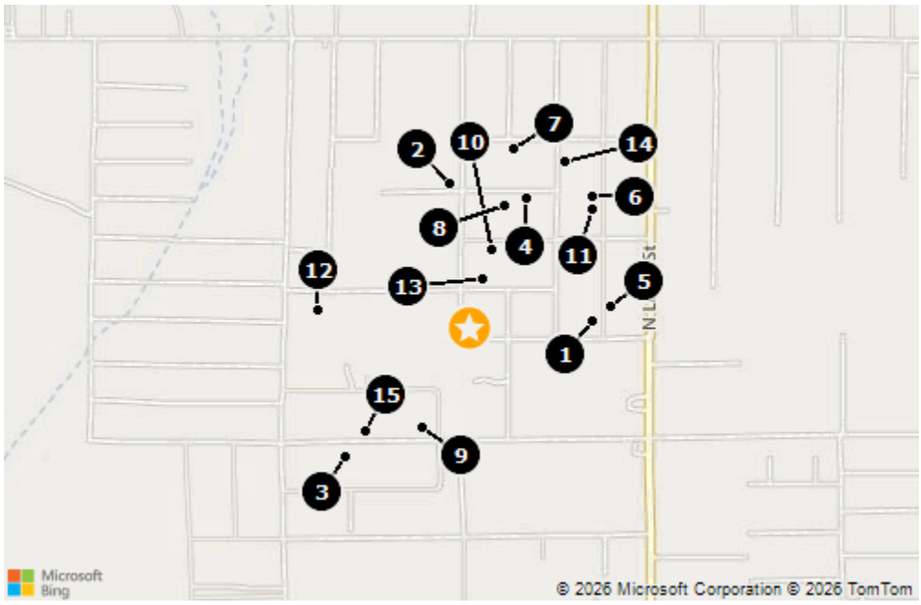
ICE SiteX Report

OrderID: 98722517

SiteX Property Information Report



Subject Property Location

2480 GREYHOUND ST, PAHRUMP, NV 89060-5308

County:	**NYE NV**	Census Tract:	320239604.152028
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	RH-4.5
Parcel Number:	036-524-08	Thomas Bros Pg-Grid:	

Valuation

Value:	**$388,000**	FSD:	29	Common Confidence Score:	22
Value Range:	$275,480 - $500,520	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	062
Assd Land Value:	$4,631	Market Land Value:	$13,231	Tax Year:	2026
Assd Improvement:	$66,249	Market Improvment Value:	$189,282	Total Taxable Value:	$1,718
Total Assessed Value:	$70,880	Total Assessor Market Value:	$202,513	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: 5 Subdivision: SHADOW MOUNTAIN ESTATES Sec/Twnship/Range: SEC 06 TWN 20S RNG 53E

Abbreviated Description:	T20S R53E S6 B.5 L.8 1.07ACRES SHADOW MOUNTAIN ESTATES
City/Muni/Twp:	PAHRUMP

Property Characteristics

Lot Size:	1.070 AC	Bedrooms:		Pool:	
Building Area:	2280 SF	Baths:		Fireplace:	
Year Built:	2004	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:	1	Garage Type:	Carport	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:	4	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/27/2026	Sales Price:	N/A
Document #:	1079406 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/24/2023	Sales Price:	N/A
Document #:	1001299 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/22/2021	Sales Price:	N/A
Document #:	958169 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/20/2019	Loan Amount:	N/A
Document #:	921298 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2049	Type Finance:	

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Legal Description:
Lot: 8 Block: 5 Subdivision: SHADOW MOUNTAIN ESTATES
City/Muni/Twp: PAHRUMP

Prior Transfer

Recording Date:	11/14/2019	Sales Price:	N/A
Document #:	921053 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/07/2017	Sales Price:	N/A
Document #:	876000 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/18/2017	Loan Amount:	N/A
Document #:	875078 BK-PG -	Loan Type:	VA
TD Due Date:	08/01/2047	Type Finance:	

Legal Description:
Lot: 8 Block: 5

Prior Transfer

Recording Date:	12/27/2016	Sales Price:	N/A
Document #:	864253 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/01/2016	Sales Price:	$159,600
Document #:	863376 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	11/09/2016		
Document Type:			

Legal Description:
Lot: 8 Block: 5 Subdivision: SHADOW MOUNTAIN ESTATES

Prior Transfer

Recording Date:	09/13/2013	Sales Price:	$92,850
Document #:	806794 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/08/2010	Sales Price:	N/A
Document #:	742182 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/01/2010	Loan Amount:	N/A
Document #:	741876 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2040	Type Finance:	

Legal Description:
Lot: 8 Block: 5 Subdivision: SHADOW MOUNTAIN ESTATES

Prior Transfer

Recording Date:	10/22/2008	Sales Price:	$114,000
Document #:	717651 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/08/2008		
Document Type:			

Legal Description:
Lot: 8 Block: 5 Subdivision: SHADOW MOUNTAIN ESTATES Map Ref: DOC65850

Prior Transfer

Recording Date:	03/14/2008	Sales Price:	N/A
Document #:	705323 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/20/2008		
Document Type:			

Legal Description:
Lot: 8 Block: 5 Subdivision: SHADOW MOUNTAIN ESTATES Map Ref: DOC65850

Prior Transfer

Recording Date:	03/10/2008	Sales Price:	$163,922
Document #:	705011 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/21/2008		
Document Type:			

Legal Description:
Lot: 8 Block: 5 Subdivision: SHADOW MOUNTAIN ESTATES Map Ref: DOC65850
City/Muni/Twp: PAHRUMP

Prior Transfer

Recording Date:	11/30/2006	Sales Price:	$183,500
Document #:	673018 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/25/2006		
Document Type:			

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Legal Description:
Lot: 8 Block: 5 Subdivision: SHADOW MOUNTAIN ESTATES Map Ref: DOC65850

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 Block: 5 Subdivision: SHADOW MOUNTAIN ESTATES Sec/Twnship/Range: SEC 06 TWN 20S RNG 53E
Abbreviated Description: T20S R53E S6 B.5 L.8 1.07ACRES SHADOW MOUNTAIN ESTATES
City/Muni/Twp: PAHRUMP

Area Sales Analysis

Total Area Sales	$3,364,198	Median # of Bedrooms	
Median Lot Size	47,916 SF	Median # of Baths	
Median Living Area	1,566 SF	Median Year Built	1998
Price Range - 2 Yrs	$93,995 to $360,000	Age Range	23 years to 44 years
Median Value	$222,000	Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**1300 LANDMARK AVE** **PAHRUMP, NV 89060-3612**	09/28/2026	$129,903	$90	1432	//	1982	47,916 SF	
		APN: 036-028-19 Document #: 1081668 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 27 Block: D Subdivision: LANDMARK SUBDIVISION MapRef: DOC 47135 Abbreviated Description: Lot:27 Block:D Subdivision:LANDMARK SUBDIVISION Map Ref:DOC 47135								
2	.38Mi.	**1640 N WOODCHIPS RD** **PAHRUMP, NV 89060-3561**	09/22/2026	$360,000	$175	2052	//	2002	42,689 SF	
		APN: 036-012-10 Document #: 1081419 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Sec/Twnship/Range: SE4NW4 S06T20SR53E MDBM Abbreviated Description: Sec/Twnship/Range:SE4NW4 S06T20SR53E MDBM								
3	.47Mi.	**2831 W IRENE ST** **PAHRUMP, NV 89060-3819**	09/11/2026	$130,000			//		46,174 SF	
		APN: 036-571-05 Document #: 1081046 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 5 Block: 3 Subdivision: GREEN BEE RANCHOS SUBDIVISION MapRef: MB 371 PG 22 Abbreviated Description: Lot:5 Block:3 Subdivision:GREEN BEE RANCHOS SUBDIVISION Map Ref:MB 371 PG 22								
4	.35Mi.	**2321 GUINN CT** **PAHRUMP, NV 89060-3570**	07/27/2026	$235,000	$131	1792	//	2002	49,223 SF	
		APN: 036-012-32 Document #: 1077915 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 2 MapRef: FILE 444408 Sec/Twnship/Range: SW4NE4 S06T20SR53E MDBM Abbreviated Description: Lot:2 Map Ref:FILE 444408Sec/Twnship/Range:SW4NE4 S06T20SR53E MDBM								
5	.39Mi.	**1331 LANDMARK AVE** **PAHRUMP, NV 89060-3613**	06/26/2026	$180,000	$144	1248	//	1991	47,916 SF	
		APN: 036-027-10 Document #: 1076112 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 23 Block: D Subdivision: LANDMARK SUBDIVISION MapRef: DOC 47135 Abbreviated Description: Lot:23 Block:D Subdivision:LANDMARK SUBDIVISION Map Ref:DOC 47135								
6	.47Mi.	**1620 LANDMARK AVE** **PAHRUMP, NV 89060-3516**	06/23/2026	$180,000			//		47,916 SF	
		APN: 036-025-10 Document #: 1075980 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 19 Block: C Subdivision: LANDMARK SUBDIVISION MapRef: DOC 47135 Abbreviated Description: Lot:19 Block:C Subdivision:LANDMARK SUBDIVISION Map Ref:DOC 47135								
7	.47Mi.	**2351 STARDUST ST** **PAHRUMP, NV 89060-3567**	04/30/2026	$222,000	$141	1566	//	2001	49,223 SF	
		APN: 036-012-15 Document #: 1069477 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 1 MapRef: FILE 444404 Sec/Twnship/Range: SW4NE4 S20SR53E MDB&M Abbreviated Description: Lot:1 Map Ref:FILE 444404Sec/Twnship/Range:SW4NE4 S20SR53E MDB&M								
8	.33Mi.	**2381 GUINN CT** **PAHRUMP, NV 89060-3570**	04/30/2026	$340,000	$164	2066	//	2003	49,223 SF	
		APN: 036-012-30 Document #: 1069469 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 4 MapRef: DOC 444407 Sec/Twnship/Range: SW4NE4 S06T20SR53E MDB&M Abbreviated Description: Lot:4 Map Ref:DOC 444407Sec/Twnship/Range:SW4NE4 S06T20SR53E MDB&M								
9	.3Mi.	**2610 W IRENE ST** **PAHRUMP, NV 89060-3815**	04/29/2026	$184,900	$163	1128	//	1986	45,738 SF	
		APN: 036-562-09 01 Document #: 1069379 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 9 Block: 1-2 Subdivision: GREEN BEE RANCHOS SUBDIVISION MapRef: FILE 75941 Abbreviated Description: Lot:9 Block:1-2 Subdivision:GREEN BEE RANCHOS SUBDIVISION Map Ref:FILE 75941								
10	.2Mi.	**2421 W ADKISSON ST** **PAHRUMP, NV 89060-3522**	01/22/2026	$275,000	$160	1716	//	1998	49,223 SF	
		APN: 036-522-03 Document #: 1064632 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 3 Block: 4 Subdivision: SHADOW MOUNTAIN ESTATES MapRef: FILE 65850 Abbreviated Description: Lot:3 Block:4 Subdivision:SHADOW MOUNTAIN ESTATES Map Ref:FILE 65850								
11	.45Mi.	**1590 LANDMARK AVE** **PAHRUMP, NV 89060-3696**	01/07/2026	$93,995			//		47,916 SF	
		APN: 036-025-11 Document #: 1063998								

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Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 22 Block: C Subdivision: LANDMARK SUBDIVISION MapRef: DOC 47135 Abbreviated Description: Lot:22 Block:C Subdivision:LANDMARK SUBDIVISION Map Ref:DOC 47135

12 .4Mi. **2911 SHADOW MOUNTAIN ST PAHRUMP, NV 89060-3584** 12/23/2025 $347,500 $213 1624 // 1996 202,990 SF V
APN: 036-533-02 Document #: 1063558
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 2 Block: 3 Subdivision: SHADOW MOUNTAIN ESTATES MapRef: FILE 65850 Abbreviated Description: Lot:2 Block:3 Subdivision:SHADOW MOUNTAIN ESTATES Map Ref:FILE 65850

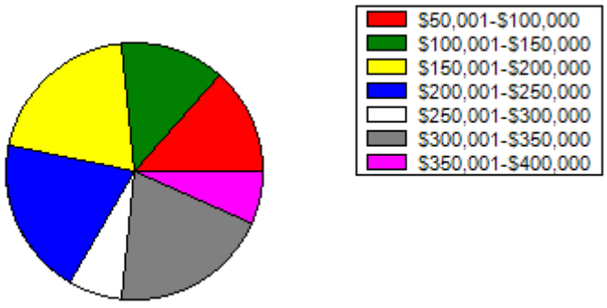
13 .13Mi. **2450 SHADOW MOUNTAIN ST PAHRUMP, NV 89060-3670** 12/16/2025 $349,900 $164 2122 // 1993 49,223 SF
APN: 036-522-08 Document #: 1062889
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 8 Block: 4 Subdivision: SHADOW MOUNTAIN ESTATES MapRef: FILE 65850 Abbreviated Description: Lot:8 Block:4 Subdivision:SHADOW MOUNTAIN ESTATES Map Ref:FILE 65850

14 .51Mi. **1711 ROYAL AVE PAHRUMP, NV 89060-3531** 11/18/2025 $100,000 // 47,916 SF
APN: 036-025-17 Document #: 1060695
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 5 Block: C Subdivision: LANDMARK SUBDIVISION MapRef: DOC 47135 Abbreviated Description: Lot:5 Block:C Subdivision:LANDMARK SUBDIVISION Map Ref:DOC 47135

15 .38Mi. **2750 W IRENE ST PAHRUMP, NV 89060-3817** 11/06/2025 $236,000 $125 1883 // 2001 38,333 SF
APN: 036-562-20 Document #: 1059800
Document Type: Price Code: V
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 13 Block: 2 Subdivision: GREEN BEE RANCHOS MapRef: FILE 414506 Abbreviated Description: Subdivision:GREEN BEE RANCHOS Map Ref:FILE 414506Abbreviated Description:LOT: PORTION OF LOT 13 & PARCEL 2

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**2480 GREYHOUND ST**		$202,513	$70,880	2,280		2004	1 SF	
.06Mi.	**2481 SHADOW MOUNTAIN ST**		$140,279	$49,098	1,188		1996	1 SF	
.07Mi.	**2451 SHADOW MOUNTAIN ST**		$124,474	$43,566	1,296		1996	1 SF	
.08Mi.	**1220 DARCY LN**		$58,964	$20,637				5 SF	
.08Mi.	**2390 GREYHOUND ST**		$143,192	$50,117	1,602		1994	1 SF	
.1Mi.	**2391 SHADOW MOUNTAIN ST**		$103,907	$36,368	1,440		1992	1 SF	
.11Mi.	**2601 SHADOW MOUNTAIN ST**		$133,625	$46,769	1,759		1991	5 SF	
.13Mi.	**1401 N WOODCHIPS RD**		$155,840	$54,544	1,526		1999	1 SF	
.13Mi.	**2450 SHADOW MOUNTAIN ST**	**11/04/2025**	$143,621	$50,268	2,122		1993	1 SF	
.16Mi.	**2331 SHADOW MOUNTAIN ST**		$267,658	$93,680	2,474		2004	1 SF	
.17Mi.	**1400 N WOODCHIPS RD**		$179,923	$62,973	1,881		2002	5 SF	
.18Mi.	**2630 SHADOW MOUNTAIN ST**		$173,502	$60,726	1,755		1998	1 SF	
.19Mi.	**2451 W ADKISSON ST**	**01/04/2025**	$153,561	$53,747	1,696		2006	1 SF	
.2Mi.	**2421 W ADKISSON ST**	**01/20/2026**	$132,743	$46,460	1,716		1998	1 SF	
.21Mi.	**2391 W ADKISSON ST**		$53,905	$18,867				1 SF	
.23Mi.	**2301 W ADKISSON ST**	**12/26/2024**	$161,982	$56,694	1,449	/3/2	1990	9 SF	

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Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	54.1 years old	Households:	4,957
Median Household Income:	$55,643	Households w/Family:	56%
Household Income Per Capita:	$29,386	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	19%

School District

School District Zone:	Nye County School District	Students:	5,742
Number of Schools:	23	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.95Mi.	**Rosemary Clarke Middle School** Number of Students: 1,030 Student-Teacher Ratio: 23.95	C-	Public	6 - 8
4.18Mi.	**Manse Elementary School** Number of Students: 535 Student-Teacher Ratio: 20.58	C	Public	KG - 5
4.48Mi.	**Pahrump Valley High School** Number of Students: 1,333 Student-Teacher Ratio: 23.8 Advanced Placement: Yes	NA	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	87%	LOWER
BURGLARY	131%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	79%	LOWER
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	72%	NOTABLY LOWER
MURDER	90%	LOWER
OVERALL	97%	SIMILAR

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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