



Due Diligence Report

NV-Elko-017-050-001

Property Details

Owner Name	SIMON LEONE
Owner Address	17660 VIA ARRIBA, SAN LORENZO, CA 94580-3018
Assessor's Parcel Number	017-050-001

Property Facts

Address	HARDING AVE/17TH ST, ELKO, NV
County	Elko
State	NV
Subdivision/Block/Lot	TWIN RIVER RANCHOS 2/50/1
Legal Description (unofficial)	TWIN RIVER RANCHOS INC UNIT NO 2 FILE 4943,LOCATED IN THE NW4SE4 OF,MDB&M
T R S	T-36N, R-56E, S-23
Parcel Size	2.06
Number of Parcels	1
Google Map Link	https://www.google.com/maps/search/?api=1&query=40.992271423339844,-115.62725067138672
Property Record	https://elko-search.gsacorp.io/parcel/017050001

GPS Coordinates

	Degrees, Minutes, Seconds	Decimal Degrees	Elevation FT
Center	40°59'32.18"N,115°37'38.1"W	40.992271,-115.627251	5383
SE	40°59'30.69"N,115°37'36.24"W	40.991858,-115.626734	5389
SW	40°59'30.69"N,115°37'40.08"W	40.991857,-115.627801	5374
NW	40°59'33.68"N,115°37'39.97"W	40.992689,-115.62777	5376
NE	40°59'33.68"N,115°37'36.13"W	40.992689,-115.626704	5396

Last Transfer Info

Deed Type	Treasurer's Quit Claim Deed
Deed Transfer Date	05/01/2023
Deed Record Location	Instrument #: 818759

County Website Information

County Website	https://www.elkocountynv.net/	
Treasurer	https://www.elkocountynv.net/departments/treasurer20/index.php	(775) 738-5694
Recorder/Clerk	https://www.elkocountynv.net/departments/recorder/index.php	(775) 738-6526
Planning/Zoning	http://cms2.revize.com/revize/elkocountynevada/departments/planning_and_zoning/	(775) 738-6816
GIS Website	https://gis.elkocountynv.net/index.html	
Assessor	https://www.elkocountynv.net/departments/assessor1/index.php	(775) 738-5217

Property Tax Information

Assessed Property Value	\$700
Back Taxes Owed	\$0
Tax Liens	\$0
Annual Property Taxes	\$20.72

Actual Property Details/Information

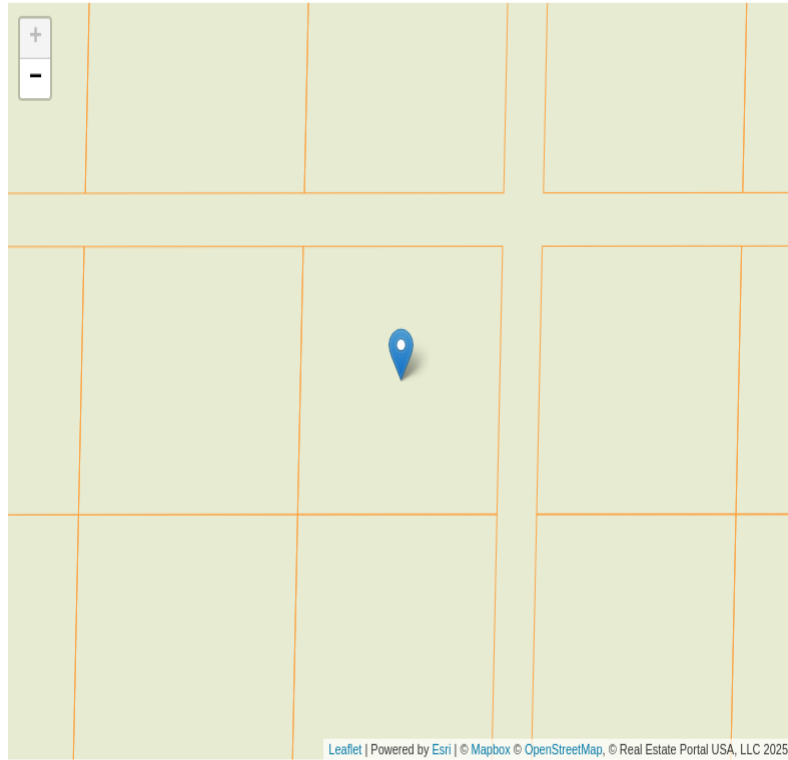
Access Road	Harding Ave/ 17th St
Road Surface	Dirt
Road Maintenance	County
Elevation (ft)	Low: 5374 ft. / High: 5396 ft
Terrain Type	Slightly sloped, Plain, Desert.
Closest Highways	US HWY-80, RT-225.
Closest Major Cities	Elko, Salt Lake City, Winnemucca, Sacramento, Logan.
Nearby Attractions	Main City Park, South Fork State Recreation Area, Gold Dust West Elko, California Trail Interpretive Center, Cowboy Arts and Gear Museum, Northeastern Nevada Museum, Lamoille Canyon Scenic Byway, Angel Park.

County Details

Zoning	Vacant - Single Family Residential/ Agriculture Residential
Property Use Code	120-AR
What Can Be Built	House
What Can You Do On/Near Property	Reside
Camping/Notes	Camping is allowed for 28 days at a time.
RVs/Notes	RVs are allowed, but if it is not hooked up to a septic system they have to be moved every 28 days.
Mobile Home/Notes	Mobile homes are allowed but a building permit is required. Must have an approved septic permit and well access.v
Water	Build a well. Contact Nevada Division of Water Resources at (775) 684-2800.
Sewer/Septic	Septic. Contact the Nevada Division of Health at (775) 684-5920.
Electric	Contact Wells Rural Electrical or NV Electric at (775) 752-3328/ (702) 402-5555.
Gas	No gas lines. Use propane. Contact Propane of Wendover Inc at (775) 664-2291.
Waste	Contact Elko Sanitation at 775-738-3771.
HOA/Fees	None

Photos

Nearby Property
Bounds

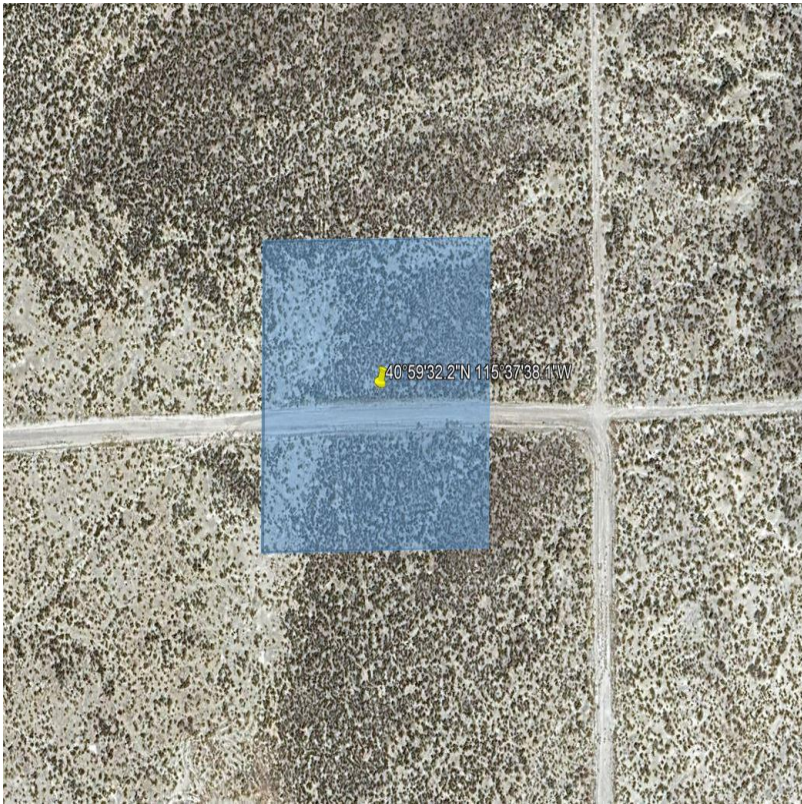


Close Up



Main Roads
Overview



Terrain	
Aerial	

Street



GIS

