



NORTHERN NV REGIONAL  
**MLS**

PROPERTY REPORT

# 240 Us Highway 95a S, Fernley, NV 89408



Presented by

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**Hilderbrand Property Management**

3100 Mill Street, Suite 213B

Reno, NV 89502

## 240 Us Highway 95a S, Fernley, NV 89408

■ Off Market

\* Public Record

### Property Facts

	Public Facts	Listing Facts
Property Type	Office	-
Property Subtype	Professional Bldg (legal; insurance; real estate; business)	-
Number of Buildings	1	-
Number of Units	1	-
Number of Stories	1	-
Building Area (sq ft)	6,040	-
Lot Size	2.2 acres	-
Lot Dimensions	2.200 AC	-
Year Built	2005	-
Garage (spaces)	0	-

### Extended Property Facts

#### Exterior Details

Lot Size - Square Feet	95832 sq ft
Lot Size - Acres	2.200 ac

#### Other Details

Concrete Block Fence/Wall	1
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## Tenant Data – Total Tenants Found: 1

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
<b>David a Kahn - Chiropractic</b> - 7755755511	B	-	Chiropractor	6/30/1998

## Public Facts

### Owner Information

<b>Owner Name</b>	D A K LLC
<b>Mailing Address</b>	240 Us Highway 95A S STE B Fernley NV 89408-9738
<b>Vesting</b>	Company/Corporation
<b>Avg. Time Tenants in Business</b>	9,584

### Legal Description

<b>APN</b>	020-132-03
<b>FIPS Parcel Number</b>	32019020-132-03
<b>Zoning</b>	C2
<b>Census Tract</b>	320199601.041002
<b>Abbreviated Description</b>	LOT:1 BLK:A CITY/MUNI/TWP:FERNLEY SUBD:PARISH SUB MAP REF:MAP: SUB128505
<b>City/Municipality/Township</b>	Fernley, NV 89408
<b>Building Name</b>	DAVID A KAHN - CHIROPRACTIC
<b>General Use</b>	Professional Bldg/Offices
<b>Overall Use</b>	BANKS & PROFESSIONAL

### Assessed Values

Date	Improvements	Land	Total	Tax
2024	—	—	\$321,066	\$14,876
2023	—	—	\$302,585	\$14,160
2022	\$179,290	\$100,725	\$280,015	\$13,261
2021	\$174,703	\$100,725	\$275,428	\$13,257
2020	\$190,507	\$100,730	\$291,237	\$13,792
2019	\$185,133	\$100,730	\$285,863	\$13,589
2018	\$179,204	\$100,730	\$279,934	\$13,225
2017	\$182,576	\$100,730	\$283,306	\$12,530
2016	\$183,323	\$100,730	\$284,053	\$11,448
2015	\$163,605	\$100,730	\$264,335	\$11,628
2014	\$162,749	\$100,730	\$263,479	\$11,336
2013	\$169,628	\$74,460	\$244,088	—
2012	\$169,628	\$74,460	\$244,088	—
2011	\$177,171	\$93,070	\$270,241	\$9,459
2010	\$183,540	\$93,070	\$276,610	\$9,084
2009	—	—	—	—

## Deed Records

<b>Recording Date</b>	11/28/2006
<b>Document Type</b>	Bargain and Sale Deed
<b>Sales Price Code</b>	Transfer Tax on document indicated as EXEMPT.
<b>Buyer Name</b>	D A K LLC
<b>Buyer ID</b>	Company or Corporation
<b>Seller Name</b>	DAVID A KAHN
<b>Seller ID</b>	Single Man
<b>Document #</b>	396001
<b>Contract Date</b>	9/1/2006

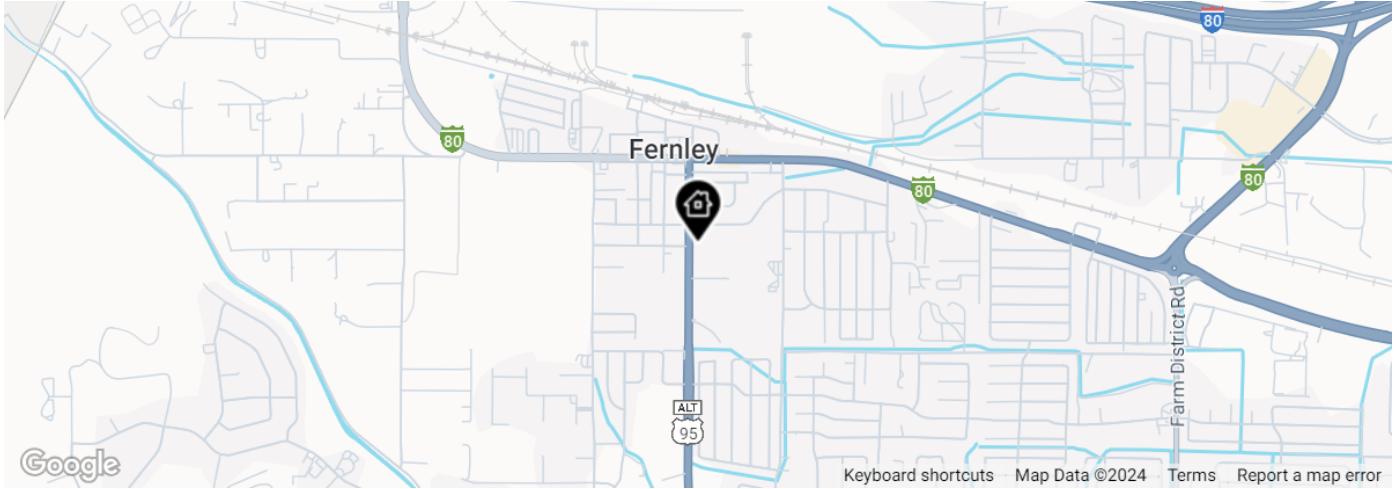
## Mortgage Records

Recording Date	12/16/2020	9/8/2010	6/29/2005
<b>Lender Name</b>	WASHINGTON FEDERAL NA	NEVADA STATE BANK	PATRICIA A DINGACCI ETAL
<b>Lender Type</b>	Bank	Bank	Private Party (individual)
<b>Loan Amount</b>	\$500,000	\$761,000	\$750,000
<b>Document Number</b>	626899	464744	355022
<b>Loan Type</b>	Commercial	Commercial	Commercial
<b>Contract Date</b>	11/27/2020	8/31/2010	6/28/2005
<b>Finance Type</b>	-	Variable	-

## Financial Details

<b>Adjusted Prop. Value</b>	\$917,334
<b>Est. Prop Change Current Owner</b>	3%
<b>No. of Refis or Equity Loans</b>	2
<b>Default History</b>	NO DEFAULTS IN AVAILABLE RECORDS
<b>MTG Risk Score</b>	161
<b>New Applicant Underwriting Score</b>	109
<b>Property Use Reliability Score</b>	161
<b>Property Use Risk Score</b>	C
<b>Financial Risk Score</b>	161
<b>Special Risk Characteristics</b>	OWNER HAS HAD PROPERTY OVER 10 YRS - LOWER RISK
<b>Special Risk Characteristics 2</b>	TENANTS IN BUSINESS OVER 10 YRS ON AVG - LOWER RISK

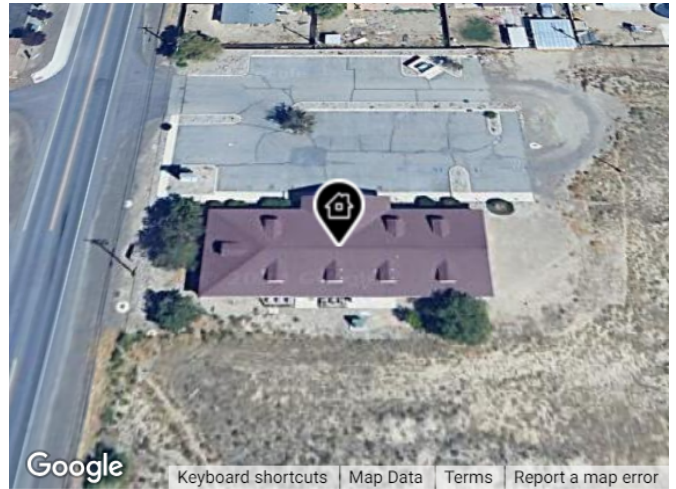
## Maps



Legend:  Subject Property

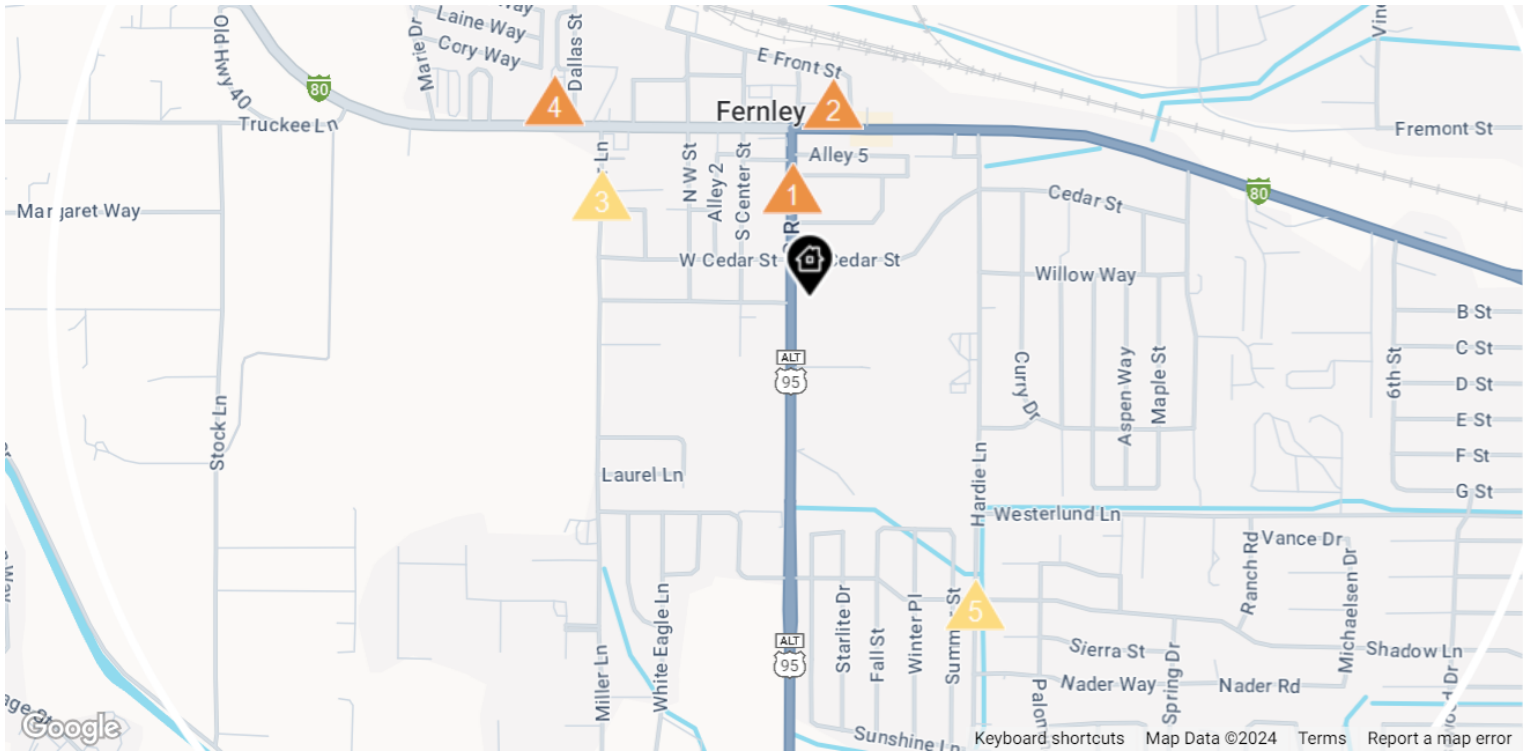


Legend:  Subject Property



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# Traffic Counts



Daily Traffic Counts:   
▲ Up 6,000 / day   
▲ 6,001 – 15,000   
▲ 15,001 – 30,000   
▲ 30,001 – 50,000   
▲ 50,001 – 100,000   
▲ Over 100,000 / day

**1**

## 7,785

2023 Est. daily traffic counts

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Street: **US Hwy 50 Alt**  
 Cross: **Mortensen Ln**  
 Cross Dir: **N**  
 Dist: **0.01 miles**

Historical counts

Year	Count	Type
2022	8,000	AADT
2021	7,450	AADT
2019	7,750	AADT
2018	7,600	AADT
2015	7,500	AADT

**2**

## 10,662

2023 Est. daily traffic counts

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Street: **E Main St**  
 Cross: **Main St**  
 Cross Dir: **W**  
 Dist: **0.03 miles**

Historical counts

Year	Count	Type
2022	10,900	AADT
2021	10,600	AADT
2019	11,900	AADT
2018	11,600	AADT
2015	9,800	AADT

**3**

## 1,578

2023 Est. daily traffic counts

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Street: **Miller Ln**  
 Cross: **W Main St**  
 Cross Dir: **N**  
 Dist: **0.03 miles**

Historical counts

Year	Count	Type
2022	1,400	AADT
2021	1,850	AADT

**4**

## 10,213

2023 Est. daily traffic counts

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Street: **W Main St**  
 Cross: **Dallas St**  
 Cross Dir: **E**  
 Dist: **0.04 miles**

Historical counts

Year	Count	Type
2022	10,500	AADT
2021	10,400	AADT
2019	10,600	AADT
2018	10,400	AADT
2015	9,800	AADT

**5**

## 1,072

2023 Est. daily traffic counts

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Street: **Hardie Ln**  
 Cross: **Nader Way**  
 Cross Dir: **S**  
 Dist: **0.02 miles**

Historical counts

Year	Count	Type
2021	1,250	AADT
2019	1,050	AADT
2018	1,000	AADT
2015	850	AADT
2014	900	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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