

LOT 2 CROSS CREEK ESTATES S/D EX
 LOT 2 CROSS CREEK EST, RUN S 7.4
 FT, N 6.37 FT, E 83.53 FT TO POB

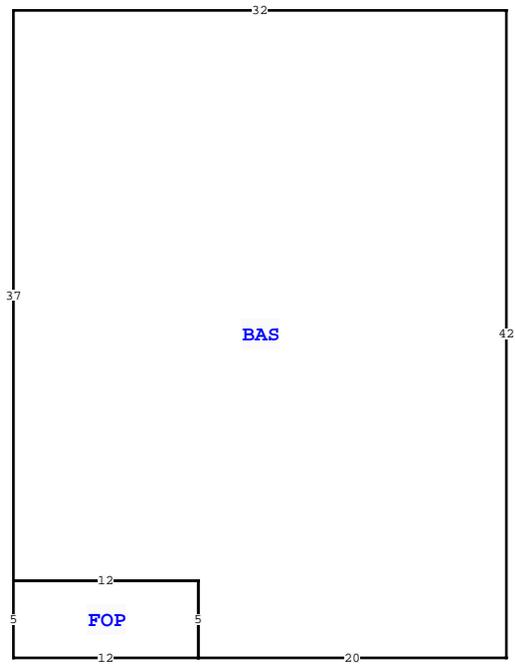
SLAWINSKI THOMAS C II
 5704 WEDGEFIELD ST
 N LAS VEGAS, NV 89081

2026

06-4S-17-08020-102


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Common Wall		40	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		1	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	6417.0800	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100		1,284	112,054
FOP	60	30		18	1,571
TOTALS	1,344			1,302	113,624

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	0%	- 0								
Heated Area: 1284						HX Base Yr					



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			113,624
TOTAL MARKET OB/XF VALUE			1,520
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			137,644
SOH/AGL Deduction			22,032
ASSESSED VALUE			115,612
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			115,612
TOTAL JUST VALUE			137,644
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3638	MULTIFAM	686	03/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1189/1699	1/25/2010	WD	U	I	12	61,800
GRANTOR: HSBC BANK USA NATIONA						
GRANTEE: THOMAS C SLAWINSKI						
1182/2087	10/07/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT (TIMOT						
GRANTEE: HSBC BANK USA NATIO						

EXTRA FEATURES																					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
1	0166	CONC,PAVMT	0	0	0	0		608.00	UT	2.50				2.50	100	2006	2006	3	100	1,520	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BAS= W32 S37 FOP= S5 E12 N5 W12\$ E12 S5 E20 N42\$.	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		*RSF-	237.00	83.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							