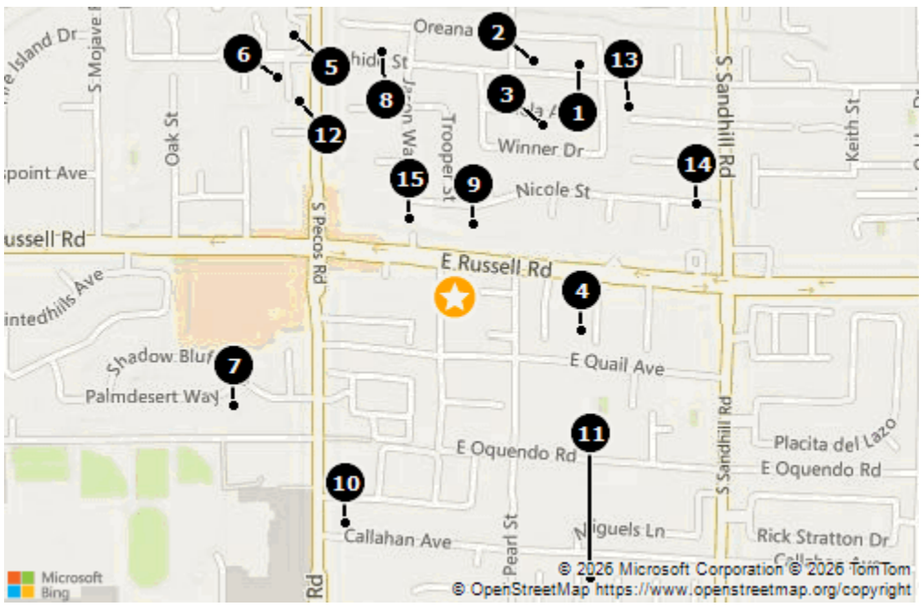
ICE SiteX Report

OrderID: 98508838

SiteX Property Information Report



Subject Property Location

5774 CLAIRE D LN, LAS VEGAS, NV 89120-2504

County:	**CLARK NV**	Census Tract:	320030069.002001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	161-31-102-002	Thomas Bros Pg-Grid:	925-5B

Valuation

Value:	**$585,000**	FSD:	20	Common Confidence Score:	38
Value Range:	$468,000 - $702,000	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	470
Assd Land Value:	$71,050	Market Land Value:	$203,000	Tax Year:	2026
Assd Improvement:	$38,735	Market Improvment Value:	$110,671	Total Taxable Value:	$4,742
Total Assessed Value:	$109,785	Total Assessor Market Value:	$313,671	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 District: PAR Sec/Twnship/Range: SEC 31 TWN 21S RNG 62E
Abbreviated Description: PT GOV LOT 1
City/Muni/Twp: PARADISE TOWN

Property Characteristics

Lot Size:	24,829 SF	Bedrooms:	5	Pool:	
Building Area:	2178 SF	Baths:	3	Fireplace:	1
Year Built:	1975	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	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:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/19/2025	Loan Amount:	N/A
Document #:	20250919-0000348 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2065	Type Finance:	

Legal Description:
Land Lot: 1 Sec/Twnship/Range: S31T21SR62E MDM
City/Muni/Twp: LAS VEGAS

Mortgage Record

Recording Date:	12/08/2021	Loan Amount:	N/A
Document #:	20211208-0000100 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2051	Type Finance:	

Legal Description:
Sec/Twnship/Range: S2E2NW4NE4 S31T21SR62E MDM
City/Muni/Twp: LAS VEGAS

Prior Transfer

Recording Date:	04/15/2015	Sales Price:	$219,296
Document #:	201504150002081 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	07/03/2013	Sales Price:	$219,296
Document #:	201307030002671 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/15/2011	Sales Price:	$225,000
Document #:	201112150002929 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/21/2011		
Document Type:			

Legal Description:
Lot: 1 Sec/Twnship/Range: S31T21SR62E MDM
City/Muni/Twp: LAS VEGAS

Prior Transfer

Recording Date:	12/15/2011	Sales Price:	$225,000
Document #:	20111215 00002929 BK-PG 1112 -2929	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 1 District: PAR Sec/Twnship/Range: SEC 31 TWN 21S RNG 62E
Abbreviated Description: PT GOV LOT 1
City/Muni/Twp: PARADISE TOWN

Prior Transfer

Recording Date:	01/03/2002	Sales Price:	N/A
Document #:	BK-PG 20020103-01502	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/04/2001		
Document Type:			

Legal Description:
Lot: 1 Sec/Twnship/Range: S31T21SR62E MDB&M
Abbreviated Description: SOUTH2 E2 NW4 NE4 GOVERNMENT LOT1

Prior Transfer

Recording Date:	12/30/1999	Sales Price:	N/A
Document #:	BK-PG 991230-01113	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/20/1999		
Document Type:			

Legal Description:
Lot: 1 Sec/Twnship/Range: S31T21SR62E MDB&M
Abbreviated Description: SOUTH2 E2 NW4 NE4 GOVERNMENT LOT1

Area Sales Analysis

Total Area Sales	$7,875,500	Median # of Bedrooms	3
Median Lot Size	8,851 SF	Median # of Baths	2
Median Living Area	2,070 SF	Median Year Built	1978
Price Range - 2 Yrs	$320,000 to $800,000	Age Range	6 years to 55 years
Median Value	$524,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**3664 RAWHIDE ST** **LAS VEGAS, NV 89120-2029**	09/28/2026	$322,500	$181	1774	8/4/2	1977	7,841 SF	Yes
		APN: 161-30-315-047 Document #: 20260928-0002082 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 9 Block: 6 Subdivision: BRAEWOOD VALLEY UNIT NO 3 MapRef: MB 18 PG 23 Abbreviated Description: Lot:9 Block:6 Subdivision:BRAEWOOD VALLEY UNIT NO 3 Map Ref:MB 18 PG 23								
2	.32Mi.	**3620 RAWHIDE ST** **LAS VEGAS, NV 89120-2029**	08/12/2026	$420,000	$200	2098	8/5/3	1977	7,405 SF	
		APN: 161-30-315-051 Document #: 20260812-0001246 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 13 Block: 6 Subdivision: BRAEWOOD VALLEY UNIT NO 3 MapRef: MB 18 PG 23 Abbreviated Description: Lot:13 Block:6 Subdivision:BRAEWOOD VALLEY UNIT NO 3 Map Ref:MB 18 PG 23								
3	.25Mi.	**3623 BIELA AVE** **LAS VEGAS, NV 89120-2212**	08/10/2026	$325,000	$226	1437	6/3/2	1979	7,841 SF	
		APN: 161-30-412-051 Document #: 20260810-0001754 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17&18 Block: 2 Subdivision: RAWHIDE COVE 2 Legal Unit: 2 MapRef: MB 21 PG 54 Abbreviated Description: Lot:17&18 Block:2 Subdivision:RAWHIDE COVE 2 Legal Unit:2 Map Ref:MB 21 PG 54Abbreviated Description:PORTION LOT18								
4	.17Mi.	**5759 HEDGEHAVEN CT** **LAS VEGAS, NV 89120-2544**	08/07/2026	$635,000	$234	2708	7/3/2	1983	20,909 SF	Pool/ Spa
		APN: 161-31-111-011 Document #: 20260807-0000785 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: HANOVER SQUARE MapRef: MB 23 PG 34 Abbreviated Description: Lot:6 Block:1 Subdivision:HANOVER SQUARE Map Ref:MB 23 PG 34								
5	.4Mi.	**3394 BROOKFIELD DR** **LAS VEGAS, NV 89120-1964**	08/04/2026	$385,000	$185	2070	6/3/2	1987	5,227 SF	
		APN: 162-25-716-015 Document #: 20260804-0001575 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 3 Block: 9 Subdivision: PARADISE SPRINGS SOUTH UNIT NO 1 MapRef: MB 35 PG 67 Abbreviated Description: Lot:3 Block:9 Subdivision:PARADISE SPRINGS SOUTH UNIT NO 1 Map Ref:MB 35 PG 67								
6	.37Mi.	**5517 STORMY NIGHT CT** **LAS VEGAS, NV 89120-1901**	07/14/2026	$800,000	$251	3187	7/4/3	2020	6,042 SF	Yes
		APN: 162-25-816-002 Document #: 20260714-0001598								

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: PECOS AND RAWHIDE MapRef: MB 154 PG 44 Abbreviated Description: Lot:2 Subdivision:PECOS AND RAWHIDE Map Ref:MB 154 PG 44

7	.32Mi.	**3305 PALMDESERT WAY** **LAS VEGAS, NV 89120-3461**	06/15/2026	$495,000	$280	1763	7/3/2	1986	14,375 SF	

APN: 162-36-511-047 Document #: 20260615-0000754
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 49 Block: 1 Subdivision: SHADOW HILLS SUBDIVISION PHASE II MapRef: MB 32 PG 76 Abbreviated Description: Lot:49 Block:1 Subdivision:SHADOW HILLS SUBDIVISION PHASE II Map Ref:MB 32 PG 76City/Muni/Twp:UNINCORPORATED City/Muni/Twp: UNINCORPORATED

8	.34Mi.	**3472 RAWHIDE ST** **LAS VEGAS, NV 89120-2031**	06/02/2026	$320,000	$151	2106	7/4/2	1978	6,970 SF	Yes

APN: 161-30-314-006 Document #: 20260602-0000280
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 29 Block: 3 Subdivision: BRAEWOOD VALLEY UNIT NO 6 Legal Unit: 6 MapRef: MB 19 PG 93 Abbreviated Description: Lot:29 Block:3 Subdivision:BRAEWOOD VALLEY UNIT NO 6 Legal Unit:6 Map Ref:MB 19 PG 93

9	.1Mi.	**3567 NICOLE ST** **LAS VEGAS, NV 89120-2223**	05/04/2026	$610,000	$273	2233	8/4/2	1978	21,344 SF	Pool/ Spa

APN: 161-30-415-028 Document #: 20260504-0001334
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 24 Block: 1 Subdivision: SANDHILL MEADOWS UNIT 2 MapRef: MB 19 PG 61 Abbreviated Description: Lot:24 Block:1 Subdivision:SANDHILL MEADOWS UNIT 2 Map Ref:MB 19 PG 61

10	.33Mi.	**3430 CALLAHAN AVE** **LAS VEGAS, NV 89120-2540**	04/30/2026	$600,000	$492	1218	4/2/2	1971	39,204 SF	

APN: 161-31-201-005 Document #: 20260430-0002649
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: SW4NW4 S31T21SR62E MDBM Abbreviated Description: Sec/Twnship/Range:SW4NW4 S31T21SR62E MDBM

11	.41Mi.	**6024 ASTER CREST CT** **LAS VEGAS, NV 89120-2564**	03/20/2026	$500,000	$195	2561	9/5/3	2005	6,534 SF	

APN: 161-31-212-062 Document #: 20260320-0000602
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 62 Block: 1 Subdivision: PATRICK SANDHILL MapRef: MB 120 PG 13 Abbreviated Description: Lot:62 Block:1 Subdivision:PATRICK SANDHILL Map Ref:MB 120 PG 13

12	.33Mi.	**5542 STORMY NIGHT CT** **LAS VEGAS, NV 89120-1901**	02/05/2026	$699,000	$290	2403	6/4/3	2020	8,851 SF	Pool/ Spa

APN: 162-25-816-006 Document #: 20260205-0000896
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: PECOS AND RAWHIDE MapRef: MB 154 PG 44 Abbreviated Description: Lot:6 Subdivision:PECOS AND RAWHIDE Map Ref:MB 154 PG 44

13	.34Mi.	**3708 LORRAINE LN** **LAS VEGAS, NV 89120-2219**	01/30/2026	$645,000	$403	1598	6/3/2	1977	12,197 SF	Yes

APN: 161-30-413-018 Document #: 20260130-0001569
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 30 Block: 1 Subdivision: RAWHIDE COVE UNIT NO 1 MapRef: MB 18 PG 63 Abbreviated Description: Lot:30 Block:1 Subdivision:RAWHIDE COVE UNIT NO 1 Map Ref:MB 18 PG 63

14	.19Mi.	**3630 NICOLE ST** **LAS VEGAS, NV 89120-2225**	01/15/2026	$595,000	$295	2015	7/3/2	1978	10,019 SF	Yes

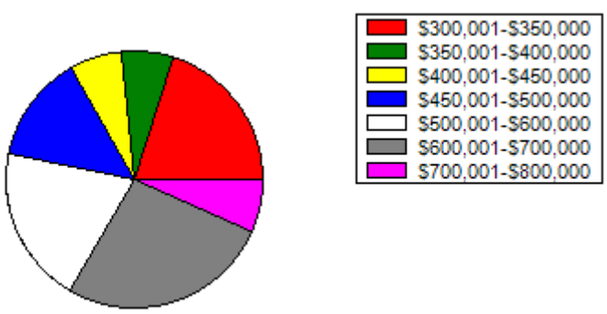
APN: 161-30-415-008 Document #: 20260115-0001074
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 14 Block: 2 Subdivision: SANDHILL MEADOWS UNIT 2 MapRef: MB 19 PG 61 Abbreviated Description: Lot:14 Block:2 Subdivision:SANDHILL MEADOWS UNIT 2 Map Ref:MB 19 PG 61

15	.12Mi.	**3519 NICOLE ST** **LAS VEGAS, NV 89120-2223**	12/29/2025	$524,000	$291	1799	7/3/2	1978	20,473 SF	Yes

APN: 161-30-414-008 Document #: 20251229-0000744
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 28 Block: 1 Subdivision: SANDHILL MEADOWS UNIT 3 MapRef: MB 20 PG 75 Abbreviated Description: Lot:28 Block:1 Subdivision:SANDHILL MEADOWS UNIT 3 Map Ref:MB 20 PG 75

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.

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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.	**5774 CLAIRE D LN**	**12/15/2011**	$313,671	$109,785	2,178	8/5/3	1975	24,829 SF	
.03Mi.	**3537 E RUSSELL RD**	**08/05/2020**	$255,206	$89,322	923	4/2/1	1959	17,424 SF	
.03Mi.	**5741 S PEARL ST**	**03/05/2024**	$665,223	$232,828	3,680	11/5/4	1985	22,651 SF	Pool/ Spa
.03Mi.	**5776 CLAIRE D LN**	**07/27/2018**	$330,911	$115,819	1,773	7/3/2	1977	22,651 SF	Yes
.04Mi.	**5731 S PEARL ST**	**07/27/2020**	$653,663	$228,782	3,106	8/4/2	1987	23,087 SF	Pool/ Spa
.04Mi.	**5771 S PEARL ST**	**01/20/2005**	$566,437	$198,253	3,106	8/4/2	1987	23,087 SF	Pool/ Spa
.05Mi.	**5777 CLAIRE D LN**	**01/25/2000**	$426,743	$149,360	2,906	7/4/3	1978	23,087 SF	Pool/ Spa
.06Mi.	**5751 S PEARL ST**		$593,211	$207,624	2,941	8/4/3	1988	21,780 SF	Yes
.06Mi.	**5798 CLAIRE D LN**	**02/26/2020**	$402,123	$140,743	2,496	8/4/3	1979	18,295 SF	Spa Only
.06Mi.	**5721 S PEARL ST**	**04/29/1994**	$802,837	$280,993	4,584	10/5/4	1988	22,651 SF	Pool/ Spa
.07Mi.	**5781 S PEARL ST**	**07/27/2004**	$489,389	$171,286	2,422	6/4/2	1985	22,651 SF	Pool/ Spa
.07Mi.	**5761 S PEARL ST**	**05/15/2014**	$545,769	$191,019	2,793	6/3/2	1985	22,216 SF	Pool/ Spa
.07Mi.	**5799 CLAIRE D LN**	**03/22/2022**	$436,837	$152,893	2,799	6/3/3	1965	23,087 SF	Pool/ Spa
.09Mi.	**5791 S PEARL ST**	**10/20/2016**	$433,051	$151,568	2,213	8/4/2	1984	21,780 SF	Yes
.1Mi.	**3567 NICOLE ST**	**09/16/2011**	$322,214	$112,775	2,233	8/4/2	1978	21,344 SF	Pool/ Spa
.1Mi.	**3555 NICOLE ST**	**12/30/2016**	$321,351	$112,473	2,144	8/4/2	1978	20,038 SF	Yes

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	39.0 years old	Households:	10,441
Median Household Income:	$67,273	Households w/Family:	60%
Household Income Per Capita:	$34,195	Households w/Family Married:	39%
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
0.66Mi.	**Del Sol High School** Number of Students: 2,527 Student-Teacher Ratio: 20.38	NA	Public	9 - 12
0.64Mi.	**Doris French Elementary School** Number of Students: 459 Student-Teacher Ratio: 14.81	C+	Public	KG - 5
1.00Mi.	**Helen C. Cannon Junior High School** Number of Students: 730 Student-Teacher Ratio: 19.21	D-	Public	6 - 8

Flood Report

The Subject Property of **5774 CLAIRE D LN, LAS VEGAS, NV 89120-2504** 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	113%	HIGHER
BURGLARY	81%	LOWER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	105%	SIMILAR
AGGRAVATED ASSAULT	96%	SIMILAR
FORCIBLE RAPE	84%	LOWER
MURDER	101%	SIMILAR
OVERALL	88%	LOWER

Disaster Alerts

No alerts noted

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Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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