ICE SiteX Report

OrderID: 98751762

SiteX Property Information Report



Subject Property Location

6968 ADOBE VILLA AVE, LAS VEGAS, NV 89142-3711

County:	**CLARK NV**	Census Tract:	0061.04
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	161-02-111-011	Thomas Bros Pg-Grid:	896-A2

Valuation

Value:	**$787,000**	FSD:	7	Common Confidence Score:	81
Value Range:	$731,910 - $842,090	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	340
Assd Land Value:	$51,100	Market Land Value:	$146,000	Tax Year:	2026
Assd Improvement:	$113,101	Market Improvment Value:	$323,146	Total Taxable Value:	$3,032
Total Assessed Value:	$164,201	Total Assessor Market Value:	$469,146	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 11 Block: 1 District: SUN Subdivision: SOLITUDE 2 UNIT 1 Legal Unit: 1 Map Ref: PB B0080 P0076 Sec/Twnship/Range: SEC 02 TWN 21S RNG 62E

Abbreviated Description:	SOLITUDE 2 UNIT 1 PLAT BOOK 80 PAGE 76 LOT 11 BLOCK 1
City/Muni/Twp:	SUNRISE MANOR TOWN

Property Characteristics

Lot Size:	21,780 SF	Bedrooms:	5	Pool:	
Building Area:	3457 SF	Baths:	4	Fireplace:	1
Year Built:	1998	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Stucco
Number of Units:		Garage Type:	Built-in	Heating:	Forced air unit
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:	07/27/2022	Sales Price:	$70,000
Document #:	20220727-0000364 BK-PG 20051017-4524	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	02/07/2012	Sales Price:	$400,000
Document #:	201202070000086 BK-PG 20050809-0000987	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	10/17/2005	Loan Amount:	N/A
Document #:	BK-PG 20051017-0004524	Loan Type:	Credit Line (Revolving)
Contract Date:	09/14/2005		
TD Due Date:		Type Finance:	
Legal Description:			

Block: 1 Subdivision: SOLITUDE II UNIT 1 Map Ref: 0

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Prior Transfer

Recording Date:	08/29/2005	Sales Price:	N/A
Document #:	20050829-0005975 BK-PG 20040312-3610	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	08/24/2005	Sales Price:	N/A
Document #:	20050824-0002024 BK-PG 20031230-674	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/09/2005	Loan Amount:	N/A
Document #:	BK-PG 20050809-0000988	Loan Type:	Credit Line (Revolving)
Contract Date:	08/02/2005		
TD Due Date:		Type Finance:	

Legal Description:
Block: 1 Subdivision: SOLITUDE 11 UNIT 1 Map Ref: 0

Mortgage Record

Recording Date:	08/09/2005	Loan Amount:	N/A
Document #:	BK-PG 20050809-0000987	Loan Type:	Conventional
Contract Date:	08/02/2005		
TD Due Date:	08/01/2035	Type Finance:	Fixed Rate

Legal Description:
Block: 1 Subdivision: SOLITUDE 11 UNIT 1 Map Ref: 0

Mortgage Record

Recording Date:	03/12/2004	Loan Amount:	N/A
Document #:	BK-PG 20040312-03610	Loan Type:	Credit Line (Revolving)
Contract Date:	01/23/2004		
TD Due Date:		Type Finance:	

Legal Description:
Block: 1 Subdivision: SOLITUDE II UNIT 1 Map Ref: 0

Mortgage Record

Recording Date:	12/30/2003	Loan Amount:	N/A
Document #:	BK-PG 20031230-00674	Loan Type:	Unknown Loan Type
Contract Date:	12/19/2003		
TD Due Date:	01/01/2034	Type Finance:	Fixed Rate

Legal Description:
Block: 1 Subdivision: SOLITUDE II Legal Unit: 1 Map Ref: 0

Prior Transfer

Recording Date:	05/07/1998	Sales Price:	$250,500
Document #:	BK-PG 980507-01589	Type of Sale:	Arms-Length Transfer
Contract Date:	04/29/1998		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: SOLITUDE II UNIT 1 Map Ref: MB80 PG76

Mortgage Record

Recording Date:	05/07/1998	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
Contract Date:	04/29/1998		
TD Due Date:	05/01/2028	Type Finance:	ADJ

Legal Description:
Block: 1 Subdivision: SOLITUDE II UNIT 1 Map Ref: MB80 PG76

Area Sales Analysis

Total Area Sales	$7,667,000	Median # of Bedrooms	5
Median Lot Size	20,473 SF	Median # of Baths	4
Median Living Area	3,457 SF	Median Year Built	1999
Price Range - 2 Yrs	$563,500 to $925,000	Age Range	26 years to 28 years
Median Value	$777,500	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**6927 ADOBE VILLA AVE** **LAS VEGAS, NV 89142-3710**	07/01/2025	$817,500	$202	4053	9/5/4	1998	20,473 SF	P
		APN: 161-02-111-019 Document #: 20250701-0002023 Document Type: Bargain and Sale Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 1 Subdivision: SOLITUDE II UNIT 1 MapRef: MB 80 PG 76 Abbreviated Description: Lot:19 Block:1 Subdivision:SOLITUDE II UNIT 1 Map Ref:MB 80 PG 76								
2	.13Mi.	**6960 COLDWATER DR** **LAS VEGAS, NV 89110-5235**	12/24/2025	$735,000	$239	3078	7/3/3	1999	20,473 SF	B
		APN: 140-35-412-011 Document #: 20251224-0000003 Document Type: Bargain and Sale Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 7 Subdivision: SILVERHAWK AT SUNRISE MOUNTAIN MapRef: MB 51 PG 6 Abbreviated Description: Lot:7 Subdivision:SILVERHAWK AT SUNRISE MOUNTAIN Map Ref:MB 51 PG 6								
3	.17Mi.	**6804 PHILIPPE ALLEN AVE** **LAS VEGAS, NV 89110-5240**	08/10/2026	$780,000	$195	4004	11/6/4	2001	20,038 SF	B
		APN: 140-35-413-034 Document #: 20260810-0001327 Document Type: Bargain and Sale Deed Price Code: Q								

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Land Use: Single Family Residential
Legal: Lot: 4 Block: 2 Subdivision: HOLLYWOOD HEIGHTS MapRef: MB 64 PG 31 Abbreviated Description: Lot:4 Block:2 Subdivision:HOLLYWOOD HEIGHTS Map Ref:MB 64 PG 31

4	.19Mi.	**6830 STONE MEADOWS AVE** **LAS VEGAS, NV 89142-3714**	09/04/2026	$775,000	$224	3457	9/5/4	1999	20,473 SF	P

APN: 161-02-111-028 Document #: 20260904-0000773
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 28 Block: 1 Subdivision: SOLITUDE II UNIT 1 MapRef: MB 80 PG 76 Abbreviated Description: Lot:28 Block:1 Subdivision:SOLITUDE II UNIT 1 Map Ref:MB 80 PG 76

5	.22Mi.	**138 PALMA DEL RIO** **LAS VEGAS, NV 89110-5208**	08/26/2025	$542,000	$333	1630	7/3/2	1974	20,038 SF	B

APN: 140-35-410-014 Document #: 20250826-0002653
Document Type: Grant Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 2 Block: 3 Subdivision: SUNRISE MOUNTAIN EXECUTIVE VILLAGE MapRef: MB 15 PG 69 Abbreviated Description: Lot:2 Block:3 Subdivision:SUNRISE MOUNTAIN EXECUTIVE VILLAGE Map Ref:MB 15 PG 69

6	.25Mi.	**6845 CEDAR BASIN AVE** **LAS VEGAS, NV 89142-3717**	05/27/2026	$925,000	$229	4032	11/6/4	1999	21,344 SF	B

APN: 161-02-113-024 Document #: 20260527-0001941
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 76 Block: 1 Subdivision: SOLITUDE II UNIT 2 MapRef: MB 85 PG 9 Abbreviated Description: Lot:76 Block:1 Subdivision:SOLITUDE II UNIT 2 Map Ref:MB 85 PG 9

7	.28Mi.	**7091 WHISTLER RIDGE AVE** **LAS VEGAS, NV 89110-5269**	05/26/2026	$575,000	$193	2974	7/4/2	2005	17,424 SF	

APN: 140-35-414-004 Document #: 20260526-0000940
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: MONTANA HEIGHTS MapRef: MB 114 PG 36 Abbreviated Description: Lot:4 Subdivision:MONTANA HEIGHTS Map Ref:MB 114 PG 36

8	.3Mi.	**6744 UNIVERSAL AVE** **LAS VEGAS, NV 89142-3703**	03/13/2026	$563,500	$197	2857	7/4/3	1998	19,166 SF	

APN: 161-02-110-006 Document #: 20260313-0000601
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: HOLLYWOOD ESTATES UNIT 1 MapRef: MB 75 PG 74 Abbreviated Description: Lot:6 Block:1 Subdivision:HOLLYWOOD ESTATES UNIT 1 Map Ref:MB 75 PG 74

9	.33Mi.	**241 VISTA VALLEY ST** **LAS VEGAS, NV 89110-**	07/22/2026	$210,000			//		32,234 SF	

APN: 140-35-302-016 Document #: 20260722-0001919
Document Type: Bargain and Sale Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Sec/Twnship/Range: NE4SW4 S35T20SR62E MDBM Abbreviated Description: Sec/Twnship/Range:NE4SW4 S35T20SR62E MDBM

10	.33Mi.	**6665 SOLITARY AVE** **LAS VEGAS, NV 89110-5152**	09/26/2025	$710,000	$205	3457	9/5/4	1996	20,038 SF	B

APN: 140-34-811-079 Document #: 20250926-0001582
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 79 Block: 1 Subdivision: SOLIDTUDE MapRef: MB 69 PG 28 Abbreviated Description: Lot:79 Block:1 Subdivision:SOLIDTUDE Map Ref:MB 69 PG 28

11	.34Mi.	**189 ORTIZ CT** **LAS VEGAS, NV 89110-5232**	04/03/2026	$640,000	$213	3008	9/4/3	1974	23,522 SF	B

APN: 140-35-410-028 Document #: 20260403-0001326
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: SUNRISE MOUNTAIN EXECUTIVE VILLAGE MapRef: MB 15 PG 69 Abbreviated Description: Lot:5 Block:1 Subdivision:SUNRISE MOUNTAIN EXECUTIVE VILLAGE Map Ref:MB 15 PG 69

12	.34Mi.	**6860 VINTAGE HIGHLANDS LN** **LAS VEGAS, NV 89110-5256**	12/30/2025	$740,000	$219	3386	9/4/2	1998	18,295 SF	B

APN: 140-35-311-015 Document #: 20251230-0002741
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: HERITAGE HIGHLANDS UNIT 2 MapRef: MB 79 PG 79 Abbreviated Description: Lot:38 Subdivision:HERITAGE HIGHLANDS UNIT 2 Map Ref:MB 79 PG 79

13	.36Mi.	**6664 SECLUDED AVE** **LAS VEGAS, NV 89110-5155**	11/14/2025	$669,500	$263	2548	8/4/3	1996	20,038 SF	P

APN: 140-34-811-035 Document #: 20251114-0000839
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 35 Block: 1 Subdivision: SOLITUDE MapRef: MB 69 PG 28 Abbreviated Description: Lot:35 Block:1 Subdivision:SOLITUDE Map Ref:MB 69 PG 28

14	.37Mi.	**6780 VINTAGE HIGHLANDS LN** **LAS VEGAS, NV 89110-5254**	08/14/2026	$685,000	$232	2956	7/4/2	2000	15,682 SF	P

APN: 140-35-311-002 Document #: 20260814-0001015
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: HERITAGE HIGHLANDS UNIT 2 MapRef: MB 79 PG 79 Abbreviated Description: Lot:62 Subdivision:HERITAGE HIGHLANDS UNIT 2 Map Ref:MB 79 PG 79

15	.37Mi.	**1407 FIELDS ST** **LAS VEGAS, NV 89142-3701**	06/10/2025	$846,000	$245	3457	9/5/4	2000	20,473 SF	B

APN: 161-02-112-018 Document #: 20250610-0001434
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 38 Block: 2 Subdivision: HOLLYWOOD ESTATES UNIT 2 MapRef: MB 81 PG 31 Abbreviated Description: Lot:38 Block:2 Subdivision:HOLLYWOOD ESTATES UNIT 2 Map Ref:MB 81 PG 31

16	.39Mi.	**1304 HUSSON CT** **LAS VEGAS, NV 89142-3723**	06/04/2025	$835,000	$209	4004	10/6/4	2000	20,038 SF	B

APN: 161-02-112-014 Document #: 20250604-0003656
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 34 Block: 2 Subdivision: HOLLYWOOD ESTATES UNIT 2 MapRef: MB 81 PG 31 Abbreviated Description: Lot:34 Block:2 Subdivision:HOLLYWOOD ESTATES UNIT 2 Map Ref:MB 81 PG 31

17	.4Mi.	**6654 UNIVERSAL AVE** **LAS VEGAS, NV 89142-3703**	08/25/2026	$235,000	$69	3400	8/5/3	1998	19,166 SF	B

APN: 161-02-110-011 Document #: 20260825-0000706
Document Type: Bargain and Sale Deed Price Code: Q

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Land Use: Single Family Residential
Legal: Lot: 11 Block: 1 Subdivision: HOLLYWOOD ESTATES UNIT 1 MapRef: MB 75 PG 74 Abbreviated Description: Lot:11 Block:1 Subdivision:HOLLYWOOD ESTATES UNIT 1 Map Ref:MB 75 PG 74

18	.41Mi.	**6765 HIDDEN HERITAGE CT LAS VEGAS, NV 89110-5251**	09/11/2026	$785,000	$210	3737	9/5/3	1998	16,117 SF	B

APN: 140-35-310-020 Document #: 20260911-0001369
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 82 Subdivision: HERITAGE HIGHLANDS UNIT 1 MapRef: MB 79 PG 78 Abbreviated Description: Lot:82 Subdivision:HERITAGE HIGHLANDS UNIT 1 Map Ref:MB 79 PG 78

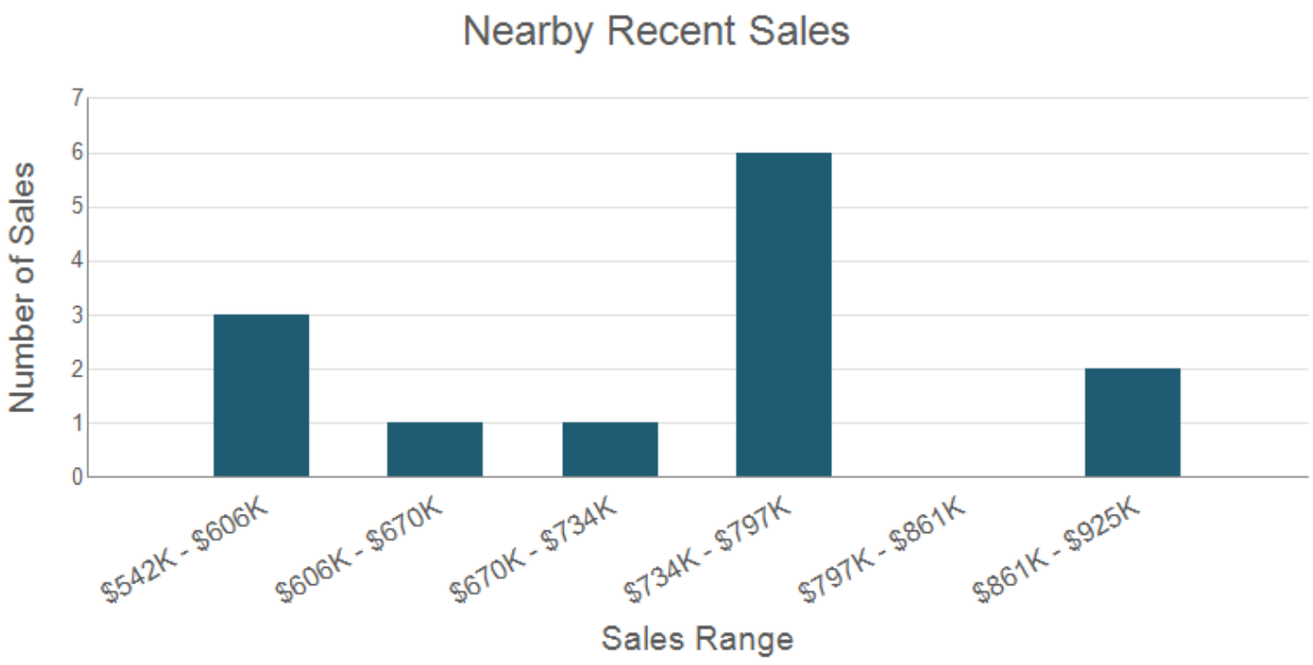
19	.41Mi.	**6628 SECLUDED AVE LAS VEGAS, NV 89110-5155**	05/29/2026	$600,000	$174	3457	9/5/4	1996	23,522 SF	

APN: 140-34-811-037 Document #: 20260529-0001442
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 37 Block: 1 Subdivision: SOLITUDE MapRef: DOC 01879 Abbreviated Description: Lot:37 Block:1 Subdivision:SOLITUDE Map Ref:DOC 01879

20	.41Mi.	**6689 SPARKS AVE LAS VEGAS, NV 89142-3721**	06/18/2025	$780,000	$226	3457	9/5/4	2000	19,166 SF	B

APN: 161-02-112-025 Document #: 20250618-0002503
Document Type: Bargain and Sale Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 50 Block: 3 Subdivision: HOLLYWOOD ESTATES UNIT 2 MapRef: MB 81 PG 31 Abbreviated Description: Lot:50 Block:3 Subdivision:HOLLYWOOD ESTATES UNIT 2 Map Ref:MB 81 PG 31

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.	**6968 ADOBE VILLA AVE**	**05/07/1998**	$469,146	$164,201	3,457	9/5/4	1998	21,780 SF	
.02Mi.	**6954 ADOBE VILLA AVE**	**07/08/2010**	$512,860	$179,501	3,457	9/5/4	1998	21,780 SF	B
.02Mi.	**6982 ADOBE VILLA AVE**	**09/26/2016**	$422,403	$147,841	2,548	8/4/3	1998	21,780 SF	
.04Mi.	**6940 ADOBE VILLA AVE**	**02/18/2010**	$595,900	$208,565	4,053	9/6/4	1998	21,780 SF	B
.04Mi.	**6996 ADOBE VILLA AVE**	**10/31/2012**	$544,409	$190,543	4,053	9/5/4	1998	21,780 SF	
.04Mi.	**6969 ADOBE VILLA AVE**	**04/30/2002**	$517,420	$181,097	3,457	9/5/4	1998	20,473 SF	
.04Mi.	**6955 ADOBE VILLA AVE**	**03/27/1998**	$517,289	$181,051	2,433	7/3/2	1998	22,651 SF	B
.04Mi.	**6983 ADOBE VILLA AVE**	**05/15/1998**	$564,869	$197,704	4,053	9/5/4	1998	20,473 SF	
.05Mi.	**6942 E CHARLESTON BLVD**	**01/20/2016**	$817,774	$286,221	3,618	9/4/4	2008	20,038 SF	
.06Mi.	**20 RADWICK DR**	**08/04/2003**	$775,914	$271,570	3,376	9/4/3	2005	20,909 SF	
.06Mi.	**6997 ADOBE VILLA AVE**	**04/13/2023**	$516,223	$180,678	3,457	9/5/4	1998	20,473 SF	P
.06Mi.	**6941 ADOBE VILLA AVE**	**02/27/1998**	$540,231	$189,081	3,457	9/5/4	1998	22,651 SF	B
.06Mi.	**6926 ADOBE VILLA AVE**	**01/02/2013**	$554,046	$193,916	3,159	10/6/3	1998	21,780 SF	P
.06Mi.	**11 WHITEWIND LN**	**04/01/2002**	$747,423	$261,598	5,017	9/5/4	1996	20,909 SF	
.07Mi.	**6927 ADOBE VILLA AVE**	**07/01/2025**	$586,337	$205,218	4,053	9/5/4	1998	20,473 SF	P
.07Mi.	**16 DONNA CELINA ST**	**02/21/2008**	$680,971	$238,340	4,117	8/2/2	1997	22,651 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	59%

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Demographics & Income

Median Age:	33.7 years old	Households:	11,013
Median Household Income:	$59,450	Households w/Family:	77%
Household Income Per Capita:	$22,028	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:	301,697
Number of Schools:	379	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.29Mi.	**Kathleen & Tim Harney Middle School** Number of Students: 1,292 Student-Teacher Ratio: 24.85	D-	Public	6 - 8
0.44Mi.	**Mervin Iverson Elementary School** Number of Students: 540 Student-Teacher Ratio: 15	B-	Public	KG - 5
1.08Mi.	**Las Vegas High School** Number of Students: 2,510 Student-Teacher Ratio: 21.64 Advanced Placement: Yes	NA	Public	9 - 12

Flood Report

The Subject Property of **6968 ADOBE VILLA AVE, LAS VEGAS, NV 89142-3711** 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	90%	LOWER
BURGLARY	77%	NOTABLY LOWER
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	31%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	97%	SIMILAR
MURDER	66%	NOTABLY LOWER
OVERALL	50%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

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