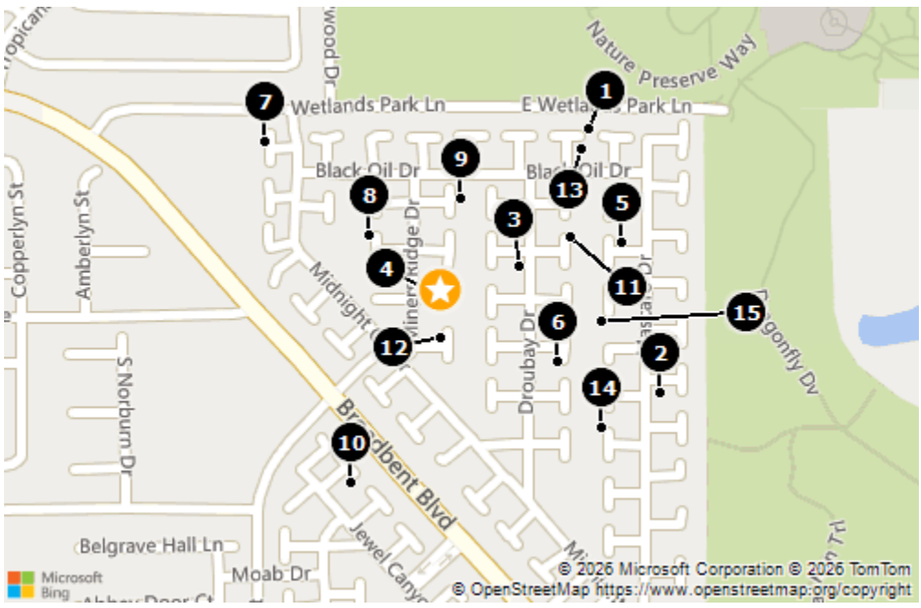
ICE SiteX Report

OrderID: 98722609

SiteX Property Information Report



Subject Property Location

4978 MINERS RIDGE DR, LAS VEGAS, NV 89122-8129

County:	**CLARK NV**	Census Tract:	320030050.161003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	161-26-111-078	Thomas Bros Pg-Grid:	

Valuation

Value:	**$378,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$347,760 - $408,240	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	570
Assd Land Value:	$22,050	Market Land Value:	$63,000	Tax Year:	2026
Assd Improvement:	$65,671	Market Improvment Value:	$187,631	Total Taxable Value:	$1,173
Total Assessed Value:	$87,721	Total Assessor Market Value:	$250,631	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 113 District: WHI Subdivision: SILVER SPRINGS-UNIT A Legal Unit: A Map Ref: PB B0091 P0036 Sec/Twnship/Range: SEC 26 TWN 21S RNG 62E

Abbreviated Description:	SILVER SPRINGS-UNIT A PLAT BOOK 91 PAGE 36 LOT 113
City/Muni/Twp:	WHITNEY TOWN

Property Characteristics

Lot Size:	3,920 SF	Bedrooms:	4	Pool:	
Building Area:	1730 SF	Baths:	2	Fireplace:	
Year Built:	2001	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Stucco
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/13/2024	Sales Price:	$385,000
Document #:	20240613 00003490 BK-PG 2406 -3490	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Lot: 113 District: WHI Subdivision: SILVER SPRINGS-UNIT A Legal Unit: A Map Ref: PB B0091 P0036 Sec/Twnship/Range: SEC 26 TWN 21S RNG 62E
Abbreviated Description: SILVER SPRINGS-UNIT A PLAT BOOK 91 PAGE 36 LOT 113
City/Muni/Twp: WHITNEY TOWN

Prior Transfer

Recording Date:	02/08/2024	Sales Price:	N/A
Document #:	20240208-0001277 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/28/2024		
Document Type:			

Legal Description:

Lot: 113 Subdivision: SILVER SPRINGS UNIT A Map Ref: MB 91 PG 36

Prior Transfer

Recording Date:	03/30/2015	Sales Price:	$162,000
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	03/30/2015	Sales Price:	$162,000
Document #:	201503300004039 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	03/27/2015		
Document Type:			

Legal Description:
Lot: 113 Subdivision: SILVER SPRINGS Legal Unit: A Map Ref: MB91 PG36

Prior Transfer

Recording Date:	12/21/2011	Sales Price:	N/A
Document #:	201112210000842 BK-PG 20060106-0004207	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/25/2010	Sales Price:	$90,000
Document #:	201006250003469 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/16/2010		
Document Type:			

Legal Description:
Lot: 113 Subdivision: FINAL MAP OF SILVER SPRINGS UNIT A Map Ref: MB91 PG36

Prior Transfer

Recording Date:	04/29/2009	Sales Price:	$125,117
Document #:	BK-PG 20090429-0003642	Type of Sale:	Full Amount on Deed
Contract Date:	04/23/2009		
Document Type:			

Legal Description:
Lot: 113 Subdivision: FINAL MAP OF SILVER SPRINGS UNIT A Map Ref: MB91 PG36

Mortgage Record

Recording Date:	08/22/2006	Loan Amount:	N/A
Document #:	BK-PG 20060822-0004751	Loan Type:	Unknown
TD Due Date:	09/01/2036	Type Finance:	ADJ

Legal Description:
Lot: 113 Subdivision: FINAL MAP OF SILVER SPRINGS UNIT A

Prior Transfer

Recording Date:	01/06/2006	Sales Price:	$238,312
Document #:	BK-PG 20060106-0004206	Type of Sale:	Full Amount on Deed
Contract Date:	01/05/2006		
Document Type:			

Legal Description:
Lot: 256 Subdivision: COPPER CREEK UNIT 2 Map Ref: MB119 PG100
City/Muni/Twp: LAS VEGAS

Mortgage Record

Recording Date:	10/25/2005	Loan Amount:	N/A
Document #:	BK-PG 20051025-0003977	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	11/01/2035	Type Finance:	FIX

Legal Description:
Lot: 113 Subdivision: FINAL MAP OF SILVER SPRINGS UNIT A

Prior Transfer

Recording Date:	12/14/2001	Sales Price:	$144,629
Document #:	BK-PG 20011214-00448	Type of Sale:	Full Amount on Deed
Contract Date:	12/06/2001		
Document Type:			

Legal Description:
Lot: 113 Subdivision: FINAL MAP OF SILVER SPRINGS Legal Unit: A Map Ref: MB91 PG36
City/Muni/Twp: LAS VEGAS

Area Sales Analysis

Total Area Sales	$4,854,840	Median # of Bedrooms	3
Median Lot Size	3,920 SF	Median # of Baths	2
Median Living Area	1,348 SF	Median Year Built	2002
Price Range - 2 Yrs	$270,000 to $375,000	Age Range	23 years to 25 years
Median Value	$325,000	Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**6720 BLACK OIL DR** **LAS VEGAS, NV 89122-8127**	10/15/2026	$311,340	$263	1183	5/3/2	2002	3,485 SF	
		APN: 161-26-111-158 Document #: 20261015-0000813 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 193 Subdivision: SILVER SPRINGS UNIT A MapRef: MB 91 PG 36 Abbreviated Description: Lot:193 Subdivision:SILVER SPRINGS UNIT A Map Ref:MB 91 PG 36								
2	.16Mi.	**5060 MASCARO DR** **LAS VEGAS, NV 89122-8110**	10/14/2026	$310,000	$253	1225	5/3/2	2001	3,920 SF	
		APN: 161-26-110-069 Document #: 20261014-0001699 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 39 Subdivision: SILVER SPRINGS UNIT B MapRef: MB 85 PG 96 Abbreviated Description: Lot:39 Subdivision:SILVER SPRINGS UNIT B Map Ref:MB 85 PG 96								
3	.05Mi.	**4971 DROUBAY DR** **LAS VEGAS, NV 89122-8132**	10/09/2026	$270,000	$200	1348	6/3/2	2003	3,920 SF	

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APN: 161-26-111-108 Document #: 20261009-0001274
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 143 Subdivision: SILVER SPRINGS UNIT A MapRef: MB 91 PG 36 Abbreviated Description: Lot:143 Subdivision:SILVER SPRINGS UNIT A Map Ref:MB 91 PG 36

4	.01Mi.	**4974 MINERS RIDGE DR** **LAS VEGAS, NV 89122-8129**	09/25/2026	$327,000	$242	1348	6/3/2	2001	3,920 SF	

APN: 161-26-111-077 Document #: 20260925-0000689
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 112 Subdivision: SILVER SPRINGS UNIT A MapRef: MB 91 PG 36 Abbreviated Description: Lot:112 Subdivision:SILVER SPRINGS UNIT A Map Ref:MB 91 PG 36

5	.12Mi.	**4945 MASCARO DR** **LAS VEGAS, NV 89122-8106**	08/31/2026	$325,000	$236	1377	5/3/2	2002	3,920 SF	

APN: 161-26-110-089 Document #: 20260831-0001227
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 105 Subdivision: SILVER SPRINGS UNIT B MapRef: MB 85 PG 96 Abbreviated Description: Lot:105 Subdivision:SILVER SPRINGS UNIT B Map Ref:MB 85 PG 96

6	.09Mi.	**5026 DROUBAY DR** **LAS VEGAS, NV 89122-8134**	08/31/2026	$325,000	$241	1348	6/3/2	2003	3,920 SF	

APN: 161-26-111-154 Document #: 20260831-0002058
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 189 Subdivision: SILVER SPRINGS UNIT A MapRef: MB 91 PG 36 Abbreviated Description: Lot:189 Subdivision:SILVER SPRINGS UNIT A Map Ref:MB 91 PG 36

7	.15Mi.	**4911 MIDNIGHT OIL DR** **LAS VEGAS, NV 89122-8121**	08/17/2026	$340,000	$220	1540	5/3/2	2003	3,920 SF	

APN: 161-27-513-002 Document #: 20260817-0000760
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: SILVER SPRINGS UNIT A MapRef: MB 91 PG 36 Abbreviated Description: Lot:2 Subdivision:SILVER SPRINGS UNIT A Map Ref:MB 91 PG 36

8	.06Mi.	**4953 MINERS RIDGE DR** **LAS VEGAS, NV 89122-8128**	08/14/2026	$329,000	$278	1183	5/3/2	2003	3,485 SF	

APN: 161-26-111-050 Document #: 20260814-0000771
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 85 Subdivision: SILVER SPRINGS UNIT A MapRef: MB 91 PG 36 Abbreviated Description: Lot:85 Subdivision:SILVER SPRINGS UNIT A Map Ref:MB 91 PG 36

9	.06Mi.	**4934 MINERS RIDGE DR** **LAS VEGAS, NV 89122-8101**	08/10/2026	$362,500	$235	1540	5/3/2	2001	3,920 SF	Yes

APN: 161-26-111-064 Document #: 20260810-0001727
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 99 Subdivision: SILVER SPRINGS UNIT A MapRef: MB 91 PG 36 Abbreviated Description: Lot:99 Subdivision:SILVER SPRINGS UNIT A Map Ref:MB 91 PG 36

10	.14Mi.	**5116 JEWEL CANYON DR** **LAS VEGAS, NV 89122-8325**	07/01/2026	$320,000	$232	1377	5/3/2	2002	3,920 SF	

APN: 161-26-211-201 Document #: 20260701-0001788
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 159 Subdivision: SILVER SPRINGS UNIT C MapRef: MB 85 PG 49 Abbreviated Description: Lot:159 Subdivision:SILVER SPRINGS UNIT C Map Ref:MB 85 PG 49

11	.1Mi.	**4950 DROUBAY DR** **LAS VEGAS, NV 89122-8132**	06/08/2026	$320,000	$270	1183	5/3/2	2003	3,485 SF	

APN: 161-26-111-134 Document #: 20260608-0000711
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 169 Subdivision: SILVER SPRINGS UNIT A MapRef: DOC 991029-01442 Abbreviated Description: Lot:169 Subdivision:SILVER SPRINGS UNIT A Map Ref:DOC 991029-01442

12	.03Mi.	**5008 MINERS RIDGE DR** **LAS VEGAS, NV 89122-8130**	05/18/2026	$375,000	$216	1730	7/4/2	2001	3,920 SF	

APN: 161-26-111-086 Document #: 20260518-0001032
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 121 Subdivision: SILVER SPRINGS UNIT A MapRef: MB 91 PG 36 Abbreviated Description: Lot:121 Subdivision:SILVER SPRINGS UNIT A Map Ref:MB 91 PG 36

13	.13Mi.	**6722 BLACK OIL DR** **LAS VEGAS, NV 89122-8127**	05/15/2026	$330,000	$244	1348	6/3/2	2002	3,920 SF	

APN: 161-26-111-157 Document #: 20260515-0001371
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 192 Subdivision: SILVER SPRINGS UNIT A MapRef: MB 91 PG 36 Abbreviated Description: Lot:192 Subdivision:SILVER SPRINGS UNIT A Map Ref:MB 91 PG 36

14	.14Mi.	**5073 MASCARO DR** **LAS VEGAS, NV 89122-8110**	05/08/2026	$305,000	$280	1088	4/2/2	2001	3,485 SF	

APN: 161-26-110-105 Document #: 20260508-0000346
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 138 Subdivision: SILVER SPRINGS UNIT B MapRef: MB 85 PG 96 Abbreviated Description: Lot:138 Subdivision:SILVER SPRINGS UNIT B Map Ref:MB 85 PG 96

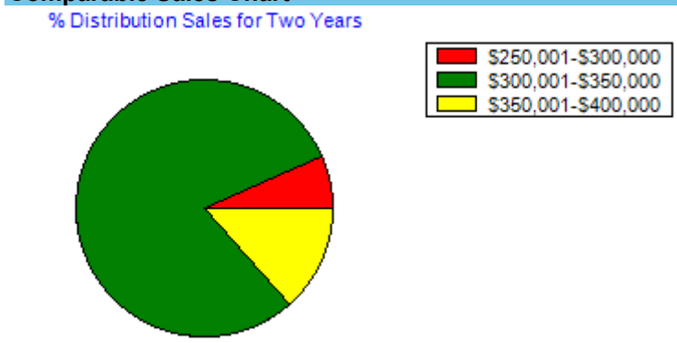
15	.11Mi.	**4993 MASCARO DR** **LAS VEGAS, NV 89122-8108**	04/22/2026	$305,000	$280	1088	4/2/2	2002	3,485 SF	

APN: 161-26-110-114 Document #: 20260422-0001592
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 117 Subdivision: SILVER SPRINGS UNIT B MapRef: MB 85 PG 96 Abbreviated Description: Lot:117 Subdivision:SILVER SPRINGS UNIT B Map Ref:MB 85 PG 96

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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.	**4978 MINERS RIDGE DR**	**06/13/2024**	$250,631	$87,721	1,730	7/4/2	2001	3,920 SF	
.01Mi.	**4974 MINERS RIDGE DR**	**03/26/2018**	$225,174	$78,811	1,348	6/3/2	2001	3,920 SF	
.01Mi.	**4986 MINERS RIDGE DR**	**01/03/2002**	$230,354	$80,624	1,540	5/3/2	2001	3,920 SF	
.01Mi.	**4982 MINERS RIDGE DR**	**06/16/2015**	$211,337	$73,968	1,183	5/3/2	2001	3,485 SF	
.02Mi.	**4968 MINERS RIDGE DR**	**11/24/2020**	$255,766	$89,518	1,833	7/4/2	2001	3,920 SF	
.02Mi.	**4998 MINERS RIDGE DR**	**05/19/2022**	$225,174	$78,811	1,348	6/3/2	2001	3,920 SF	
.02Mi.	**4964 MINERS RIDGE DR**	**04/23/2019**	$215,757	$75,515	1,183	5/3/2	2001	3,485 SF	
.02Mi.	**4990 MINERS RIDGE DR**	**06/15/2016**	$231,423	$80,998	1,540	5/3/2	2001	3,920 SF	
.02Mi.	**5002 MINERS RIDGE DR**	**12/21/2001**	$225,174	$78,811	1,348	6/3/2	2001	3,920 SF	
.02Mi.	**4972 MINERS RIDGE DR**	**11/13/2008**	$225,174	$78,811	1,348	6/3/2	2001	3,920 SF	
.02Mi.	**4960 MINERS RIDGE DR**	**07/20/2010**	$231,423	$80,998	1,540	5/3/2	2001	3,920 SF	
.02Mi.	**4994 MINERS RIDGE DR**	**03/30/2010**	$211,337	$73,968	1,183	5/3/2	2001	3,485 SF	
.03Mi.	**4975 MINERS RIDGE DR**	**04/30/2021**	$225,443	$78,905	1,348	6/3/2	2001	3,920 SF	
.03Mi.	**4985 DROUBAY DR**	**09/11/2015**	$238,329	$83,415	1,540	5/3/2	2003	3,920 SF	
.03Mi.	**4981 DROUBAY DR**	**08/29/2008**	$219,243	$76,735	1,183	5/3/2	2003	3,485 SF	
.03Mi.	**5012 MINERS RIDGE DR**	**05/31/2012**	$217,100	$75,985	1,183	5/3/2	2001	3,485 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
1.75Mi.	**Frances H. Cortney Junior High School** Number of Students: 1,014 Student-Teacher Ratio: 20.69	F	Public	6 - 8
1.48Mi.	**Sister Robert Joseph Bailey Elementary School** Number of Students: 572 Student-Teacher Ratio: 17.33	C	Public	KG - 5
5.77Mi.	**Basic High School** Number of Students: 2,395 Student-Teacher Ratio: 21.19 Advanced Placement: Yes	NA	Public	9 - 12

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Flood Report

The Subject Property of **4978 MINERS RIDGE DR, LAS VEGAS, NV 89122-8129** 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.
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