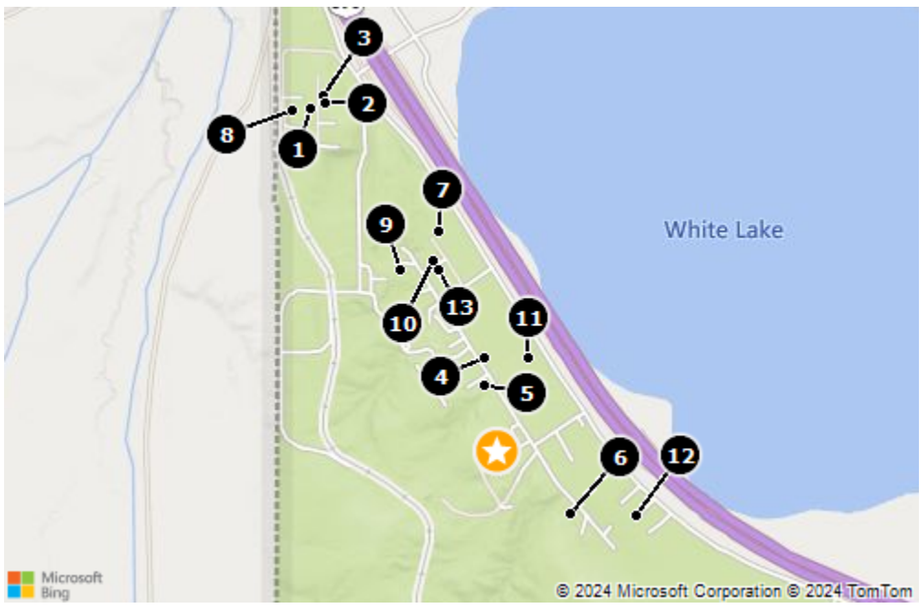
SiteX™ Report

OrderID: 92436523

SiteX Property Information Report



Subject Property Location

17519 NORTHRIDGE AVE, RENO, NV 89508-8042

County:	**WASHOE NV**	Census Tract:	320310026.122023
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	LDS
Parcel Number:	081-192-07	Thomas Bros Pg-Grid:	

Valuation

Value:	**$397,000**	FSD:	21
Value Range:	$313,630 - $480,370	Confidence Score:	79

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	4000
Assd Land Value:	$29,925	Market Land Value:	$85,500	Tax Year:	2023
Assd Improvement:	$33,030	Market Improvment Value:	$94,370	Total Taxable Value:	$1,020
Total Assessed Value:	$62,955	Total Assessor Market Value:	$179,870	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Subdivision: _UNSPECIFIED
Abbreviated Description: PM 875 LOT 1

Property Characteristics

Lot Size:	1.190 AC	Bedrooms:	3	Pool:	
Building Area:	1560 SF	Baths:	2	Fireplace:	
Year Built:	1995	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:	1	Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/30/2022	Loan Amount:	N/A
Document #:	5354680 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2050	Type Finance:	

Legal Description:
Lot: 1 Subdivision: PARCEL MAP NO 875
City/Muni/Twp: RENO

Prior Transfer

Recording Date:	10/30/2018	Sales Price:	N/A
Document #:	4862717 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/16/2018		
Document Type:	Bargain and Sale Deed		

Legal Description:
Lot: 1 Subdivision: ROBERT E COX Map Ref: FILE614087 MAP875

Prior Transfer

Recording Date:	10/30/2018	Sales Price:	$262,000
Document #:	4862716 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/25/2018		
Document Type:	Bargain and Sale Deed		

Legal Description:
Lot: 1 Subdivision: MAP #875 OF ROBERT E COX Map Ref: FILE614087

Prior Transfer

Recording Date:	06/03/2016	Sales Price:	N/A
Document #:	4595798 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/01/2016		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 1 Subdivision: ROBERT E COX Map Ref: MAP875 FILE614087

Mortgage Record

Recording Date:	06/03/2016	Loan Amount:	N/A
Document #:	4595725 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2046	Type Finance:	

Legal Description:
Lot: 1 Subdivision: ROBERT E COX FIELD

Prior Transfer

Recording Date:	06/03/2016	Sales Price:	$160,000
Document #:	4595724 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	04/26/2016		
Document Type:	Bargain and Sale Deed		

Legal Description:
Lot: 1 Subdivision: ROBERT E COX Map Ref: MAP875 FILE614087

Prior Transfer

Recording Date:	02/03/2014	Sales Price:	N/A
Document #:	4322965 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/14/2012		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 1 Subdivision: ROBERT E COX Map Ref: PM875 FILE614087

Prior Transfer

Recording Date:	03/12/2010	Sales Price:	N/A
Document #:	3859189 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/11/2010		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 1

Mortgage Record

Recording Date:	12/27/2004	Loan Amount:	N/A
Document #:	3148042 BK-PG -	Loan Type:	VA
TD Due Date:	01/01/2035	Type Finance:	

Legal Description:
Lot: 1

Mortgage Record

Recording Date:	02/10/2003	Loan Amount:	N/A
Document #:	2803477 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2033	Type Finance:	

Legal Description:
Lot: 1

Prior Transfer

Recording Date:	03/23/1995	Sales Price:	N/A
Document #:	1880119 BK-PG 4268-0632	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/18/1995		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 1 Map Ref: PM875 DOC614087

Prior Transfer

Recording Date:	10/05/1994	Sales Price:	$22,000
Document #:	1838889 BK-PG 4167-0291	Type of Sale:	Price Unconfirmed
Contract Date:	10/04/1994		
Document Type:	Deed		

Legal Description:
Lot: 1 Map Ref: PM875 DOC614087

Area Sales Analysis

Total Area Sales	$4,304,800	Median # of Bedrooms	3
Median Lot Size	43,996 SF	Median # of Baths	2
Median Living Area	1,568 SF	Median Year Built	1987
Price Range - 2 Yrs	$210,000 to $435,000	Age Range	4 years to 50 years
Median Value	$345,000	Median Age	37 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.97Mi.	**15 SIERRA VIEW RD RENO, NV 89508-8001**	07/26/2024	$210,000	$112	1860	/4/2	1986	79,454 SF	
		APN: 081-140-24 Document #: 5472731 Document Type: Bargain and Sale Deed Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2 Subdivision: PARCEL MAP NO 1704 MapRef: FILE 943722 Abbreviated Description: Lot:2 Subdivision:PARCEL MAP NO 1704 Map Ref:FILE 943722								
2	.96Mi.	**24 SIERRA VIEW RD RENO, NV 89508-8001**	07/19/2024	$345,000	$258	1336	/2/2	1980	49,397 SF	

APN: 081-140-20 Document #: 5471605
Document Type: Bargain and Sale Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1 Subdivision: PARCEL MAP NO 1703 MapRef: FILE 943721 Abbreviated Description: Lot:1 Subdivision:PARCEL MAP NO 1703 Map Ref:FILE 943721City/Muni/Twp:RENO City/Muni/Twp: RENO

3	.99Mi.	**28 SIERRA VIEW RD** **RENO, NV 89508-8038**	07/12/2024	$415,000	$229	1809	/3/2	1989	43,647 SF

APN: 081-140-26 Document #: 5469291
Document Type: Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: B Subdivision: PARCEL MAP NO 1764 MapRef: DOC 963465 Abbreviated Description: Lot:B Subdivision:PARCEL MAP NO 1764 Map Ref:DOC 963465

4	.25Mi.	**18002 NORTHRIDGE AVE** **RENO, NV 89508-8028**	04/12/2024	$275,000			//		43,996 SF

APN: 081-202-07 Document #: 5448411
Document Type: Bargain and Sale Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: C Subdivision: PARCEL MAP NO 572 MapRef: DOC 529882 Abbreviated Description: Lot:C Subdivision:PARCEL MAP NO 572 Map Ref:DOC 529882City/Muni/Twp:RENO City/Muni/Twp: RENO

5	.17Mi.	**17675 NORTHRIDGE AVE** **RENO, NV 89508-8032**	04/05/2024	$240,000	$208	1152	/3/2	1974	41,992 SF

APN: 081-192-02 Document #: 5446823
Document Type: Bargain and Sale Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 3 Block: 5 Subdivision: AMENDED NORTHRIDGE SUBDIVISION Tract No: 537 MapRef: FILE 264116 Abbreviated Description: Block:5 Subdivision:AMENDED NORTHRIDGE SUBDIVISION Tract No:537 Map Ref:FILE 264116Abbreviated Description:PORTION LOT3 City/Muni/Twp:RENO City/Muni/Twp: RENO

6	.24Mi.	**17425 NORTHRIDGE AVE** **RENO, NV 89508-8031**	02/28/2024	$405,000	$231	1750	/3/2	1987	68,607 SF

APN: 081-182-03 Document #: 5438175
Document Type: Bargain and Sale Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: C Subdivision: PARCEL MAP NO 1297 FOR LULA M SHANKLIN MapRef: FILE 768598 Abbreviated Description: Lot:C Subdivision:PARCEL MAP NO 1297 FOR LULA M SHANKLIN Map Ref:FILE 768598City/Muni/Twp:RENO City/Muni/Twp: RENO

7	.57Mi.	**18555 KAY LEE CIR** **RENO, NV 89508-8003**	02/09/2024	$275,000	$254	1080	/3/2	1990	43,996 SF

APN: 081-210-05 Document #: 5434778
Document Type: Bargain and Sale Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 2 Subdivision: PARCEL MAP NO 855 MapRef: FILE 607234 Abbreviated Description: Lot:2 Subdivision:PARCEL MAP NO 855 Map Ref:FILE 607234

8	.99Mi.	**1400 BORDERTOWN RD** **RENO, NV 89508-8000**	01/31/2024	$385,000	$229	1680	/3/2	1986	43,604 SF

APN: 081-140-23 Document #: 5433283
Document Type: Bargain and Sale Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 1 Subdivision: PARCEL MAP NO 1704 MapRef: FILE 943722 Abbreviated Description: Lot:1 Subdivision:PARCEL MAP NO 1704 Map Ref:FILE 943722

9	.51Mi.	**18505 NORTHRIDGE AVE** **RENO, NV 89508-6015**	01/12/2024	$384,800	$245	1568	/4/2	2003	46,261 SF

APN: 081-210-19 Document #: 5429617
Document Type: Bargain and Sale Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 2B Subdivision: H & N PROPERTIES LLC MapRef: FILE 2763597 Abbreviated Description: Lot:2B Subdivision:H & N PROPERTIES LLC Map Ref:FILE 2763597Abbreviated Description:PARCEL MAP 3931

10	.5Mi.	**18165 KAY LEE CIR** **RENO, NV 89508-8002**	11/27/2023	$260,000	$281	924	/3/2	1987	43,996 SF

APN: 081-201-06 Document #: 5421374
Document Type: Bargain and Sale Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: A Subdivision: RAYMOND F AND NORMA K GARDELLA MapRef: DOC 1052318 Abbreviated Description: Lot:A Subdivision:RAYMOND F AND NORMA K GARDELLA Map Ref:DOC 1052318

11	.25Mi.	**17932 US HIGHWAY 395 N** **RENO, NV 89508-8099**	06/30/2023	$250,000	$165	1512	/3/2	2003	48,003 SF

APN: 081-202-21 Document #: 5389388
Document Type: Bargain and Sale Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: B-4 Subdivision: COLD SPRINGS RANCHES MapRef: FILE 2461078 Abbreviated Description: Lot:B-4 Subdivision:COLD SPRINGS RANCHES Map Ref:FILE 2461078Abbreviated Description:MAP NO 3670

12	.4Mi.	**17205 US HIGHWAY 395 N** **RENO, NV 89508-8046**	06/09/2023	$425,000	$239	1776	/3/2	1979	119,790 SF

APN: 081-181-08 Document #: 5385212
Document Type: Bargain and Sale Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 3 Block: III Subdivision: AMENDED NORTHRIDGE SUBDIVISION Abbreviated Description: Block:III Subdivision:AMENDED NORTHRIDGE SUBDIVISION Abbreviated Description:PORTION LOT3

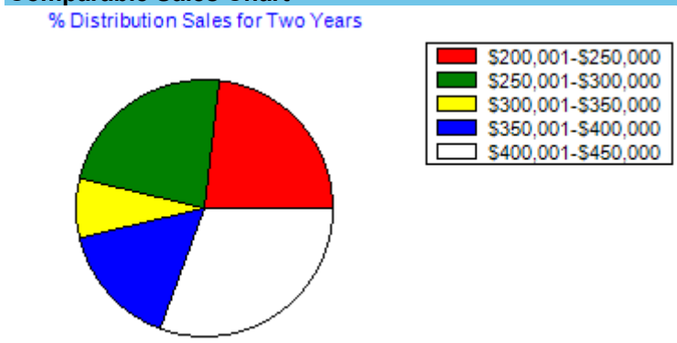
13	.48Mi.	**18150 KAY LEE CIR** **RENO, NV 89508-8002**	03/31/2023	$435,000	$230	1890	/3/3	2020	43,996 SF

APN: 081-201-07 Document #: 5371224
Document Type: Bargain and Sale Deed Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: B Subdivision: PARCEL MAP NO 1944 MapRef: DOC 1052318 Abbreviated Description: Lot:B Subdivision:PARCEL MAP NO 1944 Map Ref:DOC 1052318City/Muni/Twp:RENO City/Muni/Twp: RENO

SiteX™ Report

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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.

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.	**17519 NORTHRIDGE AVE**	**10/30/2018**	$179,870	$62,955	1,560	/3/2	1995	1 SF	
.03Mi.	**17517 NORTHRIDGE AVE**	**03/01/1988**	$105,848	$37,047				1 SF	
.04Mi.	**17970 VOLUNTEER CT**	**09/19/2014**	$175,985	$61,595	1,716	/3/2	1997	1 SF	
.05Mi.	**17990 VOLUNTEER CT**	**02/18/2022**	$170,640	$59,724	1,080	/3/2	1996	1 SF	
.06Mi.	**18200 VOLUNTEER CT**	**03/02/2001**	$171,426	$59,999	1,778	/3/2	1987	1 SF	
.06Mi.	**17705 NORTHRIDGE AVE**	**03/24/2003**	$187,956	$65,785	1,296	/3/2	1998	1 SF	
.07Mi.	**17515 NORTHRIDGE AVE**	**06/01/1982**	$170,535	$59,687	1,669	/3/2	1989	1 SF	
.07Mi.	**17525 NORTHRIDGE AVE**	**09/01/1980**	$132,728	$46,455				2 SF	
.07Mi.	**17960 VOLUNTEER CT**	**05/20/2004**	$178,945	$62,631	1,229	/2/2	2008	1 SF	
.07Mi.	**17505 NORTHRIDGE AVE**	**10/30/2019**	$222,442	$77,855	2,280	/4/2	2005	1 SF	
.09Mi.	**17535 NORTHRIDGE AVE**	**02/01/1986**	$97,668	$34,184				1 SF	
.1Mi.	**17950 VOLUNTEER CT**	**05/05/2015**	$187,002	$65,451	1,178	/3/2	1997	1 SF	
.11Mi.	**17465 NORTHRIDGE AVE**	**10/03/2018**	$215,513	$75,430	2,280	/3/2	2018	1 SF	
.12Mi.	**180 SOUTH AVE**	**06/27/2016**	$92,278	$32,297				2 SF	
.12Mi.	**17598 NORTHRIDGE AVE**	**08/11/2000**	$202,286	$70,800	1,782	/3/2	1998	1 SF	
.13Mi.	**17574 NORTHRIDGE AVE**	**07/30/2021**	$195,138	$68,298	1,456	/3/2	2000	1 SF	

Rent vs. Own

Households Occupied by Renters:	9%	Households Occupied by Owners:	88%

Demographics & Income

Median Age:	38.2 years old	Households:	4,968
Median Household Income:	$88,443	Households w/Family:	78%
Household Income Per Capita:	$37,511	Households w/Family Married:	65%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	Washoe County School District	Students:	64,584
Number of Schools:	111	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.18Mi.	**Nancy Gomes Elementary School** Number of Students: 564 Student-Teacher Ratio: 15.24	C-	Public	PK - 4
9.48Mi.	**North Valleys High School** Number of Students: 2,244 Student-Teacher Ratio: 17.13 Advanced Placement: Yes	D	Public	9 - 12
3.05Mi.	**Cold Springs Middle School** Number of Students: 926 Student-Teacher Ratio: 14.03	D+	Public	5 - 8

SiteX™ Report

OrderID: 92436523

Flood Report

The Subject Property of **17519 NORTHRIDGE AVE, RENO, NV 89508-8042** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	24%	SIGNIFICANTLY LOWER
BURGLARY	44%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	36%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	30%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	83%	LOWER
MURDER	40%	SIGNIFICANTLY LOWER
OVERALL	38%	SIGNIFICANTLY LOWER

Disaster Alerts

6/11/2024 - Sullivan Fire 6/11/2024 - Trail Fire

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