

Guide to the John R. Moser Real Estate Appraisal Records

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Table of Contents

Summary Information	3
Biographical Note	3
Scope and Contents	4
Arrangement	4
Administrative Information	5
Names and Subjects	5
Collection Inventory	5

Summary Information

Repository:	University of Nevada, Las Vegas. University Libraries. Special Collections and Archives.
Creator:	Moser, John R.
Title:	John R. Moser Real Estate Appraisal Records
ID:	MS-00803
Date [inclusive]:	1957-1972
Physical Description:	0.65 Cubic Feet (2 boxes)
Physical Description:	0.88 Linear Feet
Language of the Material:	English
Abstract:	Collection contains nineteen real estate appraisal reports created by John R. Moser from Las Vegas and rural Southern Nevada (Lincoln and Nye counties) from approximately 1957 to 1972. The reports contain information on the market values of the properties and contextual information explaining the appraisals. This collection also contains photographs and photographic negatives depicting properties, and photographic slides of desert flora and landscapes around Nevada and Idaho such as Groom Mountain Range, White Bird Canyon, Salmon River Valley, Clover Valley, and Ruby Mountains.

Preferred Citation

John R. Moser Real Estate Appraisal Records, 1957-1972. MS-00803. Special Collections and Archives, University Libraries, University of Nevada, Las Vegas. Las Vegas, Nevada.

[^ Return to Table of Contents](#)

Biographical Note

John R. Moser (1924-2015), a rural real estate appraiser and cattle rancher, was born on October 25, 1924 in St. Louis, Missouri. In 1948 he married Marlis Haas, whom he had met in Germany during his service in the United States Army; they settled in Tuscon, Arizona after World War II where Moser attended the University of Arizona and graduated with a Bachelor of Science in agricultural economics. In 1963 Moser and his family moved to Las Vegas where he became a rural real estate appraiser for the First National Bank of Nevada. Moser was a member of the American Society of Farm Managers and Rural Appraisers and served as Vice President of the Las Vegas Chapter of the Society of Real Estate Appraisers. From 1958 to 1963, Moser was a self-employed appraiser specializing in agricultural property. From 1963 to 1968 he was

Senior Appraiser for the First National Bank of Nevada for whom he completed several thousand appraisals of rural, urban, residential, and commercial properties. Moser owned cattle ranches in southern Arizona, Idaho, and Nevada. When he retired from ranching, he opened Moser's Indian Art store in Las Vegas and developed expertise in Native American arts and crafts. Moser eventually moved to Sun City, Arizona in 1991 and began collecting and creating art. John Moser passed away on November 26, 2015 in Sun City.

Source:

Obituary of John Moser. *Las Vegas Review-Journal*. Accessed November 30, 2018. <https://obits.reviewjournal.com/obituaries/lvrj/obituary.aspx?n=john-moser&pid=176786631>

[^ Return to Table of Contents](#)

Scope and Contents

The John R. Moser Real Estate Appraisal Records contain nineteen appraisal reports from Las Vegas and rural Southern Nevada (Lincoln and Nye counties) from 1957 to 1972. The reports contain information on the market value for the property and contextual information explaining the appraisals. Individual reports usually offer the appraiser's analysis of the "best" (most economically profitable) use of the property; detailed identification of the property and descriptions of buildings, improvements, livestock and equipment; regional and area data affecting property value; and income and cost analysis of the sales of comparative properties in the area.

The reports often include photographs and maps of the properties. Significant Las Vegas property appraisals include the Cinerama Theater built on Paradise Road in 1964, residential properties in the Scotch Eighties and Rancho Park Tract, and commercial properties on Industrial Road. This collection also contains photographs and photographic negatives of properties, and four trays and two boxes of photographic slides of desert flora and landscapes around Nevada and Idaho such as Groom Mountain Range, White Bird Canyon, Salmon River Valley, Clover Valley, and Ruby Mountains.

[^ Return to Table of Contents](#)

Arrangement

Materials remain in original order.

[^ Return to Table of Contents](#)

Administrative Information

Access Note

Collection is open for research.

Publication Rights

Materials in this collection may be protected by copyrights and other rights. See [Reproductions and Use](#) on the UNLV Special Collections website for more information about reproductions and permissions to publish.

Acquisition Note

Materials were donated in 2016 by Suzy Moser; accession number 2016-020.

Processing Note

This collection was minimally processed by Tammi Kim in 2016 at the time of accessioning. The materials were quickly reviewed to provide a general description of the contents of each box and an estimate of dates represented in the material. Loose papers were foldered and a brief finding aid created in ArchivesSpace. In 2018, as part of an archival backlog elimination project, Melise Leech rehoused the materials and revised the collection description to bring it into compliance with current professional standards.

[^ Return to Table of Contents](#)

Names and Subjects

- Real estate appraisers
- Nevada, Southern
- Real estate development -- Nevada -- Las Vegas
- Photographs

Collection Inventory

Title/Description	Containers
Real estate appraisal reports from around Southern Nevada, 1957-1972 Physical Description: 18 Files	box 01
Photographs, negatives, and slides of desert flora and landscapes, 1957-1972	box 02

Physical Description: 7 Items