ICE SiteX Report

OrderID: 95689689

SiteX Property Information Report



Subject Property Location

6806 CHARGEHAND AVE, LAS VEGAS, NV 89156-3787

County:	**CLARK NV**	Census Tract:	320030062.041009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	140-14-110-018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$480,000**	FSD:	5
Value Range:	$456,000 - $504,000	Confidence Score:	95

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	340
Assd Land Value:	$31,850	Market Land Value:	$91,000	Tax Year:	2025
Assd Improvement:	$111,650	Market Improvment Value:	$319,000	Total Taxable Value:	$4,147
Total Assessed Value:	$143,500	Total Assessor Market Value:	$410,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 59 District: SUN Subdivision: HOLLYWOOD AND ALTO UNIT 1 Legal Unit: 1 Map Ref: PB B0163 P0030 Sec/Twnship/Range: SEC 14 TWN 20S RNG 62E

Abbreviated Description:	HOLLYWOOD AND ALTO UNIT 1 PLAT BOOK 163 PAGE 30 LOT 59
City/Muni/Twp:	SUNRISE MANOR TOWN

Property Characteristics

Lot Size:	4,060 SF	Bedrooms:	4	Pool:	
Building Area:	2520 SF	Baths:	3	Fireplace:	
Year Built:	2021	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:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Tile
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/11/2025	Sales Price:	N/A
Document #:	20250411-0001691 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/27/2025	Sales Price:	N/A
Document #:	20250227-0001127 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/27/2025		
Document Type:	Affidavit of Death of Joint Tenant		

Legal Description:

Lot: 59 Subdivision: HOLLYWOOD AND ALTO UNIT 1 Map Ref: MB 163 PG 30

Prior Transfer

Recording Date:	12/30/2021	Sales Price:	$405,990
Document #:	20211230-0002960 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/27/2021		
Document Type:	Bargain and Sale Deed		

Legal Description:

Lot: 59 Subdivision: HOLLYWOOD AND ALTO UNIT 1 A COMMON INTEREST COMMUN Map Ref: MB 163 PG 30
City/Muni/Twp: LAS VEGAS

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Prior Transfer

Recording Date:	12/30/2021	Sales Price:	$405,990
Document #:	20211230 00002960 BK-PG 2112 -2960	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 59 District: SUN Subdivision: HOLLYWOOD AND ALTO UNIT 1 Legal Unit: 1 Map Ref: PB B0163 P0030 Sec/Twnship/Range: SEC 14 TWN 20S RNG 62E
Abbreviated Description: HOLLYWOOD AND ALTO UNIT 1 PLAT BOOK 163 PAGE 30 LOT 59
City/Muni/Twp: SUNRISE MANOR TOWN

Area Sales Analysis

Total Area Sales	$6,745,043	Median # of Bedrooms	4
Median Lot Size	3,999 SF	Median # of Baths	3
Median Living Area	2,330 SF	Median Year Built	2022
Price Range - 2 Yrs	$415,000 to $495,000	Age Range	1 years to 4 years
Median Value	$444,500	Median Age	3 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**3004 MOULIN HEIGHTS ST** **LAS VEGAS, NV 89156-3791**	06/16/2025	$419,000	$184	2275	6/4/3	2022	4,064 SF	
		APN: 140-14-211-001 Document #: 20250616-0000947 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 78 Subdivision: HOLLYWOOD AND ALTO UNIT 2 MapRef: MB 164 PG 42 Abbreviated Description: Lot:78 Subdivision:HOLLYWOOD AND ALTO UNIT 2 Map Ref:MB 164 PG 42								
2	.2Mi.	**2883 GUNNERY FORGE ST** **LAS VEGAS, NV 89156-3793**	04/11/2025	$483,000	$182	2642	8/5/3	2023	3,994 SF	
		APN: 140-14-212-073 Document #: 20250411-0001390 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 174 Subdivision: HOLLYWOOD AND ALTO UNIT 3 MapRef: MB 166 PG 87 Abbreviated Description: Lot:174 Subdivision:HOLLYWOOD AND ALTO UNIT 3 Map Ref:MB 166 PG 87								
3	.08Mi.	**2970 GUNNERY FORGE ST** **LAS VEGAS, NV 89156-3784**	02/28/2025	$444,500	$190	2330	6/4/3	2021	3,999 SF	
		APN: 140-14-210-038 Document #: 20250228-0001791 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 227 Subdivision: HOLLYWOOD AND ALTO UNIT 1 A COMMON INTEREST COMMUN MapRef: MB 163 PG 30 Abbreviated Description: Lot:227 Subdivision:HOLLYWOOD AND ALTO UNIT 1 A COMMON INTEREST COMMUN Map Ref:MB 163 PG 30								
4	.14Mi.	**2967 GAFFER FILM ST** **LAS VEGAS, NV 89156-3749**	11/27/2024	$473,000	$203	2330	6/4/3	2021	3,999 SF	
		APN: 140-14-210-006 Document #: 20241127-0002814 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 37 Subdivision: HOLLYWOOD AND ALTO UNIT 1 A COMMON INTEREST COMMUN MapRef: MB 163 PG 30 Abbreviated Description: Lot:37 Subdivision:HOLLYWOOD AND ALTO UNIT 1 A COMMON INTEREST COMMUN Map Ref:MB 163 PG 30City/Muni/Twp:LAS VEGAS City/Muni/Twp: LAS VEGAS								
5	.14Mi.	**2961 GAFFER FILM ST** **LAS VEGAS, NV 89156-3749**	11/22/2024	$440,000	$193	2275	6/4/3	2021	3,999 SF	
		APN: 140-14-210-005 Document #: 20241122-0001521 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 36 Subdivision: HOLLYWOOD AND ALTO UNIT 1 A COMMON INTEREST COMMUN MapRef: MB 163 PG 30 Abbreviated Description: Lot:36 Subdivision:HOLLYWOOD AND ALTO UNIT 1 A COMMON INTEREST COMMUN Map Ref:MB 163 PG 30								
6	.13Mi.	**2973 GAFFER FILM ST** **LAS VEGAS, NV 89156-3749**	11/20/2024	$481,002	$190	2520	6/4/3	2021	3,999 SF	
		APN: 140-14-210-007 Document #: 20241120-0001766 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 38 Subdivision: HOLLYWOOD AND ALTO UNIT 1 A COMMON INTEREST COMMUN MapRef: MB 163 PG 30 Abbreviated Description: Lot:38 Subdivision:HOLLYWOOD AND ALTO UNIT 1 A COMMON INTEREST COMMUN Map Ref:MB 163 PG 30								
7	.13Mi.	**2979 GAFFER FILM ST** **LAS VEGAS, NV 89156-3749**	11/08/2024	$495,000	$187	2642	8/5/3	2021	3,999 SF	
		APN: 140-14-210-008 Document #: 20241108-0001033 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 39 Subdivision: HOLLYWOOD AND ALTO UNIT 1 A COMMON INTEREST COMMUN MapRef: MB 163 PG 30 Abbreviated Description: Lot:39 Subdivision:HOLLYWOOD AND ALTO UNIT 1 A COMMON INTEREST COMMUN Map Ref:MB 163 PG 30City/Muni/Twp:LAS VEGAS City/Muni/Twp: LAS VEGAS								
8	.16Mi.	**2926 MOULIN HEIGHTS ST** **LAS VEGAS, NV 89156-3790**	07/23/2024	$430,000	$184	2330	6/4/3	2022	4,038 SF	
		APN: 140-14-211-014 Document #: 20240723-0001379 Document Type: Special Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 91 Subdivision: HOLLYWOOD AND ALTO UNIT 2 A COMMON INTEREST COMMUN MapRef: MB 164 PG 42 Abbreviated Description: Lot:91 Subdivision:HOLLYWOOD AND ALTO UNIT 2 A COMMON INTEREST COMMUN Map Ref:MB 164 PG 42								
9	.2Mi.	**2884 MOULIN HEIGHTS ST** **LAS VEGAS, NV 89156-3796**	07/19/2024	$479,541	$181	2642	8/5/3	2024	4,025 SF	
		APN: 140-14-213-007 Document #: 20240719-0001230 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 98 Subdivision: HOLLYWOOD AND ALTO UNIT 4 MapRef: MB 168 PG 33 Abbreviated Description: Lot:98 Subdivision:HOLLYWOOD AND ALTO UNIT 4 Map Ref:MB 168 PG 33City/Muni/Twp:LAS VEGAS City/Muni/Twp: LAS VEGAS								
10	.13Mi.	**2927 OVERLOOK BROOK ST** **LAS VEGAS, NV 89156-3785**	06/24/2024	$415,000	$182	2275	6/4/3	2022	3,999 SF	
		APN: 140-14-210-045 Document #: 20240624-0001736 Document Type: Bargain and Sale Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 126 Subdivision: HOLLYWOOD AND ALTO UNIT 1 MapRef: MB 163 PG 30 Abbreviated Description: Lot:126 Subdivision:HOLLYWOOD AND ALTO UNIT 1 Map Ref:MB 163 PG 30								
11	.19Mi.	**6804 GASLAMP HARBOR AVE** **LAS VEGAS, NV 89156-3798**	05/30/2024	$446,000	$191	2330	6/4/3	2024	5,279 SF	

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APN: 140-14-213-065 Document #: 20240530-0002431
Document Type: Bargain and Sale Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 330 Subdivision: HOLLYWOOD AND ALTO UNIT 4 MapRef: MB 168 PG 33 Abbreviated Description: Lot:330 Subdivision:HOLLYWOOD AND ALTO UNIT 4 Map Ref:MB 168 PG 33

12	.19Mi.	**2896 MOULIN HEIGHTS ST LAS VEGAS, NV 89156-3796**	05/29/2024	$459,000	$182	2520	6/4/3	2024	4,025 SF

APN: 140-14-213-005 Document #: 20240529-0000056
Document Type: Bargain and Sale Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 96 Subdivision: HOLLYWOOD AND ALTO UNIT 4 MapRef: MB 168 PG 33 Abbreviated Description: Lot:96 Subdivision:HOLLYWOOD AND ALTO UNIT 4 Map Ref:MB 168 PG 33

13	.08Mi.	**6827 GREENSMEN AVE LAS VEGAS, NV 89156-3788**	05/28/2024	$422,000	$181	2330	6/4/3	2022	3,999 SF

APN: 140-14-211-028 Document #: 20240528-0001522
Document Type: Special Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 269 Subdivision: HOLLYWOOD AND ALTO UNIT 2 A COMMON INTREST COUMMUN MapRef: MB 164 PG 42 Abbreviated Description: Lot:269 Subdivision:HOLLYWOOD AND ALTO UNIT 2 A COMMON INTREST COUMMUN Map Ref:MB 164 PG 42

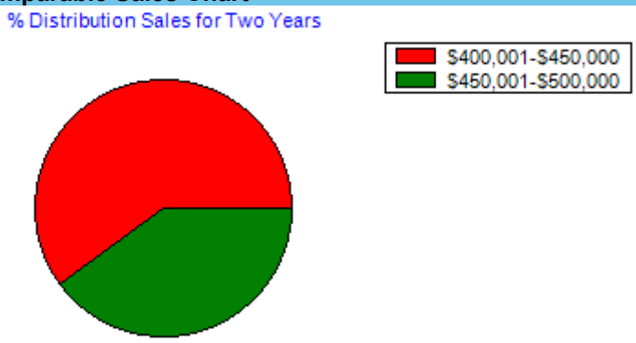
14	.17Mi.	**2914 MOULIN HEIGHTS ST LAS VEGAS, NV 89156-3790**	05/28/2024	$428,000	$188	2275	6/4/3	2024	4,034 SF

APN: 140-14-213-002 Document #: 20240528-0001945
Document Type: Bargain and Sale Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 93 Subdivision: HOLLYWOOD AND ALTO UNIT 4 MapRef: MB 168 PG 33 Abbreviated Description: Lot:93 Subdivision:HOLLYWOOD AND ALTO UNIT 4 Map Ref:MB 168 PG 33City/Muni/Twp:LAS VEGAS City/Muni/Twp: LAS VEGAS

15	.13Mi.	**2956 MOULIN HEIGHTS ST LAS VEGAS, NV 89156-3790**	05/24/2024	$430,000	$162	2642	8/5/3	2022	4,047 SF

APN: 140-14-211-009 Document #: 20240524-0000664
Document Type: Special Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 86 Subdivision: HOLLYWOOD AND ALTO UNIT 2 A COMMON INTEREST COMMUN MapRef: MB 164 PG 42 Abbreviated Description: Lot:86 Subdivision:HOLLYWOOD AND ALTO UNIT 2 A COMMON INTEREST COMMUN Map Ref:MB 164 PG 42

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.	**6806 CHARGEHAND AVE**	**12/30/2021**	$410,000	$143,500	2,520	6/4/3	2021	4,060 SF	
.01Mi.	**6800 CHARGEHAND AVE**	**12/29/2021**	$387,303	$135,556	2,330	6/4/3	2021	4,169 SF	
.01Mi.	**6812 CHARGEHAND AVE**	**01/28/2022**	$386,543	$135,290	2,275	6/4/3	2021	4,051 SF	
.02Mi.	**6794 CHARGEHAND AVE**	**01/13/2022**	$410,000	$143,500	2,520	6/4/3	2021	4,312 SF	
.02Mi.	**6818 CHARGEHAND AVE**	**04/22/2022**	$429,740	$150,409	2,642	8/5/3	2022	4,051 SF	
.02Mi.	**6788 CHARGEHAND AVE**	**12/30/2021**	$424,420	$148,547	2,642	8/5/3	2021	4,339 SF	
.02Mi.	**6824 CHARGEHAND AVE**	**05/09/2022**	$391,260	$136,941	2,275	6/4/3	2022	4,047 SF	
.02Mi.	**2998 OVERLOOK BROOK ST**	**02/08/2022**	$387,303	$135,556	2,330	6/4/3	2021	5,384 SF	
.03Mi.	**6830 CHARGEHAND AVE**	**06/29/2022**	$415,091	$145,282	2,520	6/4/3	2022	4,047 SF	
.03Mi.	**6782 CHARGEHAND AVE**	**12/27/2021**	$386,543	$135,290	2,275	6/4/3	2021	5,210 SF	
.03Mi.	**6817 CHARGEHAND AVE**	**05/02/2022**	$392,031	$137,211	2,330	6/4/3	2022	5,611 SF	
.03Mi.	**2994 OVERLOOK BROOK ST**	**02/07/2022**	$415,091	$145,282	2,520	6/4/3	2022	3,999 SF	
.04Mi.	**6823 CHARGEHAND AVE**	**04/28/2022**	$391,260	$136,941	2,275	6/4/3	2022	4,722 SF	
.04Mi.	**2997 OVERLOOK BROOK ST**	**02/01/2022**	$415,091	$145,282	2,520	6/4/3	2022	4,556 SF	
.04Mi.	**6836 CHARGEHAND AVE**	**05/31/2022**	$391,260	$136,941	2,275	6/4/3	2022	4,047 SF	
.04Mi.	**6776 CHARGEHAND AVE**	**12/15/2021**	$410,000	$143,500	2,520	6/4/3	2021	3,999 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	59%

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Demographics & Income

Median Age:	34.1 years old	Households:	10,716
Median Household Income:	$59,701	Households w/Family:	73%
Household Income Per Capita:	$24,596	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Clark County School District	Students:	315,646
Number of Schools:	374	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.69Mi.	**Sunrise Mountain High School** Number of Students: 2,740 Student-Teacher Ratio: 29.15 Advanced Placement: Yes	F	Public	9 - 12
0.67Mi.	**Dr. William H. Bailey Middle School** Number of Students: 1,395 Student-Teacher Ratio: 25.36	D+	Public	6 - 8
1.05Mi.	**Helen Herr Elementary School** Number of Students: 680 Student-Teacher Ratio: 17.44	B	Public	KG - 5

Flood Report

The Subject Property of **6806 CHARGEHAND AVE, LAS VEGAS, NV 89156-3787** 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	115%	HIGHER
BURGLARY	104%	SIMILAR
MOTOR VEHICLE THEFT	122%	HIGHER
FORCIBLE ROBBERY	132%	NOTABLY HIGHER
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	112%	HIGHER
MURDER	113%	HIGHER
OVERALL	93%	SIMILAR

Disaster Alerts

No alerts noted

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