

**PETITIONER'S  
EVIDENCE**

WASHOE COUNTY ASSESSOR PROPERTY DATA

1/15/2021

**Owner Information**

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

**Parcel Information**

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

**Building Information**

XFOB SUBAREA

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

**Land Information**

LAND DETAILS

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



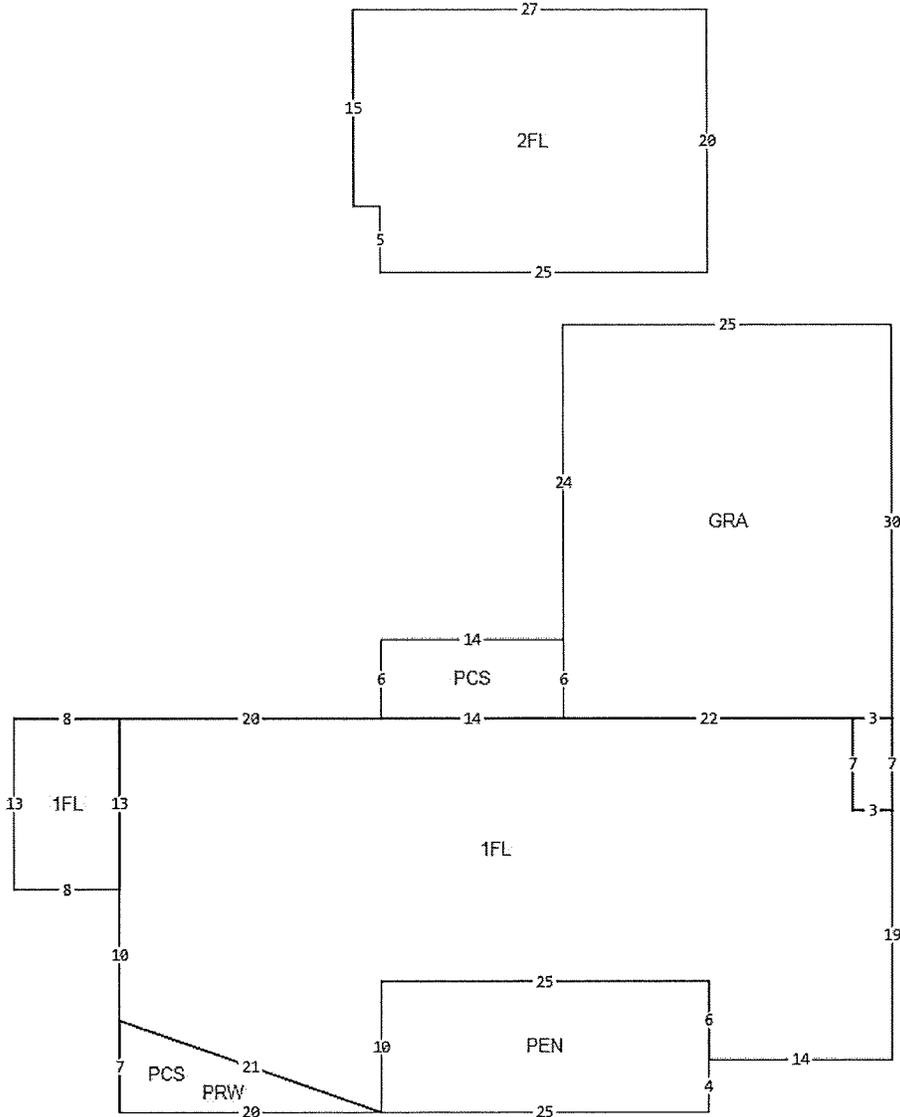
**Sales and Transfer Records**

RECORDER SEARCH

Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
	BULIS, RICHARD E	1654643		03-12-1993		0		
		CHK		05-01-1982	100	52,000		

**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	155,581	0		335,581	63,000	54,453	117,453	0
2021/22 VN	180,000	0	155,581	0		335,581	63,000	54,453	117,453	0
2020/21 FV	175,000	0	157,367	0	243,167	332,367	61,250	55,078	116,328	0





All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 01-14-2021

If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at [exemptions@washoecounty.us](mailto:exemptions@washoecounty.us)

WASHOE COUNTY ASSESSOR PROPERTY DATA

1/15/2021

**Owner Information**

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

**Parcel Information**

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

**Building Information**

XFOB SUBAREA

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

**Land Information**

LAND DETAILS

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

**Sales and Transfer Records**

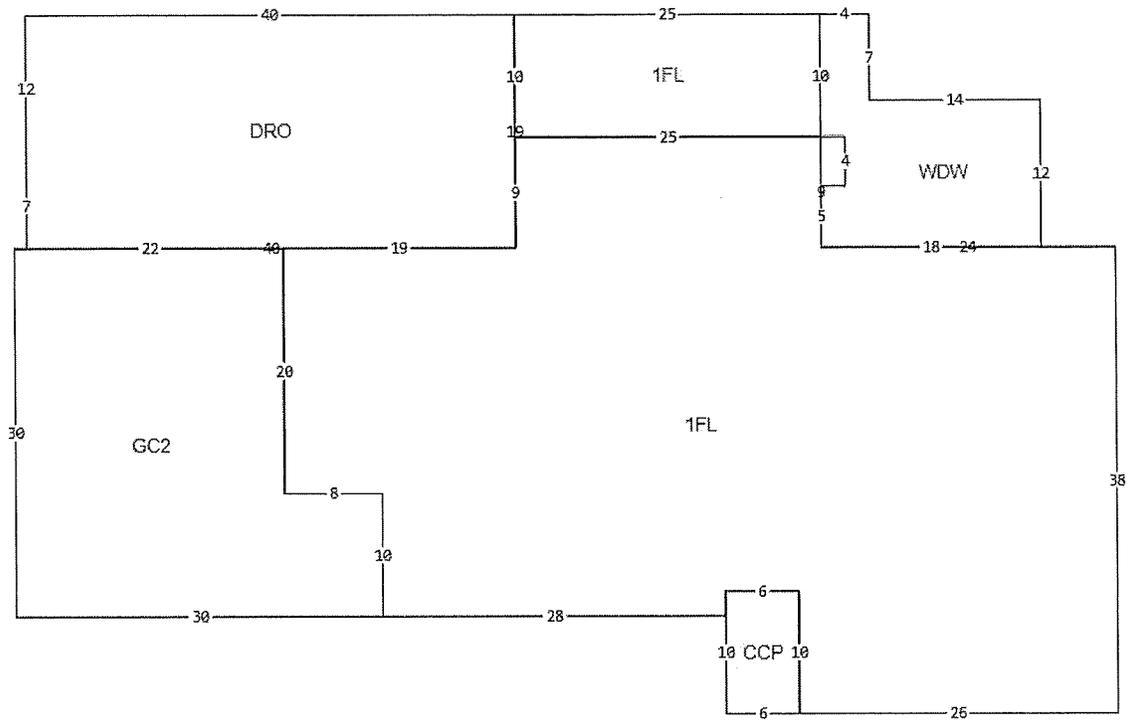
RECORDER SEARCH

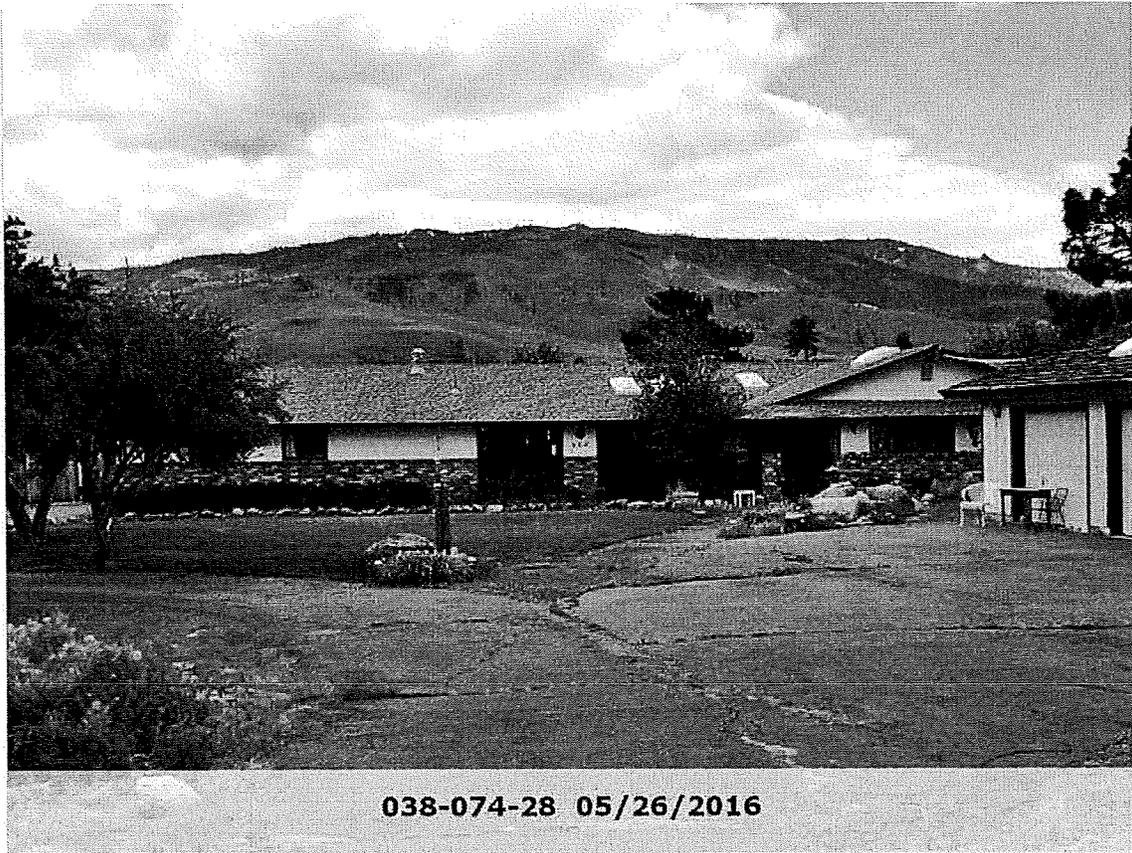
Grantor	Grantee	Doc #	Doc Type	Doc Date	DOR Code	Value/Sale Price	Sale Code	Note
CULP, S DOUGLAS & KAREN C	CULP, S DOUGLAS & KAREN C	4407317	CORR	11-07-2014	200	0	3BGG	CORRECTION DEED FOR DOC 3459514 FIXING LEGAL AND PLACING INTO TRUST, HOWEVER DOC 4389742 HAS CORRECT LEGAL AND REMOVES FROM TRUST
CULP 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





All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 01-14-2021

If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at [exemptions@washoecounty.us](mailto:exemptions@washoecounty.us)

WASHOE COUNTY ASSESSOR PROPERTY DATA

1/15/2021

**Owner Information**

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

**Parcel Information**

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

**Building Information**

XFOB SUBAREA

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

**Land Information**

LAND DETAILS

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

8

	Water	Well	
--	-------	------	--

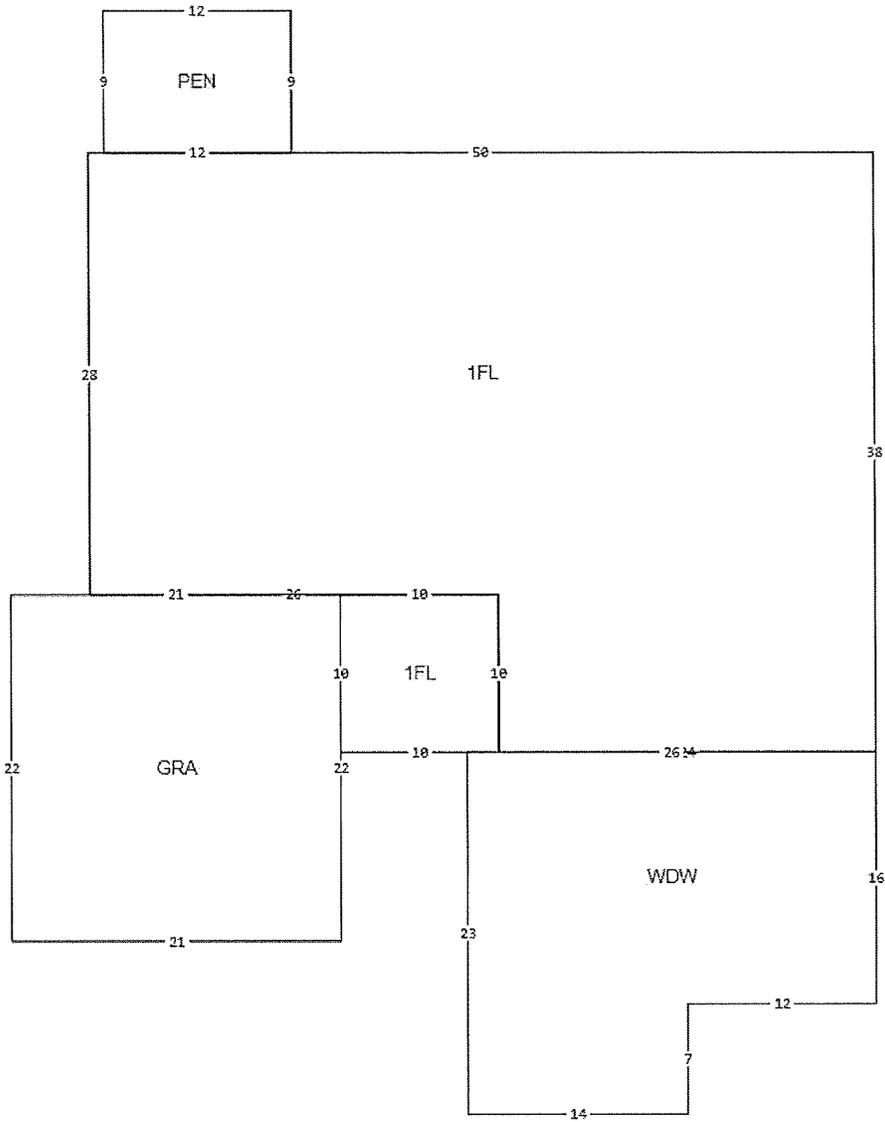
**Sales and Transfer Records**

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		

**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	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**

All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 01-14-2021

If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at [exemptions@washoecounty.us](mailto:exemptions@washoecounty.us)

WASHOE COUNTY ASSESSOR PROPERTY DATA

1/15/2021

**Owner Information**

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

**Parcel Information**

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

**Building Information**

XFOB SUBAREA

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

**Land Information**

LAND DETAILS

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

12

	Water	Well	
--	-------	------	--

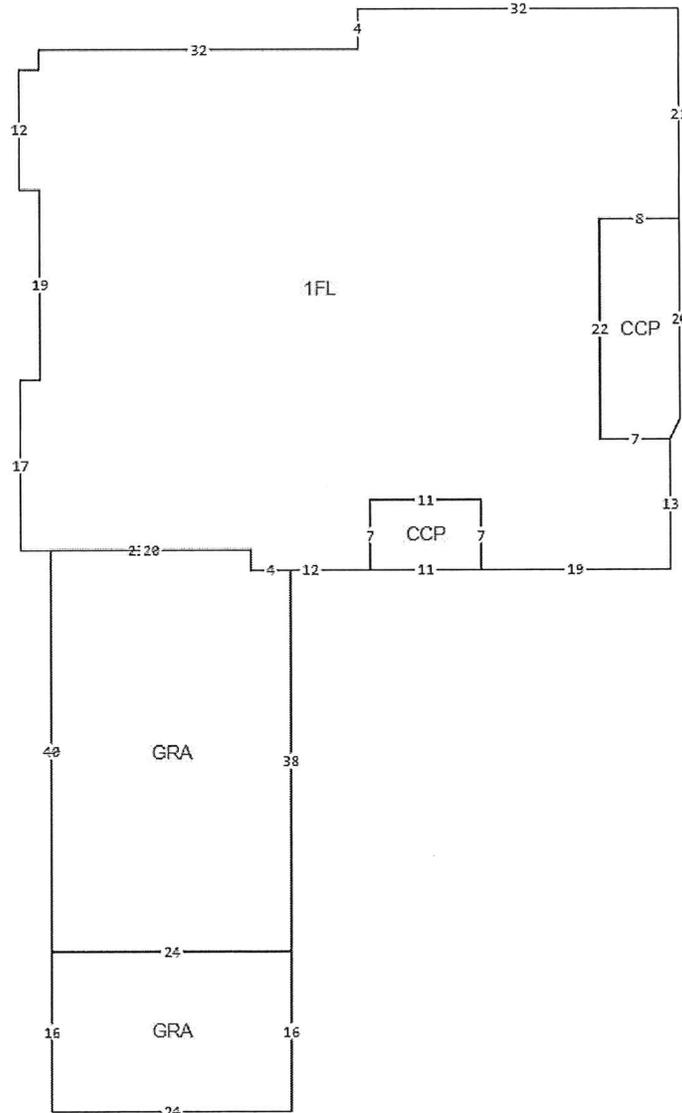
**Sales and Transfer Records**

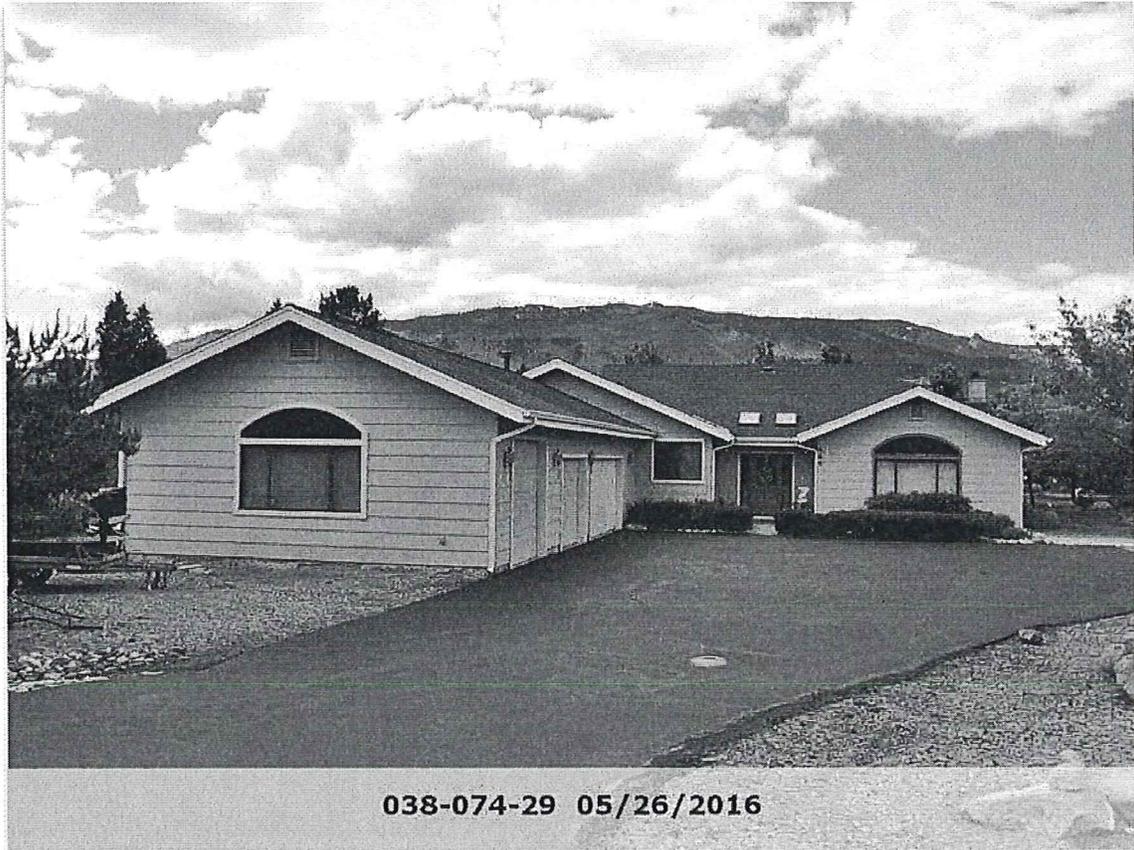
RECORDER SEARCH

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		

**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	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





All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 01-14-2021

If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at [exemptions@washoecounty.us](mailto:exemptions@washoecounty.us)

WASHOE COUNTY ASSESSOR PROPERTY DATA

1/15/2021

**Owner Information**

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

**Parcel Information**

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

**Building Information**

XFOB SUBAREA

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

**Land Information**

LAND DETAILS

<b>Land Use</b>	200	<b>DOR Code</b>	200	<b>Sewer</b>	Septic	<b>Neighborhood</b>	FCTF	FC Neighborhood Map
-----------------	-----	-----------------	-----	--------------	--------	---------------------	------	---------------------

15

Real Property Assessment Data

<b>Size</b>	51,401 SqFt	<b>Size</b>	1.180 Acres	<b>Street</b>	Paved	<b>Zoning Code</b>	LDS
		<b>Water</b>	Well				

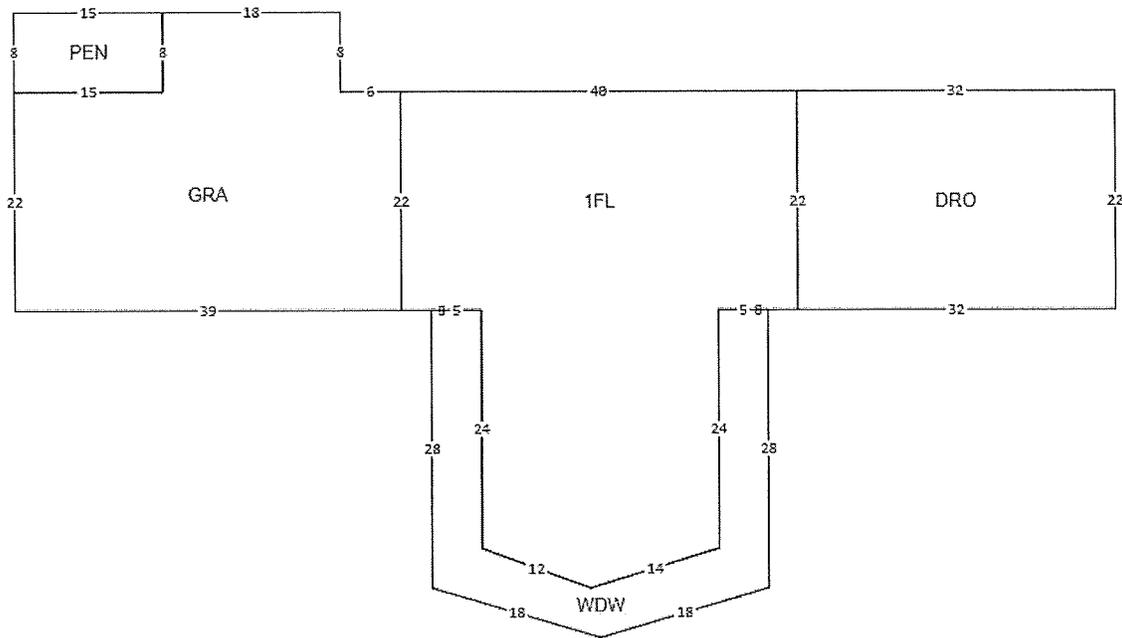
Sales and Transfer Records

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		

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	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





All parcel data on this page is for use by the Washoe County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Washoe County Assessor's Office as of 01-14-2021

If you have questions or corrections about our property data you can call us at 775-328-2277 or email us at [exemptions@washoecounty.us](mailto:exemptions@washoecounty.us)

**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

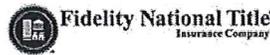
**Prepared By:**



**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**



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

**Sale Information**



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

**Assessment and Taxes**



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

18

**Property History**

**RIVERDALE CIR, VERDI, NV 89439**

**Prior Transfer - 08/07/2020**

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

**Mortgage Record - 04/26/2017**

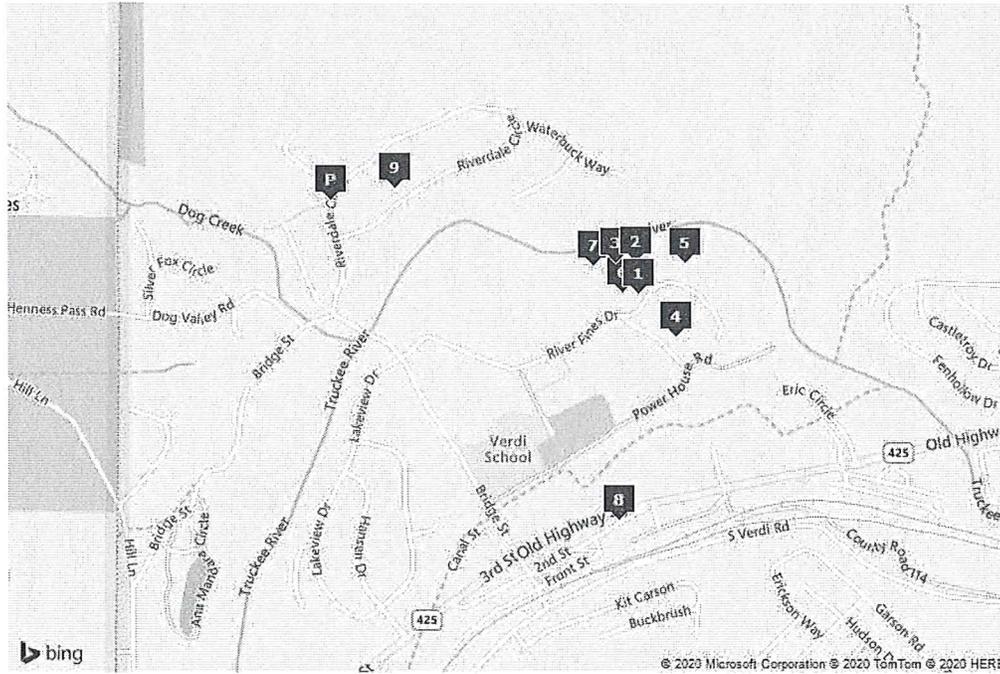
<b>Recording Date:</b>	04/26/2017	<b>Document#:</b>	4699103
<b>Loan Amount:</b>		<b>Loan Type:</b>	
<b>TD Due Date:</b>		<b>Type of Financing:</b>	
<b>Lender Name:</b>		<b>Borrowers Name:</b>	
<b>Lender Type:</b>			
<b>Vesting:</b>			
<b>Legal Description:</b>	<b>Lot Number:</b> 1A <b>Sec / Township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

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

20



**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

(21)



**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
<b>Site Address:</b>	VERDI, NV 89439			<b>APN:</b>	038-280-47				
<b>Doc Type:</b>	BS			<b>Document #:</b>	5012317				
<b>Price Code:</b>	V			<b>Use Code:</b>	Residential-Vacant Land				
<b>Buyer Name:</b>	VANDAMME, BART - VANDAMME, TAMARA			<b>Seller Name:</b>	RIVER BEND INVESTMENTS LLC				
<b>Loan Amount:</b>				<b>Lender Name:</b>					
<b>Legal:</b>	<b>Map Ref:</b> FILE 942837 <b>City/Muni/Twp:</b> RENO <b>Subdivision Name:</b> 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
<b>Site Address:</b>	VERDI, NV 89439-8013			<b>APN:</b>	038-280-55				
<b>Doc Type:</b>	BS			<b>Document #:</b>	5006824				
<b>Price Code:</b>	V			<b>Use Code:</b>	Residential-Vacant Land				
<b>Buyer Name:</b>	PLEDGER, BROCKLAN R - NORDINE, KELLY A			<b>Seller Name:</b>	RIVER BEND INVESTMENTS LLC				
<b>Loan Amount:</b>				<b>Lender Name:</b>					
<b>Legal:</b>	<b>Map Ref:</b> FILE 942837 <b>City/Muni/Twp:</b> RENO <b>Subdivision Name:</b> 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
<b>Site Address:</b>	VERDI, NV 89439-8013			<b>APN:</b>	038-280-52				
<b>Doc Type:</b>	BS			<b>Document #:</b>	4997506				
<b>Price Code:</b>	V			<b>Use Code:</b>	Residential-Vacant Land				
<b>Buyer Name:</b>	SANDERS, BRIAN - SANDERS, CARRIE			<b>Seller Name:</b>	VERDI VISION LLC				
<b>Loan Amount:</b>				<b>Lender Name:</b>					
<b>Legal:</b>	<b>Lot Number:</b> 5 <b>Map Ref:</b> FILE 2863154 <b>Subdivision Name:</b> 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
<b>Site Address:</b>	VERDI, NV 89439-8062			<b>APN:</b>	236-134-01				
<b>Doc Type:</b>	BS			<b>Document #:</b>	4977319				
<b>Price Code:</b>	V			<b>Use Code:</b>	Residential-Vacant Land				
<b>Buyer Name:</b>	KEENE JR, ROBERT ALFRED - SHARPE KEENE, ALEXANDRA SUZANNE			<b>Seller Name:</b>	QUEST RENO LLC				
<b>Loan Amount:</b>				<b>Lender Name:</b>					
<b>Legal:</b>	<b>Lot Number:</b> 273 <b>Map Ref:</b> FILE 4754335 <b>City/Muni/Twp:</b> VERDI <b>Subdivision Name:</b> PLAT OF MERIDIAN 120 NORTH VILLAGE 2								

22

**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

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

(24)



**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:

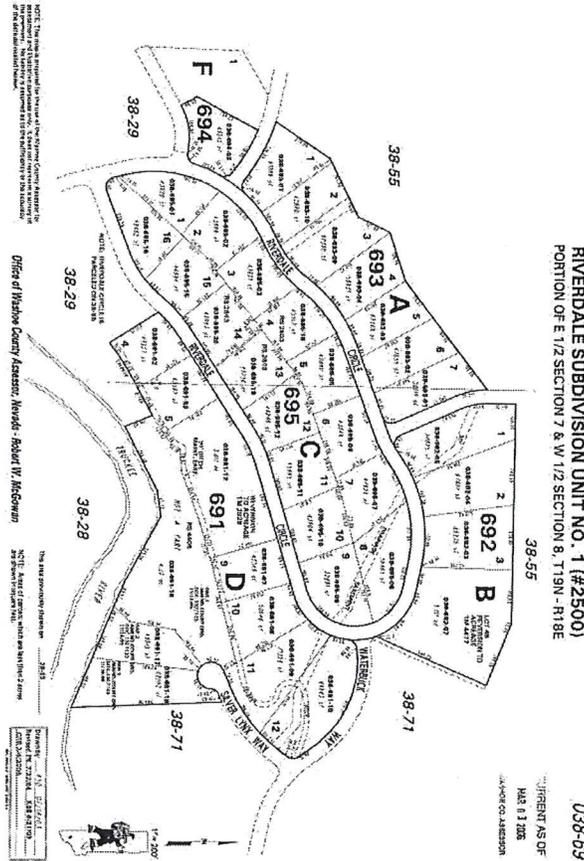
**PONCIA FAMILY TRUST RAYMOND J JR; PONCIA (TRUSTEE) RAYMOND J JR**  
675 RIVERDALE CIR , VERDI , NV , 89439  
APN: 038-294-04  
Bedrooms: 0                      Bathrooms:                        
Square Feet:                      Lot Size: 1.006 AC  
Year Built:                      Garage:

**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

25



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



**LIMITATIONS OF LIABILITY**

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT, NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABSTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE. CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS, OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REQUESTED REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT, THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT. IN NO EVENT WILL THE COMPANY, ITS SUBSIDIARIES, AFFILIATES, EMPLOYEES, SUBCONTRACTORS OR AGENTS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, DIRECT, INDIRECT, PUNITIVE, EXEMPLARY OR SPECIAL DAMAGES REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE OF THE COMPANY, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE.

This property profile is being provided as a general service to the community at large without the condition of the referral of title insurance business.

26