

Situs : N CHESTNUT (SR 46) (SR 307) ST

Map ID: 26-021-00-063-00

LUC: 420

Card: 1 of 1

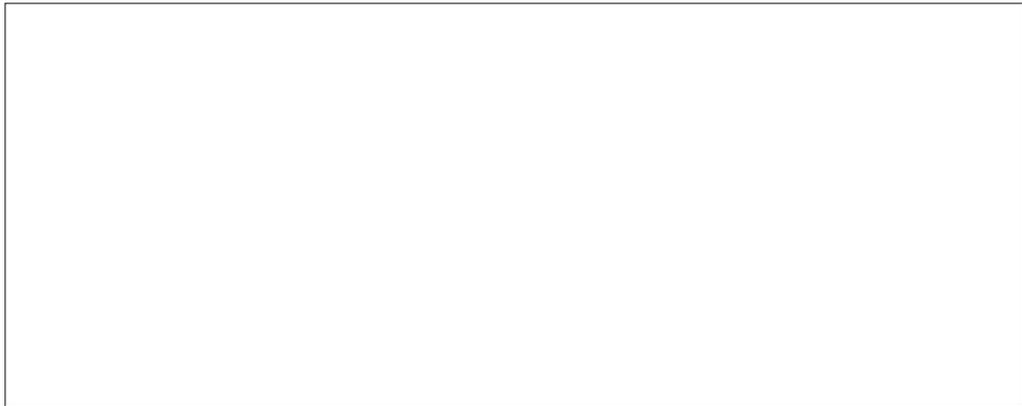
Tax Year: 2024

Printed: March 21, 2025

CURRENT OWNER
TRISINA LLC
8565 SOUTH EASTERN AVENUE SUITE 150
LAS VEGAS NV 89123

Field Review Flag:

GENERAL INFORMATION
Routing No. 021-00 063-00
Class C-Commercial
Living Units
Neighborhood 5400C
Alternate Id
District
Zoning



Property Notes
Note Codes:

Land Information					
Type	Size	Influence Factors	Infl %	Value	
2-Secondary Site	SF	18,470	4-Location / Su	-20	147,760
Total Acres: .424			Legal Acres: .424		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	51,730	147,800	147,800	0	0
Building	1,750	5,000	5,000	0	0
Total	53,480	152,800	152,800	0	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	1-COST APPROACH				

Entrance Information			
Date	ID	Entry Code	Source
06/06/13	DWS	7-Vacant	3-Other

Permit Information					
Date Issued	Number	Price	Purpose	Note	Status

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
05/23/22	2,150,685	2-Land And Building	Z-Validated Multiple Parcels		LD-Limited Warranty Deed	RAX OHPA OWNER LLC
01/05/16	1,894,465	2-Land And Building	U-Not Validated	603/ 2429	LD-Limited Warranty Deed	SPP OHPA RAD FUND LLC
04/07/14			R-Related Individuals Or Corporation:		ET-Temp Exempt	JEFFERSON (CHESTNUT ST)
04/07/14	1,517,680		U-Not Validated	563/ 348	LD-Limited Warranty Deed	JEFFERSON (CHESTNUT ST) I LLC

Property Factors
Topo: 2-Level
Utilities: 6-All
Street/Road: 0-Paved
Traffic: 3-Nominal
Location: 6-Secondary Strip
Spot Loc: 6-Flat

Legal Description
Parcel TieBack: 260210006201
Legal Descriptions: 41 & 43 ASHTABULA ST
Addl.TieBack: N

Inspection Witnessed By _____

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Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stp	IU	Line	Type	+/-	Meas1	Meas2	# Stp	IU

Interior/Exterior Information																
Line	Lvl	Fr - To	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Int Fin	Partitions	Heating	Cooling	Plumbing	Phy Fun	%Comp	%Rent

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Comp	Use Value/RCNLD

Outbuilding Data												
Line	Type	Yr Blt	Meas1	Meas2	Area	Gr	Qty	ModCd	Phy Fun	MA	%Comp	Value
1	Cl1-Asph Pave	1996			5,000	C	1		A	A		5,000

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Additional Property Photos

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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Other	Units	Rent	Income
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Building Cost Detail - Building 1 of 1

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
NBHD Fact	
Value per SF	0.00

Notes - Building 1 of 1

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Income Summary (Includes all Building on Parcel)

Total Gross Rent Area
Total Gross Building Area

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments

Number	Code	Status	Comment
1	FLD	DC	REV14 DUMPSTERS HERE, ADDED CI1 & TIEBACK
2	FLD	RV	REV20 SECONDARY SITE FOR RITE AID LOCATED ON PCL 26-021-00-062-01

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