RECEIVED

FEBRUARY 23 2026

STATE OF NEVADA
DEPARTMENT OF TAXATION

Nevada State Board of Equalization

Taxpayer Petition for Appeal from the Decision of the County Board of Equalization

If you have questions about this form or the appeal process, please call: (775) 684-2160.
Email completed form to: stateboard@tax.state.nv.us by 5:00 p.m. March 10, 2026.
Mail to: State Board of Equalization, 3850 Arrowhead Drive, Carson City, NV, 89706. POSTMARK by 5:00 p.m. March 10, 2026.

Please Print or Type:

Part A. PROPERTY OWNER AND PETITIONER INFORMATION

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL:					
2709 PINTO LANE TRUST ET AL					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A)				TITLE	
MARK WOLFSON				TRUSTEE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)				EMAIL ADDRESS:	
2709 PINTO LANE					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER
LAS VEGAS	NV	89107	202-384-8461		

Part B. PROPERTY OWNER ENTITY DESCRIPTION

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

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

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

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

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

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

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

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE)	COUNTY
2709	PINTO LANE	LAS VEGAS	CLARK

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

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
139-32-703-002	

3. Does this appeal involve multiple parcels? Yes ☐ No ☒ *List multiple parcels on a separate, letter-sized sheet.*

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

4. Check Property Use Type: ☑

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

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

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

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

Part E. VALUE OF PROPERTY

	As established by County Board of Equalization		Property Owner: *What is the value you seek? Write N/A on each line for values which are not being appealed.*	
Property Type	Taxable Value	Assessed Value	Taxable Value	Assessed value
Land	$600000	$210000	$413,878	$144,857
Buildings	$1,087,686	$380,690	$687,040	$240,464
Personal Property				
Total	$1,687,686	$590,690	$1,100,918	$385,321

For Clerk Use Only: **26-107**

LGS-F038
V2026.1

Part F. TYPE OF APPEAL

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

- [x] NRS 361.360(1); NRS 361.400(2): The value of real or personal property is being appealed; the Petitioner is aggrieved at the action of the County Board or the failure of the County Board to equalize resulting in overvaluation of property or undervaluation or non-assessment of other property.
- [ ] NRS 361A.240(2)(b): The under-or-over valuation of open-space use property is being appealed
- [ ] NRS 361A.273(1): This is an appeal of a determination that agricultural property has been converted to a higher use and for valuations for deferred tax years; the notice of conversion from the assessor was received after July 1 and before December 16 and the appeal was heard by the County Board..
- [ ] NRS 361.360(1); NAC 361.747(2)(c): The property was denied an exemption that is allowed by law. If so, describe the applicable exemption:

_____

- [ ] Other reason, please describe. _____

Part G. ATTACH A BRIEF STATEMENT OR LETTER DESCRIBING THE ISSUES AND CONTENTIONS IN THIS APPEAL. SEE ATTACHED

Part H. COUNTY APPEAL INFORMATION

County in which appeal was heard:	County Case Number:	Date Heard by County:
CLARK	25-0064/24	2/19/26

VERIFICATION

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

▶ _____ TRUSTEE

Petitioner Signature — Title

MARK B. WOLFSON — 2/20/26

Print Name of Signatory — Date

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

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

Authorized Agent Contact Information:

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

Authorized Agent must check each applicable statement and sign below.

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

▶ _____ _____

Authorized Agent Signature — Title

_____ _____

Print Name of Signatory — Date

Appeal to the Nevada SBE
Clark County Case # 26-00024
2709 Pinto Lane, Las Vegas, NV 89107
APN: 139-32-703-002
Hearing Date: 2/19/26

THIS DOCUMENT HAS THE FOLLOWING CONTENT

APPEAL REQUEST FORM:	2 PAGES
LETTER DESCRIBING ISSUES AND CONTENTIONS:	6 PAGES
COPY OF EXHIBIT 'C' – SUBMITTED ON 2/12/2026	4 PAGES
TOTAL PACKAGE	12 PAGES

Appeal to the Nevada SBE
Clark County Case # 26-00024
2709 Pinto Lane, Las Vegas, NV 89107
APN: 139-32-703-002
Hearing Date: 2/19/26

Appellant, Mark B. Wolfson, respectfully requests the opportunity to appeal the decision rendered by the Clark County Board of Equalization at the hearing held on 2/19/26.

Any taxpayer believing that the county assessor has erred, resulting in an injury, should be able to present their case before a group of knowledgeable experts, impartial arbiters, and a courteous panel of 'judges.' What happened at my case was anything but. This, along with the non-disclosure of 71 pages of evidence submitted for the record by the County (discussed later) should be more than sufficient grounds to grant my request for an appeal to the SBE.

At the outset of the hearing, Mr. Terry Farr, at the 11:17 minute mark of the hearing, and before I was even called to present, took the time to state the ground rules of the day. One of those rules was, and I quote, was '***DO NOT SPEAK IF ANOTHER PARTY HAS THE FLOOR***.'

My presentation began at the 15:28 minute mark. At the 31:08 point, 15 minutes into my presentation, Ms. Weidner of the County, interrupts and continues to complain about something she either didn't like or didn't agree with – it really doesn't matter. At the 32:48 point, 1 minute and 40 seconds later, I cut in and reminded Mr. Farr, that I was speaking and that I had the floor. Mr. Farr yelled into the microphone ' YOU DO NOT HAVE THE FLOOR, YOU DO NOT HAVE THE FLOOR.' Ms. Weidner was allowed to continue speaking until the 33:52, a total of almost 3 minutes.

Again, at the 1:03 point of the hearing, Ms. Weidner interrupted my presentation. Mr. Farr permitted the intrusion. She didn't like what I was talking about, thought it was irrelevant, which of course is her right, but she did not have the right to interrupt me. Until then, the panel was attentive and didn't seem to have an issue. Each time this happens it derails my thought process. Mr. Farr, instead of shutting her down, allowed this and when she was done, he told me to wrap it up.

At another time, when I wanted to interject a comment, Mr. Farr quickly shut me down and suggested I use the pen and note pad I brought with me to write down what I wanted to rebut.

This was a reasonable suggestion but applied unevenly. It would seem that he should have instructed Ms. Weidner to do exactly that the first time. I don't believe Ms. Weidner arrived with 2 broken hands and I don't believe the county came to the meeting without pen and paper. Not only do I have to fight the assessor regarding the inequity of my property assessment, I need to fight the panel for equitable treatment at the hearing.

A bit later in the hearing, Ms. Weidner commented that I live in a custom development and often renovations are done without permits making it harder to reassess the work. 'Work' by definition is supposed to be hard. But for the 'most technologically advanced assessor's office in the country,' or so they claim, how hard is it to look the same things I looked up on the internet. I am one person, they have an army.

I also must have missed the sub-chapter in NRS 361.260 (1) that reads, 'each year, the county assessor, except as otherwise required by a particular statute, shall ascertain by diligent inquiry and examination all real property that is in the county on July 1, which is subject to taxation.' I can't seem to find the exception for work done without permits, or work that is just too hard.

Ms. Weidner and the board don't seem to believe that if they provide comps that they believe are correctly assessed; thereby, proving my assessments are equitable and then I provide documentation that most (5 of 7) are $200K-$500K under assessed, then by definition I am injured and an inequity is now created – these are from their comps, not mine. This same thing happened last year, they won their case, and then proceeded to fix several of the comps they provided after the meeting still claiming there was no inequity. They made adjustments of $392K, $186K, $636K, and $711K, which was a 94% increase from their original supplemental. This argument is so circular it can make one dizzy.

Ms. Weidner also makes mention that I was making comments regarding properties outside of my neighborhood and all the errors the assessor made with those. What she knew, but neglected to mention, was that the only properties I ever addressed to point out their errors from outside my neighborhood were the 7 comps on p.349 that they just gave to me on February 11, 2026, 8 days prior to the hearing. Other than those properties, their comps, I never discussed a single property that was not on Pinto Lane, Palomino Lane, Shetland Drive, and Alta Drive – my neighborhood.

If I interrupted them every time they said 'Mr. Wolfson doesn't understand M&S, he misinterprets the statutes, and he is misleading the board, etc.' the meeting would still be on-going, except Mr. Farr would be hoarse from yelling at me.

At the 1:26:00 of the hearing, I interrupted Ms. Weidner (I know that was inappropriate, yet no different than the previous event) when she was reading the law and I wanted her to read the next sentence because she was moving on and the next sentence would have been problematic for her argument. Mr. Farr then screamed into the microphone, 'YOU DO NOT HAVE THE FLOOR.' So, I don't have the floor when I interrupt (reasonable) and I don't have the floor when I am interrupted (not so reasonable).

During Ms. Jayme Jacobs' presentation for the county, she was making constant references to documents I could not find in order to follow along. I did ask for clarification of where I might find the material but was still not able to locate them. The hearing continued on. After my hearing was over and the decision was rendered I remained to listen to the next case out of interest. Sometime during the other petitioner's presentation a county employee approached me to let me know that they had neglected to provide me with some of their evidence and that was the reason I could not find it when they were presenting. I let her know that I wanted that entered into the record. After the next/last case was completed, at 3:24:11, Mr. Farr was about to begin with some administrative chores when Ms. Weidner spoke up and said, *'Mr. Wolfson has made us aware that we did not give him the entire addendum packet.'* This is the first untruth. *Their clerk approached me.* I simply thought I couldn't find the information and did not want to further delay the hearing looking for it. Ms. Weidner (~ 3:24:00+) comments that 'we are working on getting that for him right now' and then 'he wanted us to note for the record that he did not have the last 'FEW' pages we were referencing in the hearing.'

This was the 2nd untruth by intentionally not revealing the size of the omission. The 'FEW' pages Ms. Weidner referred to are numbered 718-789. By my math, that is 71 pages. We may not agree on lots of things but I doubt anyone will disagree that 71 pages of undisclosed evidence constitutes substantially more than just a few pages. Ms. Weidner then said, 'but the board can make a decision on what you want to do with that.' Mr. Farr, after a short time asked if there was anything I would like to say. No admonishment to the county, no expression of concern, no instruction to never let this happen again.

I expressed my opinion on being blindsided and then at the 3:26:25 took the packet just given to me by the county employee and rifled through it so it can be seen on the video.

On the 1st page, after the cover sheet, of the undisclosed evidence is the spreadsheet Ms. Jacobs was presenting. This spreadsheet was the key document from which she made extreme efforts to refute and rebut what I had presented earlier. She referred to it as p.54 in

my submission. She had to have spent a good 10+ minutes lecturing me and advising the panel on all the mistakes I made. Unfortunately, Ms. Jacobs was comparing her document to the wrong document of mine.

I submitted my evidence on Wednesday 2/11/26, 8 days prior to the hearing and 1 day prior to the deadline to have it scanned into their system. That evening I realized that I had included an earlier version of the subject related to this matter and not the final version but one in which I had intended on making a related point. The very next day I went to the county office and submitted 'Exhibit C' which was a 3 page document (see attached), handing it over to none other than Ms. Jayme Jacobs. This document was also scanned by the county and can be found in their packet on page 692. Exhibit 'C' is clearly labeled 'please replace pages 2,4, and 54 with these,' and is date stamped by the county on 2/12/26. (See p. 689)

This ***one document,*** that I did not have and could not comment on at the hearing, was used very effectively to eviscerate my argument about the inequity of the valuation of improvements between me and my neighbors. Frankly, if what she said was correct it would have convinced even me. But it was not the correct document. In fact, the end result of my 'corrected' p.54 and the information Ms. Jacobs presented from the undisclosed p. 719 are not much different. I will share those details with the SBE at my appeal.

Mr. Farr, is anything but courteous and without a doubt not impartial. He should never be allowed to be responsible for being able to effect the taxes of the citizens of Clark County.

I also mentioned that the panel lacked certain knowledge. I will provide just 1 of many examples where this is evident. There were even some in the next case that I watched as well but I'll let that petitioner fight his own battles – he seems up to the task.

Mr. Patrick Egger, one of the board members, engaged me in a discussion about the issue surrounding the valuation and equity associated with differing lots. Mr. Egger explained he had 40+ years of experience as an appraiser. Earlier I had explained that I am a CPA of 40 years, the former SVP for a large cap NYSE corporation in the 1990's, a former CFO of 2 companies prior to retiring and have owned 12 homes and been relocated by my employer 5 times throughout my career. I am quite comfortable around numbers and reasonably knowledgeable about real estate and appraisal techniques. (By the way, Ms. Weidner on more than 1 occasion made mention as to the deficiency of my knowledge of the M&S model and that I am not a licensed appraiser in Nevada. She also reiterated her belief that I was unaware that the state of Nevada assesses improvements with replacement cost, not market value. I am absolutely clueless as to why she would make such a statement, I have

always made my case related to improvements based on RCN. Just like last year you need not be a rocket scientist to know when an inequity exists. Bob Dylan said it best: 'you don't need a weatherman to know which way the wind blows.')

I raised the point that the county presented a document where properties between .75 acres and 1.25 acres were all assessed at the exact same value (referred to as p.414-415). Since land, by law, in Nevada is valued at market, I asked how could it be that someone who owns 67% more land should be assessed the same, meaning they have the same value in the market at the same point in time, adjacent to one another?

I raised a hypothetical argument for him to consider. I asked if he was appraising 2 lots in McDonald Ranch (an area he said he was working in), sitting side by side with the same views and same amenities, at the same point in time, 1 at .75 acres and the other at 1.25 acres would he appraise/pay the exact same price.

He could not/would not even agree that they would be different in value. His retort was (~2:20:00) 'I'm going to appraise them at what the market purchased them for.' If he had a client looking to buy land and that client had a $100K to spend and he showed them both lots that were both on the market for $100K, does anyone think anyone would choose the .75 lot. In the alternative does anyone believe that developer selling both lots would offer them for the exact same price? This is ludicrous.

In fact, I submitted in my evidence (p.436-438) documents that completely contradict this statement. A statement I could not have even foreseen coming. On page 436 (p.382 on my numbering) is a copy from last year's transcripts. *Ms. Jacobs stated 'we value (land) on a base lot and then make adjustments for size, which should equate to market value'.* Well my question is just how big does the next lot need to be before you make an adjustment for size to arrive at market value? Is 22,000 sf not enough ? Half the new homes in Las Vegas are on lots half that size or smaller.

To further refute Mr. Egger's position on p.438 (p.384 from my docs) is a layout of a development from Toll Bros' Elkhorn Grove Subdivision. I used this at last year's hearing which Ms. Jacobs stated then that this was irrelevant, I expect to hear the same argument this year. Frankly, it's quite relevant. On this chart one can see virtually a 100+ vacant lots for sale. Toll Bros highlighted 14 lots that were assigned a premium between $7,500 and $40,000. The premiums were related to size, location, amenities, etc. All the other lots were standard and without a premium. The county assessed 100% of these lots at the exact same value regardless of size, etc. That's what the assessor does, contrary to Ms. Jacobs' position

last year on adjustments for size. Toll Bros is pretty knowledgeable about what market values looks like and one size does not fit all, at least not in the real world.

If Mr. Egger does not believe a variance of ½ acre (~ 22,000 sf) has any added value in the example above there is no chance of ever convincing him of inequities that are more complex than that simple situation.

The last example of lack of impartiality was at the very end and after Ms. Weidner advised the board about the undisclosed 'few' 71 pages. Mr. Farr, at 3:27:20, proclaimed that even had I received the undisclosed evidence from the county, he would not have changed his mind because as he said, 'you gave us nothing that supported what you were complaining about other than grandstanding.' This is another one of Mr. Farr's untruthful and condescending remarks.

This outrageous declaration that I just spent the last 1 ½ hours pontificating while providing absolutely no evidence in support of my assertions, in spite of submitting over 600 pages of pertinent documentation, is preposterous. My presentation is available for all to view on the county's Granicus website and I welcome all to watch.

This gentleman should never be in charge of a proceeding of this nature!

Very truly yours,

Mark B. Wolfson

2/23/26

Dated

Clark County Board of Equalization

Appeal #26-00424

Fiscal Year 2026/2027

2709 Pinto Lane, Las Vegas, NV 89107

APN: 139-32-703-002

Exhibit 'C'- Corrections

3 pages

(Please replace p. 2, 4, & 54 with these)

RECEIVED
FEB 12 2026
CLARK COUNTY ASSESSOR

RECEIVED

JAN 05 2026

CLARK COUNTY ASSESSOR

APPEAL FORM # 26-00424

Clark County Board of Equalization

PETITION FOR REVIEW OF TAXABLE VALUATION

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

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

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

NAME OF PETITIONER (IF DIFFERENT FROM PROPERTY OWNER)

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

EMAIL ADDRESS

CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Part B. PROPERTY OWNER ENTITY DESCRIPTION

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

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

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

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

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

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

- ☐ Self
- ☒ Trustee of Trust
- ☐ Co-owner, Partner, Management Member
- ☐ Employee or Officer of Management Company
- ☐ Employee, Officer or Owner of Lessee of leashold, possessory interest, or benefical interest in real property
- ☐ Employee of Property Owner
- ☐ Officer of Company
- ☐ Other, please describe:

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE)	ZIP CODE
2709	PINTO LN	LAS VEGAS	89102

PURCHASE PRICE

PURCHASE DATE

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

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
139-32-703-002	

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)
- ☐ Commerical Property
- ☐ Agricultural Property
- ☐ Mining Property
- ☐ Industrial Property
- ☐ Personal Property
- ☐ Exemption

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

☒ Secured Roll

Part E. VALUE OF PROPERTY

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

Property Type	Assessor's Taxable Value	Owner's Opionion of Value
Land	$600,000	$413,879
Buildings	$1,087,686	$687,040
Personal Property		
Possessory interest in real property		
Exempt Value		
Total	1,687,686	$1,100,918

PINTO LANE IMPROVEMENTS RECONCILIATION

ASSESSOR'S TAXABLE VALUE	**$1,087,686**
IMPACT OF RATE VARIATION	**($320,713)**
IMPACT OF DEPRECIATION CHANGE	**($79,933)**
OWNER'S OPINION OF VALUE	**$687,040**

4

REAL ESTATE ASSESSMENT APPEAL 2026-2027

IMPROVEMENTS

DATA SOURCE:
CCA 2025/26 ADDENDUM P. 8-8
AND
2026/27 ASSESSOR'S REPORT

PROPERTIES RATED GOOD/40 (*)

	PARCEL #	LINE #	A BLDG SF	B 2026/2027 ASSESSED IMPR. (ASSESSED $)	C 2026/2027 ASSESSED IMPR. (TAXABLE $)	D $/sf - subject	E Depr	F TAXABLE RCN	G TAXABLE RCNLD	ADDRESS
1	139-32-702-012	20	5,178	$302,368	$863,900	$231	45.0%	$1,198,057	$657,282	2337 PINTO LANE
2	139-32-703-003	22	5,490	$277,286	$782,248	$231	42.0%	$1,253,218	$726,868	2701 PINTO LANE
3	139-32-703-009	25	4,478	$288,998	$817,137	$231	25.8%	$1,032,606	$766,443	3694 PALOMINO
4	139-32-702-027	26	7,380	$295,080	$757,314	$231	70.8%	$1,696,348	$800,422	3408 PALOMINO
5	139-32-702-014	28	4,758	$177,830	$506,066	$231	58.8%	$1,096,123	$466,721	2331 PINTO LANE
6	139-32-304-017	36	2,993	$104,702	$299,149	$231	75.0%	$690,770	$172,692	2800 PINTO LANE
7	139-32-306-026	38	5,064	$96,892	$276,834	$231	75.0%	$1,168,747	$292,187	2861 PINTO LANE
8	139-32-703-005	39	4,066	$96,756	$276,481	$231	75.0%	$938,675	$234,719	2801 PINTO LANE
9	139-32-702-011	40	3,949	$98,181	$274,717	$231	75.0%	$911,610	$227,953	2828 PINTO LANE
10	139-32-701-009	41	4,740	$82,712	$264,891	$231	75.0%	$1,093,969	$273,492	2800 PINTO LANE
11	139-32-306-009	42	4,411	$88,900	$253,143	$231	75.0%	$1,018,038	$254,509	711 CAMPBELL
12	139-32-306-004	43	3,761	$87,939	$251,237	$231	75.0%	$868,021	$217,005	2828 PINTO LANE
13	139-32-702-024	44	4,594	$229,720	$656,343	$231	34.0%	$1,060,273	$699,780	3400 PALOMINO
14	139-32-701-002	45	3,848	$73,755	$210,731	$231	75.0%	$818,400	$204,600	2701 ALTA
15	139-32-306-011	82	6,054	$111,434	$318,326	$231	75.0%	$1,397,294	$349,308	3030 PALOMINO
	TOTAL		70,371	$2,387,177	$6,820,506	$231	N/A	$16,241,267	$6,035,879	
	AVERAGE		4,691	$159,145	$454,700	$231	62.8%	$1,082,751	$402,392	
16	139-32-703-002	15	6,081	$260,690	$1,087,688	$231	22.5%	$1,403,483	$1,087,688	2709 PINTO LANE
				VARIANCE:	$320,713	($1,403,468-$1,082,753)		FORMULAS		
							A	ASSESSOR REPORT		
							B	ASSESSOR REPORT		
							C	COL 'B'/.38		
							D	COL 'F' DIV BY COL 'D'A' (FROM LINE #16)		
							E	PROPERTY RECORD CARD		
							F	COL 'A'/COL 'D'		
							G	COL 'F' x 1-(COL 'E')		

SBE 26-107 Pg 13

STATE OF NEVADA

DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

April 8, 2026

Taxpayer/ Petitioner:
2709 Pinto Lane Trust
Mark Wolfson, Trustee
2709 Pinto Lane
Las Vegas NV 89107

CONFIRMATION OF APPEAL

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

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

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

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

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

STATE BOARD OF EQUALIZATION CASE NUMBER: 26-107

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

County Board Record

State Board of Equalization Records Request
Preference of Order

CLARK COUNTY BOARD OF EQUALIZATION

GENERAL INDEX

CBOE Case #:	**424**
SBOE Case #:	**26-107**
Parcel #:	**139-32-703-002**
CBOE Hearing Date:	**February 19, 2026**
Petitioner:	**2709 PINTO LANE TRUST ETAL** **WOLFSON MARK B TRS**
Respondent:	**Clark County Assessor**

1. Clerk's Certification of Copy
2. Petition for Review of Assessed Valuation
3. Evidence of Mailing Notice of Hearing
4. Notice of Decision
5. Petitioner's Exhibits
6. Assessor's Exhibits
7. Audio and Video Evidence (will be transmitted separately)
8. Minutes (see pertinent pages dated February 19, 2026)

CERTIFICATION OF COPY

STATE OF NEVADA)
)§
COUNTY OF CLARK)

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

CBOE Case #: **424**

Hearing Date: **February 19, 2026**

Parcel #: **139-32-703-002**

Petitioner: **2709 PINTO LANE TRUST ETAL**
WOLFSON MARK B TRS

UNITED STATES OF AMERICA OF THE SEAL COUNTY OF CLARK STATE OF NEVADA

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

Lynn Marie Goya, Clark County Clerk

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)				TITLE	
MARK B. WOLFSON				OWNER	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O BOX)				EMAIL ADDRESS	
2709 PINTO LANE				MBW1016@HOTMAIL.COM	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER
LAS VEGAS	NV	89107	202-384-8461		

Part B. PROPERTY OWNER ENTITY DESCRIPTION

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

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

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

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

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

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

☐ Self ☒ Trustee of Trust ☐ Employee of Property Owner
☐ Co-owner, Partner, Management Member ☐ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leashold, possessory interest, or benefical interest in real property.
☐ Other, please describe:

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE)	COUNTY
2709	PINTO LN	LAS VEGAS	CLARK
PURCHASE PRICE: $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)	ACCOUNT NUMBER
139-32-703-002	

3. Does this appeal involve multiple parcels? Yes ☐ No ☑ ***List multiple parcels on a separate, letter-sized sheet.***

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

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

4. Check Property Type: ☑

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

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

☑ 26-27 Secured Roll

Part E. VALUE OF PROPERTY

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

Property Type	Assessor's Taxable Value	Owner's Opionion 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

RECEIVED
JAN 05 2026
CLARK COUNTY ASSESSOR

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.

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
MARK G. WOLFSON	OWNER / TRUSTEE
Print Name of Owner/Petitioner	Date
	1/5/2026

Part H. AUTHORIZATION OF AGENT

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

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

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

Authorized Agent Contact Information:

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

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

CERTIFICATION

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

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

Authorized Agent Signature	Title
Print Name of Signatory	Date

☐ I hereby withdraw appeal to the Board of Equalization

Signature of Owner or Authorized Agent/Attorney	Date

Date: 05/06/2026

CLARK COUNTY BOARD OF EQUALIZATION NOTICE OF HEARING

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

Date:	**Thursday, February 19, 2026**
Time:	**08:00 am**
Location:	**Commission Chambers**
	Clark County Goverment Center
	500 S Grand Central Pkwy, 1st Floor
Case Number:	**00424**
Primary APN/ PPID:	**139-32-703-002**

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

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

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

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

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

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

200 Lewis Avenue
Box 551604
Las Vegas, NV 89155-1604
(702) 671-0500

Office of the County Clerk

Lynn Marie Goya
County Clerk
Commissioner of Civil Marriages

Carl Bates
Chief Deputy County Clerk

424/02-19-26
2709 PINTO LANE TRUST ETAL
WOLFSON MARK B TRS
2709 PINTO LN
LAS VEGAS NV 89107

March 04, 2026

Re: Petition No. 424

Assessment Year:	2026 - 2027
Parcel #:	139-32-703-002
Multiple Parcels:	No
Hearing Date:	February 19, 2026

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

Accepted the Assessor's recommendation (for no change in the total taxable value of $1,687,686)

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

Sincerely,

Lynn Marie Goya

Lynn Marie Goya, Clark County Clerk

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

CLARK COUNTY
BOARD OF EQUALIZATION

Case # 424

Petitioner Information

Clark County Board of Equalization

Appeal #26-00424

Fiscal Year 2026/2027

2709 Pinto Lane, Las Vegas, NV 89107

APN: 139-32-703-002

RECEIVED
FEB 11 2026
CLARK COUNTY ASSESSOR

Please note that a 24 page Addendum labeled

'2400 PALOMINO LANE'

Has been inserted between p. 186.4 and 186.5 to facilitate a more efficient method when discussing this matter

THIS IS A NOTICE OF VALUE

PARCEL NUMBER LOCATION ADDRESS	TAX DISTRICT
139-32-703-002 2709 PINTO LN LAS VEGAS	200
TAX YEAR	**TAX YEAR**
PRIOR	2026-2027
TAXABLE VALUE	**TAXABLE VALUE**
1,633,304	1,687,686
ASSESSED VALUE	**ASSESSED VALUE**
LAND	**LAND**
183,750	210,000
BUILDINGS, ETC.	**BUILDINGS, ETC.**
387,906	380,690
TOTAL ASSESSED VALUE	**TOTAL ASSESSED VALUE**
571,656	590,690
EXEMPTION	**EXEMPTION**
0	0

Tax District where the parcel is located.

Prior tax year and the upcoming tax year.

Taxable value is the appraised value of the land plus the current replacement cost of the buildings, etc., less depreciation, as determined by Nevada Revised Statute 361.227.

Assessed value is 35% of the taxable value stated above.

Assessed land excludes buildings, etc.

All existing buildings, houses, improvements, or other structures built upon the land, and common element distributions if any.

Total assessed value is the sum of land, buildings, etc.

Exemption is total exempt portion of assessed value for this parce

THE VALUES LISTED BELOW ARE INCLUDED IN THE TOTAL ASSESSED VALUE LISTED ABOVE

Pursuant to NRS 361.4722 to 361.4735 inclusive, values determined by the Assessor that are the result of ar improvement to, and/or a change in actual or authorized use of the property, may result in taxes that a excluded from the prior year's tax cap abatement. These values are identified separately in the ASSESSE VALUE EXCLUDED FROM PARTIAL ABATEMENT box below and are included in the total assessed values show above. If you would like to appeal the values in the ASSESSED VALUE EXCLUDED FROM PARTIAL ABATEMEN box below, you must submit a written abatement appeal to the Assessor's office prior to June 30th of the fisc year that the taxes are paid.

Did you know that Nevada law allows for a 3% tax cap on taxes paid in the previous year on your primai residence and up to 8% tax cap on taxes paid in the previous year for all other property types? The tax cap doe not apply to value excluded from partial abatement. Newly constructed improvements are not subject to th tax cap abatement law the first year they are added to the property.

For more information on abatement appeals or the property tax cap, please call our Office at (702) 455-4997 o visit our website at www.ClarkCountyNV.gov/assessor.

ASSESSED VALUE EXCLUDED FROM PARTIAL ABATEMENT 2026/2027
LAND VALUE
0
BUILDINGS, ETC. VALUE
0

This assessed land value is excluded from partial abatement.

This assessed buildings, etc. value is excluded from partial abatement.

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.

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VI

OPENING STATEMENT

MY APPEAL IS PREDICATED ON THE RULES OF NRS 361.356 WHICH IS A CASE OF EQUITY AND UNRELATED TO THE ABSOLUTE VALUE OF MY ASSESSED VALUATION.

EVEN IF PROPERLY ASSESSED, IF I AM CARRYING A GREATER TAX BURDEN THAN MY NEIGHBORS BECAUSE THEY ARE UNDER-ASSESSED RELATIVE TO MY PROPERTY, THE BOARD MUST EQUALIZE THE SITUATION BY REDUCING MY TAXABLE VALUATION TO BE ON PAR WITH THOSE OF MY NEIGHBORS.

ARTICLE 10, §1 OF THE NEVADA CONSTITUTION STATES, 'THE LEGISLATURE SHALL PROVIDE BY LAW FOR A UNIFORM AND EQUAL RATE OF ASSESSMENT AND TAXATION, AND SHALL PRESCRIBE REGULATIONS AS SHALL SECURE A JUST VALUATION FOR TAXATION OF ALL REAL PROPERTY.'

NRS 361.356 § 3 STATES, ' IF THE BOARD FINDS THAT AN INEQUITY EXISTS IN THE ASSESSMENT OF THE VALUE OF THE LAND OR THE VALUE OF IMPROVEMENTS, OR BOTH, THE BOARD MAY ADD OR DEDUCT FROM THE VALUE OF THE LAND OR THE VALUE OF THE IMPROVEMENTS, OR BOTH, TO EQUALIZE THE ASSESSMENT.'

IN 2008, IN THE LANDMARK CASE OF THE SBOE V BARTA, THE SUPREME COURT OF NEVADA STATED THE FOLLOWING IN THEIR RULING:

'THE TAXPAYERS CONCEDE THAT THEIR PROPERTIES VALUES DID NOT EXCEED THEIR FULL CASH VALUES. NEVERTHELESS, THEY ASSERT THAT MERELY BECAUSE THEIR PROPERTIES FULL CASH VALUES WERE NOT EXCEEDED DOES NOT ESTABLISH THAT THE VALUATIONS WERE JUST AND EQUITABLE. *WE AGREE WITH THE TAXPAYER'S ARGUMENT.*'

THE COURT FURTHER STATED, 'TO SECURE A UNIFORM AND EQUAL RATE OF ASSESSMENT AND TAXATION, LIKE PROPERTIES' *TAXABLE VALUES MUST BE OBTAINED USING UNIFORM ASSESSMENT METHODS.*'

AND THEN, 'WHEN THE OWNER OF ONE OF TWO NEARLY IDENTICAL NEIGHBORING PROPERTIES PAYS MORE IN TAXES THAN HER NEIGHBOR BECAUSE *NON-UNIFORM METHODS* HAVE BEEN USED TO ASSIGN DIFFERING TAXABLE VALUES TO THE TWO PROPERTIES, THE OWNER WITH THE GREATER TAX BURDEN HAS SUFFERED AN INJURY, REGARDLESS OF WHETHER HER PROPERTY'S TAXABLE VALUE EXCEEDED ITS FULL CASH VALUE.'

MOREOVER, NRS 361.260 §1 STATES, 'EACH YEAR, THE COUNTY ASSESSOR, EXCEPT AS OTHERWISE REQUIRED BY A PARTICULAR STATUTE, *SHALL ASCERTAIN BY DILIGENT INQUIRY AND EXAMINATION* ALL REAL PROPERTY THAT IS IN THE COUNTY ON JULY 1 WHICH IS SUBJECT TO TAXATION.

I AM BEGINNING MY APPEAL BY FIRST PROVIDING THE BOARD WITH MY BACKGROUND.

I EARNED AN UNDER GRADUATE DEGREE IN FINANCE, AN MBA, AND A MASTER OF SCIENCE IN ACCOUNTING. I AM A CERTIFIED PUBLIC ACCOUNTANT. I ROSE TO THE LEVEL OF SR. VP OF FINANCE IN ONE OF THE LARGEST MARKET CAP COMPANIES LISTED ON THE NYSE IN THE 1990'S. I WAS RESPONSIBLE FOR A $ MULTI-BILLION DIVISION WITH A STAFF OF ~ 200+ SPREAD ACROSS 4 CONTINENTS AND HEADED A FINANCE TEAM OF FORENSIC ACCOUNTANTS WHEN I WAS SUPPORTING MERGERS & ACQUISITIONS. I WAS THE CFO OF 2 COMPANIES AND WAS AN ADJUNCT PROFESSOR AT GRADUATE SCHOOL LEVEL TEACHING COST ACCOUNTING.

RECEIVED

JAN 05 2026

CLARK COUNTY ASSESSOR

APPEAL FORM # 26-00424

Clark County Board of Equalization

PETITION FOR REVIEW OF TAXABLE VALUATION

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

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

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL					
2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS					
NAME OF PETITIONER (IF DIFFERENT FROM PPOPERTY OWNER)				TITLE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)				EMAIL ADDRESS	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Part B. PROPERTY OWNER ENTITY DESCRIPTION

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

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

The organization described above was formed under the laws of the State of N/A

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
- ☐ Co-owner, Partner, Management Member
- ☐ Employee of Property Owner
- ☐ Employee or Officer of Management Company
- ☐ Officer of Company
- ☐ Employee, Officer, or Owner of Lessee of leashold, possessory interest, or benefical interest in real property
- ☐ Other, please describe:

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE)	COUNTY
2709	PINTO LN	LAS VEGAS	CLARK
PURCHASE PRICE		PURCHASE DATE	
$ [illegible]		MAR [illegible], 2016	

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

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
139-32-703-002	

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)
- ☐ Commerical Property
- ☐ Agricultural Property
- ☐ Mining Property
- ☐ Industrial Property
- ☐ Personal Property
- ☐ Exemption

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

☑ Secured Roll

Part E. VALUE OF PROPERTY

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

Property Type	Assessor's Taxable Value	Owner's Opionion of Value
Land	$600,000	$413,878
Buildings	$1,087,686	$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

2

RECEIVED

JAN 05 2026

CLARK COUNTY ASSESSOR

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.

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)

[illegible]

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.

[illegible] Owner/Petitioner Signature — Trustee Title

Mark Collison Print Name of Owner/Petitioner — 1/5/2026 Date

Part H. AUTHORIZATION OF AGENT

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

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

Authorized Agent Contact Information:

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

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

CERTIFICATION

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

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

Authorized Agent Signature — Title

Print Name of Signatory — Date

☐ I hereby withdraw appeal to the Board of Equalization

Signature of Owner or Authorized Agent/Attorney — Date

3

PINTO LANE IMPROVEMENTS RECONCILIATION

ASSESSOR'S TAXABLE VALUE	**$1,087,686**
IMPACT OF RATE VARIATION	**($604,529)**
IMPACT OF DEPRECIATION CHANGE	**($79,933)**
OWNER'S OPINION OF VALUE	**$403,224**

4

Causal factors of inequity in assessed valuations of improvements between parcels

1. **Multiple houses have major renovations yet only 1 is issued a supplemental assessment.**
2. **Multiple houses have major renovations yet all but one have numerous critical items omitted.**
3. **Multiple houses, rated equally, are assigned vastly lower replacement cost values on a $/SF basis than that of subject property.**
4. **Multiple houses have renovations and 1 supplemental is applied too early and all others are applied years late, or in the correct year.**
5. **Multiple houses have major renovations but several have M&S worksheets developed with multiple material errors in owner's favor while subject property has multiple errors in county's favor.**
6. **Non-Uniformity of assessment process**
7. **Non-Conformity with NRS 361.260 §1 – 'ascertain by diligent inquiry and examination ALL real property'**

5

1. **Multiple houses have major renovations yet only 1 is issued a supplemental assessment.**

2709 Pinto Lane was issued a supplemental for 2022/23 fiscal year, even though final inspection was not passed until 7/27/22. Should have been issued for 2023/24 fiscal year. The extra 1 year cost petitioner ~ $10,000 before corrections.

Prior to Petitioner's appeal the following parcels underwent major renovations with no supplemental:

- **2608 Pinto remodel (marketed as costing $1M in MLS) in association with the Property Brothers TV show in 2021. No supplemental ever issued.**
- **2800 Pinto – house gutted ~ 2022. New driveway pavers. No supplemental ever issued.**
  - **Petitioner is assessed at $90,825 (taxable) for pavers**
  - **2800 Pinto is assessed at $0 for pavers in their very visible circular driveway which the before and after photos are captured on the assessor's website along with photos of PODS used for storing their personal property during their remodel.**
  - **Petitioner pays ~ $1,000 in real estate taxes every year for pavers**
  - **2800 Pinto pays $0 for their pavers.**
- **2701 Pinto – major remodel (1 year). No supplemental issued.**
- **2701 Pinto – Expanded interior space by enclosing front patio into interior space for all to see. No supplemental issued.**
- **2400 Palomino – Bought and flipped in ~~2021~~ 2022. After appeal, parcel received a supplemental of $392K (taxable).**
  - **Assessor actually used this parcel last year as a comp including the MLS marketing description describing all the improvements – and still no supplemental until 3 years later and no retro treatment.**
  - **Contractor even pulled permits for the new pool and gas lines, still no assessment.**

OWNER(S)/MAIL TO

2709 PINTO LANE TRUST ETAL
WOLFSON MARK B TRS
2709 PINTO LN
LAS VEGAS NV, 89107 NV

SITUS

2709 PINTO LN
LAS VEGAS

PARCEL STATUS	A Active - Locally Assessed Parcel
NEIGHBORHOOD	1311.09 Central West
PRIMARY USE	20.110 Single Family Residential

139-32-703-002

Printed: 10/10/2024
Page: 1 of 4

2022/23

LAND ACRES	0.85	LAND SQUARE FEET	37,026

LEGAL DESCRIPTION

PT NW4 SE4 SEC 32 20 61

SUMMARY OF TAXABLE VALUES

FISCAL YEAR	2018-19	2019-20	2020-21	2021-22	WORKING 2022-23
VALUE TYPE	BLCM	BLCM	BLCM	BLCM	BLCM
LAND	$200,000	$300,000	$375,000	$375,000	$420,000
SUBDIVISION DISCOUNT					
NET LAND	$200,000	$300,000	$375,000	$375,000	$420,000
IMPROVEMENTS	$243,000	$245,699	$241,381	$248,361	$266,226
SUPPLEMENTAL					$878,543
COMMON ELEMENT					
TOTAL IMPROVEMENT	$243,000	$245,699	$241,381	$248,361	$1,144,769
SECURED PERSONAL PROP					
PARCEL TOTAL	$443,000	$545,699	$616,381	$623,361	$686,226
EXEMPTION TOTAL					

SALES HISTORY

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

LAND APPRAISAL

#	CODE	LAND CATEGORY	ZONING	UNIT TYPE	FF	DEPTH	UNITS	UNIT PRICE		TOTAL ADJ	ADJ UNIT PRICE	ADJ VALUE	OVERD VALUE	NOTES
1	AR01	Residential	L:R-A	LT			1.00	$420,000	[+]	1.0000	$420,000	$420,000		

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

ATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE

STMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME:

BUILDING COUNT 2 — SECTION COUNT 3

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	One Story	40		1968	2016		10.0					100%	4,985	201.24	1,003,171
RES	1-2	Garage	40		1968	1970							100%			14,039
RES	2-1	One Story	30		2007	2007							100%	1,096	116.39	127,559

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

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

OWNER(S)/MAIL TO	SITUS	139-32-703-002	Printed: 12/29/2025
2709 PINTO LANE TRUST ETAL WOLFSON MARK B TR 2709 PINTO LN LAS VEGAS NV, 89107 8V	2709 PINTO LN LAS VEGAS		Page: 1 of 4
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 20.110 Single Family Residential	*139-32-703-0	2026/27

LAND ACRES	0.85	LAND SQUARE FEET	37,026

H8

LEGAL DESCRIPTION

PT NW4 SE4 SEC 32 20 61

SUMMARY OF TAXABLE VALUES

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

SALES HISTORY

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

LAND APPRAISAL

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

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

ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME:

BUILDING COUNT 2 SECTION COUNT 3

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	One Story	40		1968	2011		10.0					100%	4,985	199.60	995,027
RES	1-2	Garage	40		1968	1970							100%			93,079
RES	2-1	One Story	30		1968	1984							100%	1,096	67.28	73,743

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

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

Permit/Application Status

R19-17616 - Residential Building Permit (Res)

Key Number: 1427316
Current Status: Completed
Application Received: 11/14/2019
Project Name: Wolfson O/B
Address: 2709 PINTO LN
Type of Work: Building Project
Permit Issued: 4/2/2020
Scope of Work: Remodel: (4,985 SF); Attached Garage Addition: (679 SF); and Engineered Patio Cover (1,082 SF) DEFERRED TRUSSES

Applicant

Review Info

Inspection Status

9

Identify the main electrical panel door with sign..

Identify air conditioning equipment electrical disconnects to verify over current ratings in the main electrical service panel..

Secure electrical wiring within 12" of the disconnect that supplies the for the wine cooler.,

Provide a landing at the electrical panel service door..

Smoke detectors shall be interconnected..

The oven and the kitchen cook top shall have a lock out type breaker..

The master and front bathroom shall convenance GFIC recpicales. .

All doorways that open into the rear yard pool area shall be alarmed.

24	140 FINAL BUILDING	2	Passed	7/27/2022	7/27/2022	Tony N. (702)303-0274

Comments:
Install a permanent address numbers in a contrasting color on the front of the dwelling..

Plumbing clean outs shall be cut down to finish grade and shall have a permanent cap or shall be landscape type box.,

Identify the main electrical panel door with sign..

Identify air conditioning equipment electrical disconnects to verify over current ratings in the main electrical service panel..

Secure electrical wiring within 12" of the disconnect that supplies the for the wine cooler..

Provide a landing at the electrical panel service door.,

Smoke detectors shall be interconnected..

The oven and the kitchen cook top shall have a lock out type breaker..

The master and front bathroom shall convenance GFIC recpicales. .

10

Redfin
Powered by Rocket

City, Address, School, Agent, ZIP

Buy ▾ Rent ▾ Sell ▾ Mortgage ▾ Real Estate Ag

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

● OFF MARKET— SOLD DEC 2021 FOR $2,350,000

$2,555,309 Redfin Estimate

6 bd • 4 ba • 4,476 sq ft

2608 Pinto Ln, Las Vegas, NV 89107

Estimated sale price

$2.43M – $2.94

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

Schedule a selli

Get an in-depth report
home value and the La

Request a free

Claim home
Claim home to manage this property

View dashboard Edit facts Manage photos

Rates have dropped
Lower mortgage rates could mean more buyers and higher sale prices.
Learn more

About this home

Timeless, fully-remodeled Cape Cod home on the best street in Vegas that is featured as the opening scene of Property Brothers "Forever Home" series! Stunning design coupled with your own ultra-private, resort-like backyard including tennis court, sand volleyball court, pool, palapa, firepit, and outdoor kitchen. Over $1M invested in gorgeous interior and exterior upgrades throughout includes 20' sliding doors for true indoor/outdoor living. Perfect for an active family or entertaining with an open floorplan, chef's kitchen, wine cooler, home gym, 6 bedrooms including massive mainfloor primary bedroom suite with huge walk in closet, 4 bathrooms and an oversized laundry room. Over an acre of lush, tree-lined property with plenty of room to add another garage or guest house.

NOVATION: 2800 PINTO

PRIOR TO PAVERS

SOURCE: GOOGLE MAPS

12

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

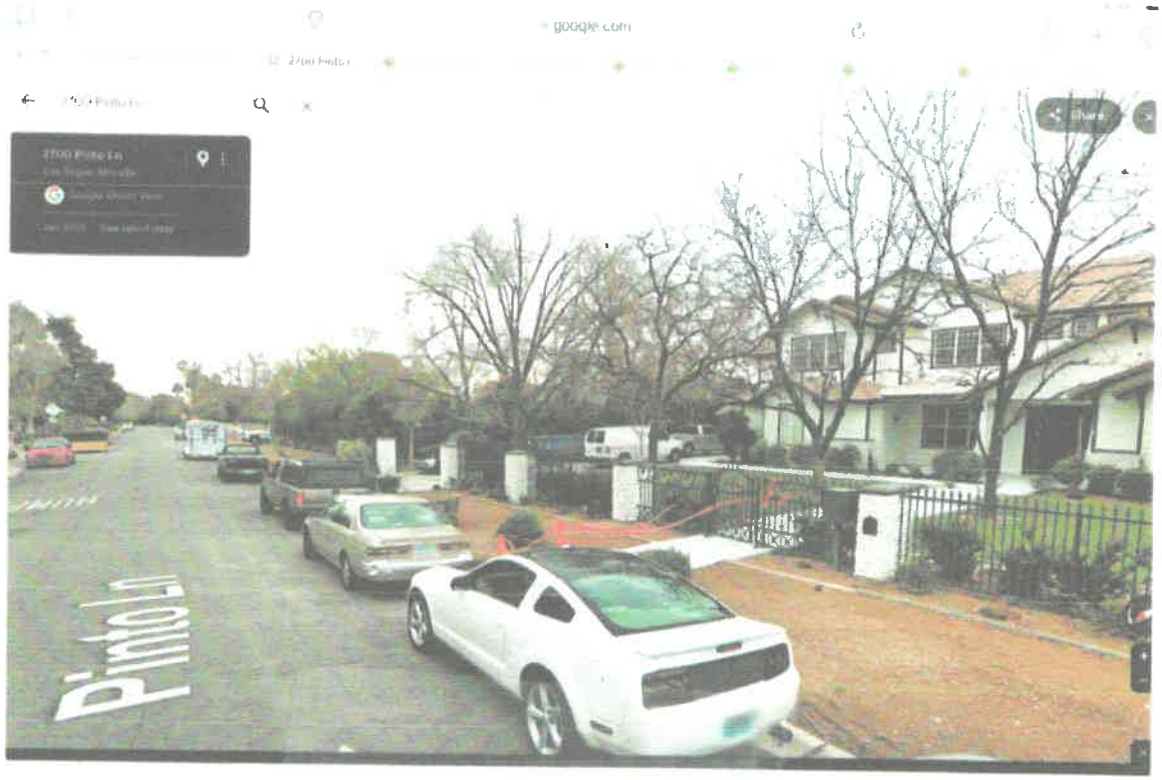
PAVERS: 2800 PINTO LANE $0

RENOVATION: 2800 PINTO MAJOR REMODEL
SUPPLEMENTAL = $0

RENOVATION: 2800 PINTO MAJOR REMODEL
SUPPLEMENTAL = $0

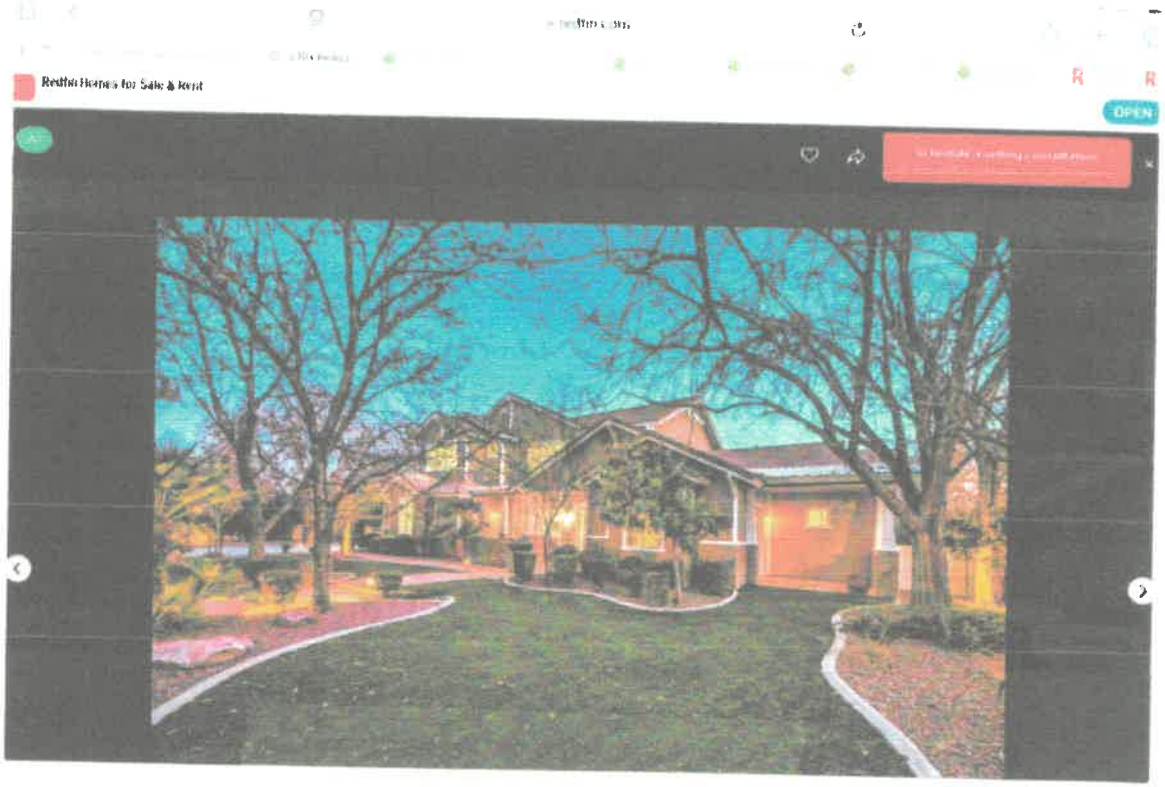
14

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

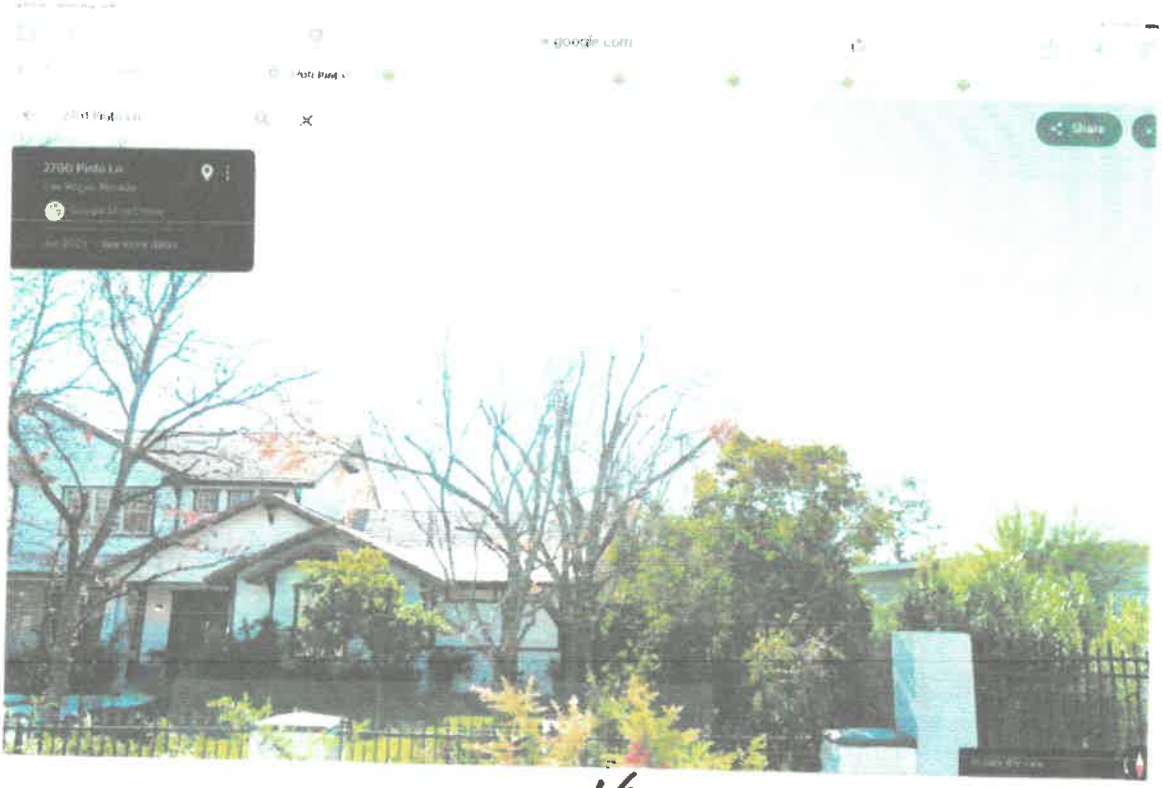


15

RENOVATION: 2701 PINTO
PRE 2ND RENOVATION



RENOVATION: 2701 PINTO
POST 2ND RENOVATION
SUPPLEMENTAL $0



Price History 2400 Palomino

Date	Event	Price
9/12/2024	Sold	$2,600,000 -7.1% $515/sqft
LVR Report		
8/26/2024	Pending sale	$2,800,000 $555/sqft
LVR Report		
7/8/2024	Price change	$2,800,000 -3.4% $555/sqft
LVR Report		
3/29/2024	Listed for sale	$2,900,000 +23.4% $575/sqft
LVR Report		
12/2/2022	Sold	$2,350,000 -9.6% $466/sqft
LVR Report		
11/26/2022	Contingent	$2,600,000 $515/sqft
LVR Report		
1/10/2022	Sold	$1,200,000 -7.7% $238/sqft
LVR Report		
11/12/2021	Pending sale	$1,300,000 $258/sqft
LVR Report		
10/18/2021	Listed for sale	$1,300,000 $258/sqft

[redacted] 17

CCA ADDENDUM

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

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

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

Click here for map view

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

Construction:
Frame & Stucco

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

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

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

Lot Description:
1/4 to 1 Acre

18

SBE 344

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

R23-02096 - Residential Building Permit (Res)

Key Number: 1811753
Current Status: Completed
Application Received: 2/13/2023
Project Name: PRATO POOL
Address: 2400 PALOMINO LN
Type of Work: Pool/ Spa
Permit Issued: 2/17/2023
Scope of Work: POOL/SPA

Applicant

Review Info

Inspection Status

Print

Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	910 POOL PRE-PLASTER/FINAL	1	Passed	5/3/2023	5/3/2023	Johnny S. (702)303-1685	

19

Comments: Gates and alarms ok Gas heater on propane permit

2	901 POOL PRE-GUNITE	1	Passed	3/30/2023	3/30/2023	Johnny S. (702)303-1685

Comments: No gas installed

Inspection status table

Inspections Hold

Fees

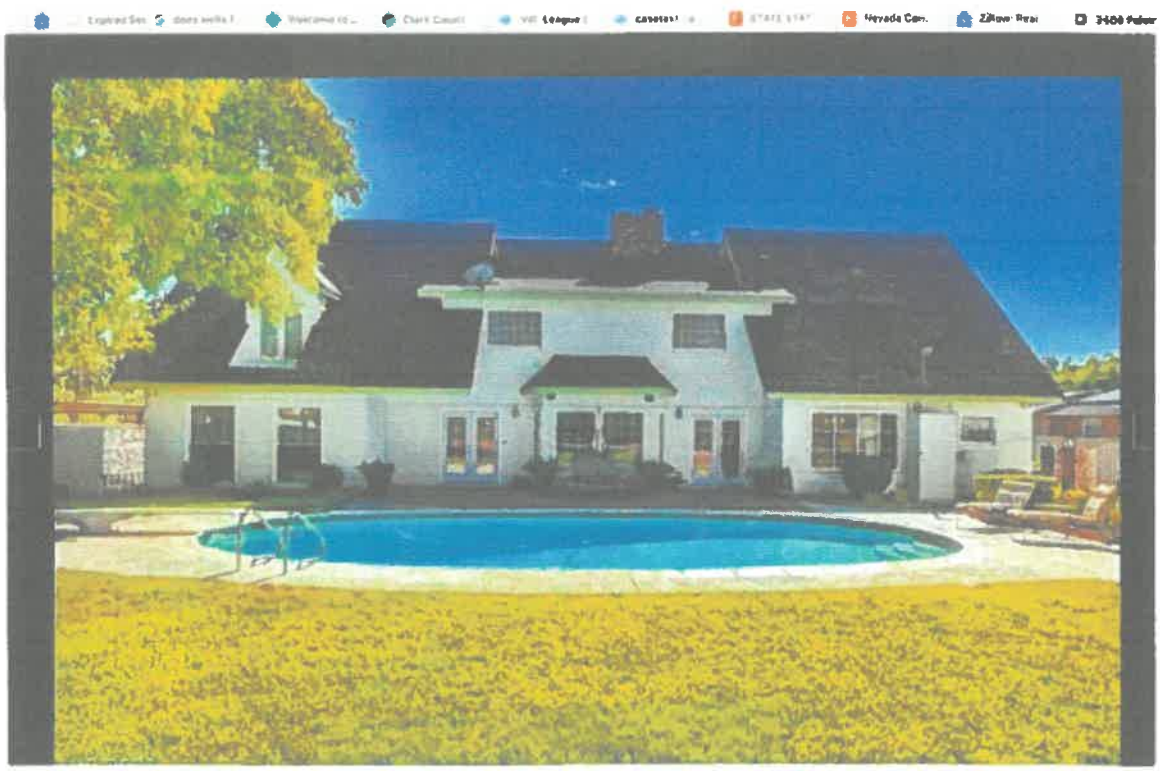
Outstanding Items

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.

POOL: 2400 PALOMINO

PRIOR TO 2023 REPLACEMENT WHICH WAS FULLY PERMITTED

EYB 1969
RCN $60,534
DEPR: 75%
RCNLD: $15,134

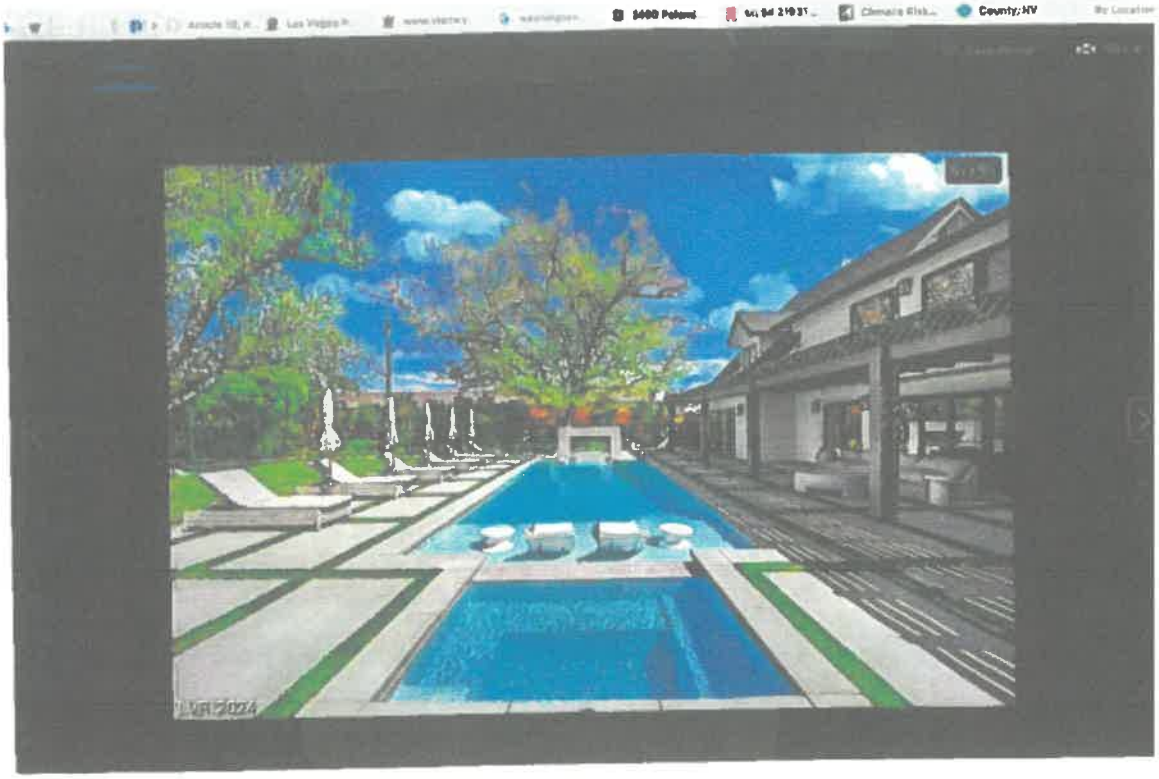


2400 Hacienda NO

POOL:

EYB 1969
AYB 5/3/2023
RCN $60,534
DEPR: 75%
RCNLD: $15,134

TAX:
① $174/YR



① $15,134 x .35 = $5297
x .032782 = $174

EYB 2021
RCN $51,941
DEPR: 6%
RCNLD: $48,825

② TAX $560/YR

② $48,825 x .35 = $17,089 x .032782
= $560/YR

OWNER(S)MAIL TO

J LIVING TRUST
MES J TRS
H ST STE 300
VEGAS NV, 89101 NV

SITUS

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

139-32-702-024

2025/26

TYPE	BUILDING STYLE	QUALITY
RES	02 Two Story	40 Good

AYB	EYB	% COMP	% DEPR
1969	1969	100%	75.0

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES — $1,807

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab	2,506	54.55%	-18,820
EW	Frame-Siding/Shingle		100.00%	
RC	Wood Shake		100.00%	1,424
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	19,203

$0

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

23

HROOMS — $11,229

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	7.00	1.00	
RM2	Family/Den/Other	1.00	1.00	
RM3	Frml Dining Room	1.00	1.00	
RM4	Total Rooms	11.00	1.00	
RM5	Full Baths	4.00	1.00	
RM6	Half Baths		1.00	
FIX	Plumb Fxt	15.00	1.00	11,229

BUILT-INS/FIREPLACES — $13,775

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	1.00	9,163
FPL	Fireplace (L-Rank)	1	1.00	4,612

ADDITIONAL BUILDING FEATURES — $0

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

BUILDING 1 OF 2 SECTION 1 OF 1

Subareas

BUSE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	PD3	Patio Deck Brick	1969	1969		734	9.40	6,900
1-1	GL2	Resid Level 2	1969	1969	2,088	2,088	160.16	334,414
1-1	GL1	Resid Level 1	1969	1969	2,506	2,506	160.16	401,361

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

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

EXTRA FEATURES — $208,298 — $52,077

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPL3	Pool Size Appx 512 Square Fe	3	1	1.00	$56,237.66	1.00	60,534.22	1969	1969	60,534	75.0	15,134	
RPLD5	Pool Deck - Kool Deck		1	200.00	$13.92	1.00	13.92	1969	1969	2,784	75.0	696	
SPR2	Sprinkler Average		1	1.00	$3,753.05	1.00	3,753.05	1969	1969	3,753	75.0	938	
RPV3	Paving - Brick		1	756.00	$12.03	1.00	12.03	1969	1969	9,095	75.0	2,274	
RPV4	Paving - Concrete		1	2,523.00	$6.36	1.00	6.36	1969	1969	16,046	75.0	4,012	
RTAS	Tennis Court - Asphalt		1	1.00	$47,445.08	1.00	47,445.08	1969	1969	47,445	75.0	11,861	
RTLT	Tennis Court Lighting		1	1.00	$18,378.32	1.00	18,378.32	1969	1969	18,378	75.0	4,595	
RTFN	Tennis Court Fencing		1	1.00	$15,718.30	1.00	15,718.30	1969	1969	15,718	75.0	3,930	
RY30	Diving Board/Each		1	1.00	$1,659.49	1.00	1,659.49	1969	1969	1,659	75.0	415	
RY38	Concrete Block/Stump/Sq Ft		1	2,100.00	$15.66	1.00	15.66	1969	1969	32,886	75.0	8,222	

BUILDING VALUE SUMMARY

BASIC BUILDING	735,775
SQ. FT. ADJUSTMENTS	1,807
LUMP SUM ADJUSTMENTS	25,004
BASEMENT	
PORCHES	6,900
GARAGES/CARPORTS	
BUILDING RCN	769,486
DEPRECIATION	577,115
POOL/SPA/DECK	16,245
OTHER EXTRA FEATURES	35,832
TOTAL RCNLD	244,449
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	4,594
HEATED AREA W/FIN BSMT	4,594
ADJ RATE	

BUILDING NOTES

OWNER(S)/MAIL TO

NTO LANE TRUST ETAL
SON MARK B TRS
09 PINTO LN
LAS VEGAS NV, 89107 NV

SITUS

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

139-32-703-002

*139-32-703-0

Printed: 3/25/2025
Page: 2 of 4

2025/26

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	40 Good

AYB	EYB	% COMP	% DEPR
1968	2011	100%	21.0

BUILDING 1 OF 2 SECTION 1 OF 2

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	GL1	Resid Level 1	1968	2011	4,985	4,985	182.95	912,006
1-1	GAB	Att Garage - Built-up or Com	1968	2011		810	61.37	49,710
1-1	PBA	Patio Comp Roof	1968	2011		140	41.27	5,778
1-1	PMA	Patio Minumum Roof	1968	2011		1,424	25.05	35,671
1-1	OTH	Other - Extra Feature	1968	2011		875		

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES -$31,106

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-37,437
EW	Frame-Stucco		100.00%	
RC	Composition Shingle		100.00%	-14,506
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	20,837

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.

ROOMS/BATHROOMS $41,173

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	4.00	1.00	
RM2	Family/Den/Other	3.00	1.00	
RM3	Frml Dining Room	1.00	1.00	
RM4	Total Rooms	10.00	1.00	
RM5	Full Baths	4.00	1.00	
RM6	Half Baths	2.00	1.00	
FIX	Plumb Fxt	23.00	1.00	41,173

BUILT-INS/FIREPLACES $32,901

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	1.00	9,163
FPL	Fireplace (L-Rank)	1	1.00	4,612
AP2	Built-in Refrigerator/Extra/Each	2	1.00	16,612
AP4	Dishwasher Extra	2	1.00	1,582
AP5	Bi Microwave	1	1.00	932

ADDITIONAL BUILDING FEATURES $10,468

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)	10	1.00	
X35	Home Auto System HV	1	0.10	10,468

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

CAT	DESCRIPTION	UNITS	UNIT ADJ.
PD7	PtoDkStone	140	1,628
PD7	PtoDkStone	360	4,187

CAT	DESCRIPTION	UNITS	UNIT ADJ.

EXTRA FEATURES $245,081 $180,611

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPL3	Pool Size Appx 512 Square Fe	1	1	1.00	$56,237.66	1.00	51,941.10	2020	2021	51,941	6.0	48,825	
RPLD5	Pool Deck - Kool Deck		1	500.00	$13.92	1.00	13.92	2021	2021	6,960	6.0	6,542	
SPR2	Sprinkler Average		1	1.00	$3,753.05	1.00	3,753.05	1968	1970	3,753	75.0	938	
RPV3	Paving - Brick		1	7,500.00	$12.03	1.00	12.03	2021	2021	90,225	6.0	84,812	
RSPT	Septic		1	1.00	$9,086.39	1.00	9,086.39	1968	1970	9,086	75.0	2,272	
RY40	Wrought Iron/Square Feet		1	860.00	$12.57	1.00	12.57	1968	1970	10,810	75.0	2,703	
RPSP	Pool Spa/Attached Each		1	1.00	$17,592.41	1.00	17,592.41	2020	2021	17,592	6.0	16,537	
RY67	Porte Cochere/Square Feet		1	875.00	$62.53	1.00	62.53	1968	1980	54,714	67.5	17,782	

BUILDING VALUE SUMMARY

BASIC BUILDING	912,006
SQ. FT. ADJUSTMENTS	-31,106
LUMP SUM ADJUSTMENTS	84,542
BASEMENT	
PORCHES	47,284
GARAGES/CARPORTS	49,710
BUILDING RCN	1,062,416
DEPRECIATION	223,107
POOL/SPA/DECK	71,904
OTHER EXTRA FEATURES	108,507
TOTAL RCNLD	1,019,720
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

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

BUILDING NOTES

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Clark County Assessor Reports

2400 PALOMINO

Value History

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

Parcel: 139-32-702-024

Assessed

Tax Year	Land			Improvements				Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code Value		
2025-26	0.70	165,375	0	97,873	0	137,058	17,286	0	0	200
2024-25	0.70	165,375	0	100,995	0	0	19,179	0	0	200
2023-24	0.71	157,500	0	91,658	0	0	16,554	0	0	200
2022-23	0.71	132,300	0	82,693	0	0	15,162	0	0	200
2021-22	0.71	118,125	0	77,328	0	0	0	0	0	200
2020-21	0.71	131,250	0	75,563	0	0	0	0	0	200
2019-20	0.71	105,000	0	73,148	0	0	0	0	0	200
2018-19	0.71	70,000	0	72,497	0	0	0	0	0	200
2017-18	0.71	59,500	0	75,643	0	0	0	0	0	200
2016-17	0.71	52,500	0	77,886	0	0	0	0	0	200
2015-16	0.71	43,750	0	79,221	0	0	0	0	0	200
2014-15	0.71	35,000	0	80,374	0	0	0	0	0	200
2013-14		35,000	0	79,664	0	0	0	0	0	200
2012-13		28,000	0	82,592	0	0	0	0	0	200
2011-12		29,400	0	80,059	0	0	0	0	0	200
2010-11		42,000	0	86,136	0	0	0	0	0	200
2009-10		131,250	0	85,181	0	0	0	0	0	200
2008-09		157,500	0	86,444	0	0	0	0	0	200
2007-08		71,151	0	82,473	0	0	0	0	0	200
2006-07		71,050	0	82,821	0	0	0	0	0	200
2005-06		51,188	0	77,249	0	0	0	0	0	200
2004-05		58,800	0	75,978	0	0	0	0	0	200

Parcel from 030-300-038

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

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Briana Johnson, Assessor

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

GENERAL INFORMATION

PARCEL NO.	139-32-702-024
OWNER AND MAILING ADDRESS	PISANELLI JAMES J LIVING TRUST PISANELLI JAMES J TRS 400 S 7TH ST STE 300 LAS VEGAS NV 89101
LOCATION ADDRESS	2400 PALOMINO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	N2 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20240912:00490
RECORDED DATE	SEP 12 2024
VESTING	NS
COMMENTS	-.01A COR SF 233-91

*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	165375	189000
IMPROVEMENTS	234931	229720
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	400,306	418,720
TAXABLE LAND + IMP (SUBTOTAL)	1,143,731	1,196,343
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	400,306	418,720
TOTAL TAXABLE VALUE	1,143,731	1,196,343

Click here for Treasurer Information regarding real property taxes.

Click here for Flood Control Information.

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.70 ACRES
ORIGINAL CONST. YEAR	1969
LAST SALE PRICE MONTH/YEAR SALE TYPE	2600000 9/2024 R - RECORDED VALUE
LAND USE	31.110 - MULTI FAMILY RES: TWO SFR UNITS
DWELLING UNITS	2

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	2484	CASITA SQ. FT.	216	ADDN/CONV	
2ND FLOOR SQ. FT.	1976	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL /1 HALF	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	2	
TOTAL GARAGE SQ. FT.	0				

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

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

2. **Multiple houses have major renovations yet all but one has numerous critical items omitted.**

- **2709 Pinto's initial supplemental was $631K (taxable). Later, without notice from appraiser, it was raised to $893K (taxable).**

After several months and multiple personal meetings and dozens of emails, the supplemental assessment was reduced to $681K by literally scouring over every line item and every assigned dollar for each and every element of the assessment. Clearly, this resulted in a more accurate assessment. Petitioner was initially over assessed by $212K, or 31% ($893K/$681K) by the assessor before the following corrections were made.

A. **Correcting the EYB and depreciation of the Casita**
B. **Correcting the EYB and depreciation of the Main residence**
C. **Revaluing the RCN rate to reflect the correct EYB for the Casita & Main residence**
D. **Correcting the sf of the new attached garage**
E. **Correcting the rate/sf for the existing carport**
F. **Correcting the EYB for the existing carport**
G. **Removing the valuation for non existent outdoor kitchen appliances**
H. **Reducing by 80% the valuation for a non existent home automation system**

- **2333 Pinto Lane – subsequent to Petitioner's prior year appeal this parcel was increased by $511K (taxable in 2025/26) for material omissions and an additional $260K (taxable in 2026/27) for an upgrade in Quality Class (QC) as the direct result of petitioner's appeal. This represents a staggering increase of $771K, or 94%, from the original $819K. ($771K/$819K)**

  According to the assessor (Ms. Jacobs) neither was applied retroactively to the year of the remodel even though the NRS permits 3 years look back to make corrections for factual and/or clerical errors. Even though Mr. Bonesteel, the same appraiser for my property, walked this property, he missed the following:

A. **4-car garage**
B. **Tennis court**
C. **Home Automation system**
D. **An extremely high end finish out initially rated good/40 to now excellent/60, raising the replacement cost valuation from $181/sf to $293/sf.**

VB

CCA ASSESSOR

Clark County — 2333 PINTO Lane — $5,000,000

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

ML #: 2583329 **Status:** S
Subdiv: Historic Alta Medical District
City/Town: Las Vegas **St:** NV
Short Sale: N
Foreclosure Commenced: N
Repo/REO: N
Bedrooms: 7
Full Baths: 7
3/4 Baths: 0
Half Baths: 1
#Den/Oth: 0
#Loft: 0 **Furn Incl:** No
DOM: 77
AppxLivArea: 6,575
AppxAddLivArea: 903 Click here for map view
AddLivAreaDesc: Casitas, Conversion/Additional
AppxTotLivArea: 7,478
Year Built: 1954 / RESALE
PropSubTyp: Single Family Residential
Lot Sqft: 42,253
PropDes: Guest Quarters
Garages: 4 / Attached, Auto Door Opener(s), Electric Car Charger, Tandem
Carports: 0

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

Construction:

Interior Features:
None

Exterior Features:
Back Yard Access, Balcony, Circular Driveway

Private Pool/Description:
Y / Inground-Private

Lot Description:
1/4 to 1 Acre

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

#3

LAND ACRES	0.97	LAND SQUARE FEET	42,253

LEGAL DESCRIPTION: PT NW4 SE4 SEC 32 20 61

SUMMARY OF TAXABLE VALUES					WORKING
FISCAL YEAR	2022-23	2023-24	2024-25	2025-26	2026-27
VALUE TYPE	BLCM	BLCM	BLCM	BLCM	BLCM
LAND	$420,000	$500,000	$525,000	$525,000	$600,000
SUBDIVISION DISCOUNT					
NET LAND	$420,000	$500,000	$525,000	$525,000	$600,000
IMPROVEMENTS	$246,534	$276,318	$303,276	$1,102,151	$1,858,924
SUPPLEMENTAL			$819,013	$511,058	
COMMON ELEMENT					
TOTAL IMPROVEMENT	$246,534	$276,318	$1,122,289	$1,613,209	$1,858,924
SECURED PERSONAL PROP					
PARCEL TOTAL	$666,534	$776,318	$828,276	$1,627,151	$2,458,924
EXEMPTION TOTAL					

SALES HISTORY

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

LAND APPRAISAL

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

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

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

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

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

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

CAT	TYPE	VAL
CONV	Capacity	1
CONV	Pool Count	1
PAR	[illegible]	20.110

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

*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	90896 ÷ .35 = $259,703 (TAXABLE)

REAL PROPERTY ASSESSED VALUE

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

Click here for Treasurer Information regarding real property taxes.

Click here for Flood Control Information.

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

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

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

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

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Clark County Assessor Reports

2333 Pinto

Value History

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

Parcel: 139-32-702-013

Assessed

Tax Year	Land			Improvements				Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code	Value		
2025-26	0.97	183,750	0	385,753	#1 0	178,870	69,606		0	0	200
2024-25	0.97	183,750	0	106,147	#2 0	286,655	10,822		0	0	200
2023-24	0.97	175,000	0	96,711	0	0	9,745		0	0	200
2022-23	0.97	147,000	0	86,287	0	0	8,919		0	0	200
2021-22	0.97	131,250	0	80,676	0	0	0		0	0	200
2020-21	0.97	131,250	0	78,357	0	0	0		0	0	200
2019-20	0.97	105,000	0	75,417	0	0	0		0	0	200
2018-19	0.97	70,000	0	70,968	0	0	0		0	0	200
2017-18	0.97	59,500	0	70,378	0	0	0		0	0	200
2016-17	0.97	52,500	0	69,004	0	0	0		0	0	200
2015-16	0.97	43,750	0	70,952	0	0	0		0	0	200
2014-15	0.97	35,000	0	72,667	0	0	0		0	0	200
2013-14		35,000	0	72,553	0	0	0		0	0	200
2012-13		35,000	0	76,078	0	0	0		0	0	200
2011-12		49,000	0	74,509	0	0	0		0	0	200
2010-11		70,000	0	80,919	0	0	0		0	0	200
2009-10		175,000	0	80,612	0	0	0		0	0	200
2008-09		210,000	0	81,814	0	0	0		0	0	200
2007-08		158,113	0	79,160	0	0	0		0	0	200
2006-07		157,850	0	79,699	0	0	0		0	0	200
2005-06		113,750	0	74,932	0	0	0		0	0	200
2004-05		73,500	0	72,916	0	0	0		0	0	200

Parcel from 030-300-024

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

PRC TAXABLE VALUE #1 $178,870 ÷ 35 = $511,058
#2 $286,655 ÷ 35 = $819,014

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2333 PINTO LANE

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OWNER(S)/MAIL TO	SITUS		
HIGHET ANN B REVOCABLE TRUST HIGHET ANN B TRS 2333 PINTO LN LAS VEGAS NV, 89107 NV	2333 PINTO LN LAS VEGAS	139-32-702-013 *139-32-702-0	Printed: 3/5/2025 Page: 2 of 2 2025/26

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

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	40 Good

AYB	EYB	% COMP	% DEPR
1954	2002	100%	34.5

BUILDING 1 OF 1 SECTION 1 OF 1

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES $12,031

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-49,378
EW	Frame-Stucco		100.00%	
RC	Elastomeric (Rubber)		100.00%	9,863
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	27,484

FLOORING $0

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

ROOMS/BATHROOMS $67,374

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	5.00	1.00	
RM2	Family/Den/Other	1.00	1.00	
RM3	Frml Dining Room	1.00	1.00	
RM4	Total Rooms	13.00	1.00	
RM5	Full Baths	6.00	1.00	
RM6	Half Baths		1.00	
FIX	Plumb Fxt	30.00	1.00	67,374

BUILT-INS/FIREPLACES $41,614

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	2	1.00	18,326
FPL	Fireplace (L-Rank)	1	1.00	4,612
AP5	Bi Microwave	1	1.00	932
AP2	Built-in Refrigerator/Extra/Each	2	1.00	16,612
AP6	Trash Compactor	1	1.00	1,132

ADDITIONAL BUILDING FEATURES $16,368

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)	10	1.00	
X05	Bar Cooler	2	1.00	3,254
X80	Wine Vault/Each	1	1.00	12,934

Subareas

BUSE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	PBA	Patio Comp Roof	1954	2002		510	37.34	19,043
1-1	CAS	Casita - Extra Feature	1954	2002		714		
1-1	PTA	Patio Tile Roof	1954	2002		56	65.16	3,649
1-1	100	100% Addition	1954	2002	544	544	180.62	98,257
1-1	BWA	Balcony Wood	1954	2002		888	51.42	45,661
1-1	100	100% Addition	1954	2002	32	32	180.62	5,780
1-1	GL1	Resid Level 1	1954	2002	4,949	4,949	180.62	893,888
1-1	BWA	Balcony Wood	1954	2002		194	51.42	9,975
1-1	GL2	Resid Level 2	1954	2002	1,050	1,050	180.62	189,651

BUILDING VALUE SUMMARY

BASIC BUILDING	1,187,576
SQ. FT. ADJUSTMENTS	-12,031
LUMP SUM ADJUSTMENTS	125,176
BASEMENT	
PORCHES	78,328
GARAGES/CARPORTS	
BUILDING RCN	1,378,049
DEPRECIATION	475,772
POOL/SPA/DECK	53,040
OTHER/EXTRA FEATURES	145,834
TOTAL RCNLD	1,102,151
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

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

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

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

BUILDING NOTES

EXTRA FEATURES $391,303 $198,874

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPLC	Pool Custom Square Feet	2	1	1,200.00	$114.86	1.00	114.86	1954	1966	137,832	75.0	34,458	
RPLDS	Pool Deck - Kool Deck		1	360.00	$13.92	1.00	13.92	1954	1966	5,011	75.0	1,253	
SPR2	Sprinkler Average		1	1.00	$3,753.05	1.00	3,753.05	1954	1966	3,753	75.0	938	
RPV4	Paving - Concrete		1	1,765.00	$6.36	1.00	6.36	1954	1966	11,225	75.0	2,806	
RSPT	Septic		1	1.00	$9,086.39	1.00	9,086.39	1954	1966	9,086	75.0	2,272	
RY38	Concrete Block/Stump/Sq Ft		1	2,100.00	$15.66	1.00	15.66	1954	1966	32,886	75.0	8,222	
RPHI	Pool Heater Included		1	1.00		1.00		2023	2024		1.5		
RPSP	Pool Spa/Attached Each		1	1.00	$17,592.41	1.00	17,592.41	2023	2024	17,592	1.5	17,329	
RY17	Casita/Square Feet		1	714.00	$148.32	1.00	148.32	1999	1999	105,900	39.0	64,599	
RPV4	Paving - Concrete		1	5,000.00	$6.36	1.00	6.36	2023	2024	31,800	1.5	31,323	
RPV4	Paving - Concrete		1	3,500.00	$6.36	1.00	6.36	2023	2024	22,260	1.5	21,926	
RY68	Spiral Stairs		1	1.00	$13,957.50	1.00	13,957.50	2023	2024	13,958	1.5	13,748	

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

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	60 Excellent

AYB	EYB	% COMP	% DEPR
1954	2007	100%	28.5

BUILDING 1 OF 1 SECTION 1 OF 1

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	PBA	Patio Comp Roof	1954	2007		510	46.99	23,934
1-1	CAS	Casita - Extra Feature	1954	2007		714		
1-1	100	100% Addition	1954	2007	544	544	293.40	159,610
1-1	GAB	Att Garage - Built-up or Com	1954	2007		589	74.23	43,721
1-1	PTA	Patio Tile Roof	1954	2007		56	84.22	4,716
1-1	100	100% Addition	1954	2007	32	32	293.40	9,389
1-1	GL1	Resid Level 1	1954	2007	4,949	4,949	293.40	1,452,037
1-1	GL2	Resid Level 2	1954	2007	1,050	1,050	293.40	308,070
1-1	BWA	Balcony Wood	1954	2007		888	80.98	71,910
1-1	BWA	Balcony Wood	1954	2007		532	80.98	43,081

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES -$122,230

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-66,539
EW	Frame-Stucco		100.00%	
RC	Elastomeric (Rubber)		100.00%	-86,859
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	30,968

FLOORING $0

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

ROOMS $75,456

CAT	TYPE	UNITS	FAC	UNIT ADJ.
	ooms	5.00	1.00	
	ily/Den/Other	1.00	1.00	
	il Dining Room	1.00	1.00	
	al Rooms	13.00	1.00	
	ll Baths	6.00	1.00	
RM6	Half Baths		1.00	
FIX	Plumb Fxt	30.00	1.00	75,456

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

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

BUILDING VALUE SUMMARY

BASIC BUILDING	1,929,106
SQ. FT. ADJUSTMENTS	-122,230
LUMP SUM ADJUSTMENTS	165,015
BASEMENT	
PORCHES	143,641
GARAGES/CARPORTS	43,721
BUILDING RCN	2,159,253
DEPRECIATION	615,387
POOL/SPA/DECK	53,028
OTHER EXTRA FEATURES	262,030
TOTAL RCNLD	1,858,924
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

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

BUILDING NOTES

BUILT-INS/FIREPLACES $73,041

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

ADDITIONAL BUILDING FEATURES $16,518

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

EXTRA FEATURES $498,381 $315,068

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPLC	Pool Custom Square Feet	2	1	1,200.00	$115.29	1.00	115.29	1954	1966	138,348	75.0	34,587	
RPLD	Pool Deck - Kool Deck		1	360.00	$14.00	1.00	14.00	1954	1966	5,040	75.0	1,260	
SPR2	Sprinkler Average		1	1.00	$3,771.26	1.00	3,771.26	1954	1966	3,771	75.0	943	
RPV4	Paving - Concrete		1	1,765.00	$6.40	1.00	6.40	1954	1966	11,296	75.0	2,824	
RSPT	Septic		1	1.00	$10,643.19	1.00	10,643.19	1954	1966	10,643	75.0	2,661	
RY38	Concrete Block/Slump/Sq Ft		1	2,100.00	$15.72	1.00	15.72	1954	1966	33,012	75.0	8,253	
RPHI	Pool Heater Included		1	1.00		1.00		2023	2024		3.0		
RPSP	Pool Spa/Attached Each		1	1.00	$17,712.75	1.00	17,712.75	2023	2024	17,713	3.0	17,181	
RY17	Casita/Square Feet		1	714.00	$151.74	1.00	151.74	1999	2009	108,342	25.5	80,715	
RPV4	Paving - Concrete		1	5,000.00	$6.40	1.00	6.40	2023	2024	32,000	3.0	31,040	
RPV4	Paving - Concrete		1	3,500.00	$6.40	1.00	6.40	2023	2024	22,400	3.0	21,728	
RY66	Spiral Stairs		1	1.00	$14,279.37	1.00	14,279.37	2023	2024	14,279	3.0	13,851	
RTCN	Tennis Court - Concrete		1	1.00	$58,172.40	1.00	58,172.40	2024	2025	58,172	1.5	57,300	
RY20	Auto Gate Opener/Each		1	3.00	$8,281.49	1.00	8,281.49	2024	2025	24,844	1.5	24,472	
RTLT	Tennis Court Lighting		1	1.00	$18,520.70	1.00	18,520.70	2024	2025	18,521	1.5	18,243	

- **2337 Pinto Lane was remodeled and received a supplemental in the 2018 fiscal year. Several material errors were made that resulted in an additional supplemental in 2025/26 in the amount of $186K, taxable, 8 years after remodel with no retroactive treatment. This represents a 61% increase over the initial assessment of $306K.**

  The following were omitted even though they were in the MLS listing advertisement.

A. **1,652 sf finished basement – impact in 2026/27 is ~ $115K**
B. **Out door kitchen/bar**
C. **3 car garage – added at a $69.03/sf, or ~ $65K.**
D. **Reduced sf of parcel by 128 sf on a project notated as 'addition'**
   - **At $165/sf, the RCN was short by $21K**
E. **New addition built in 2017 was issued an EYB of 1996 rather than 2017**
   - **Result was an extra 32% in depreciation**
F. **No M&S worksheet was utilized. An agreement was reached with builder and a 60% new and 40% old was used to compute the depreciation. The permit describes the project as a complete remodel. My ratio was 80% new 20% old.**

Other parcels that were increased substantially for omissions by the assessor were:

3011 Pinto Lane – up $637K

2400 Palomino – up $392K

2337 Pinto

Buy

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What's special

PRICED TO SELL This magnificent home has spared no detail and no expense! A complete renova includes new roof, plumbing and electrical. Inviting open floor plan on a huge lot of almost 1 acre. Pict driveway in the Historic Medical District with extremely RARE finished basement. All Thermador applia surround sound included. Lush green grass, sparkling custom pool and outdoor bar area w/bath!

This property is off market, which means it's not currently listed for sale or rent on Zillow. This may be different from what's ava websites or public sources.

Hide

Facts & features

Interior

$395,000
3 bds | 2 ba | 1,866 sqft - Sold
5310 Evergreen Ave, Las Vegas, NV 89107

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Clark County Assessor Reports

2337 Pinto

Value History

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

Parcel: 139-32-702-012

Assessed

Tax Year	Land			Improvements				Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code Value		
2025-26	0.98	183,750	0	251,566	#1	65,362	43,794	0	0	200
2024-25	0.98	183,750	0	244,059	#2	13,027	31,931	0	0	200
2023-24	0.98	175,000	0	226,332	0	0	27,819	0	0	200
2022-23	0.98	147,000	0	207,682	0	0	25,759	0	0	200
2021-22	0.98	131,250	0	197,119	0	0	0	0	0	20
2020-21	0.98	131,250	0	195,707	0	0	0	0	0	20
2019-20	0.98	105,000	0	193,555	0	0	0	0	0	20
2018-19	0.98	70,000	0	168,833	#3	17,012	0	0	0	20
2017-18	0.98	59,500	0	63,546	#4	107,329	0	0	0	20
2016-17	0.98	52,500	0	62,464	0	0	0	0	0	20
2015-16	0.98	43,750	0	60,554	0	0	0	0	0	20
2014-15	0.98	35,000	0	62,139	0	0	0	0	0	20
2013-14		35,000	0	62,103	0	0	0	0	0	20
2012-13		35,000	0	60,323	0	0	0	0	0	2
2011-12		49,000	0	64,075	0	0	0	0	0	2
2010-11		70,000	0	68,788	0	0	0	0	0	2
2009-10		175,000	0	68,654	0	0	0	0	0	2
2008-09		210,000	0	70,670	0	0	0	0	0	2
2007-08		158,113	0	68,115	0	0	0	0	0	2
2006-07		157,850	0	69,181	0	0	0	0	0	2
2005-06		113,750	0	65,485	0	0	0	0	0	2
2004-05		73,500	0	63,672	0	0	0	0	0	2

Parcel from 030-300-023

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

TAXABLE: #1 $65,362 X.35 $186,749* (CORRECTION NO NAV WORK)
#2 $13,749 X.35 $ 37,940 (SPA)
#3 $17,012 X.35 = $48,606 (REMODEL CONS. TA)
#4 $107,329 X.35 = $306,654 (MAJOR REMODEL)
* WORK COMPLETED IN 2017 - ASSESSED IN 2025/2026

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#4

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

LAND ACRES	0.98	LAND SQUARE FEET	42,689

LEGAL DESCRIPTION

N2 SE4 SEC 32 20 61

SUMMARY OF TAXABLE VALUES

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

SALES HISTORY

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

LAND APPRAISAL

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

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LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME:

BUILDING COUNT: 1 SECTION COUNT: 2

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

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

CAT	TYPE	VAL
CONV	Capacity	1
PAR	Parcel Land Use	20 110
CONV	Pool Count	1

139-32-702-012

2024/25

OWNER(S)/MAIL TO

ALVAREZ JAMES NADER II LIVING TRUST
ALVAREZ JAMES NADER II TRS
2337 PINTO LN
LAS VEGAS NV, 89107 NV

SITUS

2337 PINTO LN
LAS VEGAS

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

TYPE	BUILDING STYLE	QUALITY
RES	04 Split Level	40 Good

AYB	EYB	% COMP	% DEPR
1952	1996	100%	42.0

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES — $12,859

CAT	TYPE	AREA	%	SF ADJ
SFL	Wood Subfloor	3,593	67.72%	
EW	Frame-Stucco		100.00%	
RC	Built-Up		100.00%	-9,232
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	21,861

FLOORING — $0

CAT	TYPE	AREA	%	SF ADJ
	Carpet		90%	
	Vinyl		10%	

ROOMS — $65,460

	TYPE	UNITS	FAC	UNIT ADJ
RM1	[illegible]	7.00	1.00	
RM2	Family/Den/Other	1.00	1.00	
RM3	Frml Dining Room	1.00	1.00	
RM4	Total Rooms	11.00	1.00	
RM5	Full Baths	6.00	1.00	
RM6	Half Baths		1.00	
FIX	Plumb Fxt	27.00	1.00	55,560

BUILT-INS/FIREPLACES — $13,365

CAT	TYPE	UNITS	FAC	UNIT ADJ
AP1	Built Ins	1	1.00	8,889
FPL	Fireplace (L-Rank)	1	1.00	4,476

ADDITIONAL BUILDING FEATURES — $3,066

CAT	TYPE	UNITS	FAC	UNIT ADJ
WH	Wall Height (RES)	8	1.00	
X10	Basement Outside Entrance	1	1.00	3,066

BUILDING 1 OF 1 — SECTION 1 OF 1

Subarea

BUSE	CODE	DESCRIPTION	AYB	EYB	GRD AREA	SQ. FT.	BSQ. FT.	RCN
1-1	PBA	Patio Comp Roof	1952	1996		208	39.21	8,156
1-1	PBA	Patio Comp Roof	1952	1996		64	43.66	2,794
1-1	STG	Storage - Extra Feature	1952	1996		651		
1-1	BBW	Balcony Comp Wood/Fir	1952	1996		208	79.22	16,478
1-1	GL2	Resid Level 2	1952	1996	1,409	1,409	163.18	229,921
1-1	GL1	Resid Level 1	1952	1996	359	359	163.18	58,582
1-1	100	100% Addition	1952	1996	3,538	3,538	163.18	577,331
1-1	UFB	Basement	1952	1996		1,652	38.15	63,024

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

CAT	DESCRIPTION	UNITS	UNIT ADJ
PFCA	CeilFinAvg	208	2,030
PFCA	CeilFinAvg	208	2,030

CAT	DESCRIPTION	UNITS	UNIT ADJ

EXTRA FEATURES — $64,706 — $129,452

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
SPR2	Sprinkler Average		1	1.00	$3,823.20	1.00	3,823.20	1952	1965	3,823	75.0	956	
RPV4	Paving - Concrete		1	5,286.00	$6.48	1.00	6.48	1952	1965	34,253	75.0	8,563	
RSTG	Storage Square Feet		1	651.00	$22.29	2.25	50.15	1952	1965	32,649	75.0	8,162	
RSPT	Septic		1	1.00	$6,443.02	1.00	6,443.02	1952	1965	6,443	75.0	1,611	
RY38	Concrete Block/Slump/Sq Ft		1	976.00	$15.95	1.00	15.95	1952	1965	15,599	75.0	3,900	
RPL1	Pool Size Appx 300 Square Fe		1	1.00	$43,158.77	1.00	43,158.77	2017	2018	43,159	9.0	39,274	
RPLD5	Pool Deck - Kool Deck		1	500.00	$14.18	1.00	14.18	2017	2018	7,090	9.0	6,452	
RPV3	Paving - Brick		1	2,000.00	$12.26	1.00	12.26	2017	2018	24,520	9.0	22,313	
RY31	Separate Jacuzzi/Esch		1	1.00	$31,901.03	1.00	31,901.03	2024	2024	31,901		31,901	
RPLD5	Pool Deck - Kool Deck		1	375.00	$14.18	1.00	14.18	2024	2024	5,318		5,318	

BUILDING VALUE SUMMARY

BASIC BUILDING	165,834
SQ. FT. ADJUSTMENTS	12,629
LUMP SUM ADJUSTMENTS	71,991
BASEMENT	63,024
PORCHES	31,488
GARAGES/CARPORTS	
BUILDING RCN	1,044,966
DEPRECIATION	438,886
POOL/SPA/DECK	82,945
OTHER EXTRA FEATURES	45,506
TOTAL RCNLD	734,630
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	5,306
HEATED AREA W/IRR BSMT	6,306
ADJ RATE	

BUILDING NOTES

OWNER(S)/MAIL TO	SITUS		
ALVAREZ JAMES NADER II LIVING TRUST ALVAREZ JAMES NADER II TRS 2337 PINTO LN LAS VEGAS NV, 89107 NV	2337 PINTO LN LAS VEGAS	139-32-702-012 #9 *139-32-702-0	Print: 12/29/2025 Page: 3 of 3 2026/27

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

TYPE	BUILDING STYLE	QUALITY
RES	18 Garage	4.0 Good

AYB	EYB	% COMP	% DEPR
2018	2018	100%	12.0

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES $0

CAT	TYPE	AREA	%	SF ADJ.
EW	Frame-Stucco		00.00%	

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.

ROOMS/BATHROOMS $0

CAT	TYPE	UNITS	FAC	UNIT ADJ.

BUILT-INS/FIREPLACES

CAT	TYPE	UNITS	FAC	UNIT ADJ.

ADDITIONAL BUILDING FEATURES

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

BUILDING 1 OF 1 SECTION 2 OF 2

Subareas

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

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

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

EXTRA FEATURES $0 $0

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

BUILDING VALUE SUMMARY

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

BUILDING AREAS

HEATED AREA	
HEATED AREA W/FIN BSMT	
ADJ RATE	

BUILDING NOTES

R17-01597 - Residential Building Permit (Res)

Key Number: 855470
Current Status: Completed
Application Received: 7/20/2017
Project Name: O/B Howard
Address: 2337 PINTO LN
Type of Work: Building Project
Permit Issued: 7/31/2017
Scope of Work: Addition/remodel to existing attached casita to garage and additional square footage

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	4/30/2018	4/30/2018	Edward B.	

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12	125 DRYWALL NAILING	1	Passed	4/30/2018	4/30/2018	Edward B.
13	120 FRAMING	1	Passed	4/9/2018	4/9/2018	Edward B.
14	109 SHEAR	1	Passed	3/29/2018	3/29/2018	Edward B.
15	107 ROOF SHEATHING	1	Passed	3/29/2018	3/29/2018	Edward B.
16	105 PRE-SLAB	1	Passed	12/13/2017	12/13/2017	Edward B.
17	101 FOOTING	1	Passed	12/13/2017	12/13/2017	Edward B.

Comments: EXPRESS 160 & 101 - 12/13/17 - 8:00 AM - MATTHEW 702-769-6824
EXPRESS 160 & 101 - 12/13/17 - 8:00 AM - MATTHEW 702-769-6824

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.

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R23-14400 - Residential Building Permit (Res)

Key Number: 1856251
Current Status: Completed
Application Received: 9/5/2023
Project Name: Alvarez Vane Res
Address: 2337 PINTO LN
Type of Work: Pool/ Spa
Permit Issued: 9/22/2023
Scope of Work: Spa Construction Only

Applicant

Review Info

Inspection Status

Print

Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	910 POOL PRE-PLASTER/FINAL	1	Passed	11/21/2023	11/21/2023	Mike H.	
2	908 SPA	1	Passed	10/26/2023	10/26/2023	Tony N.	

	INSPECTION					(702)303-0274
3	905 PRE DECK	1	Passed	10/26/2023	10/26/2023	Tony N. (702)303-0274
4	903 POOL GAS TEST	1	Passed	10/26/2023	10/26/2023	Tony N. (702)303-0274
5	901 POOL PRE-GUNITE	1	Passed	10/26/2023	10/26/2023	Tony N. (702)303-0274
6	160 EPOXY EXPRESS	1	Passed	10/25/2023	10/25/2023	Jason C. (702)229-2355

Comments: 10/25/23 SPECIAL INSPECTION - ADHESIVE

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.

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2337 Plot

Effective Year worksheet

Input highlighted fields only

APN	139-32-702-012
Bldg-Sec	1-1
Project	

Additions

Area	Name	Square Feet	Year	% of Total	Weight
Original					
Addn 1					
Addn 2					
Addn 3					
Addn 4					
Addn 5					
Addn 6					
Addn 7					
Addn 8					
Addn 9					
Addn 10					
		0			

Adj Effective Year

Remodels / Fire / Rebuilds (see example next tab)

Area	Year Built	% of Area	
Original	1965	40.00%	% of original area left intact
Remodel	2016	60.00%	% of area remodeled
		1996	**Adj Effective Year**

Areas must = 100%

Comment

PPTY ELECTRICAL, PLUMBING, INTERIOR SIGNIFICANTLY RENOVATED. HOMEOWNER STATES PPTY GUTTED AND AGREES THAT 40% ORIG. STRUCTURE REMAINS WITH 60% RENOVATED. NOW HAS 7 BDRMS, 6 BATHS WITH 5 XLAV AND XSHW. 5/10/2017 MGAR

Rev 03/16/16

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Clark County Assessor Reports

3011 Pinto

Value History

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

Parcel: 139-32-305-001

Assessed

Tax Year	Land			Improvements				Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code	Value		
2025-26	0.99	183,750	0	396,129	0	79,970	26,806		0	0	200
2024-25	0.99	183,750	0	418,437	0	0	27,493		0	0	200
2023-24	0.99	175,000	0	390,046	0	0	24,281		0	0	200
2022-23	0.99	147,000	0	357,911	0	0	22,779		0	0	200
2021-22	0.99	131,250	0	341,193	0	0	0		0	0	200
2020-21	0.99	131,250	0	339,205	0	0	0		0	0	200
2019-20	0.99	105,000	0	336,257	0	0	0		0	0	200
2018-19	0.99	70,000	0	325,089	0	0	0		0	0	200
2017-18	0.99	59,500	0	329,708	0	0	0		0	0	200
2016-17	0.99	52,500	0	334,115	0	0	0		0	0	200
2015-16	0.99	43,750	0	332,734	0	0	0		0	0	200
2014-15	0.99	35,000	0	272,169	0	0	0		0	0	200
2013-14		35,000	0	324,041	0	0	0		0	0	200
2012-13		35,000	0	328,772	0	0	0		0	0	200
2011-12		49,000	0	312,335	0	0	0		0	0	200
2010-11		70,000	0	329,103	0	0	0		0	0	200
2009-10		175,000	0	319,033	0	0	0		0	0	200
2008-09		210,000	0	316,940	0	0	0		0	0	200
2007-08		158,113	0	300,102	0	0	0		0	0	200
2006-07		157,850	0	297,103	0	0	0		0	0	200
2005-06		113,750	0	274,698	192,044	0	0		0	0	200
2004-05		73,500	0	82,166	0	0	0		0	0	200

Parcel from 030-290-015

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

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Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	142801 × .35 = $408,003

REAL PROPERTY ASSESSED VALUE

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

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Click here for Treasurer Information regarding real property taxes.

Click here for Flood Control Information.

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

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

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

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

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3. **Multiple houses, rated equally, are assigned vastly lower replacement cost values on a $/SF basis than that of subject property.**

See attached chart #1, #1A

TERRY FARR
Very well. Thank you.

MARK WOLFSON
My dialogue here. (inaudible)

TERRY FARR
Okay, let's hear from the Assessor's Office.

JAYME JACOBS
Thank you, Mr. Chair. Jayme Jacobs for Clark County Assessor's Department. I'm just going to go over our case. Some of it may be relevant, some not, but I just want to complete the case in case this goes to State. Please refer to page seven of the addendum for my comparable worksheet. All comparable sales are in the same subdivision as the subject. Adjustments were made for differences. Additional adjustments were made to sales one through five for superior yard amenities.

MARK WOLFSON
Can I ask what page he's looking at?

JAYME JACOBS
Page seven of the addendum book.

MARK WOLFSON
I got it.

JAYME JACOBS
Sale numbers six and seven are dated and need updating, so adjustments were made. The median adjustment sale price of all comparables is $2,378,695, which well supports the subject taxable value. And obviously this is more of an equity case, so please refer to the equity grid of the subject neighborhood, which can be found on page eight of the addendum. Of the approximately 53 homes in the neighborhood, the subject falls at number 15 at the highest to lowest overall taxable value. A couple of additional columns to note are the supplemental and supplemental year towards the right side of the grid. It shows over the years it shows that the supplemental value has been added to many of the properties, we're not just singling out the petitioner, we are addressing other ones. To demonstrate that, please refer to page 22 of the addendum for the effective age worksheet.

The worksheet shows that we use the Marshall & Swift to determine what is left of the original structure and use a weighted average of the original versus the remodel to determine the new effective year built. In this case, 2011. Again, the home was basically torn down to the foundation, just leaving the slab in a couple exterior walls and then completely rebuilt. So, basically 20% was left and the 80% was all new, to do a weighted average to get to 2011.

And if we go back to page eight of the equity grid and we look at row 13, which is also sale number three from the comparable worksheet, a similar effective year-built worksheet was done, and it was using a 40% original and a 60% remodel. Again, that home was not taken down to the slab. It was just a major remodel, and that equated to an effective year build of 2002. So, we're not going to get to where he's at where it's a pretty much a tear down to slab. These are just major remodels, and that weighted average based on the statute would only come to the 2002 in that case.

CASE 90 2025-2026

Parcel Equity Analysis

Subject:

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

Equity Comparison Properties:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	Act Year	*Eff. Year	*Age	*Econ. Obs.	*Built Cd.	*Quality Class Cd.	*Quality Class Descr.	*Construction Type	*Wall Ht.	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage Ct	Garage Total SqFt	Patio Ct	Patio Total SqFt	Pool	Casita/ Guest House	Golf / View	Taxable Values Land	Taxable Values Suppl.	Taxable Values Total		Comments
1	139-32-701-005	2720 PINTO LN	4,942	551.81	2019	2019	6	0.0%	05	74	Exceptional/G	Masonry-Stucco	12	2	1	0	0	2	2757	5	4,288	Y	455	N	$446,250	$26,415	$4,887,844	24/25	
2	139-32-702-001	2329 ALTA DR	9,712	304.16	2002	2002	23	0.0%	02	65	Excellent Plus	Frame-Stucco	12	10	1	4,675	0	1	1103	9	2,921	Y	788	N	$525,000	$0	$3,634,950		
3	139-32-306-024	2905 PINTO LN	7,077	350.73	2004	2004	21	0.0%	01	65	Excellent Plus	Frame-Stucco	14	4	2	0	0	2	1672	4	1,003	Y	916	N	$525,000	$1,450,954	$3,201,785	13/14	Sale #1
4	139-32-703-013	2710 PALOMINO LN	12,138	243.09	1952	1996	29	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	4	1	0	7,394	3	2590	5	2,708	N	3984	N	$656,250	$1,645,409	$3,147,657	01/02	
5	139-32-702-016	2323 PINTO LN	7,261	243.09	2016	2016	9	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	1	0	0	1	932	6	3,250	Y	1279	N	$525,000	$345,860	$2,677,690	19/20	
6	139-32-306-010	3071 ARABIAN RD	7,207	307.01	1998	1998	27	0.0%	02	65	Excellent Plus	Frame-Stucco	12	6	1	1,029	0	1	1424	3	1,613	Y	2144	N	$525,000	$64,351	$2,558,356	13/14	
7	139-32-305-005	3000 ARABIAN RD	8,534	275.08	1999	2002	23	0.0%	02	60	Excellent	Frame-Siding/St	12	5	1	0	0	1	718	7	1,938	Y	0	N	$525,000	$347,302	$2,441,358	24/25	
8	139-32-306-019	3051 ARABIAN RD	5,828	372.19	1998	1998	27	0.0%	02	72	Exceptional/Fa	Frame-Stucco	14	5	0	0	0	1	840	2	969	Y	0	N	$525,000	$1,326,780	$2,401,596	98/99	
9	139-32-306-020	2801 PINTO LN	11,281	264.37	1960	1976	49	0.0%	01	55	Very Good - Ex	Frame-Siding/St	10	6	2	4,360	0	1	480	4	1,101	Y	11098	N	$525,000	$1,089,531	$2,241,375	02/03	
10	139-32-702-002	2327 ALTA DR	6,849	306.37	1977	1995	30	0.0%	01	60	Excellent	Frame-Stucco	12	4	1	0	0	1	768	6	2,456	Y	1323	N	$608,750	$648,512	$2,049,704	24/25	Sale #2
11	139-32-305-001	3011 PINTO LN	6,859	206.10	1959	1995	30	0.0%	01	40	Good	Frame-Brick Ve	12	5	0	0	0	2	1267	3	2,615	Y	1861	N	$525,000	$228,486	$1,885,282	25/26	Petitioner
12	139-32-702-030	2315 ALTA DR	7,256	221.82	1974	1993	32	0.0%	01	50	Very Good	Frame-Brick Ve	10	4	1	0	0	1	1150	5	668	Y	1950	N	$525,000	$572,889	$1,856,295	13/14	Sale #6
13	139-32-703-004	2609 PINTO LN	6,294	229.33	1959	2004	21	0.0%	02	55	Very Good - Ex	Frame-Stucco	0	3	1	0	0	1	840	4	1,525	Y	0	N	$525,000	$905,789	$1,856,150	13/14	
14	139-32-702-021	2426 PALOMINO LN	6,711	243.09	1996	1996	29	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	1	0	0	1	705	0	1,016	Y	0	N	$525,000	$851,743	$1,802,819	03/04	Sale #4
15	139-32-703-002	2709 PINTO LN	4,985	182.95	1968	2011	14	0.0%	01	40	Good	Frame-Stucco	10	4	2	0	0	2	1834	3	1,785	Y	1096	N	$525,000	$711,097	$1,672,790	22/23	SUBJECT
16	139-32-702-013	2333 PINTO LN	6,575	180.62	1954	2002	23	0.0%	01	40	Good	Frame-Stucco	10	6	0	0	0	0	0	4	1,648	Y	714	N	$525,000	$819,013	$1,627,151	24/25	Sale #3
17	139-32-702-009	2400 PINTO LN	4,950	295.07	1990	1990	35	0.0%	02	60	Excellent	Frame-Siding/St	12	4	0	0	0	1	880	5	1,151	Y	880	N	$603,750	$675,551	$1,564,659	02/03	
18	139-32-701-008	2608 PINTO LN	4,476	180.10	2002	2003	22	0.0%	02	45	Good-Very Go	Frame-Siding/St	0	4	0	0	0	2	1164	3	2,001	Y	0	N	$525,000	$343,120	$1,489,092	24/25	Petitioner
19	139-32-702-007	2508 PINTO LN	6,482	243.09	1990	1990	35	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	1	0	0	1	852	6	564	Y	0	N	$525,000	$617,483	$1,444,977	02/03	
20	139-32-702-012	2337 PINTO LN	5,178	165.01	1952	1996	29	0.0%	04	40	Good	Frame-Stucco	8	6	0	1,652	0	1	936	5	1,032	Y	0	N	$525,000	$165,584	$1,409,345	25/26	Petitioner
21	139-32-305-003	3013 PINTO LN	8,087	243.09	1980	1981	44	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	0	0	0	1	660	6	1,331	Y	0	N	$525,000	$643,369	$1,357,238	02/03	
22	139-32-703-003	2701 PINTO LN	5,430	156.14	1998	1998	27	0.0%	02	40	Good	Frame-Siding/St	0	4	1	0	0	1	1300	1	144	Y	0	N	$525,000	$474,391	$1,348,014	13/14	Petitioner
24	139-32-701-011	500 SHETLAND RD	7,249	309.75	1970	1973	52	0.0%	01	60	Excellent	Masonry-Slump	12	4	0	0	0	1	720	3	2,079	Y	192	N	$656,250	$624,903	$1,340,978	02/03	
25	139-32-703-009	2694 PALOMINO LN	4,475	172.99	2009	2009	16	0.0%	02	40	Good	Frame-Stucco	10	5	0	0	0	1	672	4	696	Y	0	N	$262,500	$242,231	$1,091,256	13/14	
26	139-32-702-027	2408 PALOMINO LN	7,350	170.40	1972	1979	46	0.0%	01	60	Good	Frame-Stucco	0	4	2	0	264	2	1916	5	1,753	Y	0	N	$551,250	$41,358	$1,071,480	24/25	
27	139-32-306-001	2981 PINTO LN	6,533	243.09	1961	1961	64	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	6	0	0	0	1	840	5	1,946	Y	1074	N	$525,000	$285,874	$1,068,925	13/14	Petitioner
28	139-32-702-014	2331 PINTO LN	4,758	173.89	1962	1987	38	0.0%	01	40	Good	Frame-Stucco	0	3	0	0	0	0	0	3	807	Y	0	N	$525,000	$232,709	$1,048,352	13/14	
29	139-32-702-008	2500 PINTO LN	4,568	189.04	1963	1971	54	0.0%	01	40	Good	Frame-Brick Ve	0	4	0	0	0	1	880	6	2,685	Y	1735	N	$525,000	$409,223	$1,028,891	02/03	
30	139-32-703-008	2700 PALOMINO LN	3,548	200.57	2000	2000	25	0.0%	01	45	Good-Very Go	Frame-Stucco	0	3	1	750	0	1	748	3	872	N	0	N	$367,500	$440,240	$1,020,273	02/03	
31	139-32-304-007	2901 ALTA DR	4,727	219.91	1980	1980	45	0.0%	01	50	Very Good	Frame-Stucco	10	3	0	0	0	1	868	2	701	Y	0	N	$525,000	$377,117	$951,491	02/03	
32	139-32-304-008	2801 ALTA DR	4,726	233.68	1961	1965	60	9.0%	01	50	Very Good	Frame-Brick Ve	10	3	1	0	0	0	0	3	2,091	Y	1196	N	$525,000	$53,249	$924,832	18/19	
33	139-32-306-023	2800 PALOMINO LN	3,580	135.44	1985	1985	40	0.0%	01	30	Average	Frame-Stucco	0	4	0	0	0	1	900	3	2,124	Y	0	N	$525,000		$894,458		
34	139-32-304-009	2727 ALTA DR	4,807	190.21	1966	1966	59	0.0%	01	45	Good-Very Go	Frame-Siding/St	0	3	1	0	0	0	0	4	974	Y	1120	N	$525,000	$0	$886,089		Sale #7
35	139-32-304-017	2800 PINTO LN	2,993	188.53	1957	1959	66	0.0%	01	40	Good	Frame-Stucco	0	3	1	0	0	2	4200	2	793	Y	0	N	$525,000	$163,960	$823,093	02/03	
36	139-32-702-006	2520 PINTO LN	5,676	150.00	1962	1974	51	0.0%	01	35	Avg.-Good	Frame-Stucco	0	2	0	0	0	1	2280	2	226	Y	0	N	$525,000	$168,677	$815,964	07/08	Petitioner
37	139-32-702-015	2327 PINTO LN	2,983	164.70	1962	1967	58	0.0%	01	35	Avg.-Good	Frame-Stucco	0	2	0	0	0	1	600	4	916	Y	816	N	$525,000	$108,710	$815,278	17/18	Petitioner
38	139-32-306-026	2951 PINTO LN	5,064	177.89	1951	1959	66	0.0%	01	40	Good	Masonry-CB/CB	0	3	0	0	0	1	528	3	679	Y	0	N	$525,000	$0	$805,973		
39	139-32-703-005	2601 PINTO LN	4,068	177.17	1964	1964	61	0.0%	01	40	Good	Frame-Siding/St	0	2	1	0	0	1	756	3	1,667	Y	0	N	$525,000	$193,694	$805,432	02/03	
40	139-32-702-011	2525 PINTO LN	3,949	185.47	1960	1970	55	0.0%	01	40	Good	Masonry-CB/CB	0	3	0	0	0	0	0	4	1,132	Y	990	N	$525,000	$39,537	$798,170	09/10	
41	139-32-701-009	2600 PINTO LN	4,740	179.80	1954	1968	57	0.0%	01	40	Good	Masonry-CB/CB	0	2	1	0	0	1	984	2	435	Y	0	N	$525,000	$204,106	$789,886	02/03	
42	139-32-306-009	711 CAMPBELL DR	4,411	176.03	1953	1953	72	0.0%	01	40	Good	Frame-Stucco	0	4	1	0	0	0	0	3	583	Y	0	N	$525,000	$0	$779,001		
43	139-32-306-004	2825 PINTO LN	3,761	174.68	1966	1966	59	0.0%	04	40	Good	Frame-Stucco	0	3	1	0	0	1	523	2	175	Y	0	N	$525,000	$0	$774,922		
44	139-32-702-024	2400 PALOMINO LN	4,594	160.16	1969	1969	56	0.0%	02	40	Good	Frame-Siding/St	0	4	0	0	0	1	504	2	1,004	Y	453	N	$472,500	$0	$760,913		*Sale #5/Petioner
45	139-32-702-028	2325 ALTA DR	3,523	164.37	1951	1954	71	0.0%	01	35	Avg.-Good	Masonry-CB/CB	0	2	1	0	0	1	828	2	482	Y	0	N	$525,000	$19,517	$756,692	13/14	
46	139-32-701-002	2701 ALTA DR	3,546	183.11	1960	1970	55	0.0%	01	40	Good	Frame-Stucco	0	3	1	0	0	1	526	4	987	Y	0	N	$525,000	$170,640	$735,529	02/03	
47	139-32-703-006	642 SHETLAND RD	2,752	145.73	1956	1960	65	0.0%	01	30	Average	Masonry-CB/CB	0	2	0	0	0	2	2372	2	418	Y	0	N	$525,000	$85,977	$680,799	02/03	

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z C1 C2 C3 C4

CASE 90 2025-2026

Parcel Equity Analysis

Subject:

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

Equity Comparison Properties:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	Act Year	*Eff. Year	*Age	*Econ. Obs.	*Built Cd.	*Quality Class Cd.	*Quality Class Descr.	*Construction Type	*Wall Ht.	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage Ct	Garage Total SqFt	Patio Ct	Patio Total SqFt	Pool	Casita/ Guest House	Golf / View	Taxable Values Land	Taxable Values Suppl.	Taxable Values Total		Comments
48	139-32-305-002	619 CAMPBELL DR	2,654	141.19	1948	1948	77	0.0%	01	30	Average	Frame-Siding/SI	0	2	0	0	0	0	0	2	188	N	0	N	$525,000	$55,374	$646,019	02/03	
49	139-32-702-020	2500 PALOMINO LN	2,637	172.60	1952	1969	56	0.0%	01	35	Avg.-Good	Masonry-CB/CB	0	4	0	0	0	2	1272	1	147	Y	0	N	$446,250	$19,226	$624,865	19/20	
50	139-32-702-010	2310 PINTO LN	2,922	143.98	1954	1955	70	0.0%	01	30	Average	Masonry-CB/CB	0	3	1	0	0	1	960	3	609	Y	0	N	$446,250	$78,029	$610,615	02/03	
51	139-32-702-019	2520 PALOMINO LN	3,036	156.81	1975	1975	50	0.0%	04	35	Avg.-Good	Frame-Stucco	0	2	0	0	0	0	0	2	402	N	0	N	$446,250	$135,523	$591,398	02/03	
52	139-32-306-011	3030 PALOMINO LN	6,054	170.40	1959	1971	54	0.0%	01	40	Good	Frame-Stucco	0	5	0	0	0	1	840	0	0	Y	0	N	$262,500	$266,920	$579,489	02/03	
53	139-32-702-018	2550 PALOMINO LN	2,560	144.48	1947	1963	62	0.0%	01	30	Average	Frame-Stucco	0	2	1	0	0	0	0	5	1,266	N	0	N	$446,250	$84,377	$564,730	02/03	

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z C1 C2 C3 C4

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The chart from the Assessor's 2025/26 addendum on Page 8 – 9 is numbered 1-53

This chart is labeled 'Parcel Equity Analysis)

There are only 52 items as there is no line # 23. Of the 52:

10 properties are M&S rated 30-35, or Average/Good

19 properties are M&S rated 40, or Good

3 properties are M&S rated 45, or Good/Very Good

3 properties are M&S rate 50, or Very Good

8 properties are M&S rated 55, or Very Good/Excellent

4 properties are M&S rated 60, or Excellent

The remaining 5 properties are M&S rated 65-74, Excellent – Exceptional

Subject property in included in the 19 rated Good/40

The chart on page 7 presented by the Assessor last year included an extract of 7 properties from the 51 (52 less subject's property) described as comps to the petitioner's property.

Of the 7 chosen as 'comps', 5 were rated above Good/40:

2905 Pinto Lane	'65'	Excellent +	(line #3)
2327 Alta	'60'	Excellent	(line #10)
2426 Palomino	'55'	Very Good/Excellent	(line#14)
2315 Alta	'50'	Very Good	(line #12)
2727 Alta	'45'	Good/Very Good	(line # 34)

The remaining 2 that were used as comps and rated similarly to petitioner's property were:

2333 Pinto Lane
2400 Palomino Lane

53.1

Subsequent to the hearing last year, however

- 2333 Pinto Lane had its rating raised from '40'/Good to '60'/Excellent
    - In 2025/26, the assessor increased their taxable value by $511K
    - In 2026/27, the assessor again increased their taxable value by an additional $260K. A total of $771K on top of the original $819K.
- 2400 Palomino
    - At the time of the hearing the assessor didn't even have a supplemental for this property, but after the hearing...
    - In May 2025/26, the assessor increased their taxable value by $396K
    - Prior to this increase of $396K the $/sf was rated at $160.16
    - After the $396K supplemental, $/sf rose to ~~$161.97~~ $160.94, a meager ~~1.1%~~ .5%
    - Petitioner's value per sf is $182.95, representing a ~~13%~~ 14% premium

Back to page 8 of the Assessor's 2025/26 addendum:

Of the 52 properties, Petitioner's is #15. At last year's hearing Ms. Jacobs made reference to this when she said (on page 14 of 167 of the transcript):

'Of the approximately 53 homes in the neighborhood, which can be found on page 8, the subject falls at number 15.'

This statement 'implies' that the valuation of my property is reasonable and fairly treated. Why not? There are 14 above me and 38 below. Here's what she did not say:

Of the 14 above me, 13 were rated above Good/40. The only one of the 13 that was rated similar to mine was 3011 Pinto Lane. 2 ½ months after the hearing its rating was increased from Good/40 to Excellent/60 and had a taxable value increase of $408K.

With this change, 100% of the 13 above me were rated more highly than good/40.

Since there were 19 properties rated good/40 on pages 8-9, why would an appraiser use properties with higher ratings as comps? Why not just compare my house to the Taj Mahal or the White House?

The next comment made by Ms. Jacobs was:

'A couple of additional comments to note are the supplemental and supplemental year towards the right side of the grid. It shows over the years that the supplemental value has been added to many of the properties, we're not just singling out the petitioner, we are addressing other ones.'

53.2

Here's a fact check of that statement:

1. 53 line items
2. No line 23, leaving 52 parcels
3. Line 15 is subject property, leaving 51 parcels
4. 7 line items with no 'supplemental' assessments, leaving 44 parcels
5. 8 parcels received supplementals after my project. Of the 8
    a. Only 1 received a supplemental in the correct year
    b. 3 received supplementals as a result of my appeal last year
    c. 3 received a supplemental between 1 & 3 years after completion
    d. The last parcel received a small supplemental in 2024/25 but missed a $1M improvement several years before.
    e. This leaves 36 remaining parcels
6. 1 parcel received a supplemental in 1998/99, 28 years ago.
7. 20 parcels received supplementals between 2000-2005, 18-23 years prior to mine.
8. 2 parcels received supplementals between 2006-2010, 13-17 years prior to mine.
9. 9 parcels received supplemental between 2011-2016, 7-11 years prior to mine.
10. 4 parcels received supplemental between 2016-2020, 3-7 years prior to mine.

To summarize:

1. 87.5% of supplementals issued after the completion of my project were applied years after completion. (7/8)
2. My supplemental was issued in the fiscal year prior to completion.
3. 48% of the supplementals referred to are 22-28 years old. (21/44)
4. 73% of the supplemental referred to are 17-28 years old (32/44)
5. 38% of supplementals issued post my project would not have occurred if not for my appeal.
6. No supplementals were issued for 2800 Pinto Lane and 2701 Pinto Lane, and no supplemental was issued for the $1M improvement at 2608 Pinto Lane.
7. The supplemental for 2337 Pinto was issued 8-9 years after the renovation.
8. None of the supplementals issued in response to my appeal were applied retroactively even though the assessor has a 3 year look back period for correction.

The next chart will put in perspective how a comp of 'improvements' to the other good/40 properties relate. Compared to the 15 that did not have their ratings increased, Petitioner's taxable valuation is $633K ($1,088K - $455K) above the average of all the others. Converting this to 'assessed' value the increase is $222K ($633K x .35 = $222K).

Of the $222K variance, $212K is due strictly to rate. Petitioner's improvements, defined by Nevada law as replacement cost, of $381K compares to only an average of $159K for the other 15 properties from Ms. Jacobs' list.

Since 'improvements' are to be assessed at replacement cost, why would all properties rated Good/40 not cost the same to replace, on a $/sf basis? In the event the neighborhood went up in flames wouldn't it cost the same to rebuild similarly rated properties? Sound absurd? Ask the residents of Altadena, California or Maui, Hawaii.

Why is the cost to replace my improvements 125% higher ($218.19 v. $96.92) than the average of all the other Good/40 properties selected from Ms. Jacobs report? It should not matter if or when any of these properties underwent renovations. To replace a refrigerator that is 1 year old and one 10 years old will cost the same. To replace a roof that is 1 year old will cost no more or less than one that was 10 years old. To replace burned out electrical wires or HVAC systems will cost the same whether the ones destroyed were 10 years or 10 days old. We are comparing properties that the assessor has rated the same. Clearly if a home is rated as a 65 or 60 or 55 or 45 the cost to replace should be more that that of a house rated a 40 on a $/sf basis.

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CHART #1

REAL ESTATE ASSESSMENT APPEAL 2026-2027

IMPROVEMENTS

DATA SOURCE:
CCA 2025/26 ADDENDUM P. 8-9
AND
2026/27 ASSESSOR'S REPORT

PROPERTIES RATED GOOD/40 (*)

	PARCEL #	LINE #	BLDG SF	2026/2027 ASSESSED IMPR. (ASSESSED $)	2026/2027 ASSESSED IMPR. (TAXABLE $)	RATE/SF TAXABLE $	ADDRESS
1	139-32-702-012	20	5,178	$302,365	$863,900	$166.84	2337 PINTO LANE
2	139-32-703-003	22	5,430	$277,288	$792,246	$145.90	2701 PINTO LANE
3	139-32-703-009	25	4,475	$285,998	$817,137	$182.60	2694 PALOMINO
4	139-32-702-027	26	7,350	$265,060	$757,314	$103.04	2408 PALOMINO
5	139-32-702-014	28	4,758	$177,830	$508,086	$106.79	2331 PINTO LANE
6	139-32-304-017	35	2,993	$104,702	$299,149	$99.95	2800 PINTO LANE
7	139-32-306-026	38	5,064	$96,892	$276,834	$54.67	2951 PINTO LANE
8	139-32-703-005	39	4,068	$96,758	$276,451	$67.96	2601 PINTO LANE
9	139-32-702-011	40	3,949	$96,151	$274,717	$69.57	2525 PINTO LANE
10	139-32-701-009	41	4,740	$92,712	$264,891	$55.88	2600 PINTO LANE
11	139-32-306-009	42	4,411	$88,600	$253,143	$57.39	711 CAMPBELL
12	139-32-306-004	43	3,761	$87,933	$251,237	$66.80	2825 PINTO LANE
13	139-32-702-024	44	4,594	$229,720	$656,343	$142.87	2400 PALOMINO
14	139-32-701-002	45	3,546	$73,756	$210,731	$59.43	2701 ALTA
15	139-32-306-011	52	6,054	$111,414	$318,326	$52.58	3030 PALOMINO
	TOTAL		70,371	$2,387,177	$6,820,506	$96.92	
	AVERAGE		4,691	$159,145	$454,700	$96.92	
16	139-32-703-002	15	4,985	$380,690	$1,087,686	$218.19	2709 PINTO LANE
	RATE VARIANCE:	Taxable	4,985 x($218.19-$96.92) =	$604,529	$483,157	225.12%	VS MEAN AVG
	VOLUME VARIANCE:	Taxable	(4,985-4,691) x $96.92 =	$28,456			
	TOTAL VARIANCE (*)	Taxable		$632,985		313.65%	VS MEDIAN AVG
	RATE VARIANCE:	Assessed	X.35 =	$211,585			
	VOLUME VARIANCE:	Assessed	X.35 =	$9,960			
	TOTAL VARIANCE	Assessed	X.35 =	$221,545			

EXCLUDED	16	2333 PINTO LANE
DUE TO QC RATING	29	2500 PINTO LANE
INCREASE	11	3011 PINTO LANE

(*) $1,087,686-$454,700 = $632,986

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CHART #1 A

	REAL ESTATE ASSESSMENT APPEAL 2026-2027						
		IMPROVEMENTS					
	DATA SOURCE:						
	CCA 2025/26 ADDENDUM P. 8-9		PROPERTIES RATED GOOD/40 (*)				
	AND						
	2026/27 ASSESSOR'S REPORT						
		LINE #	BLDG SF	2026/2027 ASSESSED IMPR. (ASSESSED $)	2026/2027 ASSESSED IMPR. (TAXABLE $)	RATE/SF TAXABLE $	ADDRESS
	PARCEL #						
1	139-32-702-012	20	5,178	$302,365	$863,900	$166.84	2337 PINTO LANE
2	139-32-703-003	22	5,430	$277,286	$792,246	$145.90	2701 PINTO LANE
3	139-32-703-009	25	4,475	$285,998	$817,137	$182.60	2894 PALOMINO
4	139-32-702-027	26	7,350	$265,060	$757,314	$103.04	2408 PALOMINO
5	139-32-702-014	28	4,758	$177,830	$508,086	$106.79	2331 PINTO LANE
6	139-32-304-017	35	2,993	$104,702	$299,149	$99.95	2800 PINTO LANE
7	139-32-306-026	38	5,064	$96,892	$276,834	$54.67	2951 PINTO LANE
8	139-32-703-005	39	4,068	$96,758	$276,451	$67.96	2601 PINTO LANE
9	139-32-702-011	40	3,949	$96,151	$274,717	$69.57	2525 PINTO LANE
10	139-32-701-009	41	4,740	$92,712	$264,891	$55.88	2600 PINTO LANE
11	139-32-306-009	42	4,411	$88,600	$253,143	$57.39	711 CAMPBELL
12	139-32-306-004	43	3,761	$87,933	$251,237	$66.80	2825 PINTO LANE
13	139-32-702-024	44	4,594	$229,720	$656,343	$142.87	2400 PALOMINO
14	139-32-701-002	45	3,546	$73,756	$210,731	$59.43	2701 ALTA
15	139-32-306-011	52	6,054	$111,414	$318,326	$52.58	3030 PALOMINO
	TOTAL		70,371	$2,387,177	$6,820,506	$96.92	
	AVERAGE		4,691	$159,145	$454,700	$96.92	
16	139-32-703-002	15	4,985	$380,690	$1,087,686	$218.19	2709 PINTO LANE
	RATE VARIANCE:		4,985 x($218.19- $69.57) =	$740,898	$346,788	225.12%	VS MEAN AVG
	VOLUME VARIANCE:		(4,985-3,949) x $69.57 =	$72,071			
	TOTAL VARIANCE			$812,969		313.65%	VS MEDIAN AVG
	(*) EXCLUDING PROPERTIES					Calculated median $	$299,149
	THAT HAD QC RATING RAISE	16	2333 PINTO LANE			Calculated median sf	4,594
		29	2500 PINTO LANE			Calculate median $/sf	$65.12
		11	3011 PINTO LANE			Adj rate variance	$763,067
						Adj vol variance	$25,461
						Total Variance	$788,528

0.35

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#1

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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#1A

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

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

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

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#2

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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#2A

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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#3

Briana Johnson, Assessor

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GENERAL INFORMATION

PARCEL NO.	139-32-703-009
OWNER AND MAILING ADDRESS	PLASTER BRIAN & MARGARET FAM TR PLASTER BRIAN R & MARGARET B TRS 2694 PALOMINO LN LAS VEGAS NV 89107
LOCATION ADDRESS	2694 PALOMINO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20090106:03007
RECORDED DATE	JAN 6 2009
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	91875	105000
IMPROVEMENTS	290065	285998
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	381,940	390,998
TAXABLE LAND + IMP (SUBTOTAL)	1,091,257	1,117,137
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	381,940	390,998
TOTAL TAXABLE VALUE	1,091,257	1,117,137

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#3A

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.23 ACRES
ORIGINAL CONST. YEAR	2009
LAST SALE PRICE	125000
MONTH/YEAR	12/2008
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	2373	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.	2102	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	5 FULL	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	672				

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

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#4

Briana Johnson, Assessor

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GENERAL INFORMATION

PARCEL NO.	139-32-702-027
OWNER AND MAILING ADDRESS	KIVA STUDIOS NASHVILLE G P 4431 PETIT AVE ENCINO CA 91436
LOCATION ADDRESS	2408 PALOMINO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20190318:01277
RECORDED DATE	MAR 18 2019
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	91753

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	192938	220500
IMPROVEMENTS	182081	265060
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	375,018	485,560
TAXABLE LAND + IMP (SUBTOTAL)	1,071,480	1,387,314
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	375,018	485,560
TOTAL TAXABLE VALUE	1,071,480	1,387,314

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#4A

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.38 ACRES
ORIGINAL CONST. YEAR	1972
LAST SALE PRICE	1380000
MONTH/YEAR	3/2019
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	7350	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	264	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL /2 HALF	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	2	
TOTAL GARAGE SQ. FT.	1916				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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#5

Briana Johnson, Assessor

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GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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#5A

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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#6

Briana Johnson, Assessor

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GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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#6A

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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#7

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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#7A

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

PRIMARY RESIDENTIAL STRUCTURE

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

ASSESSOR MAP VIEWING GUIDELINES

MAP	139323
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#B

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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#8A

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

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

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

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#9

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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#9A

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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#10

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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#10A

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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#11

Briana Johnson, Assessor

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GENERAL INFORMATION

PARCEL NO.	139-32-306-009
OWNER AND MAILING ADDRESS	MOUSAVI SEYEDHOSEIN REZA ZADEH 711 CAMPBELL DR LAS VEGAS NV 89107
LOCATION ADDRESS	711 CAMPBELL DR
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PARCEL MAP FILE 6 PAGE 95 LOT 1
RECORDED DOCUMENT NO.	* 20210729:03015
RECORDED DATE	JUL 29 2021
VESTING	NS
COMMENTS	C-20210729:3016

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	88900	88600
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	272,650	298,600
TAXABLE LAND + IMP (SUBTOTAL)	779,000	853,143
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	272,650	298,600
TOTAL TAXABLE VALUE	779,000	853,143

#11A

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.11 ACRES
ORIGINAL CONST. YEAR	1953
LAST SALE PRICE MONTH/YEAR SALE TYPE	1033000 7/2021 R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	4411	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.	308	POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	3	
TOTAL GARAGE SQ. FT.	0				

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

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#12

Briana Johnson, Assessor

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GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

#12A

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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#13

Briana Johnson, Assessor

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GENERAL INFORMATION

PARCEL NO.	139-32-702-024
OWNER AND MAILING ADDRESS	PISANELLI JAMES J LIVING TRUST PISANELLI JAMES J TRS 400 S 7TH ST STE 300 LAS VEGAS NV 89101
LOCATION ADDRESS	2400 PALOMINO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	N2 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20240912:00490
RECORDED DATE	SEP 12 2024
VESTING	NS
COMMENTS	-.01A COR SF 233-91

*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	165375	189000
IMPROVEMENTS	234931	229720
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	400,306	418,720
TAXABLE LAND + IMP (SUBTOTAL)	1,143,731	1,196,343
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	400,306	418,720
TOTAL TAXABLE VALUE	1,143,731	1,196,343

#13A

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.70 ACRES
ORIGINAL CONST. YEAR	1969
LAST SALE PRICE MONTH/YEAR SALE TYPE	2600000 9/2024 R - RECORDED VALUE
LAND USE	31.110 - MULTI FAMILY RES: TWO SFR UNITS
DWELLING UNITS	2

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	2484	CASITA SQ. FT.	216	ADDN/CONV	
2ND FLOOR SQ. FT.	1976	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL /1 HALF	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	2	
TOTAL GARAGE SQ. FT.	0				

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

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#14

Briana Johnson, Assessor

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GENERAL INFORMATION

PARCEL NO.	139-32-701-002
OWNER AND MAILING ADDRESS	BARTSAS MARY 13 L L C 10181 PARK RUN DR STE 200 LAS VEGAS NV 89145
LOCATION ADDRESS	2701 ALTA DR
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20090528:03403
RECORDED DATE	MAY 28 2009
VESTING	NS
COMMENTS	SF 221-19

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	73685	73756
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	257,435	283,756
TAXABLE LAND + IMP (SUBTOTAL)	735,529	810,731
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	257,435	283,756
TOTAL TAXABLE VALUE	735,529	810,731

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#144

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.91 ACRES
ORIGINAL CONST. YEAR	1960
LAST SALE PRICE MONTH/YEAR SALE TYPE	850000 12/2004 R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	3546	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL /1 HALF	ROOF TYPE	BUILT-UP
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	2	
TOTAL GARAGE SQ. FT.	526				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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#15

Briana Johnson, Assessor

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GENERAL INFORMATION

PARCEL NO.	139-32-306-011
OWNER AND MAILING ADDRESS	MOLASKY ANDREW REVOCABLE FAM TR MOLASKY ANDREW TRS 100 N CITY PKWY # 1700 LAS VEGAS NV 89106-4614
LOCATION ADDRESS	3030 PALOMINO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PARCEL MAP FILE 39 PAGE 68 LOT 1
RECORDED DOCUMENT NO.	* 20041222:03698
RECORDED DATE	DEC 22 2004
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	91875	105000
IMPROVEMENTS	110946	111414
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	202,821	216,414
TAXABLE LAND + IMP (SUBTOTAL)	579,489	618,326
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	202,821	216,414
TOTAL TAXABLE VALUE	579,489	618,326

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.52 ACRES
ORIGINAL CONST. YEAR	1959
LAST SALE PRICE MONTH/YEAR SALE TYPE	537500 8/1997 M - MULTIPLE-PARCEL SALE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	6054	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	5 FULL	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	3	
TOTAL GARAGE SQ. FT.	840				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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#16

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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#16A

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

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

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

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	REAL ESTATE ASSESSMENT APPEAL 2026-2027					
	IMPROVEMENTS					
	DATA SOURCE:					
	CCA 2025/26 ADDENDUM P. 8-9		PROPERTIES RATED GOOD/VERY GOOD - 45			
	AND					
	2026/27 ASSESSOR'S REPORT					
		LINE #	BLDG SF	2026/2027 ASSESSED IMPR.	$/SF	ADDRESS
	PARCEL #					
1	139-32-701-006	18	4,476	$338,029	$75.52	2606 PINTO LANE
2	139-32-703-008	30	3,548	$224,657	$63.32	2700 PALOMINO
3	139-32-304-009	34	4,807	$124,074	$25.81	2727 ALTA
	TOTAL		12,831	$686,760	$53.52	
	AVERAGE		4,277	$228,920	$53.52	
4	139-32-703-002	15	4,985	$380,690	$76.37	2709 PINTO LANE
	RATE VARIANCE:		4,985 x($76.37- $53.52)=	$113,875		
	VOL. VARIANCE:		(4,985-4,277) x $53.52 =	$37,895		
	TOTAL VARIANCE			$151,770		

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#1

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	6845

REAL PROPERTY ASSESSED VALUE

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

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Click here for Treasurer Information regarding real property taxes.

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

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

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

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#2

Briana Johnson, Assessor

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

GENERAL INFORMATION

PARCEL NO.	139-32-703-008
OWNER AND MAILING ADDRESS	HINDELANG PAUL E JR 2700 PALOMINO WAY LAS VEGAS NV 89107-4510
LOCATION ADDRESS	2700 PALOMINO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20050926:01741
RECORDED DATE	SEP 26 2005
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	128625	147000
IMPROVEMENTS	228471	224657
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	357,096	371,657
TAXABLE LAND + IMP (SUBTOTAL)	1,020,274	1,061,877
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	357,096	371,657
TOTAL TAXABLE VALUE	1,020,274	1,061,877

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#24

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.57 ACRES
ORIGINAL CONST. YEAR	2000
LAST SALE PRICE	915000
MONTH/YEAR	9/2005
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	3548	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	NO
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.	750	BATHROOMS	3 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	0	
TOTAL GARAGE SQ. FT.	748				

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

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#3

Briana Johnson, Assessor

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

GENERAL INFORMATION

PARCEL NO.	139-32-304-009
OWNER AND MAILING ADDRESS	L V FIRST L L C 2330 PASEO DEL PRADO # C204 LAS VEGAS NV 89102
LOCATION ADDRESS	2727 ALTA DR
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT N2 S2 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20250603:01530
RECORDED DATE	JUN 3 2025
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	126381	124074
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	310,131	334,074
TAXABLE LAND + IMP (SUBTOTAL)	886,089	954,497
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	310,131	334,074
TOTAL TAXABLE VALUE	886,089	954,497

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.88 ACRES
ORIGINAL CONST. YEAR	1966
LAST SALE PRICE MONTH/YEAR SALE TYPE	1508000 1/2025 UR - UNDER REVIEW-RECORDED VALUE
LAND USE	31.110 - MULTI FAMILY RES: TWO SFR UNITS
DWELLING UNITS	2

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	4807	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.	1696	POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	3	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL /1 HALF	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	2	
TOTAL GARAGE SQ. FT.	0				

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

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	REAL ESTATE ASSESSMENT APPEAL 2026-2027					
		IMPROVEMENTS				
	DATA SOURCE:					
	CCA 2025/26 ADDENDUM P. 8-9		PROPERTIES RATED VERY GOOD - 50			
	AND					
	2026/27 ASSESSOR'S REPORT					
		LINE #	BLDG SF	2026/2027 ASSESSED IMPR.	$/SF	ADDRESS
	PARCEL #					
1	139-32-702-030	12	7,256	$459,542	$63.33	2315 ALTA
2	139-32-704-007	31	4,727	$142,486	$30.14	2901 ALTA
3	139-32-304-008	32	4,726	$147,911	$31.30	2801 ALTA
	TOTAL		16,709	$749,939	$44.88	
	AVERAGE		5,570	$249,980	$44.88	
4	139-32-703-002	15	4,985	$380,690	$76.37	2709 PINTO LANE
	RATE VARIANCE:		4,985 x($76.37- $44.88) =	$156,952		
	VOL. VARIANCE:		(4,985-5,570) x $44.88 =	-$26,241		
	TOTAL VARIANCE			$130,710		

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#1

Briana Johnson, Assessor

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

GENERAL INFORMATION

PARCEL NO.	139-32-702-030
OWNER AND MAILING ADDRESS	SICILIANO FAMILY TRUST SICILIANO FRANCIS DANIEL II & HOLLY ANN TRS 1920 REDBIRD CREST LN LAS VEGAS NV 89134
LOCATION ADDRESS	2315 ALTA DR
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT N2 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20240905:01592
RECORDED DATE	SEP 5 2024
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	465953	459542
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	649,703	669,542
TAXABLE LAND + IMP (SUBTOTAL)	1,856,294	1,912,977
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	649,703	669,542
TOTAL TAXABLE VALUE	1,856,294	1,912,977

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.23 ACRES
ORIGINAL CONST. YEAR	1974
LAST SALE PRICE MONTH/YEAR SALE TYPE	2224000 9/2024 R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	7256	CASITA SQ. FT.	1950	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	FRAME-BRICK VENEER
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	2	
TOTAL GARAGE SQ. FT.	1150				

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

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#2

Briana Johnson, Assessor

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

GENERAL INFORMATION

PARCEL NO.	139-32-304-007
OWNER AND MAILING ADDRESS	A P HOLDINGS NV L L C SERIES 1 630 S THIRD ST LAS VEGAS NV 89101
LOCATION ADDRESS	2901 ALTA DR
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20250911:02803
RECORDED DATE	SEP 11 2025
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	149272	142486
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	333,022	352,486
TAXABLE LAND + IMP (SUBTOTAL)	951,491	1,007,103
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	333,022	352,486
TOTAL TAXABLE VALUE	951,491	1,007,103

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#2A

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.92 ACRES
ORIGINAL CONST. YEAR	1980
LAST SALE PRICE	960000
MONTH/YEAR	3/2018
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	4727	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL	ROOF TYPE	WOOD SHAKE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	2	
TOTAL GARAGE SQ. FT.	868				

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

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#3

Briana Johnson, Assessor

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

GENERAL INFORMATION

PARCEL NO.	139-32-304-008
OWNER AND MAILING ADDRESS	BLUE DIAMOND TRUST PRABHU RACHAKONDA D & LATA TRS 2801 ALTA DR LAS VEGAS NV 89107-3201
LOCATION ADDRESS	2801 ALTA DR
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20080501:02658
RECORDED DATE	MAY 1 2008
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	139941	147911
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	323,691	357,911
TAXABLE LAND + IMP (SUBTOTAL)	924,831	1,022,603
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	323,691	357,911
TOTAL TAXABLE VALUE	924,831	1,022,603

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#34

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.92 ACRES
ORIGINAL CONST. YEAR	1961
LAST SALE PRICE MONTH/YEAR SALE TYPE	
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE

1ST FLOOR SQ. FT.	4726	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-BRICK VENEER
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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	REAL ESTATE ASSESSMENT APPEAL 2026-2027						
		IMPROVEMENTS					
	DATA SOURCE:						
	CCA 2025/26 ADDENDUM P. 8-9		PROPERTIES RATED				
	AND		VG/EXC - 55				
	2026/27 ASSESSOR'S REPORT						
		LINE #	BLDG SF	2026/2027 ASSESSED IMPR.	$/SF	ADDRESS	MEMO
	PARCEL #						
1	139-32-703-013	4	12,138	$854,681	$70.41	2710 PALOMINO	THRILLA VILLA
2	139-32-702-016	5	7,261	$748,382	$103.07	2323 PINTO	$10M
3	139-32-306-020	9	11,281	$577,068	$51.15	2801 PINTO	
4	139-32-703-004	13	6,294	$459,787	$73.05	2609 PINTO	
5	139-32-702-021	14	6,711	$439,161	$65.44	2426 PALOMINO	
6	139-32-702-007	19	6,482	$313,222	$48.32	2508 PINTO	
7	139-32-305-003	21	8,092	$279,798	$34.58	3013 PINTO	
8	139-32-306-001	27	6,533	$191,578	$29.32	2601 PINTO LANE	INCR + $65K
	TOTAL		64,792	$3,863,687	$59.63		
	AVERAGE		8,099	$482,961	$59.63		
9	139-32-703-002		4,985	$380,690	$76.37	2709 PINTO LANE	
	RATE VARIANCE:		4,985 x($76.37- $59.63) =	$83,424			
	VOLUME VARIANCE:		(4,985-4,691) x $59.63 =	-$185,695			
	TOTAL VARIANCE			-$102,271			

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#1

Briana Johnson, Assessor

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

GENERAL INFORMATION

PARCEL NO.	139-32-703-013
OWNER AND MAILING ADDRESS	HACIENDA PALOMINO L L C 328 W HUNTINGTON DR MONROVIA CA 91016
LOCATION ADDRESS	2710 PALOMINO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20250701:0174
RECORDED DATE	JUL 1 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	229688	262500
IMPROVEMENTS	871992	854681
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1,101,680	1,117,181
TAXABLE LAND + IMP (SUBTOTAL)	3,147,657	3,191,946
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	1,101,680	1,117,181
TOTAL TAXABLE VALUE	3,147,657	3,191,946

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#14

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

PRIMARY RESIDENTIAL STRUCTURE

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

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

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#2

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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#24

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

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

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

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#3

Briana Johnson, Assessor

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

GENERAL INFORMATION

PARCEL NO.	139-32-306-020
OWNER AND MAILING ADDRESS	SIDES ALLEN & ANNE 2801 PINTO LN LAS VEGAS NV 89107
LOCATION ADDRESS	2801 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PARCEL MAP FILE 26 PAGE 14 PT LOT 1 & PT LOT 2 & PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20181024:01875
RECORDED DATE	OCT 24 2018
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	183750	210000
IMPROVEMENTS	600731	577068
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	784,481	787,068
TAXABLE LAND + IMP (SUBTOTAL)	2,241,374	2,248,766
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	784,481	787,068
TOTAL TAXABLE VALUE	2,241,374	2,248,766

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#34

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.14 ACRES
ORIGINAL CONST. YEAR	1960
LAST SALE PRICE MONTH/YEAR SALE TYPE	2100000 10/2018 R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	11281	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.	700	POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	9	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	6 FULL /2 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	4	
TOTAL GARAGE SQ. FT.	480				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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#4

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

#4A

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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Briana Johnson, Assessor

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

GENERAL INFORMATION

PARCEL NO.	139-32-702-021
OWNER AND MAILING ADDRESS	POELSTRA KORNELIS 2426 PALOMINO LN LAS VEGAS NV 89107-4504
LOCATION ADDRESS	2426 PALOMINO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NW4 SE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20230824:03865
RECORDED DATE	AUG 24 2023
VESTING	NS
COMMENTS	C-20230824:3866

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	447237	439161
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	630,987	649,161
TAXABLE LAND + IMP (SUBTOTAL)	1,802,820	1,854,746
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	630,987	649,161
TOTAL TAXABLE VALUE	1,802,820	1,854,746

///

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.00 ACRES
ORIGINAL CONST. YEAR	1996
LAST SALE PRICE	2350000
MONTH/YEAR	8/2023
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	4888	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.	1823	CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	5 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0		FIREPLACE	1	
TOTAL GARAGE SQ. FT.	705				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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#6A

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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#7A

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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#8

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

*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	64901

REAL PROPERTY ASSESSED VALUE

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

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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4. **Multiple houses make renovations but supplementals, if and when issued, are done so in a non-uniform manner.**

Reference:

A. **Transcript from 2/26/25 CBOE hearing – J. Jacobs**
B. **Chart from 2/26/25 Assessor's addendum P.8 – J. Jacobs**

Chart labeled 'parcel equity analysis'

- **19 traceable supplementals other than subject property**
- **4 supplementals issued in correct year – Fiscal Year after date of final inspection**
- **4 supplementals issued 1 year late**
- **5 supplementals issued 2 years late**
- **3 supplementals issue 3 years late**
- **Chart on p.8, row 17, 2400 Pinto Lane shows last supplemental in 2002/03 FY**
  - **4 permitted projects since that time**
  - **As of 2026/27 FY, they are 6, 8, 8, and 12 years old, respectively**

Subject property supplemental issued 1 year prior to correct year.

The only supplemental that predates the year of the final inspection.

TERRY FARR
Very well. Thank you.

MARK WOLFSON
My dialogue here. (inaudible)

TERRY FARR
Okay, let's hear from the Assessor's Office.

JAYME JACOBS
Thank you, Mr. Chair. Jayme Jacobs for Clark County Assessor's Department. I'm just going to go over our case. Some of it may be relevant, some not, but I just want to complete the case in case this goes to State. Please refer to page seven of the addendum for my comparable worksheet. All comparable sales are in the same subdivision as the subject. Adjustments were made for differences. Additional adjustments were made to sales one through five for superior yard amenities.

MARK WOLFSON
Can I ask what page he's looking at?

JAYME JACOBS
Page seven of the addendum book.

MARK WOLFSON
I got it.

JAYME JACOBS
Sale numbers six and seven are dated and need updating, so adjustments were made. The median adjustment sale price of all comparables is $2,378,695, which well supports the subject taxable value. And obviously this is more of an equity case, so please refer to the equity grid of the subject neighborhood, which can be found on page eight of the addendum. Of the approximately 53 homes in the neighborhood, the subject falls at number 15 at the highest to lowest overall taxable value. A couple of additional columns to note are the supplemental and supplemental year towards the right side of the grid. It shows over the years it shows that the supplemental value has been added to many of the properties, we're not just singling out the petitioner, we are addressing other ones. To demonstrate that, please refer to page 22 of the addendum for the effective age worksheet.

The worksheet shows that we use the Marshall & Swift to determine what is left of the original structure and use a weighted average of the original versus the remodel to determine the new effective year built. In this case, 2011. Again, the home was basically torn down to the foundation, just leaving the slab in a couple exterior walls and then completely rebuilt. So, basically 20% was left and the 80% was all new, to do a weighted average to get to 2011.

And if we go back to page eight of the equity grid and we look at row 13, which is also sale number three from the comparable worksheet, a similar effective year-built worksheet was done, and it was using a 40% original and a 60% remodel. Again, that home was not taken down to the slab. It was just a major remodel, and that equated to an effective year build of 2002. So, we're not going to get to where he's at where it's a pretty much a tear down to slab. These are just major remodels, and that weighted average based on the statute would only come to the 2002 in that case.

1

CASE 90 2025-2026

Parcel Equity Analysis

Subject:

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

Equity Comparison Properties:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	Act Year	*Eff. Year	*Age	*Econ. Obs.	*Bull Cd.	*Quality Class Cd.	*Quality Class Descr.	*Construction Type	*Wall Ht.	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage Ct	Garage Total SqFt	Patio Ct	Patio Total SqFt	Pool	Casita/ Guest House	Golf / View	Taxable Values Land	Taxable Values Suppl.	Taxable Values Total		Comments
1	139-32-701-005	2720 PINTO LN	4,942	551.81	2019	2019	6	0.0%	05	74	Exceptional/G	Masonry-Stucco	12	2	1	0	0	2	2757	5	4,288	Y	455	N	$446,250	$26,415	$4,807,844	24/25	
2	139-32-702-001	2329 ALTA DR	9,712	304.16	2002	2002	23	0.0%	02	65	Excellent Plus	Frame-Stucco	12	10	1	4,675	0	1	1103	9	2,921	Y	788	N	$525,000	$0	$3,634,950		
3	139-32-306-024	2905 PINTO LN	7,077	350.73	2004	2004	21	0.0%	01	65	Excellent Plus	Frame-Stucco	14	4	2	0	0	3	1672	4	1,003	Y	916	N	$525,000	$1,450,954	$3,201,785	13/14	Sale #1
4	139-32-703-013	2710 PALOMINO LN	12,138	243.09	1952	1996	29	0.0%	02	55	Very Good - E	Frame-Stucco	10	4	1	0	7,394	3	2590	5	2,708	N	3984	N	$656,250	$1,645,409	$3,147,657	01/02	
5	139-32-702-016	2323 PINTO LN	7,261	243.09	2016	2016	9	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	1	0	0	1	932	6	3,250	Y	1279	N	$525,000	$345,960	$2,677,690	19/20	
6	139-32-306-010	3071 ARABIAN RD	7,207	307.01	1998	1998	27	0.0%	02	65	Excellent Plus	Frame-Stucco	12	6	1	1,029	0	1	1424	3	1,613	Y	2144	N	$525,000	$64,351	$2,558,356	13/14	
7	139-32-305-005	3000 ARABIAN RD	8,534	275.08	1999	2002	23	0.0%	02	60	Excellent	Frame-Siding/St	12	5	1	0	0	1	718	7	1,938	Y	0	N	$525,000	$347,302	$2,441,358	24/25	
8	139-32-306-019	3051 ARABIAN RD	5,828	372.19	1998	1998	27	0.0%	02	72	Exceptional/Fa	Frame-Stucco	14	5	0	0	0	1	840	2	969	Y	0	N	$525,000	$1,326,780	$2,401,596	98/99	
9	139-32-306-020	2801 PINTO LN	11,281	264.37	1960	1976	49	0.0%	01	55	Very Good - Ex	Frame-Siding/St	10	6	2	4,360	0	1	480	4	1,101	Y	11098	N	$525,000	$1,089,531	$2,241,375	02/03	
10	139-32-702-002	2327 ALTA DR	6,849	306.37	1977	1995	30	0.0%	01	60	Excellent	Frame-Stucco	12	4	1	0	0	1	768	6	2,456	Y	1323	N	$603,750	$648,512	$2,049,704	24/25	Sale #2
11	139-32-305-001	3011 PINTO LN	6,859	206.10	1959	1995	30	0.0%	01	40	Good	Frame-Brick Ver	12	5	0	0	0	1	1267	4	2,615	Y	1861	N	$525,000	$228,486	$1,885,282	25/26	Petitioner
12	139-32-702-030	2315 ALTA DR	7,256	221.82	1974	1993	32	0.0%	01	50	Very Good	Frame-Brick Ver	10	4	1	0	0	1	1150	3	668	Y	1950	N	$525,000	$572,889	$1,856,295	13/14	Sale #6
13	139-32-703-004	2609 PINTO LN	6,294	229.33	1959	2004	21	0.0%	02	55	Very Good - Ex	Frame-Stucco	0	3	1	0	0	1	840	4	1,525	Y	0	N	$525,000	$905,789	$1,856,150	13/14	
14	139-32-702-021	2426 PALOMINO LN	6,711	243.09	1996	1996	29	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	1	0	0	1	705	3	1,016	Y	0	N	$525,000	$851,743	$1,802,819	03/04	Sale #4
15	139-32-703-002	2709 PINTO LN	4,985	182.95	1968	2011	14	0.0%	01	40	Good	Frame-Stucco	10	4	2	0	0	2	1834	3	1,785	Y	1096	N	$525,000	$711,097	$1,672,790	22/23	SUBJECT
16	139-32-702-013	2333 PINTO LN	6,575	180.62	1954	2002	23	0.0%	01	40	Good	Frame-Stucco	10	6	0	0	0	0	0	4	1,648	Y	716	N	$525,000	$819,013	$1,627,151	24/25	Sale #3
17	139-32-702-009	2400 PINTO LN	4,950	295.07	1990	1990	35	0.0%	02	60	Excellent	Frame-Siding/St	12	4	0	0	0	1	880	5	1,251	Y	890	N	$603,750	$675,551	$1,564,659	02/03	
18	139-32-701-008	2608 PINTO LN	4,476	180.10	2002	2003	22	0.0%	02	45	Good-Very Go	Frame-Siding/St	0	4	0	0	0	2	1164	3	2,001	Y	0	N	$525,000	$343,120	$1,489,092	24/25	Petitioner
19	139-32-702-007	2508 PINTO LN	6,482	243.09	1990	1990	35	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	1	0	0	1	852	6	564	Y	0	N	$525,000	$617,483	$1,444,977	02/03	
20	139-32-702-012	2337 PINTO LN	5,178	165.01	1952	1996	29	0.0%	04	40	Good	Frame-Stucco	8	6	0	1,652	0	1	936	5	1,032	Y	0	N	$525,000	$165,584	$1,409,345	25/26	Petitioner
21	139-32-305-003	3013 PINTO LN	8,087	243.09	1980	1981	44	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	0	0	0	1	660	6	1,331	Y	0	N	$525,000	$643,369	$1,357,238	02/03	
22	139-32-703-003	2701 PINTO LN	5,430	156.14	1998	1998	27	0.0%	02	40	Good	Frame-Siding/St	0	4	1	0	0	1	1300	1	144	Y	0	N	$525,000	$474,391	$1,348,014	13/14	Petitioner
24	139-32-701-011	500 SHETLAND RD	7,249	309.75	1970	1973	52	0.0%	01	60	Excellent	Masonry-Stucco	12	4	0	0	0	1	720	4	2,079	Y	192	N	$656,250	$624,903	$1,340,978	02/03	
25	139-32-703-009	2694 PALOMINO LN	4,475	172.99	2009	2009	16	0.0%	02	40	Good	Frame-Stucco	10	5	0	0	0	1	672	4	696	Y	0	N	$262,500	$242,231	$1,091,256	13/14	
26	139-32-702-027	2408 PALOMINO LN	7,350	170.40	1972	1979	46	0.0%	01	40	Good	Frame-Stucco	0	4	2	0	264	2	1916	5	1,753	Y	0	N	$551,250	$41,358	$1,071,480	24/25	
27	139-32-306-001	2981 PINTO LN	6,533	243.09	1961	1961	64	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	6	0	0	0	1	840	5	1,946	Y	1074	N	$525,000	$285,874	$1,068,925	13/14	Petitioner
28	139-32-702-014	2331 PINTO LN	4,758	173.89	1962	1987	38	0.0%	01	40	Good	Frame-Stucco	0	3	0	0	0	0	0	3	807	Y	0	N	$525,000	$232,709	$1,048,352	13/14	
29	139-32-702-008	2500 PINTO LN	4,568	189.04	1963	1971	54	0.0%	01	40	Good	Frame-Brick Ver	0	4	0	0	0	1	880	6	2,685	Y	1735	N	$525,000	$409,223	$1,028,891	02/03	
30	139-32-703-008	2700 PALOMINO LN	3,548	200.57	2000	2000	25	0.0%	01	45	Good-Very Go	Frame-Stucco	0	3	1	750	0	1	748	3	972	N	0	N	$367,500	$440,240	$1,020,273	02/03	
31	139-32-304-007	2901 ALTA DR	4,727	219.91	1980	1980	45	0.0%	01	50	Very Good	Frame-Stucco	10	3	0	0	0	1	868	2	701	Y	0	N	$525,000	$377,117	$951,491	02/03	
32	139-32-304-008	2801 ALTA DR	4,726	233.68	1961	1965	60	0.0%	01	50	Very Good	Frame-Brick Ver	10	3	1	0	0	0	0	3	2,091	Y	1196	N	$525,000	$53,249	$924,832	18/19	
33	139-32-306-023	2800 PALOMINO LN	3,580	135.44	1985	1985	40	0.0%	01	30	Average	Frame-Stucco	0	4	0	0	0	1	900	3	2,124	Y	0	N	$525,000		$894,458		
34	139-32-304-009	2727 ALTA DR	4,807	190.21	1966	1966	59	0.0%	01	45	Good-Very Go	Frame-Siding/St	0	3	1	0	0	0	0	4	974	Y	1120	N	$525,000	$0	$886,089		Sale #7
35	139-32-304-017	2800 PINTO LN	2,993	188.53	1957	1959	66	0.0%	01	40	Good	Frame-Stucco	0	3	1	0	0	2	4200	2	793	Y	0	N	$525,000	$163,960	$823,093	02/03	
36	139-32-702-006	2520 PINTO LN	5,676	150.00	1962	1974	51	0.0%	01	35	Avg.-Good	Frame-Stucco	0	2	0	0	0	1	2280	2	226	Y	0	N	$525,000	$168,677	$815,964	07/08	Petitioner
37	139-32-702-015	2327 PINTO LN	2,983	164.70	1962	1967	58	0.0%	01	35	Avg.-Good	Frame-Stucco	0	2	0	0	0	1	600	4	916	Y	816	N	$525,000	$108,710	$815,278	17/18	Petitioner
38	139-32-306-026	2951 PINTO LN	5,064	177.89	1951	1959	66	0.0%	01	40	Good	Masonry-CB/CB	0	3	0	0	0	1	528	3	679	Y	0	N	$525,000	$0	$805,973		
39	139-32-703-005	2601 PINTO LN	4,068	177.17	1964	1964	61	0.0%	01	40	Good	Frame-Siding/St	0	2	1	0	0	1	756	3	1,667	Y	0	N	$525,000	$193,694	$805,432	02/03	
40	139-32-702-011	2525 PINTO LN	3,949	185.47	1960	1970	55	0.0%	01	40	Good	Masonry-CB/CB	0	3	0	0	0	0	0	4	1,132	Y	990	N	$525,000	$39,537	$798,170	09/10	
41	139-32-701-009	2600 PINTO LN	4,740	179.80	1954	1968	57	0.0%	01	40	Good	Masonry-CB/CB	0	2	1	0	0	1	984	2	435	Y	0	N	$525,000	$204,106	$789,886	02/03	
42	139-32-306-009	711 CAMPBELL DR	4,411	176.03	1953	1953	72	0.0%	01	40	Good	Frame-Stucco	0	4	1	0	0	0	0	3	589	Y	0	N	$525,000	$0	$779,001		
43	139-32-306-004	2825 PINTO LN	3,761	174.68	1966	1966	59	0.0%	04	40	Good	Frame-Stucco	0	3	1	0	0	1	523	2	175	Y	0	N	$525,000	$0	$774,922		
44	139-32-702-024	2400 PALOMINO LN	4,594	160.16	1969	1969	56	0.0%	02	40	Good	Frame-Siding/St	0	4	0	0	0	1	504	2	1,004	Y	453	N	$472,500	$0	$760,913		*Sale #5/Petioner
45	139-32-702-028	2325 ALTA DR	3,523	164.37	1951	1954	71	0.0%	01	35	Avg.-Good	Masonry-CB/CB	0	2	1	0	0	1	828	2	482	Y	0	N	$525,000	$19,517	$756,692	13/14	
46	139-32-701-002	2701 ALTA DR	3,546	183.11	1960	1970	55	0.0%	01	40	Good	Frame-Stucco	0	3	1	0	0	1	526	4	987	Y	0	N	$525,000	$170,640	$735,529	02/03	
47	139-32-703-006	642 SHETLAND RD	2,752	145.73	1956	1960	65	0.0%	01	30	Average	Masonry-CB/CB	0	2	0	0	0	2	2372	2	418	Y	0	N	$525,000	$85,977	$680,799	02/03	

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	TIMING OF SUPPLEMENTAL ASSESSMENTS			SOURCE OF DATA:	CCA ADD'L EVIDENCE				
	LINE ITEM:	ADDRESS	ACTUAL YEAR OF SUPPLEMENTAL	TAXABLE $000 VALUE	DATE OF PASSED FINAL INSPECTION	CORRECT YEAR OF SUPPLEMENTAL	VARIANCE	PERTINENT PERMITS	COMMENTS
A	1	2720 PINTO	24/25	$26	August 31, 2021	22/23	+2	R21-11340	
B	3	2905 PINTO	13/14	$1,450	November 2, 2011	12/13	+1	R-157139	
C	5	2323 PINTO	19/20	$346	March 25, 2019	19/20	-	R18-04441	
D	7	3000 ARABIAN	24/25	$347	February 17, 2022	22/23	+2	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	$242	October 8, 2009	10/11	+3	R-119930	
J	26	2408 PALOMINO	24/25	$41	May 31, 2021	21/22	+3	R20-12683	
K	27	2981 PINTO	13/14	$286	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
L1			13/14		July 25, 2012	13/14	-	R-209313	POOL
M	32	2801 ALTA	18/19	$53	December 17, 2015	16/17	+2	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	
P	15	2709 PINTO	22/23	$711	July 27, 2022	23/24	-1	R19-17618	
	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	R17-01463	SFD REMODEL
S	17	2400 PINTO	NONE ISSUED	?	February 20, 2020	20/21	+6	R19-09877	KITCHEN REMODEL

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SUPPLEMENTAL ASSESSMENT TIMING

PARCELS NOT INCLUDED IN PARCEL EQUITY ANALYSIS

T
P. 163-165

PROPERTY	DATE OF COMPLETION	FISCAL YR - SUPPLEMENTAL	TIMING
1. 2327 ALTA	10/18/21(*) (PAGE 7 COMP #2)	2024/25	2 YEARS LATE
2. 2608 PINTO (A).	9/15/2021(OR EARLIER)	NONE	5+ YEARS LATE
3. 2608 PINTO (B).	2/16/23	2024/25	1 YEAR LATE
4. 2717 PINTO	ACKNOWLEDGED 10/10/24	NONE	1 YEAR LATE **
5. 2701 PINTO (A)	1 YEAR REMODEL – NO PERMIT	NONE	PCSD 4/22
6. 2701 PINTO (B)	ADDITION TO FRONT – NO PERMIT	NONE	4Q24
7. 2800 PINTO	UNKNOWN	NONE	WAY LATE!
8. 2709 PINTO	7/27/22	2022/23	1 YEAR EARLY

- * PER ASSESSOR'S M&S WORKSHEET AND LISTING PRESENTATION
- ** SEE J. BONESTEEL EMAIL DATED 10/10/24. WORK/PERMIT EXPIRED
  - 12/3/2023. (2 YEARS LATE BASED ON PERMIT EXP. DATE)

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A

R21-11340 - Residential Building Permit (Res)

Key Number: 1659194
Current Status: Completed
Application Received: 7/15/2021
Project Name: Lee Residence
Address: 2720 PINTO LN
Type of Work: Patio Cover Balcony
Permit Issued: 7/27/2021
Scope of Work: Construct a 15x30 freestanding solid aluminum patio cover with six (6) footings

Applicant

Review Info

Inspection Status

Print

Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	140 FINAL BUILDING	1	Passed	8/31/2021	8/31/2021	Frank D. (702)918-7138	

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B

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

1

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 remodelrolled for existing accesory building.*5-3-10 rec'd ltr Vegas Const to remove themself as primary applicant, sent to scan dw**********Change of Contractor to Owner for Finals Only - Ok'd by Rod 05/04********** permit renawal 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

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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.

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.

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C

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

R18-04441 - Residential Building Permit (Res)

Key Number: 903435
Current Status: Completed
Application Received: 4/17/2018
Project Name: MOLASKY
Address: 2323 PINTO LN
Type of Work: Building Project
Permit Issued: 4/19/2018
Scope of Work: 11'x54' ACCESSORY BUILDING *PERMIT REINSTATED 1-22-19*

Applicant

Review Info

Inspection Status

Print

Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	240 FINAL ELECTRICAL	1	NA			Yolanda P. (702)229-1239	

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2	140 FINAL BUILDING	1	Passed	3/25/2019	3/25/2019	Tony N. (702)303-0274
3	120 FRAMING	1	Cancelled	2/14/2019	2/13/2019	Web
4	120 FRAMING	2	Cancelled	2/15/2019	2/14/2019	Web
5	120 FRAMING	3	Failed	2/19/2019	2/19/2019	Tony N. (702)303-0274

Comments:
Complete the 45's over the stall openings.,

Set windows and install the south gable vent.

6	120 FRAMING	4	Cancelled	2/21/2019	2/21/2019	Tony N. (702)303-0274

Comments:
Complete the 45's over the stall openings.,

Set windows and install the south gable vent.

7	120 FRAMING	5	Passed	2/25/2019	2/25/2019	Tony N. (702)303-0274

Comments:
Complete the 45's over the stall openings.,

Set windows and install the south gable vent.

8	120 FRAMING	6	Passed	2/27/2019	2/27/2019	Tony N. (702)303-0274

Comments: This inspection was already approved.

9	109 SHEAR	1	Cancelled	2/14/2019	2/13/2019	Web
10	109 SHEAR	2	Cancelled	2/19/2019	2/14/2019	Web
11	109 SHEAR	3	Failed	2/19/2019	2/19/2019	Tony N. (702)303-0274

Comments: 128

D

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

R21-01072 - Residential Building Permit (Res)

Key Number: 1580665
Current Status: Completed
Application Received: 1/26/2021
Project Name: Perry Rogers Remodel
Address: 3000 ARABIAN RD
Type of Work: Building Project
Permit Issued: 3/10/2021
Scope of Work: Constructing an addition to the home and remodeling the kitchen per plans **2/15/2022 - Permit Renewed; new expiration date 8/16/2022**

Click to view the Quality Assurance Agreement (QAA) QAA Information

Applicant

Review Info

Inspection Status

Print

Schedule Inspection

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Insp.

11	150 OTHER BUILDING	1	Passed	5/5/2021	5/5/2021	Jerry P. (702)772-4435

Comments: Terry (702) 521-7010. Gate code is KEY, KEY 5246. Framing is steel high beams. INFORMATIONAL

12	140 FINAL BUILDING	1	Passed	2/17/2022	2/17/2022	Jerry P. (702)772-4435
13	129 EXTERIOR LATH/STUCCO	1	Passed	6/30/2021	6/30/2021	Jerry P. (702)772-4435

Comments: 702-521-7010 702-521-7010

14	123 INSULATION	1	Partpassed	6/28/2021	6/28/2021	Tony N. (702)303-0274

Comments: 702-521-7010 Laundry room and the kitchen.

15	123 INSULATION	2	Passed	7/27/2021	7/27/2021	Tony N. (702)303-0274
16	120 FRAMING	1	Cancelled	5/5/2021	5/5/2021	Jerry P. (702)772-4435

Comments: Terry (702) 521-7010. Gate code is KEY, KEY 5246 INFORMATIONAL WALK ABOUT STRUCTURAL STEEL ADDED

17	120 FRAMING	2	Partpassed	5/24/2021	5/24/2021	Tony N. (702)303-0274

Comments: Incorrect inspection type scheduled see the 107 inspection for today's results.

18	120 FRAMING	3	Failed	6/8/2021	6/8/2021	Jerry P. (702)772-4435

Comments:
6-07-21-COMPLETE 320 INSPECTION ON KITCHEN ,

6-07-21-COMPLETE ALL DRAFT STOPPING AND FIRE BLOCKING ,

E

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

R-168322 - Residential Building Permit (Res)

Key Number: 654279
Current Status: Completed
Application Received: 7/27/2010
Project Name: YOUSEFI
Address: 2315 ALTA DR
Type of Work: Building Project
Permit Issued: 7/27/2010
Scope of Work: Interior Remodel ***OTC*** - ***PLANS DESTROYED 12/06/13-lm***

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	12/23/2010	12/23/2010	Thomas C.	

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Comments: OUTLETS IN BDRM 2 AND 3 ONLY, OK TO FURNISH. MASTER AND BDRM 4 NOT READY.

13	240 FINAL ELECTRICAL	2	Failed	1/6/2011	1/6/2011	Robert R.

Comments: CHECKED ARC-FAULT IN MSTR BDRM ONLY

14	240 FINAL ELECTRICAL	3	Partpassed	1/7/2011	1/7/2011	Robert R.

Comments: ARC-FAULTS ONLY, OK TO FURNISH BEDROOMS.

15	240 FINAL ELECTRICAL	4	Passed	1/13/2011	1/13/2011	Frederick Z.

Comments: CK KIT GFCIS

16	220 ROUGH ELECTRICAL	1	Passed	8/26/2010	8/27/2010	Robert R.
17	140 FINAL BUILDING	1	Partpassed	1/18/2011	1/18/2011	Robert R.

Comments: GFI PROTECT OUTLET @ LAUNDRY ROOM. INSTALL SECONDARY LOCK @ SLIDER. PROVIDE CLEARANCE @ KITCHEN SINK C/O. TEMP UNTIL 1/25/11. OK TO OCCUPY

18	140 FINAL BUILDING	2	Passed	1/25/2011	1/25/2011	Robert R.
19	125 DRYWALL NAILING	1	Failed	9/27/2010	9/27/2010	Tyrol L.

Comments:
125 | 960018 | Work Not Ready |

20	125 DRYWALL NAILING	2	Partpassed	9/24/2010	9/24/2010	Robert R.

Comments: 2ND FL ONLY

21	125 DRYWALL NAILING	3	Passed	9/27/2010	9/27/2010	Tyrol L.
22	123 INSULATION	1	Passed	1/25/2011	1/25/2011	Robert R.
23	123	2	Cancelled	9/22/2010	9/22/2010	Robert R.

E

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

R-191030 - Residential Building Permit (Res)

Key Number: 674290
Current Status: Completed
Application Received: 6/30/2011
Project Name: ROBIN
Address: 2609 PINTO LN
Type of Work: Building Project
Permit Issued: 8/30/2011
Scope of Work: 3,175 sq ft remodel, 2815 sq.ft. addition ** DESTROYED 5/15/2013

Applicant

Review Info

Inspection Status

Print

Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	340 FINAL MECHANICAL	1	Cancelled	4/30/2012	4/27/2012	Robert R.	

133

Comments: # 4 REBAR

14	201 UNDERGROUND ELECTRICAL	1	Passed	9/28/2011	9/28/2011	Robert R.
15	201 UNDERGROUND ELECTRICAL	2	Passed	1/18/2012	1/18/2012	Frederick Z.

Comments: UG,TO POOL COVER

16	160 EPOXY EXPRESS	1	Passed	10/20/2011	10/20/2011	Robert R.

Comments: RECEIVED CHECK NO. 16416 FOR 125.00 FROM R.W. BUGBEE. TITAN ANCHOR INSTALLATION COMPLETED.

17	160 EPOXY EXPRESS	2	Passed	9/27/2011	9/27/2011	Robert R.

Comments: RECEIVED CHECK NO. 16349 FOR 125. 00 FROM R.W. RUGBEE. #4 REBAR EMBEDDED 6" IN SIMPSON SET @ EXIITING SLAB EDGE.

18	160 EPOXY EXPRESS	3	Passed	1/24/2012	1/24/2012	Robert R.

Comments: THREADED ANCHERS/HILTI ADHESIVE PER ENGINEERING FOR PATIO CANOPY. RECEIVED CHECK FOR 125.00 FROM SLATER DESIGN STUDIOS.

19	150 OTHER BUILDING	1	Passed	3/16/2012	3/16/2012	Robert R.

Comments: INFORMATION ONLY

20	140 FINAL BUILDING	1	Cancelled	4/30/2012	4/27/2012	Robert R.

Comments: CALLID:427052

21	140 FINAL BUILDING	2	Passed	5/1/2012	5/1/2012	Robert R.
22	129 EXTERIOR LATH/STUCCO	1	Passed	12/30/2011	12/30/2011	Robert R.
23	129 EXTERIOR LATH/STUCCO	2	Partpassed	12/8/2011	12/8/2011	Robert R.

Comments: ELECTRIC PANEL NICHE

24	125 DRYWALL	1	Passed	12/12/2011	12/12/2011	Edward

G

R22-09643 - Residential Building Permit (Res)

Key Number: 1722600
Current Status: Completed
Application Received: 6/21/2022
Project Name: Residence Remodel
Address: 2333 PINTO LN
Type of Work: Building Project
Permit Issued: 11/1/2022
Scope of Work: Roof Replacement, relocate entry door, new kitchen window, rood addition, relocate bathrooms plumbing fixtures, new bathroom in first floor, electrical re-wire, replace HVAC machines, replacing windows.

Certificate of Occupancy

Applicant

Review Info

Inspection Status

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Schedule Inspection

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

1	940 CERTIFICATE OF OCCUPANCY	1	Failed	9/27/2023	9/27/2023	Tony N. (702)303-0274

Comments:
Complete the 140 corrections for the 940 approval.

2	940 CERTIFICATE OF OCCUPANCY	2	Passed	9/28/2023	9/28/2023	Tony N. (702)303-0274

Comments:
Complete the 140 corrections for the 940 approval.

3	440 FINAL PLUMBING	1	Passed	9/27/2023	9/27/2023	Tony N. (702)303-0274

Comments: 702-275-9226 erasmo 702-275-9226 erasmo

4	420 ROUGH PLUMBING - TOP OUT	1	Passed	12/14/2022	12/14/2022	Tony N. (702)303-0274
5	340 FINAL MECHANICAL	1	Passed	9/27/2023	9/27/2023	Tony N. (702)303-0274
6	320 ROUGH MECHANICAL	1	Passed	12/14/2022	12/14/2022	Tony N. (702)303-0274
7	240 FINAL ELECTRICAL	1	Passed	9/27/2023	9/27/2023	Tony N. (702)303-0274
8	220 ROUGH ELECTRICAL	1	Failed	12/13/2022	12/13/2022	Tony N. (702)303-0274

Comments:
Provide as built plan revision. ,

No inspection started 100% re-inspection required.

H

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

R22-12066 - Residential Building Permit (Res)

Key Number: 1729890
Current Status: Completed
Application Received: 7/27/2022
Project Name: Pinto Lane Backyard Improvements
Address: 2608 PINTO LN
Type of Work: Patio Cover Balcony
Permit Issued: 9/29/2022
Scope of Work: Construct an attached patio cover on existing residence
Click to view the Quality Assurance Agreement (QAA) QAA Information

Applicant

Review Info

Inspection Status

Print

Schedule Inspection

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

1	240 FINAL ELECTRICAL	1	Passed	2/10/2023	2/10/2023	Joseph S. (702)482-6099
2	220 ROUGH ELECTRICAL	1	Cancelled	11/15/2022	11/15/2022	Tony N. (702)303-0274

Comments: Cancelled as per the contractor.

3	220 ROUGH ELECTRICAL	2	Passed	11/17/2022	11/17/2022	Tony N. (702)303-0274
4	201 UNDERGROUND ELECTRICAL	1	Passed	11/17/2022	11/17/2022	Tony N. (702)303-0274

Comments: 1" conduit from the main house panel to the new patio cover.

5	156 QAA VERIFICATION	1	Passed	2/6/2023	2/6/2023	Torie W. (702)918-7154

Comments: Final Grading Report and Final Special Inspection Report submitted by Universal Engineering Sciences approved on 2/6/2023

6	140 FINAL BUILDING	1	Passed	2/10/2023	2/10/2023	Joseph S. (702)482-6099
7	125 DRYWALL NAILING	1	NA	11/23/2022	11/23/2022	Tony N. (702)303-0274

Comments: This inspection is not required for this permit.

8	120 FRAMING	1	Cancelled	11/15/2022	11/15/2022	Tony N. (702)303-0274

Comments: Cancelled as per the contractor.

9	120 FRAMING	2	Passed	11/17/2022	11/17/2022	Tony N. (702)303-0274
10	109 SHEAR	1	Passed	11/15/2022	11/15/2022	Tony N. (702)303-

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I

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-pb***SI-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	1	Failed	9/30/2009	9/30/2009	Edward	

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:
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.

140

J

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

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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	

14/

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

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.

14V

K

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

R-171113 - Residential Building Permit (Res)

Key Number: 652335
Current Status: Completed
Application Received: 8/30/2010
Project Name: BANANA SPLIT SPENDTHRIFT TRUST
Address: 2981 PINTO LN
Type of Work: Building Project
Permit Issued: 10/12/2010
Scope of Work: sfd remodel rolled / docs w/appl *structural in pkg* Per policy-cannot send fax until owner's fax is provided. rac 9/3/10- fax for owner atty recd 9/7/10 sent 9/7/10 rac **destroyed, 10/4/13.ew**

Applicant

Review Info

Inspection Status

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Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	450 OTHER PLUMBING	1	Passed	11/10/2010	11/10/2010	Robert R.	

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240 | 910254 | Work Not Ready |

11	240 FINAL ELECTRICAL	2	Passed	2/22/2011	2/22/2011	Frederick Z.
12	220 ROUGH ELECTRICAL	1	Partpassed	11/2/2010	11/2/2010	Robert R.

Comments: 11/02/10 EXPRESS @ 8:00 AM/MARVIN/ 523-3555 MASTER BATH

13	220 ROUGH ELECTRICAL	2	Partpassed	10/22/2010	10/22/2010	Robert R.

Comments: PLAYROOM ONLY

14	220 ROUGH ELECTRICAL	3	Passed	1/20/2011	1/20/2011	Robert R.

Comments: PIANO ROOM

15	160 EPOXY EXPRESS	1	Passed	1/5/2011	1/5/2011	Robert R.

Comments: FOOTING REINFORCEMENT @ PIANO ROOM COMPLETED PER DETAIL 1-S.23. PRE-PAID EXPRESS,TRANS # 1222126

16	140 FINAL BUILDING	1	Failed	2/15/2011	2/15/2011	Robert R.

Comments:
140 | 910254 | Required inspection(s) not passed (240, 340, 440, 540, 640, 740) |

17	140 FINAL BUILDING	2	Passed	2/22/2011	2/22/2011	Frederick Z.
18	140 FINAL BUILDING	3	Partpassed	2/16/2011	2/16/2011	Robert R.

Comments: INTERIOR ONLY, NEED 220 CORRECTIONS COMPLETED, PIANO ROOM NOT COMPLETED,LANDINGS REQUIRED. INSPECTION STOPPED.

Comments:
140 | 910254 | Required inspection(s) not passed (240, 340, 440, 540, 640, 740) |

19	140 FINAL BUILDING	4	Cancelled	2/18/2011	2/18/2011	Robert R.

Comments: PER SUPER

Comments:
140 | 910254 | Required inspection(s) not passed (240, 340, 440, 540, 640, 740) |

20	129 EXTERIOR	1	Passed	1/28/2011	1/28/2011	Robert R.

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L

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

R-209313 - Residential Building Permit (Res)

Key Number: 691638
Current Status: Completed
Application Received: 4/19/2012
Project Name: SHOOK
Address: 2331 PINTO LN
Type of Work: Pool/ Spa
Permit Issued: 4/19/2012
Scope of Work: Pool/spa w/sheer/wet deck/bbq stub/firering/1232sf pavers TO BE DESTROYED 7/25/15 BC ***Destroyed Plans, 02/23/2016, AC***

Applicant

Review Info

Inspection Status

Print

Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	910 POOL PRE-PLASTER/FINAL	1	Partpassed	7/19/2012	7/19/2012	Robert R.	

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Comments: NEED BATCH TICKETS. ALARMS INSTALLED AND FUNCTIONING.

Comments:
910 | 910254 | See Notes | NO ONE HOME

2	910 POOL PRE-PLASTER/FINAL	2	Failed	7/18/2012	7/18/2012	Robert R.

Comments:
910 | 910254 | See Notes | NO ONE HOME

3	910 POOL PRE-PLASTER/FINAL	3	Passed	7/25/2012	7/25/2012	Edward B.
4	910 POOL PRE-PLASTER/FINAL	4	Cancelled	7/20/2012	7/23/2012	Gerald D.

Comments: no one home

Comments:
910 | 960449 | See Notes | NO ONE HOME

5	904 POOL PLUMBING	1	Passed	4/25/2012	4/24/2012	
6	903 POOL GAS TEST	1	Passed	7/19/2012	7/19/2012	Robert R.
7	903 POOL GAS TEST	2	Failed	7/18/2012	7/18/2012	Robert R.

Comments:
903 | 910254 | See Notes | NO ONE HOME

8	902 POOL ELECTRICAL	1	Passed	4/25/2012	4/24/2012	
9	901 POOL PRE-GUNITE	1	Passed	5/15/2012	5/15/2012	Edward B.

Inspection status table

Inspections Hold

Fees

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

R-132701 - Residential Building Permit (Res)

Key Number: 623125
Current Status: Completed
Application Received: 2/2/2009
Project Name: SHOOK (242-5129)
Address: 2331 PINTO LN
Type of Work: Building Project
Permit Issued: 2/24/2009
Scope of Work: ROOM ADDITION***ILO***TRUSS CALCS IN**NO SI REQUIRED PER SI-2** ROLLED ** **APPL SCANNED/STRUC CALCS,TRUSS CALCS TO BE DESTROYED 12/14/2021 MB** **ROLLED PLANS TO BE DESTROYED 12/14/10 MB**

Applicant

Review Info

Inspection Status

Print

Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	450 OTHER	1	Passed	7/29/2009	7/29/2009	Edward	

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14	140 FINAL BUILDING	1	Failed	10/29/2009	10/29/2009	Edward B.

Comments:
140 | 890401 | Other | I) provide Heat 2) Complete veneer 3) + 3" AC CONDENSER 4) 1" ARma flex for Ext, line SET 5) NEED Ext. Landings

15	140 FINAL BUILDING	2	Passed	12/1/2009	12/1/2009	Joseph H.
16	129 EXTERIOR LATH/STUCCO	1	Passed	7/10/2009	7/10/2009	Edward B.
17	125 DRYWALL NAILING	1	Passed	8/5/2009	8/5/2009	Edward B.
18	123 INSULATION	1	Passed	8/3/2009	8/3/2009	Edward B.
19	120 FRAMING	1	Passed	7/31/2009	7/31/2009	Edward B.

Comments: 1) Fire Block @ F/P 2) Seal windows will check @ Insul INSP.

20	109 SHEAR	1	Passed	6/25/2009	6/25/2009	Edward B.
21	109 SHEAR	2	Failed	6/16/2009	6/17/2009	Edward B.

Comments:
109 | 890401 | Incorrect type or size nails | Type one and Two shear walls Require 8d nails not Staples PER PLAN 2) BAD EMBED HOLDowns @front - PROVIDE ENG. Fix3)BLK All EDGES SW 104) plan REQUIRES H-1 AND A35Uno 5) insp. stopped List not conclusive

22	107 ROOF SHEATHING	1	Passed	6/4/2009	6/4/2009	Edward B.

Comments: 1) install Hangers @ Hips PER Calcs. 2) Install purlins 4' ¢@ Conventional Roof will check @ 109 insp.

23	101 FOOTING	1	Failed	4/3/2009	4/6/2009	Thomas C.

Comments:
101 | 930206 | Work Not Ready | (1) COMOLETE STHD 10'S AT FRONT OF BUILDING (2) MUST HOLD UPPER STEEL AT PERIMETER 3 TO 4 INCHES FROM TOP, STEEL MUST CROSS OVER HOOK END OS STHD ENTIRE PERIMETER (3) CAR PORT AREA NOT READY YET FOR INSPECTION

24	101 FOOTING	2	Passed	4/6/2009	4/6/2009	Gary K.

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

R-277074 - Residential Building Permit (Res)

Key Number: 757925
Current Status: Completed
Application Received: 1/8/2015
Project Name: PRABU
Address: 2801 ALTA DR
Type of Work: Building Project
Permit Issued: 4/29/2015
Scope of Work: SFD detached garage conversion to casita**DOCS SENT TO WH 4/29/16; JB**

Applicant

Review Info

Inspection Status

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Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	450 OTHER PLUMBING	1	Partpassed	10/28/2015	10/28/2015	Winston S.	

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13	320 ROUGH MECHANICAL	2	Failed	9/4/2015	9/4/2015	Gerald D.

Comments: Schedule IWR confirmation #662629-05 Contractor Phone #7027260098 Special Instructions: PLEASE CALL JOHN COMPAGNO AT 30 MIN PRIOR

Comments:
320 | 960449 | Work Not Ready | not ready

14	240 FINAL ELECTRICAL	1	Failed	12/16/2015	12/16/2015	Raymond F.

Comments: Schedule IWR confirmation #041341-05 Contractor Phone #7027260098 Special Instructions:

Comments:
240 | 960079 | Work Not Ready | INTERCONNECT SMOKIES,

240 | 960079 | Work Not Ready | UPDATE SCHEDULE ,

240 | 960079 | Work Not Ready | NEED SPACER / ELECTRICAL PANEL,

240 | 960079 | Work Not Ready | EXTERIOR LUMINARIES SEAL AND ATTACH

15	240 FINAL ELECTRICAL	2	Passed	12/17/2015	12/17/2015	Frederick Z.

Comments: Schedule IWR confirmation #043778-02 Contractor Phone #7027260098 Special Instructions: Please call John 30 min prior to inspection. Thank you!

16	220 ROUGH ELECTRICAL	1	Failed	8/10/2015	8/10/2015	Winston S.

Comments: Schedule IWR confirmation #553836-02 Contractor Phone #7024678899 Special Instructions: Please Call 1/2 hour before arrival so that we can have someone there.

Comments:
220 | 982245 | Work Not Ready |

17	220 ROUGH ELECTRICAL	2	Passed	9/9/2015	9/9/2015	Frederick Z.

Comments: Schedule IWR confirmation #678696-02 Contractor Phone #7025567342 Special Instructions: please call CONTRACTOR PHONE #702-556-7342 SPECIAL INSTRUCTIONS: PLEASE CALL NICK NIMAUS 30 MIN BEFORE INSPECTION PLEASE

18	220 ROUGH ELECTRICAL	3	Failed	9/4/2015	9/4/2015	Gerald D.

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

R-187232 - Residential Building Permit (Res)

Key Number: 670780
Current Status: Completed
Application Received: 5/5/2011
Project Name: CHIU
Address: 2325 ALTA DR
Type of Work: Over the counter
Permit Issued: 5/5/2011
Scope of Work: ELECTRICAL FOR DETACHED GARAGE - DETACHED GARAGE PERMIT EXPIRED RE: 104505 *** **MET RETENTION PERIOD, PLAN DESTROYED 5/15/15 BC**

Applicant

Review Info

Inspection Status

Print

Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	240 FINAL ELECTRICAL	1	Passed	10/17/2011	10/17/2011	Edward B.	

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2	220 ROUGH ELECTRICAL	1	Passed	6/22/2011	6/22/2011	Robert R.
3	201 UNDERGROUND ELECTRICAL	1	Passed	7/6/2011	7/6/2011	Robert R.

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.

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

R18-04029 - Residential Building Permit (Res)

Key Number: 902206
Current Status: Completed
Application Received: 4/9/2018
Project Name: VORZIMER O/B
Address: 2500 PALOMINO LN
Type of Work: Building Project
Permit Issued: 5/31/2018
Scope of Work: UNPERMITTED DETACHED GARAGE; DOUBLE FEES PER CASE 180188

Applicant

Review Info

Inspection Status

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Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	240 FINAL ELECTRICAL	1	NA		7/11/2018	Glenda D. (702)229-5258	

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2	140 FINAL BUILDING	1	Passed	7/12/2018	7/12/2018	Tony N. (702)303-0274
Comments:	702-685-6608 702-685-6608					
3	129 EXTERIOR LATH/STUCCO	1	Passed	7/2/2018	7/2/2018	Tony N. (702)303-0274
4	125 DRYWALL NAILING	1	Passed	7/2/2018	7/2/2018	Tony N. (702)303-0274
5	120 FRAMING	1	Cancelled	6/26/2018	6/26/2018	Tony N. (702)303-0274
6	120 FRAMING	2	Passed	6/28/2018	6/28/2018	Tony N. (702)303-0274
7	101 FOOTING	1	Passed	6/19/2018	6/19/2018	Tony N. (702)303-0274

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.

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

R19-17616 - Residential Building Permit (Res)

Key Number: 1427316
Current Status: Completed
Application Received: 11/14/2019
Project Name: Wolfson O/B
Address: 2709 PINTO LN
Type of Work: Building Project
Permit Issued: 4/2/2020
Scope of Work: Remodel: (4,985 SF); Attached Garage Addition: (679 SF); and Engineered Patio Cover (1,082 SF) DEFERRED TRUSSES
Click to view the Quality Assurance Agreement (QAA) QAA Information

Applicant

Review Info

Inspection Status

Print

Schedule Inspection

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

The oven and the kitchen cook top shall have a lock out type breaker.,

The master and front bathroom shall convenance GFIC recpicales. ,

All doorways that open into the rear yard pool area shall be alarmed.

24	140 FINAL BUILDING	2	Passed	7/27/2022	7/27/2022	Tony N. (702)303-0274

Comments:
Install a permanent address numbers in a contrasting color on the front of the dwelling.,

Plumbing clean outs shall be cut down to finish grade and shall have a permanent cap or shall be landscape type box.,

Identify the main electrical panel door with sign.,

Identify air conditioning equipment electrical disconnects to verify over current ratings in the main electrical service panel.,

Secure electrical wiring within 12" of the disconnect that supplies the for the wine cooler.,

Provide a landing at the electrical panel service door.,

Smoke detectors shall be interconnected.,

The oven and the kitchen cook top shall have a lock out type breaker.,

The master and front bathroom shall convenance GFIC recpicales. ,

All doorways that open into the rear yard pool area shall be alarmed.

25	129 EXTERIOR LATH/STUCCO	1	Passed	3/9/2021	3/9/2021	Tony N. (702)303-0274
26	123 INSULATION	1	Passed	3/19/2021	3/19/2021	Jerry P. (702)772-4435
27	120 FRAMING	1	Partpassed	1/5/2021	1/5/2021	Tony N. (702)303-

156

9

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

R-241876 - Residential Building Permit (Res)

Key Number: 723413
Current Status: Completed
Application Received: 8/1/2013
Project Name: COULTHARD
Address: 2400 PINTO LN
Type of Work: Building Project
Permit Issued: 8/5/2013
Scope of Work: remodel family room **DESTROYED 1/22/2016 MV**

Applicant

Review Info

Inspection Status

Print

Schedule Inspection

#	Insp. Type & Description	Insp. Count	Status	Scheduled Date	Completion Date	Inspector	Location
1	240 FINAL ELECTRICAL	1	Passed	12/30/2013	12/30/2013	Robert R.	

157

Comments: Schedule IWR confirmation #425690-03 Contractor Phone #7022028916 Special Instructions: pls call 1 hr prior to arrival

2	240 FINAL ELECTRICAL	2	Cancelled	12/19/2013	12/18/2013	Robert R.

Comments: Schedule IWR confirmation #411049-02 Contractor Phone #7022028916 Special Instructions: pls call 1 hr prior to arrival

3	240 FINAL ELECTRICAL	3	Cancelled	12/24/2013	12/23/2013	Robert R.

Comments: Schedule IWR confirmation #417619-03 Contractor Phone #7022028916 Special Instructions: please call 1 hr prior to arrival

4	220 ROUGH ELECTRICAL	1	Failed	10/22/2013	10/23/2013	Robert R.

Comments: Schedule IWR confirmation #235698-02 Contractor Phone #7022028916 Special Instructions: call 1 hr prior to arrival

Comments:
220 | 910254 | Work Not Ready |

5	220 ROUGH ELECTRICAL	2	Passed	10/24/2013	10/28/2013	Stephen H.

Comments: Schedule IWR confirmation #249808-02 Contractor Phone #702.202.8916 Special Instructions: please call 1 hr prior to arrival

6	160 EPOXY EXPRESS	1	Passed	10/22/2013	10/22/2013	Edward B.

Comments: EXPRESS @0830 CHECK #20370 FOR 144.00 RECEIVED FROM MERLIN CONTRACTING 5/8 EPOXY EMBEDS PER ENGINEERING

7	140 FINAL BUILDING	1	Passed	12/30/2013	12/30/2013	Robert R.

Comments: Schedule IWR confirmation #425690-02 Contractor Phone #7022028916 Special Instructions: pls call 1 hr prior to arrival

8	140 FINAL BUILDING	2	Cancelled	12/19/2013	12/18/2013	Robert R.

Comments: Schedule IWR confirmation #411049-03 Contractor Phone #7022028916 Special Instructions: pls call 1 hr prior to arrival

9	140 FINAL BUILDING	3	Cancelled	12/24/2013	12/23/2013	Robert R.

158

R

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

R17-01463 - Residential Building Permit (Res)

Key Number: 853579
Current Status: Completed
Application Received: 7/18/2017
Project Name: Carla
Address: 2400 PINTO LN
Type of Work: Building Project
Permit Issued: 7/18/2017
Scope of Work: SFD Remodel - New windows/raise plate height

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	Cancelled	9/27/2017	9/27/2017	Edward B.	
2	440 FINAL	2	Cancelled	9/28/2017	9/27/2017	Web	

159

5812

Comments:
Remove 10/3 romex from floor boxes,

Address Electrical load for tankless electric water heater panels are not large enough Main or sub

19	201 UNDERGROUND ELECTRICAL	1	Passed	9/14/2017	9/14/2017	Edward B.
20	160 EPOXY EXPRESS	1	Passed	9/13/2017	9/13/2017	Robert R.

Comments: 09/13/17 EXPRESS 160 8:00 AM; KENNETH 702-417-5424 09/13/17 EXPRESS 160 8:00 AM; KENNETH 702-417-5424 Inspection included epoxy for 6 hold downs.

21	140 FINAL BUILDING	1	Failed	1/18/2018	1/18/2018	Edward B.

Comments:
Provide landing elevation in compliance with 311 IRC in direction of door swing

22	140 FINAL BUILDING	2	Passed	3/1/2018	3/1/2018	Edward B.

Comments:
Provide landing elevation in compliance with 311 IRC in direction of door swing

23	125 DRYWALL NAILING	1	Passed	9/21/2017	9/21/2017	Edward B.
24	123 INSULATION	1	Passed	9/19/2017	9/19/2017	Edward B.
25	120 FRAMING	1	Passed	9/15/2017	9/15/2017	Edward B.
26	109 SHEAR	1	Failed	9/13/2017	9/13/2017	Robert R.

Comments:
Framing not per plan.

27	109 SHEAR	2	Passed	9/14/2017	9/14/2017	Edward B.

Comments:
Framing not per plan.

28	107 ROOF	1	Partpassed	8/29/2017	8/29/2017	Edward

160

S

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

R19-09877 - Residential Building Permit (Res)

Key Number: 1403922
Current Status: Completed
Application Received: 7/8/2019
Project Name: COULTHARD
Address: 2400 PINTO LN
Type of Work: Building Project
Permit Issued: 7/10/2019
Scope of Work: KITCHEN REMODEL

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	2/19/2020	2/19/2020	Tony N. (702)303-0274	

161

Comments:
Provide revision for eliminating the counter top.

10	220 ROUGH ELECTRICAL	2	Passed	9/25/2019	9/25/2019	Tony N. (702)303-0274

Comments:
Provide revision for eliminating the counter top.

11	140 FINAL BUILDING	1	Failed	2/19/2020	2/19/2020	Tony N. (702)303-0274

Comments:
Provide 8" x 11" plan revision eliminating the north west counter top, to include the electrical.,

GFIC at the end of the south west counter top will not trip when the tester is activited.,

In the electrical sub panel the arch fault breaker on the right side fourth one up will not go into the reset motion.,

Expose the sink clean out of the sink located at the south west counter top.

12	140 FINAL BUILDING	2	Passed	2/20/2020	2/20/2020	Tony N. (702)303-0274

Comments:
Provide 8" x 11" plan revision eliminating the north west counter top, to include the electrical.,

GFIC at the end of the south west counter top will not trip when the tester is activited.,

In the electrical sub panel the arch fault breaker on the right side fourth one up will not go into the reset motion.,

Expose the sink clean out of the sink located at the south west counter top.

13	131 WALL GROUT & STEEL	1	Passed	8/2/2019	8/2/2019	Raymond F.
14	125 DRYWALL NAILING	1	NA	10/9/2019	10/9/2019	Tony N. (702)303-0274
15	123 INSULATION	1	Passed	10/9/2019	10/9/2019	Tony N. (702)303-

162

2327 ALTA

APN: 139-32-702-002 **Appraiser** 202 **Date** 11/28/23

Marshall & Swift % of Completion Component	MS-42 85-3	Original (Y/N)	FACTOR	Comments	Factored Percent %
Plans, permits and survey	2%	Y	100%		2.00%
Excavation, forms, water/sewage hookup	4%	Y	100%		4.00%
Concrete	8%	Y	100%		8.00%
Rough framing	21%	Y	100%		21.00%
Windows and exterior doors	2%	Y	80%	SOME NEW WINDOWS	1.60%
Roof Cover	3%	N		NEW ROOF	0.00%
Rough-in plumbing	4%	Y	100%		4.00%
Insulation	1%	Y	100%		1.00%
Rough-in electrical and mechanical	11%	Y	100%		11.00%
Exterior cover	6%	Y	100%		6.00%
Interior drywall and ceiling finish	8%	N		NEW CEILING FINISH	0.00%
Built-in cabinets, interior doors, trim, etc.	13%	N		NEW CABINETRY, TRIM	0.00%
Plumbing fixtures	5%	N		NEW PLUMBING FIXTURES	0.00%
Floor covers	3%	N		NEW FLOORING T/O	0.00%
Built-in appliances	3%	N		NEW APPLIANCES TO REPLACE EXISTING	0.00%
Light fixtures and finish hardware	2%	N		NEW LIGHTING	0.00%
Painting and decorating	4%	N		NEW INTERIOR PAINT	0.00%

Original % Complete = 58.6%

Remodels / Fire / Rebuilds

Area	Year Built	% of Area	(rounded)
Original	1977	58.60%	60.00%
Remodel	2021	41.40%	40.00%
Remodel			0.00%
Adjusted Effective Year			1995

Comments: KITCHEN AND BATHS COMPLETELY RENOVATED, ALL NEW CABINETRY, LIGHTING, COUNTER TOPS, FLORRING AND PAINT. RENOVATION COMPLETED PRIOR TO 2/2022 SALE PER MLS. USED ADJ EFF AGE FOR BOTH BLDG 1-1 & 2-1. #202

$4,575,000
Sold Price

5
Beds

5.5
Baths

8,227
Sq. Ft.

SOLD · MARCH 11, 2025

2327 Alta Dr
Las Vegas, NV 89107

Schedule a selling consultation
It's free, with no obligation - cancel anytime

Recently Sold

This home last sold for $4,575,000 on March 11, 2025.

Favorite Edit Facts Share

Thinking of selling?

Estimated sale price

$3,911,000 - $4,652,000

Reach more buyers when you sell with Redfin. Plus, you will save **$41,162** in fees.

Schedule a selling consultation

About this home

This newly renovated mid-century modern estate in the esteemed Historic District seamlessly marries timeless design with contemporary elegance, offering an unparalleled living experience on a sprawling 1.59-acre homesite. Spanning 8,227 square feet, it features 4 spacious bedrooms in the main home, 6 meticulously designed bathrooms, a chef's kitchen w/ Wolf and Subzero appliances, plus a separate guest house complete w/ full kitchen, living area & 5th bedroom. The airy interior boasts vaulted ceilings, floor-to-ceiling windows, & a dual-sided fireplace in the great room. The primary suite is a sanctuary w/ high ceilings, private balcony, oversized walk-in shower & steam room. The newly landscaped backyard boasts a saltwater pool & private sport court for pickleball, tennis, volleyball & basketball. This estate offers a rare opportunity to own a piece of architectural history in a prestigious location. Schedule a private showing

Schedule a selling consultation

It's free, with no obligation - cancel anytime

5. **Multiple houses have major renovations but several have M&S worksheets developed with multiple material errors in owner's favor while subject property has multiple errors in county's favor. Numerous properties have no M&S Worksheets or abbreviated ones.**

- **No worksheets:**
  - **2608 Pinto Lane**
  - **2701 Pinto Lane**
  - **2800 Pinto Lane**
  - **2717 Pinto Lane**
  - **2426 Pinto Lane ***
  - **2905 Pinto Lane ***
  - **2727 Alta Drive ***
  - **2400 Palomino * (issued 2 years late)**

Abbreviated worksheet:
2315 Alta Drive P. 168

- **Error ridden worksheets:**
  - **2333 Pinto Lane (corrected 1 year late)** P. 169-173
  - **2337 Pinto Lane (corrected 8 years late)** P. 174
  - **2400 Palomino – issued 5/7/25** P. 175-176
  - **2327 Alta (also issued 3 years late)** P. 177-179
  - **2500 Pinto Lane** P. 180-184

Subject Property P. 185-187

(*) Assessor comps on p. 7 of addendum (4 of 7 have no M&S worksheet)

M&S developed and issued post 2025 hearing for 2400 Palomino

From: mark wolfson mbw1016@hotmail.com
Subject: Re: Emails
Date: Mar 24, 2025 at 5:35:49 PM
To: Jayme Jacobs Jayme.Jacobs@clarkcountynv.gov

Thank you for the update. For the properties without the M&S worksheet can you provide the old/ new %?

On Mar 24, 2025, at 5:32 PM, Jayme Jacobs <Jayme.Jacobs@clarkcountynv.gov> wrote:

Hi Mr. Wolfson,

I hope to have an answer soon about the home automation system.

Your request for the PRC's is ready and can be picked up tomorrow at customer service:

1. 139-32-702-002 PRC & M&S worksheet for 24/25 2327 ALTA
2. 139-32-701-008 PRC, No M&S worksheet 2608 PINTO LANE
3. 139-32-703-003 PRC, No M&S worksheet 2701 PINTO LANE
4. 139-32-702-030 PRC & M&S worksheet for 13/14 * 2315 ALTA
5. 139-32-304-017 PRC, No M&S worksheet 2900 PINTO
6. 139-32-703-001 PRC, No M&S worksheet 2717 PINTO
7. 139-32-702-021 PRC, No M&S worksheet * 2426 PALOMINO
8. 139-32-702-030 Duplicate
9. 139-32-306-024 PRC, No M&S worksheet * 2905 PINTO LANE
10. 139-32-304-009 PRC, No M&S worksheet 2727 ALTA

Jayme Jacobs, RES
Manager of Property Appraisal, Clark County Assessor's Office

-----Original Message----- 167
From: mark wolfson <mbw1016@hotmail.com>

139-32-702-030 2315 ACTA

Remodel Effective Year / Destruction Rebuild Effective Year

Area	Description	% of Imp.	Year	% Remodel Area to Date	Year for Eff. Age Calculation	Weight
Original		50.0%	1974		1974	987.0
Remodel 1		50.0%	2011	50.0%	2011	1005.5
Remodel 2						
Remodel 3						
	Total Area:	100%		**Adjusted Effective Year:**		**1993**

No Marshall & Swift worksheet is available for this parcel.

891

2333 PINTO LANE

APN: 139-32-702-013 **Appraiser** **Date**

Marshall & Swift % of Completion Component	MS-42 85-3	Original (Y/N)	FACTOR	Comments	Factored Percent %
Plans, permits and survey	2%	Y	100%	NEW PLANS & PERMITS	2.00%
Excavation, forms, water/sewage hookup	4%	Y	100%		4.00%
Concrete	8%	Y	100%		8.00%
Rough framing	21%	Y	100%	SB ~ 30%	21.00%
Windows and exterior doors	2%	N		new windows	0.00%
Roof Cover	3%	N		new roof	0.00%
Rough-in plumbing	4%	Y	100%	SB ~ 8%	4.00%
Insulation	1%	N		re-insulation	0.00%
Rough-in electrical and mechanical	11%	Y	30%	re wire of electrical SB 8%	3.30%
Exterior cover	6%	N		new exterior walls	0.00%
Interior drywall and ceiling finish	8%	N		new interior walls	0.00%
Built-in cabinets, interior doors, trim, etc.	13%	N		New	0.00%
Plumbing fixtures	5%	N		New & additional fixtures	0.00%
Floor covers	3%	N		new flooring	0.00%
Built-in appliances	3%	N		new appliances	0.00%
Light fixtures and finish hardware	2%	N		new lighting	0.00%
Painting and decorating	4%	N		new	0.00%

Original % Complete = 42.3%

691

SHOULD BE ~ 3% ~ 6% ~ 16.6%

15.6

26%

Remodels / Fire / Rebuilds

Area	Year Built	% of Area	(rounded)
Original	1971	42.30%	40.00%
Remodel	2023	57.70%	60.00%
Remodel		100.0%	0.00%
Adjusted Effective Year			2002

Comments:

YB	% EFF (ROUNDED)		
1971	15.6	16%	315 (1971 × .16)
2023	84.4	84%	1699 (2023 × .84)
	100.0%	100%	2014

Adj EYB 2014 vs 2002 Impact +

Sent from my iPad

On Mar 19, 2025, at 1:15 PM, Jayme Jacobs <Jayme.Jacobs@clarkcountynv.gov> wrote:

Hi Mr. Wolfson,

I will review the home automation details mentioned in your other email. In the meantime, I've set aside your BOCC correction until I have had the opportunity to investigate further.

As for the neighboring properties, as discussed, we are conducting a reappraisal of your neighborhood this spring. Until the reappraisal is complete, it would not be productive to compare differences at this time.

Thanks.

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

From: mark wolfson <mbw1016@hotmail.com>
Sent: Tuesday, March 18, 2025 12:14 PM
To: Jayme Jacobs <Jayme.Jacobs@clarkcountynv.gov>
Subject: Fwd: Unsecured Roll (supplemental assessment) Notice Form

Ms. Jacobs, I was just at the assessor's office to pick up some more docs. I was being helped by Lindsey at station 4. At a point in time Darren (Daryl?) came out to speak to me and advised me you were out sick. Hope you feel better soon.

A little later Jeff Bonesteel walked by and I asked if he had a couple of minutes. I asked him about the Home Automation system in my email below, in the presence of both Lindsey and Darren. He asked if i had cat6 cabling in the house, which he knew i did from 1st hand information. He told me the rough in of cat6 cable value was $45.000 based on the Marshall & Swift model for the year in question. I questioned that and I ask that you to provide me the information supporting that claim.

170

Even, if it turns out to be true, it's outrageous since it is needed for security systems and smart tv's. $45,000 to run wires? If that was the case it must cost an arm and a leg to run electrical wires. I asked him why then the house at 2333 Pinto has $0 for the same. I walked thru that house when they ran an open house. They have the same cat6. They have tv's. They have a security camera system. The cameras are visible from the street. Jeff then told me that he walked the house with the owner (builder).

That really got my blood boiling. He walked that house and didn't see the cat6 cabling - I did. He walked the house and he rated the improvements as 'good' , the same as mine. You should compare the buildout to 2327 Alta that has a rating of 'excellent'. The M&S value for good is $182/sf, excellent is $243/sf, and 'Very Good' i am sure is somewhere in between. That's a miss in the $500K range for taxable value.

Photos from both houses, post improvements, are still on the internet on Redfin and Zillow and others. Take a look.

He rated their rough framing as 100% old on the M&S worksheet, giving them a full 21% for that, the largest category, on the worksheet. This, and other very liberal ratings, gave them about 10 years of additional depreciation. You should look at the aerials of that property to see all the work being done when then replaced the roof and trusses (they have permits for deferred trusses on both the house and guest house) on both the main house and the guest house. Amazing how that can be done with no rough framing. That doesn't even address the rough framing inside the house not visible by your eye in the sky.

I guess he couldn't see the tennis court either, so that has a $0 value. The tennis court at 2327 Alta has a value of ~ $57K. That one has depreciation netting to a lower value, but this tennis court is brand spanking new! No depreciation for this one.

The above is not even the entire story. As much as I don't want to spend any more time at the assessor's office, which I'm sure would also be your preference, I think another face to face is required.

Personally, I would like to see you, Jeff, the manager from the last meeting who's name escapes me, and I would even add Briana Johnson to the list, if at all possible.

I look forward to hearing back from you regarding the above and the issues raised in the email, below.

Thank you,

171

Marshall & Swift Comparisons

Taxable
($000)

	2709 Pinto Lane	2333 Pinto Lane	Variance
Initial supplemental	$878	$819	($59)
Adjustments:			
+	$15	$511	$496
		$260	$260
-	($212)	-	$212
Final result	$681	$1,590	$909

ANNUAL SAVINGS AT 2333 PINTO: $10,429/YEAR
($909,000 x .35 = $318,150 x .032782 =$10,429

172

2333 Ants

Residential

APN: 139-32-702-013 **Appraiser** 145 **Date** 9/10/2025

Marshall & Swift Percentage of Completetion Breakdown	MS-42 Sec. 85	All Original Y/N	Original % of Component	NRS 361.229.1 Override	Comments	Factored Percent %
Plans, permits and survey	2%		100%			2.00%
Excavation, forms, water/sewage hookup	4%		100%			4.00%
Concrete	8%		100%			8.00%
Rough framing	21%	N	50%		new roof trusses	10.50%
Windows and exterior doors	2%	N	0%		new windows	0.00%
Roof Cover	3%	N	0%		new roof	0.00%
Rough-in plumbing	4%		100%			4.00%
Insulation	1%	N	0%		re-insulation	0.00%
Rough-in electrical and mechanical	11%	N	30%		re wire of electrical	3.30%
Exterior cover	6%	N	0%		new exterior walls	0.00%
Interior drywall and ceiling finish	8%	N	0%		new interior walls	0.00%
Built-in cabinets, interior doors, trim, etc.	13%	N	0%		New	0.00%
Plumbing fixtures	5%	N	0%		New & additional fixture	0.00%
*Floor covers	3%	N	0%	Removed	new flooring	0.00%
*Built-in appliances	3%	N	0%	Removed	new appliances	0.00%
Light fixtures and finish hardware	2%	N	0%		new lighting	0.00%
*Painting and decorating	4%	N	0%	Removed	new	0.00%

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

Original % Complete = 31.8%

GL 1

Remodel Effective Year / Destruction Rebuild Effective Year

Area	Description	% of Imp.	Year	% Remodel Area to Date	Year for Eff. Age Calculation	Weight
Original	From Analysis Above	30.0%	1971		1971	591.3
Remodel 1		70.0%	2023	70.0%	2023	1416.1
Remodel 2						
Remodel 3						
	Total Area:	100%		Adjusted Effective Year:		2007

Comments:

2337 [illegible]

Effective Year worksheet

Input highlighted fields only

APN	139-32-702-012
Bldg-Sec	1-1
Project	

Additions

Area	Name	Square Feet	Year	% of Total	Weight
Original					
Addn 1					
Addn 2					
Addn 3					
Addn 4					
Addn 5					
Addn 6					
Addn 7					
Addn 8					
Addn 9					
Addn 10					
		0			

Adj Effective Year

Remodels / Fire / Rebuilds (see example next tab)

Area	Year Built	% of Area	
Original	1965	40.00%	% of original area left intact
Remodel	2016	60.00%	% of area remodeled
		1996	**Adj Effective Year**

Areas must = 100%

Comment

PPTY ELECTRICAL, PLUMBING, INTERIOR SIGNIFICANTLY RENOVATED. HOMEOWNER STATES PPTY GUTTED AND AGREES THAT 40% ORIG. STRUCTURE REMAINS WITH 60% RENOVATED. NOW HAS 7 BDRMS, 6 BATHS WITH 5 XLAV AND XSHW. 5/10/2017 MGAR

Rev 03/16/16

174

2400 Arroyo

Residential

APN: 139-32-702-024 **Appraiser** 165 **Date** 5/7/2025

Marshall & Swift Percentage of Completetion Breakdown	MS-42 Sec. 85	All Original Y/N	Original % of Component	NRS 361.229.1 Override	Comments	Factored Percent %
Plans, permits and survey	2%	Y	100%			2.00%
Excavation, forms, water/sewage hookup	4%	Y	100%			4.00%
Concrete	8%	Y	100%			8.00%
Rough framing	21%	Y	100%			21.00%
Windows and exterior doors	2%	N	0%		all new	0.00%
Roof Cover	3%	N	0%		all new	0.00%
Rough-in plumbing	4%	N	25%		mostly new	1.00%
Insulation	1%	N	0%		all new	0.00%
Rough-in electrical and mechanical	11%	N	25%		mostly new	2.75%
Exterior cover	6%	Y	100%			6.00%
Interior drywall and ceiling finish	8%	N	25%		mostly new	2.00%
Built-in cabinets, interior doors, trim, etc.	13%	N	0%		all new	0.00%
Plumbing fixtures	5%	N	0%		all new	0.00%
*Floor covers	3%	N	0%	100%	NRS	3.00%
*Built-in appliances	3%	N	0%	100%	NRS	3.00%
Light fixtures and finish hardware	2%	N	0%		all new	0.00%
*Painting and decorating	4%	N	0%	100%	NRS	4.00%

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

Original % Complete = 56.8%

Remodel Effective Year / Destruction Rebuild Effective Year

Area	Description	% of Imp.	Year	% Remodel Area to Date	Year for Eff. Age Calculation	Weight
Original	From Analysis Above	55.0%	1969		1969	1083.0
Remodel 1		45.0%	2022	45.0%	2022	909.9
Remodel 2						
Remodel 3						
	Total Area:	100%		Adjusted Effective Year:		1993

Comments:

Original built in 1969. Complete remodel in 2022, changing effective year to 1993.

2400 Arroyo

	Actual @ 49.5% Dep. Eff: 1993	Proforma @ 42.0% Depr Eff 1998	Δ
Bldg (CI)	$827,309	$827,309	0
Depr.	(409,518)	(347,470)	$62,048
Pool/Spa	84,694	84,694	0
Other	87,717	87,717	0
Total Rc'ld	$590,202	$652,250	$62,048
X .35	$272,572	$228,288	$21,717
X	.032782	.032782	.032782
=	$8,935	$7,484	$712

Owner Saves $712/yr

(Test: $62,048 × .35 × .032782 = $712)

176

2327 ALTA

APN: 139-32-702-002 Appraiser 202 Date 11/28/23

Marshall & Swift % of Completion Component	MS-42 85-3	Original (Y/N)	FACTOR	Comments	Factored Percent %
Plans, permits and survey	2%	Y	100%		2.00%
Excavation, forms, water/sewage hookup	4%	Y	100%		4.00%
Concrete	8%	Y	100%		8.00%
Rough framing	21%	Y	100%		21.00%
Windows and exterior doors	2%	Y	80%	SOME NEW WINDOWS	1.60%
Roof Cover	3%	N		NEW ROOF	0.00%
Rough-in plumbing	4%	Y	100%		4.00%
Insulation	1%	Y	100%		1.00%
Rough-in electrical and mechanical	11%	Y	100%		11.00%
Exterior cover	6%	Y	100%		6.00%
Interior drywall and ceiling finish	8%	N		NEW CEILING FINISH	0.00%
Built-in cabinets, interior doors, trim, etc.	13%	N		NEW CABINETRY, TRIM	0.00%
Plumbing fixtures	5%	N		NEW PLUMBING FIXTURES	0.00%
Floor covers	3%	N		NEW FLOORING T/O	0.00%
Built-in appliances	3%	N		NEW APPLIANCES TO REPLACE EXISTING	0.00%
Light fixtures and finish hardware	2%	N		NEW LIGHTING	0.00%
Painting and decorating	4%	N		NEW INTERIOR PAINT	0.00%

Original % Complete = 58.6%

177

EXH. 9, 10, 11

Remodels / Fire / Rebuilds

Area	Year Built	% of Area	(rounded)
Original	1977	58.60%	60.00%
Remodel	2021	41.40%	40.00%
Remodel			0.00%
Adjusted Effective Year			1995

Comments: KITCHEN AND BATHS COMPLETELY RENOVATED, ALL NEW CABINETRY, LIGHTING, COUNTER TOPS, FLORRING AND PAINT. RENOVATION COMPLETED PRIOR TO 2/2022 SALE PER MLS. USED ADJ EFF AGE FOR BOTH BLDG 1-1 & 2-1. #202

PRO-FORMA

2357 ALTA

APN: 139-32-702-002 Appraiser 202 Date 11/28/23

Marshall & Swift % of Completion Component	MS-42 85-3	Original (Y/N)	FACTOR	Comments	Factored Percent %
Plans, permits and survey	2%	Y	100%		2.00%
Excavation, forms, water/sewage hook-up	4%	Y	100%		4.00%
Concrete	8%	Y	100%		8.00%
Rough framing	21%	Y	100%		21.00%
Windows and exterior doors	2%	Y	80%	SOME NEW WINDOWS	1.60%
Roof Cover	3%	N		NEW ROOF	0.00%
Rough-in plumbing	4%	Y	100%		4.00%
Insulation	1%	Y	100%		1.00%
Rough-in electrical and mechanical	11%	Y	100%		11.00%
Exterior cover	6%	Y	100%		6.00%
Interior drywall and ceiling finish	8%	N		NEW CEILING FINISH	0.00%
Built-in cabinets, interior doors, trim, etc	13%	N		NEW CABINETRY, TRIM	0.00%
Plumbing fixtures	5%	N		NEW PLUMBING FIXTURES	0.00%
Floor covers	3%	N		NEW FLOORING T/O	0.00%
Built-in appliances	3%	N		NEW APPLIANCES TO REPLACE EXISTING	0.00%
Light fixtures and finish hardware	2%	N		NEW LIGHTING	0.00%
Painting and decorating	4%	N		NEW INTERIOR PAINT	0.00%

Original % Complete = 58.6%

Remodels / Fire / Rebuilds

Area	Year Built	% of Area	(rounded)
Original	1977	58.60%	60.00%
Remodel	2021	41.40%	40.00%
Remodel			0.00%
Adjusted Effective Year			1995

Comments: KITCHEN AND BATHS COMPLETELY RENOVATED, ALL NEW CABINETRY, LIGHTING, COUNTER TOPS, FLORRING AND PAINT. RENOVATION COMPLETED PRIOR TO 2/2022 SALE PER MLS. USED ADJ EFF AGE FOR BOTH BLDG 1-1 & 2-1 #202

1977 x .40 = 790
2016 x .60 = 1211
EYB 2001
VS 1995
6 YEARS

DEPR IMPACT
6 x .015 = 9.0%

* LISTED FOR SALE POST REMODEL ON 10/18/21 SUPPLEMENTAL S/B 22/23 EX ACTUAL

EXIT 'M'

P.21

2327 ALTA EFFECTIVE YEAR BUILT RECALCULATION
PRO-FORMA MARSHALL & SWIFT

ORIGINAL % COMPLETE	58.6%	
LESS:		
• PLANS, PERMITS, SURVEY	(2.0%)	PERMIT WAS LEGALLY REQUIRED
• ROUGH FRAMING (10% NEW)	(2.1%)	DEFINITELY BUILT FROM PLANS RAISED KITCHEN CEILING NEW WINDOWS/DOORS NEW ROOF, NEW TRUSSES?
• WINDOWS AND EXT DOORS	(1.6%)	PRETTY MUCH ALL NEW
• ROUGH IN PLUMBING (50% NEW)	(2.0%)	GIVE BENEFIT OF THE DOUBT?
• INSULATION (100% NEW)	(1.0%)	ALL NEW SHEETROCK AND 50 YEAR OLD INSULATION?
• ROUGH IN ELECTRICAL/MECH	(11.0)	100% NEW
REVISED 'ORIG % COMPLETE'	38.9%	
REMODEL %	61.1%	
	100.0%	

179

2500 PINTO

Residential

APN: 139-32-702-008 **Appraiser** 165 **Date** 5/13/2025

Marshall & Swift Percentage of Completetion Breakdown	MS-42 Sec. 85	All Original Y/N	Original % of Component	NRS 361.229.1 Override	Comments	Factored Percent %
Plans, permits and survey	2%	Y	100%			2.00%
Excavation, forms, water/sewage hookup	4%	Y	100%			4.00%
Concrete	8%	Y	100%			8.00%
Rough framing	21%	N	15%		estimated from nearmap areial 5/12/23	3.15%
Windows and exterior doors	2%	N	0%		all new	0.00%
Roof Cover	3%	N	0%		all new	0.00%
Rough-in plumbing	4%	N	0%		all new	0.00%
Insulation	1%	N	0%		all new	0.00%
Rough-in electrical and mechanical	11%	N	0%		all new	0.00%
Exterior cover	6%	N	0%		all new	0.00%
Interior drywall and ceiling finish	8%	N	0%		all new	0.00%
Built-in cabinets, interior doors, trim, etc.	13%	N	0%		all new	0.00%
Plumbing fixtures	5%	N	0%		all new	0.00%
*Floor covers	3%	N	0%	100%	NRS	3.00%
*Built-in appliances	3%	N	0%	100%	NRS	3.00%
Light fixtures and finish hardware	2%	N	0%		all new	0.00%
*Painting and decorating	4%	N	0%	100%	NRS	4.00%

21

27.2%

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

Original % Complete = 27.2%

Remodel Effective Year / Destruction Rebuild Effective Year

Area	Description	% of Imp.	Year	% Remodel Area to Date	Year for Eff. Age Calculation	Weight
Original	From Analysis Above	25.0%	1971		1971	492.8
Remodel 1		75.0%	2024	75.0%	2024	1518.0
Remodel 2						
Remodel 3						
	Total Area:	100%		Adjusted Effective Year:		2011

Comments:

Original 1963 rebuilt from slab in 2024, changing original effective year built to 2011. New additions in 2024. DT

Effective Age

APN:	139-32-702-008
Bldg.-Sec.:	
Project:	

Enter Information in yellow cells only

APPR:	165
DATE:	5/13/2025

Additions

☐ Original Year Built (Cell D10) is From a Previously Calculated Effective Age

Area	Description	Square Feet	Year Built	Area % of Total Sq. Ft.	Cumulative Addition SF to Date	Cum. % of Addns. to Date	Year for Eff. Age Calc.	Weight
Original	Complete rebuild	4,518	2011	74.1%			2011	1489.7
Addition 1	addns/2024	1,581	2024	25.9%	1581	26%	2024	524.7
Addition 2								
Addition 3								
Addition 4								
Addition 5								
	Total Square Feet:	6,099				**Adjusted Effective Year:**		2014

Remodels / Rebuilds

Area	Description	% of Imp.	Year Built	% Remodel Area to Date	Year for Eff. Age Calc.	Weight
Remodel 1						
Remodel 2						
	Total Area:			**Adjusted Effective Year:**		

Comments:

Original 1963 rebuilt from slab in 2024, changing original effective year built to 2011. New additions in 2024. DT

1 STORY (GH) 2500 Pin 1=

Residential

APN: 139-32-702-008 **Appraiser** 165 **Date** 5/13/2025

Marshall & Swift Percentage of Completetion Breakdown	MS-42 Sec. 85	All Original Y/N	Original % of Component	NRS 361.229.1 Override	Comments	Factored Percent %
Plans, permits and survey	2%	Y	100%			2.00%
Excavation, forms, water/sewage hookup	4%	Y	100%			4.00%
Concrete	8%	Y	100%			8.00%
Rough framing	21%	Y	100%			21.00%
Windows and exterior doors	2%	N	0%		all new	0.00%
Roof Cover	3%	N	0%		all new	0.00%
Rough-in plumbing	4%	Y	100%			4.00%
Insulation	1%	Y	100%			1.00%
Rough-in electrical and mechanical	11%	Y	100%			11.00%
Exterior cover	6%	N	0%		all new	0.00%
Interior drywall and ceiling finish	8%	Y	100%			8.00%
Built-in cabinets, interior doors, trim, etc.	13%	N	0%		all new	0.00%
Plumbing fixtures	5%	N	0%		all new	0.00%
*Floor covers	3%	N	0%	100%	NRS	3.00%
*Built-in appliances	3%	N	0%	100%	NRS	3.00%
Light fixtures and finish hardware	2%	N	0%		all new	0.00%
*Painting and decorating	4%	N	0%	100%	NRS	4.00%

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

Original % Complete = 69.0%

Remodel Effective Year / Destruction Rebuild Effective Year

Area	Description	% of Imp.	Year	% Remodel Area to Date	Year for Eff. Age Calculation	Weight
Original	From Analysis Above	70.0%	2001		2001	1400.7
Remode 1		30.0%	2024	30.0%	2024	607.2
Remode 2						
Remode 3						
	Total Area:	100%		**Adjusted Effective Year:**		2008

69.0
(12.0)
57.0%

Comments:

building 3 guesthouse built in 2001. Complete remodel in 2024

Residential

APN: 139-32-702-008 Appraiser 165 Date 5/13/2025

Marshall & Swift Percentage of Completetion Breakdown	MS-42 Sec. 85	All Original Y/N	Original % of Component	NRS 361.229.1 Override	Comments	Factored Percent %
Plans, permits and survey	2%	Y	100%			2.00%
Excavation, forms, water/sewage hookup	4%	Y	100%			4.00%
Concrete	8%	Y	100%			8.00%
Rough framing	21%	Y	100%			21.00%
Windows and exterior doors	2%	N	0%		all new	0.00%
Roof Cover	3%	N	0%		all new	0.00%
Rough-in plumbing	4%	Y	100%			4.00%
Insulation	1%	N	0%		all new	0.00%
Rough-in electrical and mechanical	11%	Y	100%			11.00%
Exterior cover	6%	N	0%		all new	0.00%
Interior drywall and ceiling finish	8%	Y	100%			8.00%
Built-in cabinets, interior doors, trim, etc.	13%	N	0%		all new	0.00%
Plumbing fixtures	5%	N	0%		all new	0.00%
*Floor covers	3%	N	0%	100%	NRS	3.00%
*Built-in appliances	3%	N	0%	100%	NRS	3.00%
Light fixtures and finish hardware	2%	N	0%		all new	0.00%
*Painting and decorating	4%	N	0%	100%	NRS	4.00%

* Per NRS 361.229 1, these items are not included in effective age adjustment
If these are included, see line comments for reason

Original % Complete = 68.0%

Remodel Effective Year / Destruction Rebuild Effective Year

Area	Description	% of Imp.	Year	% Remodel Area to Date	Year for Eff. Age Calculation	Weight
Original	From Analysis Above	70.0%	1990		1990	1393.0
Remodel 1		30.0%	2024	30.0%	2024	607.2
Remodel 2						
Remodel 3						
	Total Area:	100%		Adjusted Effective Year:		2000

Comments:
building 2 guesthouse built in 1990. Complete remodel in 2024

Residential

APN: 139-32-702-008 Appraiser 165 Date 5/13/2025

Marshall & Swift Percentage of Completetion Breakdown	MS-42 Sec. 85	All Original Y/N	Original % of Component	NRS 361.229.1 Override	Comments	Factored Percent %
Plans, permits and survey	2%	Y	100%			2.00%
Excavation, forms, water/sewage hookup	4%	Y	100%			4.00%
Concrete	8%	Y	100%			8.00%
Rough framing	21%	Y	100%			21.00%
Windows and exterior doors	2%	N	0%		all new	0.00%
Roof Cover	3%	N	0%		all new	0.00%
Rough-in plumbing	4%	N	0%		all new	0.00%
Insulation	1%	N	0%		all new	0.00%
Rough-in electrical and mechanical	11%	N	50%		all new	5.50%
Exterior cover	6%	N	0%		all new	0.00%
Interior drywall and ceiling finish	8%	N	0%		all new	0.00%
Built-in cabinets, interior doors, trim, etc.	13%	N	0%		all new	0.00%
Plumbing fixtures	5%	N	0%		all new	0.00%
*Floor covers	3%	N	0%	100%	NRS	3.00%
*Built-in appliances	3%	N	0%	100%	NRS	3.00%
Light fixtures and finish hardware	2%	N	0%		all new	0.00%
*Painting and decorating	4%	N	0%	100%	NRS	4.00%

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

Original % Complete = 50.5%

Remodel Effective Year / Destruction Rebuild Effective Year

Area	Description	% of Imp.	Year	% Remodel Area to Date	Year for Eff. Age Calculation	Weight
Original	From Analysis Above	50.0%	1963		1963	981.5
Remodel 1		50.0%	2024	50.0%	2024	1012.0
Remodel 2						
Remodel 3						
	Total Area:	100%		Adjusted Effective Year:		1994

505
(12.0)
38.5%

Comments:

Garage built in 1963. Complete remodel in 2024

From: Jayme Jacobs Jayme.Jacobs@clarkcountynv.gov
Subject: RE: M&S reports
Date: Oct 7, 2025 at 9:49:10 AM
To: mark wolfson mbw1016@hotmail.com
Cc: Mary Ann Weidner mwe@clarkcountynv.gov

Mr. Wolfson,

Good morning! Thank you for your questions from this and pervious emails. As I stated in my last email to you, NRS 361.260 requires the county assessor to ascertain and assess all real property that is in the county on July 1st either on the Secured (December) or Unsecured Tax Roll (Supplemental). I have provided the language of those sections of the statute below for your convenience.

NRS 361.260 Method of assessing property for taxation; appraisals and reappraisals.

1. Each year, the county assessor, except as otherwise required by a particular statute, shall ascertain by diligent inquiry and examination all real and secured personal property that is in the county on July 1 which is subject to taxation, and also the names of all persons, corporations, associations, companies or firms owning the property. The county assessor shall then determine the taxable value of all such property, and shall then list and assess it to the person, firm, corporation, association or company owning it on July 1 of that fiscal year...

3. An improvement on real property in existence on July 1 whose existence was not ascertained in time to be placed on the secured roll for that tax year and which is not governed by subsection 4 must be placed on the unsecured tax roll.

As presented at the State Board, we have re-looked at your entire neighborhood and are revaluing the properties based on the knowledge we have of the current conditions. We will not be analyzing any other properties for you going forward. We have sent letters to all of your neighbors and any property owner that desires our office to take a closer look at their assessment may reach out to us at anytime and we will review their property record with them. No additional adjustments (beyond those already identified) are going to be made to your record at this time as we believe we have assessed it properly based on the information you have provided to us.

We have provided answers to your other questions below.

Regarding question #1:

- 2333 Pinto for the upcoming 26/27 roll has a 30% original (1971) and 70% new (2023) for an effective year of 2007. For comparison, your home is 20% original (1970) and 80% new (2021) for an effective year of 2011. Although, yours' is receiving less deprecation they left more of the original framing.

Regarding question #2:

- 2400 Palomino has a 55% original (1969) and 45% new (2022) for an effective year of 1993. This was more of a typical remodel that did not have any framing removal. 2500 Pinto was a similar teardown and rebuild like yours and went from a 1963 original to a 2014 effective year which is closer to a 15% original (1963) and 85% new (2024) and are

182

2500 PINTO LANE 'PRO-FORMA' EFFECTIVE YEAR BUILT (EYB) RECALCULATION

	ASSESSOR	PETITIONER
STEP #1:		
ORIGINAL % COMPLETE	27.2%	15.2% (1)
ROUNDED VALUE - ORIG	25.0%	15.0%
ROUNDED VALUE – NEW	75.0%	85.0%
YEAR OLD: (1971 x .25) =	492.8	295.7 (2)
YEAR NEW: (2024 x .75) =	1,518.0	1720.4 (3)
ADJUSTED EYB: (493+1518) =	2011	2016 (4)

(1) 27.2% - 12.0% = 15.2%
(2) 1971 x .15 = 295.7
(3) 2024 x .85 = 1720.4
(4) 295.7 + 1720.4 = 2016.1 PETITIONER'S CALCULATED EYB: 2016
5 YEARS LATER

183

2500 PINTO LANE 'PRO-FORMA' EFFECTIVE YEAR BUILT (EYB) RECALCULATION

	ASSESSOR	PETITIONER
STEP #2		
ADJUSTED EYB: STEP 1	2011	2016
REBUILD EYB	2011	2016
% OF PARCEL x SF	74.1%	74.1%
ADDITION x SF	25.9%	25.9%
WTD AVG CALC:		
2011 x .741 =	1489.7	1493.9 (1)
2024 x .259 =	524.7	524.2 (2)
TOTAL	2014.4	2018.1 (3)
EYB – TOTAL PROPERTY	2014	2018 (4)

(1) 2016 x .741 = 1493.9
(2) 2024 x .259 = 524.2
(3) 1493.9 + 524.2 = 2,018.1
(4) EYB: 2018.1 - .1 = 2018

PETITIONER'S CALCULATION = EYB	2018
ASSESSOR'S CALCULATION = EYB	2014
VARIANCE	4 YEARS
DEPRECIATION IMPACT (4 x 1.5%/YEAR)	6%
CURRENT BUILDING RCN	$1,916,722
CURRENT DEPRECIATION (18.0%)	$345,010
DEPRECIATION @ 12% (18.0% - 6.0%)	$230,007
'EXTRA' DEPRECIATION - TAXABLE	$115,003
'EXTRA' DEPRECIATION – ASSESSED (35%)	$40,251
TAX SAVINGS (3.2782% TAX RATE) ($40,251 x .032782)	$1,320/YEAR

184

2709 Pinto

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

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

1.8

581

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

Original % Complete = **18.0%**

Remodel Effective Year / Destruction Rebuild Effective Year

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

Comments:

18.0%
+ 12.0%
30% old 1970 = 591
70% New 2021 1415
New EYB 2006

5 yrs extra
7.5% extra depreciation

THE EXCLUSION OF 12% ADDITIONAL POINTS ON THE M&S WORKSHEET FOR 2709 PINTO LANE, BASED ON THE PREVIOUS CHARTS MUST BE EITHER A CLERICAL OR FACTUAL ERROR ON THE PART OF THE ASSESSOR.

SINCE THE ASSESSOR HAS A 3 YEAR LOOK BACK PERIOD FOR THESE TYPE OF ERRORS*, AND SINCE THE LOOK BACK PERIOD DOES NOT EXPIRE UNTIL 6/30 /2026, PETITIONER REQUESTS THIS BOARD TO INSTRUCT THE ASSESSOR TO MAKE THIS CORRECTION RETROACTIVE AND ENSURE IT IS HANDLED IN A MANNER TO REDUCE THE OVERALL SUPPLEMENTAL OUTSIDE THE 3% CAP.

THIS WILL RESULT IN A REDUCTION IN TAXABLE VALUATION FOR 2022/23 FISCAL YEAR, AND IN FUTURE YEARS, OF $79,934, OR $27,977 ASSESSED VALUE.

(*) NRS 361.765 AND NRS 361.768

186

2400 RAMINO – MAIN HOUSE

Residential

APN: 139-32-702-024 **Appraiser** 165 **Date** 5/7/2025

Marshall & Swift Percentage of Completetion Breakdown	M&S-42 Sec. 85	All Original Y/N	Original % of Component	NRS 361.229.1 Override	Comments	Factored Percent %
Plans, permits and survey	2%	Y	100%			2.00%
Excavation, forms, water/sewage hookup	4%	Y	100%			4.00%
Concrete	8%	Y	100%			8.00%
Rough framing	21%	Y	100%			21.00%
Windows and exterior doors	2%	N	0%		all new	0.00%
Roof Cover	3%	N	0%		all new	0.00%
Rough-in plumbing	4%	N	25%		mostly new	1.00%
Insulation	1%	N	0%		all new	0.00%
Rough in electrical and mechanical	11%	N	25%		mostly new	2.75%
Exterior cover	6%	Y	100%			6.00%
Interior drywall and ceiling finish	8%	N	25%		mostly new	2.00%
Built-in cabinets, interior doors, trim, etc.	13%	N	0%		all new	0.00%
Plumbing fixtures	5%	N	0%		all new	0.00%
*Floor covers	3%	N	0%	100%	NRS	3.00%
*Built-in appliances	3%	N	0%	100%	NRS	3.00%
Light fixtures and finish hardware	2%	N	0%		all new	0.00%
*Painting and decorating	4%	N	0%	100%	NRS	4.00%

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

Original % Complete = 56.8%

(12,6)

44,8 → 45,1

Remodel Effective Year / Destruction Rebuild Effective Year

Area	Description	% of Imp.	Year	% Remodel Area to Date	Year for Eff. Age Calculation	Weight
Original	From Analysis Above	55.0%	1969		1969	1083.0
Remodel 1		45.0%	2022	45.0%	2022	909.9
Remodel 2						
Remodel 3						
	Total Area:	100%		Adjusted Effective Year:		1993

OLD 45 × 1969 = 886
NEW 55 × 2022 = 1112
1998
= 54 YRS = 7,5% DEPRECIATION

Comments:
Original built in 1969. Complete remodel in 2022, changing effective year to 1993.

PISANELLI JAMES J LIVING TRUST
PISANELLI JAMES J TRS
400 S 7TH ST STE 300
LAS VEGAS NV, 89101 NV

SITUS
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
BUILDING 1 OF 2	SECTION 1 OF 1

139-32-702-024

*139-32-702-0

Printed: 12/29/2025
Page: 2 of 3
2026/27

TYPE	BUILDING STYLE	QUALITY
RES	02 Two Story	40 Good

AYB	EYB	% COMP	% DLPR
1969	1993	100%	49.5

BUILDING CHARACTERISTICS

BUILDING FEATURES -$7,000

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

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RF	None		90%	

ROOMS/BATHROOMS $45,204

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

BUILT-INS/FIREPLACES $27,586

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

ADDITIONAL BUILDING FEATURES $3,286

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

Subareas

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

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

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

EXTRA FEATURES $297,516 $172,411

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPL3	Pool Size Appx 512 Square Fe	3	1	1.00	$52,384.99	1.00	56,387.20	2022	2022	56,387	6.0	53,004	
RPLD4	Pool Deck - Concrete		1	2,500.00	$6.40	1.00	6.40	2022	2022	16,000	6.0	15,040	
SPR3	Sprinkler Large		1	1.00	$11,296.38	1.00	11,296.38	1969	1969	11,296	75.0	2,824	
RPV4	Paving - Concrete		1	3,000.00	$6.40	1.00	6.40	2022	2022	19,200	6.0	18,048	
RTAS	Tennis Court - Asphalt		1	1.00	$49,743.62	1.00	49,743.62	1969	1969	49,744	75.0	12,436	
RTLT	Tennis Court Lighting		1	1.00	$18,520.70	1.00	18,520.70	1969	1969	18,521	75.0	4,630	
RTFN	Tennis Court Fencing		1	1.00	$15,786.10	1.00	15,786.10	1969	1969	15,786	75.0	3,947	
RFN3	Fence Large - 1/2 Acre 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	

BUILDING VALUE SUMMARY

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

BUILDING AREAS

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

BUILDING NOTES

A-9.01

3400 Arapino Guest House

Residential

APN: 139-32-702-024 **Appraiser** 165 **Date** 5/7/2025

Marshall & Swift Percentage of Completetion Breakdown	MS-42 Sec. 85	All Original Y/N	Original % of Component	NRS 361.229.1 Override	Comments	Factored Percent %
Plans, permits and survey	2%	Y	100%			2.00%
Excavation, forms, water/sewage hookup	4%	Y	100%			4.00%
Concrete	8%	Y	100%			8.00%
Rough framing	21%	Y	100%			21.00%
Windows and exterior doors	2%	N	0%		all new	0.00%
Roof Cover	3%	N	0%		all new	0.00%
Rough-in plumbing	4%	Y	100%			4.00%
Insulation	1%	Y	100%			1.00%
Rough-in electrical and mechanical	11%	Y	100%			11.00%
Exterior cover	6%	Y	100%			6.00%
Interior drywall and ceiling finish	8%	Y	100%			8.00%
Built-in cabinets, interior doors, trim, etc.	13%	N	0%		all new	0.00%
Plumbing fixtures	5%	N	0%		all new	0.00%
*Floor covers	3%	N	0%	100%	NRS	3.00%
*Built-in appliances	3%	N	0%	100%	NRS	3.00%
Light fixtures and finish hardware	2%	N	0%		all new	0.00%
*Painting and decorating	4%	N	0%	100%	NRS	4.00%

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

Original % Complete = 75.0%

E 1981

Remodel Effective Year / Destruction Rebuild Effective Year

Area	Description	% of Imp	Year	% Remodel Area to Date	Year for Eff. Age Calculation	Weight
Original	From Analysis Above	75.0%	1992		1992	1494.0
Remodel 1		25.0%	2022	25.0%	2022	505.5
Remodel 2						
Remodel 3						
	Total Area:	100%		Adjusted Effective Year:		2000

Comments:

Original built in 1992. Complete remodel in 2022, changing effective year to 2000.

OWNER(S)/MAIL TO	SITUS		Printed: 9/18/2025
PISANELLI JAMES J LIVING TRUST PISANELLI JAMES J TRS 400 S 7TH ST STE 300 LAS VEGAS NV, 89101 NV	2400 PALOMINO LN LAS VEGAS	139-32-702-024	Page: 3 of 3
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 31.110 Multi Family Res: Two SFR Units BUILDING(S): 2 of 2	*139-32-702-0	2025/26

TYPE	BUILDING STYLE	QUALITY
RES	02 Two Story	30 Average

AYB	EYB	% COMP	% DEPR
1992	2000	100%	37.5

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES $1,505

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab	36	7.95%	-189
EW	Frame-Stucco		100.00%	
RC	Composition Shingle		100.00%	
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	1,694

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	None		80%	

ROOMS/BATHROOMS $-9,344

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	1.00	1.00	
RM2	Family/Den/Other		1.00	
RM3	Frml Dining Room		1.00	
RM4	Total Rooms	1.00	1.00	
RM5	Full Baths	1.00	1.00	
RM6	Half Baths	1.00	1.00	
FIX	Plumb Fxt	5.00	1.00	-9,344

BUILT-INS/FIREPLACES $5,001

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	1.00	5,001

ADDITIONAL BUILDING FEATURES $0

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

BUILDING 2 OF 2 SECTION 1 OF 1

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
2-1	GL1	Resid Level 1	1992	2000	36	36	163.91	5,901
2-1	PAA	Patio Aluma Roof	1992	2000		324	32.89	10,656
2-1	GBI	Built in Garage	1992	2000		504	43.21	21,778
2-1	GL2	Resid Level 2	1992	2000	417	417	163.91	68,350

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

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

EXTRA FEATURES $2,430 $2,321

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RY13	Bar-B-Que/Firepit/Each		1	1.00	$2,430.29	1.00	2,430.29	2022	2022	2,430	4.5	2,321	

BUILDING VALUE SUMMARY

BASIC BUILDING	74,251
SQ. FT. ADJUSTMENTS	1,505
LUMP SUM ADJUSTMENTS	-4,343
BASEMENT	
PORCHES	10,656
GARAGES/CARPORTS	21,778
BUILDING RCN	103,847
DEPRECIATION	38,943
POOL/SPA/DECK	
OTHER EXTRA FEATURES	2,321
TOTAL RCNLD	67,225
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

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

BUILDING NOTES

2400 PALOMINO LANE

ADDENDUM

A1

2400 PALOMINO

- HOUSE SOLD FOR $1.2M – JAN. 2022
- FLIPPED 11 MONTHS LATER FOR $2.35M (DEC. 2022)
  - 100% REMODEL (SEE P.231,233,234)
- ASSESSOR ISSUED $392K SUPPLEMENT (PAGE A4, A22)
- COUNTY INCREASED 'BASIC BLDG' RATE $.78/SF FOR COMPLETE REMODEL
  - $160.16/SF (PAGE A 20) TO $160.94/SF (PAGE A23)

THE NET RESULT OF THE BASIC BUILDING COST (BBC)TO REPLACE FROM PRE-RENOVATION TO POST RENOVATION ACTUALLY DECLINED BY $18K

- BBC ON 3/18/25 PRC IS $736K (PAGE A20)
- BBC ON 9/18/25 PRC IS $718K (PAGE A23)

SEE RECONCILIATION ON PAGE A4

DEPRECIATION

EYB: 1993 (page A23)

AYB: 1969 (page A23)

AGE: 24 YEARS (1993-1969)

ANNUAL STATUTORY DEPRECIATION: 1.5%

NRS 361.227 (2)(B)

PROPER DEPRECIATION: 36% (24 x 1.5) =36

ACTUAL DEPRECIATION APPLIED: 48% (page A22 & A23)

EXTRA DEPRECIATION PER 9/18/25 PRC @ 48%

(FOLLOWING YEAR 2026/27 NOW 49.5% - PAGE A17)

BUILDING RCN: (PAGE A23)	$821,536
DEPRECIATION AT 48%: (PAGE A23)	$394,337
DEPRECIATION AT 36%:	$295,753
EXTRA DEPRECIATION (TAXABLE):	$ 98,584
EXTRA DEPRECIATION (ASSESSED @ 35%)	$34,504
ANNUAL TAX SAVINGS TO OWNER (3.2782%)	$1,131

A3

2400 PALOMINO
$392K SUPPLEMENTAL RECONCILIATION

TOTAL SUPPLEMENTAL:		$392K

Causal Factors:

• Pool/Spa	$74K	
• Reduced depreciation	$183K	
○ 75% to 48%		
• Porches	$28K	
• Casita	$23K	
• Bar cooler	$3K	
• Built-ins	$14K	
• Plumbing fixtures	$34K	
• Tertiary structure	$31K	
• Fencing	$15K	
• Other miscellaneous	$ 5K	
• Basic Building	($18K)	$392K

Basic Building change of ($18K)
(SEE P. A20 & A23)

Rate impact: $.78/sf x 4,460 sf:	+ $3.5K
Vol. impact: (4,460-4,594) x 160.16:	- $21.5K
Net change:	- $18.0K
	=======

A4

2400 Falcon Ln

	9/18/25 PRC	3/18/25 PRC	Δ
SQ. FT	4,460	4,594	(134)
BASIC BLDG $/SF	$160.94	$160.16	$ .78
IMPROVEMENTS	$279,636	$288,413	($8,777)
SUPPLEMENTAL	$391,593	-	+ 391,593
TOTAL IMP	$671,229	$288,413	$382,816

CASITA
$/SF → $163.91
SF 453

$67,225 | $43,764 | $23,261 → $23K
$133.09 | $30.82
453

RATE Δ: $30.82 × 453 = $14K
DEPR 50% → 38: 12 → $2K
GARAGE $7K
$23K

MAIN/OTHER
BASIC BLDG $718K → $736K → Δ ($18K)
$/SF $160.94 | $160.16
SF 4460 | 4594

RATE Δ $4K ($4K)
VOC Δ ($18K)

- POOL/SPA	$90K	$16K	+ 74K
- DEPR	$394K	$577K	+ 183K
- OTHER IMPROVEMENTS	$87K	$30K	+ 51K
- LUMPS + ADJ	$76K	$25K	+ 51K
			$341K
FORMER	$35K	$7K	+ 28K → $36K
			28K
			$392

Supplemental

AS

Pre-Renovation

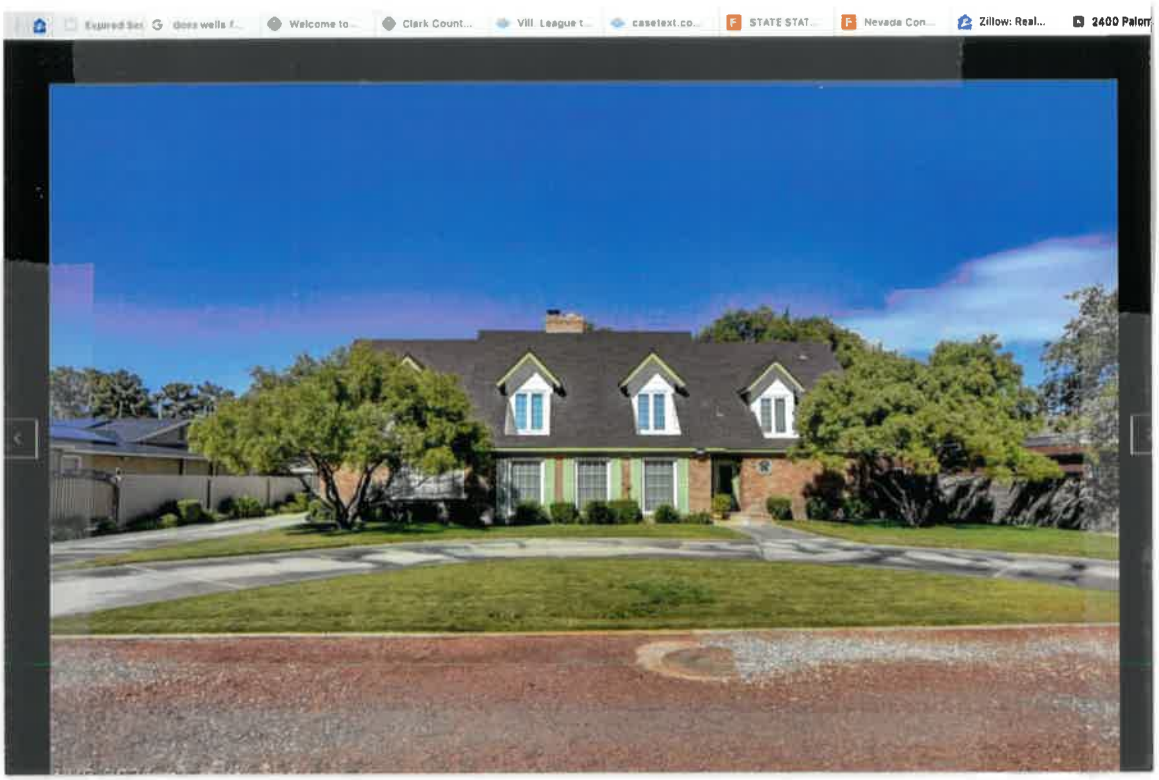
Basic Building

Cost to Replace

@ $160.16/sf

(P. A20)

A6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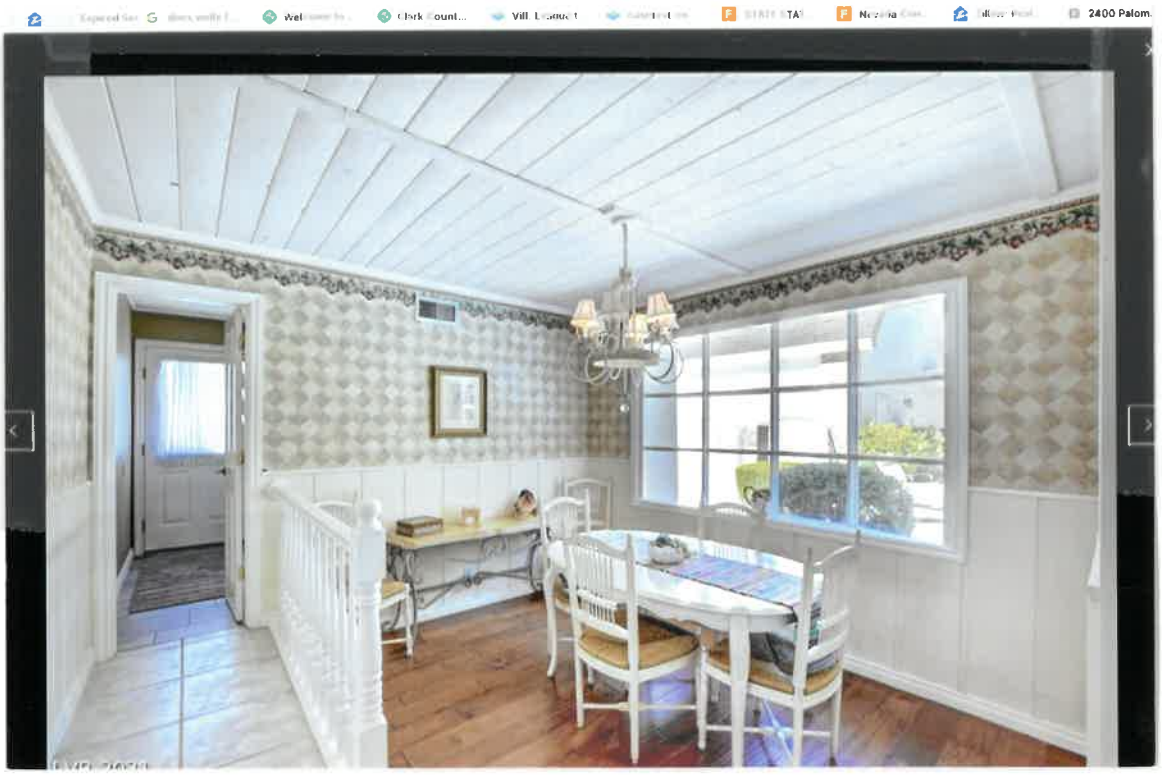
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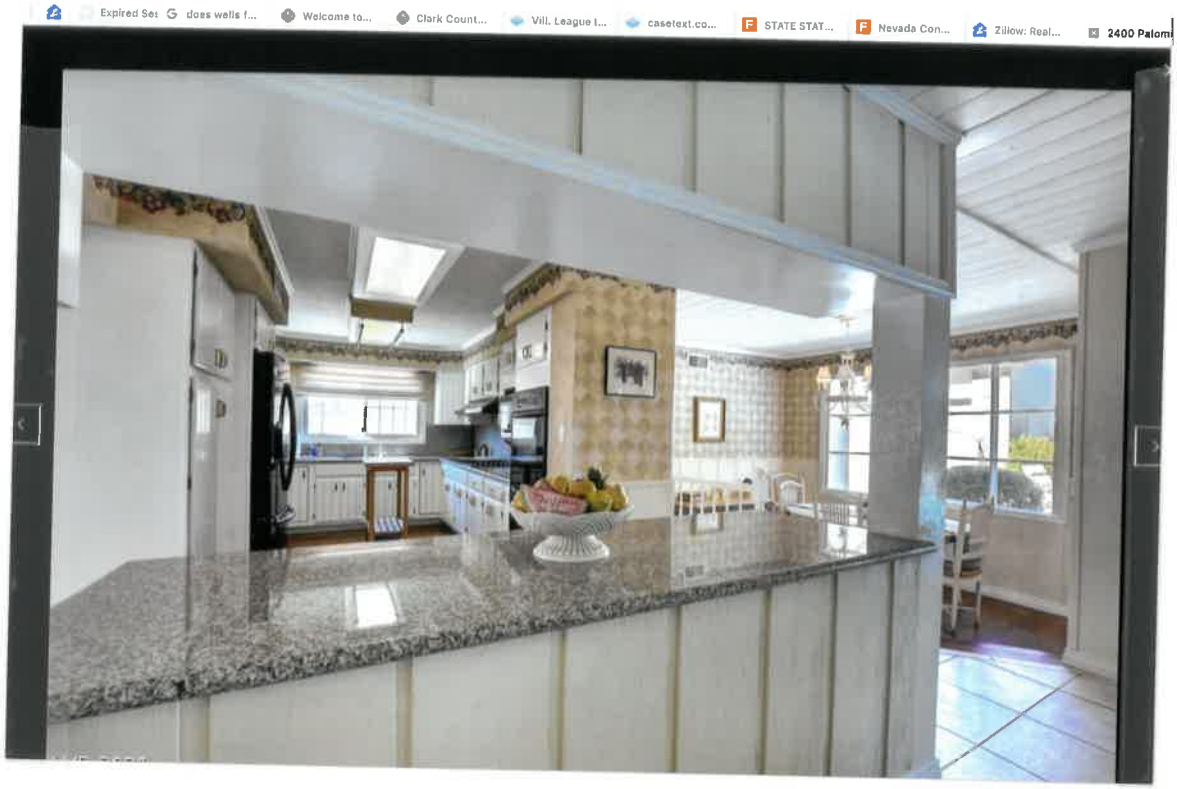
A7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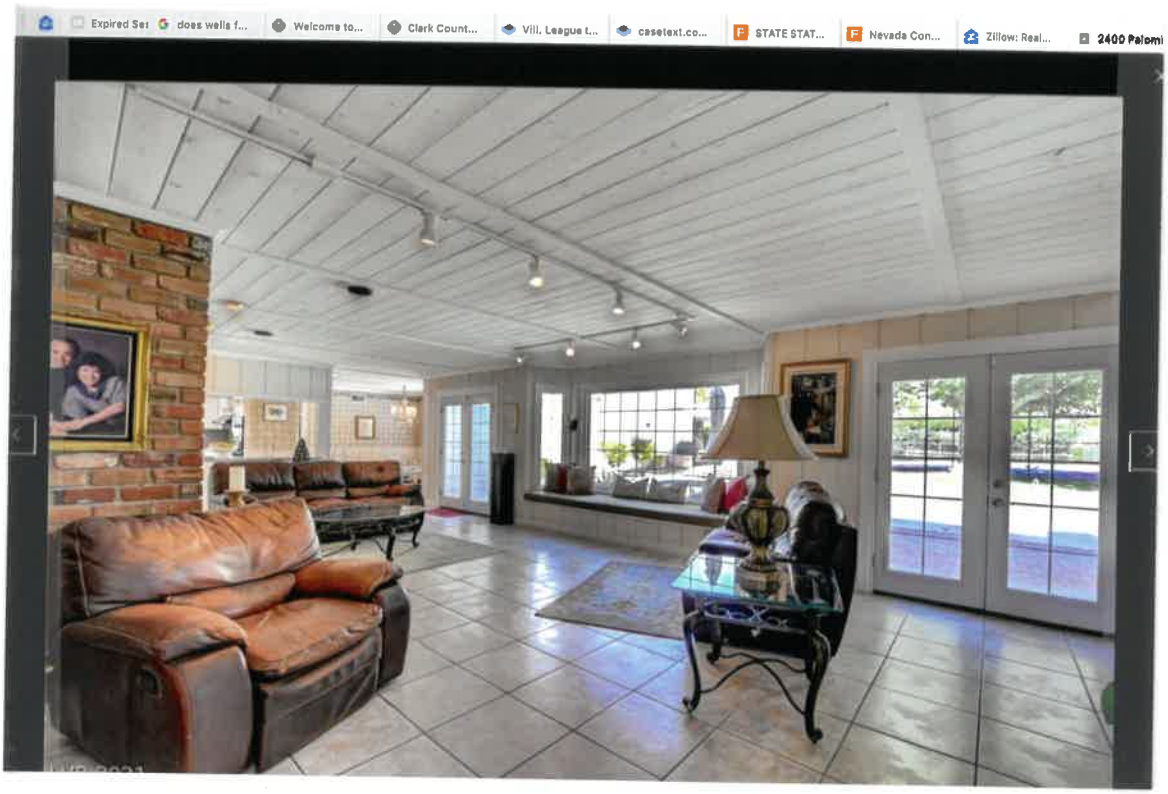
2400 Palomi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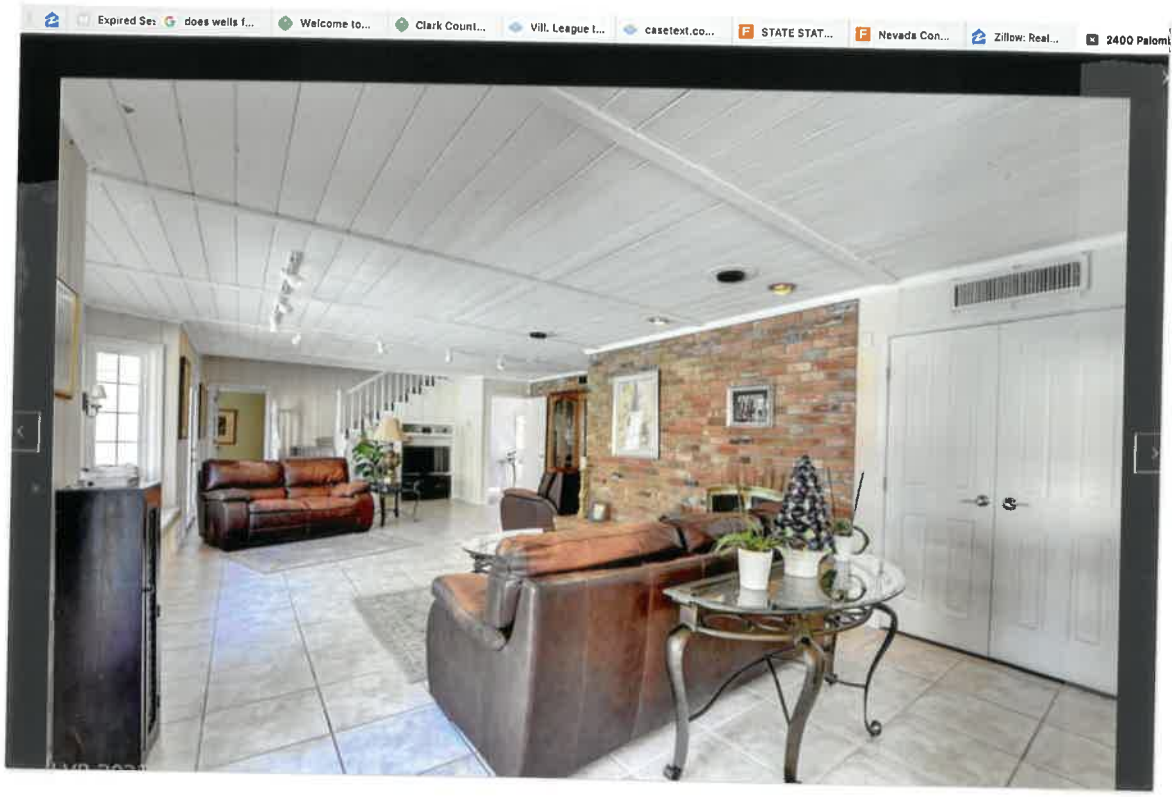
2400 Palomi

A8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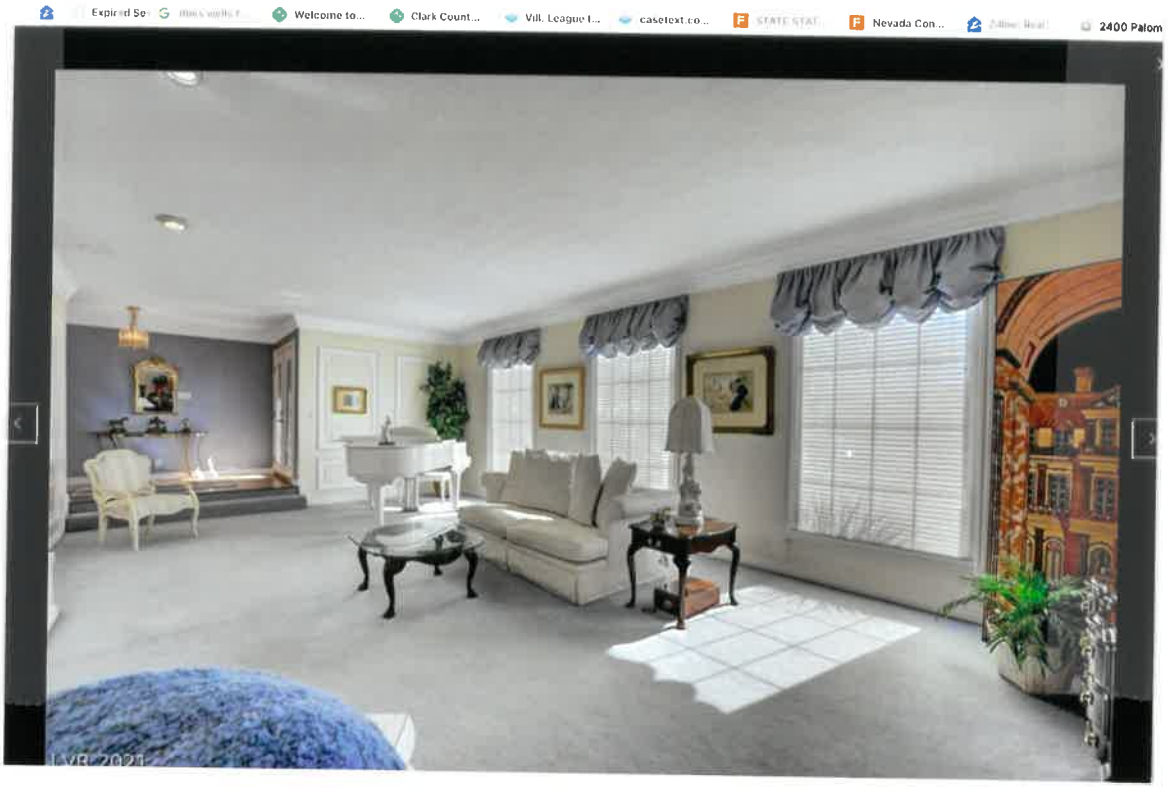
2400 Palom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2400 Palom

A9

Post-Renovation

Basic Building

Cost to Replace

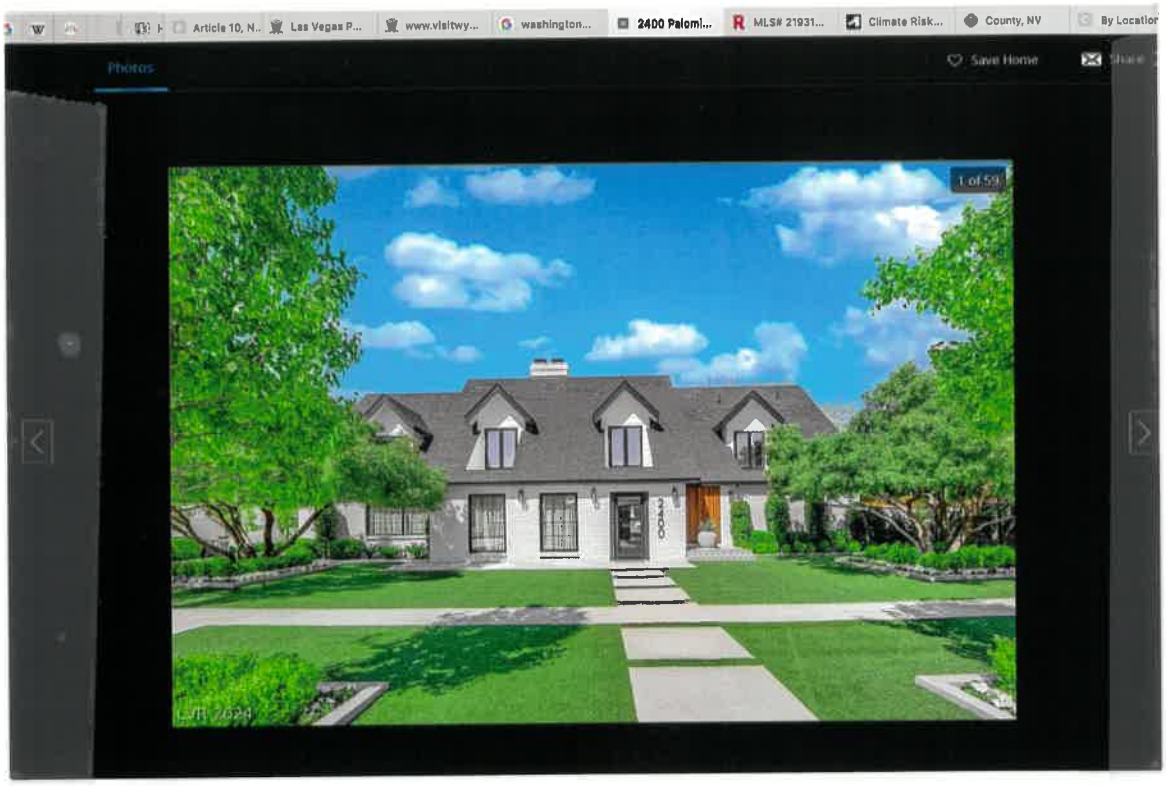
@ $160.94/sf

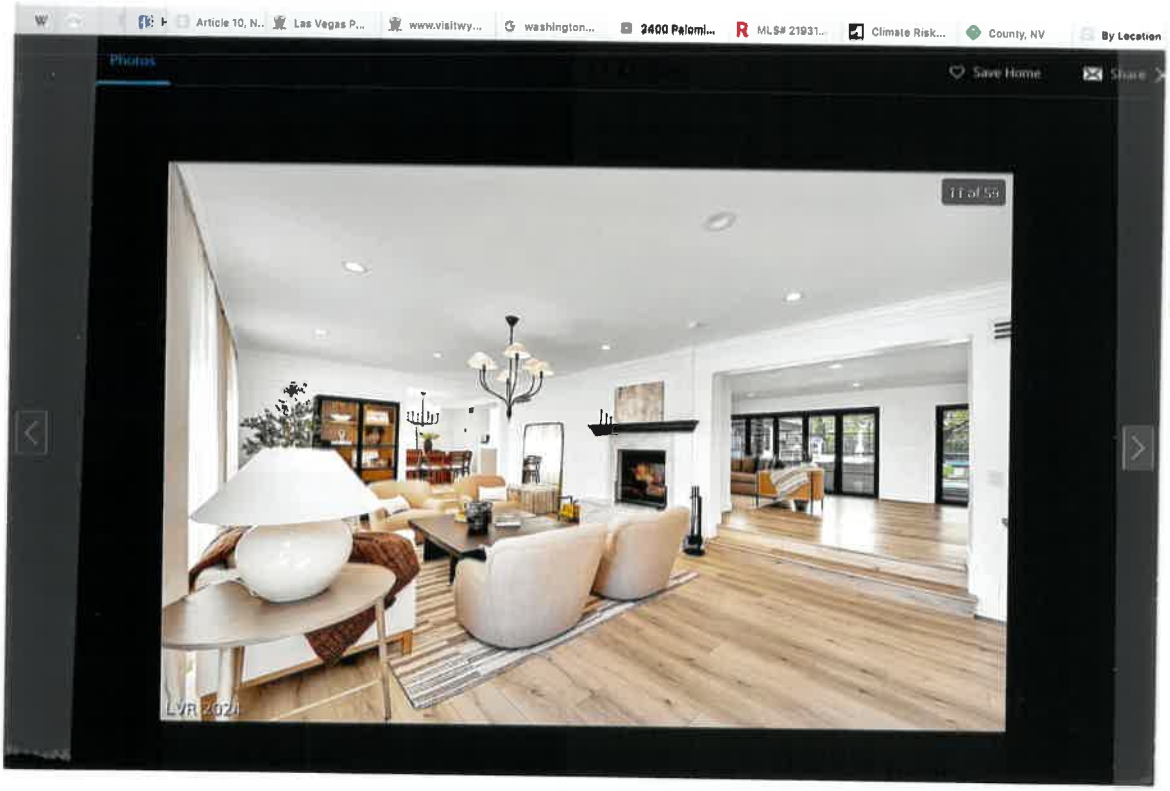
(P. A23)

+$.78/sf

- Over 4,400 sf of renovation
- Somehow lost 134 sf between :
  - 3/18/25 PRC (P. A20) &
  - 9/19/25 PRC (P.A23)

A10





A 11

zillow.com
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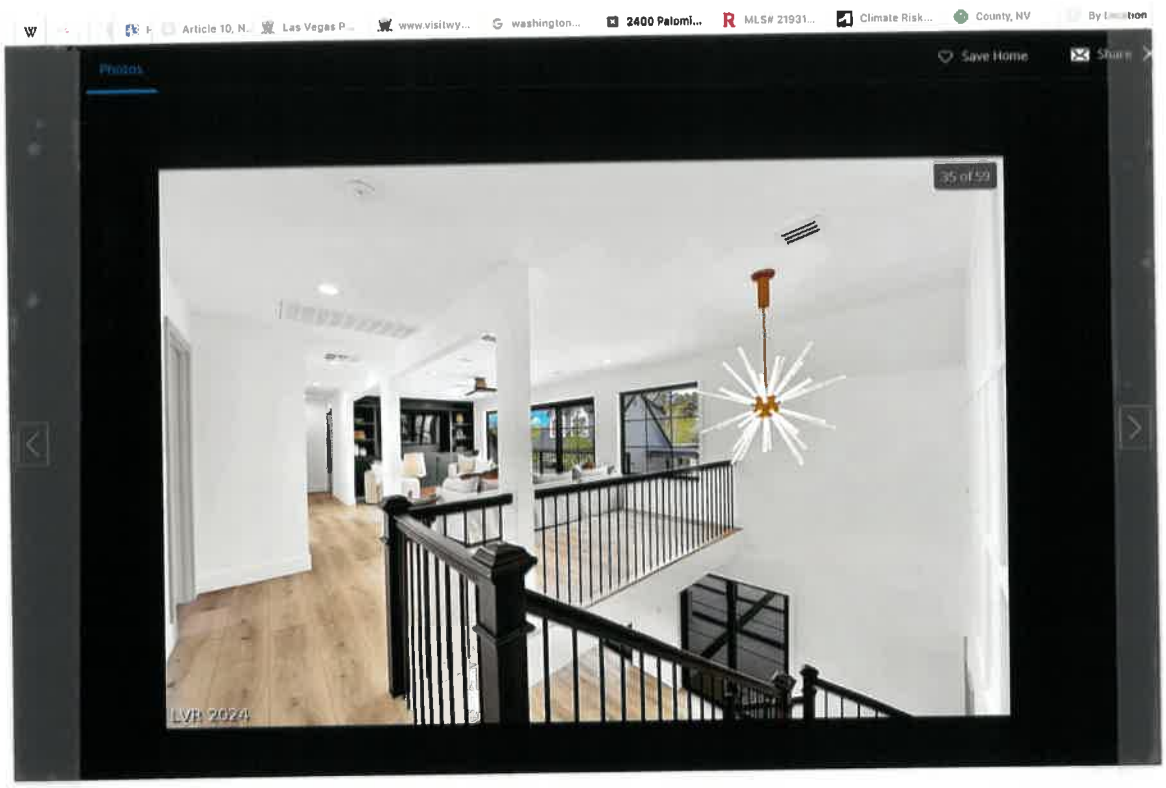
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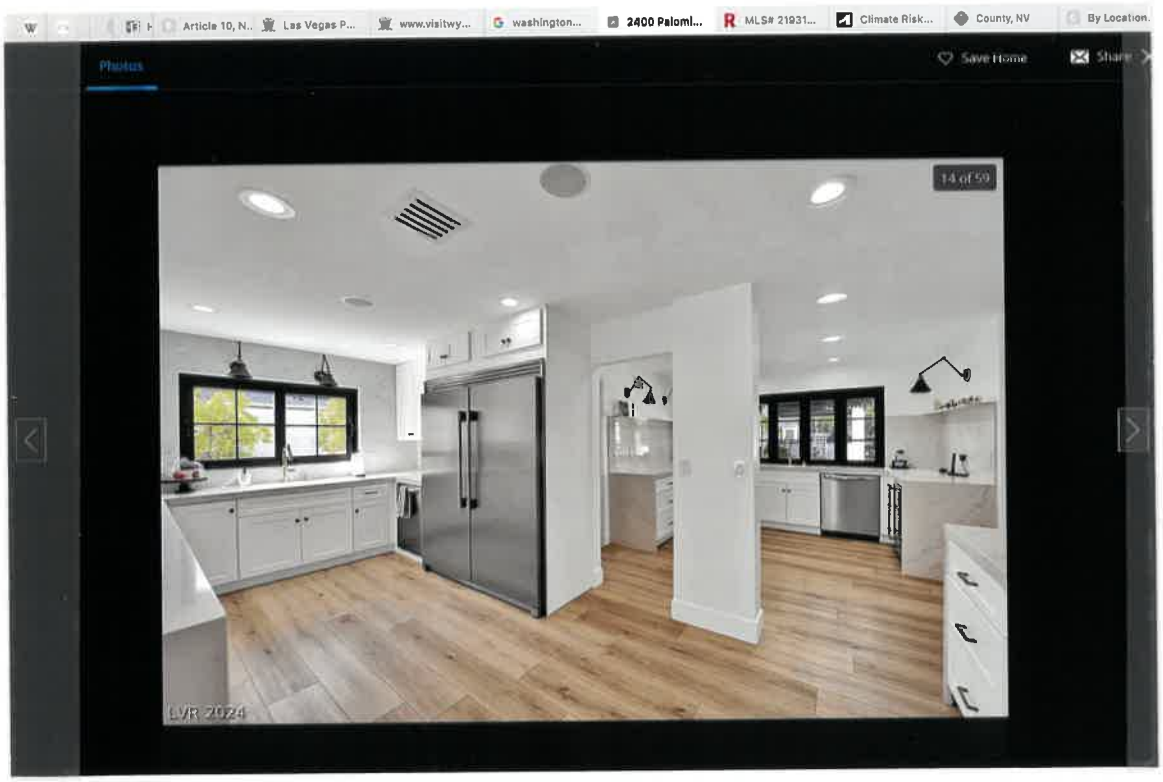
35 of 59
LVR 2024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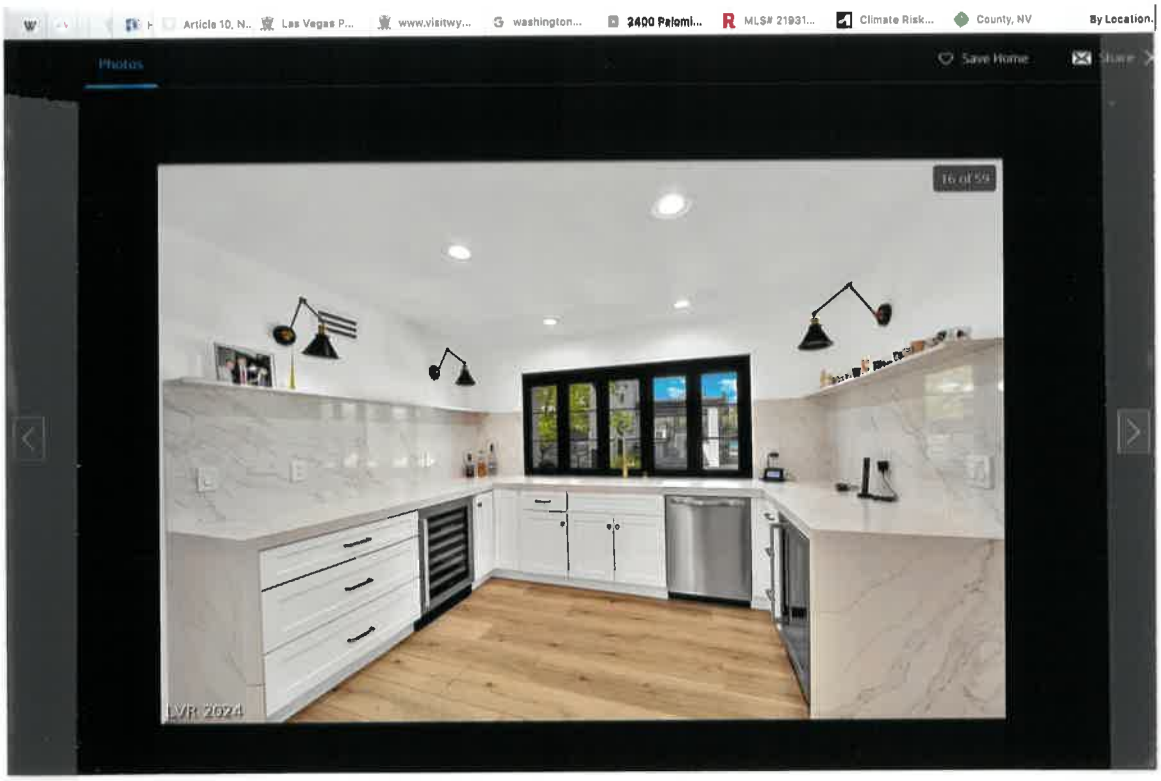
LVR 2024

A 13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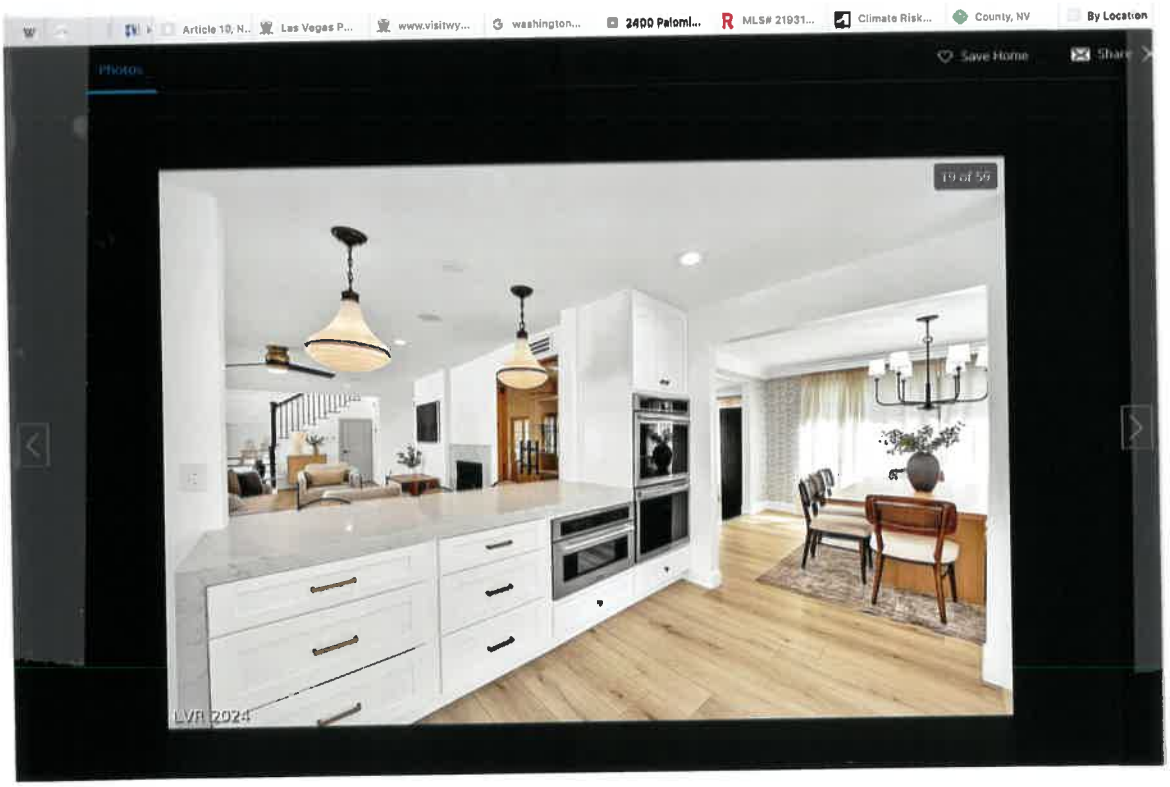
16 of 59
LVR 2024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19 of 59
LVR 2024

A 14

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

LAND ACRES	0.70	LAND SQUARE FEET	30,492

LEGAL DESCRIPTION	FISCAL YEAR	SUMMARY OF TAXABLE VALUES				WORKING
		2022-23	2023-24	2024-25	2025-26	2026-27
N2 SE4 SEC 32 20 61	VALUE TYPE	BLCM	BLCM	BLCM	BLCM	BLCM
	LAND	$378,000	$450,000	$472,500	$472,500	$540,000
	SUBDIVISION DISCOUNT					
	NET LAND	$378,000	$450,000	$472,500	$472,500	$540,000
	IMPROVEMENTS	$236,267	$261,880	$288,558	$279,636	$656,344
	SUPPLEMENTAL				$391,593	
	COMMON ELEMENT					
	TOTAL IMPROVEMENT	$236,267	$261,880	$288,558	$671,229	$656,344
	SECURED PERSONAL PROP					
	PARCEL TOTAL	$614,267	$711,880	$761,058	$752,136	$1,196,344
	EXEMPTION TOTAL					

AG

SALES HISTORY

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

LAND APPRAISAL

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

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME: | BUILDING COUNT 2 | SECTION COUNT 2

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

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

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

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

TYPE	BUILDING STYLE			QUALITY
RES	02 Two Story			40 Good
AYB	EYB	% COMP	% DEPR	
1969	1993	100%	49.5	

BUILDING 1 OF 2 SECTION 1 OF 1

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES -$7,000

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

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	None		90%	

ROOMS/BATHROOMS $45,204

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

BUILT-INS/FIREPLACES $27,586

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

ADDITIONAL BUILDING FEATURES $3,286

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

Subareas

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

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

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

EXTRA FEATURES $297,516 $172,411

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

BUILDING VALUE SUMMARY

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

BUILDING AREAS

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

BUILDING NOTES

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

TYPE	BUILDING STYLE			QUALITY
RES	02 Two Story			30 Average
AYB	EYB	% COMP	% DEPR	
1992	2000	100%	39.0	

BUILDING 2 OF 2 SECTION 1 OF 1

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES — $1,520

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

FLOORING — $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	None		80%	

ROOMS/BATHROOMS — $-9,444

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

BUILT-INS/FIREPLACES — $4,983

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

ADDITIONAL BUILDING FEATURES — $0

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

Subareas

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

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

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

EXTRA FEATURES — $2,498 — $2,349

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

BUILDING VALUE SUMMARY

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

BUILDING AREAS

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

BUILDING NOTES

OWNER(S)/MAIL TO	SITUS	139-32-702-024	Printed: 3/18/2025
PISANELLI JAMES J LIVING TRUST PISANELLI JAMES J TRS 400 S 7TH ST STE 300 LAS VEGAS NV, 89101 NV	2400 PALOMINO LN LAS VEGAS		Page: 1 of 3
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 31.110 Multi Family Res: Two SFR Units		2025/26

LAND ACRES	0.70	LAND SQUARE FEET	30,492

LEGAL DESCRIPTION

N2 SE4 SEC 32 20 61

SUMMARY OF TAXABLE VALUES

FISCAL YEAR	2021-22	2022-23	2023-24	2024-25	WORKING 2025-26
VALUE TYPE	BLCM	BLCM	BLCM	BLCM	BLCM
LAND	$337,500	$378,000	$450,000	$472,500	$472,500
SUBDIVISION DISCOUNT					
NET LAND	$337,500	$378,000	$450,000	$472,500	$472,500
IMPROVEMENTS	$220,937	$236,267	$261,880	$288,558	$288,413
SUPPLEMENTAL					
COMMON ELEMENT					
TOTAL IMPROVEMENT	$220,937	$236,267	$261,880	$288,558	$288,413
SECURED PERSONAL PROP					
PARCEL TOTAL	$558,437	$614,267	$711,880	$761,058	$760,913
EXEMPTION TOTAL					

SALES HISTORY

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

LAND APPRAISAL

#	CODE	LAND CATEGORY	ZONING	UNIT TYPE	FF	DEPTH	UNITS	UNIT PRICE	TOTAL ADJ	ADJ UNIT PRICE	ADJ VALUE	OVERD VALUE	NOTES
1	AR01	Residential	L.R-A	LT			1.00	$525,000	[+] 1.0000	$472,500	$472,500		

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE
AR01	% - Size		-0.10	-$52,500.00	

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME:

BUILDING COUNT 2 SECTION COUNT 2

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	Two Story	40		1969	1969							100%	4,594	53.21	244,449
RES	2-1	Two Story	10		1992	1992							100%	453	97.05	43,964

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

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

OWNER(S)/MAIL TO

PISANELLI JAMES J LIVING TRUST
PISANELLI JAMES J TRS
400 S 7TH ST STE 300
LAS VEGAS NV, 89101 NV

SITUS

2400 PALOMINO LN
LAS VEGAS

139-32-702-024

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

2025/26

TYPE	BUILDING STYLE	QUALITY
RES	02 Two Story	40 Good

AYB	EYB	% COMP	% DEPR
1969	1969	100%	75.0

BUILDING 1 OF 2 **SECTION 1 OF 1**

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES $1,807

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab	2,506	54.55%	-18,820
EW	Frame-Siding/Shingle		100.00%	
RC	Wood Shake		100.00%	1,424
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	19,203

FLOORING $0

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

ROOMS/BATHROOMS $11,229

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	7.00	1.00	
RM2	Family/Den/Other	1.00	1.00	
RM3	Frml Dining Room	1.00	1.00	
RM4	Total Rooms	11.00	1.00	
RM5	Full Baths	4.00	1.00	
RM6	Half Baths		1.00	
FIX	Plumb Fxt	15.00	1.00	11,229

BUILT-INS/FIREPLACES $13,775

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	1.00	9,163
FPL	Fireplace (L-Rank)	1	1.00	4,612

ADDITIONAL BUILDING FEATURES $0

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

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	PD3	Patio Deck Brick	1969	1969		734	9.40	6,900
1-1	GL2	Resid Level 2	1969	1969	2,088	2,088	160.16	334,414
1-1	GL1	Resid Level 1	1969	1969	2,506	2,506	160.16	401,361

4,594 ft

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

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

EXTRA FEATURES $208,298 $52,077

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPL3	Pool Size Appx 512 Square Fe	3	1	1.00	$56,237.66	1.00	60,534.22	1969	1969	60,534	75.0	15,134	
RPLD	Pool Deck - Kool Deck		1	200.00	$13.92	1.00	13.92	1969	1969	2,784	75.0	696	
SPR2	Sprinkler Average		1	1.00	$3,753.05	1.00	3,753.05	1969	1969	3,753	75.0	938	
RPV3	Paving - Brick		1	756.00	$12.03	1.00	12.03	1969	1969	9,095	75.0	2,274	
RPV4	Paving - Concrete		1	2,523.00	$6.36	1.00	6.36	1969	1969	16,046	75.0	4,012	
RTAS	Tennis Court - Asphalt		1	1.00	$47,445.08	1.00	47,445.08	1969	1969	47,445	75.0	11,861	
RTLT	Tennis Court Lighting		1	1.00	$18,378.32	1.00	18,378.32	1969	1969	18,378	75.0	4,595	
RTFN	Tennis Court Fencing		1	1.00	$15,718.30	1.00	15,718.30	1969	1969	15,718	75.0	3,930	
RY30	Diving Board/Each		1	1.00	$1,659.49	1.00	1,659.49	1969	1969	1,659	75.0	415	
RY38	Concrete Block/Stump/Sq Ft		1	2,100.00	$15.66	1.00	15.66	1969	1969	32,886	75.0	8,222	

BUILDING VALUE SUMMARY

BASIC BUILDING	735,775
SQ. FT. ADJUSTMENTS	1,807
LUMP SUM ADJUSTMENTS	25,004
BASEMENT	
PORCHES	6,900
GARAGES/CARPORTS	
BUILDING RCN	769,486
DEPRECIATION	577,115
POOL/SPA/DECK	16,245
OTHER EXTRA FEATURES	35,832
TOTAL RCNLD	244,449
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	4,594
HEATED AREA W/FIN BSMT	4,594
ADJ RATE	

BUILDING NOTES

OWNER(S)/MAIL TO

PISANELLI JAMES J LIVING TRUST
PISANELLI JAMES J TRS
400 S 7TH ST STE 300
LAS VEGAS NV, 89101 NV

SITUS

2400 PALOMINO LN
LAS VEGAS

139-32-702-024

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

2025/26

TYPE	BUILDING STYLE	QUALITY
RES	02 Two Story	10 Low

AYB	EYB	% COMP	% DEPR
1992	1992	100%	49.5

BUILDING CHARACTERISTICS

BUILDING 2 OF 2 SECTION 1 OF 1

BASIC BUILDING FEATURES — $2,053

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab	101	22.30%	-430
EW	Frame-Stucco		100.00%	
RC	Wood Shake		100.00%	965
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	1,518

FLOORING — $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	% Floor Carpet		80%	
RIF	% Floor Vinyl		20%	

tcH

ROOMS/BATHROOMS — $-1,473

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	1.00	1.00	
RM2	Family/Den/Other		1.00	
RM3	Frml Dining Room		1.00	
RM4	Total Rooms	1.00	1.00	
RM5	Full Baths	1.00	1.00	
RM6	Half Baths	1.00	1.00	
FIX	Plumb Fxt	5.00	1.00	-1,473

BUILT-INS/FIREPLACES

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins		1.00	

ADDITIONAL BUILDING FEATURES

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

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
2-1	GL2	Resid Level 2	1992	1992	417	417	133.09	55,499
2-1	GL1	Resid Level 1	1992	1992	36	36	133.09	4,791
2-1	GBI	Built in Garage	1992	1992		504	33.45	16,859
2-1	PBA	Patio Comp Roof	1992	1992		270	25.94	7,004

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

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

EXTRA FEATURES

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	$2,324 RCN	DEPR%	$1,174 RCNLD	NOTES
RFN1	Fence Minimum - Small Yard		1	1.00	$2,323.89	1.00	2,323.89	1992	1992	2,324	49.5	1,174	

BUILDING VALUE SUMMARY

BASIC BUILDING	60,290
SQ. FT. ADJUSTMENTS	2,053
LUMP SUM ADJUSTMENTS	-1,473
BASEMENT	
PORCHES	7,004
GARAGES/CARPORTS	16,859
BUILDING RCN	84,733
DEPRECIATION	41,943
POOL/SPA/DECK	
OTHER EXTRA FEATURES	1,174
TOTAL RCNLD	43,964
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTY PUD/COMMON AREA	

BUILDING AREAS

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

BUILDING NOTES

OWNER(S)/MAIL TO	SITUS		
PISANELLI JAMES J LIVING TRUST PISANELLI JAMES J TRS 400 S 7TH ST STE 300 LAS VEGAS NV, 89101 NV	2400 PALOMINO LN LAS VEGAS		
	PARCEL STATUS	A Active - Locally Assessed Parcel	
	NEIGHBORHOOD	1311.09 Central West	
	PRIMARY USE	31.110 Multi Family Res: Two SFR Units	

139-32-702-024

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2025/26

LAND ACRES	0.70	LAND SQUARE FEET	30,492

LEGAL DESCRIPTION

N2 SE4 SEC 32 20 61

SUMMARY OF TAXABLE VALUES

FISCAL YEAR	2021-22	2022-23	2023-24	2024-25	WORKING 2025-26
VALUE TYPE	BLCM	BLCM	BLCM	BLCM	BLCM
LAND	$337,500	$378,000	$450,000	$472,500	$472,500
SUBDIVISION DISCOUNT					
NET LAND	$337,500	$378,000	$450,000	$472,500	$472,500
IMPROVEMENTS	$220,937	$236,267	$261,880	$288,558	$279,636
SUPPLEMENTAL					$391,593
COMMON ELEMENT					
TOTAL IMPROVEMENT	$220,937	$236,267	$261,880	$288,558	$671,229
SECURED PERSONAL PROP					
PARCEL TOTAL	$558,437	$614,267	$711,880	$761,058	$752,136
EXEMPTION TOTAL					

A 22

SALES HISTORY

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

LAND APPRAISAL

#	CODE	LAND CATEGORY	ZONING	UNIT TYPE	FF	DEPTH	UNITS	UNIT PRICE	TOTAL ADJ	ADJ UNIT PRICE	ADJ VALUE	OVERD VALUE	NOTES
1	AR01	Residential	L:R-A	LT			1.00	$525,000	[+] 1.0000	$472,500	$472,500		

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE
AR01	% - Size		-0.10	-$52,500.00	

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME:

BUILDING COUNT 2 SECTION COUNT 2

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	Two Story	40		1969	1993							100%	4,460	135.43	604,004
RES	2-1	Two Story	30		1992	2000							100%	453	148.40	67,225

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

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

OWNER(S)/MAIL TO	SITUS		
PISANELLI JAMES J LIVING TRUST	2400 PALOMINO LN	139-32-702-024	Printed: 9/18/2025
PISANELLI JAMES J TRS	LAS VEGAS		Page: 2 of 3
400 S 7TH ST STE 300	PARCEL STATUS: A Active - Locally Assessed Parcel	*139-32-702-0	2025/26
LAS VEGAS NV, 89101 NV	NEIGHBORHOOD: 1311.09 Central West		
	PRIMARY USE: 31.110 Multi Family Res: Two SFR Units		
	BUILDING(S): 1 of 2		

TYPE	BUILDING STYLE	QUALITY
RES	02 Two Story	40 Good

AYB	EYB	% COMP	% DEPR
1969	1993	100%	48.0

BUILDING 1 OF 2 SECTION 1 OF 1

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES -$7,417

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab	2,484	55.70%	-18,656
EW	Frame-Siding/Shingle		100.00%	
RC	Composition Shingle		100.00%	-7,404
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	18,643

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	None		90%	

ROOMS/BATHROOMS $44,916

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	4.00	1.00	
RM2	Family/Den/Other	4.00	1.00	
RM3	Frml Dining Room	1.00	1.00	
RM4	Total Rooms	11.00	1.00	
RM5	Full Baths	4.00	1.00	
RM6	Half Baths	1.00	1.00	
FIX	Plumb Fxt	24.00	1.00	44,916

BUILT-INS/FIREPLACES $27,550

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	2	1.00	18,326
FPL	Fireplace (L-Rank)	2	1.00	9,224

ADDITIONAL BUILDING FEATURES $3,254

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)		1.00	
X05	Bar Cooler	2	1.00	3,254

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	PAA	Patio Aluma Roof	1969	1993		504	41.95	21,143
1-1	PAA	Patio Aluma Roof	1969	1993		336	41.95	14,095
1-1	CAS	Casita - Extra Feature	1969	1993		216		
1-1	GL1	Resid Level 1	1969	1993	2,484	2,484	160.94	399,775
1-1	GL2	Resid Level 2	1969	1993	1,976	1,976	160.94	318,017
1-1	PD4	Patio Deck Concrete	1969	1993		48	4.22	203

4,460 ft
+ 134 SF
FROM PRIOR PRC

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

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

EXTRA FEATURES $297,912 $176,805

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPL3	Pool Size Appx 512 Square Fe	3	1	1.00	$56,237.66	1.00	60,534.22	2022	2022	60,534	4.5	57,810	
RPLD4	Pool Deck - Concrete		1	2,500.00	$6.36	1.00	6.36	2022	2022	15,900	4.5	15,185	
SPR3	Sprinkler Large		1	1.00	$11,247.05	1.00	11,247.05	1969	1969	11,247	75.0	2,812	
RPV4	Paving - Concrete		1	3,000.00	$6.36	1.00	6.36	2022	2022	19,080	4.5	18,221	
RTAS	Tennis Court - Asphalt		1	1.00	$47,445.08	1.00	47,445.08	1969	1969	47,445	75.0	11,861	
RTLT	Tennis Court Lighting		1	1.00	$18,378.32	1.00	18,378.32	1969	1969	18,378	75.0	4,595	
RTFN	Tennis Court Fencing		1	1.00	$15,718.30	1.00	15,718.30	1969	1969	15,718	75.0	3,930	
RFN3	Fence Large - 1/2 Acre Custon		1	2.00	$29,990.52	1.00	29,990.52	1969	1969	59,981	75.0	14,995	
RPSP	Pool Spa/Attached Each		1	1.00	$17,592.41	1.00	17,592.41	2022	2022	17,592	4.5	16,801	
RY17	Casita/Square Feet		1	216.00	$148.32	1.00	148.32	2022	2022	32,037	4.5	30,595	

BUILDING VALUE SUMMARY

BASIC BUILDING	717,792
SQ. FT. ADJUSTMENTS	-7,417
LUMP SUM ADJUSTMENTS	75,720
BASEMENT	
PORCHES	35,441
GARAGES/CARPORTS	
BUILDING RCN	821,536
DEPRECIATION	394,337
POOL/SPA/DECK	89,796
OTHER EXTRA FEATURES	87,009
TOTAL RCNLD	604,004
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

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

BUILDING NOTES

OWNER(S)/MAIL TO	SITUS		
PISANELLI JAMES J LIVING TRUST PISANELLI JAMES J TRS 400 S 7TH ST STE 300 LAS VEGAS NV, 89101 NV	2400 PALOMINO LN LAS VEGAS	139-32-702-024 *139-32-702-0	Printed: 9/18/2025 Page: 3 of 3 2025/26

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
RES	02 Two Story	30 Average

AYB	EYB	% COMP	% DEPR
1992	2000	100%	37.5

BUILDING 2 OF 2 SECTION 1 OF 1

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES $1,505

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab	36	7.95%	-189
EW	Frame-Stucco		100.00%	
RC	Composition Shingle		100.00%	
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	1,694

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.
RIF	None		80%	

ROOMS/BATHROOMS $-9,344

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	1.00	1.00	
RM2	Family/Den/Other		1.00	
RM3	Frml Dining Room		1.00	
RM4	Total Rooms	1.00	1.00	
RM5	Full Baths	1.00	1.00	
RM6	Half Baths	1.00	1.00	
FIX	Plumb Fxt	5.00	1.00	-9,344

BUILT-INS/FIREPLACES $5,001

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	1.00	5,001

ADDITIONAL BUILDING FEATURES $0

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

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
2-1	GL1	Resid Level 1	1992	2000	36	36	163.91	5,901
2-1	PAA	Patio Aluma Roof	1992	2000		324	32.89	10,656
2-1	GBI	Built in Garage	1992	2000		504	43.21	21,778
2-1	GL2	Resid Level 2	1992	2000	417	417	163.91	68,350

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

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

EXTRA FEATURES $2,430 $2,321

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RY13	Bar-B-Que/Firepit/Each		1	1.00	$2,430.29	1.00	2,430.29	2022	2022	2,430	4.5	2,321	

BUILDING VALUE SUMMARY

BASIC BUILDING	74,251
SQ. FT. ADJUSTMENTS	1,505
LUMP SUM ADJUSTMENTS	-4,343
BASEMENT	
PORCHES	10,656
GARAGES/CARPORTS	21,778
BUILDING RCN	103,847
DEPRECIATION	38,943
POOL/SPA/DECK	
OTHER EXTRA FEATURES	2,321
TOTAL RCNLD	67,225
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

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

BUILDING NOTES

2500 Arrowhead

Residential

APN: 139-32-702-020 | Appraiser: 165 | Date: 5/7/2025

Marshall & Swift Percentage of Completetion Breakdown	MS-42 Sec. 85	All Original Y/N	Original % of Component	NRS 361.229.1 Override	Comments	Factored Percent %
Plans, permits and survey	2%	Y	100%			2.00%
Excavation, forms, water/sewage hookup	4%	Y	100%			4.00%
Concrete	8%	Y	100%			8.00%
Rough framing	21%	Y	100%			21.00%
Windows and exterior doors	2%	N	40%		mostly new	0.80%
Roof Cover	3%	Y	100%			3.00%
Rough-in plumbing	4%	N	40%		mostly new	1.60%
Insulation	1%	N	0%		all new	0.00%
Rough in electrical and mechanical	11%	N	40%		mostly new	4.40%
Exterior cover	6%	Y	100%			6.00%
Interior drywall and ceiling finish	8%	N	40%		mostly new	3.20%
Built-in cabinets, interior doors, trim, etc.	13%	N	0%		all new	0.00%
Plumbing fixtures	5%	N	0%		all new	0.00%
*Floor covers	3%	N	0%	100%	NRS	3.00%
*Built-in appliances	3%	N	0%	100%	NRS	3.00%
Light fixtures and finish hardware	2%	N	0%		all new	0.00%
*Painting and decorating	4%	N	0%	100%	NRS	4.00%

(2) (3) (3) (4)

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

Original % Complete = 64.0% (12%)

5.98

Remodel Effective Year / Destruction Rebuild Effective Year

Area	Description	% of Imp.	Year	% Remodel Area to Date	Year for Eff Age Calculation	Weight
Original	From Analysis Above	65.0%	1952		1952	1268.8
Remodel 1		35.0%	2023	35.0%	2023	708.1
Remodel 2						
Remodel 3						
	Total Area:	100%		Adjusted Effective Year:		1977

50 1973 98.50
50 2023 1011.50
EYS 1998.00

Comments:
Original built in 1952. Complete remodel in 2023, changing effective year to 1984.

CAN'T BE > 50 YEARS

2500 Parcel, W

Residential

APN: 139-32-702-020 **Appraiser** 165 **Date** 5/7/2025

Marshall & Swift Percentage of Completetion Breakdown	MS-42 Sec. 85	All Original Y/N	Original % of Component	NRS 361.229.1 Override	Comments	Factored Percent %
Plans, permits and survey	2%	Y	100%			2.00%
Excavation, forms, water/sewage hookup	4%	Y	100%			4.00%
Concrete	8%	Y	100%			8.00%
Rough framing	21%	Y	100%			21.00%
Windows and exterior doors	2%	N	0%		all new	0.00%
Roof Cover	3%	N	0%		all new	0.00%
Rough-in plumbing	4%	N	0%		all new	0.00%
Insulation	1%	N	0%		all new	0.00%
Rough-in electrical and mechanical	11%	N	0%		all new	0.00%
Exterior cover	6%	Y	100%			6.00%
Interior drywall and ceiling finish	8%	N	0%		all new	0.00%
Built-in cabinets, interior doors, trim, etc.	13%	N	0%		all new	0.00%
Plumbing fixtures	5%	N	0%		all new	0.00%
*Floor covers	3%	N	0%	100%	NRS	3.00%
*Built-in appliances	3%	N	0%	100%	NRS	3.00%
Light fixtures and finish hardware	2%	N	0%		all new	0.00%
*Painting and decorating	4%	N	0%	100%	NRS	4.00%

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

Original % Complete = 51.0%

1989.6

(12%

39%

use 40/60

Remodel Effective Year / Destruction Rebuild Effective Year

Area	Description	% of Imp.	Year	% Remodel Area to Date	Year for Eff. Age Calculation	Weight
Original	From Analysis Above	50.0%	1952		1952	976.0
Remodel 1		50.0%	2023	50.0%	2023	1011.5
Remodel 2						
Remodel 3						
	Total Area:	100%	Adjusted Effective Year:			1988

40 1973 : 789.2
.60 2023 : 1213.8
EYB 2003.0

Comments:

Original built in 1952. Complete remodel in 2023, changing effective year to 1984.

1973

2500 Around

Effective Age

APN:	139-32-702-020
Bldg.-Sec.:	
Project:	

Enter information in yellow cells only

APPR:	165
DATE:	5/7/2025

Additions

☐ Original Year Built (Cell D10) is From a Previously Calculated Effective Age

Area	Description	Square Feet	Year Built	Area % of Total Sq. Ft.	Cumulative Addition SF to Date	Cum. % of Addns. to Date	Year for Eff. Age Calc.	Weight
Original	remodeled original	1,695	1977	64.3%			1977	1270.8
Addition 1	1980 addition	454	1980	17.2%	454	21%	1980	340.9
Addition 2	2017 addition	488	2017	18.5%	942	36%	2017	373.3
Addition 3								
Addition 4								
Addition 5								
	Total Square Feet:	2,637				**Adjusted Effective Year:**		1985

1981

Remodels / Rebuilds

Area	Description	% of Imp.	Year Built	% Remodel Area to Date	Year for Eff. Age Calc.	Weight
Remodel 1						
Remodel 2						
	Total Area:			**Adjusted Effective Year:**		

Comments:

Original 1952 with additons in 1980 and 2017. 2023 remodel, changing effective year built to 1985.

OWNER(S)/MAIL TO	SITUS	139-32-702-020	Printed: 9/18/2025
MOLASKY ANDREW REVOKABLE FAMILY TRUST MOLASKY ANDREW TRS 2500 PALOMINO LN LAS VEGAS NV, 89107 NV	2500 PALOMINO LN LAS VEGAS		Page: 1 of 4
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 20.110 Single Family Residential	*139-32-702-0	2025/26

9/9/91

LAND ACRES	0.69	LAND SQUARE FEET	30,056

LEGAL DESCRIPTION

PT NW4 SE4 SEC 32 20 61

SUMMARY OF TAXABLE VALUES — WORKING

FISCAL YEAR / VALUE TYPE	2021-22	2022-23	2023-24	2024-25	2025-26
	BLCM	BLCM	BLCM	BLCM	BLCM
LAND	$318,750	$357,000	$425,000	$446,250	$446,250
SUBDIVISION DISCOUNT					
NET LAND	$318,750	$357,000	$425,000	$446,250	$446,250
IMPROVEMENTS	$133,848	$143,359	$160,409	$177,616	$178,615
SUPPLEMENTAL					$164,623
COMMON ELEMENT					
TOTAL IMPROVEMENT	$133,848	$143,359	$160,409	$177,616	$343,238
SECURED PERSONAL PROP					
PARCEL TOTAL	$452,598	$500,359	$585,409	$623,866	$624,865
EXEMPTION TOTAL					

SALES HISTORY

TYPE	SALE DATE	SALE PRICE	DEED BOOK	PAGE	GRANTOR	GRANTEE
R	5/13/2025	$ 1,115,000.00	20250513	00000348	JUDSON DOUGLAS & MARY TRUST	ASKY ANDREW REVOKABLE FAMILY TR
R	2/9/2022	$ 900,000.00	20220209	00002539	RZIMER KENNETH D REVOCABLE TR E	JUDSON DOUGLAS & MARY TRUST
F	8/13/2010	$ 229,900.00	20100813	00003091	BANK U S NATIONAL ASSN TRS	CLERMONT ANDRAYA

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	$525,000	/+/	1.0000	$446,250	$446,250		

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE	CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE
AR01	% - Size		-0.15	-$78,750.00							

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME: | BUILDING COUNT: 1 | SECTION COUNT: 3

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	One Story	35		1952	1985							100%	2,637	104.49	275,552
RES	1-2	One Story	25		1952	1988							100%	840	69.40	58,295
RES	1-3	Garage	35		1952	1952							100%			9,391

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

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

2333 Pinto

Residential

APN: 139-32-702-013 **Appraiser** 165 **Date** 5/7/2025

Marshall & Swift Percentage of Completetion Breakdown	MS-42 Sec. 85	All Original Y/N	Original % of Component	NRS 361.229.1 Override	Comments	Factored Percent %
Plans, permits and survey	2%	Y	100%			2.00%
Excavation, forms, water/sewage hookup	4%	Y	100%			4.00%
Concrete	8%	Y	100%			8.00%
Rough framing	21%	N	65%		new roof, truss, wall height, layout	13.65%
Windows and exterior doors	2%	N	0%		all new	0.00%
Roof Cover	3%	N	0%		all new	0.00%
Rough-in plumbing	4%	N	65%		some new	2.60%
Insulation	1%	N	0%		all new	0.00%
Rough-in electrical and mechanical	11%	N	65%		some new	7.15%
Exterior cover	6%	Y	100%			6.00%
Interior drywall and ceiling finish	8%	N	65%		some new	5.20%
Built-in cabinets, interior doors, trim, etc.	13%	N	0%		all new	0.00%
Plumbing fixtures	5%	N	0%		all new	0.00%
*Floor covers	3%	N	0%	100%	NRS	3.00%
*Built-in appliances	3%	N	0%	100%	NRS	3.00%
Light fixtures and finish hardware	2%	N	0%		all new	0.00%
*Painting and decorating	4%	N	0%	100%	NRS	4.00%

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

Original % Complete = 58.6%

1869 Casita

Remodel Effective Year / Destruction Rebuild Effective Year

Area	Description	% of Imp.	Year	% Remodel Area to Date	Year for Eff. Age Calculation	Weight
Original	From Analysis Above	60.0%	1999		1999	1199.4
Remodel 1		40.0%	2023	40.0%	2023	809.2
Remodel 2						
Remodel 3						
	Total Area:	100%		Adjusted Effective Year:		2009

Comments:

Casita remodel with new roof/truss in 2024.

OWNER(S)/MAIL TO	SITUS	139-32-702-013	Printed: 9/18/2025
ANN B REVOCABLE TRUST	2333 PINTO LN		Page: 2 of 2
ET ANN B TRS	LAS VEGAS		
33 PINTO LN	PARCEL STATUS: A Active - Locally Assessed Parcel	*139-32-702-0	2025/26
LAS VEGAS NV, 89107 NV	NEIGHBORHOOD: 1311.09 Central West		
	PRIMARY USE: 20.110 Single Family Residential		
	BUILDING(S): 1 of 1		

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	55 Very Good-Excellent

AYB	EYB	% COMP	% DEPR
1954	2002	100%	34.5

BUILDING 1 OF 1 **SECTION 1 OF 1**

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES -$68,511

CAT	TYPE	AREA	%	SF ADJ.
SFL	Concrete Slab		100.00%	-82,134
EW	Frame-Stucco		100.00%	
RC	Elastomeric (Rubber)		100.00%	-36,228
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	29,851

FLOORING $0

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

ROOMS/BATHROOMS $74,385

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	5.00	1.00	
RM2	Family/Den/Other	1.00	1.00	
RM3	Frml Dining Room	1.00	1.00	
RM4	Total Rooms	13.00	1.00	
RM5	Full Baths	6.00	1.00	
RM6	Half Baths		1.00	
FIX	Plumb Fxt	30.00	1.00	74,385

BUILT-INS/FIREPLACES $60,306

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	2	1.00	26,412
FPL	Fireplace (L-Rank)	1	1.00	9,762
AP5	Bi Microwave	1	1.00	1,350
AP2	Built-in Refrigerator/Extra/Each	2	1.00	21,470
AP6	Trash Compactor	1	1.00	1,312

ADDITIONAL BUILDING FEATURES $16,188

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)	10	1.00	
X05	Bar Cooler	2	1.00	3,254
X80	Wine Vault/Each	1	1.00	12,934

Subareas

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	PBA	Patio Comp Roof	1954	2002		510	43.82	22,348
1-1	CAS	Casita - Extra Feature	1954	2002		714		
1-1	100	100% Addition	1954	2002	544	544	263.15	143,154
1-1	GAB	Att Garage - Built-up or Com	1954	2002		589	76.34	44,964
1-1	PTA	Patio Tile Roof	1954	2002		56	78.13	4,375
1-1	100	100% Addition	1954	2002	32	32	263.15	8,421
1-1	GL1	Resid Level 1	1954	2002	4,949	4,949	263.15	1,302,329
1-1	GL2	Resid Level 2	1954	2002	1,050	1,050	263.15	276,308
1-1	BWA	Balcony Wood	1954	2002		888	61.52	54,630
1-1	BWA	Balcony Wood	1954	2002		532	61.52	32,729

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

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

EXTRA FEATURES $498,338 $321,794

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPLC	Pool Custom Square Feet	2	1	1,200.00	$114.86	1.00	114.86	1954	1966	137,832	75.0	34,458	
RPLD	Pool Deck - Kool Deck		1	360.00	$13.92	1.00	13.92	1954	1966	5,011	75.0	1,253	
SPR2	Sprinkler Average		1	1.00	$3,753.05	1.00	3,753.05	1954	1966	3,753	75.0	938	
RPV4	Paving - Concrete		1	1,765.00	$6.36	1.00	6.36	1954	1966	11,225	75.0	2,806	
RSPT	Septic		1	1.00	$9,086.39	1.00	9,086.39	1954	1966	9,086	75.0	2,272	
RY38	Concrete Block/Slump/Sq Ft		1	2,100.00	$15.66	1.00	15.66	1954	1966	32,886	75.0	8,222	
RPHI	Pool Heater Included		1	1.00		1.00		2023	2024		1.5		
RPSP	Pool Spa/Attached Each		1	1.00	$17,592.41	1.00	17,592.41	2023	2024	17,592	1.5	17,329	
RY17	Casita/Square Feet		1	714.00	$148.32	1.00	148.32	1998	2009	105,900	24.0	80,484	
RPV4	Paving - Concrete		1	5,000.00	$6.36	1.00	6.36	2023	2024	31,800	1.5	31,323	
RPV4	Paving - Concrete		1	3,500.00	$6.36	1.00	6.36	2023	2024	22,260	1.5	21,926	
RY68	Spiral Stairs		1	1.00	$13,957.50	1.00	13,957.50	2023	2024	13,958	1.5	13,748	
RTCN	Tennis Court - Concrete		1	1.00	$57,915.89	1.00	57,915.89	2024	2025	57,916		57,916	
RY20	Auto Gate Opener/Each		1	3.00	$10,247.12	1.00	10,247.12	2024	2025	30,741		30,741	
RTLT	Tennis Court Lighting		1	1.00	$18,378.32	1.00	18,378.32	2024	2025	18,378		18,378	

BUILDING VALUE SUMMARY

BASIC BUILDING	1,730,212
SQ. FT. ADJUSTMENTS	-68,511
LUMP SUM ADJUSTMENTS	150,879
BASEMENT	
PORCHES	114,082
GARAGES/CARPORTS	44,964
BUILDING RCN	1,971,626
DEPRECIATION	680,211
POOL/SPA/DECK	53,040
OTHER EXTRA FEATURES	268,754
TOTAL RCNLD	1,613,209
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

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

BUILDING NOTES

2709 M&S Recalculation

18-Nov-2024	Calculated	Rounded
Original % Complete	18%	20%
New %	82%	80%
Total	100%	100%
Recalculated for Equity		
Original % Complete	30%	
New %	70%	
Total	100%	

EYB	ORIGINAL
1970	394
2021	1617
Total	2011
EYB	Recalculated
1970	591
2021	1415
Total	2006

increase in years of depr	5%	
Increase in depreciation:	7.5%	(5 x 1.5%)

	Actual @22.5% Depr EYB: 2011		Pro- Forma @30@ EYB: 2016		Variance
Building RCN	$1,065,786		$1,065,786		$0
Depreciation	($239,802)		($319,736)		$79,934
Pool/Spa	$67,613		$67,613		$0
Other	$101,430		$101,430		$0
Total RCNLD - Taxable	$995,027		$915,093		$79,934
Conversion Rate	35.00%		35.00%		
Total RCNLD - Assessed	$348,259		$320,283		$27,977
Tax rate	3.2782%		3.2782%		
Tax impact - Annual	$11,417		$10,500		$917

OWNER 'OVERCHARGED' BY $917/YEAR DUE TO INEQUITABLY LOWER DEPRECIATION

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6. **Non-Uniformity of assessment process - IMPROVEMENTS**

1. **NON-UNIFORM ISSUANCE OF M&S WORKSHEETS**
2. **NON-UNIFORM TIMING OF SUPPLEMENTALS**
3. **NON-UNIFORM % OLD/NEW ON M&S WORKSHEETS**
4. **NON-UNIFORM APPLICATION OF QUALITY CLASS IN M&S WORKSHEET**
5. **NON-UNIFORM WALK THRU/TRESPASS**
6. **NON-UNIFORM DILIGENCE IN DETAIL OF IMPROVEMENT ATTRIBUTES**
7. **NON-UNIFORM USE OF AERIALS**
8. **NON-UNIFORM USE OF PERMIT SEARCH FOR PROPERTY DETAILS**
9. **NON-UNIFORM USE OF INTERNET SEARCH FOR PROPERTY DETAILS**

SEE CHART #3 FOR PROPERTY SPECIFIC VARIATIONS OF PROCESSES

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CHART #3

NON-UNIFORMITY										
PROPERTY	WALK-THRU	DILIGENT INQUIRY & EXAM	PERMIT SEARCH	AERIAL VIEW #	M&S SPREAD SHEET	REVISIT SECONDARY STRUCTURE	REVISIT TERTIARY STRUCTURE	TRESPASS	INTERNET SEARCH	COMMENTS
2709 PINTO LANE	YES	YES	YES	3 MIN	YES	YES	YES	YES	UNK	DILIGENT INQUIRY & EXAMINATION
139-32-703-002										
2333 PINTO LANE	YES	NO	UNK	NO	YES	NO	N/A	NO	UNK	WHY BOTHER? MISSED 1/2 THE HOUSE
13-32-702-013										
2400 PALOMINO	NO	NO	NO	NO	NO	NO	NO	NO	NO	
139-32-702-024										
2337 PINTO	NO	NO	NO	NO	NO	NO	N/A	NO	NO	
139-32-702-012										
2327 ALTA	NO	NO	NO	NO	YES (1)	YES	N/A	NO	NO	WORKSHEET DATE 11/23, WORK DONE IN 2022, SUPP 24/25?
139-32-702-002										
2608 PINTO LANE	NO	NO	NO	NO	NO	NO	N/A	NO	NO	
139-32-701-008										
2701 PINTO LANE	NO	NO	NO	NO	NO	NO	N/A	NO	NO	ADVISED OF NEW ADDITION IN FRONT & EXTENSIVE REMODEL
139-32-703-003										
2315 ALTA	UNK	NO	UNK	UNK	NO	UNK	N/A	NO	UNK	
139-32-702-030										
2800 PINTO LANE	NO	NO	NO	NO	NO	NO	NO	NO	NO	ADVISED OF SUBSTANTIAL REMODEL STILL IN PROCESS
139-32-304-017										
2717 PINTO LANE	NO	NO	YES	YES	NO	NO	NO	NO	NO	STILL DID NOT ISSUE A SUPPLEMENTAL
139-32-703-001										

(1) WORKSHEET DATE 11/28/23
60/40 OLD/NEW
MISSED 1/2 THE HOUSE
CEILING RAISED IN SOME LOCATIONS

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7. Non-Conforming with NRS 361.260 § 1

'EACH YEAR, THE COUNTY ASSESSOR SHALL ASCERTAIN BY *DILIGENT INQUIRY AND EXAMINATION* ALL REAL PROPERTY THAT IS IN THE COUNTY ON JULY 1 WHICH IS SUBJECT TO TAXATION'

EXCEPT FOR REMODELS AT:

1. 2800 PINTO LANE – STILL NO CHANGE (INSIDE REMODEL/PAVERS)
2. 2701 PINTO LANE – STILL NO CHANGE (1 YEAR REMODEL/ADDITION)
3. 2717 PINTO LANE – NO CHANGE IN 2025/26 PER J. BONESTEEL COMMITMENT
4. 2400 PALOMINO (SUBSEQUENT INCREASE OF $392K)
    a. MASSIVE REMODEL
    b. USED AS A COMP BY ASSESSOR W/MLS DESCRIPTION OF RENOVATION
    c. NEW POOL WITH PERMIT – NO ASSESSMENT TILL YEARS LATER
5. 2400 PINTO LANE – NO SUPPLEMENTALS
    a. PERMIT R-241876 FINAL 12/18/2013 (REMODEL FAMILY ROOM)
    b. PERMIT R17-03476 FINAL 1/16/2018 (ELEC REMODEL CASITA)
    c. PERMIT R17-01463 FINAL 3/1/2018 (SGL FAM RESID REMODEL)
    d. PERMIT R19-09877 FINAL 2/20/2020 (KITCHEN REMODEL)
6. 2337 PINTO LANE
    a. (SUBSEQUENT INCREASE OF $186K, 8 YEARS AFTER COMPLETION OF REMODEL)
        i. A 1,652 SF FINISHED BASEMENT AT 2337 PINTO LANE
        ii. A 3 CAR GARAGE AT 2337 PINTO LANE
        iii. AN OUTDOOR KITCHEN AT 2337 PINTO LANE
7. 2333 PINTO LANE (WALKED THRU BY J. BONESTEEL AND BUILDER)
    a. SUBSEQUENT INCREASE OF $711K
        i. AN INCORRECT QUALITY CLASS AT 2333 PINTO LANE (40 – 60)
        ii. A 4 CAR GARAGE AT 2333 PINTO LANE
        iii. A TENNIS COURT AT 2333 PINTO LANE
8. 2905 PINTO LANE - NEW WROUGHT IRON FENCE REQUIRED A VARIANCE AND A PERMIT (R20-06272, FINAL INSPECTION 12/9/2024)
9. A $1M REMODEL AT 2608 PINTO LANE – NO SUPPLEMENTAL
10. A MASSIVE REMODEL AT 2327 ALTA DRIVE
    a. WORK COMPLETED 2021, ASSESSMENT ISSUED 2024/2025
11. AN INCORRECT QUALITY CLASS AT 3011 PINTO LANE (40 – 60)
    a. (SUBSEQUENT INCREASE OF $228K IN 25/26 + $406K IN 26/27)
        i. LAST PERMIT AT ADDRESS WAS 2012

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ASSESSOR'S ADDENDUM – PAGE 7

LOGICAL ERRORS:

- ASSESSOR USED THIS CHART, 'COMPARABLE SALES ANALYSIS' TO REBUT AND REFUTE PETITIONER'S CLAIM OF INEQUITY OF ASSESSED IMPROVEMENTS

    - NEVADA LAW REQUIRES REPLACEMENT COST NEW (RCN) TO ASSESS AND TAX IMPROVEMENTS, NOT SALES/MARKET VALUE (NRS 361.260 (5)(a).
    - COMMINGLES LAND AND IMPROVEMENTS TO DEVELOP $/SF
    - 6 OF THE 7 COMPS (86%) ARE RATED ABOVE THE QUALITY OF SUBJECT PROPERTY FROM P.8-9. ***THESE ARE NOT COMPARABLE.***
    - 18 OTHER PROPERTIES ARE RATED SAME AS SUBJECT PROPERTY AS COMPS, BUT ONLY 1 WAS USED . ***THESE ARE COMPARABLE.***

FACTUAL/MATHEMATICAL ERRORS:

1. SALE PRICE $/SF (COL. #4) IS CALCULATED BY DIVIDING TOTAL ***ACTUAL SALE PRICE*** (COL. #3) BY ONLY MAIN BLDG SF (COL. # 8).
    - 6 OF THE 7 'COMPS' HAVE CASITAS (COL. #20)
        - CASITA SIZE RANGED FROM 714 SF – 2240 SF (COL. # 20)
2. IMPROPER $/SF (COL. #4) WAS USED TO CALCULATE MEDIAN VALUES
3. ASSUMING THE MEDIAN VALUE CALCULATION WAS CORRECT
    a. CELL H4/H7, CORRECTLY DETERMINED THE MEDIAN OF COMPS 1-3
    b. CELL I4/I7, CORRECTLY DETERMINED THE MEDIAN OF COMPS 1-5
    c. CELL J27 HOWEVER USES THE MEDIAN OF 1-7 OF THE ***ADJUSTED SALES PRICE***
4. THE ACTUAL SALES PRICE (COL. #3) IS ADJUSTED WITHOUT ANY EXPLANATION AND IS REFLECTED IN COL. #7.
    a. ADJUSTMENTS RANGE FROM AN INCREASE OF $1.138M FOR COMP # 3 TO A DECREASE OF $749K FOR COMP #7. THESE REPRESENT CHANGES OF 22.7% AND 49.7%, RESPECTIVELY. NO EXPLANATION. NO CALCULATIONS. NO REFERENCE TO NRS OR NAC REQUIRING THESE ADJUSTMENTS, NOR ANY METHODOLOGIES PROVIDED.
    b. THE % IDENTIFIED IN COL #22 & #23 HAVE NO MATHEMATICAL RELATIONSHIP TO THESE ADJUSTMENTS

5. COL # 10 IS LABELED BLDG TYPE.
    a. COMPS 1,2,3,6, AND 7 ARE LISTED A 1 STORY
        i. THEY ARE ALL 2 STORY BUILDINGS
            1. CRITICAL IMPACT ON PRC OF COMP #2
                a. UNDER TAXES OWNER $371/YEAR FOREVER & EVER
            2. SIMILAR ISSUE ON OTHERS
6. COL # 17 REFLECTS GARAGE SF
    a. COMP #3 SHOWS ZERO SF. IT ACTUALLY HAS A 4 CAR TANDEM GARAGE
        i. SEE P. 17 CCA ADDENDUM FROM 25/26
    b. COMP #7 SHOWS ZERO SF. IT ACTUALLY HAS 4 GARAGES
        i. SEE P. 21 CCA ADDENDUM FROM 25/26
        ii. HAS SPACE FOR 12 CARS (SEE MLS)
        iii. 3/24/25 PRC INCLUDES NO CHARGE FOR ANY GARAGE SPACE
7. COL #18 HIGHLIGHTS MULTIPLE GARAGES PER PARCEL
    a. COMP #7 IS MARKED 'N' FOR NO
        i. COMP #7 HAS 4 GARAGES IN TOTAL
            1. ENOUGH FOR 12 VEHICLES
8. COL #20 HIGHLIGHTS 'FINISHED BASEMENT SF'
    a. 100% OF THE COMPS REFLECT ZERO SF OF FINISHED BASEMENT
    b. COMP # 6 HAS A FINISHED BASEMENT
    c. COMP #7 HAS A FINISHED BASEMENT
        i. 3/24/25 PRC INCLUDES NO CHARGES FOR A FINISHED BASEMENT
        ii. MLS/REDFIN ADVERTISES 5,912 SF IN MAIN HOUSE PLUS GH
            1. AT THE RATE OF $190.21/SF, TAXABLE VALUE IS SHY BY $210,182, OR $73,563 ASSESSED, AND $18,390 AFTER DEPRECIATION RESULTING IN AN ANNUAL TAX SAVINGS EVERY YEAR SINCE WHENEVER OF $602 (for 2025/26).
                a. 5912 – 4807 = 1105 SF FINISHED BASEMENT
                b. 1105 x 190.21/sf = $210,182 taxable value
                c. $210,182 x .35 =$73,563.70 assessed value
                d. $73,574 x .25 =$18,393.50 assessed less 75% depr
                e. $18,294 x .032782 =$599.71 annual tax savings
                f. $600 x 50 =$30,000.00 max under tax (50 yr depr)

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9. COMP #5, 2400 PALOMINO – THIS IS THEIR COMP (P. 19 – ADDENDUM)
    a. REFLECTS A SALE PRICE OF $2,600,000
        i. PRESENTED TO CBOE ON 2/26/25
        ii. PROPERTY SOLD ON 1/10/22 FOR $1.2M
        iii. FLIPPED AND RESOLD ON 12/2/22 FOR $2.35M
        iv. RESOLD AGAIN ON 9/12/24 FOR $2.6M
        v. PROPERTY HAD 100% COMPLETE REMODEL BETWEEN 1/10/22 AND 12/2/22.
        vi. NO SUPPLEMENTAL PRIOR TO 2025 HEARING (P. 8, ROW 44, COL C1)
        vii. SUPPLEMENTAL ASMT ISSUED FOR THE 2025/26 FY
        viii. SUPPLEMENTAL S/B FOR 2023/24 FY
        ix. OCCURRED ONLY DUE TO MY APPEAL
10. COMP #6 – THEIR COMP
    a. PRC INCLUDES AN UNFINISHED GARAGE (GNF) WITH A VALUE OF -$8,484.
    b. P. 20 OF THEIR ADDENDUM DESCRIBES ***'RECENTLY COMPLETED 5 CAR GARAGE WITH A/C!!'***
        i. LAST SUPPLEMENTAL IN 2013/14 (P.8. ROW 12, COL. C1)
        ii. MY 2 CAR GARAGE IS ASSESSED AT $61.37/SF., $49,710.
        iii. 2315 ALTA HAS A ~ 1,500 SF GARAGE (60 x 25).
        iv. At $61.37/SF THEY ARE UNDER-ASSESSED $92,000 TAXABLE
            1. $32,219, ASSESSED (NO DEPRECIATION – BRAND NEW)
            2. $1,056 UNDERTAXED.
    c. City issued permit # R25-0727 on 3/27/2025
        i. 'remodeling existing casita – new home gym and powder room'
            1. Final inspection failed on 8/1/25, but passed on 8/4/25
            2. No supplemental for the 2025/26 FY
            3. ***No supplemental for the 2026/27 FY***
            4. No partial supplemental per M. Widener's claim
            5. My final passed on 7/27/22. Supplemental was issued for the 2022/23 FY.
                a. Inspection 450 'other plumbing' passed on 6/2/25
                b. Final plumbing 'part passed' on 5/19/25
                c. Under slab plumbing passed on 5/12/25
                d. Rough electrical and mechanical passed on 5/21/25
                e. Framing passed on 5/21/25
            6. Only 5 days separated the completion of the 2 projects. Mine was issued for the prior year. Their's is yet to be issued.

IF YOU HAVE THIS MANY ERRORS AS DATA ENTRY, HOW CAN THE RESULT BE CORRECT?

CLARK COUNTY BOARD OF EQUALIZATION

Comparable Sales Analysis FY 2025-2026

2/19/2025

Case # 90

Subject:

PARCEL
139-32-705-002

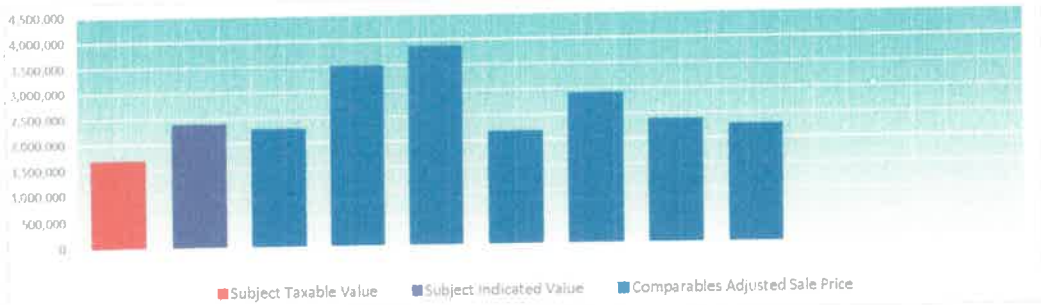
LOCATION ADDRESS
2709 PINTO LN

OWNER
2709 PINTO LANE TRUST ETAL|WOLFSON MARK B TRS|FISHNER ROBIN S TRS

LAND USE
Single Family Residential
NUMBER OF BUILDINGS
2

SALE DATE
2018/03
SALE PRICE
$985,000
SP / SQ FT
N/A

25-26 TAXABLE VALUES	
LAND	525,000
IMPS	1,147,790
TOTAL	1,672,790
PER SQFT	336



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

SUMMARY	LOW	HIGH	MEDIAN	IND. VALUE
ADJ VALUES	2,168,895	3,861,960	2,378,695	2,378,000
IND. VALUE OF SUBJECT PER SQFT	435	775	477	477
				RECOMMEND
				1,672,790
				336

Comments and Reconciliation:

The Subject's former 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 in the Subject's Pinto/Palomino development.

SUBJECT PROPERTY INFORMATION

BLDG SQFT	EFF YEAR	BLDG TYPE	ACRES	GOLF/VIEW	BED ROOMS	FULL BATHS	HALF BATH	POOL	GAR SQFT	MULT GAR	FINISH BSMT SQFT	CABIN/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	CABIN/GUEST HOUSE	AMENITIES	OTHER
175	-4,500	-40,000	110,000		5,000	3,000		45		90	As Indicated	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/VIEW	BED ROOMS	FULL BATHS	HALF BATH	POOL	GAR SQFT	MULT GAR	FINISH BSMT SQFT	CABIN/GUEST HOUSE	AMENITIES		OTHER	PROX. (Miles To Subject)
1	2905 PINTO LN	139-32-306-024	$ 2,875,000	$ 406	2024/07	R	$ 2,269,100	7,077	2004	One Story	0.87	N	4	4	2	Y	1672	Y	0	916	Superior	-10%		0.10
2	2327 ALTA DR	139-32-702-002	$ 4,225,000	$ 617	2023/05	R	$ 3,492,440	6,849	1995	One Story	1.59	N	5	5	1	Y	768	N	0	1323	Superior	-10%		0.18
3	2333 PINTO LN	139-32-702-013	$ 5,000,000	$ 760	2024/10	R	$ 3,861,960	6,575	2002	One Story	0.97	N	5	6	0	Y	0	N	0	714	Superior	-20%		0.16
4	2426 PALOMINO LN	139-32-782-021	$ 2,350,000	$ 350	2023/08	R	$ 2,168,895	6,711	1996	Two Story	1.00	N	4	5	1	Y	705	N	0	0	Superior	-5%		0.18
5	2400 PALOMINO LN	139-32-702-024	$ 2,600,000	$ 566	2024/09	R	$ 2,899,645	4,594	1969	Two Story	0.70	N	8	5	1	Y	504	N	0	453	Superior	-5%		0.24
6	2315 ALTA DR	139-32-702-030	$ 2,224,000	$ 307	2024/09	R	$ 2,378,695	7,256	1993	One Story	1.23	N	5	4	1	Y	1150	N	0	1950	Inferior	5%	Cond. 20%	0.25
7	2727 ALTA DR	139-32-304-009	$ 1,508,000	$ 314	2025/01	R	$ 2,237,010	4,807	1966	One Story	0.88	N	3	3	1	Y	0	N	0	2240	Inferior	15%	Cond. 20%	0.12

H	$ 617	MEDIAN 1 THRU 3 $ 3,492,440
I	$ 566	MEDIAN 1 THRU 5 $ 2,899,645

Comparable sales characteristics highlighted in RED match the subject property.

For assessment purposes only. Data is from public records.

#1 #2 #3 #5

SBE 26-107 Pg 266

#4 ——— (From Prior page)

Page 7 analysis

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
								Excluded/missing								
		Sales price	Sf	$/sf	Adj Sale price	Total Adj	Adj $/sf	Casita Sf	Total Sf	Missing Sf	Adj Sf	Adj $/sf	Sf Error	$/sf Vs. act	$/sf Vs adj	QC Rating
1	2905 pinto	$2,875,000	7077	$406	$2,269,100	$606,900	$321	916	7993	0	7993	$284	916	$360	$284	65
2	2327 alta	$4,225,000	6849	$617	$3,492,440	$732,560	$510	1323	8172	55	8227	$425	1378	$514	$425	60
3	2333 pinto	$5,000,000	6575	$760	$3,861,960	$1,138,040	$567	714	7289	211	7500	$515	925	$667	$515	60
4	2426 palomino	$2,350,000	6711	$350	$2,168,895	$181,105	$323	0	6711		6711	$323	0	$350	$323	55
5	2400 palomino	$2,600,000	4594	$566	$2,899,645	($299,645)	$631	463	5047		5047	$575	453	$515	$575	40
6	2315 alta	$2,224,000	7256	$307	$2,378,695	($154,695)	$328	1950	9206		9206	$258	1950	$242	$258	50
7	2727 Alta	$1,508,000	4807	$314	$2,257,020	($749,020)	$470	2240	7047	65	7112	$317	2305	$212	$317	45
	Total		43869		$19,327,755						51796					
	Average $/SF	(1)	6267		(2) $441			(3) 7399			(4) $373					
	Avg sf understated by 1,132 sf, or 18%							1132			$67					
	Avg $/sf overstated by $67K, or 15%							18.07%			-15.30%					
	See CCA addendum:															
	P.17 for sf of 2333 pinto															
	P.21 for sf of 2727 alta															
	Redfin for 2327 alta and 2333 Pinto															

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1. 43,869 ÷ 7 = 6,267 SF (AVG SF) - MAIN HOUSE SF ONLY
2. $19,327,755 ÷ 43,869 = $441/SF - MAIN HOUSE SF ONLY
3. 51,796 ÷ 7 = 7,399 SF - TOTAL SF
4. $19,327,755 ÷ 51,796 = $373 - TOTAL SF

CASE 90 2025-2026

Parcel Equity Analysis

Subject:

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

Equity Comparison Properties:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN cost/sf	Act Year	*Eff. Year	*Age	*Econ. Obs.	*Built Cd.	*Quality Class Cd.	*Quality Class Descr.	*Construction Type	*Wall Ht.	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage Ct	Garage Total SqFt	Patio Ct	Patio Total SqFt	Pool	Casita/ Guest House	Golf / View	Taxable Values Land	Taxable Values Suppl.	Taxable Values Total		Comments
1	139-32-701-005	2720 PINTO LN	4,942	551.81	2019	2019	6	0.0%	05	74	Exceptional/G	Masonry-Stucc	12	2	1	0	0	2	2757	5	4,288	Y	455	N	$446,250	$26,415	$4,887,844	24/25	
2	139-32-702-001	2329 ALTA DR	9,712	304.16	2002	2002	23	0.0%	02	65	Excellent Plus	Frame-Stucco	12	10	1	4,675	0	1	1103	9	2,921	Y	788	N	$525,000	$0	$3,634,950		
3	139-32-306-024	2905 PINTO LN	7,077	350.73	2004	2004	21	0.0%	01	65	Excellent Plus	Frame-Stucco	14	4	2	0	0	2	1672	4	1,003	Y	916	N	$525,000	$1,450,954	$3,201,785	13/14	Sale #1
4	139-32-703-013	2710 PALOMINO LN	12,138	243.09	1952	1996	29	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	4	1	0	7,394	3	2590	5	2,708	N	3984	N	$656,250	$1,645,409	$3,147,657	01/02	
5	139-32-702-016	2323 PINTO LN	7,261	243.09	2016	2016	9	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	1	0	0	1	932	6	3,250	Y	1279	N	$525,000	$345,860	$2,677,690	19/20	
6	139-32-306-010	3071 ARABIAN RD	7,207	307.01	1998	1998	27	0.0%	02	65	Excellent Plus	Frame-Stucco	12	6	1	1,029	0	1	1424	3	1,613	Y	2144	N	$525,000	$64,351	$2,558,356	13/14	
7	139-32-305-005	3000 ARABIAN RD	8,534	275.08	1999	2002	23	0.0%	02	60	Excellent	Frame-Siding/SE	12	5	1	0	0	1	718	7	1,938	Y	0	N	$525,000	$347,302	$2,441,358	24/25	
8	139-32-306-019	3051 ARABIAN RD	5,828	372.19	1998	1998	27	0.0%	02	72	Exceptional/Fa	Frame-Stucco	14	5	0	0	0	1	840	2	969	Y	0	N	$525,000	$1,326,780	$2,401,596	98/99	
9	139-32-306-020	2801 PINTO LN	11,281	264.37	1960	1976	49	0.0%	01	55	Very Good - Ex	Frame-Siding/SE	10	6	2	4,360	0	1	490	4	1,101	Y	11098	N	$525,000	$1,089,531	$2,241,375	02/03	
10	139-32-702-002	2327 ALTA DR	6,849	306.37	1977	1995	30	0.0%	01	60	Excellent	Frame-Stucco	12	4	1	0	0	1	768	6	2,456	Y	1323	N	$601,750	$648,512	$2,049,704	24/25	Sale #2
11	139-32-305-001	3011 PINTO LN	6,859	206.10	1959	1995	30	0.0%	01	40	Good	Frame-Brick Ver	12	5	0	0	0	2	1267	3	2,615	Y	1861	N	$525,000	$228,486	$1,885,282	25/26	Petitioner
12	139-32-702-030	2315 ALTA DR	7,256	221.82	1974	1993	32	0.0%	01	50	Very Good	Frame-Brick Ver	10	4	1	0	0	1	1150	3	668	Y	1950	N	$525,000	$572,889	$1,856,295	13/14	Sale #6
13	139-32-703-004	2609 PINTO LN	6,294	229.33	1959	2004	21	0.0%	02	55	Very Good - Ex	Frame-Stucco	0	3	1	0	0	1	840	4	1,525	Y	0	N	$525,000	$905,789	$1,856,150	13/14	
14	139-32-702-021	2426 PALOMINO LN	6,711	243.09	1996	1996	29	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	1	0	0	1	705	3	1,016	Y	0	N	$525,000	$851,743	$1,802,819	03/04	Sale #4
15	139-32-703-002	2709 PINTO LN	4,985	182.95	1968	2011	14	0.0%	01	40	Good	Frame-Stucco	10	4	2	0	0	2	1834	3	1,785	Y	1096	N	$525,000	$711,097	$1,672,790	22/23	SUBJECT
16	139-32-702-013	2333 PINTO LN	6,575	180.62	1954	2002	23	0.0%	01	40	Good	Frame-Stucco	10	6	0	0	0	0	0	4	1,648	Y	714	N	$525,000	$819,013	$1,627,151	24/25	Sale #3
17	139-32-702-009	2400 PINTO LN	4,950	295.07	1990	1990	35	0.0%	02	60	Excellent	Frame-Siding/SE	12	4	0	0	0	1	880	5	1,151	Y	880	N	$603,750	$675,551	$1,564,659	02/03	
18	139-32-701-008	2608 PINTO LN	4,476	180.10	2002	2003	22	0.0%	02	45	Good-Very Go	Frame-Siding/SE	0	4	0	0	0	2	1164	3	2,001	Y	0	N	$525,000	$343,120	$1,489,092	24/25	Petitioner
19	139-32-702-007	2508 PINTO LN	6,482	243.09	1990	1990	35	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	1	0	0	1	852	6	564	Y	0	N	$525,000	$617,483	$1,444,977	02/03	
20	139-32-702-012	2337 PINTO LN	5,178	165.01	1952	1996	29	0.0%	04	40	Good	Frame-Stucco	8	6	0	1,652	0	1	936	5	1,032	Y	0	N	$525,000	$165,584	$1,409,345	25/26	Petitioner
21	139-32-305-003	3013 PINTO LN	8,087	243.09	1980	1981	44	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	5	0	0	0	1	660	6	1,331	Y	0	N	$525,000	$643,369	$1,357,238	02/03	
22	139-32-703-003	2701 PINTO LN	5,430	156.14	1998	1998	27	0.0%	02	40	Good	Frame-Siding/SE	0	4	1	0	0	1	1300	1	144	Y	0	N	$525,000	$474,391	$1,348,014	13/14	Petitioner
24	139-32-701-011	500 SHETLAND RD	7,249	309.75	1970	1973	52	0.0%	01	60	Excellent	Masonry-Slump	12	4	0	0	0	1	720	3	2,079	Y	192	N	$656,250	$624,903	$1,340,978	02/03	
25	139-32-703-009	2694 PALOMINO LN	4,475	172.99	2009	2009	16	0.0%	02	40	Good	Frame-Stucco	10	5	0	0	0	1	672	4	696	Y	0	N	$262,500	$242,231	$1,091,256	13/14	
26	139-32-702-027	2408 PALOMINO LN	7,350	170.40	1972	1979	46	0.0%	01	40	Good	Frame-Stucco	0	4	2	0	264	2	1916	5	1,753	Y	0	N	$551,250	$41,358	$1,071,480	24/25	
27	139-32-306-001	2981 PINTO LN	6,533	243.09	1961	1961	64	0.0%	02	55	Very Good - Ex	Frame-Stucco	10	6	0	0	0	1	840	5	1,946	Y	1074	N	$525,000	$285,874	$1,068,925	13/14	Petitioner
28	139-32-702-014	2331 PINTO LN	4,758	173.89	1962	1987	38	0.0%	01	40	Good	Frame-Siding/SE	0	3	0	0	0	0	0	3	807	Y	0	N	$525,000	$232,709	$1,048,352	13/14	
29	139-32-702-008	2500 PINTO LN	4,568	189.04	1963	1971	54	0.0%	01	40	Good	Frame-Brick Ver	0	4	0	0	0	1	980	6	2,685	Y	1735	N	$525,000	$409,223	$1,028,891	02/03	
30	139-32-703-008	2700 PALOMINO LN	3,548	200.57	2000	2000	25	0.0%	01	45	Good-Very Go	Frame-Stucco	0	3	1	750	0	1	748	3	872	N	0	N	$367,500	$440,240	$1,020,273	02/03	
31	139-32-304-007	2901 ALTA DR	4,727	219.91	1980	1980	45	0.0%	01	50	Very Good	Frame-Stucco	10	3	0	0	0	1	868	2	701	Y	0	N	$525,000	$377,117	$951,491	02/03	
32	139-32-304-008	2801 ALTA DR	4,726	233.68	1961	1965	60	0.0%	01	50	Very Good	Frame-Brick Ver	10	3	1	0	0	0	0	3	2,091	Y	1196	N	$525,000	$53,249	$924,832	18/19	
33	139-32-306-023	2800 PALOMINO LN	3,580	135.44	1985	1985	40	0.0%	01	30	Average	Frame-Stucco	0	4	0	0	0	1	900	3	2,124	Y	0	N	$525,000		$894,458		
34	139-32-304-009	2727 ALTA DR	4,807	190.21	1966	1966	59	0.0%	01	45	Good-Very Go	Frame-Siding/SE	0	3	1	0	0	0	0	4	974	Y	1120	N	$525,000	$0	$886,089		Sale #7
35	139-32-304-017	2800 PINTO LN	2,993	188.53	1957	1959	66	0.0%	01	40	Good	Frame-Stucco	0	3	1	0	0	2	4200	2	793	Y	0	N	$525,000	$163,960	$823,093	02/03	
36	139-32-702-006	2520 PINTO LN	5,676	150.00	1962	1974	51	0.0%	01	35	Avg.-Good	Frame-Stucco	0	2	0	0	0	1	2280	2	226	Y	0	N	$525,000	$168,677	$815,964	07/08	Petitioner
37	139-32-702-015	2327 PINTO LN	2,983	164.70	1962	1967	58	0.0%	01	35	Avg.-Good	Frame-Stucco	0	2	0	0	0	1	600	4	916	Y	816	N	$525,000	$108,710	$815,278	17/18	Petitioner
38	139-32-306-026	2951 PINTO LN	5,064	177.89	1951	1959	66	0.0%	01	40	Good	Masonry-CB/CB	0	3	0	0	0	1	528	3	679	Y	0	N	$525,000	$0	$805,973		
39	139-32-703-005	2601 PINTO LN	4,068	177.17	1964	1964	61	0.0%	01	40	Good	Frame-Siding/SE	0	2	1	0	0	1	756	3	1,667	Y	0	N	$525,000	$193,694	$805,432	02/03	
40	139-32-702-011	2525 PINTO LN	3,949	185.47	1960	1970	55	0.0%	01	40	Good	Masonry-CB/CB	0	3	0	0	0	0	0	4	1,132	Y	990	N	$525,000	$39,537	$798,170	09/10	
41	139-32-701-009	2600 PINTO LN	4,740	179.80	1954	1968	57	0.0%	01	40	Good	Masonry-CB/CB	0	2	1	0	0	1	984	2	435	Y	0	N	$525,000	$204,106	$789,886	02/03	
42	139-32-306-009	711 CAMPBELL DR	4,411	176.03	1953	1953	72	0.0%	01	40	Good	Frame-Stucco	0	4	1	0	0	0	0	3	583	Y	0	N	$525,000	$0	$779,001		
43	139-32-306-004	2825 PINTO LN	3,761	174.68	1966	1966	59	0.0%	04	40	Good	Frame-Stucco	0	3	1	0	0	1	523	2	175	Y	0	N	$525,000	$0	$774,922		
44	139-32-702-024	2400 PALOMINO LN	4,594	160.16	1969	1969	56	0.0%	02	40	Good	Frame-Siding/SE	0	4	0	0	0	1	504	2	1,004	Y	453	N	$472,500	$0	$760,913		*Sale #5/Petioner
45	139-32-702-028	2325 ALTA DR	3,523	164.37	1951	1954	71	0.0%	01	35	Avg.-Good	Masonry-CB/CB	0	2	1	0	0	1	828	2	482	Y	0	N	$525,000	$19,517	$756,692	13/14	
46	139-32-701-002	2701 ALTA DR	3,546	183.11	1960	1970	55	0.0%	01	40	Good	Frame-Stucco	0	3	1	0	0	1	526	4	987	Y	0	N	$525,000	$170,640	$735,529	02/03	
47	139-32-703-006	642 SHETLAND RD	2,752	145.73	1956	1960	65	0.0%	01	30	Average	Masonry-CB/CB	0	2	0	0	0	2	2372	2	418	Y	0	N	$525,000	$85,977	$680,799	02/03	

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z A1 B1 C1 D1

L61

OUR MISSION STATEMENT

The Assessor's Office performs accurate and equitable assessment functions to serve the public.

OUR VISION STATEMENT

The most technologically advanced, user-friendly Assessor's Office in the country.

Briana Johnson, Assessor

Important Updates:

- Online filing for Personal Property is now available. Postcards were mailed the first week of July to all business owners.
- Tax Abatement Rental Rates for Fiscal Year 2025-2026 are shown below.
- You may submit your forms and documentation by Email to AOCustomerServiceRequests@ClarkCountyNV.gov. It's a quick and easy way to conduct your business

#5A 2905 Pinto Lane Comp #1

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About this home

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

2327 Alta Comp #2

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About this home

This newly renovated mid-century modern estate in the esteemed Historic District seamlessly marries timeless design with contemporary elegance, offering an unparalleled living experience on a sprawling 1.59-acre homesite. Spanning 8,227 square feet, it features 4 spacious bedrooms in the main home, 6 meticulously designed bathrooms, a chef's kitchen w/ Wolf and Subzero appliances, plus a separate guest house complete w/ full kitchen, living area & 5th bedroom. The airy interior boasts vaulted ceilings, floor-to-ceiling windows, & a dual-sided fireplace in the great room. The primary suite is a sanctuary w/ high ceilings, private balcony, oversized walk-in shower & steam room. The newly landscaped backyard boasts a saltwater pool & private sport court for pickleball,

https://www.redfin.com/NV/Las-Vegas/2327-Alta-Dr-89107/home/29346313 200

1/6/26, 9:03 AM
Page 1 of 10

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

Click here for Treasurer Information regarding real property taxes.

Click here for Flood Control Information.

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

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

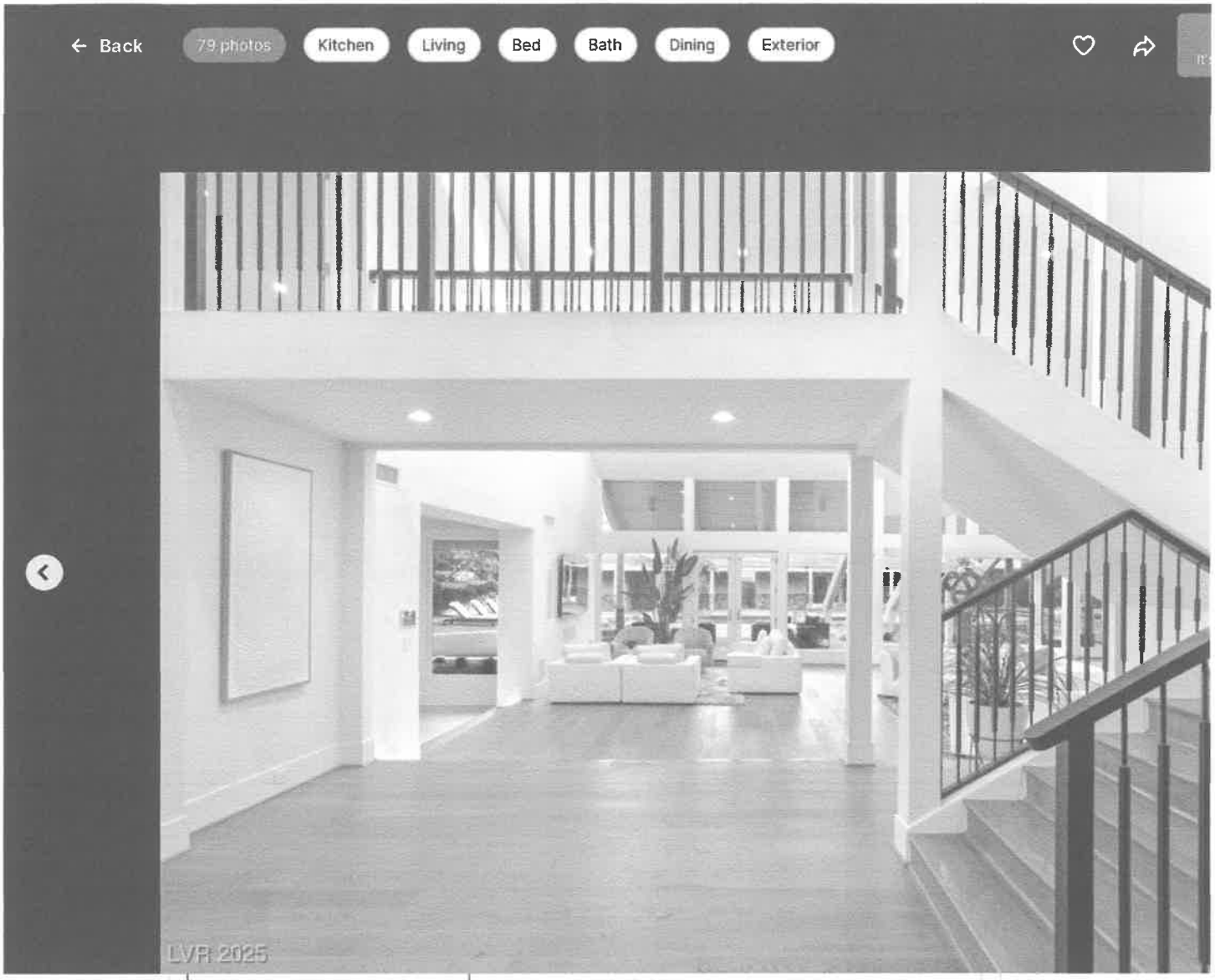
PRIMARY RESIDENTIAL STRUCTURE

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

ASSESSOR MAP VIEWING GUIDELINES

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

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



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203

Single-family 1977 1.59 acres

home value and the La

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Parking

Garage/Carport Information

- Has Garage
- # of Garage Spaces: 3

Parking

- Features: Detached, Finished Garage, Garage, Garage Door Opener, Private, RV Potential, RV Access/Parking, Storage

Interior

Virtual Tour

- Virtual Tour Branded 1 (External Link)
- Virtual Tour Unbranded 1 (External Link)
- VirtualTourURLUnbranded2: Virtual Tour Unbranded 2 (External Link)

Bedroom Information

- # of Bedrooms Possible: 5

Bathroom Information

- # of Full Bathrooms: 2
- # of Three Quarter Bathrooms: 3
- # of Half Bathrooms: 1

Room Information

- # of Rooms (Total): 10

Room 1 Information

- Great Room
- Description: Downstairs,Wet Bar
- Dimensions: 53x34

Room 2 Information

- Living Room
- Description: Formal,Front
- Dimensions: 29x22

Room 3 Information

- Kitchen
- Description: Breakfast Bar/Counter,Breakfast Nook/Eating Area,Custom Cabinets,Island,Lighting Recessed,Marble/Stone Countertops,Pantry

Room 4 Information

- Dining Room
- Description: Formal Dining Room
- Dimensions: 18x15

Room 5 Information

- Bedroom 5
- Description: Walk-In Closet(s),With Bath
- Dimensions: 18x9

Room 6 Information

- Bedroom 4
- Description: Ceiling Fan,Closet,Downstairs,With Bath
- Dimensions: 19x14

Room 7 Information

- Bedroom 3
- Description: Ceiling Fan,Closet,Downstairs,With Bath
- Dimensions: 15x15

Room 8 Information

- Bedroom 2
- Description: Ceiling Fan,Closet,Downstairs,With Bath

204

- Dimensions: 15x13

Room 9 Information

- Primary Bathroom
- Description: Double Sink,Separate Shower,Separate Tub,Steam Shower

Room 10 Information

- Primary Bedroom
- Description: Balcony,Ceiling Fan,Pbr Separate From Other,Upstairs,Walk-In Closet(s)
- Dimensions: 25x24

Laundry Information

- Features: Electric Dryer Hookup, Gas Dryer Hookup, Main Level, Laundry Room

Fireplace Information

- Has Fireplace
- # of Fireplaces: 2
- Features: Gas, Great Room, Living Room, Multi-Sided

Equipment

- Appliances: Dryer, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Wine Refrigerator, Washer

Interior Features

- Window Features: Double Pane Windows
- Unfurnished
- Flooring: Ceramic Tile, Hardwood
- Other Features: Bedroom on Main Level, Ceiling Fan(s), Window Treatments, Programmable Thermostat

Exterior

Building Information

- Stories: 2
- Year Built Details: RESALE
- Roof Details: Asphalt, Pitched
- Construction Details: Frame, Stucco, Drywall
- Builder Name: Custom

Exterior Features

- Exterior Features: Balcony, Circular Driveway, Patio, Private Yard, Tennis Court(s), Sprinkler/Irrigation
- Patio And Porch Features: Balcony, Covered, Patio
- Other Structures: Guest House
- Security Features: Security System Owned, Controlled Access
- Fencing: Block, Chain Link, Electric, Full

Green Features

- Green Energy Efficient: Windows

Pool and Spa Information

- Has Private Pool
- Pool Features: In Ground, Private, Salt Water

See less property details ^

Refinance

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205

OWNER(S)/MAIL TO	SITUS	139-32-702-002	Printed: 3/24/2025
JEFFERIES WAYNE F 2327 ALTA DR LAS VEGAS NV, 89107 NV	2327 ALTA DR LAS VEGAS		Page: 1 of 3
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 31.110 Multi Family Res: Two SFR Units	*139-32-702-0	2025/26

LAND ACRES	1.59	LAND SQUARE FEET	69,260

LEGAL DESCRIPTION

PT NW4 SE4 SEC 32 20 61

SUMMARY OF TAXABLE VALUES — WORKING

FISCAL YEAR	2021-22	2022-23	2023-24	2024-25	2025-26
VALUE TYPE	BLCM	BLCM	BLCM	BLCM	BLCM
LAND	$431,250	$483,000	$575,000	$603,750	$603,750
SUBDIVISION DISCOUNT					
NET LAND	$431,250	$483,000	$575,000	$603,750	$603,750
IMPROVEMENTS	$750,061	$770,516	$823,132	$830,233	$1,445,954
SUPPLEMENTAL				$648,512	
COMMON ELEMENT					
TOTAL IMPROVEMENT	$750,061	$770,516	$823,132	$1,478,745	$1,445,954
SECURED PERSONAL PROP					
PARCEL TOTAL	$1,181,311	$1,253,516	$1,398,132	$1,433,983	$2,049,704
EXEMPTION TOTAL					

SALES HISTORY

TYPE	SALE DATE	SALE PRICE	DEED BOOK	PAGE	GRANTOR	GRANTEE
R	3/11/2025	$ 4,575,000.00	20250311	00000031	ROWAN FAMILY TRUST	JEFFERIES WAYNE F
R	5/2/2023	$ 4,225,000.00	20230502	00000961	FOLLANSBEE SHANNON ETAL	ROWAN FAMILY TRUST
R	1/9/2015	$ 1,500,000.00	20150109	00002415	E M B NEVADA TRUST	FOLLANSBEE 2002 FAMILY TRUST ETAL

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	$525,000	[+] 1.0000	$603,750	$603,750		

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE
AR01	% - Size		0.15	$78,750.00	

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

MARKET AG/GOLF COURSE

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

CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

IMPROVEMENTS

PROJECT NAME:

BUILDING COUNT 2 — SECTION COUNT 2

TYPE	BLDG	BUILDING TYPE	CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	$/SQFT	RCNLD
RES	1-1	One Story	60		1977	1995		12.0					100%	6,849	187.40	1,283,520
RES	2-1	One Story	30		1977	1995							100%	1,323	122.78	162,434

#-3

PERMITS

TYPE	DESCRIPTION	COUNT	STATUS

ACCOUNT FLAGS

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

COMPOSITE SHINGLE IMPACT
2709 PINTO V 2327 ALTA

	2709 PINTO	2327 ALTA	VARIANCE	ANNUAL TAX RELIEF 2327 ALTA
M&S RATING	40	60	50.0%	
BLDG TOTAL BASE COST	$182.95	$306.37	67.5%	
TOTAL SF (1)	4985	6849	37.4%	
LESS: 2ND FLOOR SF	0	1502		1502
NET APPLICABLE SF	4985	5347	7.3%	
$ RATE VARIANCE / SF (2)	$2.91	$21.50	638.8%	$21.50
BASE COST EXCL SHINGLES	180.04	284.87	58.2%	$32,293
				X.35 =
				$11,303
				X.032782 =
				$371

(1) refer to PRC dated 3/24/25
(2) refer to email from M. Weidner dated 10/9/25

From: Mary Ann Weidner mwe@clarkcountynv.gov
Subject: RE: M&S reports
Date: Oct 9, 2025 at 4:37:08 PM
To: mark wolfson mbw1016@hotmail.com

Mr. Wolfson,

Good afternoon!

Thank you for your email. After our meeting with you on Tuesday, Ms. Johnson and I have been reviewing the documents you provided. Please know, Ms. Johnson personally took time out of her busy schedule to review these documents with me in detail. With this knowledge, the responses have been provided below.

As was testified to at the County and State Board hearings, we are conducting a revaluation of your entire neighborhood. Many of the issues you have brought to our attention on your neighbor's properties have already been addressed and others will be addressed in our upcoming 2026-2027 tax roll. We have reviewed Jayme's responses and believe she has answered most of your questions in the prior emails appropriately. We have provided some additional detailed answers to your questions regarding the plumbing fixtures and their associated costs based on the quality class of the property below in red.

As we discussed with you in our meeting, each quality class includes a base cost for the various components that make up the overall cost of a property including items such as plumbing fixtures and roofs. We reviewed in detail the comparison you are making between your property at 2709 Pinot Lane and 2327 Alta Drive.

For 2327 Alta:
As mentioned before the property at 2327 Alta has a quality class of 6.0 (Excellent) and is being charged for the 18 plumbing fixtures that is included in the base cost of $306.37/sf. Additionally, this base cost includes the cost of a higher quality roof then was built on the property. Because the roof is actually a shingle roof it is adjusted at downward at $21.50/sf (-$21.50 x 6,849sf = -$147,254) This adjustment is based on Marshall & Swift adjustments for this type of roof with this quality construction.

For 2709 Pinto Lane:
Your property at 2709 Pinto Lane has a quality class of 4.0 (Good) and is being charged for 12 of your plumbing fixtures that is included in the base costs of $182.95/sf. As a result, the 11 extra plumbing fixtures outside this based are being added at $3,743/fixture ($3,743 x 11 = $41,173). Additionally, the base cost of a 4.0 quality class includes a higher quality roof then what was built on your property. Because your roof is a shingle roof, it has been adjusted downward at $2.91/sf (-$2.91 x 4,985 = -$14,506).

As mentioned, the base cost for both quality classes includes certain components of a certain quality. This is indicated by the difference in the base cost of the 6.0 Alta property at $306.37/sf to your Pinto 4.0 property at $182.95/sf. Because the base cost on a 4.0 quality class property is significantly lower than that of a 6.0 quality class, the adjustment for the roof will also be lower. These adjustments are not based on percentages, but on actual cost differences in the type of roof to the standard base cost of a roof.

It appears there is still a misunderstanding on when the Assessor may add value to the tax roll. Jayme Jacobs did provide you with the statute NRS 361.260 in the prior email which does indicate that we are ascertaining what was in existence on July 1st. In some instances, buildings are only partially complete, and we do add them based on the percentage of the completion. For your property, we did look a bit further into the history on your build by reaching out to the City of Las Vegas Building Department. The Electrical, Plumbing, and Mechanical all passed final inspection on 05-23-22. We see the Building final was delayed for minor items only. This is sufficient evidence that the project was completed for taxation purposes prior to July 1st. Based on that, the supplemental value that was added during this time will remain and not be adjusted.

In closing, we have reviewed the documents you provided to us in person, and we believe we have addressed all your concerns and have provided you with detailed responses to all your inquiries.

As Jayme has already indicated, *...we have re-looked at your entire neighborhood and are revaluing the properties based on the knowledge we have of the current conditions. We will not be analyzing any other properties for you going forward. We have sent letters to all of your neighbors and any property owner that desires our office to take a closer look at their assessment may reach out to us at any time and we will review their property record with them. No additional adjustments (beyond those already identified) are going to be made to your record at this time as we believe we have assessed it properly based on the information you have provided to us.*

Sincerely,

208

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● OFF MARKET— SOLD MAR 2025 FOR $4,575,000

$3,927,133 Redfin Estimate

5 bd • **5.5 ba** • **8,227 sq ft**

2327 Alta Dr, Las Vegas, NV 89107

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Claim home to manage this property

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Rates have dropped
Lower mortgage rates could mean more buyers and higher sale prices.
Learn more

About this home

This newly renovated mid-century modern estate in the esteemed Historic District seamlessly marries timeless design with contemporary elegance, offering an unparalleled living experience on a sprawling 1.59-acre homesite. Spanning 8,227 square feet, it features 4 spacious bedrooms in the main home, 6 meticulously designed bathrooms, a chef's kitchen w/ Wolf and Subzero appliances, plus a separate guest house complete w/ full kitchen, living area & 5th bedroom. The airy interior boasts vaulted ceilings, floor-to-ceiling windows, & a dual-sided fireplace in the great room. The primary suite is a sanctuary w/ high ceilings, private balcony, oversized walk-in shower & steam room. The newly landscaped backyard boasts a saltwater pool & private sport court for pickleball, tennis, volleyball & basketball. This estate offers a rare opportunity to own a piece of

Parking

Garage/Carport Information

- Has Garage
- # of Garage Spaces: 3

Parking

- Features: Detached, Finished Garage, Garage, Garage Door Opener, Private, RV Potential, RV Access/Parking, Storage

Interior

Virtual Tour

- Virtual Tour Branded 1 (External Link)
- Virtual Tour Unbranded 1 (External Link)
- VirtualTourURLUnbranded2: Virtual Tour Unbranded 2 (External Link)

Bedroom Information

- # of Bedrooms Possible: 5

Bathroom Information

- # of Full Bathrooms: 2
- # of Three Quarter Bathrooms: 3
- # of Half Bathrooms: 1

Room Information

- # of Rooms (Total): 10

Room 1 Information

- Great Room
- Description: Downstairs,Wet Bar
- Dimensions: 53x34

Room 2 Information

- Living Room
- Description: Formal,Front
- Dimensions: 29x22

Room 3 Information

- Kitchen
- Description: Breakfast Bar/Counter,Breakfast Nook/Eating Area,Custom Cabinets,Island,Lighting Recessed,Marble/Stone Countertops,Pantry

Room 4 Information

- Dining Room
- Description: Formal Dining Room
- Dimensions: 18x15

Room 5 Information

- Bedroom 5
- Description: Walk-in Closet(s),With Bath
- Dimensions: 18x9

Room 6 Information

- Bedroom 4
- Description: Ceiling Fan,Closet,Downstairs,With Bath
- Dimensions: 19x14

Room 7 Information

- Bedroom 3
- Description: Ceiling Fan,Closet,Downstairs,With Bath
- Dimensions: 15x15

Room 8 Information

- Bedroom 2
- Description: Ceiling Fan,Closet,Downstairs,With Bath

- Dimensions: 15x13

Room 9 Information

- Primary Bathroom
- Description: Double Sink,Separate Shower,Separate Tub,Steam Shower

Room 10 Information

- Primary Bedroom
- Description: Balcony,Ceiling Fan,Flr Separate From Other,Upstairs,Walk-in Closet(s)
- Dimensions: 25x24

Laundry Information

- Features: Electric Dryer Hookup, Gas Dryer Hookup, Main Level, Laundry Room

Fireplace Information

- Has Fireplace
- # of Fireplaces: 2
- Features: Gas, Great Room, Living Room, Multi-Sided

Equipment

- Appliances: Dryer, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Wine Refrigerator, Washer

Interior Features

- Window Features: Double Pane Windows
- Unfurnished
- Flooring: Ceramic Tile, Hardwood
- Other Features: Bedroom on Main Level, Ceiling Fan(s), Window Treatments, Programmable Thermostat

Exterior

Building Information

- Stories: 2
- Year Built Details: RESALE
- Roof Details: Asphalt, Pitched
- Construction Details: Frame, Stucco, Drywall
- Builder Name: Custom

Exterior Features

- Exterior Features: Balcony, Circular Driveway, Patio, Private Yard, Tennis Court(s), Sprinkler/Irrigation
- Patio And Porch Features: Balcony, Covered, Patio
- Other Structures: Guest House
- Security Features: Security System Owned, Controlled Access
- Fencing: Block, Chain Link, Electric, Full

Green Features

- Green Energy Efficient: Windows

Pool Information

- Has Private Pool
- Pool Features: In Ground, Private, Salt Water

Lot Information

- Lot Size Area: 1.59
- Lot Size Acres: 1.59
- Lot Features: Back Yard, Drip Irrigation/Bubblers, Front Yard, Landscaped, Synthetic Grass,

See less property details

Refinance

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2/11

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

OFF MARKET— SOLD MAR 2025 FOR $4,575,000

$3,927,133 Redfin Estimate

5 bd • 5.5 ba • 8,227 sq ft

2327 Alta Dr, Las Vegas, NV 89107

Estimated sale price

$3.73M – $4.52

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About this home

This newly renovated mid-century modern estate in the esteemed Historic District seamlessly marries timeless design with contemporary elegance, offering an unparalleled living experience on a sprawling 1.59-acre homesite. Spanning 8,227 square feet, it features 4 spacious bedrooms in the main home, 6 meticulously designed bathrooms, a chef's kitchen w/ Wolf and Subzero appliances, plus a separate guest house complete w/ full kitchen, living area & 5th bedroom. The airy interior boasts vaulted ceilings, floor-to-ceiling windows, & a dual-sided fireplace in the great room. The primary suite is a sanctuary w/ high ceilings, private balcony, oversized walk-in shower & steam room. The newly landscaped backyard boasts a saltwater pool & private sport court for pickleball, tennis, volleyball & basketball. This estate offers a rare opportunity to own a piece of

https://www.redfin.com/NV/Las-Vegas/2327-Alta-Dr-89107/home/20346313 2/2 1/5/26, 9:58 AM

OWNER(S)/MAIL TO	SITUS	139-32-702-002	Printed: 3/24/2025
WAYNE F IA DR VEGAS NV, 89107 NV	2327 ALTA DR LAS VEGAS	*139-32-702-0	Page: 2 of 3
	PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 31.110 Multi Family Res: Two SFR Units BUILDING(S): 1 of 2		2025/26

TYPE	BUILDING STYLE	QUALITY
RES	01 One Story	60 Excellent

AYB	EYB	% COMP	% DEPR
1977	1995	100%	45.0

BUILDING 1 OF 2 | SECTION 1 OF 1

Subareas

BLD/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	$/SQ. FT.	RCN
1-1	PBA	Patio Comp Roof	1977	1995		440	46.35	20,394
1-1	PBA	Patio Comp Roof	1977	1995		140	50.54	7,076
1-1	BWA	Balcony Wood	1977	1995		176	65.54	11,535
1-1	PBA	Patio Comp Roof	1977	1995		340	46.35	15,759
1-1	GL1	Resid Level 1	1977	1995	1,502	1,502	306.37	460,168
1-1	GL1	Resid Level 1	1977	1995	5,347	5,347	306.37	1,638,160
1-1	CPT	Carport	1977	1995		1,130	51.80	58,534
1-1	CPT	Carport	1977	1995		420	51.80	21,756
					6847			

BUILDING CHARACTERISTICS

BASIC BUILDING FEATURES -$115,338

CAT	TYPE	AREA	%	SF ADJ.
SFL	Wood Subfloor		100.00%	
EW	Frame-Stucco		100.00%	
RC	Composition Shingle		100.00%	-147,254
HT	Forced Air		100.00%	
AC	Central Cooling		100.00%	31,916

FLOORING $0

CAT	TYPE	AREA	%	SF ADJ.

ROOMS/BATHROOMS $0

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	4.00	1.00	
RM2	Family/Den/Other	2.00	1.00	
RM3	Frml Dining Room	1.00	1.00	
RM4	Total Rooms	9.00	1.00	
RM5	Full Baths	4.00	1.00	
RM6	Half Baths	1.00	1.00	
FIX	Plumb Fxt	18.00	1.00	

BUILT-INS/FIREPLACES $46,461

CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	1.00	15,452
AP5	Bi Microwave	1	1.00	1,582
AP6	Trash Compactor	1	1.00	1,389
FPL	Fireplace (L-Rank)	2	1.00	28,028

ADDITIONAL BUILDING FEATURES $18,623

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)	12	1.00	
X45	Intercom	1	1.00	2,635
X05	Bar Cooler	1	2.00	3,254
X80	Wine Vault/Each	1	1.00	12,934

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

CAT	DESCRIPTION	UNITS	UNIT ADJ.
PFCH	CeilFinHt	340	6,120

CAT	DESCRIPTION	UNITS	UNIT ADJ.

EXTRA FEATURES

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	$249,187 RCN	DEPR%	$79,329 RCNLD	NOTES
RPL5	Pool Size Appx 800 Square Fe	2	1	1.00	$67,467.78	1.00	67,467.78	1977	1977	67,468	72.0	18,891	
RPHT	Pool Heater Each		1	1.00	$5,773.45	1.00	5,773.45	1977	1977	5,773	72.0	1,617	
RPLD	Pool Deck - Kool Deck		1	700.00	$13.92	1.00	13.92	1977	1977	9,744	72.0	2,728	
SPR3	Sprinkler Large	3	1	1.00	$11,247.05	1.00	11,247.05	1977	1977	11,247	72.0	3,149	
RPV2	Paving - Asphalt		1	10,980.00	$2.85	1.00	2.85	1977	1977	31,293	72.0	8,762	
RTCN	Tennis Court - Concrete		1	1.00	$57,915.89	1.00	57,915.89	1977	1988	57,916	55.5	25,773	
RTLT	Tennis Court Lighting		1	1.00	$18,378.32	1.00	18,378.32	1977	1977	18,378	72.0	5,146	
RTFN	Tennis Court Fencing		1	1.00	$15,718.30	1.00	15,718.30	1977	1977	15,718	72.0	4,401	
RY30	Diving Board/Each		1	1.00	$1,659.49	1.00	1,659.49	1977	1977	1,659	72.0	465	
RFN3	Fence Large - 1/2 Acre Custon	3	1	1.00	$29,990.52	1.00	29,990.52	1977	1977	29,991	72.0	8,397	

BUILDING VALUE SUMMARY

BASIC BUILDING	2,098,328
SQ. FT. ADJUSTMENTS	-118,338
LUMP SUM ADJUSTMENTS	65,274
BASEMENT	
PORCHES	60,684
GARAGES/CARPORTS	80,290
BUILDING RCN	2,189,438
DEPRECIATION	985,247
POOL/SPA/DECK	23,701
OTHER EXTRA FEATURES	55,628
TOTAL RCNLD	1,283,520
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
OVERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/COMMON AREA	

BUILDING AREAS

HEATED AREA	6,849
HEATED AREA W/FIN BSMT	6,849
ADJ RATE	

BUILDING NOTES

3 of 7

2327 ACTA

APN: 139-32-702-002 **Appraiser** 202 **Date** 11/28/23

Marshall & Swift % of Completion Component	MS-42 85-3	Original (Y/N)	FACTOR	Comments	Factored Percent %
Plans, permits and survey	2%	Y	100%		2.00%
Excavation, forms, water/sewage hookup	4%	Y	100%		4.00%
Concrete	8%	Y	100%		8.00%
Rough framing	21%	Y	100%		21.00%
Windows and exterior doors	2%	Y	80%	SOME NEW WINDOWS	1.60%
Roof Cover	3%	N		NEW ROOF	0.00%
Rough-in plumbing	4%	Y	100%		4.00%
Insulation	1%	Y	100%		1.00%
Rough-in electrical and mechanical	11%	Y	100%		11.00%
Exterior cover	6%	Y	100%		6.00%
Interior drywall and ceiling finish	8%	N		NEW CEILING FINISH	0.00%
Built-in cabinets, interior doors, trim, etc.	13%	N		NEW CABINETRY, TRIM	0.00%
Plumbing fixtures	5%	N		NEW PLUMBING FIXTURES	0.00%
Floor covers	3%	N		NEW FLOORING T/O	0.00%
Built-in appliances	3%	N		NEW APPLIANCES TO REPLACE EXISTING	0.00%
Light fixtures and finish hardware	2%	N		NEW LIGHTING	0.00%
Painting and decorating	4%	N		NEW INTERIOR PAINT	0.00%

Original % Complete = 58.6%

4117

Remodels / Fire / Rebuilds

Area	Year Built	% of Area	(rounded)
Original	1977	58.60%	60.00%
Remodel	2021	41.40%	40.00%
Remodel			0.00%
Adjusted Effective Year			1995

Comments: KITCHEN AND BATHS COMPLETELY RENOVATED, ALL NEW CABINETRY, LIGHTING, COUNTER TOPS, FLORRING AND PAINT. RENOVATION COMPLETED PRIOR TO 2/2022 SALE PER MLS. USED ADJ EFF AGE FOR BOTH BLDG 1-1 & 2-1. #202

LATEST SUPPLEMENTAL S/B 2022/2023 FY

ACTUAL = 2024/2025 FY 2 YRS LATE

Clark County Assessor Reports

Value History

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

Parcel: 139-32-702-002

Tax Year	Land			Improvements			Assessed	Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Common Element	Code	Value		
2024-25	1.59	211,312	0	290,582	0	226,979	25,430		0	0	200
2023-24	1.59	201,250	0	288,096	0	0	25,444		0	0	200
2022-23	1.59	169,050	0	269,681	0	0	24,390		0	0	200
2021-22	1.59	150,938	0	262,521	0	0	0		0	0	200
2020-21	1.59	150,938	0	265,956	0	0	0		0	0	200
2019-20	1.59	120,750	0	266,780	0	0	0		0	0	200
2018-19	1.59	87,500	0	263,777	0	0	0		0	0	200
2017-18	1.59	74,375	0	271,596	0	0	0		0	0	200
2016-17	1.59	65,625	0	272,638	0	0	0		0	0	200
2015-16	1.59	54,688	0	273,078	0	0	0		0	0	200
2014-15	1.59	52,500	0	274,058	0	0	0		0	0	200
2013-14		52,500	0	262,010	0	0	0		0	0	200
2012-13		52,500	0	200,900	0	0	0		0	0	200
2011-12		61,250	0	256,767	0	0	0		0	0	200
2010-11		87,500	0	275,897	0	0	0		0	0	200
2009-10		288,750	0	270,760	0	0	0		0	0	200
2008-09		346,500	0	271,518	0	0	0		0	0	200
2007-08		158,113	0	258,995	0	0	0		0	0	200
2006-07		157,850	0	258,265	0	0	0		0	0	200
2005-06		113,750	0	241,136	0	0	0		0	0	200
2004-05		84,525	0	232,754	0	0	0		0	0	200

Parcel from 030-300-004

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

2327 ALTA

APN: 139-32-702-002

Appraiser 202

Date 11/28/23

Marshall & Swift % of Completion Component	MS-42 85-3	Original (Y/N)	FACTOR	Comments	Factored Percent %
Plans, permits and survey	2%	Y	100%	0%	2.00%
Excavation, forms, water/sewage hookup	4%	Y	100%		4.00%
Concrete	8%	Y	100%		8.00%
Rough framing	21%	Y	100%	90%	21.00%
Windows and exterior doors	2%	Y	80%	SOME NEW WINDOWS & NEW ROOF	1.60%
Roof Cover	3%	N			0.00%
Rough-in plumbing	4%	Y	100%	50%	4.00%
Insulation	1%	Y	100%	&	1.00%
Rough-in electrical and mechanical	11%	Y	100%	&	11.00%
Exterior cover	6%	Y	100%		6.00%
Interior drywall and ceiling finish	8%	N		NEW CEILING FINISH	0.00%
Built-in cabinets, interior doors, trim, etc.	13%	N		NEW CABINETRY, TRIM	0.00%
Plumbing fixtures	5%	N		NEW PLUMBING FIXTURES	0.00%
Floor covers	3%	N		NEW FLOORING T/O	0.00%
Built-in appliances	3%	N		NEW APPLIANCES TO REPLACE EXISTING	0.00%
Light fixtures and finish hardware	2%	N		NEW LIGHTING	0.00%
Painting and decorating	4%	N		NEW INTERIOR PAINT	0.00%

9/12

Original % Complete = 58.6%

38.9%

Remodels / Fire / Rebuilds

Area	Year Built	% of Area	(rounded)
Original	1977	58.60%	60.00%
Remodel	2021	41.40%	40.00%
Remodel			0.00%
Adjusted Effective Year			1995

Comments: KITCHEN AND BATHS COMPLETELY RENOVATED, ALL NEW CABINETRY, LIGHTING, COUNTER TOPS, FLORRING AND PAINT. RENOVATION COMPLETED PRIOR TO 2/2022 SALE PER MLS. USED ADJ EFF AGE FOR BOTH BLDG 1-1 & 2-1. #202

1977 x .40 = 790
2018 x .60 = 1211
EYB 2001
VS 1995

DEPR IMPACT
6 x .015 = 9.0%

6 YEARS

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What's special

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Hide

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Bought with: Lindsay Presswood, BS.0145025
IS Luxury

Source: GLVAR, MLS#: 2644007 GLVAR MLSO Originating MLS: Greater Las Vegas Association of Realtors Inc

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2/8
YR 2025

2-19
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2327 Alta

2327 Alta Dr., Las Vegas NV 89107, USA

YouTube · IS LUXURY · Jul 30, 2013

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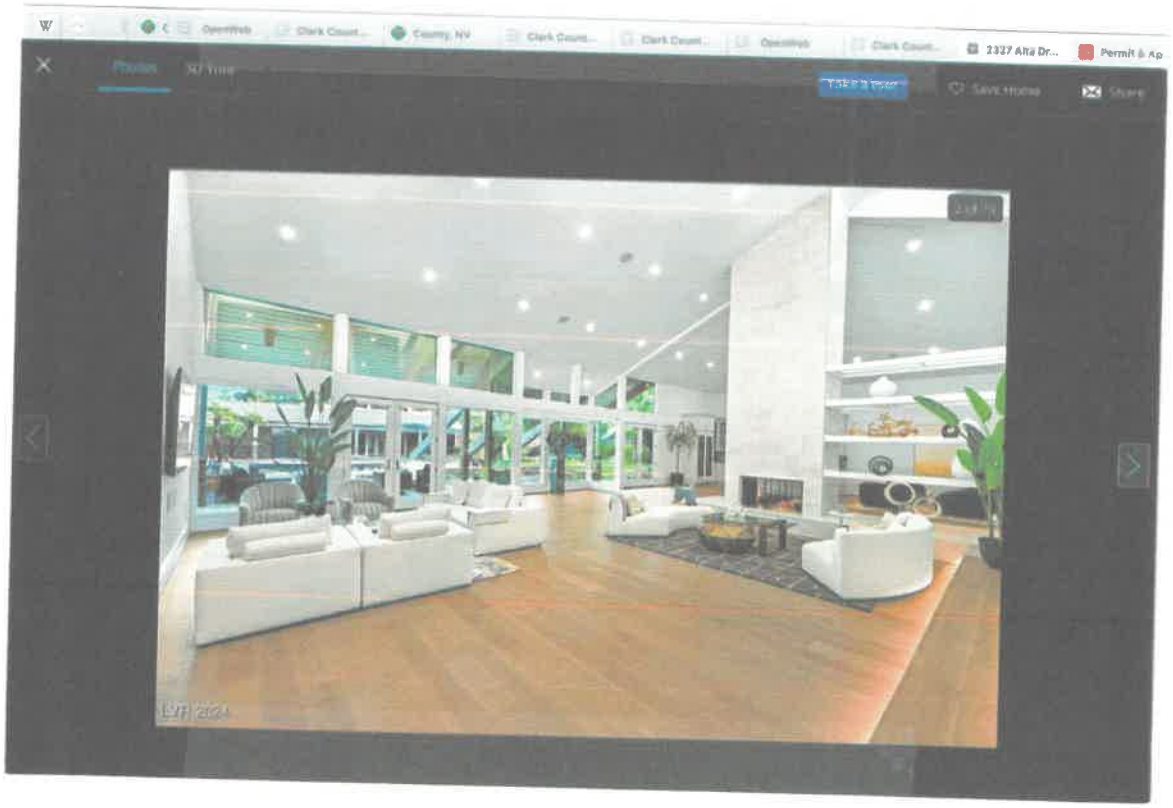
Related topics



BEFORE AND AFTER – 2327 ALTA

BEFORE AND AFTER – 2327 ALTA

ATING '30' AVERAGE: (SOURCE 2025/26 PROPERTY RECORD CARD P.3 OF 3)

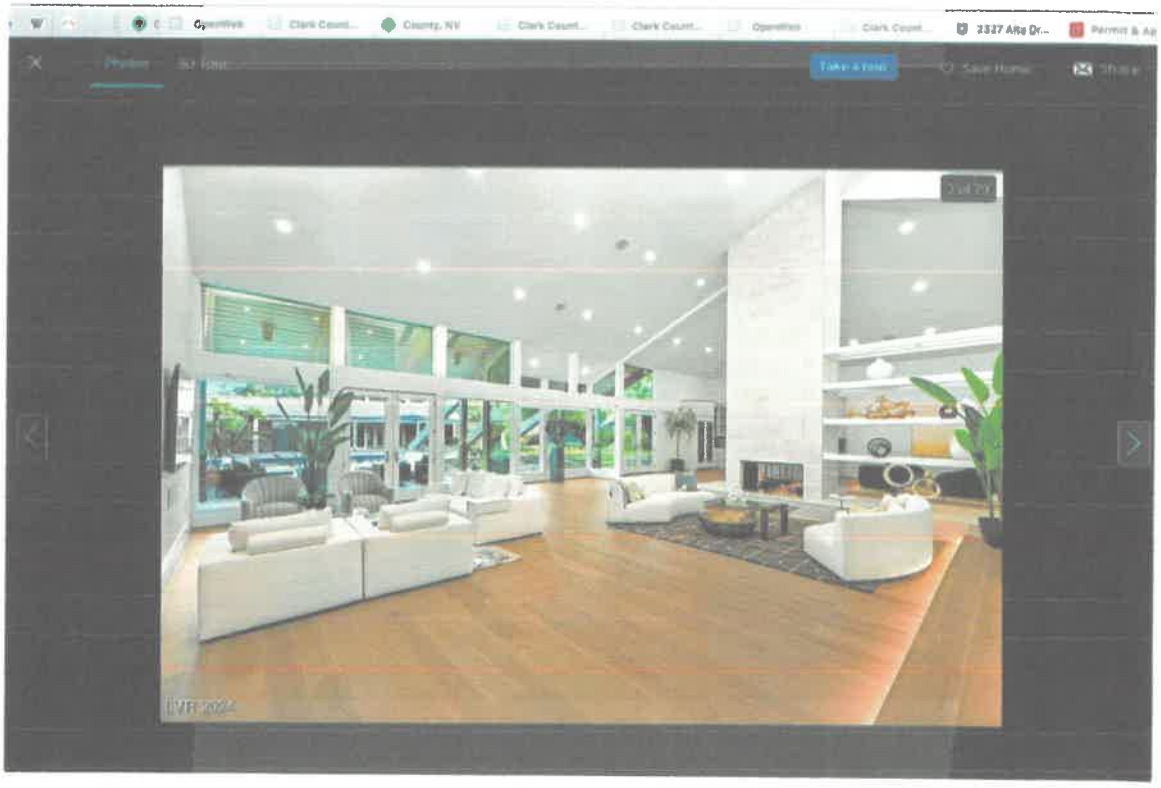
ATING '30' AVERAGE:

CASITA KITCHEN: 2327 ALTA $162/SF (AVG – 30) 11.5% DISCOUNT

CASITA BATHROOM : 2327 ALTA $162/SF (AVG – 30) 11.5% DISCOUNT

225

LIVING ROOM: 2327 ALTA $306/SF (EXCELLENT – 60)



CASITA LIVING ROOM : 2327 ALTA $162/SF (AVG – 30)

226

Comp #3

Clark County — 2333 PINTO Lane — $5,000,000

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

ML #:	2583329	**Status:**	S
Subdiv:	Historic Alta Medical District		
City/Town:	Las Vegas	**St:**	NV
Short Sale:	N		
Foreclosure Commenced:	N		
Repo/REO:	N		
Bedrooms:	7		
Full Baths:	7		
3/4 Baths:	0		
Half Baths:	1		
#Den/Oth:	0		
#Loft:	0	**Furn Incl:**	No
DOM:	77		
AppxLivArea:	6,575		
AppxAddLivArea:	903		
AddLivAreaDesc:	Casitas, Conversion/Additional		
AppxTotLivArea:	7,478		
Year Built:	1954 / RESALE		
PropSubTyp:	Single Family Residential		
Lot Sqft:	42,253		
PropDes:	Guest Quarters		
Garages:	4 / Attached, Auto Door Opener(s), Electric Car Charger, Tandem		
Carports:	0		

Click here for map view

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

Construction:

Interior Features:
None

Exterior Features:
Back Yard Access, Balcony, Circular Driveway

Private Pool/Description:
Y / Inground-Private

Lot Description:
1/4 to 1 Acre

27

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

OFF MARKET— SOLD OCT 2024 FOR $5,000,000

$3,789,496 Redfin Estimate

7 bd • 7.5 ba • 7,478 sq ft

2333 Pinto Ln, Las Vegas, NV 89107

Estimated sale price

$3.60M – $4.3€

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About this home

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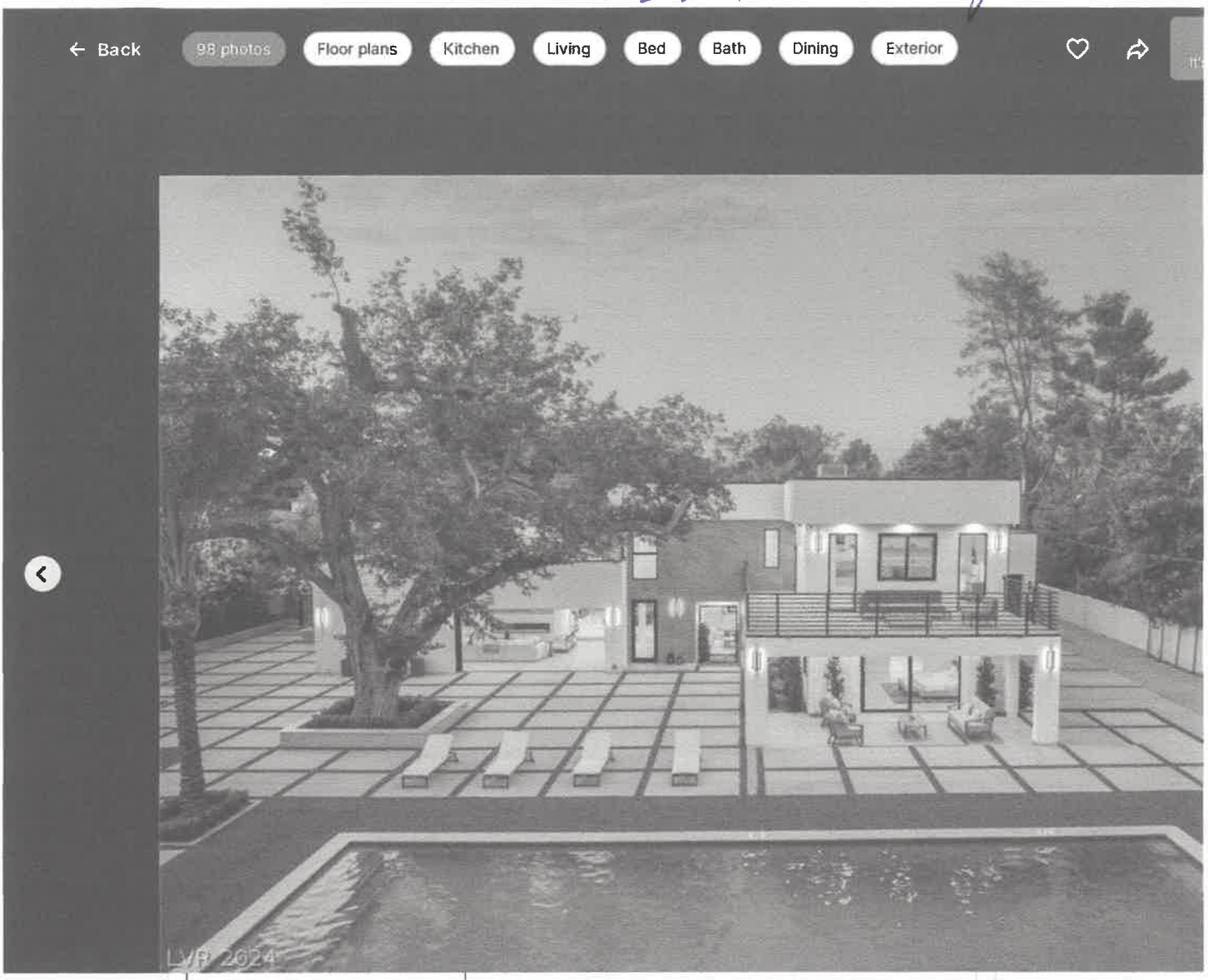
Single-family | 1954 | 0.97 acres

2333 Pinto Lane Comp #3



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299

Single-family | 1954 | 0.97 acres