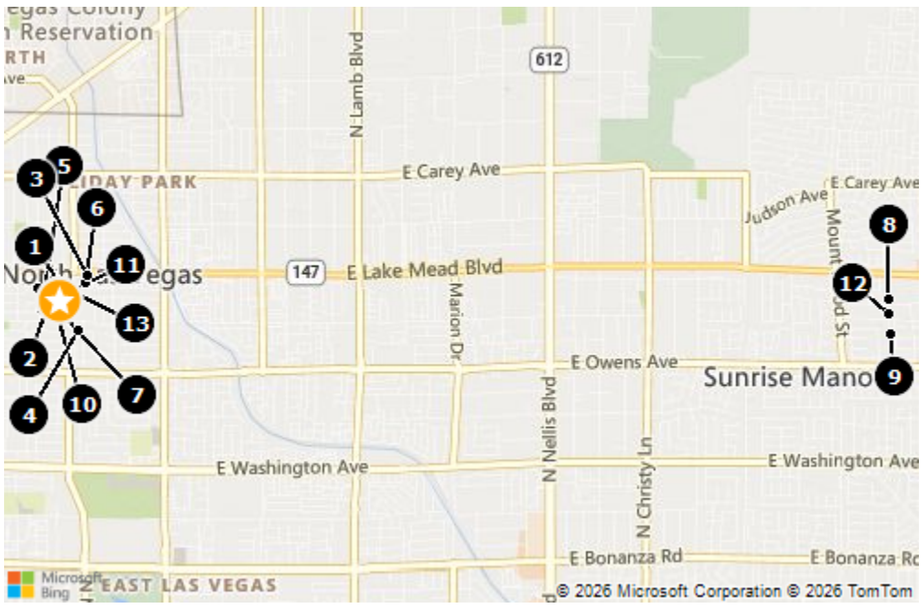
ICE SiteX Report

OrderID: 98612405

SiteX Property Information Report



Subject Property Location

2838 FLOWER AVE, NORTH LAS VEGAS, NV 89030-8702

County:	**CLARK NV**	Census Tract:	320030041.001003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	139-24-314-002	Thomas Bros Pg-Grid:	864-4J

Valuation

Value:	**$374,000**	FSD:	14	Common Confidence Score:	48
Value Range:	$321,640 - $426,360	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	250
Assd Land Value:	$24,500	Market Land Value:	$70,000	Tax Year:	2026
Assd Improvement:	$24,051	Market Improvment Value:	$68,717	Total Taxable Value:	$942
Total Assessed Value:	$48,551	Total Assessor Market Value:	$138,717	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 21 Block: 1 District: NLV Subdivision: COLLEGE PARK #8 UNIT #2 Legal Unit: 2 Map Ref: PB B0005 P0025 Sec/Twnship/Range: SEC 24 TWN 20S RNG 61E

Abbreviated Description: COLLEGE PARK #8 UNIT #2 PLAT BOOK 5 PAGE 25 LOT 21 BLOCK 1

City/Muni/Twp: NORTH LAS VEGAS

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	3	Pool:	
Building Area:	1841 SF	Baths:	2	Fireplace:	1
Year Built:	1958	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Block
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	S/L+B	Number of Cars:		A/C:	Evap Cooler
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/19/1999	Sales Price:	$97,900
Document #:	19990519 00001900 BK-PG 5 -25	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Lot: 21 Block: 1 District: NLV Subdivision: COLLEGE PARK #8 UNIT #2 Legal Unit: 2 Map Ref: PB B0005 P0025 Sec/Twnship/Range: SEC 24 TWN 20S RNG 61E

Abbreviated Description: COLLEGE PARK #8 UNIT #2 PLAT BOOK 5 PAGE 25 LOT 21 BLOCK 1

City/Muni/Twp: NORTH LAS VEGAS

Prior Transfer

Recording Date:	05/19/1999	Sales Price:	$98,000
Document #:	BK-PG 990519-01900	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/03/1999		
Document Type:			

Legal Description:

Lot: 21 Block: 1 Subdivision: COLLEGE PARK #8 UNIT #2 Map Ref: MB5 PG25

Prior Transfer

Recording Date:	02/16/1999	Sales Price:	N/A
Document #:	BK-PG 990216-02239	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/05/1999		
Document Type:			

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Legal Description:
Lot: 21 Block: 1 Subdivision: COLLEGE PARK #8 UNIT #2 Map Ref: MB5 PG25

Prior Transfer

Recording Date:	08/27/1998	Sales Price:	N/A
Document #:	BK-PG 980827-02314	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/13/1998		
Document Type:			

Legal Description:
Lot: 21 Block: 1 Subdivision: COLLEGE PARK #8 UNIT 2 Map Ref: MB5 PG8
City/Muni/Twp: NORTH LAS VEGAS

Prior Transfer

Recording Date:	05/06/1998	Sales Price:	$73,404
Document #:	BK-PG 980506-00221	Type of Sale:	Full Amount on Deed
Contract Date:	04/30/1998		
Document Type:			

Legal Description:
Lot: 21 Block: 1 Subdivision: COLLEGE PARK #8 UNIT 2 Map Ref: MB5 PG25
City/Muni/Twp: NORTH LAS VEGAS

Prior Transfer

Recording Date:	02/28/1995	Sales Price:	N/A
Document #:	BK-PG 950228-00539	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/07/1995		
Document Type:			

Legal Description:
Lot: 21 Block: 1 Subdivision: COLLEGE PARK #8 UNIT 2 Map Ref: MB5 PG25

Prior Transfer

Recording Date:	10/07/1994	Sales Price:	N/A
Document #:	BK-PG 941007-00094	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/18/1994		
Document Type:			

Legal Description:
Lot: 21 Block: 1 Subdivision: COLLEGE PARK #8 UNIT #2 Map Ref: MB5 PG25

Prior Transfer

Recording Date:	09/21/1994	Sales Price:	$75,305
Document #:	BK-PG 940921-00169	Type of Sale:	Full Amount on Deed
Contract Date:	09/13/1994		
Document Type:			

Legal Description:
Lot: 21 Block: 1 Subdivision: COLLEGE PARK #8 UNIT #2 Map Ref: MB5 PG25

Prior Transfer

Recording Date:	12/08/1993	Sales Price:	N/A
Document #:	BK-PG 931208-01363	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/08/1993		
Document Type:			

Legal Description:
Lot: 21 Block: 1 Subdivision: COLLEGE PARK #8 UNIT #2 Map Ref: MB5 PG25

Area Sales Analysis

Total Area Sales	$3,950,999	Median # of Bedrooms	3
Median Lot Size	6,534 SF	Median # of Baths	2
Median Living Area	1,161 SF	Median Year Built	1959
Price Range - 2 Yrs	$230,000 to $360,000	Age Range	66 years to 71 years
Median Value	$305,000	Median Age	67 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**1922 DOUGLAS ST** **NORTH LAS VEGAS, NV 89030-7339**	09/04/2026	$243,500	$198	1225	5/3/2	1959	7,841 SF	
		APN: 139-24-311-045 Document #: 20260904-0000623 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 2 Block: 5 Subdivision: COLLEGE PARK NO 9 MapRef: MB 5 PG 30 Abbreviated Description: Lot:2 Block:5 Subdivision:COLLEGE PARK NO 9 Map Ref:MB 5 PG 30								
2	.08Mi.	**2829 EMMONS AVE** **NORTH LAS VEGAS, NV 89030-8700**	09/03/2026	$325,000	$279	1161	5/3/2	1959	6,534 SF	
		APN: 139-24-311-078 Document #: 20260903-0001954 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Block: 2 Subdivision: COLLEGE PARK NO 9 MapRef: MB 5 PG 30 Abbreviated Description: Lot:15 Block:2 Subdivision:COLLEGE PARK NO 9 Map Ref:MB 5 PG 30								
3	.19Mi.	**3104 WRIGHT AVE** **NORTH LAS VEGAS, NV 89030-8709**	08/13/2026	$357,500	$378	945	5/3/1	1960	6,534 SF	
		APN: 139-24-710-006 Document #: 20260813-0002212 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Block: 2 Subdivision: COLLEGE PARK NO 15 MapRef: MB 5 PG 78 Abbreviated Description: Lot:6 Block:2 Subdivision:COLLEGE PARK NO 15 Map Ref:MB 5 PG 78								
4	.18Mi.	**1720 BELMONT ST** **NORTH LAS VEGAS, NV 89030-7257**	07/06/2026	$300,000	$258	1161	5/3/2	1960	6,098 SF	
		APN: 139-24-810-013 Document #: 20260706-0001197 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 14 Block: 3 Subdivision: COLLEGE PARK NO 13 MapRef: MB 5 PG 57 Abbreviated Description: Lot:14 Block:3 Subdivision:COLLEGE PARK NO 13 Map Ref:MB 5 PG 57

5	.11Mi.	**2806 PERLITER AVE** **NORTH LAS VEGAS, NV 89030-7311**	06/18/2026	$242,000	$205	1180	6/3/1	1957	7,405 SF	

APN: 139-24-315-007 Document #: 20260618-0001703
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 23 Block: 2 Subdivision: COLLEGE PARK UNIT NO 8 Legal Unit: 1 MapRef: MB 5 PG 6 Abbreviated Description: Lot:23 Block:2 Subdivision:COLLEGE PARK UNIT NO 8 Legal Unit:1 Map Ref:MB 5 PG 6

6	.16Mi.	**3101 WRIGHT AVE** **NORTH LAS VEGAS, NV 89030-8710**	06/01/2026	$230,000	$109	2108	8/4/1	1960	7,405 SF	

APN: 139-24-710-055 Document #: 20260601-0000990
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 5 Block: 3 Subdivision: COLLEGE PARK NO 15 MapRef: MB 5 PG 78 Abbreviated Description: Lot:5 Block:3 Subdivision:COLLEGE PARK NO 15 Map Ref:MB 5 PG 78

7	.14Mi.	**2801 EMMONS AVE** **NORTH LAS VEGAS, NV 89030-8700**	05/07/2026	$359,999	$310	1161	5/3/2	1959	6,098 SF	Yes

APN: 139-24-311-071 Document #: 20260507-0001797
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 8 Block: 2 Subdivision: COLLEGE PARK NO 9 MapRef: MB 5 PG 30 Abbreviated Description: Lot:8 Block:2 Subdivision:COLLEGE PARK NO 9 Map Ref:MB 5 PG 30

8	.09Mi.	**1912 STATZ ST** **NORTH LAS VEGAS, NV 89030-7370**	04/30/2026	$335,000	$269	1242	6/3/1	1959	6,098 SF	

APN: 139-24-311-034 Document #: 20260430-0003122
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 6 Block: 6 Subdivision: COLLEGE PARK NO 9 MapRef: MB 5 PG 30 Abbreviated Description: Lot:6 Block:6 Subdivision:COLLEGE PARK NO 9 Map Ref:MB 5 PG 30

9	.13Mi.	**1736 STATZ ST** **NORTH LAS VEGAS, NV 89030-7260**	03/02/2026	$263,000	$257	1023	5/3/2	1955	6,970 SF	

APN: 139-24-411-077 Document #: 20260302-0001820
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 7 Block: 3 Subdivision: COLLEGE PARK NO 7 MapRef: MB 4 PG 80 Abbreviated Description: Lot:7 Block:3 Subdivision:COLLEGE PARK NO 7 Map Ref:MB 4 PG 80

10	.05Mi.	**2825 HICKEY AVE** **NORTH LAS VEGAS, NV 89030-7399**	10/16/2025	$350,000	$210	1661	6/3/2	1958	6,098 SF	

APN: 139-24-311-022 Document #: 20251016-0001533
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 14 Block: 7 Subdivision: COLLEGE PARK NO 9 MapRef: MB 5 PG 30 Abbreviated Description: Lot:14 Block:7 Subdivision:COLLEGE PARK NO 9 Map Ref:MB 5 PG 30

11	.02Mi.	**2837 HICKEY AVE** **NORTH LAS VEGAS, NV 89030-7399**	09/25/2025	$280,000	$320	875	4/2/1	1958	5,663 SF	

APN: 139-24-311-025 Document #: 20250925-0001179
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 17 Block: 7 Subdivision: COLLEGE PARK NO 9 MapRef: MB 5 PG 30 Abbreviated Description: Lot:17 Block:7 Subdivision:COLLEGE PARK NO 9 Map Ref:MB 5 PG 30

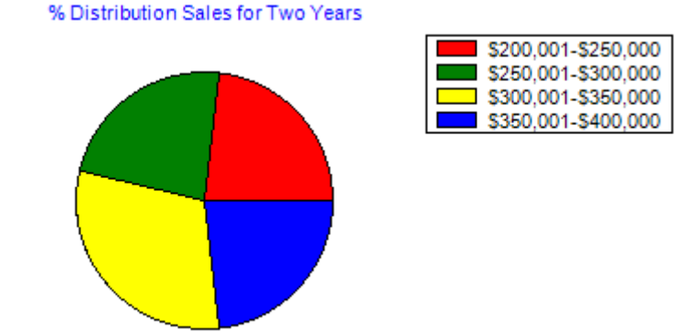
12	.04Mi.	**1836 STATZ ST** **NORTH LAS VEGAS, NV 89030-7316**	09/22/2025	$360,000	$236	1521	6/3/2	1958	6,970 SF	

APN: 139-24-314-019 Document #: 20250922-0001492
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2 Block: 4 Subdivision: COLLEGE PARK NO 8 UNIT NO 2 MapRef: MB 5 PG 25 Abbreviated Description: Lot:2 Block:4 Subdivision:COLLEGE PARK NO 8 UNIT NO 2 Map Ref:MB 5 PG 25

13	.07Mi.	**1901 BELMONT ST** **NORTH LAS VEGAS, NV 89030-7393**	08/15/2025	$305,000	$262	1161	5/3/2	1960	6,098 SF	

APN: 139-24-710-042 Document #: 20250815-0001350
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 9 Block: 1 Subdivision: COLLEGE PARK UNIT NO 15 MapRef: MB 5 PG 78 Abbreviated Description: Lot:9 Block:1 Subdivision:COLLEGE PARK UNIT NO 15 Map Ref:MB 5 PG 78

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.

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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.	**2838 FLOWER AVE**	**05/19/1999**	$138,717	$48,551	1,841	6/3/2	1958	6,098 SF	
.01Mi.	**2834 FLOWER AVE**	**09/10/2013**	$109,586	$38,355	1,002	5/3/1	1958	6,098 SF	
.01Mi.	**2842 FLOWER AVE**	**02/21/2018**	$110,666	$38,733	875	4/2/1	1958	6,970 SF	
.02Mi.	**2841 HICKEY AVE**	**09/27/2016**	$117,834	$41,242	1,161	5/3/2	1958	6,098 SF	
.02Mi.	**2837 HICKEY AVE**	**09/25/2025**	$107,531	$37,636	875	4/2/1	1958	5,663 SF	
.02Mi.	**2845 HICKEY AVE**	**06/27/2005**	$122,203	$42,771	1,422	7/4/1	1958	6,534 SF	
.02Mi.	**2830 FLOWER AVE**		$107,817	$37,736	875	4/2/1	1958	6,098 SF	
.03Mi.	**2839 FLOWER AVE**	**08/22/2001**	$109,386	$38,285	875	4/2/1	1958	5,663 SF	
.03Mi.	**2833 HICKEY AVE**	**08/12/2024**	$125,423	$43,898	1,371	6/3/2	1958	6,098 SF	
.03Mi.	**2835 FLOWER AVE**		$116,289	$40,701	1,161	5/3/2	1958	6,098 SF	
.03Mi.	**2843 FLOWER AVE**	**07/02/2009**	$138,426	$48,449	1,896	8/5/2	1958	6,970 SF	
.03Mi.	**2828 FLOWER AVE**	**04/28/2022**	$118,766	$41,568	1,242	6/4/1	1958	6,098 SF	
.04Mi.	**2831 FLOWER AVE**	**09/20/2016**	$153,934	$53,877	1,526	5/4/2	1958	6,098 SF	
.04Mi.	**2829 HICKEY AVE**	**09/15/2023**	$111,500	$39,025	1,033	5/3/1	1958	5,663 SF	
.04Mi.	**1848 STATZ ST**	**02/03/2011**	$129,406	$45,292	1,565	5/3/2	1958	6,098 SF	
.04Mi.	**1842 STATZ ST**	**03/28/2005**	$112,297	$39,304	945	5/3/1	1958	6,534 SF	

Rent vs. Own

Households Occupied by Renters:	58%	Households Occupied by Owners:	37%

Demographics & Income

Median Age:	31.4 years old	Households:	16,635
Median Household Income:	$45,200	Households w/Family:	69%
Household Income Per Capita:	$16,681	Households w/Family Married:	38%
Most Common Education Level:	Some High School	Households w/Family Children:	43%

School District

School District Zone:	Clark County School District	Students:	301,697
Number of Schools:	379	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.75Mi.	**J. D. Smith Middle School** Number of Students: 1,181 Student-Teacher Ratio: 20.36	D-	Public	6 - 8
0.12Mi.	**Tom Williams Elementary School** Number of Students: 538 Student-Teacher Ratio: 16.3	D	Public	KG - 5
0.99Mi.	**Rancho High School** Number of Students: 2,715 Student-Teacher Ratio: 21.21 Advanced Placement: Yes	NA	Public	9 - 12

Flood Report

The Subject Property of **2838 FLOWER AVE, NORTH LAS VEGAS, NV 89030-8702** 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	115%	HIGHER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	105%	SIMILAR
OVERALL	84%	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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ICE SiteX Report

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