



Clark County Assessor Reports

15
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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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:**[Click here for map view](#)**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

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

231

\$480

Est. Price/Sq.Ft.



2 car garage
Parking

Listed by Brian Solomon • Investors Realty Group

Contact: 702-304-1947

Bought with Margaret Moore • Hudson Real Estate

Redfin checked: a minute ago • Source: GLVAR #2571176

Redfin Estimate

\$2,420,676

▼ \$179K since sold in September 2024 ▲ \$44K since December



Recently sold homes



Estimate history



Homes for sale



\$1,835,000

A

5 beds 3 baths 3,502 sq ft
217 Campbell Dr, Las Vegas, NV...



\$2,075,000

B

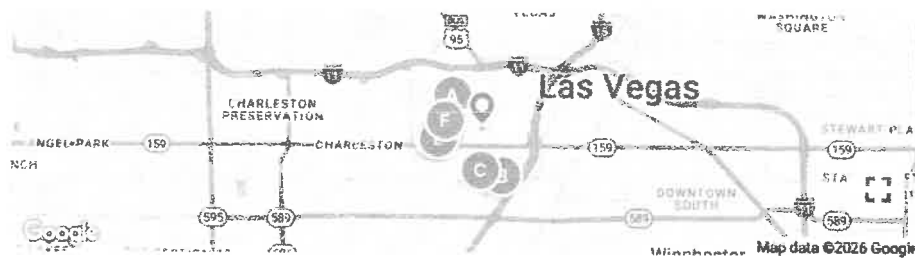
4 beds 3.5 baths 4,410 sq ft
2009 Bonnie Ave, Las Vegas, N...



\$1,050,000

C

5 beds 4.5 baths 3,365 sq ft
2504 Llewellyn Dr, Las Vegas, ...



Claim this home to receive a free report every month with insights on the changing estimate.

Own 2400 Palomino Ln

Estimated sale earnings

Desired selling price ●

\$2,420,676

Remaining mortgage ●

-\$2,033,000

Est. closing costs:

-\$165,238 ▼

Sell with a Redfin agent

232

+\$36,310 ▼

Estimated profit

\$258,748

Market trends in 89107, NV

Last updated December 2025

Buyer's
Market



Seller's
Market

Sale-to-List Price
97.0% ↓ 56.3% MoM

Median sale price
\$360K ↓ \$5K MoM

Avg. days on market
70d ↑ 4 days MoM

Recently sold homes
98 ↓ 4 MoM

New listings for sale



\$399,999

3 beds 3 baths 1,721 sq ft
6224 Shawnee Ave, Las Vegas, N...



\$550,000

4 beds 1.5 baths 2,660 sq ft
232 Chason St, Las Vegas, NV...



\$399,900

4 beds 3 baths 1,220 sq ft
517 Berry Cir, Las Vegas, NV 89107

Estimated earnings



Rental estimate

Est. \$4,227 per month, based on comparable rentals

Sale history for 2400 Palomino Ln

Today

Sep 12, 2024	Sold (MLS) (Closed)	\$2,600,000
Date	GLVAR #2571176	Price
Aug 26, 2024	Pending	—
Date	GLVAR #2571176	Price
Jul 8, 2024	Price Changed	\$2,800,000
Date	GLVAR #2571176	Price
Mar 28, 2024	Listed (Active)	\$2,900,000

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- Sale & tax history
- Property details
- Neighborhood
- Climate
- Favorite

~~Sep 12, 2024, Sold for \$2,000,000~~

Sep 12, 2024	Sold (Public Records)	\$2,600,000 (5.6%/yr)
Date	Public Records	Price

233

Estimated sale price
\$2.30M - \$2.78

Dec, 2022

Dec 2, 2022 Date	Sold (MLS) (Closed) GLVAR #2443875	\$2,350,000 Price
Nov 26, 2022 Date	Contingent (Active Under Contract) GLVAR #2443875	— Price
Oct 5, 2022 Date	Listed (Active) GLVAR #2443875	\$2,600,000 Price



Listing provided courtesy of Greater Las Vegas Association of Realtors (GLVAR) 

Stunning mid century colonial house completely renovated situated behind your own private gate. Lavish estate has 5 bedroom with one detached guest house above the garage and additional detached office/qvm. Home features a designer

Show more ▾

Dec 2022, Sold for \$2,350,000

Dec 2, 2022 Date	Sold (Public Records) Public Records	\$2,350,000 (112.3%/yr) Price
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Jan, 2022

Jan 10, 2022 Date	Sold (MLS) (Closed) GLVAR #2342635	\$1,200,000 Price
Nov 12, 2021 Date	Pending GLVAR #2342635	— Price
Oct 18, 2021 Date	Listed (Active) GLVAR #2342635	\$1,300,000 Price



Listing provided courtesy of Greater Las Vegas Association of Realtors (GLVAR) 

Historic District Gem! Spectacular LOT with Pool, Tennis Court, and Mature landscaping! This home is over 5,000 square feet and features a full live in Casita above the garage! This property is a must see!

Jan 2022, Sold for \$1,200,000

Jan 10, 2022 Date	Sold (Public Records) Public Records	\$1,200,000 Price
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Show less ▲

Tax history for 2400 Palomino Ln ²³⁴

<https://www.redfin.com/NV/Las-Vegas/2400-Palomino-Ln-89107/home/29346276>

Reach mo
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to sign in

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Need the
Sell to Op

Get a Cash

Year	Property Tax	Land	Additions	Assessed Value
2024	\$5,167 (+3.0%)	\$165,375	\$97,873	\$263,248
2023	\$5,017 (+3.0%)	\$165,375	\$100,995	\$266,370
2022	\$4,871 (+8.0%)	\$157,500	\$91,658	\$249,158
2021	\$4,511 (+3.1%)	\$132,300	\$82,693	\$214,993
2020	\$4,376 (+3.0%)	\$118,125	\$77,328	\$195,453
2019	\$4,249 (+3.0%)	\$131,250	\$75,563	\$206,813
2018	\$4,125 (-6.9%)	\$105,000	\$73,148	\$178,148
2017	\$4,430 (-13.7%)	\$70,000	\$72,497	\$142,497
2016	\$3,897 (+3.0%)	\$52,500	\$77,886	\$130,386
2015	\$3,784	\$43,750	\$79,221	\$122,971
2014	\$3,784 (+1.3%)	\$35,000	\$80,374	\$115,374
2013	\$3,736 (+3.0%)	\$35,000	\$80,374	\$115,374
2012	\$3,627 (+1.0%)	\$35,000	\$79,664	\$114,664
2011	\$3,590 (-14.8%)	\$28,000	\$82,592	\$110,592
2010	\$4,211 (-11.2%)	\$29,400	\$80,059	\$109,459
2009	\$4,743	\$42,000	\$86,136	\$128,136

Show less tax history ^

Property details

Parking

Garage/Carport Information

- Has Garage
- # of Garage Spaces: 2

Parking

- Features: Detached, Garage

Interior

Virtual Tour

- Virtual Tour Unbranded 1 (External Link)

Bedroom Information

- # of Bedrooms Possible: 9

Bathroom Information

- # of Full Bathrooms: 4

Show all property details v

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● OFF MARKET— SOLD SEP 2024 FOR \$2,600,000

\$2,420,676 [Redfin Estimate](#)

5 bd • 4.5 ba • 5,047 sq ft

2400 Palomino Ln, Las Vegas, NV 89107



Estimated sale price

\$2.30M – \$2.78

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Rates have dropped

Lower mortgage rates could mean more buyers and higher sale prices. [Learn more](#)

About this home

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.

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OWNER(S)/MAIL TO					SITUS					139-32-702-030					Printed: 3/24/2025																																																																																																																																																																																																																																																																																																																	
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RM1	Bedrooms	5.00	1.00																																																																																																																																																																																																																																																																																																																													
RM2	Family/Den/Other	3.00	1.00																																																																																																																																																																																																																																																																																																																													
RM3	Frm 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 Fix	17.00	1.00																																																																																																																																																																																																																																																																																																																													
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AP1	Built Ins	1	1.00																																																																																																																																																																																																																																																																																																																													
AP5	Bi Microwave	1	1.00																																																																																																																																																																																																																																																																																																																													
AP6	Trash Compactor	1	1.00																																																																																																																																																																																																																																																																																																																													
FPL	Fireplace (L-Rank)	2	1.00																																																																																																																																																																																																																																																																																																																													
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WH	Well Height (RES)	10	1.00																																																																																																																																																																																																																																																																																																																													
X45	Intercom	1	1.00																																																																																																																																																																																																																																																																																																																													
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RPL5	Pool Size Appx 800 Square Ft	2	1.00																																																																																																																																																																																																																																																																																																																													
RPLD	Pool Deck - Concrete	1	1.00																																																																																																																																																																																																																																																																																																																													
SPR2	Sprinkler Average	1	1.00																																																																																																																																																																																																																																																																																																																													
RPV2	Paving - Asphalt	1	1.00																																																																																																																																																																																																																																																																																																																													
RY17	Casita/Square Feet	1	1,950.00																																																																																																																																																																																																																																																																																																																													
RY38	Concrete Block/Slump/Sq Ft	1	1,968.00																																																																																																																																																																																																																																																																																																																													
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No o/o kitchen
 3 garages (PRC has 1 @ 1150 sf)
 No lot/corner

REDFIN S912 MAIN HOUSE
 1,200 C/L

237

2315 Alta
 Comp # 6

Clark County**2315 Alta Drive****\$2,224,000****Virtual Tour:** <https://www.propertypanorama.com/instaview/las/2602809>**ML #:** 2602809 **Status:** S**Subdiv:** None**City/Town:** Las Vegas **St:** NV**Short Sale:** N**Foreclosure Commenced:** N**Repo/REO:** N**Bedrooms:** 7**Full Baths:** 2**3/4 Baths:** 3**Half Baths:** 1**#Den/Oth:** 2**#Loft:** 0 **Furn Incl:** No**DOM:** 28**AppxLivArea:** 7,256**AppxAddLivArea:****AddLivAreaDesc:****AppxTotLivArea:** 7,256**Year Built:** 1974 / RESALE**PropSubTyp:** Single Family Residential**Lot Sqft:** 53,579**PropDes:****Garages:** 5 / Detached**Carports:** 0[Click here for map view](#)

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

Construction:**Interior Features:**

Window Coverings Partial

Exterior Features:

Balcony, Circular Driveway

Private Pool/Description:

Y / Heated Pool, Inground-Private

Lot Description:

1 to 5 Acres

238



Clark County Assessor Reports

2315 ALTA

Value History

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

Parcel: 139-32-702-030

Assessed

Tax Year	Land			Improvements			Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code Value		
2025-26	1.23	183,750	0	465,953	0	0	76,749	0	0	200
2024-25	1.23	183,750	0	517,886	0	0	79,432	0	0	200
2023-24	1.23	175,000	0	484,501	0	0	73,529	0	0	200
2022-23	1.23	147,000	0	447,678	0	0	70,173	0	0	200
2021-22	1.23	131,250	0	426,536	0	0	0	0	0	200
2020-21	1.23	131,250	0	425,596	0	0	0	0	0	200
2019-20	1.23	105,000	0	421,214	0	0	0	0	0	200
2018-19	1.23	70,000	0	409,198	0	0	0	0	0	200
2017-18	1.23	59,500	0	416,191	0	0	0	0	0	200
2016-17	1.23	52,500	0	418,311	0	0	0	0	0	200
2015-16	1.23	43,750	0	418,501	0	0	0	0	0	200
2014-15	1.23	35,000	0	340,819	0	0	0	0	0	200
2013-14		35,000	0	157,197	0	200,511	0	0	0	200
2012-13		45,500	0	162,754	0	0	0	0	0	200
2011-12		49,000	0	157,165	0	0	0	0	0	200

Parcel from 139-32-702-004, 139-32-702-029

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

239

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

OWNER(S)/MAIL TO: PINTO LANE TRUST ETAL, SON MARK B TRS, 2709 PINTO LN, LAS VEGAS NV 89107 NV. ADDRESS: 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(SI): 1 of 2. BUILDING (OF 2): SECTION 1 OF 2. BUILDING VALUE SUMMARY: BASIC BUILDING 912,006, SQ. FT. ADJUSTMENTS -31,106, LUMP SUM ADJUSTMENTS 84,542, BASEMENT, PORCHES 47,284, GARAGES/CARPORTS 48,710, BUILDING RCR 1,082,416, DEPRECIATION 223,107, POOL/SPA/DECK 71,904, OTHER EXTRA FEATURES 108,807, TOTAL RCNLO 1,019,720. IMPROVEMENT FACTOR, MULTIPLE ADJUSTMENT, OVERRIDE IMP. VALUE, CONDO COST SQ. FT., NTV PLD/COMMON AREA, BUILDING AREA, HEATED AREA 4,185, HEATED AREA W/FIN BSMT ADJ RATE 4,185. ROOMS/BATHROOMS: RM1 Bedrooms 4.00, RM2 Family/Den/Other 3.00, RM3 Fmnl Dining Room 1.00, RM4 Total Rooms 10.00, RM5 Full Baths 4.00, RM6 Half Baths 2.00, FIX Plumb Fxl 23.00. GARAGES/CARPORTS/PORCHES/PATIOS/BALT ADDONS: PD7 PtoDkStone 140, PD7 PtoDkStone 360. BUILT-IN FIREPLACES: AP1 Built Ins 1, AP2 Fireplace (L-Rank) 1, AP3 Built-in Refrigerator/Extra/Each 2, AP4 Dishwasher Extra 2, AP5 Bt Microwave 1. EXTRA FEATURES: RPL3 Pool Size Appx 512 Square Feet 1, RPLD Pool Deck - Kool Deck 1, SPR2 Sprinkler Average 1, RPV3 Paving - Brick 1, RSPT Septic 1, RY40 Wrought Iron/Square Feet 1, RPSP Pool Spa/Attached Each 1, RY67 Porte Cochere/Square Feet 1. ADDITIONAL BUILDING FEATURES: WH Wall Height (RES) 10, X35 Home Auto System HV 1.

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

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	1.23 ACRES
ORIGINAL CONST. YEAR	1974
LAST SALE PRICE	2224000
MONTH/YEAR	9/2024
SALE TYPE	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.



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

24/2



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2315 Alta Dr,...

tax.nv.gov

361.119 - Go...

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tax.nv.gov

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Clark Count



Comp #6

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

R25-02727 - Residential Building Permit (Res)

Key Number: 1961309

Current Status: Completed

Application Received: 3/3/2025

Project Name: Siciliano Casita Remodel

Address: 2315 ALTA DR

Type of Work: Building Project

Permit Issued: 3/27/2025

Scope of Work: Remodeling Existing Casita- New Home Gym and Powder Room

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	6/2/2025	6/2/2025	Frank D. (702)918-7138	

244

Comments: 2 shower pans tested

2	440 FINAL PLUMBING	1	Partpassed	5/19/2025	5/19/2025	Tony N. (702)303- 0274
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Comments: Partial pass only to add comments.

Comments:

Provide a letter for the use of air admittance valve in lieu of plumbing vents going through the roof.

3	440 FINAL PLUMBING	2	Partpassed	8/1/2025	8/1/2025	Fernando C. (702)283- 4443
---	-----------------------	---	------------	----------	----------	-------------------------------------

Comments:

Provide a letter for the use of air admittance valve in lieu of plumbing vents going through the roof.

4	440 FINAL PLUMBING	3	Passed	8/4/2025	8/4/2025	Tony N. (702)303- 0274
---	-----------------------	---	--------	----------	----------	------------------------------

Comments:

Provide a letter for the use of air admittance valve in lieu of plumbing vents going through the roof.

5	420 ROUGH PLUMBING - TOP OUT	1	Cancelled	5/14/2025	5/13/2025	Web
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6	420 ROUGH PLUMBING - TOP OUT	2	Cancelled	5/15/2025	5/14/2025	Web
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7	420 ROUGH PLUMBING - TOP OUT	3	Cancelled	5/16/2025	5/15/2025	Web
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8	420 ROUGH PLUMBING - TOP OUT	4	Passed	5/19/2025	5/19/2025	Tony N. (702)303- 0274
---	------------------------------------	---	--------	-----------	-----------	------------------------------

9	407 UNDERSLAB PLUMBING	1	Passed	5/12/2025	5/12/2025	Tony N. (702)303- 0274
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10	350 OTHER MECHANICAL	1	Cancelled	5/22/2025	5/21/2025	Sayonna T.
----	-------------------------	---	-----------	-----------	-----------	---------------

24/5

(702)229-
6656**Comments:** CXL PER CUSTOMER NOT NEEDED

11	350 OTHER MECHANICAL	2	NA		5/21/2025	Sayonna T. (702)229- 6656
12	340 FINAL MECHANICAL	1	Passed	8/1/2025	8/1/2025	Fernando C. (702)283- 4443
13	320 ROUGH MECHANICAL	1	Passed	5/21/2025	5/21/2025	Tony N. (702)303- 0274

Comments: EXPRESS 320 - CISCO 702-978-3656 EXPRESS 320 - CISCO 702-978-3656

14	240 FINAL ELECTRICAL	1	Passed	8/1/2025	8/1/2025	Fernando C. (702)283- 4443
15	240 FINAL ELECTRICAL	2	Cancelled	8/4/2025	8/3/2025	Web
16	240 FINAL ELECTRICAL	3	Passed	8/4/2025	8/4/2025	Tony N. (702)303- 0274
17	220 ROUGH ELECTRICAL	1	Passed	5/21/2025	5/21/2025	Tony N. (702)303- 0274
18	140 FINAL BUILDING	1	Failed	8/1/2025	8/1/2025	Fernando C. (702)283- 4443

Comments: 8/1/25~~25~~ NO RECEPTACLES LOCATED ON WALL OPPOSITE STAIRWELL
DUE TO IT BEING A CMU WALL AND ALREADY EXISTING DOWNSTAIRS
NORTH BATHROOM HAS RECEPTACLE MORE THAN 36" AWAY FROM SINK,
WALL BEHIND SINK IS CMU WALL**Comments:**

NEED HAMMER ARRESTOR UNDER KITCHEN SINK FOR DISHWASHER ,

INSTALL EXTERIOR LIGHT SCONCES, 246

INSTALL EXTERIOR RECEPTACLE BY ENTRY,
 INSTALL SMOKE DETECTOR DOWNSTAIRS BEDROOM,
 DOWNSTAIRS IN BEDROOM WINDOW TOO SMALL FOR EGRESS. NEED 5.7 SQ IN. ,
 MISSING RECEPTACLE AT NORTH WALL IN BEDROOM BY NORTH KITCHEN,
 MISSING SMOKE DETECTOR NORTH BEDROOM DOWNSTAIRS,
 MISSING CARBON MONOXIDE DETECTOR OUTSIDE NORTH BEDROOM DOWNSTAIRS ,
 NEED ARC FAULT BREAKERS IN SUB PANEL FOR CASITA PER PLANS

19	140 FINAL BUILDING	2	Passed	8/4/2025	8/4/2025	Tony N. (702)303- 0274
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Comments:

NEED HAMMER ARRESTOR UNDER KITCHEN SINK FOR DISHWASHER ,
 INSTALL EXTERIOR LIGHT SCONCES,
 INSTALL EXTERIOR RECEPTACLE BY ENTRY,
 INSTALL SMOKE DETECTOR DOWNSTAIRS BEDROOM,
 DOWNSTAIRS IN BEDROOM WINDOW TOO SMALL FOR EGRESS. NEED 5.7 SQ IN. ,
 MISSING RECEPTACLE AT NORTH WALL IN BEDROOM BY NORTH KITCHEN,
 MISSING SMOKE DETECTOR NORTH BEDROOM DOWNSTAIRS,
 MISSING CARBON MONOXIDE DETECTOR OUTSIDE NORTH BEDROOM DOWNSTAIRS ,
 NEED ARC FAULT BREAKERS IN SUB PANEL FOR CASITA PER PLANS

20	123 INSULATION	1	Passed	5/21/2025	5/21/2025	Tony N. (702)303- 0274
21	120 FRAMING	1	Cancelled	5/14/2025	5/13/2025	Web
22	120 FRAMING	2	Cancelled	5/15/2025	5/14/2025	Web
23	120 FRAMING	3	Cancelled	5/16/2025	5/15/2025	Web
24	120 FRAMING	4	Failed	5/19/2025	5/19/2025	Tony N. (702)303-

247

0274

Comments:

Complete the installation of the bathroom exhaust fans and schedule the 320 inspection.,

Complete all electrical work and schedule the 220 inspection.,

Complete all top plate draft stopping.

25	120 FRAMING	5	Passed	5/21/2025	5/21/2025	Tony N. (702)303- 0274
----	-------------	---	--------	-----------	-----------	------------------------------

Comments:

Complete the installation of the bathroom exhaust fans and schedule the 320 inspection.,

Complete all electrical work and schedule the 220 inspection.,

Complete all top plate draft stopping.

Inspection status table

Inspections Hold

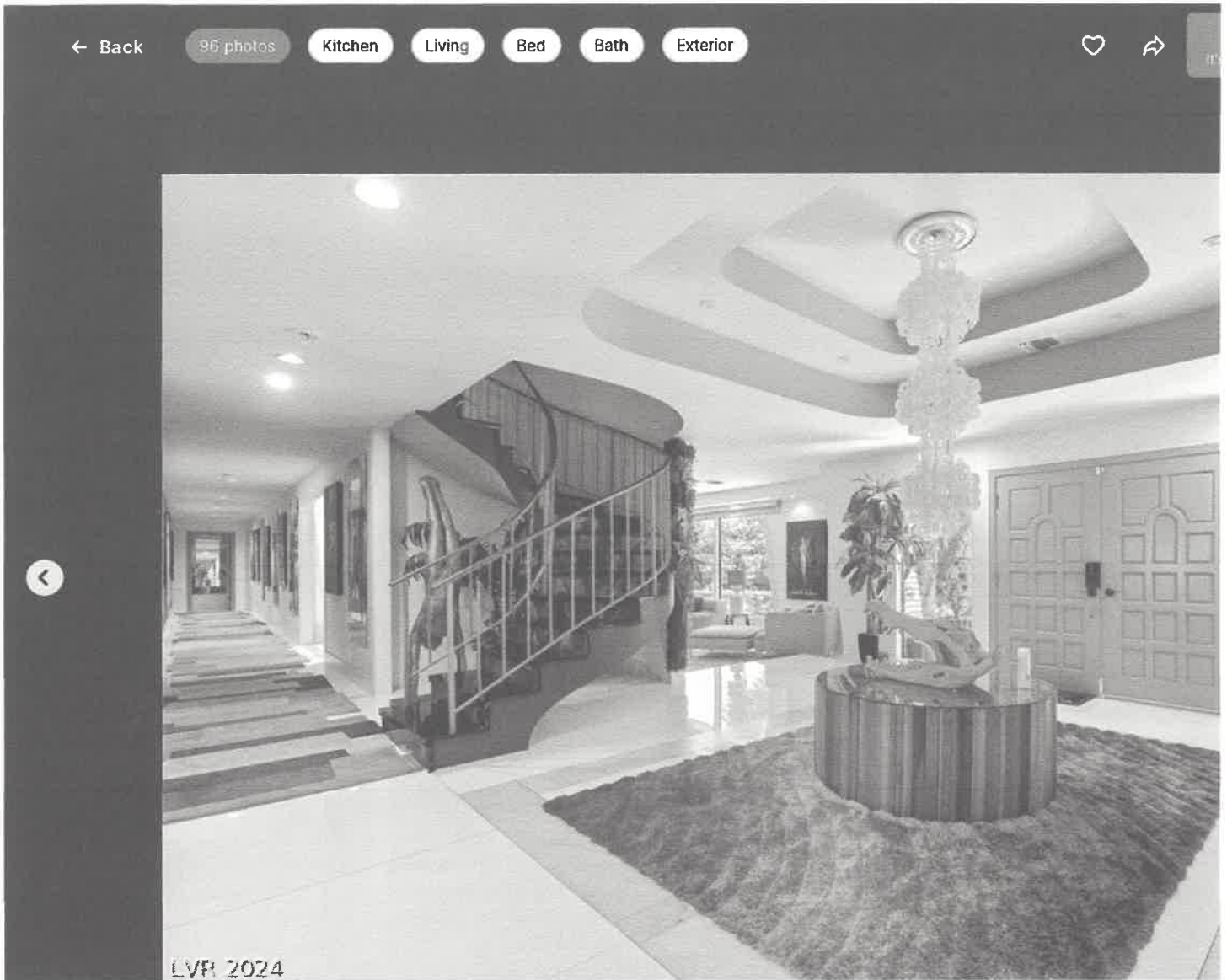
Fees

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.

2315 Alta

Comp #6



← Back

96 photos

Kitchen

Living

Bed

Bath

Exterior



LVR 2024

Claim home

Claim home to manage this property



View dashboard



Edit facts



Manage photos

Schedule a selling

**Rates have dropped**

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

Get an in-depth report
home value and the La:

Request a free

About this home

Mid-Century Modern, Privately Gated Estate Located in the Heart of The Historic District with an amazing circular driveway. Features 9,200+Sq. F, 7 bed, 6 baths on 1.2+ acres. Sleek, modern design with a Chef's Kitchen with Sub-Zero, Wolf and Miele appliances, and 3 Gas Fireplaces located in the Family Room, Kitchen, and Primary retreat. Floor-to-Ceiling windows allows you to enjoy the beautiful front and rear curb appeal of this

Show more ▾

Single-family

1974

1.23 acres

<https://www.redfin.com/NV/Las-Vegas/2315-Alta-Dr-89107/home/40235088>

1/6/26, 9:07 AM
Page 1 of 9

2315 Alta

Comp #6

- Window Features: Low Emissivity Windows
- Unfurnished
- Flooring: Tile
- Other Features: Bedroom on Main Level, Window Treatments

Exterior

Building Information

- Stories: 2
- Year Built Details: RESALE
- Roof Details: Tile

Exterior Features

[See less property details ^](#)

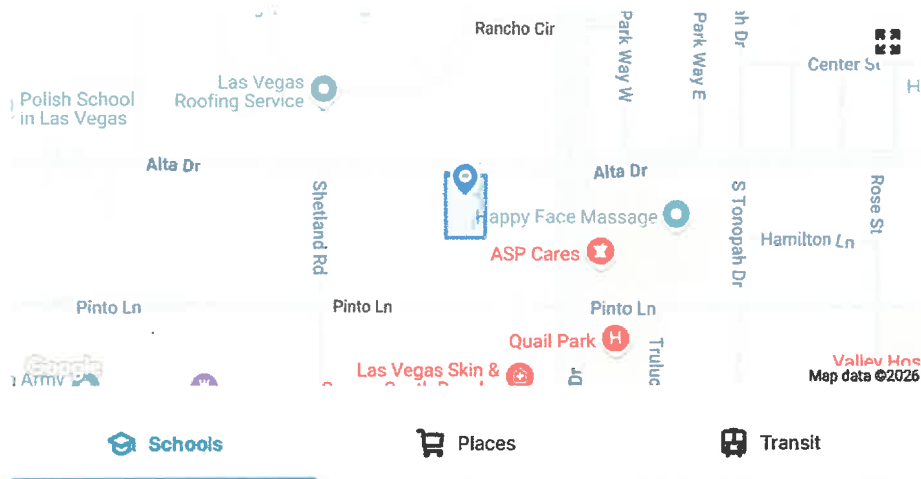
Refinance

Take cash from your home

With a home equity loan or cash-out refinance, use your home's value to fund projects. *

[Get started](#)

Around this home



- | | | |
|------|---|---|
| 6/10 | Howard Wasden Elementary School
Public, PreK-5 • Assigned • 0.4mi | > |
| 8/10 | Hyde Park Middle School
Public, 6-8 • Assigned • 1.2mi | > |
| 6/10 | Education W Clark High School
Public, 9-12 • Assigned • 2.4mi | > |

Provided by GreatSchools

250

2315 Alta

Comp #6

[← Back](#)
[96 photos](#)
[Kitchen](#)
[Living](#)
[Bed](#)
[Bath](#)
[Exterior](#)

[Claim home](#)
Claim home to manage this property

[View dashboard](#)

[Edit facts](#)

[Manage photos](#)

[Schedule a selling](#)

Rates have dropped
 Lower mortgage rates could mean more buyers and higher sale prices.
[Learn more](#)

About this home

Mid-Century Modern, Privately Gated Estate Located in the Heart of The Historic District with an amazing circular driveway. Features 9,200+Sq. F, 7 bed, 6 baths on 1.2+ acres. Sleek, modern design with a Chef's Kitchen with Sub-Zero, Wolf and Miele appliances, and 3 Gas Fireplaces located in the Family Room, Kitchen, and Primary retreat. Floor-to-Ceiling windows allows you to enjoy the beautiful front and rear curb appeal of this

[Show more ▾](#)

Single-family
 1974
 1.23 acres

<https://www.redfin.com/NV/Las-Vegas/2315-Alta-Dr-89107/home/40235088>

1/6/26, 9:39 AM
 Page 1 of 9

231

Redfin: Buy, Sell & Rent Homes
Open in the Redfin app

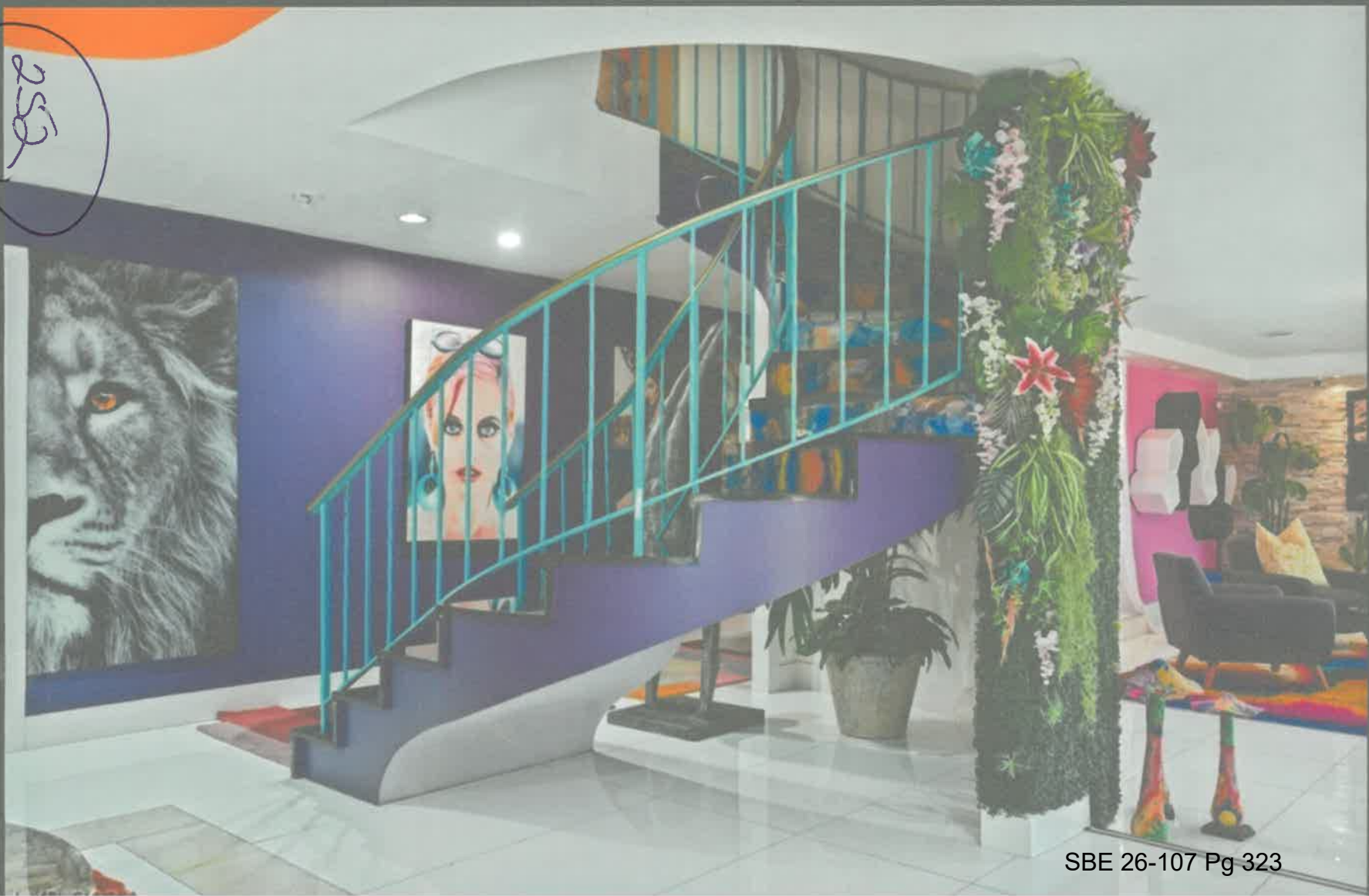
2315 ALTA

96 photos Kitchen Living Bed Bath Exterior



Schedule a selling consultation
It's free, with no obligation — cancel anytime

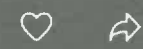
252



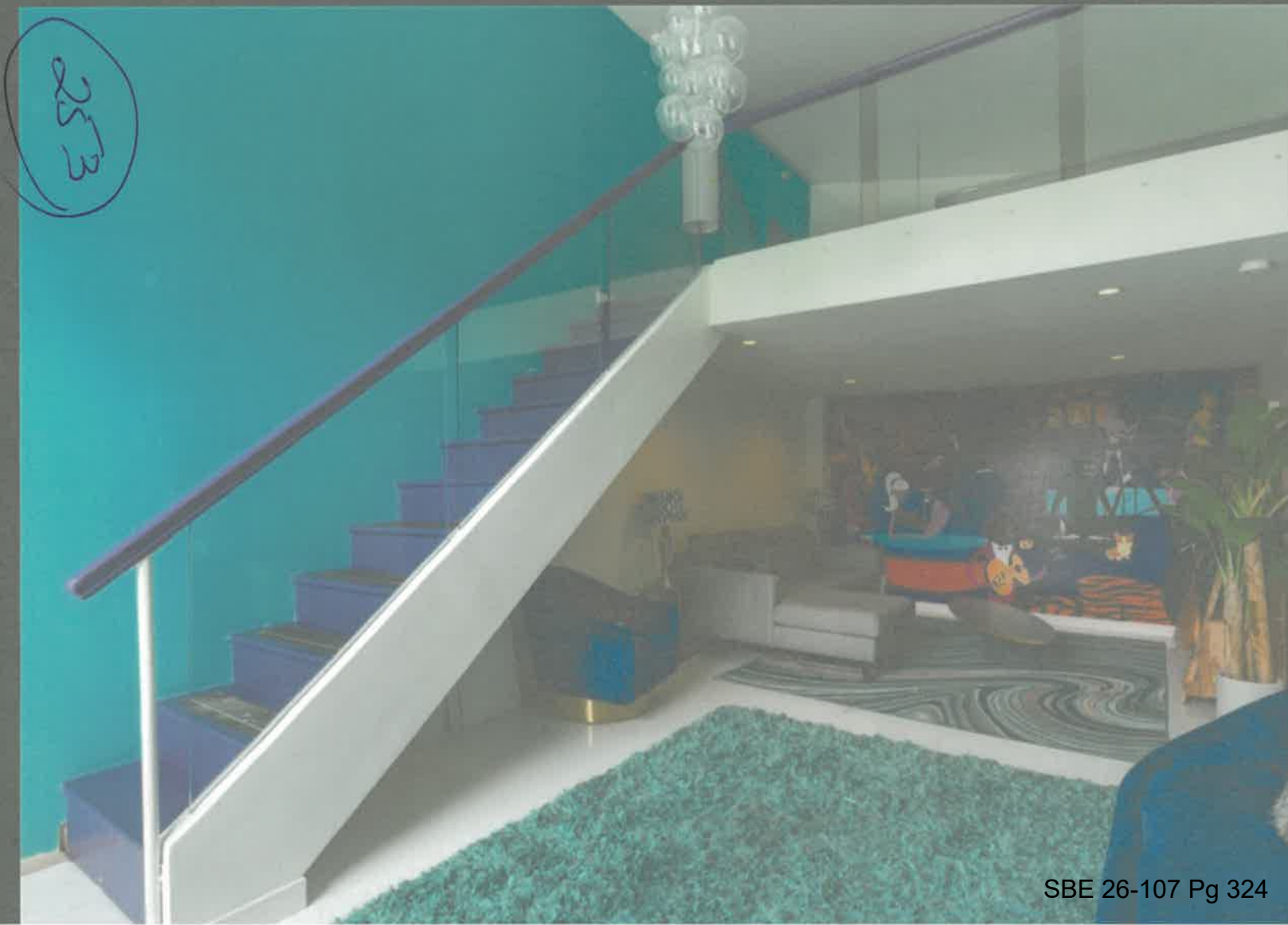
Redfin: Buy, Sell & Rent Homes
Open in the Redfin app

2315 ALTA

96 photos Kitchen Living Bed Bath Exterior



Schedule a selling consultation
It's free, with no obligation — cancel anytime



~~2727~~ 2727 Alta

Coup #7



← Back

45 photos

Floor plans

Kitchen

Living

Bath

Dining

Exterior



LVR 2024

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View dashboard



Edit facts



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Rates have dropped

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Need the cash from yo
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About this home

Welcome to 2727 Alta Dr, located on a huge lot in the heart of the Historic District! Charming 1970's Ranch-Style, with mob vibe, privately gated home, walk-in bank vault, nearly 1 acre & 5,912 square ft. at the main house, featuring 4 bedrooms & 4.5 bathrooms, w/ double primary suites, & jetted tubs for relaxation. Spacious finished basement boasts a wet bar, a man cave & wood burning fireplace. Enjoy the oversized pool for the hot Las

Show more ▾

254

Single-family

1966

0.88 acres

<https://www.redfin.com/NV/Las-Vegas/2727-Alta-Dr-89107/home/29345566>

1/6/26 9:10 AM
Page 1 of 9

REDFIN

2727 ALTA

Comp #

Jan 23, 2025
DateSold (Public Records)
Public Records\$1,508,000 (11.1%/yr)
Price

See all property history ▾

REDFIN

Tax history for 2727 Alta Dr

Year	Property Tax	Land	+	Additions	=	Assessed Value ⓘ
2024	\$5,383 (+3.0%)	\$183,750		\$126,381		\$310,131
2023	\$5,227 (+3.0%)	\$183,750		\$126,558		\$310,308
2022	\$5,074 (+3.0%)	\$175,000		\$115,269		\$290,269
2021	\$4,927 (+3.1%)	\$147,000		\$104,300		\$251,300
2020	\$4,780	\$131,250		\$97,468		\$228,718

Show more tax history ▾

Property details**Parking****Garage/Carport Information**

- Has Garage
- Has Attached Garage
- # of Garage Spaces: 12
- Has Carport
- # of Carport Spaces: 1

Parking

- Features: Attached, Detached Carport, Garage, Garage Door Opener, Guest, Inside Entrance, Open, Private, RV Hook-Ups, RV Gated, RV Access/Parking, RV Covered, RV Paved, Shelves, Storage
- Has Open Parking

Interior**Virtual Tour**

- Virtual Tour Unbranded 1 (External Link)
- VirtualTourURLUnbranded2: Virtual Tour Unbranded 2 (External Link)

Bedroom Information

- # of Bedrooms Possible: 5

Bathroom Information

- # of Full Bathrooms: 4
- # of Half Bathrooms: 1

Room Information

- # of Rooms (Total): 10
- Has Basement

Room 1 Information

- Living Room
- Description: Formal
- Dimensions: 37x18

255

2727 ALTA

comp #7

REDFIN

Room 2 Information

- Kitchen
- Description: Island
- Dimensions: 18x13

Room 3 Information

- Family Room
- Description: 2 or More Family Rooms
- Dimensions: 28x15

Room 4 Information

- Family Room
- Description: Downstairs
- Dimensions: 17x17

Room 5 Information

- Dining Room
- Description: Formal Dining Room
- Dimensions: 15x13

Room 6 Information

- Bedroom 4
- Description: Closet
- Dimensions: 11x10

Room 7 Information

- Bedroom 3
- Description: Closet
- Dimensions: 16x13

Room 8 Information

- Bedroom 2
- Description: Closet
- Dimensions: 16x13

Room 9 Information

- Primary Bathroom
- Description: Separate Shower
- Dimensions: 23x14

Room 10 Information

- Primary Bedroom
- Description: Walk-In Closet(s)
- Dimensions: 23x15

Laundry Information

- Features: Electric Dryer Hookup, Main Level

Fireplace Information

- Has Fireplace
- # of Fireplaces: 3
- Features: Family Room, Great Room, Wood Burning

Equipment

- Appliances: Built-In Electric Oven, Double Oven, Dryer, Electric Cooktop, Disposal, Refrigerator, Warming Drawer, Washer

Interior Features

- Window Features: Blinds, Plantation Shutters, Skylight(s), Tinted Windows
- Unfurnished
- Flooring: Carpet, Ceramic Tile, Laminate, Tile
- Other Features: Bedroom on Main Level, Ceiling Fan(s), Primary Downstairs, Skylights, Window Treatments

Exterior**Building Information**

- Stories: 1

258

2727 ALTA

Comp #7

← Back

45 photos

Floor plans

Kitchen

Living

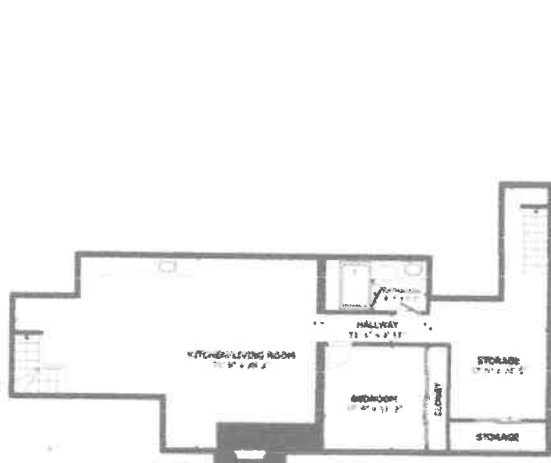
Bath

Dining

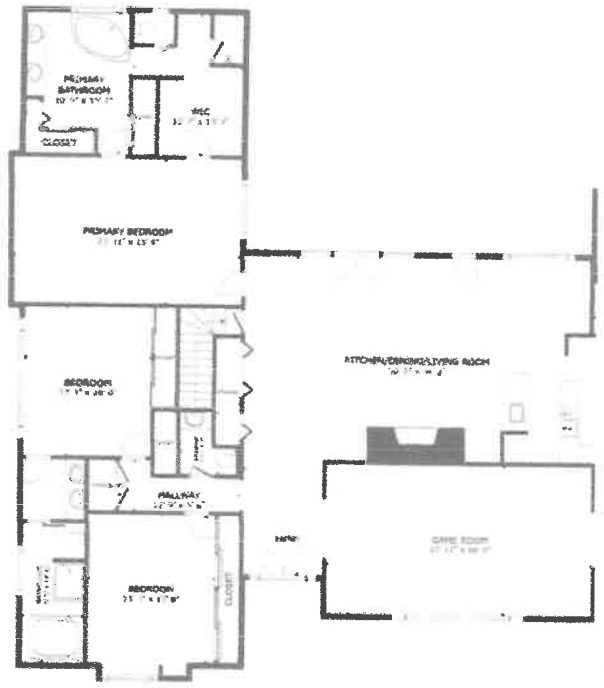
Exterior



REDAN



FLOOR 1



FLOOR 2

LVR 2024

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Edit facts



Manage photos

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Rates have dropped

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257

Single-family

1966

0.88 acres

<https://www.redfin.com/NV/Las-Vegas/2727-Alta-Dr-89107/home/29345566>

1/6/26, 9:30 AM
Page 1 of 10



← Feed

Overview

Sale & tax history

Property details

Neighborhood

Climate

 Favorite


● OFF MARKET— SOLD JAN 2025 FOR \$1,508,000

\$2,185,368 Redfin Estimate**5 bd • 4.5 ba • 5,927 sq ft**

2727 Alta Dr, Las Vegas, NV 89107



Estimated sale price

\$2.08M – \$2.51M
 Reach more buyers who
 Redfin. Plus, you'll save
 fees. ●
Claim home

Claim home to manage this property



View dashboard



Edit facts



Manage photos

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 Sell to **Opendoor**. ●

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Nov 22, 2024

Date

GLVAR #2633017

Listed (Active)

GLVAR #2633017

\$1,599,000

Price

Jan 2025, Sold for \$1,508,000

Jan 23, 2025

Date

Sold (Public Records)

Public Records

\$1,508,000 (11.1%/yr)

Price

See all property history ▾

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Interior**Virtual Tour**

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- VirtualTourURLUnbranded2: Virtual Tour Unbranded 2 (External Link)

Bedroom Information

- # of Bedrooms Possible: 5

Bathroom Information

- # of Full Bathrooms: 4
- # of Half Bathrooms: 1

25/9

- Flooring: Carpet, Ceramic Tile, Laminate, Tile
- Other Features: Bedroom on Main Level, Ceiling Fan(s), Primary Downstairs, Skylights, Window Treatments

Exterior

Building Information

- Stories: 1
- Year Built Details: RESALE
- Roof Details: Composition, Shingle
- Construction Details: Drywall

Exterior Features

- Exterior Features: Built-in Barbecue, Barbecue, Circular Driveway, Out Building(s), Patio, Private Yard, Shed
- Patio And Porch Features: Covered, Patio
- Other Structures: Outbuilding, Shed(s)
- Fencing: Block, Full, Wrought Iron

Green Features

- Green Energy Efficient: Windows, Solar Panel(s)

[See less property details ^](#)

Refinance

Take cash from your home

With a home equity loan or cash-out refinance, use your home's value to fund projects. ⓘ

[Get started](#)

Around this home



Schools



Places



Transit

6/10 Howard Wasden Elementary School
Public, PreK-5 • Assigned • 0.3mi



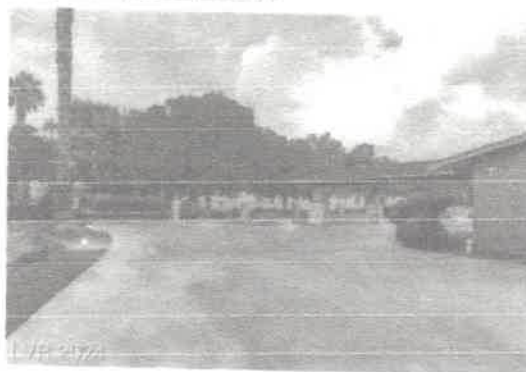
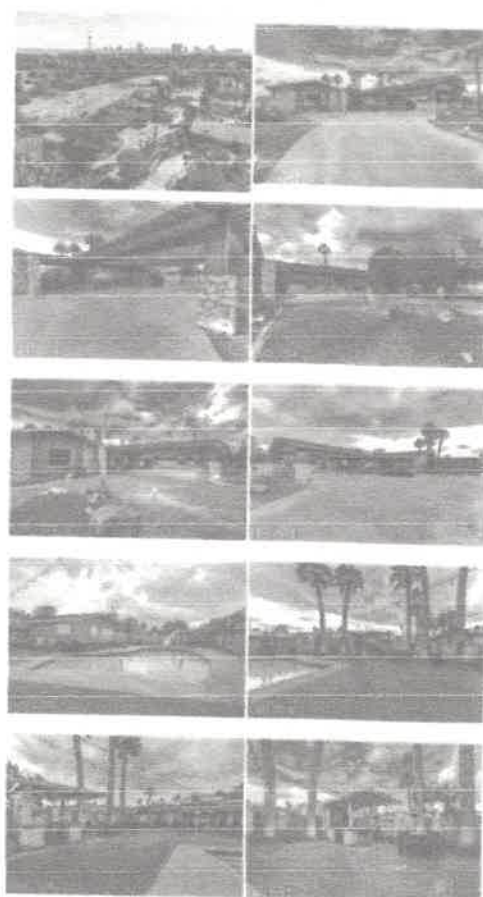
8/10 Hyde Park Middle School
Public, 6-8 • Assigned • 0.9mi



6/10 Education W Clark High School
Public, 9-12 • Assigned • 2.3mi



260

Clark County**2727 Alta Drive****\$1,508,000****Virtual Tour:** <https://my.matterport.com/show/?m=jNDjVFsmTyl>**ML #:** 2633017 **Status:** S**Subdiv:** N/A**City/Town:** Las Vegas **St:** NV**Short Sale:** N**Foreclosure Commenced:** N**Repo/REO:** N**Bedrooms:** 5**Full Baths:** 4**3/4 Baths:** 0**Half Baths:** 1**#Den/Oth:** 0**#Loft:** 0 **Furn Incl:** No**DOM:** 39**AppxLivArea:** 5,927**AppxAddLivArea:****AddLivAreaDesc:****AppxTotLivArea:** 5,927**Year Built:** 1966 / RESALE**PropSubTyp:** Single Family Residential**Lot Sqft:** 38,333**PropDes:** Custom**Garages:** 12 / Attached, Auto Door Opener(s), Breeze Way, Cabinets, Entry to House, Storage Area/Shelves**Carports:** 1 / Detached Carport[Click here for map view](#)

Welcome to 2727 Alta Dr, located on a huge lot in the heart of the Historic District! Charming 1970's Ranch-Style, with mob vibe, privately gated home, walk-in bank vault, nearly 1 acre & 5,912 square ft. at the main house, featuring 4 bedrooms & 4.5 bathrooms, w/double primary suites, & jetted tubs for relaxation.

Spacious finished basement boasts a wet bar, a man cave & wood burning fireplace. Enjoy the oversized pool for the hot Las Vegas days. Attached garage at the main house, Separate oversized (3) garages building, Additional workshop/garage

Customized for a 40 ft.RV/boat, offering ample storage. Experience luxury and convenience living in this unique, desirable location with No HOA. Additional the compound includes a 4th building, a 1,200 foot guesthouse w/ 1 bed, 1 bath, full kitchen, & laundry. Home offers quick access to interstate 95 & 15, just minutes the best dining, entertainment, shopping, casinos, medical school and hospital, Downtown Las Vegas & the Arts District!

Construction:**Interior Features:**

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

Exterior Features:

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

Private Pool/Description:

Y / Inground-Private

261

Clark County**2727 Alta Drive****\$1,508,000****Virtual Tour:** [https://mls.matrix.com/Matrix/Printing/PrintOptions.aspx?c=H4slAAAAAAAAEAIWmJOWtFTSUT10A&JghqGxMZzKKR3JgRBKhpblXPYExgnQBcNTL...](#)**ML #:** 2633017 **Status:** S**Subdiv:** N/A**City/Town:** Las Vegas **St:** NV**Short Sale:** N**Foreclosure Commenced:** N**Repo/REO:** N**Bedrooms:** 5**Full Baths:** 4**3/4 Baths:** 0**Half Baths:** 1**#Den/Oth:** 0**#Loft:** 0 **Furn Incl:** No**DOM:** 39**AppxLivArea:** 5,927**AppxAddLivArea:****AddLivAreaDesc:****AppxTotLivArea:** 5,927**Year Built:** 1966 / RESALE**PropSubTyp:** Single Family Residential**Lot Sqft:** 38,333**PropDes:** Custom**Garages:** 12 / Attached, Auto Door Opener(s), Breeze Way, Cabinets, Entry to House, Storage Area/Shelves**Carports:** 1 / Detached Carport

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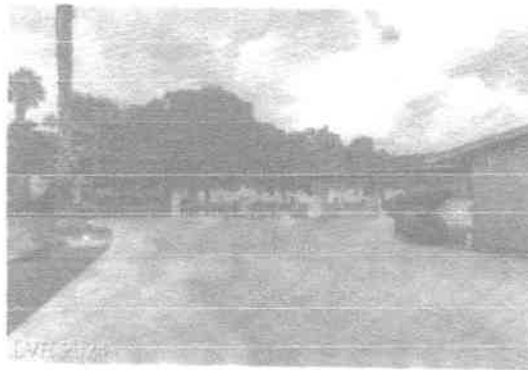
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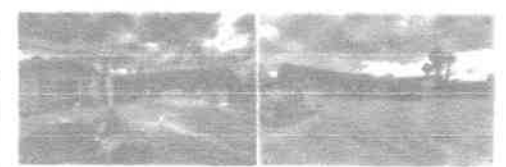
Y / Inground-Private



262

2/18/25, 5:01 PM

Matrix

Clark County**2727 Alta Drive****\$1,508,000****Virtual Tour:****ML #:** 2633017 **Status:** S**Subdiv:** N/A**City/Town:** Las Vegas **St:** NV**Short Sale:** N**Foreclosure Commenced:** N**Repo/REO:** N**Bedrooms:** 5**Full Baths:** 4**3/4 Baths:** 0**Half Baths:** 1**#Den/Oth:** 0**#Loft:** 0 **Furn Incl:** No**DOM:** 39**AppxLivArea:** 5,927**AppxAddLivArea:****AddLivAreaDesc:****AppxTotLivArea:** 5,927**Year Built:** 1966 / RESALE**PropSubTyp:** Single Family Residential**Lot Sqft:** 38,333**PropDes:** Custom**Garages:** 12 / Attached, Auto Door Opener(s), Breeze Way, Cabinets, Entry to House, Storage Area/Shelves**Carports:** 1 / Detached Carport

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

Exterior Features:

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

Private Pool/Description:

Y / Inground-Private

v63

<https://las.mlsmatrix.com/Matrix/Printing/PrintOptions.aspx?c=H4sIAAAAAAAEAIWwOwiFTS0TlIAxJghqGxMZzKK83JgRBKhpIXPvEkgQBcNTI...>

1/2

OWNER(S)/MAIL TO					SITUS					139-32-304-009					Printed: 3/24/2025				
MARIE & CAROL B LIVING TRUST MARIE & CAROL BOWMAN TRS ALTA DR LAS VEGAS NV, 89107 NV					2727 ALTA DR LAS VEGAS					*139-32-304-0					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														
BUILDINGS: 1 of 2					SECTION 1 OF 1					2025/26									
BUILDING 1 OF 2																			
Subareas										BUILDING VALUE SUMMARY									
BASIC BUILDING										914,339									
SQ. FT. ADJUSTMENTS										-34,034									
LUMP SUM ADJUSTMENTS										28,777									
BASEMENT																			
PORCHES										36,836									
GARAGES/CARPORTS										71,805									
BUILDING RCN										1,017,622									
DEPRECIATION										783,142									
POOL/SPA/DECK										24,537									
OTHER EXTRA FEATURES										29,766									
TOTAL RCNLD										308,684									
IMPROVEMENT FACTOR																			
MULTIPLE ADJUSTMENT																			
OVERRIDE IMP. VALUE																			
CONDO COST SQ. FT.																			
MTV PU/D/COMMON AREA																			
BUILDING AREAS																			
HEATED AREA										4,807									
HEATED AREA W/IN BSMT										4,807									
ADJ. RATE																			
ROOMS/BATHROOMS					\$6,401					GARAGES/CARPORTS/PORCHES/PATIOS/BALC. ADD-ONS					BUILDING NOTES				
CAT TYPE UNITS FAC UNIT ADJ.					CAT DESCRIPTION UNITS UNIT ADJ.					CAT DESCRIPTION UNITS UNIT ADJ.									
RM1 Bedrooms 3.00 1.00					PD0 PtdDkNone 360 -2,290														
RM2 Family/Den/Other 2.00 1.00																			
RM3 Fml Dining Room 1.00 1.00																			
RM4 Total Rooms 8.00 1.00																			
RM5 Full Baths 3.00 1.00																			
RM6 Half Baths 1.00 1.00																			
FIX Plumb Fix 15.00 1.00 6,401																			
BUILT-INS/FIREPLACES					\$20,184					EXTRA FEATURES					\$217,208 \$54,303				
CAT TYPE UNITS FAC UNIT ADJ.					CODE DESCRIPTION GRD QTY UNITS UNIT PRICE FAC ADJ. UNIT AYB EYB RCN DEPR% RCNLD NOTES														
AP1 Built Ins 1 1.00 10,062					RPL4 Pool Size Approx 648 Square Feet 2 1 1.00 \$62,215.45 1.00 62,215.45 1966 1966 62,215 75.0 15,554														
FPL Fireplace (L-Rank) 2 1.00 10,122					RPHT Pool Heater Each 1 1 1.00 \$5,773.45 1.00 5,773.45 1966 1966 5,773 75.0 1,443														
					RPLD Pool Deck - Kool Deck 1 360.00 \$13.92 1.00 13.92 1966 1966 5,011 75.0 1,253														
					RFN2 Fence Average - Tract/Block W 1 1.00 \$9,229.54 1.00 9,229.54 1966 1966 9,230 75.0 2,307														
					RPV3 Paving - Brick 1 1,804.00 \$12.03 1.00 12.03 1966 1966 21,702 75.0 5,426														
					RPV4 Paving - Concrete 1 6,440.00 \$6.36 1.00 6.36 1966 1966 40,958 75.0 10,240														
					RSTG Storage Square Feet 1 1,400.00 \$21.89 1.54 33.70 1966 1966 47,173 75.0 11,793														
					RY31 Separate Jacuzzi/Each 1 1.00 \$31,315.69 0.75 23,486.77 1966 1966 23,487 75.0 5,872														
					RY30 Diving Board/Each 1 1.00 \$1,659.49 1.00 1,659.49 1966 1966 1,659 75.0 415														
ADDITIONAL BUILDING FEATURES					\$2,192														
CAT TYPE UNITS FAC UNIT ADJ.																			
WH Wall Height (RES) 1 1.00																			
X45 Intercom 1 1.00 2,192																			



together**for**better

memorandum

BRIANA JOHNSON
CLARK COUNTY ASSESSOR

MELISSA MARTINET
Deputy Director of Assessment Services

MARY ANN WEIDNER
Deputy Director of Assessment Services

to: Mr. Mark Wolfson
from: Jayme Jacobs
subject: Records request
date: 12/29/2025

Mr. Wolfson,

Please find your attached records request for the letters that we're sent to the Pinto/Palomino neighborhood, requesting information regarding updating and remodeling. There was a total of 55 letters sent and 9 were returned.

I've also attached your request for the M&S worksheets and the Property Record Cards (PRC) for the following properties:

2709 Pinto Lane
2333 Pinto Lane
2337 Pinto Lane
2500 Pinto Lane
2400 Palomino Lane

Thank you.

Ms. Jayme Jacobs, RES

Direct: 702.455.4980 | Office: 702.455.4997

Manager of Property Appraisal, Clark County Assessor's Office

service integrity respect accountability excellence leadership

265

service integrity respect accountability excellence leadership



togetherforbetter

BRIANA JOHNSON, CLARK COUNTY ASSESSOR

500 S. Grand Central Pkwy. 2nd Floor, Las Vegas, NV 89155
Office: 702-455-4997 | ClarkCountyNV.gov/Assessor

MARY ANN WEIDNER
Deputy Director of Assessment Services

April 24, 2025



RE: Parcel No(s). [REDACTED]

Dear Property Owner,

We are conducting a reappraisal of your area based on the inequity in the improvement values within your neighborhood. To assist us in determining if there is an inequity within your neighborhood, we are asking that you please answer the questions below. **Please respond by May 16, 2025.**

Please answer the following questions:

	Yes	No	Month/Year Completed
Did you or the previous owner make significant structural upgrades to the home prior to or after you purchased?		✓	
Did you modify the overall room layout of the home?		✓	
Did you replace rough electrical and/or plumbing?		✓	
Did you replace drywall and ceiling finish?		✓	
Did you replace the kitchen and/or bathroom cabinets?	✓		7-2022
Did you replace plumbing/light fixtures?	✓		7-2022
Did you add any other improvements (pool, spa, patios, casita)?		✓	

Contact Information: Phone: Email:

Thank you for your response. We will review our records to ensure they are accurate. If we need to make any adjustments to your record, you will be notified by our office. If you have any questions, please give us a call on 702-455-4997.

Sincerely,

Appraisal Division
Clark County Assessor's Office

F/u 12/30/25 266

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BRIANA JOHNSON, CLARK COUNTY ASSESSOR

500 S. Grand Central Pkwy. 2nd Floor, Las Vegas, NV 89155
Office: 702-455-4997 | ClarkCountyNV.gov/Assessor

MARY ANN WEIDNER
Deputy Director of Assessment Services

April 24, 2025



RE: Parcel No(s). 

Dear Property Owner,

We are conducting a reappraisal of your area based on the inequity in the improvement values within your neighborhood. To assist us in determining if there is an inequity within your neighborhood, we are asking that you please answer the questions below. **Please respond by May 16, 2025.**

Please answer the following questions:

	Yes	No	Month/Year Completed
Did you or the previous owner make significant structural upgrades to the home prior to or after you purchased?		☒	
Did you modify the overall room layout of the home?		☒	
Did you replace rough electrical and/or plumbing?		☒	
Did you replace drywall and ceiling finish?		☒	
Did you replace the kitchen and/or bathroom cabinets?		☒	
Did you replace plumbing/light fixtures?		☒	
Did you add any other improvements (pool, spa, patios, casita)?		☒	

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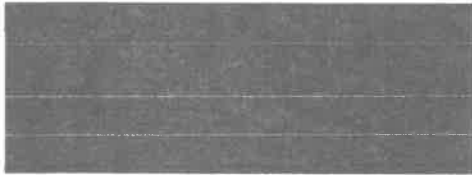
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Did you modify the overall room layout of the home?		X	
Did you replace rough electrical and/or plumbing?		X	
Did you replace drywall and ceiling finish?		X	
Did you replace the kitchen and/or bathroom cabinets?		X	
Did you replace plumbing/light fixtures?		X	
Did you add any other improvements (pool, spa, patios, casita)?		X	

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Did you replace rough electrical and/or plumbing?		✓	
Did you replace drywall and ceiling finish?		✓	
Did you replace the kitchen and/or bathroom cabinets?		✓	
Did you replace plumbing/light fixtures?		✓	
Did you add any other improvements (pool, spa, patios, casita)?		✓	

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P/a 12/30/25

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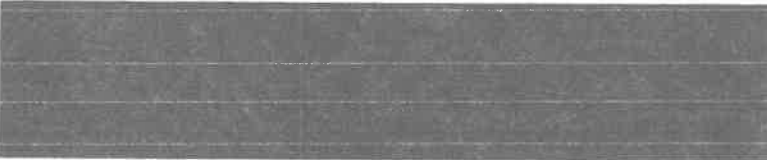
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Did you replace rough electrical and/or plumbing?		✓	
Did you replace the kitchen sink or bathroom fixtures?		✓	
Did you replace plumbing/light fixtures?		✓	
Did you add any other improvements (pool, spa, patios, casita)?		✓	

Contact Information:	Phone:	Email:
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Sincerely,

Appraisal Division
 Clark County Assessor's Office

P/u 12/30/25

V/V

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Sincerely,

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Clark County Assessor's Office

P/u 12/30/25

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Thank you for your response. We will review our records to ensure they are accurate. If we need to make any adjustments to your record, you will be notified by our office. If you have any questions, please give us a call on 702-455-4997.

→ WE HAVE OWNED THIS HOUSE FOR 10 YRS. OUR TAXES HAVE
GONE UP EVERY YEAR! WE ARE RETIRED, ON A FIXED
Sincerely, INCOME & IN POOR HEALTH.

Appraisal Division
Clark County Assessor's Office

P/u 12/30/25

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Date _____

Re: parcel: Xxxxx

Dear Property Owner:

The state of Nevada requires the Assessor to update **ALL** parcels that have undertaken **ANY** improvements to their home. Moreover, the improvements of certain elements of one's home may require permits. Work performed without permits that require permits are considered illegal construction and can result in fines and penalties.

The county assessors office has numerous methods to determine if improvements have been made (with or without permits). Those methods include, but are not limited to:

1. Satellite photos
2. Google maps
3. Permits issued by the city/county of Las Vegas and Clark County
4. Coordination with other agencies who observe construction dumpsters, etc
5. Coordination with other agencies that perform inspections of minor improvements
 - a. i.e. gas lines for new hot water heaters or HVAC equipment
6. Anonymous tips

Based on the above methods the assessor has decided to reappraise your neighborhood and make adjustments to the value of the improvements in the area to ensure everyone is assessed and taxed equally.

Attached is a check list of some common improvements. Please reply to this letter to advise us if any of these have occurred at your property in the past 5 years. If we fail to hear back from you and we believe we have sufficient evidence that construction has occurred the assessor will update your parcel to reflect our findings.

If you disagree with the update we calculate we are available for an in home inspection and will adjust the supplemental assessment accordingly.

The city of Las Vegas and Clark County have agreed to a 3 month amnesty program that will waive any fees or penalties for those property owners assist in updating the valuation of their properties ending _____.

Please respond by _____.

If you have any questions please give us a call at _____.

Sincerely,

Appraisal Division

Clark County Assessor's Office

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**Assembly Bill No. 489—Committee on
Growth and Infrastructure**

CHAPTER.....

AN ACT relating to the taxation of property; providing for the partial abatement of the ad valorem taxes imposed on property; directing the Legislative Commission to conduct an interim study of the taxation of real property; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Section 1 of Article 10 of the Nevada Constitution requires the Legislature to provide by law for a uniform and equal rate of assessment and taxation of property. That provision, however, authorizes the Legislature to provide by law for an abatement of the tax upon, or an exemption of, part of the assessed value of a single-family residence occupied by the owner to the extent necessary to avoid severe economic hardship to the owner of the residence.

Under this bill, the Legislature declares that an increase in the tax bill of a homeowner of more than 3 percent from the previous year constitutes such a severe economic hardship for purposes of the Nevada Constitution. If such an economic hardship occurs, this bill provides for a partial abatement of the taxes of the homeowner who would otherwise experience the hardship. The effect of the abatement is to reduce the amount of the property taxes owed on the property to not more than 3 percent more than the amount levied or which would have been levied in the immediately preceding fiscal year if not for any applicable exemptions. This abatement does not apply to property for which there was no assessed valuation separately established for the immediately preceding fiscal year or to property for which a greater abatement is applicable.

Subsection 8 of Section 1 of Article 10 of the Nevada Constitution provides that the Legislature may exempt from taxation property used for certain charitable purposes.

Under this bill, the Legislature declares that such a charitable exemption should be provided to owners of residential rental dwellings, such as apartments, that qualify as low-income housing under the standards published by the U.S. Department of Housing and Urban Development. The charitable exemption is provided in the form of a partial abatement for the benefit of the persons who live in those dwellings. The amount of the abatement is determined in the same manner as for owners of single-family residences.

This bill provides for a separate partial abatement from property tax which is applicable to all properties. This abatement may be used in lieu of the 3 percent cap if it yields a greater reduction in the property taxes of a homeowner or the owner of a residential rental dwelling. The maximum percentage of increase in tax liability that may be applied to any property is determined by a two-part formula. The first part is determined by establishing the lesser of: (1) the average percentage of change in the assessed valuation of all taxable property in the county over the 10-year period immediately preceding the fiscal year in which the levy is made; or (2) eight percent. The second part is determined by establishing a percentage equal to twice the increase in the Consumer Price Index for the immediately preceding calendar year. After making those determinations, whichever part of the formula yields the greatest percentage is used to establish the maximum percentage of increase in tax liability for the property.

This bill further provides for a partial abatement to be provided to the owner of property for which there was no assessed valuation for the immediately preceding fiscal year. To determine the amount of the abatement, a determination is made as to the amount of property taxes that would have been levied for the previous fiscal

- 2 -

year. After that determination, the same calculations for determining the partial abatement apply as for other property.

This bill further provides that notwithstanding the limitations on the increase in property taxes, if the taxable value of any property decreases by 15 percent or more from its taxable value determined as of July 1, 2003, and subsequently increases by 15 percent or more during any fiscal year determined on or after July 1, 2005, the amount of the taxes that were lost as the result of the prior decrease in value may be recaptured by the taxing entity over a 3-year period. However, the taxing entity may only recapture taxes resulting from the taxable property assessed at an amount which is below the taxable value determined as of July 1, 2003. The limitations on increases in property taxes apply to any amount attributable to increases in the taxable value above the taxable value determined as of July 1, 2003. Any amount of taxes that are recaptured are paid without any penalty or interest.

This bill provides that each taxing entity receives a pro rata share of the total amount of the property taxes collected after the abatement. However, if a taxing entity is unable to make payments on a public debt which is secured by those taxes, that taxing entity may receive more than its pro rata share of the total amount of property taxes collected to meet its obligations. In that situation, the share of the other taxing entities is decreased proportionately. In addition, this bill authorizes a taxing entity to impose an increase in property taxes which is not subject to the partial abatement if the increase is submitted to and approved by the registered voters of the county in which the taxing entity is located. Thus, if the voters provide approval, the limitation on the amount of increase in property taxes will not apply.

This bill further provides that notwithstanding any other provision of law, a local government is prohibited from increasing the rate of any property tax from the previous year unless the Nevada Tax Commission, upon recommendation of the Committee on Local Government Finance approves the increase.

Under existing law, property of a business is valued for purposes of taxation. One method of determining such value is the income approach which determines the value based on the income of the business. (NAC 361.200-361.508) Using the income approach, a business may establish that its value has been reduced by demonstrating a reduction in income.

This bill requires the Nevada Tax Commission to adopt regulations to assist any business in applying for the income approach to be used to measure the value of the property of the business for purposes of tax assessment.

This bill further requires the Legislative Commission to conduct an interim study of the taxation of real property in this State and submit a report of the results of the study to the 74th Session of the Nevada Legislature.

This bill does not affect any taxes imposed for any period ending on or before June 30, 2005.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. The Legislature hereby finds and declares that:

1. In the last decade, the population in Nevada has increased 66 percent, with the majority of this growth occurring in Clark, Douglas, Lyon, Nye and Washoe Counties while, at the same time, other counties simultaneously experienced a decline in population;

2. This rapid growth in population has resulted in a tremendous increase in both commercial and residential development which has

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- 3 -

contributed to an extreme rise in land values, in some cases up to 300 percent;

3. Increased land values translate into increased property tax bills, which is an unexpected financial burden to many property owners, a large number of whom are forced to live on fixed incomes which typically only increase minimally each year;

4. Besides the impact on residential property owners, commercial property owners are also experiencing or expected to experience skyrocketing property tax values in the near future as the new growth in this State generates increased demands for new businesses and rapidly increasing costs of construction reflecting in assessed values;

5. Providing equity for residential and commercial property owners is important to meeting the constitutional "uniform and equal" mandate contained in Article 10 of the Nevada Constitution but, given the broad reach of property taxes, achievement of such equity cannot be measured parcel by parcel but rather must be reasonably equitable given the scope of the undertaking;

6. Local governments are also impacted by this problem because, while some counties are expected to maintain existing service levels for new residents, other counties are struggling to provide even the most basic services under a decreased tax base;

7. State and local governments provide critical services to the residents of the State and must be assured of sufficient revenue to fund such services, including, without limitation, police and fire protection, welfare services, and educational services and facilities;

8. The current tax system in Nevada was not designed to accommodate this type of disparate growth in a minority of counties while many other counties in the State are experiencing decreases in growth;

9. A new property tax system must be considered which will allow relief to the residents whose property tax values have increased to such an extent as to jeopardize their ability to continue to live in their homes, while also accommodating the needs of rural communities where assessment values are decreasing and the burden on local governments in all counties that must provide for increased demands on services;

10. It is critical that a solution to this property tax crisis is found which takes into consideration the disparities among the different counties in Nevada, and which is fair and equitable to all property owners in the State and to local governments, whether large or small, rural or urban; and

11. The provisions of this act are necessary to ensure that the property owners of this State are protected from severely spiking property tax bills that will otherwise threaten their ability to continue living in their homes during the next 2 years while the

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JUSTIA

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

2024 Nevada Revised Statutes Chapter 361 - Property Tax **NRS 361.4723** - Partial abatement of taxes levied on certain single-family residences.

Universal Citation:

NV Rev Stat § 361.4723 (2024) (?)

[◀ Previous](#)

[Next ▶](#)

The Legislature hereby finds and declares that an increase in the tax bill of the owner of a home by more than 3 percent over the tax bill of that homeowner for the previous year constitutes a severe economic hardship within the meaning of subsection 10 of Section 1 of Article 10 of the Nevada Constitution. The Legislature therefore directs a partial abatement of taxes for such homeowners as follows:

*

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TERRY FARR

Case is over, sir.

TAMI CAMPA

Well, he was handing those out. I think if he was going to put those on the record, he should (inaudible) –

MARY ANN WEIDNER

Chairman, anything he wants to turn in, we'll be happy to collect and give to Clerk.

TERRY FARR

Okay. They're submitting it for the record, sir.

MARK WOLFSON

Thank you.

MARY ANN WEIDNER

Chairman Farr, just for a moment, I just want to say from the Assessor's perspective, I do know that the appraiser has gone out and started to look at this area, and that we will be looking at it during our revaluation period. Unfortunately, it just means that other properties values may be increasing, and they may be getting taxes outside of the cap.

One more statement I'd just like to make to the Board, just to remind them, this is no different than two properties-built side by side. One property may have been built in 2010, and somebody may build the identical same house next door and build it in 2025. They're going to be taxed differently because the law provides for the new construction to be taxed at its current value. Whereas the house that was built in 2010 is going to be evaded. It might be valued the same, but the taxes are going to be abated based on the abatement law that says that a primary residence taxes cannot increase any greater than 3% if they've declared it as such. So just to kind of help the Board understand the tax basis and how it's going to be different, we're never going to have two houses typically taxed exactly the same that are built in different time frames.

PETRA LATCH

And I also understand that we're not really talking about taxes here, but the indicated taxable, the value that you're being taxed on based on your cap tax reduction is about \$1.2 million, so it's only-

MARK WOLFSON

But this is outside the town.

PETRA LATCH

It's only about \$300,000 more than what you paid for a foundation and land. So –

MARY ANN WEIDNER

It's correct, and-

PETRA LATCH

Again, the taxes is a whole other matter.

MARY ANN WEIDNER

Yes, and I know this Board is not supposed to talk about the taxes, but those issues have gone before the Nevada Tax Commission, who does. And I have personally testified on some of those cases. And the Tax

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

Page 25 of 167

28.1



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

Joe Lombardo
Governor

3850 Arrowhead Dr., 2nd Floor
Carson City, Nevada 89706
Telephone (775) 684-2160
Fax (775) 684-2020

Shellie Hughes
Secretary

In the Matter of

TIM & VICTORIA PAULEY,

Petitioner

vs.

WHITE PINE COUNTY ASSESOR,

Respondent

Case No. 24-154

NOTICE OF MODIFIED DECISION
BASED ON RESPONDENT'S
PETITION FOR RECONSIDERATION
UNDER NAC 361.7475

Appearances

Tim Pauley appeared on behalf of the Petitioners, Tim & Victoria Pauley (Taxpayer).

Burton Hilton appeared on behalf of the Respondent, White Pine County Assessor (Assessor).

SUMMARY

The matter of the Assessor's Petition for Reconsideration of the Taxpayers real personal property valuation on the 2024-25 secured tax roll came before the State Board of Equalization (State Board) for hearing on October 21, 2024. The original decision that the Assessor was seeking reconsideration of was dated August 21, 2024. The State Board granted the Assessor's Petition for Reconsideration pursuant to NAC 361.7475. Additionally, the State Board unanimously voted to admit the Assessor's new evidence.

FINDINGS OF FACT

1. The State Board is an administrative body created pursuant to NRS 361.375.
2. The parties hereto were given adequate, proper and legal notice of the time and place of the hearing before the State Board, and the matter was properly noticed pursuant to the Open Meeting Law at NRS 241.020.
3. The Assessor has the burden of proof on a Petition for Reconsideration pursuant to NAC 361.7475. The Taxpayer's burden under NAC 361.741 remains unchanged.

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4. The State Board did not change its prior determination that the Taxpayer's residence was only 80% complete.
5. In the 2024-25 tax year, the Taxpayers taxable value was set by the County Assessor at a total of \$745,710 by using the cost approach to valuation which includes the following components:
 - a) \$69,243 for the land;
 - b) \$605,173 for the improvements, including the home; and
 - c) \$71,294 for the Taxpayer's personal property.
6. The Taxpayers did not appeal the valuation of their personal property.
7. The Taxpayers asserted that their land, home and outbuildings were worth between \$450,000 and \$500,000 and provided testimony in support.
8. The State Board determined that the Taxpayer, Tim Pauley, had special knowledge of property valuation given Mr. Pauley's business experience and found his testimony credible.
9. The State Board found that Marshall and Swift could not provide an accurate replacement cost for the property.
10. The State Board's evaluation of the evidence showed that the Taxpayers home was being taxed at 99% of its cash value while the tax rates for the comparable homes based upon the information provided by the Assessor varied from 33% to 75% of cash value with the median average at 60%.
11. The State Board discovered that properties which had a similar age to the Taxpayers' property, were being taxed at a rate far less than the Taxpayers property, thereby indicating that there was an equalization problem.
12. The State Board determined that Taxpayers' home should be taxed at 69% of its cash value given the testimony provided by Taxpayers in both proceedings, the percentage complete of the home, the age and condition of the outbuildings and main home as well as other factors.
13. The State Board examined the comparables provided by the Assessor and determined that the taxable value of the land and improvements should be set at \$470,000 and the personal property should be set at \$71,294, creating a total taxable value of \$541,294.
14. Any finding of fact above construed to constitute a conclusion of law is adopted as such to the same extent as if originally so designated.

CONCLUSIONS OF LAW

1. Taxpayers and the Assessor are subject to the jurisdiction of the State Board.
2. The State Board has the authority to determine the taxable value of property in the State of Nevada.
3. All findings of fact and conclusions of law set forth herein shall be deemed to replace, amend or modify such findings and conclusions set out in the August 21, 2024, Decision of the State Board regarding this matter.

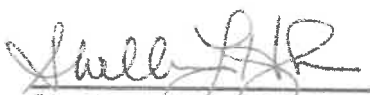
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4. In assessing property for tax purposes, county assessors must determine the property's taxable value by separately appraising the full cash value of improved land consistently with the use of the improvements, and the replacement cost of any improvements,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

DECISION

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

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


 Shellie Hughes, Secretary

2024



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

Joe Lombardo
Governor

3850 Arrowhead Dr., 2nd Floor
Carson City, Nevada 89706
Telephone (775) 684-2160
Fax (775) 684-2020

Shellie Hughes
Secretary

In the Matter of

Tim & Victoria Pauley,

PETITIONER

vs.

White Pine County Assessor,

RESPONDENT

Case No. 24-154

NOTICE OF DECISION

Appearances

Tim & Victoria Pauley appeared on behalf of the Taxpayers (Taxpayers).

Burton Hilton appeared on behalf of the White Pine County Assessor's Office (Assessor).

Summary

The matter of the Taxpayers' petition for review of the valuation of real property on the 2024-2025 secured roll within White Pine County, Nevada, came before the State Board of Equalization (Board) for hearing on June 24, 2024, after due notice to the Taxpayers and Assessor.

The Board, having considered all evidence, documents and testimony pertaining to the jurisdiction of the Board, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

1. The Board is an administrative body created pursuant to NRS 361.375.
2. Taxpayers and Assessor were given adequate, proper and legal notice of the time and place of the hearing before the Board, and the matter was properly noticed pursuant to the Open Meeting Law at NRS 241.020.
3. The Taxpayers have the burden of proof pursuant to NAC 361.741.

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4. Taxpayers argued that the full cash value of their home exceeded the computed value on the basis that the assessed value of the home is allegedly higher than larger unfinished homes in the county and no improvements had been made to the property since the 2023-2024 tax year, where the assessed value of the buildings, personal property and land was set by the Board at \$652,272.
5. In the 2024-2025 tax year, the Taxpayers' taxable value was set at a total of \$750,726 using the cost approach to valuation which includes the following components:
 - a. \$69,243 for the land;
 - b. \$610,189 for the improvements, including the home; and
 - c. \$71,294 for the taxpayers' personal property.
6. The Taxpayers did not appeal the value of the personal property or the land.
7. The Assessor testified that the Taxpayers' property increased in value 14% based on the use of the Marshal and Swift Manual as well as the Nevada Rural Manual, which has been approved for use by the Nevada Tax Commission. The Assessor provided testimony that the 14% increase was relatively consistent statewide.
8. The White Pine County Board of Equalization determined that instead of 11 plumbing fixtures, there were 8 and as a result, reduced the overall assessed value by \$6,464. No other adjustment was made to the assessed value by the White Pine County Board of Equalization.
9. The Taxpayers testified that their residence was valued at between \$450,000 and \$470,000 and that the value of the home and land if put it on the market would be between \$450,000 and \$500,000. This excludes the personal property valued at \$71,294 that was not appealed.
10. The Taxpayers' residence was still being assessed at the 80% completion rate as set by the Board last year.
11. The Board determined that based on the taxpayers' testimony, the total taxable value of the property, including the land, personal property and improvements, should be set at \$470,000 total.
12. Any finding of fact above construed to constitute a conclusion of law is adopted as such to the same extent as if originally so designated.

CONCLUSIONS OF LAW

13. Taxpayers and the Assessor are subject to the jurisdiction of the Board.
14. The Board has the authority to determine the taxable value of property in the State of Nevada.
15. The Board found that the Assessor failed to provide comparable sales to determine if the taxable value exceeded its full cash value.

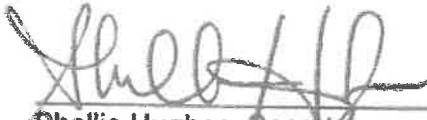
286

16. Based on the evidence presented, the Board determined that the total taxable value of the property, including personal property, land and improvements, should be set at \$470,000 based on the testimony of value provided by the Taxpayers.
17. Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so designated.

DECISION

Based on the above Findings of Fact and Conclusions of Law and a preponderance of the evidence, the Board granted the Taxpayers' petition and reduced the taxable value of the land, personal property, and improvements down to \$470,000.

BY THE STATE BOARD OF EQUALIZATION THIS 21st DAY OF August, 2024.


Shellie Hughes, Secretary

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Clark County Assessor Reports

2400 Auto

Value History

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

Parcel: 139-32-702-009

Assessed

Tax Year	Land			Improvements			Exemption Code	Value	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp Features				
2025-26	1.57	211,312	0	336,318	0	0	35,764	0	0	200
2024-25	1.57	211,312	0	344,993	0	0	37,103	0	0	200
2023-24	1.57	201,250	0	322,444	0	0	32,880	0	0	200
2022-23	1.57	169,050	0	297,358	0	0	30,986	0	0	200
2021-22	1.57	150,938	0	284,775	0	0	0	0	0	200
2020-21	1.57	150,938	0	284,426	0	0	0	0	0	200
2019-20	1.57	120,750	0	282,066	0	0	0	0	0	200
2018-19	1.57	87,500	0	274,539	0	0	0	0	0	200
2017-18	1.57	74,375	0	279,901	0	0	0	0	0	200
2016-17	1.57	65,625	0	283,811	0	0	0	0	0	200
2015-16	1.57	54,688	0	282,656	0	0	0	0	0	200
2014-15	1.57	52,500	0	227,031	0	0	0	0	0	200
2013-14		52,500	0	268,314	0	0	0	0	0	200
2012-13		52,500	0	271,171	0	0	0	0	0	200
2011-12		61,250	0	258,041	0	0	0	0	0	200
2010-11		87,500	0	270,877	0	0	0	0	0	200
2009-10		288,750	0	263,846	0	0	0	0	0	200
2008-09		346,500	0	264,987	0	0	0	0	0	200
2007-08		158,113	0	251,258	0	0	0	0	0	200
2006-07		157,850	0	249,834	0	0	0	0	0	200
2005-06		113,750	0	230,776	0	0	0	0	0	200
2004-05		84,525	0	223,059	0	0	0	0	0	200

Parcel from 030-300-015

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

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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

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

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

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

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

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

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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.	

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2013

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

R17-03476 - Residential Building Permit (Res)

Key Number: 875903

Current Status: Completed

Application Received: 9/7/2017

Project Name: COULTHARD

Address: 2400 PINTO LN

Type of Work: Over the counter

Permit Issued: 9/7/2017

Scope of Work: ELECT REMODEL OF EXISTING CASITA

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	Cancelled	9/28/2017	9/27/2017	Web	
2	240 FINAL	2	Cancelled	12/22/2017	12/22/2017	Edward	

ELECTRICAL						B.
3	240 FINAL ELECTRICAL	3	Failed	12/26/2017	12/26/2017	Jonathan L. (702)236-5812

Comments:

12.26.17 NEED 220 ROUGH ELECTRIC APPROVAL BEFORE 240 FINAL ELECTRIC. ALL WORK IS COVERED?

4	240 FINAL ELECTRICAL	4	Passed	1/16/2018	1/16/2018	Jonathan L. (702)236-5812
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Comments:

12.26.17 NEED 220 ROUGH ELECTRIC APPROVAL BEFORE 240 FINAL ELECTRIC. ALL WORK IS COVERED?

5	220 ROUGH ELECTRICAL	1	Failed	9/14/2017	9/14/2017	Edward B.
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Comments:

Not ready

6	220 ROUGH ELECTRICAL	2	Passed	1/16/2018	1/16/2018	Jonathan L. (702)236-5812
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Comments:

Not ready

7	201 UNDERGROUND ELECTRICAL	1	Passed	9/14/2017	9/14/2017	Edward B.
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Comments: 702-741-1882 PAUL; GATE CODE 1211 (NO POUND OR ANYTHING ELSE) 702-741-1882 PAUL; GATE CODE 1211 (NO POUND OR ANYTHING ELSE)

Inspection status table

Inspections Hold

201

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	

PLUMBING

3	440 FINAL PLUMBING	3	Cancelled	12/22/2017	12/22/2017	Edward B.
4	440 FINAL PLUMBING	4	Failed	12/26/2017	12/26/2017	Jonathan L. (702)236- 5812

Comments:

12.26.17 INSTA-HOT WATER HEATER REQUIRES A MINIMUM OF THREE (3) 40a CIRCUITS. SEE
NIT LABELING AND NAMEPLATE. PROVIDE LOAD CALCULATION FOR CASITA.

5	440 FINAL PLUMBING	5	Passed	1/16/2018	1/16/2018	Jonathan L. (702)236- 5812
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Comments:

12.26.17 INSTA-HOT WATER HEATER REQUIRES A MINIMUM OF THREE (3) 40a CIRCUITS. SEE
NIT LABELING AND NAMEPLATE. PROVIDE LOAD CALCULATION FOR CASITA. ,

1.16.18 REPAIR LEAK AT WATER HEATER

6	420 ROUGH PLUMBING - TOP OUT	1	Passed	9/14/2017	9/14/2017	Edward B.
7	420 ROUGH PLUMBING - TOP OUT	2	Passed	9/15/2017	9/15/2017	Edward B.
8	407 UNDERSLAB PLUMBING	1	Passed	8/16/2017	8/16/2017	Edward B.
9	340 FINAL MECHANICAL	1	Cancelled	9/28/2017	9/27/2017	Web
10	340 FINAL MECHANICAL	2	Failed	10/18/2017	10/18/2017	Edward B.

Comments:

Maximum overcurrent protection 25a,

Move disconnect from behind condenser or delete and use j box (sub panel is next to
condenser)

11	340 FINAL MECHANICAL	3	Passed	10/23/2017	10/23/2017	Edward B.
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Comments:

Maximum overcurrent protection 25a,

Move disconnect from behind condenser or delete and use j box (sub panel is next to condenser)

12	240 FINAL ELECTRICAL	1	Cancelled	9/28/2017	9/27/2017	Web
13	240 FINAL ELECTRICAL	2	Cancelled	12/22/2017	12/22/2017	Edward B.
14	240 FINAL ELECTRICAL	3	Failed	12/26/2017	12/26/2017	Jonathan L. (702)236- 5812

Comments:

12.26.17 NEED 220 ROUGH ELECTRIC APPROVAL BEFORE 240 FINAL ELECTRIC. ALL WORK IS COVERED?

15	240 FINAL ELECTRICAL	4	Passed	1/16/2018	1/16/2018	Jonathan L. (702)236- 5812
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Comments:

12.26.17 NEED 220 ROUGH ELECTRIC APPROVAL BEFORE 240 FINAL ELECTRIC. ALL WORK IS COVERED?

16	220 ROUGH ELECTRICAL	1	Failed	9/14/2017	9/14/2017	Edward B.
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Comments:

Not ready

17	220 ROUGH ELECTRICAL	2	Partpassed	9/15/2017	9/15/2017	Edward B.
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Comments:

Not ready,

Remove 10/3 romex from floor boxes,

Address Electrical load for tankless electric water heater panels are not large enough Main or sub

18	220 ROUGH ELECTRICAL	3	Passed	1/16/2018	1/16/2018	Jonathan L. (702)236-
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~~240~~ 240

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.
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20	160 EPOXY EXPRESS	1	Passed	9/13/2017	9/13/2017	Robert R.
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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.
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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.
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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.
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24	123 INSULATION	1	Passed	9/19/2017	9/19/2017	Edward B.
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25	120 FRAMING	1	Passed	9/15/2017	9/15/2017	Edward B.
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26	109 SHEAR	1	Failed	9/13/2017	9/13/2017	Robert R.
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Comments:

Framing not per plan.

27	109 SHEAR	2	Passed	9/14/2017	9/14/2017	Edward B.
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Comments:

Framing not per plan.

28	107 ROOF	1	Partpassed	8/29/2017	8/29/2017	Edward
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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	

2	423 FINAL GAS TEST	1	NA	9/25/2019	9/25/2019	Tony N. (702)303- 0274
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3	420 ROUGH PLUMBING - TOP OUT	1	Failed	9/24/2019	9/24/2019	Tony N. (702)303- 0274
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Comments:

Extend the clean out past the wall surface.,

Complete the gas piping installation.

4	420 ROUGH PLUMBING - TOP OUT	2	Passed	9/25/2019	9/25/2019	Tony N. (702)303- 0274
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Comments:

Extend the clean out past the wall surface.,

Complete the gas piping installation.

5	340 FINAL MECHANICAL	1	Passed	2/19/2020	2/19/2020	Tony N. (702)303- 0274
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6	320 ROUGH MECHANICAL	1	Failed	9/24/2019	9/24/2019	Tony N. (702)303- 0274
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Comments:

Provide 11"X17" plan revision for the ducting and diffusers.,

Seal the inside of the diffusers at the transition from the metal to the flex duct.

7	320 ROUGH MECHANICAL	2	Passed	9/25/2019	9/25/2019	Tony N. (702)303- 0274
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Comments:

Provide 11"X17" plan revision for the ducting and diffusers.,

Seal the inside of the diffusers at the transition from the metal to the flex duct.

8	240 FINAL ELECTRICAL	1	Passed	2/19/2020	2/19/2020	Tony N. (702)303- 0274
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9	220 ROUGH ELECTRICAL	1	Partpassed	9/24/2019	9/24/2019	Tony N. (702)303- 0274
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300

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
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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
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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 activated.,

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
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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 activated.,

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-

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Applicable statutes and administrative codes for land valuation

Statutes:

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

Administrative Codes:

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

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JUSTIA

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2024 Nevada Revised Statutes Chapter 361 - Property Tax NRS 361.227 - Determination of taxable value.

Universal Citation:

NV Rev Stat § 361.227 (2024) (?)

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

(a) The full cash value of:

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

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

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

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

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

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

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

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

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

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

determined in accordance with NRS 361.2275.

4. The taxable value of other taxable personal property, except a mobile or manufactured home, must be determined by subtracting from the cost of replacement of the property all applicable depreciation and obsolescence. Depreciation of a billboard must be calculated at 1.5 percent of the cost of replacement for each year after the year of acquisition of the billboard, up to a maximum of 50 years.

5. The computed taxable value of any property must not exceed its full cash value. Each person determining the taxable value of property shall reduce it if necessary to comply with this requirement. A person determining whether taxable value exceeds that full cash value or whether obsolescence is a factor in valuation may consider:

(a) Comparative sales, based on prices actually paid in market transactions.

(b) A summation of the estimated full cash value of the land and contributory value of the improvements.

(c) Capitalization of the fair economic income expectancy or fair economic rent, or an analysis of the discounted cash flow.

A county assessor is required to make the reduction prescribed in this subsection if the owner calls to his or her attention the facts warranting it, if the county assessor discovers those facts during physical reappraisal of the property or if the county assessor is otherwise aware of those facts.

6. The Nevada Tax Commission shall, by regulation, establish:

(a) Standards for determining the cost of replacement of improvements

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of various kinds.

(b) Standards for determining the cost of replacement of personal property of various kinds. The standards must include a separate index of factors for application to the acquisition cost of a billboard to determine its replacement cost.

(c) Schedules of depreciation for personal property based on its estimated life.

(d) Criteria for the valuation of two or more parcels as a subdivision.

7. In determining, for the purpose of computing taxable value, the cost of replacement of:

(a) Any personal property, the cost of all improvements of the personal property, including any additions to or renovations of the personal property, but excluding routine maintenance and repairs, must be added to the cost of acquisition of the personal property.

(b) An improvement made on land, a county assessor may use any final representations of the improvement prepared by the architect or builder of the improvement, including, without limitation, any final building plans, drawings, sketches and surveys, and any specifications included in such representations, as a basis for establishing any relevant measurements of size or quantity.

8. The county assessor shall, upon the request of the owner, furnish within 15 days to the owner a copy of the most recent appraisal of the property, including, without limitation, copies of any sales data, materials presented on appeal to the county board of equalization or State Board of Equalization and other materials used to determine or defend the taxable value of the property.

JUSTIA

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

2024 Nevada Revised Statutes Chapter 361 - Property Tax NRS 361.228 - Intangible personal property: Exemption from taxation; prohibition against consideration of value; consideration of attributes of real property.

Universal Citation:

NV Rev Stat § 361.228 (2024) (?)

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1. All intangible personal property is exempt from taxation, including, without limitation:

(a) Shares of stock, bonds, mortgages, notes, bank deposits, virtual

currencies, book accounts such as an acquisition adjustment and credits, and securities and choses in action of like character; and

(b) Goodwill, customer lists, contracts and contract rights, patents, trademarks, trade names, custom computer programs, copyrights, trade secrets, franchises and licenses.

2. The value of intangible personal property must not enhance or be reflected in the value of real property or tangible personal property.

3. The attributes of real property, such as zoning, location, water rights, view and geographic features, are not intangible personal property and must be considered in valuing the real property, if appropriate.

4. As used in this section:

(a) "Public blockchain" means an electronic record of transactions or other data which:

(1) Is uniformly ordered;

(2) Is processed using a decentralized method by which two or more unaffiliated computers or machines verify the recorded transactions or other data;

(3) Is redundantly maintained by two or more unaffiliated computers or machines to guarantee the consistency or nonrepudiation of the recorded transactions or other data;

(4) Is validated by the use of cryptography; and

(5) Does not restrict the ability of any computer or machine to:

(I) View the network on which the record is maintained; or

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(II) Maintain or validate the state of the public blockchain.

(b) "State of the public blockchain" means the cumulative record of data on a public blockchain, consisting of the first block of the public blockchain, all finalized transactions on the public blockchain and all block rewards recorded on the public blockchain.

(c) "Unaffiliated computers or machines" means computers or machines that are not under common ownership or control.

(d) "Virtual currency" means a digital representation of value that:

- (1) Is created, issued and maintained on a public blockchain;
- (2) Is not attached to any tangible asset or fiat currency;
- (3) Is accepted as a means of payment; and
- (4) May only be transferred, stored or traded electronically.

(Added to NRS by 1999, 3273; A 2005, 2654; 2019, 2827)

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property over time.

(b) Adjustments for market conditions must not be made unless property values for the same general area and classification of property have increased or decreased since the transaction dates. To make such an adjustment, the difference in sales prices of the same or similar properties over time must be measured to extract a rate of adjustment to apply to comparable sales to improve comparability.

(Added to NAC by Tax Comm'n by R039-10, 8-13-2010, eff. 7-1-2012)

NAC 361.119 Land: Alternate methods to sales comparison approach. (NRS 360.090, 360.250, 361.227)

1. If a county assessor is not able to use the sales comparison approach for land pursuant to NAC 361.11795 or 361.118 because sufficient sales of comparable properties which were vacant at the time of sale are not available, the county assessor shall determine the full cash value of land through any of the following methods, either in combination with available land sales or as the sole method of valuation:

- (a) Abstraction method;
- (b) Land residual technique;
- (c) Capitalization of ground rents;
- (d) Cost of development method;
- (e) Allocation method, if the properties are substantially similar; and
- (f) Regression analysis.

2. The use of sales of comparable improved properties pursuant to subsection 1 is subject to the provisions of NAC 361.11795 or 361.118, as applicable, NAC 361.1182 to 361.1188, inclusive, and the following:

(a) Sales of comparable improved properties must be adjusted to remove the full contributory value of all items attributable to the improvements, including, without limitation, direct and indirect costs, soft costs, entrepreneurial profit, and personal property and other nonrealty components of value. The costs may be reported in a lump-sum basis per unit.

(b) The complete obsolescence of an improvement for purposes of analyzing the sales price of a comparable improved property is best determined when the improvement is demolished or removed, but may be considered when:

(1) Sufficient evidence demonstrates an intention to demolish or remove the improvement, which evidence may include, without limitation, evidence that:

(I) A permit has been issued for the demolition of the improvement;

(II) A disclosure concerning the demolition or removal of the improvement has been filed with the Securities and Exchange Commission;

(III) An order has been issued for the condemnation of the improvement; or

(IV) Construction and development financing has been obtained with respect to the comparable property which establishes that the demolition or removal of the improvement is intended; and

(2) No occupancy or no use is established before the completion of the demolition or removal of the improvement.

(c) Sales of comparable improved properties may be used in determining valuation regardless of whether the complete obsolescence of an improvement may be determined or considered pursuant to paragraph (b).

(Added to NAC by Tax Comm'n by R031-03, eff. 8-4-2004; A by R166-07, 6-17-2008; R039-10, 8-13-2010, eff. 7-1-2012)

NAC 361.1192 Land: General requirements for use of alternative methods. (NRS 360.090, 360.250, 361.227) If a county assessor uses any of the methods described in subsection 1 of NAC 361.119 to derive the value of land, the county assessor must:

1. Examine and evaluate:

(a) The reliability and accuracy of the method used;

LII > State Regulations > Nevada Administrative Code
 > Chapter 361 - Property Tax > ASSESSMENTS BY COUNTY ASSESSORS
 > Determination of Taxable Value of Real Property
 > **Nev. Admin. Code § 361.1192 - Land: General requirements for use of alternative methods**

Nev. Admin. Code § 361.1192 - Land: General requirements for use of alternative methods

State Regulations Compare

If a county assessor uses any of the methods described in subsection 1 of NAC 361.119 to derive the value of land, the county assessor must:

1. Examine and evaluate:

- (a) The reliability and accuracy of the method used;
- (b) The characteristics of the subject property;
- (c) The sufficiency and quantity of the data used to derive the value;
- (d) The reliability and accuracy of the data used and any pertinent adjustments made to comparable property;
- (e) The relative validity of each comparable sale used;
- (f) The number and magnitude of any adjustments made to comparable property or the reasons why no adjustments were made; and
- (g) The relative importance of individual elements of comparison; and

2. Determine whether:

- (a) The derived value is accurate for the type of property being valued; or
- (b) Another method must be used or additional data must be obtained to derive the value accurately.

Notes

Nev. Admin. Code § 361.1192

Added to NAC by Tax Comm'n by R039-10, 8-13-2010, eff. 7-1-2012

NRS 360.090, 360.250, 361.227



State Regulations Toolbox

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LII > State Regulations > Nevada Administrative Code
 > Chapter 361 - Property Tax > ASSESSMENTS BY COUNTY ASSESSORS
 > Determination of Taxable Value of Real Property
 > **Nev. Admin. Code § 361.11795 - Land: Sales comparison approach using mass appraisal technique**

Nev. Admin. Code § 361.11795 - Land: Sales comparison approach using mass appraisal technique

State Regulations Compare

A county assessor shall apply the sales comparison approach using a mass appraisal technique as follows:

1. The county assessor shall stratify the properties being appraised into groups based upon location, zoning, use or other relevant characteristics. Sufficient strata must be established to ensure that all types of property subject to appraisal are appropriately represented.
2. After stratification pursuant to subsection 1, the county assessor shall:
 - (a) For each stratum:
 - (1) Analyze sales of comparable land; and
 - (2) Make adjustments to the sales prices as necessary to eliminate any nonrealty components of value and any differences resulting from the real property rights conveyed, financing terms, conditions of sale, market conditions, location, physical characteristics, size, zoning, use, governmental restrictions, sales concessions and expenditures made after sales that influence sales prices; and

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(b) Determine an appropriate base lot or comparative unit value to be used as a benchmark for valuing the properties in each stratum and, if appropriate, market adjustments to the base lot or comparative unit value for differences in physical characteristics, size, zoning, use, view, governmental restrictions and other attributes that affect value. The adjustments:

(1) Must be mathematical changes made to the base lot or comparative unit values to account for differences in the elements of comparison between the base lot or comparative unit and the subject property;

(2) May be made only to the base lot or comparative unit value in order to reflect the value of the subject property; and

(3) May be made by adding or subtracting lump-sum dollar values, or by applying positive or negative percentage differentials, to the base lot or comparative unit values.

Notes

Nev. Admin. Code § 361.11795

Added to NAC by Tax Comm'n by R166-07, eff. 6-17-2008; A by R039-10, 8-13-2010, eff. 7-1-2012

NRS 360.090, 360.250, 361.227

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LII > State Regulations > Nevada Administrative Code
 > Chapter 361 - Property Tax > ASSESSMENTS BY COUNTY ASSESSORS
 > Determination of Taxable Value of Real Property
 > **Nev. Admin. Code § 361.1188 - Land: Adjustments for purposes of sales comparison approach**

Nev. Admin. Code § 361.1188 - Land: Adjustments for purposes of sales comparison approach

State Regulations Compare

1. For the purposes of carrying out the provisions of NAC 361.11795 or 361.118:
 - (a) The amount of the adjustments to comparable sales or to the base lot or comparative unit value must be determined using paired sales analysis, sales-resales analysis, regression analysis or another model calibration technique in accordance with the provisions of chapters 6 and 15 of *Property Appraisal and Assessment Administration*, as adopted by reference in NAC 361.1177.
 - (b) If multiple types of adjustments to comparable sales or to the base lot or comparative unit value are necessary, those adjustments must be made as follows:
 - (1) Any transactional adjustments must be made to the total sale price in the following sequential order:
 - (I) Adjustments for the real property rights conveyed.
 - (II) Adjustments for the financing terms.
 - (III) Adjustments for the conditions of sale, including any sales

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concessions.

(IV) Adjustments for expenditures made immediately after the purchase.

(V) Adjustments for market conditions.

(2) After making all the applicable transactional adjustments described in subparagraph (1), units of comparison must be calculated based upon the adjusted sale price, and then adjusted for differences in location and any physical, economic and other characteristics which affect value.

2. For the purposes of this section:

(a) "Adjustments for market conditions" means adjustments to reflect increases or decreases in property values in the market for property over time.

(b) Adjustments for market conditions must not be made unless property values for the same general area and classification of property have increased or decreased since the transaction dates. To make such an adjustment, the difference in sales prices of the same or similar properties over time must be measured to extract a rate of adjustment to apply to comparable sales to improve comparability.

Notes

Nev. Admin. Code § 361.1188

Added to NAC by Tax Comm'n by R039-10, 8-13-2010, eff. 7-1-2012

NRS 360.090, 360.250, 361.227

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NEVADA DEPARTMENT OF TAXATION
Excise & Local Government Services Division

2025-2026
Land Use Codes

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2025-2026 Land Use Codes Descriptions

The first digit in the land use code indicates the broad category of use, as follows:

- Category 1: Vacant
- Category 2: Residential, Single Family
- Category 3: Multi-residential
- Category 4: Commercial
- Category 5: Industrial
- Category 6: Rural
- Category 7: Communication, Transportation, and Utilities
- Category 8: Mines
- Category 9: Special Purpose

The second digit indicates a subcategory of use that shares the characteristics of the main category but has additional characteristics that distinguish it from other subcategories, such as vacant land that is zoned residential versus vacant land that is zoned commercial. For LUC Categories 2 through 8, the following second digits are reserved for the following uses:

- Second digit 6: Auxiliary Area
- Second digit 7: Common Area
- Second digit 8: With minor improvements
- Second digit 9: Mixed use

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Summary Listing 2025-2026 Land Use Codes

LUC	Description
10	Vacant – Unknown/Other
11	Splinter and Other Unbuildable
12	Vacant – Single Family Residential
13	Vacant – Multi-Residential
14	Vacant – Commercial
15	Vacant – Industrial
16	Vacant - Mixed Zoning (formerly Unassigned; and formerly Splinter merged into 11)
17	Unassigned – (formerly Other Unbuildable merged into 11)
18	Unassigned (formerly Vacant – Minor Improvements)
19	Vacant – Public Use Lands
20	Single Family Residence
21	Individual Residential Unit in a Multiple Unit Building – Condominium
22	Manufactured Home Converted to Real Property
23	Manufactured Home
24	Individual Residential Unit – Townhouse or Row House (formerly Unassigned; and formerly Common Area – See LUC 27)
25	Unassigned (formerly Community Units Valued as Apartment Use)
26	SFR – Auxiliary Area (formerly Personal Property Manufactured Home Billed on Secured Roll)
27	SFR – Common Area
28	Single Family Residential with Minor Improvements
29	Mixed Use with Single Family Residential as Primary Use
30	Duplex
	Duplex Under Construction
31	Two Single Family Units
32	Three to Four Units
33	Five or More Units – Low Rise (formerly Five to Nine Units)
34	Five or More Units – High Rise (formerly Ten or More Units)
35	Manufactured Home Park – Ten or More Manufactured Home Units
36	Multi-Family Residential Auxiliary Area (formerly Multi-Residential Parking, etc. – Area Necessary to Multi-residential Function)
37	Multi-Family Residential Common Area
38	Multi-Family Residential with Minor Improvements
39	Mixed Use with Multi-Family Residential as Primary Use
40	General Commercial
41	Offices, Professional and Business Services
42	Casino or Hotel Casino
43	Commercial Living Accommodations (formerly Hotel or Motel)
44	Commercial Recreation
45	Golf Course
46	Commercial Auxiliary Area

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12 – Vacant – Single Family Residential

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

Parcels reported in this category include:

Vacant – Single Family Residential

Vacant – Single Family Residential – Under Development

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

13 – Vacant – Multi-Residential

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

Parcels reported in this category include:

Vacant – Multi Residential

Vacant – Multi Residential – Under Development

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Category 2 Series: Single Family Residential

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

20 – Single Family Residence

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

Parcels reported in this category include:

Single Family Residence

Single Family Residence Under Construction

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

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

Parcels reported in this category include:

A Unit in a Condominium

A Unit in a Low-Rise Multiple

A Unit in a Mid-Rise Multiple

A Unit in a High-Rise Multiple

22 – Manufactured Home Converted to Real Property

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

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S&P Dow Jones Indices

A Division of **S&P Global**

S&P CoreLogic Case-Shiller Home Price Indices *Methodology*

April 2024

S&P Dow Jones Indices: Index Methodology 322

Introduction

Index Objective

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

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

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

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

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

Partnership

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

Highlights

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

Please refer to the Repeat Sales Methodology section for details.

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

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

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

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Eligibility Criteria

Inclusions and Exclusions

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

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

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

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is the s&p corelogic case-shiller home price index useful for vacant land prices



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These are results for is the s&p corelogic case-**shiller** home price index useful for vacant land prices

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AI Overview

No, the S&P CoreLogic Case-Shiller Home Price Index is not designed to track vacant land prices. It focuses on measuring changes in the value of existing single-family homes, specifically using a repeat-sales methodology. This means it tracks the price movements of the same houses over time, not vacant land.

Here's why:

Methodology:

The Case-Shiller index uses a repeat-sales methodology, meaning it tracks the price changes of the same houses as they are sold and resold over time. Vacant land doesn't have this "repeat sale" characteristic.

Property Type:

The index specifically tracks single-family homes, excluding new construction, condominiums, and other property types. Vacant land is not considered a single-family home.

Factors Affecting Value:

The factors that influence the value of a house (e.g., location, condition, size, amenities) are different from those affecting the value of vacant land (e.g., zoning, utilities, location, size, development potential).

While the index provides valuable insights into the residential real estate market, it doesn't offer information about vacant land prices.

AI responses may include mistakes. For financial advice, consult a professional. [Learn more](#)



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S&P/Case-Shiller Home Price Indices: What it is, How it ...

The S&P CoreLogic Case-Shiller Home Price Indices are a group of indices that measure real estate or housing prices. They track changes in residential home ...

Missing: ~~vacant~~ | Show results with: vacant

People also ask

What is the CoreLogic home price index?



What is the most accurate house price index?



What is the house price index used for?



What index tracks house prices?

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Special Considerations

The Case-Shiller Home Price Indices are used as the underlying pricing mechanism in Chicago Mercantile Exchange (CME) real estate futures and options. CME real estate futures and options trade on different indices, representing 10 different MSAs, and a composite index that represents 20 metropolitan statistical areas.

But the key to the reliability of the indices is what they represent. Put simply, the caveat is that the indices are perfect representations of the housing market. That's because they include only single-family dwellings in their calculations. Furthermore, because some of the metropolitan areas are so large (such as New York City or Los Angeles), having just one value may not accurately represent all areas within that city.

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REAL ESTATE ANALYSIS LAND ONLY MARKET VALUE	PARCEL ID	LAND SIZE ACREAGE	LAND SIZE SQ. FT.	2026/2027		2709 PINTO ADD'L DEPTH	%	%	\$000/ACRE
				LAND					
				VALUE (\$000)	ADD'L SQ FT		LAND SIZE DIFFERENCE	ASSESSED / TAX DIFFERENCE	
2709 PINTO LANE	139-32-703-002	0.85	37,026	\$ 210	N/A	N/A	N/A	N/A	\$ 247
2337 PINTO LANE	139-32-702-012	0.98	42,689	\$ 210	5,663	45	15%	0%	\$ 214
2520 PINTO LANE	139-32-702-006	0.98	42,689	\$ 210	5,663	45	15%	0%	\$ 214
3011 PINTO LANE	139-32-305-001	0.99	43,124	\$ 210	6,098	48	16%	0%	\$ 212
2608 PINTO LANE	139-32-701-008	1.03	44,867	\$ 210	7,841	62	21%	0%	\$ 204
2329 ALTA DRIVE	139-32-702-001	1.25	54,450	\$ 210	17,424	138	47%	0%	\$ 168
2400 PINTO LANE	139-32-702-009	1.57	68,389	\$ 242	31,363	249	85%	15%	\$ 154
2327 ALTA DRIVE	139-32-702-002	1.59	69,260	\$ 242	32,234	256	87%	15%	\$ 152
2710 PALOMINO LANE	139-32-703-013	1.70	74,052	\$ 263	37,026	294	100%	25%	\$ 154
500 SHETLAND DRIVE	139-32-701-011	2.02	87,991	\$ 263	50,965	404	138%	25%	\$ 130
9 PROPERTY AVERAGE		1.35	58,612	\$ 229	21,586	171	58%	9%	\$ 170
9 PROPERTY AVERAGE VS 2709		0.50	21,586	\$ 19	21,586	171	N/A	N/A	\$ 77
9 PROPERTY AVERAGE (%) VS 2709		58%	58%	9%	58%	58%	58%	9%	45%

COMPARED TO 5 PROPERTIES WITH THE SAME LAND VALUE AS MINE (\$210K), I WOULD HAVE AN ADDITIONAL 68' DEPTH TO MY PROPERTY. (*)
 COMPARED TO THE 9 PROPERTIES, FOR ONLY 9% MORE (\$19K), I WOULD HAVE AN ADDITIONAL 171' DEPTH TO MY PROPERTY
 COMPARED TO 500 SHETLAND DRIVE FOR ONLY 25% MORE, OR \$53K, I COULD INCREASE THE SIZE OF MY PROPERTY BY 138%, 50,965 SF, OR ADD 404'
 TO THE EXISTING DEPTH OF MY OWN PROPERTY.

$$\$170,000 \times .85 = \$144,500$$

$$\$210,000 - \$144,500 = \$65,500 \text{ (ASSESSED VALUE)}$$

$$\$65,500 / .35 = \$186,122 \text{ (TAXABLE VALUE)}$$

OWNER'S OPINION

$$\$600,000 - \$186,122 = \$413,878$$

$$(*) ((45+45+48+62+138) = 338) / 5 = 68$$

Alternative calc:

$$\$170K / .35 = \$486K/\text{acre}$$

$$\$486K \times .85 = \$413K$$

$$\$600K - \$413K = \$186K$$

Property Average

.85 Acre

Adjustment

320

CLARK COUNTY ASSESSOR 'MARKET VALUE'				
2026/2027				
			ANNUAL	
	ACREAGE	ASSESSED \$	TAXES @3.2782%	COMMENTS
2709 PINTO LANE	0.85	\$210,000	\$6,884	SUBJECT PROPERTY
2400 PINTO LANE	1.57	\$241,500	\$7,917	6 HOUSES EAST OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	85%	15%	15.00%	
2327 ALTA	1.59	\$241,500	\$7,917	6 HOUSES NE / 1 BLOCK OVER
INCREASE VS. SUBJECT PROPERTY	87%	15%	15.00%	
2710 PALOMINO	1.7	\$262,500	\$8,605	ADJACENT TO REAR OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	100%	25.00%	25.00%	
3000 PINTO LANE	1.88	\$262,500	\$8,605	5 HOUSES WEST OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	121%	25.00%	25.00%	
500 SHETLAND	2.02	\$262,500	\$8,605	3-4 HOUSES NE OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	138%	25%	25%	
5 COMP AVERAGE	1.75	\$254,100	\$8,330	
INCREASE VS SUBJECT PROPERTY	106%	21%	21%	

329

CLARK COUNTY ASSESSOR 'MARKET VALUE'				
2026/2027				
			ANNUAL	
	ACREAGE	ASSESSED \$	TAXES @3.2782%	COMMENTS
2709 PINTO LANE	0.85	\$210,000	\$6,884	SUBJECT PROPERTY
2400 PINTO LANE	1.57	\$241,500	\$7,917	6 HOUSES EAST OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	85%	15%	15.00%	
2327 ALTA	1.59	\$241,500	\$7,917	6 HOUSES NE / 1 BLOCK OVER
INCREASE VS. SUBJECT PROPERTY	87%	15%	15.00%	
2710 PALOMINO	1.7	\$262,500	\$8,605	ADJACENT TO REAR OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	100%	25.00%	25.00%	
3000 PINTO LANE	0	\$0	\$0	5 HOUSES WEST OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	-100%	-100.00%	-100.00%	
500 SHETLAND	2.02	\$262,500	\$8,605	3-4 HOUSES NE OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	138%	25%	25%	
4 COMP AVERAGE	1.72	\$252,000	\$8,261	
INCREASE VS SUBJECT PROPERTY	102%	20%	20%	

Neighborhood properties > 40 % larger than subject property

Petitioner checked 100% of the parcels surrounding subject property:

- All parcels are either on Pinto Lane or 1 block adjacent

Alta Drive
Shetland Road
Arabian Road
Palomino Lane

Chart Highlights:

1. Subject property is assessed and taxed only 6% ¹ less than the avg of all the lots that are between 42% ² and 138% ³ larger than petitioners
2. Subject property is 44% ⁴ smaller than these properties, on average
3. Avg large lot is assessed/taxed at only 59% ⁵ of subject property even though they are on avg 80% ⁶ larger.
 - ❖ 41% LOWER ASSESSMENT
 - ❖ 80% LARGER LAND MASS
4. Larger lots range from 42% ⁷ to 138% ⁸ larger
5. On a \$/acre basis, subject property is assessed/taxed 68% ⁹ higher than the avg parcel, while being 44% ¹⁰ smaller

Calculations:

1. $1 - ((210,000 / 222,594)) = .06 = 6\%$
2. $1.21 / .85 = 1.42 - 1.0 = .42 = 42\%$
3. $2.02 / .85 = 2.38 - 1.0 = 1.38 = 138\%$
4. $1 - (.85 / 1.53) = 0.44 = 44\%$ (OR 56% of 12 prop. AVG SIZE)
5. $420 / 706 = 0.59 = 59\%$
6. $(1.53 / .85) = 1.8 - 1.0 = .8 = 80\%$
7. $1.21 / .85 = 1.42 - 1.0 = .42 = 42\%$
8. $2.02 / .85 = 2.38 - 1.0 = 1.38 = 138\%$
9. $706 / 420 = 1.68 - 1.0 = .68 = 68\%$
10. $1 - (.85 / 1.53) = 0.44 = 44\%$

330

BACK UP ON P. 386-411

Neighborhood properties > 40% larger in size (1.2 acres or larger)											
All within 1 block of subject property											
	Address ^{B/U} P. #	Parcel ID	\$ Assessed	\$ Taxed	Size / Acre	Sq ft	Length	Extra Length	Taxed \$(000)/acre	Land Size Vs. Subject	Taxed \$/acre Vs. Subject
1	3000 Arabian 386	139-32-305-005	\$210,000	\$600,000	1.21	52,708	418	124	\$496	142%	70%
2	2929 Alta 388	139-32-304-006	\$157,500	\$450,000	1.22	53,143	422	128	\$369	144%	52%
3	2315 Alta 390	139-32-702-030	\$210,000	\$600,000	1.23	53,579	425	131	\$488	145%	69%
4	2329 Alta 392	139-32-702-001	\$210,000	\$600,000	1.25	54,450	432	138	\$480	147%	68%
5	2408 Palomino 394	139-32-702-007	\$220,500	\$630,000	1.38	60,113	477	183	\$457	162%	65%
6	2400 Pinto 396	139-32-702-009	\$241,500	\$690,000	1.57	68,389	543	249	\$439	185%	62%
7	700 Shetland 398	139-32-801-111	\$130,130	\$371,800	1.57	68,389	543	249	\$237	185%	34%
8	2327 Alta 400	139-32-702-002	\$241,500	\$690,000	1.59	69,260	550	256	\$434	187%	61%
9	2710 Palomino 402	139-32-703-013	\$262,500	\$750,000	1.70	74,052	588	294	\$441	200%	63%
10	3000 Pinto 404	139-32-304-014	\$262,500	\$750,000	1.88	81,893	650	356	\$399	221%	57%
11	3001 Alta 406	139-32-304-004	\$262,500	\$750,000	1.75	76,230	605	311	\$429	206%	61%
12	500 Shetland 408	139-32-701-011	\$262,500	\$750,000	2.02	87,991	698	404	\$371	238%	53%
	12 property avg		\$222,594	\$635,983	1.53	\$66,683	\$529	\$235	\$420	180%	59%
13	2709 Pinto 410	139-32-703-002	\$210,000	\$600,000	0.85	37,026	294	0	\$706	100%	100%
	2709 Pinto vs. 12 prop avg		6%	6%	44%	44%	44%	N/A	68%	80%	68%

calculations ① $1.53 \div .85 = 1.8 = 80\%$ LARGER
 ② $636 \div 600 = 1.06 = 6\%$ MORE

③ $\$420 \div \$706 = 59\%$

SOURCE : * 2026/2027 ANNUAL ASSESSMENT REPORT x PARCELS

- AVAILABLE ON CCA WEBSITE

- SEPARATES LAND FROM IMPROVEMENTS

* ALL PROPERTIES ARE 'IMPROVED' LOTS

ALL PROPERTIES
FOR 2026/2027 FY
ARE ASSESSED AT \$210,000
OR \$600,000 TAXABLE

NEW
2022

2709
PINTO LANE

2337

2508

2520

PINTO LANE

2500

3011

PINTO LANE

2525

2700

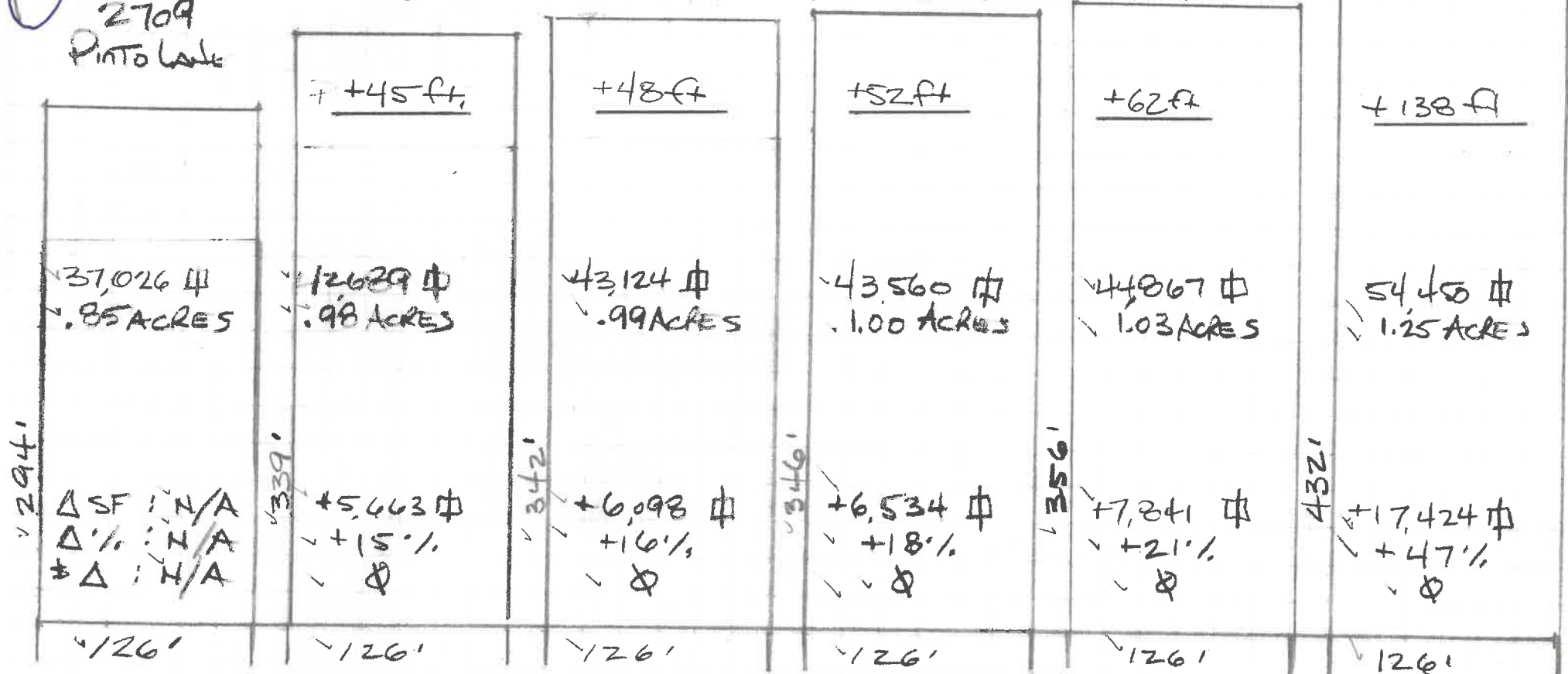
PINTO LANE

2600

2608

PINTO LANE

2329
ALTA



SCALE : 1 BOX = 21' (DRAWN TO SCALE)

SBE 26-107 Pg 403
COMP 5: MIN SIZE .98 ACRES

2627 Taxable Land Values – unadjusted

(See p. 334)

1. Taxable land values range from \$372K (700 Shetland) to \$750K (4 properties)
2. Land sizes range from .85 Acres for subject property to 2.02 Acres at 500 Shetland
3. The average size is 1.53 acres, or 80% larger than subject property
4. The average valuation, unadjusted for size, is \$636K, or 6% larger than subject property
 - a. 80% larger in size and only 6% larger in taxable value
5. Of the 4 properties valued at \$600K
 - a. Subject property is .85 acres
 - b. 3000 Arabian is 1.21 acres, or 42% larger $(1.21/.85)-1=0.42 = +42\%$
 - c. 2315 Alta is 1.23 acres, or 45% larger $(1.23/.85)-1=0.45 = +45\%$
 - d. 2329 Alta is 1.25 acres, or 47% larger $(1.25/.85)-1=0.47 = +47\%$
6. 700 Shetland has a taxable value of \$372K, 38% less than subject property
7. 700 Shetland is 1.57 acres, or 85% larger than 2709 Pinto $(1.57/.85)-1=0.85 = +85\%$
8. 4 properties have a taxable value of \$750K, or 25% more than subject property
9. Of the 4 properties valued at \$750K. $(750/600)-1=0.25 = +25\%$
 - a. 2710 Palomino with 1.7 acres is exactly double the size of subject property
 - b. 3001 Alta is 106% larger
 - c. 3000 Pinto is 121% larger
 - d. 500 Shetland is 138% larger
10. Subject property with .85 acres is valued / assessed at \$600K
11. 4 properties that are assessed 25% higher, range in size between 100% to 138% larger

333

335

2026/2027 FY TAXABLE LAND VALUES (\$ 000) UNITED JUSTED FOR SIZE

AVG +6%
AVG LAND +80%

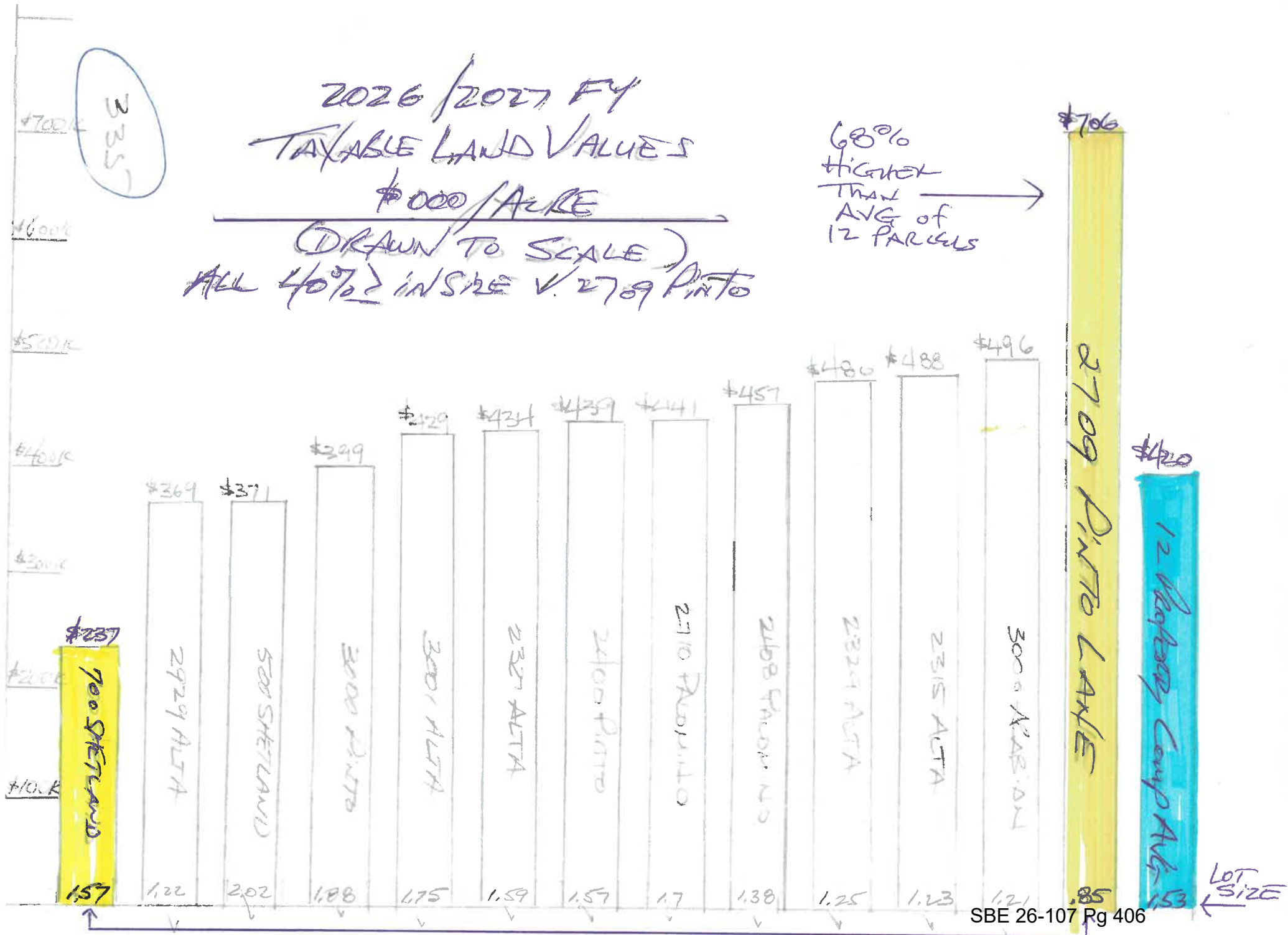


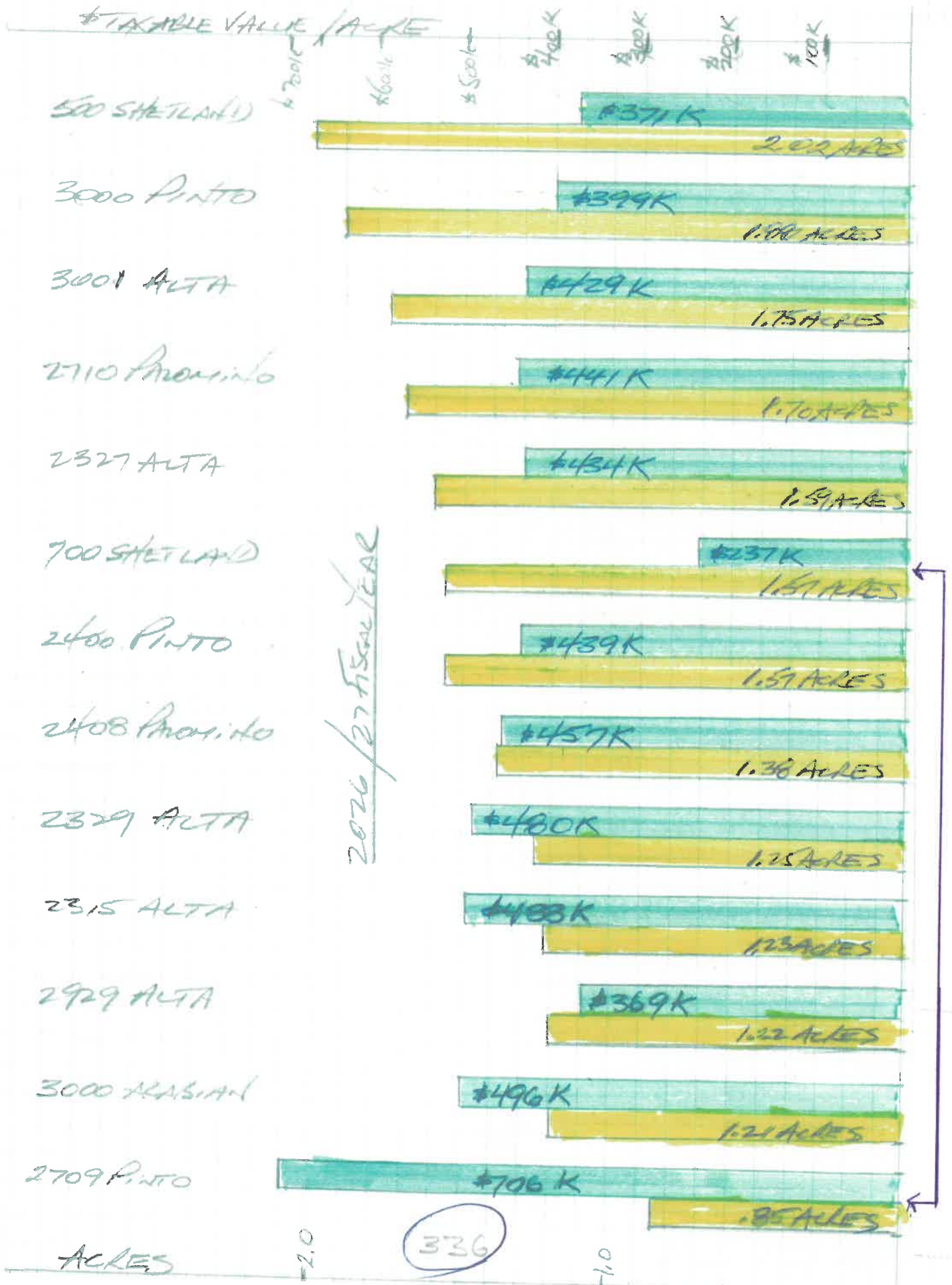
2026/2027 FY TAXABLE LAND VALUES \$000/Acre

(DRAWN TO SCALE)

ALL 40% IN SIZE V. 27.09 PINTO

68%
higher
than
AVG of
12 PARCELS





\$TAX IMPACT vs. 1.25 ACRES PROP

2709 PINTO

2329 ALTA

Δ

Assessed \$

210,000

210,000

↓

Size (Acres)

.85

1.25

68%

Taxes

337

@ 3.2782%

\$6,884/YR

\$6,884/YR

Re-Furn

Assessed

① 142,800

210,000

68%

Taxes

@ 3.2782%

\$4,681/YR

\$6,884/YR

\$2,203/YR

① $\$210,000 \times .68 = \$142,800$

2709 PINTO V 500 SHEPHERD

2019-2020 FY

2709 PINTO

500 SHEPHERD

→ TOTAL ASSESSED \$210K ←

.85 ACRES
~ 37K SF

\$105K
ASSESSED

139-32-703-002

IMPROVED PROPERTY

P.346

1.01 ACRES
~ 44K SF
(+ ~ 7K SF)
+ 19%

\$105K
ASSESSED

139-32-701-004

IMPROVED PROPERTY

P.345

1.01 ACRES
~ 44K SF
(+ ~ 7K SF)
+ 19%

\$105K
ASSESSED

139-32-701-003

VACANT LAND

P.344

\$300K

\$353K

\$TAXABLE

\$TAX/ACRE

\$300K

\$297K (-16%)

\$300K

\$297K (-16%)

NOT TO SCALE

2709 PINTO V 500 SHETLAND

PRO-TORMA - UNASSEMBLED

2026/27 FY

500 SHETLAND

2709 PINTO

ASSESSED

#210K

.85 ACRES

ASSESSED

#210K

1.01 ACRES

ASSESSED

#210K

1.01 ACRES

→ TORM \$420K ←

339

2709 PINTO V 500 SHELTON

2709 PINTO
2015/26 FY

139-32-703-002

ASSESSED VALUE

\$184K

.85 ACRES

2026/27 FY

ASSESSED VALUE

\$210K

TAXABLE: \$600K

\$TAX/ACRE: \$706K

7 YR GROWTH: $\frac{+100\%}{(\$210 \div \$105)}$

500 SHELTON
2015/26 FY

139-32-701-011

ASSESSED VALUE

\$229K (P.341)

2.02 ACRES

2026/27 FY

* - ASSEMBLED -
ASSESSED VALUE

\$262.5K (P.341)

TAXABLE: \$750K +25%

\$TAX/ACRE: \$735K + 4%

7 YR GROWTH: $\frac{+25\%}{(\$262.5 \div \$210)}$



→ No Physical Changes (p.562-563)

→ - SAME LOT

→ - SAME DIVIDING WALL

→ - 37.5% DISCOUNT $(1 - (262.5 / 210)) = .375$

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

341

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

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

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

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

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

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

342

500 S. 10th St EXH'GG' P.1

Assessor Parcel Number Tree Search for Parcel Chain History (Parent/Child)

Please enter parcel number (i.e. XXX-XX-XXX-XXX)

Submit

SELECTED PARCEL: 139-32-701-010

PARCEL	OWNER 1	OWNER 2	TAX DISTRICT	ACRES	DOC NUMBER	DEED DATE	COMMENTS
139-32-701-010	TEMUJEN LP		200	2.0600	202104020133	4/2/2021	PT 20240426:3754;+.03A COR

2 PARENT PARCELS

PARENT COUNT	PARCEL	CHILD COUNT	OWNER 1	DOC NUMBER	ACRES
1 VACANT LAND	139-32-701-003	1	TEMUJEN L P	202104260134	1.0300
1 DEVELOPER	139-32-701-004	1	TEMUJEN L P	202104260135	1.0000

1 CHILD PARCEL

PARENT COUNT	PARCEL	CHILD COUNT	OWNER 1	DOC NUMBER	ACRES
1	139-32-701-011	0	TEMUJEN L P	202104260136	2.0200

343

1944

PARCEL STATUS	A Active - Locally Assessed Parcel
NEIGHBORHOOD	1311 09 Central West
PRIMARY USE	12 000 Vacant - Single Family Residential

100

2023/24

Assessed $\rightarrow$
Value

LEGAL DESCRIPTION
T NW4 SE4 SEC 32 20 61

$$\begin{array}{r} \$300,000 \\ \times .35 \\ \hline = \$105,000 \end{array}$$

WORKING

2019-20	2020-21	2021-22	2022-23	2023-24
BLCM	BLCM	BLCM	BLCM	BLCM
\$300,000	\$375,000	\$375,000	\$420,000	\$500,000
\$300,000	\$375,000	\$375,000	\$420,000	\$500,000
\$300,000	\$375,000	\$375,000	\$420,000	\$500,000

TYPE	SALE DATE	SALE PRICE	DEED BOOK	PAGE	GRANTOR	GRANTEE
R	4/26/2021	\$ 500,000.00	20210428	00003754	BARTSAS MARY 13 LLC	TEMUJEN L P
R	2/2/2005	\$ 565,000.00	20050202	00002967	MOORE JAMES L	BARTSAS MARY 13 LLC

#	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	\$500,000 +/-	1.0000	\$500,000	\$500,000		
CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE			CODE	ADJUSTMENT	TYPE	ADJ %	ADJ VALUE	ADJ NOTE

CLASSIFIED AG/GOLF COURSE

MARKET AG/GOLF COURSE

[illegible]

IMPROVEMENTS

PERMITS

[illegible]

ETHN, GG, P, 2

EXH 'G4 P.4



Clark County Assessor Reports

combined LOTS
RESTORATION

Value History

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

Parcel: 139-32-701-011
Assessed

Tax Year	Land		Improvements				Exemption Code	Value	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Extra Supp Features				
2025-26	2.02	229,687	0	239,655	0	0	26,528	0	0	200
2024-25	2.02	229,687	0	237,737	0	0	26,798	0	0	200

Parcel from 139-32-701-011

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

LAND

Assessed Value 2025/2026: \$ 229,687
÷ .35

TAXABLE LAND VALUE 2025/2026 \$656,250

$(\$230K / \$210K) = 1.095$ or 9.5% increase
346

EXH 'GG' P.5



Clark County Assessor Reports

2709 P.1110

2709 P.1110

Value History

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

Parcel: 139-32-703-002
Assessed

Tax Year	Land		Improvements			Exemption	Remainder	Tax Dist
	Acres	Land	New Land	New Imps	Supp			
2024-25	0.85	183,750	0	476,103	0	53,848	0	200
2023-24	0.85	175,000	0	438,760	0	46,933	0	200
2022-23	0.85	147,000	0	93,179	307,490	8,930	0	200
2021-22	0.85	131,250	0	86,926	0	0	0	200
2020-21	0.85	131,250	0	84,483	0	0	0	200
2019-20	0.85	105,000	0	85,995	0	0	0	200
2018-19	0.85	70,000	0	85,050	0	0	0	200
2017-18	0.85	59,500	0	88,950	0	0	0	200
2016-17	0.85	52,500	0	92,254	0	0	0	200
2015-16	0.85	43,750	0	93,945	0	0	0	200
2014-15	0.85	35,000	0	95,327	0	0	0	200
2013-14		35,000	0	93,466	0	0	0	200
2012-13		35,000	0	96,768	0	0	0	200
2011-12		49,000	0	94,122	0	0	0	200
2010-11		70,000	0	91,874	9,320	0	0	200
2009-10		175,000	0	91,213	0	0	0	200
2008-09		210,000	0	92,239	0	0	0	200
2007-08		94,868	0	88,929	0	0	0	200
2006-07		94,850	0	89,564	0	0	0	200
2005-06		68,250	0	84,154	0	0	0	200
2004-05		73,500	0	81,834	0	0	0	200

184/108 = 75%

Parcel from 030-300-064

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

2024/2025 Assessed LAND : \$183,750 (SAME as 2025/2026)

2024/2025 TAXABLE VALUE \$525,000

4x \$105K / .35 = \$300K ← 2025 TAXABLE VALUE

347

Land:

Assessor presented vacant land comps, not comps of improved properties, as is specified in NAC 361.119(2)(a) and NRS 361.227 (1)(b). Assessor applied incorrect codes/statutes of NAC 361.11795 and NAC 361.1188(a). These codes are intended for mass appraisals and vacant land, respectively.²⁰

- NAC 361.119 (2)(a) and NRS 361.227 are for improved properties.²¹
- NRS 361.227(1)(b) – assessor did not even appraise recent land sales at 35% of the full cash value (e.g. 2715 Alta, 500 Shetland, 2710 Pinto Lane, 422 S. Rancho, 747 Ranch Circle, 748 Rancho Circle, 2020/30 Bannie, etc.). 100% of the comps utilized by the assessor to defend their case were assessed less than 35% of FMV²². In some cases as low as 16% in the fiscal year following the sale specified by the assessor.²³
- Assessor utilized the Case Schiller Home Price Index to support his conclusions related to his land comps.²⁴ Case-Schiller's model is only for residential SFH, not land.²⁵

Assessor's land presentation is on pages 27, 38, 39, and 40 of the assessor's addendum.²⁶

Page 27: (p.SBE 352) THIS CHART COMPARES \$/LOT, WITH NO ADJ. FOR LOT SIZE.

- 75% of comps are outside subject property's neighborhood
- 100% of the lots are assessed below 35% of FMV, as required by Nevada law
- Petitioner's spreadsheet,²⁷ a review of the data on assessor's chart, calculates the proper assessed value of the 8 parcels. Two parcels, (#1 & #4), are assessed at only 16% of the sale price in the fiscal year following the date of sale. That is a 55% discount from the value required by Nevada law.
- **Comp #1: Was sold with a 2,060 sf house on it.**
 - Assessor still assesses (\$49K) and taxes (\$1,590/yr) the improvements on this property in 2025/26 from a 2023 sale, yet uses it as a land comp.^{28,29}
 - Is in a different neighborhood³⁰
- **Comp #2 & 3: (THESE 2 LOTS REPRESENT THE HIGH VALUE ON THE CHART)**
 - **Assessed at discounted rate of \$210K in 2025/26. 35% of 2023 sale was \$323K. (\$950K x .35 = \$332.5K)**
 - **Lots are on avg. 28% larger and rated superior to subject property**

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- 2025/26 taxable value: \$600K/lot, or \$468K/acre vs \$525K/lot and \$617/acre for subject property -making my valuation HIGHER NOT LOWER
- Compare this to the misrepresented value of \$997.5K per lot on p.27.
- ~ 1.1 miles from subject property and in different neighborhood.³⁰
- BOTH PROPERTIES ARE IN A GUARD GATED COMMUNITY, NOT MINE.
- **Comp #4: Sold on 1/9/24 for \$630K with 2,600 sf home on it.**
 - Assessed at only 16% of sale price, not 35%²⁷
 - Assessor still assesses (\$42K, p.152) and taxes (\$1,361/yr, p.156) the improvements on this property in 2025/26 for a sale in Jan/2024, yet uses this as a land only comp.^{31,32}
 - 1.2 miles from subject property and in different neighborhood³³
- **Comp #5: (THIS WAS THE LOW VALUE LOT ON THE CHART)**
 - This is not a single lot. Assessor combined 2 lots and divided total in half
 - Lots were different sizes
 - 1 lot has a small structure on it
- Parcel(s) are 1.7 miles from subject property and in a different neighborhood³³
- **Comp #6:** Sold on 4/26/21 for \$500K, assessed at \$131K, 26% FMV, not 35%
(\$375K x .35 = \$131.25K)
- **Comp #7:** Sold on 9/29/20 for \$444K, assessed at \$131K, 29% FMV, not 35%
- **Comp #8:** Not an arm's length valuation³⁴
 - Total sale of \$4.6M is arm's length, distribution of sale price was manipulated for tax efficiency, avoidance, or maybe evasion for seller.

WHEN ADJUSTED FOR LOT SIZE, THE COMPARISONS PRESENTED MAKE NO SENSE
In the bottom box, assessor makes the following dubious claims:

1. **'Comps 1 & 4 purchased as tear downs'.** They weren't sold as tear downs. The land should be the total value less the value of the structure on the parcel (NRS 361. 227).
 - a. The teardown argument is ludicrous. Assessor on several occasions referred to Petitioner's property as a teardown. Petitioner developed an analysis of the value of petitioner's property had assessor treated it as a teardown³⁵
 - Had petitioner done so in the year of purchase (2018), the land value today, applying the assessor's logic, would exceed \$3.5M/acre, or \$3.0M for .85 acres, more than the market value of the total newly improved property with a casita, detached garage, new 2 car attached garage and a carport.

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$(\$965K / .85 = 1,135K \times 2.09 \text{ (land growth value from 2018-2025 using p. 160} \\ - \text{ assessor's land values}^{35}) = \$3.5M \times .85 = \$3.0M)$

2. 'Market adjustment based on paired sales of Comp 2 (\$579K on 10/2018 to \$950K on 8/2023 = +65%) and Comp 8 (\$300K on 9/2017 to \$400K on 4/2019 = + 30%)'
 - This equates to a monthly increase of 1.12% month and 1.58%/month, respectively. Mr. Tripp stated exactly that at the county hearing and can be seen on the video at the 44:00 minute mark, or on p.15/167 of the transcripts.³⁶
 - This was intentionally misleading
 - Assessor's comp #5 from this same page sold for \$790K on 3/29/2019 and again on 6/22/22 for \$895K. This represents a total increase of only 13% over 39 months for a monthly increase of .34%
 - Assessor's comp #7, also from this page, sold for \$413K on 6/30/2017 and again on 9/29/20 for \$444K. This represents a monthly increase of .19%/month.
 - These are mere fractions of what the assessor presented. Why not use these? (See p. 167-174 in file 'I' for the deeds that reflect these sales)³⁷
2. The next comment in the bottom box is, 'with support from the Case-Schiller Las Vegas Home Price Index.'
 - Case Schiller specifically includes only valuations of single family homes and **excludes** vacant land (p.125-127)³⁸
3. The last missive is 'no current vacant land sales in subject neighborhood.'
 - This statement is contradicted by the record.³⁹
 - Petitioner included 4 other parcels in nhbd plus 2 nearby, and another in Scotch 80, adjacent to 1205 Park Circle.³⁹
 - The 1st lot on that chart is around the corner from petitioner. You drive past that lot, which is 1/8 mile from subject property, to get to assessor's comps that are 1.2-1.7 miles away.
 - This lot sold in 2016.
 - Other lots, much closer to subject property sold between 2019 and 2024.
 - #7 is actually adjacent to comp #4 on the chart and sold only 6 days prior to #4 in January 2024.

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Mr. Tripp tries to prove that the 'market value' of my land (\$525K) fits comfortably between his \$447K and \$998K, the number at the bottom of p.27 in assessor' addendum ⁴⁰. His numbers, however, were calculated using wrong data, manipulated data, data from distant neighborhoods, etc. Additionally, he persists in comparing vacant land to improved properties. He should select properties from my neighborhood and use legitimate data to support his position.

Page 40: General comments: ⁵²

- The CCA utilizes the wrong rules (NAC 361.11795 and NAC 361.1188(1)(a).
 - o Again, improperly comparing vacant land to improved SFH lots
- 100% of the comps on p.40 were assessed lower than the 35% statutory rate.⁴¹
 - o **Doing so, under taxes all these properties and exacerbates the inequity in assessments and taxes incurred by the petitioner.**
 - Pertinent information supporting this can be found at the bottom of page 40.
 - o One example is comp 2 which sold for \$315K in 2014/2015 fiscal year. The following year it was assessed for \$47,250 only 15% of FMV and only 43% of what it should have been ($15\%/35\%=0.43$) ⁴¹
 - o 38% (3/8) of the comps are from beyond subject property's neighborhood.

At the hearing on 2/26/25, Mr. Tripp stated: 'as you can see in every case, a diminished return is evidenced by the sale price per acre of the larger parcel within the neighborhood'.⁴² Fact checking his assertion refutes this bold statement.

- He wants you to believe he 'proves' his diminishing returns principle in the 'general description' box at the top of the page, but he is the one who chose which 2 properties to compare with each other.

Pair: Comp 1 vs Comp 2:

Comp 1 is in the neighborhood. This comp is 10 years old and not very comparable to my property. It is currently on the market for \$10M, more than triple the value of my property.

Comp 2 is quite a distance away and actually a property developed by Blue Heron homes (into 4 SFH) and 2.49 acres, 332% the size of comp 1, and 11 years old. This property did sell for \$315K back in 2014. (4 lots to be developed by Blue Heron)

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Here is the truth, the whole truth, and nothing but the truth about this property ⁴³

- Acquired by Ned & Ann Busch on 5/14/2010 for \$550K, shortly after the beginning of the last financial crisis.
- The 2009/2010 fiscal year was the 2nd highest valuation in Las Vegas at that time. This is from the VHR for 2323 Pinto, the paired sale to this property. The following year the assessed value plummeted 68%. This happened across Las Vegas.
- On August 25, 2014, the Busches sold this property to 805 Land, LLC for \$315K **(or \$127K/acre – the benchmark value on page 40 and representing the low end of the comparable range.)** as the market continued to decline and is now worth only 27% of what they paid, based on the CCA'S own VHR. In what appears to be a distress sale, The Busches absorbed a loss of \$235K, or 57% of their investment and sold the 2.49 acres to 805 Land, LLC.
- 20 months later, on April 8, 2016, 805 Land, LLC sold this land to Midtown Modern, LLC, a Blue Heron development for \$900K.
 - This transaction was 20 months after the one Mr. Tripp uses. No appraiser would ever use a 2014 sale when a more recent (2016) sale exists and still but 1 year removed from its paired parcel.' **On a \$/acre basis this same 2.49 acre land sold for \$361K/acre in 2016, a mere 1.3% lower than comp #1, not the 65.4% Mr. Tripp presents, eviscerating his diminishing return argument.**
 - **This was also a blatant misrepresentation of material facts with the clear intent to mislead.**
 - The deeds for these transactions were submitted as evidence by Petitioner. ⁴³

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Pages 11-17(exh 'OO', File 'I' pdf p. 221-227) include other pertinent information related to this property, such as survey maps, value history reports, parcel chain history, and site maps.

Pair: Comp 3 vs Comp 4:

Mr. Tripp implies that a diminishing return of enormous proportions exists. He explains that 1.46 acres of land can be bought for \$613K/acre (excl his 5% market adjustment with no explanation offered). A .4 acre lot, though, will cost a hefty \$1.575M/acre. This is non-sense.

Both of these 'comps' are in the Scotch 80 neighborhood, 1.2 to 1.7 miles from subject property and not in an adjacent neighborhood.

While I don't agree with using Scotch 80 for comps when there are legitimate comps in my neighborhood, Mr. Tripp intentionally excluded 1825 Ellis, which **is adjacent** to comp #3 (1205 Park Cir), slightly closer to subject property and sold within 6 days of comp #3 for \$380K, or \$576K/acre. If you substitute 1825 Ellis for 1205 Park Circle for comp #3, then the values for comp 3 and 4 are virtually identical on a \$/acre basis. ⁴⁴

Comp 3 also had a 2,600 sf house on it. Per NAC 361.119 (2)(a) the value of the house should be removed in order to determine the value of the land.

Comp 4 is not 1.46 acres. It is 2 adjacent lots he joined together for his analysis. One lot is .69 acres, the other .76 acres.

Pair: Comp 5 vs Comp 6:

- They are in my neighborhood and are separated by only 1 lot
- They are on the same street and they are reasonably close in size
- If you ignore the 10% mkt adjustment, then comp 4 is getting a 4% discount for the additional size (law of diminishing returns)
 - 1.03 acres v .88 acres = 17% larger
 - (\$485K/\$504K) = 0.962 (3.8% discount/diminished return)

Back to that 10% market adjustment to comp 5:

- Comp 5 sold on 9/29/2020
- Comp 6 sold on 4/26/2021, only 7 months later (.58 years)
- The 10% adjustment, annualized is 17%
- Both properties sold in the same fiscal year (2020/2021)
- Looking at the Assessor's Value History Report (VHR) for both properties, the land value change for those years is \$0 (**ZERO**). ⁴⁵
- There exists no justification for the 10% adjustment, nor is one given.

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- Comp 4 sold for \$500K, 12.6% more than comp 3
- Comp 4 has 1.03 acres, 17.0% more than comp 3

This is a pretty close relationship and makes logical sense

Pair: Comp 7 v Comp 8

- **Comp 7 was not an arm's length valuation.** It is a lengthy explanation, but I have attached the necessary backup. (Exh. 'QQ'). Page 9-10 in Exh 'QQ' explains the shenanigans that were involved in that transaction. ⁴⁶
- Comp 8 is the same property as comp 6 and needs no repeating (see above)
- Comp 7 should be eliminated.
- Mr. Tripp chose to ignore 680 Shetland which is extremely close to subject property.
 - 680 Shetland sold on 5/27/16 for \$200K, \$392K/acre
 - He used comps from 2014/15 on p.40
 - If you substitute 1825 Ellis for 1205 Park Circle (comp 3) and substitute 680 Shetland for 2720/2710 Pinto (comp 7), then the mean average for the 8 is \$447K. ^{47,48}
 - With a low value of \$132K and a high value now at \$582K/acre (**not \$1,575K**) the value of my property is the highest at \$617K, \$35K, or 6% ($\$617/\582) above his highest value, \$485K, or 367% ($\$617/\132) above the lowest, and \$170K, or 38% ($\$617/\447) above the mean. ⁴⁸
 - I no longer fit so comfortably inside his 'indicated value range of comparable'.

PAGE 38-39 OBSERVATIONS – diminishing returns

The Clark County Assessor (CCA) included this page in their addendum for the purpose of 'proving' that the value of my land is assessed equitably. Mr. Tripp, at the February hearing described it as the 'equity grid'. ⁴⁹ Here are some observations:

1. There are 74 properties listed, 73 excluding mine
2. There are 17 properties above mine that are smaller sized lots
3. Of those 17, 4 are vacant land, only 13 above me are improved properties
4. Of those 13, 2 are actually valued less, not more, than mine, (#4 & #5)
 - a. Only 11 above me out of 74 properties puts me pretty high on the list- not very equitable – equitable would place me +/- ~ 37th
5. The 1st property, .23 acres, is shown with a \$/acre of an astonishing \$1,141K
 - a. Assessor adjusts it down only 50% yet it is 73% smaller than mine.
 - b. Subject property is assigned a 0% adjustment.
 - c. This results in an 85% premium vs mine (\$1,141K/\$617K)
6. The last property (500 Shetland) is shown with a \$/acre of \$325K

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- a. Property is 2.02 acres
 - b. Assessor adjusts it up 25% but it is **138% larger** than mine
 - c. This results in a 47% discount vs mine (\$325/\$617)
 - d. Basically this is BOLGOL free. (Buy one lot, get one lot, free)
7. Assessor makes no mathematical effort to equalize, resulting in a range of \$1,141K/acre for small lots and \$325K/acre for large lots, a 350% swing and completely unsupportable by actual sales. ⁵⁰
8. Assessor uses arbitrary adjustments to calc their '\$/acre'.
- a. No analytical model to support this nonsense is presented or referenced
9. Assessor applies adjustments in a range, not on an algebraic scale.
- **Properties between .75 acres and 1.25 acres receive no adjustment**
 - i. **This means a property 67% larger than another is assessed and taxed the exact same, implying their FMV is exactly the same. (1.25/.75=1.667) – this also is nonsense.**
 - ii. The owner of a lot 1.25 acres (55K sf) pays no tax on the extra 22K sf of land-**a full ½ acre and no more tax?**
 - iii. This is their model to prove equity?
 - iv. **Is it equitable for the owners of 2323 Pinto, 2327 Pinto, and 2331 Pinto, all of whom have lots of .75 acres to be assessed and pay the same taxes as the owner of 2329 Alta with 1.25 acres?**
10. Overall 17 (23%) of the 74 properties are vacant land.
11. 2 of those 17 are still being taxed for improvements on their land
12. Two properties with a greater size were actually assigned a 25% discount rather than a premium (APN 139-32-304-005 and APN 139-32-304-006)
- a. Both of these are notated as 'assemblage' so I'm guessing that's the reason he will use to somehow explain this aberration.
 - b. This is not assemblage because these properties have never been combined
 - c. Every article about assemblage states, and I quote: 'that the end result is that it almost always increases the value of the property, a phenomenon know as plottage.' Why do it if would does not improve the value of the property?
 - d. **These properties don't fit the definition of assemblage, but 500 Shetland does. At 500 Shetland ⁵¹ – 2 separate lots were assessed for \$105K each in 2020, \$210K total, they were combined afterwards (assemblage). 5 years later, had they been left as is each would be assessed at \$184K, or \$368K**

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in total (the same as mine per lot). Due to assemblage their market value was, supposedly, enhanced. One might think it would be assessed above \$368K. It's assessed value was only \$230K, a discount of 63%.

13. Please turn to p.40 in the assessor's addendum for just a moment. ⁵²

a. In the general description section at the top, the CCA writes, **'In every case, a diminished return is evidenced by \$/acre of the larger parcel within the neighborhood'**.

b. Now back to p.38-39 of the same document ⁴⁹

14. On p. 40, Mr. Tripp tries to prove a point, using paired sales related to diminishing returns. The following can be found on his chart (p.38-39):

i. **APN 139-32-702-014, .75 acres, is valued at \$700K/acre**

ii. Using Mr. Tripp's logic, smaller lots should be at a \$/acre premium, but APN 139-32-702-020 is only .69 acres yet valued at \$647K, 7.5% less
APN 139-32-703-008 is only .57 acres yet valued at \$645K, 7.9% less
APN 139-32-306-011 is only .52 acres yet valued at \$505K, 28% less
APN 139-32-703-008 @ .57 acres is:

1. 6% less than APN 139-32-701-005 @.65 acres
2. 5% less than APN 139-32-701-006 @ .66 acres
3. 4% less than APN 139-32-702-024 @ .7 acres,
4. 4% less than APN 139-32-306-023 @ .78 acres,
5. 8% less than APN 139-32-702-024, 139-32-702-014,
and 139-32-702-015, all at .75 acres.

APN 139-32-306-011 @ .52 acres compared to the above 5 examples has an even greater discount which clearly contradicts his claim.

3% Cap

Lastly, the assessor incorrectly applied the provisions of NRS 361.4723. Assessor, in the normal course of business, grandfathers the existing abatement of taxes upon the transfer/sale to a new owner rather than rescinding the existing abatement and restarting it the following year. NRS 361.4723 is clear in its language:

*'The Legislature hereby finds and declares that an increase in the tax bill of the owner of a home by more than 3 percent over the tax bill of **that homeowner** for the previous year constitutes a severe economic hardship within the meaning of subsection 10 of Section 1 of Article 10 of the Nevada Constitution.*

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CASE #	SUBJECT PARCEL INFORMATION						FISCAL YEAR	2025-2026
APN	139-32-703-002		Location		2709 PINTO LN		Zoning Designation	RA
Size (acres)	0.85	Gross	0.85	Net	Size (sq ft)	37,026	# Buildable Lots	1
General Description	Subject is an improved .85 acre residential lot in the Pinto Palomino estates neighborhood generally located in central Las Vegas adjacent the Las Vegas Medical District.						Vacant	No
							Offsites	Finished
							Other	
COMPARABLE LAND SALES GRID								
Sale No.	1	2	3	4	5	6	7	8
Parcel #	139-32-601-043	139-32-601-001	139-32-601-005	162-04-114-011	162-04-210-128	139-32-701-003	139-32-701-001	139-32-701-006
Buyer	Rancho	Rancho	RANCHO	Charleston	Rancho	Rancho	Rancho	Alta
Seller	ROSENBERG RANDI LEE	VESPA PASQUALINA K	CERB NEVADA TRUST	FUNANAGE BRIGITTE M	2020 & 2030 BANNIE	BARTSAS MARY 13 L L	FLORIS ALICIA PANTI	2710 PINTO LN L L C
Date of Sale	6/23/2023	8/7/2023	8/7/2023	1/9/2024	6/22/2022	4/26/2021	9/29/2020	4/9/2019
Sale Price	\$750,000	\$950,000	\$950,000	\$630,000	\$895,000	\$500,000	\$443,625	\$400,000
Cross Streets	Rancho / Charleston	Rancho / Alta	RANCHO / ALTA	Charleston / Rancho	Rancho / Oakley	Rancho / Charleston	Rancho / Alta	Alta / Rancho
# of Lots	1	1	1	1	2	1	1	1
Unadjusted Lot Price	750,000	950,000	950,000	630,000	447,500	500,000	443,625	400,000
Time/Market/Other Adj.*	5%	5%	5%	5%		30%	45%	55%
Adjusted Sale Price	787,500	997,500	997,500	661,500	447,500	650,000	643,256	620,000
Location	Rancho Circle	Rancho Circle	Rancho Circle	Central West	Central West	Central West	Central West	Central West
Zoning/Probable Use	R-A	R-A	R-A	R-1	R-E	R-A	R-A	R-A
Access	Not Gated	Guard Gated	Guard Gated	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated
Lot Size (acres)	0.98 Acre	1.12 Acres	1.05 Acres	0.4 Acre	~ 0.73 Acre	1.03 Acres	0.88 Acre	0.96 Acre
Shape/Topography	Regular/Level	Irregular/Level	Narrow/Level	Regular/Graded	Regular/Level	Regular/Level	Regular/Level	Regular/Graded
Offsites	Partial	Finished	Finished	Finished	Partial	Partial	Finished	Finished
Other	On Rancho	Culdesac Lot	Culdesac Lot	Culdesac Lot				
Overall Comparison to Subject	SIMILAR	SUPERIOR	SUPERIOR	INFERIOR	INFERIOR	SUPERIOR	SIMILAR	INFERIOR
* Analysis of Market Conditions Adjustment attached.								
RECONCILIATION								
INDICATED VALUE RANGE OF COMPARABLES	447,500		TO	997,500				
CURRENT TAXABLE VALUE OF SUBJECT	525,000		PER LOT					
RECOMMEND	525,000		PER LOT					
				TOTAL TXBL LAND VALUE	525,000			
				TOTAL TXBL LAND VALUE	NO CHANGE			
RECONCILIATION COMMENTS	Comps similar in zoning and probable use were selected as evidence of market value and analyzed on a per lot basis. Comps range from .4 - 1.46 acres and indicate a range in value which supports the assessors recommendation. Comps 6-8 in subject nbhd are dated, when adjusted for market conditions indicate size is factored minimally as an adjustment. Comps 1 and 4 purchased as teardowns. Market adjustment based on paired sales of comp 2 (\$579,000 10/2018 to \$950,000 8/2023 +65%) and 8 (\$300,000 9/2017 to \$400,000 4/2019 +30%) with support from the Case Shiller Las Vegas home price index. No current vacant land sales in subject nbhd, therefore applied no change to prior year.							

4225 Rancho
 748 Rancho Cir
 147 Rancho Cir
 1205 Park Cir
 20/30 Bannic
 500 Shattans ADD-ON
 2715 Alta
 2710 Pinto

150
COMPARABLE LAND SALES GRID
(PETITIONER'S ANALYSIS OF PROPERTIES
ON P.27 OF CCA'S ADDENDUM)

	FORMULA	1	2	3	4	5	6	7	8	8 PROP AVG	2709 PINTO
PAGE 27 COMP #		1	2	3	4	5	6	7	8		
PARCEL ID		139-32-601-043	139-32-601-001	139-32-601-005	162-04-114-011	162-04-210-128	139-32-701-003	139-32-701-001	139-32-701-006		139-32-703-002
PHYSICAL ADDRESS		422 S RANCHO	748 RANCHO CIR	747 RANCHO CIR	1205 PARK CIR	20/30 BANNIE*	500 SHETLAND**	2715 ALTA	2710 PINTO***		2709 PINTO ****
DATE OF SALE		6/23/2023	8/7/2023	8/7/2023	1/9/2024	6/22/2022	4/26/2021	9/29/2020	4/9/2019	N/A	4/30/2018
A FMV - SALE (\$000)/TAXABLE VALUE	GIVEN	\$750	\$950	\$950	\$630	\$448	\$500	\$444	\$400	\$634	\$170
B ASSESSED VALUE (\$000) @ 35% SHOULD HAVE BEEN)	(A x .35)	\$263	\$333	\$333	\$221	\$157	\$175	\$155	\$140	\$222	\$60
C ASSESSED VALUE (\$000) YEAR FOLLOWING SALE	VHR	\$121	\$203	\$203	\$101	\$118	\$131	\$131	\$89	\$137	\$70
D ACTUAL ASSESSED VALUE AS A % OF SALE	(C/A)	16%	21%	21%	16%	26%	26%	29%	28%	23%	41%

↓
Subject
PROPERTY

EXH. 15

360 After years

* 2 LOTS SOLD FOR TOTAL OF \$895K - DATA IS 50% OF TOTAL FOR BOTH

** THE PARENT APN IS 139-32-701-001
BOTH ORIGINAL LOTS ARE THE SAME SIZE
THIS APN IS NOT EVEN ACTIVE ANYMORE - ITS BEEN CONSOLIDATED INTO 139-32-701-701

*** 2710 WAS NOT AN ARM'S LENGTH TRANSACTION. IT WAS THE REMAINDER OF A 2 PARCEL ACQUISITION FOR A TOTAL OF \$4.5M

**** PURCHASE PRICE WAS \$965K IN 2018
LAND WAS ASSESSED IN 2018 AT \$59.5K, OR TAXABLE VALUE OF \$170K, LEAVING \$795K FOR IMPROVEMENTS

SOURCE: PETITIONER'S BRIEF
CASE 25-116

fit

25/26 Ass'd
TAXED
SIZE (ACRE)

ADJ for SIZE
* / ACRE
TAXED

AS
Presented

2709 <u>Pinto</u>	747 <u>Rancho</u>	748 <u>Rancho</u>	
+184	\$210	\$210	
\$525	\$600	\$600	
.85	1.05	1.12	
\$617	\$571	\$536	+11%
\$525	\$997	\$997	-47%

- Assessor Presents my Property @ a 47% Discount
- ADJ. for SIZE, I'm AT AN 11% Premium



Clark County Assessor Reports

4224 Lucoto Circle

Value History

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

Parcel: 139-32-601-043

Assessed

Tax Year	Land			Improvements			Exemption Code	Value	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Extra Supp Features				
2025-26	0.96	136,500	0	48,507	0	0	16,941	0	0	200
2024-25	0.96	131,950	0	48,565	0	0	17,157	0	0	200
2023-24	0.96	120,575	0	43,722	0	0	15,071	0	0	200
2022-23	0.96	102,375	0	39,419	0	0	13,889	0	0	200
2021-22	0.96	85,312	0	36,576	0	0	0	0	0	200
2020-21	0.96	79,625	0	35,598	0	0	0	0	0	200
2019-20	0.96	56,420	0	34,324	0	0	0	0	0	200
2018-19	0.96	54,600	0	32,555	0	0	0	0	0	200
2017-18	0.96	54,600	0	32,538	0	0	0	0	0	200
2016-17	0.96	51,188	0	32,039	0	0	0	0	0	200
2015-16	0.96	40,950	0	31,152	0	0	0	0	0	200
2014-15	0.96	22,750	0	29,976	0	0	0	0	0	200
2013-14		22,750	0	28,658	0	0	0	0	0	200
2012-13		22,750	0	28,563	0	0	0	0	0	200
2011-12		31,850	0	26,557	0	0	0	0	0	200
2010-11		27,300	0	27,555	0	0	0	0	0	200
2009-10		68,250	0	26,517	0	0	0	0	0	200
2008-09		105,280	0	11,441	0	0	0	0	0	200
2007-08		91,000	0	25,722	0	0	0	0	0	200
2006-07		91,000	0	25,914	0	0	0	0	0	200
2005-06		73,938	0	24,787	0	0	0	0	0	200
2004-05		52,325	0	24,822	0	0	0	0	0	200

Parcel from 030-260-016

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

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#29

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

PARCEL NO.	139-32-601-005
OWNER AND MAILING ADDRESS	813 LLC 217 ROSEMARY LN LAS VEGAS NV 89107
LOCATION ADDRESS	747 RANCHO CIR
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT SW4 NE4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20250219-02456
RECORDED DATE	FEB 19 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	2024
FISCAL YEAR	2025-26
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2024-25	2025-26
LAND	203000	210000
IMPROVEMENTS	286	272
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	203,286	210,272
TAXABLE LAND + IMP (SUBTOTAL)	580,817	600,777
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	203,286	210,272
TOTAL TAXABLE VALUE	580,817	600,777

361



Clark County Assessor Reports

1205 Park Circle

Value History

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

Parcel: 162-04-114-011

Assessed

Tax Year	Land			Improvements			Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Extra Supp Features	Code	Value		
2025-26	0.40	103,824	0	41,514	0	0	6,007	0	0	200
2024-25	0.40	100,940	0	41,419	0	0	6,119	0	0	200
2023-24	0.40	99,225	0	37,465	0	0	5,261	0	0	200
2022-23	0.40	72,398	0	33,614	0	0	4,818	0	0	200
2021-22	0.40	69,090	0	31,153	0	0	0	0	0	200
2020-21	0.40	65,415	0	30,194	150	0	0	0	0	200
2019-20	0.40	61,005	0	29,105	0	0	0	0	0	200
2018-19	0.40	55,125	0	27,383	0	0	0	0	0	200
2017-18	0.40	31,237	0	27,219	0	0	0	0	0	200
2016-17	0.40	25,725	0	27,312	0	0	0	0	0	200
2015-16	0.40	18,375	0	26,426	0	0	0	0	0	200
2014-15	0.40	18,375	0	27,086	0	0	0	0	0	200
2013-14		18,375	0	26,906	0	0	0	0	0	200
2012-13		18,375	0	28,207	0	0	0	0	0	200
2011-12		18,375	0	27,643	0	0	0	0	0	200
2010-11		22,050	0	29,982	0	0	0	0	0	200
2009-10		44,100	0	29,924	0	0	0	0	0	200
2008-09		88,200	0	30,825	0	0	0	0	0	200
2007-08		88,200	0	29,851	0	0	0	0	0	200
2006-07		80,850	0	30,180	0	0	0	0	0	200
2005-06		44,100	0	28,301	0	0	0	0	0	200
2004-05		30,870	0	27,734	0	0	0	0	0	200

Parcel from 030-704-007

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

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Clark County Assessor Reports

2020 SANNIE

Value History

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

Parcel: 162-04-210-129

Assessed

Tax Year	Land			Improvements				Exemption Code	Value	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features				
2025-26	0.77	123,200	0	2,083	0	0	2,083	0	0	0	200
2024-25	0.77	123,200	0	1,511	0	0	1,511	0	0	0	200
2023-24	0.77	122,815	0	1,347	0	0	1,347	0	0	0	200
2022-23	0.77	122,815	0	1,253	0	0	1,253	0	0	0	200
2021-22	0.77	108,955	0	1,182	0	0	0	0	0	0	200
2020-21	0.77	108,955	0	1,186	0	0	0	0	0	0	200
2019-20	0.77	77,350	0	1,160	0	0	0	0	0	0	200

Parcel from 162-04-210-125

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

364



Clark County Assessor Reports

2030 BAWIE

Value History

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

Parcel: 162-04-210-128

Assessed

Tax Year	Land			Improvements			Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp Features	Code	Value		
2025-26	0.69	112,000	0	2,083	0	0	2,083	0	0	200
2024-25	0.69	112,000	0	1,511	0	0	1,511	0	0	200
2023-24	0.69	111,650	0	1,347	0	0	1,347	0	0	200
2022-23	0.69	111,650	0	1,253	0	0	1,253	0	0	200
2021-22	0.69	99,050	0	1,182	0	0	0	0	0	200
2020-21	0.69	99,050	0	1,186	0	0	0	0	0	200
2019-20	0.69	77,350	0	1,160	0	0	0	0	0	200

Parcel from 162-04-210-125

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

365



Clark County Assessor Reports

P. 27 comp # 6

5005 HETLAND

VARIANT LAND

ACRE - 1.03 ACRES
APN - 101-10-10-10

SOLD 4/26/21 \$500K

35% \$175K

2020/21 \$13K

26%

Value History

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

Parcel: 139-32-701-003

Assessed

Tax Year	Land			Improvements				Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features			
2023-24	1.03	175,000	0	0	0	0	0	0	0	200
2022-23	1.03	147,000	0	0	0	0	0	0	0	200
2021-22	1.03	131,250	0	0	0	0	0	0	0	200
2020-21	1.03	131,250	0	0	0	0	0	0	0	200
2019-20	1.03	105,000	0	0	0	0	0	0	0	200
2018-19	1.03	70,000	0	0	0	0	0	0	0	200
2017-18	1.03	59,500	0	0	0	0	0	0	0	200
2016-17	1.03	52,500	0	0	0	0	0	0	0	200
2015-16	1.03	43,750	0	0	0	0	0	0	0	200
2014-15	1.03	35,000	0	0	0	0	0	0	0	200
2013-14		35,000	0	0	0	0	0	0	0	200
2012-13		35,000	0	0	0	0	0	0	0	200
2011-12		49,000	0	0	0	0	0	0	0	200
2010-11		70,000	0	0	0	0	0	0	0	200
2009-10		210,000	0	0	0	0	0	0	0	200
2008-09		252,000	0	0	0	0	0	0	0	200
2007-08		158,113	0	0	0	0	0	0	0	200
2006-07		157,850	0	0	0	0	0	0	0	200
2005-06		113,750	0	0	0	0	0	0	0	200
2004-05		70,500	0	0	0	0	0	0	0	200

2025/26

50%

OF

\$229K, 0.1

\$115K

==

1.03 ACRES

Parcel from 030-300-002

Parcel Cancelled to 139-32-701-010

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

#31

2



Clark County Assessor Reports

500 S (ST) LAND

Value History

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

Parcel: 139-32-701-011

Assessed

Tax Year	Land			Improvements				Exemption Code	Value	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features				
2025-26	2.02	229,687	0	239,655	0	0	26,528	0	0	0	200
2024-25	2.02	229,687	0	237,737	0	0	26,798	0	0	0	200

Parcel from 139-32-701-010

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

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Clark County Assessor Reports

2715 AUA

Value History

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

Parcel: 139-32-701-001

Assessed

Tax Year	Land		Improvements				Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Extra Supp Features	Code Value		
2025-26	0.88	183,750	0	630	0	0	630	0	200
2024-25	0.88	183,750	0	659	0	0	659	0	200
2023-24	0.88	175,000	0	581	0	0	581	0	200
2022-23	0.88	147,000	0	544	0	0	544	0	200
2021-22	0.88	131,250	0	516	0	0	0	0	200
2020-21	0.88	131,250	0	515	0	0	0	0	200
2019-20	0.88	105,000	0	508	0	0	0	0	200
2018-19	0.88	70,000	0	497	0	0	0	0	200
2017-18	0.88	59,500	0	510	0	0	0	0	200
2016-17	0.88	52,500	0	507	0	0	0	0	200
2015-16	0.88	43,750	0	503	0	0	0	0	200
2014-15	0.88	35,000	0	498	0	0	0	0	200
2013-14		35,000	0	489	0	0	0	0	200
2012-13		35,000	0	494	0	0	0	0	200
2011-12		49,000	0	470	0	0	0	0	200
2010-11		70,000	0	500	0	0	0	0	200
2009-10		175,000	0	487	0	0	0	0	200
2008-09		210,000	0	489	0	0	0	0	200
2007-08		79,625	0	442	0	0	0	0	200
2006-07		79,625	0	433	0	0	0	0	200
2005-06		79,625	0	406	0	0	0	0	200
2004-05		73,500	0	417	0	0	0	0	200

Parcel from 030-300-077

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

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Clark County Assessor Reports

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2710/20 VACANT LAND

Value History

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

Parcel: 139-32-701-006

Assessed

Tax Year	Land		Improvements				Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Extra Supp Features	Code Value		
2025-26	0.66	156,188	0	0	0	0	0	0	200
2024-25	0.66	156,188	0	0	0	0	0	0	200
2023-24	0.66	148,750	0	0	0	0	0	0	200
2022-23	0.66	124,950	0	0	0	0	0	0	200
2021-22	0.66	111,562	0	0	0	0	0	0	200
2020-21	0.66	111,562	0	0	0	0	0	0	200
2019-20	0.66	89,250	0	0	0	0	0	0	200
2018-19	0.66	59,500	0	0	0	0	0	0	200
2017-18	0.66	50,575	0	0	0	0	0	0	200
2016-17	0.66	44,625	0	0	0	0	0	0	200
2015-16	0.66	32,812	0	0	0	0	0	0	200
2014-15	0.66	17,500	0	0	0	0	0	0	200
2013-14		17,500	0	0	0	0	0	0	200
2012-13		17,500	0	0	0	0	0	0	200
2011-12		24,500	0	0	0	0	0	0	200
2010-11		42,000	0	0	0	0	0	0	200
2009-10		131,250	0	0	0	0	0	0	200
2008-09		157,500	0	0	0	0	0	0	200
2007-08		71,151	0	0	0	0	0	0	200
2006-07		71,050	0	0	0	0	0	0	200
2005-06		51,188	0	0	0	0	0	0	200
2004-05		58,800	0	0	0	0	0	0	200

Parcel from 030-300-054

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

369

CASE #	90		SUBJECT PARCEL INFORMATION				FISCAL YEAR	2025-2026			
APN	139-32-703-002		Location	2709 PINTO LN		Zoning Designation	RA		Vacant	No	
Size (acres)	0.85	Gross	0.85	Net	Size (sq ft)	37,026	Probable Use	Residential Acreage		Offsites	Yes
General Description	Market adj. analysis supports diminishing returns principle. Pair (1,2) are historical sales most similar to the subject nbhd and size range. Pair (3,4) are more current sales in adjacent nbhds. Pairs (5,6) and (7,8) have similar sizes within subject nbhd. In every case, a diminished return is evidenced by \$/acre of the larger parcel within the nbhd.									Density	1 du/ac
COMPARABLE LAND SALES GRID											
Sale No.	1	2	3	4	5	6	7	8			
Parcel #	139-32-702-016	139-32-405-027	162-04-114-011	162-04-210-128	139-32-701-001	139-32-701-003	139-32-701-008	139-32-701-003			
Buyer	HORTON D R INC	805 LAND L L C	LOGAN PROPERTY HOLD	BANNIE LANE L L C	PONTONI MICHAEL R	TEMUJEN L P	2720 PINTO L L C	TEMUJEN L P			
Seller	DAPORALE HELEN REVOC	BUSCH NED M & ANN F	FUNANAGE BRIGITTE M	2020 & 2030 BANNIE	FLORIS ALICIA PANTI	BARTSAS MARY 13 L L	2710 PINTO LN L L C	BARTSAS MARY 13 L L			
Date of Sale	5/15/2015	8/25/2014	1/9/2024	6/22/2022	9/29/2020	4/26/2021	4/9/2019	4/26/2021			
Sale Price	\$275,000	\$315,000	\$630,000	\$895,000	\$443,625	\$500,000	\$400,000	\$500,000			
Cross Streets	Charleston / Rancho	Charleston / Rancho	Charleston / Rancho	Rancho / Oakley	Rancho / Alta	Rancho / Charleston	Alta / Rancho	Rancho / Charleston			
Acres	0.75	2.49	0.40	1.46	0.88	1.03	0.66	1.03			
\$/Acre	366,667	126,506	1,575,000	613,014	504,119	485,437	606,061	485,437			
Time/Market/Other Adj.*		5%		-5%	10%		15%				
Adjusted \$/Acre	366,667	132,831	1,575,000	582,363	554,531	485,437	696,970	485,437			
Location	Central West	Central West	Central West	Central West	Central West	Central West	Central West	Central West			
Zoning/Probable Use	R-A	R-E	R-1	R-E	R-A	R-A	R-A	R-A			
Density (maximum)	1 du/acre	2 du/acre	5 du/acre.	2 du/acre	1 du/acre	1 du/acre	1 du/acre	1 du/acre			
Size	0.75 Acres	2.49 Acres	0.4 Acre	1.46 Acres	0.88 Acres	1.03 Acres	0.66 Acres	1.03 Acres			
Shape	Regular	Regular	Irregular	Regular	Regular	Regular	Regular	Regular			
Topography	Level	Level	Graded	Level	Level	Level	Level	Level			
Access	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated			
Offsites	Partial	Partial	Finished	Partial	Finished	Partial	Finished	Partial			
Overall Comparison to Subject	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR			
* Analysis of Market Conditions Adjustment attached.											
RECONCILIATION											
INDICATED VALUE RANGE OF COMPARABLES		132,831	TO	1,575,000	PER ACRE						
CURRENT TAXABLE VALUE OF SUBJECT		617,647	PER ACRE				TOTAL TXBL LAND VALUE		525,000		
RECOMMEND		617,647	PER ACRE				TOTAL TXBL LAND VALUE		NO CHANGE		
RECONCILIATION COMMENTS		The paired sales indicate size adjustment range is similar to the subject nbhd. Assessor adjustments are typically conservative and generally carry over from year to year. Size adjustment made per NAC 361.11795 and NAC 361.1188 1(a). Nbhd land value breakdown can be seen on land equity grid and follows similar methodology for purposes of size adjustment.									

SOURCE: PETITIONER'S BLIER CASE 25-116

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CASE #	90	SUBJECT PARCEL INFORMATION				FISCAL YEAR		2025-2026		
APN	139-32-703-002	Location	2708 PINTO LN		Zoning Designation	RA		Vacant	No	
Size (acres)	0.85	Gross	0.85	Net	Size (sq ft)	37,026		Probable Use	Residential Acreage	
General Description	Market adj. analysis supports diminishing returns principle. Pair (1,2) are historical sales most similar to the subject nbhd and size range. Pair (3,4) are more current sales in adjacent nbhds. Pairs (5,6) and (7,8) have similar sizes within subject nbhd. In every case, a diminished return is evidenced by \$/acre of the larger parcel within the nbhd.								Density	1 du/ac
COMPARABLE LAND SALES GRID										
Sale No.	1	2	3	4	5	6	7	8		
Parcel #	139-32-702-016	139-32-405-027	162-04-114-011	162-04-210-128	139-32-701-001	139-32-701-003	139-32-701-006	139-32-701-003		
Buyer	HORTON D R INC	805 LAND LLC	LOGAN PROPERTY HOLD	BANNIE LANE LLC	PONTON MICHAEL R	TEMUJEN I P	2708 PINTO LN LLC	TEMUJEN I P		
Seller	DANORALE HELEN REVOC	BUSCH NED M & ANN F	FUNANAGI BRIGITTE M	2020 & 2030 BANNIE	FLORIN ALICIA PANTI	BARTSAS MARY LILL	2710 PINTO LN LLC	BARTSAS MARY LILL		
Date of Sale	5/15/2015	8/25/2014	1/9/2024	6/22/2022	9/29/2020	4/26/2021	4/9/2019	4/26/2021		
Sale Price	\$275,000	\$315,000	\$630,000	\$865,000	\$443,625	\$500,000	\$400,000	\$500,000		
Cross Streets	Charleston Ranch	Charleston Ranch	Charleston Ranch	Rancho Oakley	Rancho Alta	Rancho Charleston	Alta Ranch	Rancho Charleston		
Acres	0.75	2.49	0.48	1.46	0.68	1.03	0.66	1.03		
\$/Acre	366,667	126,506	1,575,000	813,014	504,118	485,437	606,061	485,437		
Time/Market/Other Adj		5%		5%	10%		15%			
Adjusted \$/Acre	366,667	132,831	1,575,000	582,363	554,531	485,437	696,970	485,437		
Location	Central West	Central West	Central West	Central West	Central West	Central West	Central West	Central West		
Zoning/Probable Use	RA	RE	RE	RE	RA	RA	RA	RE		
Density (maximum)	1 du/acre	1 du/acre	1 du/acre	1 du/acre	1 du/acre	1 du/acre	1 du/acre	1 du/acre		
Size	0.75 Acres	2.49 Acres	0.48 Acres	1.46 Acres	0.68 Acres	1.03 Acres	0.66 Acres	1.03 Acres		
Shape	Regular	Regular	Regular	Regular	Regular	Regular	Regular	Regular		
Topography	Level	Level	Level	Level	Level	Level	Level	Level		
Access	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated		
Offsites	Partial	Partial	Finished	Partial	Finished	Partial	Finished	Partial		
Overall Comparison to Subject	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR		

DATE OF SALE	5/2015	8/2014	1/2024	6/2022	9/2020	4/2021	4/2019	4/2021
SALE (\$000)	\$275	\$315	\$630	\$449	\$444	\$500	\$400	\$500
35% x SALE	\$96K	\$110K	\$221K	\$157K	\$155K	\$175K	\$140K	\$175K
ASSESSED VALUE (ACT)	\$53K	\$47K	\$104K	\$112K	\$131K	\$131K	\$112K	\$131K
% VS. CORRECT	55%	43%	47%	71%	85%	75%	80%	75%
ADDRESS	2323 PINTO	BLUE HERON	1205 PARK CIR	2020/30 BANNIE	2215 ALTA	500 ALTA ADD ON LOT	2710/20 PINTO GATE	500 ALTA ADD ON LOT

NOT A SINGLE PROPERTY IS ASSESSED @ MKT

* FISCAL YEAR FOLLOWING DATE OF SALE

NOTE Comp 4 is 2 LOT TOTAL SALE - \$800,000



Clark County Assessor Reports

2323 Pinto

Value History

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

Parcel: 139-32-702-016

Assessed

Tax Year	Land			Improvements			Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code Value		
2025-26	0.75	183,750	0	753,442	0	0	130,012	0	0	200
2024-25	0.75	183,750	0	760,540	0	0	133,612	0	0	200
2023-24	0.75	175,000	0	702,200	0	0	120,357	0	0	200
2022-23	0.75	147,000	0	645,491	0	0	113,092	0	0	200
2021-22	0.75	131,250	0	608,685	0	0	0	0	0	200
2020-21	0.75	131,250	0	600,959	0	0	0	0	0	200
2019-20	0.75	105,000	0	470,215	0	121,051	0	0	0	200
2018-19	0.75	70,000	0	450,859	0	0	0	0	0	200
2017-18	0.75	59,500	0	453,754	0	0	0	0	0	200
2016-17	0.75	52,500	0	0	0	467,675	0	0	0	200
2015-16	0.75	43,750	0	0	0	0	0	0	0	200
2014-15	0.75	35,000	0	0	0	0	0	0	0	200
2013-14		35,000	0	0	0	0	0	0	0	200
2012-13		28,000	0	0	0	0	0	0	0	200
2011-12		29,400	0	0	0	0	0	0	0	200
2010-11		42,000	0	0	0	0	0	0	0	200
2009-10		131,250	0	0	0	0	0	0	0	200
2008-09		157,500	0	0	0	0	0	0	0	200
2007-08		71,151	0	0	0	0	0	0	0	200
2006-07		71,050	0	0	0	0	0	0	0	200
2005-06		51,188	0	0	0	0	0	0	0	200
2004-05		58,800	0	0	0	0	0	0	0	200

Parcel from 030-300-027

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

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Clark County Assessor Reports

BLUE HERON

Value History

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

Parcel: 139-32-405-027

Assessed

Tax Year	Land		Improvements				Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp Features	Code Value		
2017-18	2.49	89,600	0	0	0	0	0	0	200
2016-17	2.49	70,000	0	0	0	0	0	0	200
2015-16	2.49	47,250	0	0	0	0	0	0	200
2014-15	2.49	56,000	0	0	0	0	0	0	200
2013-14		35,000	0	0	0	0	0	0	200
2012-13		42,000	0	0	0	0	0	0	200
2011-12		52,500	0	0	0	0	0	0	200

Parcel from 139-32-405-008, 139-32-405-009, 139-32-405-011, 139-32-405-012

Parcel Cancelled to 139-32-413-001, 139-32-413-002, 139-32-413-003, 139-32-413-004, 139-32-413-005

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

SOURCE
Petitioner's Brief
TO SBOE 7, 188



Clark County Assessor Reports

1205 Park Circle

Value History

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

Parcel: 162-04-114-011

Assessed

Tax Year	Land		Improvements				Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Extra Supp Features	Code Value		
2025-26	0.40	103,824	0	41,514	0	0	6,007	0	200
2024-25	0.40	100,940	0	41,419	0	0	6,119	0	200
2023-24	0.40	99,225	0	37,465	0	0	5,261	0	200
2022-23	0.40	72,398	0	33,614	0	0	4,818	0	200
2021-22	0.40	69,090	0	31,153	0	0	0	0	200
2020-21	0.40	65,415	0	30,194	150	0	0	0	200
2019-20	0.40	61,005	0	29,105	0	0	0	0	200
2018-19	0.40	55,125	0	27,383	0	0	0	0	200
2017-18	0.40	31,237	0	27,219	0	0	0	0	200
2016-17	0.40	25,725	0	27,312	0	0	0	0	200
2015-16	0.40	18,375	0	26,426	0	0	0	0	200
2014-15	0.40	18,375	0	27,086	0	0	0	0	200
2013-14		18,375	0	26,906	0	0	0	0	200
2012-13		18,375	0	28,207	0	0	0	0	200
2011-12		18,375	0	27,643	0	0	0	0	200
2010-11		22,050	0	29,982	0	0	0	0	200
2009-10		44,100	0	29,924	0	0	0	0	200
2008-09		88,200	0	30,825	0	0	0	0	200
2007-08		88,200	0	29,851	0	0	0	0	200
2006-07		80,850	0	30,180	0	0	0	0	200
2005-06		44,100	0	28,301	0	0	0	0	200
2004-05		30,870	0	27,734	0	0	0	0	200

Parcel from 030-704-007

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

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Clark County Assessor Reports

2020 Sawie

Value History

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

Parcel: 162-04-210-129

Assessed

Tax Year	Land		Improvements				Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Extra Supp Features	Code Value		
2025-26	0.77	123,200	0	2,083	0	0	2,083	0	200
2024-25	0.77	123,200	0	1,511	0	0	1,511	0	200
2023-24	0.77	122,815	0	1,347	0	0	1,347	0	200
2022-23	0.77	122,815	0	1,253	0	0	1,253	0	200
2021-22	0.77	108,955	0	1,182	0	0	0	0	200
2020-21	0.77	108,955	0	1,186	0	0	0	0	200
2019-20	0.77	77,350	0	1,160	0	0	0	0	200

Parcel from 162-04-210-125

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

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Clark County Assessor Reports

2030 BAWIE

Value History

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

Parcel: 162-04-210-128

Assessed

Tax Year	Land			Improvements			Exemption	Remainder	Tax Dist	
	Acres	Land	New Land	Imps	New Imps	Extra Supp Features	Code Value			
2025-26	0.69	112,000	0	2,083	0	0	2,083	0	0	200
2024-25	0.69	112,000	0	1,511	0	0	1,511	0	0	200
2023-24	0.69	111,650	0	1,347	0	0	1,347	0	0	200
2022-23	0.69	111,650	0	1,253	0	0	1,253	0	0	200
2021-22	0.69	99,050	0	1,182	0	0	0	0	0	200
2020-21	0.69	99,050	0	1,186	0	0	0	0	0	200
2019-20	0.69	77,350	0	1,160	0	0	0	0	0	200

Parcel from 162-04-210-125

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

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Clark County Assessor Reports

2715 AUA

Value History

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

Parcel: 139-32-701-001

Assessed

Tax Year	Land		Improvements				Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Extra Supp Features	Code Value		
2025-26	0.88	183,750	0	630	0	0	630	0	200
2024-25	0.88	183,750	0	659	0	0	659	0	200
2023-24	0.88	175,000	0	581	0	0	581	0	200
2022-23	0.88	147,000	0	544	0	0	544	0	200
2021-22	0.88	131,250	0	516	0	0	0	0	200
2020-21	0.88	131,250	0	515	0	0	0	0	200
2019-20	0.88	105,000	0	508	0	0	0	0	200
2018-19	0.88	70,000	0	497	0	0	0	0	200
2017-18	0.88	59,500	0	510	0	0	0	0	200
2016-17	0.88	52,500	0	507	0	0	0	0	200
2015-16	0.88	43,750	0	503	0	0	0	0	200
2014-15	0.88	35,000	0	498	0	0	0	0	200
2013-14		35,000	0	489	0	0	0	0	200
2012-13		35,000	0	494	0	0	0	0	200
2011-12		49,000	0	470	0	0	0	0	200
2010-11		70,000	0	500	0	0	0	0	200
2009-10		175,000	0	487	0	0	0	0	200
2008-09		210,000	0	489	0	0	0	0	200
2007-08		79,625	0	442	0	0	0	0	200
2006-07		79,625	0	433	0	0	0	0	200
2005-06		79,625	0	406	0	0	0	0	200
2004-05		73,500	0	417	0	0	0	0	200

Parcel from 030-300-077

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

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Clark County Assessor Reports

P.27 comp #6

5005 HETLAND

VACANT LAND

Acquisition 01/20/21
HAI - VOIDED FROM 6/25/21

SOLD 4/26/21 \$500K

35% \$175K

2020/21 \$13K

26%

Value History

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

Parcel: 139-32-701-003

Assessed

Tax Year	Land			Improvements			Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp Features	Code	Value		
2023-24	1.03	175,000	0	0	0	0	0	0	0	200
2022-23	1.03	147,000	0	0	0	0	0	0	0	200
2021-22	1.03	131,250	0	0	0	0	0	0	0	200
2020-21	1.03	131,250	0	0	0	0	0	0	0	200
2019-20	1.03	105,000	0	0	0	0	0	0	0	200
2018-19	1.03	70,000	0	0	0	0	0	0	0	200
2017-18	1.03	59,500	0	0	0	0	0	0	0	200
2016-17	1.03	52,500	0	0	0	0	0	0	0	200
2015-16	1.03	43,750	0	0	0	0	0	0	0	200
2014-15	1.03	35,000	0	0	0	0	0	0	0	200
2013-14		35,000	0	0	0	0	0	0	0	200
2012-13		35,000	0	0	0	0	0	0	0	200
2011-12		49,000	0	0	0	0	0	0	0	200
2010-11		70,000	0	0	0	0	0	0	0	200
2009-10		210,000	0	0	0	0	0	0	0	200
2008-09		252,000	0	0	0	0	0	0	0	200
2007-08		158,113	0	0	0	0	0	0	0	200
2006-07		157,850	0	0	0	0	0	0	0	200
2005-06		113,750	0	0	0	0	0	0	0	200
2004-05		73,500	0	0	0	0	0	0	0	200

Parcel from 030-300-002

Parcel Cancelled to 139-32-701-010.

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

3700

2025/26

50%

OF

\$229K, 0.1

\$115K

1.03 ACRES

#51

20



Clark County Assessor Reports

2710/20 VACANT LAND

Value History

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

Parcel: 139-32-701-006

Assessed

Tax Year	Land		Improvements				Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Extra Supp Features	Code Value		
2025-26	0.66	156,188	0	0	0	0	0	0	200
2024-25	0.66	156,188	0	0	0	0	0	0	200
2023-24	0.66	148,750	0	0	0	0	0	0	200
2022-23	0.66	124,950	0	0	0	0	0	0	200
2021-22	0.66	111,562	0	0	0	0	0	0	200
2020-21	0.66	111,562	0	0	0	0	0	0	200
2019-20	0.66	89,250	0	0	0	0	0	0	200
2018-19	0.66	59,500	0	0	0	0	0	0	200
2017-18	0.66	50,575	0	0	0	0	0	0	200
2016-17	0.66	44,625	0	0	0	0	0	0	200
2015-16	0.66	32,812	0	0	0	0	0	0	200
2014-15	0.66	17,500	0	0	0	0	0	0	200
2013-14		17,500	0	0	0	0	0	0	200
2012-13		17,500	0	0	0	0	0	0	200
2011-12		24,500	0	0	0	0	0	0	200
2010-11		42,000	0	0	0	0	0	0	200
2009-10		131,250	0	0	0	0	0	0	200
2008-09		157,500	0	0	0	0	0	0	200
2007-08		71,151	0	0	0	0	0	0	200
2006-07		71,050	0	0	0	0	0	0	200
2005-06		51,188	0	0	0	0	0	0	200
2004-05		58,800	0	0	0	0	0	0	200

Parcel from 030-300-054

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

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P.38

strap	acreage	unit	prc	adj	dscr	adj	Ind_note	lot value	per_acre
139-32-703-009	0.23	525,000.00	% - Size	-0.5				262,500	1,141,304
139-32-703-010	0.27	525,000.00	% - Size	-0.5				262,500	972,222
139-32-703-011	0.51	525,000.00	% - Size	-0.3				367,500	720,588
139-32-306-011	0.52	525,000.00	% -Assemb	-0.5	assemblage			262,500	504,808
139-32-306-012	0.52	525,000.00	% -Assemb	-0.5	assemblage			262,500	504,808
139-32-703-008	0.57	525,000.00	% - Size	-0.3				367,500	644,737
139-32-701-005	0.65	525,000.00	% - Size	-0.15				446,250	686,538
139-32-701-006	0.66	525,000.00	% - Size	-0.15				446,250	676,136
139-32-702-010	0.69	525,000.00	% - Size	-0.15				446,250	646,739
139-32-702-018	0.69	525,000.00	% - Size	-0.15				446,250	646,739
139-32-702-019	0.69	525,000.00	% - Size	-0.15				446,250	646,739
139-32-702-020	0.69	525,000.00	% - Size	-0.15				446,250	646,739
139-32-702-024	0.7	525,000.00	% - Size	-0.1				472,500	675,000
139-32-702-014	0.75	525,000.00		0				525,000	700,000
139-32-702-015	0.75	525,000.00		0				525,000	700,000
139-32-702-016	0.75	525,000.00		0				525,000	700,000
139-32-306-023	0.78	525,000.00		0				525,000	673,077
139-32-304-003	0.85	525,000.00		0				525,000	617,647
139-32-703-001	0.85	525,000.00		0				525,000	617,647
139-32-703-002	0.85	525,000.00		0				525,000	617,647
139-32-703-003	0.85	525,000.00		0				525,000	617,647
139-32-304-013	0.86	525,000.00		0				525,000	610,465
139-32-305-003	0.86	525,000.00		0				525,000	610,465
139-32-304-001	0.87	525,000.00		0				525,000	603,448
139-32-304-002	0.87	525,000.00		0				525,000	603,448
139-32-304-011	0.87	525,000.00		0				525,000	603,448
139-32-304-012	0.87	525,000.00		0				525,000	603,448
139-32-306-010	0.87	525,000.00		0				525,000	603,448
139-32-306-024	0.87	525,000.00		0				525,000	603,448
139-32-304-009	0.88	525,000.00		0				525,000	596,591
139-32-701-001	0.88	525,000.00		0				525,000	596,591
139-32-703-004	0.88	525,000.00		0				525,000	596,591
139-32-703-005	0.88	525,000.00		0				525,000	596,591
139-32-304-018	0.89	525,000.00		0				525,000	589,888
139-32-304-010	0.9	525,000.00		0				525,000	583,333
139-32-306-022	0.9	525,000.00		0				525,000	583,333
139-32-304-015	0.91	525,000.00		0				525,000	576,923
139-32-304-016	0.91	525,000.00		0				525,000	576,923
139-32-304-017	0.91	525,000.00		0				525,000	576,923
139-32-306-001	0.91	525,000.00		0				525,000	576,923
139-32-306-004	0.91	525,000.00		0				525,000	576,923
139-32-701-002	0.91	525,000.00		0				525,000	576,923
139-32-304-007	0.92	525,000.00		0				525,000	570,652
139-32-304-008	0.92	525,000.00		0				525,000	570,652
139-32-306-026	0.95	525,000.00		0				525,000	552,632
139-32-702-013	0.97	525,000.00		0				525,000	541,237

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139-32-304-005	0.98	525,000.00	% -Assemb	-0.25	assemblage	393,750	401,786
139-32-702-006	0.98	525,000.00		0		525,000	535,714
139-32-702-007	0.98	525,000.00		0		525,000	535,714
139-32-702-012	0.98	525,000.00		0		525,000	535,714
139-32-305-001	0.99	525,000.00		0		525,000	530,303
139-32-702-008	0.99	525,000.00		0		525,000	530,303
139-32-701-007	1	525,000.00		0		525,000	525,000
139-32-702-011	1	525,000.00		0		525,000	525,000
139-32-702-021	1	525,000.00		0		525,000	525,000
139-32-702-028	1.01	525,000.00		0		525,000	519,802
139-32-306-019	1.03	525,000.00		0		525,000	509,709
139-32-701-008	1.03	525,000.00		0		525,000	509,709
139-32-701-009	1.03	525,000.00		0		525,000	509,709
139-32-703-006	1.05	525,000.00		0		525,000	500,000
139-32-305-002	1.1	525,000.00		0		525,000	477,273
139-32-306-009	1.11	525,000.00		0		525,000	472,973
139-32-306-020	1.14	525,000.00		0		525,000	460,526
139-32-305-005	1.21	525,000.00		0		525,000	433,884
139-32-304-006	1.22	525,000.00	% -Assemb	-0.25	assemblage	393,750	322,746
139-32-702-030	1.23	525,000.00		0		525,000	426,829
139-32-702-001	1.25	525,000.00		0		525,000	420,000
139-32-702-027	1.38	525,000.00	% - Size	0.05		551,250	399,457
139-32-702-009	1.57	525,000.00	% - Size	0.15		603,750	384,554
139-32-702-002	1.59	525,000.00	% - Size	0.15		603,750	379,717
139-32-703-013	1.7	525,000.00	% - Size	0.25		656,250	386,029
139-32-304-004	1.75	525,000.00	% - Size	0.25		656,250	375,000
139-32-304-014	1.88	525,000.00	% - Size	0.25		656,250	349,069
139-32-701-011	2.02	525,000.00	% - Size	0.25		656,250	324,876

MARK WOLFSON

Excuse me, speaking please.

TERRY FARR

Sir, you do not have the floor.

MARK WOLFSON

I just wanted (inaudible).

TERRY FARR

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

JAYME JACOBS

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

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

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

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

TERRY FARR

Great. Mr. Wolfson?

MARK WOLFSON

Of the rules.

TERRY FARR

Please speak into the microphone.

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

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COMMUNITY INFORMATION SHEET

ELKHORN GROVE

COMMUNITY HIGHLIGHTS:

- Gated with private community pool

DELIVERY TIME:

- Approximately 10-12 months

FEES:

- Monthly association fees:
 - Community HOA \$80 *No SID/LID*

CURRENT SCHOOL ZONING:

- Kay Carl Elementary School
- Anthony Saville Middle School
- Shadow Ridge High School

HOME SITE RESERVATION:

- \$1,000 for 5 day reservation period to allow for loan pre-qualification and structural options selections. Refundable only during reservation period.

DEPOSIT REQUIREMENTS:

- Earnest Money Deposit (EMD) - 5% of base price (both conventional and cash) , 20% of Home site premium & 20% of structural options selection due at contract signing
- Design studio selections- 20% due when design selections are finalized
- Any options purchased over 35% of the base sales price will require 100% deposit
- VA deposit is \$10,000 at contract. No deposit on homesite premium and options selected by buyer up to \$60,000. Any additional options selected over \$60,000 will require 20% deposit.

PRE-QUALIFICATION:

- Must submit full loan application to Toll Brothers Mortgage and obtain loan commitment within 45 days of agreement date. However, any lender may be used to complete home purchase.
- Cash purchase requires completion of Home Buyer Questionnaire and proof of funds.

DESIGN STUDIO PROCESS:

- Initial virtual consultation with your Design Consultant must occur within 14 days from purchase date.
- All Design Studio options must be finalized, signed off on and deposit paid for by 30 days from first design studio appointment.

Toll Brothers

AMERICA'S LUXURY HOME BUILDER

Sales Office: 5819 Kings Bluff | Las Vegas, NV 89131 | 725-268-7200 |

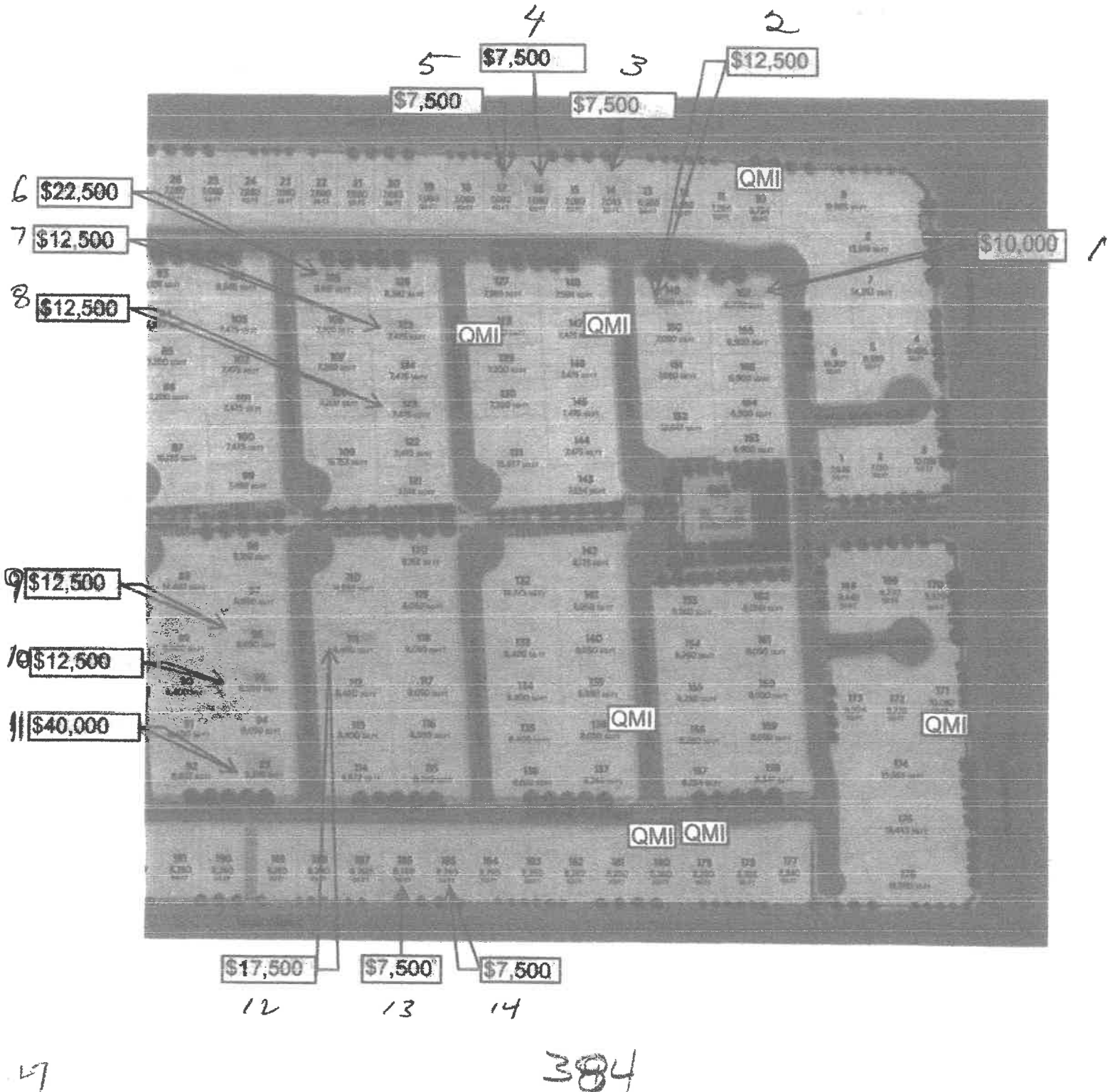
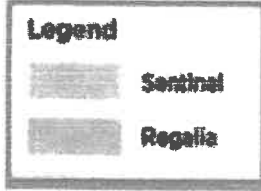
ElkhornGrove@TollBrothers.com Sales Hours Tues-Sun 10 am-6 pm, Mon by appointment

The above is for informational purposes only and is not intended as a guarantee of future availability. Please check with local school district for the most current zoning information. Toll Brothers, Inc. reserves the right to change the above without notice. This is not an offering where prohibited by law.

Toi Brothers
Elkhorn Grove

Exhibit (F)

Nov 20, 2024



81 Col. # → 1 2 3 4 5 6 7 8 9 10 ↓

Exhibit 'G'

TOLL BROTHERS ELMHORN GROVE AS OF 11/20/2024	ADDRESS	PARCEL #	LOT #	LOT SQ FT	ACREAGE	TOLL BROTHERS PREMIUM	ASSESSED VALUE	% OF AVG	TOLL * BROTHERS LOT BASE + PREM	% OF AVG
1	5929 KINGS BLUFF	125-24-112-072	167	6,770	15.5%	\$10,000	\$71,750	100.00%	\$68,179	95%
2	5930 FLOWERING HILL	125-24-112-054	149	7,080	16.3%	\$12,500	\$71,750	100.00%	\$70,679	99%
3	7127 SERENE CREEK	125-24-112-014	14	7,045	16.2%	\$7,500	\$71,750	100.00%	\$65,679	92%
4	7115 SERENE CREEK	125-24-112-016	16	7,080	16.3%	\$7,500	\$71,750	100.00%	\$65,679	92%
5	7109 SERENE CREEK	125-24-112-017	17	7,080	16.3%	\$7,500	\$71,750	100.00%	\$65,679	92%
6	5930 CASSIA MEADOW	125-24-113-030	105	8,691	20.0%	\$22,500	\$71,750	100.00%	\$80,679	112%
7	5925 TOPAZ LEDGE	125-24-112-030	125	7,475	17.2%	\$12,500	\$71,750	100.00%	\$70,679	99%
8	5913 TOPAZ LEDGE	125-24-112-028	123	7,475	17.2%	\$12,500	\$71,750	100.00%	\$70,679	99%
9	5733 BLUE JASPER	125-24-113-021	96	8,050	18.5%	\$12,500	\$71,750	100.00%	\$70,679	99%
10	5727 BLUE JASPER	125-24-113-020	95	8,050	18.5%	\$12,500	\$71,750	100.00%	\$70,679	99%
11	5715 BLUE JASPER	125-24-113-018	93	9,249	21.2%	\$40,000	\$71,750	100.00%	\$98,179	137%
12	5732 BLUE JASPER	125-24-113-036	111	8,400	19.3%	\$17,500	\$71,750	100.00%	\$75,679	105%
13	7044 SILVER PALACE	125-24-112-091	186	8,260	19.0%	\$7,500	\$71,750	100.00%	\$65,679	92%
14	7050 SILVER PALACE	125-24-112-090	185	8,260	19.0%	\$7,500	\$71,750	100.00%	\$65,679	92%
TOTAL						\$190,000	\$1,004,500		\$1,004,500	
MEAN						\$13,571	\$71,750		\$71,750	
* ASSUME ASSESSOR AVG OF \$71,750 IS FAIR FOR ENTIRE NEIGHBORHOOD										
ASSUME BASIC LOT VALUE \$58,179 (\$71,750 - \$13,571)										

582

2014/2025
1st 2025/2026
RATES ARE
DROPPED TO
\$65,800
(See P. 157-184)
CASE 90
AS of
1/25/2025

#1

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

PARCEL NO.	139-32-305-005
OWNER AND MAILING ADDRESS	ROGERS PERRY C & NICOLE P FAMILY TRUST ROGERS PERRY C & NICOLE P TRS 3000 ARABIAN RD 3000 LAS VEGAS NV 89107
LOCATION ADDRESS	LAS VEGAS
CITY/UNINCORPORATED TOWN	
ASSESSOR DESCRIPTION	PARCEL MAP FILE 130 PAGE 87 LOT 1
RECORDED DOCUMENT NO.	* 20220817:00029
RECORDED DATE	AUG 17 2022
VESTING	NS
COMMENTS	+01A PM 130-87;A-20241017:1697

*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	670725	654122
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	854,475	864,122
TAXABLE LAND + IMP (SUBTOTAL)	2,441,357	2,468,920
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	854,475	864,122
TOTAL TAXABLE VALUE	2,441,357	2,468,920

#1A

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.21 ACRES
ORIGINAL CONST. YEAR	1999
LAST SALE PRICE MONTH/YEAR SALE TYPE	
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	5699	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.	2835	CARPORT SQ. FT.	583	POOL	YES
3RD FLOOR SQ. FT.		STYLE	TWO STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
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.	718				

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. 

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#2

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

PARCEL NO.	139-32-304-006
OWNER AND MAILING ADDRESS	L G 2007 PRIVATE TRUST MORRIS GREGORY J TRS 1960 S OCEAN BLVD WEST PALM BEACH FL 33480
LOCATION ADDRESS	2929 ALTA DR
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20070727-00788
RECORDED DATE	JUL 27 2007
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	137813	157500
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	137,813	157,500
TAXABLE LAND + IMP (SUBTOTAL)	393,751	450,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	137,813	157,500
TOTAL TAXABLE VALUE	393,751	450,000

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#21

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.22 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	13000000
MONTH/YEAR	7/2007
SALE TYPE	M - MULTIPLE-PARCEL SALE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	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

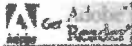
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3A

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.23 ACRES
ORIGINAL CONST. YEAR	1974
LAST SALE PRICE	2224000
MONTH/YEAR	9/2024
SALE TYPE	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. 	

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#4

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

*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	1088483	1082519
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	1,272,233	1,292,519
TAXABLE LAND + IMP (SUBTOTAL)	3,634,951	3,692,911
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	1,272,233	1,292,519
TOTAL TAXABLE VALUE	3,634,951	3,692,911

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

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

PRIMARY RESIDENTIAL STRUCTURE

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

ASSESSOR MAP VIEWING GUIDELINES

MAP	139327
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#5

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

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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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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#6

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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

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

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

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Briana Johnson, Assessor

#7

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

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

PRIMARY RESIDENTIAL STRUCTURE

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

ASSESSOR MAP VIEWING GUIDELINES

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

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#8

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

PARCEL NO.	139-32-702-002
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

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HB 4

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. 	

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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#9

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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#19A

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.

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#10

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

*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	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	229,688	262,500
TAXABLE LAND + IMP (SUBTOTAL)	656,251	750,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	229,688	262,500
TOTAL TAXABLE VALUE	656,251	750,000

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#107

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

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

PRIMARY RESIDENTIAL STRUCTURE

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

ASSESSOR MAP VIEWING GUIDELINES

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

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#11

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

PARCEL NO.	139-32-304-004
OWNER AND MAILING ADDRESS	L G 2007 PRIVATE TRUST 1960 S OCEAN BLVD PALM BEACH FL 33480
LOCATION ADDRESS	3001 ALTA DR
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20070727-02627
RECORDED DATE	JUL 27 2007
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

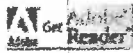
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#11A

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.75 ACRES
ORIGINAL CONST. YEAR	0
LAST SALE PRICE	1800000
MONTH/YEAR	7/2007
SALE TYPE	R - RECORDED VALUE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

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

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

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#12

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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#12A

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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#13

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

#1 BA

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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Land Analysis 2026-2027										
	Address	Parcel ID	\$ Assessed	\$ Taxed	Size / Acre	Sq ft	Length	Extra Length	Taxed \$(000)/acre	
						43,560				
1	2310 Pinto	139-32-702-010	\$178,500	\$510,000	69.00%	30,056	239	-55	\$739	105%
2	2323 Pinto	139-32-702-016	\$210,000	\$800,000	75.00%	32,670	259	-35	\$800	113%
3	2331 Pinto	139-32-702-014	\$210,000	\$600,000	75.00%	32,670	259	-35	\$800	113%
4	2337 Pinto	139-32-702-012	\$210,000	\$800,000	98.00%	42,689	339	45	\$612	87%
5	2500 Pinto	139-32-703-008	\$210,000	\$600,000	99.00%	43,124	342	48	\$606	86%
6	2508 Pinto	139-32-702-007	\$210,000	\$600,000	98.00%	42,689	339	45	\$612	87%
7	2525 Pinto	139-32-702-011	\$210,000	\$600,000	100.00%	43,560	346	52	\$600	85%
8	2600 Pinto	139-32-701-009	\$210,000	\$600,000	103.00%	44,867	356	62	\$583	83%
9	2608 Pinto	139-32-701-008	\$210,000	\$600,000	103.00%	44,867	356	62	\$583	83%
10	2700 Pinto	139-32-701-007	\$210,000	\$600,000	100.00%	43,560	346	52	\$600	85%
11	3012 Pinto	139-32-304-018	\$210,000	\$600,000	89.00%	38,768	308	14	\$674	96%
12	2717 Pinto	139-32-703-001	\$210,000	\$600,000	85.00%	37,026	294	0	\$706	100%
13	2720 Pinto - house	139-32-701-005	\$178,500	\$510,000	65.00%	28,314	225	-69	\$785	111%
14	2720 Pinto - vacant	139-32-701-006	\$178,500	\$510,000	66.00%	28,750	228	-66	\$773	109%
15	2800 Pinto	139-32-304-017	\$210,000	\$600,000	91.00%	39,640	315	21	\$659	93%
16	2825 Pinto	139-32-306-004	\$210,000	\$600,000	91.00%	39,640	315	21	\$659	93%
17	2905 Pinto	139-32-306-024	\$210,000	\$600,000	87.00%	37,897	301	7	\$690	98%
18	2951 Pinto	139-32-306-0236	\$210,000	\$600,000	95.00%	41,382	328	34	\$632	89%
19	2981 Pinto	139-32-306-001	\$210,000	\$600,000	91.00%	39,640	315	21	\$659	93%
20	3000 Pinto - 011	139-32-304-011	\$210,000	\$600,000	87.00%	37,897	301	7	\$690	98%
21	3000 Pinto - 012	139-32-304-012	\$210,000	\$600,000	87.00%	37,897	301	7	\$690	98%
22	3000 Pinto - 014	139-32-304-014	\$262,500	\$750,000	188.00%	81,893	650	356	\$399	57%
23	3006 Pinto	139-32-304-013	\$210,000	\$600,000	86.00%	37,462	297	3	\$698	99%
24	3011 Pinto	139-32-305-001	\$210,000	\$600,000	99.00%	43,124	342	48	\$606	86%
25	2950 Pinto	139-32-304-015	\$210,000	\$600,000	91.00%	39,640	315	21	\$659	93%
26	3013 Pinto	139-32-305-003	\$210,000	\$600,000	86.00%	37,462	297	3	\$698	99%
27	500 Shetland	139-32-701-011	\$262,500	\$750,000	202.00%	87,991	698	404	\$371	53%
28	2710 Palemino	139-32-703-013	\$262,500	\$750,000	170.00%	74,052	588	294	\$441	63%
29	2327 Pinto	139-32-702-015	\$210,000	\$600,000	75.00%	32,670	259	-35	\$800	113%

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30	2333 Pinto	139-32-702-013	\$210,000	\$600,000	97.00%	42,253	335	41	\$619	88%
31	2400 Pinto	139-32-702-009	\$241,500	\$690,000	157.00%	68,389	543	249	\$439	62%
32	2900 Pinto	136-32-306-004	\$210,000	\$600,000	91.00%	39,640	315	21	\$659	93%
33	2520 Pinto	139-32-702-006	\$210,000	\$600,000	98.00%	42,689	339	45	\$612	87%
34	2601 Pinto	139-32-703-005	\$210,000	\$600,000	88.00%	38,333	304	10	\$682	97%
35	2609 Pinto	139-32-703-004	\$210,000	\$600,000	88.00%	38,333	304	10	\$682	97%
36	2701 Pinto	139-32-703-003	\$210,000	\$600,000	85.00%	37,026	294	0	\$706	100%
37	2327 Alta	139-32-702-002	\$241,500	\$690,000	158.00%	68,260	550	256	\$434	61%
38	2329 Alta	139-32-702-001	\$210,000	\$600,000	125.00%	54,450	432	138	\$480	68%
39	2801 Pinto	139-32-306-020	\$210,000	\$600,000	114.00%	49,658	394	100	\$526	75%
Total				\$609,231	101.36%	44,152	350	56	\$601	85%
40	2709 Pinto	139-32-703-002	\$210,000	\$600,000	85.00%	37,026	294	0	\$706	100%

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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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

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

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

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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

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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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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

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

PRIMARY RESIDENTIAL STRUCTURE

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

ASSESSOR MAP VIEWING GUIDELINES

MAP	139327
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Briana Johnson, Assessor

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GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.59 ACRES
ORIGINAL CONST. YEAR	1977
LAST SALE PRICE	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
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Briana Johnson, Assessor

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

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

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

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

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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Briana Johnson, Assessor

Assessor Map

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GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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Briana Johnson, Assessor

Assessor Map

Aerial View

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Ownership History

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GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.75 ACRES
ORIGINAL CONST. YEAR	1962
LAST SALE PRICE	725000
MONTH/YEAR	5/2005
SALE TYPE	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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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

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GENERAL INFORMATION

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

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2025
FISCAL YEAR	2026-27
SUPPLEMENTAL IMPROVEMENT VALUE	0
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	90896

REAL PROPERTY ASSESSED VALUE

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

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

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

PRIMARY RESIDENTIAL STRUCTURE

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

ASSESSOR MAP VIEWING GUIDELINES

MAP 139327

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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

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GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.98 ACRES
ORIGINAL CONST. YEAR	1952
LAST SALE PRICE	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. 	

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Briana Johnson, Assessor

Assessor Map

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Building Sketch

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New Search

GENERAL INFORMATION

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

*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	336318	328944
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	547,631	570,444
TAXABLE LAND + IMP (SUBTOTAL)	1,564,660	1,629,840
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	547,631	570,444
TOTAL TAXABLE VALUE	1,564,660	1,629,840

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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Briana Johnson, Assessor

Assessor Map

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Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

<u>TAX DISTRICT</u>	200
<u>APPRAISAL YEAR</u>	2025
<u>FISCAL YEAR</u>	2026-27
<u>SUPPLEMENTAL IMPROVEMENT VALUE</u>	0
<u>INCREMENTAL LAND</u>	0
<u>INCREMENTAL IMPROVEMENTS</u>	44066

REAL PROPERTY ASSESSED VALUE

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

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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Briana Johnson, Assessor

Assessor Map

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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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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

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Building Sketch

Ownership History

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GENERAL INFORMATION

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

*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	101837	102096
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	285,587	312,096
TAXABLE LAND + IMP (SUBTOTAL)	815,963	891,703
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	285,587	312,096
TOTAL TAXABLE VALUE	815,963	891,703

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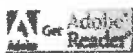
ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

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

PRIMARY RESIDENTIAL STRUCTURE

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

ASSESSOR MAP VIEWING GUIDELINES

MAP	139327
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Briana Johnson, Assessor

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[Building Sketch](#)
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[Neighborhood Sales](#)
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GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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Briana Johnson, Assessor

Assessor Map

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Building Sketch

Ownership History

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New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	1.03 ACRES
ORIGINAL CONST. YEAR	1954
LAST SALE PRICE	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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Briana Johnson, Assessor

Assessor Map

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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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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
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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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Briana Johnson, Assessor

Assessor Map

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GENERAL INFORMATION

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

*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

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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

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GENERAL INFORMATION

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

*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	120159	116823
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	303,909	326,823
TAXABLE LAND + IMP (SUBTOTAL)	868,311	933,780
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	303,909	326,823
TOTAL TAXABLE VALUE	868,311	933,780

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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Briana Johnson, Assessor

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GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.85 ACRES
ORIGINAL CONST. YEAR	1998
LAST SALE PRICE	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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Briana Johnson, Assessor

Assessor Map

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GENERAL INFORMATION

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

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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Briana Johnson, Assessor

Assessor Map

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GENERAL INFORMATION

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

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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Briana Johnson, Assessor

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GENERAL INFORMATION

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

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ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

<u>TAX DISTRICT</u>	200
<u>APPRAISAL YEAR</u>	2025
<u>FISCAL YEAR</u>	2026-27
<u>SUPPLEMENTAL IMPROVEMENT VALUE</u>	0
<u>INCREMENTAL LAND</u>	0
<u>INCREMENTAL IMPROVEMENTS</u>	46296

REAL PROPERTY ASSESSED VALUE

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

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.85 ACRES
ORIGINAL CONST. YEAR	1971
LAST SALE PRICE	440000
MONTH/YEAR	1/2012
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.	5854	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	4	TYPE OF CONSTRUCTION	FRAME-BRICK VENEER
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		3	
TOTAL GARAGE SQ. FT.	531				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	<u>139327</u>
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Briana Johnson, Assessor

Assessor Map

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GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139327
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Briana Johnson, Assessor

Assessor Map

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GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.91 ACRES
ORIGINAL CONST. YEAR	1957
LAST SALE PRICE	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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Briana Johnson, Assessor

Assessor Map

Aerial View

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Ownership History

Neighborhood Sales

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GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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Briana Johnson, Assessor

Assessor Map

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Building Sketch

Ownership History

Neighborhood Sales

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GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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

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

ASSESSOR MAP VIEWING GUIDELINES	
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Briana Johnson, Assessor

Assessor Map

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Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

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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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<https://maps.clarkcountynv.gov/assessor/AssessorParcelDetail/parcelDetail.aspx?hdnParcel=13932306001&hdnInstance=pci7>

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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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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

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

PRIMARY RESIDENTIAL STRUCTURE

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

ASSESSOR MAP VIEWING GUIDELINES

MAP	139323
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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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Briana Johnson, Assessor

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Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

*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	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	229,688	262,500
TAXABLE LAND + IMP (SUBTOTAL)	656,251	750,000
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	229,688	262,500
TOTAL TAXABLE VALUE	656,251	750,000

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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Briana Johnson, Assessor

Assessor Map

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Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

480

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

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

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

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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

482

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

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

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

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483

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139323
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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

486

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

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P. 15

Clark County**2905 Pinto Lane****\$2,875,000****Virtual Tour:** <https://synergysir.view.property/2236260?idx=1>**ML #:** 2577079 **Status:** S**Subdiv:** Historic Alta Area**City/Town:** Las Vegas **St:** NV**Short Sale:** N**Foreclosure Commenced:** N**Repo/REO:** N**Bedrooms:** 5**Full Baths:** 5**3/4 Baths:** 0**Half Baths:** 2**#Den/Oth:** 1**#Loft:** 1 **Furn Incl:** No**DOM:** 44**AppxLivArea:** 7,077**AppxAddLivArea:**[Click here for map view](#)**AddLivAreaDesc:****AppxTotLivArea:** 7,077**Year Built:** 2004 / RESALE**PropSubTyp:** Single Family Residential**Lot Sqft:** 37,897**PropDes:****Garages:** 6 / Attached, Auto Door Opener(s), Entry to House, Finished Interior**Carports:** 0

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

Construction:

Frame & Stucco

Interior Features:

Ceiling Fan(s)

Exterior Features:

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

Private Pool/Description:

Y / Disappearing Edge, Heated Pool, Inground-Private

Lot Description:

1/4 to 1 Acre

488

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

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

Clark County**2327 Alta Drive****\$4,225,000****Virtual Tour:** <https://my.matterport.com/show/?m=jXKLPhpyBro>**ML #:** 2479851 **Status:** H**Subdiv:** None**City/Town:** Las Vegas **St:** NV**Short Sale:** N**Foreclosure Commenced:** N**Repo/REO:** N**Bedrooms:** 5**Full Baths:** 5**3/4 Baths:** 0**Half Baths:** 1**#Den/Oth:** 0**#Loft:** 0 **Furn Incl:** No**DOM:** 16**AppxLivArea:** 8,227**AppxAddLivArea:** [Click here for map view](#)**AddLivAreaDesc:****AppxTotLivArea:** 8,227**Year Built:** 1977 / RESALE**PropSubTyp:** Single Family Residential**Lot Sqft:** 69,260**PropDes:** Casita, Custom, Detached Guest House, Guest Quarters**Garages:** 3 / Detached, Storage Area/Shelves**Carports:** 0

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

Construction:**Interior Features:**

None

Exterior Features:

Balcony, Covered Patio, Private Tennis Court, Private Yard, Secured Entry

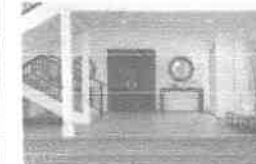
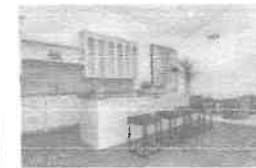
Private Pool/Description:

Y / Heated Pool, Inground-Private

Lot Description:

1 to 5 Acres

489

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

2/18/25, 5:05 PM

Matrix

P.17

Clark County**2333 PINTO Lane****\$5,000,000****Virtual Tour:** <https://my.matterport.com/show/?m=YieqPTdVxbz&brand=0&mIs=1&>**ML #:** 2583329 **Status:** S**Subdiv:** Historic Alta Medical District**City/Town:** Las Vegas **St:** NV**Short Sale:** N**Foreclosure Commenced:** N**Repo/REO:** N**Bedrooms:** 7**Full Baths:** 7**3/4 Baths:** 0**Half Baths:** 1**#Den/Oth:** 0**#Loft:** 0 **Furn Incl:** No**DOM:** 77**AppxLivArea:** 6,575**AppxAddLivArea:** 903[Click here for map view](#)**AddLivAreaDesc:** Casitas,
Conversion/Additional**AppxTotLivArea:** 7,478**Year Built:** 1954 / RESALE**PropSubTyp:** Single Family Residential**Lot Sqft:** 42,253**PropDes:** Guest Quarters**Garages:** 4 / Attached, Auto Door Opener(s), Electric Car
Charger, Tandem**Carports:** 0

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

Construction:**Interior Features:**

None

Exterior Features:

Back Yard Access, Balcony, Circular Driveway

Private Pool/Description:

Y / Inground-Private

Lot Description:

1/4 to 1 Acre

490



2/18/25, 4:57 PM

Matrix

A.18

Clark County**2426 Palomino Lane****\$2,350,000****Virtual Tour:** <https://www.propertypanorama.com/instaview/las/2403766>**ML #:** 2403766 **Status:** H**Subdiv:** None**City/Town:** Las Vegas **St:** NV**Short Sale:** N**Foreclosure Commenced:** N**Repo/REO:** N**Bedrooms:** 6**Full Baths:** 5**3/4 Baths:** 0**Half Baths:** 1**#Den/Oth:** 0**#Loft:** 0 **Furn Incl:** No**DOM:** 393**AppxLivArea:** 6,711**AppxAddLivArea:**[Click here for map view](#)**AddLivAreaDesc:****AppxTotLivArea:** 6,711**Year Built:** 1996 / RESALE**PropSubTyp:** Single Family Residential**Lot Sqft:** 43,560**PropDes:** Custom**Garages:** 3 / Attached, Auto Door Opener(s), Epoxy Floor, Workshop/Bench Area**Carports:** 1 / Attached Carport

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

Construction:

Frame & Stucco

Interior Features:

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

Exterior Features:

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

Private Pool/Description:

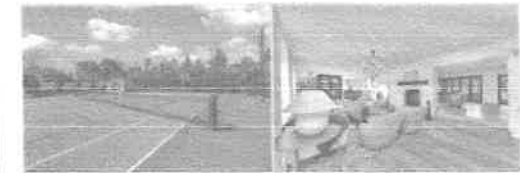
Y / Heated Pool, Pool/Spa Combo, Waterfall

491

2/18/25, 4:58 PM

Matrix

P.19

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:**[Click here for map view](#)**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

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

Construction:

Frame & Stucco

Interior Features:

Alarm System-Owned, Drapes, Drywall, Paneling, Window Coverings Partial

Exterior Features:

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

Private Pool/Description:

Y / Heated Pool, Pool/Spa Combo

Lot Description:

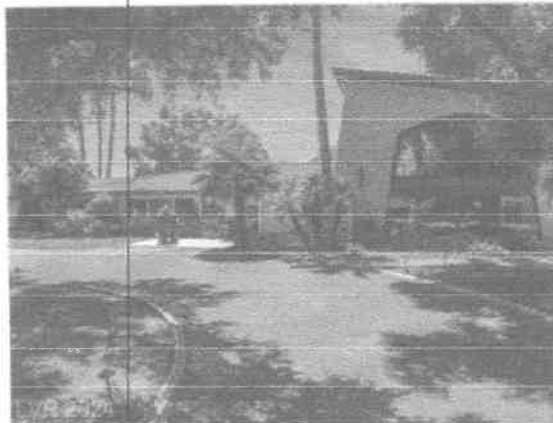
1/4 to 1 Acre

492

2/18/25, 5:02 PM

Matrix

P.20

Clark County**2315 Alta Drive****\$2,224,000****Virtual Tour:** <https://www.propertypanorama.com/instaview/las/2602809>**ML #:** 2602809 **Status:** S**Subdiv:** None**City/Town:** Las Vegas **St:** NV**Short Sale:** N**Foreclosure Commenced:** N**Repo/REO:** N**Bedrooms:** 7**Full Baths:** 2**3/4 Baths:** 3**Half Baths:** 1**#Den/Oth:** 2**#Loft:** 0 **Furn Incl:** No**DOM:** 28**AppxLivArea:** 7,256**AppxAddLivArea:**[Click here for map view](#)**AddLivAreaDesc:****AppxTotLivArea:** 7,256**Year Built:** 1974 / RESALE**PropSubTyp:** Single Family Residential**Lot Sqft:** 53,579**PropDes:****Garages:** 5 / Detached**Carports:** 0

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

Construction:**Interior Features:**

Window Coverings Partial

Exterior Features:

Balcony, Circular Driveway

Private Pool/Description:

Y / Heated Pool, Inground-Private

Lot Description:

1 to 5 Acres

493

2/18/25, 5:01 PM

Matrix

21

Clark County**2727 Alta Drive****\$1,508,000****Virtual Tour:** <https://my.matterport.com/show/?m=NDjVFsmTyp>**ML #:** 2633017 **Status:** S**Subdiv:** N/A**City/Town:** Las Vegas **St:** NV**Short Sale:** N**Foreclosure Commenced:** N**Repo/REO:** N**Bedrooms:** 5**Full Baths:** 4**3/4 Baths:** 0**Half Baths:** 1**#Den/Oth:** 0**#Loft:** 0 **Furn Incl:** No**DOM:** 39**AppxLivArea:** 5,927**AppxAddLivArea:**[Click here for map view](#)**AddLivAreaDesc:****AppxTotLivArea:** 5,927**Year Built:** 1966 / RESALE**PropSubTyp:** Single Family Residential**Lot Sqft:** 38,333**PropDes:** Custom**Garages:** 12 / Attached, Auto Door Opener(s), Breeze Way, Cabinets, Entry to House, Storage Area/Shelves**Carports:** 1 / Detached Carport

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

Construction:**Interior Features:**

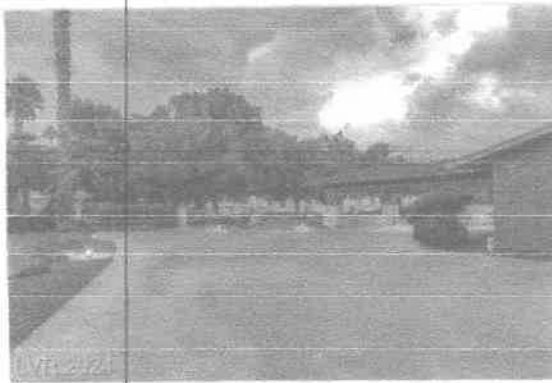
Blinds, Ceiling Fan(s), Drywall, Shutters, Skylight, Window Coverings Partial

Exterior Features:

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

Private Pool/Description:

Y / Inground-Private



494

P. 22

APN: 139-32-703-002

Appraiser 154

Date 11/18/2024

Marshall & Swift Percentage of Completion 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 finishes	1.80%
Interior drywall and ceiling finish	8%	N	0%		all new	0.00%
Built-in cabinets, interior doors, trim, etc.	13%	N	0%		all new	0.00%
Plumbing fixtures	5%	N	0%		all new	0.00%
*Floor covers	3%	N	0%	Removed	all new not in eff age calc	0.00%
*Built-in appliances	3%	N	0%	Removed	all new not in eff age calc	0.00%
Light fixtures and finish hardware	2%	N	0%		all new	0.00%
*Painting and decorating	4%	N	0%	Removed	all new not in eff age calc	0.00%

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

Original % Complete = 18.0%

Remodel Effective Year / Destruction Rebuild Effective Year

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

Comments:

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

Sent from my iPad

Begin forwarded message:

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

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

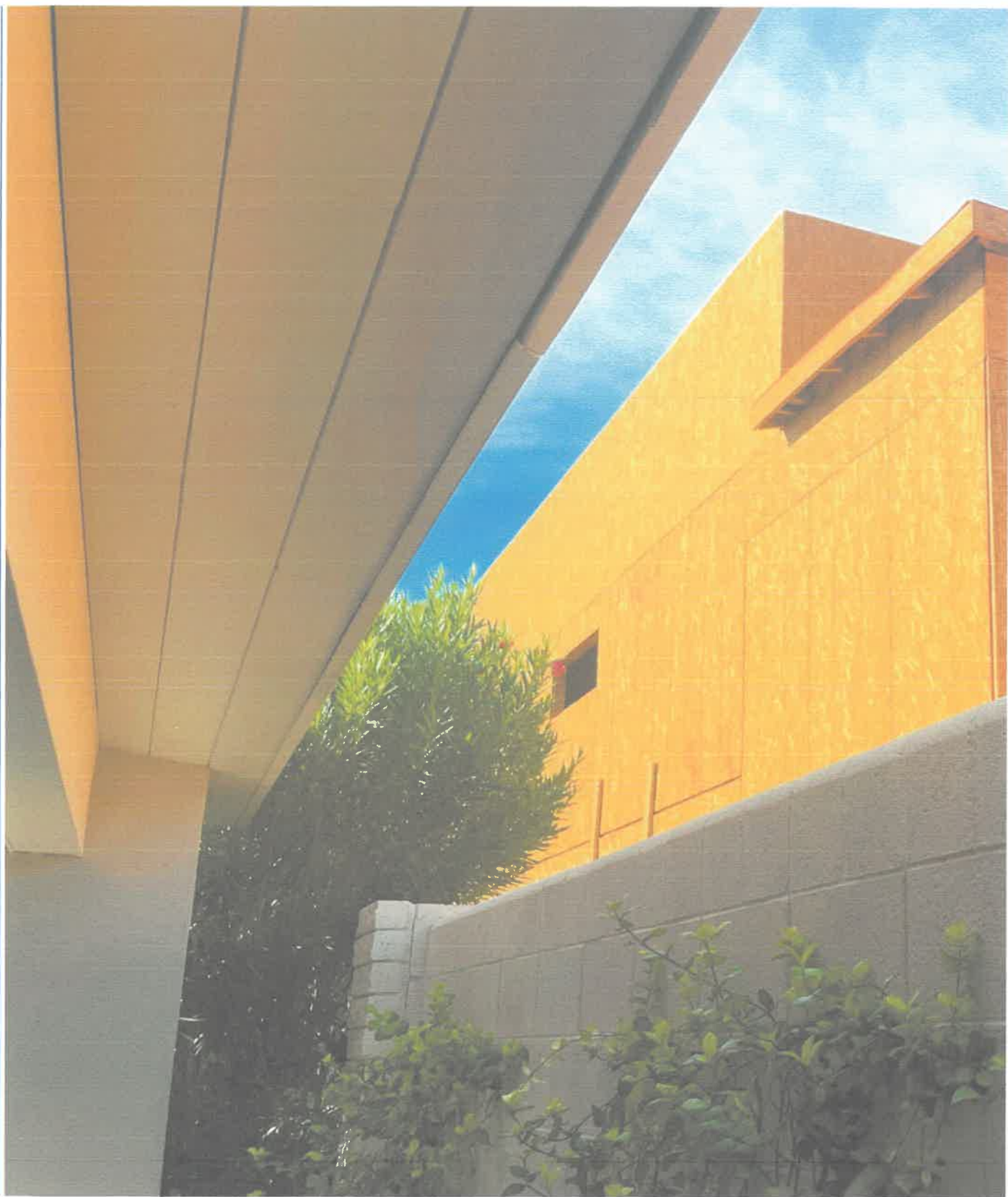
I just got out of a meeting and I'm working on the other things we talked about.

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

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

2717 pinto





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Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

<u>TAX DISTRICT</u>	200
<u>APPRAISAL YEAR</u>	2025
<u>FISCAL YEAR</u>	2026-27
<u>SUPPLEMENTAL IMPROVEMENT VALUE</u>	0
<u>INCREMENTAL LAND</u>	0
<u>INCREMENTAL IMPROVEMENTS</u>	46296

REAL PROPERTY ASSESSED VALUE

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

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

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

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

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

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

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

499



Clark County Assessor Reports

14

2337 Pinto

Value History

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

Parcel: 139-32-702-012

Assessed

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

Parcel from 030-300-023

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

500

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

Thanks for the response. Don't you think you should rebuild their M&S? It's not too late and can be worked up using the permits they filed.

I'll be doing that!

Also, please thank your supervisor for her time. I'm sorry, I don't recall her name.

Mark

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

Hi Mr. Wolfson,

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

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

Thanks.

Jayme Jacobs, RES

Manager of Property Appraisal. Clark County Assessor's Office

<image001.jpg>

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

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

501

ERROR ANALYSIS 2337 PINTO LANE

- NO MARSHALL & SWIFT WORKSHEET PER ASSESSOR
- ASSIGNED 40% OLD, 60% NEW PER ASSESSOR
- WORK PERMITTED 7/31/17 (PERMIT # R17-01597)
 - ADDITION
 - REMODEL
 - ADD'L SQUARE FEET
- WORK PERMITTED 9/5/23 (PERMIT # R23-14400)
 - SPA ADDITION
- 2017/18 PRC REFLECTS 5,306 SF
 - 2025/26 PRC REFLECTS 5,178 SF (DOWN 128 SF)
 - DON'T ADDITIONS USUALLY ADD SQUARE FEET?
 - THAT'S A REDUCTION IN RCN BY \$21,120 (128 x \$165.01)
 - ZERO IMPACT FOR ADDED SF
 - ADDITION GIVEN EYB OF 1996 RATHER THAN 2017
 - EVEN WITH ADDING THE BSMT AT 1,652 SF, THAT'S ONLY 6,830 SF
 - LISTING IS FOR 6,958, ANOTHER SHORTFALL OF 128 SF
- BASEMENT CALCULATED AS UNFINISHED FOR 1,652 SF
 - SEE 3/6/25 EMAIL TO ME FROM J. JACOBS
- NO GARAGE INCLUDED IN PRC UNTIL 2025/2026
 - SEE 3/6/25 EMAIL TO ME FROM J. JACOB
- NO OUTDOOR KITCHEN (SEE PHOTOS)
- REMODEL AS EXTENSIVE AS MINE
 - ROUGH PLUMBING
 - ROUGH ELECTRICAL
 - EXTERIOR LATH/STUCCO
 - DRYWALL NAILING
 - FRAMING
 - SHEAR WALLS
 - ROOF SHEATHING
 - PRE-SLAB
 - FOOTING
 - EXPRESS EPOXY

502

OWNER(S)/MAIL TO

JAMES NADER II LIVING TRUST
JAMES NADER II TRS
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
BUILDING(S) 1 of 1

139-32-702-012

Printed: 12/29/2025

Page: 2 of 3

*139-32-702-0

2026/27

TYPE	BUILDING STYLE	QUALITY
RES	04 Split Level	40 Good
AYB	EYB	% COMP % DEPR
1952	1996	100% 45.0

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

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

ROOMS/BATHROOMS				
CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	7.00	1.00	
RM2	Family/Den/Other	1.00	1.00	
RM3	Frmal Dining Room	1.00	1.00	
RM4	Total Rooms	11.00	1.00	
RM5	Full Baths	6.00	1.00	
RM6	Half Baths		1.00	
FIX	Plumb Fxt	31.00	1.00	71,573

BUILT-INS/FIREPLACES				
CAT	TYPE	UNITS	FAC	UNIT ADJ.
AP1	Built Ins	1	2.00	18,272
FPL	Fireplace (L-Rank)	1	1.00	4,657
AP2	Built-in Refrigerator/Extra/Each	1	2.00	17,442
AP5	Bi Microwave	1	2.00	1,870
AP4	Dishwasher Extra	1	2.00	1,598

ADDITIONAL BUILDING FEATURES				
CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)	8	1.00	
X10	Basement Outside Entrance	1	1.00	3,115
X35	Home Auto System HV	1	1.00	6,595

Subareas SECTION 1 OF 2

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

GARAGES/CARPORTS/PORCHES/PATIOS/BALC ADD-ONS				
CAT	DESCRIPTION	UNITS	UNIT ADJ.	CAT
PFGA	CeillFinAvg	208	2,059	
PFGA	CeillFinAvg	208	2,059	

EXTRA FEATURES				
GRD	QTY	UNITS	UNIT PRICE	FAC
	1	1.00	\$3,771.26	1.00
	1	5,286.00	\$6.40	1.00
	1	651.00	\$22.00	2.25
	1	1.00	\$10,643.19	1.00
	1	978.00	\$15.72	1.00
	1	1.00	\$39,258.91	1.00
	1	500.00	\$14.00	1.00
	1	2,000.00	\$12.11	1.00
	1	1.00	\$31,510.05	1.00
	1	375.00	\$14.00	1.00
	1	1.00	\$2,111.41	1.00
	1	96.00	\$12.62	1.00
	1	1.00	\$2,498.43	1.00

BUILDING VALUE SUMMARY	
BASIC BUILDING	859,237
SQ. FT. ADJUSTMENTS	16,993
LUMP SUM ADJUSTMENTS	125,212
BASEMENT	186,291
PORCHES	49,991
GARAGES/CARPORTS	
BUILDING RCN	1,237,724
DEPRECIATION	556,976
POOL/SPA/DECK	76,366
OTHER EXTRA FEATURES	49,926
TOTAL RCNLD	807,040
IMPROVEMENT FACTOR	
MULTIPLE ADJUSTMENT	
VERRIDE IMP. VALUE	
CONDO COST SQ FT	
NTV PUD/Common Area	
BUILDING AREAS	
HEATED AREA	5,178
HEATED AREA W/FIN BSMT	6,830
ADJ RATE	

BUILDING NOTES	

BUILT-INS/FIREPLACES	
CAT	TYPE
AP1	Built Ins
FPL	Fireplace (L-Rank)
AP2	Built-in Refrigerator/Extra/Each
AP5	Bi Microwave
AP4	Dishwasher Extra

ADDITIONAL BUILDING FEATURES	
CAT	TYPE
WH	Wall Height (RES)
X10	Basement Outside Entrance
X35	Home Auto System HV

Application Received: 2/1/2022

Project Name: Alvarez

Address: 2337 PINTO LN

Type of Work: Pool/ Spa

Permit Issued: 2/9/2022

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

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

R17-01597 - Residential Building Permit (Res)

Click to
open

Key Number: 855470

Current Status: Completed

Application Received: 7/20/2017

Project Name: O/B Howard

Address: 2337 PINTO LN

Type of Work: Building Project

Permit Issued: 7/31/2017

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

R-339911 - Residential Building Permit (Res)

Click to
open

Key Number: 815244

Current Status: Completed

Application Received: 4/13/2017

Project Name: HOWARD

Address: 2337 PINTO LN

Type of Work: Pool/ Spa

Permit Issued: 4/13/2017

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

504

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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

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

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

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

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

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

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Property Account Inquiry - Summary Screen

New Search

Parcel ID: 139-32-305-001 Tax year: 2026 District: 200 Rate: 3.2782

Situs Address: 3011 PINTO LN LAS VEGAS

Legal Description: ASSESSOR DESCRIPTION: PT NE4 SW4 SEC 32 20 61 GEOID: PT NE4 SW4 SEC 32 20 61

Status	Property Characteristics	Property Values	Property Documents
Active	Tax Cap Increase Pct. 3.0	Land 183750	2021070800681 7/8/2021
Taxable	Tax Cap Limit Amount 13691.02	Improvements 396129	2015091801801 9/18/2015
	Tax Cap Reduction 5318.57	Total Assessed Value 579879	2006062206608 6/22/2006
	Land Use 1-10 Multi Family Res: Two SFR Units	Net Assessed Value 579879	02011801258 1/18/2002
	Cap Type PRIMARY	Supplemental Assessed Value 79970	
	Acreage 0.9900	Exemption Value New Construction 0	
	Exemption Amount 0.00	New Construction - Supp Value 79970	
	Supplemental Ex Amt 0.00		
	Supplemental Exemp Value - Proc 0		
	Supplemental Tax 2621.58		

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

Summary

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

PAST AND CURRENT CHARGES DUE TODAY

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

NEXT INSTALLMENT AMOUNTS

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

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

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

TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR

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

PAYMENT HISTORY

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

508

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

Search By:

Address

**Street Number:**

3011

Street Direction:**Street Name:**

pinto

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

Search

Clear Search

Latest



Four results found for address '3011 pinto'

**R-219257 - Residential Building Permit
(Res)**

Click to
open

Key Number: 699681

Current Status: Abandoned

Application Received: 9/6/2012

Project Name: SELLECK

Address: 3011 PINTO LN

Type of Work: Over the counter

Permit Issued: 9/18/2012

Scope of Work: fast tract water heater tag # 3237

509

R-219258 - Residential Building Permit (Res)

Click to
open

Key Number: 699682

Current Status: Abandoned

Application Received: 9/6/2012

Project Name: SELLECK

Address: 3011 PINTO LN

Type of Work: Over the counter

Permit Issued: 9/20/2012

Scope of Work: fast tract water heater tag # 3238

R-219259 - Residential Building Permit (Res)

Click to
open

Key Number: 699683

Current Status: Abandoned

Application Received: 9/6/2012

Project Name: SELLECK

Address: 3011 PINTO LN

Type of Work: Over the counter

Permit Issued: 9/20/2012

Scope of Work: fast tract water heater tag # 3239

R-73303 - Residential Building Permit (Res)

Click to
open

Key Number: 557969

Current Status: Completed

Application Received: 9/28/2006

Project Name: FRIEDLANDER

Address: 3011 PINTO LN

Type of Work: Over the counter

Permit Issued: 9/28/2006

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

510

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

PARCEL NO.	139-32-305-001
OWNER AND MAILING ADDRESS	ARROYO HONDO PROPERTIES-NM L L C 3011 PINTO LN LAS VEGAS NV 89107
LOCATION ADDRESS	3011 PINTO LN
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20210708.00681
RECORDED DATE	JUL 8 2021
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

TAX DISTRICT	200
APPRAISAL YEAR	2024
FISCAL YEAR	2025-26
SUPPLEMENTAL IMPROVEMENT VALUE	79970
INCREMENTAL LAND	0
INCREMENTAL IMPROVEMENTS	0

REAL PROPERTY ASSESSED VALUE

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

511

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

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

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

PRIMARY RESIDENTIAL STRUCTURE

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

ASSESSOR MAP VIEWING GUIDELINES

MAP	1393223
In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. 	

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

512

BEFORE AND AFTER - 2400 PALOMINO

160.16/SF (NEW)



X 160.16/SF



P3

513

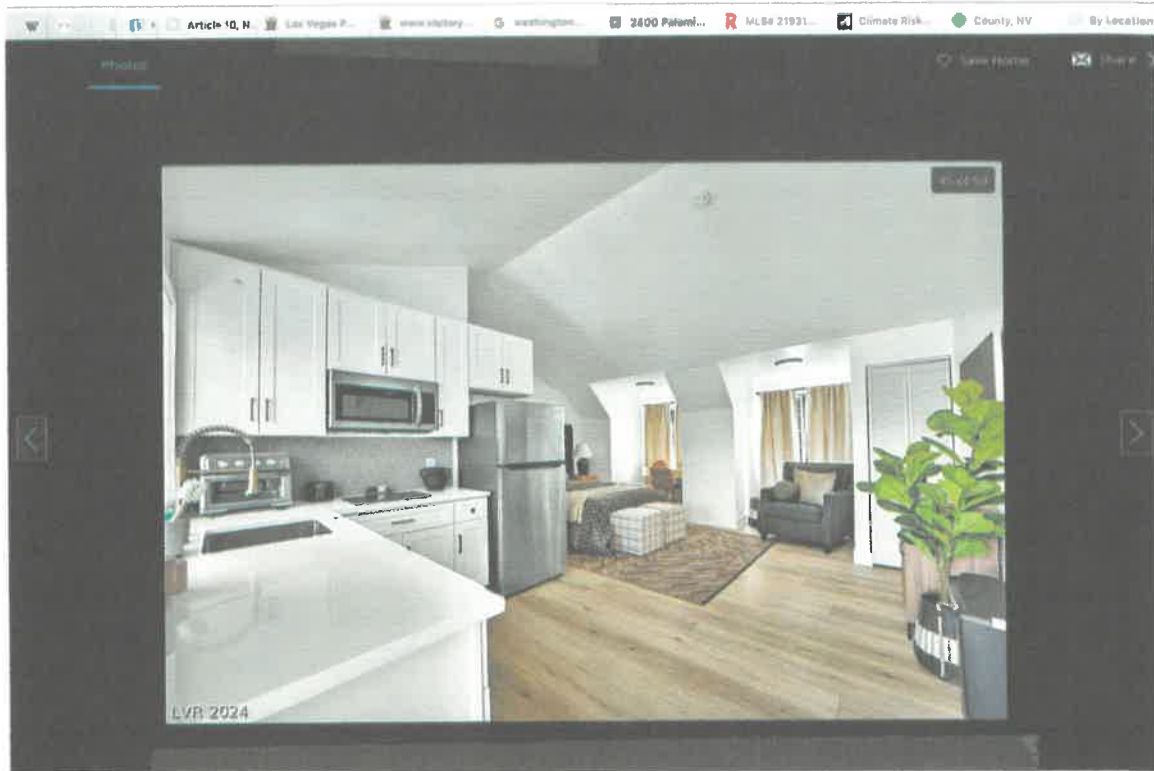
2400 Palomero



CASITA:

\$133/SF

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



PRC RATING '10' LOW

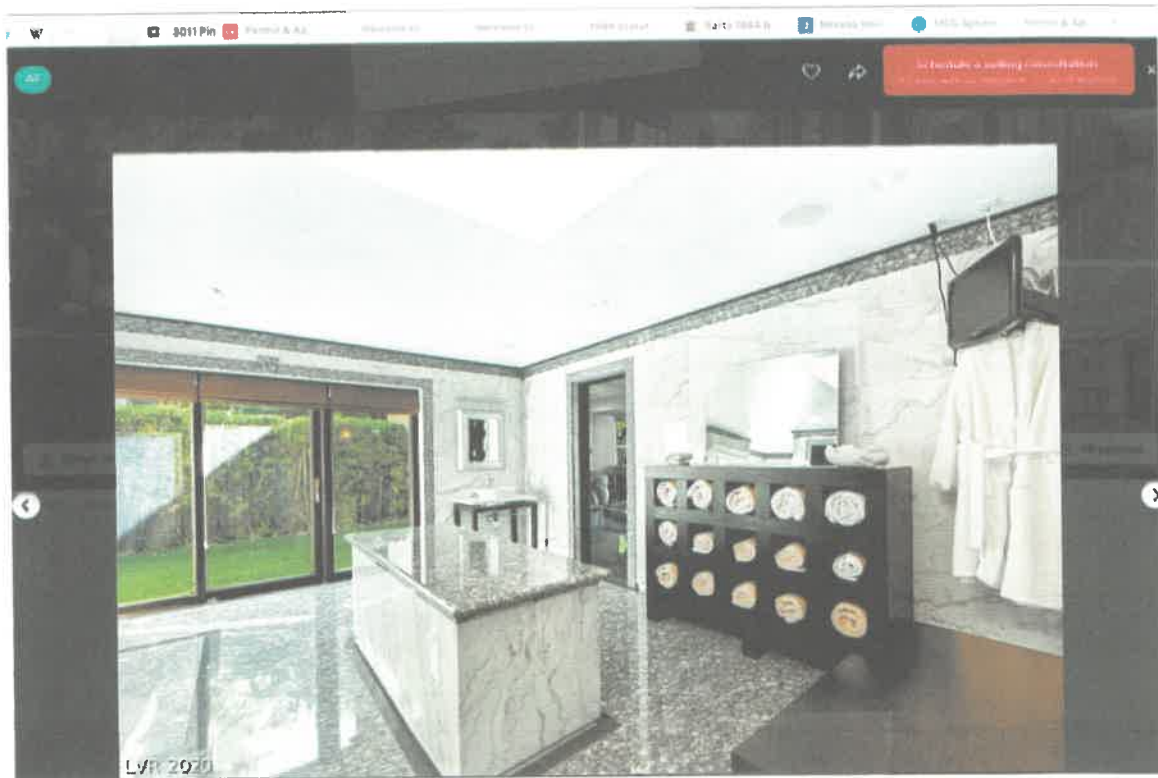


514

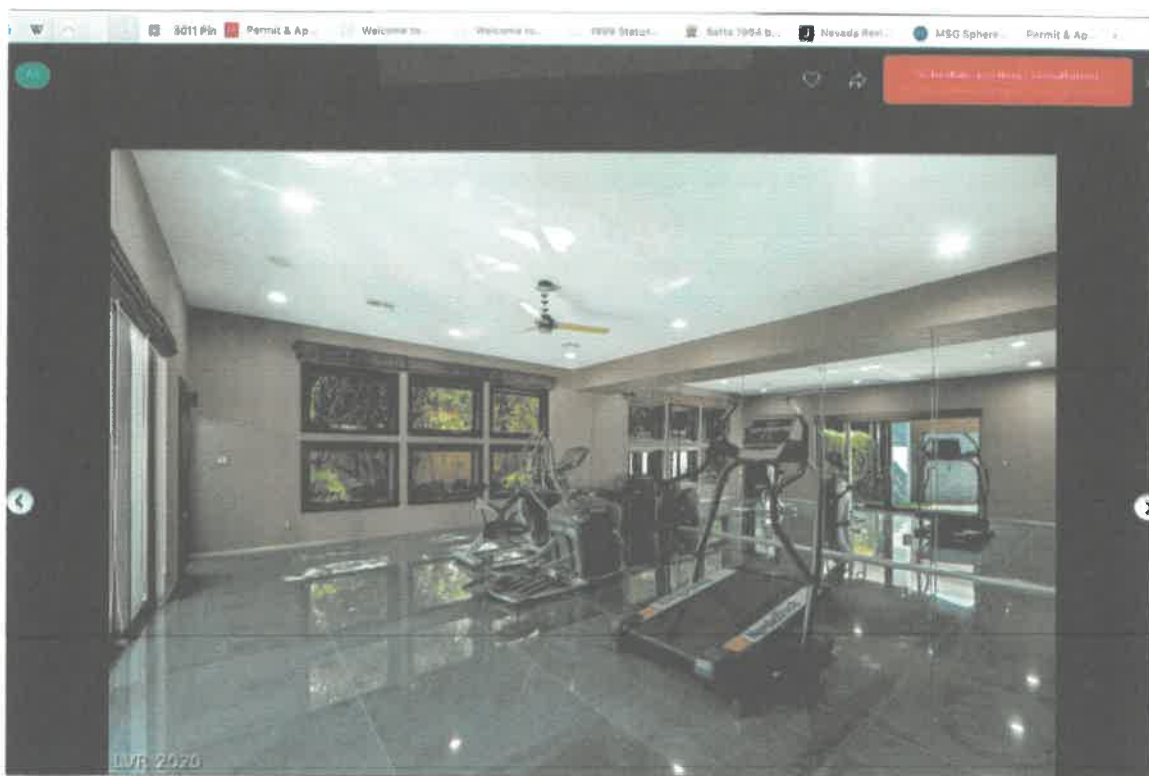
3011 PINTO

SPA/GYM:

PRC RATING (40) GOOD



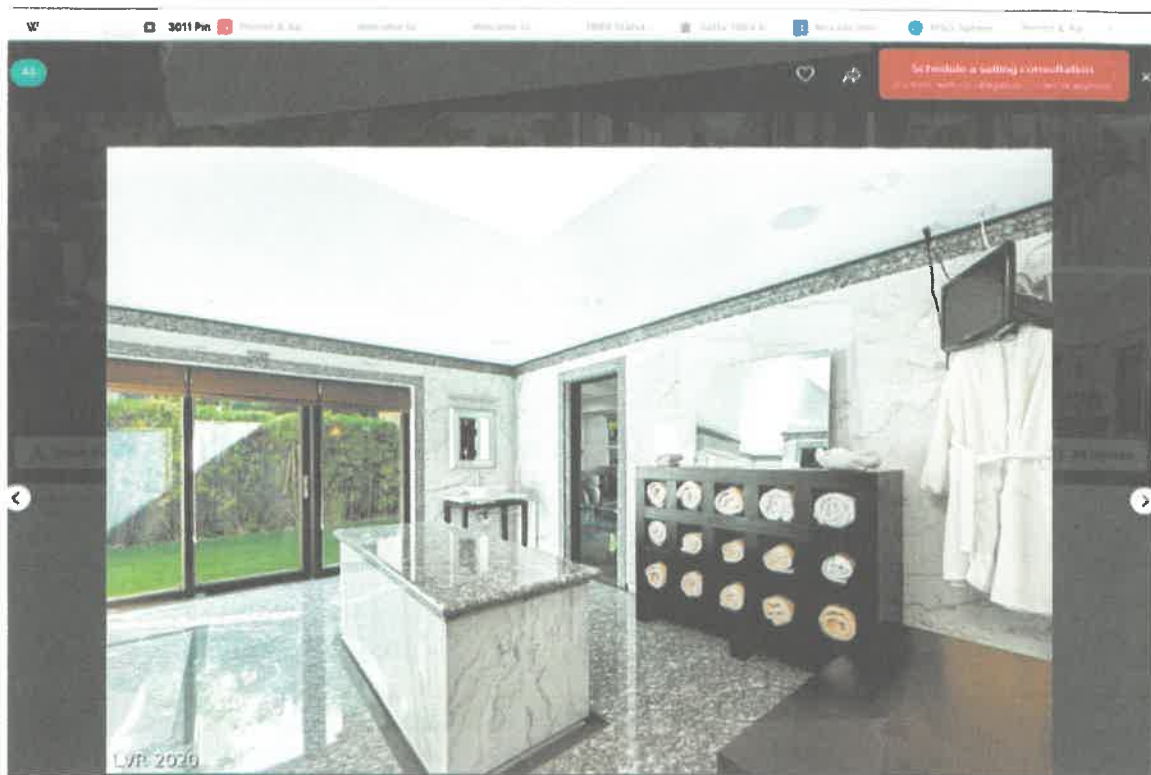
PRC RATING (40)GOOD



515

515

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

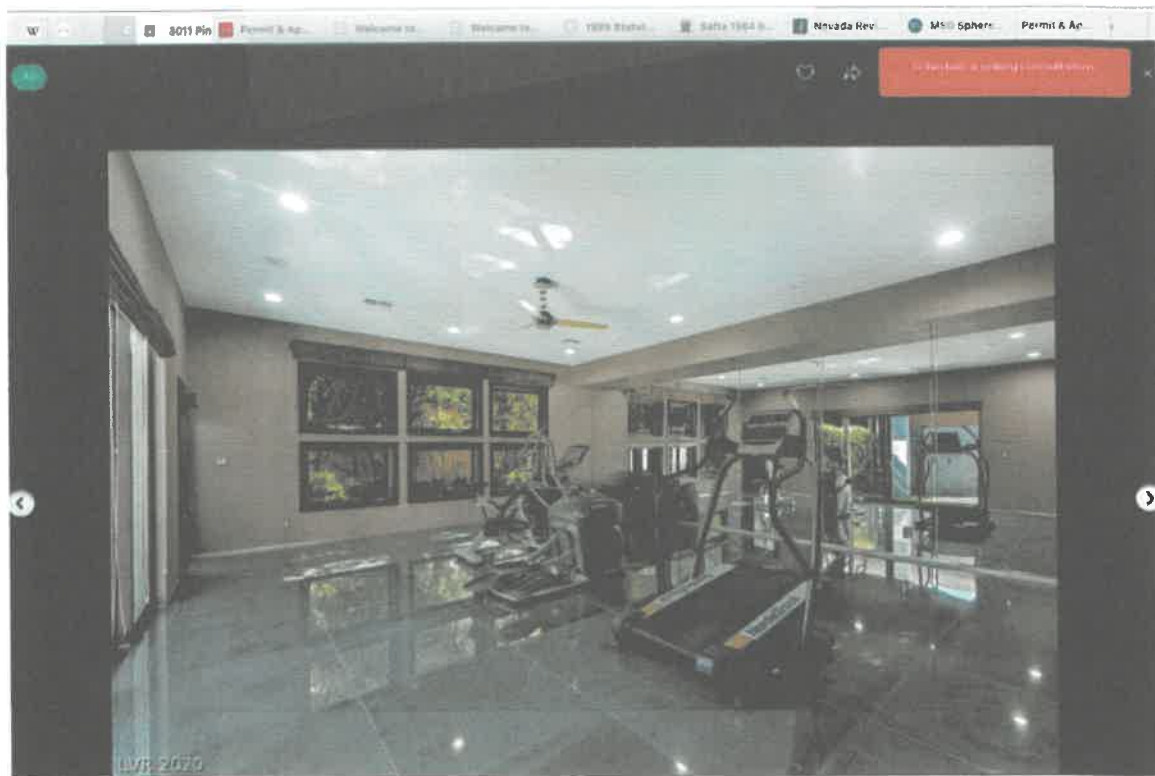


SPA: 2709 PINTO LANE \$183/SF (GOOD)

~~P 10~~

516

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



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

~~P. 11~~

\$17

LIVING ROOM:

2709 PINTO (40-GOOD) \$183/SF



PXB

518

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



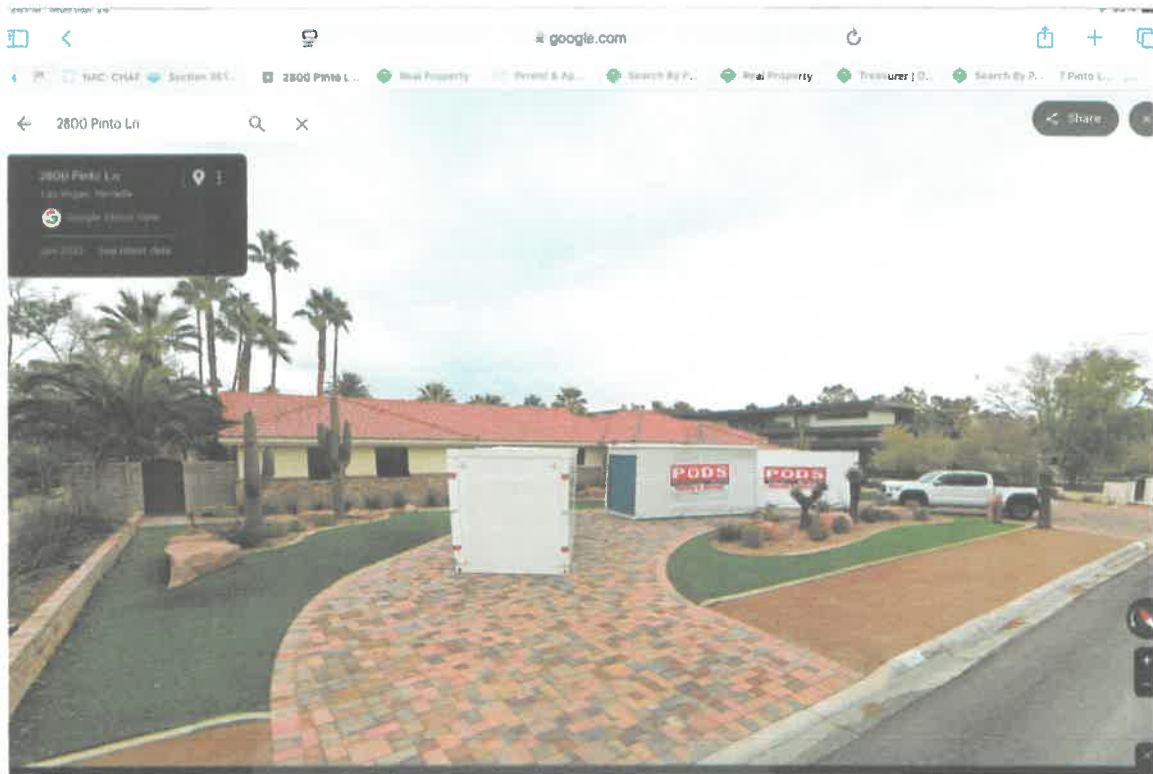
NOVATION: 2800 PINTO
PRIOR TO PAVERS
SOURCE: GOOGLE MAPS



S 20

P. 6

RENOVATION: 2800 PINTO MAJOR REMODEL
SUPPLEMENTAL = \$0



RENOVATION: 2800 PINTO MAJOR REMODEL
SUPPLEMENTAL = \$0



521

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

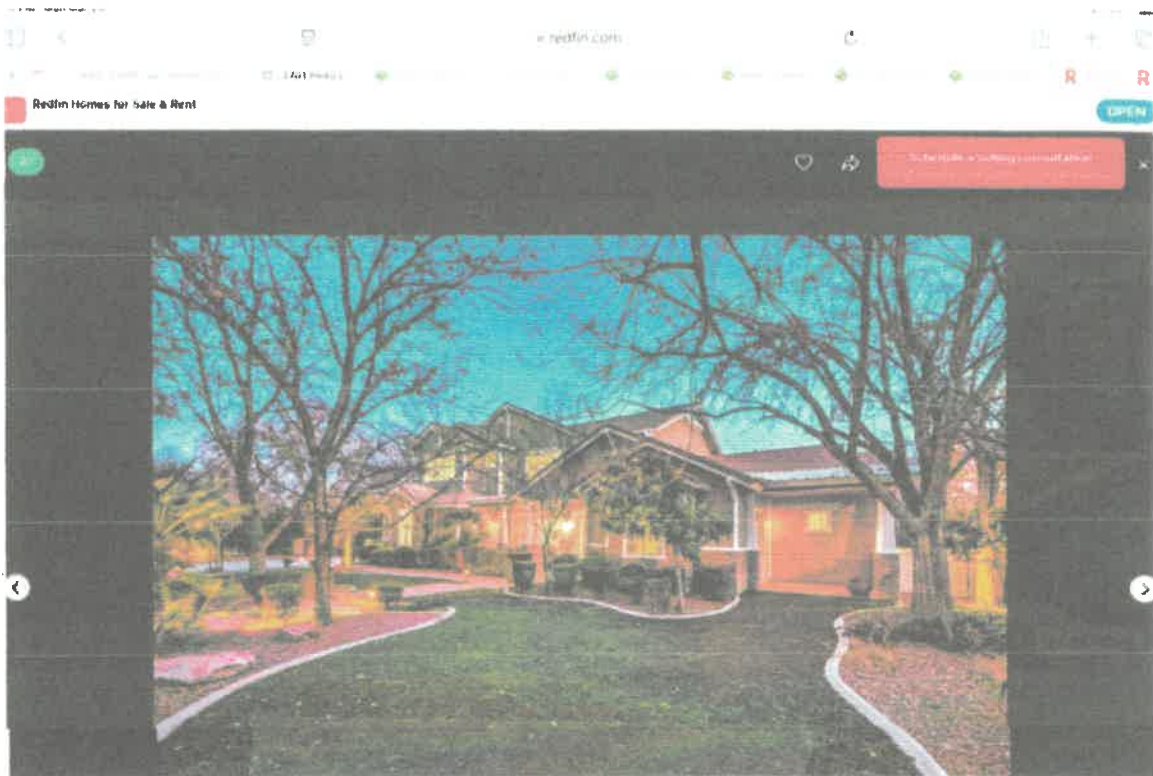


176

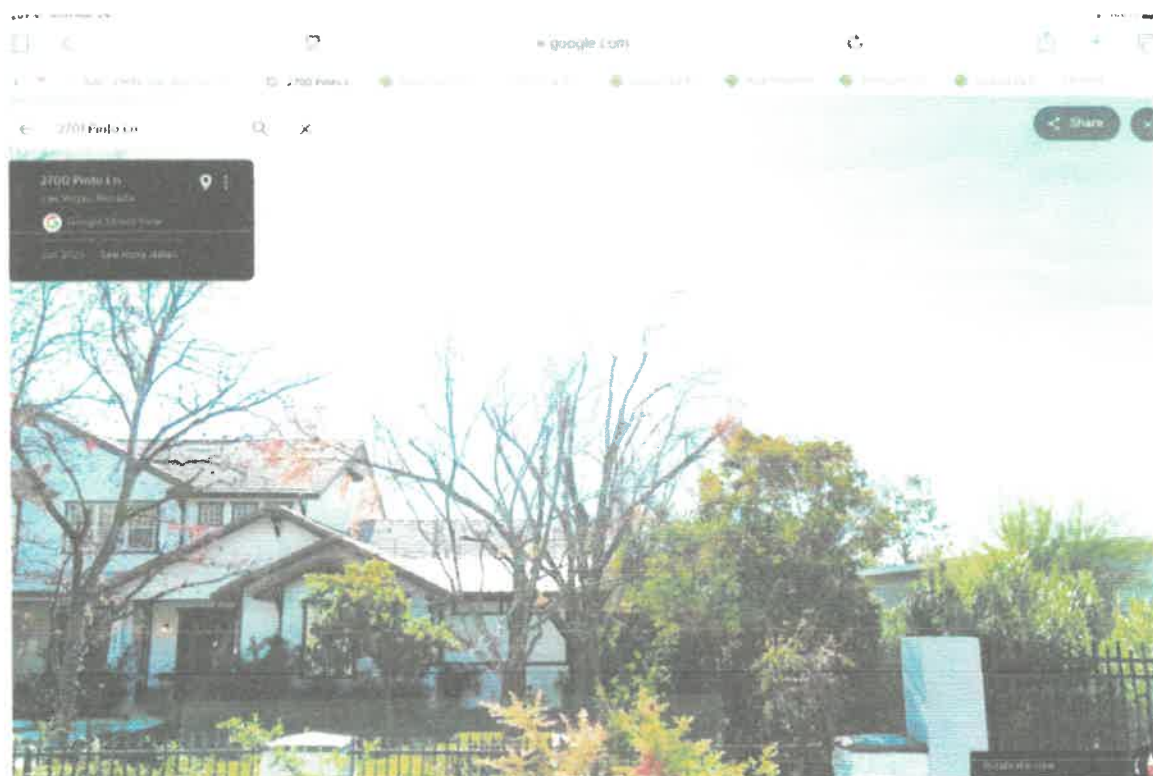
522

522

RENOVATION: 2701 PINTO
PRE 2ND RENOVATION



RENOVATION: 2701 PINTO
POST 2ND RENOVATION
SUPPLEMENTAL \$0



PTC

523

P-23

2709 Pinto

524

8:35
Camera

April 13, 2021
7:26PM



8:36
Camera

May 21, 2021
2:31PM

LIVE

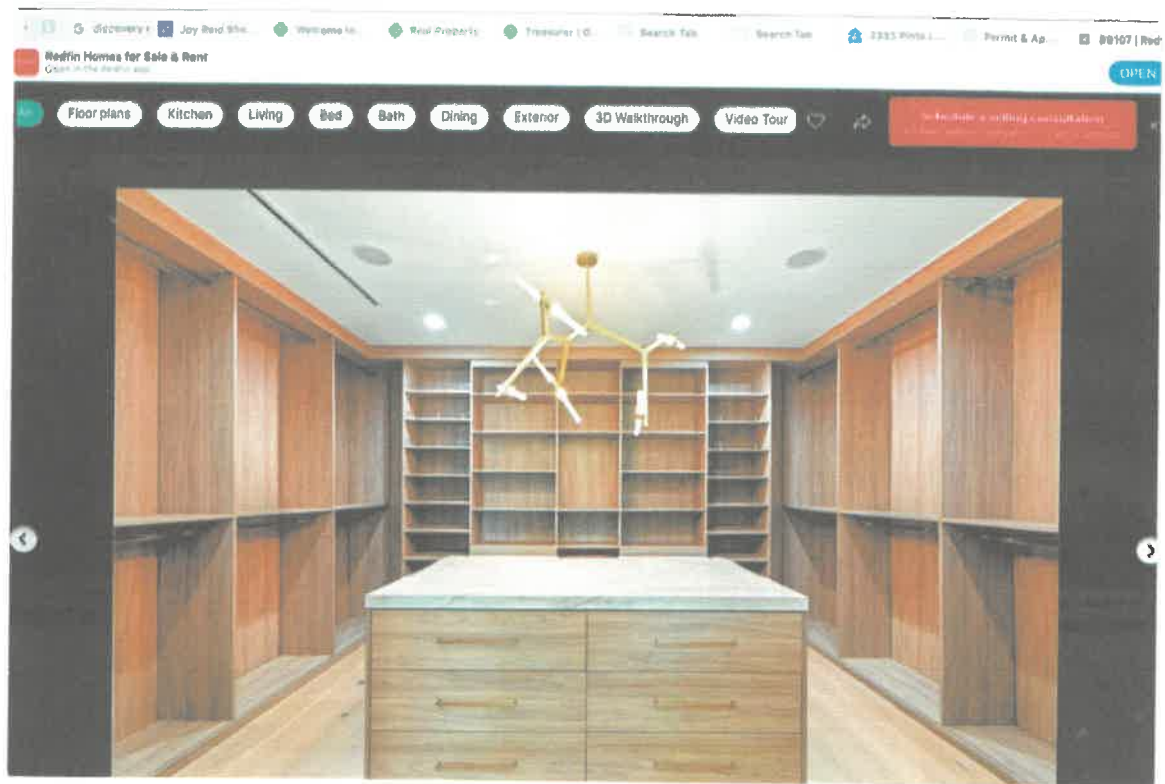


MASTER CLOSET:

PRC RATING '40' (GOOD)

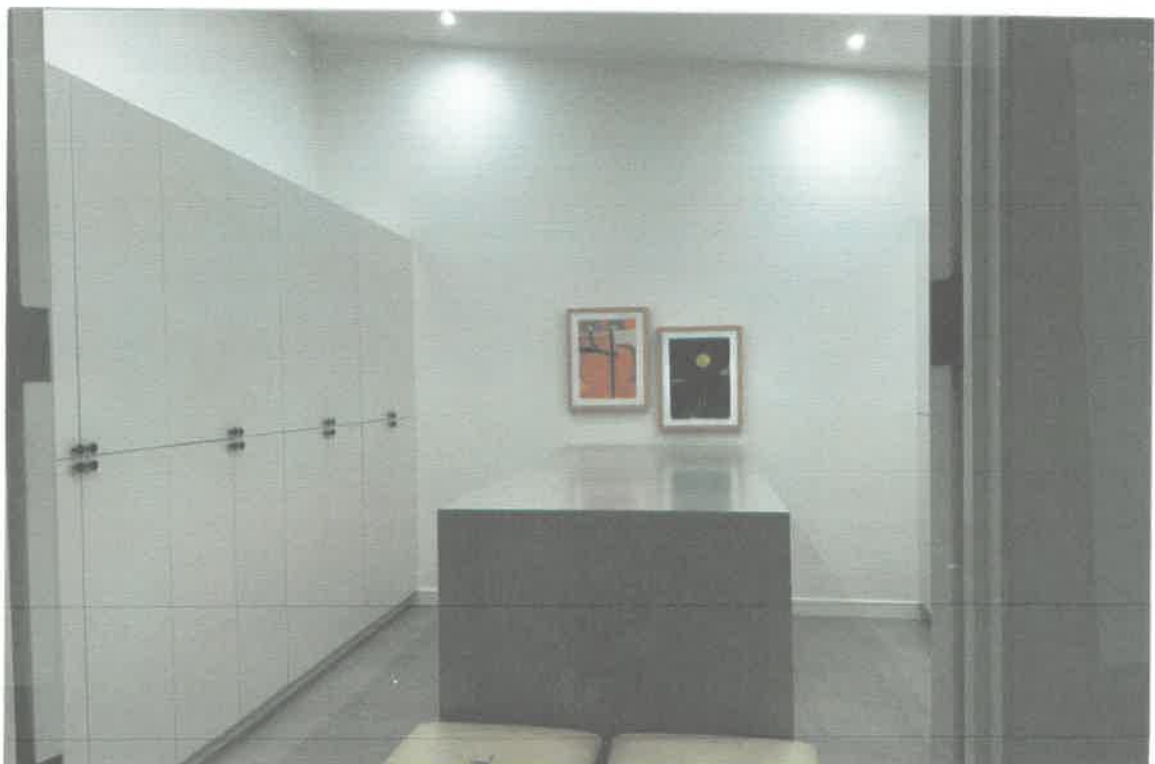
\$180.62/SF

2333 Pinto



\$182.95/SF

2709 Pinto

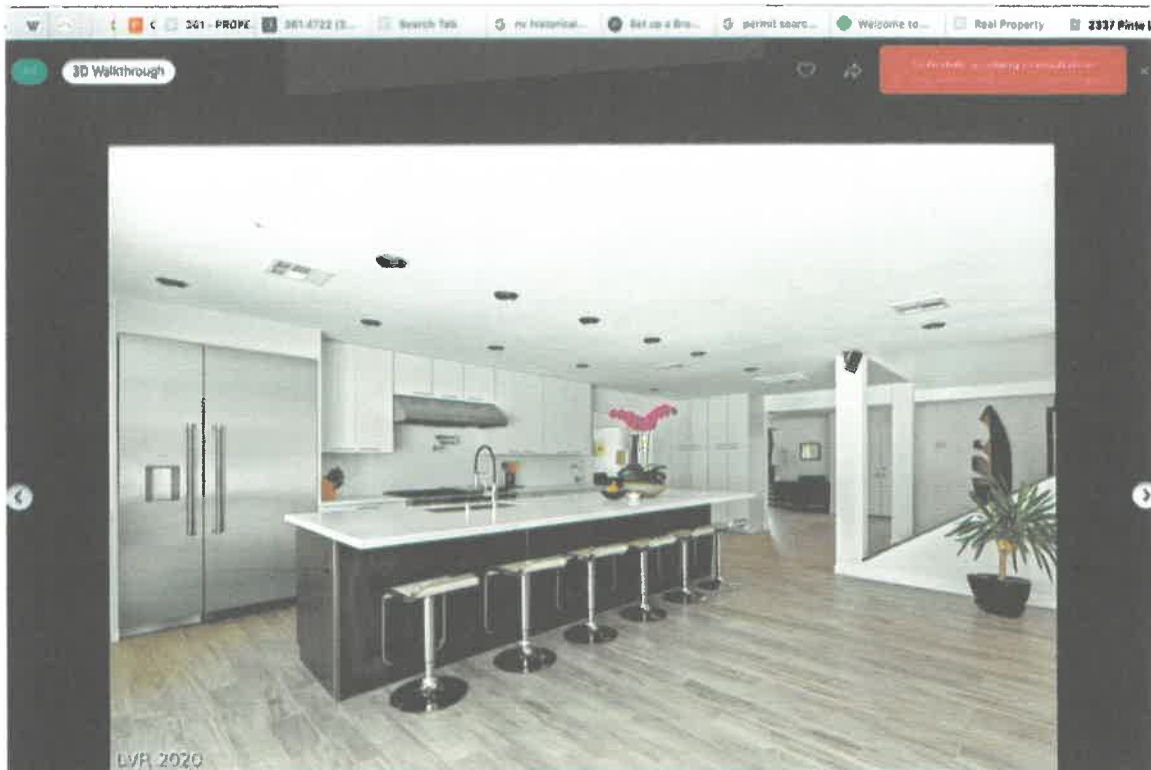


Pinto

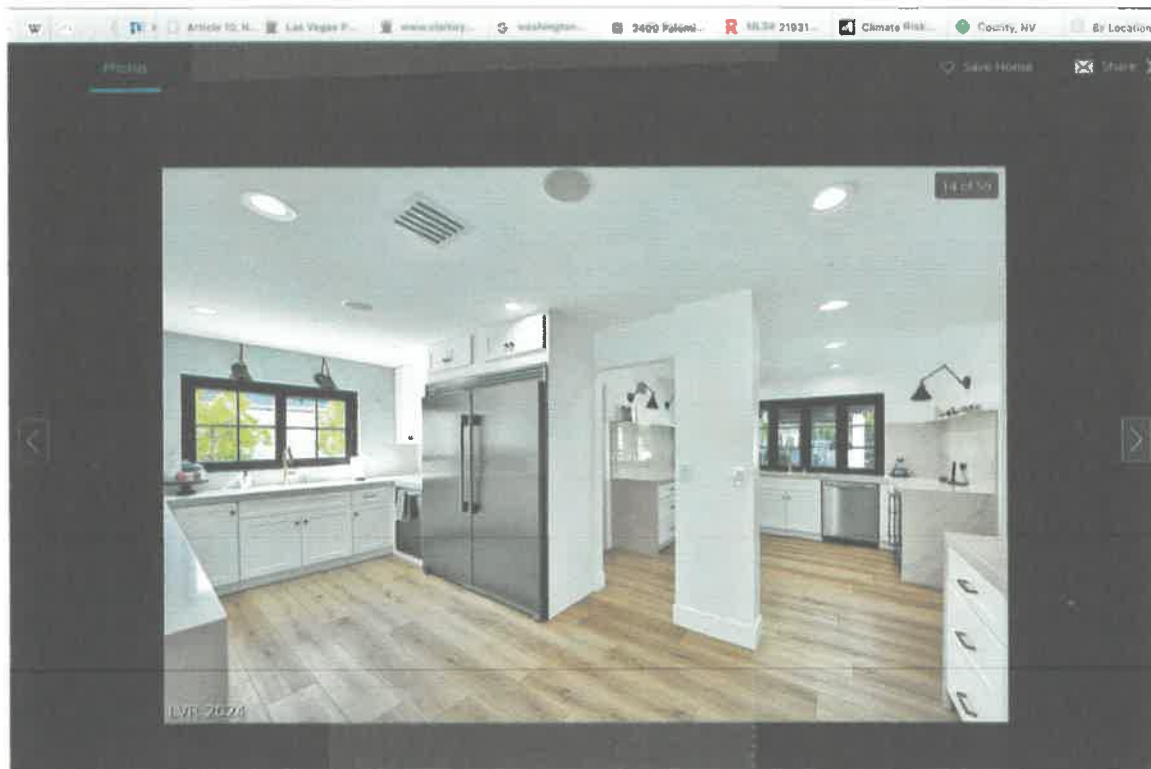
525

KITCHEN:

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



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



526

\$183/SF

2709 PINTO LANE

OFFICE



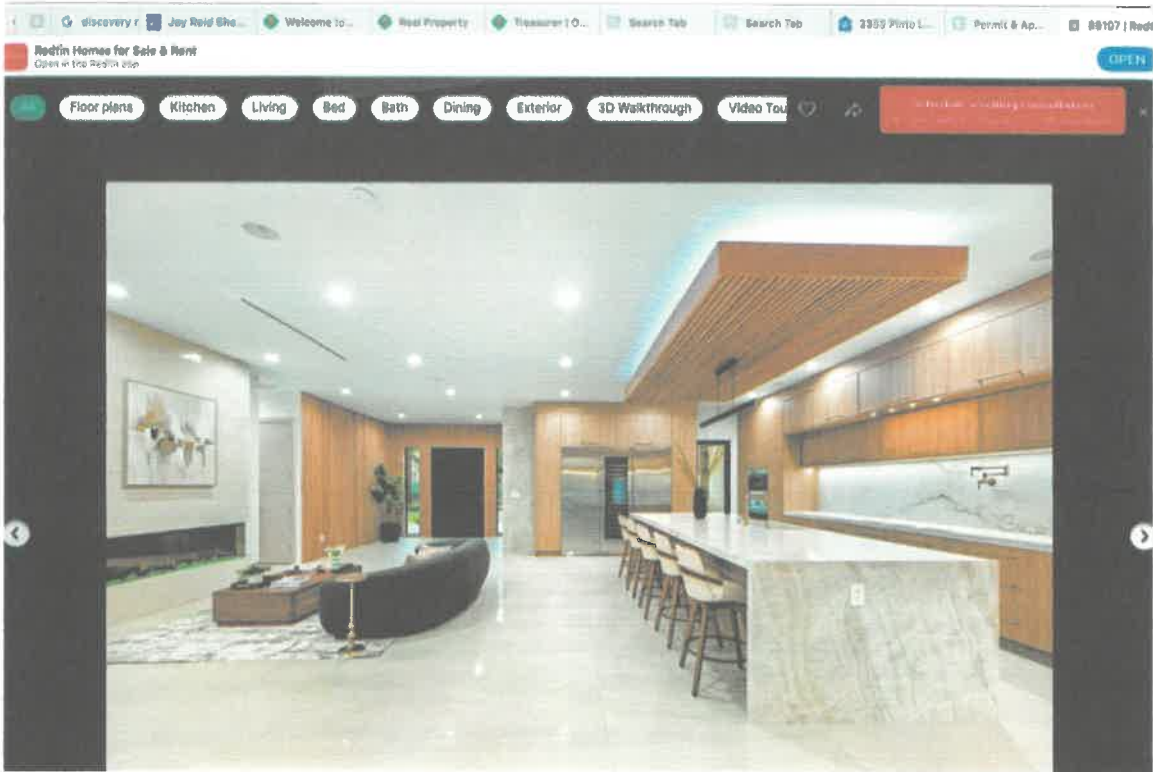
COMPARE TO 3011 Pinto Exh' P' p. 8
@ \$206/SF (12.5% more) (P. 82 TOP)

P. 26

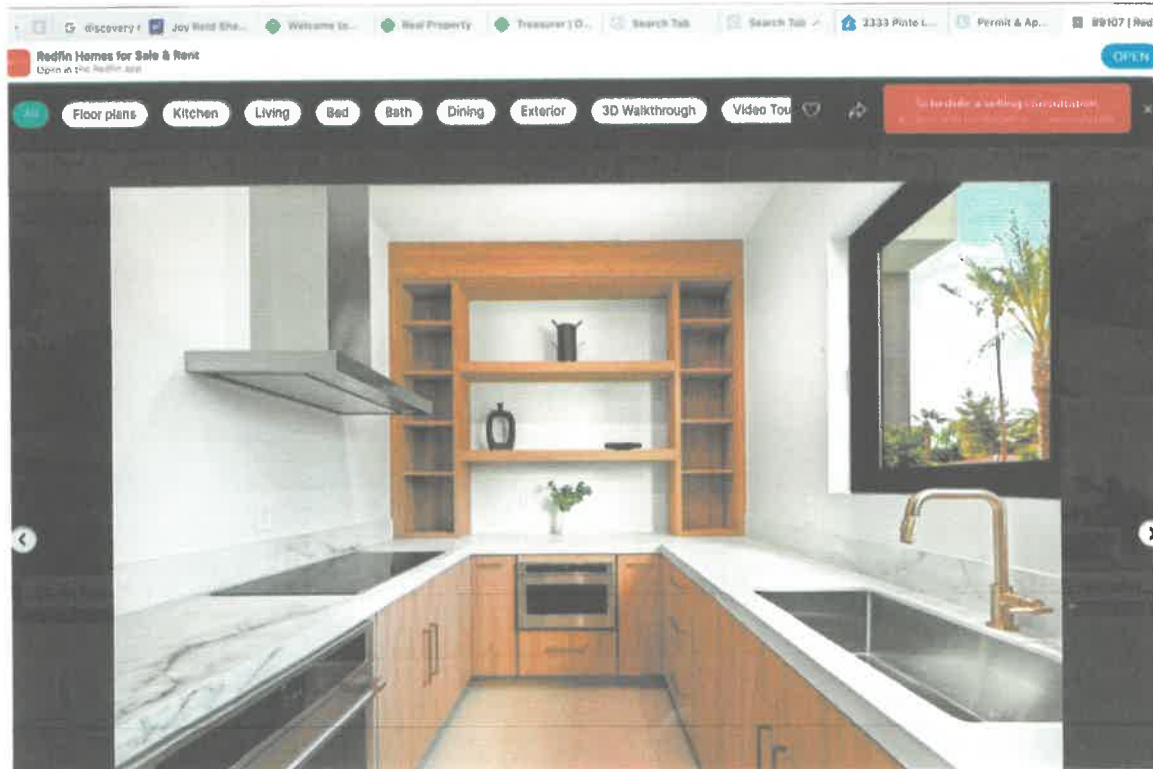
527

KITCHEN:

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



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



Pint

528

KITCHEN (+ DINING ROOM):

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



529

P30