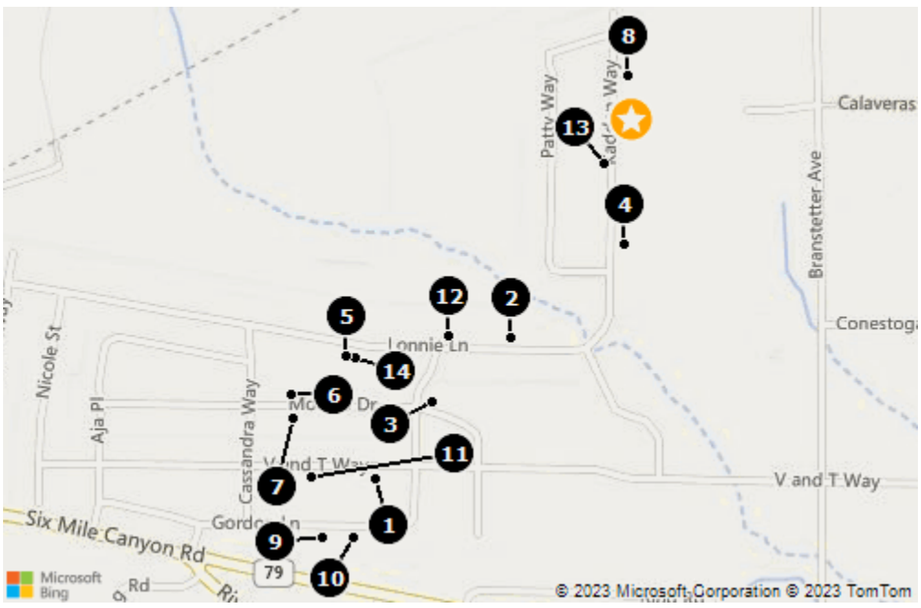
BLACK KNIGHT™

SiteX™ Report

OrderID: 88567406

SiteX Property Information Report



Subject Property Location

2228 KADDEN WAY, DAYTON, NV 89403-3025

County:	**LYON NV**	Census Tract:	320199603.041015
Property Use:	Single Family Residential	Zoning:	E1
Parcel Number:	029-541-04	Thomas Bros Pg-Grid:	

Valuation

Value:	**$413,000**	FSD:	6
Value Range:	$388,220 - $437,780	Confidence Score:	94

County Tax & Assessment

Assessment Year:	2022	Market Value Year:	2022	Tax Rate Code Area:	8.4:CENTRAL LYON
Assd Land Value:	$45,115	Market Land Value:	$128,900	Tax Year:	2022
Assd Improvement:	$69,272	Market Improvment Value:	$197,919	Total Taxable Value:	$2,107
Total Assessed Value:	$114,387	Total Assessor Market Value:	$326,819	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 419 Subdivision: CANYON ESTATES SUB PH 12 Map Ref: MAP: SUB346146
City/Muni/Twp: MARK TWAIN

Property Characteristics

Lot Size:	11,979 SF	Bedrooms:	3	Pool:	
Building Area:	1633 SF	Baths:	2	Fireplace:	
Year Built:	2015	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	Garage Type:	Attached	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	04/14/2020	Loan Amount:	N/A
Document #:	613659 BK-PG -	Loan Type:	VA
TD Due Date:	05/01/2050	Type Finance:	

Legal Description:
Lot: 419 Subdivision: CANYON COUNTRY ESTATES SUBDIVISION PHASE 12
City/Muni/Twp: DAYTON

Mortgage Record

Recording Date:	02/22/2019	Loan Amount:	N/A
Document #:	592429 BK-PG -	Loan Type:	VA
TD Due Date:	03/01/2049	Type Finance:	

Legal Description:
Lot: 419 Subdivision: CANYON COUNTRY ESTATES SUBDIVISION Phase No: 12
City/Muni/Twp: DAYTON

Prior Transfer

Recording Date:	03/01/2018	Sales Price:	$300,000
Document #:	577195 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/01/2018		
Document Type:	Bargain and Sale Deed		

Legal Description:
Lot: 419 Subdivision: CANYON COUNTRY ESTATES SUBDIVISION Phase No: 12 Map Ref: DOC399216

SiteX™ Report

OrderID: 88567406

Mortgage Record

Recording Date:	05/18/2015	Loan Amount:	N/A
Document #:	536340 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2045	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/18/2015	Sales Price:	$194,950
Document #:	536339 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/18/2015		
Document Type:	Bargain and Sale Deed		

Legal Description:
Lot: 419 Subdivision: CANYON ESTATES SUBDIVISION Phase No: 12 Map Ref: DOC396663
City/Muni/Twp: DAYTON

Prior Transfer

Recording Date:	02/24/2010	Sales Price:	$365,000 Multiple Parcels Involved in this transaction
Document #:	455104 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	02/11/2010		
Document Type:	Bargain and Sale Deed		

Legal Description:
Lot: 413-422 Subdivision: FINAL MAP OF CANYON ESTATES SUBDIVISION PHASE #12 Map Ref: OR399216

Prior Transfer

Recording Date:	12/18/2009	Sales Price:	$365,000 Multiple Parcels Involved in this transaction
Document #:	452432 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/17/2009		
Document Type:	Trustee's Deed (Certificate of Title)		

Legal Description:
Lot: 401-452 Subdivision: FINAL MAP OF CANYON ESTATES SUBDIVISION PHASE #12 Map Ref: DOC396663

Prior Transfer

Recording Date:	12/22/2006	Sales Price:	$104,000 Multiple Parcels Involved in this transaction
Document #:	397491 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/21/2006		
Document Type:	Corporation deed		

Legal Description:
Lot: 401-452 Subdivision: CANYON ESTATES SUBDIVISION PHASE #12 Map Ref: OR396663

Area Sales Analysis

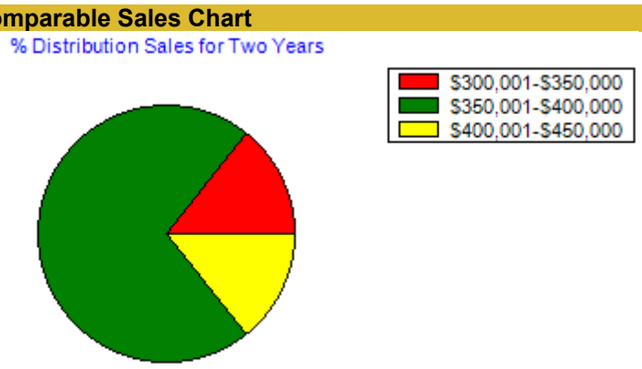
Total Area Sales	$5,168,800	Median # of Bedrooms	3
Median Lot Size	12,088 SF	Median # of Baths	2
Median Living Area	1,440 SF	Median Year Built	2004
Price Range - 2 Yrs	$306,000 to $412,000	Age Range	9 years to 23 years
Median Value	$367,250	Median Age	19 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.56Mi.	**507 V AND T WAY** **DAYTON, NV 89403-8087**	11/22/2022	$360,000	$241	1488	/3/2	2001	12,197 SF	
		APN: 019-854-28 Document #: 664508 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: I93 Subdivision: MAP OF CANYON ESTATES SUBDIVISION PHASE NO 2 MapRef: DOC 256095 Abbreviated Description: Lot:I93 Subdivision:MAP OF CANYON ESTATES SUBDIVISION PHASE NO 2 Map Ref:DOC 256095								
2	.31Mi.	**2094 LONNIE LN** **DAYTON, NV 89403-3021**	10/27/2022	$360,000	$312	1152	/3/2	2006	11,979 SF	
		APN: 029-421-01 Document #: 663735 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 373 Subdivision: CANYON ESTATES SUBDIVISION Phase No: 11B MapRef: DOC 375475 Abbreviated Description: Lot:373 Subdivision:CANYON ESTATES SUBDIVISION Phase No:11B Map Ref:DOC 375475City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON								
3	.43Mi.	**265 GORDON LN** **DAYTON, NV 89403-8104**	10/20/2022	$362,000	$251	1440	/3/2	2002	12,197 SF	
		APN: 019-853-05 Document #: 663460 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 187 Subdivision: CANYON ESTATES SUBDIVISION PHASE 4 MapRef: DOC 274014 Abbreviated Description: Lot:187 Subdivision:CANYON ESTATES SUBDIVISION PHASE 4 Map Ref:DOC 274014								
4	.16Mi.	**2204 KADDEN WAY** **DAYTON, NV 89403-3025**	08/15/2022	$389,900	$270	1440	/3/2	2007	11,979 SF	
		APN: 029-551-07 Document #: 661030 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 407 Subdivision: CANYON ESTATES SUBDIVISION PHASE NO 12 MapRef: DOC 396663 Abbreviated Description: Lot:407 Subdivision:CANYON ESTATES SUBDIVISION PHASE NO 12 Map Ref:DOC 396663								
5	.47Mi.	**2063 LONNIE LN** **DAYTON, NV 89403-3021**	08/01/2022	$372,500	$253	1472	/3/2	2006	11,979 SF	
		APN: 029-392-07 Document #: 660550 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 380 Subdivision: CANYON ESTATES SUBDIVISION Phase No: 11A MapRef: DOC 362385 Abbreviated Description: Lot:380 Subdivision:CANYON ESTATES SUBDIVISION Phase No:11A Map Ref:DOC 362385City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON								
6	.55Mi.	**758 MONICO DR** **DAYTON, NV 89403-8105**	06/15/2022	$405,500	$301	1344	/3/2	2002	12,197 SF	
		APN: 019-850-12 Document #: 658785 Document Type: Bargain and Sale Deed Price Code: V								

	Land Use: Single Family Residential Legal: Lot: 175 Subdivision: MAP OF CANYON ESTATES SUBDIVISION PHASE 4 MapRef: DOC 274014 Abbreviated Description: Lot:175 Subdivision:MAP OF CANYON ESTATES SUBDIVISION PHASE 4 Map Ref:DOC 274014								
7	.57Mi.	**759 MONICO DR** **DAYTON, NV 89403-8105**	06/03/2022	$306,000	$212	1440	/3/2	2002	12,197 SF
	APN: 019-856-19 Document #: 658207 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 147 Subdivision: CANYON ESTATES SUBDIVISION PHASE 4 MapRef: DOC 274014 Abbreviated Description: Lot:147 Subdivision:CANYON ESTATES SUBDIVISION PHASE 4 Map Ref:DOC 274014								
8	.05Mi.	**2236 KADDEN WAY** **DAYTON, NV 89403-3025**	05/31/2022	$360,000	$312	1152	/3/2	2007	11,979 SF
	APN: 029-541-08 Document #: 658061 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 423 Subdivision: CANYON ESTATES SUBDIVISION PHASE 12 MapRef: DOC 396663 Abbreviated Description: Lot:423 Subdivision:CANYON ESTATES SUBDIVISION PHASE 12 Map Ref:DOC 396663								
9	.66Mi.	**223 GORDON LN** **DAYTON, NV 89403-8098**	05/24/2022	$384,900	$298	1288	/3/2	2000	12,197 SF
	APN: 019-852-12 Document #: 657724 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 12 Subdivision: CANYON ESTATES SUBDIVISION PHASE 1 MapRef: DOC 234682 Abbreviated Description: Lot:12 Subdivision:CANYON ESTATES SUBDIVISION PHASE 1 Map Ref:DOC 234682								
10	.64Mi.	**229 GORDON LN** **DAYTON, NV 89403-8098**	04/22/2022	$332,000	$321	1034	/3/2	2001	12,197 SF
	APN: 019-852-15 Document #: 656300 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 15 Subdivision: CANYON ESTATES SUBDIVISION PHASE 1 MapRef: DOC 276123 Abbreviated Description: Lot:15 Subdivision:CANYON ESTATES SUBDIVISION PHASE 1 Map Ref:DOC 276123								
11	.61Mi.	**519 V AND T WAY** **DAYTON, NV 89403-3000**	02/11/2022	$359,000	$249	1440	/3/2	2001	12,197 SF
	APN: 019-854-22 Document #: 652695 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 87 Subdivision: FINAL MAP OF CANYON ESTATES SUBDIVISION PHASE NO 2 MapRef: DOC 256095 Abbreviated Description: Lot:87 Subdivision:FINAL MAP OF CANYON ESTATES SUBDIVISION PHASE NO 2 Map Ref:DOC 256095								
12	.35Mi.	**2082 LONNIE LN** **DAYTON, NV 89403-3021**	01/28/2022	$375,000	$260	1440	/3/2	2006	11,979 SF
	APN: 029-421-07 Document #: 652091 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 367 Subdivision: CANYON ESTATES SUBDIVISION PHASE 11B MapRef: DOC 375475 Abbreviated Description: Lot:367 Subdivision:CANYON ESTATES SUBDIVISION PHASE 11B Map Ref:DOC 375475								
13	.08Mi.	**2219 KADDEN WAY** **DAYTON, NV 89403-3025**	01/25/2022	$390,000	$254	1532	/3/2	2014	11,979 SF
	APN: 029-552-02 Document #: 651895 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 438 Subdivision: FINAL MAPS OF CANYON ESTATES SUBDIVISION Phase No: 12 MapRef: DOC 399216 Abbreviated Description: Lot:438 Subdivision:FINAL MAPS OF CANYON ESTATES SUBDIVISION Phase No:12 Map Ref:DOC 399216City/Muni/Twp:DAYTON City/Muni/Twp: DAYTON								
14	.46Mi.	**2065 LONNIE LN** **DAYTON, NV 89403-3021**	01/24/2022	$412,000	$234	1760	/3/2	2006	11,979 SF
	APN: 029-392-08 Document #: 651799 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 381 Subdivision: CANYON ESTATES SUBDIVISION PHASE 11A MapRef: DOC 392157 Abbreviated Description: Lot:381 Subdivision:CANYON ESTATES SUBDIVISION PHASE 11A Map Ref:DOC 392157								

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.

SiteX™ Report

OrderID: 88567406

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.	**2228 KADDEN WAY**	**03/01/2018**	$326,819	$114,387	1,633	/3/2	2015	11,979 SF	
.01Mi.	**2226 KADDEN WAY**	**03/10/2015**	$332,208	$116,273	1,532	/3/2	2015	11,979 SF	
.01Mi.	**2230 KADDEN WAY**		$338,622	$118,518	1,840	/3/2	2015	11,979 SF	
.03Mi.	**2224 KADDEN WAY**	**12/17/2021**	$310,547	$108,691	1,633	/3/2	2014	11,979 SF	
.03Mi.	**2232 KADDEN WAY**	**03/26/2015**	$318,188	$111,366	1,532	/3/2	2015	11,979 SF	
.04Mi.	**2234 KADDEN WAY**	**06/08/2015**	$335,329	$117,365	1,633	/3/2	2015	11,979 SF	
.04Mi.	**2222 KADDEN WAY**	**02/09/2015**	$327,807	$114,732	1,840	/4/2	2014	11,979 SF	
.04Mi.	**2229 KADDEN WAY**	**04/09/2015**	$313,414	$109,695	1,532	/3/2	2015	11,979 SF	
.04Mi.	**2227 KADDEN WAY**	**04/29/2015**	$351,265	$122,943	1,840	/3/2	2015	11,979 SF	
.05Mi.	**2231 KADDEN WAY**	**12/30/2021**	$318,826	$111,589	1,633	/3/2	2015	11,979 SF	
.05Mi.	**2225 KADDEN WAY**	**02/09/2015**	$327,429	$114,600	1,633	/3/2	2014	11,979 SF	
.05Mi.	**2220 KADDEN WAY**	**10/28/2014**	$310,547	$108,691	1,633	/3/2	2014	11,979 SF	
.05Mi.	**2236 KADDEN WAY**	**05/31/2022**	$262,951	$92,033	1,152	/3/2	2007	11,979 SF	
.05Mi.	**2233 KADDEN WAY**	**06/17/2020**	$355,697	$124,494	1,633	/3/2	2015	11,979 SF	
.06Mi.	**2223 KADDEN WAY**	**02/09/2015**	$305,231	$106,831	1,532	/3/2	2014	11,979 SF	
.06Mi.	**2235 KADDEN WAY**	**08/31/2015**	$338,622	$118,518	1,840	/3/2	2015	11,979 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	41.13 years old	People In This Area Who Are Married:	7,607
Median Household Income:	$64,669	Households with Children:	1,516
Average Full-Time Individual Income:	$29,818	Most Common Education Level:	High School Graduate

School District

School District Zone:	LYON COUNTY SCHOOL DISTRICT	Students Enrolled:	9,174
Number of Schools:	19	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Grade
1.81Mi.	**RIVERVIEW ELEMENTARY SCHOOL** Overall Test Rating: 1/5 Number of Students: 420 Student-Teacher Ratio: 16	F	PRESCHOOL-6
5.32Mi.	**DAYTON HIGH SCHOOL** Overall Test Rating: 2/5 Number of Students: 675 Student-Teacher Ratio: 18 Advanced Placement: Yes College Bound Seniors: 80	D	9-12
5.39Mi.	**DAYTON INTERMEDIATE SCHOOL** Overall Test Rating: 2/5 Number of Students: 377 Student-Teacher Ratio: 19	D	7-8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
BURGLARY	69%	NOTABLY LOWER
ASSULT	96%	SIMILAR
ROBBERY	9%	SIGNIFICANTLY LOWER
RAPE	34%	SIGNIFICANTLY LOWER
MURDER	70%	NOTABLY LOWER
CAR THEFT	38%	SIGNIFICANTLY LOWER
OVERALL	41%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2023 Onboard Informatics. Information is deemed reliable but not guaranteed.

THIS REPORT IS PROVIDED "AS IS" AND ALL USES ARE AT THE USER'S SOLE RISK. ALL WARRANTIES CONCERNING THE REPORT BOTH EXPRESS AND IMPLIED ARE EXPRESSLY EXCLUDED INCLUDING WITHOUT LIMITATION ANY WARRANTIES OF MERCHANTABILITY, ACCURACY, OR FITNESS FOR A PARTICULAR PURPOSE. The information contained herein is derived from available public records for the subject or comparable properties listed above, and has not been independently verified by provider through any form of inspection or review. Information may vary by public record office as to both content and completeness. The information contained herein may not be resold or repurposed without the provider's prior written consent. 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. 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 permitted by 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 © 2023 Black Knight, Inc. All Rights Reserved.