ICE SiteX Report

OrderID: 98655598

SiteX Property Information Report



Subject Property Location

6855 BAYOU HOLLOW AVE, LAS VEGAS, NV 89156-3789

County:	**CLARK NV**	Census Tract:	320030062.041009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	140-14-211-054	Thomas Bros Pg-Grid:	

Valuation

Value:	**$444,000**	FSD:	7	Common Confidence Score:	81
Value Range:	$412,920 - $475,080	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	340
Assd Land Value:	$33,250	Market Land Value:	$95,000	Tax Year:	2026
Assd Improvement:	$108,200	Market Improvment Value:	$309,143	Total Taxable Value:	$4,068
Total Assessed Value:	$141,450	Total Assessor Market Value:	$404,143	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 295 District: SUN Subdivision: HOLLYWOOD AND ALTO UNIT 2 Legal Unit: 2 Map Ref: PB B0164 P0042 Sec/Twnship/Range: SEC 14 TWN 20S RNG 62E

Abbreviated Description:	HOLLYWOOD AND ALTO UNIT 2 PLAT BOOK 164 PAGE 42 LOT 295
City/Muni/Twp:	SUNRISE MANOR TOWN

Property Characteristics

Lot Size:	3,999 SF	Bedrooms:	4	Pool:	
Building Area:	2275 SF	Baths:	3	Fireplace:	
Year Built:	2022	Partial Baths:		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:	06/04/2026	Sales Price:	N/A
Document #:	20260604-0002408 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/07/2022	Sales Price:	$420,354
Document #:	20221207-0002405 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/07/2022		
Document Type:			

Legal Description:

Lot: 295 Subdivision: HOLLYWOOD AND ALTO UNIT 2 A COMMON INTEREST COMMUN Map Ref: MB 164 PG 42
City/Muni/Twp: LAS VEGAS

Prior Transfer

Recording Date:	12/07/2022	Sales Price:	$420,354
Document #:	20221207 00002405 BK-PG 2212 -2405	Type of Sale:	Qualified Sale
Document Type:			

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Legal Description:
Lot: 295 District: SUN Subdivision: HOLLYWOOD AND ALTO UNIT 2 Legal Unit: 2 Map Ref: PB B0164 P0042 Sec/Twnship/Range: SEC 14 TWN 20S RNG 62E
Abbreviated Description: HOLLYWOOD AND ALTO UNIT 2 PLAT BOOK 164 PAGE 42 LOT 295
City/Muni/Twp: SUNRISE MANOR TOWN

Area Sales Analysis

Total Area Sales	$6,365,300	Median # of Bedrooms	3
Median Lot Size	4,722 SF	Median # of Baths	2
Median Living Area	1,417 SF	Median Year Built	2023
Price Range - 2 Yrs	$320,000 to $481,900	Age Range	2 years to 29 years
Median Value	$419,900	Median Age	3 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**6663 DUDE RANCH LN** **LAS VEGAS, NV 89156-3752**	10/05/2026	$320,000	$359	890	4/2/2	1997	6,098 SF	
		APN: 140-15-513-011 Document #: 20261005-0000958 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 11 Block: 6 Subdivision: SUNRISE RANCH UNIT 3B AT HOLLYWOOD HILLS MapRef: MB 75 PG 78 Abbreviated Description: Lot:11 Block:6 Subdivision:SUNRISE RANCH UNIT 3B AT HOLLYWOOD HILLS Map Ref:MB 75 PG 78								
2	.28Mi.	**2758 AVRIL POINT ST** **LAS VEGAS, NV 89156-7209**	09/28/2026	$419,900			//		4,722 SF	
		APN: 140-14-311-017 Document #: 20260928-0001146 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 17 Subdivision: HOLLYWOOD SPRINGS UNIT 3 MapRef: MB 171 PG 8 Abbreviated Description: Lot:17 Subdivision:HOLLYWOOD SPRINGS UNIT 3 Map Ref:MB 171 PG 8								
3	.4Mi.	**6710 MAGNOLIA RIVER AVE** **LAS VEGAS, NV 89156-7212**	09/23/2026	$481,900			//		3,999 SF	
		APN: 140-14-312-041 Document #: 20260923-0001339 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 41 Subdivision: HOLLYWOOD SPRINGS AKA HOLLYWOOD SOUTH 40 UNIT 2 MapRef: MB 172 PG 15 Abbreviated Description: Lot:41 Subdivision:HOLLYWOOD SPRINGS AKA HOLLYWOOD SOUTH 40 UNIT 2 Map Ref:MB 172 PG 15								
4	.26Mi.	**2782 AVRIL POINT ST** **LAS VEGAS, NV 89156-7209**	08/28/2026	$413,900			//		5,506 SF	
		APN: 140-14-311-020 Document #: 20260828-0001803 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 20 Subdivision: HOLLYWOOD SPRINGS UNIT 3 MapRef: MB 171 PG 8 Abbreviated Description: Lot:20 Subdivision:HOLLYWOOD SPRINGS UNIT 3 Map Ref:MB 171 PG 8								
5	.06Mi.	**6807 BAYOU HOLLOW AVE** **LAS VEGAS, NV 89156-3789**	08/14/2026	$475,000	$188	2520	6/4/3	2023	5,288 SF	
		APN: 140-14-211-046 Document #: 20260814-0000302 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 287 Subdivision: HOLLYWOOD AND ALTO UNIT 2 A COMMON INTREST COMMUNI MapRef: MB 164 PG 42 Abbreviated Description: Lot:287 Subdivision:HOLLYWOOD AND ALTO UNIT 2 A COMMON INTREST COMMUNI Map Ref:MB 164 PG 42								
6	.03Mi.	**6844 BAYOU HOLLOW AVE** **LAS VEGAS, NV 89156-3789**	07/31/2026	$423,000	$185	2275	6/4/3	2022	3,999 SF	
		APN: 140-14-211-039 Document #: 20260731-0000627 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 280 Subdivision: HOLLYWOOD AND ALTO UNIT 2 A COMMON INTEREST COMMUN MapRef: MB 164 PG 42 Abbreviated Description: Lot:280 Subdivision:HOLLYWOOD AND ALTO UNIT 2 A COMMON INTEREST COMMUN Map Ref:MB 164 PG 42								
7	.32Mi.	**6808 WARTHOG AVE** **LAS VEGAS, NV 89156-7137**	07/29/2026	$395,000	$278	1417	5/3/2	2023	4,160 SF	
		APN: 140-14-310-042 Document #: 20260729-0002638 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 42 Subdivision: HOLLYWOOD SPRINGS AKA HOLLYWOOD SOUTH 40 UNIT 1 MapRef: MB 168 PG 62 Abbreviated Description: Lot:42 Subdivision:HOLLYWOOD SPRINGS AKA HOLLYWOOD SOUTH 40 UNIT 1 Map Ref:MB 168 PG 62								
8	.31Mi.	**2746 AVRIL POINT ST** **LAS VEGAS, NV 89156-7209**	07/28/2026	$419,900			//		4,722 SF	
		APN: 140-14-311-014 Document #: 20260728-0001748 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 14 Subdivision: HOLLYWOOD SPRINGS UNIT 3 MapRef: MB 171 PG 8 Abbreviated Description: Lot:14 Subdivision:HOLLYWOOD SPRINGS UNIT 3 Map Ref:MB 171 PG 8								
9	.28Mi.	**6786 GLOBEMASTER CT** **LAS VEGAS, NV 89156-7120**	07/27/2026	$359,900	$183	1960	6/4/2	2023	4,914 SF	
		APN: 140-14-310-058 Document #: 20260727-0001491 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 58 Subdivision: HOLLOYWOOD SPRINGS MapRef: MB 168 PG 62 Abbreviated Description: Lot:58 Subdivision:HOLLOYWOOD SPRINGS Map Ref:MB 168 PG 62								
10	.32Mi.	**2751 AVRIL POINT ST** **LAS VEGAS, NV 89156-7209**	07/16/2026	$419,900			//		5,767 SF	
		APN: 140-14-311-001 Document #: 20260716-0000220 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Subdivision: HOLLYWOOD SPRINGS UNIT 3 MapRef: MB 171 PG 8 Abbreviated Description: Lot:1 Subdivision:HOLLYWOOD SPRINGS UNIT 3 Map Ref:MB 171 PG 8								
11	.15Mi.	**2936 GAFFER FILM ST** **LAS VEGAS, NV 89156-3749**	06/08/2026	$427,000	$183	2330	6/4/3	2022	3,999 SF	
		APN: 140-14-210-020 Document #: 20260608-0001418 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 204 Subdivision: HOLLYWOOD AND ALTO UNIT 1 MapRef: MB 163 PG 30 Abbreviated Description: Lot:204 Subdivision:HOLLYWOOD AND ALTO UNIT 1 Map Ref:MB 163 PG 30								
12	.17Mi.	**2809 DRAUGHTSMEN CT** **LAS VEGAS, NV 89156-3800**	06/08/2026	$470,000	$186	2520	6/4/3	2024	9,814 SF	

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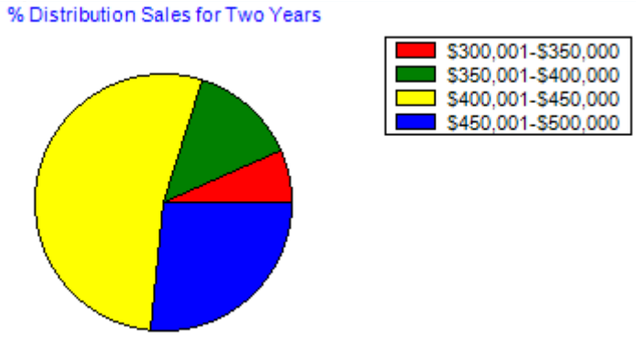
APN: 140-14-213-029 Document #: 20260608-0000708
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 120 Subdivision: HOLLYWOOD AND ALTO UNIT 4 MapRef: MB 168 PG 33 Abbreviated Description: Lot:120 Subdivision:HOLLYWOOD AND ALTO UNIT 4 Map Ref:MB 168 PG 33

13 .38Mi. **6746 MAGNOLIA RIVER AVE** 06/05/2026 $481,900 // 3,999 SF
LAS VEGAS, NV 89156-7212
APN: 140-14-312-035 Document #: 20260605-0000279
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 35 Subdivision: HOLLYWOOD SPRINGS AKA HOLLYWOOD SOUTH 40 UNIT 2 MapRef: MB 172 PG 15 Abbreviated Description: Lot:35 Subdivision:HOLLYWOOD SPRINGS AKA HOLLYWOOD SOUTH 40 UNIT 2 Map Ref:MB 172 PG 15

14 .29Mi. **2745 ARIEL OCEAN ST** 04/27/2026 $410,000 $231 1768 6/3/2 2023 4,273 SF
LAS VEGAS, NV 89156-7110
APN: 140-14-310-006 Document #: 20260427-0001498
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: HOLLYWOOD SPRINGS AKA HOLLYWOOD SOUTH 40 UNIT 1 MapRef: MB 168 PG 62 Abbreviated Description: Lot:6 Subdivision:HOLLYWOOD SPRINGS AKA HOLLYWOOD SOUTH 40 UNIT 1 Map Ref:MB 168 PG 62

15 .1Mi. **2975 OVERLOOK BROOK ST** 04/03/2026 $448,000 $192 2330 6/4/3 2022 3,999 SF
LAS VEGAS, NV 89156-3785
APN: 140-14-210-052 Document #: 20260403-0001237
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 237 Subdivision: HOLLYWOOD AND ALTO UNIT 1 A COMMON INTEREST COMMUN MapRef: MB 163 PG 30 Abbreviated Description: Lot:237 Subdivision:HOLLYWOOD AND ALTO UNIT 1 A COMMON INTEREST COMMUN Map Ref:MB 163 PG 30

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.	**6855 BAYOU HOLLOW AVE**	**12/07/2022**	$404,143	$141,450	2,275	6/4/3	2022	3,999 SF	
.01Mi.	**6849 BAYOU HOLLOW AVE**	**12/02/2022**	$447,771	$156,720	2,642	8/5/3	2022	3,999 SF	
.01Mi.	**6861 BAYOU HOLLOW AVE**	**11/30/2022**	$406,143	$142,150	2,330	6/4/3	2022	3,999 SF	
.02Mi.	**6843 BAYOU HOLLOW AVE**	**02/02/2023**	$431,603	$151,061	2,520	6/4/3	2022	3,999 SF	
.02Mi.	**6867 BAYOU HOLLOW AVE**	**11/30/2022**	$447,771	$156,720	2,642	8/5/3	2022	5,288 SF	
.02Mi.	**6854 STAGEHAND AVE**	**04/26/2024**	$453,320	$158,662	2,642	8/5/3	2024	4,003 SF	
.02Mi.	**6860 STAGEHAND AVE**	**05/08/2024**	$411,037	$143,863	2,330	6/4/3	2024	4,003 SF	
.02Mi.	**6848 STAGEHAND AVE**	**04/25/2024**	$436,891	$152,912	2,520	6/4/3	2024	3,999 SF	
.02Mi.	**6837 BAYOU HOLLOW AVE**	**01/20/2023**	$406,143	$142,150	2,330	6/4/3	2022	3,999 SF	
.02Mi.	**6842 STAGEHAND AVE**	**04/19/2024**	$411,037	$143,863	2,330	6/4/3	2024	3,999 SF	
.03Mi.	**6866 STAGEHAND AVE**	**05/13/2024**	$436,891	$152,912	2,520	6/4/3	2024	5,293 SF	
.03Mi.	**6856 BAYOU HOLLOW AVE**	**04/15/2024**	$406,143	$142,150	2,330	6/4/3	2022	3,999 SF	
.03Mi.	**6850 BAYOU HOLLOW AVE**	**12/02/2022**	$431,603	$151,061	2,520	6/4/3	2022	3,999 SF	
.03Mi.	**6862 BAYOU HOLLOW AVE**	**11/30/2022**	$431,603	$151,061	2,520	6/4/3	2022	3,999 SF	
.03Mi.	**6836 STAGEHAND AVE**	**04/08/2024**	$453,320	$158,662	2,642	8/5/3	2024	3,999 SF	
.03Mi.	**6831 BAYOU HOLLOW AVE**	**01/18/2023**	$447,771	$156,720	2,642	8/5/3	2022	3,999 SF	

Rent vs. Own

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

Demographics & Income

Median Age:	34.0 years old	Households:	10,946
Median Household Income:	$61,792	Households w/Family:	72%
Household Income Per Capita:	$25,123	Households w/Family Married:	45%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Clark County School District	Students:	301,697
Number of Schools:	379	Rating:	B-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.56Mi.	**Sunrise Mountain High School** Number of Students: 2,470 Student-Teacher Ratio: 21.48 Advanced Placement: Yes	NA	Public	9 - 12
0.66Mi.	**Liliam Lujan Hickey Elementary School** Number of Students: 617 Student-Teacher Ratio: 18.15	D-	Public	KG - 5
0.56Mi.	**Dr. William H. Bailey Middle School** Number of Students: 1,121 Student-Teacher Ratio: 22.88	D-	Public	6 - 8

Flood Report

The Subject Property of **6855 BAYOU HOLLOW AVE, LAS VEGAS, NV 89156-3789** 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	117%	HIGHER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	134%	NOTABLY HIGHER
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	114%	HIGHER
MURDER	114%	HIGHER
OVERALL	93%	SIMILAR

Disaster Alerts

No alerts noted

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