

Miscellaneous (Residential)

RESIDENTIAL

NV

2.25 ac

LOT SIZE

1996

YEAR BUILT

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$687 (2026) |
| Assessed Value        | \$43,510     |
| Previous Assessed     | \$39,759     |
| Assessor Market Value | \$124,314    |

## PROPERTY FACTS

|               |                             |
|---------------|-----------------------------|
| Property Type | Miscellaneous (Residential) |
| County        | Clark                       |
| Lot (acres)   | 2.25                        |
| Heating       | Yes                         |
| Cooling       | None                        |

## CLIMATE RISK

44

FLOOD

90

WILDFIRE

55

HEAT

20

STORM

98

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED               | PRICE   | \$/FT <sup>2</sup> | LOAN |
|---------------------|-------------------|--------------------|---------|--------------------|------|
| <b>Feb 1, 1974</b>  | Recorded document | Grant Deed         |         |                    |      |
| <b>Jun 8, 2004</b>  | Recorded document | Grant Deed         |         |                    |      |
| <b>Feb 20, 2004</b> | Recorded document | Affidavit Of Death |         |                    |      |
| <b>Jun 4, 1991</b>  | Non-arms-length   | Grant Deed         | \$1,500 |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| <b>Indian Springs Elementary School</b> | Elementary | KG–5   | 10.6 mi  |
| <b>Indian Springs Middle School</b>     | Middle     | 6–8    | 10.7 mi  |
| <b>Indian Springs High School</b>       | High       | 9–12   | 10.7 mi  |

District: Clark County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|