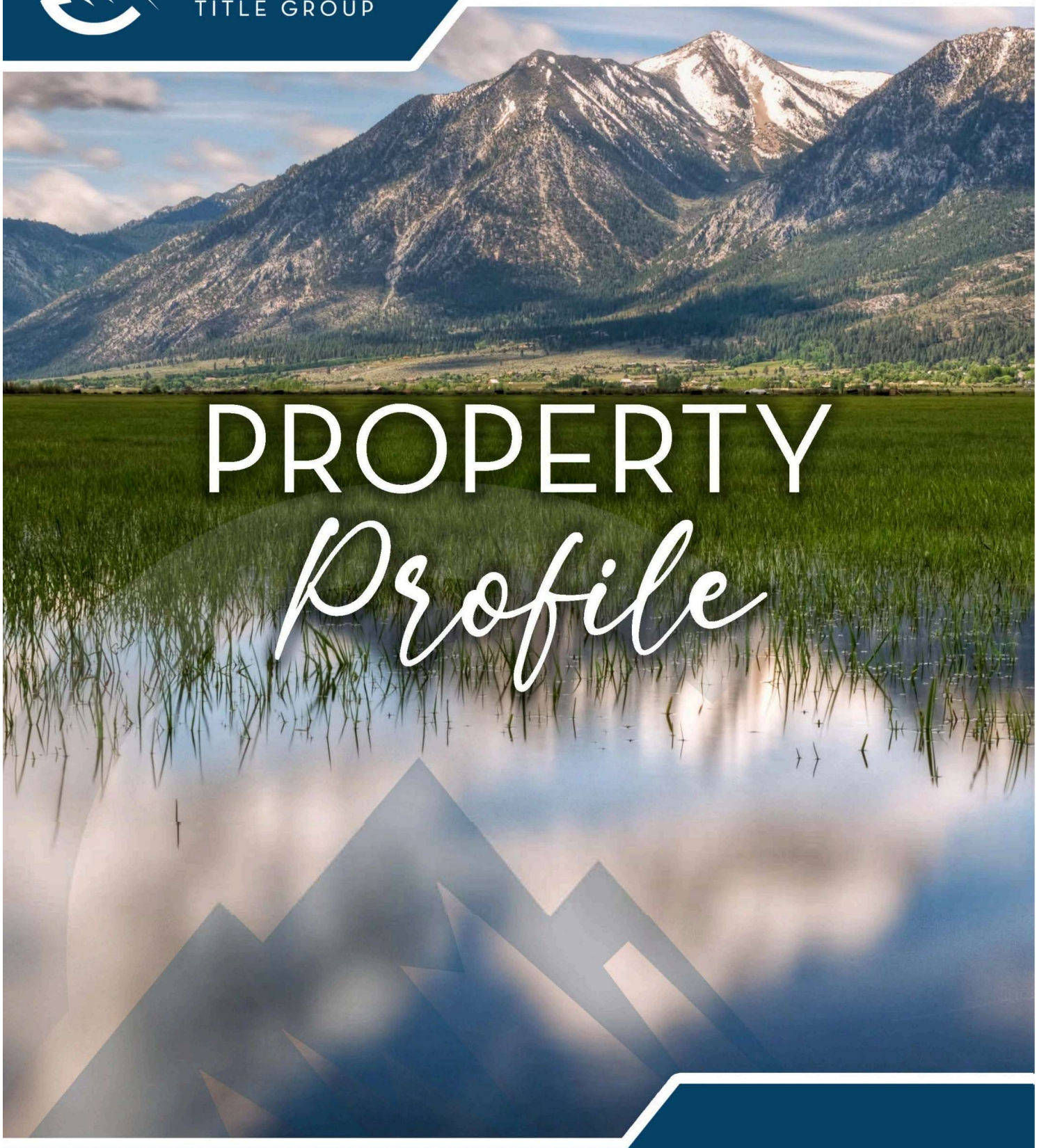
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PROPERTY *Profile*

1654 Kiss Ln, Minden NV 89423

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Property Details

Subject Property

1654 Kiss Ln, Minden NV 89423 APN: 1320-11-001-010



County Name:	Douglas
APN / Parcel Number:	1320-11-001-010
Current Ownership:	Jeff & Kristy Coursey
Site Address:	1654 Kiss Ln, Minden NV 89423
Mail Address:	1654 Kiss Ln, Minden NV 89423 *Owner Occupied
Tract / Subdivision:	
Census Tract / Block:	002200 / 3032
Lot / Block:	1-B / 3
Twn / Rng / Sec / Qtr:	13N / 20E / 11 / NW
Brief Legal Description:	LOT 1-B

Sale Information

Sale Recording Date:	08/02/2016	**Title Company:**	FIRST AMERICAN TITLE MINDEN
Sale Price:	$116,000	**Document #:**	885407
Cost/SqFt:	$37.01	**Vesting:**	Husband And Wife
Purchase Loan:	$87,000	**Buyer Name(s):**	Jeff Coursey and Kristy Coursey

Property Characteristics

Property Type:	Single Family Residential				
Land Use:	Single Family Residence				
Building Type:	RESIDENTIAL	**Zoning:**	County-RA-5 - Rural Agriculture, 5 Acres		
Total SqFt:	3,134	**Lot Size:**	240,016 SqFt / 5.51 AC	**Year Built:**	2021
Beds:		**Basement:**		**Units:**	1
Baths:		**Pool:**		**Buildings:**	1
Rooms:		**Ext / Roof:**	Frame, Hardboard Sheets / Composition Shingle	**Heat/AC:**	
Stories:	1	**Condition:**		**Fireplace:**	
Garage:	Attached	**Foundation:**		**View:**	
School District:	Douglas County				
Watershed:	Carson Valley-Carson River				

Assessment & Tax Info

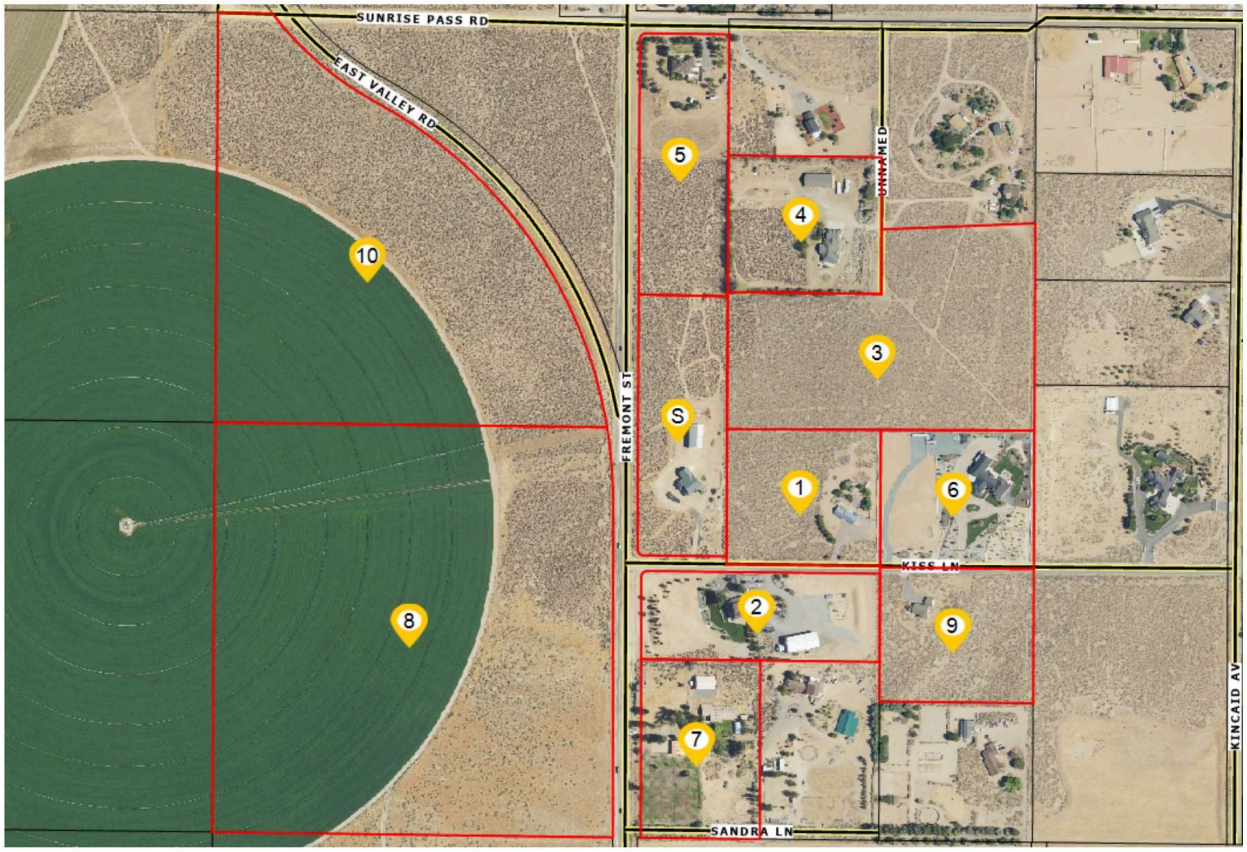
Total Assessed Value:	$336,416	**Market Value:**	$951,515	**Tax Year:**	2025
Land Value:	$80,500	**Market Land Value:**	$210,000	**Tax Exemption:**	
Improvement Value:	$255,917	**Market Improvement:**	$479,675	**Tax Rate Area:**	500
Improvement %:	50	**Tax Amount:**	$8,280.78		

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Nearby Neighbors

Subject Property 1654 Kiss Ln, Minden NV 89423 APN: 1320-11-001-010



#	Address	Owner	Owner Occ	Bed	Bath	SqFt	Lot SqFt	Year Blt	Pool	Sale Date	Sale Price	Property Type
S	**1654 Kiss Ln**	**Jeff & Kristy Coursey**	**Y**			**3,134**	**240,016**	**2021**	**N**	**08/02/2016**	**$116,000**	**Single Family Resident**
1	1672 Kiss Ln	2025 Bartlett Family Re	Y			1,150	217,800	1978	N			Single Family Residenti
2	1663 Kiss Ln	Ryan & Erin Albert	Y			3,858	218,236	2004	N	08/24/2018	**$849,000**	Single Family Residenti
3		Gregory Garmong	N				543,063		N	07/30/1999	**$125,000**	Residential-Vacant Lan
4	2390 Sunrise Pass Rd	Skabe Living Trust 2015	N			4,151	217,800	2003	N	02/16/2022	**$1,500,000**	Single Family Residenti
5	1653 Sunrise Pass Rd	Bretton & Jessica Hugh	Y			2,689	241,322	2005	N	09/22/2025	**$1,015,000**	Single Family Residenti
6	1692 Kiss Ln	Hanson Family Qtip Tru	N			4,152	217,800	2018	N	01/15/2021	**$1,600,000**	Single Family Residenti
7	2309 Fremont St	Winslow Rev Living Trus	Y			2,690	224,334	1988	N	08/08/2017	**$649,000**	Single Family Residenti
8	2320 Fremont St	Nevada Heritage LLC	N				1,698,840		N			Rural/Agricultural-Vaca
9	1693 Kiss Ln	Steven & Linda Kincaid	Y			1,530	217,800	1980	N			Single Family Residenti
10		Nevada Heritage LLC	N				1,140,401		N			Rural/Agricultural-Vaca

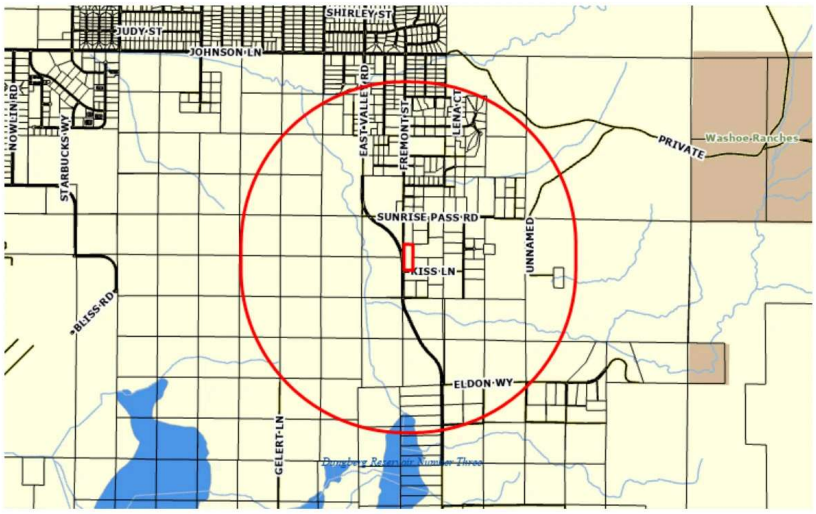
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Area Demographics

Subject Property

1654 Kiss Ln, Minden NV 89423

APN: 1320-11-001-010



Report Details

Distance From Parcel:	1 mile
Census Block #:	14
Population:	477
Urban:	154
Rural:	323

Gender

	%	Total
Male:	49.5	236
Female:	50.5	241

Households Breakdown

Total Households:	126
1 - Person household - male:	4
1 - Person household - female:	10
Family households, married:	147
Family households, unmarried:	8
Family households, w/ children under 18 yrs:	60

Housing

	%	Total
Total housing units:		199
Vacant:	8	16
Owner occupied:	92	183
Renter occupied:	0	0

Age Distribution

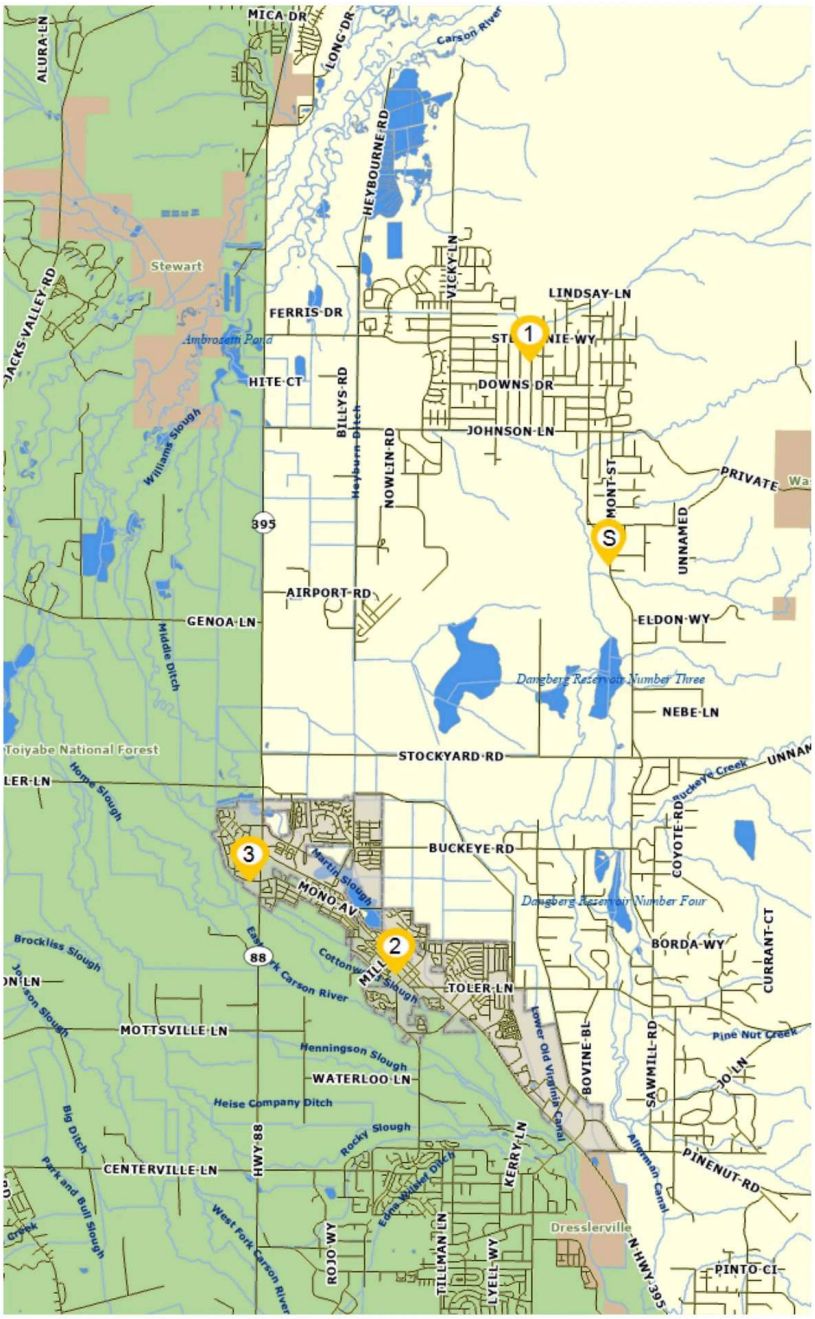
	0-10	10-19	20-29	30-49	50-64	65-79	80+	Median Age
Female	5	25	25	33	74	67	12	42
Male	12	28	23	45	47	62	19	41
Total	17	53	48	78	121	129	31	47
%	3.6	11.1	10.1	16.4	25.4	27	6.5	

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Area Schools

Subject Property 1654 Kiss Ln, Minden NV 89423 APN: 1320-11-001-010



Assigned School

Primary School:	Pinon Hills Elementary School
Middle School:	Carson Valley Middle School
High School:	Douglas High School

Primary School

1 Pinon Hills Elementary School

Middle School

2 Carson Valley Middle School

High School

3 Douglas High School

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1. Pinon Hills Elementary School Distance: 2.36 mile(s)

Address:	1479 Stephanie Way	District:	Douglas	Type:	1-Regular school
Charter:	No	Magnet:	No	Students:	252
Title 1 Elig:	2-No	Title 1:	6-Not a Title I school	Grade Levels:	Prekindergarten - 5th Grade
Male / Female:	141 / 111				

2. Carson Valley Middle School Distance: 4.98 mile(s)

Address:	1477 Hwy 395	District:	Douglas	Type:	1-Regular school
Charter:	No	Magnet:	No	Students:	603
Title 1 Elig:	2-No	Title 1:	6-Not a Title I school	Grade Levels:	6th Grade - 8th Grade
Male / Female:	326 / 277				

3. Douglas High School Distance: 5.17 mile(s)

Address:	1670 Hwy 88	District:	Douglas	Type:	1-Regular school
Charter:	No	Magnet:	No	Students:	1,584
Title 1 Elig:	2-No	Title 1:	6-Not a Title I school	Grade Levels:	9th Grade - 12th Grade
Male / Female:	870 / 714				

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