

PARCEL # 163-03-501-032 CURRENT STATUS



11/14/2011

Submitted At Meeting
Date 11/14/2011 Item 58

PARCEL # 163-03-501-032 CURRENT STATUS



PARCEL # 163-03-501-032 CURRENT STATUS



PARCEL # 163-03-501-032 CURRENT STATUS



PRE-ABATEMENT



POST ABATEMENT



PARCEL # 163-03-501-032

PRE-ABATEMENT



POST ABATEMENT



5/3/2011

PARCEL # 163-03-501-032

PRE-ABATEMENT



POST ABATEMENT



PARCEL # 163-03-501-032

PRE-ABATEMENT



POST ABATEMENT



PARCEL # 163-03-501-032

PRE-ABATEMENT



POST ABATEMENT



PARCEL # 163-03-501-032

REQUEST FOR A WAIVER OF CIVIL PENALTIES
APN 163-03-501-032

This request is made by the investors in the first mortgage on the subject property who did not receive notice of the violation.

Enclosed:

Application Request for a Waiver and/or Reduction of Civil Penalties

Payoff demand

Title report when original mortgage was made January 25, 2006 exhibiting schedule "A", list of investors in trust deed.

Notice of Intent to Sell Real Property dated January 28, 2010 amount due \$ 32,830.60.

Explanation of action taken to pay delinquent taxes

Preliminary Title Report dated August 29, 2011 exhibiting the abatement lien
And the \$ 1,617,980.35 judgment recorded against the borrower applied to this property

Treasurer's accounting of fees due to avoid public sale August 17, 2011 amount due \$67,872.01.

Going Forward

Submitted at City Council

Date 11/16/11 Item 58

By: Dave Fidal



Request for a Waiver and/or Reduction of Civil Penalties Application



SUBMIT APPLICATION TO:
City of Las Vegas / Neighborhood Response Division
Attn: Vicki R. Ozuna
333 N. Rancho Dr.
Las Vegas, NV 89107
Voice: 702-229-4888 -- Fax: 702-382-4341

Please type and/or print
Submit only one signed original

Date of Application: 9/18/2011

Location and/or address of subject property:

Nearest major intersection: _____

Street Address: BELCASTED

Parcel Number: 163-03-501-032

Applicant's Address/Contact Information:

Name: DAVID FEDEL

(please check the following the applies)

☐ Owner ☐ Purchaser ☐ Agent

☒ Other (explain) LENDER'S AGENT.

Street Address/PO Box: 1350 E. FLAMINGO RD #477

City: LAS VEGAS

State: NV.

Zip Code: 89119

Phone No: (702) 3783699

E-mail: DFEDEL777@

Fax No: _____

GMAIL.COM

Property Owner's Address/Contact Information: (if different from applicant):

Name: _____

Street Address/PO Box: _____

City: _____

State: _____

Zip Code: _____

Phone No: _____

E-mail: _____

Fax No: _____

Amount of City of Las Vegas Lien on the Property: \$ 48,425⁰⁰

Amount requested to be considered for waiving and/or reduced? \$ TOTAL AMOUNT

Signature of Applicant: [Signature] AGENT. Date: _____

Signature of Owner: _____ Date: _____

For Office Use Only:

Council Ward: _____; Case/File Number: _____; Council Action date of Lien: _____

Describe why the applicant is requesting a waiver/reduction:
(You may attach additional sheets if needed.)

WE WERE NOT NOTIFIED OF ANY VIOLATION

Describe the existing condition/situation of the subject property:
(You may attach additional sheets if needed.)

THE PROPERTY IS IN THE SAME CONDITION AS
IT WAS IN 2006 WHEN WE MADE THE
ORIGINAL MORTGAGE.

Describe the immediate plans for the property, including any planned improvements: (You may attach additional sheets if needed.)

WE ARE FORECLOSING ON THE PRESENT OWNER
AND WILL COMPLY WITH WHATEVER THE CITY
REQUESTS. WE HAVE A POTENTIAL SALE
TO A NURSING HOME DEVELOPER

BUILDING & SAFETY



DEVELOPMENT
SERVICES CENTER

Building & Safety
333 North Rancho Drive
Las Vegas, NV 89106

TDD 702-386-9108
Administration 229-6092
Permits 229-6251
Inspections 229-6914
Off-site
Inspections 229-6337
Code
Enforcement 229-6615
Land
Development 229-6371

www.lasvegasnevada.gov

Mayor
Carolyn G. Goodman

City Council
Stavros S. Anthony
(Mayor Pro Tem)

Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Bob Coffin

City Manager
Elizabeth N. Fretwell



City of Las Vegas Pay Off Demand 9/15/2011

Case # 81298

Address: 16303501032 -

Map # 02518-26

Date Case Opened: 8/28/09 Date Lien Recorded: 06/10/2010
Date Case Closed: 1/15/10 Amount of Lien: \$46,582.00

Unpaid Fees:

Fee Name	Amount	Status	Fee Added	Fee Paid	Late Fees Due
INSPECTION FEE	120.00	U	10/01/2009		0.00
\$150 CIVIL PENALTY	150.00	U	10/01/2009		0.00
REINSPECTION FEE	180.00	U	10/01/2009		0.00
\$300 CIVIL PENALTY	300.00	U	10/15/2009		0.00
REINSPECTION FEE	180.00	U	10/15/2009		0.00
INSPECTION LATE FEE	12.00	U	10/15/2009		0.00
REINSPECTION LATE FEE	18.00	U	10/15/2009		0.00
\$500 (A) CIVIL PENALTY 1ST	500.00	U	11/16/2009		0.00
REINSPECTION FEE	180.00	U	11/16/2009		0.00
REINSPECTION LATE FEE	18.00	U	11/16/2009		0.00
\$500 (A) CIVIL PENALTY 1ST	500.00	U	12/01/2009		0.00
REINSPECTION FEE	180.00	U	12/01/2009		0.00
\$500 (A) CIVIL PENALTY 1ST	500.00	U	01/05/2010		0.00
REINSPECTION FEE	180.00	U	01/05/2010		0.00
ABATEMENT COST	400.00	U	01/20/2010		0.00
ADMIN FEE	60.00	U	01/20/2010		0.00
RESIDENTIAL DAILY CIVIL PENALTY FEE	43,050.00	U	06/19/2010		0.00

Total Fees: \$46,582.00

4% Tax Roll Fee: \$1,843.70

Late Fees Added: 0.00

Total Amount Due: \$48,425.70

If no amount noted, then no payment is due.

Inspection Information:

Inspection #	Inspection Date	Inspection Results	Partial Pass
883080	8/31/09	Passed	Y
883977	9/3/09	Failed	N
885853	9/17/09	Failed	N
891048	9/29/09	Failed	N
896584	10/13/09	Failed	N
903350	11/5/09	Failed	N
912760	11/18/09	Failed	N
917199	12/18/09	Failed	N
929828	1/13/10	Passed	Y
938109	1/15/10	Passed	N

4. The insured mortgage and assignments thereof, if any are described as follows:

Deed of Trust to secure an indebtedness of the amount stated herein

Dated: January 12, 2006

Trustor: Samer Nakhle, a single man

Trustee: National Title Company

Beneficiary: See Schedule "A" attached hereto and made a part hereof by reference

Amount: \$950,000.00

Recorded: January 25, 2006

Document No.: 0004909 Book No.: 20060125

Official Records, Clark County, Nevada.

5. The land referred to herein is situated in the State of Nevada, County of Clark described as follows:

The North Half (N1/2) of Government Lot Thirty-one (31), being the Northwest Quarter (NW ¼) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) in Section 3, Township 21 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the interest in and to the North 30.00 feet; the West 30.0 feet and that certain spandrel area in the Northwest corner thereof as conveyed to Clark County, by Deed recorded November 5, 1979 as Document No. 1102297 in Book 1143.

Said land being further described as Lot One (1) of that certain Certificate of Land Division recorded November 5, 1979 as Document No. 1102296 in Book 1143, Official Records.

SCHEDULE "A"
LENDERS

LYNN KAHN, AN UNMARRIED WOMAN, OF 5000 WOODMAN AVENUE, UNIT NO. 8, SHERMAN OAKS, CALIFORNIA, 91423, FOR THE SUM OF ONE HUNDRED EIGHT THOUSAND SIX HUNDRED NINETY FOUR & NO/100THS DOLLARS (\$108,694.00)

TRUDY FOSTER, AN UNMARRIED WOMAN, OF 4044 WILLOWAY PLACE, BLOOMFIELD, MICHIGAN, 48302, FOR THE SUM OF FIFTY FOUR THOUSAND THREE HUNDRED FORTY SEVEN & NO/100THS DOLLARS (\$54,347.00)

IVAN FRIEDMUTTER, MARRIED SOLE AND SEPARATE, OF 109 ROYAL TROON COURT, HENDERSON, NEVADA 89074, FOR THE SUM OF FIFTY FOUR THOUSAND THREE HUNDRED FORTY SEVEN & NO/100THS DOLLARS (\$54,347.00)

LESLIE MCMILLION AND BARBARA MCMILLION, TRUSTEES OF THE MCMILLION FAMILY TRUST DATED 9/11/91, OF 2924 DRY RIDGE COURT, LAS VEGAS, NEVADA 89134, FOR THE SUM OF ONE HUNDRED THOUSAND & NO/100THS DOLLARS (\$100,000.00)

HOWARD F. HOLMES, TRUSTEE OF THE HOWARD F. HOLMES LIVING TRUST DATED 3/22/93, OF 616 BLUE YUCCA STREET, LAS VEGAS, NEVADA 89144, FOR THE SUM OF TWO HUNDRED SEVENTY NINE THOUSAND THREE HUNDRED FIFTY TWO & NO/100THS DOLLARS (\$279,352.00)

JAMES R. BROGAN, PRISCILLA R. BROGAN, AND JAIME DELANEY, AS JOIN TTENANTS WITH FULL RIGHTS OF SURVIVORSHIP, OF 880 KINGSTON SPRING WAY, LAS VEGAS, NEVADA 89123, FOR THE SUM OF SEVENTY SIX THOUSAND EIGHTY SEVEN & NO/100THS DOLLARS (\$76,086.00)

DR. IRINA MIZIN AND IGOR MIZIN, TRUSTEES OF THE MIZIN FAMILY TRUST DATED 9/4/98, OF 13225 ADMIRAL AVENUE, UNIT "H", MARINA DEL REY, CALIFORNIA 90292 FOR THE SUM OF ONE HUNDRED EIGHT THOUSAND SIX HUNDRED NINETY FOUR & NO/100THS DOLLARS (\$108,694.00)

ANATOLY GINZBURG AND ALLA GINZBURG, TRUSTEES OF THE GINZBURG LIVING TRUST DATED 11/20/90, AMENDED 9/4/98, OF 5302 LINDLEY AVENUE, ENCINO, CALIFORNIA 91316 FOR THE SUM OF FORTY THREE THOUSAND FOUR HUNDRED EIGHTY & NO/100THS DOLLARS (\$43,480.00)

MICHAEL E. RODIN AND SUSAN TRYSON RODIN, TRUSTEES OF THE MICHAEL E. RODIN AND SUSAN TRYSON RODIN LIVING TRUST DATED JANUARY 22, 2003, OF 2660 RICEVILLE DRIVE, HENDERSON, NEVADA 89052 FOR THE SUM OF ONE HUNDRED TWENTY FIVE THOUSAND & NO/100THS DOLLARS (\$125,000.00)

163-03-501-032
JAMES R. BROGAN
%D FEDEL
1350 E FLAMINGO RD
P O BOX 477
LAS VEGAS,NV 89119-5263

January 28, 2010

Parcel Number: 163-03-501-032
Location: UNASSIGNED SITUS

ASSESSOR DESCRIPTION: LAND DIVISION 113-79 LOT 1
GEOID: PT NW4 NE4 SEC 03 21 60

Per Nevada Revised Statutes 361.585 and 361.595, the real property described above was deeded to the Clark County Treasurer as trustee for non-payment of taxes and **will be sold at public auction on May 10 and 11, 2010.**

To prevent this sale, the total amount due must be received in our office no later than 5:00 p.m. on April 12, 2010. **Please note, postmarks will not be accepted.**

TOTAL AMOUNT DUE: \$32,830.60
(includes all taxes and applicable penalties, interest, fees, and costs)

Payment must be submitted in **cash or certified funds** made payable to Clark County Treasurer.

Bankruptcy - If this property is part of a bankruptcy case, please provide this office with proof of bankruptcy before the above due date. You may fax this information to the attention of the delinquent tax division at (702) 678-1803.

If you have any questions, please call our office at (702) 455-3072, (702) 455-0169, or (702) 455-2514.

CLARK COUNTY TREASURER'S OFFICE
500 S Grand Central Pkwy.
P.O. Box 551220
Las Vegas, NV 89155-1220

EXPLANATION OF ACTION TAKEN TO PAY DELINQUENT PROPERTY TAXES

When the investors received the Notice of Public Sale of the property in January of 2010, Dave Fedel contacted Cathleen Baker, Deputy Treasurer. She was instrumental in setting up a payment program for the group. We began paying on a monthly basis. Dave Fedel began negotiations with Dr. Nakhle. The deal offered by the investors was that Dr. Nakhle was to pay \$ 15,000 toward the property taxes and the investors would allow him to quit claim the property to them without any deficiency filing. This would allow him to proceed with his medical practice without any negative effect to his credit rating. The negotiations went on for a year. During that time we were not apprised of any discrepancies with regard to the land.

When the deal was finally accepted and the second and third mortgage holders were dealt with, we ordered a new title report on the land and found the judgment which could not be overcome.



TITLE OFFICE LOCATION

7251 West Lake Mead,
Las Vegas, Nevada 89128
Telephone (702) 873-7020 - Fax (702) 873-2223

PRELIMINARY TITLE REPORT

When replying please contact:

Mimi Ward
Escrow Officer
7251 W Lake Mead #350
Las Vegas, NV 89128
Direct 702-946-0239
Fax 702-967-3509
<mailto:mimi@nationaltitlecompany.com>
Our Order No.: 292166-MW

PROPOSED PURCHASER/BORROWER:

SAMER NAKHLE and ADNAN MISHERRI

Your Order No.:

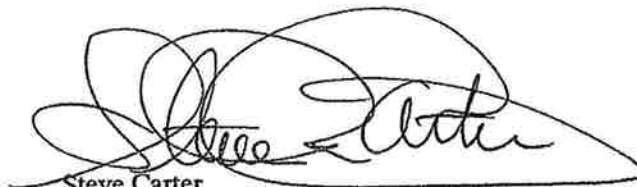
Today's Date: August 29, 2011

In response to the above referenced application for a policy of title insurance, National Title Co and First American Title Insurance Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. Printed Exceptions and exclusions from coverage are contained in the policy or policies to be issued. Copies of the Policy forms should be read. They are available from the office which issued this Preliminary Title Report.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of: August 22, 2011 at 8:00 a.m.



Steve Carter
Title Officer

The estate or interest in the land hereinafter described or referred to covered by this Report is:

FEE SIMPLE

Title to said estate or interest is vested in:

LAURA B. FITZPATRICK, TREASURER OF CLARK COUNTY, NEVADA, AS TRUSTEE, SUBJECT TO THE RIGHTS OF REDEMPTION OF SAMER NAKHLE, AN UNMARRIED MAN AS TO AN UNDIVIDED 20% INTEREST AND ADNAN MISHERRI AS TO AN UNDIVIDED 80% INTEREST AS TENANTS IN COMMON

The land referred to herein is situated in the County of Clark, State of Nevada described as follows:

See Attached Legal Description

Exhibit A
LEGAL DESCRIPTION

File Number: 292166

The North Half (N1/2) of Government Lot Thirty-one (31), being the Northwest Quarter (NW ¼) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) in Section 3, Township 21 South, Range 60 East, M.D.B. & M.

EXCEPTING THEREFROM the interest in and to the North 30.00 feet; the West 30.0 feet and that certain spandrel area in the Northwest corner thereof as conveyed to Clark County, by Deed recorded November 5, 1979 as Document No. 1102297 in Book 1143.

Said land being further described as Lot One (1) of that certain Certificate of Land Division recorded November 5, 1979 as Document No. 1102296 in Book 1143, Official Records.

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions in a Policy of Title Insurance are as follows:

1. PARCEL NO.: 163-03-501-032
DISTRICT NO.: 200

TAXES FOR THE FISCAL YEAR 2008-2009 ARE DELINQUENT IN THE AMOUNT OF \$1,124.25, PLUS PENALTIES. CONTACT THE CLARK COUNTY TREASURER'S OFFICE AT 477-6724 FOR AMOUNTS DUE.

TAXES FOR THE FISCAL YEAR 2009-2010 ARE DELINQUENT IN THE AMOUNT OF \$6,682.65, PLUS PENALTIES. CONTACT THE CLARK COUNTY TREASURER'S OFFICE AT 477-6724 FOR AMOUNTS DUE.

TAXES FOR THE FISCAL YEAR 2010-2011:

First installment due on or before August 16, 2010:	\$873.52 DELINQUENT
Second installment due on or before October 4, 2010:	\$873.52 DELINQUENT
Third installment due on or before January 3, 2011:	\$873.52 DELINQUENT
Fourth installment due on or before March 7, 2011:	\$873.52 DELINQUENT
TOTAL :	\$3,494.08

TAXES FOR THE FISCAL YEAR 2011-2012:

First installment due on or before August 15, 2011:	\$709.92 DUE
Second installment due on or before October 3, 2011:	\$709.94
Third installment due on or before January 3, 2012:	\$709.94
Fourth installment due on or before March 5, 2012:	\$709.94
TOTAL :	\$2,839.74

2. The lien of supplement taxes, that may be due, but not assessed, for new construction by the Clark County Assessor per N.R.S. 361.260.
3. Any taxes that may be due, but not assessed as provided under SB509 Section 28, which amends Section 5 of Chapter 20, Statutes of Nevada 2005.
4. Water Rights, Claims or Title to water, whether or not shown by the public records.

5. Reservations as contained in the Patent from the United States of America
Recorded: May 18, 1960
Document No.: 197976 Book No.: 244
Official Records, Clark County, Nevada.

This Patent is subject to a right of way not exceeding 33 feet in width for roadway and public utilities purposes, to be located along the boundaries of said land.

Affects: The North and West 3 feet and the East 33 feet of said land.

6. Any rights, interest, or claims which may exist or arise by reason of a Record of Survey
File: 6 of Surveys Page: 64
Recorded: October 30, 1956
Document No.: 92733 Book No.: 116
Official Records, Clark County, Nevada.
7. The Effect of that certain Certificate of Land Division
Number: LD-113-79
Recorded: November 5, 1979
Document No.: 1102296 Book No.: 1143
Official Records, Clark County, Nevada.
8. Deed of Trust to secure an indebtedness of the amount stated herein
Dated: January 12, 2006
Trustor: Samer Nakhle, a single man
Trustee: National Title Company
Beneficiary: See Exhibit "B" attached hereto
Amount: \$950,000.00
Recorded: January 25, 2006
Document No.: 0004909 Book No.: 20060125
Official Records, Clark County, Nevada.

Modification of said Deed of Trust
Recorded: August 29, 2006
Document No.: 0003049 Book No.: 20060829
Official Records, Clark County, Nevada.

The beneficial interest under said deed of trust was partially assigned
To: LYNNK, LLC, a Nevada limited liability company
Recorded: June 18, 2007
Document No.: 0000912 Book No.: 20070618
Official Records, Clark County, Nevada.

The beneficial interest under said deed of trust was partially assigned
To: Keith Holmes, married sole and separate
Recorded: July 17, 2007
Document No.: 0005806 Book No.: 20070717
Official Records, Clark County, Nevada.

The beneficial interest under said deed of trust was partially assigned
To: Sanderek, LLC, a Nevada limited liability company
Recorded: August 17, 2010
Document No.: 0003352 Book No.: 20100817
Official Records, Clark County, Nevada.

9. Short Form Deed of Trust to secure an indebtedness of the amount stated herein
Dated: August 26, 2005
Trustor: Samer Nakhle
Trustee: National Title Co., a Nevada corporation
Beneficiary: Jihan J. Aljabi, an unmarried woman
Amount: \$70,000.00
Recorded: August 29, 2005
Document No.: 0004448 Book No.: 20050829
Official Records, Clark County, Nevada.

The lien or charge of said Deed of Trust was subordinated to the Lien or charge of the Deed of Trust referred to in Paragraph 8, by an agreement
Recorded: January 25, 2006
Document No.: 0004910 Book No.: 20060125
Official Records, Clark County, Nevada.

10. Short Form Deed of Trust to secure an indebtedness of the amount stated herein
Dated: October 25, 2006
Trustor: Samer Nahkle, an unmarried man as to an undivided 20% interest and Adnan Misherfi, a married man as to an undivided 80% interest
Trustee: National Title Co., a Nevada corporation
Beneficiary: Wael Ozone, a married man
Amount: \$200,000.00
Recorded: October 30, 2006
Document No.: 0005520 Book No.: 20061030
Official Records, Clark County, Nevada.

11. Terms, covenants, conditions and provisions contained in an Instrument entitled "Notice and Order"
Recorded: October 8, 2009
Document No.: 0001133 Book No.: 20091008
Official Records, Clark County, Nevada.

12. Notice of Assessment and Claim of Lien – City of Las Vegas
Amount: \$46,582.00
Recorded: June 10, 2010
Document No.: 0004536 Book No.: 20100610
Official Records, Clark County, Nevada.
13. Abstract of Judgment in the District Court of the State of Nevada
Case No.: A-10-631249-C
Amount: \$1,617,980.35
Debtor: Clark county Credit Union
Creditor: Fort Apache Urgent Care, LLC, Chassan Misherfi, Samer Nakhle and Adnan Misherfi
Recorded: July 8, 2011
Document No.: 0004179 Book No.: 20110708
Official Records, Clark County, Nevada.
14. Subject to the community interest of the spouse of the vestee herein, if in fact married.
15. Rights and claims of parties in possession by reason of unrecorded leases, if any, that would be disclosed by an inquiry of the parties, or by an inspection of said land.
16. Any facts, rights, interest, or claims which are not shown by those public records in the County in which said land is situated which impart constructive notice of matters relating to such land but which could be ascertained by an inspection of said land, or by making inquiry of persons in possession thereof or by a correct survey.
17. An inspection will be required prior to close of escrow. Additional exceptions may be added due to any facts, rights, interests or claims which are not shown by the public records, but which may be ascertained by the inspection of said premises or by making inquiry of persons in possession thereof.

Should the inspection of the real property disclose any work of improvement in progress, Mechanic's Lien Insurance will be deleted from coverage in our policy when issued, unless prior approval to commence work has been obtained.
18. Note: According to the public records there have been no Deed(s) of record conveying the property described in this report for the previous 24 months.

The last Deed(s) of record conveying the property described in this report is/are as follows:

A Grant, Bargain, Sale Deed executed by Samer Nahkle, an unmarried man to Samer Nakhle, an unmarried man as to an undivided 20% interest and Adnan Misherfi, as to an undivided 80% interest, as tenants in common, recorded October 30, 2006 in Book 20061030 as Document No. 0005519, in the Office of the County Recorder, Clark County, Nevada.

END OF EXCEPTIONS

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of National Title Co and **First American Title Insurance Company**.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Treasurer

image

Treasurer's Nameplate

Print

Property Account Inquiry - Summary Screen

New Search	Recorder	Treasurer	Assessor	Clark County Home			
Parcel ID	163-03-501-032	Tax Year	2012	District	200	Rate	3.2782
Situs Address:	UNASSIGNED SITUS LAS VEGAS						
Legal Description:	ASSESSOR DESCRIPTION: LAND DIVISION 113-79 LOT 1GEOID: PT NW4 NE4 SEC 03 21 60						
Status:	Property Characteristics		Property Values		Property Documents		
Active	Tax Cap	6.3	Land	86625	2009060903483	6/9/2009	
Taxable	Increase Pct.		Total Assessed Value	86625	2006103005519	10/30/2006	
Delinquent	Tax Cap Limit Amount	3714.21	Net Assessed Value	86625	2006103005519	10/30/2006	
	Tax Cap Reduction	0.00	Exemption Value New Construction	0	2003120303183	12/3/2003	
	Land Use	0-00: VACANT	New Construction - Supp Value	0	2002062702637	6/27/2002	
	Cap Type	Other			99062101525	6/21/1999	
	Acreage	2.25					
	Supplemental Tax	0.00					
Role	Name	Address			Since	To	
Owner	TRUSTEE CLARK COUNTY TREASURER	%NAKHLE SAMER %MISHERFI ADNAN 8221 WINDRUSH AVE , LAS VEGAS, NV 89117-1284 UNITED STATES			6/11/2009	Current	
Summary							
Item				Amount			
Taxes as Assessed				\$2,839.74			
Less Cap Reduction				\$0.00			
Net Taxes				\$2,839.74			
PAST AND CURRENT CHARGES DUE TODAY							
Tax Year	Charge Category			Amount Due Today			
2012	Property Tax Principal			\$709.92			
2012	City of Las Vegas Abatement			\$48,425.70			
2012	Las Vegas Artesian Basin			\$1.37			
2012	MAILING FEE			\$759.00			
2011	Property Tax Principal			\$3,494.08			
2011	Property Tax Penalty			\$524.13			
2011	Property Tax Interest			\$276.61			
2011	Advertising Fee			\$4.00			

2011	MAILING FEE	\$4.00
2010	Property Tax Principal	\$6,682.65
2010	Property Tax Penalty	\$1,002.41
2010	Property Tax Interest	\$1,197.31
2010	Advertising Fee	\$7.00
2010	Trustee Sale Guarantee Title Search	\$400.00
2010	MAILING FEE	\$737.00
2009	Property Tax Principal	\$1,124.25
2009	Property Tax Penalty	\$78.70
2009	Property Tax Interest	\$281.06
2009	MAILING FEE	\$33.00
CURRENT AMOUNTS DUE as of 8/17/2011		\$65,742.19

NEXT INSTALLMENT AMOUNTS

Tax Year	Charge Category	Installment Amount Due
2012	Property Tax Principal	\$709.94
NEXT INSTALLMENT DUE AMOUNT due on 10/3/2011		\$709.94

TOTAL AMOUNTS DUE FOR ENTIRE TAX YEAR

Tax Year	Charge Category	Remaining Balance Due
2012	Property Tax Principal	\$2,839.74
2012	City of Las Vegas Abatement	\$48,425.70
2012	Las Vegas Artesian Basin	\$1.37
2012	MAILING FEE	\$759.00
2011	Property Tax Principal	\$3,494.08
2011	Property Tax Penalty	\$524.13
2011	Property Tax Interest	\$276.61
2011	Advertising Fee	\$4.00
2011	MAILING FEE	\$4.00
2010	Property Tax Principal	\$6,682.65
2010	Property Tax Penalty	\$1,002.41
2010	Property Tax Interest	\$1,197.31
2010	Advertising Fee	\$7.00
2010	Trustee Sale Guarantee Title Search	\$400.00
2010	MAILING FEE	\$737.00
2009	Property Tax Principal	\$1,124.25
2009	Property Tax Penalty	\$78.70
2009	Property Tax Interest	\$281.06
2009	MAILING FEE	\$33.00
TAX YEAR TOTAL AMOUNTS DUE as of 8/17/2011		\$67,872.01

PAYMENT HISTORY

Last Payment Amount	\$226.92
Last Payment Date	8/30/2010
Fiscal Tax Year Payments	\$0.00
Prior Calendar Year Payments	\$22,776.40
Current Calendar Year Payments	\$0.00

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GOING FORWARD

The investment group has initiated the foreclosure proceedings and is prepared to bring the taxes current by January 1, 2012. We feel that due to the fact that we were not notified of the violation and allowed to correct the problem, we should not be fined. We realize that we are responsible for the cost incurred by the City for the clean up and are willing to remit that amount. We plan to acquire the property through the foreclosure and pursue development of the piece. Of course, we have a number of offers from architects and builders with very enlightened projects.