125 DRYWALL NAILING	1	Passed	4/19/2010	4/19/2010	Edward B.	
10	120 FRAMING	1	Failed	4/12/2010	4/12/2010	Edward B.	
Comments: 120 890401 Rough electrical inspection (220) not passed OR completed prior to frame insp.							
11	120 FRAMING	2	Passed	4/14/2010	4/14/2010	Dennis R.	
Comments: need letter to drop a - 33 clips							

Inspection status table



Clark County Assessor Reports

Value History

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Parcel: 139-32-306-024

Taxable

Tax Year	Land			Improvements			Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code Value		
2025-26	0.87	525,000	0	2,676,785	0	62,473	319,340	0	0	200
2024-25	0.87	525,000	0	2,818,010	0	0	325,830	0	0	200
2023-24	0.87	500,000	0	2,624,005	0	0	292,123	0	0	200
2022-23	0.87	420,000	0	2,450,310	0	0	274,802	0	0	200
2021-22	0.87	375,000	0	2,319,830	0	0	0	0	0	200
2020-21	0.87	375,000	0	2,297,877	0	0	0	0	0	200
2019-20	0.87	300,000	0	2,270,853	0	0	0	0	0	200
2018-19	0.87	200,000	0	2,201,713	0	0	0	0	0	200
2017-18	0.87	170,000	0	2,231,007	0	0	0	0	0	200
2016-17	0.87	150,000	0	1,918,478	0	0	0	0	0	200
2015-16	0.87	125,000	0	1,519,641	0	0	0	0	0	200
2014-15	0.87	100,000	0	1,297,551	0	0	0	0	0	200
2013-14		100,000	0	1,263,331	0	73,243	0	0	0	200
2012-13		100,000	0	1,324,780	0	0	0	0	0	200
2011-12		140,000	0	1,885,649	0	0	0	0	0	200
2010-11		200,000	0	1,996,706	0	0	0	0	0	200
2009-10		500,000	0	1,840,937	1,450,954	0	0	0	0	200
2008-09		600,000	0	395,263	0	0	0	0	0	200

Parcel from [139-32-306-003](#)

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

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

R-287608 - Residential Building Permit (Res)

Key Number: 765081

Current Status: Inspections

Application Received: 5/12/2015

Project Name: CAPORALE

Address: 2323 PINTO LN

Type of Work: Building Project

Permit Issued: 7/15/2015

Expiration Date: 3/11/2017 For permit renewal, extension, or cancellation, [CLICK HERE](#)

Scope of Work: SFD *59256*

Click to view the Quality Assurance Agreement (QAA) [QAA Information](#)



Reprint Permit/Inspection Card

Applicant

Review Info

Inspection Status

[Print](#)[Schedule Inspection](#)

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	450 OTHER PLUMBING	1	Passed	4/28/2016	4/28/2016	Frederick Z.	

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
Comments: Schedule IWR confirmation #824221-02 Contractor Phone #7025019329 Special Instructions: shower pans							
2	440 FINAL PLUMBING	1	Passed	8/31/2016	8/31/2016	Frederick Z.	
3	423 FINAL GAS TEST	1	Passed	7/20/2016	7/20/2016	Frederick Z.	
Comments: Schedule IWR confirmation #689133-02 Contractor Phone #7022354040 Special Instructions: Please call when your on the way							
4	420 ROUGH PLUMBING - TOP OUT	1	Passed	3/1/2016	3/1/2016	Winston S.	
Comments: Schedule IWR confirmation #339237-08 Contractor Phone #7025019329 Special Instructions:							
5	407 UNDERSLAB PLUMBING	1	Passed	9/3/2015	9/3/2015	Frederick Z.	
Comments: Schedule IWR confirmation #660772-01 Contractor Phone #7025019329 Special Instructions:							
6	405 BUILDING SEWER YARD LINES	1	Passed	12/30/2015	12/30/2015	Raymond F.	
7	340 FINAL MECHANICAL	1	Passed	8/31/2016	8/31/2016	Frederick Z.	
8	320 ROUGH MECHANICAL	1	Passed	3/1/2016	3/1/2016	Winston S.	
Comments: Schedule IWR confirmation #339237-11 Contractor Phone #7025019329 Special Instructions:							
9	240 FINAL ELECTRICAL	1	Cancelled	3/1/2016	2/29/2016	Frederick Z.	
Comments: Schedule IWR confirmation #339237-07 Contractor Phone #7025019329 Special Instructions:							
10	240 FINAL ELECTRICAL	2	Passed	8/31/2016	8/31/2016	Frederick Z.	
11	240 FINAL ELECTRICAL	3	Partpassed	6/29/2016	6/29/2016	Frederick Z.	
Comments:							

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
240 890051 See Notes TAG ONLY MAIN HOUSE,E-212793,							
240 890051 Work Not Ready INSTALL MISSING SUB-FEED BREAKER AND TERMINATE FEEDER CONDUCTORS							
12	240 FINAL ELECTRICAL	4	Failed	6/27/2016	6/27/2016	Jonathan L. (702)236-5812	
Comments: Schedule IWR confirmation #429809-02 Contractor Phone #7022354040 Special Instructions: elec tag							
Comments: 240 982900 Work Not Ready INSTALL MISSING SUB-FEED BREAKER AND TERMINATE FEEDER CONDUCTORS							
13	220 ROUGH ELECTRICAL	1	Passed	3/1/2016	3/1/2016	Winston S.	
Comments: Schedule IWR confirmation #339237-10 Contractor Phone #7025019329 Special Instructions:							
14	203 UFER GROUND	1	Passed	10/12/2015	10/12/2015	Robert R.	
Comments: Schedule IVR confirmation #800300-02 Contractor Phone #7025019329 Special Instructions:							
15	203 UFER GROUND	2	Cancelled	10/8/2015	10/7/2015	Winston S.	
Comments: Schedule IVR confirmation #793222-02 Contractor Phone #7022354040 Special Instructions:							
16	201 UNDERGROUND ELECTRICAL	1	Passed	10/12/2015	10/12/2015	Robert R.	
Comments: Schedule IVR confirmation #800300-01 Contractor Phone #7025019329 Special Instructions:							
17	201 UNDERGROUND ELECTRICAL	2	Cancelled	10/8/2015	10/7/2015	Winston S.	
Comments: Schedule IVR confirmation #793222-01 Contractor Phone #7022354040 Special Instructions:							
18	180 WATER DISTRICT INSPECTION	1	NA			Nicole A. (702)229-1802	

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
Comments: 140 passed							
19	160 EPOXY EXPRESS	1	Passed	11/17/2015	11/17/2015	Robert R.	
20	140 FINAL BUILDING	1	Passed	9/12/2016	9/12/2016	Edward B.	
Comments: Schedule IWR confirmation #238942-06 Contractor Phone #7022354040 Special Instructions:							
21	135 LIGHT TEST	1	Passed	7/27/2016	7/28/2016	Raymond F.	
22	129 EXTERIOR LATH/STUCCO	1	Passed	3/10/2016	3/10/2016	Raymond F.	
Comments: Schedule IWR confirmation #379078-02 Contractor Phone #7025019329 Special Instructions: REC. APPLICATOR CERTIFICATE							
23	125 DRYWALL NAILING	1	Passed	3/22/2016	3/22/2016	Gerald D.	
Comments: Schedule IWR confirmation #452656-02 Contractor Phone #7025019329 Special Instructions:							
24	123 INSULATION	1	Passed	3/11/2016	3/11/2016	Raymond F.	
Comments: Schedule IWR confirmation #384195-02 Contractor Phone #7025019329 Special Instructions:							
25	123 INSULATION	2	Failed	3/10/2016	3/10/2016	Raymond F.	
Comments: Schedule IWR confirmation #379078-03 Contractor Phone #7025019329 Special Instructions:							
Comments:							
123 960079 See Notes MISSING INSULATION AT FOAM - IN CHASES - REAR WALL,							
123 960079 See Notes SECURE INSULATION WHERE REQUIRED ,							
123 960079 See Notes SECURE INSULATION AT BELLY BAND							
26	120 FRAMING	1	Failed	3/1/2016	3/1/2016	Winston S.	
Comments: Schedule IWR confirmation #339237-06 Contractor Phone #7025019329 Special Instructions:							
Comments:							

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
120	982245 See Notes protect duct at can light,						
120	982245 See Notes nail cst at stair,						
120	982245 See Notes gas line not under test,						
120	982245 See Notes leak at shower valves ,						
120	982245 See Notes block ac cans 3 sides						
27	120 FRAMING	2	Passed	3/10/2016	3/10/2016	Raymond F.	
Comments: Schedule IWR confirmation #379096-02 Contractor Phone #7025019329 Special Instructions: PREVIOUS LIST COMPLETE							
28	109 SHEAR	1	Failed	1/14/2016	1/14/2016	Robert R.	
Comments: Schedule IWR confirmation #144482-03 Contractor Phone #7025019329 Special Instructions:							
Comments: 109 910254 Work Not Ready COMPLETE DETAIL 1-SD003							
29	109 SHEAR	2	Partpassed	1/7/2016	1/7/2016	Robert R.	
Comments: Schedule IWR confirmation #116751-06 Contractor Phone #7025019329 Special Instructions: INFORMATION ONLY							
30	109 SHEAR	3	Passed	1/28/2016	1/28/2016	Robert R.	
Comments: Schedule IWR confirmation #203711-04 Contractor Phone #7025019329 Special Instructions:							
31	107 ROOF SHEATHING	1	Cancelled	1/7/2016	1/7/2016	Robert R.	
Comments: Schedule IWR confirmation #116751-05 Contractor Phone #7025019329 Special Instructions:							
Comments: 107 910254 See Notes ROOF DECKS PLYWOOD AND TENSION TIE OK							
32	107 ROOF SHEATHING	2	Partpassed	1/14/2016	1/14/2016	Robert R.	
Comments: Schedule IWR confirmation #144482-02 Contractor Phone #7025019329 Special Instructions:							
Comments: 107 910254 Work Not Ready OK TO DRY-IN @ OWN RISK,							
107 910254 Work Not Ready APPROVED TRUSS CALCS REQUIRED ,							

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
107 910254 See Notes ROOF DECKS PLYWOOD AND TENSION TIE OK							
33	107 ROOF SHEATHING	3	Partpassed	12/9/2015	12/9/2015	Frederick Z.	
Comments: Schedule IWR confirmation #015651-03 Contractor Phone #7025019329 Special Instructions: partial							
Comments: 107 890051 See Notes ROOF DECKS PLYWOOD AND TENSION TIE OK							
34	107 ROOF SHEATHING	4	Passed	1/28/2016	1/28/2016	Robert R.	
Comments: Schedule IWR confirmation #203711-03 Contractor Phone #7025019329 Special Instructions:							
35	105 PRE-SLAB	1	Passed	10/12/2015	10/12/2015	Robert R.	
Comments: Schedule IVR confirmation #800300-03 Contractor Phone #7025019329 Special Instructions:							

Inspection status table

Inspections Hold

Fees

Outstanding Items

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Clark County Assessor Reports

Value History

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Parcel: 139-32-702-016

Taxable

Tax Year	Land			Improvements			Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code Value		
2025-26	0.75	525,000	0	2,152,690	0	0	371,462	0	0	200
2024-25	0.75	525,000	0	2,172,972	0	0	381,750	0	0	200
2023-24	0.75	500,000	0	2,006,285	0	0	343,876	0	0	200
2022-23	0.75	420,000	0	1,844,260	0	0	323,120	0	0	200
2021-22	0.75	375,000	0	1,739,099	0	0	0	0	0	200
2020-21	0.75	375,000	0	1,717,026	0	0	0	0	0	200
2019-20	0.75	300,000	0	1,343,472	0	345,860	0	0	0	200
2018-19	0.75	200,000	0	1,288,168	0	0	0	0	0	200
2017-18	0.75	170,000	0	1,296,439	0	0	0	0	0	200
2016-17	0.75	150,000	0	0	0	1,336,213	0	0	0	200
2015-16	0.75	125,000	0	0	0	0	0	0	0	200
2014-15	0.75	100,000	0	0	0	0	0	0	0	200
2013-14		100,000	0	0	0	0	0	0	0	200
2012-13		80,000	0	0	0	0	0	0	0	200
2011-12		84,000	0	0	0	0	0	0	0	200
2010-11		120,000	0	0	0	0	0	0	0	200
2009-10		375,000	0	0	0	0	0	0	0	200
2008-09		450,000	0	0	0	0	0	0	0	200
2007-08		203,289	0	0	0	0	0	0	0	200
2006-07		203,000	0	0	0	0	0	0	0	200
2005-06		146,251	0	0	0	0	0	0	0	200
2004-05		168,000	0	0	0	0	0	0	0	200

Parcel from 030-300-027

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

R-119930 - Residential Building Permit (Res)

Key Number: 602049

Current Status: Completed

Application Received: 7/15/2008

Project Name: PLASTER

Address: 2694 PALOMINO LN

Type of Work: Building Project

Permit Issued: 12/31/2008

Scope of Work: Custom SFD rolled ILO ***Contractor stills owes soils/SI forms***

si-2 and soils in 07/16-pbSI-3 SI-6 in 07/16*jer* **APPL,SI AGREEMENT

SCANNED** **DOCS IN BOX 5008 @ RECORDS** **PLANS DESTROYED 10-11-11 DC**

Applicant

Review Info

Inspection Status

Print

 Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	440 FINAL PLUMBING	1	Failed	9/30/2009	9/30/2009	Edward B.	
Comments: 440 890401 Work Not Ready							
2	440 FINAL PLUMBING	2	Failed	10/7/2009	10/7/2009	Robert R.	

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
Comments: 440 910254 Work Not Ready , 440 910254 Work Not Ready							
3	440 FINAL PLUMBING	3	Passed	10/8/2009	10/8/2009	Edward B.	
4	423 FINAL GAS TEST	1	Passed	9/9/2009	9/9/2009	Ronald G.	
Comments: tag#32684							
5	420 ROUGH PLUMBING - TOP OUT	1	Failed	4/20/2009	4/20/2009	Edward B.	
Comments: 420 890401 Other 1 provide shower membrane Tests All wet set Showers 2) LEAK 3" waste ABOVE Kitchen 3) address LACK of Primary, secondary DRAINS@ M/B sundeck 4) Nail All required Struc straps PER plan and Listing							
6	420 ROUGH PLUMBING - TOP OUT	2	Passed	5/19/2009	5/19/2009	Edward B.	
7	407 UNDERSLAB PLUMBING	1	Passed	1/22/2009	1/22/2009	Thomas C.	
8	405 BUILDING SEWER YARD LINES	1	Passed	2/20/2009	2/20/2009	Thomas C.	
9	405 BUILDING SEWER YARD LINES	2	Failed	1/22/2009	1/22/2009	Thomas C.	
10	340 FINAL MECHANICAL	1	Passed	9/30/2009	9/30/2009	Edward B.	
11	320 ROUGH MECHANICAL	1	Failed	5/15/2009	5/15/2009	Edward B.	
Comments: 320 890401 Work Not Ready							
12	320 ROUGH MECHANICAL	2	Passed	5/19/2009	5/19/2009	Edward B.	
13	240 FINAL ELECTRICAL	1	Partpassed	7/13/2009	7/13/2009	Kenneth S.	

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
						(702)303-1687	
Comments: E tag # 196559/permanent power.							
14	240 FINAL ELECTRICAL	2	Passed	10/8/2009	10/8/2009	Edward B.	
15	240 FINAL ELECTRICAL	3	Partpassed	9/30/2009	9/30/2009	Edward B.	
Comments: ALL Except photo CELL system							
16	220 ROUGH ELECTRICAL	1	Passed	4/17/2009	4/17/2009	Tony S.	
17	203 UFER GROUND	1	Failed	1/28/2009	1/28/2009	Thomas C.	
Comments: 203 930206 Work Not Ready see 105 list							
18	203 UFER GROUND	2	Passed	1/29/2009	1/29/2009	Kenneth K.	
19	201 UNDERGROUND ELECTRICAL	1	Failed	1/28/2009	1/28/2009	Thomas C.	
Comments: 201 930206 Work Not Ready see 105 list							
20	201 UNDERGROUND ELECTRICAL	2	Passed	1/29/2009	1/29/2009	Kenneth K.	
21	140 FINAL BUILDING	1	Cancelled	10/1/2009	10/1/2009	Edward B.	
Comments: PER Keith							
22	140 FINAL BUILDING	2	Failed	10/7/2009	10/7/2009	Robert R.	
Comments: 140 910254 Work Not Ready							
23	140 FINAL BUILDING	3	Passed	10/8/2009	10/8/2009	Edward B.	
24	129 EXTERIOR LATH/STUCCO	1	Failed	5/29/2009	5/29/2009	Edward B.	
Comments:							

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
129 890401 Incorrect weep screed							
25	129 EXTERIOR LATH/STUCCO	2	Passed	6/25/2009	6/25/2009	Edward B.	
Comments: MECH. Mezz Revision							
26	129 EXTERIOR LATH/STUCCO	3	Passed	6/3/2009	6/3/2009	Edward B.	
27	125 DRYWALL NAILING	1	Partpassed	5/29/2009	5/29/2009	Edward B.	
Comments: All But Garage LID NAIL Or screw w/ 17/8" fasteners 6" ⚡							
28	125 DRYWALL NAILING	2	Passed	6/3/2009	6/3/2009	Edward B.	
29	123 INSULATION	1	Passed	5/22/2009	5/22/2009	Edward B.	
Comments: PREV. List complete							
30	120 FRAMING	1	Passed	5/19/2009	5/19/2009	Edward B.	
Comments: 1) complete FAU platform 2) NEED secondary DRAIN @ Balcony 3)5 SIDE exhaust can @ Garage LID will CHECK AT INSUL							
31	120 FRAMING	2	Failed	5/15/2009	5/15/2009	Edward B.	
Comments: 120 890401 Work Not Ready O.K. To cocoon insulate and Drop D WV TEST							
32	120 FRAMING	3	Passed	6/17/2009	6/17/2009	Edward B.	
Comments: Revision MECH. Deck							
33	109 SHEAR	1	Partpassed	3/9/2009	3/9/2009	Joseph H.	
Comments: 109 950468 See Notes Inspection limited to 1st floor, 109 950468 See Notes f09 profile does not match and all k truss and f08 and h04 and ho1, 109 950468 See Notes Eng address HD subsitutes at e gar wall and rear bed shear and kit wall. need ltr for notched beams at gar							
34	109 SHEAR	2	Passed	3/10/2009	3/10/2009	Joseph H.	
Comments: recd eng ltrs for previous list							

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
35	107 ROOF SHEATHING	1	Passed	4/20/2009	4/20/2009	Edward B.	
36	107 ROOF SHEATHING	2	Partpassed	3/27/2009	3/27/2009	Edward B.	
Comments: see Prev. Lists NEED Approved Truss Calcs							
Comments: 107 890401 See Notes sheathing OK, OK to dry in at own risk, 107 890401 See Notes need profiles for 2nd floor, 107 890401 Other See 109 for list - inspection limited to 1st floor							
37	107 ROOF SHEATHING	3	Failed	3/9/2009	3/9/2009	Joseph H.	
Comments: 107 950468 Other See 109 for list - inspection limited to 1st floor							
38	107 ROOF SHEATHING	4	Partpassed	3/10/2009	3/10/2009	Joseph H.	
Comments: 107 950468 See Notes sheathing OK, OK to dry in at own risk, 107 950468 See Notes need profiles for 2nd floor, 107 950468 Other See 109 for list - inspection limited to 1st floor							
39	105 PRE-SLAB	1	Failed	1/28/2009	1/28/2009	Thomas C.	
Comments: list not complete							
Comments: 105 930206 Work Not Ready require 2 #4 steel top of stem walls/wrap plumbing							
40	105 PRE-SLAB	2	Passed	1/29/2009	1/29/2009	Kenneth K.	
41	103 STEM WALL - FORMS & REBAR	1	Passed	1/29/2009	1/29/2009	Thomas C.	
42	101 FOOTING	1	Failed	1/28/2009	1/28/2009	Thomas C.	
Comments: 101 930206 Work Not Ready see 105 list/list not complete							

# ◆	Insp. Type & Description ◆	Insp. Count ◆	Status ◆	Scheduled Date ◆	Completion Date ◆	Inspector ◆	Location ◆
43	101 FOOTING	2	Passed	1/29/2009	1/29/2009	Kenneth K.	

Inspection status table

Inspections Hold

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Clark County Assessor Reports

Value History

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Parcel: 139-32-703-009

Taxable

Tax Year	Land			Improvements			Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code Value	
2025-26	0.23	262,500	0	828,756	0	0	110,664	0	200
2024-25	0.23	262,500	0	838,227	0	0	114,771	0	200
2023-24	0.23	250,000	0	774,136	0	0	100,461	0	200
2022-23	0.23	252,000	0	707,089	0	0	93,578	0	200
2021-22	0.23	225,000	0	671,096	0	0	0	0	200
2020-21	0.23	225,000	0	663,526	0	0	0	0	200
2019-20	0.23	210,000	0	652,621	0	0	0	0	200
2018-19	0.23	140,000	0	624,436	0	0	0	0	200
2017-18	0.23	119,000	0	634,756	0	0	0	0	200
2016-17	0.23	105,000	0	513,919	0	49,261	0	0	200
2015-16	0.23	62,500	0	492,349	0	0	0	0	200
2014-15	0.23	25,000	0	425,000	0	0	0	0	200
2013-14		25,000	0	366,623	0	0	0	0	200
2012-13		25,000	0	448,026	0	0	0	0	200
2011-12		35,000	0	465,000	0	0	0	0	200
2010-11		70,000	0	415,500	310,057	0	0	0	200
2009-10		200,000	0	0	0	242,231	0	0	200
2008-09		300,000	0	0	0	0	0	0	200
2007-08		135,526	0	0	0	0	0	0	200
2006-07		135,000	0	0	0	0	0	0	200
2005-06		97,500	0	9,920	0	0	0	0	200
2004-05		73,500	0	9,511	0	0	0	0	200

Parcel from 030-300-047

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Clark County Assessor Reports

Value History

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Parcel: 139-32-305-004

Assessed

Tax Year	Land			Improvements				Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code Value		
2024-25	0.98	183,750	0	557,193	0	121,556	28,731	0	0	200
2023-24	0.98	175,000	0	520,421	0	0	25,366	0	0	200
2022-23	0.98	147,000	0	478,289	0	0	23,803	0	0	200
2021-22	0.98	131,250	0	456,166	0	0	0	0	0	200
2020-21	0.98	131,250	0	453,461	0	0	0	0	0	200
2019-20	0.98	105,000	0	449,275	0	0	0	0	0	200
2018-19	0.98	70,000	0	434,632	0	0	0	0	0	200
2017-18	0.98	59,500	0	407,318	0	32,561	0	0	0	200
2016-17	0.98	52,500	0	415,891	0	0	0	0	0	200
2015-16	0.98	43,750	0	374,298	0	0	0	0	0	200
2014-15	0.98	35,000	0	300,806	0	0	0	0	0	200
2013-14		35,000	0	328,775	0	0	0	0	0	200
2012-13		35,000	0	377,160	0	0	0	0	0	200
2011-12		49,000	0	365,340	0	0	0	0	0	200
2010-11		70,000	0	382,823	0	0	0	0	0	200
2009-10		175,000	0	367,835	0	3,756	0	0	0	200
2008-09		210,000	0	368,659	0	0	0	0	0	200
2007-08		158,113	0	349,402	0	0	0	0	0	200
2006-07		157,850	0	346,649	0	0	0	0	0	200
2005-06		113,750	0	319,690	0	0	0	0	0	200
2004-05		73,500	0	304,581	0	0	0	0	0	200

Parcel from 030-290-013

Parcel Cancelled to [139-32-305-005](#)

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

R20-12683 - Residential Building Permit (Res)

Key Number: 1519954

Current Status: Completed

Application Received: 8/26/2020

Project Name: Belz Residence Home Addition

Address: 2408 PALOMINO LN

Type of Work: Building Project

Permit Issued: 10/6/2020

Scope of Work: 635 SF home addition.

Applicant

Review Info

Inspection Status

Print

 Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	440 FINAL PLUMBING	1	Failed	4/29/2021	4/29/2021	Tony N. (702)303-0274	

Comments:

Complete the plumbing fixture installation and the exterior hose bibs with the vacuum breakers.

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
2	440 FINAL PLUMBING	2	Passed	5/3/2021	5/3/2021	Tony N. (702)303-0274	
Comments: Complete the plumbing fixture installation and the exterior hose bibs with the vacuum breakers.							
3	420 ROUGH PLUMBING - TOP OUT	1	Passed	2/11/2021	2/11/2021	Tony N. (702)303-0274	
4	407 UNDERSLAB PLUMBING	1	Passed	1/21/2021	1/21/2021	Tony N. (702)303-0274	
5	340 FINAL MECHANICAL	1	Passed	4/29/2021	4/29/2021	Tony N. (702)303-0274	
6	320 ROUGH MECHANICAL	1	Passed	2/17/2021	2/17/2021	Tony N. (702)303-0274	
7	240 FINAL ELECTRICAL	1	Passed	4/29/2021	4/29/2021	Tony N. (702)303-0274	
8	220 ROUGH ELECTRICAL	1	Passed	2/16/2021	2/16/2021	Tony N. (702)303-0274	
9	201 UNDERGROUND ELECTRICAL	1	Cancelled	2/17/2021	2/16/2021	Web	
10	201 UNDERGROUND ELECTRICAL	2	NA	5/3/2021	5/3/2021	Tony N. (702)303-0274	
11	140 FINAL BUILDING	1	Failed	4/29/2021	4/29/2021	Tony N. (702)303-0274	
Comments: Complete the 440 corrections for the 140 approval.							
12	140 FINAL BUILDING	2	Passed	5/3/2021	5/3/2021	Tony N. (702)303-0274	
Comments:							

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
Complete the 440 corrections for the 140 approval.							
13	129 EXTERIOR LATH/STUCCO	1	Passed	2/26/2021	2/26/2021	Jerry P. (702)772-4435	
14	123 INSULATION	1	Passed	2/18/2021	2/18/2021	Tony N. (702)303-0274	
15	120 FRAMING	1	Passed	2/17/2021	2/17/2021	Tony N. (702)303-0274	
16	109 SHEAR	1	Partpassed	2/10/2021	2/10/2021	Tony N. (702)303-0274	
Comments: Ok to wrap exterior of the addition with the lath material. Comments: Provide engineering letter for anchor bolt replacements., The shear wall anchor bolt spacing shall be as per the shear wall scheduled., All shear wall anchor bolts shall a 3"x3" square washer per plan., Double studs at the shear wall hold down straps shall stitch nailed 6" on center per the plan.							
17	109 SHEAR	2	Passed	2/17/2021	2/17/2021	Tony N. (702)303-0274	
Comments: Provide engineering letter for anchor bolt replacements., The shear wall anchor bolt spacing shall be as per the shear wall scheduled., All shear wall anchor bolts shall a 3"x3" square washer per plan., Double studs at the shear wall hold down straps shall stitch nailed 6" on center per the plan.							
18	109 SHEAR	3	Passed	2/22/2021	2/22/2021	Tony N. (702)303-0274	
19	107 ROOF SHEATHING	1	Failed	2/10/2021	2/10/2021	Tony N. (702)303-0274	