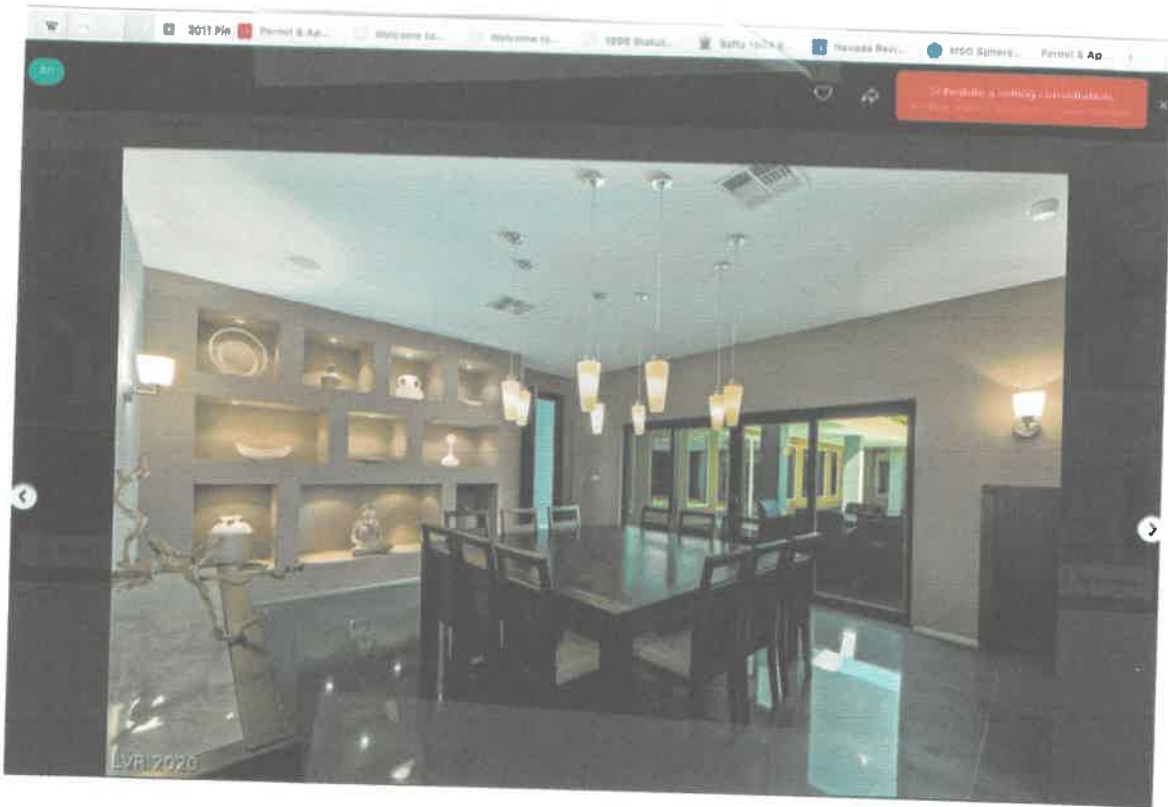


DINING ROOM: 3011 PINTO LANE \$206/SF (GOOD)



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



89.1

530

CASITA:

PRC RATING (30) AVG

2709 PINTO \$168/SF. (SOURCE: PRC P.4 OF 4)



Refer to
p. 85
in Brief
to
compare
to
3011 Pinto

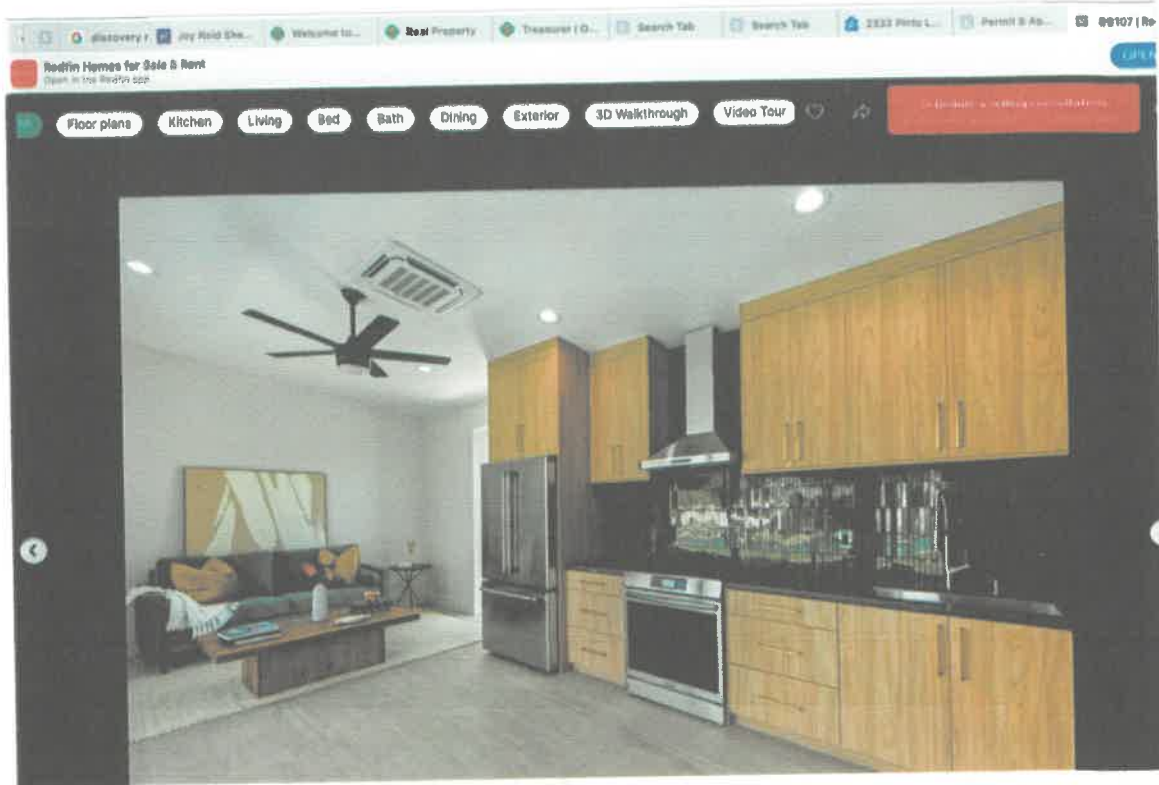
PRC RATING (30) AVG

2709 PINTO \$168/SF. (SOURCE: PRC P.4 OF 4)



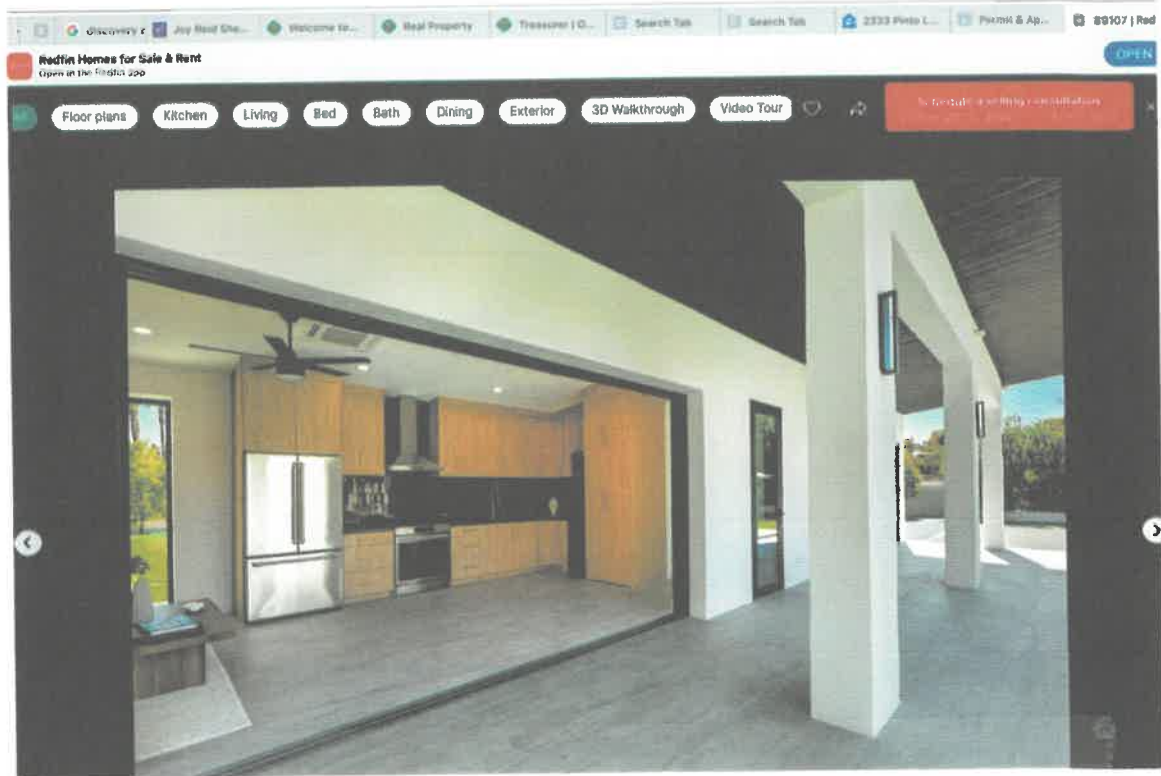
531

2333 CASITA DEPR = 39%
 → AYB = 1999 EYB = 1999



\$148/SF (6000)
 New \$152/SF

2333 PINTO



\$148/SF (6000)
 New \$152/SF

P23

532

2337 Pinto



KITCHEN

40/5000 \$165

2333 Pinto

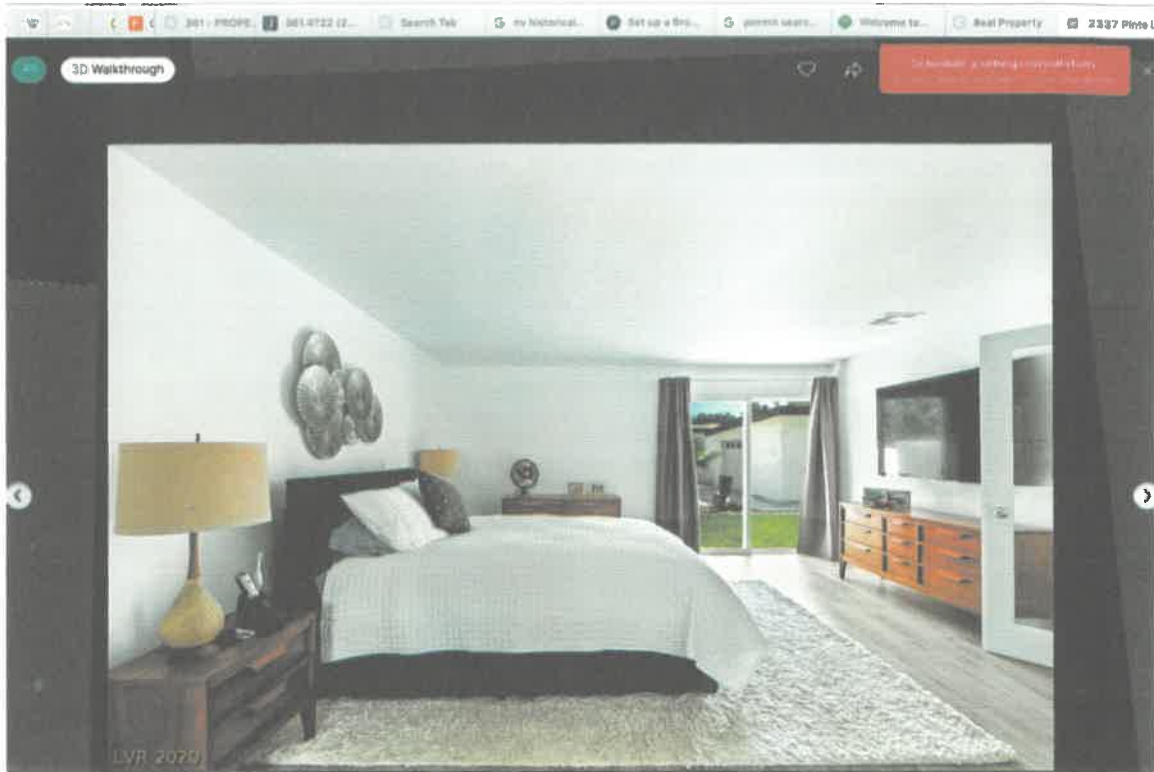


40/5000 \$181

235

533

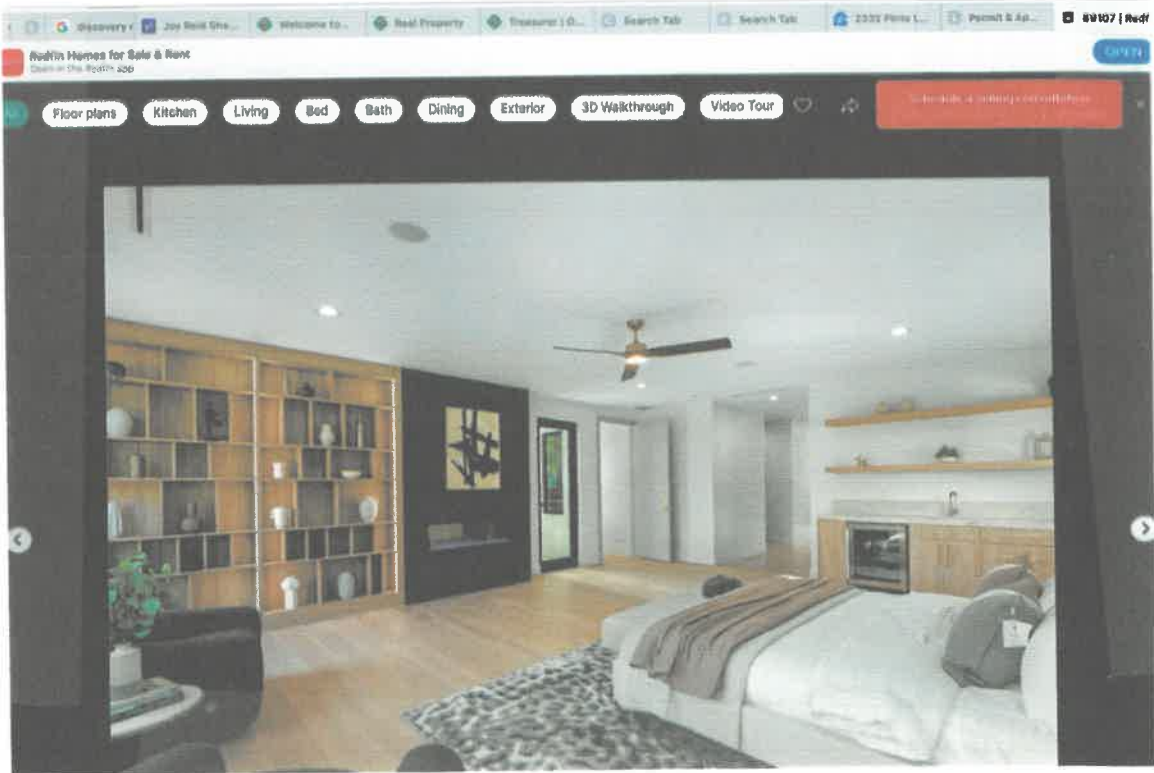
2337 PINTO



MASTER BED ROOM

40/Good \$165

2333 PINTO

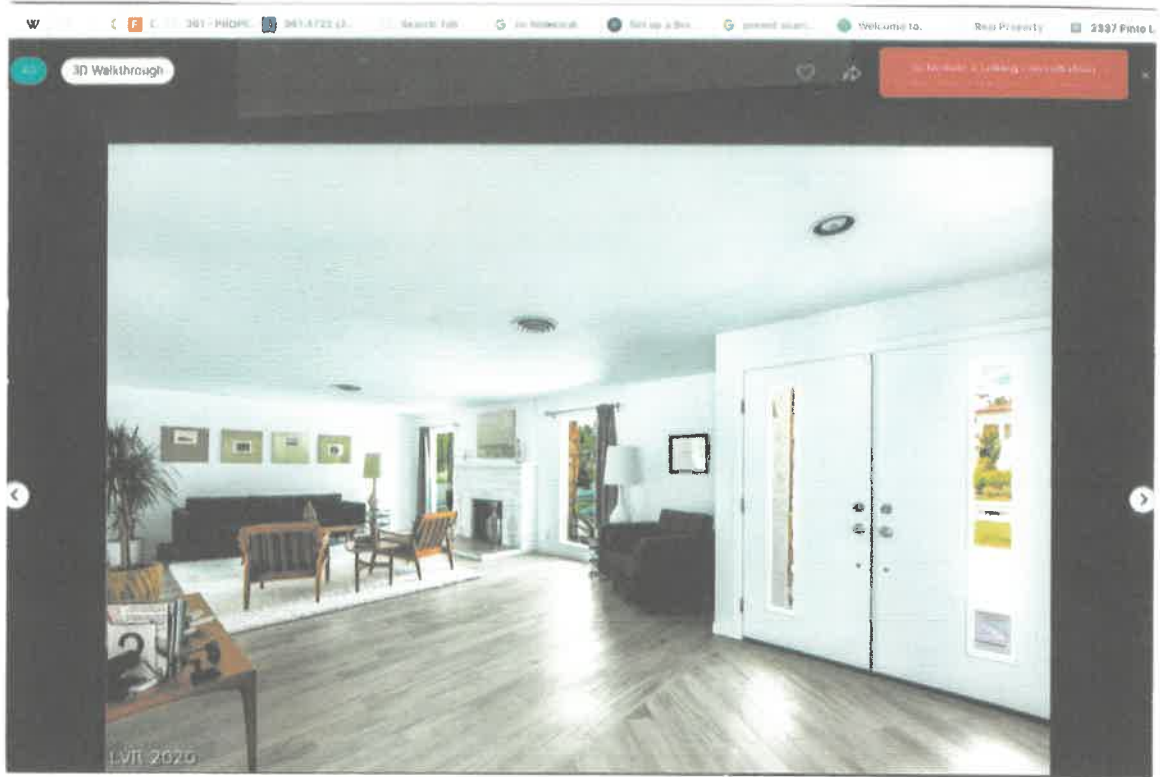


40/Good \$181

P36

534

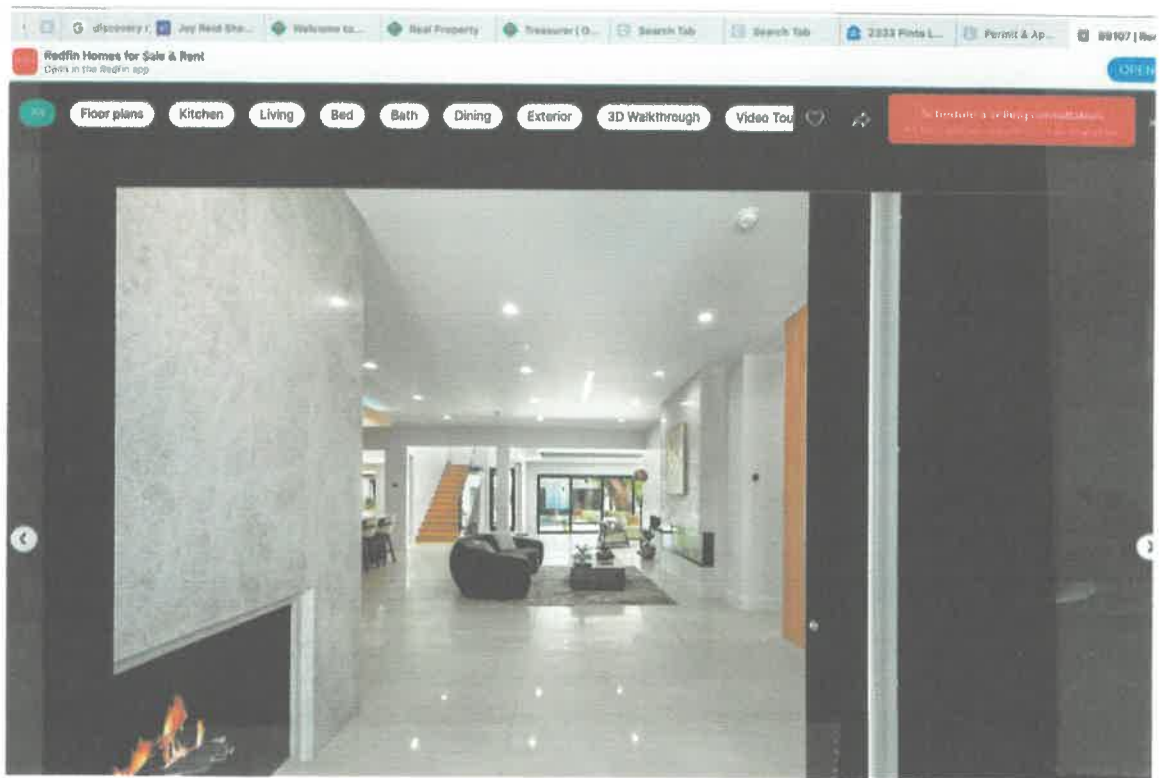
2567 Pinto



ENTRANCE

40/Good \$165

2333 Pinto



40/Good \$181

~~P27~~

535

EXCELLENT

Apple/Calc calculator 360 Virtual Property Site Maple - G 2013 LUXURY Dr. Las Vegas 2014 ARA 14 Las Vegas

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YouTube · IS LUXURY · Dec 12, 2022

YouTube

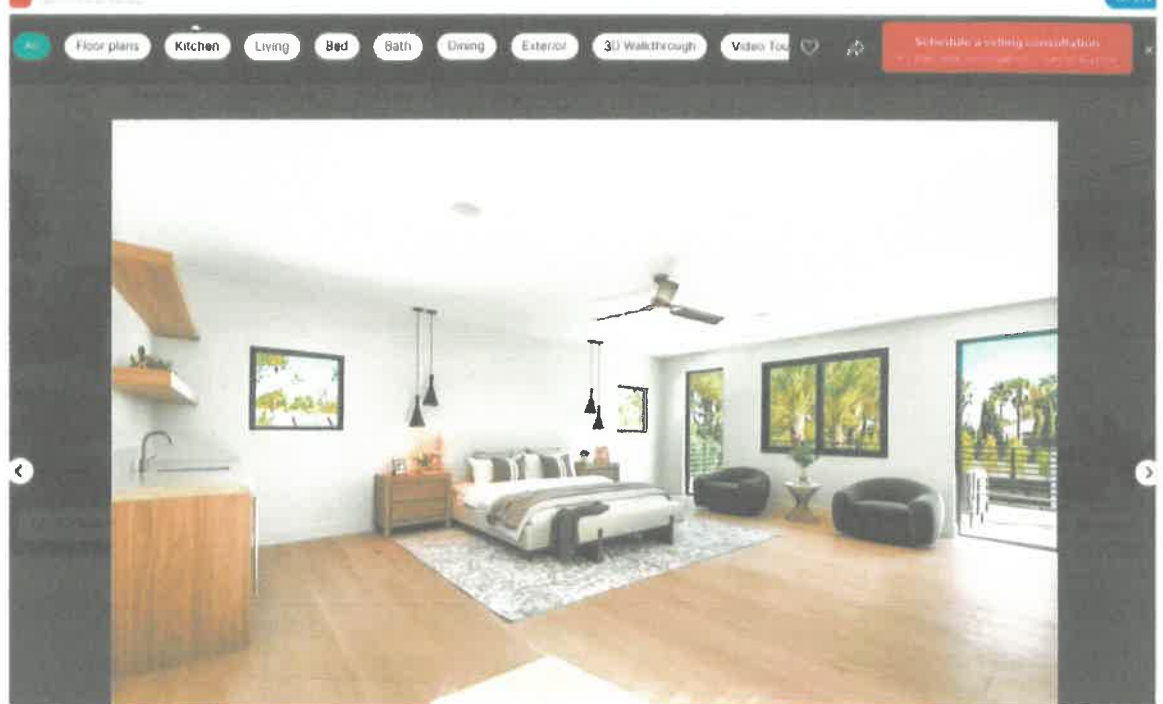


Related topics

GOOD

discovery 360 Virtual Property Site Maple - G 2013 LUXURY Dr. Las Vegas 2014 ARA 14 Las Vegas

Redfin Homes for Sale & Rent



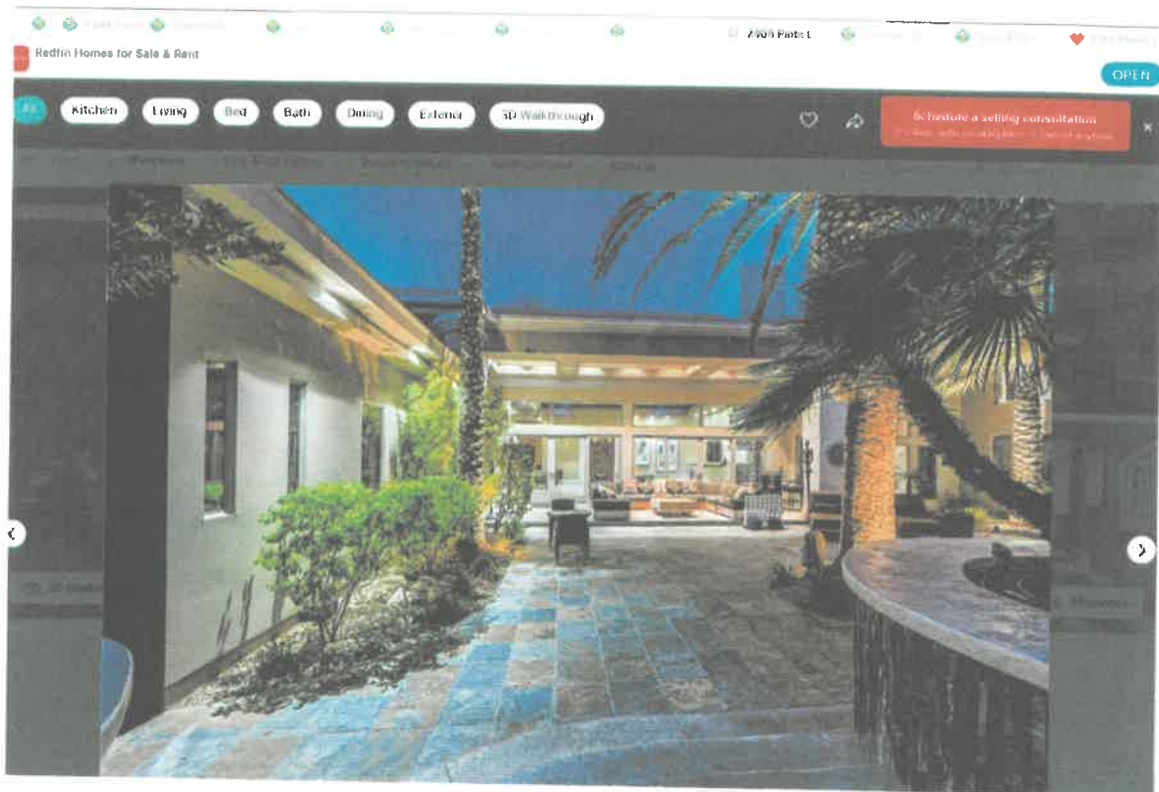
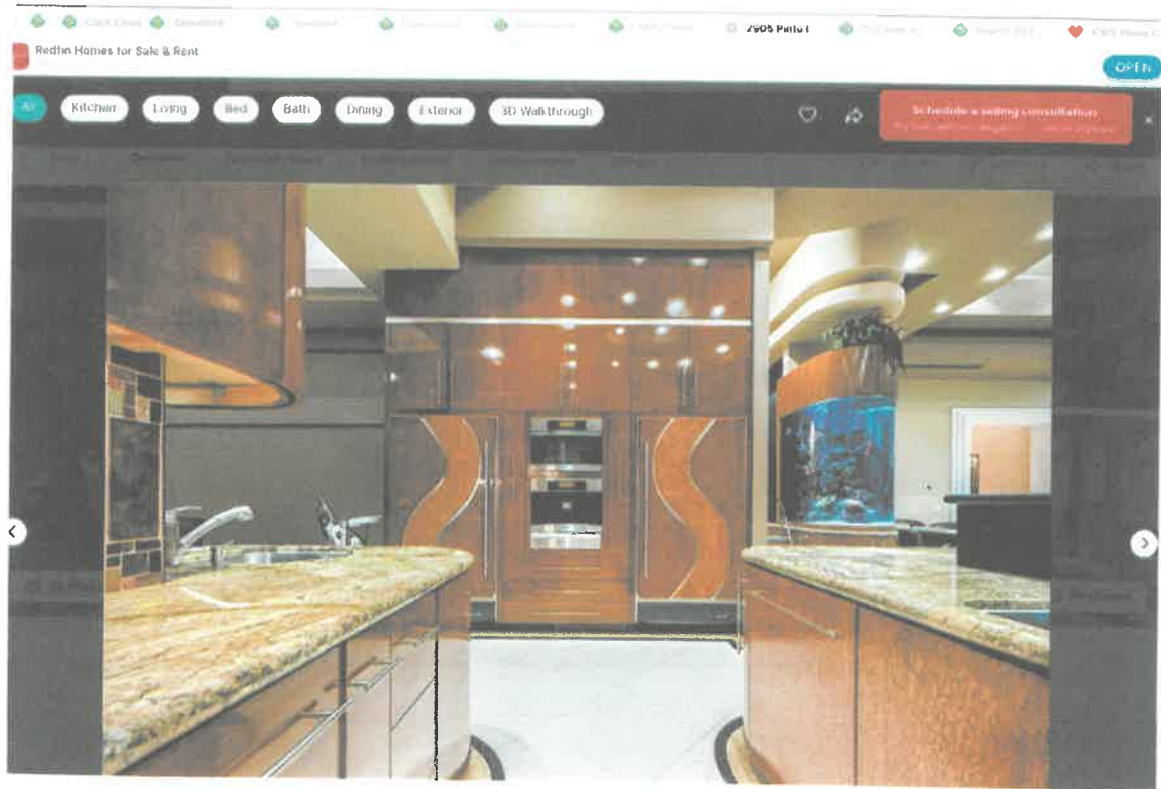
2333 Fifth

23181

DX3

536

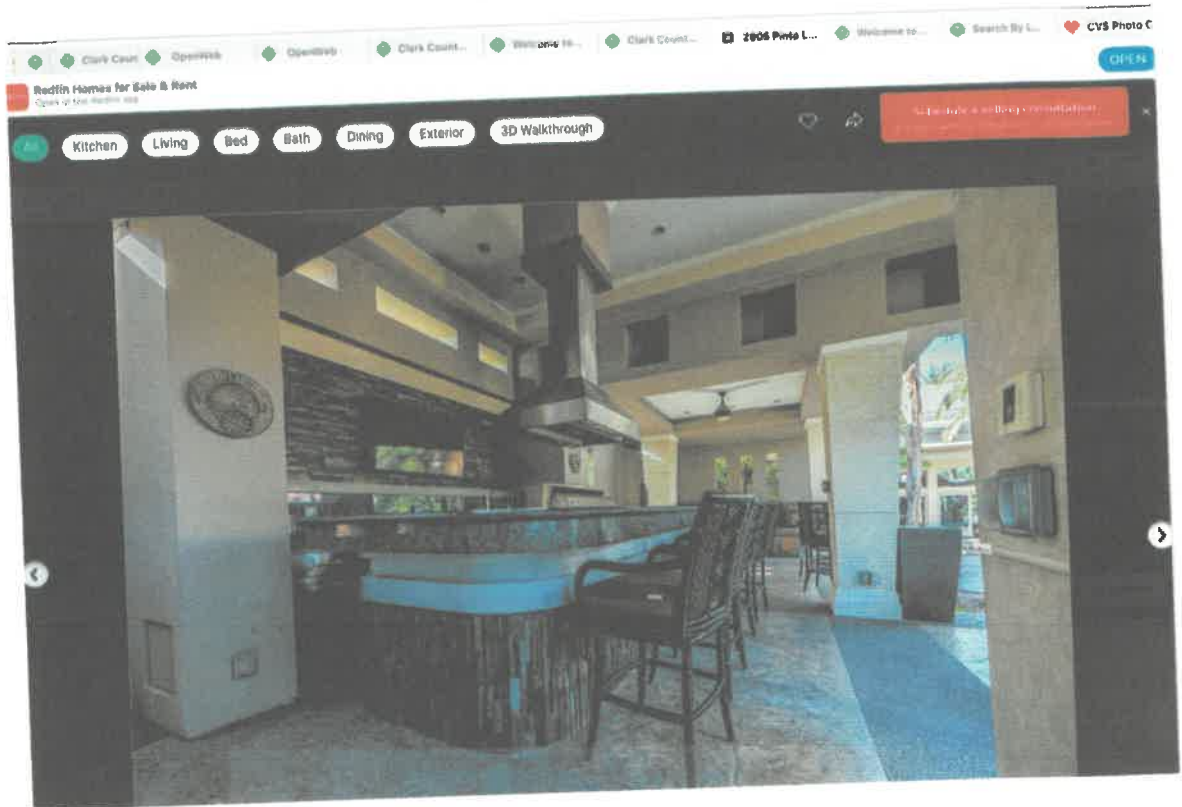
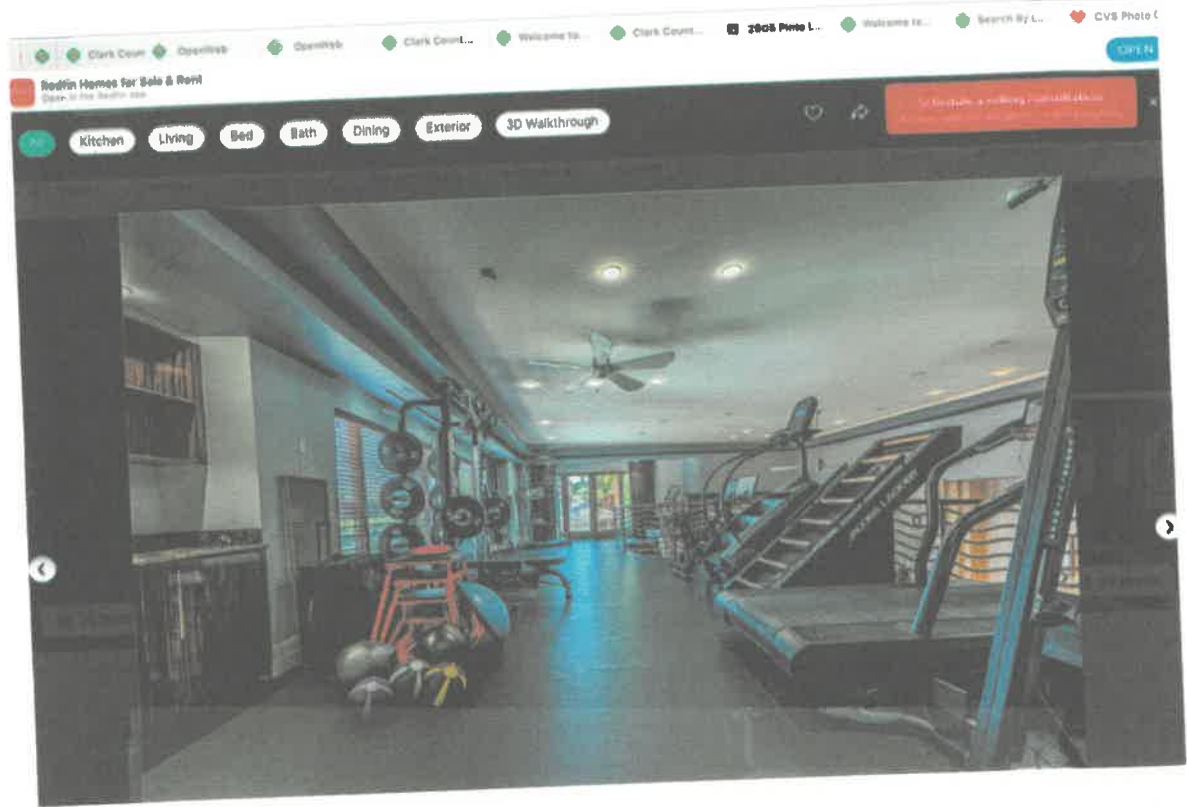
2905 PINTO



Exc + \$350/sf
537

P44

2905 P. 1170



~~P45~~

538

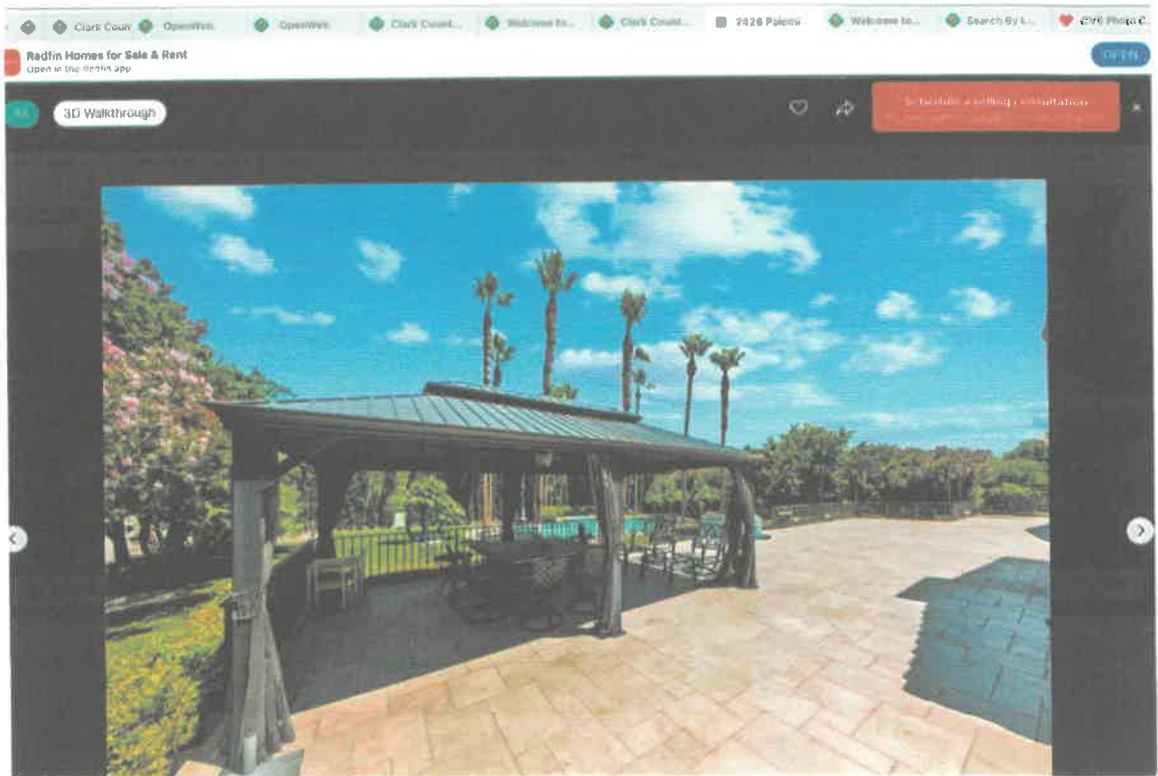
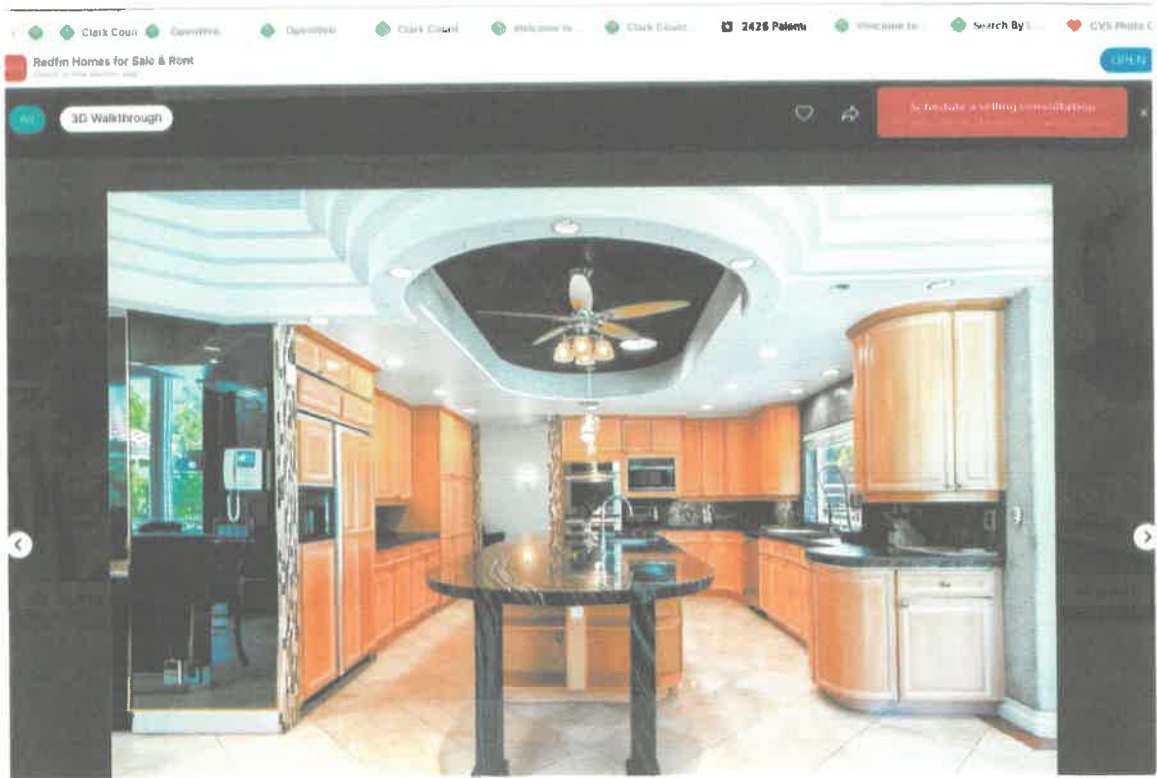
2905 Pinto



P46

539

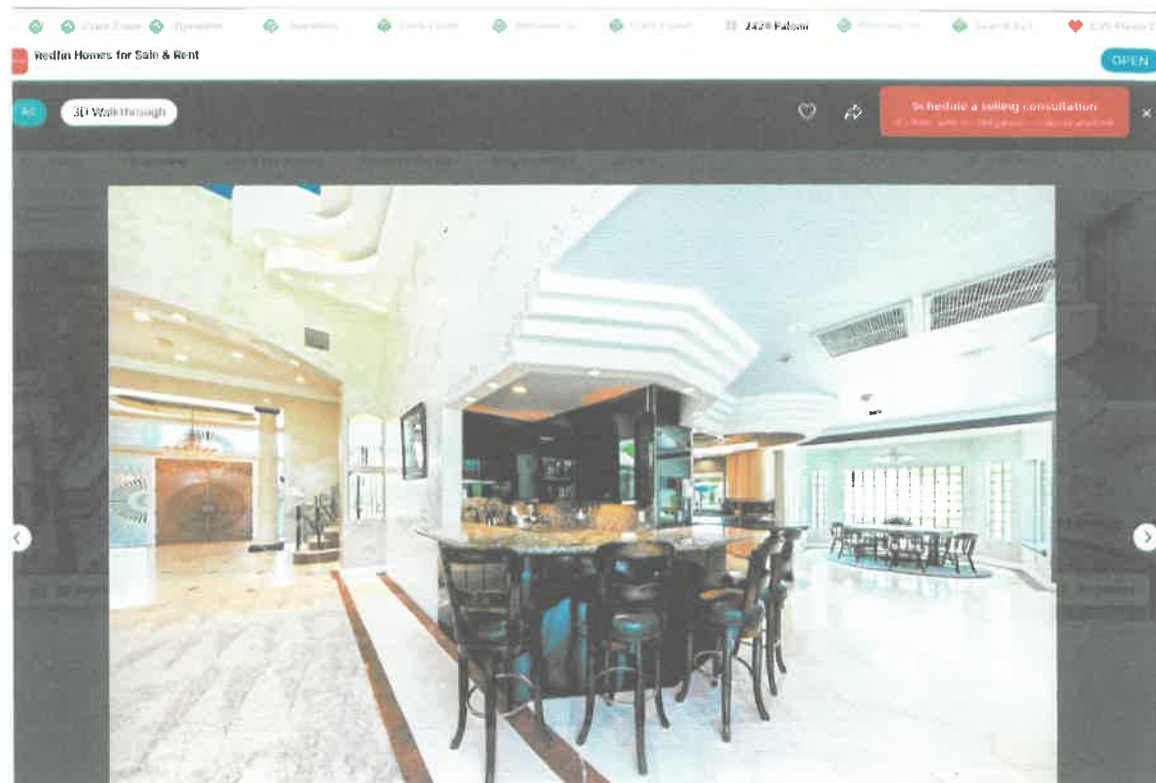
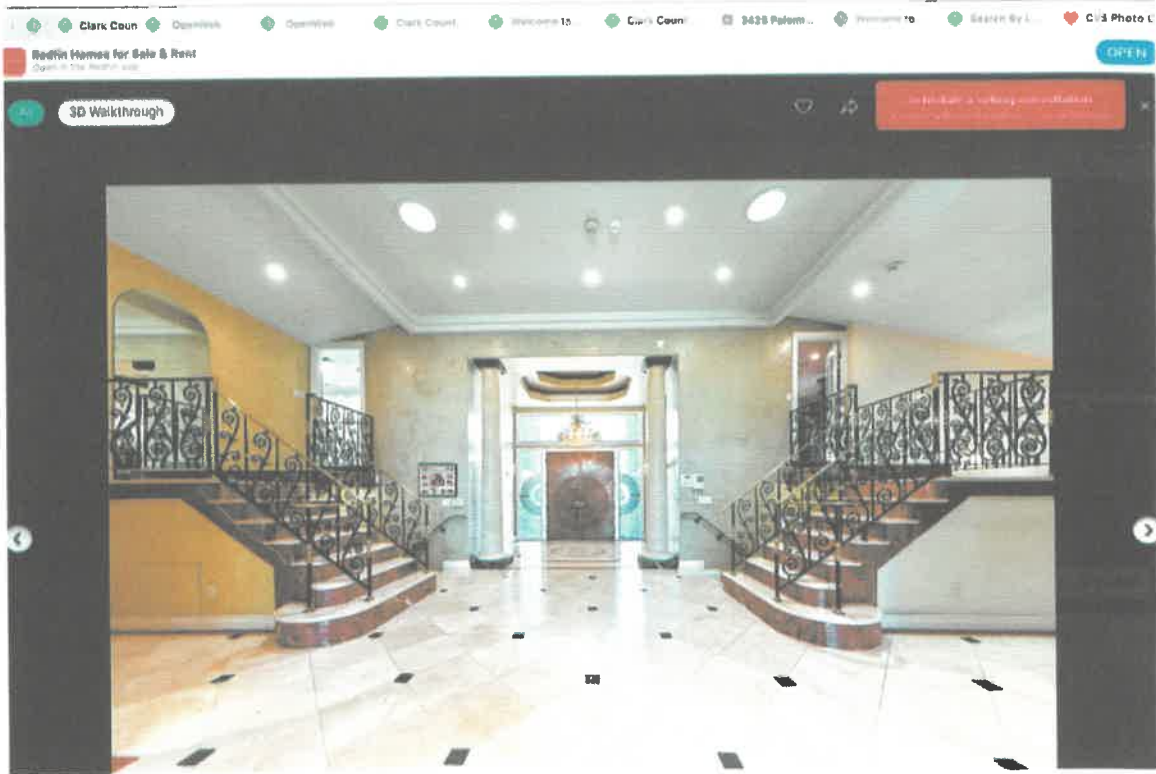
2426 Palomino



P47

540

24/26 Paredes



VGT/EXC #243/8R
54

2327 AGA

2013



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S44

[illegible]

OWNER(S)/MAIL TO					SITUS					139-32-702-013					Printed: 12/29/2025	
HIGHET ANN B REVOCABLE TRUST HIGHET ANN B TRS 2333 PINTO LN LAS VEGAS NV, 89107 NV					2333 PINTO LN LAS VEGAS					*139-32-702-0					2026/27	
					PARCEL STATUS: A Active - Locally Assessed Parcel NEIGHBORHOOD: 1311.09 Central West PRIMARY USE: 20.110 Single Family Residential BUILDING(S): 1 of 1											
					BUILDING 1 OF 1 SECTION 1 OF 1											
TYPE: RES BUILDING STYLE: 01 One Story QUALITY: 60 Excellent AGE: 1954 EYB: 2007 % COMP: 100% % DEPR: 28.5					BUILDING VALUE SUMMARY											
BASIC BUILDING FEATURES CAT TYPE AREA % SF ADJ. SFL Concrete Slab 100.00% -68,539 EW Frame-Stucco 100.00% -86,659 RC Elastomeric (Rubber) 100.00% 30,968 HT Forced Air 100.00% AC Central Cooling 100.00%					SUBAREAS BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. W/SQ. FT. RCN 1-1 PBA Patio Comp Roof 1954 2007 544 510 46.93 23,934 1-1 CAS Casita - Extra Feature 1954 2007 714 1-1 100 100% Addition 1954 2007 544 293.40 159,610 1-1 GAB Att Garage - Built-up or Com 1954 2007 589 74.23 43,721 1-1 PTA Patio Tile Roof 1954 2007 56 84.22 4,716 1-1 100 100% Addition 1954 2007 32 293.40 9,389 1-1 GL1 Resid Level 1 1954 2007 4,949 293.40 1,452,037 1-1 GL2 Resid Level 2 1954 2007 1,050 293.40 308,070 1-1 BWA Balcony Wood 1954 2007 888 80.98 71,910 1-1 BWA Balcony Wood 1954 2007 532 80.98 43,081					BASIC BUILDING 1,929,106 SQ. FT. ADJUSTMENTS -122,230 LUMP SUM ADJUSTMENTS 165,015 BASEMENT PORCHES 143,641 GARAGES/CARPORTS 43,721 BUILDING RCN 2,159,253 DEPRECIATION 615,387 POOL/SPA/DECK 53,028 OTHER EXTRA FEATURES 262,030 TOTAL RCNLD 1,858,924 IMPROVEMENT FACTOR MULTIPLE ADJUSTMENT OVERRIDE IMP. VALUE CONDO COST SQ FT NTV PUD/Common Area BUILDING AREAS HEATED AREA 6,575 HEATED AREA W/IN BSMT ADJ RATE 6,575						
FLOORING CAT TYPE AREA % SF ADJ. RIF % Floor Carpet 90% RIF % Floor Vinyl 10%					ROOMS/BATHROOMS \$75,458 CAT TYPE UNITS FAC UNIT ADJ. CAT DESCRIPTION UNITS UNIT ADJ. CAT DESCRIPTION UNITS UNIT ADJ. RM1 Bedrooms 5.00 1.00 RM2 Family/Den/Other 1.00 1.00 RM3 Fmli Dining Room 1.00 1.00 RM4 Total Rooms 13.00 1.00 RM5 Full Baths 6.00 1.00 RM6 Half Baths 1.00 1.00 FIX Plumb Fxt 30.00 1.00 75,458 GARAGES/CARPORTS/PORCHES/PATIOS/BALC ADD-ONS											
BUILT-INS/FIREPLACES \$73,041 CAT TYPE UNITS FAC UNIT ADJ. CODE DESCRIPTION GRD QTY UNITS UNIT PRICE FAC ADJ. UNIT AYB EYB RCN DEPR% RCNLD NOTES AP1 Built Ins 2 1.00 30,850 RPLC Pool Custom Square Feet 2 1 1,200.00 \$115.29 1.00 115.29 1954 1966 138,348 75.0 34,587 FPL Fireplace (L-Rank) 1 1.00 14,238 RPLD Pool Deck - Kool Deck 1 1 360.00 \$14.00 1.00 14.00 1954 1966 5,040 75.0 1,260 AP5 Bi Microwave 1 1.00 1,661 SPR2 Sprinkler Average 1 1 1.00 \$3,771.26 1.00 3,771.26 1954 1966 3,771 75.0 943 AP2 Built-in Refrigerator/Extra/Each 2 1.00 24,916 RPV4 Paving - Concrete 1 1 1,765.00 \$6.40 1.00 6.40 1954 1966 11,296 75.0 2,824 AP6 Trash Compactor 1 1.00 1,376 RSPT Septic 1 1 1.00 \$10,643.19 1.00 10,643.19 1954 1966 10,843 75.0 2,681 RY38 Concrete Block/Slump/Sq Ft 1 1 2,100.00 \$15.72 1.00 15.72 1954 1966 33,012 75.0 8,253 RPHI Pool Heater Included 1 1 1.00 2023 2024 3.0 RPSP Pool Spa/Attached Each 1 1 1.00 \$17,712.75 1.00 17,712.75 2023 2024 17,713 3.0 17,181 RY17 Casita/Square Feet 1 1 714.00 \$151.74 1.00 151.74 1999 2009 108,342 25.5 80,715 RPV4 Paving - Concrete 1 1 5,000.00 \$6.40 1.00 6.40 2023 2024 32,000 3.0 31,040 RPV4 Paving - Concrete 1 1 3,500.00 \$6.40 1.00 6.40 2023 2024 22,400 3.0 21,728 RY68 Spiral Stairs 1 1 1.00 \$14,279.37 1.00 14,279.37 2023 2024 14,279 3.0 13,851 RTCN Tennis Court - Concrete 1 1 1.00 \$58,172.40 1.00 58,172.40 2024 2025 58,172 1.5 57,300 RY20 Auto Gate Opener/Each 1 1 3.00 \$8,281.49 1.00 8,281.49 2024 2025 24,844 1.5 24,472 RTLT Tennis Court Lighting 1 1 1.00 \$18,520.70 1.00 18,520.70 2024 2025 18,521 1.5 18,243																
ADDITIONAL BUILDING FEATURES \$16,518 CAT TYPE UNITS FAC UNIT ADJ. WH Wall Height (RES) 10 1.00 X05 Bar Cooler 2 1.00 3,286 X80 Wine Vault/Each 1 1.00 13,232																

OWNER(S)/MAIL TO								SITUS						139-32-702-024							Printed: 12/29/2025	
PISANELLI JAMES J LIVING TRUST PISANELLI JAMES J TRS 400 S 7TH ST STE 300 LAS VEGAS NV, 89101 NV								2400 PALOMINO LN LAS VEGAS						*139-32-702-0							Page: 1 of 3	
								PARCEL STATUS A Active - Locally Assessed Parcel														
								NEIGHBORHOOD 1311.09 Central West														
								PRIMARY USE 31.110 Multi Family Res: Two SFR Units						2026/27								
								LAND ACRES 0.70		LAND SQUARE FEET 30,492		SUMMARY OF TAXABLE VALUES							WORKING			
N2 SE4 SEC 32 20 61								LEGAL DESCRIPTION		FISCAL YEAR		2022-23		2023-24		2024-25		2025-26		2026-27		
										VALUE TYPE		BLCM		BLCM		BLCM		BLCM		BLCM		
								LAND				\$378,000		\$450,000		\$472,500		\$472,500		\$540,000		
								SUBDIVISION DISCOUNT														
								NET LAND				\$378,000		\$450,000		\$472,500		\$472,500		\$540,000		
								IMPROVEMENTS				\$236,267		\$261,880		\$288,558		\$279,638		\$856,344		
								SUPPLEMENTAL COMMON ELEMENT														
								TOTAL IMPROVEMENT				\$236,267		\$261,880		\$288,558		\$671,228		\$656,344		
								SECURED PERSONAL PROP														
								PARCEL TOTAL		\$614,267		\$711,880		\$761,058		\$752,136						
								EXEMPTION TOTAL								\$1,196,344						
SALES HISTORY																						
TYPE		SALE DATE		SALE PRICE		DEED BOOK		PAGE		GRANTOR				GRANTEE								
R		9/12/2024		\$ 2,600,000.00		20240912		00000490		BIG RED 1 TRUST				PISANELLI JAMES J LIVING TRUST								
R		12/2/2022		\$ 2,350,000.00		20221202		00000358		SIERRA ONE PROPERTIES LLC				PRATO THOMAS								
R		1/10/2022		\$ 1,200,000.00		20220110		00002388		LACAYO FAMILY TRUST				SIERRA ONE PROPERTIES LLC								
LAND APPRAISAL																						
#	CODE	LAND CATEGORY		ZONING	UNIT TYPE	FF	DEPTH	UNITS	UNIT PRICE	TOTAL ADJ	ADJ UNIT PRICE	ADJ VALUE	OVERD VALUE	NOTES								
1	AR01	Residential		L-R-A	LT			1.00	\$600,000 [+/]	1.0000	\$540,000	\$540,000										
CODE		ADJUSTMENT		TYPE	ADJ %	ADJ VALUE		ADJ NOTE		CODE	ADJUSTMENT		TYPE	ADJ %	ADJ VALUE		ADJ NOTE					
AR01		% - Size			-0.10	-\$60,000.00																
LAND - GOLF COURSE/AG/OPEN SPACE																						
CLASSIFIED AG/GOLF COURSE																						
#	CODE	LAND CATEGORY		TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE	#	CODE	LAND CATEGORY		TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE			
CODE		ADJUSTMENT		TYPE	ADJ %	ADJ VALUE		ADJ NOTE		CODE	ADJUSTMENT		TYPE	ADJ %	ADJ VALUE		ADJ NOTE					
MARKET AG/GOLF COURSE																						
PERMITS																						
PROJECT NAME:																						
TYPE	BLDG	BUILDING TYPE		CL/Q	RNK	AYB	EYB	STY	HGT	UNITS	BSMT	MEZZ	SPRK	%CMP	SQFT	\$/SQFT	RCNLD	TYPE	DESCRIPTION	COUNT	STATUS	
RES	1-1	Two Story		40		1989	1993							100%	4,460	132.33	590,202					
RES	2-1	Two Story		30		1992	2000							100%	453	146.01	66,142					
ACCOUNT FLAGS																						
CAT		TYPE																	VAL			
CONV		Capacity																	2			
CONV		Pool Count																	1			
PAR		Parcel Land Use																	31.110			

OWNER(S)/MAIL TO

PISANELLI JAMES J LIVING TRUST
PISANELLI JAMES J TRS
400 S 7TH ST STE 300
LAS VEGAS NV, 89101 NV

SITUS

2400 PALOMINO LN
LAS VEGAS

139-32-702-024

Printed: 12/29/2025

Page 2 of 3

*139-32-702-0

2026/27

TYPE BUILDING STYLE QUALITY

RES	02 Two Story	40 Good
AYB	EYB	% COMP % DEPR
1969	1993	100% 49.5

BUILDING CHARACTERISTICS

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

FLOORING

CAT	TYPE	AREA	%	SF ADJ.
RIF	None		90%	

ROOMS/BATHROOMS

CAT	TYPE	UNITS	FAC	UNIT ADJ.
RM1	Bedrooms	4.00	1.00	
RM2	Family/Den/Other	4.00	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 Fxt	24.00	1.00	45,204

BUILT-INS/FIREPLACES

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

ADDITIONAL BUILDING FEATURES

CAT	TYPE	UNITS	FAC	UNIT ADJ.
WH	Wall Height (RES)		1.00	
X05	Bar Cooler	2	1.00	3,288

Subarea

BL/SE	CODE	DESCRIPTION	AYB	EYB	HTD AREA	SQ. FT.	SSQ. FT.	RCN
1-1	PAA	Patio Alumna Roof	1969	1993		504	42.31	21,324
1-1	PAA	Patio Alumna Roof	1969	1993		336	42.31	14,218
1-1	CAS	Casita - Extra Feature	1969	1993		216		
1-1	GL1	Resid Level 1	1969	1993	2,484	2,484	161.97	402,333
1-1	GL2	Resid Level 2	1969	1993	1,976	1,976	161.97	320,053
1-1	PD4	Patio Deck Concrete	1969	1993		48	6.40	307

BUILDING VALUE SUMMARY

BASIC BUILDING	722,386
SQ. FT. ADJUSTMENTS	-7,000
LUMP SUM ADJUSTMENTS	76,076
BASEMENT	
PORCHES	35,847
GARAGES/CARPORTS	
BUILDING RCN	827,309
DEPRECIATION	409,518
POOL/SPA/DECK	84,694
OTHER EXTRA FEATURES	87,717
TOTAL RCNLD	590,202

IMPROVEMENT FACTOR
MULTIPLE ADJUSTMENT
OVERRIDE IMP. VALUE
CONDO COST SQ FT
NTV PLD/COMMON AREA

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

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

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

EXTRA FEATURES

CODE	DESCRIPTION	GRD	QTY	UNITS	UNIT PRICE	FAC	ADJ. UNIT	AYB	EYB	RCN	DEPR%	RCNLD	NOTES
RPL3	Pool Size Appx 512 Square Feet	3	1	1.00	\$52,384.99	1.00	56,387.20	2022	2022	56,387	6.0	53,004	
RPLD4	Pool Deck - Concrete		1	2,500.00	\$6.40	1.00	6.40	2022	2022	18,000	6.0	15,040	
SPR3	Sprinkler Large		1	1.00	\$11,296.38	1.00	11,296.38	1969	1969	11,296	75.0	2,824	
RPV4	Paving - Concrete		1	3,000.00	\$6.40	1.00	6.40	2022	2022	19,200	6.0	18,048	
RTAS	Tennis Court - Asphalt		1	1.00	\$49,743.62	1.00	49,743.62	1969	1969	49,744	75.0	12,436	
RTLT	Tennis Court Lighting		1	1.00	\$18,520.70	1.00	18,520.70	1969	1969	18,521	75.0	4,630	
RTFN	Tennis Court Fencing		1	1.00	\$15,786.10	1.00	15,786.10	1969	1969	15,786	75.0	3,947	
RPN3	Fence Large - 1/2 Acre Custom		1	2.00	\$30,048.42	1.00	30,048.42	1969	1969	60,093	75.0	15,023	
RPSP	Pool Spa/Attached Each		1	1.00	\$17,712.75	1.00	17,712.75	2022	2022	17,713	6.0	16,650	
RY17	Casita/Square Feet		1	216.00	\$151.74	1.00	151.74	2022	2022	32,776	6.0	30,809	

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RPV4	Paving - Concrete		1	5,286.00	\$6.40	1.00	6.40	1952	1965	33,830	75.0	8,458																																																																																																																																																																																																																																																							
RSTG	Storage Square Feet		1	651.00	\$22.00	2.25	49.50	1952	1965	32,225	75.0	8,056																																																																																																																																																																																																																																																							
RSPT	Septic		1	1.00	\$10,643.19	1.00	10,643.19	1952	1965	10,643	75.0	2,661																																																																																																																																																																																																																																																							
RY38	Concrete Block/Slump/Sq Ft		1	978.00	\$15.72	1.00	15.72	1952	1965	15,374	75.0	3,844																																																																																																																																																																																																																																																							
RPL1	Pool Size Appx 300 Square Feet		1	1.00	\$39,258.91	1.00	39,258.91	2017	2018	39,259	12.0	34,548																																																																																																																																																																																																																																																							
RPLD	Pool Deck - Kool Deck		1	500.00	\$14.00	1.00	14.00	2017	2018	7,000	12.0	6,160																																																																																																																																																																																																																																																							
RPV3	Paving - Brick		1	2,000.00	\$12.11	1.00	12.11	2017	2018	24,220	12.0	21,314																																																																																																																																																																																																																																																							
RY31	Separate Jacuzzi/Each		1	1.00	\$31,510.05	1.00	31,510.05	2024	2024	31,510	3.0	30,565																																																																																																																																																																																																																																																							
RPLD	Pool Deck - Kool Deck		1	375.00	\$14.00	1.00	14.00	2024	2024	5,250	3.0	5,093																																																																																																																																																																																																																																																							
RY07	Wood Stairs		1	1.00	\$2,111.41	1.00	2,111.41	1952	1996	2,111	45.0	1,161																																																																																																																																																																																																																																																							
RY40	Wrought Iron/Square Feet		1	96.00	\$12.62	1.00	12.62	2017	2018	1,212	12.0	1,066																																																																																																																																																																																																																																																							
RY13	Bar-B-Que/Firepit/Each		1	1.00	\$2,498.43	1.00	2,498.43	2024	2024	2,498	3.0	2,423	BIBBQ																																																																																																																																																																																																																																																						
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OWNER(S)/MAIL TO					SITUS					139-32-702-008					Printed: 12/29/2025	
DAPPER J CHRISTOPHER & JAIME M 5030 PARADISE RD STE C214 LAS VEGAS NV, 89119 NV					2500 PINTO LN LAS VEGAS					*139-32-702-0					Page: 2 of 5	
					PARCEL STATUS A Active - Locally Assessed Parcel											
					NEIGHBORHOOD 1311.09 Central West											
					PRIMARY USE 20 110 Single Family Residential											
BUILDING(S) 1 of 3					BUILDING 1 OF 3 SECTION 1 OF 2					2026/27						
TYPE BUILDING STYLE QUALITY					Subareas					BUILDING VALUE SUMMARY						
RES 01 One Story 60 Excellent																
AYB EYB % COMP % DEPR																
1963 2014 100% 18.0																
BUILDING CHARACTERISTICS																
BASIC BUILDING FEATURES																
CAT TYPE AREA % SF ADJ.																
SFL Concrete Slab 100.00% -61,722																
EW Frame-Stucco 100.00%																
RC Metal 100.00% -57,514																
HT Forced Air 100.00%																
AC Central Cooling 100.00% 28,726																
FLOORING																
CAT TYPE AREA % SF ADJ.																
RIF None 100%																
ROOMS/BATHROOMS																
CAT TYPE UNITS FAC UNIT ADJ.																
RM1 Bedrooms 4.00 1.00																
RM2 Family/Den/Other 5.00 1.00																
RM3 Fmnl Dining Room 1.00 1.00																
RM4 Total Rooms 11.00 1.00																
RM5 Full Baths 4.00 1.00																
RM6 Half Baths 1.00 1.00																
FIX Plumb Fxt 27.00 1.00 56,592																
BUILT INS/FIREPLACES																
CAT TYPE UNITS FAC UNIT ADJ.																
AP1 Built Ins 1 1.00 23,138																
FPH Fireplace (H-Rank) 3 1.00 51,258																
EXTRA FEATURES																
CODE DESCRIPTION GRD QTY																
RPLC Pool Custom Square Feet 2 1																
SPR2 Sprinkler Average 1 1																
RPV4 Paving - Concrete 1 5,000.00																
RSPT Septic 1 1.00																
RPSP Pool Spa/Attached Each 1 1.00																
RFN3 Fence Large - 1/2 Acre Custom 1 1.00																
RY13 Bar-B-Que/Firepit/Each 1 1.00																
ADDITIONAL BUILDING FEATURES																
CAT TYPE UNITS FAC UNIT ADJ.																
WH Wall Height (RES) 8 1.00																
X35 Home Auto System HV 1 1.00 8,365																
FSPK Fire Sprinklers/Square Feet 6,587 1.00 37,678																
BASIC BUILDING																
SQ. FT. ADJUSTMENTS																
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PORCHES																
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TYPE BUILDING STYLE QUALITY RES 18 Garage 40 Good										Subareas										BUILDING VALUE SUMMARY											
A/B E/YB % COMP % DEPR 1963 1984 100% 48.0										BL/SE CODE DESCRIPTION A/YB E/YB HTD AREA SQ. FT. 1/SQ. FT. RCN										BASIC BUILDING SQ. FT. ADJUSTMENTS LUMBER SUM ADJUSTMENTS BASEMENT PORCHES GARAGES/CARPORTS 68,966 BUILDING RCN 68,966 DEPRECIATION 33,104 POOL/SPA/DECK OTHER EXTRA FEATURES TOTAL RCNLD 35,882											
BASIC BUILDING FEATURES \$0										1-2 GDM Det Garage - Metal Roof 1963 1994																					
CAT TYPE AREA % SF ADJ. EW Frame-Stucco 100.00% RC Metal 100.00%																															
FLOORING \$0																															
CAT TYPE AREA % SF ADJ.																															
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500
SHEILAND

AJ Lot
on ALTA

Previously
2700
ALTA
DRIVE



EXTRA
P. 9



562
~~567~~

500 SHETLAND (ADJACENT NITA LOT)
PREVIOUSLY 2700 AVTA DRIVE



~~EXD. 1.46~~
~~AB~~

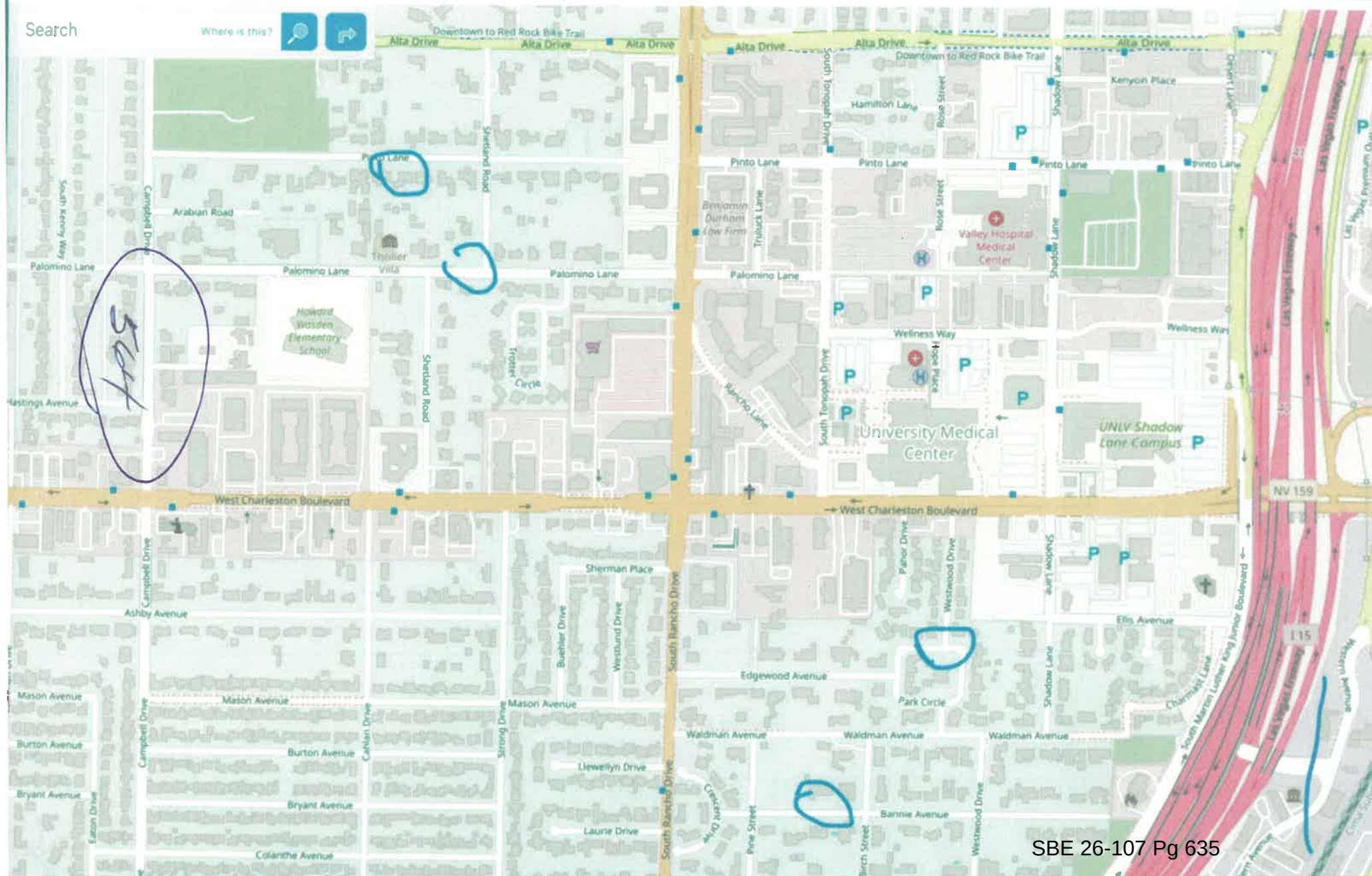


563
~~138~~



Search

Where is this?





REFER
TO
P. 412
413

NOT DRAWN
TO SCALE

Downtown to Red Rock Bike Trail

Alta Drive

Alta Drive

Alta Drive

STEVENSON

556

Campbell Drive

Arabian Road

Pinto Lane

Shetland Road

Palomino Lane

Villa

Palomino Lane

Howard
Wosden
Elementary
School

Refer
To P. 54

SOURCE: NEW EVIDENCE
CASE 90 2025-2026
REVID 9/18/2025

*submitted
FOR 2025
SBOE HEARING

CASE 90 2025-2026

Parcel Equity Analysis
Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN	Act Year	*Eff. Year	*Age	*Econ. Obs.	*Bull	*Quality Class		*Construction Type	*Wall Ht.	Full Baths	Half Baths	Finish Basement	Unfin Basement	Garage		Patio		Cost/G Guest House	Golf / View	*Tentative Values				Comments	
									Cd.	Cd.	Descr.							Ct	Total SqFt	Ct	Total SqFt			Land	Suppl.	Total	Suppl. Year		
5	139-32-703-002	2709 PINTO LN	4,985	182.95	1968	2011	14	0.0%	01	40	Good	Frame-Stucco	10	4	2	0	0	2	1834	3	1,785	Y	1096	N	\$525,000	\$711,097	\$1,672,790	22/23	

Equity Comparison Properties:

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1	139-32-701-005	2720 PINTO LN	4,942	551.81	2019	2019	6	0.0%	05	74	Exceptional/G	Frame-Brick Ver	12	2	1	0	0	2	2757	5	4,288	Y			\$446,250	\$26,415	\$4,887,844	24/25				
2	139-32-702-001	2329 ALTA DR	9,712	304.16	2002	2002	23	0.0%	02	65	Excellent Plus	Frame-Stucco	12	10	1	4,675	0	1	1103	9	2,921	Y			\$525,000	\$0	\$3,634,950				Chngd Frame-Brick Ven	
3	139-32-306-024	2905 PINTO LN	7,077	350.73	2004	2004	21	0.0%	01	65	Excellent Plus	Frame-Stucco	14	4	2	0	0	2	1672	4	1,003	Y			\$525,000	\$14,50,954	\$3,264,258	13/14	Sale #1	\$62,473	Add Htion added	
4	139-32-703-013	2710 PALOMINO LN	12,138	243.09	1932	1996	29	0.0%	02	55	Very Good - E	Frame-Stucco	10	4	1	0	7,394	3	2590	5	2,708	N	3984		\$525,000	\$1,645,409	\$3,147,657	01/02				
5	139-32-702-016	2323 PINTO LN	7,261	243.09	2016	2016	9	0.0%	02	55	Very Good - E	Frame-Stucco	10	5	1	0	0	1	932	6	3,250	Y	1279		\$525,000	\$345,860	\$2,677,690	19/20				
6	139-32-306-010	3871 ARABIAN RD	7,207	307.01	1998	1998	27	0.0%	02	65	Excellent Plus	Frame-Stucco	12	6	1	1,029	0	1	1424	3	1,613	Y	2144		\$525,000	\$64,351	\$2,558,356	13/14				
7	139-32-305-005	3800 ARABIAN RD	8,534	275.08	1999	2002	23	0.0%	02	60	Excellent	Frame-Siding/St	12	5	1	0	0	1	718	7	1,938	Y	0		\$525,000	\$347,302	\$2,441,358	24/25				
8	139-32-306-019	3451 ARABIAN RD	5,828	372.19	1998	1998	27	0.0%	02	72	Exceptional/F	Frame-Stucco	14	5	0	0	0	1	480	2	959	Y	0		\$525,000	\$1,326,780	\$2,401,596	98/99				
9	139-32-306-020	2801 PINTO LN	11,281	264.37	1960	1976	49	0.0%	01	55	Very Good - E	Frame-Siding/St	10	6	2	4,360	0	1	840	4	1,101	Y	11098		\$525,000	\$1,089,531	\$2,241,375	02/03				
10	139-32-702-002	2327 ALTA DR	6,849	306.37	1977	1995	30	0.0%	01	60	Excellent	Frame-Stucco	12	4	1	0	0	1	768	6	2,456	Y	1323		\$525,000	\$603,750	\$2,049,704	24/25	Sale #2			
11	139-32-305-001	3611 PINTO LN	6,859	206.10	1959	1995	30	0.0%	01	60	Excellent	Frame-Brick Ver	12	5	0	0	0	2	1267	3	2,615	Y	1801		\$525,000	\$648,512	\$2,049,704	24/25	Sale #2			
12	139-32-702-030	2315 ALTA DR	7,256	221.82	1974	1993	32	0.0%	01	50	Very Good	Frame-Brick Ver	10	4	1	0	0	1	1150	3	668	Y	1950		\$525,000	\$228,486	\$1,885,282	25/26	Petitioner		QC	
13	139-32-703-004	2609 PINTO LN	6,294	229.33	1959	2004	21	0.0%	02	55	Very Good - E	Frame-Stucco	0	3	1	0	0	1	840	4	1,525	Y	0		\$525,000	\$572,889	\$1,856,295	13/14	Sale #6		Permits for remodel	
14	139-32-702-021	2426 PALOMINO LN	6,711	243.09	1996	1996	29	0.0%	02	55	Very Good - E	Frame-Stucco	10	5	1	0	0	1	705	3	1,016	Y	0		\$525,000	\$905,789	\$1,856,150	13/14				
15	139-32-703-002	2709 PINTO LN	4,985	182.95	1968	2011	14	0.0%	01	40	Good	Frame-Stucco	10	4	2	0	0	2	1834	3	1,785	Y	1096		\$525,000	\$851,743	\$1,802,819	03/04	Sale #4			
16	139-32-702-013	2333 PINTO LN	6,575	180.62	1954	2007	23	0.0%	02	60	Excellent	Frame-Stucco	10	6	0	0	0	0	0	4	1,648	Y	714		\$525,000	\$711,097	\$1,672,790	22/23	Subject			
17	139-32-702-009	2400 PINTO LN	4,950	295.07	1990	1990	35	0.0%	02	60	Excellent	Frame-Siding/St	12	4	0	0	0	1	880	5	1,151	Y	880		\$525,000	\$819,013	\$2,138,209	24/25	Sale #3	\$511,058	QC & Eff Age	
18	139-32-701-008	2406 PINTO LN	4,476	180.10	2002	2003	22	0.0%	02	45	Good-Very Go	Frame-Siding/St	0	4	0	0	0	2	1164	3	2,001	Y	0		\$525,000	\$675,551	\$1,564,659	02/03				
19	139-32-702-007	2508 PINTO LN	6,842	243.09	1990	1990	35	0.0%	02	55	Very Good - E	Frame-Stucco	10	5	1	0	0	1	852	6	964	Y	0		\$525,000	\$343,120	\$1,489,092	24/25	Petitioner			
20	139-32-702-012	2337 PINTO LN	5,178	165.01	1952	1996	29	0.0%	04	40	Good	Frame-Stucco	8	6	0	1,652	0	1	936	5	1,032	Y	0		\$525,000	\$617,483	\$1,444,977	02/03				
21	139-32-305-003	3013 PINTO LN	8,087	243.09	1980	1981	44	0.0%	02	55	Very Good - E	Frame-Stucco	10	5	0	0	0	1	660	6	1,331	Y	0		\$525,000	\$165,584	\$1,403,345	25/26	Petitioner	\$186,749	Add. Det. Garage	
22	139-32-703-003	2701 PINTO LN	5,430	156.14	1998	1998	27	0.0%	02	40	Good	Frame-Siding/St	0	4	1	0	0	1	1300	1	144	Y	0		\$525,000	\$643,369	\$1,357,238	02/03				
23	139-32-701-011	580 SHETLAND RD	7,249	309.75	1970	1973	52	0.0%	01	60	Excellent	Masonry-Slump	12	4	0	0	0	1	720	3	2,079	Y	192		\$525,000	\$474,391	\$1,348,014	13/14	Petitioner			
24	139-32-703-009	2694 PALOMINO LN	4,475	172.99	2009	2009	16	0.0%	02	40	Good	Frame-Stucco	10	5	0	0	0	1	672	4	696	Y	0		\$525,000	\$656,250	\$1,340,978	02/03				
25	139-32-702-027	2408 PALOMINO LN	7,350	170.40	1972	1979	46	0.0%	01	40	Good	Frame-Stucco	0	4	2	0	264	2	1916	5	1,753	Y	0		\$525,000	\$242,231	\$1,091,256	13/14				
26	139-32-306-001	2981 PINTO LN	6,533	243.09	1961	1982	64	0.0%	02	55	Very Good - E	Frame-Stucco	10	6	0	0	0	1	840	5	1,946	Y	1074		\$525,000	\$41,358	\$1,071,480	24/25				
27	139-32-702-014	2331 PINTO LN	4,758	173.80	1962	1987	38	0.0%	01	40	Good	Frame-Stucco	0	3	0	0	0	0	0	0	0	0	0		\$525,000	\$285,874	\$1,068,925	13/14	Petitioner		Eff. Age	
28	139-32-702-008	2900 PINTO LN	6,889	248.25	1963	2034	54	0.0%	01	60	Excellent	Frame-Stucco	8	4	1	0	0	2	1423	4	1,274	Y	1602		\$525,000	\$232,709	\$1,048,352	13/14				
29	139-32-703-008	2700 PALOMINO LN	3,540	200.57	2000	2000	25	0.0%	01	45	Good-Very Go	Frame-Stucco	0	3	1	0	0	1	748	3	872	N	0		\$525,000	\$409,223	\$2,520,835	02/03		\$1,538,095	Rmld Sim. to Subject	
30	139-32-304-007	2901 ALTA DR	4,727	219.91	1980	1980	45	0.0%	01	50	Very Good	Frame-Stucco	10	3	0	750	0	1	868	2	701	Y	0		\$525,000	\$367,500	\$440,240	01/03				
31	139-32-304-008	2901 ALTA DR	4,726	233.68	1961	1965	60	9.0%	01	50	Very Good	Frame-Stucco	10	3	1	0	0	1	748	3	872	N	0		\$525,000	\$377,117	\$951,491	02/03				
32	139-32-306-023	2800 PALOMINO LN	3,580	135.44	1985	1985	40	0.0%	01	30	Average	Frame-Brick Ver	10	3	1	0	0	0	0	3	2,091	Y	1196		\$525,000	\$53,249	\$924,832	18/19				
33	139-32-304-009	2727 ALTA DR	4,807	190.21	1966	1966	59	0.0%	01	30	Average	Frame-Stucco	0	4	0	0	0	1	900	3	2,124	Y	0		\$525,000	\$894,588	\$924,832	18/19				
34	139-32-304-017	2800 PINTO LN	4,807	190.21	1966	1966	59	0.0%	01	45	Good-Very Go	Frame-Siding/St	0	3	1	0	0	0	0	0	4	974	Y	1120		\$525,000	\$886,089	\$924,832	18/19			
35	139-32-702-006	2520 PINTO LN	2,993	188.53	1957	1959	66	0.0%	01	40	Good	Frame-Stucco	0	3	1	0	0	2	4200	2	793	Y	0		\$525,000	\$163,960	\$823,093	02/03	Sale #7			
36	139-32-702-005	2327 PINTO LN	5,676	150.00	1962	1974	51	0.0%	01	35	Avg-Good	Frame-Stucco	0	2	0	0	0	1	2280	2	226	Y	0		\$525,000	\$168,677	\$815,964	07/08	Petitioner			
37	139-32-702-015	2327 PINTO LN	2,983	164.70	1962	1985	58	0.0%	01	35	Avg-Good	Frame-Stucco	0	2	0	0	0	1	600	4	916	Y	816		\$525,000	\$108,710	\$815,278	17/18	Petitioner		Eff. Age	
38	139-32-306-026	2951 PINTO LN	5,064	177.89	1951	1959	66	0.0%	01	40	Good	Masonry-CB/CB	0	3	0	0	0	1	528	3	679	Y	0		\$525,000	\$805,973	\$805,973					
39	139-32-703-005	2601 PINTO LN	4,068	177.17	1964	1964	61	0.0%	01	40	Good	Frame-Siding/St	0	2	1	0	0	1	756	3	1,667	Y	0		\$525,000	\$193,694	\$805,432	02/03				
40	139-32-702-011	2525 PINTO LN	3,949	185.47	1960	1970	55																									

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

Ms. Weidner,

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

A response, either way, would be appreciated.

Thank you,

Mark Wolfson
 Sent from my iPad

Begin forwarded message:

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

Ms. Weidner,

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

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

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

Regards,

Mark Wolfson

Sent from my iPad

Begin forwarded message:

From: Jayme Jacobs <Jayme.Jacobs@clarkcountynv.gov>
 Date: Thursday, January 1, 2026 at 1:21:03 PM PST
 To: mark wolfson <mbw1016@hotmail.com>

562

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

Ms. Weidner,

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

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

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

Regards,

Mark Wolfson

Sent from my iPad

Begin forwarded message:

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

Hi Mark,

To answer your two questions.

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

Ms. Jayme Jacobs, RES

Direct: 702.455.4980 | Office: 702.455.4997

Manager of Property Appraisal, Clark County Assessor's Office

service integrity respect accountability excellence leadership

TERRY FARR

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

MARK WOLFSON

Okay.

TERRY FARR

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

MARK WOLFSON

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

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

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

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

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

570

TERRY FARR

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

MARK WOLFSON

I do. I appreciate that.

TERRY FARR

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

MARK WOLFSON

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

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

TERRY FARR

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

PETRA LATCH

Can I just ask a quick question here?

MARK WOLFSON

Sure. Yeah.

PETRA LATCH

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

MARK WOLFSON

That's about right, yeah.

PETRA LATCH

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

571

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

DALLAS TRIPP

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

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

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

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

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

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

JAYME JACOBS

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

Exh. 'II' p. 5

OTHER VACANT LOTSCCA uses 2014 & 2015
on p. 40

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

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

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

573
147

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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Briana Johnson, Assessor

[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

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

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

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

PRIMARY RESIDENTIAL STRUCTURE

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

ASSESSOR MAP VIEWING GUIDELINES

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

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

578

39	139-32-304-017	2800 PINTO	0.91	\$525	0	\$525.0	\$576.9	0%	0.07	562.1	\$618	-2.50%	\$602
40	139-32-306-001	2981 PINTO	0.91	\$525	0	\$525.0	\$576.9	0%	0.07	562.1	\$618	-2.50%	\$602
41	139-32-306-004	2825 PINTO	0.91	\$525	0	\$525.0	\$576.9	0%	0.07	562.1	\$618	-2.50%	\$602
42	139-32-701-002	2701 ALTA	0.91	\$525	0	\$525.0	\$576.9	0%	0.07	562.1	\$618	-2.50%	\$602
43	139-32-304-007	2901 ALTA	0.92	\$525	0	\$525.0	\$570.7	0%	0.08	568.2	\$618	-2.50%	\$602
44	139-32-304-008	2801 ALTA	0.92	\$525	0	\$525.0	\$570.7	0%	0.08	568.2	\$618	-2.50%	\$602
45	139-32-306-026	2951 PINTO	0.95	\$525	0	\$525.0	\$552.6	0%	0.12	586.8	\$618	-5.00%	\$587
46	139-32-702-013	2333 PINTO	0.97	\$525	0	\$525.0	\$541.2	0%	0.14	599.1	\$618	-5.00%	\$587
47	139-32-304-005	2939 ALTA (V)(W)	0.98	\$525	-0.25	\$393.8	\$401.8	-35%	0.15	605.3	\$618	-5.00%	\$587
48	139-32-702-006	2520 PINTO	0.98	\$525	0	\$525.0	\$535.7	-13%	0.15	605.3	\$618	-5.00%	\$587
49	139-32-702-007	2508 PINTO	0.98	\$525	0	\$525.0	\$535.7	-13%	0.15	605.3	\$618	-5.00%	\$587
50	139-32-702-012	2337 PINTO	0.98	\$525	0	\$525.0	\$535.7	-13%	0.15	605.3	\$618	-5.00%	\$587
51	139-32-305-001	3011 PINTO	0.99	\$525	0	\$525.0	\$530.3	-14%	0.16	611.5	\$618	-5.00%	\$587
52	139-32-702-008	2500 PINTO	0.99	\$525	0	\$525.0	\$530.3	-14%	0.16	611.5	\$618	-5.00%	\$587
53	139-32-701-007	2700 PINTO	1.00	\$525	0	\$525.0	\$525.0	-15%	0.18	617.6	\$618	-7.50%	\$571
54	139-32-702-011	2525 PINTO	1.00	\$525	0	\$525.0	\$525.0	-15%	0.18	617.6	\$618	-7.50%	\$571
55	139-32-702-021	2426 PALOMINO	1.00	\$525	0	\$525.0	\$525.0	-15%	0.18	617.6	\$618	-7.50%	\$571
56	139-32-702-028	2325 ALTA	1.01	\$525	0	\$525.0	\$519.8	-16%	0.19	623.8	\$618	-7.50%	\$571
57	139-32-306-019	3051 ARABIAN	1.03	\$525	0	\$525.0	\$509.7	-17%	0.21	636.2	\$618	-7.50%	\$571
58	139-32-701-008	2608 PINTO	1.03	\$525	0	\$525.0	\$509.7	-17%	0.21	636.2	\$618	-7.50%	\$571
59	139-32-701-009	2600 PINTO	1.03	\$525	0	\$525.0	\$509.7	-17%	0.21	636.2	\$618	-7.50%	\$571
60	139-32-703-006	642 SHETLAND	1.05	\$525	0	\$525.0	\$500.0	-19%	0.24	648.5	\$618	-7.50%	\$571
61	139-32-305-002	619 CAMPBELL	1.10	\$525	0	\$525.0	\$477.3	-23%	0.29	679.4	\$618	-10.00%	\$556
62	139-32-306-009	711 CAMPBELL	1.11	\$525	0	\$525.0	\$473.0	-23%	0.31	685.6	\$618	-10.00%	\$556
63	139-32-306-020	2801 PINTO	1.14	\$525	0	\$525.0	\$460.5	-25%	0.34	704.1	\$618	-10.00%	\$556
64	139-32-305-005	3000 ARABIAN	1.21	\$525	0	\$525.0	\$433.9	-30%	0.42	747.4	\$618	-10.00%	\$556
65	139-32-304-006	2929 ALTA (V)(W)	1.22	\$525	-0.25	\$393.8	\$322.7	-48%	0.44	753.5	\$618	-10.00%	\$556
66	139-32-702-030	2315 ALTA	1.23	\$525	0	\$525.0	\$426.8	-31%	0.45	759.7	\$618	-10.00%	\$556
67	139-32-702-001	2329 ALTA	1.25	\$525	0	\$525.0	\$420.0	-32%	0.47	772.1	\$618	-10.00%	\$556
68	139-32-702-027	2408 PALOMINO	1.38	\$525	0.05	\$551.3	\$399.5	-35%	0.62	852.4	\$618	-10.00%	\$556
69	139-32-702-009	2400 PINTO	1.57	\$525	0.15	\$603.8	\$384.6	-38%	0.85	969.7	\$618	-12.50%	\$540
70	139-32-702-002	2327 ALTA	1.59	\$525	0.15	\$603.8	\$379.7	-39%	0.87	982.1	\$618	-12.50%	\$540
71	139-32-703-013	2710 PALOMINO	1.70	\$525	0.25	\$656.3	\$386.0	-38%	1.00	1050.0	\$618	-12.50%	\$540
72	139-32-304-004	3001 ALTA (V)(W)	1.75	\$525	0.25	\$656.3	\$375.0	-39%	1.06	1080.9	\$618	-12.50%	\$540
73	139-32-304-014	3000 PINTO (V)(W)	1.88	\$525	0.25	\$656.3	\$349.1	-43%	1.21	1161.2	\$618	-12.50%	\$540
74	139-32-701-001	500 SHETLAND	2.02	\$525	0.25	\$656.3	\$324.9	-47%	1.38	1247.6	\$618	-15.00%	\$525
ASSEMBLAGE: LAND USE 26.110-SFR AUXILLIARY AREA SECONDARY PARCEL FROM A SPLIT LOT		(*) STILL TAXED WITH IMPROVEMENTS						Acre	Premium	Acre	Discount		
								.85-.89	0%	.90-.94	-2.50%		
								.75-.84	2.50%	.95-.99	-5.00%		
								.74-.65	5.00%	1.00-1.09	-7.50%		
								.64-.5	7.50%	1.10-1.49	-10.00%		
								<.49	10.00%	1.5-1.99	-12.50%		
										>1.99	-15.00%		

Clark County Board of Equalization

Appeal #26-00424

Fiscal Year 2026/2027

2709 Pinto Lane, Las Vegas, NV 89107

APN: 139-32-703-002

Exhibit 'A'

33 pages

RECEIVED

FEB 12 2026

CLARK COUNTY ASSESSOR

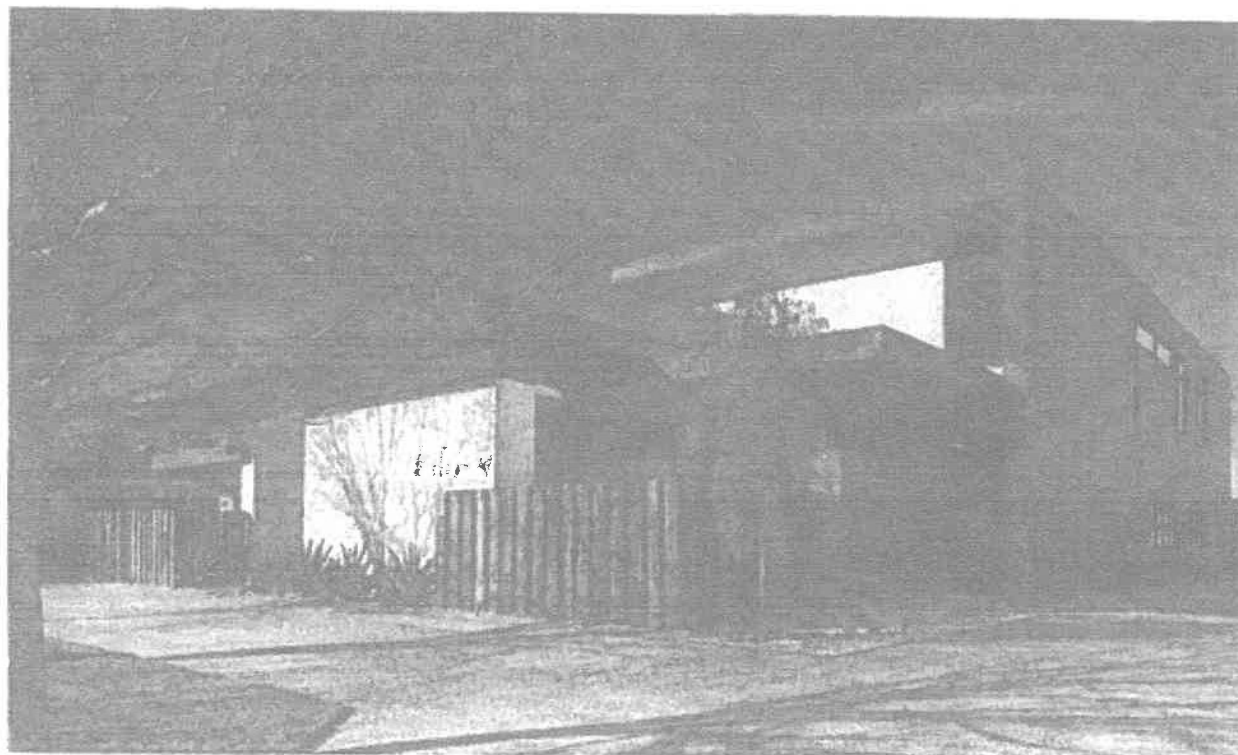
EXh. A P.L

[\(https://Luxuryhomeslasvegas.com/\)](https://Luxuryhomeslasvegas.com/) • Listings (<https://Luxuryhomeslasvegas.com/Listings/>) • Historic District

HISTORIC DISTRICT

2720 Pinto Lane, Las Vegas, NV, USA

Share on:



Description

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

Property ID: LEI2447

PROPERTY DETAILS

2720 PINTO LANE
 — REDFIN LISTING DESCRIPTION —

About this home

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

Living: High-end (Purcell & Co.)

Kitchen: Top: Luxury Appliances, Interiors

Builder's name:

Van Sled: SHHS Nevada Properties

Add a comment about this home

Show less ^

Key facts

 Single-family home

 1954

 1.3 acres

 \$702

 3 car garage

Show full details

Lot Size

2720 (House) .65 Acres
 2710 VACANT LOT .66 Acres

TOTAL ACRES 1.31

BOTH LOTS →

EXH - A
 P. 2

Own 2720 Pinto Ln

Track this home's value and nearby sales activity

EXH 'A' P.3

Price \$4,600,000 Beds: 5 Type: Single Family Residential

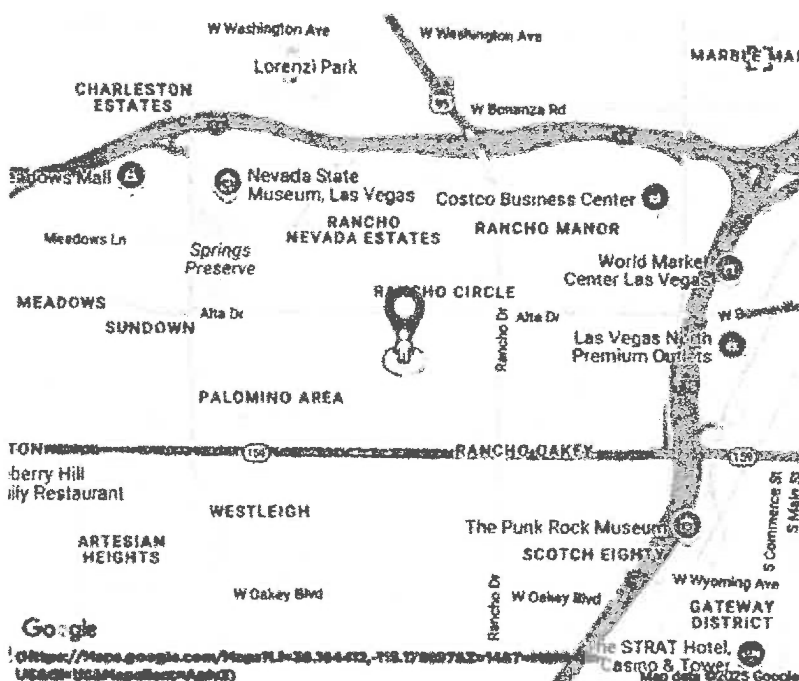
Home Size: 5,979 Baths: 5 Garage: 3 Car Garage

Lot Size: 57,064 ← Year: 1959 Neighborhood: Historic Vegas

1.31 ACRES

Sale Terms: Cash Represented: Seller Sold Date: 4/8/19

Google Map Google Street View Contact Me



Kamran Zand
(<https://Luxuryhomeslasvegas.com/>)
Broker/Owner

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

Kamran@LuxuryEstates.com

(<https://www.google.com/maps/place/1.31+Acres/@36.364432,-115.1729782,14.67t/data=!3m1!1e3!1m1!1s0x880000000000000000:0x880000000000000000>)

1 Acre = 43,560 sq ft

Las Vegas Luxury Communities

Alta Drive - Historic
(/Communities/Alta-Drive-Historic-Neighborhood/)
Anthem Country Club
(/Communities/Anthem-Country-Club-Henderson-For-Sale/)

Green Valley Ranch Estates
(/Communities/Green-Valley-Ranch-Homes-For-Sale/)
Hillsboro Estates
(/Communities/Hillsboro-Estates-Homes-For-Sale/)

Quail Ridge Estates
(/Communities/Quail-Ridge-Estates-Homes-For-Sale/)
Queensridge
(/Communities/Queensridge-Homes-For-Sale/)

Spanish Trail
(/Communities/Spanish-Trail-Homes-For-Sale/)
Sterling Ridge
(/Communities/Sterling-Ridge-Homes-For-Sale/)
Ten Oaks

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

Property details for 2720 Pinto Ln

Parking

Has Garage # of Garage Spaces: 3

Interior

Virtual Tour Unbranded 1 (External Link)...

Exterior

Stories: 2 Year Built Details: NEW

Financial

Annual Amount: \$1,300...

Utilities

Utilities: Above Ground Utilities Electric. Photovoltaics Seller Owned

Location

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

Public facts

Beds: 4 Baths: 2 5

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

Sale and tax history for 2720 Pinto Ln

Sale History

Tax History

Today

Apr 9, 2019

Date

Sold (MLS) (Sold)

GLVAR #2086497

\$4,200,000

Price

Apr 9, 2019

Date

Listed (Active)

GLVAR #2085497

\$4,600,000

Price

Apr 2019, Sold for \$4,200,000

Apr 9, 2019

Date

Sold (Public Records)

Public Records

\$4,200,000

Price

See all property history

EXH 'A' P.S

Home Search Search Type Parcel

Parcel

Parcel #

139-32-701-005

Date Range Specific Date Range

From Date 04/03/1905

To Date 06/10/2025

Document Type Select DocTypes...

Document Type Groups



Help

Parcel Number

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

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

Date Range

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

Document Type

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

Search by Address

To search by address, please click here: [Assessor Search](#)

2720 Pinto (House)

500

SELER Buyer

1 - 32 of 37 items

R	Parcel#	First Party	First Class	2	Instrument#	Doc...	M...	Recor...
Add To Cart	139-32-701-005	SALAL CREDIT UNION	GARDNER, MICHAEL	2	201905020002559	UCC FINAN... STATE... AMEN...	TERM...	05/02/2019
Add To Cart	139-32-701-005	GARDNER, MICHAEL	PINTO LLC	4	201904090000620	DEED		04/08/2019
Add To Cart	139-32-701-005	FRANTZ FRAMING INC	NONE SHOWN	2	201903140000865	MECH... LIEN	DISC...	03/14/2019
Add To Cart	139-32-701-005	GARDNER, MICHAEL	FRANTZ FRAMING INC	2	201903070000234	LIEN		03/07/2019
Add To Cart	139-32-701-005	GARDNER, MICHAEL	SALAL CREDIT UNION	2	201902270001687	UCC FINAN... STATE...		02/27/2019
Add To Cart	139-32-701-005	GARDNER, MICHAEL	ZB NA	26	201804130001875	DEED OF TRUST		04/13/2018
Add To Cart	139-32-701-005	BISCH, LAURIE P EE	2720 PINTO LANE LLC	8	201803260000054	DEED		03/26/2018
Add To Cart	139-32-701-005	GARDNER, MICHAEL EE	GARDNER, MICHAEL	4	201802210000106	DEED		02/21/2018
Add To Cart	139-32-701-005	2720 PINTO LN LLC	GARDNER, MICHAEL EE	4	201802210000105	DEED		02/21/2018
Add To Cart	139-32-701-005	REPUBLIC SILVER STATE DISPOSAL INC	LAURIE, BISCH	1	201802160000513	LIEN	RELE...	02/16/2018
Add To Cart	139-32-701-005	TAYLOR BEAN & WHITAKER MORTGAGE CORP	BISCH, LAURIE PINK	2	201712280001946	SUBS...		12/28/2017
Add To Cart	139-32-701-005	BISCH, LAURIE P EE	2720 PINTO LANE LLC	4	201712120002568	DEED		12/12/2017

(M. Gardner)

EXH 'A' P. 6

Home Search Search Type Parcel

Parcel

Parcel #

139-32-701-006

Date Range Specific Date Range

From Date 04/03/1905

To Date 06/10/2025

Document Type Select DocTypes...

Document Type Groups

Help

Parcel Number

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

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

Date Range

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

Document Type

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

Search by Address

To search by address, please click here: [Assessor Search](#)

2710 Pinto (LAND)

1 10 of 10 items									
B...	Parcel #	First Party	First Clos.	#	Instrument#	D	M	Recd	
Add To Cart	139-32-701-006	2710 PINTO LANE LLC	2720 PINTO LLC	4	201904090000558	DEED		04/09/2019	
Add To Cart	139-32-701-006	BISCH FAMILY TRUST THE	2710 PINTO LANE LLC	2	201904090000557	SUBS		04/09/2019	
Add To Cart	139-32-701-006	2710 PINTO LANE LLC	BISCH FAMILY TRUST THE	10	201803260000033	DEED OF TRUST		03/26/2018	
Add To Cart	139-32-701-006	BISCH, LAURIE P EE	2710 PINTO LANE LLC	8	201803260000032	DEED		03/26/2018	
Add To Cart	139-32-701-006	2710 PINTO LANE LLC	BISCH FAMILY TRUST THE	7	201709070001060	DEED OF TRUST		09/07/2017	
Add To Cart	139-32-701-006	BISCH, LAURIE P EE	2710 PINTO LANE LLC	4	201709070001059	DEED		09/07/2017	
Add To Cart	139-32-701-006	KASDAY, BRIAN	BISCH FAMILY TRUST THE	2	200803100002840	DEED		03/10/2008	
Add To Cart	139-32-701-006	BISCH, LAURIE PINK		2	200701020002524	HOME...		01/02/2007	
Add To Cart	139-32-701-006	GIOVANETTI, ANITA LAURIE	BISCH, LAURIE PINK	4	200505160003884	LIS PEND.	RELE...	05/16/2005	
Add To Cart	139-32-701-006	BISCH, LAURIE PING	GIOVANETTI, ANITA LAURIE	3	200407120004787	LIS PEND		07/12/2004	
1 500 Items per page									
1 10 of 10 items									

IN BUSINESS \$ THE LATEST IN GAMING, RESORTS & TOURISM NEWS

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

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

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

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

"When we have that detachment, we take a lot of things for granted."

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

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

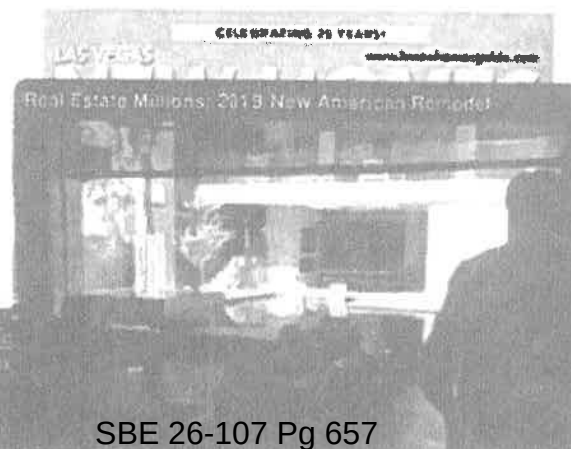
4 Las Vegas woman killed in murder-suicide was 'cherished mother,' aspiring nurse



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



Exh. 'A' p. 7



to browse only by clicking "I Accept Cookies" you agree to our Terms of Service and our Privacy Policy, including our Privacy Notice for California users on your device and consent to the disclosure of your personal information to our third party service providers or advertising partners in a content.

EXH 'A1' P. 8



Home

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DIGITAL 100 WINNER

#1 FASTEST-GROWING WEBSITE IN 2025



Found 1 result(s) for your search

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

Accountant's Assistant chat

Customer: Hello ..Can you tell me if I am a contractor and build spec homes and sell them after 1 year of purchasing the land, is there a cap on capital gains or how many times I can do that in a lifetime to benefit from the 1 year time frame?

Thanks so much

Accountant's Assistant: Hi there. What was the initial value of the homes?

Customer: They all vary. But between \$400-\$700

Accountant's Assistant: Is there anything else the Accountant should know before I connect you? I don't want to miss anything important.

Customer: I am actually the Realtor for the Contractor so there might be additional information that can fill in the gaps if you would like their contact info?

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



Gagan, CPA
Expert

☆☆☆☆☆ 25,326 satisfied customers

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

Tax Professional: Gagan, CPA

Hi there, welcome to JustAnswer! My name is*****'m a CPA, and it's a pleasure to assist you. I'm reviewing your question now, so please hold on as I will respond with the appropriate answer as soon as I can. As I review your question, please note that our system is built on answering one-off questions and is not entirely based on dialogue. If you have additional unrelated questions or follow-ups after the initial is answered, You can always request me by using my profile link for any additional questions you may have: <https://www.justanswer.com/finance/expert-gagank/?rp1=3800>

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

EXH 'A' P.9

2710/2720 PINTO LANE
HISTORY

LAND (139-32-701-006)

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

< Confusing Names -
Very Similar >

IMPROVED PROPERTY (139-32-701-005)

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

Exh. 'A' p. 10

2710/2720 PINTO LANE SALES TAX ANALYSIS				
	IMPROVED PROPERTY		VACANT LAND	
	SALE BY MICHAEL & KATIE GARDNER	SALE BY 2710 PINTO LANE LLC		SALE BY 2710 PINTO LANE LLC
SALE OF APN: 139-32-701-005			SALE OF APN: 139-32-701-006	
April 19, 2019	\$4,200,000	\$4,200,000	April 19, 2019	\$400,000
PURCHASE			PURCHASE	
December 12, 2017	\$415,000	\$415,000	December 12, 2017	\$300,000
COST OF CONSTRUCTION (GUESTIMATE)	\$2,500,000	\$2,500,000	COST OF CONSTRUCTION (GUESTIMATE)	\$100,000
TOTAL BASIS	\$2,915,000	\$2,915,000	TOTAL BASIS	\$400,000
GROSS PROFIT (\$)	\$1,285,000	\$1,285,000	GROSS PROFIT (\$)	\$0
GROSS PROFIT (%)	38.60%	38.60%	GROSS PROFIT (%)	
TAX RATE	20.00%	37.00%	TAX RATE	37.00%
* INCOME TAX	\$257,000	\$475,450	INCOME TAX	\$0
* NET PROFIT AFTER TAX	\$1,028,000	\$809,550	NET PROFIT AFTER TAX	\$0
COMMENTS: SALE PRICE FOR BOTH PROPERTIES WAS DEFINITELY \$4.6M				
BREAKDOWN OF PRICE PAID FOR BOTH PROPERTIES WAS ENGINEERED FOR THE TAX BENEFIT OF SELLER				
SELLER WAS MORE THAN LIKELY ABLE TO ASSIGN \$100K IN COSTS TO LAND TRANSACTION, THEREBY REDUCING PROFIT TO \$0 WITH NO TAX				
SELLER PURPOSEFULLY CHANGED TITLE OWNERSHIP FROM LLC TO JTWRs FOR TAX PURPOSES.				
- LONG TERM CAPITAL GAINS RATE APPLY TO SALES BY INDIVIDUALS AS INVESTMENT PROPERTY AFTER 1 YR OF OWNERSHIP (20%)				
- ORDINARY TAX RATES APPLY TO SELLERS WHO ARE IN THE BUSINESS OF SELLING SUCH PROPERTIES (37%)				
* - MICHAEL AND KATIE GARDNER SAVED A MINIMUM OF \$218,450 IN FEDERAL TAXES BY THIS ENGINEERED MANIPULATION, WHICH GETS EXTREMELY CLOSE, MAYBE EVEN OVER, A RED LINE WITH FEDERAL TAX LAWS.				
THE ACTUAL VALUE OF EACH PROPERTY CANNOT BE CONSIDERED AN ARM'S LENGTH TRANSACTION FOR THE 2 INDIVIDUAL LOTS				
THE PROPERTY WAS LISTED FOR \$4.6M FOR A SFH ON A 1.3 ACRE LOT. THE FINAL PRICE IN TOTAL WOULD BE ARMS LENGTH, JUST NOT THE ALLOCATION OF FUNDS BETWEEN TO 2 LOTS.				

$$\begin{array}{r}
 * \$1,028,000 \\
 (809,550) \\
 \hline
 = 218,450
 \end{array}$$

$$\begin{array}{r}
 \$475,450 \\
 (257,000) \\
 \hline
 = 218,450
 \end{array}$$

EXL 'A' P. 11

Inet #: 20170907-0001059

Fee: \$19.00 N/C Fee: \$0.00

RPTT: \$1630.00 Ex: #

09/07/2017 11:08:07 AM

Receipt #: 3187607

Requestor:

TICOR TITLE LAS VEGAS

Recorded By: ANI Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN No.: 139-32-701-006

WHEN RECORDED MAIL TO:

2710 Pinto Lane, LLC a Nevada Limited

Liability Company

1879 Whitney Mesa Dr.
Henderson, NV 89014

MAIL TAX STATEMENTS TO:

Same As Above

Escrow No. 17158114-AD1

SPACE ABOVE FOR RECORDER'S USE ONLY

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

GRANT, BARGAIN, SALE DEEDTHIS INDENTURE WITNESSETH: That Laurie P. Bisch, Trustee of The Bisch Family Trust,
Dated February 14, 2008FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to 2710 Pinto Lane, LLC a Nevada Limited Liability Company

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOFTogether with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.**SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT**

VACANT LAND

9/7/2017

\$300,000

Bisch SELLS TO:

2710 Pinto Lane (M & K G.)

Located @ 1879 Whitney Mesa Dr. (M. GANDLER)
HENDERSON, NV 89014

EXH. 'A' P. 12

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 139-32-701-006

b)
c)
d)

2. Type of Property:

a) ☒ Vacant Land

b) ☐ Single Fam. Res

c) ☐ Condo/Twnhse

d) ☐ 2-4 Plex

e) ☐ Apt. Bldg

f) ☐ Comm'l/Ind'l

g) ☐ Agricultural

h) ☐ Mobile Home

☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

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

\$300,000.00

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

c. Transfer Tax Value:

\$300,000.00

d. Real Property Tax Due:

\$1,530.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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

Signature _____

Capacity _____

Signature _____

Capacity Grantee

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

Print Name: The Bish Family Trust, Dated

February 14, 2008

Address: 1740 Buckhorn Ct.

City, State, Zip: Minden NV 89423

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

Print Name: 2710 Pinto Lane, LLC a Nevada

Limited Liability Company

Address: 1879 Whitney Mesa Dr.

City, State, Zip: Henderson NV 89014

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

Print Name: Titco Title of Nevada, Inc.

Escrow # 17156114AD1

Address, City, State, Zip: 8363 W. Sunset Road, Suite 100 Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

EXH. 'A' P. 13

APN: 139-32-701-006

ESCROW NO: 17156114-015-AD1

RECORDING REQUESTED BY AND RETURN TO:

2710 Pinto Lane, LLC a Nevada Limited Liability
Company1879 Whitney Mesa Drive
Henderson, NV 89014

Inet #: 20180326-00000032

Fees: \$40.00

RPTT: \$0.00 Ex #: 003

03/26/2018 07:45:45 AM

Receipt #: 3364962

Requestor:

TICOR TITLE LAS VEGAS

Recorded By: CHSHD Pgs: 8

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

Grant, Bargain, Sale Deed

(Title on Document)

Re-Record 20170907-0001059 to correct legal descriptionThis page is added to provide additional information required by NRS
111.312 Sections 1-2 (An additional recording fee of \$1.00 will apply).

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

3/26/2018

✓ \$300,000

Modified

VACANT LAND

Seller: Pined

Buyer: 2710 Pinto Lane, LLC

Exh 'A' P.14

APN No.: 138-32-701-008

WHEN RECORDED MAIL TO:
 2710 Pinto Lane, LLC a Nevada Limited
 Liability Company

*1879 Wh Hney Mesa Dr.
 Henderson, NV 89014*

MAIL TAX STATEMENTS TO:
 Same As Above

Escrow No. 17156114-AD1

Inet #: 20170907-0001059

Fee: \$19.00 W/C Fee: \$0.00

RPTT: \$1530.00 Ex #

09/07/2017 11:08:07 AM

Receipt #: 3187607

Requestor:

TICOR TITLE LAS VEGAS

Recorded By: ANI Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

SPACE ABOVE FOR RECORDER'S USE ONLY

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

GRANT, BARGAIN, SALE DEED

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

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

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

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

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

SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

Exh "A" P.15

SIGNATURES AND NOTARY ACKNOWLEDGEMENT FOR GRANT, BARGAIN, SALE DEED

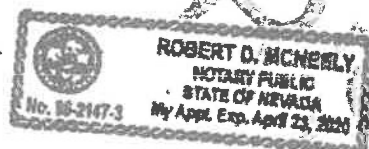
The Bisch Family Trust, Dated February
14, 2008

Laurie P. Bisch Trustee
Laurie P. Bisch, Trustee

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

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

Robert D. McNerly
NOTARY PUBLIC



EXL - A

P. 16

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 139-32-701-006
b)
c)
d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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

3. a. Total Value/Sales Price of Property: \$300,000.00
b. Deed in Lieu of Foreclosure Only (value of property) _____
c. Transfer Tax Value: \$300,000.00
d. Real Property Tax Due: \$1,530.00

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____%

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

Signature _____

Capacity _____

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Bisch Family Trust, Dated

February 14, 2008

Address: 1740 Buckthorn Ct.

City, State, Zip: Rundon NV 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: 2710 Pinto Lane, LLC a Nevada

Limited Liability Company

Address: 1879 Whitney Mesa Dr.

City, State, Zip: Henderson NV 89014

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

Print Name: Ticor Title of Nevada, Inc.

Escrow # 17156114AD1

Address, City, State, Zip: 8363 W. Sunset Road, Suite 100 Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Exh. 'A' P.17

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 139-32-701-006
b. _____
c. _____
d. _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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

3. Total Value/Sales Price of Property:

Deed In Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: (\$ _____)
Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 100%

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

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

Signature [Signature] Capacity title agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: The Bisch Family Trust, Dated February 14, 2008
Address: 1740 Buckthorn Ct
City/State/Zip: Minden, NV 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: 2710 Pinto Lane, LLC a Nevada Limited Liability Company
Address: 1879 Whitney Mesa Drive
City/State/Zip: Henderson, NV 89014

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

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

EXH 'A' P.18

APN NO.: 139-32-701-006

RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA

WHEN RECORDED MAIL TO:

2720 Pinto LLC
3271 S. Highland Drive Ste 704
Las Vegas, NV 89109MAIL TAX STATEMENTS TO:
SAME AS ABOVEAffix RPTT: \$2,040.00
ESCROW NO.: 19840115 TGR

Inst #: 20190409-0000558

Fees: \$40.00

RPTT: \$2040.00 Ex #:

04/09/2019 09:48:17 AM

Receipt #: 3678604

Requestor:

EQUITY TITLE OF NEVADA

Recorded By: OSA Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

2710 Pinto Lane, LLC, a Nevada Limited Liability Companyfor a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant,
Bargain Sell and convey to**2720 Pinto LLC, a Nevada Limited Liability Company**

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.TOGETHER WITH all and singular the tenements, hereditaments and appurtenances
thereunto belonging to in anywise appertaining.

SUBJECT TO:

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

VACANT LAND4/9/2019\$400,000SEWER: 2710 Pinto Lane, LLC (M. Golden)
 Located at: 1879 Whitney Mesa Drive
Henderson, NV 89014Buyer: 2720 Pinto LLC (E.L. & T.L.)
 3271 S. Highland Dr. Ste 704
LAS VEGAS 89109

SBE 26-107 Pg 668

EXH 'A' P.19

SELLER:

2710 Pinto Lane, LLC, a Nevada
Limited Liability Company

Michael Gardner, Managing Member

Michael Gardner

STATE OF NEVADA)
COUNTY OF CLARK)

SS:

On March 25, 2019

personally appeared before me, a Notary Public

Michael Gardner, Managing Member

who acknowledged that he executed the above
instrument.

Notary Public

My commission expires:

8-8-22



Scott Lamborn

Appt. No. 14-14991-1

Exp. Aug. 8, 2022

Exh 'A' P.20

EXHIBIT "A"
LEGAL DESCRIPTION

The Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 32, Township 20 South, Range 61 East, M.D.M.

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

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

EXH 'A' P.21

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a. 139-32-701-006

b.

c.

d.

2. Type of Property:

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

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

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

\$ 400,000.00

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

\$

c. Transfer Tax Value

\$ 400,000.00

d. Real Property Transfer Tax Due:

\$ 2,040.00

4. If Exemption Claimed

a. Transfer Tax Exemption, per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

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

Signature _____

Capacity _____

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: 2710 Pinto Lane, LLC, a Nevada Limited Liability Company

Address: 1879 Whitney Mesa Drive

City: Henderson

State: NV Zip: 89014

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: 2720 Pinto LLC

Address: 3271 S. Highland Drive Ste 704

City: Las Vegas

State: NV Zip: 89109

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

Print Name: Equity Title of Nevada

Escrow No.: 19840115-084-TGR

Address: 2475 Village View Dr., Suite 250

City, State, Zip: Henderson, NV 89074

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

Exh 'A' P.22

APN No.: 138-32-701-005

WHEN RECORDED MAIL TO:
 2720 Pinto Lane, LLC a Nevada Limited Liability
 Company
 1878 Whitney Mesa Drive
 Henderson, NV 89014

MAIL TAX STATEMENTS TO:
 Same As Above

Escrow No. 17168115-AD1

Inst #: 20171212-0002568

Fee: \$40.00

RPTT: \$2118.60 Ex #:

12/12/2017 01:44:18 PM

Receipt #: 3271018

Requestor:

TICOR TITLE LAS VEGAS

Recorded By: OSA Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 2,118.60

GRANT, BARGAIN, SALE DEED

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

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

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

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

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

SEE PAGE TWO (2) FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

SFH/SFR

12/12/17 SALE RECORDED \$415K

SEWER: L. Bisch

BUYER: 2720 PINTO LANE, LLC

(AKA MICHAEL GARDNER)

Exh. 'A' P.23

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 139-32-701-005
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☒ Single Fam. Res
c) ☐ Condo/Townhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

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

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

\$415,000.00

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

c. Transfer Tax Value:

\$415,000.00

d. Real Property Tax Due:

\$2,116.50

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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

Signature Laurie P. Burt

Capacity Grantor

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Bisch Family Trust, dated

February 14, 2008

Address: 1740 Buckthorn Court

City, State, Zip: Minden, NV 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael Gargano / 2100000 LMLC

Address: 1879 Whitney Mesa Dr

City, State, Zip: Henderson, NV 89011

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

Print Name Titco Title of Nevada, Inc.

Escrow # 17156115AD1

Address, City, State, Zip: 8363 W. Sunset Road, Suite 100 Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Buyer + 415K

12/12/2017

EXH A P. 24

Inet #: 20180221-0000105

Fees: \$40.00

RPTT: \$0.00 Ex #: 007

02/21/2018 07:45:56 AM

Receipt #: 3328803

Requestor:

TICOR TITLE LAS VEGAS

Recorded By: KVHO Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

APN 139-32-701-005

WHEN RECORDED MAIL TO:

The Michael Gardner and Katie Gardner
Living Trust
1879 WHITNEY MESA DR.
HENDERSON, NV 89014

MAIL TAX STATEMENTS AS DIRECTED
ABOVE

Space Above for Recorder's Use Only

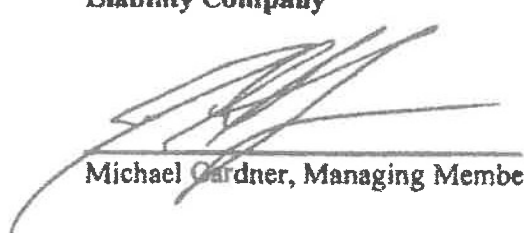
R.P.T.T. \$ EXEMPT 7

QUITCLAIM DEED

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

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

2720 Pinto Lane, LLC a Nevada Limited
Liability Company


Michael Gardner, Managing Member

SEE PAGE TWO (2) FOR NOTARY ACKNOWLEDGEMENT

SFA / SFR

2/21/2018 QUITCLAIM DEED

2720 PINTO LANE, LLC

TRANSFERS PROPERTY TO

MICHAEL GARDNER

SBE 26-107 Pg 674

EXH. 'A'

P. 25

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 139-32-701-005
 b) _____
 c) _____
 d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

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

\$0.00

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

()

c. Transfer Tax Value:

\$0.00

d. Real Property Tax Due:

\$0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section EXEMPT 7b. Explain Reason for Exemption: TRANSFER TO TRUST WITHOUT CONSIDERATION5. Partial Interest: Percentage being transferred: 100 %

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

Signature _____

Capacity GRANTOR

Signature _____

Capacity GRANTEE**SELLER (GRANTOR) INFORMATION**
(REQUIRED)

Print Name: 2720 Pinto Lane LLC, a
Neversh Limited Liability Company
 Address: 1879 Whitney Mesa Drive
 City: Henderson, NV 89014
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael Gardner and Katie Gardner
Trust dated 1/24/18
 Address: 1879 Whitney Mesa Drive
 City: Henderson, NV 89014
 State: _____ Zip: _____

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

Print Name: TICORZ TITLE of Nevada
 Address: 8363 W. Sunset Rd. #100
 City: Las Vegas
 State: NV Zip: 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

EXH - A P. 28

Inst #: 20180221-0000106

Fee: \$40.00

RPTT: \$0.00 Ex #: 007

02/21/2018 07:45:56 AM

Receipt #: 3326803

Requestor:

TICOR TITLE LAS VEGAS

Recorded By: KVHO Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

APN 139-32-701-005

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

MAIL TAX STATEMENTS AS DIRECTED
 ABOVE

Space Above for Recorder's Use Only

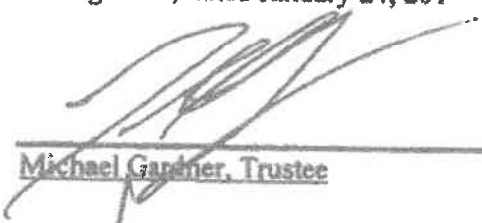
R.P.T.T. \$ EXEMPT *

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That Michael Gardner and Katie Gardner, as Trustees of The Michael Gardner and Katie Gardner ^{Wk 46} Living Trust, dated January 24, 2018 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, hereby quitclaim to Michael Gardner and Katie Gardner, husband and wife as joint tenants all that real property in the County of Clark, State of Nevada, bounded and described as follows:

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

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


 Michael Gardner, Trustee


 Katie Gardner, Trustee

SEE PAGE TWO (2) FOR NOTARY ACKNOWLEDGEMENT

2/21/2018 Quitclaim Deed
 M. GARDNER & K. GARDNER TRUST
 TRANSFERS PROPERTY TO Michael Gardner & Katie Gardner (Gardner)

EXL. 'A' p. 27

**STATE OF NEVADA
DECLARATION OF VALUE FORM**
1. Assessor Parcel Number(s)

a) 139-32-701-005
 b) _____
 c) _____
 d) _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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

3. a. Total Value/Sales Price of Property:
\$0.00
b. Deed in Lieu of Foreclosure Only (value of property)
()
c. Transfer Tax Value:
\$0.00
d. Real Property Tax Due:
\$0.00
4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section EXEMPT 7

b. Explain Reason for Exemption: TRANSFER FROM TRUST WITHOUT CONSIDERATION

5. Partial Interest: Percentage being transferred: 100 %

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

Signature _____

 Capacity GRANTOR

Signature _____

 Capacity GRANTEE
**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

 Print Name: The Michael Gardner and Katie
Gardner Living Trust dated 1/24/18

 Address: 1879 Whitney Mesa Drive

 City: Henderson, NV 89014

State: _____ Zip: _____

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

 Print Name: Michael Gardner and Katie Gardner

 Address: 1879 Whitney Mesa Drive

 City: Henderson, NV 89014

State: _____ Zip: _____

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

 Print Name: TICOR Title of Nevada

 Address: 8363 W. Sunset Rd #100

 City: Las Vegas

 State: NV Zip: 89113
AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

EXH 'A' P.20

APN NO.: 139-32-701-005

RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA

WHEN RECORDED MAIL TO:

2720 Pinto LLC
3271 S. Highland Drive Ste 704
Las Vegas, NV 89109MAIL TAX STATEMENTS TO:
SAME AS ABOVEAffix RPTT: \$21,420.00
ESCROW NO.: 19840116 TGR

Inet #: 20190409-0000620

Fees: \$40.00

RPTT: \$21420.00 Ex #:

04/09/2019 09:49:41 AM

Receipt #: 3678617

Requestor:

EQUITY TITLE OF NEVADA

Recorded By: SCHIABLE Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Michael Gardner and Katie Gardner, husband and wife, as joint tenants

(SEWER)

for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant,
Bargain Sell and convey to2720 Pinto LLC, a Nevada Limited Liability Company

(BUYER)

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

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

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

SUBJECT TO:

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

SFH/SFR

4/9/2019

M. GARDNER & K. GARDNER AS JTWRs
convey/sell SFH/SFR TO

2720 Pinto, LLC FOR \$4,200,000.

EXL 'A' P.29

STATE OF NEVADA DECLARATION OF VALUE FORM

1 Assessor Parcel Number(s)

a. 139-32-701-005

b.

c.

d.

2. Type of Property:

a. ☐ Vacant Landb. ☒ Single Fam. Res.c. ☐ Condo/Townhoused. ☐ 2-4 Plexe. ☐ Apt. Bldgf. ☐ Comm'l/Ind'lg. ☐ Agriculturalh. ☐ Mobile Home

i. Other

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page _____

Date of Recording: _____

Notes: _____

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

\$ 4,200,000.00

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

\$

c. Transfer Tax Value

\$ 4,200,000.00

d. Real Property Transfer Tax Due:

\$ 21,420.00

4. If Exemption Claimed

a. Transfer Tax Exemption, per NRS 375.080, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity _____

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Michael Gardner and Katie Gardner

Address: 1879 Whitney Mesa Drive

City: Henderson

State: NV Zip: 89014

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: 2720 Pinto LLC

Address: 3271 S. Highland Drive Ste 704

City: Las Vegas

State: NV Zip: 89109

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

Print Name: Equity Title of Nevada

Escrow No.: 19840118-084-TGR

Address: 2475 Village View Dr., Suite 250

City, State, Zip: Henderson, NV 89074

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

4/9/2019 \$4,200,000

EXL 'A' P.30

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

Exh 'A' P.3,

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

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

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

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

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

EXH. 'A' P.32

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

Exh. 'A' P.33

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

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

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

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

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

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

Clark County Board of Equalization

Appeal #26-00424

Fiscal Year 2026/2027

2709 Pinto Lane, Las Vegas, NV 89107

APN: 139-32-703-002

Exhibit 'B'

21 pages



RECEIVED

FEB 12 2026

CLARK COUNTY ASSESSOR

Search

Overview

Neighborhood

Property details

Sale & tax history

Climate

Favorite

Hide



Street View



FOR SALE

\$279,000 Est. \$1,586/mo —

—bd • —ba • 9,148 sq ft (lot)

1608 Eaton Dr, Las Vegas, NV 89102



Request showing

Tour for free, no strings attached

Ask a question

Instant answers, or connect with a local agent

Start an offer



Rates have dropped

Lower rates mean lower monthly payments - learn more

About this home

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



Vacant land
Property Type



9,148 sq ft
Lot Size



\$30
Price/Sq.Ft.

Listed by Astraia Matelich • Wealth Realty

Listing updated: Jan 5, 2026 at 10:30am

Redfin checked: a few seconds ago • Source: GLVAR #2744987

37 days on Redfin • 128 views • 5 favorites

See this home in person



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

EXH 'B'

P.2

Date	Event	Price
GLVAR #2744987		
Jan 5, 2026	Listed	\$279,000
GLVAR #2694039		
Dec 24, 2025	Listing Removed	—
Jun 19, 2025	Listed	\$279,000
GLVAR #2642004		
Jun 16, 2025	Listing Removed	—
Dec 24, 2024	Listed	\$279,000
GLVAR #2577239		
Dec 20, 2024	Listing Removed	—
Sep 23, 2024	Price Changed	\$279,000
Apr 20, 2024	Listed	\$300,000
GLVAR #2437054		
Dec 5, 2022	Sold	\$200,000
Nov 23, 2022	Pending	—
Nov 16, 2022	Price Changed	\$249,900
Sep 10, 2022	Listed	\$289,900
GLVAR #2412234		
Jul 1, 2022	Listed	\$729,900
Public Records		
Aug 30, 2021	Sold	\$55,944
Public Records		
Nov 25, 1996	Sold	\$160,000
Public Records		
Sep 29, 1983	Sold	\$39,000

Show less sale history ^

Climate risks



Flood Factor - Minimal

Unlikely to flood in next 30 years



Fire Factor - Minimal

Unlikely to be in a wildfire in next 30 years



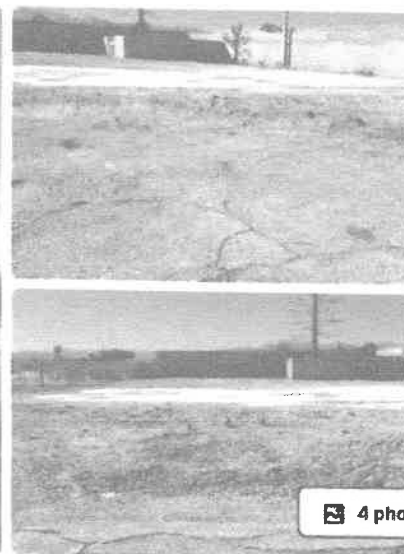
Heat Factor - Severe

7 days above 106° expected this year, 18 days in 30 years



Exh' B'

P. 3


[Buy](#) • [Rent](#) • [Sell](#) • [Mortgage](#) • [Real Estate Agents](#) • [Feed](#)
[← Search](#)
Overview[Neighborhood](#)[Property details](#)[Sale & tax history](#)[Climate](#)[♥ Favorite](#)[🗖 Hide](#)
Street View

4 photos
● **FOR SALE****\$799,900** Est. \$4,262/mo —— bd • — ba • **0.46 acre (lot)**

1859 N Decatur Blvd, Las Vegas, NV 89108

**Request showing**

Tour for free, no strings attached

Ask a question

Instant answers, or connect with a local agent

**Rates have dropped**Lower rates mean lower monthly payments - [learn more](#)**Start an offer**

About this home

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

**Vacant land**
Property Type**0.46 acres**
Lot Size**\$1,738,913**
Price/Acre

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

Listing updated: Oct 17, 2025 at 11:28pm

Redfin checked: a few seconds ago • Source: GLVAR #2632632

455 days on Redfin • **200 views** • **3 favorites**

See this home in person

Exh 'B' P.4

Show all property details ▾

Electricity

Provided by EnergySage

Working on getting current and accurate energy info for this home

Internet

View available providers

Sale and tax history for 1859 N Decatur Blvd

Sale History

Tax History

Date	Event	Price
GLVAR #2532532		
Nov 13, 2024	Listed	\$799,900
GLVAR #2535772		
Oct 24, 2024	Listing Removed	—
Oct 30, 2023	Listed	\$749,985
GLVAR #1562004		
Mar 2, 2016	Listing Removed	—
Aug 4, 2015	Listed	\$399,000

Permit history

Date	Work type	Status
Mar 21, 2008	Commercial building new Electrical	Final
Jul 6, 2006	Commercial building new Electrical	Final
May 24, 2006	Commercial electric Electrical	Final

Show all permit history ▾

Permit history is from public records and may be incomplete or inaccurate. Redfin and its agents make no representations about the property condition or permit status. Buyers should independently verify all information.

Climate risks



Flood Factor

We're working on getting current and accurate flood risk information for this home.



Fire Factor

We're working on getting current and accurate fire risk information for this home.



Heat Factor - Severe

7 hot days expected this year, 17 days in 30 years



EXH 'B'

P.5



City Address School Agent Zip



Buy

Rent

Sell

Mortgage

Real Estate Agents

Feed

← Search

Overview

Neighborhood

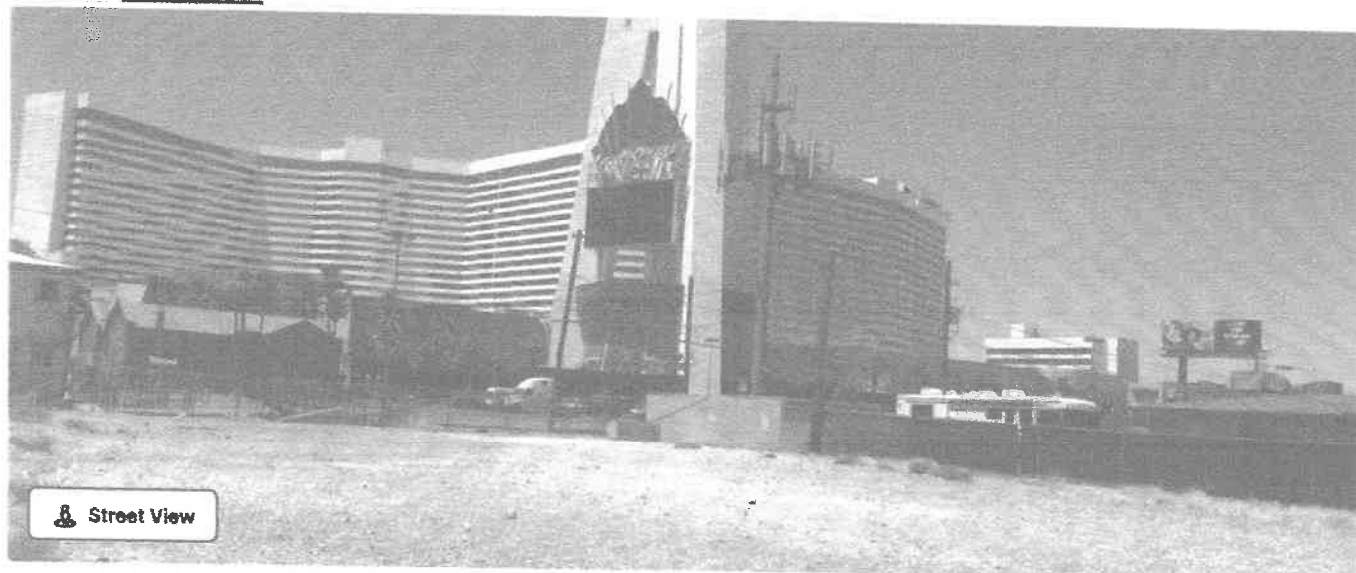
Property details

Sale & tax history

Climate

♥ Favorite

🗖 Hide



Street View

● FOR SALE

\$3,000,000 Est. \$15,752/mo —

— bd • — ba • 0.55 acre (lot)

2124 Paradise, Las Vegas, NV 89104



Request showing

Tour for free, no strings attached

Ask a question

Instant answers, or connect with a local agent

Start an offer

**Rates have dropped**

Lower rates mean lower monthly payments - learn more

About this home

2124 & 2128 Paradise - total of 0.55 contiguous acres. Located across from Stratosphere Hotel and Casino in the Gaming Enterprise District.



Vacant land
Property type



0.55 acres
Lot size



\$5,454,545
Price/Acres

Listed by Shelly Parker • Josephs Properties
Contact: 702-385-2474

Listing updated: Apr 8, 2025 at 10:59am

Redfin checked: a minute ago • Source: GLVAR #2190212

2129 days on Redfin • 487 views • 1 favorites

See this home in person



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

<https://www.redfin.com/NV/Las-Vegas/2124-Paradise-Rd-89104/home/192950736>

EXHIBIT

P. 6

Electricity Provided by EnergySage

Working on getting current and accurate energy info for this home

Sale and tax history for 2124 Paradise

View available providers

Sale History

Tax History

Date	Event	Price
GLVAR #2190212		
Feb 18, 2022	Price Changed	\$3,000,000
May 1, 2020	Price Changed	\$2,500,000
Apr 14, 2020	Listed	\$1,250,000

Request showing

Tour for free, no strings attached

Ask a question

Instant answers, or connect with a local agent

Start an offer

Climate risks



Flood Factor - Minimal

Unlikely to flood in next 30 years



Fire Factor - Minimal

Unlikely to be in a wildfire in next 30 years



Heat Factor - Severe

7 hot days expected this year, 19 days in 30 years



Wind Factor

We're working on getting current and accurate wind risk information for this home.



Air Factor - Moderate

2 unhealthy days expected this year, 3 days in 30 years

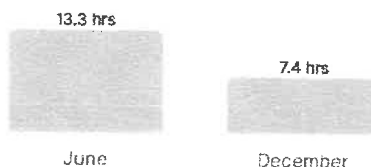


View full report

Provided by First Street

Sun exposure

In this area, properties receive around 13.3 hours in June and 7.4 hours in December, placing it above the U.S. average for solar exposure.



View sun simulation

Provided by Shadowmap

Ask a local expert

Exh 'B'

P.7

Buy

Q

Las Vegas

35,336 re

Sold 02/26

\$439,000

3 bds | 2

6900 Qu

NORTHEAST

Sold 02/26

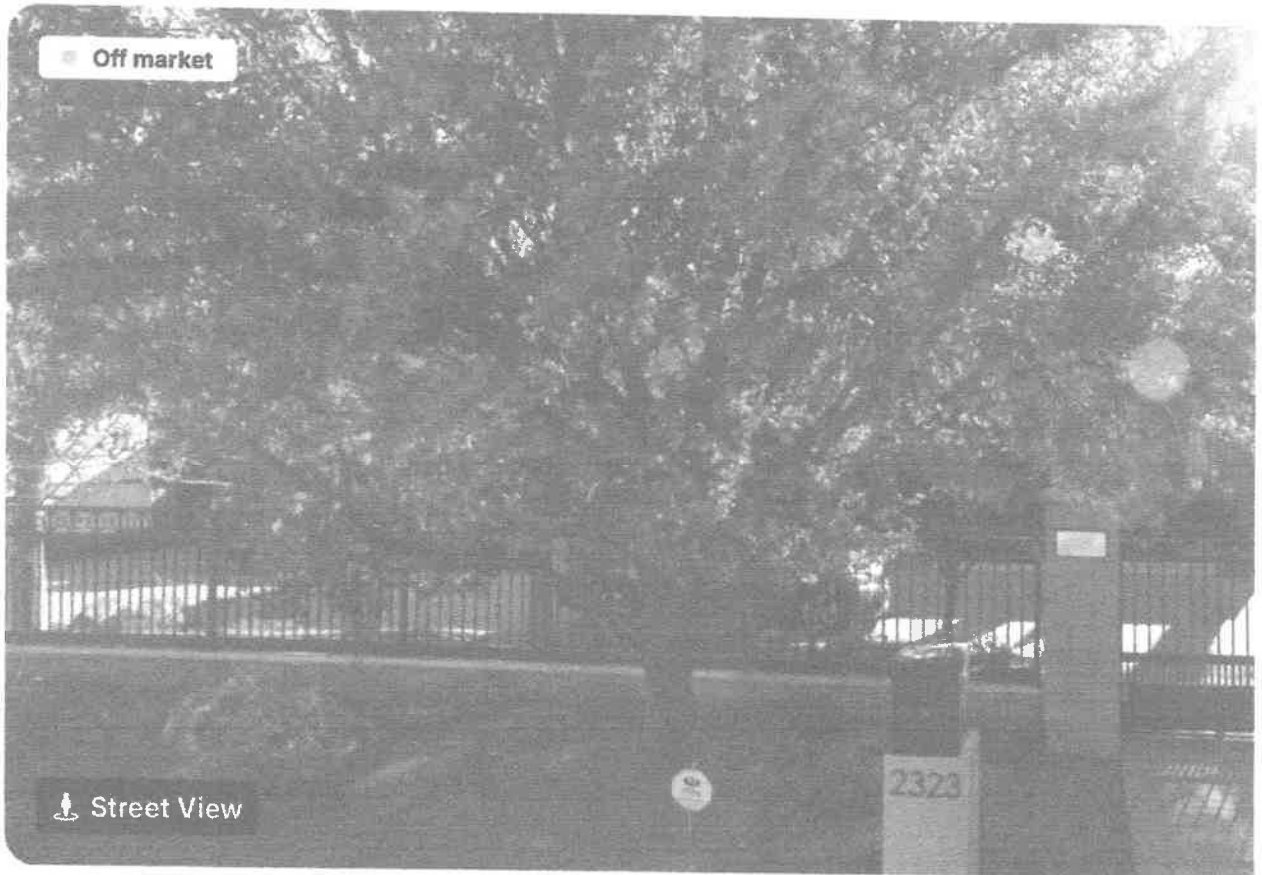
\$420,000

3 bds | 2

9102 Ba

LPT REALTY

< Back to search



Zestimate®

\$9,212,900

2323 Pinto Ln, Las Vegas, NV 89107

5 **5** **7,**
beds baths sq

Est. refi payment: **\$42,711/mo** Refinance your loan

Single Family

Built in 2016

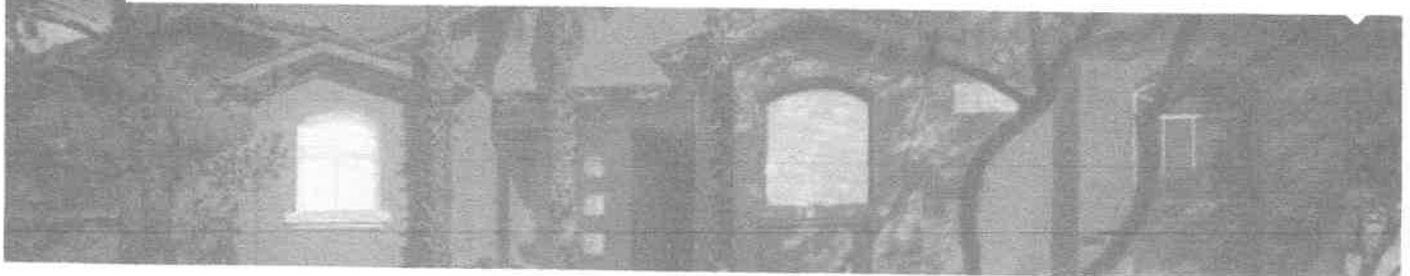
0.75 Acres Lot

120 day

\$9,212,900 Zestimate®

\$1,269/sqft

\$4,564 Estimated



\$360,000

Exh 'B'

P. 8

Buy

[Back to search](#)[Home value](#)[Cost calculator](#)[Home details](#)

9/15/2025

Listed for sale

\$10,000,000

\$1,377/sqft

Source: **LVR** LVR #2713414 Report

8/26/2025

Listing removed

\$10,000,000

\$1,377/sqft

Source: **LVR** LVR #2679063 Report

10/3/2024

Listed for sale

\$10,000,000 +733.3%

\$1,377/sqft

Source: **LVR** LVR #2617069 Report

3/20/2017

Sold

\$1,200,000 +336.4%

\$165/sqft

Source: **LVR** LVR #1825776 Report[Show more](#)

Public tax history

Year

Property taxes

Tax assessment

2025

\$24,991 +3%

\$944,290 +7.6%

\$360,000

EXH 'B'

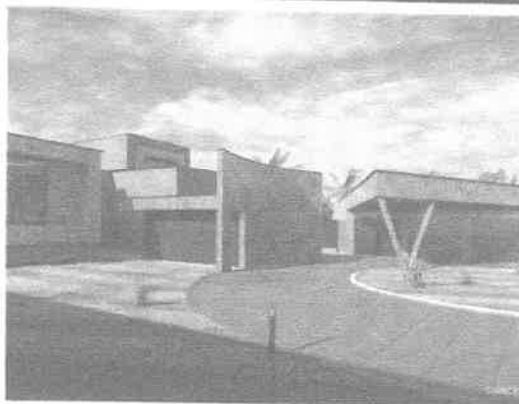
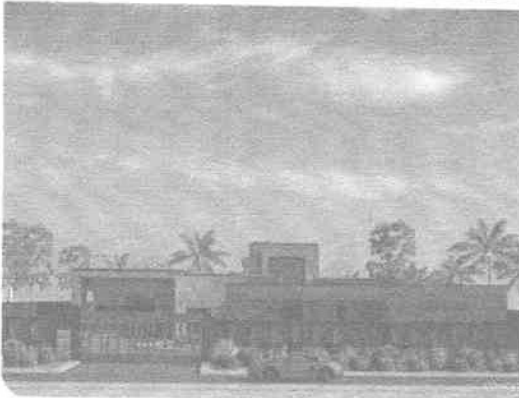
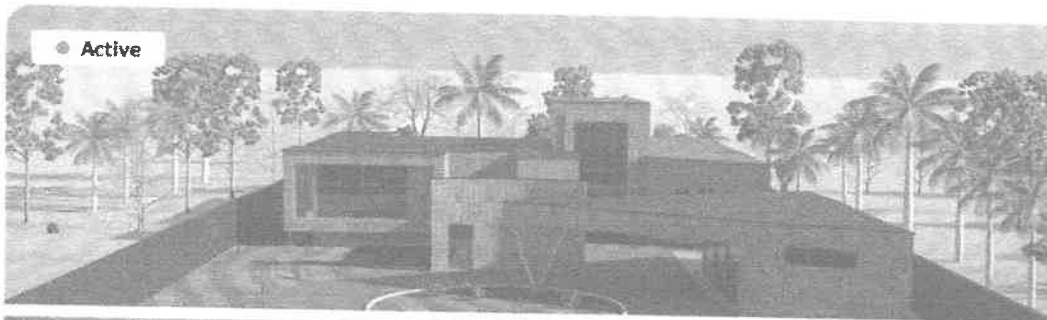
P.9

Buy

< Back to search

Zillow

Save Share



\$1,100,000

2715 Alta Dr, Las Vegas, NV 89107

-- -- **0.88**
beds baths Acres

Unimproved Land

Built in ----

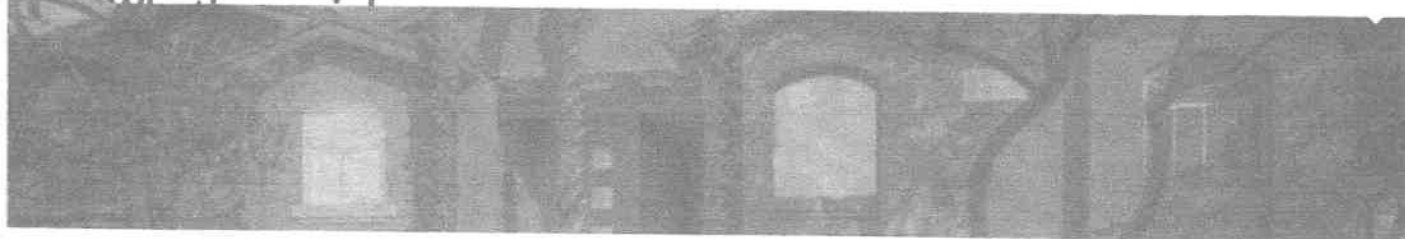
0.88 Acres Lot

\$684,900 Zestimate®

\$--/sqft

\$-- HOA

120 day



\$360,000

3 bds | 2 ba | 1,412 sqft - Sold

8721 Red Brook Dr Unit 203, Las Vegas, NV 89128

BHHS NEVADA PROPERTIES, Lori L. Koentopp. Listing provided by LVR

Sold 02/11/26



Exh 1B1

P.10

Buy

< Back to search

Zillow

Save Share

Overview

Facts & features

Market value

Payment calculator

Neighborhood

Date	Event	Price
12/2/2025	Listed for sale	\$1,100,000 +148%
Source: LVR LVR #2738437 Report		
9/30/2020	Sold	\$443,625 -9.4%
Source: LVR LVR #2201061 Report		
8/27/2020	Pending sale	\$489,900
Source: Orange Realty Group LLC #2201061 Report		
8/5/2020	Price change	\$489,900 -5.8%
Source: Orange Realty Group LLC #2201061 Report		
7/24/2020	Price change	\$520,000 -8.6%
Source: Orange Realty Group LLC #2201061 Report		
5/31/2020	Price change	\$569,000 -1.9%
Source: Orange Realty Group LLC #2201061 Report		
4/13/2020	Price change	\$579,900 -6.3%
Source: Luxury Homes of Las Vegas #2151528 Report		
3/14/2020	Price change	\$619,000 -11.4%
Source: Luxury Homes of Las Vegas #2151528 Report		

120 day

\$360,000

3 bds | 2 ba | 1,412 sqft - Sold

8721 Red Brook Dr Unit 203, Las Vegas, NV 89128

BHH5 NEVADA PROPERTIES, Lori L. Koentopp, Listing provided by LVR

Sold 02/11/26

EXH 'B'

P. 11

Buy

< Back to search

Zillow

Save Share

Las Vegas

Overview

Facts & features

Market value

Payment calculator

Neighborhood

5/31/2020

Price change

\$569,000 -1.9%

Source: Orange Realty Group LLC #2201051 Report

4/13/2020

Price change

\$579,900 -6.3%

Source: Luxury Homes of Las Vegas #2151528 Report

3/14/2020

Price change

\$619,000 -11.4%

Source: Luxury Homes of Las Vegas #2151528 Report

12/9/2019

Price change

\$699,000 -2.9%

Source: Luxury Homes of Las Vegas #2151528 Report

11/11/2019

Listed for sale

\$719,900 +74.5%

Source: Luxury Homes of Las Vegas #2151528 Report

6/30/2017

Sold

\$412,500 -31.3%

Source: LVR LVR #1809524 Report

7/3/2007

Sold

\$600,000 +96.7%

Source: Public Record Report

2/23/2004

Sold

\$305,000 +25.8%

Source: Public Record Report

120 day

\$360,000

3 bds | 2 ba | 1,412 sqft - Sold

8721 Red Brook Dr Unit 203, Las Vegas, NV 89128

BHHS NEVADA PROPERTIES, Lori L. Koentopp. Listing provided by LVR

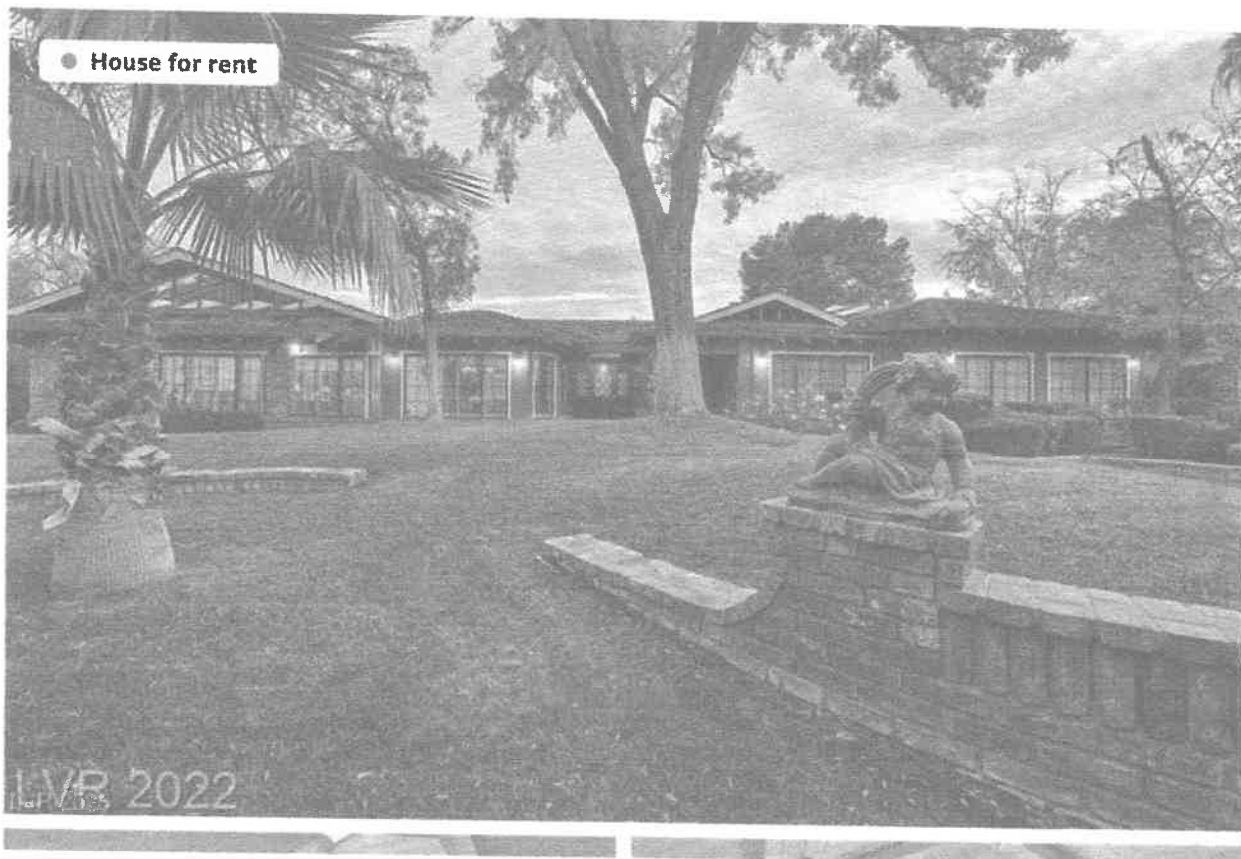
Sold 02/11/26

'EXL 'B'

P. 12

[Back to search](#)**Zillow**

● House for rent



\$100,000/mo Fees may apply
 2801 Pinto Ln, Las Vegas, NV 89107

Price may not include required fees and charges.

[Learn more](#) | [Cost calculator](#)

14 11 26,7
 beds baths + 4 half ba sqft

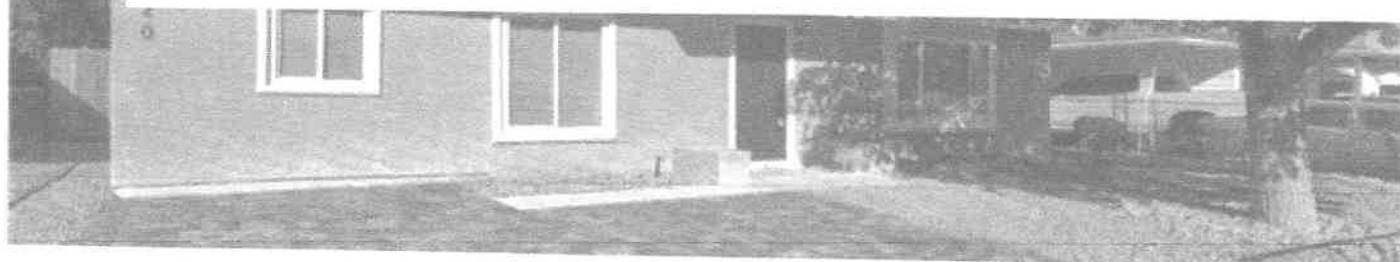
Singlefamily

Available now

Central air

In unit laundry

Natural gas, fireplace



\$349,999

4 bds | 2 ba | 1,272 sqft - Sold

Exh 1B'

P.13

Buy

[Back to search](#)**Zillow**

Overview

Facts & features

Price history

Neighborhood

1/17/2025

Listed for rent

\$100,000 +185.7%

\$4/sqft

Source: LVR #2647614 Report

9/1/2024

Listing removed

\$4,995,000

\$187/sqft

Source: BHI-5 broker feed #251178 Report

7/13/2023

Listed for sale

\$4,995,000

\$187/sqft

Source: LVR LVR #251178 Report

1/16/2023

Listing removed

--

Source: BHHS broker feed Report

5/25/2022

Price change

\$4,995,000 -9.1%

\$187/sqft

Source: LVR LVR #2399683 Report

2/2/2022

Listed for sale

\$5,495,000 +161.7%

\$206/sqft

Source: LVR LVR #2365606 Report

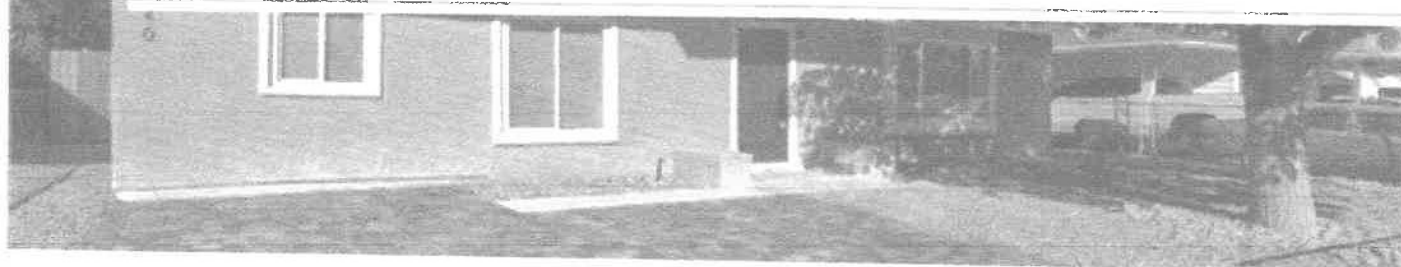
10/24/2018

Sold

\$2,100,000 -16%

\$79/sqft

Source: LVR LVR #1985798 Report

**\$349,999**

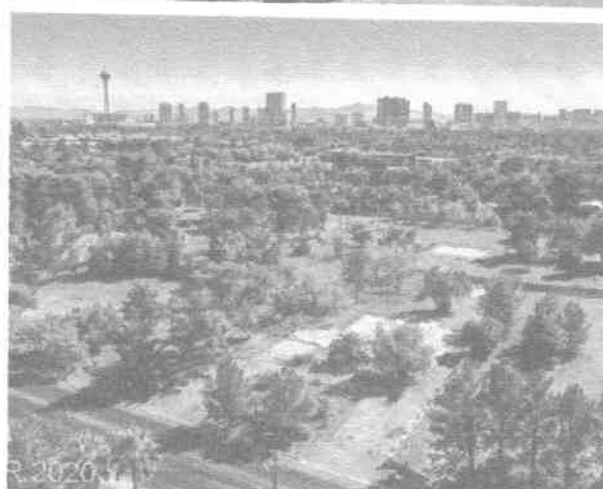
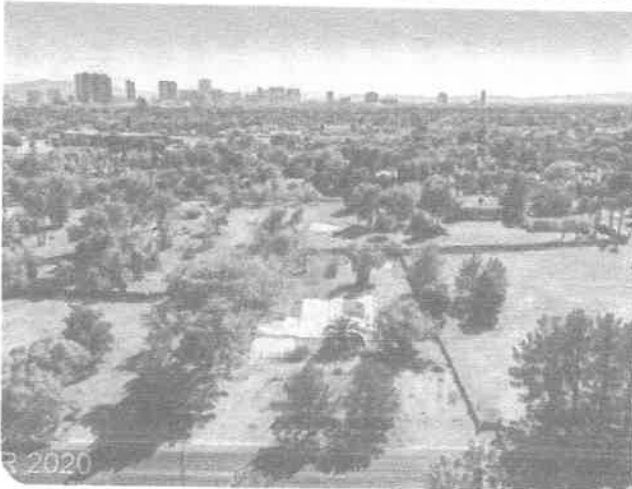
4 bds | 2 ba | 1,272 sqft - Sold

EXL 'B'

P.14



[Back to search](#)



\$533,437

3011 Alta Dr, Las Vegas, NV 89107

5 **0** **0**
beds baths Ac

Est. refi payment: **\$2,895/mo** [Refinance your loan](#)

VacantLand

Built in 1969

0.85 Acres Lot

\$-- Zestimate®

\$126/sqft

\$2,215 Estimated r

EXCELLENCE FINE LIVING REALTY, Tony Espinoza. Listing provided by LVR



EXL 'B'

P. 15

Briana Johnson, Assessor

Assessor Map

Aerial View

Building Sketch

Ownership History

Neighborhood Sales

New Search

GENERAL INFORMATION

PARCEL NO.	139-32-304-003
OWNER AND MAILING ADDRESS	D R S ASSET PROTECTION TRUST SHAH DHAVAL & RESHMA TRS 7452 GRASSY FIELD CT LAS VEGAS NV 89131
LOCATION ADDRESS	3011 ALTA DR
CITY/UNINCORPORATED TOWN	LAS VEGAS
ASSESSOR DESCRIPTION	PT NE4 SW4 SEC 32 20 61
RECORDED DOCUMENT NO.	* 20200827:01937
RECORDED DATE	AUG 27 2020
VESTING	NS
COMMENTS	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	183750	210000
IMPROVEMENTS	2898	2915
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	186,648	212,915
TAXABLE LAND + IMP (SUBTOTAL)	533,280	608,329
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	186,648	212,915
TOTAL TAXABLE VALUE	533,280	608,329

Exh 'B'

P.16

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

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.85 ACRES
ORIGINAL CONST. YEAR	1969
LAST SALE PRICE	700000
MONTH/YEAR	9/2018
SALE TYPE	R - RECORDED VALUE
LAND USE	12.000 - VACANT - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	0

PRIMARY RESIDENTIAL STRUCTURE

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

ASSESSOR MAP VIEWING GUIDELINES

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

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

EXL 'B'

P. 17

Buy

< Back to search



Home value

Cost calculator

Home details

Price history

Date	Event	Price
10/6/2021	Listing removed	--
10/26/2020	Listed for sale	\$990,000 +41.4% \$234/sqft
9/7/2018	Sold	\$700,000 -6.7% \$165/sqft
8/1/2018	Pending sale	\$750,000 \$177/sqft
6/20/2018	Listed for sale	\$750,000 +8.4% \$177/sqft

✓ Show more

EXCELLENCE FINE LIVING REALTY, Tony Espinoza. Listing provided by LVR

Ad



Pat +

EXL '18'

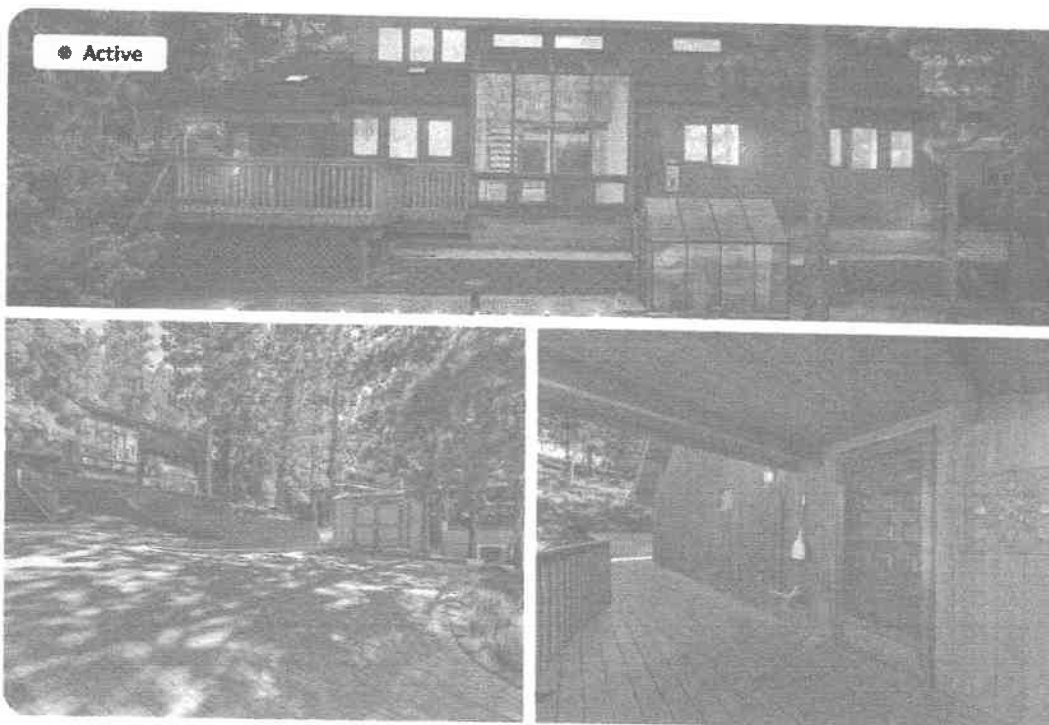
P. 18

Buy

< Back to search

Zillow

Save Share



\$1,149,000

4095 Tyrol Way, Mount Charleston, NV 89124

3 beds **3** baths **2,507** sqft

Est.: \$6,292/mo Get pre-qualified

Single Family Residence

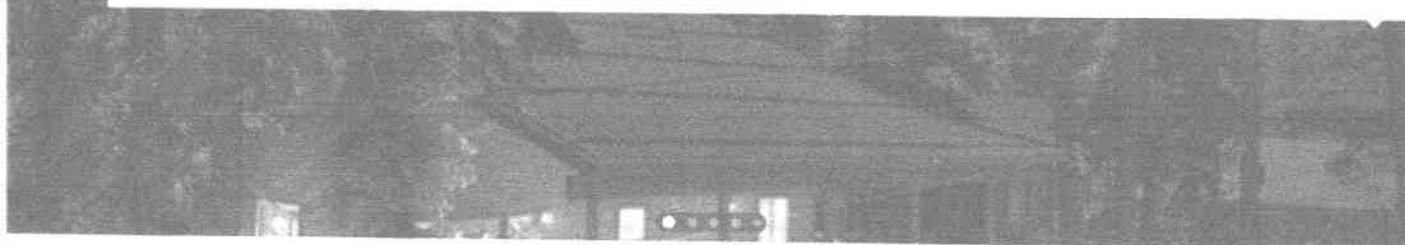
Built in 1991

0.31 Acres Lot

Zestimate®

\$458/sqft

\$-- HOA



\$425,000

2 bds | 2 ba | 1,416 sqft - Sold

4581 Aspen Ave, Las Vegas, NV 89124

MT CHARLESTON REALTY, INC. Karlin J. Corr. Listing provided by LVR

Sold 09/12/25



EXH B'

P. 19

Buy

< Back to search

Zillow

Save Share

Overview

Facts & features

Market value

Payment calculator

Neighborhood

Date

Event

Price

6/11/2024

Price change

\$1,149,000 -3.8%
\$458/sqft

Source: LVR VR #2510104 Report

11/12/2023

Price change

\$1,195,000 -0.4%
\$477/sqft

Source: LVR VR #2510104 Report

8/8/2023

Price change

\$1,199,999 -7.7%
\$479/sqft

Source: LVR VR #2510104 Report

7/8/2023

Listed for sale

\$1,299,999 +182.6%
\$519/sqft

Source: LVR VR #2510104 Report

10/21/2014

Sold

\$460,000
\$183/sqft

Source: Public Record Report

Public tax history

\$425,000

2 bds | 2 ba | 1,416 sqft - Sold

4581 Aspen Ave, Las Vegas, NV 89124

MT CHARLESTON REALTY, INC. (Kaitlin J. Carr) Listing provided by LVR

Sold 09/12/25

EXH (B)

P.20



City, Address, School, Agent, ZIP



Buy

Rent

Sell

Mortgage

Real Estate Agents

Feed

Join

Search

Overview

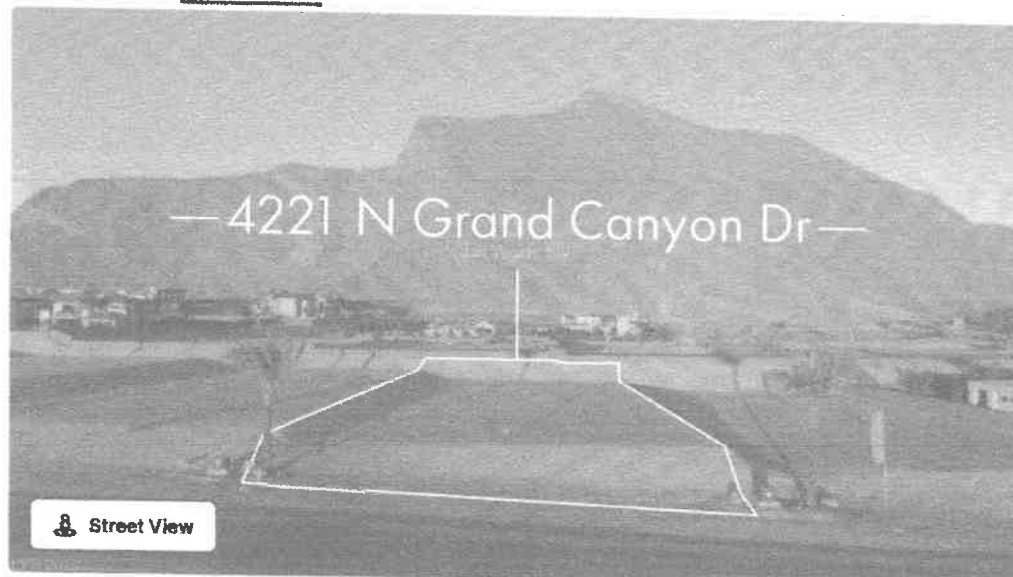
Neighborhood

Property details

Sale & tax history

Favorite

Hide

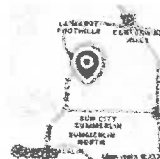


FOR SALE

\$1,249,998 Est. \$6,893/mo —

—bd • —ba • 0.74 acre (lot)

4221 N Grand Cyn, Las Vegas, NV 89129



Request showing

Tour for free, no strings attached

Ask a question

Instant answers, or connect with a local agent

Start an offer



Rates have dropped

Lower rates mean lower monthly payments - learn more

About this home

Welcome to the Beverly Hills of the northwest. The Estates at Lone Mountain is a distinctive custom home community where a collection of the finest architecture takes centerstage on oversized lots. Seclusion and separation enhance each privately gated multi-million-dollar home on this 60-acre community nestled at the base of Lone Mountain. Build your ideal one-of-a-kind luxurious compound close to the finest

Show more

Vacant land
Property Type0.74 acres
Lot Size\$1,689,186
Price/Acre\$180/mo
HOA Dues

Listed by Darin Marques • Virtue Real Estate Group

Listing updated: Oct 5, 2025 at 11:01pm

Redfin checked: 2 minutes ago • Source: GLVAR #2476672

1071 days on Redfin • 781 views • 7 favorites

Exh 1(B)

P.21

Initialed

Show all property details ▾

Electricity Provided by EnergySage

Working on getting current and accurate energy info for this home

Internet

Now available from Here

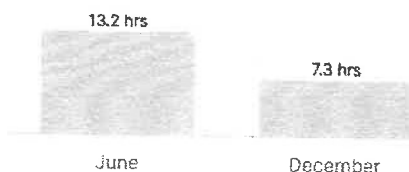
Sale and tax history for 4221 N Grand Cyn**Sale History**

Tax History

Date	Event	Price
GLVAR #2476672		
Jul 6, 2025	Price Changed	\$1,249,998
Jun 25, 2025	Price Changed	\$1,249,999
May 21, 2024	Price Changed	\$1,250,000
May 21, 2024	Relisted	—
May 16, 2024	Listing Removed	—
Mar 3, 2023	Listed	\$950,000

Sun exposure

In this area, properties receive around 13.2 hours in June and 7.3 hours in December, placing it above the U.S. average for solar exposure.

**View sun simulation**

Provided by Shadowmap

Ask a local expert

First name *

Last name *

Email *

Phone *

Write a message

I'd like more home details

Any recent upgrades?

Is there an HOA?

Clark County Board of Equalization

Appeal #26-00424

Fiscal Year 2026/2027

2709 Pinto Lane, Las Vegas, NV 89107

APN: 139-32-703-002

Exhibit 'C'- Corrections

3 pages

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

RECEIVED
FEB 12 2026
CLARK COUNTY ASSESSOR

RECEIVED

JAN 05 2026



APPEAL FORM # 26-00424

Clark County Board of Equalization

CLARK COUNTY ASSESSOR

PETITION FOR REVIEW OF TAXABLE VALUATION

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

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

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL

2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS

NAME OF PETITIONER (IF DIFFERENT FROM PROPERTY OWNER)

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

CITY

STATE

ZIP CODE

DAYTIME PHONE

EMAIL ADDRESS

ALTERNATE PHONE

AX NUMBER

Part B. PROPERTY OWNER ENTITY DESCRIPTION

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

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

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

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

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

Check box which best describes the relationship of Petitioner to Property Owner. ☐ Additional information may be necessary. Please see instructions.☐ Self☒ Trustee of Trust☐ Employee of Property Owner☐ Co-owner, Partner, Management Member☐ Officer of Company☐ Employee or Officer of Management Company☐ Employee, Officer or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property☐ Other, please describe:

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS

STREET/ROAD

2709

PINTO LN

CITY (IF APPLICABLE)

LAS VEGAS

COUNTY

CLARK

PURCHASE PRICE

PURCHASE DATE

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

ASSESSOR'S PARCEL NUMBER (APN)

139-32-703-002

ACCOUNT NUMBER

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

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

If yes, enter number of parcels.

Multiple parcel list is attached.

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

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

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

☒ Secured Roll

Part E. VALUE OF PROPERTY

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

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	\$600,000	\$413,378
Buildings	\$1,087,686	\$687,040
Personal Property		
Possessory interest in real property		
Exempt Value		
Total	1,687,686	\$1,100,918

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

COMPLETE BOTH PAGES OF THIS FORM

PINTO LANE IMPROVEMENTS RECONCILIATION

ASSESSOR'S TAXABLE VALUE	\$1,087,686
---------------------------------	--------------------

IMPACT OF RATE VARIATION	(\$320,713)
---------------------------------	--------------------

IMPACT OF DEPRECIATION CHANGE	<u>(\$79,933)</u>
--------------------------------------	--------------------------

OWNER'S OPINION OF VALUE	<u>\$687,040</u>
---------------------------------	-------------------------

	REAL ESTATE ASSESSMENT APPEAL 2026-2027									
		IMPROVEMENTS								
	DATA SOURCE:									
	CCA 2025/26 ADDENDUM P. 8-9		PROPERTIES RATED GOOD/40 (%)							
	AND									
	2026/27 ASSESSOR'S REPORT		A	B	C	D	E	F	G	
		LINE #	BLDG SF	2026/2027 ASSESSED IMPR. (ASSESSED \$)	2026/2027 ASSESSED IMPR. (TAXABLE \$)	\$/sf - subject	Depr	TAXABLE RCN	TAXABLE RCNLD	ADDRESS
	PARCEL #									
1	139-32-702-012	20	5,178	\$302,368	\$863,900	\$231	48.0%	\$1,198,057	\$657,282	2337 PINTO LANE
2	139-32-703-003	22	5,430	\$277,286	\$792,246	\$231	42.0%	\$1,253,218	\$726,866	2701 PINTO LANE
3	139-32-703-009	25	4,475	\$285,998	\$817,137	\$231	25.5%	\$1,032,808	\$769,442	2694 PALOMINO
4	139-32-702-027	26	7,350	\$265,060	\$757,314	\$231	70.5%	\$1,696,345	\$500,422	2408 PALOMINO
5	139-32-702-014	28	4,758	\$177,830	\$508,086	\$231	58.5%	\$1,098,123	\$455,721	2331 PINTO LANE
6	139-32-304-017	35	2,993	\$104,702	\$299,149	\$231	75.0%	\$690,770	\$172,692	2800 PINTO LANE
7	139-32-306-026	38	5,064	\$96,892	\$276,834	\$231	75.0%	\$1,168,747	\$292,187	2951 PINTO LANE
8	139-32-703-005	39	4,068	\$96,758	\$276,451	\$231	75.0%	\$938,875	\$234,719	2601 PINTO LANE
9	139-32-702-011	40	3,949	\$96,151	\$274,717	\$231	75.0%	\$911,410	\$227,853	2525 PINTO LANE
10	139-32-701-009	41	4,740	\$82,712	\$264,891	\$231	75.0%	\$1,093,969	\$273,492	2600 PINTO LANE
11	139-32-306-009	42	4,411	\$88,600	\$253,143	\$231	75.0%	\$1,018,038	\$254,509	711 CAMPBELL
12	139-32-308-004	43	3,751	\$87,933	\$251,237	\$231	75.0%	\$868,021	\$217,005	2825 PINTO LANE
13	139-32-702-024	44	4,594	\$229,720	\$656,343	\$231	34.0%	\$1,050,273	\$699,780	2400 PALOMINO
14	139-32-701-002	45	3,548	\$73,755	\$210,731	\$231	75.0%	\$818,400	\$204,600	2701 ALTA
15	139-32-306-011	52	6,054	\$111,414	\$319,325	\$231	75.0%	\$1,397,234	\$349,308	3030 PALOMINO
	TOTAL		70,371	\$2,387,177	\$6,820,506	\$231	N/A	\$16,241,287	\$6,035,879	
	AVERAGE		4,591	\$159,145	\$454,700	\$231	62.8%	\$1,082,752	\$402,382	
16	139-32-703-002	15	6,081	\$360,690	\$1,087,686	\$231	22.5%	\$1,403,465	\$1,087,686	2709 PINTO LANE
				VARIANCE:	\$320,713	(\$1,403,465-\$1,082,752)		FORMULAS		
							A	ASSESSOR REPORT		
							B	ASSESSOR REPORT		
							C	COL' B' x .35		
							D	COL' F' DIV BY COL' D'A" (FROM LINE #16)		
							E	PROPERTY RECORD CARD		
							F	COL' A'/COL' D'		
							G	COL' F' x 1-(COL'E')		

CLARK COUNTY BOARD OF
EQUALIZATION

Appeal #26-00424

FISCAL YEAR 2026/2027

2709 Pinto Lane,
Las Vegas, NV 89107

AAI 139-32-703-002

Exhibit 'D'

PRE / VTR

Assessor's Comp's (7)

RECEIVED

FEB 12 2026

CLARK COUNTY ASSESSOR

page 694

OWNER(S)/MAIL TO					SITUS					139-32-304-009					Printed: 2/12/2026	
LV FIRST LLC 2330 PASEO DEL PRADO # C204 LAS VEGAS NV, 89102 NV					2727 ALTA DR LAS VEGAS PARCEL STATUS A Active - Locally Assessed Parcel NEIGHBORHOOD 1311.09 Central West PRIMARY USE 31.110 Multi Family Res: Two SFR Units BUILDING(S) 1 of 2					*139-32-304-0					Page: 2 of 3	
															2026/27	
TYPE BUILDING STYLE QUALITY					BUILDING 1 OF 2 SECTION 1 OF 1					BUILDING VALUE SUMMARY						
RES 01 One Story 45 Good-Very Good					Subareas					BASIC BUILDING						
AYB EYB % COMP % DEPR					BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN					SQ. FT. ADJUSTMENTS						
1966 1966 100% 75.0										LUMP SUM ADJUSTMENTS						
BUILDING CHARACTERISTICS										BASEMENT						
BASIC BUILDING FEATURES										PORCHES						
CAT TYPE AREA % SF ADJ.										GARAGES/CARPORTS						
SFL Concrete Slab 100.00% -38,696					1-1 GL1 Resid Level 1 1966 1966 1,111 1,111 191.01 212,212					BUILDING RCN						
EW Frame-Siding/Shingle 100.00%					1-1 CPT Carport 1966 1966 1,120 31.06 34,787					DEPRECIATION						
RC Composition Shingle 100.00% -15,527					1-1 PBA Patio Comp Roof 1966 1966 360 39.73 14,303					POOL/SPA/DECK						
HT Forced Air 100.00%					1-1 STG Storage - Extra Feature 1966 1966 1,400 576 31.06 17,891					OTHER EXTRA FEATURES						
AC Central Cooling 100.00% 20,862					1-1 CPT Carport 1966 1966 32 51.04 1,633					TOTAL RCNLD						
					1-1 PBA Patio Comp Roof 1966 1966 3,696 3,696 191.01 705,973											
					1-1 PBA Patio Comp Roof 1966 1966 502 39.73 19,944											
					1-1 PBA Patio Comp Roof 1966 1966 80 45.64 3,651											
FLOORING \$0										IMPROVEMENT FACTOR						
CAT TYPE AREA % SF ADJ.										MULTIPLE ADJUSTMENT						
RIF % Floor Carpet 80%										OVERRIDE IMP. VALUE						
RIF % Floor Vinyl 20%										CONDO COST SQ FT						
										NTV PUD/Common Area						
										BUILDING AREAS						
										HEATED AREA						
										HEATED AREA W/FIN BSMT						
										ADJ RATE						
ROOMS/BATHROOMS \$6,452					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 -2,304											
RM2 Family/Den/Other 2.00 1.00																
RM3 Fmnl Dining Room 1.00 1.00																
RM4 Total Rooms 8.00 1.00																
RM5 Full Baths 3.00 1.00																
RM6 Half Baths 1.00 1.00																
FIX Plumb Fxt 15.00 1.00 6,452																
BUILT-INS/FIREPLACES \$20,230					EXTRA FEATURES											
CAT TYPE UNITS FAC UNIT ADJ.					CODE DESCRIPTION GRD QTY UNITS UNIT PRICE FAC ADJ. UNIT AYB EYB					\$213,319 \$53,330						
AP1 Built Ins 1 1.00 10,026					RPL4 Pool Size Appx 648 Square Fe 2 1 1.00 \$57,396.77 1.00 57,396.77 1966 1966					RCN DEPR% RCNLD NOTES						
FPL Fireplace (L-Rank) 2 1.00 10,204					RPHT Pool Heater Each 1 1.00 \$5,811.03 1.00 5,811.03 1966 1966											
					RPLD5 Pool Deck - Kool Deck 1 360.00 \$14.00 1.00 5,040 1966 1966											
					RFN2 Fence Average - Tract/Block W 1 1.00 \$9,268.80 1.00 9,268.80 1966 1966											
					RPV3 Paving - Brick 1 1,804.00 \$12.11 1.00 12.11 1966 1966											
					RPV4 Paving - Concrete 1 6,440.00 \$6.40 1.00 6.40 1966 1966											
					RSTG Storage Square Feet 1 1,400.00 \$22.00 1.54 33.88 1966 1966											
					RY31 Separate Jacuzzi/Each 1 1.00 \$31,510.05 0.75 23,632.54 1966 1966											
					RY30 Diving Board/Each 1 1.00 \$1,674.94 1.00 1,674.94 1966 1966											
ADDITIONAL BUILDING FEATURES \$2,183																
CAT TYPE UNITS FAC UNIT ADJ.																
WH Wall Height (RES) 1 1.00																
X45 Intercom 1 1.00 2,183																

OWNER(S)/MAIL TO					SITUS					139-32-304-009					Printed: 2/12/2026	
LV FIRST L L C 2330 PASEO DEL PRADO # C204 LAS VEGAS NV, 89102 NV					2727 ALTA DR LAS VEGAS					*139-32-304-0 2026/27					Page: 3 of 3	
					PARCEL STATUS A Active - Locally Assessed Parcel											
					NEIGHBORHOOD 1311.09 Central West											
					PRIMARY USE 31.110 Multi Family Res: Two SFR Units											
					BUILDING(S) 2 of 2											
TYPE BUILDING STYLE QUALITY RES 01 One Story 20 Fair					BUILDING 2 OF 2 SECTION 1 OF 1					BUILDING VALUE SUMMARY						
AYB EYB % COMP % DEPR 1979 1979 100% 70.5					Subareas					BASIC BUILDING 165,346 SQ. FT. ADJUSTMENTS 3,304 LUMP SUM ADJUSTMENTS -585 BASEMENT PORCHES GARAGES/CARPORTS BUILDING RCN 168,065 DEPRECIATION 118,486 POOL/SPA/DECK OTHER EXTRA FEATURES 690 TOTAL RCNLD 50,269 IMPROVEMENT FACTOR MULTIPLE ADJUSTMENT OVERRIDE IMP. VALUE CONDO COST SQ FT NTV PUD/COMMON AREA BUILDING AREAS HEATED AREA 1,120 HEATED AREA W/FIN BSMT 1,120 ADJ RATE						
BUILDING CHARACTERISTICS					BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN 2-1 GL1 Resid Level 1 1979 1979 1,120 1,120 147.63 165,346											
BASIC BUILDING FEATURES \$3,304 CAT TYPE AREA % SF ADJ. SFL Concrete Slab 100.00% -5,208 EW Masonry-CB/CBS, HV Stone 100.00% RC Wood Shake 100.00% 4,514 HT Forced Air 100.00% AC Central Cooling 100.00% 3,998																
FLOORING \$0 CAT TYPE AREA % SF ADJ. RIF % Floor Carpet 60% RIF % Floor Vinyl 40%																
ROOMS/BATHROOMS \$-1,875 CAT TYPE UNITS FAC UNIT ADJ. RM1 Bedrooms 1.00 1.00 RM2 Family/Den/Other 1.00 1.00 RM3 Frml Dining Room 1.00 RM4 Total Rooms 4.00 1.00 RM5 Full Baths 1.00 1.00 RM6 Half Baths 1.00 FIX Plumb Fxt 6.00 1.00 -1,875					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS CAT DESCRIPTION UNITS UNIT ADJ. CAT DESCRIPTION UNITS UNIT ADJ.					BUILDING NOTES						
BUILT-INS/FIREPLACES \$1,290 CAT TYPE UNITS FAC UNIT ADJ. AP1 Built Ins 1.00 AP7 Range/Each 1 1.00 1,290					EXTRA FEATURES CODE DESCRIPTION GRD QTY UNITS UNIT PRICE FAC ADJ. UNIT AYB EYB RFN1 Fence Minimum - Small Yard 1 1.00 \$2,337.46 1.00 2,337.46 1979 1979					\$2,337 RCN \$690 RCNLD 2,337 70.5 690						
ADDITIONAL BUILDING FEATURES \$0 CAT TYPE UNITS FAC UNIT ADJ. WH Wall Height (RES) 1.00																



Clark County Assessor Reports

Value History

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

Parcel: 139-32-304-009

Assessed

Tax Year	Land			Improvements			Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Extra Supp Features	Code Value		
2025-26	0.88	183,750	0	126,381	0	0	19,258	0	200
2024-25	0.88	183,750	0	126,558	0	0	19,632	0	200
2023-24	0.88	175,000	0	115,269	0	0	16,922	0	200
2022-23	0.88	147,000	0	104,300	0	0	15,489	0	200
2021-22	0.88	131,250	0	97,468	0	0	0	0	200
2020-21	0.88	131,250	0	95,408	0	0	0	0	200
2019-20	0.88	105,000	0	92,707	0	0	0	0	200
2018-19	0.88	70,000	0	87,986	0	0	0	0	200
2017-18	0.88	59,500	0	87,857	0	0	0	0	200
2016-17	0.88	52,500	0	86,964	0	0	0	0	200
2015-16	0.88	43,750	0	89,360	0	0	0	0	200
2014-15	0.88	35,000	0	91,023	0	0	0	0	200
2013-14		35,000	0	89,707	0	0	0	0	200
2012-13		35,000	0	93,039	0	0	0	0	200
2011-12		49,000	0	90,028	0	0	0	0	200
2010-11		70,000	0	97,588	0	0	0	0	200
2009-10		175,000	0	96,966	0	0	0	0	200
2008-09		210,000	0	98,095	0	0	0	0	200
2007-08		110,679	0	93,862	0	0	0	0	200
2006-07		110,600	0	94,624	0	0	0	0	200
2005-06		79,625	0	88,956	0	0	0	0	200
2004-05		73,500	0	89,268	0	0	0	0	200

Parcel from 030-290-039

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

OWNER(S)/MAIL TO							SITUS					162-05-510-011					Printed: 2/12/2026															
TIRA JOHN & TARA FAMILY TRUST TIRA JOHN MARTIN JR & TARA KATHLEEN TRS 2822 ASHBY AVE LAS VEGAS NV, 89102 NV							2822 ASHBY AVE LAS VEGAS					*162-05-510-011					Page: 1 of 2															
							PARCEL STATUS										A Active - Locally Assessed Parcel															
							NEIGHBORHOOD										1312.12 CHARLESTON RANCHO SFR															
							PRIMARY USE										20.110 Single Family Residential															
							LAND ACRES		0.63		LAND SQUARE FEET		27,442		SUMMARY OF TAXABLE VALUES					WORKING												
							LEGAL DESCRIPTION MCNEIL TRACT RESUB PLAT BOOK 2 PAGE 93 LOT 18 BLOCK 2					FISCAL YEAR VALUE TYPE LAND SUBDIVISION DISCOUNT NET LAND IMPROVEMENTS SUPPLEMENTAL COMMON ELEMENT TOTAL IMPROVEMENT SECURED PERSONAL PROP PARCEL TOTAL EXEMPTION TOTAL					2022-23		2023-24		2024-25		2025-26		2026-27							
																	BLCM		BLCM		BLCM		BLCM		BLCM							
																	\$180,000		\$257,000		\$272,000		\$288,000		\$325,000							
																	\$180,000		\$257,000		\$272,000		\$288,000		\$325,000							
																	\$821,960		\$898,572		\$970,847		\$955,456		\$940,889							
																	\$821,960		\$898,572		\$970,847		\$955,456		\$940,889							
																	\$1,001,960		\$1,155,572		\$1,242,847		\$1,243,456		\$1,265,889							
																	SALES HISTORY															
																	TYPE		SALE DATE		SALE PRICE		DEED BOOK		PAGE		GRANTOR				GRANTEE	
UR		9/12/2025		\$ 1,750,000.00		20250912		00000195		TIRA JOHN & TARA FAMILY TRUST				TIRA JOHN & TARA FAMILY TRUST																		
R		1/27/2022		\$ 1,375,000.00		20220127		00001280		DHILLON DOCTOR TRUST				DHILLON AMANDEEP K																		
R		9/23/2016		\$ 1,250,000.00		20160923		00002703		LEWIS STEPHEN K																						
LAND APPRAISAL																																
#	CODE	LAND CATEGORY		ZONING	UNIT TYPE	FF	DEPTH	UNITS	UNIT PRICE	TOTAL ADJ	ADJ UNIT PRICE	ADJ VALUE	OVERD VALUE	NOTES																		
1	1R01	Residential		L:R-E	LT			1.00	\$325,000	[+]	1.0000	\$325,000	\$325,000																			
CODE		ADJUSTMENT		TYPE	ADJ %	ADJ VALUE		ADJ NOTE		CODE	ADJUSTMENT		TYPE	ADJ %	ADJ VALUE		ADJ NOTE															
LAND - GOLF COURSE/AG/OPEN SPACE																																
CLASSIFIED AG/GOLF COURSE										MARKET AG/GOLF COURSE																						
#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE	#	CODE	LAND CATEGORY	TYPE	UNITS	UNIT PRICE	ADJ	ADJ UNIT PRICE	ADJ VALUE															
CODE		ADJUSTMENT		TYPE	ADJ %	ADJ VALUE		ADJ NOTE		CODE	ADJUSTMENT		TYPE	ADJ %	ADJ VALUE		ADJ NOTE															
IMPROVEMENTS																																
PROJECT NAME:										PERMITS																						
TYPE		BLDG	BUILDING TYPE		CL/Q	RNK	AYB	EYB	STY	BUILDING COUNT		1		SECTION COUNT		1		TYPE		DESCRIPTION		COUNT	STATUS									
RES		1-1	One Story		35		2008	2008		10.0					100%	5,600	168.02	940,889														
							</																									

OWNER(S)/MAIL TO						SITUS						162-05-510-011						Printed: 2/12/2026	
TIRA JOHN & TARA FAMILY TRUST TIRA JOHN MARTIN JR & TARA KATHLEEN TRS 2822 ASHBY AVE LAS VEGAS NV, 89102 NV						2822 ASHBY AVE LAS VEGAS						*162-05-510-0						Page: 2 of 2	
						PARCEL STATUS A Active - Locally Assessed Parcel													
						NEIGHBORHOOD 1312.12 CHARLESTON RANCHO SFR													
						PRIMARY USE 20.110 Single Family Residential													
BUILDING(S) 1 of 1																		2026/27	
BUILDING 1 OF 1 SECTION 1 OF 1																BUILDING VALUE SUMMARY			
Subareas																BASIC BUILDING			
BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN																SQ. FT. ADJUSTMENTS			
1-1 CAS Casita - Extra Feature 2008 2008 625																LUMP SUM ADJUSTMENTS			
1-1 GAC Att Garage - Clay Tile Roof 2008 2008 828 70.46 58,341																BASEMENT			
1-1 GL1 Resid Level 1 2008 2008 5,600 5,600 160.06 896,336																PORCHES			
																GARAGES/CARPORTS			
																BUILDING RCN			
																DEPRECIATION			
																POOL/SPA/DECK			
																OTHER EXTRA FEATURES			
																TOTAL RCNLD			
																IMPROVEMENT FACTOR			
																MULTIPLE ADJUSTMENT			
																OVERRIDE IMP. VALUE			
																CONDO COST SQ FT			
																NTV PUD/Common Area			
																BUILDING AREAS			
																HEATED AREA			
																HEATED AREA W/FIN BSMT			
																ADJ RATE			
ROOMS/BATHROOMS \$41,364						GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS						BUILDING NOTES							
CAT TYPE UNITS FAC UNIT ADJ. CAT DESCRIPTION UNITS UNIT ADJ. CAT DESCRIPTION UNITS UNIT ADJ.																			
RM1 Bedrooms 4.00 1.00																			
RM2 Family/Den/Other 1.00 1.00																			
RM3 Fmrl Dining Room 1.00 1.00																			
RM4 Total Rooms 8.00 1.00																			
RM5 Full Baths 4.00 1.00																			
RM6 Half Baths 2.00 1.00																			
FIX Plumb Fxt 24.00 1.00 41,364																			
BUILT-INS/FIREPLACES \$17,095						EXTRA FEATURES						\$208,871 \$152,475							
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 7,060 RPL4 Pool Size Appx 648 Square Fe 2 1 1.00 \$57,396.77 1.00 57,396.77 2008 2008 57,397 27.0 41,900																			
AP2 Built-in Refrigerator/Extra/Each 1 1.00 7,445 RPLD3 Pool Deck - Brick 1 900.00 \$12.11 1.00 12.11 2008 2008 10,899 27.0 7,956																			
AP4 Dishwasher Extra 1 1.00 799 RFN2 Fence Average - Tract/Block W 1 1.00 \$9,268.80 1.00 9,268.80 2008 2008 9,269 27.0 6,766																			
AP5 Bi Microwave 1 1.00 759 SPR2 Sprinkler Average 1 1.00 \$3,771.26 1.00 3,771.26 2008 2008 3,771 27.0 2,753																			
AP6 Trash Compactor 1 1.00 1,032 RPV3 Paving - Brick 1 2,700.00 \$12.11 1.00 12.11 2008 2008 32,697 27.0 23,869																			
						RY17 Casita/Square Feet 1 625.00 \$151.74 1.00 151.74 2008 2008 94,838 27.0 69,231													
ADDITIONAL BUILDING FEATURES \$1,643																			
CAT TYPE UNITS FAC UNIT ADJ.																			
WH Wall Height (RES) 10 1.00																			
X05 Bar Cooler 1 1.00 1,643																			



Clark County Assessor Reports

Value History

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Parcel: 162-05-510-011

Assessed

Tax Year	Land			Improvements			Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code Value		
2025-26	0.63	100,800	0	334,410	0	0	55,072	0	0	200
2024-25	0.63	95,200	0	339,796	0	0	56,776	0	0	200
2023-24	0.63	89,950	0	314,500	0	0	51,232	0	0	200
2022-23	0.63	63,000	0	287,686	0	0	48,283	0	0	200
2021-22	0.63	63,000	0	273,798	0	0	0	0	0	200
2020-21	0.63	63,000	0	270,946	0	0	0	0	0	200
2019-20	0.63	51,800	0	265,585	0	0	0	0	0	200
2018-19	0.63	49,000	0	255,216	0	0	0	0	0	200
2017-18	0.63	36,750	0	234,963	0	0	0	0	0	200
2016-17	0.63	31,850	0	238,980	0	0	0	0	0	200
2015-16	0.63	27,300	0	210,892	0	0	0	0	0	200
2014-15	0.63	22,750	0	162,982	0	0	0	0	0	200
2013-14		22,750	0	267,787	0	0	0	0	0	200
2012-13		22,750	0	268,875	0	0	0	0	0	200
2011-12		24,500	0	250,265	0	0	0	0	0	200
2010-11		28,000	0	261,883	0	0	0	0	0	200
2009-10		45,500	0	0	0	255,019	0	0	0	200
2008-09		87,500	0	22,821	612	0	0	0	0	200
2007-08		99,470	0	20,416	0	0	0	0	0	200
2006-07		99,400	0	19,769	0	0	0	0	0	200
2005-06		49,000	0	17,749	0	0	0	0	0	200
2004-05		31,850	0	17,651	0	0	0	0	0	200

Parcel from 030-551-017

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

OWNER(S)/MAIL TO					SITUS					139-32-211-043					Printed: 2/12/2026															
DONALSON JOEL & LISA FAMILY TRUST DONALSON JOEL C & LISA A TRS 3108 SONIA DR LAS VEGAS NV, 89107 NV					3108 SONIA DR LAS VEGAS					*139-32-211-0					Page: 2 of 2															
					PARCEL STATUS		A Active - Locally Assessed Parcel																							
					NEIGHBORHOOD		1311.03 Central West																							
					PRIMARY USE		20.110 Single Family Residential																							
					BUILDING(S)		1 of 1								2026/27															
TYPE		BUILDING STYLE		QUALITY		BUILDING 1 OF 1 SECTION 1 OF 1					BUILDING VALUE SUMMARY																			
RES		01 One Story		35 Average-Good		Subareas										BASIC BUILDING		694,462												
AYB		EYB		% COMP		% DEPR		BL/SE		CODE		DESCRIPTION		AYB		EYB		HTD AREA		SQ. FT.		\$/SQ. FT.		RCN		SQ. FT. ADJUSTMENTS		24,107		
1966		1969		100%		75.0		1-1		PBA		Patio Comp Roof		1966		1969				330		34.26		11,306		LUMP SUM ADJUSTMENTS		20,493		
					1-1		PBA		Patio Comp Roof		1966		1969						243		35.55		8,639		BASEMENT					
					1-1		STG		Storage - Extra Feature		1966		1969						64						PORCHES		24,456			
					1-1		100		100% Addition		1966		1969						231		151.53		35,003		GARAGES/CARPORTS					
					1-1		GL1		Resid Level 1		1966		1969				3,456		3,456		151.53		523,688		BUILDING RCN		763,518			
					1-1		PTA		Patio Tile Roof		1966		1969						18		69.11		1,244		DEPRECIATION		572,639			
					1-1		100		100% Addition		1966		1969				896		896		151.53		135,771		POOL/SPA/DECK		18,673			
																									OTHER EXTRA FEATURES		12,128			
																											TOTAL RCNLD		221,681	



Clark County Assessor Reports

Value History

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

Parcel: 139-32-211-043

Assessed

Tax Year	Land			Improvements			Exemption	Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Extra Supp Features	Code Value		
2025-26	0.53	134,050	0	77,737	0	0	11,224	0	200
2024-25	0.53	134,050	0	77,138	0	0	11,435	0	200
2023-24	0.53	122,150	0	69,773	0	0	9,834	0	200
2022-23	0.53	86,450	0	62,585	0	0	9,003	0	200
2021-22	0.53	82,250	0	58,109	0	0	0	0	200
2020-21	0.53	77,000	0	56,442	0	0	0	0	200
2019-20	0.53	74,550	0	54,599	0	0	0	0	200
2018-19	0.53	70,000	0	54,461	0	0	0	0	200
2017-18	0.53	52,500	0	57,128	0	0	0	0	200
2016-17	0.53	45,500	0	59,246	0	0	0	0	200
2015-16	0.53	52,500	0	60,274	0	0	0	0	200
2014-15	0.53	45,500	0	60,898	0	0	0	0	200
2013-14		35,700	0	60,933	0	0	0	0	200
2012-13		35,700	0	63,307	0	0	0	0	200
2011-12		49,000	0	60,456	0	0	0	0	200
2010-11		42,000	0	65,863	0	0	0	0	200
2009-10		105,000	0	65,294	0	0	0	0	200
2008-09		129,150	0	66,035	0	0	0	0	200
2007-08		131,950	0	63,531	0	0	0	0	200
2006-07		131,950	0	63,887	0	0	0	0	200
2005-06		50,750	0	59,801	0	0	0	0	200
2004-05		42,000	0	57,974	0	0	0	0	200

Parcel from 03A-262-003

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

SBE 26-107 Pg 721

OWNER(S)/MAIL TO						SITUS						139-32-110-049						Printed: 2/12/2026					
BOURIAJAY 217 CAMPBELL DR LAS VEGAS NV, 89107 NV						217 CAMPBELL DR LAS VEGAS						*139-32-110-0						Page: 2 of 2					
						PARCEL STATUS A Active - Locally Assessed Parcel																	
						NEIGHBORHOOD 1311.03 Central West																	
						PRIMARY USE 20.110 Single Family Residential																	
BUILDING(S) 1 of 1						BUILDING 1 OF 1 SECTION 1 OF 1						2026/27											
TYPE BUILDING STYLE QUALITY						Subareas												BUILDING VALUE SUMMARY					
RES 01 One Story 30 Average																							
AYB EYB % COMP % DEPR						BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN						BASIC BUILDING 480,474											
1967 1989 100% 55.5						1-1 PBA Patio Comp Roof 1967 1989 960 21.77 20,899						SQ. FT. ADJUSTMENTS -5,042											
BASIC BUILDING CHARACTERISTICS						1-1 100 100% Addition 1967 1989 3,406 137.20 13,171						LUMP SUM ADJUSTMENTS 16,878											
BASIC BUILDING FEATURES -55,042						1-1 GL1 Resid Level 1 1967 1989 3,406 137.20 467,303						BASEMENT											
CAT TYPE AREA % SF ADJ.						1-1 PBA Patio Comp Roof 1967 1989 408 30.93 12,619						PORCHES 13,385											
SFL Concrete Slab 100.00% -18,245												GARAGES/CARPORTS 20,899											
EW Frame-Stucco 100.00%												BUILDING RCN 526,594											
RC Composition Shingle 100.00%												DEPRECIATION 292,260											
HT Forced Air 100.00%												POOL/SPA/DECK 21,705											
AC Central Cooling 100.00% 13,203												OTHER EXTRA FEATURES 8,098											
												TOTAL RCNLD 264,137											
FLOORING \$0												IMPROVEMENT FACTOR											
CAT TYPE AREA % SF ADJ.												MULTIPLE ADJUSTMENT											
RIF % Floor Carpet 80%												OVERRIDE IMP. VALUE											
RIF % Floor Vinyl 20%												CONDO COST SQ FT											
												NTV PUD/Common Area											
												BUILDING AREAS											
												HEATED AREA 3,502											
												HEATED AREA W/FIN BSMT 3,502											
												ADJ RATE											
ROOMS/BATHROOMS \$7,083						GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS						BUILDING NOTES											
CAT TYPE UNITS FAC UNIT ADJ.						CAT DESCRIPTION UNITS UNIT ADJ. CAT DESCRIPTION UNITS UNIT ADJ.																	
RM1 Bedrooms 5.00 1.00																							
RM2 Family/Den/Other 2.00 1.00																							
RM3 Frml Dining Room 1.00 1.00																							
RM4 Total Rooms 10.00 1.00																							
RM5 Full Baths 3.00 1.00																							
RM6 Half Baths 1.00																							
FIX Plumb Fxt 12.00 1.00 7,083																							
BUILT-INS/FIREPLACES \$8,276						EXTRA FEATURES						\$119,212						\$29,803					
CAT TYPE UNITS FAC UNIT ADJ.						CODE DESCRIPTION GRD QTY UNITS UNIT PRICE FAC ADJ. UNIT AYB EYB						RCN DEPR% RCNLD NOTES											
AP1 Built Ins 1 1.00 4,983						RPL5 Pool Size Appx 800 Square Fe 3 1 1.00 \$62,050.56 1.00 67,430.34 1967 1969						67,430 75.0 16,858											
FPL Fireplace (L-Rank) 1 1.00 3,293						RPSP Pool Spa/Attached Each 1 1.00 \$17,712.75 1.00 17,712.75 1967 1969						17,713 75.0 4,428											
						RFN2 Fence Average - Tract/Block W 1 1.00 \$9,268.80 1.00 9,268.80 1967 1969						9,269 75.0 2,317											
						SPR2 Sprinkler Average 1 1.00 \$3,771.26 1.00 3,771.26 1967 1969						3,771 75.0 943											
						RPV4 Paving - Concrete 1 3,024.00 \$6.40 1.00 6.40 1967 1969						19,354 75.0 4,838											
						RY30 Diving Board/Each 1 1.00 \$1,674.94 1.00 1,674.94 1967 1969						1,675 75.0 419											
ADDITIONAL BUILDING FEATURES \$1,519																							
CAT TYPE UNITS FAC UNIT ADJ.																							
WH Wall Height (RES) 1 1.00																							
X45 Intercom 1 1.00 1,519																							



Clark County Assessor Reports

Value History

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

Parcel: 139-32-110-049

Assessed

Tax Year	Land			Improvements			Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Extra Supp Features	Code	Value		
2025-26	0.54	134,050	0	94,900	0	0		0	0	200
2024-25	0.54	134,050	0	97,288	0	0		0	0	200
2023-24	0.54	122,150	0	90,648	0	0		0	0	200
2022-23	0.54	86,450	0	83,539	0	0		0	0	200
2021-22	0.54	82,250	0	79,828	0	0		0	0	200
2020-21	0.54	77,000	0	79,467	0	0		0	0	200
2019-20	0.54	74,550	0	78,290	38,934	0		0	0	200
2018-19	0.54	70,000	0	41,217	0	0		0	0	200
2017-18	0.54	52,500	0	43,300	0	0		0	0	200
2016-17	0.54	45,500	0	45,067	0	0		0	0	200
2015-16	0.54	52,500	0	45,852	0	0		0	0	200
2014-15	0.54	45,500	0	46,609	0	0		0	0	200
2013-14		35,700	0	46,534	0	0		0	0	200
2012-13		35,700	0	48,334	0	0	A	1,210	0	200
2011-12		49,000	0	47,031	0	0		0	0	200
2010-11		42,000	0	51,049	0	0		0	0	200
2009-10		105,000	0	50,626	0	0		0	0	200
2008-09		129,150	0	51,037	0	0		0	0	200
2007-08		131,950	0	49,092	0	0		0	0	200
2006-07		131,950	0	49,259	0	0		0	0	200
2005-06		50,750	0	45,644	0	0		0	0	200
2004-05		42,000	0	46,988	0	0		0	0	200

Parcel from 03A-273-002

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

OWNER(S)/MAIL TO

SIEGAL JEFFREY
3722 LAS VEGAS BLVD S # 2002
LAS VEGAS NV, 89158 NV

SITUS

3105 CONNERS DR
LAS VEGAS
PARCEL STATUS A Active - Locally Assessed Parcel
NEIGHBORHOOD 1311.03 Central West
PRIMARY USE 20.110 Single Family Residential

139-32-211-025

*139-32-211-0

2026/27

Printed: 2/12/2026

Page: 1 of 2

LAND ACRES0.53LAND SQUARE FEET23,086

SUMMARY OF TAXABLE VALUES

WORKING

LEGAL DESCRIPTION

FISCAL YEAR

2022-23

2023-24

2024-25

2025-26

2026-27

RANCHO NEVADA EST UNIT #1 AMD
PLAT BOOK 10 PAGE 57
LOT 25 BLOCK 1
& VAC RD

VALUE TYPE
LAND
SUBDIVISION DISCOUNT
NET LAND
IMPROVEMENTS
SUPPLEMENTAL
COMMON ELEMENT
TOTAL IMPROVEMENT
SECURED PERSONAL PROP
PARCEL TOTAL
EXEMPTION TOTAL

BLCM
\$247,000
\$247,000
\$252,690
\$252,690
\$271,096
\$287,386
\$277,368
\$264,262
\$499,690
\$620,096
\$670,386
\$660,368
\$746,762

BLCM
\$349,000
\$349,000
\$271,096
\$271,096
\$287,386
\$287,386
\$277,368
\$264,262
\$620,096
\$670,386
\$660,368
\$660,368
\$746,762

BLCM
\$383,000
\$383,000
\$287,386
\$287,386
\$287,386
\$287,386
\$277,368
\$264,262
\$670,386
\$670,386
\$670,386
\$660,368
\$746,762

BLCM
\$383,000
\$383,000
\$277,368
\$277,368
\$277,368
\$277,368
\$264,262
\$264,262
\$660,368
\$660,368
\$660,368
\$660,368
\$746,762

BLCM
\$482,500
\$482,500
\$264,262
\$264,262
\$264,262
\$264,262
\$264,262
\$264,262
\$746,762
\$746,762
\$746,762
\$746,762
\$746,762

SALES HISTORY

GRANTOR

GRANTEE

TYPE

SALE DATE

SALE PRICE

DEED BOOK

PAGE

MCKINLEY MARK & L 1993 LIV TR
WENNER J

SIEGAL JEFFREY
MCKINLEY MARK E & LINDA K

R

3/17/2025

\$ 1,500,000.00

20250317

00000855

R

3/31/2000

\$ 435,000.00

20000331

00001800

LAND APPRAISAL

#

CODE

LAND CATEGORY

ZONING

UNIT TYPE

FF

DEPTH

UNITS

UNIT PRICE

TOTAL ADJ

ADJ UNIT PRICE

ADJ VALUE

OVERD VALUE

NOTES

1

AR01

Residential

L:R-E

LT

1.00

\$482,500

[+]

1.0000

\$482,500

\$482,500

CODE

ADJUSTMENT

TYPE

ADJ %

ADJ VALUE

ADJ NOTE

CODE

ADJUSTMENT

TYPE

ADJ %

ADJ VALUE

ADJ NOTE

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

MARKET AG/GOLF COURSE

#

CODE

LAND CATEGORY

TYPE

UNITS

UNIT PRICE

ADJ

ADJ UNIT PRICE

ADJ VALUE

#

CODE

LAND CATEGORY

TYPE

UNITS

UNIT PRICE

ADJ

ADJ UNIT PRICE

ADJ VALUE

CODE

ADJUSTMENT

TYPE

ADJ %

ADJ VALUE

ADJ NOTE

CODE

ADJUSTMENT

TYPE

ADJ %

ADJ VALUE

ADJ NOTE

IMPROVEMENTS

PERMITS

PROJECT NAME:

BUILDING COUNT

SECTION COUNT

TYPE

BLDG

BUILDING TYPE

CL/Q

RNK

AYB

EYB

STY

HGT

UNITS

BSMT

MEZZ

SPRK

%CMP

SQFT

\$/SQFT

RCNLD

TYPE

DESCRIPTION

COUNT

STATUS

RES

1-1

One Story

30

1966

1981

100%

4,522

58.44

264,262

ACCOUNT FLAGS

CAT

TYPE

VAL

CONV

Capacity

1

CONV

Pool Count

1

PAR

Parcel Land Use

20.110

CAP1

OTHER

8.0

OWNER(S)/MAIL TO						SITUS						139-32-211-025						Printed: 2/12/2026																			
SIEGAL JEFFREY 3722 LAS VEGAS BLVD S # 2002 LAS VEGAS NV, 89158 NV						3105 CONNERS DR LAS VEGAS						*139-32-211-0						Page: 2 of 2																			
						PARCEL STATUS			A Active - Locally Assessed Parcel																												
						NEIGHBORHOOD			1311.03 Central West																												
						PRIMARY USE			20.110 Single Family Residential																												
						BUILDING(S)			1 of 1																												
BUILDING 1 OF 1						SECTION 1 OF 1												2026/27																			
TYPE		BUILDING STYLE		QUALITY		Subareas										BUILDING VALUE SUMMARY																					
RES		01 One Story		30 Average		BL/SE		CODE		DESCRIPTION		AYB		EYB		HTD AREA		SQ. FT.		\$/SQ. FT.		RCN		BASIC BUILDING		582,162											
AYB		EYB		% COMP		% DEPR																		SQ. FT. ADJUSTMENTS		-6,512											
1966		1981		100%		67.5																		LUMP SUM ADJUSTMENTS		44,422											
BUILDING CHARACTERISTICS																								BASEMENT													
BASIC BUILDING FEATURES																								PORCHES				26,382									
CAT		TYPE		AREA		%		SF ADJ.												GARAGES/CARPORTS				53,081													
SFL		Concrete Slab				100.00%		-23,560												BUILDING RCN				699,535													
EW		Frame-Siding/Shingle				100.00%														DEPRECIATION				472,186													
RC		Composition Shingle				100.00%														POOL/SPA/DECK				26,404													
HT		Forced Air				100.00%														OTHER EXTRA FEATURES				10,509													
AC		Central Cooling				100.00%		17,048												TOTAL RCNLD				264,262													
FLOORING																								IMPROVEMENT FACTOR													
CAT		TYPE		AREA		%		SF ADJ.												MULTIPLE ADJUSTMENT																	
RIF		% Floor Hardwood				40%														OVERRIDE IMP. VALUE																	
RIF		% Floor Carpet				30%														CONDO COST SQ FT																	
RIF		% Floor Ceramic				30%														NTV PUD/COMMON AREA																	
ROOMS/BATHROOMS						\$23,610						GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS												BUILDING AREAS													
CAT		TYPE		UNITS		FAC		UNIT ADJ.		CAT		DESCRIPTION		UNITS		UNIT ADJ.		CAT		DESCRIPTION		UNITS		UNIT ADJ.		HEATED AREA		4,522									
RM1		Bedrooms		3.00		1.00				PD5		PtoDkKoolDk		169		1,284										HEATED AREA W/FIN BSMT		4,522									
RM2		Family/Den/Other		3.00		1.00				PD5		PtoDkKoolDk		480		3,648										ADJ RATE											
RM3		Frml Dining Room				1.00																															
RM4		Total Rooms		8.00		1.00																															
RM5		Full Baths		4.00		1.00																															
RM6		Half Baths		1.00		1.00																															
FIX		Plumb Fxt		19.00		1.00		23,610																													
BUILT-INS/FIREPLACES						\$15,799						EXTRA FEATURES												\$113,574						\$36,913							
CAT		TYPE		UNITS		FAC		UNIT ADJ.		CODE		DESCRIPTION		GRD		QTY		UNITS		UNIT PRICE		FAC		ADJ. UNIT		AYB		EYB		RCN		DEPR%		RCNLD		NOTES	
AP1		Built Ins		1		1.00		4,983		RPL4		Pool Size Appx 648 Square Fe		1		1		1.00		\$57,396.77		1.00		52,621.36		1966		1981		52,621		67.5		17,102			
AP6		Trash Compactor		1		1.00		937		RPHT		Pool Heater Each				1		1.00		\$5,811.03		1.00		5,811.03		1966		1981		5,811		67.5		1,889			
FPL		Fireplace (L-Rank)		3		1.00		9,879		RPSP		Pool Spa/Attached Each				1		1.00		\$17,712.75		1.00		17,712.75		1966		1981		17,713		67.5		5,757			
										RPLD5		Pool Deck - Kool Deck				1		364.00		\$14.00		1.00		14.00		1966		1981		5,096		67.5		1,656			
										SPR2		Sprinkler Average				1		1.00		\$3,771.26		1.00		3,771.26		1966		1981		3,771		67.5		1,226			
										RPV4		Paving - Concrete				1		1,125.00		\$6.40		1.00		6.40		1966		1981		7,200		67.5		2,340			
										RY13		Bar-B-Que/Firepit/Each				1		1.00		\$2,498.43		1.00		2,498.43		1966		1981		2,498		67.5		812			
										RY38		Concrete Block/Slump/Sq Ft				1		1,200.00		\$15.72		1.00		15.72		1966		1981		18,864		67.5		6,131			
ADDITIONAL BUILDING FEATURES						\$5,013																															
CAT		TYPE		UNITS		FAC		UNIT ADJ.																													
WH		Wall Height (RES)				1.00																															
X30		Hardwire Sec		1		1.00		5,013																													



Clark County Assessor Reports

Value History

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

Parcel: 139-32-211-025

Assessed

Tax Year	Land			Improvements			Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code Value		
2025-26	0.53	134,050	0	97,079	0	0	13,994	0	0	200
2024-25	0.53	134,050	0	100,585	0	0	14,885	0	0	200
2023-24	0.53	122,150	0	94,884	0	0	13,325	0	0	200
2022-23	0.53	86,450	0	88,442	0	0	12,698	0	0	200
2021-22	0.53	82,250	0	85,474	0	0	0	0	0	200
2020-21	0.53	77,000	0	85,875	0	0	0	0	0	200
2019-20	0.53	74,550	0	85,872	0	0	0	0	0	200
2018-19	0.53	70,000	0	83,945	0	0	0	0	0	200
2017-18	0.53	52,500	0	86,464	0	0	0	0	0	200
2016-17	0.53	45,500	0	93,584	0	0	0	0	0	200
2015-16	0.53	52,500	0	93,502	0	0	0	0	0	200
2014-15	0.53	45,500	0	92,889	0	0	0	0	0	200
2013-14		35,700	0	90,800	0	0	0	0	0	200
2012-13		35,700	0	77,886	0	0	0	0	0	200
2011-12		49,000	0	89,438	0	0	0	0	0	200
2010-11		42,000	0	95,165	0	0	0	0	0	200
2009-10		105,000	0	63,938	0	29,223	0	0	0	200
2008-09		129,150	0	64,119	0	0	0	0	0	200
2007-08		131,950	0	61,156	0	0	0	0	0	200
2006-07		131,950	0	60,936	0	0	0	0	0	200
2005-06		50,750	0	56,165	0	0	0	0	0	200
2004-05		42,000	0	54,775	0	0	0	0	0	200

Parcel from 03A-261-025

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

OWNER(S)/MAIL TO

BLACK RABBIT RANCH L L C
2017 WATERBURY LN
LAS VEGAS NV, 89134 NV

SITUS

2009 BANNIE AVE
LAS VEGAS
PARCEL STATUS A Active - Locally Assessed Parcel
NEIGHBORHOOD 1312.28 Central West
PRIMARY USE 20.110 Single Family Residential

162-04-210-045

Printed: 2/12/2026

Page: 1 of 2

*162-04-210-0

2026/27

LAND ACRES0.46LAND SQUARE FEET20,037

SUMMARY OF TAXABLE VALUESWORKING

LEGAL DESCRIPTION

SCOTCH EIGHTY ADD RESUB
PLAT BOOK 4 PAGE 44
PT BLOCK 6

FISCAL YEAR

2022-23

2023-24

2024-25

2025-26

2026-27

VALUE TYPE

BLCM

BLCM

BLCM

BLCM

BLCM

LAND

\$287,100

\$287,100

\$288,000

\$288,000

\$351,000

SUBDIVISION DISCOUNT

NET LAND

\$287,100

\$287,100

\$288,000

\$288,000

\$351,000

IMPROVEMENTS

\$188,476

\$208,629

\$660,762

\$651,927

\$637,716

SUPPLEMENTAL

\$405,765

COMMON ELEMENT

TOTAL IMPROVEMENT

\$188,476

\$614,394

\$660,762

\$651,927

\$637,716

SECURED PERSONAL PROP

PARCEL TOTAL

\$475,576

\$495,729

\$948,762

\$939,927

\$988,716

EXEMPTION TOTAL

SALES HISTORY

TYPE

SALE DATE

SALE PRICE

DEED BOOK

PAGE

GRANTOR

GRANTEE

R

12/9/2025

\$ 2,075,000.00

20251209

00001702

ANA TRUST ETAL

BLACK RABBIT RANCH L L C

F

5/15/2023

\$ 2,037,500.00

20230515

00001698

SHEARING ROBERT L

MONTOMO MICHAEL

T

5/4/2017

\$ 228,102.00

20170504

00001419

SHEARING FAMILY TRUST

SHEARING ROBERT L

LAND APPRAISAL

#

CODE

LAND CATEGORY

ZONING

UNIT TYPE

FF

DEPTH

UNITS

UNIT PRICE

TOTAL ADJ

ADJ UNIT PRICE

ADJ VALUE

OVERD VALUE

NOTES

1

1R01

Residential

L-R-E

LT

1.00

\$390,000

[+]

1.0000

\$351,000

\$351,000

CODE

ADJUSTMENT

TYPE

ADJ %

ADJ VALUE

ADJ NOTE

CODE

ADJUSTMENT

TYPE

ADJ %

ADJ VALUE

ADJ NOTE

1R01

% - Size

-0.10

-\$39,000.00

LAND - GOLF COURSE/AG/OPEN SPACE

CLASSIFIED AG/GOLF COURSE

MARKET AG/GOLF COURSE

#

CODE

LAND CATEGORY

TYPE

UNITS

UNIT PRICE

ADJ

ADJ UNIT PRICE

ADJ VALUE

#

CODE

LAND CATEGORY

TYPE

UNITS

UNIT PRICE

ADJ

ADJ UNIT PRICE

ADJ VALUE

CODE

ADJUSTMENT

TYPE

ADJ %

ADJ VALUE

ADJ NOTE

CODE

ADJUSTMENT

TYPE

ADJ %

ADJ VALUE

ADJ NOTE

IMPROVEMENTS

PROJECT NAME:

BUILDING COUNT

SECTION COUNT

PERMITS

TYPE

BLDG

BUILDING TYPE

CL/Q

RNK

AYB

EYB

STY

HGT

UNITS

BSMT

MEZZ

SPRK

%CMP

SQFT

\$/SQFT

RCNLD

TYPE

DESCRIPTION

COUNT

STATUS

RES

1-1

One Story

50

1972

1998

9.0

100%

4,410

144.61

637,716

ACCOUNT FLAGS

CAT

TYPE

VAL

CONV

Capacity

1

CONV

Pool Count

1

PAR

Parcel Land Use

20.110

PAR

Late Notice of Value

OWNER(S)/MAIL TO					SITUS					162-04-210-045					Printed: 2/12/2026				
BLACK RABBIT RANCH L L C 2017 WATERBURY LN LAS VEGAS NV, 89134 NV					2009 BANNIE AVE LAS VEGAS					*162-04-210-0					Page: 2 of 2				
					PARCEL STATUS A Active - Locally Assessed Parcel														
					NEIGHBORHOOD 1312.28 Central West														
					PRIMARY USE 20.110 Single Family Residential														
					BUILDING(S) 1 of 1														
BUILDING 1 OF 1					SECTION 1 OF 1					BUILDING VALUE SUMMARY									
Subareas																			
BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN																			
1-1 PBA Patio Comp Roof 1972 1998 140 45.71 6,399																			
1-1 PBA Patio Comp Roof 1972 1998 144 45.62 6,569																			
1-1 GL1 Resid Level 1 1972 1998 4,410 223.34 984,929																			
1-1 GAB Att Garage - Built-up or Com 1972 1998 520 86.68 45,074																			
BASIC BUILDING FEATURES																			
CAT TYPE AREA % SF ADJ.																			
SFL Concrete Slab 100.00% -38,147																			
EW Masonry-CB/CBS, HV Stone 100.00%																			
RC Composition Shingle 100.00% -15,788																			
HT Forced Air 100.00%																			
AC Central Cooling 100.00% 19,625																			
FLOORING \$0																			
CAT TYPE AREA % SF ADJ.																			



Clark County Assessor Reports

Value History

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

Parcel: 162-04-210-045

Assessed

Tax Year	Land			Improvements			Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code Value		
2025-26	0.46	100,800	0	228,174	0	0	14,310	0	0	200
2024-25	0.46	100,800	0	231,267	0	0	14,578	0	0	200
2023-24	0.46	100,485	0	73,020	0	142,018	6,880	0	0	200
2022-23	0.46	100,485	0	65,967	0	0	6,936	0	0	200
2021-22	0.46	89,145	0	65,075	0	0	0	0	0	200
2020-21	0.46	89,145	0	66,886	0	0	0	0	0	200
2019-20	0.46	69,615	0	68,105	0	0	0	0	0	200
2018-19	0.46	59,850	0	67,359	0	0	0	0	0	200
2017-18	0.46	29,925	0	70,039	0	0	0	0	0	200
2016-17	0.46	25,200	0	73,863	0	0	0	0	0	200
2015-16	0.46	18,900	0	74,859	0	0	0	0	0	200
2014-15	0.46	18,900	0	75,306	0	0	0	0	0	200
2013-14		18,900	0	74,747	0	0	0	0	0	200
2012-13		18,900	0	77,554	0	0	0	0	0	200
2011-12		21,420	0	75,139	0	0	0	0	0	200
2010-11		25,200	0	80,541	0	0	0	0	0	200
2009-10		40,950	0	79,509	0	0	0	0	0	200
2008-09		78,750	0	80,096	0	0	0	0	0	200
2007-08		78,750	0	77,015	0	0	0	0	0	200
2006-07		78,750	0	77,190	0	0	0	0	0	200
2005-06		50,400	0	72,062	0	0	0	0	0	200
2004-05		34,650	0	69,598	0	0	0	0	0	200

Parcel from 030-715-007

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

APN:

162.04.210.045

Appraiser

644

Date

04/06/23

Marshall & Swift % of Completion Component	MS-42 85-3	Original (Y/N)	FACTOR	Comments	Factored Percent %
Plans, permits and survey	2%		50%	PERMIT	1.00%
Excavation, forms, water/sewage hookup	4%		100%		4.00%
Concrete	8%		100%		8.00%
Rough framing	21%		100%		21.00%
Windows and exterior doors	2%		50%	SOME ORG	1.00%
Roof Cover	3%		50%	NOT ORG- NO DATE WHEN LAST REPLACED	1.50%
Rough-in plumbing	4%		50%	FLOOR PLAN CHG	2.00%
Insulation	1%		0%		0.00%
Rough-in electrical and mechanical	11%		0%	FLOOR PLAN CHG	0.00%
Exterior cover	6%		100%		6.00%
Interior drywall and ceiling finish	8%		0%	REFINISHED/REMOD	0.00%
Built-in cabinets, interior doors, trim, etc.	13%		0%	NEW	0.00%
Plumbing fixtures	5%		0%	NEW	0.00%
Floor covers	3%		0%	NEW	0.00%
Built-in appliances	3%		0%	NEW	0.00%
Light fixtures and finish hardware	2%		0%	NEW	0.00%
Painting and decorating	4%		0%	NEW	0.00%

Original % Complete =

44.5%

Remodels / Fire / Rebuilds

Area	Year Built	% of Area	(rounded)
Original	1972	44.50%	45.00%
Remodel	2020	55.50%	55.00%
Remodel			0.00%
Adjusted Effective Year		1998	

Comments:

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

page 714

OWNER(S)/MAIL TO						SITUS						162-04-210-058						Printed: 2/12/2026	
O'NEILL MICHAEL EDMUND PREOBRAZHENSKAYA BOGDANA 1800 SILVER AVE LAS VEGAS NV, 89102 NV						1800 SILVER AVE LAS VEGAS						*162-04-210-0						Page: 2 of 2	
						PARCEL STATUS A Active - Locally Assessed Parcel													
						NEIGHBORHOOD 1312.28 Central West													
						PRIMARY USE 20.110 Single Family Residential												2026/27	
BUILDING(S) 1 of 1																			
BUILDING 1 OF 1 SECTION 1 OF 1																			
TYPE BUILDING STYLE QUALITY						Subareas						BUILDING VALUE SUMMARY							
RES 01 One Story 50 Very Good																			
AYB EYB % COMP % DEPR						BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN						BASIC BUILDING 1,127,817							
1977 1994 100% 48.0																			
BUILDING CHARACTERISTICS																			
BASIC BUILDING FEATURES \$11,125																			
CAT TYPE AREA % SF ADJ.																			
SFL Concrete Slab 100.00% -43,544						1-1 GAT Att Garage - Tile Roof 1977 1994						742 88.53 65,689							
EW Masonry-Slump Block 100.00%						1-1 PTA Patio Tile Roof 1977 1994						103 69.01 7,108							
RC Concrete Tile 100.00% 32,268						1-1 PTA Patio Tile Roof 1977 1994						614 62.93 38,639							
HT Forced Air 100.00%						1-1 CAS Casita - Extra Feature 1977 1994						588							
AC Central Cooling 100.00% 22,401						1-1 GL1 Resid Level 1 1977 1994						4,781 4,781 224.04 1,071,135							
						1-1 100 100% Addition 1977 1994						253 253 224.04 56,682							
FLOORING \$0																			
CAT TYPE AREA % SF ADJ.																			
RIF % Floor Ceramic 70%																			
RIF % Floor Carpet 30%																			
ROOMS/BATHROOMS \$38,680						GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS													
CAT TYPE UNITS FAC UNIT ADJ.						CAT DESCRIPTION UNITS UNIT ADJ. CAT DESCRIPTION UNITS UNIT ADJ.													
RM1 Bedrooms 6.00 1.00																			
RM2 Family/Den/Other 1.00 1.00																			
RM3 Frml Dining Room 1.00																			
RM4 Total Rooms 9.00 1.00																			
RM5 Full Baths 5.00 1.00																			
RM6 Half Baths 1.00 1.00																			
FIX Plumb Fxt 23.00 1.00 38,680																			
BUILT-INS/FIREPLACES \$20,319						EXTRA FEATURES													
CAT TYPE UNITS FAC UNIT ADJ.						CODE DESCRIPTION GRD QTY UNITS UNIT PRICE FAC ADJ. UNIT AYB EYB						\$330,021 \$147,634							
AP1 Built Ins 1 1.00 10,916						RPL5 Pool Size Appx 800 Square Feet 1 1 1.00 \$62,050.56 1.00 56,670.78 1977 1994						56,671 48.0 29,469							
AP5 Bi Microwave 1 1.00 1,181						RPHT Pool Heater Each 1 1 1.00 \$5,811.03 1.00 5,811.03 1977 1994						5,811 48.0 3,022							
AP6 Trash Compactor 1 1.00 1,222						RPSP Pool Spa/Attached Each 1 1 1.00 \$17,712.75 1.00 17,712.75 1977 1994						17,713 48.0 9,211							
FPH Fireplace (H-Rank) 1 1.00 7,000						RPLD5 Pool Deck - Kool Deck 1 600.00 \$14.00 1.00 14.00 1977 1994						8,400 48.0 4,368							
						RFN3 Fence Large - 1/2 Acre Custom 1 1.00 \$30,046.42 1.00 30,046.42 1977 1977						30,046 73.5 7,962							
						SPR1 Sprinkler Minimum 1 1.00 \$1,564.94 1.00 1,564.94 1977 1977						1,565 73.5 415							
						RPV4 Paving - Concrete 1 4,131.00 \$6.40 1.00 6.40 1977 1977						26,438 73.5 7,006							
						RTCN Tennis Court - Concrete 1 1.00 \$58,172.40 1.00 58,172.40 1977 1994						58,172 48.0 30,250							
ADDITIONAL BUILDING FEATURES \$1,643						RTLT Tennis Court Lighting 1 1.00 \$18,520.70 1.00 18,520.70 1977 1977						18,521 73.5 4,908							
CAT TYPE UNITS FAC UNIT ADJ.						RTFN Tennis Court Fencing 1 1.00 \$15,786.10 1.00 15,786.10 1977 1977						15,786 73.5 4,183							
WH Wall Height (RES) 10 1.00						RY30 Diving Board/Each 1 1.00 \$1,674.94 1.00 1,674.94 1977 1977						1,675 73.5 444							
X05 Bar Cooler 1 1.00 1,643						RY17 Casita/Square Feet 1 588.00 \$151.74 1.00 151.74 1977 1994						89,223 48.0 46,396							



Clark County Assessor Reports

Value History

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

Parcel: 162-04-210-058

Assessed

Tax Year	Land			Improvements				Exemption		Remainder	Tax Dist
	Acres	Land	New Land	Imps	New Imps	Supp	Extra Features	Code	Value		
2025-26	0.86	128,800	0	298,244	0	0	53,823		0	0	200
2024-25	0.86	128,800	0	304,679	0	0	56,292		0	0	200
2023-24	0.86	128,397	0	283,893	0	0	51,113		0	0	200
2022-23	0.86	128,397	0	261,836	0	0	48,514		0	0	200
2021-22	0.86	113,908	0	249,727	0	0	0		0	0	200
2020-21	0.86	113,908	0	124,678	0	124,143	0		0	0	200
2019-20	0.86	85,085	0	138,764	0	0	0		0	0	200
2018-19	0.86	73,150	0	136,071	0	0	0		0	0	200
2017-18	0.86	36,575	0	140,877	0	0	0		0	0	200
2016-17	0.86	30,800	0	144,431	0	0	0		0	0	200
2015-16	0.86	23,100	0	144,974	0	0	0		0	0	200
2014-15	0.86	23,100	0	145,262	0	0	0		0	0	200
2013-14		23,100	0	142,447	0	0	0		0	0	200
2012-13		23,100	0	145,941	0	0	0	A	4,840	0	200
2011-12		26,180	0	140,482	0	0	0	A	4,680	0	200
2010-11		30,800	0	148,742	0	0	0	A	4,640	0	200
2009-10		50,050	0	146,193	0	0	0	A	4,760	0	200
2008-09		96,250	0	146,622	0	0	0		0	0	200
2007-08		96,250	0	139,387	0	0	0		0	0	200
2006-07		96,250	0	139,220	0	0	0		0	0	200
2005-06		61,600	0	129,416	0	0	0		0	0	200
2004-05		42,350	0	125,122	0	0	0		0	0	200

Parcel from 030-724-007

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

Effective Year worksheet

Input highlighted fields only

APN	162-04-210-058
Bldg-Sec	1-1
Project	1800 SILVER AVE

Additions

Area	Name	Square Feet	Year	% of Total	Weight
Original	F1	4,781	1977	94.97%	1877.64
Addn 1	2020 ADDN	253	2020	5.03%	101.52
Addn 2					
Addn 3					
Addn 4					
Addn 5					
Addn 6					
Addn 7					
Addn 8					
Addn 9					
Addn 10					

5,034

1979 Adj Effective Year

Remodels / Fire / Rebuilds (see example next tab)

Area	Year Built	% of Area	Areas must = 100%
Original	1977	60.00%	% of original area left intact
Remodel	2020	40.00%	% of area remodeled
		1994	Adj Effective Year

Comment

SMALL ADDITION ADDED TO BACK OF HOUSE FOR NEW MASTER BEDROOM AND BATH THAT IS BELOW 10% OF THE TOTAL SQFTAGE SO NO EFF AGE CHANGE FOR THE ADDITION. REMAINDER OF HOUSE WAS GUTTED WITH WALLS BEING MOVED AND SOME SQFTAGE BEING RECONFIGURED. EST 60% STILL ORIGINAL WITH 40% BEING NEW. EST NEW EFF AGE OF 1994 INCLUDING CASITA AND TENNIS COURT BEING RESURFACED.

Rev 03/16/16

Clark County Board of Equalization

Appeal #26-00424

Fiscal Year 2026/2027

2709 Pinto Lane, Las Vegas, NV 89107

APN: 139-32-703-002

On-Site Handouts

February 19, 2026

10 Copies

Exhibit 'H': Page 328.1

1 page – add to Petitioner's submitted package

CLARK COUNTY ASSESSOR 'MARKET VALUE'				
2026/2027				
			ANNUAL	
	ACREAGE	ASSESSED \$	TAXES @3.2782%	COMMENTS
2709 PINTO LANE	0.85	\$210,000	\$6,884	SUBJECT PROPERTY
2408 PALOMINO	1.38	\$220,500	\$7,228	NEXT BLOCK OVER - .3 MILES
INCREASE VS. SUBJECT PROPERTY	62%	5%	5.00%	
2400 PINTO LANE	1.57	\$241,500	\$7,917	6 HOUSES EAST OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	85%	15%	15.00%	
2327 ALTA	1.59	\$241,500	\$7,917	6 HOUSES NE / 1 BLOCK OVER
INCREASE VS. SUBJECT PROPERTY	87%	15%	15.00%	
2710 PALOMINO	1.7	\$262,500	\$8,605	ADJACENT TO REAR OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	100%	25.00%	25.00%	
3001 PINTO LANE	1.75	\$262,500	\$8,605	6 HOUSES WEST OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	106%	125%	125.00%	
3000 PINTO LANE	1.88	\$262,500	\$8,605	5 HOUSES WEST OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	121%	25.00%	25.00%	
500 SHETLAND	2.02	\$262,500	\$8,605	3-4 HOUSES NE OF SUBJECT
INCREASE VS. SUBJECT PROPERTY	138%	25%	25%	
7 COMP AVERAGE	1.70	\$250,500	\$8,212	
INCREASE VS SUBJECT PROPERTY	100%	19%	19%	

Clark County Board of Equalization

Appeal #26-00424

Fiscal Year 2026/2027

2709 Pinto Lane, Las Vegas, NV 89107

APN: 139-32-703-002

On-Site Handouts

February 19, 2026

10 Copies

Exhibit 'G': Page 327.1

1 page – add to Petitioner's submitted package

REAL ESTATE ANALYSIS LAND ONLY MARKET VALUE	PARCEL ID	LAND SIZE ACREAGE	LAND SIZE SQ. FT.	2026/2027		2709 PINTO ADD'L DEPTH			Assessed \$000/ACRE	Tax \$000/ACRE
				LAND			%	%		
				VALUE	ADD'L		LAND SIZE	ASSESSED / TAX		
				(\$000)	SQ FT		DIFFERENCE	DIFFERENCE		
2709 PINTO LANE	139-32-703-002	0.85	37,026	\$ 210	N/A	N/A	N/A	N/A	\$ 247	\$706
2337 PINTO LANE	139-32-702-012	0.98	42,689	\$ 210	5,663	45	15%	0%	\$ 214	\$612
2520 PINTO LANE	139-32-702-006	0.98	42,689	\$ 210	5,663	45	15%	0%	\$ 214	\$612
2508 PINTO	139-32-702-007	0.98	42,689	\$ 210	5,663	45	15%	0%	\$ 214	\$612
3011 PINTO LANE	139-32-305-001	0.99	43,124	\$ 210	6,098	48	16%	0%	\$ 212	\$606
2500 PINTO LANE	139-32-703-008	0.99	43,124	\$ 210	6,098	48	16%	0%	\$ 212	\$606
2525 PINTO LANE	139-32-702-011	1.00	43,560	\$ 210	6,534	52	18%	0%	\$ 210	\$600
2608 PINTO LANE	139-32-701-008	1.03	44,867	\$ 210	7,841	62	21%	0%	\$ 204	\$583
2600 PINTO LANE	139-32-701-009	1.03	44,867	\$ 210	7,841	62	21%	0%	\$ 204	\$583
2329 ALTA DRIVE	139-32-702-001	1.25	54,450	\$ 210	17,424	138	47%	0%	\$ 168	\$480
2400 PINTO LANE	139-32-702-009	1.57	68,389	\$ 242	31,363	249	85%	15%	\$ 154	\$439
2327 ALTA DRIVE	139-32-702-002	1.59	69,260	\$ 242	32,234	256	87%	15%	\$ 152	\$434
2710 PALOMINO LANE	139-32-703-013	1.70	74,052	\$ 263	37,026	294	100%	25%	\$ 154	\$441
500 SHETLAND DRIVE	139-32-701-011	2.02	87,991	\$ 263	50,965	404	138%	25%	\$ 130	\$371
13 PROPERTY AVERAGE		1.24	53,981	\$ 223	16,955	135	46%	6%	\$ 180	\$514
13 PROPERTY AVERAGE VS 2709		0.39	16,955	\$ 13	16,955	135	N/A	N/A	\$ 67	\$182
13 PROPERTY AVERAGE (%) VS 2709		46%	46%	6%	46%	46%	46%	6%	37%	

COMPARED TO 9 PROPERTIES WITH THE SAME LAND VALUE AS MINE (\$210K), I WOULD HAVE AN ADDITIONAL 61' DEPTH TO MY PROPERTY. (*)
 COMPARED TO THE 13 PROPERTIES, FOR ONLY 6% MORE (\$13K), I WOULD HAVE AN ADDITIONAL 135' DEPTH TO MY PROPERTY
 COMPARED TO 500 SHETLAND DRIVE FOR ONLY 25% MORE, OR \$53K, I COULD INCREASE THE SIZE OF MY PROPERTY BY 138%, 50,965 SF, OR ADD 404'
 TO THE EXISTING DEPTH OF MY OWN PROPERTY.

$$\$180,000 \times .85 = \$153,000$$

$$\$210,000 - \$153,000 = \$57,000 \text{ (ASSESSED VALUE)}$$

$$\$57,000 / .35 = \$162,857 \quad \text{(TAXABLE VALUE)}$$

OWNER'S OPINION

$$\$600,000 - \$162,857 = \$437,143$$

$$(*) ((45+45+45+48+52+62+62+138) = 338) / 9 = 61$$

Alternative calc:

$$\$180K / .35 = \$514/\text{acre}$$

$$\$514K \times .85 = \$437K$$

$$\$600K - \$437K = \$163K$$

Property Average

.85 Acre

Adjustment

2/19 424P

REAL ESTATE ASSESSMENT APPEAL 2026-2027										
IMPROVEMENTS										
DATA SOURCE:										
CCA 2025/26 ADDENDUM P. 8-9			PROPERTIES RATED GOOD/40 (%)							
AND										
2028/27 ASSESSOR'S REPORT			A	B	C	D	E	F	G	
	LINE #	BLDG SF	2026/2027 ASSESSED IMPR. (ASSESSED \$)	2026/2027 ASSESSED IMPR. (TAXABLE \$)	\$/sf - subject	Depr	TAXABLE RCN	TAXABLE RCNLD	ADDRESS	
PARCEL #										
1	139-32-702-012	20	5,178	\$302,365	\$863,900	\$231	45.0%	\$1,195,057	\$657,282	2337 PINTO LANE
2	139-32-703-003	22	5,430	\$277,286	\$792,246	\$231	42.0%	\$1,253,218	\$726,866	2701 PINTO LANE
3	139-32-703-009	25	4,475	\$285,998	\$817,137	\$231	25.5%	\$1,032,808	\$769,442	2894 PALOMINO
4	139-32-702-027	26	7,350	\$265,060	\$757,314	\$231	70.5%	\$1,696,345	\$500,422	2408 PALOMINO
5	139-32-702-014	28	4,758	\$177,830	\$508,086	\$231	58.5%	\$1,098,123	\$455,721	2331 PINTO LANE
6	139-32-304-017	35	2,993	\$104,702	\$299,149	\$231	75.0%	\$690,770	\$172,692	2800 PINTO LANE
7	139-32-306-026	38	5,064	\$96,892	\$276,834	\$231	75.0%	\$1,168,747	\$292,187	2951 PINTO LANE
8	139-32-703-005	39	4,068	\$96,758	\$276,481	\$231	75.0%	\$938,875	\$234,719	2601 PINTO LANE
9	139-32-702-011	40	3,949	\$96,151	\$274,717	\$231	75.0%	\$911,410	\$227,853	2525 PINTO LANE
10	139-32-701-009	41	4,740	\$82,712	\$264,891	\$231	75.0%	\$1,093,969	\$273,482	2600 PINTO LANE
11	139-32-306-009	42	4,411	\$88,600	\$253,143	\$231	75.0%	\$1,018,038	\$254,509	711 CAMPBELL
12	139-32-306-004	43	3,761	\$87,933	\$251,237	\$231	75.0%	\$866,021	\$217,005	2825 PINTO LANE
13	139-32-702-024	44	4,894	\$229,720	\$656,343	\$231	34.0%	\$1,060,273	\$689,780	2400 PALOMINO
14	139-32-701-002	45	3,546	\$73,796	\$210,731	\$231	75.0%	\$818,400	\$204,600	2701 ALTA
15	139-32-306-011	52	6,054	\$111,414	\$318,326	\$231	75.0%	\$1,397,234	\$349,308	3030 PALOMINO
TOTAL			70,371	\$2,987,177	\$6,820,506	\$231	N/A	\$16,241,287	\$6,035,879	
AVERAGE			4,691	\$159,145	\$454,700	\$231	62.8%	\$1,082,752	\$402,392	
16	139-32-703-002	15	6,081	\$380,690	\$1,087,686	\$231	22.5%	\$1,403,465	\$1,087,686	2709 PINTO LANE
VARIANCE:				\$320,713	(\$1,403,465-\$1,082,752)	FORMULAS				
						A	ASSESSOR REPORT			
						B	ASSESSOR REPORT			
						C	COL 'B' x .35			
						D	COL 'P' DIV BY COL 'A' (FROM LINE #16)			
						E	PROPERTY RECORD CARD			
						F	COL 'A' x COL 'D'			
						G	COL 'P' x 1-(COL 'E')			

DESC
Correct

Clark County Board of Equalization

Appeal #26-00424

Fiscal Year 2026/2027

2709 Pinto Lane, Las Vegas, NV 89107

APN: 139-32-703-002

On-Site Handouts

February 19, 2026

10 Copies

Exhibit 'E': Rebuttal to Assessor's Improvements Valuation

- 129 Pages

Exhibit 'F': Rebuttal to Assessor's Land Valuation

- 56 Pages

Clark County Board of Equalization

Appeal #26-00424

Fiscal Year 2026/2027

2709 Pinto Lane, Las Vegas, NV 89107

APN: 139-32-703-002

Exhibit 'E' - Improvements

129 pages

2026/2027 TABLE OF CONTENTS

EXHIBIT 'E'

REBUTTAL OF ASSESSOR'S IMPROVEMENTS SUBMISSION

<u>Page #</u>	<u>Description</u>	<u>Page Count</u>	<u>Total Pages</u>
P.1	Opening comment	1	1
P.2	Assessor's Mission Statement	1	2
P.3	P.349 (last yr p.7) generic issues	1	3
P.4-7	Vicinity maps – comps	4	7
P.8	Parcel equity grid – p. 403 (p.8-9 last yr.)	1	8
P.9	Spreadsheet – their comps vs me	1	9
P.10	Under assessment per Petitioner	1	10
P.11	Last years change impact post hearing	1	11
P.12-23	2727 Alta understatement of \$449K	12	23
P.24-38	2822 Ashby understatement of \$460K	15	38
P. 39-57	3108 Sonia understatement of \$275K	19	57
P.58-80	217 Campbell understatement of \$448K	23	80
P.81-85	3105 Conners	5	85
P.86-98	2009 Bannie understatement of \$31K	13	98
P.99-124	1800 Silver understatement of \$256K	26	124
P.125-129	2026/2027 PRC – 2709 Pinto Lane	5	129

THE ANALYSIS OF THE FOLLOWING PARCELS
BY PETITIONER IS BASED ON INFORMATION
REQUESTED AND OBTAINED AT 5PM
THURSDAY FEBRUARY 12, 2026
ONE DAY AFTER LEARNING THAT THESE
PARCELS WERE THE ONES SELECTED AS
COMPS BY THE CLARK COUNTY ASSESSOR
FOR THE 2026/2027 FISCAL YEAR
AND ONLY 7 DAYS PRIOR TO PETITIONER'S HEARING

ALL INFORMATION WAS OBTAINED FROM THE
ASSESSOR'S OFFICE OR VIA THE INTERNET

THIS INFORMATION IS PUBLIC AND AVAILABLE TO ALL
INTERESTED PARTIES.

THE FOLLOWING ANALYZES THE PROPERTIES
THE ASSESSOR CHOSE AS COMPARABLES TO MY PROPERTY

OUR MISSION STATEMENT

The Assessor's Office performs accurate and equitable assessment functions to serve the public.

OUR VISION STATEMENT

The most technologically advanced, user-friendly Assessor's Office in the country.

Important Updates:

- Online filing for Personal Property is now available. Postcards were mailed the first week of July to all business owners.
- Tax Abatement Rental Rates for Fiscal Year 2025-2026 are shown below.
- You may submit your forms and documentation by Email to AOCustomerServiceRequests@ClarkCountyNV.gov. It's a quick and easy way to conduct your business with the Assessor's Office



**Briana Johnson,
Assessor**

AUTO

Generic Issues

1. \$/SF is the result of improperly commingling land and improvements
 - a. Land is assessed at market value - NRS 361.227 (1)(a)(2), NAC §361.119
 - b. Improvements are assessed at replacement cost (NRS 361.260, NAC §361.128)
 - c. Subject property \$339/SF uses market for land of \$600K and \$1,088K of replacement cost for improvements
2. \$/SF calculated for 7 comps is sale price/SF of main house only
 - a. 3 of the 7 properties have casitas (588-1120 SF)
3. Assessor compares Market \$/SF from comps to Assessed/Taxable \$/SF for subject property. This is an apples and oranges comparison.
4. Assessor adjusts sale price of all comps by an average of 21% higher
 - a. No explanation, no calculations, no reference to NRS or NAC for justification
 - b. \$ range of adjustments: \$30K (2%) to \$561K (35%)
 - c. All 7 are increased in value even though some are larger, others smaller than subject property
5. P.43, titled Equity Parcel Grid lists 48 properties from subject neighborhood
 - a. 0% of 'comps' are on that list
 - b. Last year all comps were selected from that same list
6. Subject property is 15th on that list. All 14 above are rated higher using M&S ratings
 - a. Ranking is based on taxable value (next to last column)
 - b. Subject property \$/SF is highest (\$339K) relative to every other property (14 in total) on that chart that is rated 'Good'
 - i. Range of values is \$102/sf to \$300/sf
 - ii. Avg of the other 14 properties is \$218/sf
 - iii. Subject property is:
 1. 232% higher than lowest
 2. 13% higher than highest
 3. 56% higher than the average
7. 6 of the 7 (86%) are not in subject's neighborhood
8. 3 of the 7 (43%) are in a gated community
9. 2 other comps are more than 1.7 miles from subject
10. The 7 comps are 62%, on average, further from subject than what is reflected on the assessor's report.
 - a. All 7 are further than the report on p.349 according to Google Maps
 - i. Worst is 2009 Bannie (.92 miles v. 1.8 miles)

Clark County Assessor's Office



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

2727 ALTA	Comparable(s):
2922 ASHBY	1. 139-32-304-009
3108 SAVA	2. 162-05-510-011
217 CAMPBELL	3. 139-32-211-043
3105 CORNERS	4. 139-32-110-049
2009 TRAILIE	5. 139-32-211-025
1800 SILVER	6. 162-04-210-045
	7. 162-04-210-058

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

Legend

★ Subject

★ Comparable



Vicinity Map

417

Improvements

Nevada State
Museum, Las Vegas

**RANCHO
NEVADA ESTATES**

3105 Conners Dr
Recently viewed

RANCHO
BEL AIR

Las Vegas Joyful

2709 Pinto LAKE

Perimeter
Comps
2025/2026

- 1 2337 Pinto
- ② 2400 Pinto
- 3 2608 Pinto
- 4 2701 Pinto
- 5 3011 Pinto
- 6 2981 Pinto
- ⑦ 2327 ACTA

Our Lady of Las
Vegas Church

RANCHO CIRCLE

Alta Dr
Pinto
PALOMINO

Pinto Ln

Wasden

Elementary School

PALOMINO AREA

Smith's Pharmacy

Weiner Law Group
Recently viewed

Valley Hospital
Medical Center

Starbucks Coffee Company
Starbucks
Winter Menu

Univ Medical Ctr

Jersey Mike's Subs
Looking for a
Hotel/Italian?

Del Taco
Del Taco. Del Yeah.

Shake Shack Las
Vegas Premium C
K-Shack Fried
Chicken Sandwich

WESTLEIGH

MCNEIL ESTATES

Mason Ave

SLOT 480

ELLIS - NEON

Burton Ave

Elder Care Connect

Bryant Ave

Colanthe Ave

Gilmary Ave

Waldman Ave

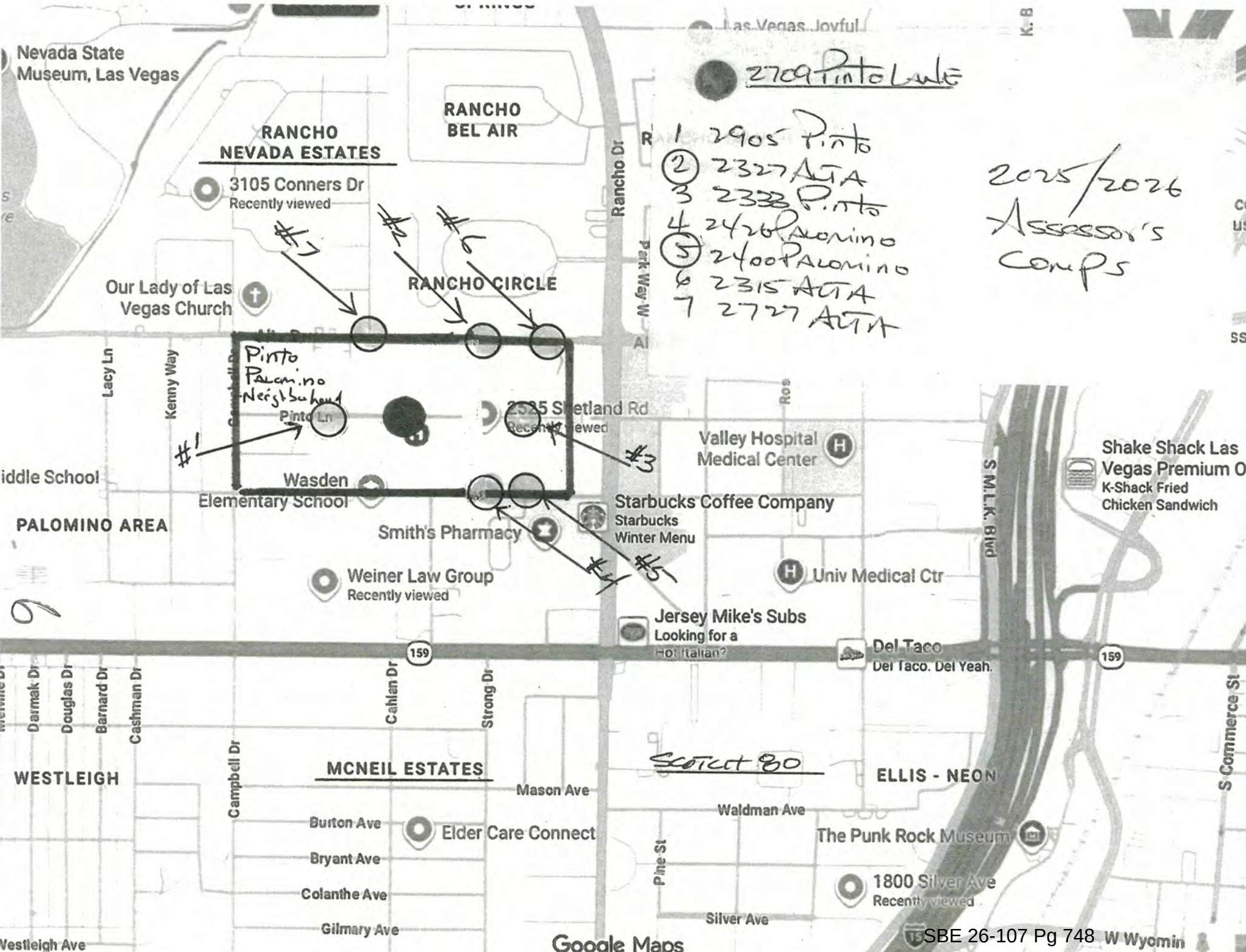
The Punk Rock Museum

1800 Silver Ave
Recently viewed

Google Maps

SBE 26-107 Pg 747

W Wyoming



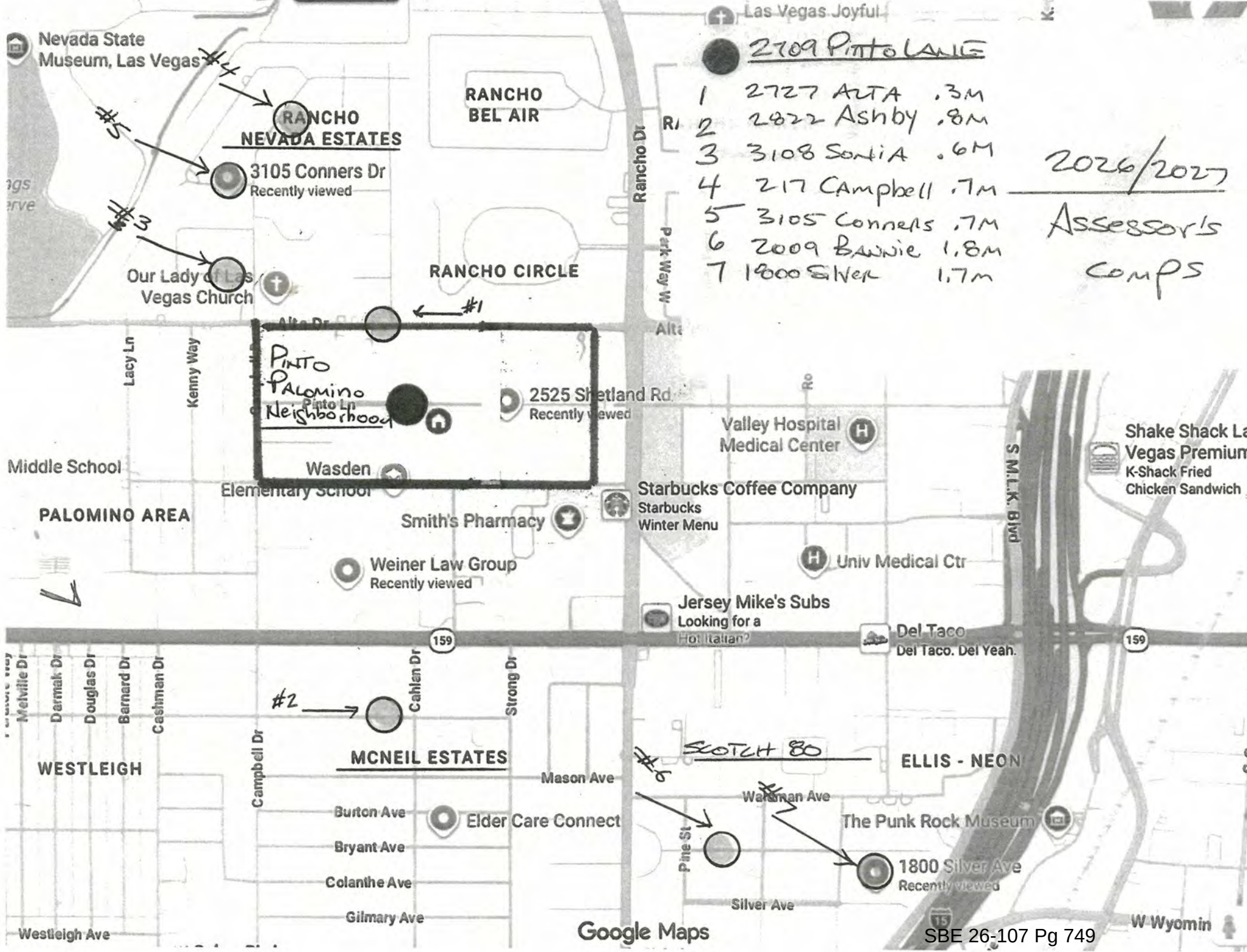
2709 Pinto Ln

- 1 2905 Pinto
- 2 2327 ACTA
- 3 2333 Pinto
- 4 2426 Palomino
- 5 2400 Palomino
- 6 2315 ACTA
- 7 2727 ACTA

2025/2026
Assessor's
Comps

Pinto
Palomino
Neighborhood
Pinto Ln

SCOTCH 80



- 2709 PINTO LANE
- 1 2727 ALTA .3M
 - 2 2822 Ashby .8M
 - 3 3108 Sonia .6M
 - 4 217 Campbell .7M
 - 5 3105 Conners .7M
 - 6 2009 Bonnie 1.8M
 - 7 1800 Silver 1.7M

2026/2027
Assessor's
Comps

PINTO
PALOMINO
Neighborhood

SCOTCH 80

CASE 424 2026-2027

Parcel Equity Analysis

Subject:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building Descr.	*Quality Descr.	*Construction Type	*Wall Ht.	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage Ct	Garage Total SqFt	Patio Ct	Patio Total SqFt	Pool	Casita/Guest House	Land Acres	Land
S	139-32-703-002	2709 PINTO LN	4,985	183.88	2011	15	22.5%	0.0%	3	One Story	Good	Frame-Stucco	10	4	2	0	0	2	1834	3	1,785	Y	1096	0.85	\$600,000

Equity Comparison Properties:

No.	Parcel Number	Property Address	Bldg SqFt	Bldg RCN	*Eff. Year	*Age	*Norm. Depr.	*Econ. Obs.	# Bldgs	*Building Descr.	*Quality Descr.	*Construction Type	*Wall Ht.	Full Baths	Half Baths	Finish Bsmnt	Unfin Bsmnt	Garage Ct	Garage Total SqFt	Patio Ct	Patio Total SqFt	Pool	Casita/Guest House	Land Acres	Land
1	139-32-701-005	2720 PINTO LN	4,942	545.93	2019	7	10.5%	0.0%	2	One Story	Exceptional/G	Frame-Brick V	12	2	1	0	0	2	2757	5	4,288	Y	455	0.65	\$510,000
2	139-32-702-001	2329 ALTA DR	9,712	308.54	2002	24	36.0%	0.0%	1	Two Story	Excellent Plus	Frame-Stucco	12	10	1	4,675	0	1	1103	9	2,921	Y	788	1.25	\$600,000
3	139-32-703-013	2710 PALOMINO LN	12,138	244.30	1996	30	45.0%	0.0%	3	Two Story	Very Good - E	Frame-Stucco	10	4	1	0	7,394	3	2590	5	2,708	N	3984	1.70	\$750,000
4	139-32-306-024	2905 PINTO LN	7,407	353.79	2004	22	33.0%	0.0%	2	One Story	Excellent Plus	Frame-Stucco	14	4	2	0	0	2	1672	3	739	Y	916	0.87	\$600,000
5	139-32-702-016	2323 PINTO LN	7,261	244.30	2016	10	15.0%	0.0%	1	Two Story	Very Good - E	Frame-Stucco	10	5	1	0	0	1	932	6	3,250	Y	1279	0.75	\$600,000
6	139-32-702-008	2500 PINTO LN	6,099	279.11	2014	12	18.0%	0.0%	4	One Story	Excellent	Frame-Stucco	8	4	1	0	0	2	1423	4	1,274	Y	1602	0.99	\$600,000
7	139-32-306-010	3071 ARABIAN RD	7,207	311.45	1998	28	42.0%	0.0%	2	Two Story	Excellent Plus	Frame-Stucco	12	6	1	1,029	0	1	1424	3	1,613	Y	2144	0.87	\$600,000
8	139-32-305-005	No Record No Record No Record	8,534	276.60	2002	24	36.0%	0.0%	2	Two Story	Excellent	Frame-Siding/Si	12	5	1	0	0	1	718	7	1,938	Y	0	1.21	\$600,000
9	139-32-702-013	2333 PINTO LN	6,575	293.40	2007	19	28.5%	0.0%	1	One Story	Excellent	Frame-Stucco	10	6	0	0	0	1	589	4	1,986	Y	714	0.97	\$600,000
10	139-32-306-019	3051 ARABIAN RD	5,828	380.28	1998	28	42.0%	0.0%	1	Two Story	Exceptional/F	Frame-Stucco	14	5	0	0	0	1	840	2	969	Y	0	1.03	\$600,000
11	139-32-306-020	2801 PINTO LN	11,281	266.01	1976	50	75.0%	0.0%	4	One Story	Very Good - E	Frame-Siding/Si	10	6	2	4,360	0	1	480	4	1,101	Y	11098	1.14	\$600,000
12	139-32-703-004	2609 PINTO LN	6,294	230.47	2004	22	33.0%	0.0%	1	Two Story	Very Good - E	Frame-Stucco	0	3	1	0	0	1	840	4	1,525	Y	0	0.88	\$600,000
13	139-32-702-030	2315 ALTA DR	7,256	222.42	1993	33	49.5%	0.0%	2	One Story	Very Good	Frame-Brick V	10	4	1	0	0	1	1150	3	668	Y	1950	1.23	\$600,000
14	139-32-702-021	2426 PALOMINO LN	6,711	244.30	1996	30	45.0%	0.0%	1	Two Story	Very Good - E	Frame-Stucco	10	5	1	0	0	1	705	3	1,016	Y	0	1.00	\$600,000
15	139-32-703-002	2709 PINTO LN	4,985	183.88	2011	15	22.5%	0.0%	3	One Story	Good	Frame-Stucco	10	4	2	0	0	2	1834	3	1,785	Y	1096	0.85	\$600,000
16	139-32-701-008	2608 PINTO LN	4,476	181.04	2003	23	34.5%	0.0%	2	Two Story	Good-Very Go	Frame-Siding/Si	0	4	0	0	0	2	1164	3	2,001	Y	0	1.03	\$600,000
17	139-32-702-007	2508 PINTO LN	6,482	244.30	1990	36	54.0%	0.0%	1	Two Story	Very Good - E	Frame-Stucco	10	5	1	0	0	1	852	6	564	Y	0	0.98	\$600,000
18	139-32-702-012	2337 PINTO LN	5,178	165.94	1996	30	45.0%	0.0%	2	Split Level	Good	Frame-Stucco	8	6	0	1,652	0	1	936	5	1,032	Y	0	0.98	\$600,000
19	139-32-701-011	500 SHETLAND RD	7,249	312.18	1993	53	75.0%	0.0%	1	One Story	Excellent	Masonry-Slump	12	4	0	0	0	1	720	3	2,079	Y	192	2.02	\$750,000
20	139-32-305-003	3013 PINTO LN	8,087	244.30	1981	45	67.5%	0.0%	1	Two Story	Very Good - E	Frame-Stucco	10	5	0	0	0	1	660	6	1,331	Y	0	0.86	\$600,000
21	139-32-703-003	2701 PINTO LN	5,430	157.14	1998	28	42.0%	0.0%	1	Two Story	Good	Frame-Siding/Si	0	4	1	0	0	1	1300	1	144	Y	0	0.85	\$600,000
22	139-32-702-027	2408 PALOMINO LN	7,350	171.26	1989	37	55.5%	0.0%	1	One Story	Good	Frame-Stucco	0	4	2	0	264	2	1916	5	1,753	Y	0	1.38	\$630,000
23	139-32-306-001	2981 PINTO LN	6,533	244.30	1982	44	66.0%	0.0%	3	Two Story	Very Good - E	Frame-Stucco	10	6	0	0	0	1	840	5	1,946	Y	1074	0.91	\$600,000
24	139-32-701-004	500 SHETLAND RD	7,249	312.18	1993	53	75.0%	0.0%	1	One Story	Excellent	Masonry-Slump	12	4	0	0	0	1	720	3	2,079	Y	192	1.00	\$600,000
25	139-32-703-009	2694 PALOMINO LN	4,475	174.06	2009	17	25.5%	0.0%	1	Two Story	Good	Frame-Stucco	10	5	0	0	0	1	672	4	696	Y	0	0.23	\$300,000
26	139-32-702-014	2331 PINTO LN	4,758	174.78	1987	39	58.5%	0.0%	1	One Story	Good	Frame-Stucco	0	3	0	0	0	0	0	3	807	Y	0	0.75	\$600,000
27	139-32-703-008	2700 PALOMINO LN	3,548	201.93	2000	26	39.0%	0.0%	1	One Story	Good-Very Go	Frame-Stucco	0	3	1	750	0	1	748	3	872	N	0	0.57	\$420,000
28	139-32-304-008	2801 ALTA DR	4,726	234.32	1965	61	75.0%	4.0%	2	One Story	Very Good	Frame-Brick V	10	3	1	0	0	0	0	3	2,091	Y	1196	0.92	\$600,000
29	139-32-304-007	2901 ALTA DR	4,727	220.68	1980	46	69.0%	0.0%	1	One Story	Very Good	Frame-Stucco	10	3	0	0	0	1	868	2	701	Y	0	0.92	\$600,000
30	139-32-702-015	2327 PINTO LN	2,983	165.17	1985	41	61.5%	0.0%	2	One Story	Avg.-Good	Frame-Stucco	0	2	0	0	0	1	600	4	916	Y	816	0.75	\$600,000
31	139-32-306-023	2800 PALOMINO LN	3,580	136.64	1985	41	61.5%	0.0%	2	One Story	Average	Frame-Stucco	0	4	0	0	0	1	900	3	2,124	Y	0	0.78	\$600,000
32	139-32-304-017	2800 PINTO LN	2,993	189.35	1959	67	75.0%	0.0%	3	One Story	Good	Frame-Stucco	0	3	1	0	0	2	4200	2	793	Y	0	0.91	\$600,000
33	139-32-702-006	2520 PINTO LN	5,676	151.00	1974	52	75.0%	0.0%	2	One Story	Avg.-Good	Frame-Stucco	0	2	0	0	0	1	2280	2	226	Y	0	0.98	\$600,000
34	139-32-306-026	2951 PINTO LN	5,064	178.71	1959	67	75.0%	0.0%	1	One Story	Good	Masonry-CB/CE	0	3	0	0	0	1	528	3	679	Y	0	0.95	\$600,000
35	139-32-703-005	2601 PINTO LN	4,068	178.09	1964	62	75.0%	0.0%	2	One Story	Good	Frame-Siding/Si	0	2	1	0	0	1	756	3	1,667	Y	0	0.88	\$600,000
36	139-32-702-011	2525 PINTO LN	3,949	186.31	1970	56	75.0%	0.0%	1	One Story	Good	Masonry-CB/CE	0	3	0	0	0	0	0	4	1,132	Y	990	1.00	\$600,000
37	139-32-701-009	2600 PINTO LN	4,740	180.64	1968	58	75.0%	0.0%	2	One Story	Good	Masonry-CB/CE	0	2	1	0	0	1	984	2	435	Y	0	1.03	\$600,000
38	139-32-306-009	711 CAMPBELL DR	4,411	176.92	1953	73	75.0%	0.0%	1	One Story	Good	Frame-Stucco	0	4	1	0	0	0	0	3	583	Y	0	1.11	\$600,000
39	139-32-306-004	2825 PINTO LN	3,761	175.63	1966	60	75.0%	0.0%	1	Split Level	Good	Frame-Stucco	0	3	1	0	0	1	523	2	175	Y	0	0.91	\$600,000
40	139-32-702-020	2500 PALOMINO LN	2,637	174.13	1985	41	61.5%	0.0%	3	One Story	Avg.-Good	Masonry-CB/CE	0	3	0	0	0	1	432	2	315	Y	1386	0.69	\$510,000
41	139-32-702-028	2325 ALTA DR	3,523	165.36	1954	72	75.0%	0.0%	1	One Story	Avg.-Good	Masonry-CB/CE	0	2	1	0	0	1	828	2	482	Y	0	1.01	\$600,000
42	139-32-701-002	2701 ALTA DR	3,546	183.98	1970	56	75.0%	0.0%	1	One Story	Good	Frame-Stucco	0	3	1	0	0	1	526	4	987	Y	0	0.91	\$600,000
43	139-32-703-006	642 SHETLAND RD	2,752	146.88	1960	66	75.0%	0.0%	3	One Story	Average	Masonry-CB/CE	0	2	0	0	0	2	2372	2	418	Y	0	1.05	\$600,000
44	139-32-305-002	619 CAMPBELL DR	2,654	142.39	1948	78	75.0%	0.0%	1	One Story	Average	Frame-Siding/Si	0	2	0	0	0	0	0	2	188	N	0	1.10	\$600,000
45	139-32-702-010	2310 PINTO LN	2,922	145.14	1955	71	75.0%	0.0%	2	One Story	Average	Masonry-CB/CE	0	3	1	0	0	1	960	3	609	Y	0	0.69	\$510,000
46	139-32-702-019	2520 PALOMINO LN	3,036	157.30	1975	51	75.0%	0.0%	1	Split Level	Avg.-Good	Frame-Stucco	0	2	0	0	0	0	0	2	402	N	0	0.69	\$510,000
47	139-32-702-018	2550 PALOMINO LN	2,560	144.69	1963	63	75.0%	0.0%	1	One Story	Average	Frame-Stucco	0	2	1	0	0	0	0	5	1,266	N	0	0.69	\$510,000
48	139-32-306-011	3030 PALOMINO LN	6,054	171.26	1971	55	75.0%	0.0%	1	One Story	Good	Frame-Stucco	0	5	0	0	0	1	840	0	0	Y	0	0.52	\$300,000

655 777
2/14
4696

P. 403

Key Points

		2026/2027			
	ADDRESS	M&S RATING	EYB	DEPR	DISTANCE IN MILES
1	2727 ALTA	45	1966	75.0%	0.3
2	2822 ASHBY	35	2008	27.0%	0.8
3	3108 SONIA	35	1969	75.0%	0.6
4	217 CAMPBELL	30	1989	55.5%	0.7
5	3105 CONNERS	30	1981	67.5%	0.7
6	2009 BANNIE	50	1998	42.0%	1.8
7	1800 SILVER	50	1994	48.0%	1.7
	Average	39	1986	55.7%	0.94

- Not A single comp is on Equity Grid
- Avg Age of comps is 25 years older than subject property
- Avg Distance is 2/3 Mile further than last year's comps v. subject property (224%)
- Avg Depreciation is 148% GREATER than subject home

		2025/2026			
	ADDRESS	M&S RATING	EYB	DEPR	DISTANCE IN MILES
1	2905 PINTO	65	2004	31.5%	0.1
2	2327 ALTA	60	1995	45.0%	0.3
3	2333 PINTO	40	2002	34.5%	0.2
4	2426 PALOMINO	55	1996	43.5%	0.3
5	2400 PALOMINO	40	1994	46.5%	0.4
6	2315 ALTA	50	1993	49.5%	0.4
7	2727 ALTA	45	1966	75.0%	0.3
	Average	51	1993	46.5%	0.29

VARIANCE	11	6	-9.21%	-0.66
%	-29%		-17%	-70%

2709 PINTO	40	2011	22.5%	N/A
------------	----	------	-------	-----

25 YEARS

SUMMARY

[illegible]



Comp #1
2727 Alta
Specific Issues
Refer to P. 354 for MLS

1. Sale price adjusted from \$1,508K to \$1,895K
 - a. No explanation, no calculation, no NRS or NAC citation
 - b. Increase of \$387K, or 26%
2. \$/SF of \$314 calculation: $\$1,508K / 4807 \text{ sf}$
3. But, property has 7,112 livable sf (see p.354 of assessor's report)
4. \$/SF using total SF = $\$1,508 / 7,112 = \$212/\text{SF}$, a 32% error.
5. The 'taxable' value for improvements is \$354K, or \$49.77/sf
6. The 'taxable' value for improvements for me is \$1,088K, or \$178.92/sf
 - a. Improvements at 2727 Alta are assessed at 28% of mine on a \$/SF basis
7. 2727 Alta is rated '45' good/VG
8. Subject is rated '40' good
9. Page 349 reflects 4 bedrooms and 4.5 baths
10. Per MLS (p.354) property has 5 bedrooms and 5.5 baths
11. Page 349 reflects no multiple garages
12. Per MLS (p.354) property boasts 3 additional oversized garages
 - a. Listing boasts 12 car parking in garages
13. Assessor claims property is .12 miles from subject
14. Google Maps shows .3 miles
15. This is the closest comp to subject property

PROPERTY TAXABLE VALUE IS UNDERSTATED BY \$450,000
- 45% ABOVE 2026/27 RCN ON THEIR PRC-

12

Comp #1

2727 Alta

'Comp #1 was most similar to subject' *

Refer to P. 354 for MLS

	2727 ALTA	2709 PINTO	VARIANCE
1 ST LEVEL LIVABLE SF	4,807	4,985	(178)
FINISHED BSMT LIVABLE SF	1,100	0	1,100
TOTAL MAIN LIVABLE SF	5,907 ¹	4,985	922
CASITA LIVABLE SF	1,120	1,096	24
TOTAL LIVABLE SF	7,027	6,081	946 (+16%)
INDOOR PARKING SPACE	12	5	7
# GARAGES	4+	2	2+
LOT SF	38,333	37,026	1,307 (+4%)
AYB	1966	1968	(2)
EYB	1966	2011	(45)
DEPRECIATION	75%	22.5%	52.5%
M&S RATING	45	40	5 (+13%)
M&S \$/SF	\$191.01	\$183.88	\$7.13 (+4%)
RCN - MAIN HOUSE	\$1,004K	\$1,066K	(\$62K) (-6%)

2026/2027 PRC DATA - RCN (\$000)

1100 SF FINISHED BSMT	\$0	N/A
OUTDOOR KITCHEN	\$0	N/A
CARPORT	\$27K	\$36K
CARPORT \$/SF	\$31.06 ²	\$40.92
ATTACHED GARAGE	\$0	\$50K
ADDITIONAL GARAGES	\$0	\$76K
(3 AT 2727, 1 AT 2709)		
IMPROVEMENTS IN PAST 60 YEARS	\$0 (UNKNOWN - SEE PHOTOS ON REDFIN/ZILLOW)	

1 5,912 SF PER MLS

2 ADJUSTED TO EQUAL SF AT SUBJECT PROPERTY (875 SF x \$31.06 = \$27K)

- Actual sf at 2727 Alta is 1,696

13

* P. 349 in Box Titled 'COMMENTS & RECONCILIATION'

2727 ALTA PRC ANALYSIS			
	VALUE	FORMULA	COMMENTS
CARPORT:			
SIZE ADJUSTMENT	\$33,595	$(1,696 - 875) = 821 \times (\$40.92)$	OVER & ABOVE THE \$27K ON PRIOR PAGE @ MY ASMT RATE
RATE ADJUSTMENT	\$8,628	$875 \times (\$40.92 - 31.06) = \$8,627.50$	PRIOR PAGE VOLUME @ RATE DIFFERENTIAL BETWEEN 2 PROPERTIES
FINISHED BASEMENT:			
	\$85,190	$((1,100 \times \$68.84 \times 45) \times (45/40)) = \$85,190$	\$68.84 RATE FROM 2337 PINTO, 45/40 NORMALIZES M&S RATING
OUTDOOR KITCHEN/GAZEBO:	\$19,285	2905 PINTO, 2800 PINTO	BASED ON OTHER GAZEBOS AND \$5K CHARGE FOR 2 MINI WINE COOLERS
ATTACHED GARAGE:	\$50,090	2709 PINTO PRC - 810 SF	2 CAR PARKING
ADDITIONAL GARAGES:	\$252,210	$(\$75,663/3) \times 10 = \$252,210$	BASED ON ASSESSED VALUE OF SUBJECT PROPERTY DETACHED GARAGE APPLIED TO REMAINING 10 INDOOR PARKING SPOTS PER MLS
IMPROVEMENTS OVER PAST 60 YEARS	UNKNOWN	NO PERMITS	LOOK AT PHOTOS ON LINE - DATED BUT FAR FROM 60 YEARS OLD
TOTAL ADJUSTMENT	\$448,997		
CURRENT RCN 2026/2027	\$1,003,594		EXCLUDES CASITA
REVISED RCN	\$1,452,591		
% CHANGE	44.74%		

Home

2727 Alta Drive

Drive

1 min 7 min 2 min

Leave now Avoid tolls Avoid highways Pref

1 min Arrive 4:49 PM · Fastest route 0.3 mi

eps

Home
Las Vegas, NV 89107

Head toward Shetland Rd

500 feet

Turn left onto Shetland Rd

0.1 miles

Turn left onto Alta Dr

0.1 miles

2727 Alta Dr
Las Vegas, NV 89107

Start Add stops Save

Home

2727 Alta Drive

Walk

1 min 7 min 2 min

7 min

Arrive 4:55 PM · via Pinto Ln, Shetland Rd and Alta Dr
0.3 mi · Mostly flat

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

eps

Home
Las Vegas, NV 89107

↑ Head toward Shetland Rd

500 feet

↩ Turn left onto Shetland Rd

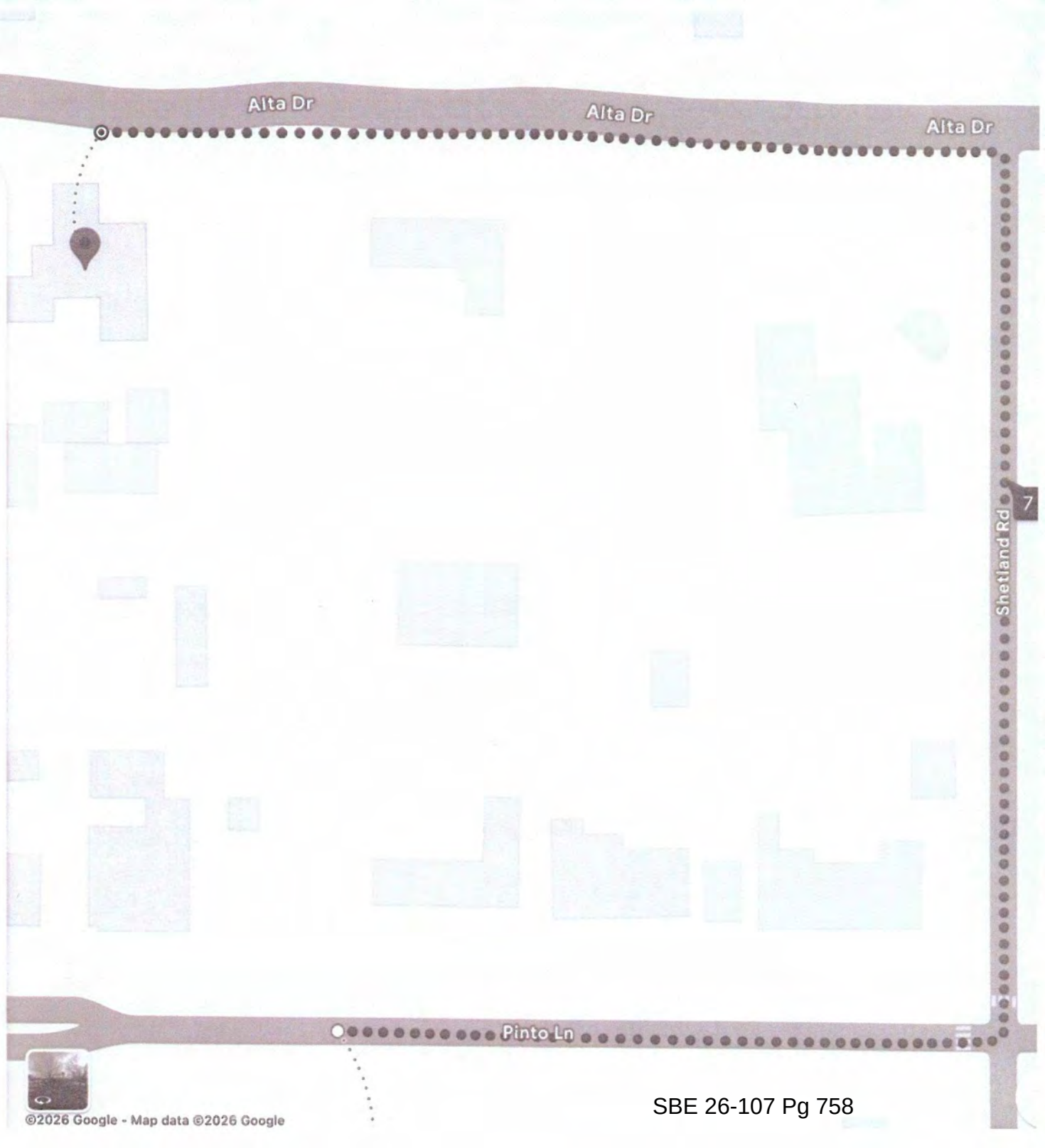
0.1 miles

↩ Turn left onto Alta Dr

0.1 miles

2727 Alta Dr
Las Vegas, NV 89107

Start Add stops



Home value

Cost calculator

Home details

Neighborhood

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!

^ Hide

Zillow last checked: 22 minutes ago

Listing updated: January 24, 2026 at 12:31am

Listed by: Zar A. Zanganah BS.1000811 702-400-0645, The Agency Las Vegas

Bought with: Myong S. Lee, B.1002445

Vegas 99 Realty

Source: LVR, MLS#: 2633017 **LVR** Originating MLS: Greater Las Vegas Association of Realtors Inc

Buy

< Back to search

 Zillow

Home value

Cost calculator

Home details

Property

Parking

- Total spaces: 13
- Parking features: Attached, Detached Carport, Garage, Garage Door Opener, Guest, Entrance, Open, Private, RV Hook-Ups, RV Gated, RV Access/Parking, RV Covered, I Shelves, Storage
- Attached garage spaces: 12
- Carport spaces: 1
- Covered spaces: 13
- Has uncovered spaces: Yes

Features

- Stories: 1
- Patio & porch: Covered, Patio
- Exterior features: Built-in Barbecue, Barbecue, Circular Driveway, Out Building(s), Pa Yard, Shed
- Has private pool: Yes
- Pool features: In Ground, Private
- Fencing: Block, Full, Wrought Iron

Lot

- Size: 0.88 Acres
- Features: 1/4 to 1 Acre Lot, Desert Landscaping, Landscaped

\$310,000



\$31.06/SF

20

#4092/SF

NOTE:
Previously Assessed
@ \$63.97/SF

12

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

↓ 1.8%

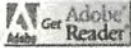
✓✓

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

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

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

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

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

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

23

Comp #2
2822 Ashby
Specific Issues
Refer to P. 359 for MLS

1. Sale price adjusted from \$1,750K to \$1,780K
 - a. No explanation, no calculation, no NRS or NAC citation
 - b. Increase is \$30K, or 2%
2. \$/SF of \$313 calculation: $\$1,750K / 5,600sf$
3. But, property has 6,225 livable sf (see p. 359 of assessor's report)
 - a. Also highlighted on Redfin as 6,225 sf
4. Redfin online listing states 'over \$300,000 in recent upgrades'
 - a. No supplemental assessment
 - b. Permit for 5 new HVAC units pulled. Final inspection 3/2022
 - c. No other permits pulled
 - d. Assume all new renovation took place at that time
5. AYB and EYB on PRC is 2008
 - a. Assuming 40% old, 60% new (standard for assessor) new EYB s/b 2016
 - b. 2016 EYB is 8 year difference and a reduction of 12% depreciation
 - c. RCN is $\$1,080,019 \times .12 = \$129,602$ (saves owner \$1,487/year in taxes)
6. Assessor includes 4 bedrooms, 4 full and 2 half baths
 - a. Redfin advertises 7 bedrooms and 7 ½ baths
7. Distance from subject property is .8 miles per Google Maps
 - a. Assessor gets there in .5 miles

24

2822 ASHBY PRC ANALYSIS			
	VALUE	FORMULA	COMMENTS
Depreciation Impact:	\$129,602	$.12 \times \$1,080,019 = \$129,602$	Assume renovation was completed for 2022 based on HVAC permit Change EYB from 2008 to 2016 (see calc below) 8 year change to EYB, 12% to depreciation
In home theater	\$52,341	$\$209,362 \times .5 \times .5 = \$52,341$	SWAG -50% of chg to 2905 Pinto for 2 units @ 50% quality (assumed)
M&S rating upgrade from 30 to 40	\$133,392	$\$183.88 - \$160.06 = \$23.82 \times 5600 = \$133,392$	Raised \$/sf = to my property
Pavers	\$58,128	$(7,500 - 2,700) \times 12.11/\text{sf} = \$58,128$	Based on photos on realtor.com, they have at least as much as i have And probably more - they are already assessed for 2,700 sf
Firepit	\$2,430		Used value from 2608 Pinto, 2717 Pinto, 2905 Pinto
Outdoor kitchen	\$35,850		Based on 2905 Pinto of ~ similar quality
Sport/basketball court	\$28,958	$\$57,916 \times .5 = \$28,958$	Used assessed value of tennis courts at several properties x 50% (2327 Alta, 2426 Palomino, 2701 Pinto)
Gazebo	\$19,285		Same as 2800 Pinto PRC, 2905 Pinto PRC
Total	\$459,986		
Effective year built:			
Old 40%	2008	803.2	
New 60%	2022	1213.2	
		2016.4	
2016-2008 = 8 years = 112.0% depreciation impact		USE 2016	
40 old/60 new several times by assessor			



● SOLD ON SEP 12, 2025

\$1,750,000 Sold Price

7 bd • 7.5 ba • 6,225 sq ft

2822 Ashby Ave, Las Vegas, NV 89102



Estimated sale price

\$1.86M – \$2.25M

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

Schedule a selling

Is this your home?

Track this home's value and nearby sales activity

I own 2822 Ashby Ave

About this home

Spectacular Entertainer's Dream Home in McNeil Estates, the Friendliest Community in Vegas! **Over \$300,000 in Recent Upgrades** * Enjoy a Custom, U-Shaped **6,125sf**, 5 Bed, 5 bath, 3 Car, Circular Drive PLUS **Two Self Contained Detached Casitas** on a 2/3 Acre Lot * Backyard is Your Own Private Sports Park * True Indoor/Outdoor Living * Most Rooms Open to B/yard * Huge Games Room with Accordion Glass Doors & 2nd Kitchen Open to Outdoor Kitchen & Yard * Enjoy Summer Fun with Sparkling Pool, Jacuzzi, Sauna, Basketball Court, Kids Swings, Trampoline & Covered Patios * Modern Open Home with **High Ceils Custom Built 2008** * Professional Kitchen, Large Island, **Built in Fridge + Drinks Fridge**, Walk-in Pantry, B/fast Bar & Ice Maker * **Formal Dining with 2,000 Bottle Wine Room** * **Soundproof Theatre** * **Luxury Vinyl Plank Floors** * Casita Boasts **Two Individual Suites With Own Entries, Kitchenettes & Full Baths** * Huge Master with New Steam Shower * **5 New A/C Units** & \$67,000 in Paid for Solar * This Home is Truly One-of-a-Kind * Welcome Home!

Show less ^



Single-family
Primary Residence



2008
Year Built



0.63 acres
Lot Size

26

Home #2
2822 Ashby Avenue

Drive

3 min 17 min 5 min

Leave now Avoid tolls Avoid highways Pref

3 min Arrive 1:42 PM · Fastest route
0.8 mi

Steps

Home
Las Vegas, NV 89107

Head toward Shetland Rd
27

500 feet

Turn right onto Shetland Rd

0.1 miles

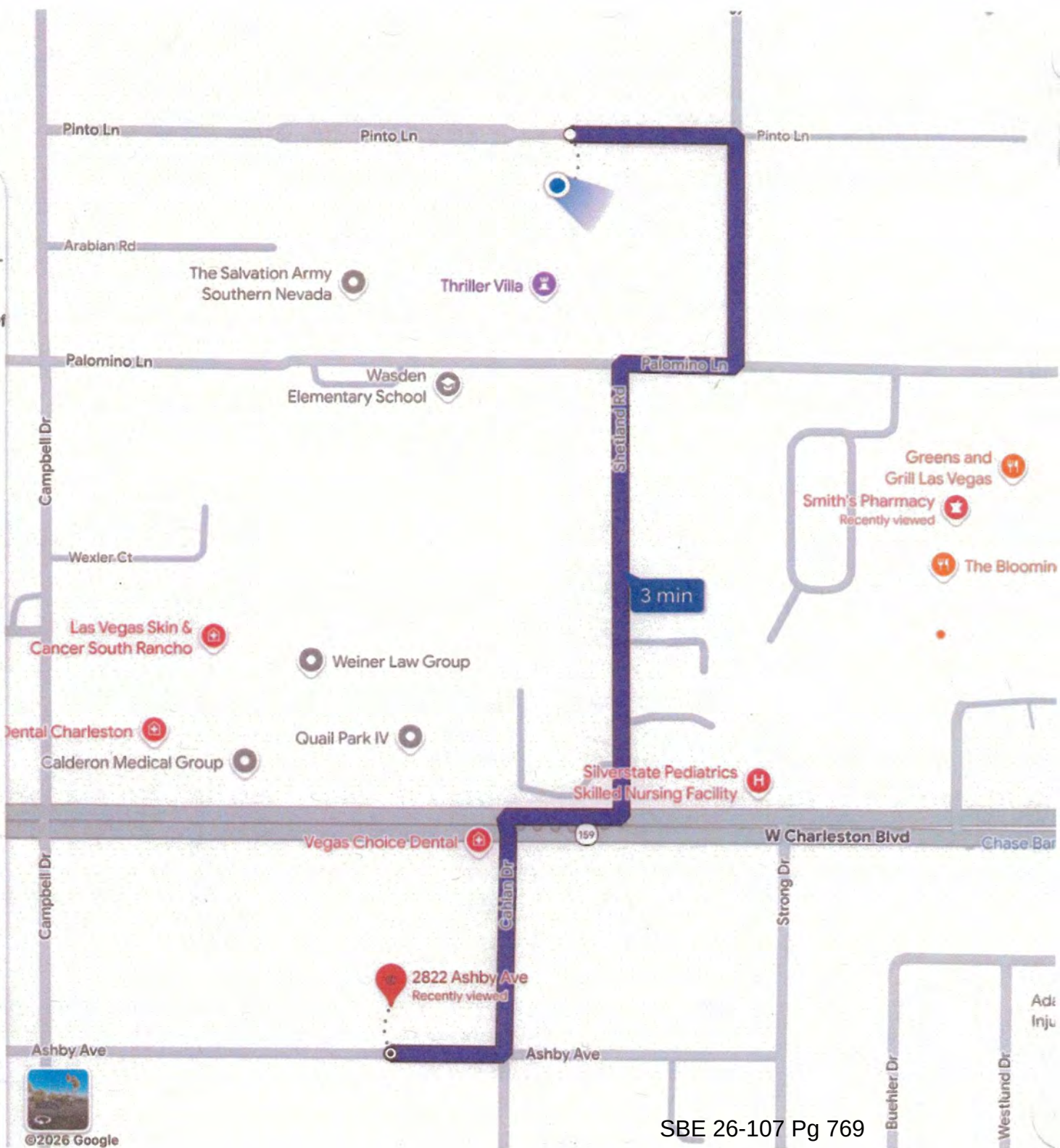
Turn right onto Palomino Ln

350 feet

Turn left onto Shetland Rd

0.2 miles

Start Add stops Save



Home

2822 Ashby Avenue

Walk

3 min

17 min

Arrive 1:13 PM · via Shetland Rd

0.8 mi · Mostly flat

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

eps

Home
Las Vegas, NV 89107

Head toward Shetland Rd

500 feet

Turn right onto Shetland Rd

0.1 miles

Turn right onto Palomino Ln

350 feet

Turn left onto Shetland Rd

Start

Add stops

©2026 Google

Buy

< Back to search



\$1,750,000

2822 Ashby Ave, Las Vegas, NV 89102

7 **8**
beds bath

Est. refi payment: **\$8,113/mo** [Refinance your loan](#)

Single Family Residence

Built in 2008

0.63 Acres

\$1,737,600 Zestimate®

\$281/sqft

\$7,937 Est

Home value



\$1.50M



31

32



33

Briana Johnson, Assessor

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

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

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

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

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

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

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

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

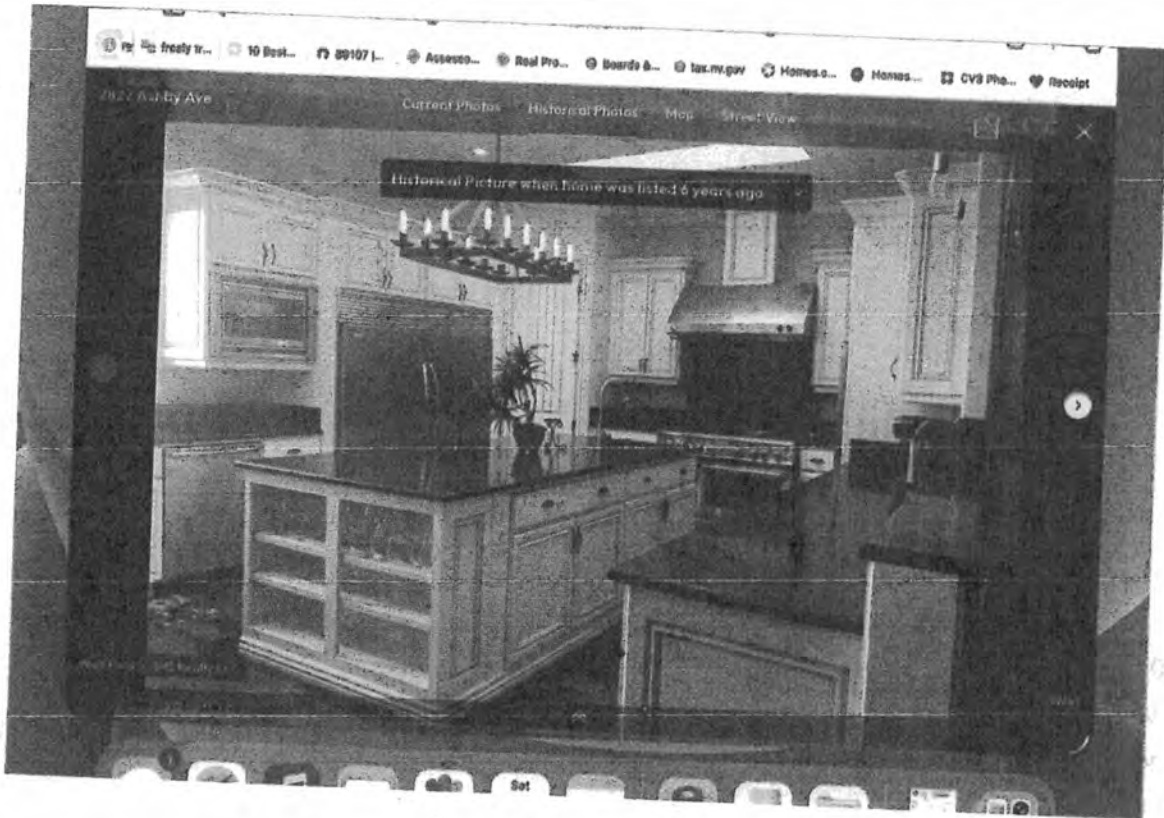
ASSESSOR MAP VIEWING GUIDELINES	
MAP	162055
In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the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

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

35

2822 ASHBY
 NO PERMITS
 NO M&S

Photos on REACTOR.COM



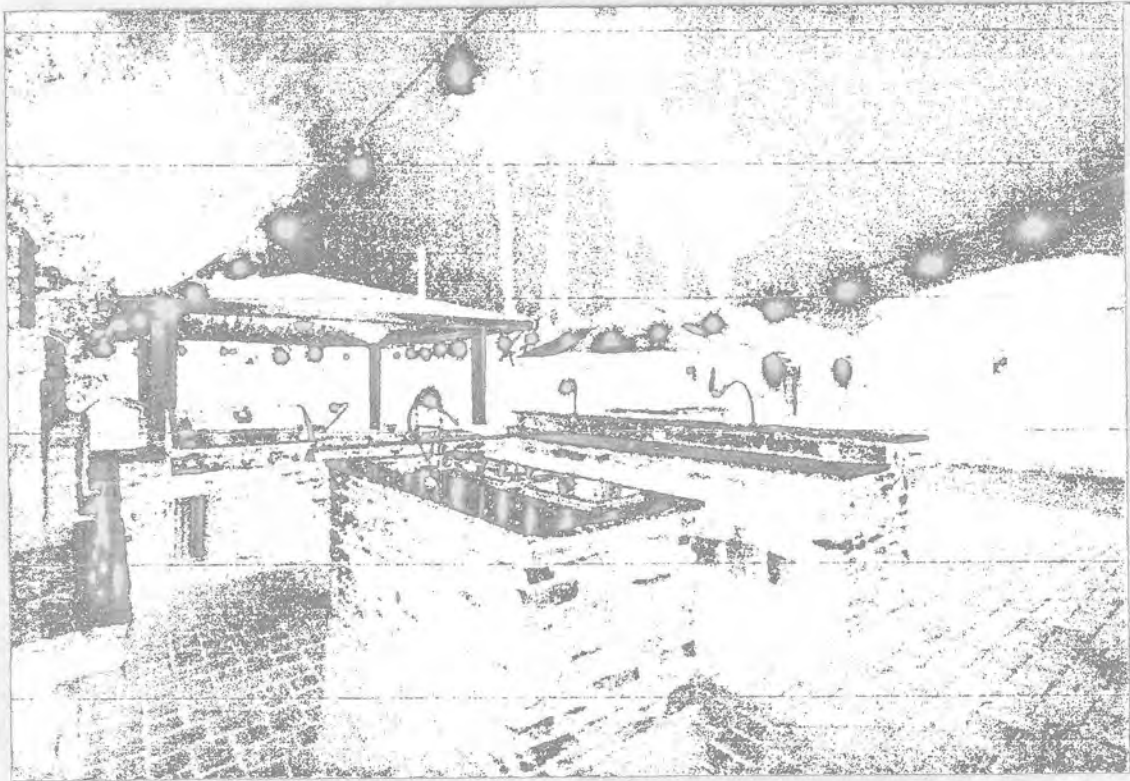
2020
 27% Depreciation



2026
 27% Depreciation

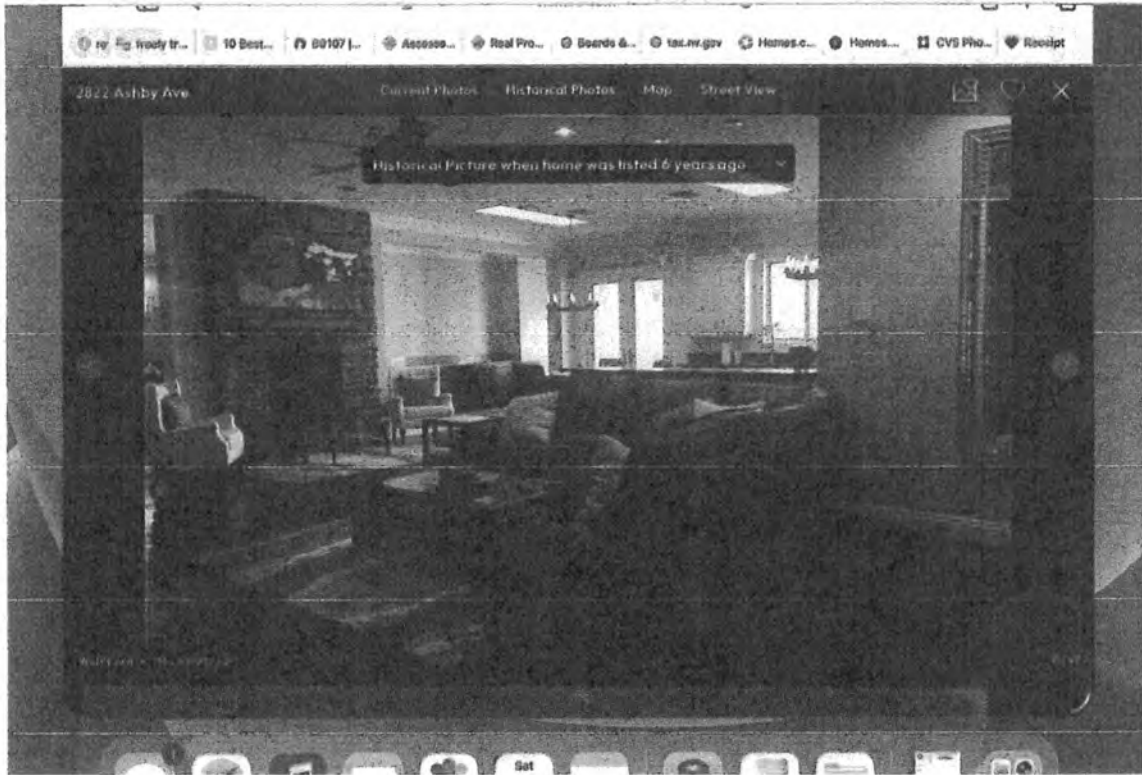
36

2022 ASHB
-PAVERS-

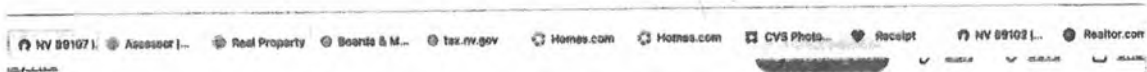


2022 ASTBY

Historical Photos on Homes.com



2020



Floor plan Exterior (37) Kitchen (12) Living room (11) Dining room (2) Bathroom (11) Bedroom (7) Pool (3) More (11) Street view
hen Features: Breakfast Nook/Eating Area, Custom ...
more



2026

38

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

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

39

Home
3108 Sonia Drive

#3

rive

3 min 13 min 3 min

Leave now Avoid tolls Avoid highways Pref

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

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

aps

Home
Las Vegas, NV 89107

Head toward Campbell Dr

0.3 miles

Turn right onto Campbell Dr
Partial restricted usage road

0.2 miles

Turn left onto Sonia Dr
Restricted usage road

300 feet

Start Add stops Save



Home
3108 Sonia Drive

Walk

3 min 13 min 3 min

13 min
Arrive 4:59 PM · via Pinto Ln and Campbell Dr
0.6 mi · Mostly flat

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

Steps

Home
Las Vegas, NV 89107

Head west on Pinto Ln

150 feet

Slight left to stay on Pinto Ln

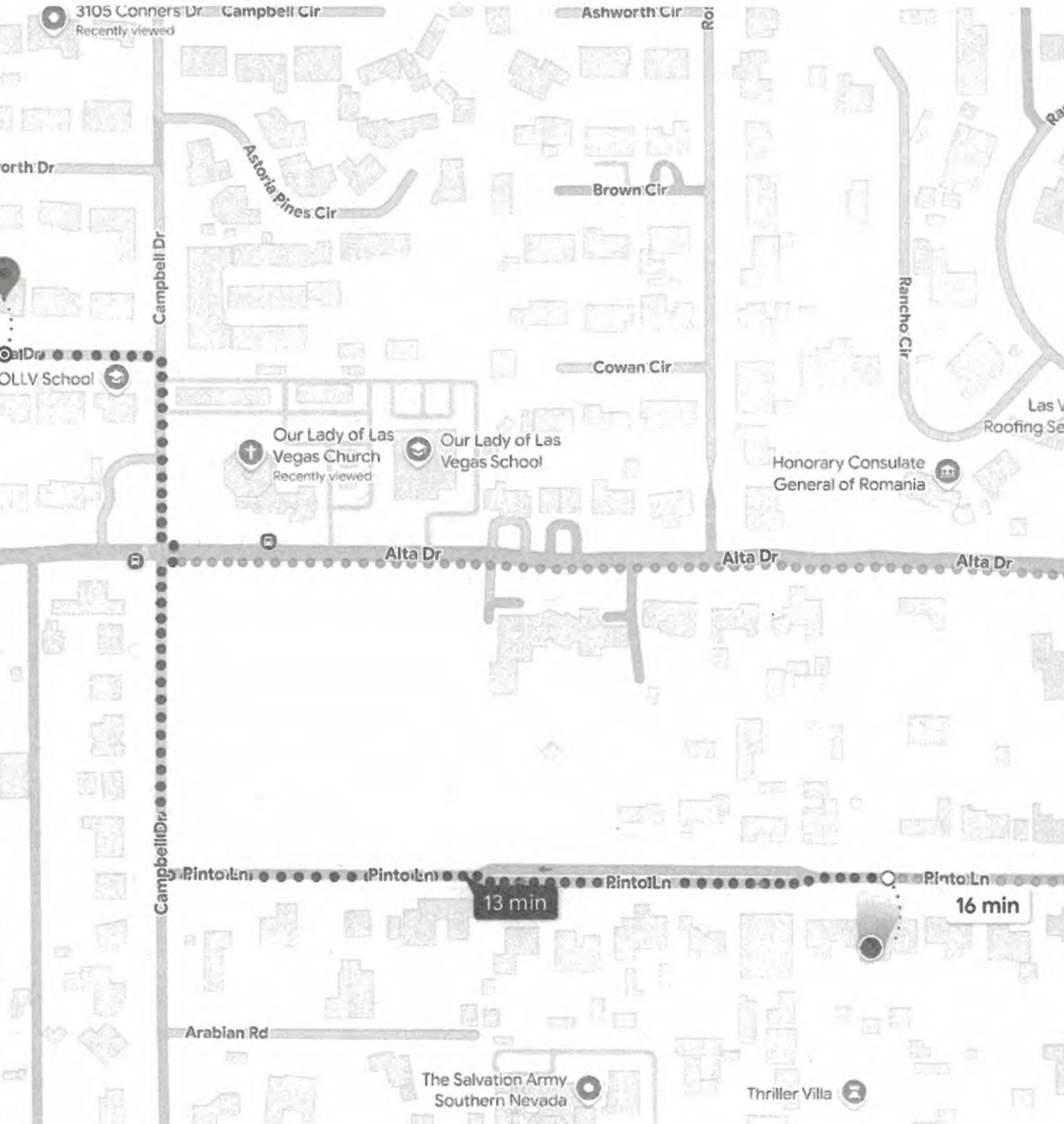
0.3 miles

Turn right onto Campbell Dr
Partial restricted usage road

0.2 miles

Turn left onto Sonia Dr
Restricted usage road

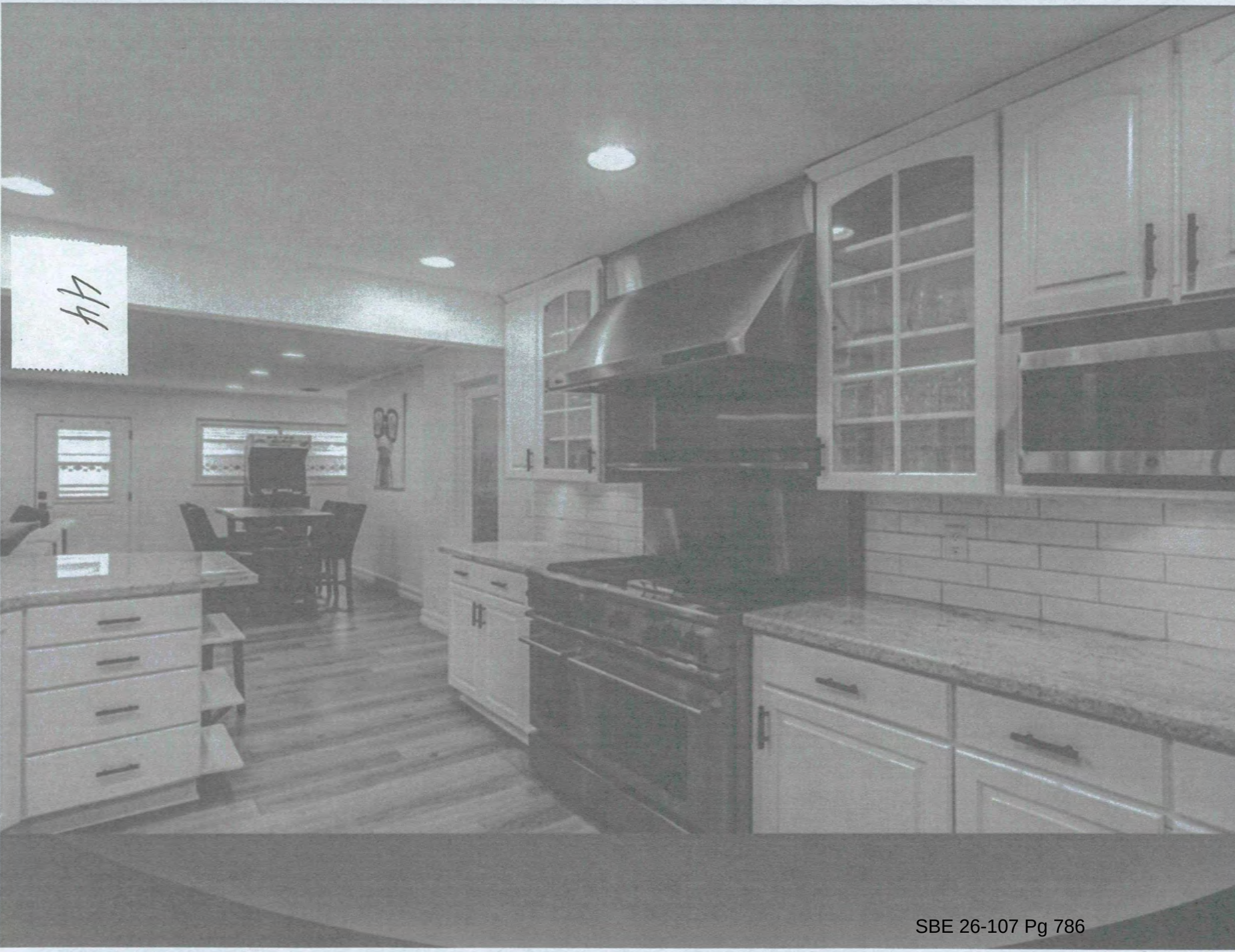
Start Add stops



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

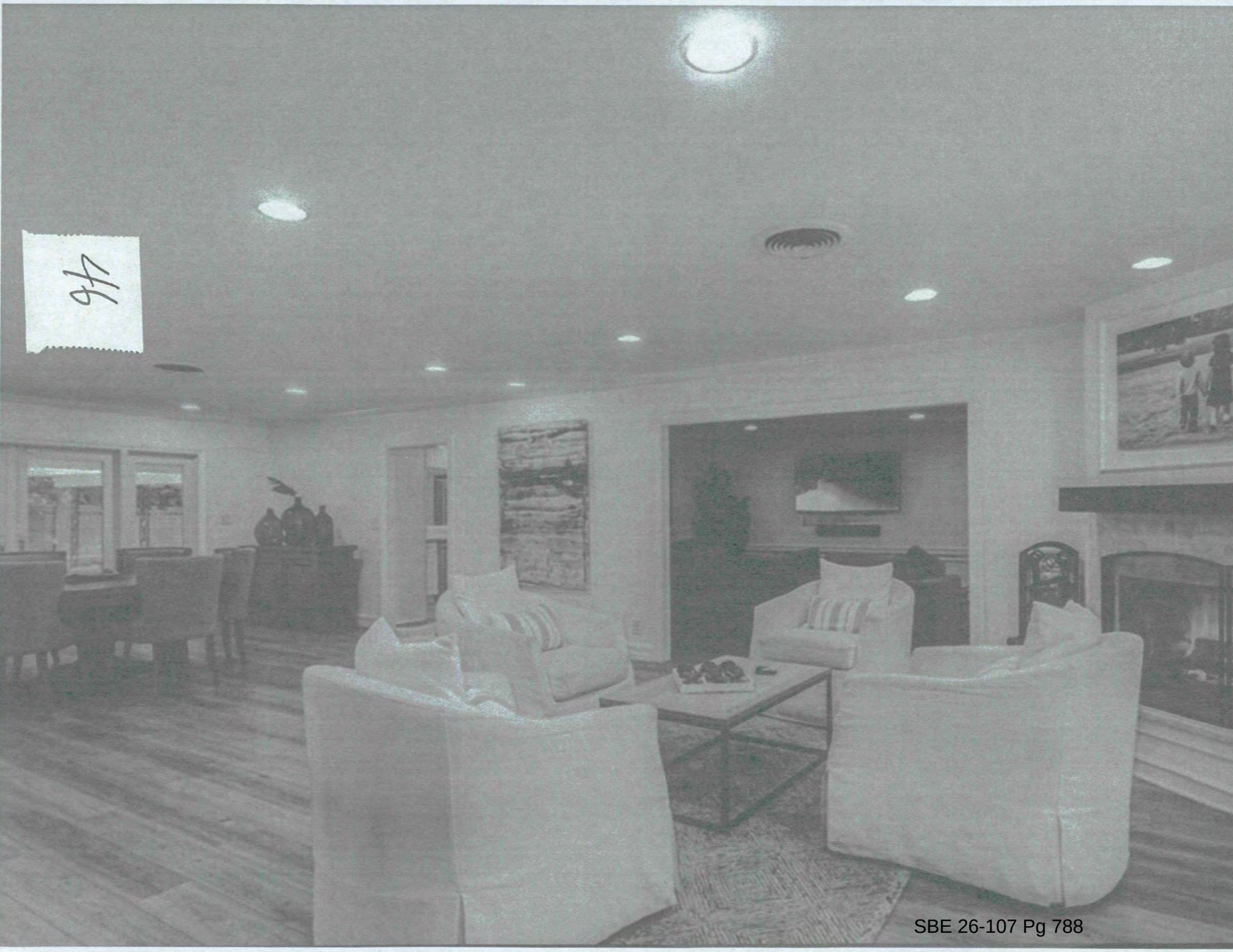
42

43

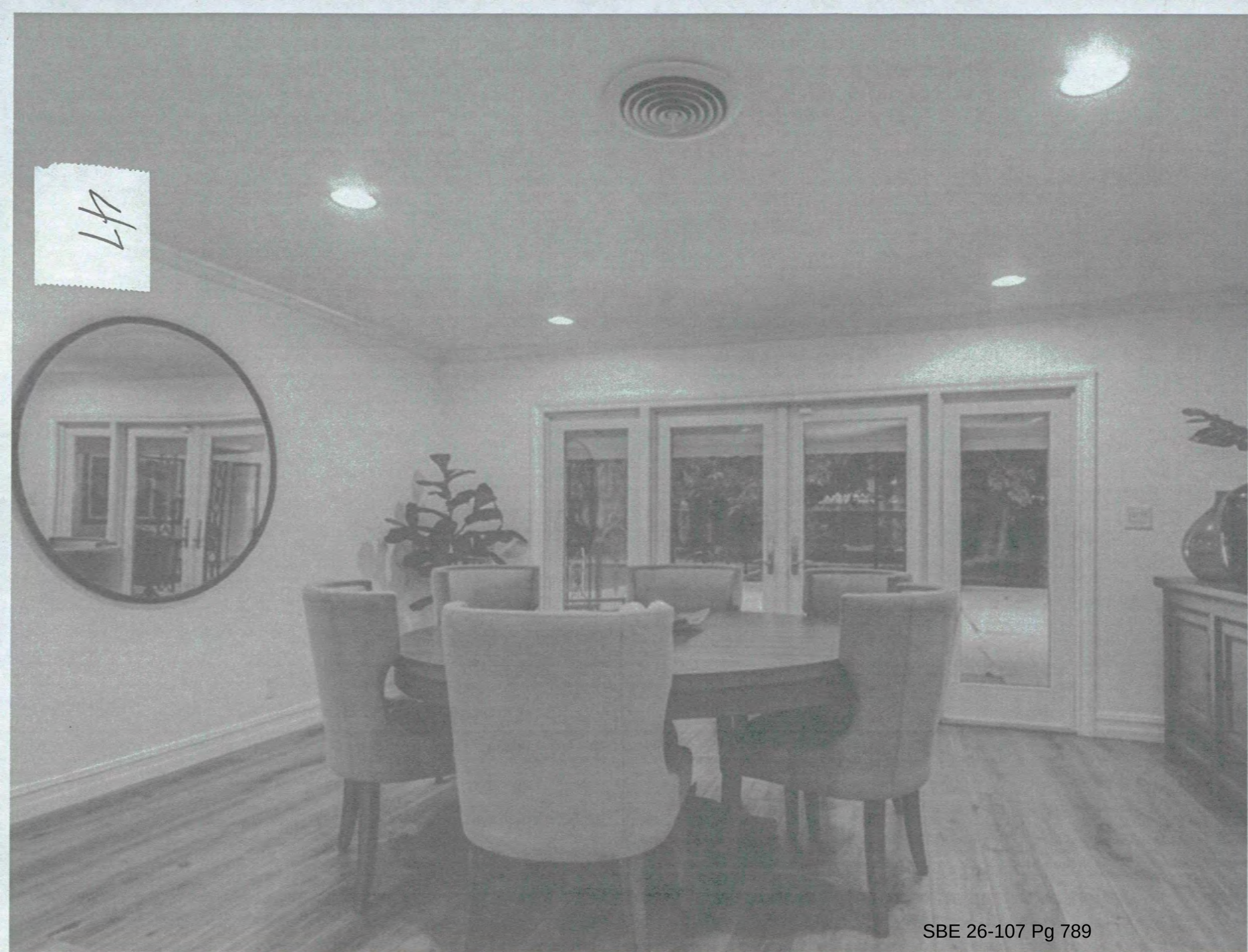




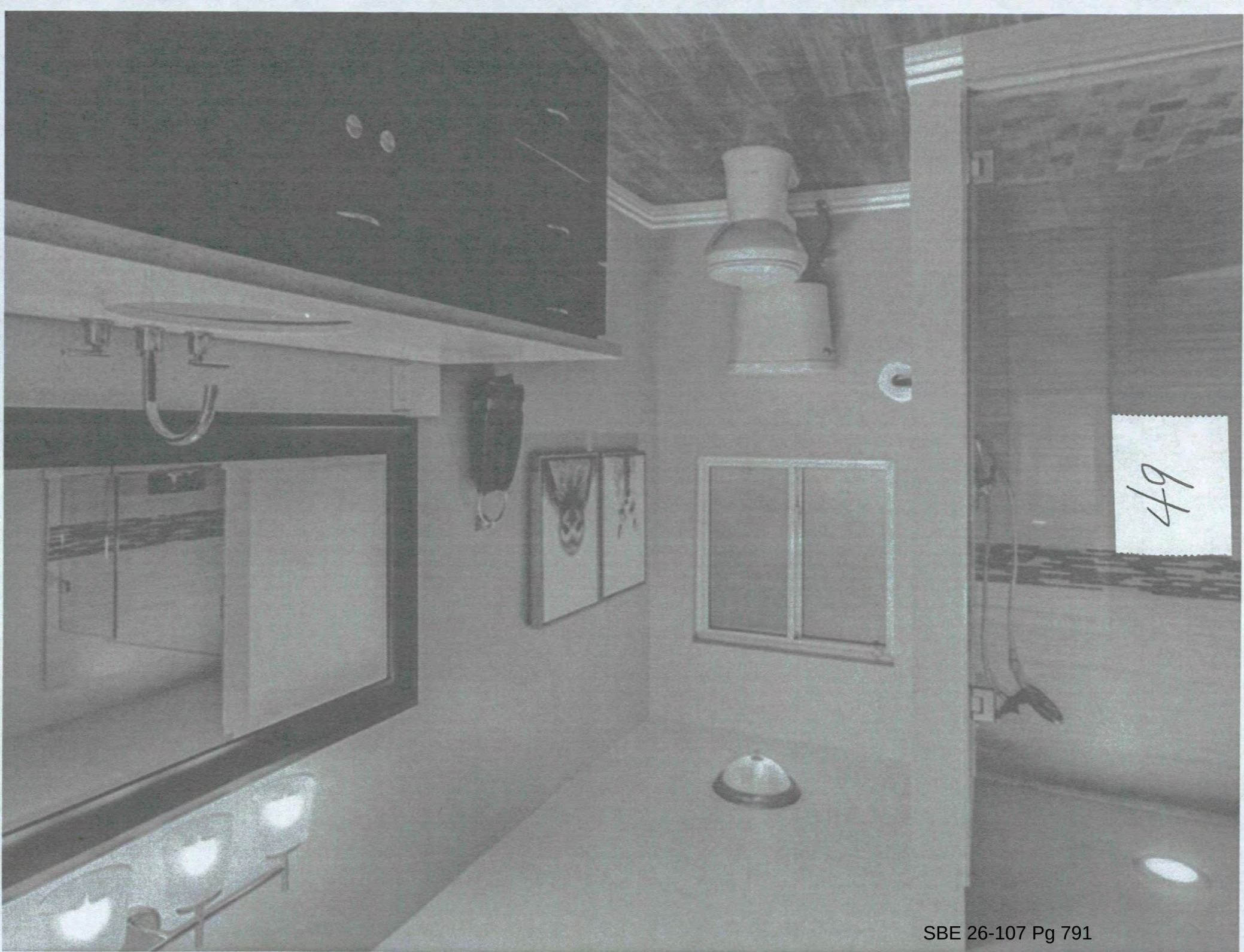
46



47



48



50

19

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

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

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

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	0.53 ACRES
ORIGINAL CONST. YEAR	1966
LAST SALE PRICE	1359000
MONTH/YEAR	1/2026
SALE TYPE	R - RECORDED VALUE
LAND USE	20.110 - SINGLE FAMILY RESIDENTIAL
DWELLING UNITS	1

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	4583	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	6	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		1	
TOTAL GARAGE SQ. FT.	0				

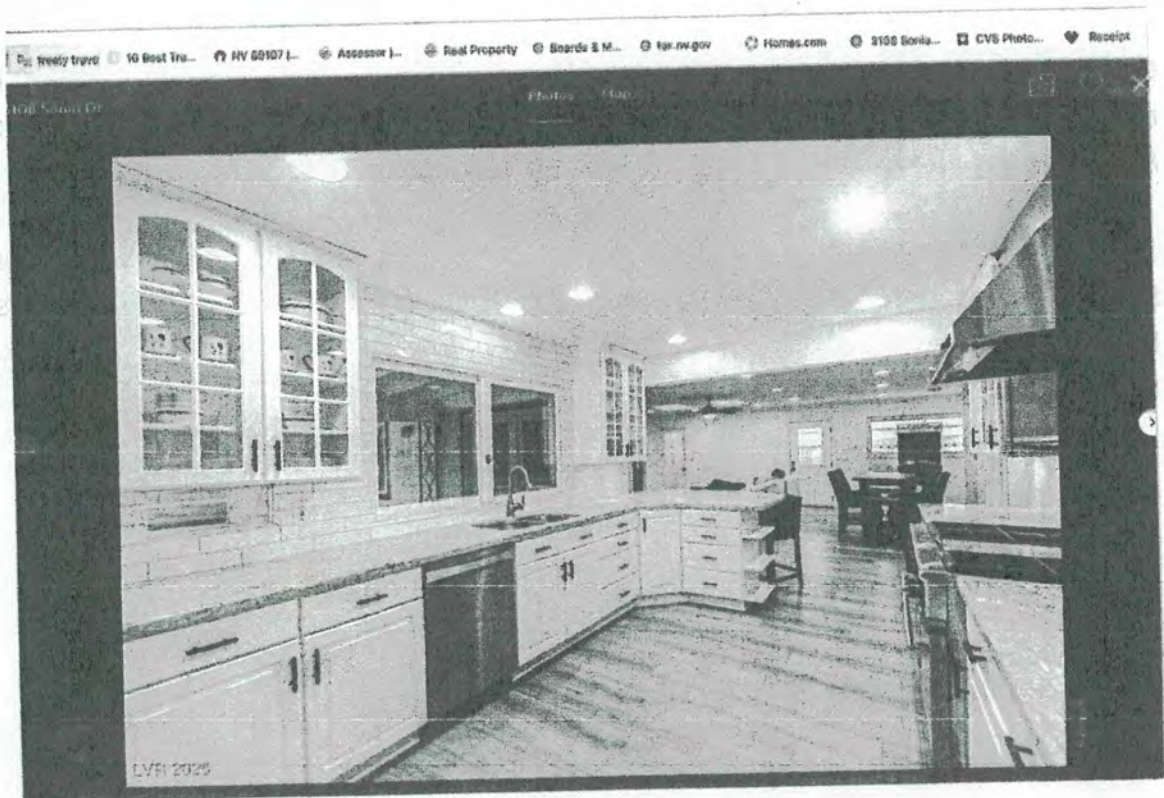
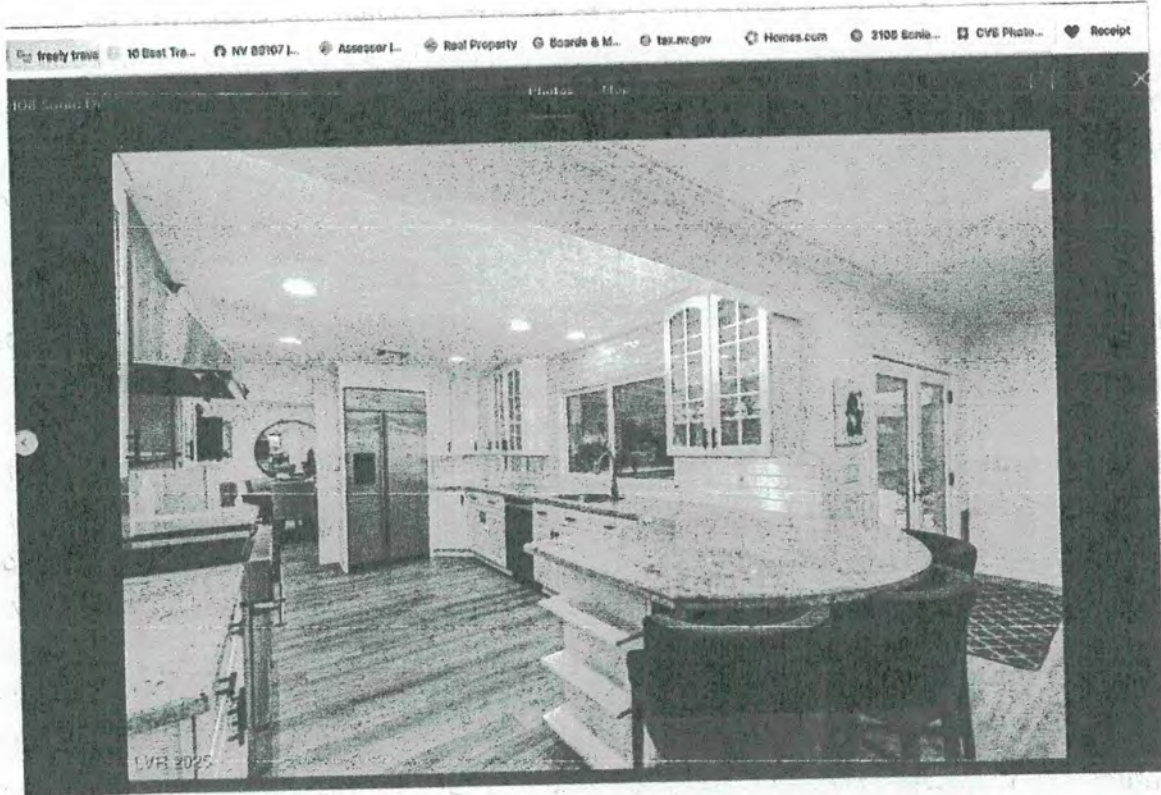
ASSESSOR MAP VIEWING GUIDELINES	
MAP	139322
In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. 	

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

53

3108 Sonia
75%
DEPRECIATION

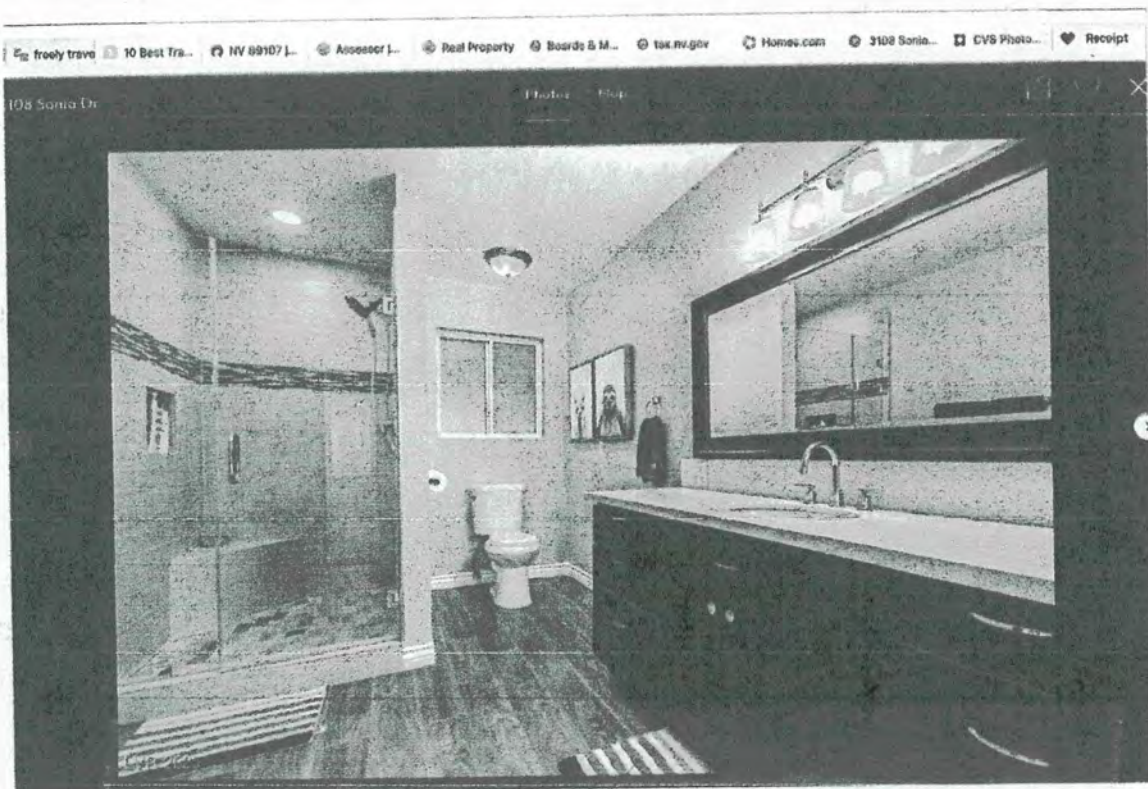
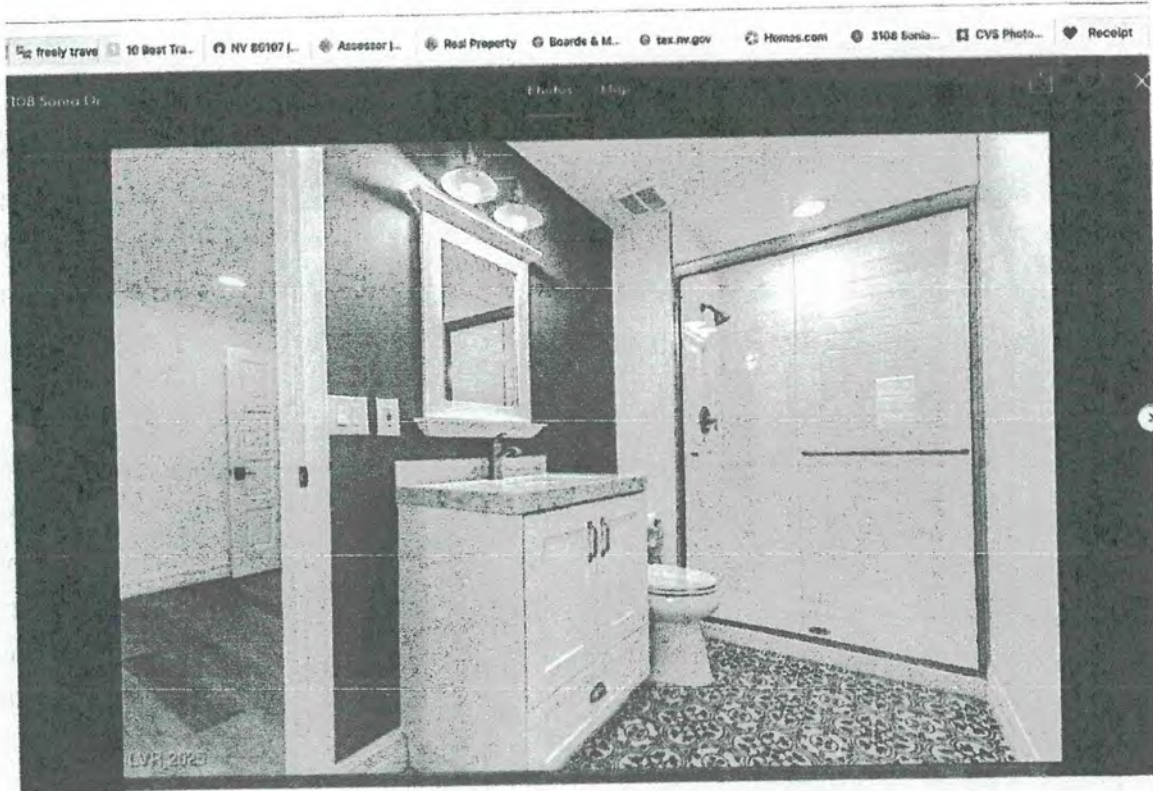
- No Permits
- No Supplemental



54

3108 Sonia
75%
Depreciator

- No permits
+ No Supplemental

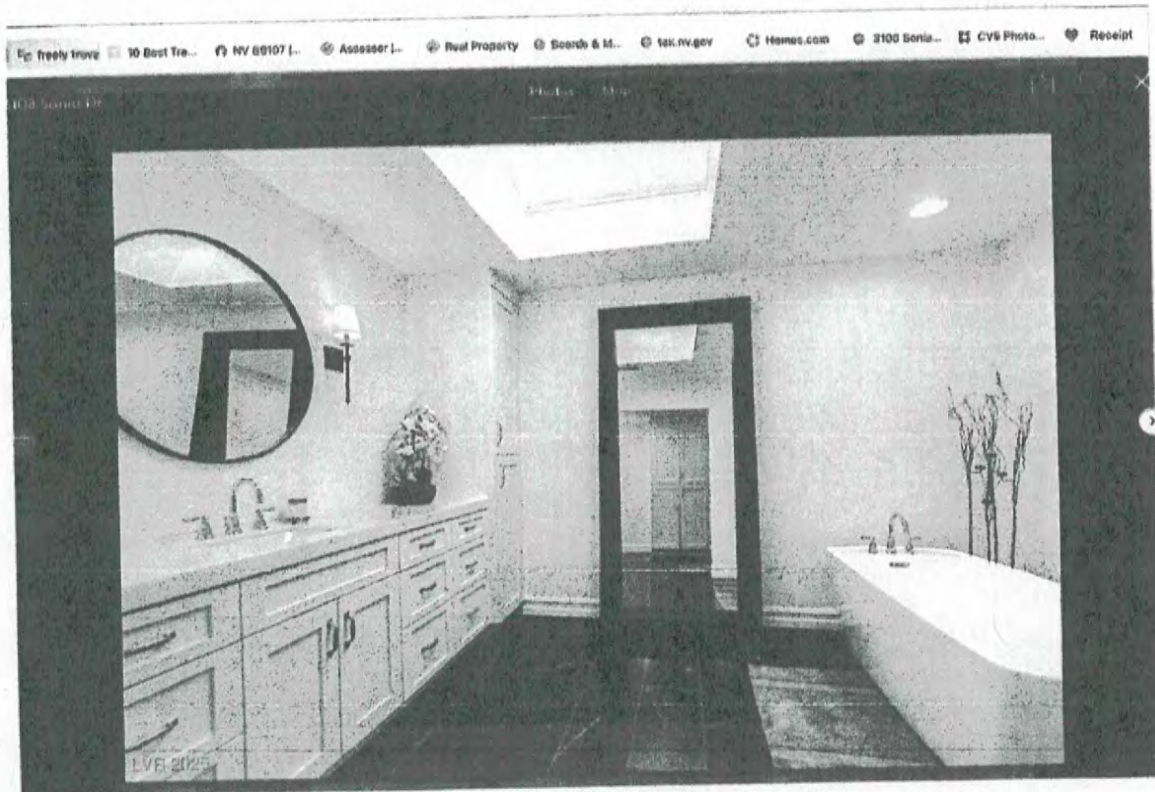
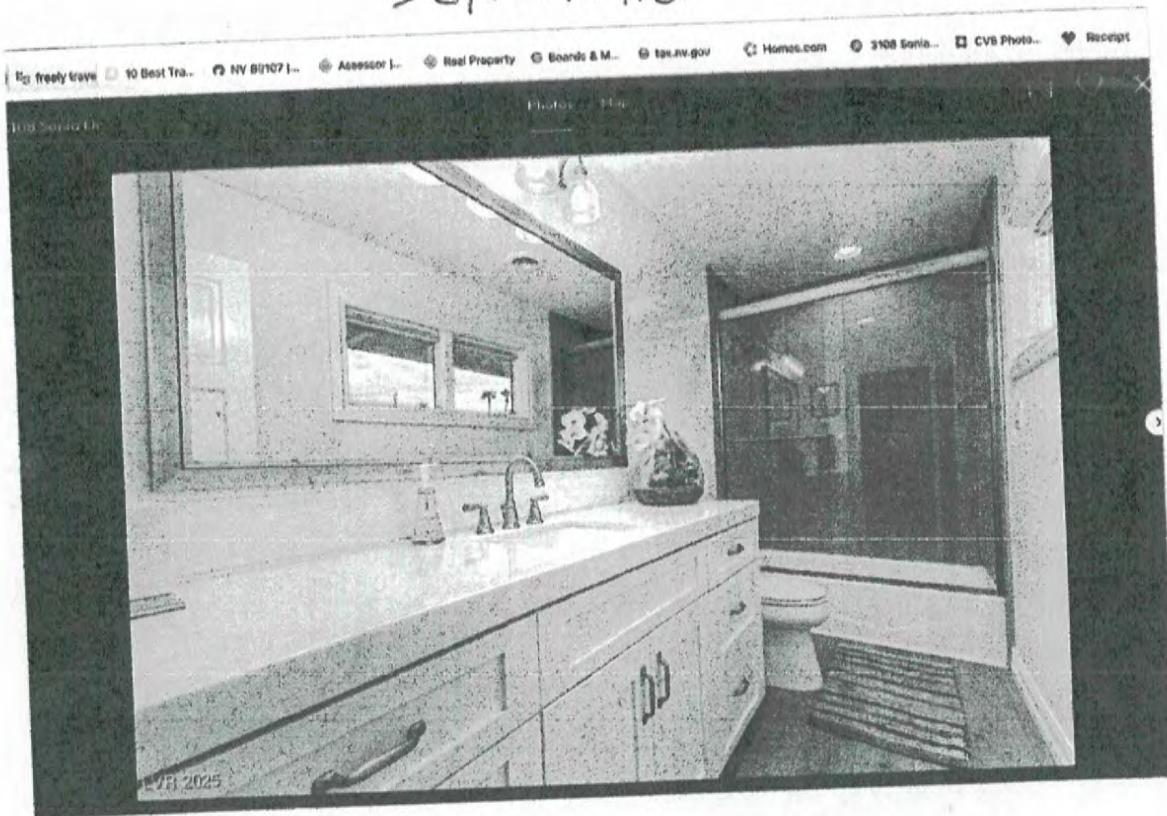


55

3109 Sonia
75%

- No permits
- No Supplemental

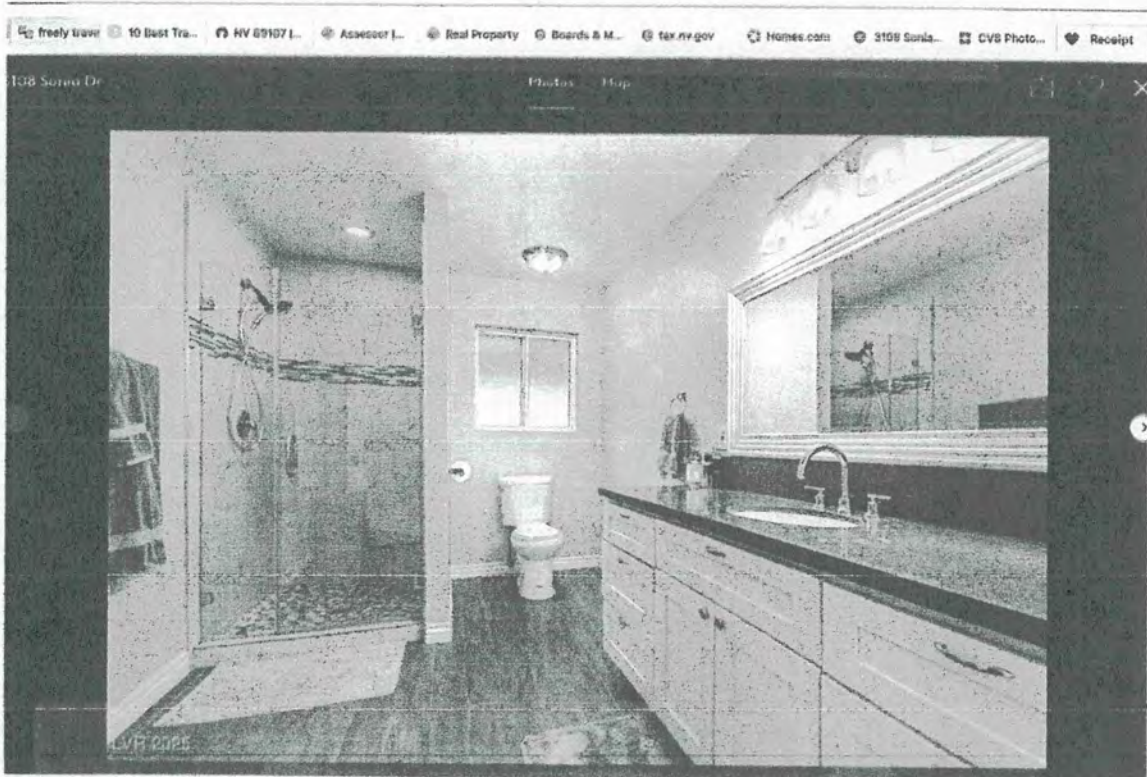
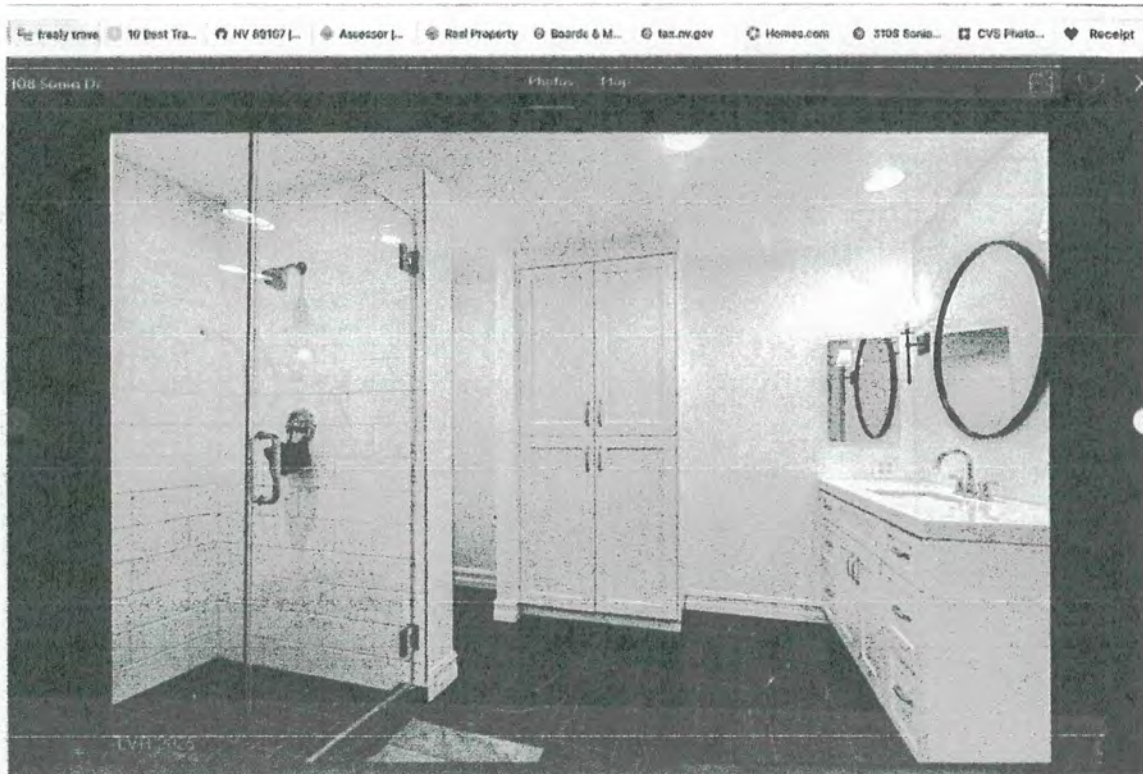
Depreciation



58

3108 SONIA
75%
Depreciate

- No Permits
- No Supplementary



57

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

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

58

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

Homeowner tools



View owner dashboard

Track your estimate and nearby sale activity



Edit home facts

Review property details and add renovations



Manage photos

Update home photos or make them private



Home sale earnings

Est. \$95K when you sell with Redfin



Rental estimate

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



Sale and tax history for 217 Campbell Dr

Sale History

Tax History

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

Show more ▾

Property details

Parking

Garage/Carport Information

- Has Carport
- # of Carport Spaces: 1

Parking

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

Home
217 Campbell Dr

#4

Drive

4 min 22 min 5 min

Leave now Avoid tolls Avoid highways

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

This route has restricted usage or private roads.

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

19

Home
Las Vegas, NV 89107

Head toward Campbell Dr

0.3 miles

Turn right onto Campbell Dr
Partial restricted usage road

0.4 miles

217 Campbell Dr

Start Add stops Save



Today
3:17 PM

3:17 PM Wed Feb 11

• Your location

217 Campbell Dr

Walk

4 min 16 min 4 min

16 min

Arrive 3:33 PM • via Pinto Ln and Campbell Dr
0.7 mi (11 min) • Mostly flat

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

Your location

217 Campbell Dr, Las Vegas, NV 89107

Steps

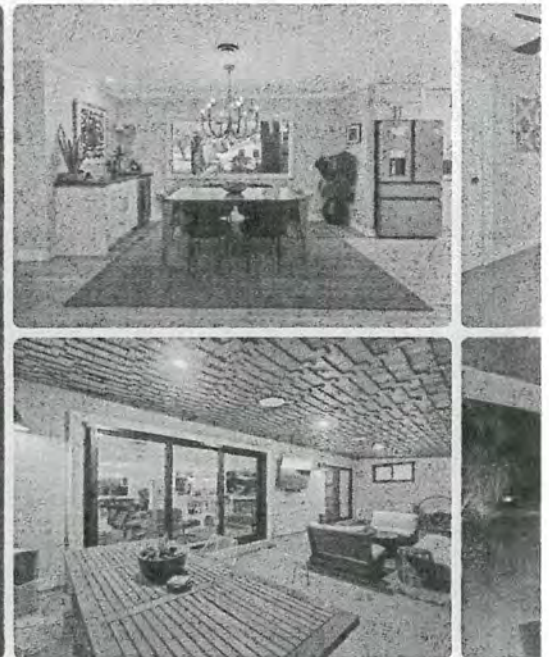
Your location

Start

Add stops

Google Maps
©2026 Google

Thriller Villa



● SOLD ON DEC 17, 2025

\$1,835,000 Sold Price

5 bd • 3 ba • 3,502 sq ft

217 Campbell Dr, Las Vegas, NV 89107



Is this your home?

Track this home's value and nearby sales activity

I own 217 Campbell Dr

About this home

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

Show less ^

Single-family
Property Type

1967
Year Built

0.54 acres
Lot Size

63

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

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

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

Homeowner tools

- View owner dashboard**
Track your estimate and nearby sale activity
- Edit home facts**
Review property details and add renovations
- Manage photos**
Update home photos or make them private
- Home sale earnings**

← Feed

Overview **Sale & tax history** Property details Neighborhood Climate

♥ Favorite

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

Sale and tax history for 217 Campbell Dr

Sale History

Tax History

Date	Event	Price
GLVAR #2730669		
Dec 17, 2025	Sold	\$1,835,000 \$524/sq ft
Nov 6, 2025	Contingent	—
Oct 28, 2025	Listed	\$1,849,900 \$528/sq ft
GLVAR #2011811		
Aug 20, 2018	Sold	\$782,500 \$223/sq ft
Jul 16, 2018	Pending	—
Jul 12, 2018	Listed	\$799,999 \$228/sq ft



Estimated sale price

\$1.58M – \$1.91M

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

Schedule a selling

← Feed

Overview

Sale & tax history

Property details

Neighborhood

Climate

♥ Favorite

\$400,000

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

\$429,900

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

\$350,000

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

Estimated sale price

\$1.58M - \$1.91M

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

Schedule a selling

Homeowner tools



View owner dashboard

Track your estimate and nearby sale activity



Edit home facts

Review property details and add renovations



Manage photos

Update home photos or make them private



Home sale earnings

Est. \$94K when you sell with Redfin



Rental estimate

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



Sale and tax history for 217 Campbell Dr

Sale History

Tax History

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

65

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

↓ 2.6%

66

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

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

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	3502	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.	960	POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	5	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	3 FULL	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		1	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139321
In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. 	

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

67

Search By:

Address

Street Number:

217

Street Direction:

Street Name:

campbell

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

Search

Clear Search

Latest

Six results found for address '217 campbell'

R23-14669 - Residential Building Permit (Res)

Click to open

Key Number: 1857215

Current Status: Completed

Application Received: 9/8/2023

Project Name: Brownsner

Address: 217 CAMPBELL DR

Type of Work: Over the counter

Permit Issued: 9/8/2023

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

68

R20-12940 - Residential Building Permit (Res)

Click to
open

Key Number: 1521564

Current Status: Completed

Application Received: 8/31/2020

Project Name: Brownshire gas line

Address: 217 CAMPBELL DR

Type of Work: Over the counter

Permit Issued: 9/8/2020

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

R18-06315 - Residential Building Permit (Res)

Click to
open

Key Number: 908888

Current Status: Completed

Application Received: 5/23/2018

Project Name: Better Place Construction

Address: 217 CAMPBELL DR

Type of Work: Over the counter

Permit Issued: 5/23/2018

Scope of Work: Meter Tag, Gas Line Repair

C-342382 - Commercial Building Permit (Com)

Click to
open

Key Number: 818206

Current Status: Inspections

69

Application Received: 5/16/2017

Project Name: HENDERSON

Address: 217 CAMPBELL DR

Type of Work: Electrical Only

Permit Issued: 5/16/2017

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

CLICK HERE

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

R-329940 - Residential Building Permit (Res)

Click to
open

Key Number: 804685

Current Status: Inspections

Application Received: 11/15/2016

Project Name: JOSEPH HENDERSON

Address: 217 CAMPBELL DR

Type of Work: Building Project

Permit Issued: 12/20/2016

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

CLICK HERE

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

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

R-271640 - Residential Building Permit (Res)

Click to
open

Key Number: 749379

Current Status: Completed

Application Received: 10/17/2014

Project Name: JOSEPH HENDERSON

Address: 217 CAMPBELL DR

Type of Work: Over the counter

Permit Issued: 10/17/2014

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

70

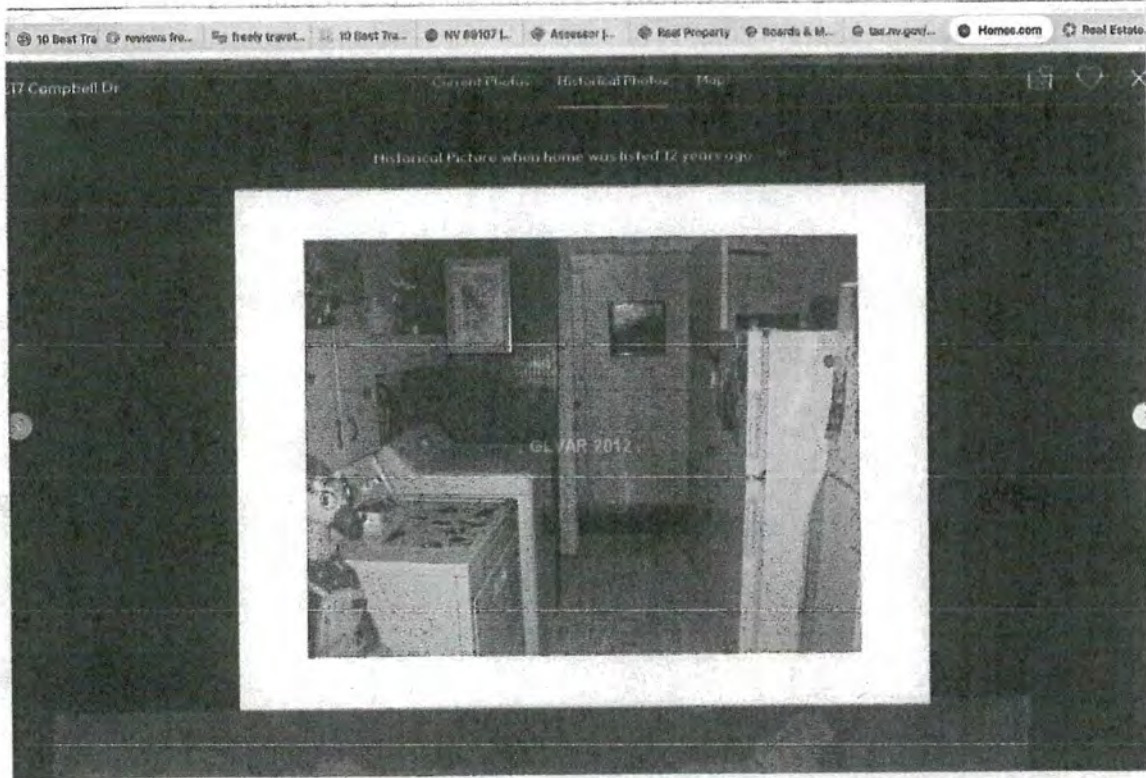
217 Campbell

No Complete Permits
BATH RENOVATION IN 2017

ADDED \$39K Supplemental in 2019-2020

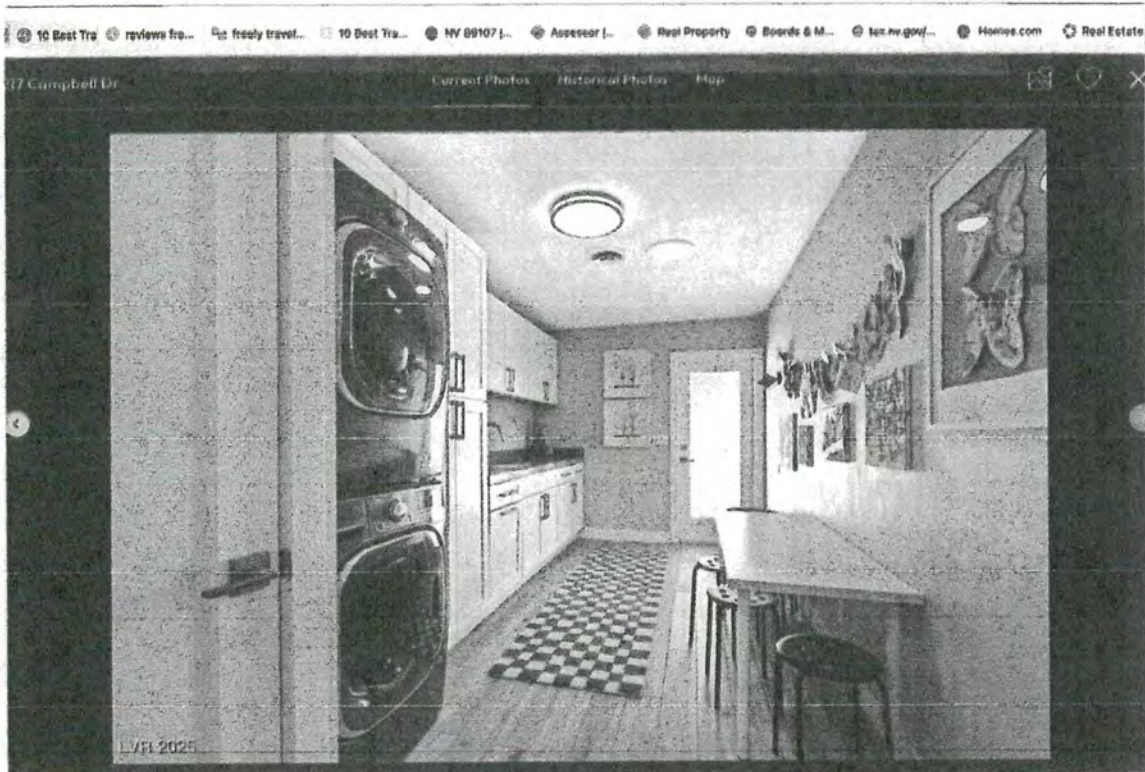
Photos:
Homes.com

Depreciate 55.5%



2014

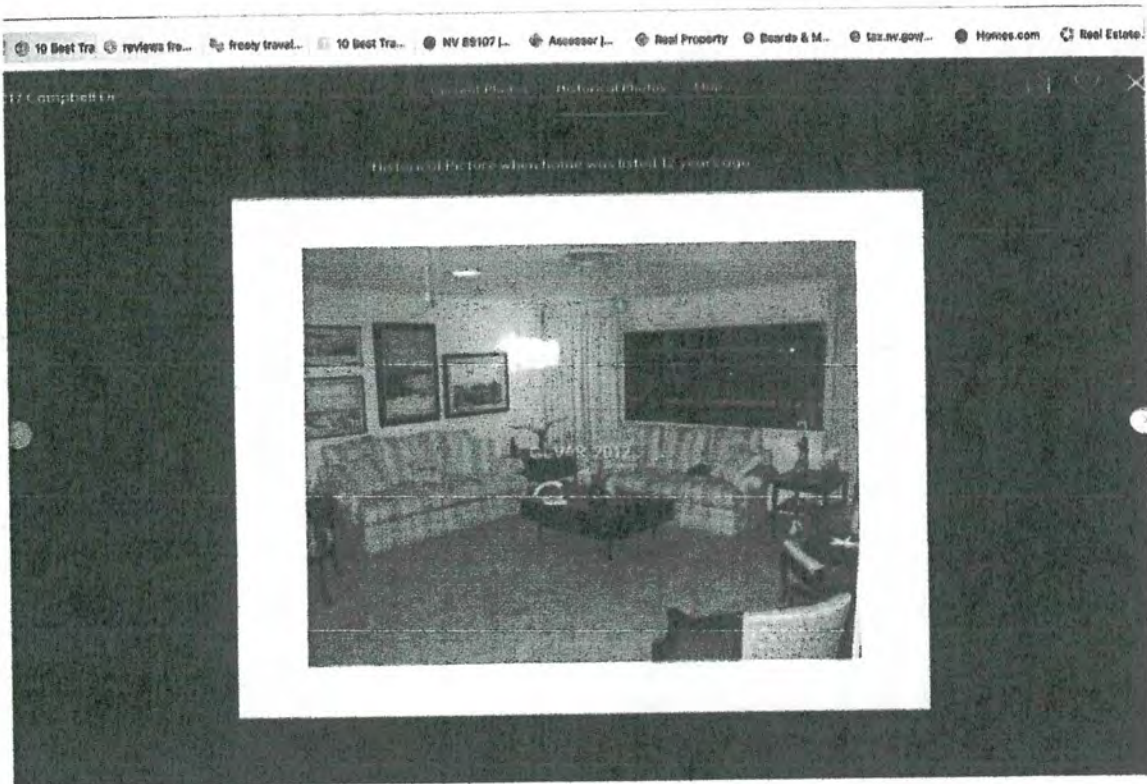
Depreciation 55.5%



2025

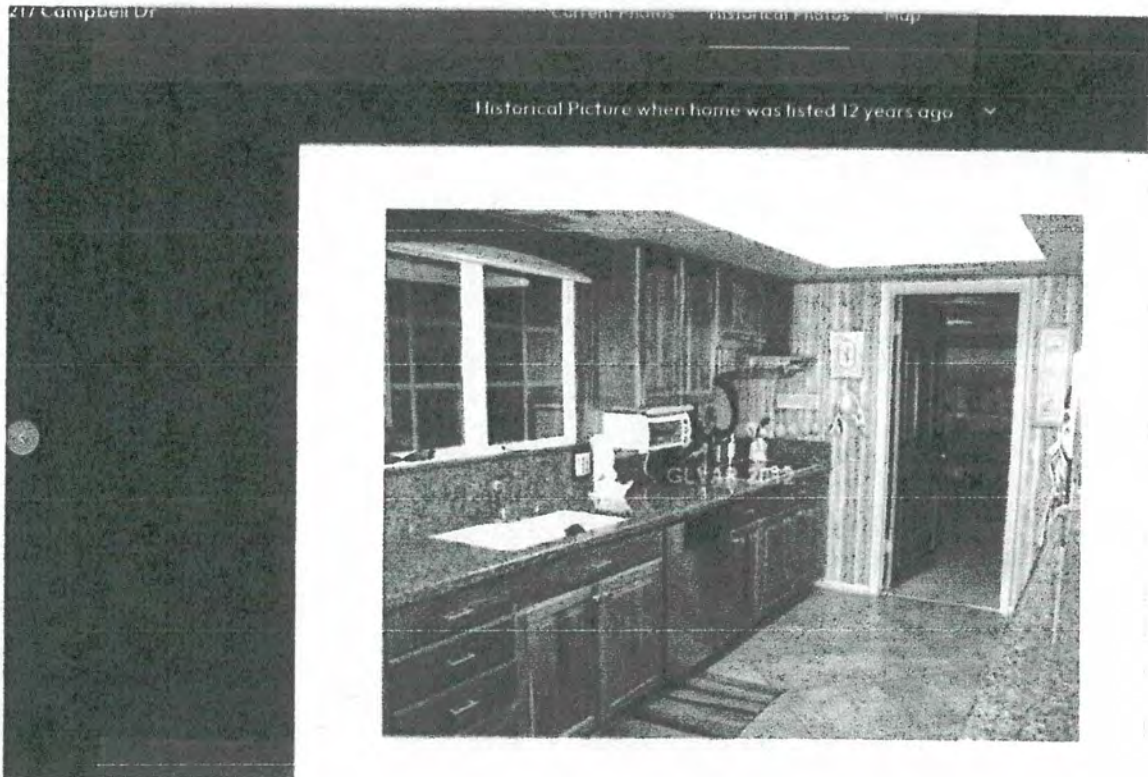
71

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

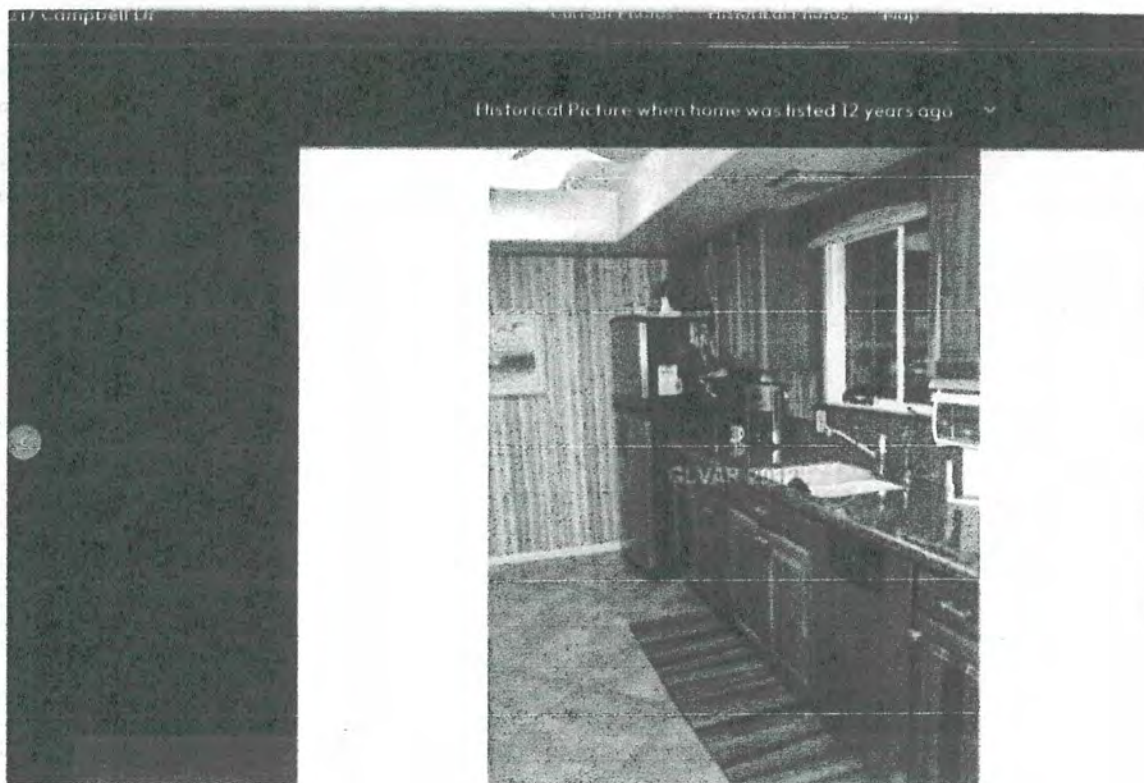


72

217 Campbell



2014



2014

73

217 Campbell
DEPRECIATION 55%

\$RCN

\$137.20/
SR
1

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



2026

MIS RATING 30/AVG

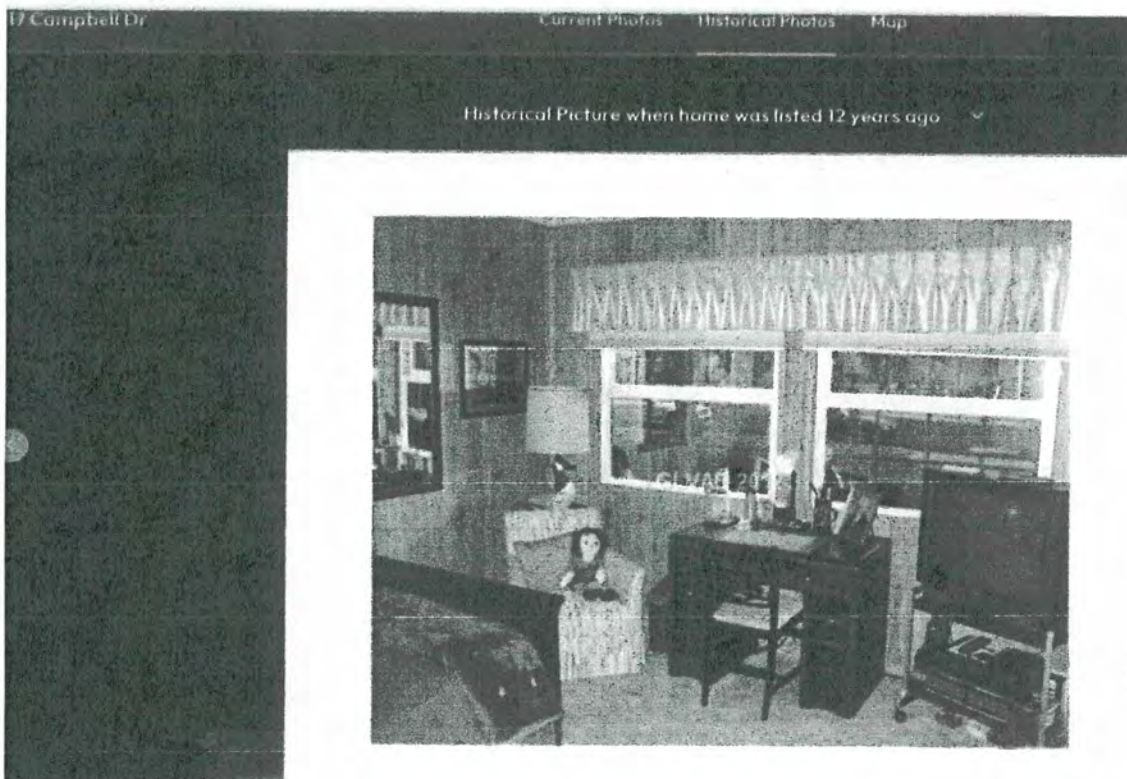
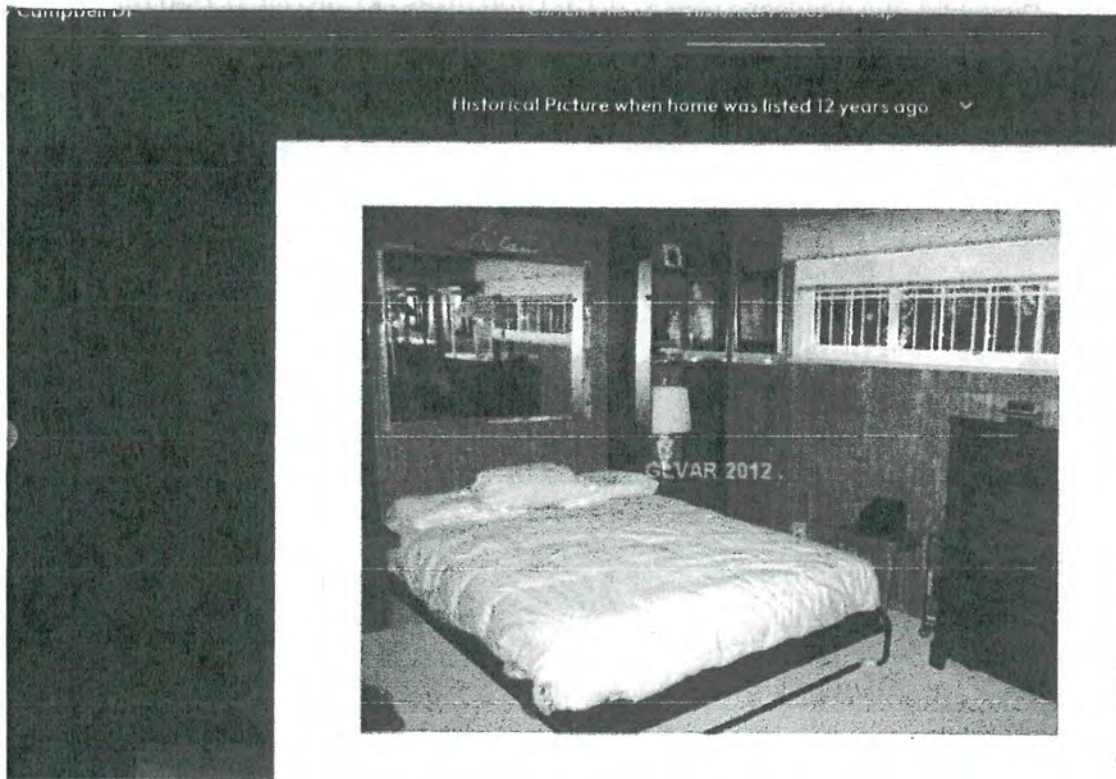
All photos Floor plan Exterior (45) Kitchen (10) Living room (7) Dining room (3) Bathroom (4) Bedroom



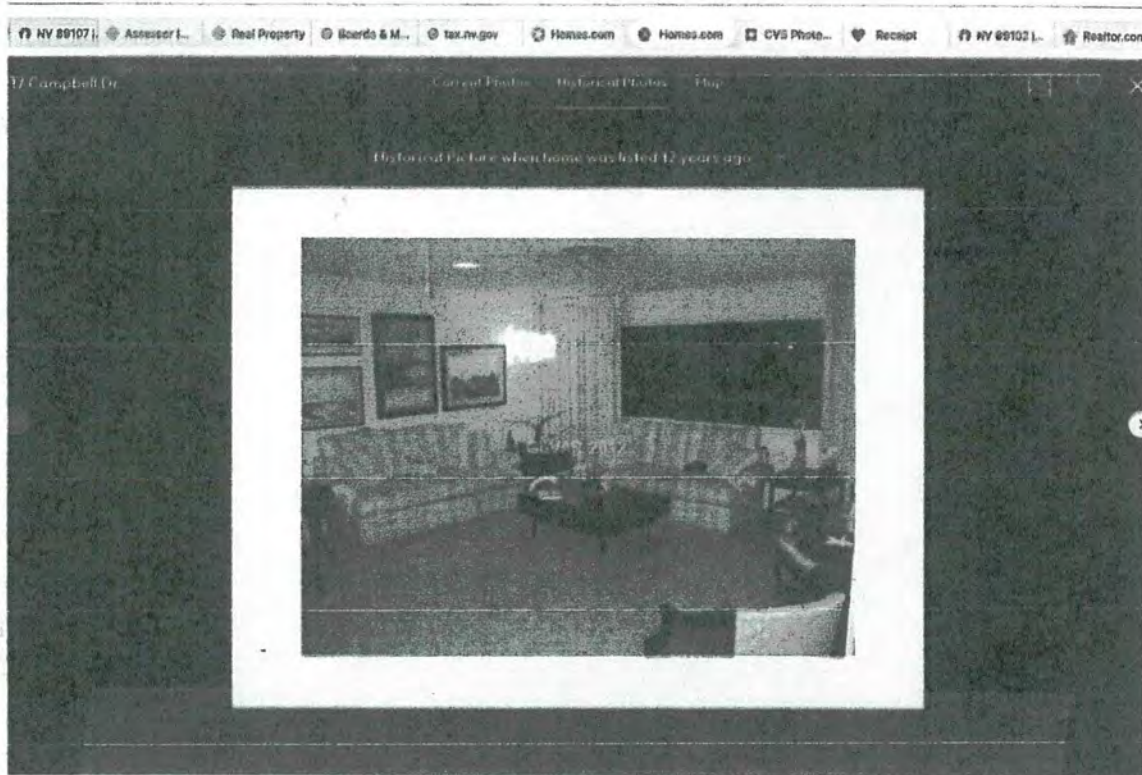
2026

74

217 Campbell 2014



217 Campbell



2014

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



2028

76

217 Campbell

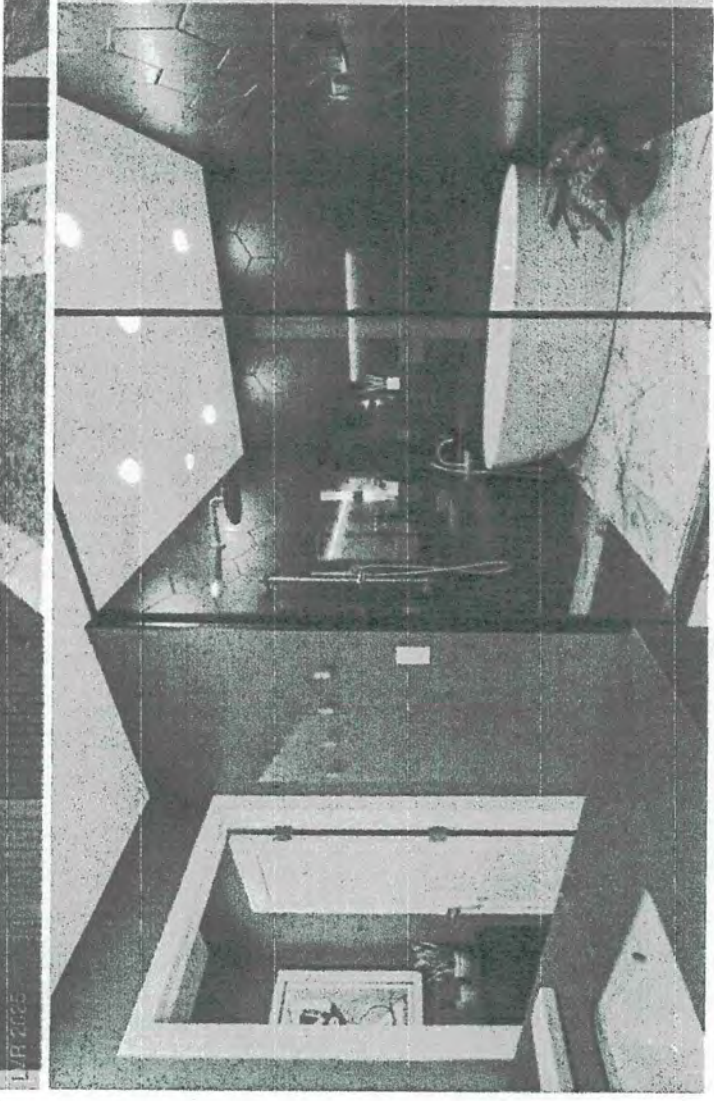


217 Campbell

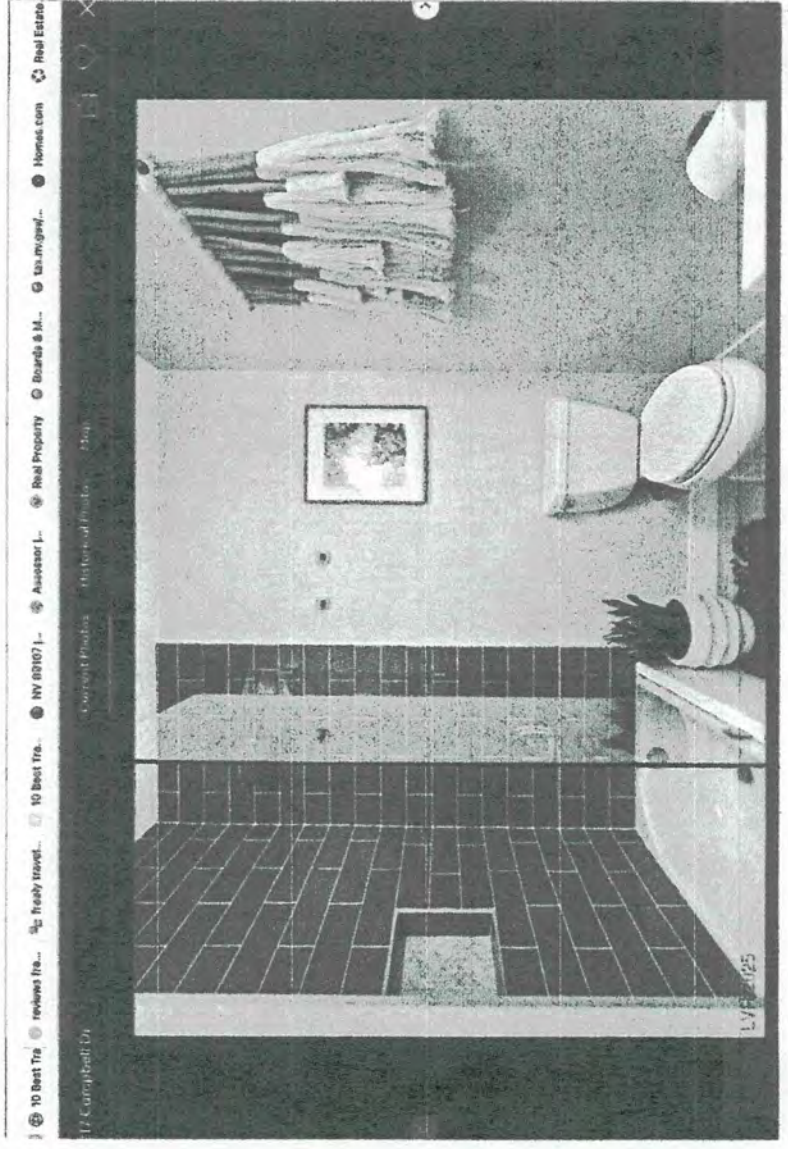
55.51

Depreciate

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



2026



2026

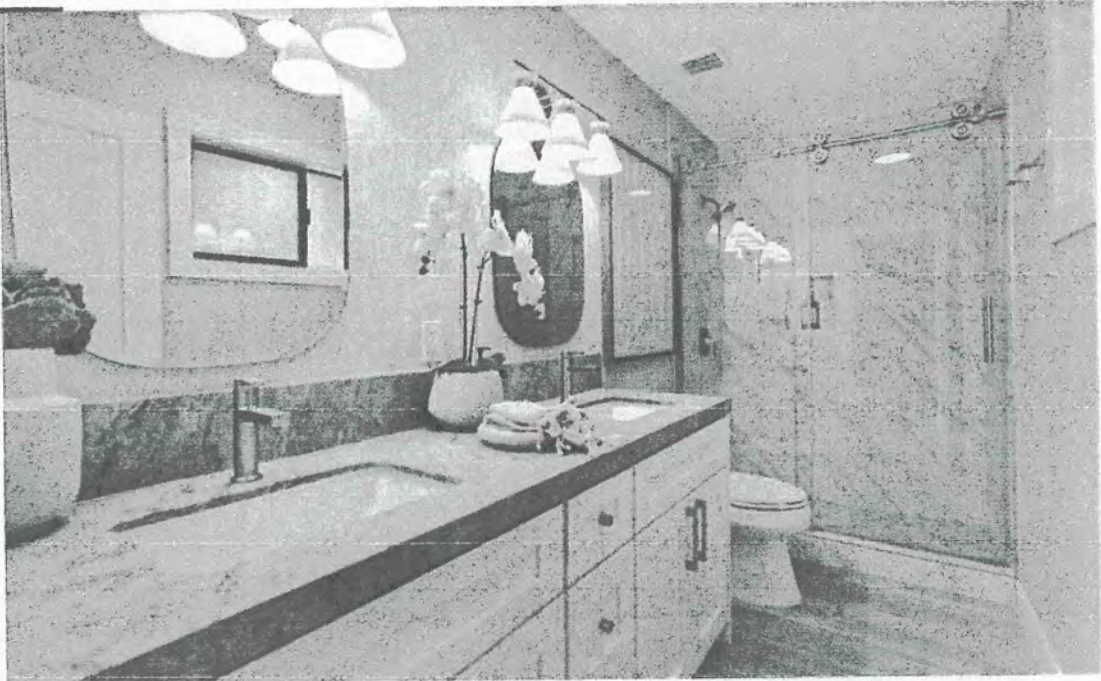
217 Campbell

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



2026

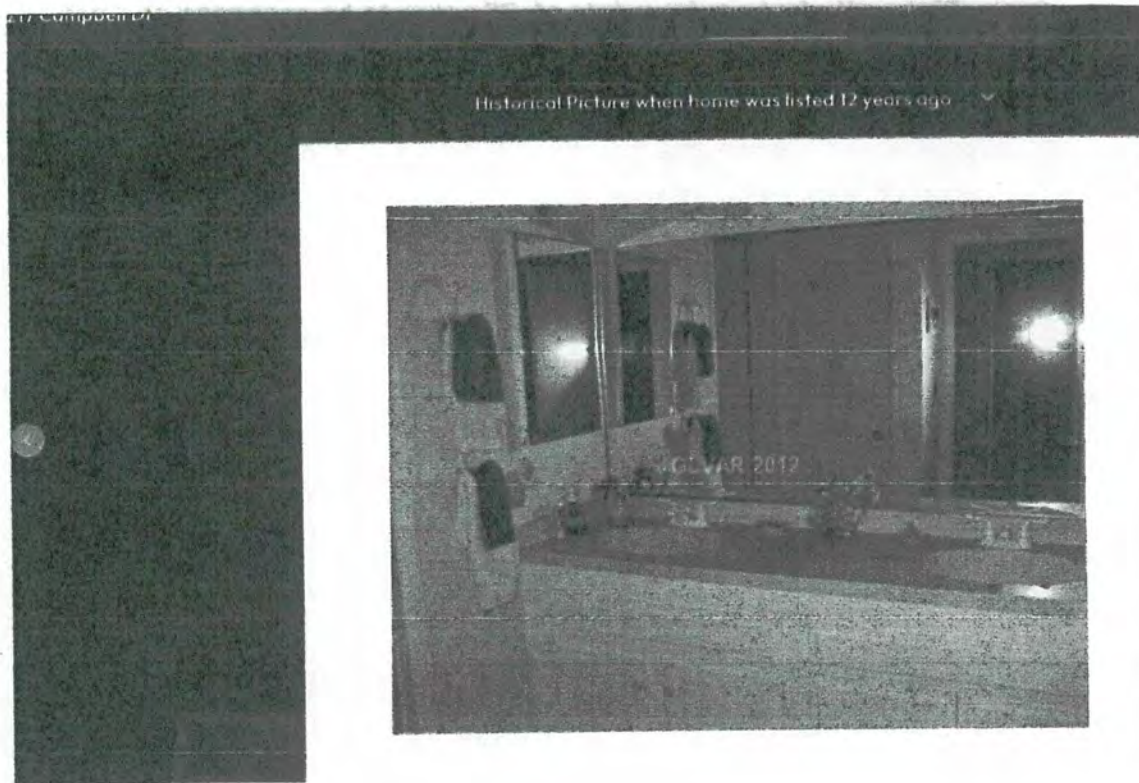
All photos Floor plan Exterior (45) Kitchen (10) Living room (7) Dining room (3) Bathroom (4) Bedroom



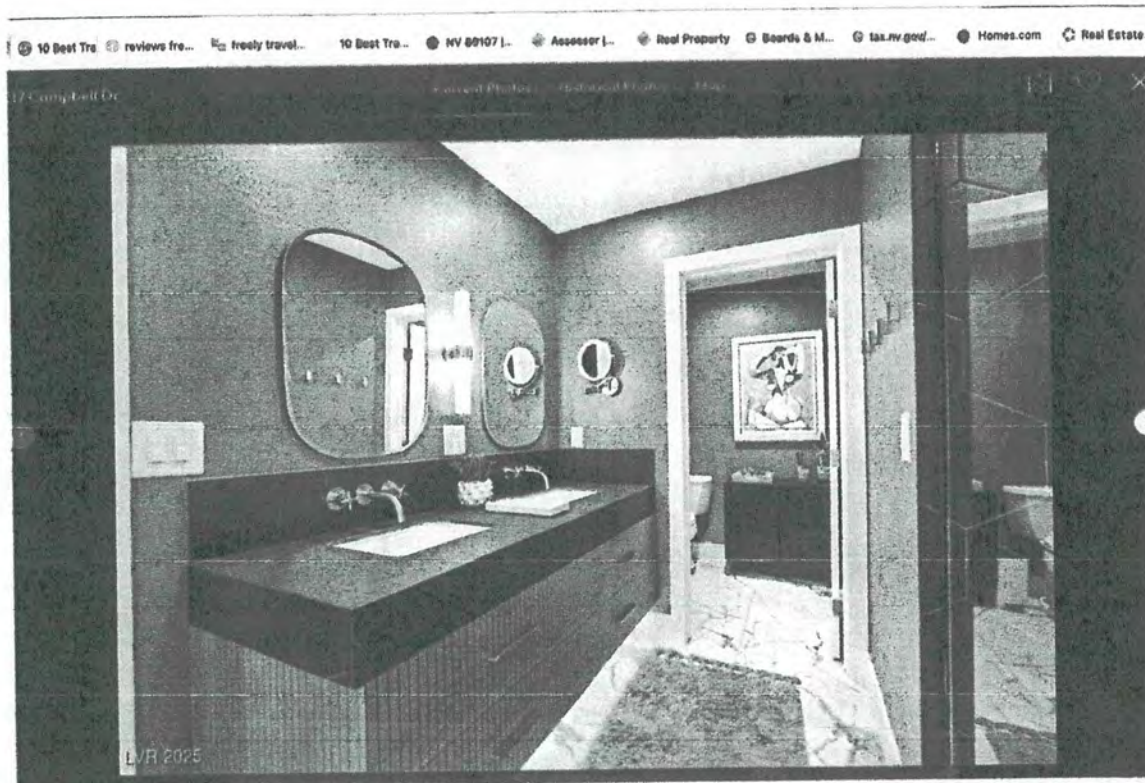
SS, 5'9" Depreciate

79

217 Campbell II



2014



2025

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

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

81

Home #5
3105 Conners Drive

Drive

4 min 25 min 6 min
Leave now Avoid tolls Avoid highways Pref

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

This route has restricted usage or private roads.

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

steps
Home
Las Vegas, NV 89107

Head toward Campbell Dr

0.3 miles

Turn right onto Campbell Dr
Partial restricted usage road

0.4 miles

Turn left onto Conners Dr

Start Add stops Save

Home

3105 Conners Drive

Walk

4 min 15 min 4 min

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

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

Home

3105 Conners Dr, Las Vegas, NV 89107

steps

83

Home
Las Vegas, NV 89107

Head west on Pinto Ln

150 feet

Slight left to stay on Pinto Ln

0.3 miles

Start

Add stops

Google Maps

©2026 Google · Map data ©2026 Google

SBE 26-107 Pg 825

Briana Johnson, Assessor

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

GENERAL INFORMATION

<u>PARCEL NO.</u>	139-32-211-025
<u>OWNER AND MAILING ADDRESS</u>	SIEGAL JEFFREY 3722 LAS VEGAS BLVD S # 2002 LAS VEGAS NV 89158
<u>LOCATION ADDRESS</u>	3105 CONNERS DR
<u>CITY/UNINCORPORATED TOWN</u>	LAS VEGAS
<u>ASSESSOR DESCRIPTION</u>	RANCHO NEVADA EST UNIT #1 AMD PLAT BOOK 10 PAGE 57 LOT 25 BLOCK 1 & VAC RD
<u>RECORDED DOCUMENT NO.</u>	* 20250317:00855
<u>RECORDED DATE</u>	MAR 17 2025
<u>VESTING</u>	NS
<u>COMMENTS</u>	

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2025-26	2026-27
LAND	134050	168875
IMPROVEMENTS	97079	92492
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	231,129	261,367
TAXABLE LAND + IMP (SUBTOTAL)	660,369	746,763
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	231,129	261,367
TOTAL TAXABLE VALUE	660,369	746,763

↓ 4.7%

84

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

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

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

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	4522	CASITA SQ. FT.		ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	3	TYPE OF CONSTRUCTION	FRAME-SIDING/SHINGLE
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL /1 HALF	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		3	
TOTAL GARAGE SQ. FT.	1161				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	139322
In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. 	

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

85

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

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

86

Home
2009 Bannie Ave

Drive

7 min 20 min 26 min 7 min

Leave now Avoid tolls Avoid highways Pref

7 min
Arrive 1:45 PM · Best route now due to traffic conditions
1.8 mi · Saves 8% gas

Save 8% gas with no extra time
Fuel-efficient routes usually have fewer hills, less traffic & constant speeds.
Change vehicle settings

Steps 87

Home
Las Vegas, NV 89107

Head toward Shetland Rd

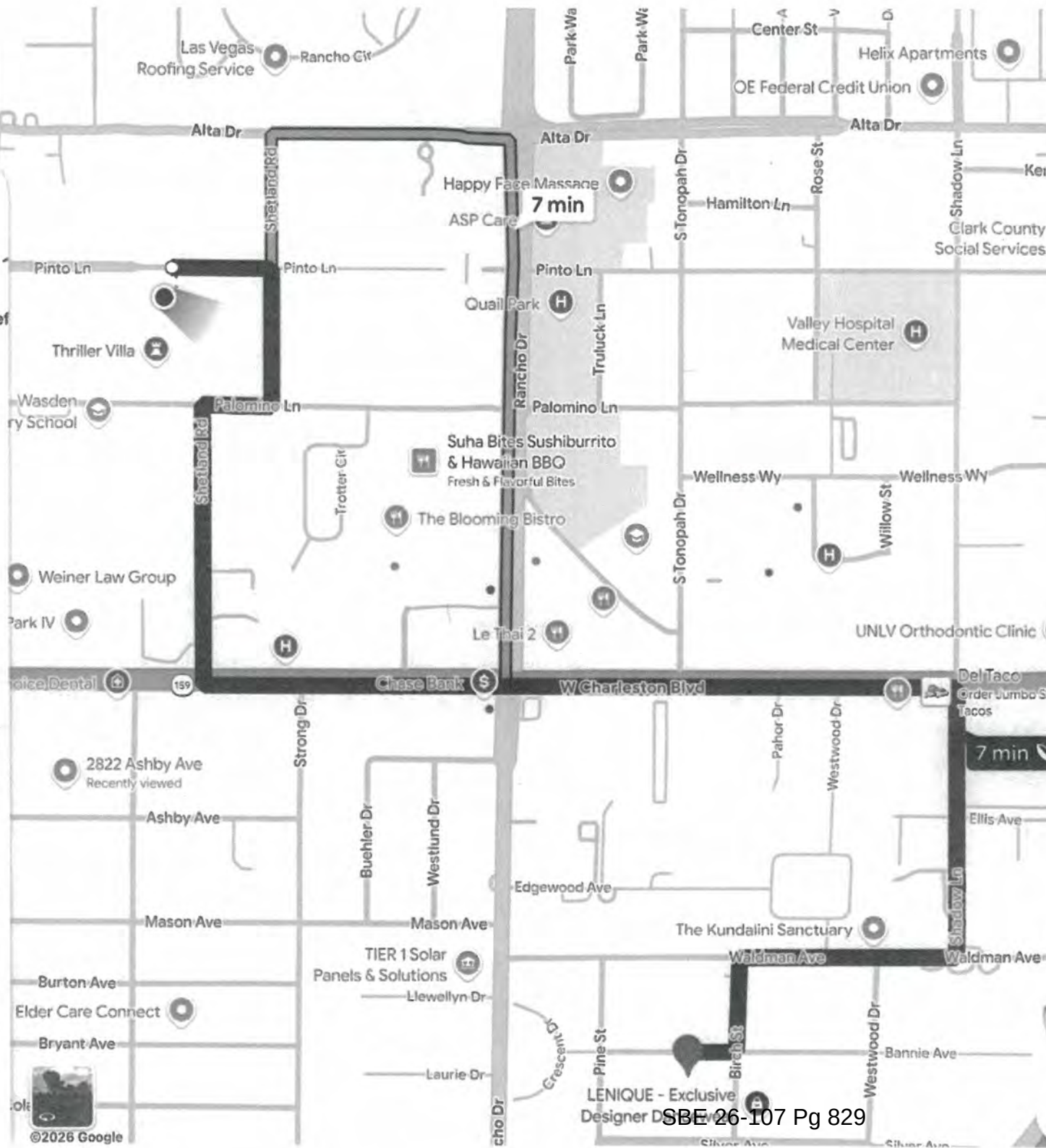
500 feet

Turn right onto Shetland Rd

0.1 miles

Turn right onto Palomino Ln

Start Add stops Save



Home
2009 Bannie Ave

#6

Valk

7 min 20 min 26 min 7 min

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

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

Steps

Home
Las Vegas, NV 89107

Head toward Shetland Rd

500 feet

Turn right onto Shetland Rd

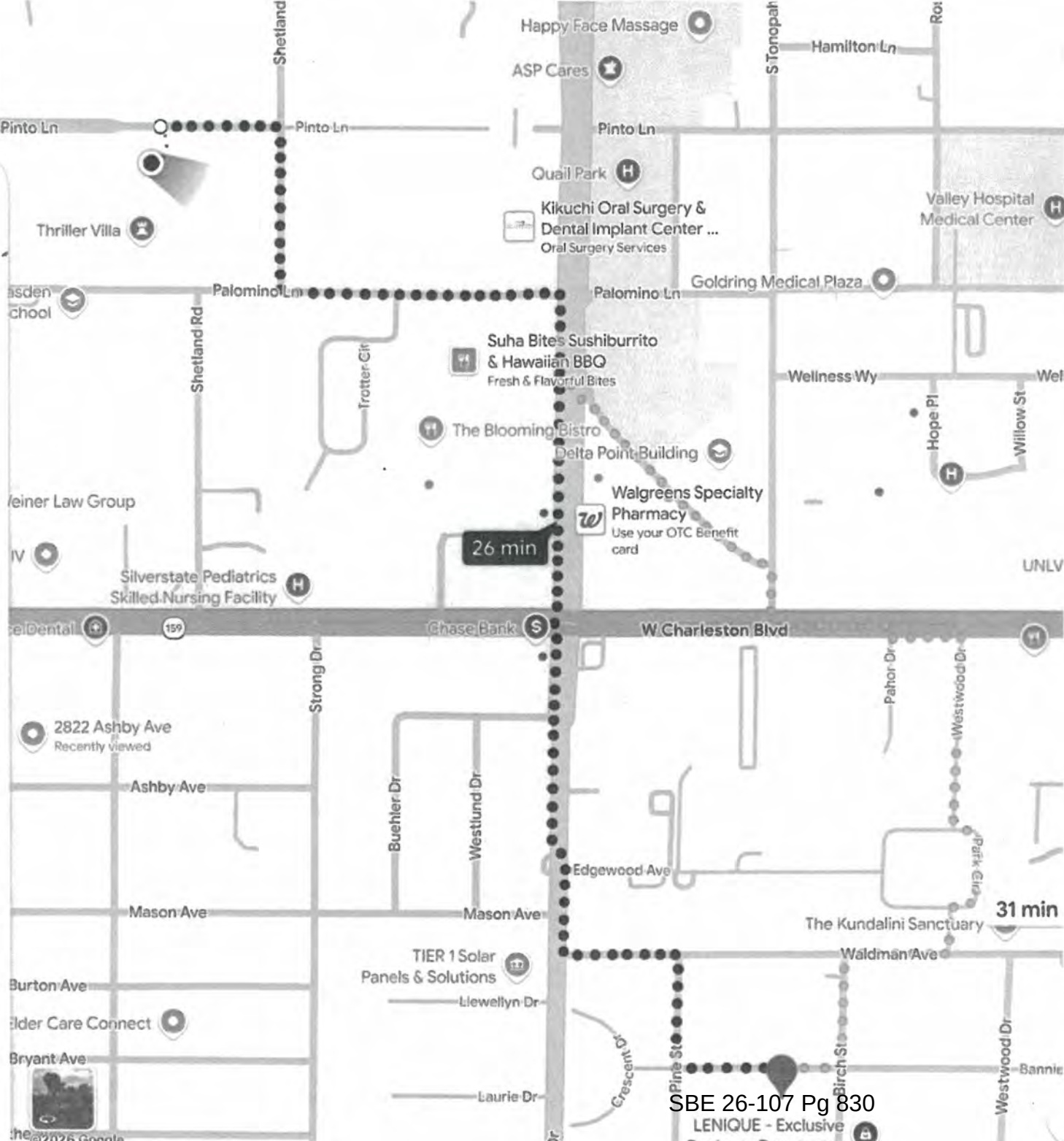
0.1 miles

Turn left onto Palomino Ln

0.2 miles

Turn right onto S Rancho Dr

Start Add stops



Briana Johnson, Assessor

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

GENERAL INFORMATION

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

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

ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

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

REAL PROPERTY ASSESSED VALUE

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

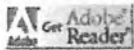
89

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

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

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

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

ASSESSOR MAP VIEWING GUIDELINES	
MAP	162042
In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. 	

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

90

R22-01160 - Residential Building Permit (Res)

Key Number: 1693075

Current Status: Completed

Application Received: 1/25/2022

Project Name: Shearing Residence Remodel (West)

Address: 2009 BANNIE AVE

Type of Work: Building Project

Permit Issued: 3/8/2022

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



Certificate of Occupancy

Applicant

Review Info

Inspection Status

Print



Schedule Inspection

91

#	Insp. Type &	Insp.	Status	Scheduled	Completion	Inspector	Location
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	Description	Count		Date	Date	
1	940 CERTIFICATE OF OCCUPANCY	1	Failed	11/17/2022	11/17/2022	Frank D. (702)918- 7138
Comments: Make corrections on the 140 inspection						
2	940 CERTIFICATE OF OCCUPANCY	2	Passed	1/13/2023	1/13/2023	Joseph S. (702)482- 6099
Comments: Make corrections on the 140 inspection						
3	440 FINAL PLUMBING	1	Passed	11/17/2022	11/17/2022	Frank D. (702)918- 7138
4	423 FINAL GAS TEST	1	Passed	11/17/2022	11/17/2022	Frank D. (702)918- 7138
5	420 ROUGH PLUMBING - TOP OUT	1	Passed	5/31/2022	5/31/2022	Jerry P. (702)772- 4435
6	407 UNDERSLAB PLUMBING	1	Passed	3/30/2022	3/30/2022	Jerry P. (702)772- 4435
7	405 BUILDING SEWER YARD LINES	1	Passed	5/31/2022	5/31/2022	Jerry P. (702)772- 4435
8	340 FINAL MECHANICAL	1	Passed	11/17/2022	11/17/2022	Frank D. (702)918- 7138
9	240 FINAL ELECTRICAL	1	Passed	11/17/2022	11/17/2022	Frank D. (702)918- 7138
10	220 ROUGH ELECTRICAL	1	Passed	5/31/2022	5/31/2022	Jerry P. (702)772-

92

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

Comments:

Electrical not complete under kitchen sink ,

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

Need arc fault breakers for all non GFCI branch circuits ,

Missing hammer arrestors for laundry water supply ,

Need lock outs for breakers - wall oven and range hood

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

Electrical not complete under kitchen sink ,

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

Need arc fault breakers for all non GFCI branch circuits ,

Missing hammer arrestors for laundry water supply ,

Need lock outs for breakers - wall oven and range hood

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

(702)772-
4435

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

Inspection status table

Inspections Hold

Fees

Outstanding Items

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

94

City of Las Vegas, Nevada

Certificate of Occupancy

Building & Safety Division



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

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

Issuance Date: 1/13/2023 Building Permit No.: R22-01160

Building Address: 2009 Bannie Ave Suite No.: _____

Type of Construction: VB Occupancy Classification: Single Family Area: 4802 S.F.

Building Owner's Name: BLACK RABBIT RANCH L L C

Owner's Address: 2017 WATERBURY LN Las Vegas, NV 89134

Tenant's Name: Shearing Residence Remodel (West)

Code Year: 2018 Occupant Load: N/A

By: mil c
Michael Cunningham, Building Official



POST IN CONSPICUOUS PLACE

Homeowner tools

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

Sale and tax history for 2009 Bannie Ave

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

96



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

Show less

Public Records

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

Public Records

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

Show less sale history

Property details

Parking

Garage/Carport Information

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

Parking

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

Interior

Virtual Tour

- Virtual Tour (Exterior) (external.html)
- Virtual Tour (Interior) (internal.html)

Bedroom Information

- # of Bedrooms Possible: 5

Bathroom Information

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

Room Information

- # of Rooms (Total): 10

97

Tax Information

- Annual Tax Amount: \$8,964

Utilities

Utility Information

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

Heating & Cooling

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

Location

Location Information

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

Public facts

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

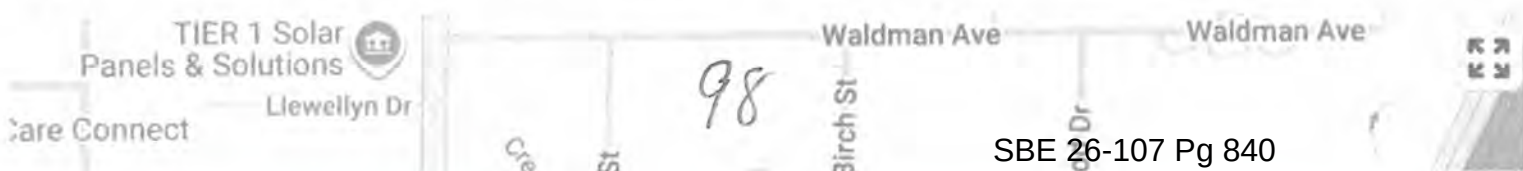
- Year Built: 1972
- Year Renovated: 1998
- County: Clark County
- APN: 16204210045

Home facts updated by county records on Jan 23, 2026

[See less property details](#) ^

Around this home

 40/100 Car-Dependent  37/100 Some transit  42/100 Somewhat bikeable



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

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

• Your location
• 1800 Silver Avenue

Walk

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

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

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

aps

• Your location

↑ Head toward Shetland Rd

0.1 miles

→ Turn right onto Shetland Rd

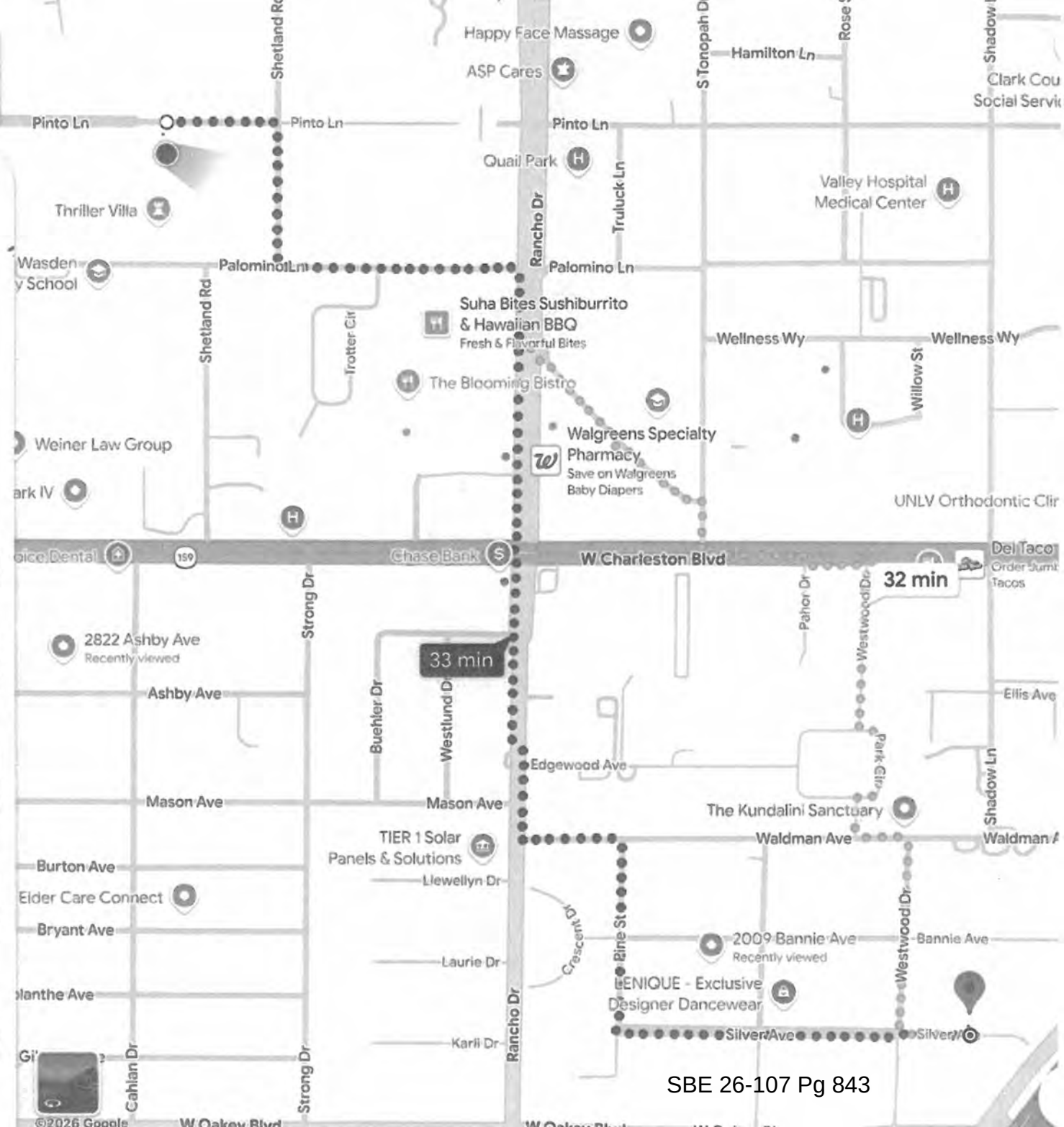
0.1 miles

↶ Turn left onto Palomino Ln

0.2 miles

→ Turn right onto S Rancho Dr

▲ Start Add stops



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

1.09/

Effective Year worksheet

Input highlighted fields only

APN	162-04-210-058
Bldg-Sec	1-1
Project	1800 SILVER AVE

Additions

Area	Name	Square Feet	Year	% of Total	Weight
Original	F1	4,781	1977	94.97%	1877.64
Addn 1	2020 ADDN	253	2020	5.03%	101.52
Addn 2					
Addn 3					
Addn 4					
Addn 5					
Addn 6					
Addn 7					
Addn 8					
Addn 9					
Addn 10					

5,034

1979 Adj Effective Year

Remodels / Fire / Rebuilds (see example next tab)

Area	Year Built	% of Area	Areas must = 100%
Original	1977	60.00%	% of original area left intact
Remodel	2020	40.00%	% of area remodeled
		1994	Adj Effective Year

Comment

SMALL ADDITION ADDED TO BACK OF HOUSE FOR NEW MASTER BEDROOM AND BATH THAT IS BELOW 10% OF THE TOTAL SQFTAGE SO NO EFF AGE CHANGE FOR THE ADDITION. REMAINDER OF HOUSE WAS GUTTED WITH WALLS BEING MOVED AND SOME SQFTAGE BEING RECONFIGURED. EST 60% STILL ORIGINAL WITH 40% BEING NEW. EST NEW EFF AGE OF 1994 INCLUDING CASITA AND TENNIS COURT BEING RESURFACED.

Rev 03/16/16

103

1800 Silver (P10-FORNA)

Marshall & Swift % of Completion Component	MS-42 85-3	Original (Y/N)	FACTOR	Comments	Orig
Plans, permits and survey	2%		50%	PERMIT	0
Excavation, forms, water/sewage hookup	4%		100%		4
Concrete	8%		100%		8
Rough framing	21%		100%		21
Windows and exterior doors	2%		50%	SOME ORG	1
Roof Cover	3%		50%	NOT ORG - NO DATE WHEN LAST REPLACED	1.5
Rough-in plumbing	4%		50%	FLOOR PLAN CHG	2
Insulation	1%		0%		1
Rough-in electrical and mechanical	11%		0%	FLOOR PLAN CHG	11
Exterior cover	6%		100%		6
Interior drywall and ceiling finish	8%		0%	REFINISHED/REMOD	8
Built-in cabinets, interior doors, trim, etc.	13%		0%	NEW	13
Plumbing fixtures	5%		0%	NEW	5
Floor covers	3%		0%	NEW	3
Built-in appliances	3%		0%	NEW	3
Light fixtures and finish hardware	2%		0%	NEW	2
Painting and decorating	4%		0%	NEW	4

Original % Complete =

390%

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

Comments:

$$\begin{aligned}
 30\% \text{ OLD} \times 1917 &= 593 \\
 70\% \text{ NEW} \times 2020 &= 1414 \\
 \hline
 \text{EVB} & 2007
 \end{aligned}$$

$$\begin{aligned}
 2007 \text{ vs. } 1994 \\
 13425 \times 1.51 \\
 = 19,570 \text{ Less Dep}
 \end{aligned}$$

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

R19-17189 - Residential Building Permit (Res)

Key Number: 1426125

Current Status: Completed

Application Received: 11/7/2019

Project Name: Silver

Address: 1800 SILVER AVE

Type of Work: Building Project

Permit Issued: 1/24/2020

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

Applicant

Review Info

Inspection Status

Print

 Schedule Inspection

105

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

				Date	Date		
1	440 FINAL PLUMBING	1	Cancelled	3/27/2020	3/27/2020	Frank D. (702)918- 7138	
Comments: Phase 2 Bar sink needs revision or engineer letter for stud or vent							
2	440 FINAL PLUMBING	2	Passed	6/25/2020	6/25/2020	Frank D. (702)918- 7138	
Comments: Phase 2 Bar sink needs revision or engineer letter for stud or vent							
3	420 ROUGH PLUMBING - TOP OUT	1	Partpassed	3/4/2020	3/4/2020	Frank D. (702)918- 7138	
Comments: Phase 2 Bar sink needs revision or engineer letter for stud or vent							
4	420 ROUGH PLUMBING - TOP OUT	2	Passed	3/27/2020	3/27/2020	Frank D. (702)918- 7138	
Comments: Phase 2 Bar sink needs revision or engineer letter for stud or vent							
5	340 FINAL MECHANICAL	1	Passed	6/25/2020	6/25/2020	Frank D. (702)918- 7138	
6	320 ROUGH MECHANICAL	1	Partpassed	3/4/2020	3/4/2020	Tamara B. (702)229- 6914	
Comments: All mechanical ductwork except fireplace							
7	320 ROUGH MECHANICAL	2	Passed	3/27/2020	3/27/2020	Frank D. (702)918- 7138	
8	240 FINAL ELECTRICAL	1	Passed	6/25/2020	6/25/2020	Frank D. (702)918- 7138	

106

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

10	220 ROUGH ELECTRICAL	2	Passed	3/27/2020	3/27/2020	Frank D. (702)918-7138
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11	160 EPOXY EXPRESS	1	Passed	2/5/2020	2/5/2020	Tamara B. (702)229-6914
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Comments: SPECIAL INSPECTIONS-ADHESIVE-02/05/2020

12	140 FINAL BUILDING	1	Passed	6/25/2020	6/25/2020	Frank D. (702)918-7138
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13	125 DRYWALL NAILING	1	Cancelled	3/12/2020	3/12/2020	Frank D. (702)918-7138
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14	125 DRYWALL NAILING	2	NA	6/25/2020	6/25/2020	Frank D. (702)918-7138
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15	123 INSULATION	1	Partpassed	3/9/2020	3/9/2020	Randy E. (702)229-6251
----	----------------	---	------------	----------	----------	---------------------------

Comments: Living room ceiling and walls ok, kitchen ceiling ok, kitchen west wall not completed and north wall missing a couple bays.

Comments:

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

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

Comments:

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

17	123 INSULATION	3	Passed	4/1/2020	4/1/2020	Raymond F.
----	----------------	---	--------	----------	----------	------------

Comments: Remaining exterior walls

167

Comments:

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

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

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

Comments:

need approved set of drawings on site,

need detail for fireplace

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

Comments:

Missing square washers for anchor bolts for garage shear walls,

Missing anchor bolts on west wall in garage,

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

Missing anchor bolts on west wall in master bedroom

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

Missing square washers for anchor bolts for garage shear walls,

Missing anchor bolts on west wall in garage,

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

Missing anchor bolts on west wall in master bedroom

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

Comments: Phase 2 - Front porch ok to dry in

Comments:

need stamped copy of truss calcs

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

Comments: Ok to dry in

Comments:

No stamped copy of truss calcs

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

No stamped copy of truss calcs

109

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

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

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

Comments:
Front entry only

34	101 FOOTING	3	Passed	2/27/2020	2/27/2020	Frank D. (702)918-7138
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Comments: East side garage stem wall

Comments:
Front entry only

Inspection status table

Inspections Hold

Fees

Outstanding Items

110

Search By:

Street Number:

Street Direction:

Street Name:

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

Eight results found for address '1800 silver'

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



Key Number: 1445889

Current Status: Completed

Application Received: 3/12/2020

Project Name: Silver

Address: 1800 SILVER AVE

Type of Work: Deferred

Permit Issued: 5/19/2020

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

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

R19-17189 - Residential Building Permit (Res)

Click to
open

Key Number: 1426125

Current Status: Completed

Application Received: 11/7/2019

Project Name: Silver

Address: 1800 SILVER AVE

Type of Work: Building Project

Permit Issued: 1/24/2020

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

R-286487 - Residential Building Permit (Res)

Click to
open

Key Number: 763535

Current Status: Completed

Application Received: 5/1/2015

Project Name: PARKER E FAMILY TRUST

Address: 1800 SILVER AVE

Type of Work: Over the counter

Permit Issued: 5/1/2015

Scope of Work: WATER HEATER - (1)

112

Briana Johnson, Assessor

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

GENERAL INFORMATION

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

REAL PROPERTY ASSESSED VALUE

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

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

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

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

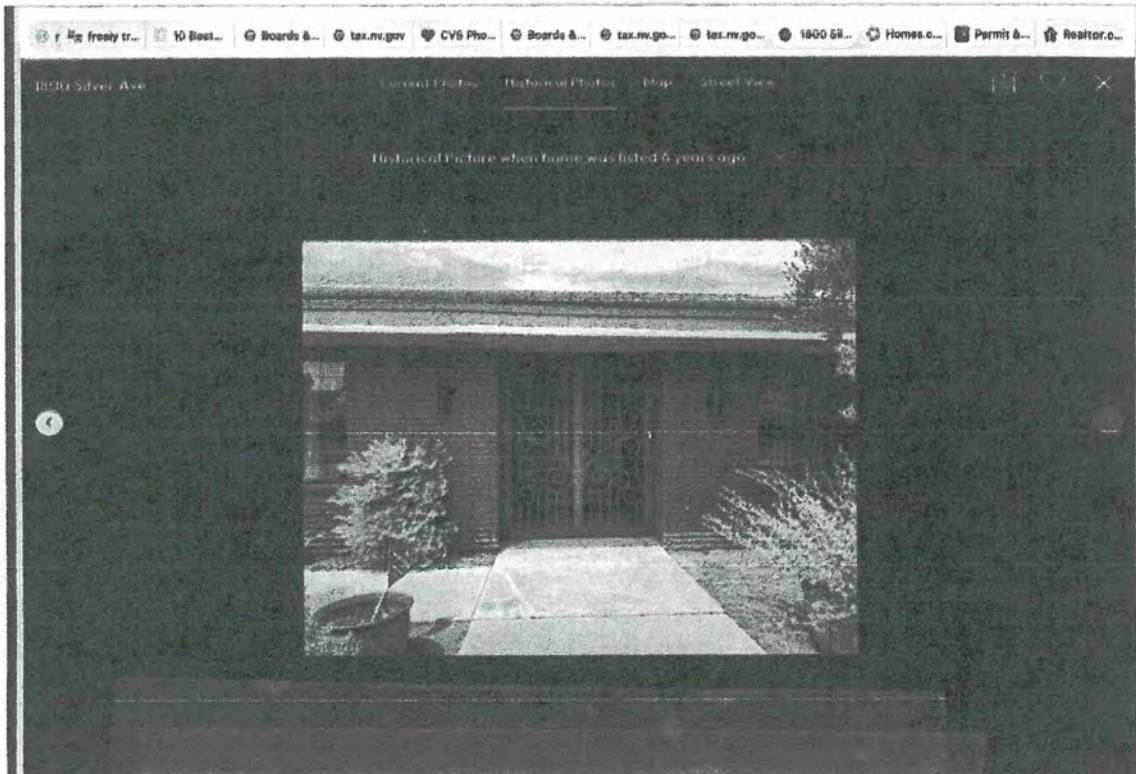
PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	5034	CASITA SQ. FT.	588	ADDN/CONV	YES
2ND FLOOR SQ. FT.		CARPORT SQ. FT.		POOL	YES
3RD FLOOR SQ. FT.		STYLE	ONE STORY	SPA	YES
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	6	TYPE OF CONSTRUCTION	MASONRY-SLUMP BLOCK
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	5 FULL /1 HALF	ROOF TYPE	CONCRETE TILE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		1	
TOTAL GARAGE SQ. FT.	742				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	162042
In order to view the Assessor map you must have Adobe Reader installed on your computer system. If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps. 	

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

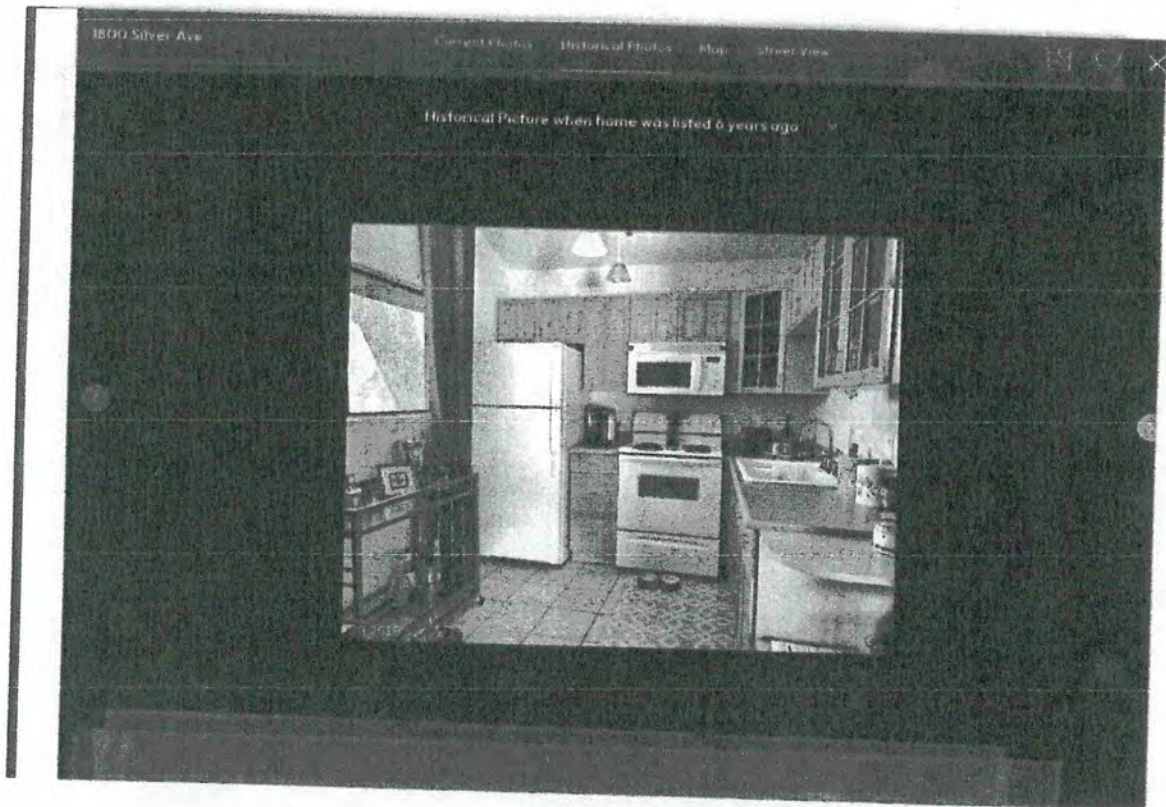
114

1800 Silver Avenue
32 years old - 48% depreciation



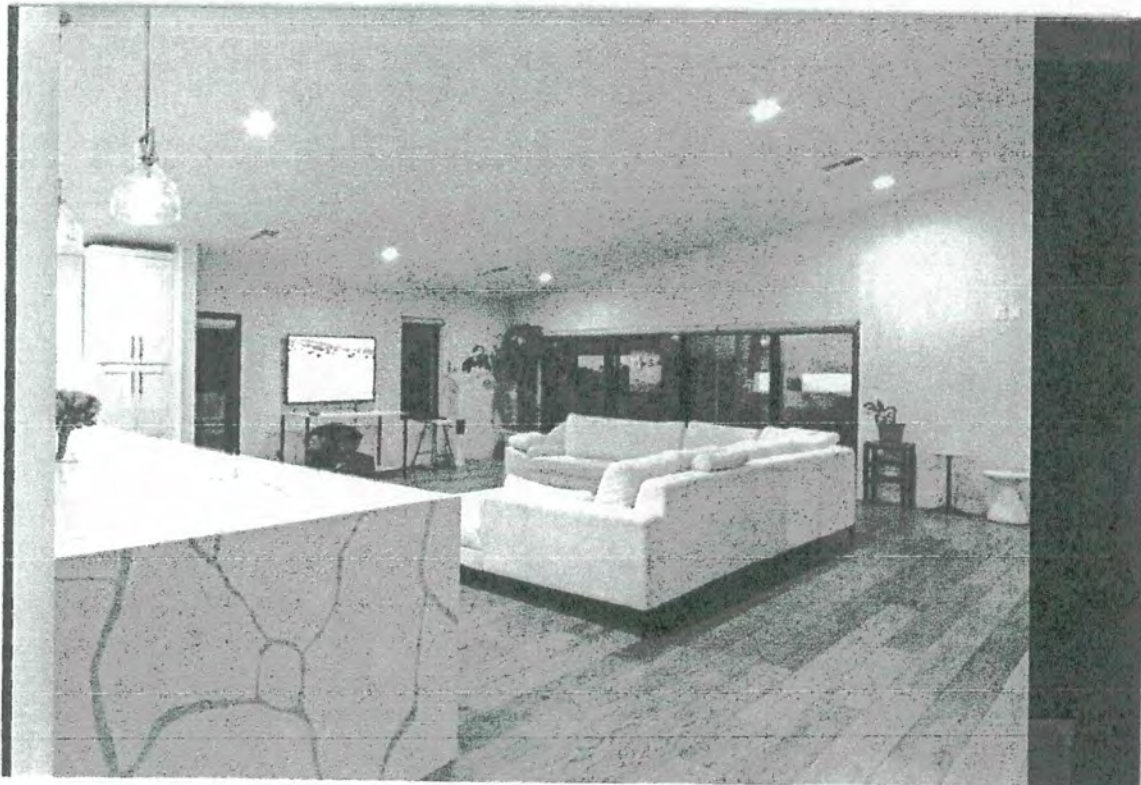
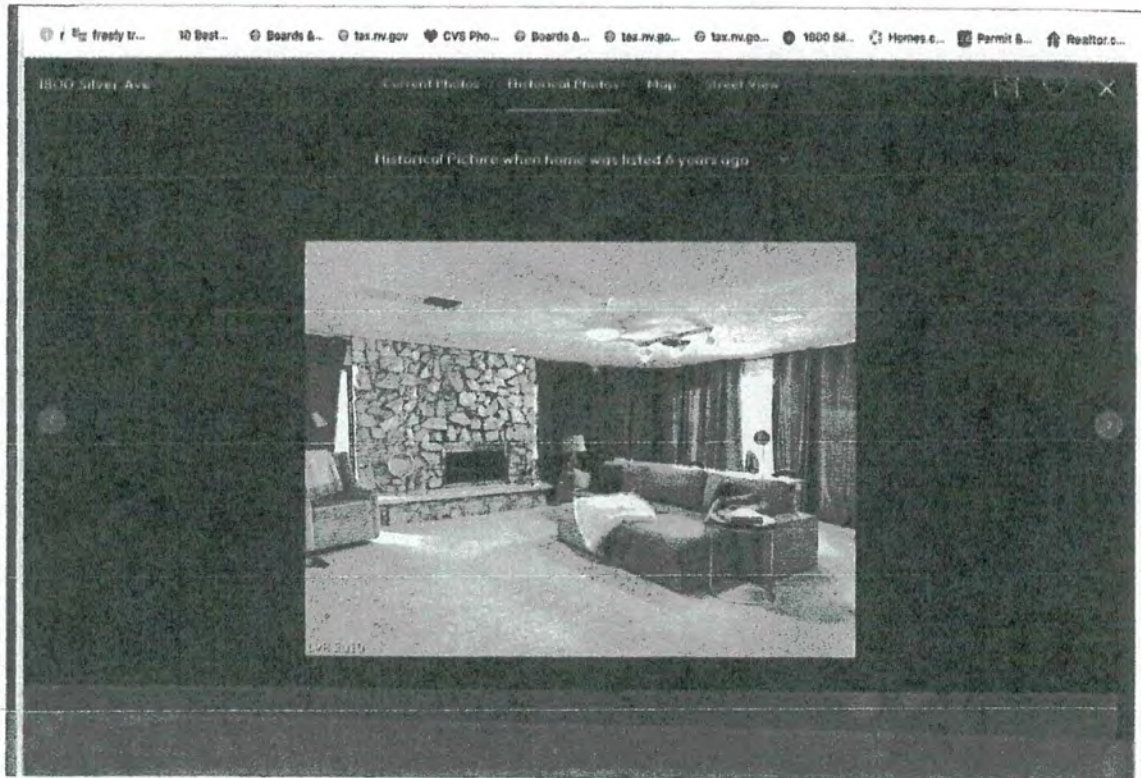
115

1800 Silver Avenue
32 years old - 48% depreciation

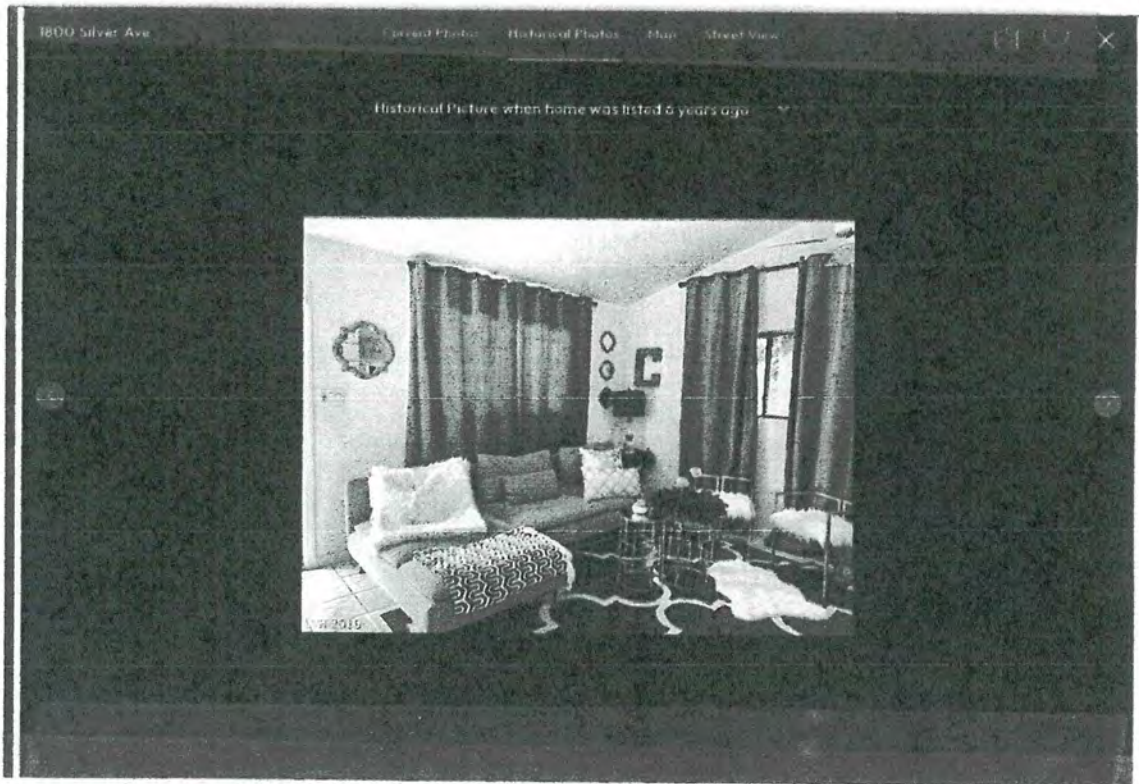


116

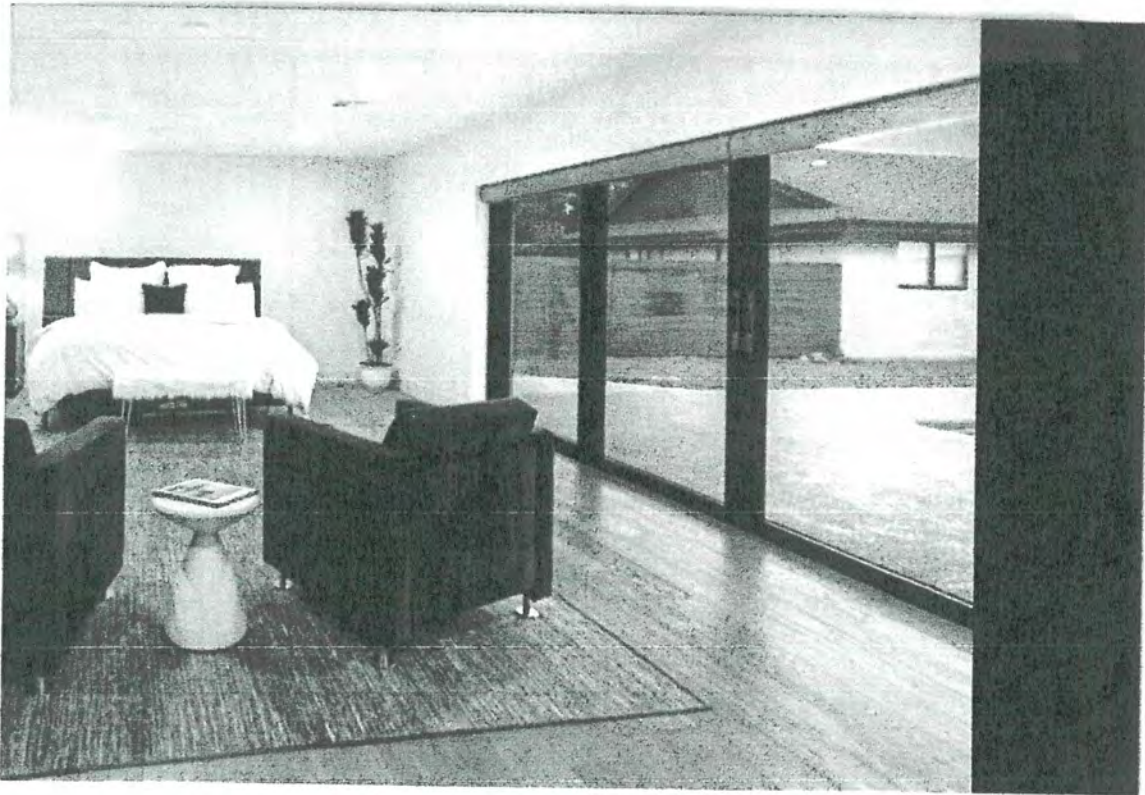
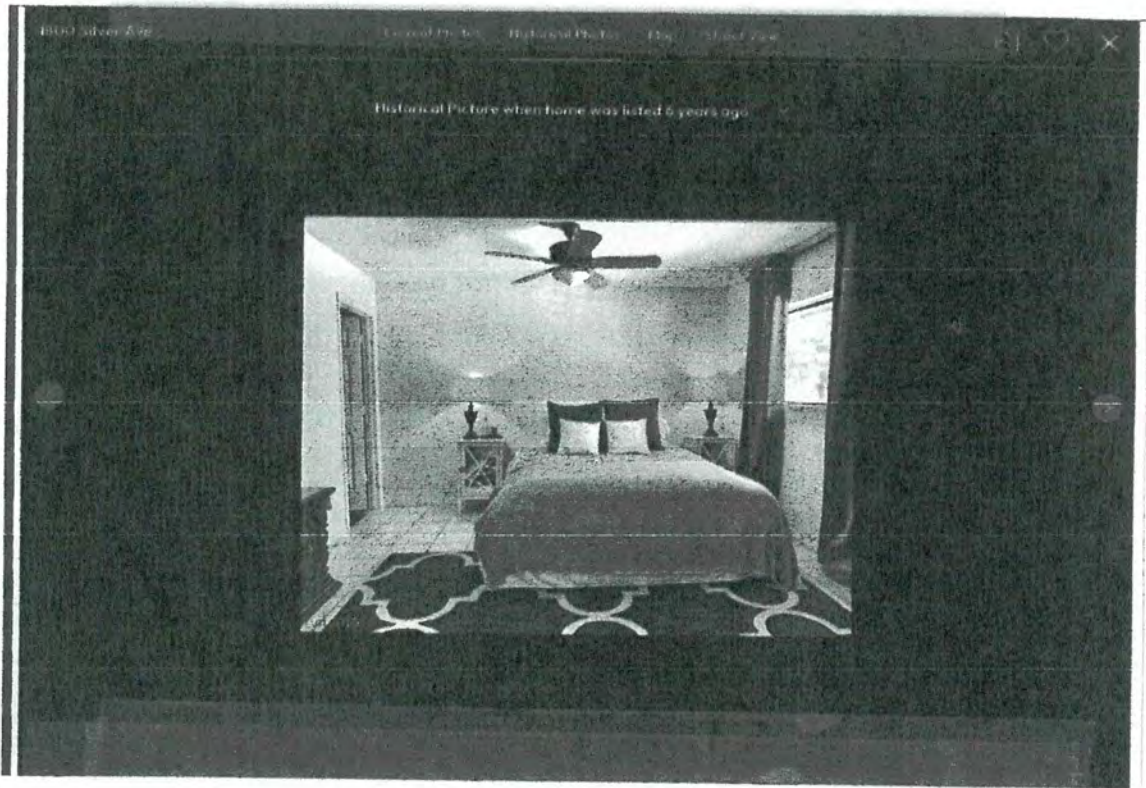
1800 Silver Avenue
32 years old - 48% depreciation



1800 Silver Avenue
32 years old - 48% depreciation

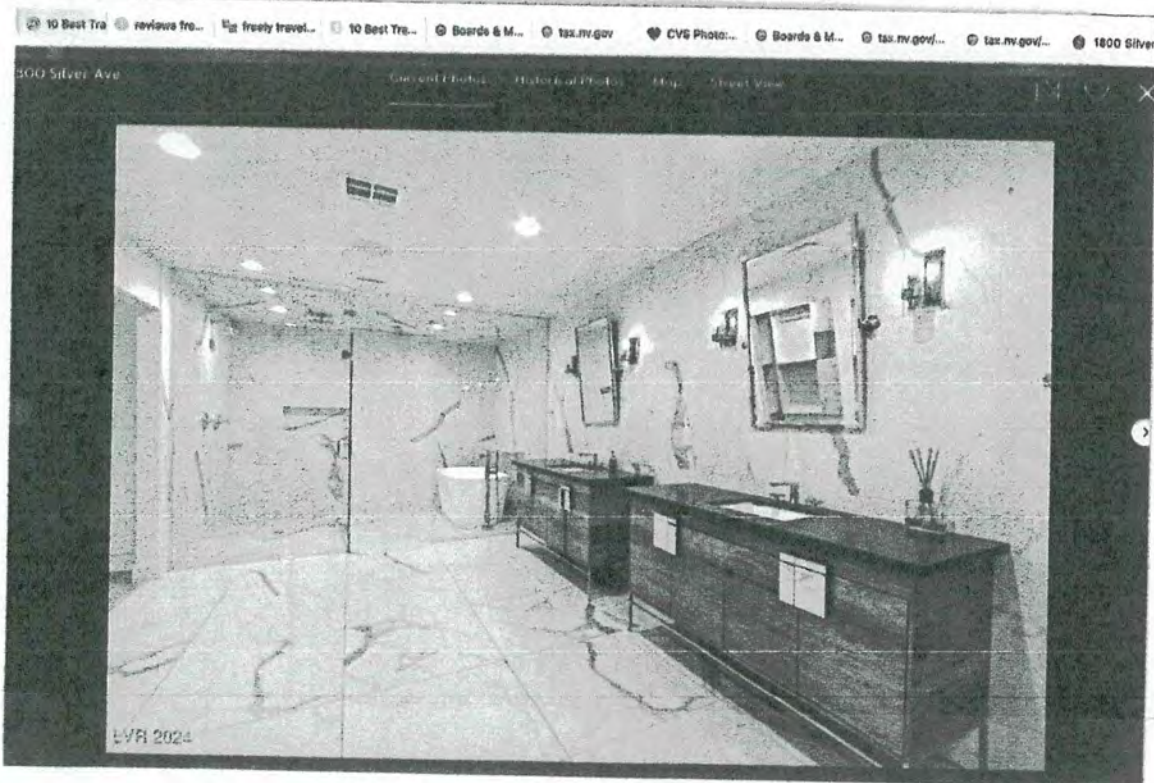
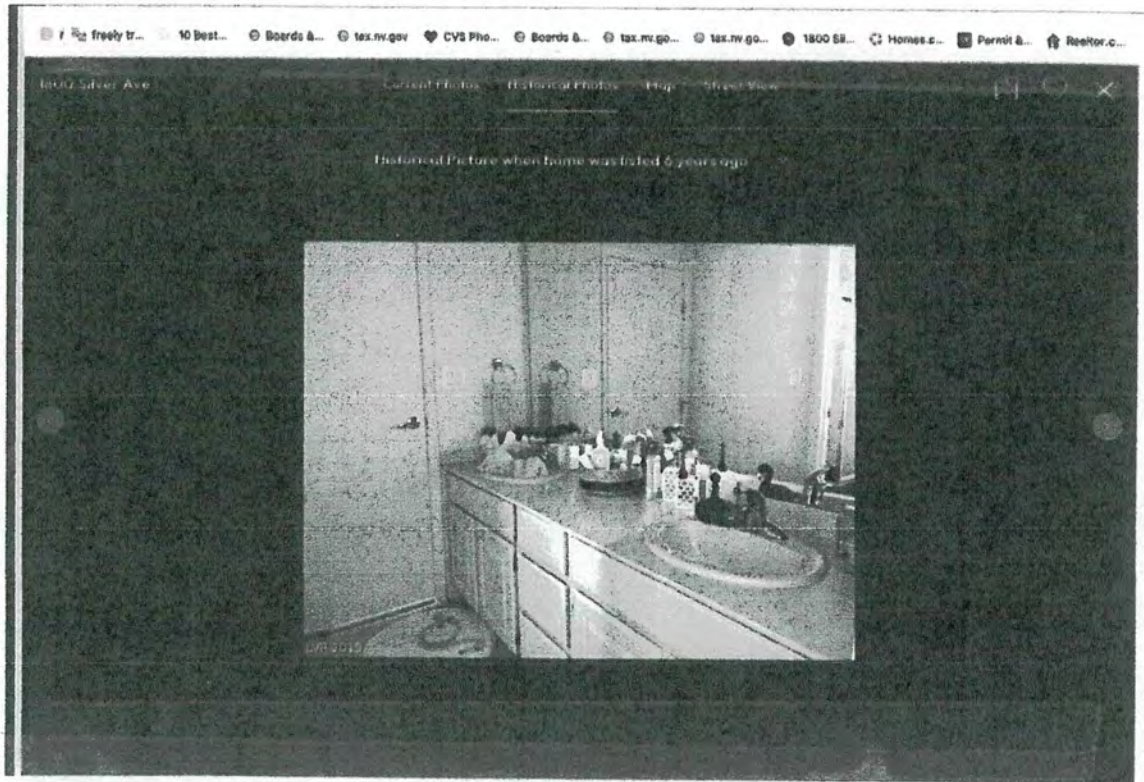


1800 Silver Avenue
32 years old - 48% depreciation



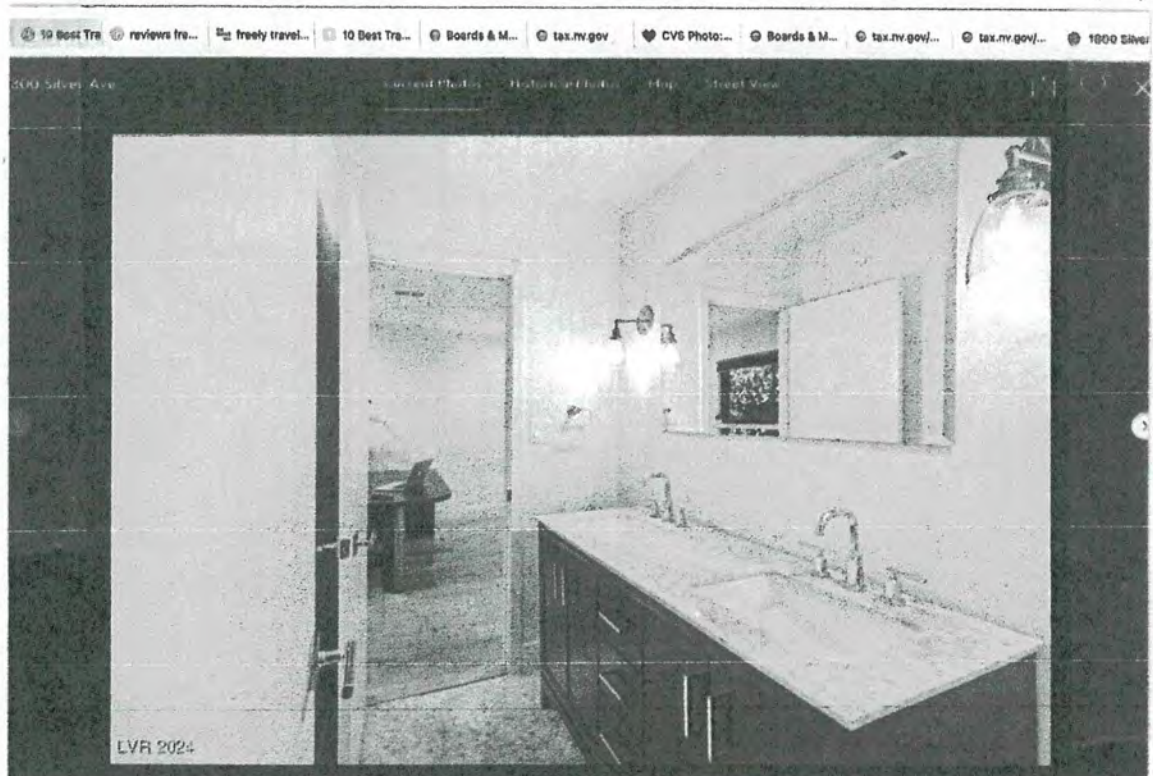
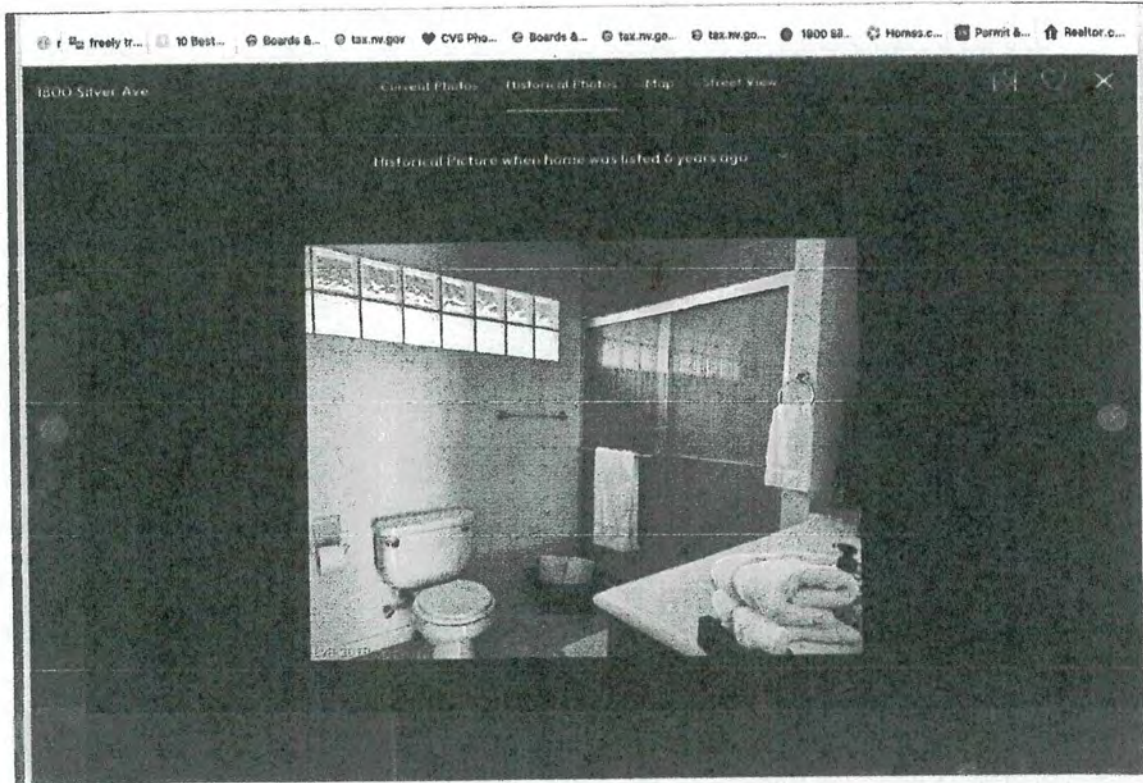
119

1800 Silver Avenue
32 years old - 48% depreciation



120

1800 Silver Avenue
32 years old - 48% depreciation



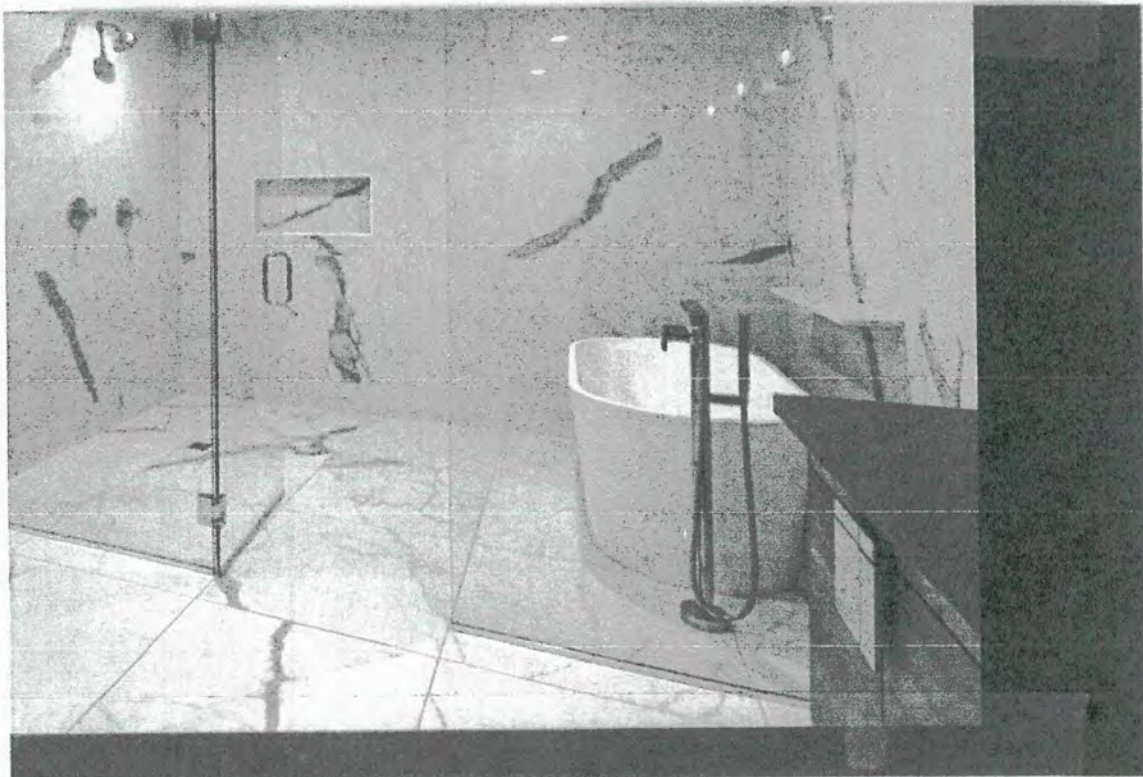
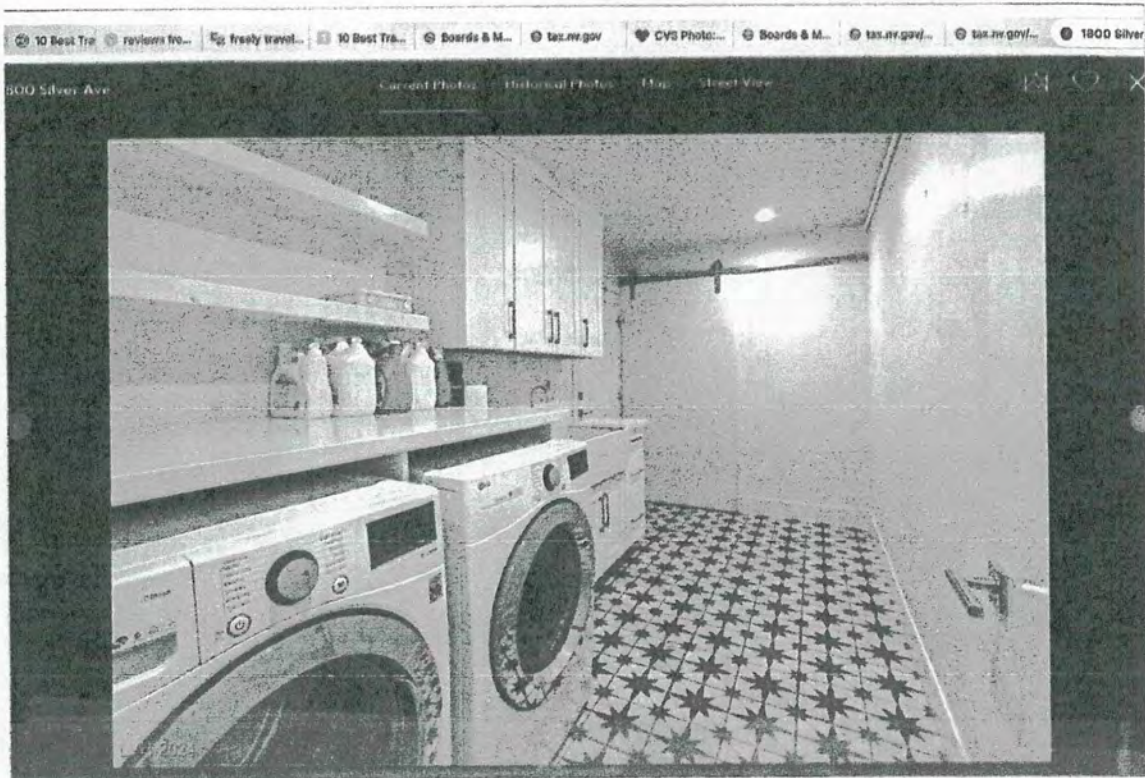
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1800 Silver Avenue
32 years old - 48% depreciation



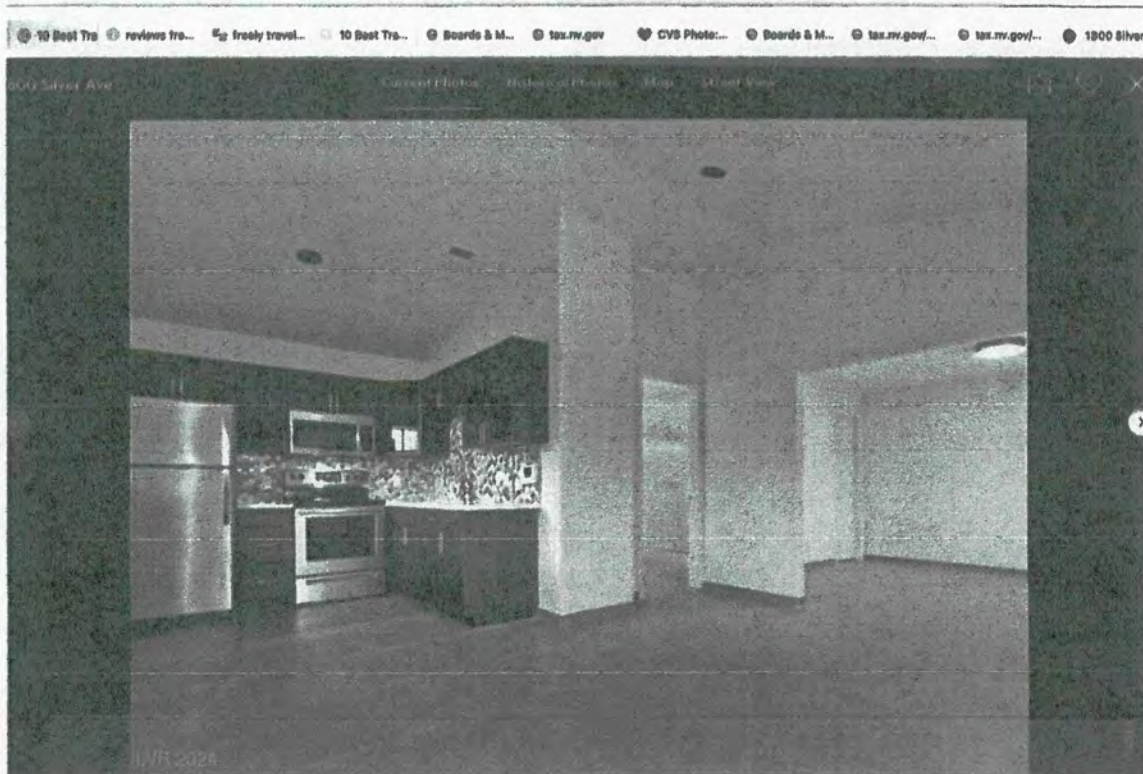
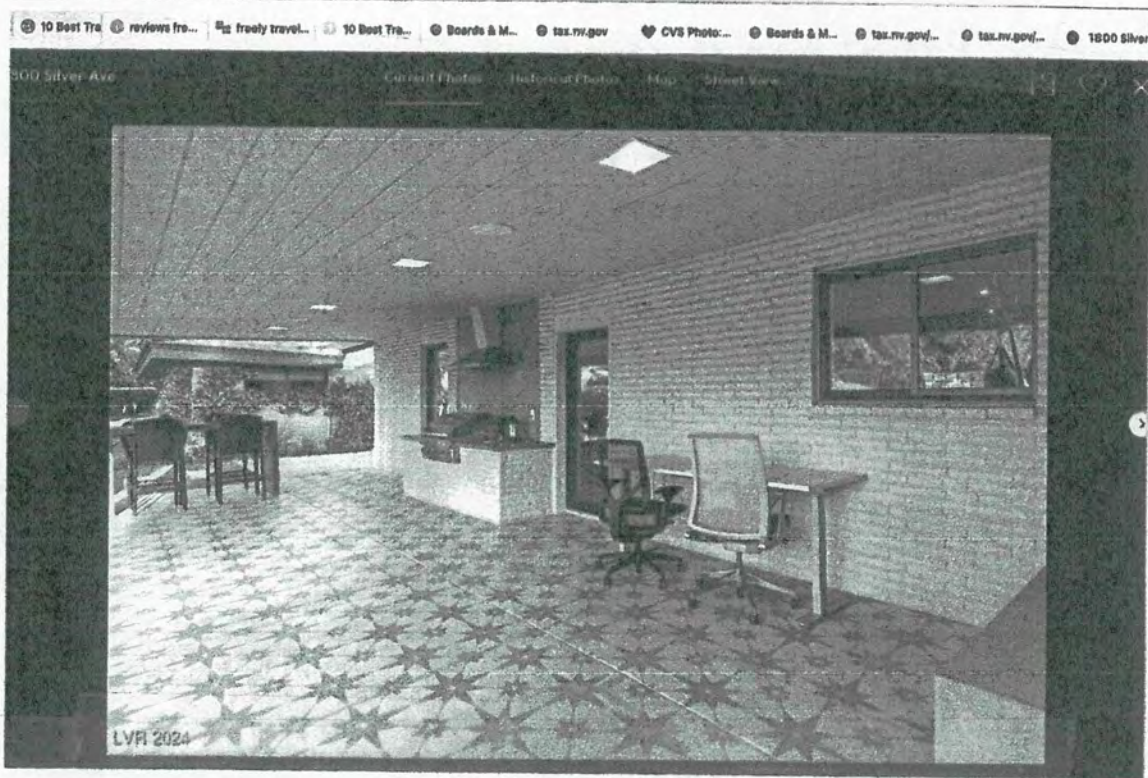
122

1800 Silver Avenue
32 years old - 48% depreciation



123

1800 Silver Avenue
32 years old - 48% depreciation



CASITA

124

2709 Pinto Lane
2026/2027 Property Record Card

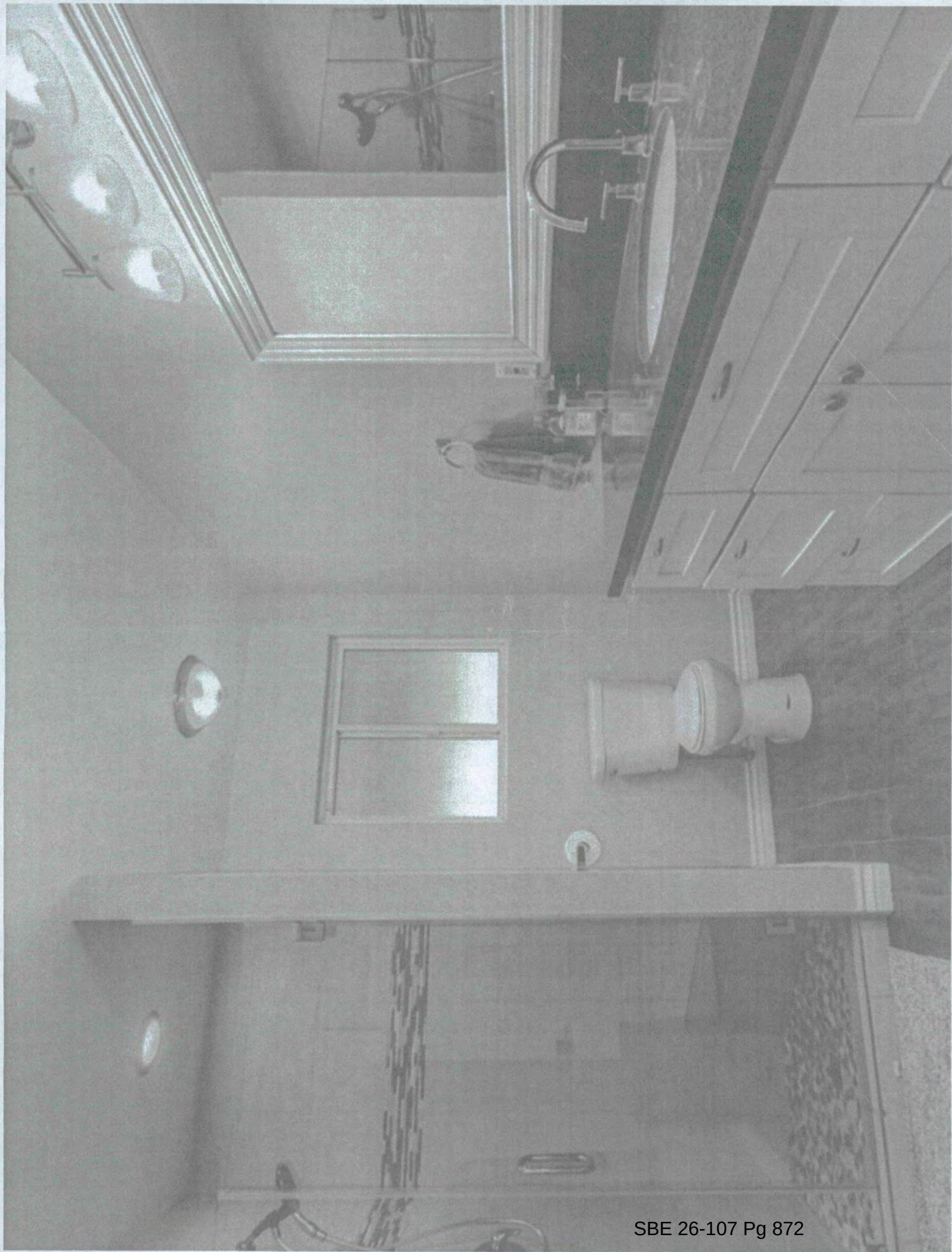
1/25

[illegible]

SBE 26-107 Pg 869

OWNER(S)/MAIL TO					SITUS					139-32-703-002					Printed: 12/29/2025																																																																																																																															
2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS 2709 PINTO LN LAS VEGAS NV, 89107 NV					2709 PINTO LN LAS VEGAS PARCEL STATUS A Active - Locally Assessed Parcel NEIGHBORHOOD 1311.09 Central West PRIMARY USE 20.110 Single Family Residential BUILDING(S) 1 of 2					*139-32-703-0					Page: 3 of 4																																																																																																																															
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OWNER(S)/MAIL TO					SITUS					139-32-703-002					Printed: 12/29/2025				
2709 PINTO LANE TRUST ETAL WOLFSON MARK B TRS 2709 PINTO LN LAS VEGAS NV, 89107 NV					2709 PINTO LN LAS VEGAS PARCEL STATUS A Active - Locally Assessed Parcel NEIGHBORHOOD 1311.09 Central West PRIMARY USE 20.110 Single Family Residential BUILDING(S) 2 of 2					*139-32-703-0					Page: 4 of 4				
															2026/27				
BUILDING CHARACTERISTICS					BUILDING 2 OF 2 SECTION 1 OF 1										BUILDING VALUE SUMMARY				
TYPE BUILDING STYLE QUALITY RES 01 One Story 30 Average AYB EYB % COMP % DEPR 1968 1984 100% 63.0					Subareas BL/SE CODE DESCRIPTION AYB EYB HTD AREA SQ. FT. \$/SQ. FT. RCN 2-1 PBA Patio Comp Roof 1968 1984 1,096 1,096 168.66 184,851 2-1 GL1 Resid Level 1 1968 1984 1,096 1,096 168.66 184,851										BASIC BUILDING 184,851 SQ. FT. ADJUSTMENTS -1,578 LUMP SUM ADJUSTMENTS 6,273 BASEMENT PORCHES 7,211 GARAGES/CARPORTS BUILDING RCN 196,757 DEPRECIATION 123,957 POOL/SPA/DECK OTHER EXTRA FEATURES 943 TOTAL RCNLD 73,743 IMPROVEMENT FACTOR MULTIPLE ADJUSTMENT OVERRIDE IMP. VALUE CONDO COST SQ FT NTV PUD/Common Area				
BASIC BUILDING FEATURES - \$1,578 CAT TYPE AREA % SF ADJ. SFL Concrete Slab 100.00% -5,710 EW Frame-Stucco 100.00% RC Composition Shingle 100.00% HT Forced Air 100.00% AC Central Cooling 100.00% 4,132																			
FLOORING \$0 CAT TYPE AREA % SF ADJ. RIF % Floor Vinyl 100% 															BUILDING AREAS HEATED AREA 1,096 HEATED AREA W/FIN BSMT 1,096 ADJ RATE				
ROOMS/BATHROOMS \$0 CAT TYPE UNITS FAC UNIT ADJ. RM1 Bedrooms 2.00 1.00 RM2 Family/Den/Other 1.00 RM3 Fmli Dining Room 1.00 RM4 Total Rooms 3.00 1.00 RM5 Full Baths 2.00 1.00 RM6 Half Baths 1.00 FIX Plumb Fxt 9.00 1.00					GARAGES/CARPORTS,PORCHES/PATIOS/BALC ADD-ONS CAT DESCRIPTION UNITS UNIT ADJ. CAT DESCRIPTION UNITS UNIT ADJ.										BUILDING NOTES				
BUILT-INS/FIREPLACES \$6,273 CAT TYPE UNITS FAC UNIT ADJ. AP1 Built Ins 1 1.00 4,983 AP7 Range/Each 1 1.00 1,290					EXTRA FEATURES CODE DESCRIPTION GRD QTY UNITS UNIT PRICE FAC ADJ. UNIT AYB EYB SPR2 Sprinkler Average 1 1.00 \$3,771.26 1.00 3,771.26 1968 1968										\$3,771 RCN DEPR% RCNLD NOTES 3,771 75.0 943				
ADDITIONAL BUILDING FEATURES \$0 CAT TYPE UNITS FAC UNIT ADJ. WH Wall Height (RES) 1.00																			



Clark County Board of Equalization

Appeal #26-00424

Fiscal Year 2026/2027

2709 Pinto Lane, Las Vegas, NV 89107

APN: 139-32-703-002

Exhibit 'F'

Rebuttal of Assessor's Land Submission

56 pages

2026/2027 TABLE OF CONTENTS

EXHIBIT 'F'

REBUTTAL OF ASSESSOR'S LAND SUBMISSION

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P.4	2025/2026 AA p.40 (diminishing return)	1	4
P.5-11	2715 ALTA Pontoni sale w/ deeds	7	11
P.12-16	2020/30 Bannie sale w/ deeds	5	16
P.17	Spreadsheet -listing as a comp (8 references)	1	17
P.18-20	Back up to 'listing' for 3970 Spencer	3	20
P.21-24	Back up to 'listing' for 2802 Pinto	4	24
P.25-27	Back up to 'listing' for 1608 Eaton	3	27
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P.35	Map of 747 Rancho Circle – 1.1 miles	1	35
P.36-37	Redfin estimate for 747/748 Rancho @ \$914K & \$800K	2	37
P.38-40	Rework of assessor's spreadsheet (last year p.38/39)		
	- this year's p.414-415	3	40
P.41-43	P. 4124-425 observations/analysis	3	43
P.44-46	500 Shetland discounted assessed value	3	46
P.47	List of applicable NRS, NAC – land related	1	47
P.48-49	NRS 361.227	2	49
P.50	Pauley v SBE – 2025	1	50
P.51-52	Case Shiller	2	52
P.53-56	2025/25 NV land use codes	4	56

REVIEW OF ASSESSOR'S SUBMISSION – P.404

1. All comps are vacant land
 - a. Petitioner's parcel is an improved lot
 - b. NRS 361.227 (1a,2b) requires subtracting all improvements to value the land
 - c. NAC §361.119 (2)(a) reiterates that requirement
 - d. Assessor doesn't utilize definitions provided in Nevada Land Use Codes
 - i. ¶12 – vacant Single Family Residence
 - ii. ¶20 –Single Family Residential
2. Assessor utilizes:
 - a. NAC §361.11795 which is specific for mass appraisals of vacant land
 - b. NAC § 361.1188(a) which is specific for vacant land
 - c. Case-Schiller home price index (see p.404 and p.416)
 - i. Case-Schiller does not support or track sales of vacant land
3. Adjusted Sale Price is not adjusted for size.
 - a. Petitioner's current taxable value is \$706K/acre
 - b. Comp 5 is presented as \$650K, but is \$631K/acre – an 11 % discount
 - i. Not the \$50K (8%) premium presented
4. 6 of the 7 comps has an odd story. Only 1, #6, can be identified as 'normal'
 - a. Comp 1 is the same as 3 and 4 combined
 - i. There was a big premium paid for the assemblage of this property
 - ii. This transaction is a true once-off and not a normal comp
 - b. Comp 2 'was purchased as a tear down' – it had a ~ 2,060 sf house on it when it sold for \$750K in 2023. Subtract improvements to arrive at land.
 - c. Comp 5 was purchased by a neighboring property owner that combined the 2 parcels generating a 63% discount in their assessed value and taxation.
 - d. Comp 6 is pretty standard
 - e. Since when does a listing price qualify as a 'comp'?
 - i. Petitioner will provide numerous other available comps
 - ii. Petitioner will show a history of 'time on market' for those who ask exorbitant prices for their property.
 - iii. Steve Wynn owns 13 acres near me. The asking price is in the \$30M range. It's been standing unsold for at least 4 years.
5. Market adjustment based on paired sales of comp 3 at 1.12% / year is hogwash and will soon be addressed. This is another one-off using the same one-off property.
 - a. To be discussed re: Pontoni and Bannie in Scotch 80

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

2025/2026
LAST YEAR

SEE P. 404

page 27

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	# Buildable Lots	1	Offsites	Finished
General Description	Subject is an improved .85 acre residential lot in the Pinto Palomino estates neighborhood generally located in central Las Vegas adjacent the Las Vegas Medical District.									
COMPARABLE LAND SALES GRID										
Sale No.	1	2	3	4	5	6	7	8		
Parcel #	139-32-601-043	139-32-601-001	139-32-601-005	162-04-114-011	162-04-210-128	139-32-701-003	139-32-701-001	139-32-701-006		
Buyer	Rancho	Rancho	RANCHO	Charleston	Rancho	Rancho	Rancho	Alta		
Seller	ROSENBERG RANDI LEE	VESPA PASQUALINA K	CERB NEVADA TRUST	FUNANAGE BRIGITTE M	2020 S 2030 BANNIE	MARTAS MARY 13 L L	FLORIS ALICIA PAINT	2710 PINTO LN L L C		
Date of Sale	6/23/2023	8/7/2023	8/7/2023	1/8/2024	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)	0.96 Acres	1.12 Acres	1.05 Acres	0.4 Acres	~ 0.73 Acres	1.03 Acres	0.88 Acres	0.86 Acres		
Shape/Topography	Regular/Level	Irregular/Level	Narrow/Level	Regular/Graded	Regular/Level	Regular/Level	Regular/Level	Regular/Graded		
Offsites	Partial	Finished	Finished	Finished	Partial	Partial	Finished	Finished		
Other	On Rancho	Culdesac Lot	Culdesac Lot	Culdesac Lot						
Overall Comparison to Subject	SIMILAR	SUPERIOR	SUPERIOR	INFERIOR	INFERIOR	SUPERIOR	SIMILAR	INFERIOR		
* Analysis of Market Conditions Adjustment attached.										
RECONCILIATION										
INDICATED VALUE RANGE OF COMPARABLES		447,500	TO	997,500						
CURRENT TAXABLE VALUE OF SUBJECT		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 - 1.45 acres and indicate a range in value which supports the assessors recommendation. Comps 6-8 in subject nbhd are dated, when adjusted for market conditions indicate size is factored minimally as an adjustment. Comps 1 and 4 purchased as teardowns. Market adjustment based on paired sales of comp 2 (\$579,000 10/2016 to \$950,000 8/2023 +65%) and 8 (\$390,000 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.								

SBE 352

LAST YEAR 2025/2026

SEE P. 404

CASE #	90		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	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.								
COMPARABLE LAND SALES GRID									
Sale No.	1	2	3	4	5	6	7	8	
Parcel #	139-32-702-016	139-32-405-027	162-04-114-011	162-04-210-128	139-32-701-001	139-32-701-003	139-32-701-006	139-32-701-003	
Buyer	HORTON D R INC	805 LAND L L C	LOGAN PROPERTY HOLD	BANNIE LANE L L C	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	4/28/2021	4/9/2019	4/28/2021	
Sale Price	\$275,000	\$315,000	\$630,000	\$865,000	\$443,625	\$500,000	\$400,000	\$500,000	
Cross Streets	Charleston / Rancho	Charleston / Rancho	Charleston / Rancho	Rancho / Oakley	Rancho / Alta	Rancho / Charleston	Alta / Rancho	Rancho / Charleston	
Acres	0.75	2.49	0.40	1.46	0.88	1.03	0.66	1.03	
\$/Acre	366,667	126,506	1,575,000	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	UNKNOWN	
Size	0.75 Acres	2.49 Acres	0.4 Acres	1.46 Acres	0.88 Acres	1.03 Acres	0.66 Acres	1.03 Acres	
Shape	Regular	Regular	Irregular	Regular	Regular	Regular	Regular	Regular	
Topography	Level	Level	Graded	Level	Level	Level	Graded	Level	
Access	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated	Not Gated	
Offsites	Partial	Partial	Finished	Partial	Finished	Partial	Finished	Partial	
Overall Comparison to Subject	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR	SIMILAR	
* Analysis of Market Conditions Adjustment attached.									
RECONCILIATION									
INDICATED VALUE RANGE OF COMPARABLES	132,831		TO	1,575,000		PER ACRE			
CURRENT TAXABLE VALUE OF SUBJECT	617,647		PER ACRE		TOTAL TXBL LAND VALUE		525,000		
RECOMMEND	617,647		PER ACRE		TOTAL TXBL LAND VALUE		NO CHANGE		
RECONCILIATION COMMENTS	The paired sales indicate size adjustment range is similar to the subject nbhd. Assessor adjustments are typically conservative and generally carry over from year to year. Size adjustment made per NAC 361.11795 and NAC 361.1183 1(a). Nbhd land value breakdown can be seen on land equity grid and follows similar methodology for purposes of size adjustment.								

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

Truth:

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

= 1/6 THE INCREASE ASSESSOR
USED in their Example
of 1.12% / month
REPRESENTING AN 83% REDUCTION

Fiction:

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

Fact:

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

NOTE: THIS IS THE ASSESSOR'S COMP

5

Inst #: 20170630-0003348

Fees: \$20.00 N/C Fee: \$0.00

RPTT: \$2103.75 Ex: #

06/30/2017 03:26:12 PM

Receipt #: 3130249

Requestor:

LAWYERS TITLE OF NEVADA CHA

Recorded By: SHAS Pgs: 5

DEBBIE CONWAY

CLARK COUNTY RECORDER

APN: 139-32-701-001

ESCROW NO: 03111679-310-MM6

WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

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

GRANT, BARGAIN, SALE DEED

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

THIS INDENTURE WITNESSETH: That

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

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

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

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

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

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

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

Witness my hand this 21 day of June, 2017.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a. 139-32-701-001
b. _____
c. _____
d. _____

2. Type of Property:

- a. ☐ Vacant Land b. ☐ Single Fam Res
c. ☐ Condo/Twnhse d. ☐ 2-4 Plex
e. ☐ Apt. Bldg f. ☐ Comm'l/Ind'l
g. ☐ Agricultural h. ☐ Mobile Home
X Other Minor Improvement Residential

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

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

\$412,500.00

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

(\$ _____)

c. Transfer Tax Value:

\$412,500.00

d. Real Property Transfer Tax Due:

\$2,103.75

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

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

Signature [Signature] Capacity Grantor

Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

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

Address: 7147 Paradise Rd. #2701

City/State/Zip: LV, NV 89109

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

Address: 31026 Dutch Valley Dr.

City/State/Zip: W, NV 89147

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

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

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Pontoni
\$444K

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

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

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

GRANT, BARGAIN, SALE DEED

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

THIS INDENTURE WITNESSETH: That

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

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

Michael R. Pontoni, an unmarried man

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

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

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

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

Witness my hand this 18 day of September, 2020.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a. 139-32-701-001
b. _____
c. _____
d. _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

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

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

\$443,625.00

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

(\$ _____)

c. Transfer Tax Value:

\$443,625.00

d. Real Property Transfer Tax Due:

\$2,264.40

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

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

Signature _____

Capacity Grantor

Signature Michael R. Pontoni

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Alicia Pantich Floris
Separate Property Trust

Address: 2715 Alta Dr.

City/State/Zip: LV, NV. 89107

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael R. Pontoni

Address: 64 N. Pecos Rd. #100

City/State/Zip: Henderson, NV. 89074

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

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

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



Clark County Assessor Reports

2715 AJA

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.

2026-2027 \$210,000

PER VTR:

$$\frac{\$210,000}{\$131,250}$$

$$= +60.0\% \text{ OVER 72 MOS}$$

10

\$1,100 K 2/19/26
443 K 9/20/20 > 65 MOS

$$+148\% = .0228\% / \text{MONTH}$$

SBE 26-107 Pg 884

History of 2020/2030 Bannie

APN 162-04-210-128

APN 162-04-210-129

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

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

$\approx 1/3$ The increase Assessor
used in their example
of 1.12% / month
Representing a 67% Reduction

Note: This was the Assessor's Comp

12

Inst #: 20190329-0003826

Fees: \$40.00

RPTT: \$4029.00 Ex #:

03/29/2019 03:14:31 PM

Receipt #: 3670334

Requestor:

FNTG NCS (LAS VEGAS)

Recorded By: GARGIAC Pgs: 4

DEBBIE CONWAY

CLARK COUNTY RECORDER

Src: ERECORD

Ofc: ERECORD

APN: 162-04-210-128 162-04-210-129

Affix R.P.T.T. \$4,029.00

RECORDING REQUESTED BY:

FIDELITY NATIONAL TITLE

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

2020 AND 2030 BANNIE, LLC
149 SOUTH BARRINGTON, #305.
LOS ANGELES, CA 90049

ESCROW NO: 42043421-420-NP1

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

The Madsen Family Limited Partnership #4, a Nevada limited partnership
in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby
acknowledged, do hereby Grant, Bargain, Sell and Convey to

2020 and 2030 Bannie, LLC, a Nevada limited liability company

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

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

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

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

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

13

2020/2030 BANNIE
3/29/19

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s) ☐

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

2. Type of Property:

- a) ☒ Vacant Land
b) ☐ Single Fam. Res.
c) ☐ Condo/Townhse
d) ☐ 2-4 Plex
e) ☐ Apt. Bldg.
f) ☐ Comm'l/Ind'l
g) ☐ Agricultural
h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument # _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$790,000.00

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

(0.00)

Transfer Tax Value:

\$790,000.00

Real Property Transfer Tax Due:

\$4,029.00

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: NY

5. Partial Interest: Percentage being transferred: 100 %

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

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

Signature Pamela M. Keagy

Capacity Grantor

Signature General Partner, AFLPA4

Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name Madsen Family Limited

Print Name: 2020 and 2030 Bannie, LLC, a

Partnership #4

Nevada limited liability company

Address: 3888 Quail Ridge Road 3888

Address: 149 South Barrington, #305

Quail Ridge Road

City, St., Zip: Lafayette, CA 94549

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

COMPANY REQUESTING RECORDING

Print Name: Fidelity National Title Group

Escrow #: 42043421-420

Address: 8363 W Sunset Road, Suite 100

City/State/Zip: Las Vegas, NV 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

14

1
BANNIE
6/22/22

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

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

RECORDING REQUESTED BY:
FIDELITY NATIONAL TITLE
WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

BANNIE LANE, LLC
7900 W. Sunset Road, Suite 501
Las Vegas NV 89113

ESCROW NO: 42051777-420-MS6

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

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

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

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

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

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

15

Bannie
4/22/22

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a. 162-04-210-128
b. _____
c. 162-04-210-129
d. _____

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

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

3. a. Total Value/Sales Price of Property: \$ 895,000.00
b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
c. Transfer Tax Value \$ 895,000.00
d. Real Property Transfer Tax Due: \$ 4,564.50
4. **If Exemption Claimed**
a. Transfer Tax Exemption, per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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

Signature [Signature] Sole member Capacity Grantor
Signature _____ Capacity Grantee

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

Print Name: 2020 and 2030 Bannie, LLC, a Nevada limited liability company
Address: 11301 W Olympic Blvd # 121-BX620
City: Los Angeles
State: CA Zip: 90064

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

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

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

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

Escrow No.: 42051777-420-MS6

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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

Buy

< Back to search

 Zillow

● Active



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

\$5,900,000

3970 Spencer St, Las Vegas, NV 89119

5
beds

Est.: **\$32,523/mo** Get pre-qualified

 Single Family Residence

 Built in 1978

 1.05 Ac

 \$-- Zestimate®

 \$348/sqft

 \$-- HO.

What's special

SCULPTED TREES

SUBTERRANEAN ESTATE

HAND-PAINTED LANDSCAPE MURALS

Buy

[Back to search](#)[Overview](#)[Facts & features](#)[Market value](#)[P](#)

Price history

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

Buy

[Back to search](#)

For

[Overview](#)[Facts & features](#)[Market value](#)[P](#)

Source: BHHS broker feed Report

1/12/2021

Price change

\$5,900,000 -
\$348/sqft

Source: LVR LVR #2059923 Report

1/12/2019

Listed for sale

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

Source: BHHS Nevada Properties #2059923 Report

3/28/2014

Sold

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

Source: LVR LVR #1329334 Report

6/13/2012

Sold

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

Source: Public Record Report

8/3/2005

Sold

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

Source: Public Record Report

[^ Hide](#)

Public tax history

Year

Property taxes

Tax assessm

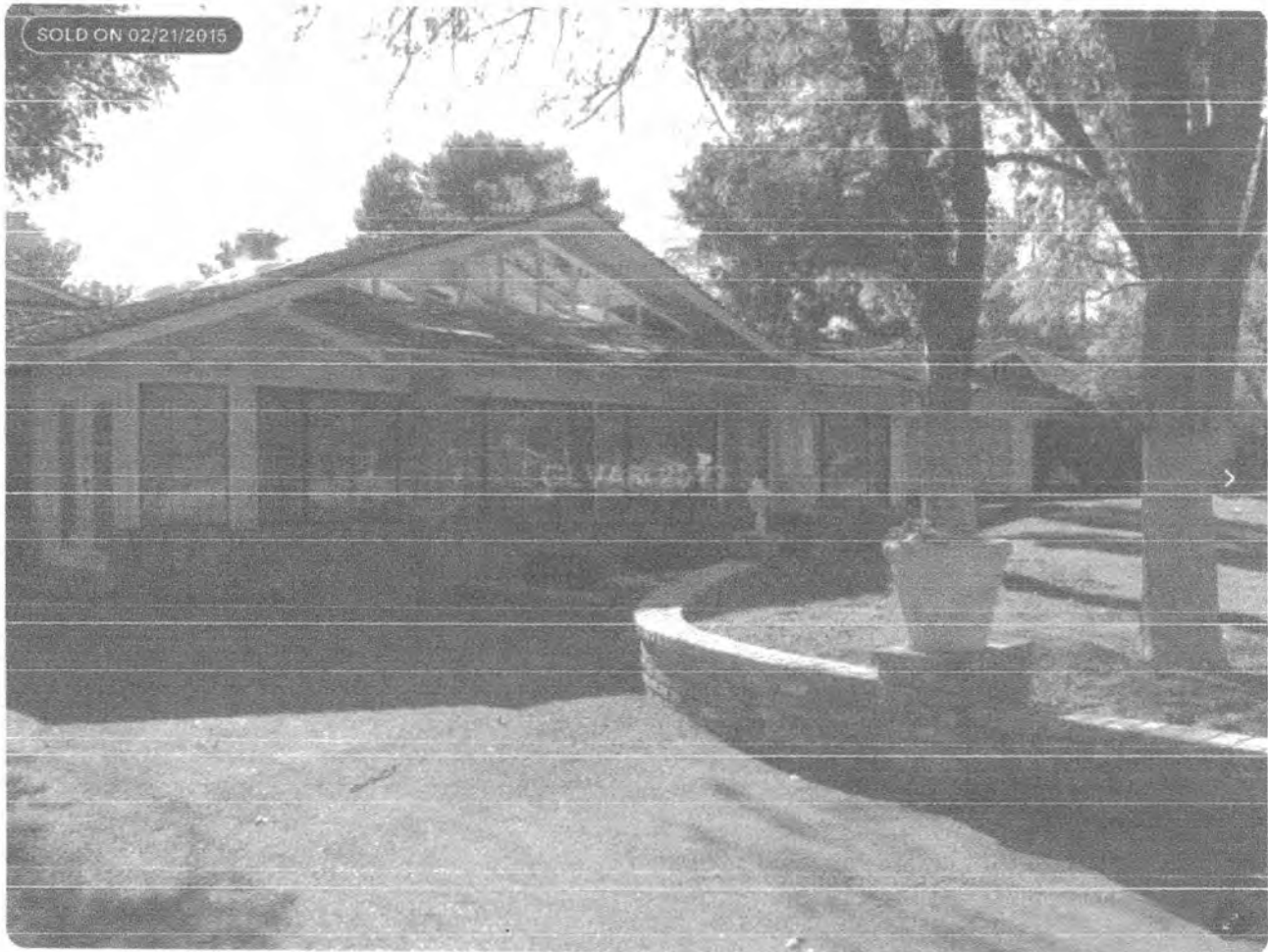
2025

\$10,521 +8%

\$384,609 +4.

< Search

Edit Map Share Save



2801 Pinto Ln, Las Vegas, NV 89107

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

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

House not for sale

Do You Qualify for Low Money Down? Check Eligibility

40 homes bought nearby with Movoto recently

Message Agent

I'm the Owner

Property description

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

Property type
House

Neighborhood
Rancho
Oakey



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

Lower my mortgage payment

\$475,000	\$425,000
Henderson homes for sale	Boulder City homes for sale
\$549,900	\$422,500
Sandy Valley homes for sale	Enterprise homes for sale
\$85,000	\$549,999
Mount Charleston homes for sale	Cold Creek homes for sale
\$989,000	\$140,000
Blue Diamond homes for sale	Goodsprings homes for sale
\$515,000	\$162,500
Show More ▾	

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

Movoto home value estimate

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

Property history

for 2801 Pinto Ln

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

Now LISTED
TO RENT
for \$100K/MO

DOM: 940
Δ \$500K
% Δ (10%)

DOM = 410
\$ Δ (#2.8M)
% Δ (57%)

Buy

< Back to search



Overview

Facts & features

Price history

Neig

For Rent

For Rent

For Rent

For KE

Las Ve

391 resu

Price

Price history

Rent Zestimate®

Rental Market Summary

Date

Event

Price

\$1,15

9/21/2025

Listed for rent

\$100,000

\$4/sqft

4 bds

2504 Wil

Source: Berkshire Hathaway HomeServices Nevada Properties Report

9/20/2025

Listing removed

\$100,000

\$4/sqft

Putting

Source: LVR #2647614 Report

11/17/2025

Listed for rent

\$100,000 +185.7%

\$4/sqft

Source: LVR #2647614 Report

\$1,29

9/1/2024

Listing removed

\$4,995,000

\$187/sqft

5 bds

2500 Wil

Source: BHHS broker feed #2511178 Report

7/13/2023

Listed for sale

\$4,995,000

\$187/sqft

Source: **LVR** LVR #2511178 Report

✓ Show more

23

\$5,900,000

000

5 bds | 6 ba | 16,036 sqft - House for sale

Buy

< Back to search



Q

Overview Facts & features Price history Neig

Las Ve

391 resu

Price r

Nearby apartments for rent



\$1,221 - \$1,631

Fees may apply

1+ bd | 1+ ba | 700 sqft

Helix

● For Rent



\$1,927 - \$2,250

Fees may apply

3 bd | 2.5 ba | 1326 sqft

Habitat @ DTLV

● For Rent



\$1,300 - \$1,413

Fees may apply

2 bd | 1 ba | 715 sqft

The Neon Apartments

● For Rent



\$980 - \$

Fees may

1+ bd | 1

Valley Vie

● For Re

Price history

Rent Zestimate®

Rental Market Summary

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

\$5,900,000

5 bds | 6 ba | 16,036 sqft - House for sale

24

000

1608 EATON

Buy

< Back to search

Zillow

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Las Vegas

Overview

Facts & features

Market value

Payment calculator

Neigh

Las Vegas

1/5/2026

Listed for sale

\$279,000

379 res

Source: LVR LVR #2744987 Report

5 bds

12/25/2025

Listing removed

\$279,000

Source: LVR LVR #2694039 Report

6/19/2025

Listed for sale

\$279,000

Source: LVR LVR #2694039 Report

\$1,15

6/17/2025

Listing removed

\$279,000

4 bds

Source: LVR LVR #2642004 Report

2504 W

12/26/2024

Listed for sale

\$279,000

Source: LVR LVR #2642004 Report

Enclave

9/30/2024

Listing removed

\$279,000

Source: LVR LVR #2577239 Report

9/23/2024

Price change

\$279,000 -7%

Source: LVR LVR #2577239 Report

\$1.09

4/20/2024

Listed for sale

\$300,000 +50%

5 bds

Source: LVR LVR #2577239 Report

909 Cas

12/5/2022

Sold

\$200,000 -20%

Source: LVR LVR #2437054 Report

11/23/2022

Pending sale

\$249,900

Source: LVR LVR #2437054 Report

11/17/2022

Price change

\$249,900 -13.8%

\$315,000

000

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

5517 Bromley Ave, Las Vegas, NV 89107

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

Double-gated enclave



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

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

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

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

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