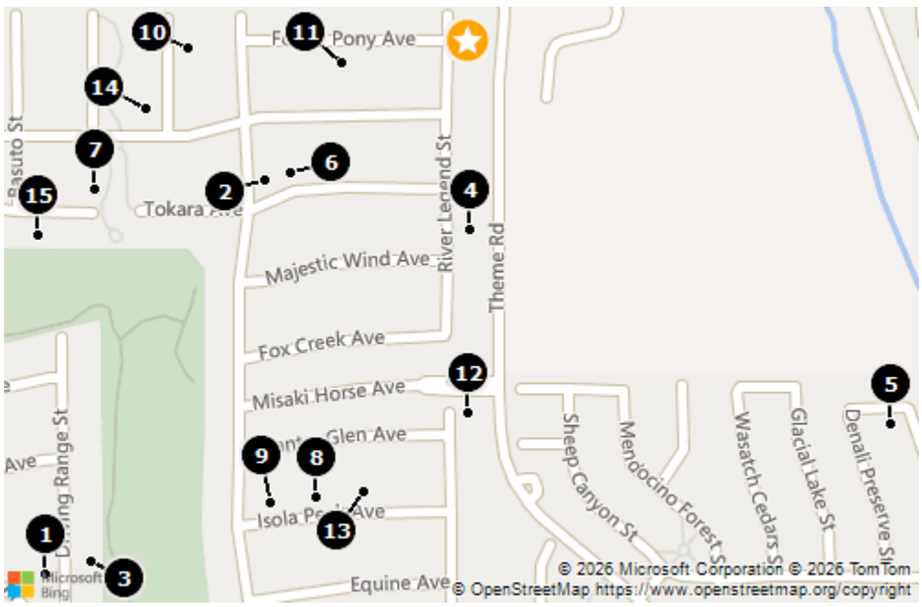
# ICE SiteX Report

**OrderID: 98230845**

## SiteX Property Information Report




## Subject Property Location

### 3326 RIVER LEGEND ST, LAS VEGAS, NV 89122-3490

| | | | |
|---|---|---|---|
| County: | **CLARK NV** | Census Tract: | 320030050.151000 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 161-15-110-038 | Thomas Bros Pg-Grid: | 895-6H |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$380,000** | FSD: | 6 | Common Confidence Score: | 84 |
| Value Range: | $357,200 - $402,800 | ICE Confidence Score: | 94 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | 570 |
| Assd Land Value: | $24,150 | Market Land Value: | $69,000 | Tax Year: | 2026 |
| Assd Improvement: | $83,555 | Market Improvment Value: | $238,729 | Total Taxable Value: | $2,127 |
| Total Assessed Value: | $107,705 | Total Assessor Market Value: | $307,729 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 1019 District: WHI Subdivision: STALLION MOUNTAIN EST 2 UNIT 10-11 Legal Unit: 10 Map Ref: PB B0129 P0064 Sec/Twnship/Range: SEC 15 TWN 21S RNG 62E

| | |
|---|---|
| Abbreviated Description: | STALLION MOUNTAIN EST 2 UNIT 10-11 PLAT BOOK 129 PAGE 64 LOT 1019 |
| City/Muni/Twp: | WHITNEY TOWN |

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 5,227 SF | Bedrooms: | 2 | Pool: | |
| Building Area: | 1570 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 2008 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | 5 | Ext Walls: | Stucco |
| Number of Units: | | Garage Type: | Attached | Heating: | Forced Air |
| Number of Stories: | 1 | Number of Cars: | 2 | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | Tile |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/27/2026 | Sales Price: | N/A |
| Document #: | 20260327-0001613 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/02/2025 | Loan Amount: | N/A |
| Document #: | 20250602-0001088 BK-PG - | Loan Type: | FHA |
| TD Due Date: | | Type Finance: | |

**Legal Description:**
Lot: 1019 Subdivision: STALLION MOUNTAIN ESTATES II UNIT 10 11 Legal Unit: 10
City/Muni/Twp: LAS VEGAS

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/27/2022 | Sales Price: | N/A |
| Document #: | 20220127-0001503 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/10/2022 | Sales Price: | $375,000 |

# ICE SiteX Report

**OrderID: 98230845**

| | | | |
|---|---|---|---|
| Document #: | 20220110-0001499 BK-PG - | Type of Sale: | Verified Sale Price |
| Contract Date: | 12/30/2021 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 1019 Subdivision: STALLION MOUNTAIN ESTATES II UNIT 10 11 Map Ref: MB 129 PG 64
City/Muni/Twp: LAS VEGAS

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/25/2020 | Loan Amount: | N/A |
| Document #: | 20201125-0003136 BK-PG - | Loan Type: | VA |
| TD Due Date: | 12/01/2042 | Type Finance: | |

**Legal Description:**
Lot: 1019 Subdivision: STALLION MOUNTAIN ESTATES II UNIT 10 11

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/20/2020 | Sales Price: | N/A |
| Document #: | 20201120-0001309 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 02/19/2013 | Loan Amount: | N/A |
| Document #: | 201302190001219 BK-PG - | Loan Type: | VA |
| TD Due Date: | 03/01/2043 | Type Finance: | |

**Legal Description:**
Lot: 1019 Subdivision: STALLION MOUNTAIN ESTATES II Legal Unit: 10
Abbreviated Description: UNIT 11

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/08/2012 | Sales Price: | $225,142 |
| Document #: | 201206080001233 BK-PG 20090611-0002074 | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 06/11/2009 | Loan Amount: | N/A |
| Document #: | BK-PG 20090611-0002074 | Loan Type: | VA |
| TD Due Date: | 06/01/2039 | Type Finance: | |

**Legal Description:**
Lot: 1019 Subdivision: STALLION MOUNTAIN ESTATES II UNIT 10-11

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/10/2008 | Sales Price: | $230,000 |
| Document #: | 20220110 00001499 BK-PG 812 -1758 | Type of Sale: | Qualified Sale |
| Document Type: | | | |

**Legal Description:**
Lot: 1019 District: WHI Subdivision: STALLION MOUNTAIN EST 2 UNIT 10-11 Legal Unit: 10 Map Ref: PB B0129 P0064 Sec/Twnship/Range: SEC 15 TWN 21S RNG 62E
Abbreviated Description: STALLION MOUNTAIN EST 2 UNIT 10-11 PLAT BOOK 129 PAGE 64 LOT 1019
City/Muni/Twp: WHITNEY TOWN

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/10/2008 | Sales Price: | N/A |
| Document #: | BK-PG 20081210-0001759 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 11/25/2008 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 1019 Subdivision: STALLION MOUNTAIN ESTATES II UNIT 10-11 Map Ref: MB129 PG64

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/10/2008 | Sales Price: | $230,000 |
| Document #: | BK-PG 20081210-0001758 | Type of Sale: | Full Amount on Deed |
| Contract Date: | 12/01/2008 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 1019 Subdivision: STALLION MOUNTAIN ESTATES II UNIT 10-11 Map Ref: MB129 PG64

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $5,341,500 | Median # of Bedrooms | 3 |
| Median Lot Size | 5,227 SF | Median # of Baths | 2 |
| Median Living Area | 1,420 SF | Median Year Built | 2007 |
| Price Range - 2 Yrs | $305,000 to $415,000 | Age Range | 15 years to 25 years |
| Median Value | $349,500 | Median Age | 19 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .44Mi. | **3591 DRIVING RANGE ST**<br>**LAS VEGAS, NV 89122-3404** | 08/05/2026 | $390,000 | $240 | 1622 | 5/3/2 | 2001 | 6,534 SF | |
| | | APN: 161-15-210-060 Document #: 20260805-0001175<br>Document Type: Price Code: V<br>Land Use: Single Family Residential<br>Legal: Lot: 721 Block: 1 Subdivision: THE AT STALLION MOUNTAIN UNIT 1 MapRef: MB 96 PG 94 Abbreviated Description: Lot:721 Block:1 Subdivision:THE AT STALLION MOUNTAIN UNIT 1 Map Ref:MB 96 PG 94 | | | | | | | | |
| 2 | .16Mi. | **6060 TOKARA AVE**<br>**LAS VEGAS, NV 89122-3488** | 06/30/2026 | $349,500 | $246 | 1420 | 5/3/2 | 2008 | 7,405 SF | |
| | | APN: 161-15-110-112 Document #: 20260630-0001836<br>Document Type: Price Code: V | | | | | | | | |

# ICE SiteX Report

**OrderID: 98230845**

Land Use: Single Family Residential
Legal: Lot: 1093 Subdivision: STALLION MOUNTAIN EST 2 UNIT 10 11 Legal Unit: 10 MapRef: MB 129 PG 64 Abbreviated Description: Lot:1093 Subdivision:STALLION MOUNTAIN EST 2 UNIT 10 11 Legal Unit:10 Map Ref:MB 129 PG 64

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 3 | .42Mi. | **3586 DRIVING RANGE ST**<br>**LAS VEGAS, NV 89122-3404** | 06/10/2026 | $390,000 | $202 | 1923 | 6/4/2 | 2001 | 5,663 SF |

APN: 161-15-210-022 Document #: 20260610-0000930
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 657 Block: 1 Subdivision: ENCLAVE AT STALLION MOUNTAIN UNIT 1 Legal Unit: 1 MapRef: MB 96 PG 94 Abbreviated Description: Lot:657 Block:1 Subdivision:ENCLAVE AT STALLION MOUNTAIN UNIT 1 Legal Unit:1 Map Ref:MB 96 PG 94

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 4 | .12Mi. | **3430 RIVER LEGEND ST**<br>**LAS VEGAS, NV 89122-3486** | 05/29/2026 | $365,000 | $232 | 1570 | 5/2/2 | 2007 | 5,227 SF |

APN: 161-15-110-025 Document #: 20260529-0000891
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1006 Subdivision: STALLION MOUNTAIN ESTATES II UNIT 10 11 MapRef: DOC 0004781 Abbreviated Description: Lot:1006 Subdivision:STALLION MOUNTAIN ESTATES II UNIT 10 11 Map Ref:DOC 0004781

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 5 | .37Mi. | **3323 WRANGELL MOUNTAIN ST**<br>**LAS VEGAS, NV 89122-3567** | 05/29/2026 | $340,000 | $258 | 1316 | 5/3/2 | 2005 | 4,356 SF |

APN: 161-15-615-185 Document #: 20260529-0000431
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 185 Block: 6 Subdivision: DESERT INN MASTER LOT A PHASE 1 MapRef: MB 116 PG 92 Abbreviated Description: Lot:185 Block:6 Subdivision:DESERT INN MASTER LOT A PHASE 1 Map Ref:MB 116 PG 92

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 6 | .14Mi. | **6076 TOKARA AVE**<br>**LAS VEGAS, NV 89122-3488** | 05/13/2026 | $305,000 | $263 | 1157 | 4/2/2 | 2008 | 4,792 SF |

APN: 161-15-110-110 Document #: 20260513-0001325
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1091 Subdivision: STALLION MOUNTAIN ESTATES II UNIT 10 11 MapRef: MB 129 PG 64 Abbreviated Description: Lot:1091 Subdivision:STALLION MOUNTAIN ESTATES II UNIT 10 11 Map Ref:MB 129 PG 64City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 7 | .26Mi. | **5994 CROSSFIELD AVE**<br>**LAS VEGAS, NV 89122-3714** | 04/22/2026 | $390,000 | $248 | 1570 | 5/2/2 | 2008 | 5,663 SF |

APN: 161-15-111-114 Document #: 20260422-0002040
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1290 Subdivision: STALLION MOUNTAIN ESTATES II UNIT 12 13 MapRef: MB 130 PG 1 Abbreviated Description: Lot:1290 Subdivision:STALLION MOUNTAIN ESTATES II UNIT 12 13 Map Ref:MB 130 PG 1

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 8 | .31Mi. | **6096 ISOLA PEAK AVE**<br>**LAS VEGAS, NV 89122-3480** | 04/08/2026 | $335,000 | $289 | 1157 | 4/2/2 | 2007 | 4,356 SF |

APN: 161-15-212-086 Document #: 20260408-0001731
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 854 Subdivision: STALLION MOUNTAIN ESTATES II UNIT 8 9 MapRef: MB 129 PG 63 Abbreviated Description: Lot:854 Subdivision:STALLION MOUNTAIN ESTATES II UNIT 8 9 Map Ref:MB 129 PG 63

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9 | .33Mi. | **6064 ISOLA PEAK AVE**<br>**LAS VEGAS, NV 89122-3480** | 03/26/2026 | $325,000 | $280 | 1157 | 4/2/2 | 2007 | 4,356 SF |

APN: 161-15-212-090 Document #: 20260326-0003569
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 858 Subdivision: STALLION MOUNTAIN ESTATES II UNIT 8 9 MapRef: MB 129 PG 63 Abbreviated Description: Lot:858 Subdivision:STALLION MOUNTAIN ESTATES II UNIT 8 9 Map Ref:MB 129 PG 63

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .18Mi. | **3328 HACKNEY HORSE CT**<br>**LAS VEGAS, NV 89122-3497** | 03/11/2026 | $307,000 | $265 | 1157 | 4/2/2 | 2011 | 4,356 SF |

APN: 161-15-110-179 Document #: 20260311-0001983
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1160 Subdivision: STALLION MOUNTAIN ESTATES II UNIT 10 11 MapRef: MB 129 PG 64 Abbreviated Description: Lot:1160 Subdivision:STALLION MOUNTAIN ESTATES II UNIT 10 11 Map Ref:MB 129 PG 64

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .08Mi. | **6119 FOREST PONY AVE**<br>**LAS VEGAS, NV 89122-3492** | 03/09/2026 | $385,000 | $224 | 1718 | 6/3/2 | 2008 | 5,227 SF |

APN: 161-15-110-060 Document #: 20260309-0000919
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1041 Subdivision: STALLION MOUNTAIN ESTATES II UNIT 10 11 MapRef: MB 129 PG 84 Abbreviated Description: Lot:1041 Subdivision:STALLION MOUNTAIN ESTATES II UNIT 10 11 Map Ref:MB 129 PG 84

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .24Mi. | **3520 TACK ST**<br>**LAS VEGAS, NV 89122-3474** | 03/02/2026 | $415,000 | $241 | 1718 | 6/3/2 | 2007 | 10,019 SF |

APN: 161-15-212-117 Document #: 20260302-0001153
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 885 Subdivision: STALLION MOUNTAIN ESTATES II UNIT 8 9 MapRef: MB 129 PG 63 Abbreviated Description: Lot:885 Subdivision:STALLION MOUNTAIN ESTATES II UNIT 8 9 Map Ref:MB 129 PG 63

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .3Mi. | **6128 ISOLA PEAK AVE**<br>**LAS VEGAS, NV 89122-3481** | 01/29/2026 | $325,000 | $263 | 1234 | 5/3/2 | 2007 | 4,356 SF |

APN: 161-15-212-082 Document #: 20260129-0002249
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 850 Subdivision: STALLION MOUNTAIN ESTATES II UNIT 8 9 MapRef: MB 129 PG 63 Abbreviated Description: Lot:850 Subdivision:STALLION MOUNTAIN ESTATES II UNIT 8 9 Map Ref:MB 129 PG 63

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .21Mi. | **3369 HACKNEY HORSE CT**<br>**LAS VEGAS, NV 89122-3498** | 01/05/2026 | $325,000 | $263 | 1234 | 5/3/2 | 2011 | 4,356 SF |

APN: 161-15-110-187 Document #: 20260105-0001060
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1168 Subdivision: STALLION MOUNTAIN ESTATES II UNIT 10 11 MapRef: MB 129 PG 64 Abbreviated Description: Lot:1168 Subdivision:STALLION MOUNTAIN ESTATES II UNIT 10 11 Map Ref:MB 129 PG 64

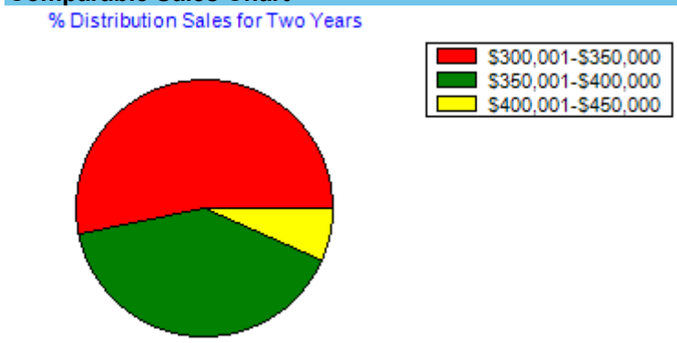
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .31Mi. | **5963 CROSSFIELD AVE**<br>**LAS VEGAS, NV 89122-3714** | 12/15/2025 | $395,000 | $229 | 1718 | 6/3/2 | 2010 | 5,227 SF |

APN: 161-15-111-164 Document #: 20251215-0000817
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 1340 Subdivision: STALLION MOUNTAIN ESTATES II UNIT 12 13 MapRef: MB 130 PG 1 Abbreviated Description: Lot:1340 Subdivision:STALLION MOUNTAIN ESTATES II UNIT 12 13 Map Ref:MB 130 PG 1

# ICE SiteX Report

**OrderID: 98230845**

## 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. | **3326 RIVER LEGEND ST** | **12/10/2008** | $307,729 | $107,705 | 1,570 | 5/2/2 | 2008 | 5,227 SF | |
| .01Mi. | **3334 RIVER LEGEND ST** | **12/12/2024** | $324,669 | $113,634 | 1,718 | 6/3/2 | 2008 | 5,227 SF | |
| .01Mi. | **3318 RIVER LEGEND ST** | **10/27/2008** | $307,729 | $107,705 | 1,570 | 5/2/2 | 2008 | 5,227 SF | |
| .02Mi. | **3342 RIVER LEGEND ST** | **12/22/2016** | $307,729 | $107,705 | 1,570 | 5/2/2 | 2008 | 5,227 SF | |
| .02Mi. | **3310 RIVER LEGEND ST** | **09/11/2008** | $324,669 | $113,634 | 1,718 | 6/3/2 | 2008 | 6,098 SF | |
| .03Mi. | **6178 FOREST PONY AVE** | **10/07/2008** | $324,669 | $113,634 | 1,718 | 6/3/2 | 2008 | 6,098 SF | |
| .03Mi. | **6179 FOREST PONY AVE** | **06/04/2021** | $306,023 | $107,108 | 1,570 | 5/2/2 | 2008 | 6,534 SF | |
| .03Mi. | **3350 RIVER LEGEND ST** | **07/19/2019** | $318,051 | $111,318 | 1,570 | 5/2/2 | 2008 | 5,227 SF | |
| .04Mi. | **6168 FOREST PONY AVE** | **01/23/2009** | $307,729 | $107,705 | 1,570 | 5/2/2 | 2008 | 5,227 SF | |
| .04Mi. | **6169 FOREST PONY AVE** | **11/25/2008** | $324,669 | $113,634 | 1,718 | 6/3/2 | 2008 | 5,227 SF | |
| .04Mi. | **3358 RIVER LEGEND ST** | **09/09/2024** | $324,669 | $113,634 | 1,718 | 6/3/2 | 2008 | 5,227 SF | |
| .04Mi. | **6176 CORBIN AVE** | **05/14/2010** | $270,594 | $94,708 | 1,157 | 4/2/2 | 2010 | 5,227 SF | |
| .05Mi. | **6158 FOREST PONY AVE** | **11/04/2024** | $307,729 | $107,705 | 1,570 | 5/2/2 | 2008 | 5,227 SF | |
| .05Mi. | **6159 FOREST PONY AVE** | **03/10/2021** | $306,023 | $107,108 | 1,570 | 5/2/2 | 2008 | 5,227 SF | |
| .05Mi. | **6168 CORBIN AVE** | **12/02/2019** | $270,594 | $94,708 | 1,157 | 4/2/2 | 2010 | 4,356 SF | |
| .05Mi. | **3366 RIVER LEGEND ST** | **07/28/2008** | $315,154 | $110,304 | 1,570 | 5/2/2 | 2008 | 5,227 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 39% | Households Occupied by Owners: | 56% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 39.1 years old | Households: | 21,765 |
| Median Household Income: | $52,503 | Households w/Family: | 64% |
| Household Income Per Capita: | $24,897 | Households w/Family Married: | 40% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 29% |

## 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 |
|---|---|---|---|---|
| 1.99Mi. | **Kathleen & Tim Harney Middle School**<br>Number of Students: 1,292<br>Student-Teacher Ratio: 24.85 | D+ | Public | 6 - 8 |
| 1.32Mi. | **Cynthia Cunningham Elementary School**<br>Number of Students: 601<br>Student-Teacher Ratio: 18.78 | C- | Public | KG - 5 |
| 2.82Mi. | **Chaparral High School**<br>Number of Students: 2,295<br>Student-Teacher Ratio: 24.95<br>Advanced Placement: Yes | D | Public | 9 - 12 |

# ICE SiteX Report

**OrderID: 98230845**

## Flood Report

The Subject Property of **3326 RIVER LEGEND ST, LAS VEGAS, NV 89122-3490** 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** | 107% | SIMILAR |
| **BURGLARY** | 105% | SIMILAR |
| **MOTOR VEHICLE THEFT** | 110% | HIGHER |
| **FORCIBLE ROBBERY** | 86% | LOWER |
| **AGGRAVATED ASSAULT** | 84% | LOWER |
| **FORCIBLE RAPE** | 93% | SIMILAR |
| **MURDER** | 102% | SIMILAR |
| **OVERALL** | 101% | SIMILAR |

## Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

**Disclaimer:** THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
**Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.**