



PROPERTY “BASE PRICE”
\$599,000 (As of July, 2021)

“RIVER OAK” SUBDIVISION SALES HISTORY ~ Verdi, Nevada

*** Five (5) homes sold in “River Oak” from 11/16/20 through 05/21/21.
AVERAGE SQUARE FOOT SALES PRICE ~ \$324.00**

**190 Stonecrest Drive ~ Approximately 1850 square feet.
1850 square feet x average home sales price above (\$324.00) = \$599,000**

*** NONE OF THE HOMES SOLD ABOVE HAVE THE UNIQUE FEATURES OF
190 STONECREST DRIVE LISTED BELOW. VALUES OF THESE FEATURES
TO BE “ADDED” TO “BASE” PRICE OF \$599,000.**

**Unobstructed River views from two main rooms in home & Mountain views
Largest lot in subdivision of 172 homes ~ Double the size of many
Flood Zone X - Rare for river front properties in region ~ No flood issues
Solar ~ “Old” Solar rates ~ Unique to property ~ Conveyed upon sale
\$65,000 + in improvements and upgrades to property**

Property acquired by present owners ~ September 2004.

**“BASE PRICE” \$599,000 + River View (\$71,880) + Flood Zone X
(\$24,120) + Solar & “Grandfather” rate (\$25,000) + Upgrades &
Improvements @ 60% Fair Mkt. Value (\$39,000) = \$759,000**

LIST PRICE ~ \$759,000

**“ZESTIMATE” value noted on “Zillow” website IS NOT ACCURATE. It has
NOT valued the specific unique features of property listed above.**

[Return to Home Page](#)

