

Carson City

Nevada



Information Provided By:

Carson City: 307 West Winnie Lane Suite #1 ~ Carson City, NV 89703 ~ 775.883.7513

Gardnerville: 1483 Highway 395 Suite B ~ Gardnerville, NV 89410 ~ 775.783.1400

Incline Village: 264 Village Blvd. Suite 101 ~ Incline Village, NV 89451 ~ 775.413.6111

Main Office: 5441 Kietzke Lane Suite 100 ~ Reno, NV 89511 ~ 775.324.7400

Lakeside Branch: 3655 Lakeside Drive ~ Reno, NV 89509 ~ 775.824.3200

Midtown: 500 West Plumb Lane Suite B ~ Reno, NV 89509 ~ 775.800.2400

Fernley: 65 McCart Street Suite 102 ~ Fernley, NV 89408 ~ 775.404.6080



A Brief History on Northern Nevada

Eight days prior to the presidential election of 1864, Nevada became the 36th state in the union. Statehood was rushed to the date of October 31 to help ensure Abraham Lincoln's reelection on November 8 and post-Civil War Republican dominance in Congress, as Nevada's mining-based economy tied it to the more industrialized Union. Mining shaped Nevada's economy for many years. When Mark Twain lived in Nevada during the period described in *Roughing It*, mining had led to an industry of speculation and immense wealth. Unregulated gambling was commonplace in the early Nevada mining towns but was outlawed in 1909 as part of a nation-wide anti-gambling crusade. Because of subsequent declines in mining output and the decline of the agricultural sector during the Great Depression, Nevada again legalized gambling on March 19, 1931, with approval from the legislature. At the time, the leading proponents of gambling expected that it would be a short-term fix until the state's economic base widened to include less cyclical industries. However, "re-outlawing" gambling has never been seriously considered since the industry has become Nevada's primary source of revenue today.

When Nevada became a state in 1864 during the Civil War, Carson City was confirmed as Nevada's permanent capital. Carson City's development was no longer dependent on the mining industry and instead became a thriving commercial center. The Virginia & Truckee Railroad was built between Virginia City and Carson City. A wooden flume was also built from the Sierra Nevadas into Carson City. The current capitol building was constructed from 1870–71. The United States Mint operated a branch mint in Carson City between the years 1870 and 1893, which struck gold and silver coins.

Fernley was established in 1904 developed as primarily an agricultural and ranching community in proximity to Reno-Sparks-Lake Tahoe metropolitan. Early in its history Fernley established its first schoolhouse. The one room school house is still in use today as the home of the Fernley Chamber of Commerce. Much of the farmland in the Fernley area was developed through the Newlands Irrigation Project which was a result of the Newlands Reclamation Act of 1902. . Construction and expansion of the system took place from the inception through the 1960s. Many of the concrete irrigation head gates, still in use today, are embossed with the CCC (Civilian Conservation Corps) stamp and date of construction. In addition to the irrigation system in the Fernley, a drainage system was also constructed to carry away excess water and mineral salts from the farmlands.

Douglas County holds the first permanent settlement in Nevada. The town of Genoa was originally settled in 1851 by Mormon traders selling goods to settlers on their way to California. Named for Stephen A. Douglas, famous for his 1860 Presidential campaign and debates with Abraham Lincoln, Douglas County was one of the first nine counties formed in 1861 by the Nevada territorial legislature. Douglas County is in western Nevada in the western United States. Stretching from Carson Valley and running up into the Sierra Nevada, the county is bordered on the west by California, and contains about 13.2% of Lake Tahoe, which is split across the two states. Carson City, the state capital, lies to the north, and Lyon County to the east. The county also lies within the Greater Sacramento area.

Lake Tahoe is a major tourist attraction in both Nevada and California. It is home to a number of ski resorts, summer outdoor recreation, and tourist attractions. Snow and skiing are a significant part of the area's economy and reputation. Mountain and lake scenery are attractions throughout the year. The Nevada side also includes large casinos. Highways provide year-round access from Reno, Carson City, and Sacramento.



Silver State Facts

- Nevada was made famous by the discovery of the Comstock Lode, the richest known U.S. silver deposit, in 1859
- Nevada is the driest state in the nation with an average rain fall of only about 7 inches.
- No corporate, personal income, unitary, inventory or franchise tax
- Gambling casinos, major resorts, Lake Tahoe, Reno, Las Vegas, Gold & Silver mining and plenty of outdoor recreation has made Nevada famous
- National Geographic voted Reno a Top 10 Emerging Ski Town
- Lake Tahoe is the second deepest lake in the US and tenth deepest in the world
- Between 300 and 500 inches of snow fall annually in Lake Tahoe
- Livability ranker Reno in the 2016 Top 100 Best Places to Live
- Carson City is Nevada's Capitol
- Nevada has 24 State Parks and 2 National Forests

Regions largest private non-gaming employers:

- Tesla-Samsung Gigafactory
- Switch
- Amazon
- Renown Health
- International Game Technology
- Zulily

Reno-Sparks Largest Industry Sectors:

- Wholesale Trade, Transportation, and Utilities
- Leisure & Hospitality
- Government
- Retail Trade
- Professional & Business Services

Northern Nevada Climate

Temperature	High	Low
Annual	67.4	35.2
January	45.5	21.8
April	64.1	33.2
July	91.2	51.4
October	69.9	34

Lake Tahoe is typically 10-20 degrees cooler

Current Populations (Census)

Washoe County: 482,539
 Douglas County: 49,365
 Carson City: 56,336
 Lyon County: 59,594

Distance To Popular Destinations

City	Miles	Drive Time	Airtime
Incline-Lake Tahoe	36	45 minutes	N/A
Napa Valley	202	3 hours	45 minutes
Las Vegas	441	7 hours 41 min	1 hour
Los Angeles	475	8 hours	1 hour 6 minutes
Sacramento	135	2 hours	30 minutes
Salt Lake City	526	7 hours	1 Hour
San Francisco	231	3 hours 30 min	1 hour



Welcome to Carson City

Carson City is a great place to live, work and play!

Carson City is Nevada's state capital and the center to all the Sierra Region has to offer. According to "The Rating Guide to Life in America's Small Cities," Carson City is ranked at the 19th best "micropolitan" area in the U.S. The city encompasses over 146 square miles with 31.9 square kilometers of surface water. It sits at 4,687 feet above sea level, 39.14 degrees north of the equator, and 119.74 degrees west of the prime meridian.

Carson City is located in a protected valley – surrounded on all sides by mountains featuring the dramatic peaks of the Sierra Nevada to the west and south. The city is located 30 minutes east of Lake Tahoe, 30 minutes south of Reno, 20 minutes west of Virginia City.

Carson City continues to enjoy dynamic growth, yet has managed to maintain its unique personality by blending the new with the old. Our community is rich in history, economics, culture, tourism and we are the State capital.



History



Carson City was named the best western historical site in Nevada by the editors and contributing writers of True West Magazine in October 2004. The issue recognized the capital city for its many historical landmarks and Old West Flair.

Carson City was founded in 1858 by pioneer Abraham Curry and takes its name from the nearby Carson River, which was named for early frontiersman Kit Carson. Following organization of the Nevada Territory in 1861, Carson City was designated as the Territorial capital and the county seat of Ormsby County.

In 1864, President Abraham Lincoln granted statehood to Nevada, and Carson City was selected as the state capital. Founder Abe Curry saw the capitol building erected on the site he had set aside for that purpose.

The Capitol is open to the public and there is a free history exhibit about the building on the second floor.

Carson City became the seat of local, territorial and state government, as well as growing into a thriving center of commerce and industry following the discovery of silver at Virginia City.

In 1870 the Virginia & Truckee short-line railroad was completed from Virginia City to Carson City and transported the rich silver ore from the mines. The Nevada State Railroad Museum in Carson City houses many restored trains of the famous Virginia & Truckee Railway.

In 1879 a branch of the United States Mint was established in Carson City to strike coins from the Comstock Lode silver. Abraham Curry served as the mint's first superintendent. The mint building now stands as the Nevada State Museum.



Carson City Demographics

Carson City is home to over 55,000 people who enjoy a median family income. Over half of the population has attended college.



Year	Population
2017	55,283
2018	55,384
2019	55,485
2020	55,586
2021	55,688
2022	55,790

Source: Nevada State Demographer

Housing

Carson City offers a wide-ranging diversity of homes. More than half of the 21,000+ housing units are single-family homes, 60 percent of which are owner-occupied. Multi-family units account for 30 percent of the total, and manufactured housing makes up the remaining 14 percent.

Only 5 percent of housing in Carson City is vacant. Almost 80 percent of the city's current housing units have been constructed since 1970. Some acreage and undeveloped land is also available in Carson City and the surrounding region.

Transportation

Carson City's strategic location at the intersection of 2 major highway corridors provides convenient access for businesses and residents to major markets throughout the west. Highway 50 extends east and west across the nation, and Highway 395 runs from Canada to Mexico.

The Carson City Airport is 1.5 miles north of the city's central business district and is adjacent to the Airport Industrial Park.



Education

Kindergarten & Preschool

Creativity Corner
Pre-School & Nursery
2323 N. Carson St.
(775) 882-8866

Capital Christian Preschool
1600 Snyder
(775) 883-3009

Carson Learning Center & Preschool
1809 N Edmonds
(775) 884-2273

Educare Academy
2210 Lone Mountain Drive
(775) 882-3011

Kinderland Nursery School
1002 N. Curry
(775) 882-2850

Methodist Church
Small Blessings Pre School
212 N Division
(775) 884-1600

Sierra Vista Children's Academy
503 E. Telegraph
(775) 883-5248

Stewart Headstart Washoe Tribe
465 Clear Creek Ave.
(775) 884-1355



Elementary Schools & Middle Schools

Bethlehem Lutheran Church & School
1837 Mountain (775) 882-5252

Bordewich-Bray
110 Thompson (775) 283-2400

Capital Christian School
1600 Snyder (775) 883-3009

Carson Middle School
1140 W. King (775) 283-2800

Empire School
1260 Monte Rosa Drive (775) 283-1100

Eagle Valley Middle School
4151 E. 5th Street (775) 283-2600

John C. Fremont
1511 Fire Box Road (775) 283-1200

Edith W. Fritsch
504 Bath (775) 283-1400

Al Seeliger
2800 S. Saliman Road (775) 283-2200

St. Teresa of Avila Catholic Community
567 S. Richamond Ave. (775) 882-2079

Seventh-Day Adventist School
405 E. College Pkwy (775) 882-5599

Education (Continued)

High School

Carson High School
1111 N. Saliman
(775) 283-1600

Carson Adult Education
300 E. Corbett St. Bldg. #5
(775) 283-1350



College

Western Nevada College (WNC)
2201 W. College Pkwy 445-3000

WNC is a comprehensive college, serving more than 6,000 students each semester. It is accredited by the Northwest Association of Schools and of Colleges and Universities.

The college offers some 50 academic degrees and certificates in areas as diverse as engineering and construction technology, nursing, musical theatre, golf facilities management, geographic information systems, criminal justice and graphic design. Students may also complete up to two years of many baccalaureate degree programs for transfer to a university, such as teacher preparation.

In response to industry needs, the college designs specialized training programs in machine tool, drafting electronics, computing and other occupational areas. Customization often includes providing specialized instruction at the times and locations most convenient to employers, including on-site programs. Recent training programs conducted for area businesses have included welding certification, math, English, supervisory training and computer applications.



Economy



The discovery of silver in Virginia City brought the first economic boom to Carson City in 1859. Today's economy is fueled by lower taxes, less regulation, less traffic, crime and pollution, and a high quality of life. Carson City has one of the most diversified economies in Nevada.

- **Services**
- **Government Industry**
- **Retail Trade**
- **Manufacturing industry**
- **Gaming**

There is a wide selection of well-situated land for industrial and commercial development. A variety of buildings for manufacturing and office use are also available in the Carson City area.



The Carson Airpark, located near the general aviation airport, is zoned for light industrial purposes and is the primary industrial area.

Retail and commercial trade has flourished, with several national retailers building or expanding their current facilities in the area.

A favorable tax structure, an open for business attitude, a proactive approach to business development, combined with a prime location, are a few of the reasons that Carson City will continue to attract businesses looking to grow and prosper.



Northern Nevada Services Directory

STATE OF NEVADA

NORTHERN NEVADA DEVELOPMENT AUTHORITY.....	775-883-4413 NV
ROAD CONDITIONS	877-687-6237 CA
ROAD CONDITIONS.....	916-445-7623
STATE OF NEVADA.....	www.nv.gov

CARSON CITY COUNTY & CITY OFFICES

ASSESSORS.....	775-887-2130
PROPERTY TAXES.....	775-887-2095
TREASURER.....	775-887-2092
RECORDER.....	775-887-2260
BUILDING INSPECTION PERMITS.....	775-887-2310
BUSINESS LICENSE	775-887-2105
HEALTH DEPARTMENT	775-887-2110
DEPARTMENT OF MOTOR VEHICLES	775-684-4368
COMMUNITY DEVELOPMENT PLANNING	775-887-2180
VOTER REGISTRATION	775-887-2087
LIBRARY	775-887-2244
SCHOOL DISTRICT	775-283-2000
PLANNING DEPT	775-887-2180
MAIN POST OFFICE.....	775-884-2300

UTILITY SERVICES

WATER DEPARTMENT	775-887-2355
SEWER DEPARTMENT.....	775-887-2360
NV ENERGY.....	866-283-4021
SOUTHWEST GAS.....	877-860-6020
WASTE MANAGEMENT.....	775-882-3380

DOUGLAS COUNTY & CITY OFFICES

ASSESSOR	775-782-9830
TREASURER/CLERK.....	775-782-9017
RECORDER	775-782-9025
BUILDING INSPECTION PERMITS	775-782-6224
BUSINESS LICENSE	775-782-9005
HEALTH DEPARTMENT	775-887-2110
DEPARTMENT OF MOTOR VEHICLES.....	775-586-7225
COMMUNITY DEVELOPMENT PLANNING	775-782-6210
VOTER REGISTRATION.....	775-782-9014
LIBRARY	775-782-9841
SCHOOL DISTRICT.....	775-782-5131

UTILITY SERVICES

WATER DEPARTMENT	775-782-2339
SEWER DEPARTMENT.....	775-782-3548
NV ENERGY.....	866-283-4021
SOUTHWEST GAS CORP.....	775-882-2126
DOUGLAS DISPOSAL	775-782-3546
INDIAN HILLS IMP. DIST & GID.....	775-267-2805
GARDNERVILLE GID (RANCHO'S)	775-265-2048
TOWN OF G-VILLE UTILITIES.....	775-782-2339
MINDEN UTILITIES.....	775-782-5976
MINDEN WATER.....	775-782-6235

LYON COUNTY & CITY OFFICES

ASSESSORS	775-463-6522
TREASURER.....	775-463-6501
RECORDER.....	775-463-6581
BUILDING INSPECTION PERMITS.....	775-463-6591
BUSINESS LICENSE	775-463-6501
HEALTH DEPARTMENT.....	775-887-2195
DEPARTMENT OF MOTOR VECHILES.....	877-368-7828
COMMUNITY DEVELOPMENT PLANNING.....	775-577-5035
VOTER REGISTRATION.....	775-463-6501
LIBRARY.....	775-577-5042

UTILITY SERVICES – LYON COUNTY

LYON COUNTY UTILITY.....	775-246-6220
YERINGTON UTILITY.....	775-463-3511
STAGECOACH UTILITY.....	775-629-0849
FERNLEY UTILITY.....	775-575-2307
STAGECOACH GENERAL IMPROVEMENT DISTRICT.....	775-629-0849
SILVER SPRINGS WATER CO	775-577-2223
PUBLIC WORKS.....	775-577-5030
WATER DEPARTMENT.....	775-246.6220
NV ENERGY.....	866-283-4021
SOUTHWEST GAS CORP.....	775-882-2126
WASTE MANAGEMENT.....	775-882-3380

WASHOE COUNTY & CITY OFFICES

WASHOE COUNTY.....	775-328-6169
WASHOE CO. ASSESSOR.....	775-328-2277
SPECIAL ASSESSMENTS.....	702-796-0082
WASHOE CO. PROPERTY TAXES.....	775-328-2510
RECORDER.....	775-328-3660
TREASURER.....	775-328-2550
CITY OF RENO.....	775-334-4636
CITY OF SPARKS.....	775-353-5555
WASHOE CO REGIONAL ANIMAL SERVICES.....	775-353-8900
WASHOE CO HEALTH DEPARTMENT.....	775-328-2400
NORTHERN NEVADA POISON CENTER.....	800-222-1222
DEPARTMENT OF MOTOR VEHICLES.....	775-684-4368
UNITED STATES POST OFFICE.....	800-275-8777

UTILITES SERVICES

NV ENERGY.....	775-834-4444
TRUCKEE MEADOWS WATER AUTHORITY.....	775-834-8080
WASHOE CO DEPT OF WATER RESOURCES.....	775-954-4601
CITY OF RENO SEWER 775-334-2098 CITY OF SPARKS SEWER.....	775-353-2360
WASTE MANAGEMENT (GARBAGE/RECYCLE)	775-329-8822

STOREY COUNTY

ASSESSORS.....	775-847-0961
TREASURER.....	775-847-0969
RECORDER.....	775-847-0967
LIBRARY.....	775-847-0956
PLANNING.....	775-847-0966
SHERIFF OFFICE.....	775-847-0959
SOUTHWEST GAS CORP.....	775-882-2126
PUBLIC WORKS & WATER SYSTEM.....	775-847-0958
SEWER.....	775-847-0958
CAPITAL SANITATION.....	775-882-3380

CHURCHILL COUNTY

ASSESSOR.....	775-423-6584
TREASURER.....	775-423-6028
RECORDER.....	775-423-6001
CLERK/TREASURER.....	775-423-6028
LIBRARY.....	775-423-7582

ELKO COUNTY

TREASURER.....	775-738-5694
ASSESSORS.....	775-738-5217
RECORDER.....	775-738-6526
LIBRARY.....	775-738-3066

HUMBOLDT COUTY

TREASURER.....	775-623-6444
RECORDER.....	775-623-6412
ASSESSORS.....	775-623-6310
LIBRARY.....	775-623-6388

Provided By:



Health Care

Carson Tahoe Regional Health Care

Main Number775-445-8000
Centralized Scheduling.....775-445-5500
Human Resources
Job Hotline.....775-445-8010 or 445-8011
Medical Records (Release of Info).....775-445-8568
Ombudsman775-445-8008
Outpatient Education775-885-4122
Physician Referral.....800-752-8882
Volunteer Services.....775-445-8002
Billing Information.....775-885-4727
Cancer Resource
Center775-885-4281 or 877-284-2627
Therapy775-885-6686

Carson Tahoe Outpatient Services

Imaging775-885-4430
Lab775-885-4430
Wound Care Clinic775-885-4430



Historical Attractions

Visitors and residents can step back in time in Carson City and explore museums and landmarks that bring the Old West back to life.



Nevada State Museum

The Nevada State Museum originally operated as a U.S. Mint from 1870 to 1895, striking the famous "CC" silver dollars.

Railroad Museum

The Nevada State Railroad Museum houses steam locomotives and restored coaches from the Virginia & Truckee, America's richest short-line railroad.

State Capitol

The Nevada State Capitol was completed in 1871 and is an easily recognized landmark in the center of downtown with its silver-colored cupola dome.

The Roberts House Museum, the Children's Museum of Northern Nevada, and the state's largest historical home district are all located in Carson City.

Shopping and Restaurants

Shoppers can find treasures while browsing through an eclectic mix of specialty shops, antique stores and places to eat and drink in the historical downtown district, or visit the wide selection of retail shopping centers in the area offering major department stores, retail chains, and dining establishments.

Carson City restaurant fare offers a wide range of tasty cuisine from Thai to Mexican to Italian, and delicious western steaks and barbecue.

Unbeatable hospitality, fun activities for all ages, great weather, and a convenient location make Carson City a great place to visit or live.



Events

KIT CARSON RENDEZVOUS DAYS

A June event that celebrates the coming of spring with a mountain man jamboree and Indian powwow.

NEVADA DAY PARADE

An annual celebration (usually held the Saturday nearest October 31st) to commemorate the state's admission into the Union.

SILVER DOLLAR CAR CLASSIC & RUN-WHAT-CHA-BRUNG

Classic car shows, combined with rock and roll and fun for the entire family.

SURROUNDING AREA EVENTS:

- **Hot August Nights**
- **Hot Air Balloon Races**
- **Virginia City Camel Races**
- **Reno Air Races**
- **Genoa Candy Dance.**

OUTDOOR RECREATION

Bird hunting is open and plentiful, and big game hunting includes elk, antelope, deer and bighorn sheep. Nearby lakes and parks offer areas for camping, hiking, boating and biking.

SPORTS

Carson City's location offers easy access to year-round sporting and recreational opportunities throughout Northern Nevada. America's greatest concentration of world class ski resorts is located within an easy 30 to 90 minute drive (see page 19). Adult slow pitch softball is a favorite in the Capitol city, with its own complex (see Parks, pages 20-21). And every golfer will enjoy the challenging and affordable play offered at the many courses in the area (see pages 16-17).

CASINO'S

Nevada's unique style of gaming entertainment is available in non-stop casino action throughout Carson City.



Local Taxes

- NO Personal State Income Tax
- NO Unitary Tax
- NO Corporate Income Tax
- NO Inventory Tax
- NO Estate and/or Gift Tax
- NO Franchise Tax
- NO Inheritance Tax
- NO Special Intangible Tax



The incentives of doing business in Nevada are expansive.

Nevada boasts one of the most liberal tax structures in the nation and from a tax-planning perspective, the return on investment in the form of tax saving dollars can be enormous. Nevada's tax structure is considered to be conservative and less burdensome than that of many states. In addition to no state person income tax, Nevada does not levy franchise, unitary, inventory, inheritance or corporate profit taxes.

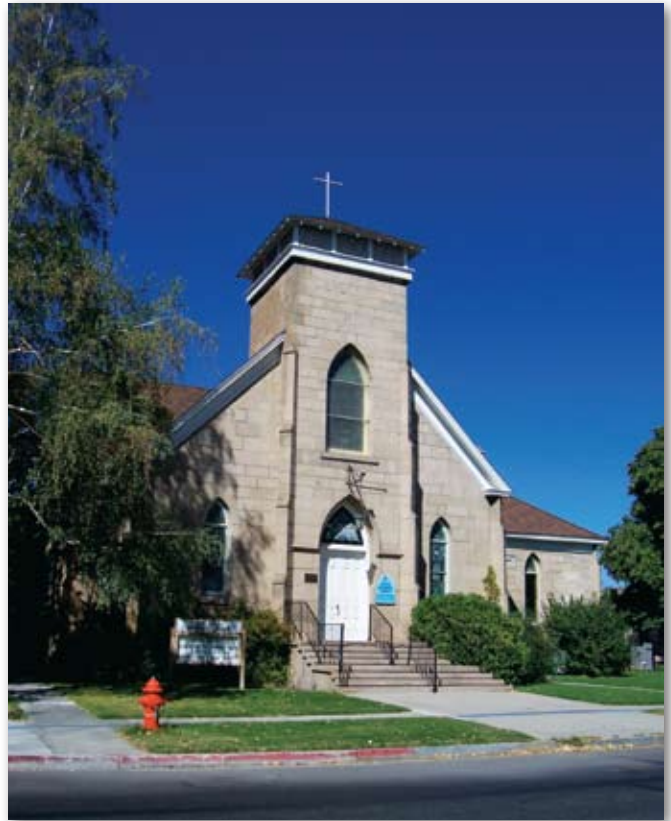


Nevada State Tax Rates

- Carson City Tax Rate 7.600%
- Churchill Tax Rate 7.600%
- Douglas 7.100%
- Lyon 7.100%
- Storey 7.600%
- Washoe 8.265%

Churches/Religious Organizations

A Course in Miracles.....	1
Adventist	1
Agnostic Catholic	1
Apostolic	1
Assemblies of God.....	1
Baha'l	2
Baptist	3
Bible	1
Catholic.....	5
Charismatic	5
Christian.....	6
Church of Christ/God/Jesus Christ	16
Church of Jesus Latterday Saints.....	9
Church of the Nazarene	1
Community	1
Episcopal.....	5
Faith Christian Fellowship	1
Foursquare Gospel	3
Full Gospel.....	1
Interdenominational.....	2
Iranian Christian	1
Jehovah's Witnesses.....	1
Lutheran	3
Methodist	4
Non-denominational.....	4
Presbyterian	2
Religious Science	1
Roman Catholic.....	1
Seventh Day Adventist.....	1
United Baptist.....	3
Unity	1
Wesleyan.....	2
Word	1



For a detailed list of Carson City churches, complete with addresses and phone numbers, please visit:
<http://carsoncity.areaconnect.com/churches.htm>

Government

Carson City government recognizes the importance of a healthy business community to a healthy residential community, and strives to create an environment where the two can flourish in harmony.

In 1969, Ormsby County and the City of Carson consolidated to form the present combined municipality of Carson City. The city is governed by a mayor and four-member Board of Supervisors, all elected to overlapping four-year terms. An appointed City Manager performs administrative functions and oversees city staff and departments. The Board of Supervisors solicits community representation and involvement through various city advisory boards, commissions and committees.



Carson City Assessor's

Located at City Hall, 201 North Carson Street, Suite 6. The Carson City Assessor provides our citizens innovation and excellence in property appraisal and property tax administration through professional development, education, research and technology. For information call 887-2130.

Carson City Environmental Health Department

Located at 3303 Butti Way, Building #1, Carson City. The Carson City Environmental Health Department protects and promotes the health, safety and well being of the citizens of Carson City. For more information call 887-2190.

Carson City Fire Department

Administrative headquarters: Fire Station 1, 777 South Stewart Street, Carson City. Their mission is to provide premium emergency services for the protection of life, property, and the environmental of the citizens and visitors of Carson City, Nevada. For information please call 887-2210.

Clerk-Recorder:

Located at 885 East Musser Street, Suite 1028. The Carson City Clerk-Recorder's is responsible for recording documents, providing access to those documents, and collecting real property transfer tax. For information call 887-2260.

District Attorney

Located at 885 Musser Street, Suite 2030. The District Attorney fulfills the duties set forth by statute, ordinance, City Charter and past practice. For information please call 887-2070.

First Judicial District Court

Located at 885 Musser Street, Suite 3061, Carson City. The First Judicial District Court, in and for Carson City and Storey County, provides for the protection of the rights of individuals through the judicial process. For information call 887-2082.

Treasurer's office

Located at City Hall, 201 North Carson Street, Suite 2. The Carson City Treasurer performs the duties required by the Nevada Revised Statutes and Carson City Municipal Code. For information call 887-2100.

Nevada State Information

ADMISSION TO STATEHOOD	October 31, 1864
AREA	11,0567 sq. mi., Land: 10,9806 sq. mi., Water: 761 sq. mi.
HIGHEST POINT	Boundary Peak 13,143 ft.
LOWEST POINT	Colorado River 470 ft.
POPULATION	1,998,257 – 36th in the nation
STATE BIRD	Mountain Bluebird
STATE FLOWER	Sagebrush
STATE MOTTO	All for our Country
STATE NICKNAME	The Silver State/Sagebrush State/Battle Born State
STATE SONG	Home Means Nevada
STATE TREE	Single Leaf Pinon and Bristlecone Pine
NEVADA'S ECONOMY FOR AGRICULTURE	Cattle, hay, dairy products, potatoes
NEVADA'S ECONOMY FOR INDUSTRY	Gaming, tourism, mining, machinery, printing and publishing, food processing, electric equipment
NEVADA'S TOP MANUFACTURED PRODUCTS	Gaming devices, chemicals, aerospace products, stone, clay and glass products
NEVADA'S TOP MINERALS	Gold, Silver, mercury, barite, petroleum



Recreation and Attractions



Arts and Culture

On almost any given day, you can find a live music, theater or dance performance. Award-winning local theater and music groups perform at the Brewery Arts Center or the Community Theater.

BALLOONING

Tahoe Balloons: 530-544-1221
Balloons Over Lake Tahoe: 530-544-7008

BIRDWATCHING/WILDLIFE

Northern Nevada is rich with many native birds and other wildlife. There are plenty of places to catch a glimpse and snap some photos. As always, please be careful not to trespass.

BOAT RENTALS

Zephyr Cove Resort (Lake Tahoe): 775-588-3833
Topaz Lake Landing: 775-266-3550

CRUISES

Lake Tahoe Cruises offers some of the most spectacular ways to experience one of the West Coast's favorite destinations.
M.S. Dixie II: 888-896-3830
Hornblower Cruises: 800-23-TAHOE
Tahoe Queen: 530-541-3364
Woodwind Sailing Cruises: 888-867-6394

GOLD PANNING

Catch gold fever! A great family activity at one of the area rivers.

HUNTING/FISHING

Hunting and fishing might be Northern Nevada's best kept secret. Wildlife the foothills of the Easter Sierra, as well as the surrounding lakes and streams. Outdoorsmen come from all around the world to fish for the elusive Cutthroat trout, or hunt for a chukar. Tradition makes this a year round affair. In

the heart of Carson City, the Carson River contains an abundance of rainbow trout, whitefish, clear creek, which flows through southern Carson City from the Lake Tahoe stream fishing. The Truckee river flows to the north, and the capital is close proximity to Topaz, Washoe Lakes as well as the locally famous Hobart Reservoir.

HIKING

Carson City is located near the greatest hiking and camping spots in the world. The breathtaking Sierra Nevadas are in our backyard!

Nevada State Parks: 775-684-2770
Toiyabe National Forest: 775-882-2766
Tahoe Rim Trail: 775-588-0686

HOT SPRINGS

Pool - Spa - Restaurant - Bar
Carson Hot Springs Resort: 775-885-8844
1500 Old Hot Springs Road, Carson City
Three year-round outdoor pools (95 -104 degrees), plus 10 private hot baths (95-110 degrees). The water naturally flows from the spring at temperatures of 121 degrees, and is cooled to create the variety of temperatures. The water is unique because of it's non-sulfur smell and soft-water feel. The old Clubhouse is now a nightclub and bar, with banquet facilities for groups and weddings.

RIVER RAFTING

Ahwahnee Whitewater- 800-359-9790 Day Trips on the East Fork of the Carson River.

TENNIS

Mills Park: 775-782-5136

WATER ACTIVITIES

Carson Aquatic Facility: 887-2242
841 N. Roop St., Carson City
Therapy Pool, Parent/Tot Pool, Lap Swim in an Olympic-sized indoor pool, and Weight Room.



Local Golf Guide

Katie Morales

Sales Executive
 775.846.7665

katie.morales.fnf.com



Reno/Sparks

Course	Telephone	Location	Holes
Kiley Ranch	775.354.2100	5800 Kiley Ranch Dr, Sparks	9
Lake Ridge	775.825.2200	1200 Razorback Lane, Reno	18
Red Hawk - <i>Semi Private</i>	775.626.6000	6600 N. Wingfield Pky, Sparks	36
Sierra Sage	775.972.1564	6355 Silver Lake Blvd, Stead	18
Wolf Run	775.851.3301	1400 Wolf Run Road, Reno	18
Washoe	775.828.6640	2601 So. Arlington, Reno	18

Carson City/ Douglas County

Course	Telephone	Location	Holes
Carson Valley	775.265.3181	1027 Riverview Dr, Gardnerville	18
Dayton Valley	775.246.7888	51 Palmer Dr, Dayton Valley	18
Eagle Valley East	775.887.2380	3999 Centennial Park Dr, Carson	18
Eagle Valley West	775.887.2380	3999 Centennial Park Dr, Carson	18
Empire Ranch	775.885.2100	1875 Fair Way, Carson City	27
Silver Oak	775.841.7000	1251 Country Club Dr, Carson	18
Sunridge	775.267.4448	1000 Long Dr, Carson	18
Genoa Lakes - <i>Semi Private</i>	775.782.4653	1 Genoa Lakes Dr, Genoa	18
Genoa Ranch - <i>Semi Private</i>	775.782.7700	2901 Jacks Valley Road, Genoa	18
Toiyabe - <i>Semi Private</i>	775.882.0882	10 Lightning W Ranch, Washoe Vly	18

Truckee/Lake Tahoe

Course	Telephone	Location	Holes
Old Brockway	530.546.9909	400 Brassie Ave, Tahoe Vista	9
Coyote Moon	530.587.0886	10685 Northwoods Blvd, Truckee	18
Edgewood Tahoe - <i>Semi Private</i>	775.588.3566	180 Lake Pky, Stateline	18
Gray's Crossing	530.550.5800	11406 Henness Road, Truckee	18
Incline/Championship	775.832.1146	955 Fairway Blvd, Incline Village	18
Incline Mountain	775.832.1150	690 Wilson Way, Incline Village	18
Lake Tahoe	530.577.0788	2500 Emerald Bay, S. Lake Tahoe	18
Northstar	530.562.2490	129 Basque Dr, Truckee	18
Old Greenwood	530.550.7010	13051 Fairway Dr, Truckee	18
Ponderosa	530.587.3501	10040 Reynold Way, Truckee	9
Squaw Creek	800.327.3353	400 Squaw Creek Rd, Olympic Vly	18
Tahoe City	530.583.1516	251 No. Lake Blvd, Tahoe City	9
Tahoe Donner	530.587.9443	11280 Northwoods Blvd, Truckee	18
Tahoe Paradise	530.577.2121	3021 US Highway 50, S. Lake Tahoe	18

(Continued)



Local Golf Guide

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The Sierra

Course	Telephone	Location	Holes
Feather River Park	530.836.2328	8339 Highway 89, Blairsden	9
Graeagle	530.836.2323	6984 Highway 89, Graeagle CA	18
Nakoma Golf & Resort	530.832.5067	348 Bear Run, Clio CA	18
Plumas Pines	530.836.1420	402 Poplar Valley Rd, Graeagle CA	18
Whitehawk	800.332.4295	768 Whitehawk Drive, Clio CA	18
Grizzly Ranch	530.832.4200	4375 Grizzly Rd, Portola, CA	18

Other Northern Nevada Areas

Course	Telephone	Location	Holes
Fallon	775.423.4616	2655 Country Club Road, Fallon	9
Fernley	775.835.6933	50 Desert Lakes Drive, Fernley	18
Ruby View	775.777.7277	2100 Ruby View Drive, Elko	18
Walker Lake	775.945.1111	61 Lawrence Road, Hawthorne	9
Winnemucca	775.623.9920	1935 Mizpah Street, Winnemucca	9
Mountain View	775.635.2380	205 Fairway Dr., Battle Mountain	9
Spring Creek	775.753.6331	451 E. Spring Creek Pkwy, Elko	18
West Wendover	775.664.4300	2319 Pueblo Rd W Wendover	18

Private Courses

Course	Telephone	Location	Holes
Arrow Creek	775.850.4653	2905 Arrow Creek Parkway, Reno	36
Hidden Valley	775.857.4742	3575 E. Hidden Valley Drive, Reno	18
Lahonton Golf Club	530.550.2400	12700 Lodgetrail Road, Truckee	18
Martis Camp	800.721.9005	12000 Lodgetrail Drive, Truckee	18
Montreux	775.849.1090	18077 Bordeaux Drive, Reno	18
Schaffer's Mill	530.582.6964	10044 Donner Pass Rd, Truckee	18
Somerset	775.787.1800	2019 Championship Trail, Reno	18
Clear Creek Tahoe	775-781-3304	3745 Golf Club Dr, Carson City	18



homewarranty.com

SOUTH LAKE TAHOE & SURROUNDING AREA

Heavenly
Kirkwood
Sierra At Tahoe

PHONE

775-586-7000
209-258-6000
530-659-4537

NORTH & EAST SHORE NEVADA

Diamond Peak
Mount Rose

775-832-1177
775-849-0704

TRUCKEE AREA

Boreal
Royal Gorge
Soda Springs
Sugar Bowl
Tahoe Donner
Donner Ski Ranch
North Star at Tahoe

530-426-3666
530-426-3871
530-426-3901
530-426-9000
530-587-9444
530-426-3635
530-562-1330

NORTH LAKE TAHOE/TAHOE CITY

Alpine Meadows
Granlibakken Ski Hill
Homewood
Squaw Valley USA

530-583-4232
800-543-3221
530-525-2992
530-583-6985

CENTRAL SIERRA RESORTS

Bear Valley
Dodge Ridge
Mammoth Mountain

209-753-2327
209-965-3474
800-MAMMOTH

Compliments of:



Katie Morales
Sales Executive
775-846-7665
VM: 1-800-308-1424 x3410
katie.morales@fnf.com

We've got You Covered.



SKI LOCAL

Parks

There are over 600 acres of parkland within the city, featuring tennis courts, an aquatic center, handball courts, soccer and baseball fields, an equestrian arena, a covered pavilion, a community center and gymnasium, a miniature railroad, rifle, pistol and archery ranges. RC model fields and many other facilities. Year-round recreation programs are offered for all age groups from preschool to seniors. Some of the area's larger parks are listed below.

EDMONDS SPORTS COMPLEX

1555 Livermore Lane – South Edmonds to Livermore Lane: 4 girls softball fields, 10 soccer fields, a BMX track, restrooms, concession stand, mini park with benches, picnic tables, playground equipment, and restrooms.

FUJI PARK*

601 Old Clear Creek Road (US Hwy 395). Benches, picnic tables, new playground equipment, heated year-round restrooms, and a covered picnic shelter with electrical outlets. Dogs allowed, per posted restrictions.



GOVERNORS FIELD

500 East Evalyn Drive – Roop Street to Evalyn Drive: 4 Little League fields, 2 Babe Ruth fields, 2 Pop Warner football fields, 4 T-Ball fields, 3 batting cages, concession stand, mini park benches, picnic tables, playground equipment, and restrooms.



JOHN D WINTERS CENTENNIAL PARK COMPLEX

U.S. Highway 50 East to Centennial Park Drive.

Lower – 3666 Centennial Park Drive: 3 softball fields, 1 soccer field, concession stand and restrooms.

Upper – 5400 Heritage Way: playground equipment, 4 softball fields, concession stand and restrooms.

Tennis Court Complex – Centennial Park Drive and Heritage Way: 8 tennis courts, covered pavilion, playground equipment, and restrooms.

Centennial Park Archery Range – north and east of Eagle Valley Golf Course: two (2) target courses; no services



Park facilities with an asterisk () are available for rental. Call the Reservation Coordinator for additional information at 887-2290, ext. 30426.

Parks (Continued)

LONG RANCH PARK

Kings Canyon Road to Longview Way: Large neighborhood park with small shade structure, picnic facilities, playground equipment, two horseshoe pits, Kings Canyon Creek, .7-mile concrete walking trail, open turf areas, and natural open space areas with great views of the Sierra Mountains. NO SERVICES.



MILLS PARK*

1111 East Williams Street: Picnic Tables, barbecues, playground equipment, exercise station, restrooms, horseshoe pits, miniature railroad, 3 covered pavilions with tables and barbecues, 3 regulation sand volleyball courts, tot playground, and an outdoor fitness center. Also located inside Mills Park is the Virginia Orcutt Skateboard Park, open to the public from dawn to dusk; helmets, knee pads and elbow pads required. The Community Center and Indoor/Outdoor Aquatic Facility are nearby.



RIVERVIEW/KOREAN WAR VETERANS MEMORIAL PARK*

600 Marsh Road (East 5th Street & Marsh Road): Covered shelter, picnic tables, barbecue, restrooms, 1.6-mile exercise course and .4-mile nature trail.

ROSS GOLD PARK*

280 Appion Way (Snyder Avenue and Appion Way). Man-made lake, fishing (per posted restrictions), covered barbecue pavilion, benches, tables, restrooms, playground equipment, horseshoe pits, 2 tennis courts, and a sand volleyball court.



Park facilities with an asterisk () are available for rental. Call the Reservation Coordinator for additional information at 887-2290, ext. 30426.

Glossary of Terms Applying to Property

Assessed Value:

The property value determined by the Assessor and used by the Treasurer to calculate a tax amount. The assessed value ratio is 35% of the taxable value of the property.

Assessment

The valuation of property for tax purposes.

Assessor

The elected official whose legal responsibility it is to discover, list and value all property in his jurisdiction.

Improvements

All buildings, structures, pools, fences, etc. fixed to the land.

Personal Property

All property not defined as real property (mobile homes, businesses, and airplanes to name a few.)

Real Estate

Land and improvements to the land.

Real Property

Possession, claim to, or ownership of real estate.

Secured Property

Property on which the taxes are a lien against the real estate, such as land and building improvements.

Special Assessments

Direct charges, which are against the property but not included in the Assessor's valuation.

Tax Base

Total assessed value in a given tax district.



Tax Rate

Rate in dollars which when applied to each \$100 of assessed value will give the tax amount.

Tax Year or Fiscal Year

Most governments operate on a fiscal basis. Nevada's fiscal year begins July 1 of each year and ends on June 30 of the following calendar year. Taxes are paid in advance.

Totally Tax Exempt Parcels

Nevada tax law (NRS 361) exempts all property owned by federal, state and local governments from taxation. This includes property for schools, parks, libraries, governments buildings, roads, airports, military installations and other public areas. The law also exempts churches and some other charitable organizations.

Unsecured Property

Taxable property which does not attach to the real estate, such as business equipment and fixtures, mobile/manufactured homes and airplanes.



TITLE & ESCROW RESOURCES

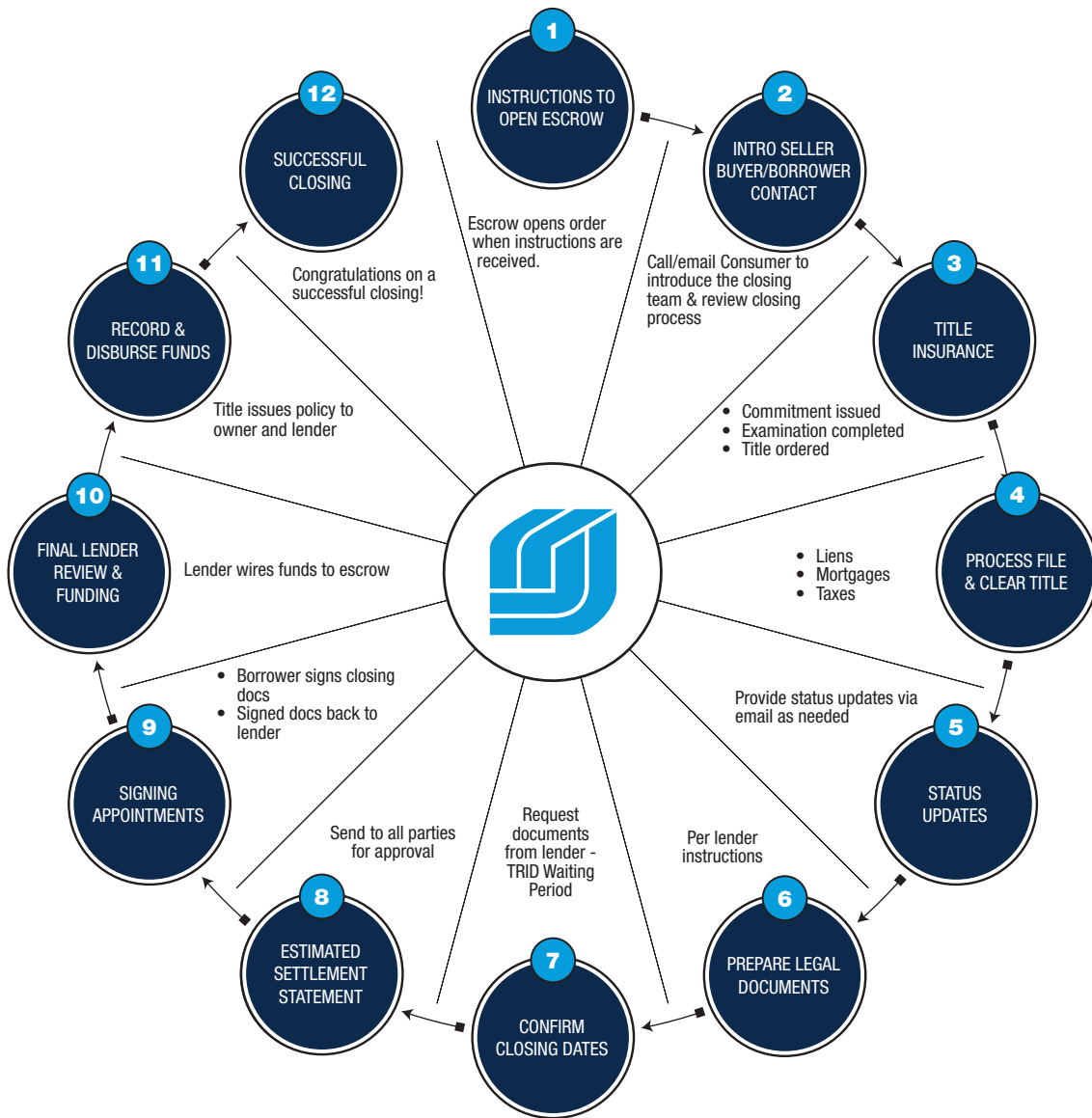


TICOR TITLE
OF NEVADA, INC.

ESCROW PROCESS

12-STEPS TO CLOSING

Escrow is an arrangement in which a neutral third party (escrow agent) takes instruction from buyer and seller to process documentation and handle funds in the real estate transactions. The chart below is meant to be a general overview of the process. Individual transaction steps may vary.



REMEMBER TO SPECIFY TICOR TITLE ON YOUR NEXT TRANSACTION!



LIFE OF AN ESCROW

It all begins with the offer and acceptance skillfully negotiated by the real estate agents representing the Buyer and Seller.

THE BUYER(S)

- Tenders a written offer to purchase (or accepts the Seller's counter-offer) accompanied by a good faith deposit amount.



- Applies for a new loan, completing all required forms and often prepaying certain fees such as credit report and appraisal costs. Approves and signs the escrow instructions and other related instruments required to complete the transaction.
- Approves the preliminary report and any property disclosure or inspection report called for by the purchase and sale agreement. (Deposit Receipt)
- Approves and signs new loan documents and fulfills any remaining condition contained in the contract, lender's instructions and/or the escrow instructions.
- Deposits funds necessary to close the escrow. Approves any changes by signing amendments in the escrow instructions.
- The Lender (When applicable)
- Accepts the new loan application and other related documents from the Buyer(s) and begins the qualification process.
- Orders and reviews the property appraisal, credit report, verification of employment, verification of deposit(s), preliminary report and other related information.
- Submits the entire package to the loan committee and/or underwriters for approval. When approved, loan conditions and title insurance requirements are established.
- Informs Buyer(s) of loan approval terms, commitment expiration date and provides a good faith estimate of the closing costs.
- Deposits the new loan documents and instructions with the escrow holder for Buyer's approval and signature.
- Reviews and approves the executed loan package and coordinates the loan funding with the escrow officer.

THE TITLE OFFICER

- Receives an order for title service.
- Examines the public records affecting the real property and issues a preliminary report. Determines the requirements and documents needed to complete the transaction and advises the escrow officer and/or agents.
- Reviews and approves the signed documents, releases and the order for title insurance, prior to the closing date.



- When authorized by the escrow officer, records the signed documents with the County Recorder's office and prepares to issue the title insurance policies.

THE ESCROW OFFICER

- Receives an order for escrow and title services.
- Orders the preliminary report and examination on the subject property from Titor Title.



- Acts as the impartial "stakeholder" or depository, in a fiduciary capacity, for all documents and monies required to complete the transaction per written instructions of the principals.
- Prepares the escrow instructions and required documents in accordance with terms of the sale.

Continue...



LIFE OF AN ESCROW

It all begins with the offer and acceptance skillfully negotiated by the real estate agents representing the Buyer and Seller.

THE ESCROW OFFICER *(continued)*

- With authorization from the real estate agent or principal, orders demands on existing deeds of trust and liens or judgments, if any. For assumption or subject to loan, orders the beneficiary's statement or formal assumption package.
- Reviews documents received in the escrow: preliminary report, payoff or assumption statements, new loan package and other related instruments. Reviews the conditions in the lender's instructions including the hazard and title insurance requirements.
- Presents the documents, statements, loan package(s), estimated closing statement and other related documents to the principal(s) for approval and signature/s, and requests the balance of the buyer's funds.
- Reviews the signed instructions and documents, returns the loan package and requests the lender's funds.
- Receives the proceeds of the loan(s) from the lender(s).
- Determines when the transaction will be in the position to close and advises the parties.
- Assisted by Title personnel, records the deed, deed of trust and other documents required to complete the transaction with the County Recorder and orders the title insurance policies.
- Closes the escrow by preparing the final settlement statements, disbursing the proceeds to the Seller, paying off the existing encumbrances and other obligations.
- Delivers the appropriate statements, funds and remaining document to the principals, agents and/or lenders.
- Agents rely on the Escrow Officer's coordination of documents, loans, title and inspections to close the transaction on time.

THE SELLER(S)

- Accepts Buyer's Offer to Purchase and initial good faith deposit to open escrow.
- Submits documents and information to escrow holder, such as: addresses of Lien holders, tax receipts, equipment warranties, home warranty contracts, any leases and/or rental agreements.
- Approves and signs the escrow instructions, grant deed and other related document required to complete the transaction.



- Orders inspections, receives clearance, and approves final reports and/or repairs to the property as required by the terms of the purchase and sale agreement (Deposit Receipt).
- Fulfills any remaining conditions specified in the contract and/or escrow instructions; approves the payoff demands and/or beneficiary's statements.
- Approves any final changes by signing amendments to the escrow instructions or contract.

Contact your Ticor Title Sales Representative for more information





What Is Title: FAQs

What is Title Insurance?

The purchase of a home is often the single largest investment people will make in a lifetime; therefore, the importance of fully protecting such an investment cannot be overstated. Title insurance is protection which assures that the rights and interests to the property are as expected, that the transfer of ownership is smoothly completed and that the new owner receives protection from future claims against the property. It is the most effective, most accepted and least expensive way to protect property ownership rights.

Because land endures over generations, many people may develop rights and claims to a particular property. The current owner's rights—which often involve family and heirs—may be obscure. There may be other parties (such as government agencies, public utilities, lenders or private contractors) who also have “rights” to the property. These interests limit the “title” of any buyer.

Why Do You Need a Title Insurance Policy?

If title insurance companies work to eliminate risks and prevent losses caused by defects in the title before the closing, why do you need a title insurance policy? The title to the property could be seriously threatened or lost completely by hazards which are considered hidden risks—“those matters, rights or claims that are not shown by the public records and, therefore, are not discoverable by a search and examination of the those public records.” Matters such as forgery, incompetency or incapacity of the parties, fraudulent impersonation, and unknown errors in the records are examples of “hidden risks” which could provide a basis for a claim after the property has been purchased.

Title insurance isn't just for a homeowner. Subdividers need it when planning a new tract of homes or a commercial strip center. Attorneys use it for clients who are investing in shopping centers, hotels, office buildings and countless other projects. Builders need it in order to obtain construction loans from their lender. Everyone wants to have peace of mind when investing their hard-earned money. The title insurance company will help protect these important investments, no matter how large or small, with its own reputation and financial strength.

Why Does the Lender Need a Policy on My Property?

For the lender, a title policy is a guarantee that it has a valid and enforceable lien (loan or deed of trust) secured by the property, that no one else other than those listed on the policy has a prior claim (or loan, etc.) and that the party to whom they are making the loan does own the property being used as security for the loan. This protection remains in effect as long as the loan remains unpaid.

The existence of a lender's title policy encourages lenders such as banks, savings and loan associations, commercial banks, life insurance companies, etc., to loan money. Because they are lending other people's money (savings or policy holder's funds), they must be concerned with safety should the borrower not make their payments. The title company insures that the title to the property is marketable in the event of foreclosure and the guarantee is backed by the integrity and solvency of the title company. Of course, this benefits everyone—from the single-family homeowner to the owner of a high-rise building.

(Read More...)





What Is Title: FAQs

(Continued...)

What is a Title Search?

Before issuing a policy of title insurance, the title company must review the numerous public records concerning the property being sold or financed. The purpose of this title search is to identify and clear all problems before the new owner takes title or the lender loans money.

Our research helps us to determine if there are any rights or claims that may have an impact upon the title such as unpaid taxes, unsatisfied mortgages, judgments, tax liens against the current or past owners, easements, restrictions and court actions. These recorded defects, liens, and encumbrances are reported in a “preliminary report” to applicable parties. Once reported, these matters can be accepted, resolved or extinguished prior to the closing of the transaction. In addition, you are protected against any recorded defects, liens or encumbrances upon the title that are unreported to you and which are within the coverage of the particular policy issued in the transaction.

What Types of Policies Are There?

Protection against flaws and other claims is provided by the title insurance policy which is issued after your transaction is complete. Two types of policies are routinely issued at this time: An “owner’s policy” which covers the home buyer for the full amount paid for the property; and a “lender’s policy” which covers the lending institution over the life of the loan. When purchased at the same time, a substantial discount is given in the combined cost of the two policies. Unlike other forms of insurance, the title insurance policy requires only one moderate premium for a policy to protect you or your heirs for as long as you own the property. There are no renewal premiums or expiration date.

How is Title Insurance Different Than Other Types of Insurance?

With other types of casualty insurance such as auto, home, health, and life, a person thinks of insurance in terms of future loss due to the occurrence of some future event. For instance, a party obtains automobile insurance in order to pay for future loss occasioned by a future “fender bender” or theft of the car. Title insurance is a unique form of insurance which provides coverage for future claims or losses due to title defects which are created by some past event (i.e. events prior to the acquisition of the property).

Another difference is that most other types of insurance charge ongoing fees (premiums) for continued coverage. With title insurance, the original premium is the only cost as long as the owner or heirs own the property. There are no annual payments to keep the Owner’s Title Insurance Policy in force. While some people balk at another “closing fee”, title insurance is pretty reasonable considering the policy could last a lifetime.

How Does a Title Insurance Policy Protect Against Claims?

If a claim is made against the owner or lender, the title insurance company protects the insured by:

1. Defending the title, in court if necessary, at no cost to owner/lender, and
2. Bearing the cost of settling the case, if it proves valid, in order to protect your title and maintain possession of the property.

Each policy is a contract of “indemnity.” It agrees to assume the responsibility for legal defense of title for any defect covered under the policy’s terms and to reimburse for actual financial losses up to the policy limits.



History of Ticor

Ticor Title began operations in Los Angeles in 1894 as Title Insurance and Trust Company.

Title Insurance and Trust Company, often called “TI”, opened for business on January 15, 1894, with about 30 employees. TI was the direct outgrowth of the merger of two earlier companies, the Abstract and Title Insurance Company and the Los Angeles Abstract Company, which had been started in the real estate boom of the 1880s.

Its origin, however, goes back to the early 1870s, for in 1886 Abstract and Title Insurance Company had acquired the “entire plant and property relating to the searching business” of a Los Angeles firm of attorneys (Judson, Gillette & Gibson) that had pioneered using “certificates of title.”

The original founders of TI were William H. Allen Jr., Otto F. Brant and Oliver P. Clark, who later became known as “the A.B.C.s.” When TI began operation, the population of the city of Los Angeles was 66,000, and the county population, 122,000. In 1992, Ticor was acquired by Chicago Title & Trust, which issued the first guarantee policy in Cook County, Illinois, in 1881. In 2000 Fidelity National Financial Inc. (NYSE: FNF), the premier real estate service company, providing title insurance and other real estate-related services, acquired the Chicago Title Corporation, creating the largest title organization in the world. “FNF has made a strategic commitment to grow its Ticor Title brand and the acquisition of ANFI is a key component of this strategy,” said FNF Chairman and Chief Executive Officer William P. Foley II.



The company’s identity is sustained by its well-trained staff, customer-focused responsiveness and a commitment to excellence. With over a century of experience and consistent A Ratings in claims-paying ability, Ticor Title provides title insurance with confidence and remains a powerful force in the title insurance market.

For more than a century, Ticor Title has been a premier leader in the title insurance industry. Providing our customers with an unmatched combination of professional expertise, exemplary customer service and rock-solid security is the foundation of our business.

In addition to Ticor’s extensive direct and agency operations, as well as underwriting and title plant operations, Ticor is a pioneer in automation software, which reduces paper flow and significantly improves the efficiency of document imaging and electronic recording at county recorder offices.

From the simplest to the most complex residential or commercial real estate transactions, let Ticor Title show you why customers continually turn to us for the reliability, responsiveness and security they need.

