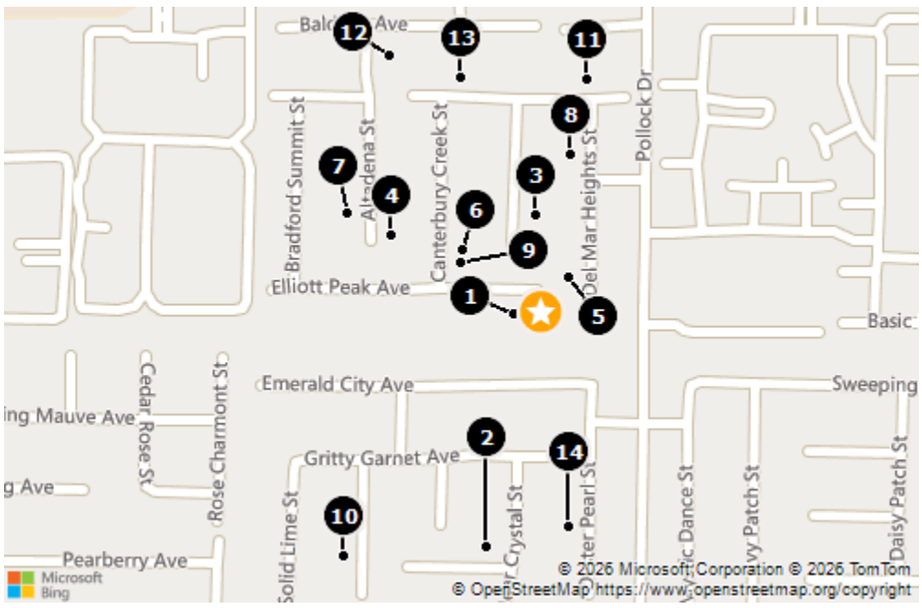
ICE SiteX Report

OrderID: 98197797

SiteX Property Information Report



Subject Property Location

735 ELLIOT PEAK AVE, LAS VEGAS, NV 89183-7507

County:	**CLARK NV**	Census Tract:	320030028.351000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	177-27-111-023	Thomas Bros Pg-Grid:	

Valuation

Value:	**$531,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$483,210 - $578,790	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	635
Assd Land Value:	$39,200	Market Land Value:	$112,000	Tax Year:	2026
Assd Improvement:	$91,354	Market Improvment Value:	$261,011	Total Taxable Value:	$5,891
Total Assessed Value:	$130,554	Total Assessor Market Value:	$373,011	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 66 Block: 1 District: LV Subdivision: HUNTINGTON-UNIT 2 Legal Unit: 2 Map Ref: PB B0083 P0044 Sec/Twnship/Range: SEC 27 TWN 22S RNG 61E
Abbreviated Description: HUNTINGTON-UNIT 2 PLAT BOOK 83 PAGE 44 LOT 66 BLOCK 1
City/Muni/Twp: LAS VEGAS CITY

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:	4	Pool:	Pool/Spa
Building Area:	2224 SF	Baths:	2	Fireplace:	
Year Built:	2000	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	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
Mortgage Record

Recording Date:	10/11/2023	Loan Amount:	N/A
Document #:	20231011-0000223 BK-PG -	Loan Type:	Assumption
TD Due Date:		Type Finance:	

Legal Description:
Lot: 66 Block: 1 Subdivision: HUNTINGTON UNIT 2

Prior Transfer

Recording Date:	12/31/2007	Sales Price:	$330,000
Document #:	20071231 00003663 BK-PG 712 -3663	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 66 Block: 1 District: LV Subdivision: HUNTINGTON-UNIT 2 Legal Unit: 2 Map Ref: PB B0083 P0044 Sec/Twnship/Range: SEC 27 TWN 22S RNG 61E
Abbreviated Description: HUNTINGTON-UNIT 2 PLAT BOOK 83 PAGE 44 LOT 66 BLOCK 1
City/Muni/Twp: LAS VEGAS CITY

Prior Transfer

Recording Date:	12/31/2007	Sales Price:	$330,000
Document #:	BK-PG 20071231-0003663	Type of Sale:	Full Amount on Deed
Contract Date:	08/20/2007		
Document Type:			

Legal Description:
Lot: 66 Block: 1 Subdivision: HUNTINGTON UNIT 2 Map Ref: MB83 PG44

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Prior Transfer

Recording Date:	02/16/2007	Sales Price:	$357,355
Document #:		Type of Sale:	Price Unconfirmed
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/16/2007	Sales Price:	$357,355
Document #:	BK-PG 20070216-0003308	Type of Sale:	Full Amount on Deed
Contract Date:	02/07/2007		
Document Type:			

Legal Description:
Lot: 66 Block: 1 Subdivision: HUNTINGTON UNIT 2 Map Ref: MB83 PG44
City/Muni/Twp: LAS VEGAS

Mortgage Record

Recording Date:	11/30/2005	Loan Amount:	N/A
Document #:	BK-PG 20051130-0007839	Loan Type:	Stand Alone Second
TD Due Date:	12/01/2020	Type Finance:	

Legal Description:
Lot: 66 Block: 1 Subdivision: HUNTINGTON UNIT 2
City/Muni/Twp: LAS VEGAS

Prior Transfer

Recording Date:	11/30/2005	Sales Price:	N/A
Document #:	BK-PG 20051130-0007837	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/30/2005		
Document Type:			

Legal Description:
Lot: 66 Block: 1 Subdivision: HUNTINGTON UNIT 2 Map Ref: MB83 PG44

Prior Transfer

Recording Date:	11/30/2005	Sales Price:	$417,500
Document #:	BK-PG 20051130-0007836	Type of Sale:	Full Amount on Deed
Contract Date:	11/28/2005		
Document Type:			

Legal Description:
Lot: 66 Block: 1 Subdivision: HUNTINGTON UNIT 2 Map Ref: MB83 PG44
City/Muni/Twp: LAS VEGAS

Prior Transfer

Recording Date:	11/05/1999	Sales Price:	$174,000
Document #:	BK-PG 991105-01748	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/14/1999		
Document Type:			

Legal Description:
Lot: 66 Block: 1 Subdivision: HUNTINGTON UNIT 2 Map Ref: MB83 PG44

Area Sales Analysis

Total Area Sales	$5,706,900	Median # of Bedrooms	3
Median Lot Size	4,356 SF	Median # of Baths	2
Median Living Area	1,653 SF	Median Year Built	2000
Price Range - 2 Yrs	$170,000 to $513,500	Age Range	26 years to 28 years
Median Value	$410,000	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**723 ELLIOT PEAK AVE** **LAS VEGAS, NV 89183-7507**	07/02/2026	$440,000	$287	1529	5/3/2	2000	3,920 SF	
		APN: 177-27-111-021 Document #: 20260702-0001541 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 64 Block: 1 Subdivision: HUNTINGTON UNIT 2 MapRef: MB 83 PG 44 Abbreviated Description: Lot:64 Block:1 Subdivision:HUNTINGTON UNIT 2 Map Ref:MB 83 PG 44								
2	.16Mi.	**718 PEACH CORAL ST** **LAS VEGAS, NV 89183-7237**	06/23/2026	$435,000	$264	1643	6/3/2	2000	4,356 SF	
		APN: 177-27-215-016 Document #: 20260623-0000772 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 204 Block: D Subdivision: AVANTE HOMES PHASE 4 MapRef: MB 89 PG 56 Abbreviated Description: Lot:204 Block:D Subdivision:AVANTE HOMES PHASE 4 Map Ref:MB 89 PG 56								
3	.06Mi.	**9812 CORDOVA VISTA CT** **LAS VEGAS, NV 89183-7235**	06/01/2026	$395,000	$352	1120	4/2/2	2000	4,356 SF	
		APN: 177-27-111-059 Document #: 20260601-0001464 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 102 Block: 1 Subdivision: HUNTINGTON UNIT 2 MapRef: MB 83 PG 44 Abbreviated Description: Lot:102 Block:1 Subdivision:HUNTINGTON UNIT 2 Map Ref:MB 83 PG 44								
4	.11Mi.	**9852 ALTADENA ST** **LAS VEGAS, NV 89183-6240**	05/11/2026	$485,000	$250	1933	6/3/2	1998	4,356 SF	Pool/ Spa
		APN: 177-27-110-069 Document #: 20260511-0000497 Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 209 Block: 2 Subdivision: HUNTINGTON UNIT 1 MapRef: MB 82 PG 23 Abbreviated Description: Lot:209 Block:2 Subdivision:HUNTINGTON UNIT 1 Map Ref:MB 82 PG 23								
5	.03Mi.	**9861 DEL MAR HEIGHTS ST** **LAS VEGAS, NV 89183-7242**	04/10/2026	$355,000	$316	1120	4/2/2	2000	4,792 SF	
		APN: 177-27-111-081 Document #: 20260410-0000763								

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Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 124 Block: 1 Subdivision: HUNTINGTON UNIT 2 MapRef: MB 83 PG 44 Abbreviated Description: Lot:124 Block:1 Subdivision:HUNTINGTON UNIT 2 Map Ref:MB 83 PG 44

6	.07Mi.	**9844 CANTERBURY CREEK ST** **LAS VEGAS, NV 89183-7510**	02/18/2026	$513,500	$265	1933	6/3/2	2000	4,356 SF	Yes

APN: 177-27-111-032 Document #: 20260218-0001959
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 75 Block: 1 Subdivision: HUNTINGTON UNIT 2 MapRef: MB 83 PG 44 Abbreviated Description: Lot:75 Block:1 Subdivision:HUNTINGTON UNIT 2 Map Ref:MB 83 PG 44

7	.14Mi.	**9835 ALTADENA ST** **LAS VEGAS, NV 89183-6240**	01/30/2026	$400,000	$206	1933	6/3/2	1998	4,356 SF	

APN: 177-27-110-064 Document #: 20260130-0001473
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 204 Block: 2 Subdivision: HUNTINGTON UNIT 1 MapRef: MB 82 PG 23 Abbreviated Description: Lot:204 Block:2 Subdivision:HUNTINGTON UNIT 1 Map Ref:MB 82 PG 23

8	.11Mi.	**9761 DEL MAR HEIGHTS ST** **LAS VEGAS, NV 89183-7240**	12/16/2025	$382,000	$341	1120	4/2/2	2000	4,792 SF	

APN: 177-27-111-071 Document #: 20251216-0002235
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 114 Block: 1 Subdivision: HUNTINGTON UNIT 2 MapRef: MB 83 PG 44 Abbreviated Description: Lot:114 Block:1 Subdivision:HUNTINGTON UNIT 2 Map Ref:MB 83 PG 44

9	.06Mi.	**9854 CANTERBURY CREEK ST** **LAS VEGAS, NV 89183-7510**	10/28/2025	$429,900	$258	1663	6/3/3	2000	4,356 SF	

APN: 177-27-111-031 Document #: 20251028-0001971
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 74 Block: 1 Subdivision: HUNTINGTON UNIT 2 MapRef: MB 83 PG 44 Abbreviated Description: Lot:74 Block:1 Subdivision:HUNTINGTON UNIT 2 Map Ref:MB 83 PG 44

10	.21Mi.	**10025 CATSEYE COVE CT** **LAS VEGAS, NV 89183-7204**	10/22/2025	$410,000	$290	1410	6/3/2	1999	4,792 SF	

APN: 177-27-213-033 Document #: 20251022-0003036
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 181 Block: D Subdivision: AVANTE HOMES PHASE 2 MapRef: MB 85 PG 8 Abbreviated Description: Lot:181 Block:D Subdivision:AVANTE HOMES PHASE 2 Map Ref:MB 85 PG 8

11	.15Mi.	**754 CANFIELD POINT AVE** **LAS VEGAS, NV 89183-7247**	10/17/2025	$410,000	$246	1663	6/3/3	2000	4,356 SF	

APN: 177-27-111-104 Document #: 20251017-0001133
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 147 Block: 2 Subdivision: HUNTINGTON UNIT 2 MapRef: MB 83 PG 44 Abbreviated Description: Lot:147 Block:2 Subdivision:HUNTINGTON UNIT 2 Map Ref:MB 83 PG 44

12	.2Mi.	**9740 ALTADENA ST** **LAS VEGAS, NV 89183-6239**	09/12/2025	$500,000	$275	1814	7/3/2	2000	4,356 SF	Pool/ Spa

APN: 177-27-110-083 Document #: 20250912-0000964
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 223 Block: 2 Subdivision: HUNTINGTON UNIT 1 MapRef: MB 82 PG 23 Abbreviated Description: Lot:223 Block:2 Subdivision:HUNTINGTON UNIT 1 Map Ref:MB 82 PG 23

13	.16Mi.	**694 CANFIELD POINT AVE** **LAS VEGAS, NV 89183-7238**	08/21/2025	$381,500	$340	1120	4/2/2	2000	4,356 SF	

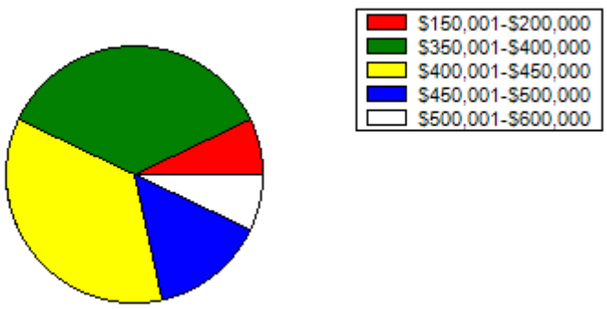
APN: 177-27-111-114 Document #: 20250821-0001292
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 157 Block: 2 Subdivision: HUNTINGTON UNIT 2 MapRef: MB 83 PG 44 Abbreviated Description: Lot:157 Block:2 Subdivision:HUNTINGTON UNIT 2 Map Ref:MB 83 PG 44

14	.14Mi.	**10001 OYSTER PEARL ST** **LAS VEGAS, NV 89183-7239**	08/13/2025	$170,000	$90	1881	7/4/2	2000	4,792 SF	

APN: 177-27-215-035 Document #: 20250813-0003345
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 101 Block: E Subdivision: AVANTE HOMES PHASE 4 Phase No: 4 MapRef: MB 89 PG 56 Abbreviated Description: Lot:101 Block:E Subdivision:AVANTE HOMES PHASE 4 Phase No:4 Map Ref:MB 89 PG 56

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.	**735 ELLIOT PEAK AVE**	**12/31/2007**	$373,011	$130,554	2,224	7/4/2	2000	5,663 SF	Pool/ Spa
.01Mi.	**729 ELLIOT PEAK AVE**	**09/18/2012**	$262,294	$91,803	1,120	4/2/2	2000	3,920 SF	
.02Mi.	**9891 DEL MAR HEIGHTS ST**	**03/30/2000**	$337,051	$117,968	2,224	7/4/2	2000	7,841 SF	
.02Mi.	**723 ELLIOT PEAK AVE**	**04/28/2003**	$283,483	$99,219	1,529	5/3/2	2000	3,920 SF	
.02Mi.	**9881 DEL MAR HEIGHTS ST**	**02/04/2020**	$331,451	$116,008	2,224	7/4/2	2000	4,792 SF	
.02Mi.	**9871 DEL MAR HEIGHTS ST**	**06/20/2019**	$283,483	$99,219	1,529	5/3/2	2000	5,227 SF	
.03Mi.	**717 ELLIOT PEAK AVE**	**04/16/2007**	$331,451	$116,008	2,224	7/4/2	2000	3,920 SF	
.03Mi.	**734 ELLIOT PEAK AVE**	**06/16/2023**	$283,483	$99,219	1,529	5/3/2	2000	4,356 SF	
.03Mi.	**728 ELLIOT PEAK AVE**	**01/03/2025**	$331,451	$116,008	2,224	7/4/2	2000	3,920 SF	
.03Mi.	**9861 DEL MAR HEIGHTS ST**	**11/06/2020**	$257,349	$90,072	1,120	4/2/2	2000	4,792 SF	
.03Mi.	**722 ELLIOT PEAK AVE**	**10/03/2023**	$283,483	$99,219	1,529	5/3/2	2000	3,920 SF	
.03Mi.	**736 EMERALD CITY AVE**	**03/26/2009**	$286,200	$100,170	1,643	6/3/2	1999	4,356 SF	
.03Mi.	**711 ELLIOT PEAK AVE**	**08/06/2018**	$285,346	$99,871	1,529	5/3/2	2000	3,920 SF	
.03Mi.	**742 EMERALD CITY AVE**	**03/24/2005**	$326,760	$114,366	1,881	7/4/2	1999	4,356 SF	Yes
.03Mi.	**716 ELLIOT PEAK AVE**	**12/18/2020**	$331,451	$116,008	2,224	7/4/2	2000	3,920 SF	
.03Mi.	**9851 DEL MAR HEIGHTS ST**	**10/27/2011**	$283,483	$99,219	1,529	5/3/2	2000	5,227 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	50%

Demographics & Income

Median Age:	37.1 years old	Households:	16,036
Median Household Income:	$77,180	Households w/Family:	63%
Household Income Per Capita:	$37,204	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

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
1.50Mi.	**Liberty High School** Number of Students: 3,203 Student-Teacher Ratio: 25.02 Advanced Placement: Yes	C+	Public	9 - 12
0.37Mi.	**Charles Silvestri Junior High School** Number of Students: 1,076 Student-Teacher Ratio: 19.21	C+	Public	6 - 8
0.63Mi.	**John R. Hummel Elementary School** Number of Students: 585 Student-Teacher Ratio: 15.81	D+	Public	KG - 5

Flood Report

The Subject Property of **735 ELLIOT PEAK AVE, LAS VEGAS, NV 89183-7507** 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	96%	SIMILAR
BURGLARY	84%	LOWER
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	99%	SIMILAR
AGGRAVATED ASSAULT	59%	NOTABLY LOWER
FORCIBLE RAPE	56%	NOTABLY LOWER
MURDER	98%	SIMILAR
OVERALL	80%	LOWER

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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