

**PETITIONER'S
EVIDENCE**

WASHOE COUNTY ASSESSOR PROPERTY DATA

1/15/2021

Owner Information

APN	038-074-40	Card 1 of 1
Situs 1	1005 BUCKBRUSH DR WASHOE COUNTY NV 89439	Bld # 1
Owner 1	BULIS, RICHARD E	OWNER
Mail Address	PO BOX 31 VERDI NV 89439	

Parcel Information

Keyline Desc	FRAC N2 OF NW4 SEC 17 TWP 19 RGE 18		
Subdivision	_UNSPECIFIED		
	Section 17 Township 19 Range 18		
Record of Survey Map : Parcel Map# 0 : Sub Map#			
Special Property Code			
2021 Tax District	4011	Prior APN	
2020 Tax District	4011	Tax Cap Status	Low Cap Qualified Primary Residence
PERMITS	sclement 10/21/2011		

Building Information

XFOB SUBAREA

Bld #1 Situs	1005 BUCKBRUSH DR	Property Name	
Quality	R40 Good	Building Type	Single Family Residence
Stories	2 Story	2nd Occupancy	
Year Built	1985	WAY	1985
Bedrooms	3	Square Feet	2007
Full Baths	2	Finished Bsmt	0
Half Baths	1	Unfin Bsmt	0
Fixtures	11	Basement Type	
Fireplaces	1	Gar Conv Sq Feet	0
Heat Type	FORCED AIR	Total Garage Area	750
2nd Heat Type		Garage Type	ATTACHED
Exterior Walls	SIDING ON FRAME	Detached Garage	0
2nd Ext Walls		Basement Gar Door	0
Roof Cover	CONCRETE TILE	Sub Floor	WOOD
% Complete	100	Frame	FRAME
Obso/Bldg Adj	0	Units/Bldg	1
Construction Modifier		Units/Parcel	1

Land Information

LAND DETAILS

Land Use	200	DOR Code	200	Sewer	Septic	Neighborhood	FCTF FC Neighborhood Map
Size	62,596 SqFt	Size	1.437 Acres	Street	Paved	PETITIONER'S EXHIBIT A 26 PAGES	
				Water	Well		





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WASHOE COUNTY ASSESSOR PROPERTY DATA

1/15/2021

Owner Information

APN	038-074-28	Card 1 of 1
Situs 1	950 BUCKBRUSH DR WASHOE COUNTY NV 89439	Bld # 1
Owner 1	CULP, S DOUGLAS & KAREN C	
Mail Address	PO BOX 1112 VERDI NV 89439	

Parcel Information

Keyline Desc	FR N2 NW4 SEC 17 TWP 19 RGE 18		
Subdivision	_UNSPECIFIED		
	Section 17 Township 19 Range 18		
Record of Survey Map : Parcel Map# : Sub Map#			
	Special Property Code		
2021 Tax District	4011	Prior APN	
2020 Tax District	4011	Tax Cap Status	Low Cap Qualified Primary Residence
PERMITS	pkinne 05/02/2018		

Building Information

XFOB SUBAREA

Bld #1 Situs	950 BUCKBRUSH DR	Property Name	
Quality	R40 Good	Building Type	Single Family Residence
Stories	1 Story	2nd Occupancy	
Year Built	1973	WAY	1974
Bedrooms	3	Square Feet	2631
Full Baths	3	Finished Bsmt	0
Half Baths	0	Unfin Bsmt	0
Fixtures	10	Basement Type	
Fireplaces	1	Gar Conv Sq Feet	740 GC2
Heat Type	FA/AC	Total Garage Area	0
2nd Heat Type		Garage Type	
Exterior Walls	SIDING ON FRAME	Detached Garage	1200
2nd Ext Walls	BRICK VENEER ON FRAME	Basement Gar Door	0
Roof Cover	COMPOSITION SHINGLE	Sub Floor	WOOD
% Complete	100	Frame	FRAME
Obso/Bldg Adj	0	Units/Bldg	1
Construction Modifier		Units/Parcel	1

Land Information

LAND DETAILS

Land Use	200	DOR Code	200	Sewer	Septic	Neighborhood	FCTF	FC Neighborhood Map
Size	48,657 SqFt	Size	1.117 Acres	Street	Paved	Zoning Code	LDS	
		Water	Well					

Sales and Transfer Records

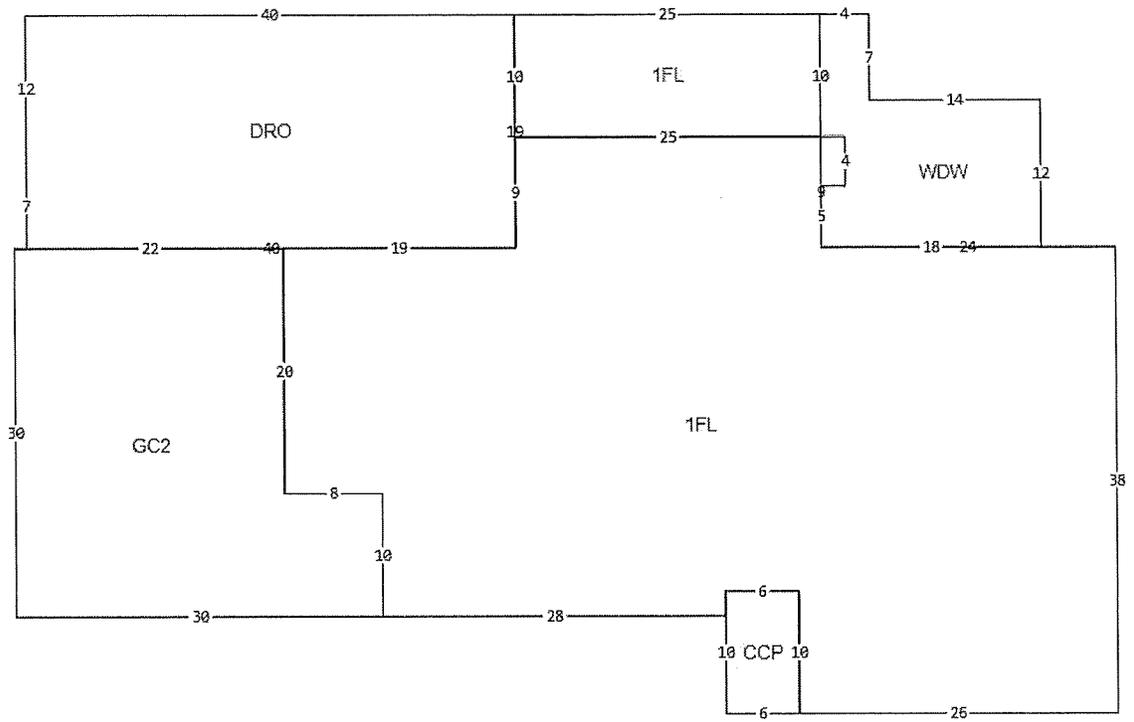
RECORDER SEARCH

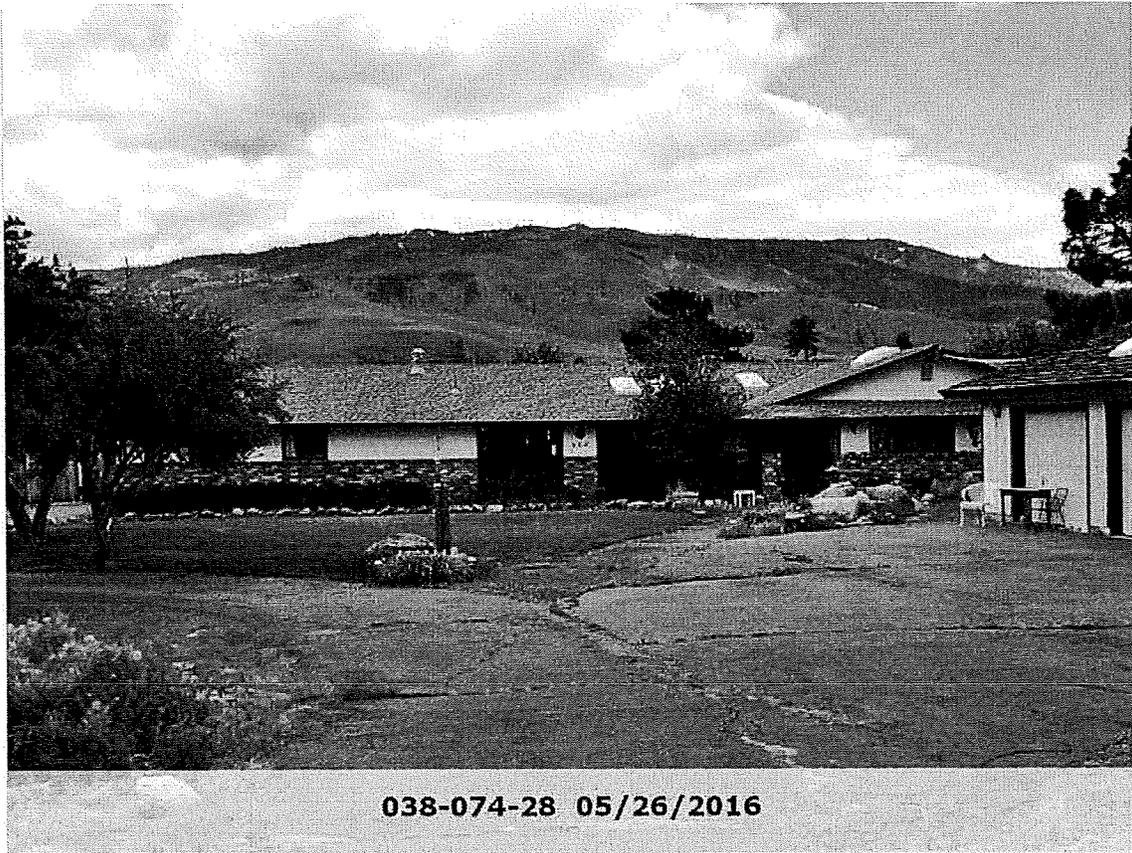
Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
CULP, S DOUGLAS & KAREN C	CULP, S DOUGLAS & KAREN C	4407317	CORR	11-07-2014	200	0	3BGG	CORRECTION DEED FOR DOC 3459514 FIXING LEGAL AND PLACING INTO TRUST, HOWEVER DOC 4389742 HAS CORRECT LEGAL AND REMOVES FROM TRUST
CULP LIVING TRUST	CULP, S DOUGLAS & KAREN C	4389742	DEED	09-05-2014	200	0	3NTT	RED FILED; INCORRECT GRANTOR
CULP LIVING TRUST	CULP LIVING TRUST	4346013	DEED	04-18-2014	200	0	3BGG	RED FILED: INCOMPLETE LEGAL DESCRIPTION.
CULP, S DOUGLAS & KAY A	CULP LIVING TRUST	3459514	DEED	11-06-2006	200	0	3BGG	RED FILED: INCOMPLETE LEGAL DESCRIPTION
CULP, S DOUGLAS & KAY A	CULP,S DOUGLAS & KAY A	3459472	DEED	11-06-2006	200	0	3BGG	RED FILED: INCOMPLETE LEGAL DESCRIPTION

Valuation Information ▲ The 2021/2022 values are preliminary values and subject to change.

	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2021/22 NR	180,000	0	159,797	0		339,797	63,000	55,928	118,929	2,920
2021/22 VN	180,000	0	159,797	0		339,797	63,000	55,928	118,929	2,920
2020/21 FV	175,000	0	165,791	0	259,680	340,791	61,250	58,026	119,277	2,880

Real Property Assessment Data





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WASHOE COUNTY ASSESSOR PROPERTY DATA

1/15/2021

Owner Information

APN	038-074-36	Card 1 of 1
Situs 1	1000 BUCKBRUSH DR WASHOE COUNTY NV 89439	Bld # 1
Owner 1	CARLSON 2017 FAMILY TRUST	FAMILY TRUST
Owner 2 or Trustee	CARLSON TRUSTEE, ERIC M & TAMMY A	TRUSTEE
Mail Address	PO BOX 267 VERDI NV 89439	

Parcel Information

Keyline Desc	FR N2 NW4 SEC 17 TWP 19 RGE 18		
Subdivision	_UNSPECIFIED		
	Section 17 Township 19 Range 18		
Record of Survey Map : Parcel Map# : Sub Map#			
Special Property Code			
2021 Tax District	4011	Prior APN	
2020 Tax District	4011	Tax Cap Status	Low Cap Qualified Primary Residence
PERMITS	pkinne 06/13/2019		

Building Information

XFOB SUBAREA

Bld #1 Situs	1000 BUCKBRUSH DR	Property Name	
Quality	R30 Average	Building Type	Single Family Residence
Stories	1 Story	2nd Occupancy	
Year Built	1978	WAY	1979
Bedrooms	3	Square Feet	1740
Full Baths	2	Finished Bsmt	0
Half Baths	0	Unfin Bsmt	0
Fixtures	9	Basement Type	
Fireplaces	1	Gar Conv Sq Feet	0
Heat Type	BASEBOARD HOT WATER	Total Garage Area	462
2nd Heat Type		Garage Type	ATTACHED
Exterior Walls	HARDBOARD ON FRAME	Detached Garage	400
2nd Ext Walls		Basement Gar Door	0
Roof Cover	COMPOSITION SHINGLE	Sub Floor	WOOD
% Complete	100	Frame	FRAME
Obso/Bldg Adj	0	Units/Bldg	1
Construction Modifier		Units/Parcel	1

Land Information

LAND DETAILS

Land Use	200	DOR Code	200	Sewer	Septic	Neighborhood	FCTF FC Neighborhood Map
Size	57,238 SqFt	Size	1.314 Acres	Street	Paved	Zoning Code	LDS

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	Water	Well	
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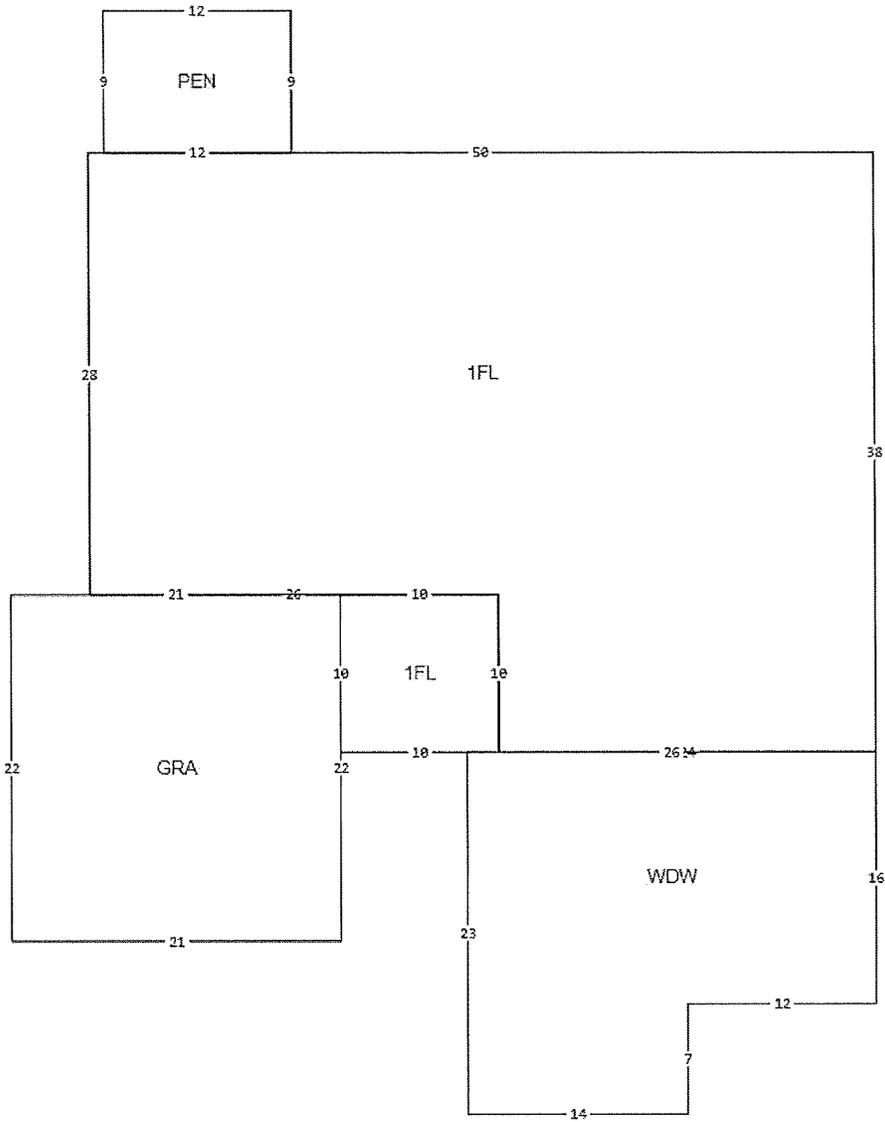
Sales and Transfer Records

RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
CARLSON, ERIC & TAMMY A	CARLSON 2017 FAMILY TRUST CARLSON TRUSTEE, ERIC M & TAMMY A	4776985	DEED	01-03-2018	200	0	3BGG	
LABORDE TRUST, MARTIN & ARLENE	CARLSON, ERIC & TAMMY A	4591407	DEED	05-20-2016	200	474,888	2D	
LABORDE, ARLENE M & MARTIN D	LABORDE TRUST, MARTIN & ARLENE	4547631	QC	01-05-2016	200	0	3BGG	
PLAZA, RAYMOND & ESTELLE	LABORDE, ARLENE M & MARTIN D	3085068	DEED	08-18-2004	200	389,000	2D	
	PLAZA, RAYMOND & ESTELLE	1527559		12-02-1991		0		

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	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2021/22 NR	180,000	0	103,989	0		283,989	63,000	36,396	99,396	0
2021/22 VN	180,000	0	103,989	0		283,989	63,000	36,396	99,396	0
2020/21 FV	175,000	0	105,966	0	184,894	280,966	61,250	37,088	98,338	0





038-074-36 05/26/2016

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WASHOE COUNTY ASSESSOR PROPERTY DATA

1/15/2021

Owner Information

APN	038-074-29	Card 1 of 1
Situs 1	960 BUCKBRUSH DR WASHOE COUNTY NV 89439	Bld # 1
Owner 1	SUTTON LIVING TRUST	LIVING TRUST
Owner 2 or Trustee	SUTTON TRUSTEE, SACHI	TRUSTEE
Mail Address	PO BOX 1266 VERDI NV 89439	

Parcel Information

Keyline Desc	FR N2 NW4 SEC 17 TWP 19 RGE 18		
Subdivision	_UNSPECIFIED		
	Section 17 Township 19 Range 18		
Record of Survey Map : Parcel Map# 0 : Sub Map#			
Special Property Code			
2021 Tax District	4011	Prior APN	
2020 Tax District	4011	Tax Cap Status	Low Cap Qualified Primary Residence
PERMITS	aholwill 11/22/2016		

Building Information

XFOB SUBAREA

Bld #1 Situs	960 BUCKBRUSH DR	Property Name	
Quality	R40 Good	Building Type	Single Family Residence
Stories	1 Story	2nd Occupancy	
Year Built	1993	WAY	1993
Bedrooms	3	Square Feet	3206
Full Baths	2	Finished Bsmt	0
Half Baths	1	Unfin Bsmt	0
Fixtures	15	Basement Type	
Fireplaces	1	Gar Conv Sq Feet	0
Heat Type	FA/AC	Total Garage Area	1336
2nd Heat Type		Garage Type	ATTACHED
Exterior Walls	SIDING ON FRAME	Detached Garage	0
2nd Ext Walls		Basement Gar Door	0
Roof Cover	COMPOSITION SHINGLE	Sub Floor	WOOD
% Complete	100	Frame	FRAME
Obso/Bldg Adj	0	Units/Bldg	1
Construction Modifier		Units/Parcel	1

Land Information

LAND DETAILS

Land Use	200	DOR Code	200	Sewer	Septic	Neighborhood	FCTF FC Neighborhood Map
Size	47,785 SqFt	Size	1.097 Acres	Street	Paved	Zoning Code	LDS

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	Water	Well	
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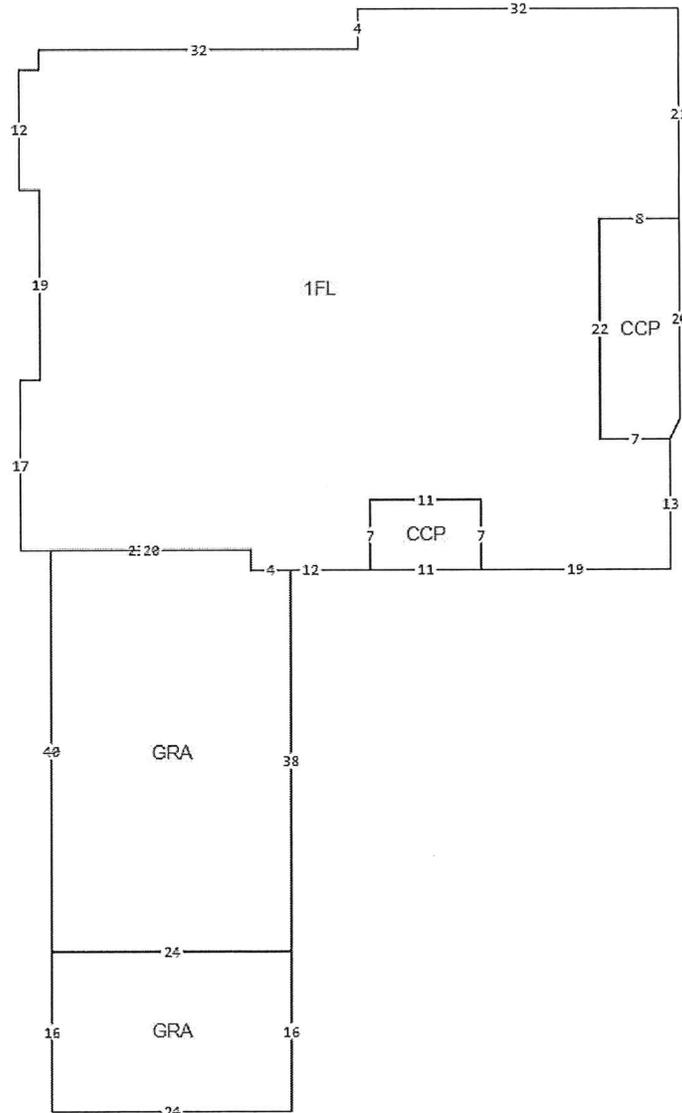
Sales and Transfer Records

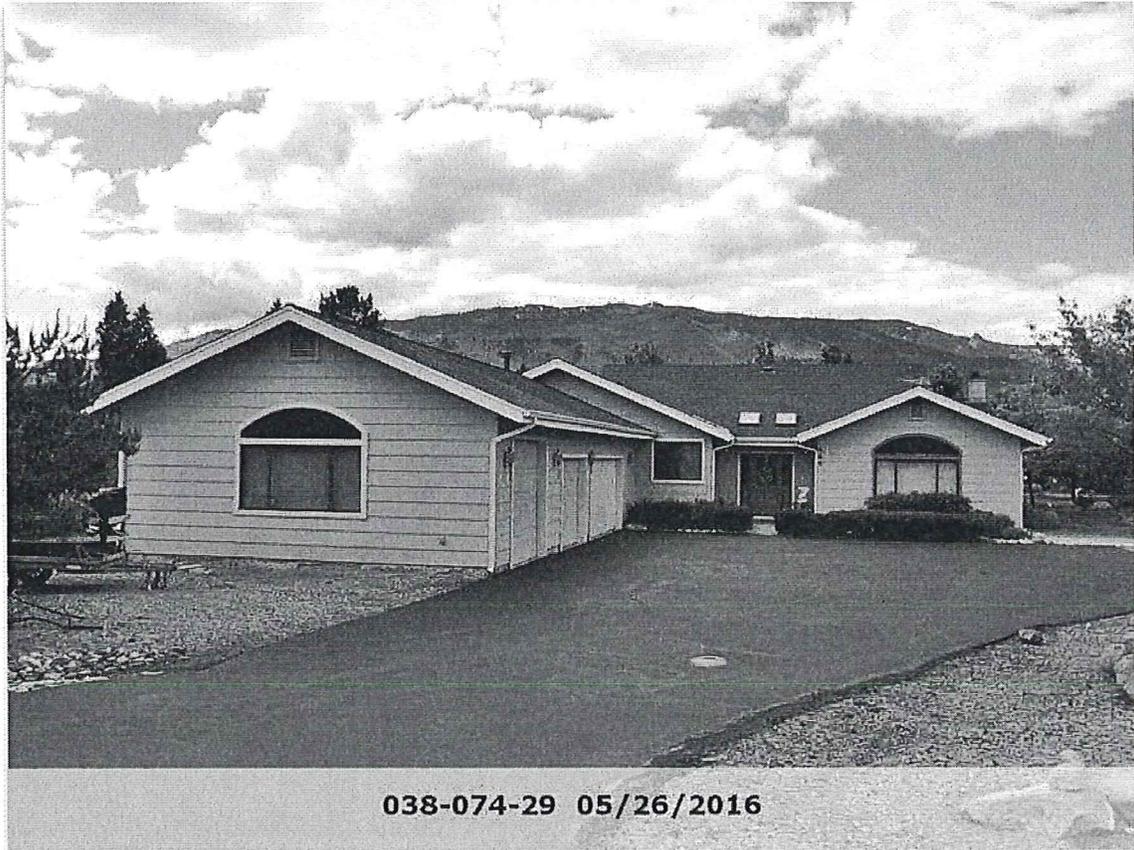
RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
SUTTON LIVING TRUST	SUTTON LIVING TRUST	4721263	DEED	07-07-2017	200	0	3BGG	
SUTTON, ROBERT N & SACHI	SUTTON LIVING TRUST	2598031	DEED	09-20-2001	200	0	3NTT	
	SUTTON, ROBERT N & SACHI	2433289		03-24-2000		0		
		CHK		12-01-1989	100	51,500	1GCR	
		CHK		04-01-1978		26,500		

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	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2021/22 NR	180,000	0	295,047	0		475,047	63,000	103,266	166,266	0
2021/22 VN	180,000	0	295,047	0		475,047	63,000	103,266	166,266	0
2020/21 FV	175,000	0	296,611	0	396,771	471,611	61,250	103,813	165,064	0





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WASHOE COUNTY ASSESSOR PROPERTY DATA

1/15/2021

Owner Information

APN	038-074-27	Card 1 of 1
Situs 1	850 BUCKBRUSH DR WASHOE COUNTY NV 89439	Bld # 1
Owner 1	FRED ANDERSON & CAROL ORT FAMILY TRUST	FAMILY TRUST
Owner 2 or Trustee	ANDERSON TRUSTEE, FRED W	TRUSTEE
Owner 3 or Trustee	ORT TRUSTEE, CAROL	TRUSTEE
Mail Address	PO BOX 936 VERDI NV 89439	

Parcel Information

Keyline Desc	FRAC N2 OF NW4 SEC 17 TWP 19 RGE 18		
Subdivision	_UNSPECIFIED		
	Section 17 Township 19 Range 18		
Record of Survey Map : Parcel Map# 0 : Sub Map#			
	Special Property Code		
2021 Tax District	4011	Prior APN	
2020 Tax District	4011	Tax Cap Status	Low Cap Qualified Primary Residence
PERMITS	aholwill		

Building Information

XFOB SUBAREA

Bld #1 Situs	850 BUCKBRUSH DR	Property Name	
Quality	R35 Average-Good	Building Type	Single Family Residence
Stories	1 Story	2nd Occupancy	
Year Built	1973	WAY	1973
Bedrooms	3	Square Feet	1504
Full Baths	2	Finished Bsmt	0
Half Baths	0	Unfin Bsmt	0
Fixtures	9	Basement Type	
Fireplaces	1	Gar Conv Sq Feet	0
Heat Type	FORCED AIR	Total Garage Area	1002
2nd Heat Type		Garage Type	ATTACHED
Exterior Walls	PLYWOOD ON FRAME	Detached Garage	0
2nd Ext Walls		Basement Gar Door	0
Roof Cover	COMPOSITION SHINGLE	Sub Floor	WOOD
% Complete	100	Frame	FRAME
Obso/Bldg Adj	0	Units/Bldg	1
Construction Modifier		Units/Parcel	1

Land Information

LAND DETAILS

Land Use	200	DOR Code	200	Sewer	Septic	Neighborhood	FCTF	FC Neighborhood Map
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Real Property Assessment Data

Size	51,401 SqFt	Size	1.180 Acres	Street	Paved	Zoning Code	LDS
				Water	Well		

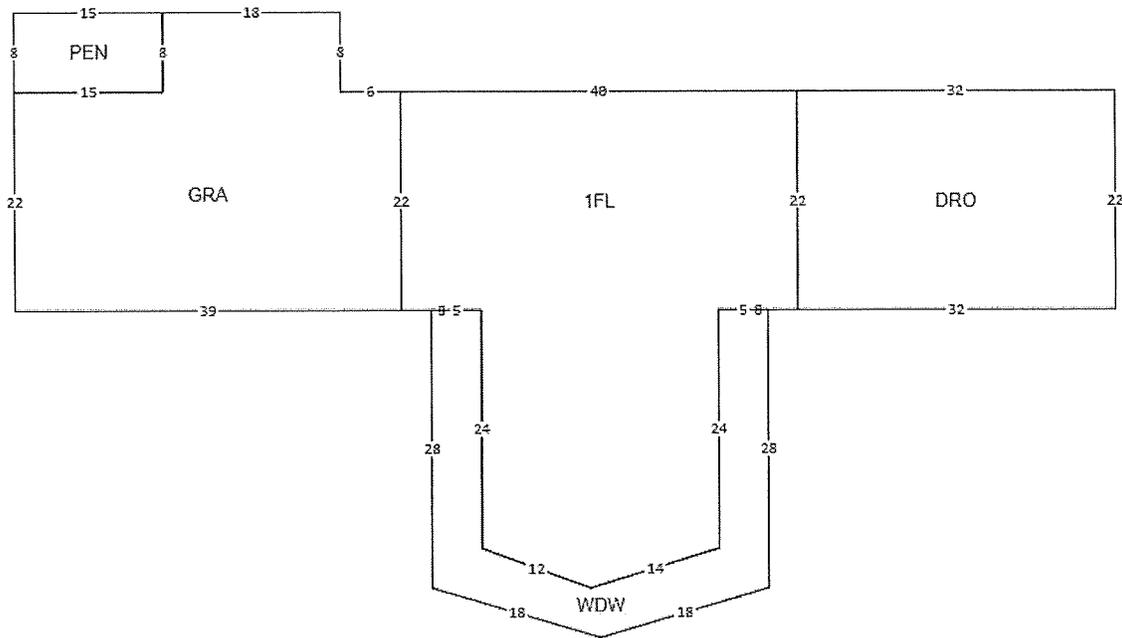
Sales and Transfer Records

RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
	ANDERSON F & ORT C FAMILY TRST	1662560		04-08-1993		0		
		CHK		07-01-1977		84,000		

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	Taxable Land	New Value	Taxable Imps	OBSO	Tax Cap Value	Taxable Total	Land Assessed	Imps Assessed	Total Assessed	Exemption Value
2021/22 NR	180,000	0	115,246	0		295,246	63,000	40,336	103,336	0
2021/22 VN	180,000	0	115,246	0		295,246	63,000	40,336	103,336	0
2020/21 FV	175,000	0	121,449	0	211,909	296,449	61,250	42,507	103,757	0





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Enhanced Report **Fidelity National Title**

Cover Page

Subject Property:



Site Address
 RIVERDALE CIR
 VERDI, NV 89439



Mail Address
 PO BOX 155
 VERDI, NV 89439-0155

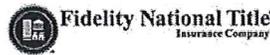
Prepared By:



Eunice Edwards
 T:(510) 318-4002
 E:eedwards.mail@gmail.com

Document Contents

- Profile Cover Sheet
- Property Overview
- Property History Page
- Property Comparables (Detailed)
- Property Comparables (Summary)
- Neighborhood
- Plat Map



Provided By
Rosie Sipes
 5075 hopyard road 220
 Pleasanton, CA 94588
 rosie.sipes@fnf.com

Property Overview **RIVERDALE CIR, VERDI, NV 89439**

Owner and Geographic Information



Primary Owner:

BORBA, JEFFREY A; BORBA, LISA M

Secondary Owner:

Mail Address:

PO BOX 155, VERDI, NV 89439-0155

Site Address:

RIVERDALE CIR, VERDI, NV 89439

APN:

038-694-04

Lot Number:

1A

Page / Grid:

Housing Tract Number:

Legal Description:

Lot Code: 1A

Sec / Township / Range: SEC 7 TWN 19N RNG 18E

Legal Brief Description: LOT:1A SEC/TWN/RNG/MER:SEC 7 TWN 19N RNG 18E ROS 5828 LOT 1A

Property Details



Bedrooms:	0	Year Built:	Square Feet:
Bathrooms:	0	Garage:	Lot Size: 1.509 AC
Total Rooms:		Fireplace:	Number of Units: 0
Zoning: GR		Pool:	Use Code: Residential-Vacant Land

Sale Information



Transfer Date:	08/07/2020	Seller:	FERRONI FOUNDATION INC,
Transfer Value:	\$210,638.00	Document#:	5063091
Cost/Sq Feet:			

Assessment and Taxes



Assessed Value:	\$63,086.00	Percent Improvement:	0.14%	Homeowner Exemption:	
Land Value:	\$63,000.00	Tax Amount:	\$1,514.17	Tax Rate Area:	4811
Improvement Value:	\$86.00	Tax Status:	Current	Tax Account ID:	
Market Improvement Value:		Market Land Value:		Tax Year:	2020
Market Value:					

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Property History

RIVERDALE CIR, VERDI, NV 89439

Prior Transfer - 08/07/2020

Recording Date:	08/07/2020	Document#:	5063091
Price:	\$210,638.00	Document Type:	Bargain and Sale Deed
First TD:		Type of Sale:	Verified Sale Price
Lender Name:		Buyer Vesting:	TR
Buyer Name:	BORBA, JEFFREY A; BORBA, LISA M		
Seller Name:	FERRONI FOUNDATION INC		
Legal Description:	Lot Number: 1A Map Ref: FILE 4699104 Sec / Twship / Range: E2 S07T19NR18E MDBM		

Mortgage Record - 04/26/2017

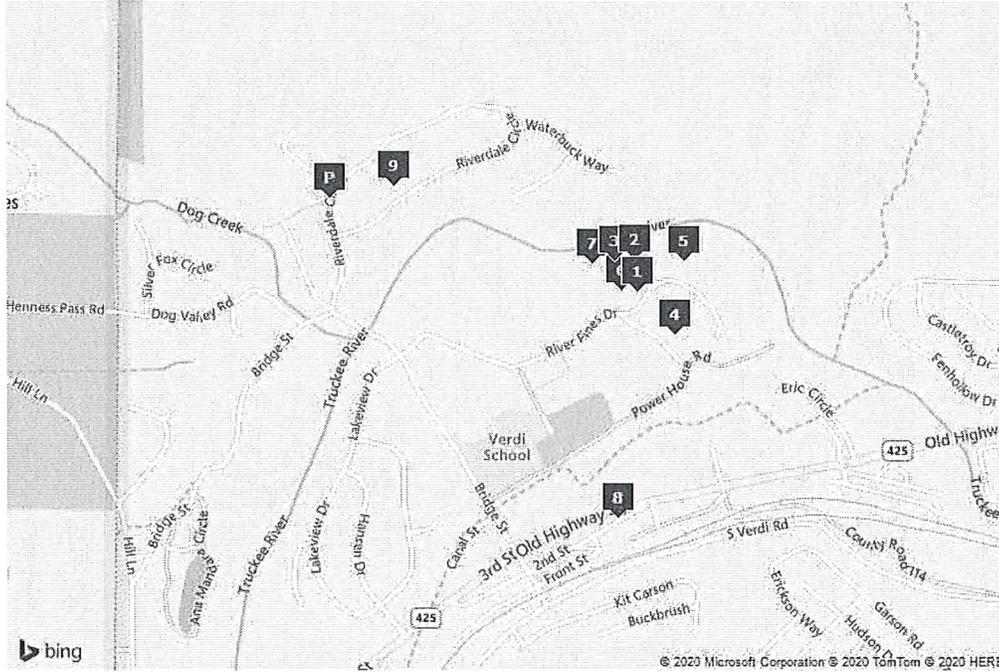
Recording Date:	04/26/2017	Document#:	4699103
Loan Amount:		Loan Type:	
TD Due Date:		Type of Financing:	
Lender Name:		Borrowers Name:	
Lender Type:			
Vesting:			
Legal Description:	Lot Number: 1A Sec / Twship / Range: SEC 7 TWN 19N RNG 18E Legal Brief Description: ROS 5828 LOT 1A		

(19)



Comparable Sales Data

RIVERDALE CIR, VERDI, NV 89439



- | | |
|-----------------------|-----------------------|
| 1: 401 RIVER PINES DR | 2: 415 RIVER PINES DR |
| 3: 435 RIVER PINES DR | 4: 350 RIVER PINES DR |
| 5: 385 RIVER PINES DR | 6: 411 RIVER PINES DR |
| 7: 455 RIVER PINES DR | 8: 294 AZIMUTH WAY |
| 9: 600 RIVERDALE CIR | |

Area Sales Analysis

Total Area Sales	9	Median # of Bedrooms	0
Median Lot Size	44,474.935	Median # of Baths	0
Median Living Area		Median Year Built	
Price Range - 2 Yrs	\$210,000.00 to \$599,291.00	Age Range	
Median Value	\$400,000.00	Median Age	

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Comparable Sales Data **RIVERDALE CIR, VERDI, NV 89439**

BORBA, JEFFREY A; BORBA, LISA M
RIVERDALE CIR, VERDI, NV 89439
APN: 038-694-04 - WASHOE COUNTY

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1 401 RIVER PINES DR	10/19/2020	\$320,000.00		0	0/0/0		44474.9347747245		.55

Site Address: VERDI, NV 89439-8013 **APN:** 038-280-56
Doc Type: BS **Document #:** 5092278
Price Code: V **Use Code:** Residential-Vacant Land
Buyer Name: MAPLES, PAUL - MAPLES, KRISTI L **Seller Name:** STANDER, MICHAEL D - STANDER, CHERYL L
Loan Amount: **Lender Name:**
Legal: **Map Ref:** FILE 942837
City/Muni/Twp: RENO
Subdivision Name: RIVER PINES SUBDIVISION

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2 415 RIVER PINES DR	10/19/2020	\$450,000.00		0	0/0/0		45694.6194100975		.53

Site Address: VERDI, NV 89439-8013 **APN:** 038-280-50
Doc Type: BS **Document #:** 5092312
Price Code: V **Use Code:** Residential-Vacant Land
Buyer Name: HUDSON, NORMAN **Seller Name:** ELLIOTT, TERRI - SIEVERT, CARL F
Loan Amount: **Lender Name:**
Legal: **Lot Number:** 7
Map Ref: FILE 942837
Subdivision Name: RIVER PINES SUBDIVISION

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
3 435 RIVER PINES DR	07/31/2020	\$420,000.00		0	0/0/0		43952.2090790095		.50

Site Address: VERDI, NV 89439-8013 **APN:** 038-280-51
Doc Type: BS **Document #:** 5060190
Price Code: V **Use Code:** Residential-Vacant Land
Buyer Name: SZYMANIAK, BERNARD - SZYMANIAK, KATHERINE **Seller Name:** RIVER BEND INVESTMENTS LLC
Loan Amount: **Lender Name:**
Legal: **Map Ref:** FILE 942837
City/Muni/Twp: RENO
Subdivision Name: RIVER PINES SUBDIVISION

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
4 350 RIVER PINES DR	06/05/2020	\$210,000.00		0	0/0/0		46217.3399130355		.64

Site Address: VERDI, NV 89439 **APN:** 038-280-40
Doc Type: BS **Document #:** 5037002
Price Code: V **Use Code:** Residential-Vacant Land
Buyer Name: OLIVER, KENNETH - OLIVER, SARA E **Seller Name:** RIVER BEND INVESTMENTS LLC
Loan Amount: **Lender Name:**
Legal: **Lot Number:** 14
Map Ref: FILE 2863154
City/Muni/Twp: RENO
Subdivision Name: SURVEY MAP NO 4254

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Comparable Sales Data **RIVERDALE CIR, VERDI, NV 89439**

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
5 385 RIVER PINES DR	03/20/2020	\$400,000.00		0	0/0/0		43995.771284578		.62
Site Address:	VERDI, NV 89439			APN:	038-280-47				
Doc Type:	BS			Document #:	5012317				
Price Code:	V			Use Code:	Residential-Vacant Land				
Buyer Name:	VANDAMME, BART - VANDAMME, TAMARA			Seller Name:	RIVER BEND INVESTMENTS LLC				
Loan Amount:				Lender Name:					
Legal:	Map Ref: FILE 942837 City/Muni/Twp: RENO Subdivision Name: RIVER PINES SUBDIVISION								

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
6 411 RIVER PINES DR	03/04/2020	\$315,000.00		0	0/0/0		45084.7744960225		.52
Site Address:	VERDI, NV 89439-8013			APN:	038-280-55				
Doc Type:	BS			Document #:	5006824				
Price Code:	V			Use Code:	Residential-Vacant Land				
Buyer Name:	PLEDGER, BROCKLAN R - NORDINE, KELLY A			Seller Name:	RIVER BEND INVESTMENTS LLC				
Loan Amount:				Lender Name:					
Legal:	Map Ref: FILE 942837 City/Muni/Twp: RENO Subdivision Name: RIVER PINES SUBDIVISION								

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
7 455 RIVER PINES DR	02/03/2020	\$575,000.00		0	0/0/0		48613.1521709905		.46
Site Address:	VERDI, NV 89439-8013			APN:	038-280-52				
Doc Type:	BS			Document #:	4997506				
Price Code:	V			Use Code:	Residential-Vacant Land				
Buyer Name:	SANDERS, BRIAN - SANDERS, CARRIE			Seller Name:	VERDI VISION LLC				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 5 Map Ref: FILE 2863154 Subdivision Name: RIVER PINES SUBDIVISION								

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
8 294 AZIMUTH WAY	11/26/2019	\$599,291.00		0	0/0/0		8072		.74
Site Address:	VERDI, NV 89439-8062			APN:	236-134-01				
Doc Type:	BS			Document #:	4977319				
Price Code:	V			Use Code:	Residential-Vacant Land				
Buyer Name:	KEENE JR, ROBERT ALFRED - SHARPE KEENE, ALEXANDRA SUZANNE			Seller Name:	QUEST RENO LLC				
Loan Amount:				Lender Name:					
Legal:	Lot Number: 273 Map Ref: FILE 4754335 City/Muni/Twp: VERDI Subdivision Name: PLAT OF MERIDIAN 120 NORTH VILLAGE 2								

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Comparable Sales Data **RIVERDALE CIR, VERDI, NV 89439**

Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
9 600 RIVERDALE CIR	05/24/2019	\$215,000.00	0	0/0/0			43995.771284578		.11

Site Address:	VERDI, NV 89439	APN:	038-695-20
Doc Type:	BS	Document #:	4913585
Price Code:	V	Use Code:	Residential-Vacant Land
Buyer Name:	JOHNSON, MARK E - JOHNSON, MARY JO	Seller Name:	MCPAHON, KELLY - MCPAHON, CYNTHIA
Loan Amount:		Lender Name:	
Legal:	Lot Number: 13 14 Map Ref: FILE1232763 MAP2500 Subdivision Name: RIVERDALE SUBDIVISION UNIT 1		

Summary Comparables **RIVERDALE CIR, VERDI, NV 89439**

BORBA, JEFFREY A; BORBA, LISA M
RIVERDALE CIR, VERDI, NV 89439
APN: 038-694-04 - WASHOE COUNTY

Year Built:	Lot:	1.509 AC	Bld/Area:	0	Pool:	RM/BR/Bth:	/0/0			
#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	401 RIVER PINES DR	10/19/2020	\$320,000.00		0	0/0/0		44474.9347747245		.55
2	415 RIVER PINES DR	10/19/2020	\$450,000.00		0	0/0/0		45694.6194100975		.53
3	435 RIVER PINES DR	07/31/2020	\$420,000.00		0	0/0/0		43952.2090790095		.50
4	350 RIVER PINES DR	06/05/2020	\$210,000.00		0	0/0/0		46217.3399130355		.64
5	385 RIVER PINES DR	03/20/2020	\$400,000.00		0	0/0/0		43995.771284578		.62
6	411 RIVER PINES DR	03/04/2020	\$315,000.00		0	0/0/0		45084.7744960225		.52
7	455 RIVER PINES DR	02/03/2020	\$575,000.00		0	0/0/0		48613.1521709905		.46
8	294 AZIMUTH WAY	11/26/2019	\$599,291.00		0	0/0/0		8072		.74
9	600 RIVERDALE CIR	05/24/2019	\$215,000.00		0	0/0/0		43995.771284578		.11

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Neighborhood Overview RIVERDALE CIR, VERDI, NV 89439

Nearby Neighbors

BORBA, JEFFREY A; BORBA, LISA M
RIVERDALE CIR , VERDI , NV , 89439
APN: 038-694-04
Bedrooms: 0 Bathrooms:
Square Feet: Lot Size: 1.509 AC
Year Built: Garage:

BURKETT FAMILY TRUST RUSSEL E III; BURKETT (TRUSTEE) RUSSEL E III; BURKETT (TRUSTEE) SHERYL E
155 RIVERDALE CIR , VERDI , NV , 89439
APN: 038-694-02
Bedrooms: 4 Bathrooms: 4
Square Feet: 4,272 Lot Size: 1.137 AC
Year Built: 1992 Garage: M

LIEBMANN TRUST JOHN H; LIEBMANN (TRUSTEE) JOHN H
140 RIVERDALE CIR , VERDI , NV , 89439
APN: 038-695-01
Bedrooms: 4 Bathrooms: 3
Square Feet: 3,113 Lot Size: 1.001 AC
Year Built: 1999 Garage: M

FERRONI, KAREN; HERBERT KROMISH TESTAMENTARY TRUST,
RIVERDALE CIR , VERDI , NV , 89439
APN: 038-693-11
Bedrooms: 0 Bathrooms:
Square Feet: Lot Size: 2.169 AC
Year Built: Garage:

RYST TRUST GEORGE W & INGRID; RYST (TRUSTEE) GEORGE W & INGRID
170 RIVERDALE CIR , VERDI , NV , 89439
APN: 038-695-02
Bedrooms: 4 Bathrooms: 3
Square Feet: 3,738 Lot Size: 1.006 AC
Year Built: 2000 Garage: A

ROWAN KENNETH R & CHRISTINE M
135 RIVERDALE CIR , VERDI , NV , 89439
APN: 038-291-21
Bedrooms: 3 Bathrooms: 3
Square Feet: 3,124 Lot Size: 1.396 AC
Year Built: 1989 Garage: A

MCDONALD FAMILY TRUST; MCDONALD (TRUSTEE) JON L & MARY M
650 RIVERDALE CIR , VERDI , NV , 89439
APN: 038-695-16
Bedrooms: 3 Bathrooms: 2
Square Feet: 2,854 Lot Size: 1.113 AC
Year Built: 1990 Garage: A

BANIS LIVING TRUST; BANIS (TRUSTEE) RICHARD P & CAROLYN J
175 RIVERDALE CIR , VERDI , NV , 89439
APN: 038-693-07
Bedrooms: 0 Bathrooms:
Square Feet: Lot Size: 1.193 AC
Year Built: Garage:

WINTERS FAMILY TRUST; WINTERS (TRUSTEE) CURTIS B & JANE M
115 RIVERDALE CIR , VERDI , NV , 89439
APN: 038-291-22
Bedrooms: 4 Bathrooms: 2
Square Feet: 2,886 Lot Size: 1.474 AC
Year Built: 1989 Garage: M

DONALD ROLSTON & BARBARA URIU TRUST; ROLSTON (TRUSTEE) DONALD K; URIU (TRUSTEE) BARBARA J
620 RIVERDALE CIR , VERDI , NV , 89439
APN: 038-695-15
Bedrooms: 3 Bathrooms: 2
Square Feet: 3,008 Lot Size: 1.031 AC
Year Built: 2001 Garage: A

BANIS LIVING TRUST; BANIS (TRUSTEE) RICHARD P & CAROLYN J
205 RIVERDALE CIR , VERDI , NV , 89439
APN: 038-693-10
Bedrooms: 0 Bathrooms:
Square Feet: Lot Size: 42,820 SF
Year Built: Garage:

GUITJENS LIVING TRUST; GUITJENS (TRUSTEE) JOHANNES C & JUDITH M
210 RIVERDALE CIR , VERDI , NV , 89439
APN: 038-695-03
Bedrooms: 3 Bathrooms: 2
Square Feet: 2,790 Lot Size: 1.001 AC
Year Built: 1989 Garage: A

PONCIA FAMILY TRUST RAYMOND J JR; PONCIA (TRUSTEE) RAYMOND J JR
655 RIVERDALE CIR , VERDI , NV , 89439
APN: 038-294-05
Bedrooms: 0 Bathrooms:
Square Feet: Lot Size: 1 AC
Year Built: Garage:

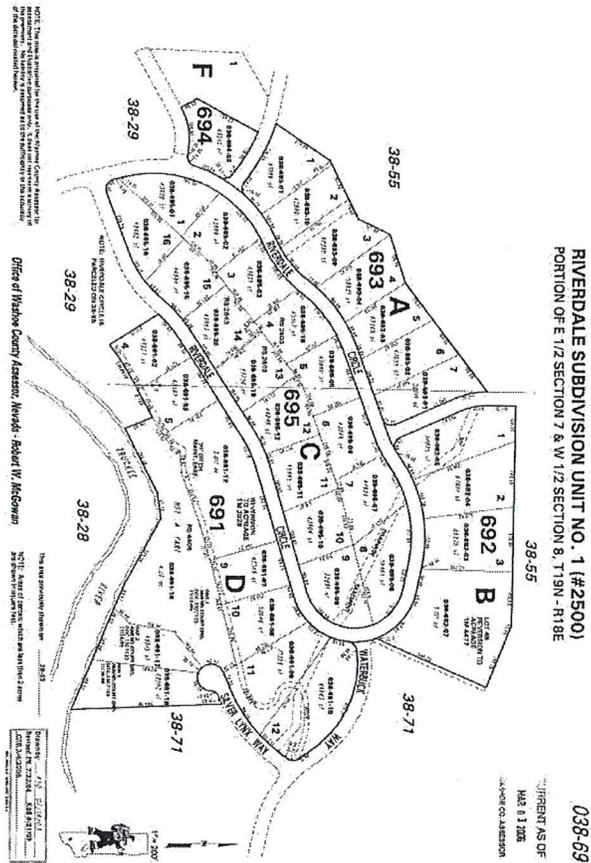
PONCIA FAMILY TRUST RAYMOND J JR; PONCIA (TRUSTEE) RAYMOND J JR
675 RIVERDALE CIR , VERDI , NV , 89439
APN: 038-294-04
Bedrooms: 0 Bathrooms:
Square Feet: Lot Size: 1.006 AC
Year Built: Garage:

OHANA TRUST; BORBA (TRUSTEE) JEFFREY A & LISA M
3 DEER CANYON CT , VERDI , NV , 89439
APN: 038-550-39
Bedrooms: 4 Bathrooms: 3
Square Feet: 3,396 Lot Size: 3.694 AC
Year Built: 2018 Garage: A

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