



## Property Information

## Request Information

## Update Information

File#:	111111111	Requested Date:	10/14/2024	Update Requested:
Owner:	L V M P L L C	Branch:		Requested By:
Address 1:	3781 Hazelwood St	Date Completed:	10/14/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Las Vegas, NV 89119	# of Parcel(s):	1	

## Notes

CODE VIOLATIONS	Per Clark County Department of Zoning there are no Code Violation cases on this property.  Collector: Clark County Address: 4701 W. Russell Road Las Vegas, NV 89118 Business# 702-455-4191
PERMITS	Per Clark County Department of Building there are no any open/pending/expired Permit on this property.  Collector: Clark County Address: 4701 W. Russell Road Las Vegas, NV 89118 Business# 702-455-4191
SPECIAL ASSESSMENTS	Per Clark County Treasurer's Office there are no Special Assessments/Lien on the property.  Collector: Clark County Address: 500 S Grand Central Pwky Las Vegas, NV 89155-1220 Business# 702-455-4323
DEMOLITION	NO



UTILITIES

WATER

Account #: NA  
Payment Status: NA  
Status: Pvt & Liable  
Amount: NA  
Good Thru: NA  
Account Active: Yes  
Collector: Las Vegas Valley Water District  
Payable Address: 1001 south vally view Blvd Las Vegas Nevada 89153  
Business # 702-870-4194

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

SEWER

Account #: NA  
Payment Status: NA  
Status: Pvt & Liable  
Amount: NA  
Good Thru: NA  
Account Active: NA  
Collector: Clark county Water Reclamation District  
Payable Address: 5857 East Flamingo Road Las Vegas, NV 89122  
Business # 702-668-8888

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

GARBAGE

Account #: NA  
Payment Status: NA  
Status: Pvt & Liable  
Amount: NA  
Good Thru: NA  
Account Active: NA  
Collector: Republic Services Southern Nevada Recycling Center  
Payable Address: 360 W Cheyenne Ave, North Las Vegas, NV 89030  
Business # 702-735-5151

UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED.

## Briana Johnson, Assessor

[Assessor Map](#)
[Aerial View](#)
[Building Sketch](#)
[Ownership History](#)
[Neighborhood Sales](#)
[New Search](#)

### GENERAL INFORMATION

<a href="#">PARCEL NO.</a>	162-15-312-045
<a href="#">OWNER AND MAILING ADDRESS</a>	L V M P L L C 5331 BUTTONS AVE TEMPLE CITY CA 91780
<a href="#">LOCATION ADDRESS</a>	3781 HAZELWOOD ST
<a href="#">CITY/UNINCORPORATED TOWN</a>	PARADISE
<a href="#">ASSESSOR DESCRIPTION</a>	ROYAL CREST EST TRACT #2 <a href="#">PLAT BOOK 7 PAGE 6</a> LOT 19 BLOCK 3 & LOT 20
RECORDED DOCUMENT NO.	* <a href="#">20170130:01624</a>
RECORDED DATE	JAN 30 2017
VESTING	NS
COMMENTS	

\*Note: Only documents from September 15, 1999 through present are available for viewing.

### ASSESSMENT INFORMATION AND VALUE EXCLUDED FROM PARTIAL ABATEMENT

<a href="#">TAX DISTRICT</a>	470
APPRAISAL YEAR	2023
FISCAL YEAR	2024-25
<a href="#">SUPPLEMENTAL IMPROVEMENT VALUE</a>	0
<a href="#">INCREMENTAL LAND</a>	0
<a href="#">INCREMENTAL IMPROVEMENTS</a>	0

### REAL PROPERTY ASSESSED VALUE

FISCAL YEAR	2023-24	2024-25
LAND	32200	84000
IMPROVEMENTS	81884	78769
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	114,084	162,769
TAXABLE LAND + IMP (SUBTOTAL)	325,954	465,054
COMMON ELEMENT ALLOCATION ASSESSED	0	0
TOTAL ASSESSED VALUE	114,084	162,769
TOTAL TAXABLE VALUE	325,954	465,054

[Click here for Treasurer Information regarding real property taxes.](#)


[Click here for Flood Control Information.](#)

### ESTIMATED LOT SIZE AND APPRAISAL INFORMATION

ESTIMATED SIZE	0.44 ACRES
ORIGINAL CONST. YEAR	1963
LAST SALE PRICE	4250000
MONTH/YEAR	1/2017

<a href="#">SALE TYPE</a>	M - MULTIPLE-PARCEL SALE
LAND USE	33.100 - MFR 5+ UNITS LOW RISE (1-3 STORY). MULTIPLE BLDG STYLES (DUPLEX, SFR, 4- PLEX COMBINATIONS)
DWELLING UNITS	12

PRIMARY RESIDENTIAL STRUCTURE					
1ST FLOOR SQ. FT.	2462	CASITA SQ. FT.		ADDN/CONV	
2ND FLOOR SQ. FT.	962	CARPORT SQ. FT.		POOL	NO
3RD FLOOR SQ. FT.		STYLE	FOUR PLEX	SPA	NO
UNFINISHED BASEMENT SQ. FT.	0	BEDROOMS	8	TYPE OF CONSTRUCTION	FRAME-STUCCO
FINISHED BASEMENT SQ. FT.	0	BATHROOMS	4 FULL	ROOF TYPE	COMPOSITION SHINGLE
BASEMENT GARAGE SQ. FT.	0	FIREPLACE		0	
TOTAL GARAGE SQ. FT.	0				

ASSESSOR MAP VIEWING GUIDELINES	
MAP	<a href="#">162153</a>
	<p>In order to view the Assessor map you must have Adobe Reader installed on your computer system.</p> <p>If you do not have the Reader it can be downloaded from the Adobe site by clicking the following button. Once you have downloaded and installed the Reader from the Adobe site, it is not necessary to perform the download a second time to access the maps.</p> 

**Note:** This record is for assessment use only. No liability is assumed as to the accuracy of the data delineated hereon.