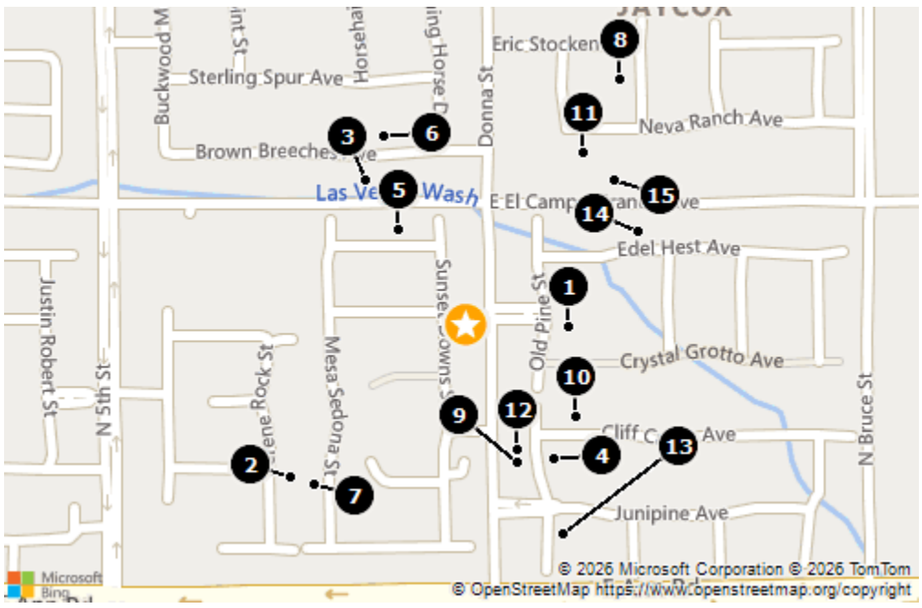
ICE SiteX Report

OrderID: 98513713

SiteX Property Information Report



Subject Property Location

5730 SUNSET SEDONA ST, NORTH LAS VEGAS, NV 89081-5667

County:	**CLARK NV**	Census Tract:	320030036.522014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	124-26-412-009	Thomas Bros Pg-Grid:	

Valuation

Value:	**$446,000**	FSD:	10	Common Confidence Score:	65
Value Range:	$401,400 - $490,600	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	254
Assd Land Value:	$34,650	Market Land Value:	$99,000	Tax Year:	2026
Assd Improvement:	$104,090	Market Improvment Value:	$297,400	Total Taxable Value:	$4,574
Total Assessed Value:	$138,740	Total Assessor Market Value:	$396,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 District: NLV Subdivision: SEDONA 20 AC PHASE 1 Phase No: 1 Map Ref: PB B0169 P0020 Sec/Twnship/Range: SEC 26 TWN 19S RNG 61E
Abbreviated Description: SEDONA 20 AC PHASE 1 PLAT BOOK 169 PAGE 20 LOT 9
City/Muni/Twp: NORTH LAS VEGAS

Property Characteristics

Lot Size:	3,045 SF	Bedrooms:	4	Pool:	
Building Area:	1796 SF	Baths:	2	Fireplace:	
Year Built:	2025	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Stucco
Number of Units:		Garage Type:	Built-in	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:	04/29/2026	Sales Price:	$424,990
Document #:	20260429-0001023 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/25/2025	Sales Price:	$424,990
Document #:	20250425-0000570 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	04/25/2025		
Document Type:			
Legal Description:			

Lot: 9 Subdivision: SEDONA 20 AC PHASE 1 Map Ref: MB 169 PG 20

Prior Transfer

Recording Date:	04/25/2025	Sales Price:	$424,990
Document #:	20250425 00000570 BK-PG 2504 -570	Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Lot: 9 District: NLV Subdivision: SEDONA 20 AC PHASE 1 Phase No: 1 Map Ref: PB B0169 P0020 Sec/Twnship/Range: SEC 26 TWN 19S RNG 61E
Abbreviated Description: SEDONA 20 AC PHASE 1 PLAT BOOK 169 PAGE 20 LOT 9
City/Muni/Twp: NORTH LAS VEGAS

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Area Sales Analysis

Total Area Sales	$6,861,000	Median # of Bedrooms	4
Median Lot Size	4,500 SF	Median # of Baths	2
Median Living Area	1,851 SF	Median Year Built	2021
Price Range - 2 Yrs	$374,000 to $625,000	Age Range	2 years to 22 years
Median Value	$440,000	Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**5722 OLD PINE ST** **NORTH LAS VEGAS, NV 89081-5636**	09/22/2026	$409,000	$248	1649	5/3/2	2021	4,199 SF	
		APN: 124-26-410-042 Document #: 20260922-0000834 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 73 Subdivision: SEDONA RANCH PARCEL 4 1 AND 4 2 UNIT 1 MapRef: MB 159 PG 21 Abbreviated Description: Lot:73 Subdivision:SEDONA RANCH PARCEL 4 1 AND 4 2 UNIT 1 Map Ref:MB 159 PG 21								
2	.15Mi.	**5630 SERENE ROCK ST** **NORTH LAS VEGAS, NV 89081-5656**	09/10/2026	$415,000	$285	1453	6/3/2	2024	3,045 SF	
		APN: 124-26-413-031 Document #: 20260910-0000699 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 31 Subdivision: SEDONA 10 AC PHASE 2 MapRef: MB 169 PG 34 Abbreviated Description: Lot:31 Subdivision:SEDONA 10 AC PHASE 2 Map Ref:MB 169 PG 34								
3	.12Mi.	**725 BROWN BREECHES AVE** **NORTH LAS VEGAS, NV 89081-8004**	08/14/2026	$374,000	$227	1645	5/3/2	2004	4,356 SF	
		APN: 124-26-310-009 Document #: 20260814-0001274 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 169 Block: 2 Subdivision: FIFTH & FARM UNIT 2 MapRef: MB 110 PG 18 Abbreviated Description: Lot:169 Block:2 Subdivision:FIFTH & FARM UNIT 2 Map Ref:MB 110 PG 18								
4	.1Mi.	**983 CLIFF CASTLE AVE** **NORTH LAS VEGAS, NV 89081-5650**	08/07/2026	$470,000	$207	2270	6/4/3	2021	4,630 SF	
		APN: 124-26-410-108 Document #: 20260807-0001092 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 194 Subdivision: SEDONA RANCH PARCEL 4 1 AND 4 2 UNIT 1 MapRef: MB 159 PG 21 Abbreviated Description: Lot:194 Subdivision:SEDONA RANCH PARCEL 4 1 AND 4 2 UNIT 1 Map Ref:MB 159 PG 21City/Muni/Twp:NORTH LAS VEGAS City/Muni/Twp: NORTH LAS VEGAS								
5	.08Mi.	**804 RANCHO SEDONA AVE** **NORTH LAS VEGAS, NV 89081-5672**	07/29/2026	$429,000	$238	1796	6/4/2	2024	3,045 SF	
		APN: 124-26-412-023 Document #: 20260729-0003032 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 23 Subdivision: SEDONA 20 AC PHASE 1 MapRef: MB 169 PG 20 Abbreviated Description: Lot:23 Subdivision:SEDONA 20 AC PHASE 1 Map Ref:MB 169 PG 20								
6	.13Mi.	**728 BROWN BREECHES AVE** **NORTH LAS VEGAS, NV 89081-8004**	07/24/2026	$440,000	$272	1617	6/3/2	2004	5,227 SF	Pool/ Spa
		APN: 124-26-310-076 Document #: 20260724-0001047 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 236 Block: 5 Subdivision: FIFTH & FARM UNIT 2 MapRef: MB 110 PG 18 Abbreviated Description: Lot:236 Block:5 Subdivision:FIFTH & FARM UNIT 2 Map Ref:MB 110 PG 18								
7	.14Mi.	**5627 MESA SEDONA ST** **NORTH LAS VEGAS, NV 89081-5661**	07/23/2026	$445,000	$239	1855	7/4/2	2024	3,045 SF	
		APN: 124-26-412-054 Document #: 20260723-0002118 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 54 Subdivision: SEDONA 20 AC PHASE 1 MapRef: MB 169 PG 20 Abbreviated Description: Lot:54 Subdivision:SEDONA 20 AC PHASE 1 Map Ref:MB 169 PG 20								
8	.19Mi.	**5825 AUSTIN ENGLISH ST** **NORTH LAS VEGAS, NV 89081-4411**	07/10/2026	$415,000	$228	1814	6/4/2	2005	6,098 SF	
		APN: 124-26-312-035 Document #: 20260710-0001337 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 57 Block: 3 Subdivision: JAYCOX UNIT 2 MapRef: MB 115 PG 18 Abbreviated Description: Lot:57 Block:3 Subdivision:JAYCOX UNIT 2 Map Ref:MB 115 PG 18								
9	.1Mi.	**5629 LOWELL CLIFF ST** **NORTH LAS VEGAS, NV 89081-5643**	07/08/2026	$507,000	$187	2703	7/4/3	2021	4,500 SF	
		APN: 124-26-410-074 Document #: 20260708-0000923 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 127 Subdivision: SEDONA RANCH PARCEL 4 1 AND 4 2 UNIT 1 Legal Unit: 1 MapRef: MB 159 PG 21 Abbreviated Description: Lot:127 Subdivision:SEDONA RANCH PARCEL 4 1 AND 4 2 UNIT 1 Legal Unit:1 Map Ref:MB 159 PG 21								
10	.09Mi.	**992 CLIFF CASTLE AVE** **NORTH LAS VEGAS, NV 89081-5650**	07/02/2026	$540,000	$237	2270	6/4/3	2020	4,500 SF	Yes
		APN: 124-26-410-080 Document #: 20260702-0000477 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 133 Subdivision: SEDONA RANCH PARCEL 4 1 AND 4 2 UNIT 1 MapRef: MB 159 PG 21 Abbreviated Description: Lot:133 Subdivision:SEDONA RANCH PARCEL 4 1 AND 4 2 UNIT 1 Map Ref:MB 159 PG 21								
11	.14Mi.	**921 NEVA RANCH AVE** **NORTH LAS VEGAS, NV 89081-4417**	06/25/2026	$415,000	$224	1851	6/3/2	2005	6,098 SF	
		APN: 124-26-312-022 Document #: 20260625-0003078 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 44 Block: 1 Subdivision: JAYCOX UNIT 2 MapRef: MB 115 PG 13 Abbreviated Description: Lot:44 Block:1 Subdivision:JAYCOX UNIT 2 Map Ref:MB 115 PG 13								
12	.09Mi.	**5633 LOWELL CLIFF ST** **NORTH LAS VEGAS, NV 89081-5643**	06/04/2026	$625,000	$254	2460	6/3/2	2021	4,500 SF	Pool/ Spa
		APN: 124-26-410-075 Document #: 20260604-0002620 Document Type: Price Code: V Land Use: Single Family Residential								

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Legal: Lot: 128 Subdivision: SEDONA RANCH PARCEL 41 AND 42 UNIT 1 MapRef: MB 159 PG 21 Abbreviated Description: Lot:128 Subdivision:SEDONA RANCH PARCEL 41 AND 42 UNIT 1 Map Ref:MB 159 PG 21

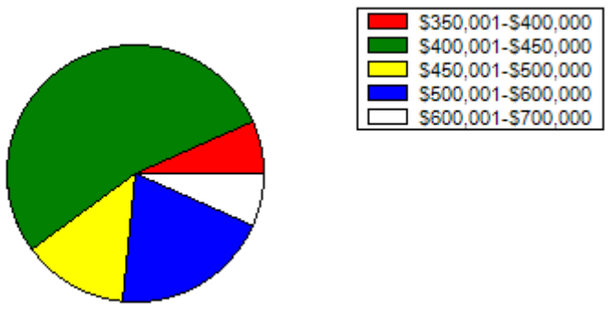
13 .15Mi. **1001 JUNIPINE AVE** 05/26/2026 $515,000 $190 2703 7/4/3 2021 5,502 SF
NORTH LAS VEGAS, NV 89081-5647
APN: 124-26-410-101 Document #: 20260526-0001536
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 187 Subdivision: SEDONA RANCH PARCEL 4 1 AND 4 2 UNIT 1 MapRef: MB 159 PG 21 Abbreviated Description: Lot:187 Subdivision:SEDONA RANCH PARCEL 4 1 AND 4 2 UNIT 1 Map Ref:MB 159 PG 21

14 .13Mi. **1018 EDEL HEST AVE** 04/30/2026 $405,000 $245 1649 5/3/2 2020 4,199 SF
NORTH LAS VEGAS, NV 89081-5626
APN: 124-26-410-015 Document #: 20260430-0000926
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 15 Subdivision: SEDONA RANCH PARCEL 4 1 AND 4 2 UNIT 1 MapRef: MB 159 PG 21 Abbreviated Description: Lot:15 Subdivision:SEDONA RANCH PARCEL 4 1 AND 4 2 UNIT 1 Map Ref:MB 159 PG 21

15 .13Mi. **1008 E EL CAMPO GRANDE AVE** 04/27/2026 $457,000 $184 2480 9/4/2 2005 6,098 SF
NORTH LAS VEGAS, NV 89081-4408
APN: 124-26-312-013 Document #: 20260427-0000398
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 86 Block: 1 Subdivision: JAYCOX UNIT 2 MapRef: MB 115 PG 18 Abbreviated Description: Lot:86 Block:1 Subdivision:JAYCOX UNIT 2 Map Ref:MB 115 PG 18

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.	**5730 SUNSET SEDONA ST**	**04/25/2025**	$396,400	$138,740	1,796	6/4/2	2025	3,045 SF	
.01Mi.	**5726 SUNSET SEDONA ST**	**04/17/2025**	$390,297	$136,604	1,716	6/3/2	2025	3,045 SF	
.01Mi.	**5734 SUNSET SEDONA ST**	**04/29/2025**	$405,874	$142,056	1,868	7/4/2	2025	3,045 SF	
.01Mi.	**5722 SUNSET SEDONA ST**	**05/19/2025**	$405,874	$142,056	1,868	7/4/2	2025	3,045 SF	
.01Mi.	**5738 SUNSET SEDONA ST**	**04/22/2025**	$396,400	$138,740	1,796	6/4/2	2025	3,045 SF	
.02Mi.	**5718 SUNSET SEDONA ST**	**05/22/2025**	$396,400	$138,740	1,796	6/4/2	2025	3,045 SF	
.02Mi.	**5742 SUNSET SEDONA ST**	**02/24/2025**	$405,874	$142,056	1,868	7/4/2	2025	3,045 SF	
.02Mi.	**815 RUBY SEDONA AVE**	**04/18/2025**	$405,874	$142,056	1,868	7/4/2	2025	3,045 SF	
.03Mi.	**5714 SUNSET SEDONA ST**	**05/22/2025**	$405,874	$142,056	1,868	7/4/2	2025	3,045 SF	
.03Mi.	**5746 SUNSET SEDONA ST**	**02/20/2025**	$396,400	$138,740	1,796	6/4/2	2025	3,045 SF	
.03Mi.	**811 RUBY SEDONA AVE**	**04/24/2025**	$390,297	$136,604	1,716	6/3/2	2025	3,045 SF	
.03Mi.	**816 RUBY SEDONA AVE**	**04/14/2025**	$396,400	$138,740	1,796	6/4/2	2025	3,045 SF	
.03Mi.	**816 CALM CRYSTAL CT**	**05/16/2025**	$405,874	$142,056	1,868	7/4/2	2025	3,045 SF	
.03Mi.	**5710 SUNSET SEDONA ST**	**06/30/2025**	$390,297	$136,604	1,716	6/3/2	2025	3,045 SF	
.03Mi.	**5750 SUNSET SEDONA ST**	**02/19/2025**	$405,874	$142,056	1,868	7/4/2	2025	3,045 SF	
.04Mi.	**5721 OLD PINE ST**	**04/21/2022**	$392,946	$137,531	1,649	5/3/2	2021	5,401 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

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Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **5730 SUNSET SEDONA ST, NORTH LAS VEGAS, NV 89081-5667** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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