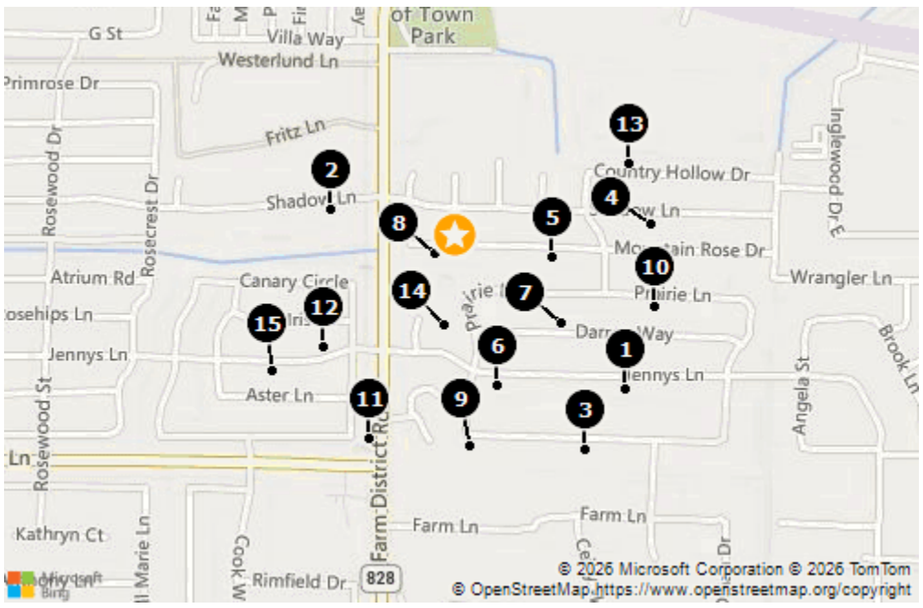
ICE SiteX Report

OrderID: 98688903

SiteX Property Information Report



Subject Property Location

1164 MOUNTAIN ROSE DR, FERNLEY, NV 89408-4509

County:	**LYON NV**	Census Tract:	320199601.072008
Property Use:	Single Family Residential	Zoning:	SF12
Parcel Number:	022-063-06	Thomas Bros Pg-Grid:	

Valuation

Value:	**$406,000**	FSD:	8	Common Confidence Score:	77
Value Range:	$373,520 - $438,480	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	6: FERNLEY
Assd Land Value:	$47,250	Market Land Value:	$135,000	Tax Year:	2026
Assd Improvement:	$70,609	Market Improvment Value:	$201,741	Total Taxable Value:	$2,367
Total Assessed Value:	$117,859	Total Assessor Market Value:	$336,741	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 79 Subdivision: SUNDANCE SUB PH 1 Map Ref: MAP: SUB318077
City/Muni/Twp: FERNLEY

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	3	Pool:	
Building Area:	1850 SF	Baths:	2	Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:	Garage	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	03/14/2025	Loan Amount:	N/A
Document #:	692296 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2050	Type Finance:	

Legal Description:
Lot: 79 Subdivision: SUNDANCE SUBDIVISION PHASE 1

Mortgage Record

Recording Date:	12/19/2023	Loan Amount:	N/A
Document #:	676978 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2050	Type Finance:	

Legal Description:
Lot: 79 Subdivision: SUNDANCE SUBDIVIISON PHASE 1

Prior Transfer

Recording Date:	07/18/2023	Sales Price:	N/A
Document #:	671895 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/17/2020	Sales Price:	N/A
Document #:	619745 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Prior Transfer

Recording Date: 08/04/2020
Document #: 619123 BK-PG -
Document Type:
Sales Price: $300,000
Type of Sale: Per Assessor Transaction History
Legal Description:
Lot: 79 Subdivision: SUNDANCE SUB PH 1 Map Ref: MAP: SUB318077
City/Muni/Twp: FERNLEY

Prior Transfer

Recording Date: 08/04/2020
Document #: 619123 BK-PG -
Contract Date: 08/03/2020
Document Type:
Sales Price: $300,000
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 79 Subdivision: SUNDANCES SUBDIVISION PHASE 1 Map Ref: DOC 318077

Prior Transfer

Recording Date: 01/27/2020
Document #: 609798 BK-PG -
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Mortgage Record

Recording Date: 01/03/2020
Document #: 608849 BK-PG -
TD Due Date: 01/01/2050
Loan Amount: N/A
Loan Type: FHA
Type Finance:
Legal Description:
Lot: 79 Subdivision: SUNDANCE SUBDIVISION PHASE 1

Prior Transfer

Recording Date: 07/10/2018
Document #: 583250 BK-PG -
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Mortgage Record

Recording Date: 05/30/2018
Document #: 581348 BK-PG -
TD Due Date: 06/01/2048
Loan Amount: N/A
Loan Type: New Conventional
Type Finance:
Legal Description:
Lot: 79 Subdivision: SUNDANCE SUBDIVISION Phase No: 1
City/Muni/Twp: FERNLEY

Prior Transfer

Recording Date: 10/12/2015
Document #: 542164 BK-PG -
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Mortgage Record

Recording Date: 10/01/2015
Document #: 541765 BK-PG -
TD Due Date: 10/01/2045
Loan Amount: N/A
Loan Type: FHA
Type Finance:
Legal Description:
Lot: 79 Subdivision: SUNDANCE SUBDIVISION Phase No: 1

Prior Transfer

Recording Date: 05/24/2013
Document #: 507581 BK-PG -
Contract Date: 05/16/2013
Document Type:
Sales Price: $137,000
Type of Sale: Verified Sale Price
Legal Description:
Lot: 79 Subdivision: SUNDANCE SUBDIVISION Phase No: 1 Map Ref: DOC318077
City/Muni/Twp: FERNLEY

Prior Transfer

Recording Date: 04/29/2013
Document #: 506281 BK-PG -
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 04/05/2013
Document #: 505156 BK-PG -
Contract Date: 04/03/2013
Document Type:
Sales Price: $97,500
Type of Sale: Verified Sale Price
Legal Description:
Lot: 79 Subdivision: SUNDANCE SUBDIVISON Phase No: 1 Map Ref: DOC318077
City/Muni/Twp: FERNLEY

Prior Transfer

Recording Date: 08/30/2011
Document #: 481032 BK-PG -
Document Type:
Sales Price: $12,500
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

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Prior Transfer

Recording Date:	12/01/2008	Sales Price:	$214,012
Document #:	435170 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/24/2007	Sales Price:	N/A
Document #:	414221 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/13/2007	Sales Price:	N/A
Document #:	413773 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/31/2007	Loan Amount:	N/A
Document #:	413256 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	09/01/2027	Type Finance:	

Legal Description:

Lot: 79 Subdivision: SUNDANCE SUBDIVISION PHASE 1

Prior Transfer

Recording Date:	08/31/2007	Sales Price:	$220,000
Document #:	413254 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	07/14/2007		
Document Type:			

Legal Description:

Lot: 79 Subdivision: SUNDANCE SUBDIVISION PHASE 1 Map Ref: DOC318077

Mortgage Record

Recording Date:	02/10/2006	Loan Amount:	N/A
Document #:	374945 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/17/2030	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	03/09/2005	Sales Price:	$212,964
Document #:	344926 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/04/2005		
Document Type:			

Legal Description:

Lot: 79 Subdivision: SUNDANCE SUBDIVISION Phase No: 1 Map Ref: DOC318077
City/Muni/Twp: FERNLEY

Area Sales Analysis

Total Area Sales	$6,407,999	Median # of Bedrooms	3
Median Lot Size	9,148 SF	Median # of Baths	2
Median Living Area	1,532 SF	Median Year Built	2003
Price Range - 2 Yrs	$350,000 to $520,000	Age Range	5 years to 33 years
Median Value	$425,000	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**652 JENNYS LN** **FERNLEY, NV 89408-9389**	09/16/2026	$490,000	$235	2080	/4/2	2001	12,197 SF	
		APN: 020-633-14 Document #: 712839 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 13 Block: E Subdivision: ROLLING MEADOWS SUBDIVISION PHASE 2 MapRef: DOC 249963 Abbreviated Description: Lot:13 Block:E Subdivision:ROLLING MEADOWS SUBDIVISION PHASE 2 Map Ref:DOC 249963								
2	.16Mi.	**1055 SHADOW LN** **FERNLEY, NV 89408-7550**	09/14/2026	$520,000	$302	1718	/3/2	1993	56,193 SF	
		APN: 021-111-19 Document #: 712732 Document Type: Price Code: V Land Use: Single Family Residential Legal: Sec/Twnship/Range: NE4SE4 S13T20NR24E MDBM Abbreviated Description: Sec/Twnship/Range:NE4SE4 S13T20NR24E MDBM								
3	.32Mi.	**133 SHADOW MOUNTAIN DR** **FERNLEY, NV 89408-9803**	09/14/2026	$431,000	$290	1483	/3/2	2003	13,068 SF	
		APN: 020-632-23 Document #: 712737 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 18 Subdivision: ROLLING MEADOWS SUBDIVISION PHASE 4 MapRef: DOC 285787 Abbreviated Description: Lot:18 Subdivision:ROLLING MEADOWS SUBDIVISION PHASE 4 Map Ref:DOC 285787								
4	.24Mi.	**1351 SHADOW LN** **FERNLEY, NV 89408-4504**	09/08/2026	$422,500	$275	1532	/3/2	2006	6,011 SF	
		APN: 022-273-13 Document #: 712531 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 115 Subdivision: SUNDANCE SUBDIVISION Phase No: 2 MapRef: DOC 353261 Abbreviated Description: Lot:115 Subdivision:SUNDANCE SUBDIVISION Phase No:2 Map Ref:DOC 353261								
5	.12Mi.	**1265 MOUNTAIN ROSE DR** **FERNLEY, NV 89408-4510**	08/28/2026	$450,000	$208	2159	/3/2.5	2004	6,098 SF	
		APN: 022-075-06 Document #: 712224 Document Type: Price Code: V								

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Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: SUNDANCE SUBDIVISION PHASE 1 MapRef: DOC 318077 Abbreviated Description: Lot:23 Subdivision:SUNDANCE SUBDIVISION PHASE 1 Map Ref:DOC 318077

6	.2Mi.	**604 JENNYS LN** **FERNLEY, NV 89408-9388**	08/18/2026	$399,999	$323	1236	/3/2	2001	12,197 SF

APN: 020-633-02 Document #: 711758
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 50 Subdivision: ROLLINGMEADOWS SUBDIVISION PHASE 2 MapRef: DOC 252612 Abbreviated Description: Lot:50 Subdivision:ROLLINGMEADOWS SUBDIVISION PHASE 2 Map Ref:DOC 252612

7	.17Mi.	**512 DARREN WAY** **FERNLEY, NV 89408-7588**	07/23/2026	$389,000	$262	1483	/3/2	2002	9,148 SF

APN: 020-636-15 Document #: 710840
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: ROLLING MEADOWS SUBDIVISION PHASE 3 MapRef: DOC 262774 Abbreviated Description: Lot:35 Subdivision:ROLLING MEADOWS SUBDIVISION PHASE 3 Map Ref:DOC 262774City/Muni/Twp:FERNLEY City/Muni/Twp: FERNLEY

8	.04Mi.	**1135 MOUNTAIN ROSE DR** **FERNLEY, NV 89408-4509**	07/14/2026	$400,000	$285	1402	/3/2	2004	6,098 SF

APN: 022-062-09 Document #: 710547
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: SUNDANCE SUBDIVISION Phase No: 1 MapRef: DOC 318077 Abbreviated Description: Lot:36 Subdivision:SUNDANCE SUBDIVISION Phase No:1 Map Ref:DOC 318077

9	.27Mi.	**111 SHADOW MOUNTAIN DR** **FERNLEY, NV 89408-9803**	06/24/2026	$425,000	$286	1483	/3/2	2003	11,761 SF

APN: 020-632-12 Document #: 709822
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: F7 Subdivision: ROLLING MEADOWS SUBDIVISION Phase No: 4 MapRef: DOC 285787 Abbreviated Description: Lot:F7 Subdivision:ROLLING MEADOWS SUBDIVISION Phase No:4 Map Ref:DOC 285787

10	.26Mi.	**133 PRAIRIE LN** **FERNLEY, NV 89408-7583**	06/17/2026	$350,000	$230	1520	/3/2	2004	9,148 SF

APN: 020-636-35 Document #: 709593
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: E42 Subdivision: ROLLING MEADOWS SUBDIVISION MapRef: DOC 308068 Abbreviated Description: Lot:E42 Subdivision:ROLLING MEADOWS SUBDIVISION Map Ref:DOC 308068City/Muni/Twp:FERNLEY City/Muni/Twp: FERNLEY

11	.28Mi.	**800 CANARY CIR** **FERNLEY, NV 89408-7567**	05/27/2026	$440,000	$226	1943	/4/2	2006	10,890 SF

APN: 022-153-12 Document #: 708683
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: SHADY GROVE SUBDIVISION PHASE 6 MapRef: DOC 338398 Abbreviated Description: Lot:9 Subdivision:SHADY GROVE SUBDIVISION PHASE 6 Map Ref:DOC 338398City/Muni/Twp:FERNLEY City/Muni/Twp: FERNLEY

12	.21Mi.	**476 JENNYS LN** **FERNLEY, NV 89408-7587**	04/22/2026	$384,000	$265	1444	/3/2	2002	7,841 SF

APN: 020-731-02 Document #: 707311
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 61 Subdivision: SHADY GROVE UNIT NO 1 MapRef: FILE 246433 Abbreviated Description: Lot:61 Subdivision:SHADY GROVE UNIT NO 1 Map Ref:FILE 246433

13	.23Mi.	**546 COUNTRY HOLLOW DR** **FERNLEY, NV 89408-4533**	04/15/2026	$460,000	$238	1926	//	2021	6,970 SF

APN: 022-271-07 Document #: 706957
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 176 Subdivision: SUNDANCE SUBDIVISION Phase No: 2 MapRef: DOC 353261 Abbreviated Description: Lot:176 Subdivision:SUNDANCE SUBDIVISION Phase No:2 Map Ref:DOC 353261City/Muni/Twp:FERNLEY City/Muni/Twp: FERNLEY

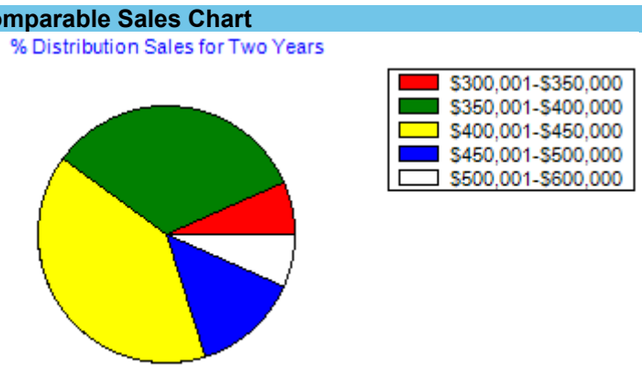
14	.12Mi.	**112 ALEXANDER CT** **FERNLEY, NV 89408-9356**	04/02/2026	$447,000	$230	1937	/4/2	1998	12,197 SF

APN: 020-631-03 Document #: 706512
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: A8 Block: A Subdivision: ROLLING MEADOWS SUBDIVISION PHASE I MapRef: FILE 206635 Abbreviated Description: Lot:A8 Block:A Subdivision:ROLLING MEADOWS SUBDIVISION PHASE I Map Ref:FILE 206635

15	.29Mi.	**465 JENNYS LN** **FERNLEY, NV 89408-7587**	03/19/2026	$399,500	$229	1742	/3/2	2003	6,098 SF

APN: 020-732-03 Document #: 705656
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 117 Subdivision: SHADY GROVE SUBDIVISION Legal Unit: 1 MapRef: DOC 284659 Abbreviated Description: Lot:117 Subdivision:SHADY GROVE SUBDIVISION Legal Unit:1 Map Ref:DOC 284659City/Muni/Twp:FERNLEY City/Muni/Twp: FERNLEY

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

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Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**1164 MOUNTAIN ROSE DR**	**08/04/2020**	$336,741	$117,859	1,850	/3/2	2004	6,098 SF	
.01Mi.	**1154 MOUNTAIN ROSE DR**	**12/06/2016**	$328,802	$115,081	1,654	/3/2	2004	6,098 SF	
.01Mi.	**1174 MOUNTAIN ROSE DR**	**10/25/2017**	$327,914	$114,770	1,654	/3/2	2004	6,098 SF	
.02Mi.	**1151 SHADOW LN**	**06/08/2021**	$307,825	$107,739	1,425	/3/2	2005	6,098 SF	
.02Mi.	**1161 SHADOW LN**	**03/06/2011**	$363,684	$127,289	2,159	/3/2.5	2005	6,098 SF	
.02Mi.	**1144 MOUNTAIN ROSE DR**	**07/24/2024**	$300,874	$105,306	1,413	/3/2	2004	6,098 SF	
.02Mi.	**1184 MOUNTAIN ROSE DR**	**02/14/2006**	$308,020	$107,807	1,532	/3/2	2004	6,098 SF	
.03Mi.	**1141 SHADOW LN**	**08/30/2005**	$364,170	$127,460	2,159	/3/2.5	2005	6,098 SF	
.03Mi.	**1171 SHADOW LN**	**05/04/2015**	$322,071	$112,725	1,532	/3/2	2005	6,098 SF	
.03Mi.	**1155 MOUNTAIN ROSE DR**	**03/06/2025**	$321,986	$112,695	1,532	/3/2	2004	6,098 SF	
.03Mi.	**1165 MOUNTAIN ROSE DR**	**07/12/2017**	$328,238	$114,883	1,654	/3/2	2004	6,098 SF	
.03Mi.	**1145 MOUNTAIN ROSE DR**	**10/15/2010**	$303,925	$106,374	1,425	/3/2	2004	6,098 SF	
.03Mi.	**1131 SHADOW LN**	**08/26/2005**	$309,523	$108,333	1,413	/3/2	2005	6,098 SF	
.03Mi.	**1175 MOUNTAIN ROSE DR**	**05/03/2005**	$335,977	$117,592	1,850	/3/2	2004	6,098 SF	
.03Mi.	**1194 MOUNTAIN ROSE DR**	**04/06/2023**	$303,878	$106,357	1,425	/3/2	2004	6,098 SF	
.03Mi.	**1134 MOUNTAIN ROSE DR**	**02/17/2010**	$313,538	$109,738	1,532	/3/2	2005	6,098 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	36.8 years old	Households:	9,641
Median Household Income:	$84,004	Households w/Family:	73%
Household Income Per Capita:	$35,837	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Lyon County School District	Students:	9,169
Number of Schools:	19	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.38Mi.	**Cottonwood Elementary School** Number of Students: 572 Student-Teacher Ratio: 20.43	C-	Public	PK - 4
1.64Mi.	**Silverland Middle School** Number of Students: 677 Student-Teacher Ratio: 22.95	C-	Public	7 - 8
1.31Mi.	**Fernley Intermediate School** Number of Students: 658 Student-Teacher Ratio: 23.93	C-	Public	5 - 6
1.41Mi.	**Fernley High School** Number of Students: 1,327 Student-Teacher Ratio: 24.13 Advanced Placement: Yes	NA	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	111%	HIGHER
BURGLARY	58%	NOTABLY LOWER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	75%	NOTABLY LOWER
AGGRAVATED ASSAULT	64%	NOTABLY LOWER
FORCIBLE RAPE	95%	SIMILAR
MURDER	91%	LOWER
OVERALL	79%	LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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