

Property at 00056 VERVILLE ROAD

Prop ID 4430056

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Administrative Information

Owner name: VERVILLE ROAD TRST MOOSEHEAD LLC
Second name:
Address: 3225 MCLEOD DRIVE STE 777
City/state: LAS VEGAS NV Zip: 89121

Location Information

Map: 010 Clerk map:
Lot: 4430056 Neigh.: Zone: R15 Vol: 789 Page: 522

Assessments

Assmt category	Qty	Amount
Resident Land	.34	87,500
Resident Dwelling	1.00	77,560

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 05-Apr-2002
Sale price: 90,000
Sale valid:

Values

Resident Excess	.36	1,890

Summary

Total assessments	166,950
Total exemptions	
Net assessment	166,950

Utilities

Water	Well
Sewer	Public sewer
Gas	None

Sales ratios

Cost/sale : 2.6500
Mkt/sale :
Assmt/sale: 1.8550

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	125,000	125,000			125,000	87,500
Primary Site		14,810						
RES	12	.360	7,500	2,700			2,700	1,890
Residual		15,682						

.700 acres Total land value 127,700 89,390

Building Valuation Summary

			Area	
Dwelling	Frame	1 story w/bsmt	812	153,350
Basement	Full			
Heating	Yes	A/C No		
Plumbing	1 F/B	H/B Add'l fix. Wh/p		Saunas
Attic	None	Attic size:		
Additions				10,367
Other Features	WB Stks			6,750

Sub-Total		170,467
Grade C	Factor 1.0000	170,467
CDU	C&D Factor 1.00	170,467
Depreciation	35 %	110,804
	Computed cost value @ 70%	77,563

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	78	8,930
L Living Area	BSMT Basement addition	78	1,437

Total additions 10,367

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	08	Asbestos Shingle	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 4 Garage cars
Interior Walls	01	Plaster	Bedrooms 2 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 1 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addn'l fixtures Rec Room Size
Grade	30	C	Whirlpools Living area 890
Garage	99	None	Saunas # Living Units
Area Over Gar.	99	None	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	99	None	
Interior Cond	03	Fair	
Exterior Cond	03	Fair	Actual Year Built: 1941

