



**2065 LINDELL RD
LAS VEGAS, NV 89146-3301**

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Provided By

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Profile Report

Chicago Title



Primary Owner: FREDERICK JEFFREY ALLAN; WOOD PENNY D

Secondary Owner:

Mail Address: 2065 LINDELL RD
LAS VEGAS, NV 89146-3301

Site Address: 2065 LINDELL RD
LAS VEGAS, NV 89146-3301

APN: 163-01-307-006

Housing Tract Number:

Lot Number:

Legal Description: District: CNTY

Map Ref: PM F0003 P0042

Sec / Township / Range: PART OF NE4 SW4 S01 T21S R60E

Legal Brief Description: DIST: CNTY CITY: COUNTY

SEC/TWN/RNG/MER: PART OF NE4 SW4 S01 T21S R60E PARCEL
MAP FILE 3 PAGE 42 LOT 1 MAP REF: PM F0003 P0042

City / Muni / Twp: COUNTY

Property Details

Bedrooms:	4	Year Built:	1979	Square Feet:	3,214
Bathrooms:	3	Garage:	Attached 2	Lot Size:	21,780 SF
Total Rooms:	8	Fireplace:	1	Number of Units:	0
Zoning:		Pool:	B	Use Code:	Single Family Residential
No of Stories:	1				
Building Style:					

Sale Information

Transfer Date:	10/26/2005	Seller:	URBAN RENEWAL PROJECT LLC,
Transfer Value:	\$608,000.00	Document#:	
Title Company:	FIDELITY NATIONAL TITLE	Cost/Sq Feet:	

Assessment and Taxes

Assessed Value:	\$90,482.00	Percent Improvement:	80.66%	Homeowner Exemption:	
Land Value:	\$17,500.00	Tax Amount:	\$2,489.15	Tax Rate Area:	125
Improvement Value:	\$72,982.00	Tax Account ID:		Tax Status:	Current
Market Improvement Value:		Market Land Value:		Market Value:	
Tax Year:	2014				

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Property History

Chicago Title 

FREDERICK JEFFREY ALLAN; WOOD PENNY D
2065 LINDELL RD, LAS VEGAS, NV 89146-3301
APN: 163-01-307-006 CLARK COUNTY

Foreclosure Record - 11/07/2007

Recording Date:	11/07/2007	Document#:	BK-PG: 20071107-0002256
Document Type:	Rescission of Notice of Default		
Min. Bid Amount:	\$0.00		
Beneficiary Name:	,		
Lender Type:	Not Known	Borrowers Name:	
Vesting:	N/A		
Legal Description:			

Foreclosure Record - 10/05/2007

Recording Date:	10/05/2007	Document#:	BK-PG: 20071005-0002687
Document Type:	Notice of Default and Election to Sell (aka Notice of Breach)		
Min. Bid Amount:	\$0.00		
Beneficiary Name:	US BANK NA		
Beneficiary Name:	FREDERICK, JEFFREY ALLAN; WOODPENNY D		
Trustee Names:	CAL WESTERN RECONVEYANCE CORP		
Mailing Address:	525 E MAIN ST EL CAJON CA 92022-9004		
Trustee Phone:	(619) 590-9200		
Loan Date:	20051026	Loan Amount:	486400
Contact Name:	U S BANK NA		
Attention:	CAL WESTERN RECONVEYANCE CORP		
Mailing Address:	525 E MAIN ST EL CAJON CA 92022		
Lender Type:	Not Known	Borrowers Name:	
Vesting:	N/A		
Legal Description:			

Mortgage Record - 10/26/2005

Recording Date:	10/26/2005	Document#:	BK-PG: 20051026-0001369
Loan Amount:	\$121,600.00	Loan Type:	Stand Alone Second
TD Due Date:	11/01/2025	Type of Financing:	
Lender Name:	FIRST FRANKLIN		
Lender Type:	Other	Borrowers Name:	FREDERICK, JEFFREY ALLAN; WOOD, PENNY D
Vesting:	Joint Tenancy		
Legal Description:	Lot Number: 1 Sec / Township / Range: POR NE4SW4 S01T21SR60E MDM		

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Property History

Chicago Title



Prior Transfer - 10/26/2005

Recording Date:	10/26/2005	Document#:	BK-PG: 20051026-0001367
Price:	\$608,000.00	Document Type:	BS
First TD:	\$486,400.00	Type of Sale:	Full Amount on Deed
First TD Doc:	20051026/0001368		
Lender Name:	FIRST FRANKLIN		
Buyer Name:	FREDERICK, JEFFREY ALLAN; WOOD, PENNY D	Buyer Vesting:	Joint Tenancy
Seller Name:	URBAN RENEWAL PROJECT LLC,		
Legal Description:	Lot Number: 1 Map Ref: PM3 PG42 Sec / Twndship / Range: POR NE4SW4 S01T21SR60E MDM		
Adjustable Rate Index:	6 Month Libor		
Rate Change Frequency:	Six months or Semi-annually	First Change Date:	20071101
Interest Rate Not Greater:	9.99	Interest Rate Not Less:	6.99
Prepayment Penalty Rider:	Y		
Prepayment Penalty Rider Term:	24		

Mortgage Record - 09/13/2005

Recording Date:	09/13/2005	Document#:	BK-PG: 20050913-0002827
Loan Amount:	\$448,000.00	Loan Type:	Unknown
TD Due Date:		Type of Financing:	
Lender Name:	WEDGEWOOD FUNDING LLC		
Lender Type:	*N	Borrowers Name:	URBAN RENEWAL PROJECT LLC,
Vesting:	N/A		
Legal Description:	Lot Number: 1		

Prior Transfer - 06/27/2005

Recording Date:	06/27/2005	Document#:	BK-PG: 20050627-0003397
Price:	\$0.00	Document Type:	Re-recorded Document
First TD:	\$0.00	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Lender Name:			
Buyer Name:	URBAN RENEWAL PROJECT LLC,	Buyer Vesting:	N/A
Seller Name:	DRAGOI, NICOLAE		
Legal Description:	Lot Number: 1 Map Ref: PM3 PG42 Legal Brief Description: PRIOR REF 20050527-0002414 05/27/2005		

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Property History

Chicago Title 

Prior Transfer - 05/27/2005

Recording Date:	05/27/2005	Document#:	BK-PG: 20050527-0002414
Price:	\$471,000.00	Document Type:	Trustee's Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	URBAN RENEWAL PROJECT LLC,	Buyer Vesting:	N/A
Seller Name:	DRAGOI, NICOLAE		
Legal Description:	City / Muni / Twp: LAS VEGAS		

Prior Transfer - 09/24/2004

Recording Date:	09/24/2004	Document#:	BK-PG: 20040924-0001625
Price:	\$450,000.00	Document Type:	Quit Claim Deed
First TD:	\$0.00	Type of Sale:	Full Amount on Deed
Lender Name:			
Buyer Name:	UNITED STATES DISTRICT COURT,	Buyer Vesting:	N/A
Seller Name:	DRAGOI, NICOLAE		
Legal Description:	Lot Number: 1 Map Ref: PM3 PG42		

Prior Transfer - 05/21/2004

Recording Date:	05/21/2004	Document#:	BK-PG: 20040521-0002500
Price:	\$0.00	Document Type:	Intrafamily Transfer or Dissolution
First TD:	\$0.00	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Lender Name:			
Buyer Name:	DRAGOI, NICOLAE	Buyer Vesting:	Married Man as his sole and separate property
Seller Name:	DRAGOI, VESELINCA		
Legal Description:	Lot Number: 1 Map Ref: PM3 PG42		

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Property History

Chicago Title


Prior Transfer - 05/21/2004

Recording Date:	05/21/2004	Document#:	BK-PG: 20040521-0002499
Price:	\$445,000.00	Document Type:	BS
First TD:	\$89,000.00	Type of Sale:	Full Amount on Deed
First TD Doc:	20040521/0002501		
Lender Name:	REALTY MORTGAGE CORP		
Buyer Name:	DRAGOI, NICOLAE	Buyer Vesting:	Married Man as his sole and separate property
Seller Name:	ROOT, GORDON I; ROOT, ELAINE M		
Legal Description:	Lot Number: 1 Map Ref: PM3 PG42		
Rate Change Frequency:	Monthly		

Mortgage Record - 03/24/2003

Recording Date:	03/24/2003	Document#:	BK-PG: 20030324-01327
Loan Amount:	\$65,845.00	Loan Type:	Unknown
TD Due Date:	02/01/2018	Type of Financing:	
Lender Name:	WELLS FARGO HOME MORTGAGE INC		
Lender Type:	Mortgage company	Borrowers Name:	ROOT,GORDON I; ROOT,ELAINE M
Vesting:	N/A		
Legal Description:	Lot Number: 1 Legal Brief Description: PART LOT1		

Prior Transfer - 10/22/1993

Recording Date:	10/22/1993	Document#:	
Price:	\$225,000.00	Document Type:	Other
First TD:	\$0.00	Type of Sale:	Full-Computed from Transfer Tax
Lender Name:			
Buyer Name:	, ROOT GORDON I & ELAINE M	Buyer Vesting:	Joint Tenancy
Seller Name:	, TAYLOR EVALYN C SEPARATE PPTY TR		
Legal Description:			

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Comparable Sales Data

Chicago Title 

Area Sales Analysis

Total Area Sales	4	Median # of Bedrooms	4
Median Lot Size	21,344	Median # of Baths	2
Median Living Area	3,127	Median Year Built	1978
Price Range - 2 Yrs	\$293,500.00 to \$380,000.00	Age Range	9 to 59
Median Value	\$345,000.00	Median Age	36

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Comparable Sales Data

Chicago Title 

FREDERICK JEFFREY ALLAN; WOOD PENNY D
2065 LINDELL RD, LAS VEGAS, NV 89146-3301
APN: 163-01-307-006 - CLARK COUNTY

Address		Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	5755 DOE AVE	10/03/2014	\$350,000.00	\$121.00	2888	9/4/2	1976	20038	Pool/Spa	.32
Site Address	LAS VEGAS, NV 89146-1207				APN	163-01-207-002				
Doc Type	BS				Document #	201410030002381				
Price Code	V				Use Code	Single Family Residential				
Buyer Name	ALFONSO, DINO - ALFONSO, MARIA JILL				Seller Name	NU START HOLDINGS INC				
Loan Amount					Lender Name					
Legal	Lot Number: 4									
	Map Ref: FILE19 PG75									

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2	2020 WESTWIND RD	12/23/2013	\$293,500.00	\$99.00	2940	5/3/2	1995	22651		.06
Site Address	LAS VEGAS, NV 89146-3334			APN		163-01-307-001				
Doc Type	BS			Document #		201312230000188				
Price Code	V			Use Code		Single Family Residential				
Buyer Name	OLIVIER, KEMPEN A - WITTEN, GARY S			Seller Name		BARNEY, FERRILL - ODEKIRK 1993 TRUST,				
Loan Amount				Lender Name						
Legal	Lot Number: 1									
	Map Ref: FILE2 PG31									

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
3	1809 WESTWIND RD	12/18/2013	\$380,000.00	\$114.00	3314	8/4/3	1998	27007		.15
Site Address	LAS VEGAS, NV 89146-0304			APN		163-01-302-006				
Doc Type	BS			Document #		201312180001694				
Price Code	V			Use Code		Single Family Residential				
Buyer Name	POLASH, H M MANJURUL			Seller Name		CROW, MICHAEL R - CROW, CODY JAN				
Loan Amount				Lender Name						
Legal	Lot Number: 3									
	Map Ref: FILE33 PG56									

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Comparable Sales Data

Chicago Title 

Address		Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
4	1685 WESTWIND RD	11/15/2013	\$340,000.00	\$92.00	3676	8/4/3	1979	19602	Pool/Spa	.23
Site Address	LAS VEGAS, NV 89146-3331			APN		163-01-207-017				
Doc Type	BS			Document #		201311150002371				
Price Code	V			Use Code		Single Family Residential				
Buyer Name	MCCARTHY, ROBERT D - MCCARTHY, MARGARET J			Seller Name		GALARDI, SHIRLE - THE SHIRLE GALARDI TRUST,				
Loan Amount				Lender Name						
Legal	Lot Number: 1									
	Map Ref: MB731 PG54									

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Comparable Sales Data

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FREDERICK JEFFREY ALLAN; WOOD PENNY D
2065 LINDELL RD, LAS VEGAS, NV 89146-3301
APN: 163-01-307-006 - CLARK COUNTY

Year Built:		1979	Lot:	21,780 SF	Bld/Area:	3214	Pool:	B	RM/BR/Bth:	8/4/3
#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	5755 DOE AVE	10/03/2014	\$350,000.00	\$121.00	2,888	9/4/2	1976	20,038	Pool/Spa	.32
2	2020 WESTWIND RD	12/23/2013	\$293,500.00	\$99.00	2,940	5/3/2	1995	22,651		.06
3	1809 WESTWIND RD	12/18/2013	\$380,000.00	\$114.00	3,314	8/4/3	1998	27,007		.15
4	1685 WESTWIND RD	11/15/2013	\$340,000.00	\$92.00	3,676	8/4/3	1979	19,602	Pool/Spa	.23

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CHICAGO TITLE COMPANY



Neighborhood Overview

Chicago Title



Nearby Neighbors

FREDERICK JEFFREY ALLAN; WOOD PENNY D

2065 LINDELL RD , LAS VEGAS , NV , 89146

APN: 163-01-307-006

Bedrooms: 4 Bathrooms: 3
Square Feet: 3,214 Lot Size: 21,780 SF
Year Built: 1979 Garage: A

CHURCHILL ROSE M

2055 LINDELL RD , LAS VEGAS , NV , 89146

APN: 163-01-307-005

Bedrooms: 4 Bathrooms: 2
Square Feet: 2,501 Lot Size: 21,780 SF
Year Built: 1978 Garage: A

CHOU, JOHN

2085 WESTWIND RD , LAS VEGAS , NV , 89146

APN: 163-01-307-015

Bedrooms: 4 Bathrooms: 2
Square Feet: 2,420 Lot Size: 22,216 SF
Year Built: 1977 Garage: A

HOUGH MICHAEL L & HELEN H

5555 EL PARQUE AVE , LAS VEGAS , NV , 89146

APN: 163-01-307-003

Bedrooms: 5 Bathrooms: 3
Square Feet: 2,769 Lot Size: 21,780 SF
Year Built: 1971 Garage:

ROSS PROPERTY HOLDINGS L L C

2075 LINDELL RD , LAS VEGAS , NV , 89146

APN: 163-01-307-007

Bedrooms: 4 Bathrooms: 2
Square Feet: 3,517 Lot Size: 21,780 SF
Year Built: 1978 Garage: D

BAKER FAMILY TRUST-91; BAKER FREDERICK S & ALTA G TRS

5525 EL PARQUE AVE , LAS VEGAS , NV , 89146

APN: 163-01-307-004

Bedrooms: 3 Bathrooms: 2
Square Feet: 2,287 Lot Size: 21,780 SF
Year Built: 1972 Garage: A

SORRELLS EDGAR A

2085 LINDELL RD , LAS VEGAS , NV , 89146

APN: 163-01-307-008

Bedrooms: 3 Bathrooms: 2
Square Feet: 2,157 Lot Size: 21,344 SF
Year Built: 1976 Garage: A

GALARZA, LORI

2090 WESTWIND RD , LAS VEGAS , NV , 89146

APN: 163-01-307-014

Bedrooms: 5 Bathrooms: 2
Square Feet: 3,076 Lot Size: 22,651 SF
Year Built: 1977 Garage: A

MCGIMSEY WILLIAM L & XUAN T TRS

2070 LINDELL RD , LAS VEGAS , NV , 89146

APN: 163-01-307-016

Bedrooms: 5 Bathrooms: 3
Square Feet: 3,654 Lot Size: 22,216 SF
Year Built: 1979 Garage: B

LIU ESTHER

5560 OBANNON DR , LAS VEGAS , NV , 89146

APN: 163-01-307-010

Bedrooms: 5 Bathrooms: 2
Square Feet: 2,677 Lot Size: 21,344 SF
Year Built: 1974 Garage: D

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CHICAGO TITLE COMPANY



Neighborhood Overview

Chicago Title



BABIN JOSE R & CECILIA P

2100 WESTWIND RD , LAS VEGAS , NV , 89146

APN: 163-01-307-013

Bedrooms: 3 Bathrooms: 2

Square Feet: 2,707 Lot Size: 22,651 SF

Year Built: 1977 Garage:

OLIVIER, KEMPEN A; WITTEN, GARY S

2020 WESTWIND RD , LAS VEGAS , NV , 89146

APN: 163-01-307-001

Bedrooms: 3 Bathrooms: 2

Square Feet: 2,940 Lot Size: 22,651 SF

Year Built: 1995 Garage: A

BRUNER SUZANNE

5540 OBANNON DR , LAS VEGAS , NV , 89146

APN: 163-01-307-009

Bedrooms: 5 Bathrooms: 3

Square Feet: 4,096 Lot Size: 21,344 SF

Year Built: 1978 Garage: B

WINESETT FAMILY TRUST; WINESETT HUGH L & DEE ANNA TRS

5620 OBANNON DR , LAS VEGAS , NV , 89146

APN: 163-01-307-011

Bedrooms: 4 Bathrooms: 2

Square Feet: 2,504 Lot Size: 22,216 SF

Year Built: 1976 Garage: A

CASTIGLIONE FAMILY TRUST; CASTIGLIONE ROBERT A & J R TRS

5560 EL PARQUE AVE , LAS VEGAS , NV , 89146

APN: 163-01-303-010

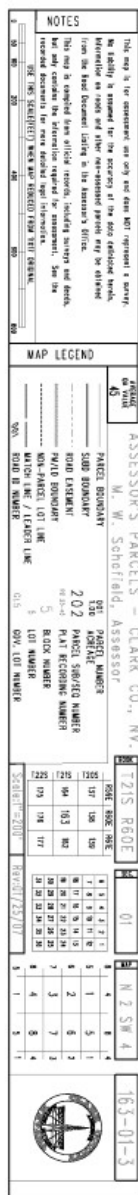
Bedrooms: 5 Bathrooms: 2

Square Feet: 3,014 Lot Size: 19,166 SF

Year Built: 1974 Garage: A

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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.