116 01-128 RESIDENTIAL PROPERTY RECORD CARD

1964

037 20 00 064 0150 251

POWELL JOSEPH S & JOAN Y
4621 E MEREDITH AVE
LAS VEGAS NEV 89109

IRONWOOD HILLS

10-116-01-128

116011280

AREA CODE			
0150			
SPECIAL DISTRICT			
BASIS	CODE	UNITS	

1701 Old Ranch Rd.

ANNUAL ASSESSMENT

	Change	Land	Improvements	Total
19 71		$	$ 11304	$
19 72	7YR TREND 12892		14800	[illegible]
19	LAND REVALUED			
4/27	DELETE			VE
4/27	LAND REVALUED	4400		VE
4/28	E walls			
4/82	SV #			
19				
19				

SUMMARY OF VALUES

Property	Class	Appraised Value	%	Assessed Value
Land 01	~~12~~	$ ~~2895~~ ~~2895~~	18	$ 521
		$ 4400		$
Buildings and Improvements 01	~~13~~	$ ~~11304~~ ~~10802~~	18	$ 2035 ✓
Household Furnishings		$ 14800		$
TOTAL VALUE		$		$

SERVICES AND AREA

Off Site Improvements		Utilities		Zoning CP-1		Neighborhood	
Paved Street		City Water	X	Single Family	X	Improving	X
Black Topped Street		Well		Two Family		Static	
Gravelled Street	X	Sewer	X	Multi Family		Declining	
Unimproved		Septic Tank		Business		Blighted	
Public Walks		Natural Gas	X	Commercial			
Curbs and Gutters		Cesspool		Industrial			
Alley.	X	L. P. Gas					
No Alley		Electricity	X				

Topography hilly

DATE OF APPRAISAL 7-26-65
MEASURED BY Tom Loveday
LISTED BY Newman
PRICED BY JJO 7-29-65
REVIEWED BY [illegible] DATE 11-2-66
POSTED BY DATE

LAND VALUE CALCULATION

Regular Lot Size	Irregular Lot Size
x	x x x
x	x x x
x	x x x
x	x x x

Front Foot or Sq. Foot	Unit Value	Depth, Corner, Other Table	Factor	Value
Site				$ ~~2895~~ ~~2895~~ ~~4400~~ 4400
				~~2895~~
			TOTAL $	~~2895~~

Sold 3400 1/77
addn added 4-27-70

REMARKS

New Owner: McDonald, John
Res now has Ref. LQ-DR 2-3-70
[illegible] 5/23/73
FC (NC 7-11-74 J. Glenz
FC--NC O. GARCIA JAN 24 1975
L/V OF SUB. REVALUED FOR 19 77 by M11 4.76 8-11-76
FC - 4.5 PORCH IS ROH. O. GARCIA
SPECIAL: WALLS ARE OLD BRICK. 4-29-77 O. GARCIA
W/C-NC RKH SITZ OCT 2 1979
2-18-81 FC (permit) CD NOW LIVING AREA - RECALC. [illegible] RM COUNT 7
FCNC 4-7-82 [illegible] Tacd 9-17-71

JM 4/27/65

CLASSIFICATION NO. R3-E

STORIES	ROOMS	NO. APTS.
1	5	1

Type & Use		Construction		Quality of Construction	
				Grade	
X	Single Dwlg.		Frame		
	Two Fam. Dwlg.	X	Solid Masonry	4	Excellent
	Three Fam. Dwlg.		Block	3	Good
	Four Fam. Dwlg.		Brick Veneer	2	Fair
			Prefab.	1	Minimum
			OLD BRICK		

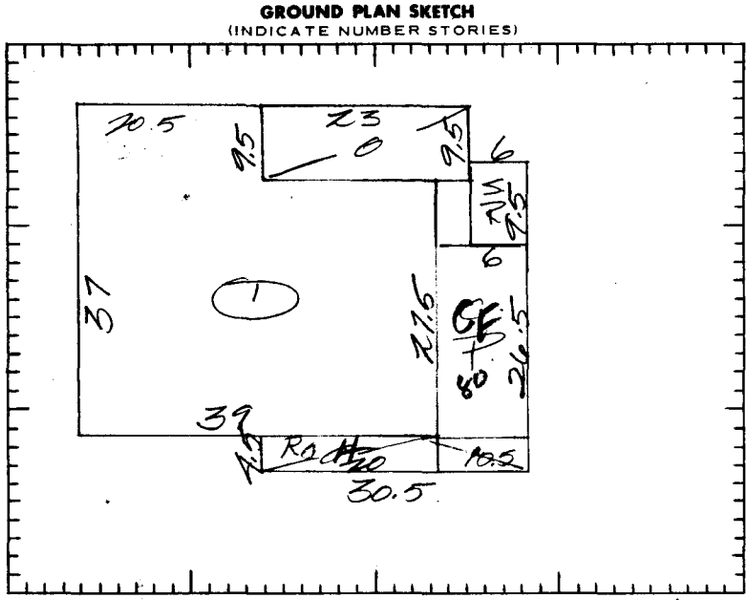
Grade	4	3	2	1
FOUNDATION				
Concrete		+		
Cemt. Blk.				
Stone				
Brick				
Piers				
None				
EXTERIOR WALLS				
A. Fr.Wd. or Comp. Siding				
B. Fr. Brk. Veneer				
C. Blk. 8'' Painted				
D. Blk. 8'' Stucco				
E. Brk. & Blk. or Brk		X		
F. Native Stone				
G. Slump Block				
H. Adobe				
Insul. Walls				
Other				
ROOF				
Flat				
Shed				
Gable low		+		
Hip				
Gambrel				
Other				

Grade	4	3	2	1
ROOFING				
Wood Shingles				
Asphalt Shingles				
Asbestos Shingles				
Built Up T. & G.			X	
Tile				
Slate				
Metal				
Prepared Roll				
Insul. Ceiling				
Other				
FLOORS				
Wd. Joist			X	
Sub. Floor			X	
Softwood Flrng.				
Hardwood Flrng.				
Concrete				
Resilient Flrng. 50%		+		
Carpet 50%			X	
BATH FLOORS				
Ceramic Tile 60 □'		+		
Resilient Tile				
Linoleum				

Grade	4	3	2	1
INTERIOR FINISH				
Unfinished				
Plastered				
Drywall			X	
Wallboard				
Plywood Plain				
Plywood Detailed				
Hardwood Panel				
Knotty Pine 200 □'		+		
BATH WALLS				
Metal Tile				
Plastic Tile				
Ceramic Tile				
Plastered				
Drywall			X	
HEATING & COOLING				
Hot Air Grav.				
Hot Air Forced			X	
Steam				
Hot Water				
Radiant				
Floor Furn.				
Wall Furn.				
Elec. Panel				
Refrigeration			X	
Evap. Cooler ~~4500~~			X	
Fireplace			X	
O. S. Chimney				
PLUMBING				
Base color			X	
2 Fix. Bath				
3 Fix. Bath			X	
Water Closet				
Lavatory				
Tub				
Shower Stall				
Kit. Sink				
Lndry. Tubs				
Hot Water Htr.				
Disposal			X	

Grade	4	3	2	1
ELECTRICAL 220			X	
Wiring			X	
Fixtures			X	
BASEMENT				
None				
~~Part~~ Unfinished				
Part: Unfinished				
Area: Sq. Ft.				
Part: Finished				
Area: Sq. Ft.				
Concrete Floor Sq. Ft.				
Other Sq. Ft.				
GRADE RATE				
Description:				
ATTIC				
Unfinished				
Finished				
Area: Sq. Ft.				
GRADE RATE				
Description:				
PORCHES				
Number: ~~20~~ open 1		+		
Number: Closed				
Frame				
Masonry				
Terraces				
Patio				
PHYSICAL CONDITION				
4	3	2	1	
Other Items Built in clock, oven, range, dishwasher				

GROUND PLAN SKETCH
(INDICATE NUMBER STORIES)



FRONT

DATE OF CONSTRUCTION OK

Date 1959

Age 6

Source Dunn

DEPRECIATION AND OBSOLESCENCE

Age (Normal Depreciation)	13 %
Physical Condition	%
Modernization (Minus)	%
Total Depreciation	%
Net Condition	%

SPECIAL OBSOLESCENCE

Location (Area No. ____)	%
Other	%
Total Special Obsolescence	%
Final Net Condition	87 %

SPECIAL NOTES:

REPLACEMENT COST AND FINAL VALUE

ITEM NO.	AREA OR QUANTITY	UNIT COST	TOTAL
BASE	1545 #		
R3-E	~~1267~~	6.28	~~7956~~
9A1			~~325~~
9D2			~~150~~
9H1			~~550~~
10A1			~~975~~
10D			~~280~~
10L			~~40~~
14A	309	2.14	661
11B			~~50~~
15C H2			~~230~~
15D4			~~250~~
7-9a	200 □'	.42	84

REPLACEMENT COST	11016 $ ~~11521~~
FINAL NET CONDITION	87 %
FINAL VALUE MAIN BUILDING	9584 $ ~~10023~~
OTHER	1720 $ ~~999~~
OTHER IMPROVEMENTS	$
TOTAL BUILDINGS AND IMPROVEMENTS	11304 $ ~~10802~~

OTHER

CLASS	Grade	Walls	Floor	Roof	Dimensions	Area Sq. Ft.	Replace Value	Dep.	Value
~~1342a~~	2	AE	C	G	10.5 x 26.5 x	367 x 2.05	= 752	13	654
SR	1	AB	C	S	6.0 x 9.5 x LF	31 x 4.66	= 144	13	125
9A4					x x		980	1968	941
					x x				
					x x				
					x x				

Total $ ~~999~~ 1720

Form 101-3

7yr TREND 1.89 x 11450 = 14800.

Trend 5/71