Form 5101SBE

RECEIVED
February 21, 2025
STATE OF NEVADA
DEPARTMENT OF TAXATION

Nevada State Board of Equalization
Taxpayer Petition for Appeal from the Decision of the County Board of Equalization

If you have questions about this form or the appeal process, please call: (775) 684-2160.
Email completed form to: stateboard@tax.state.nv.us or Fax (775) 684-2020 EMAIL or FAX by 5:00 p.m. March 10, 2025
Mail: State Board of Equalization, 3850 Arrowhead Dr, Carson City, NV, 89706 POSTMARK by 5:00 p.m. March 10, 2025

Please Print or Type:

Part A. PROPERTY OWNER AND PETITIONER INFORMATION

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL:					
ESLY CARMONA IRREVOCABLE TRUST					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				TITLE	
MARTHA ESLY CARMONA				TRUSTEE/Grantor	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)				EMAIL ADDRESS:	
60 Jeanette Dr				nervalkiowa@gmail.com	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER
Mound House	NV	89706	775 515 2151		

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

☐ Sole Proprietorship ☒ Trust ☐ Corporation
☐ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe: _____
The organization described above was formed under the laws of the State of NV.
The organization described above is a non-profit organization. ☐ Yes ☒ No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☑ Additional information may be necessary.

☐ Self ☒ Trustee of Trust ☐ Employee of Property Owner
☐ Co-owner, partner, managing member ☐ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
☐ Other, please describe: _____

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE)	COUNTY
60 Jeanette dr	Jeanette dr	Mound House	Lyon

2. Enter Applicable APN or Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
016-252-05	

3. Does this appeal involve multiple parcels? Yes ☐ No ☒ ***List multiple parcels on a separate, letter-sized sheet.***

If yes, enter number of parcels:		Multiple parcel list is attached. ☐

4. Check Property Use Type: ☑

☐ Vacant Land ☐ Mobile Home (Not on foundation) ☐ Mining Property
☒ Residential Property ☐ Commercial Property ☐ Industrial Property
☐ Multi-Family Residential Property ☐ Agricultural Property ☐ Personal Property
☐ Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed: ☑

☒ 2025-2026 Secured Roll 2022-2026 ☐ 2024-2025 Unsecured Roll ☐ 2024-2025 Supplemental Roll
☐ 2025-2026 Centrally-assessed Roll ☐ 2024-2025 Net Proceeds Roll

Other years being appealed: 2022-2023 2024 2025
Be prepared to cite the legal authority, if any, that permits the State Board to consider appeals of taxable value from prior years.

Part E. VALUE OF PROPERTY

	As established by County Board of Equalization		Property Owner: *What is the value you seek? Write N/A on each line for values which are not being appealed.*	
Property Type	Taxable Value	Assessed Value	Taxable Value	Assessed value
Land	260,000		90,000	30,000
Buildings	313,657		275,000	91,000
Personal Property				
Total	573,657		365,000	121,000

Assessor Value ↑

Form 5101SBE Appeal from Decision of CBE Last Revised 11/19/2024

For Clerk Use Only: 25-109 SBE 1

Part F. TYPE OF APPEAL

Check box which best describes the authority of the State Board to take jurisdiction to hear the appeal.

☑ NRS 361.360(1); NRS 361.400(2): The value of real or personal property is being appealed; the Petitioner is aggrieved at the action of the County Board or the failure of the County Board to equalize resulting in overvaluation of property or undervaluation or non-assessment of other property.

☐ NRS 361A.240(2)(b): The under-or-over valuation of open-space use property is being appealed

☐ NRS 361A.273(1): This is an appeal of a determination that agricultural property has been converted to a higher use and for valuations for deferred tax years; the notice of conversion from the assessor was received after July 1 and before December 16 and the appeal was heard by the County Board.

☑ NRS 361.360(1); NAC 361.747(2)(c): The property was denied an exemption that is allowed by law. If so, describe the applicable exemption: NRS 361.357(4), NRS 361.357(5), 361.356(1), 361.355(2), 361.765(3), 361.4728(1)(b), 361.765(1)(b)

☐ Other reason, please describe.

Part G. ATTACH A BRIEF STATEMENT OR LETTER DESCRIBING THE ISSUES AND CONTENTIONS IN THIS APPEAL.

2 PARTS, 3 PAGES Plus 891 PAGES Sent in an email

Part H. COUNTY APPEAL INFORMATION

County in which appeal was heard:	County Case Number:	Date Heard by County:
Lyon	no case given yet	2-18-25

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part I below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part I.

▶ [signature] — Petitioner Signature

Trustee grantor — Title

Martha Esq Carmona — Print Name of Signatory

2-20-25 — Date

Part I. AUTHORIZATION OF AGENT

Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the State Board. List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

I hereby authorize the agent whose name and contact information appears below to file a petition to the Nevada State Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Nevada State Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Authorized Agent must check each applicable statement and sign below.

☐ **I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.**

☐ **I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.**

▶ Authorized Agent Signature

Title

Print Name of Signatory

Date

The Esly Carmona Irrevocable Trust
60 Jeanette Dr
Moundhouse Nv 89706
Nervalkiowa@gmail.com

3rd Appeal to the Lyon County Board of Equalization to correct assessment errors

Date 1-10-25

Ms. Carmona has been denied Due Process by the Lyon County Board of Equalization for two consecutive Appeals from 2022 through 2024. Ms Carmona is now appealing 2025 through 2026.

Appeals under the following sections:
1. NRS 361.357 under section (4) incorrect increase of an appellants values after filing appeal
2. NRS 361.357 under section (3) incorrect over assessed land values
3. NRS 361.356 under section (1) inequity exists throughout neighborhood land & home values
4. NRS 361.355 under section (1) overvalued land values compared to neighbor's & counties values
5. NRS 361.355 under section (2) excessive land values compared to all other county land values
6. NRS 361.765 under section (3) refunds due to assessor errors from 3 years prior
7. NRS 361.4728 under section (1) (2) ballot tax increase wording was not clear, wording was confusing, wording failed to identify continuity of additional taxes outside of caps, failed guidelines
8. NRS 361.768 under section (1) (2) over assessment of values after appeal STAY [$173000]

Evidence to be presented to Lyon County Board of Equalization:
2022-2026 Lyon County Public Assessor Online Tax Roll portions
2022-2026 Lyon County Private Assessor Non Compliant Tax Reductions by Appraisers
2022-2024 Appeals packet filed in prior appeals which were close to 500 pages
2022-2024 Appeal hearing testimony by all present

SBOE Hearing =1 Vote for Ms Carmona out of 2 denials, which clearly outlined the errors to the Deputy Assessor and the County Appraiser. Errors of inequality & on the mandatory STAY of home values after an Appeal of section NRS 361.357 Held 6-24-24 & 9-9-24 in Reno including TAX ISSUES NOT Corrected by SBOE & ASSESSOR.
I hope this appeal will allow the errors to be corrected to conform to the guidelines of the Nevada State Laws and current Statutes.

Respectfully,

The Esly Carmona Irrevocable Trust

Esly Carmona

COUNTY RECORD

SBE 4

LYON COUNTY CLERK TREASURER
27 South Main Street
Yerington, NV 89447
Phone: (775) 463-6501 • Fax (775) 463-5305
Email: ctlyon@lyon-county.org

Staci Lindberg
Clerk/Treasurer

January 21, 2025

Certified Mail: 9489 0090 0027 6614 3694 09

Petitioner: Esly Carmona Irrevocable Trust Email: nervalkiowa@gmail.com

RE: Parcel No. 016-252-05

To Whom It May Concern:

Your request to appear before the Lyon County Board of Equalization for the purpose of reviewing your **2025-2026** secured assessed valuations has been acknowledged by the Lyon County Assessor. The Lyon County Board of Equalization will consider your petition at **9:00 a.m.** on **February 18, 2025.** Please be aware that the time is approximate and although you may be assured your appeal will not be heard prior to the stated time, be prepared for possible delays as several appeals are scheduled during the session.

The Lyon County Board of Equalization meeting will be held at the Lyon County Administrative Complex at 27 S. Main Street, in Yerington, Nevada, 89447.

Should you desire a transcript of the hearing, it is your responsibility to furnish a reporter, pay for the transcript and deliver a copy of the transcript to the Clerk of the County Board of Equalization and to the Secretary of the State Board of Equalization at least two (2) days prior to the hearing with the State Board as required by NRS 261.356.

Please plan to attend the meeting to answer any questions the County Board may have regarding your petition. If you, or your representative, fail to appear at the scheduled time, the hearing may be held in your absence and the Board will consider the available evidence at the scheduled hearing time. If you chose to be represented by an attorney, the attorney shall be one who is admitted to practice and in good standing before the highest court of any state of the United States. If a corporation, Municipal Corporation, or an unincorporated association, the taxpayer may be represented by an officer or other duly authorized representative or regular employee of such corporation.

Procedural rules governing the County Board's hearings may be found in the Nevada Administrative Code 361.622 through 361.643. The Administrative Code may be found on the Internet by selecting Chapter 361 at: https://www.leg.state.nv.us/NAC/NAC-361.html.

Sincerely,
Staci Lindberg
Lyon County Clerk/Treasurer

Gmail

Nicole Wagner <nwagner@lyon-county.org>

Board of Equalization: Notice of Hearing

1 message

Nicole Wagner <nwagner@lyon-county.org> Wed, Jan 22, 2025 at 4:56 PM
To: Emerald Dragon LLC <emeralddragonllcnv@gmail.com>, Mara Dixon <nervalkiowa@gmail.com>
Cc: Staci Lindberg <slindberg@lyon-county.org>, Erin Singley <esingley@lyon-county.org>, Troy Villines <tvillines@lyon-county.org>

Hello Ms. Carmona,

I hope this email finds you well. I am reaching out to inform you of the upcoming BOE meeting.

While I am required by law to send Notice of Hearing letters by certified mail, I do recall that you are unable to receive certified mail due to issues with the USPS. So for your convenience, I mailed a non-certified notice to the mailing address listed in your appeal packet. Both your certified and non-certified notices were placed in the mail today. I have also attached the notice to this email to ensure that you have received it. Please let me know if I can be of further assistance.

Respectfully,

Nicole Wagner
Office Assistant
Clerk/Treasurer Department
27 S Main St
Yerington, NV 89447
(775) 463-6501

BOE 2025 Notice of Hearing (Carmona).pdf
368K

STACI LINDBERG
LYON COUNTY
CLERK & TREASURER
27 SOUTH MAIN STREET
YERINGTON, NEVADA 89447

Return Service Requested

9489 0090 0027 6614 3694 09

Label 880-PB, Oct. 2015
Pitney Bowes

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US POSTAGE PMI
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9060026281
ZIP 89447
JAN 22 2025

Esly Carmona Irrevocable Trust
60 Jeanette Dr
Moundhouse NV 89706

STACI LINDBERG
LYON COUNTY
CLERK & TREASURER
27 SOUTH MAIN STREET
YERINGTON, NEVADA 89447

Return Service Requested

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Esly Carmona Irrevocable Trust
60 Jeanette Dr
Moundhouse NV 89706

IN THE MATTER OF THE LYON
COUNTY BOARD OF EQUALIZATION

AFFIDAVIT OF MAILING
State of Nevada
County of Lyon

Staci Lindberg, being first duly sworn, deposes and says: That affiant is, and was, when the herein described mailing took place, a citizen of the United States, over 21 years of age, and not a party to, nor interested in, the within action; that on the 22nd day of January, 2025, affiant deposited in the Post Office in Yerington, Nevada, letters notifying Petitioners of the hearing for their cases before the Lyon County Board of Equalization addressed:

Dayton GCM LIHTC, LLC
246 Dayton Valley Road, Ste 103, Dayton, NV 89403
9489 0090 0027 6614 3694 47

Eddie Hult, Director of Nevada for Dayton GCM LIHTC, LLC
246 Dayton Valley Road, Ste 103, Dayton, NV 89403
9489 0090 0027 6614 3694 54

Lowes HIW Inc dba Lowes Home Center LLC
PO Box 1000, Mooresville, NC 28116
9489 0090 0027 6614 3694 85

Alison Toms, Lowes Accountant – Audits and Appeals
PO Box 1000, Mooresville, NC 28116
9489 0090 0027 6614 3694 92

Natalie J Mackary of Gaegre Drinker LLP, Petitioning Agent for Lows HIW Inc
1800 Century Park East, Ste 1500, Los Angeles, CA 90067
9489 0090 0027 6614 3694 78

Enrico and Nancy Ferroni
40 Hawk View, Wellington, NV 89444
9489 0090 0027 6614 3694 61

Rigoberto Lopez Estrada
652 Canary Circle, Fernley, NV 89408
9489 0090 0027 6614 3695 08

Esly Carmona Irrevocable Trust
60 Jeanette Dr, Moundhouse NV 89706
9489 0090 0027 6614 3694 09
and that there is a regular communication by mail between the place of mailing and the place so addressed.

Staci Lindberg
Lyon County Clerk/Treasurer

Subscribed and sworn before me this
22nd day of January, 2025

State of Nevada, County of Lyon

LYON COUNTY BOARD OF EQUALIZATION
TUESDAY, FEBRUARY 18, 2025
9:00 AM
LYON COUNTY ADMINISTRATIVE COMPLEX
27 S. MAIN STREET, YERINGTON, NV 89447

Written public comments may be mailed to the Lyon County Clerk-Treasurer's Office at 27 S. Main Street, Yerington, Nevada 89447, or emailed to countyclerks@lyon-county.org, be sure to type, PUBLIC COMMENT in the subject line. Comments must be received the day prior to the date of the meeting by 4:00 P.M. for the comments to be included in the meeting. Any written public comments received after the aforementioned time will be compiled and added as supplemental materials to the County's website and distributed to the Commission within 24 hours after the meeting.

AGENDA

(Action will be taken on all items unless otherwise noted)
(No action will be taken on any item until it is properly agendized).

To avoid meeting disruptions, please place cell phones and beepers in the silent mode or turn them off during the meeting.

The Board reserves the right to take items in a different order to accomplish business in the most efficient manner. Items may be combined for consideration and items may be pulled or removed from the agenda at anytime.

Restrictions on comments by the general public: Any such restrictions must be reasonable and may restrict the time, place and manner of the comments, but may not restrict comments based upon viewpoint.

1. Roll Call

2. Pledge of Allegiance

3. Public Participation (no action will be taken on any item until it is properly agendized) - *It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes. The Board will conduct public comment after discussion of each agenda action item, but before the Board takes any action.*

4. For Possible Action: Review and adoption of agenda

5. Administration of the Oath

6. REGULAR AGENDA – (ACTION WILL BE TAKEN ON ALL ITEMS UNLESS OTHERWISE NOTED)

6.a. For Possible Action: Approve the February 22, 2024 minutes.

- February 22, 2024 Minutes

6.b. For Presentation Only: Review of regulations, laws and authority by the District Attorney and Assessor.

6.c. For Report Only: Petitions Withdrawn After Posting of Agenda

6.d. For Possible Action: Approve or Deny appeals of Property Tax Valuation as listed:

APN 016-252-05	Esly Carmona Irrevocable Trust
Acct. # FE010036	Santa Rosa Distributors
APN 009-132-15	Ferroni, Enrico Lee & Nancy A Trustees
APN 016-405-12	Dayton GCM LIHTC, LLC
APN 021-232-54	Lowes HIW Inc.

- Carmona Appeal
- Santa Rosa Distributors Appeal
- Ferroni Appeal
- Dayton GCM LIHTC, LLC Appeal
- Lowes Appeal

6.e. For Possible Action: Approve correction of errors and adjustment of value changes for various parcels as listed.

Corrections

APN	Address	Original	Adjusted
29-702-09	191 Snow Ln, Dayton	$399,645	$429,323
29-701-28	360 American Ct, Dayton	$399,645	$429,323
29-702-03	131 Snow Ln, Dayton	$466,734	$471,861
29-702-04	141 Snow Ln, Dayton	$ 466,734	$471,861
29-702-06	161 Snow Ln, Dayton	$497,803	$502,930
29-702-08	181 Snow Ln, Dayton	$466,471	$471,861
29-701-30	340 American Ct, Dayton	$441,626	$471,861
29-701-35	359 American Ct, Dayton	$466,734	$471,861
29-701-13	276 Greywall Ct, Dayton	$493,513	$501,431
29-701-14	286 Greywall Ct, Dayton	$514,171	$520,508
29-702-05	151 Snow Ln, Dayton	$494,065	$501,431

- Corrections

7. Board Comments/Requests

8. Public Participation (no action will be taken on any item until it is properly agendized) - *It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes. The Board will conduct public comment after discussion of each agenda action item, but before the Board takes any action.*

9. Adjourn

Pursuant to NRS 241.020, the agenda has been posted at the following locations: Lyon County Administrative Complex (27 S. Main Street, Yerington, NV), the Lyon County Website: https://www.lyon-county.org, and the State Website: https://notice.nv.gov. Supporting documentation for the items on the agenda is available to members of the public at the County Manager's Office (27 S. Main Street, Yerington, NV), by phone (775)463-6531, or by email requests to countyclerks@lyon-county.org.

Lyon County recognizes the needs and civil rights of all persons regardless of age, race, color, religion, sex, handicap, family status, or national origin. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternate means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (202) 720-2600 (voice and T) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found on-line at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410; Fax: (202) 690-7442; or Email: program.intake@usda.gov

T.D.D. services available through 463-2301 or 463-6620 or 911 (emergency services) notice to persons with disabilities: members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners'/Manager's office in writing at 27 S. Main Street, Yerington, NV 89447, or by calling (775) 463-6531 at least 24 hours in advance

Lyon County is an equal opportunity provider.

Agenda and Backup Material is Available at www.lyon-county.org

LYON COUNTY ASSESSOR

♦

27 S. MAIN STREET
YERINGTON ♦ NV ♦ 89447
(775) 463-6520 ♦ (775) 577-5045
FACSIMILE ♦ (775) 463-5305

TROY R. VILLINES
Assessor

ERIN SINGLEY
Chief Deputy Assessor

ERIC OW-WING
Supervising Appraiser

MICHAEL PERUMEAN
KELLY WILSON
Appraisers
Real Property

LEA SENCION
VALERIE GARCIA
Appraisers
Personal Property

HOLLY VILLINES
Mapping

KATIE GLASER
Real Property

February 18, 2025

Lyon County Board of Equalization
27 S. Main St
Yerington, NV 89447

RE: Appeal from Esly Carmona, TRs
APN# 16-252-05. 60 Jeanette Dr., Mound house, NV

This parcel consists of a 5 acre lot with a 2,664sf residence, year built 1988, and a quality class of 3.5 (avg-good). Parcel was purchased 2/2018 for $698,000. We have this parcel valued for 25/26 at $573,657, and it has a tax capped value of $367.263. This parcel has the following additional outbuildings: Barn- 2,160sf; Shop 2,160sf; Det 4-gar 1,500sf w/ attached bunkhouse of 600sf.

This property was appealed before the Lyon County Board of Equalization and the State board of Equalization for 2023/24 and the 2024/25 values and the Nevada Tax Commission for 2023/24. (See following timeline) All boards voted to uphold the Assessor's taxable value.

Kelly Wilson,
Appraiser

Carmona Timeline
Presented for 2025-2026 LCBOE Appeal- 2/18/2025

Tax Cap narrative

2/7/2018	Doc 576247 records. Initial purchase by Martha Carmona
3/23/2018	Assessor sent Owner Verification Card per NAC 361.606(3)(a)
4/16/2018	Assessor receives Owner Verification Card
7/10/2018	2018/19 tax bill created with 3% cap applied

Tax bills from 2018/19 through 2021/2022 all have 3% cap applied

6/21/2021	Doc 639477 records to Esly Carmona Trustee
10/22/2021	Assessor sent Owner Verification Card per NAC 361.606(3)(a), parcel status automatically changed to alternative 8% cap
7/15/2022	2022/23 tax bill created with alternative 8% cap applied. This is the only bill with the 8% cap. It was amended 1/19/2023
12/5/2022	Assessor received Owner Verification Card
7/17/2023	2023/24 tax bill created with 3% cap applied. Increase in bill greater than 3% per change in tax rate NRS 361.4728
1/19/2023	2022/23 tax bill amended to reflect 3% cap.

Veteran's Exemption narrative

2/23/2023 Assessor received Application. No supporting documentation submitted

- Nevada Driver's License NRS 361.090(1)
- Specific dates NRS 361.090(1)(a)
- Honorable discharge NRS 361.090(6)

1/16/2024 Assessor received email from Mara Dixon with Carmona supporting docs

- Assessor created exemption account
- Assessor amended 2023/24 tax bill to apply veteran's exemption

2/1/2024	Assessor amended 2022/23 tax bill to apply veteran's exemption
8/16/2024	Assessor emailed 2025/26 Selection Form at Carmona's request
9/5/2024	Assessor mass mailed 2025/26 Selection Form

In conjunction with filing 2025/26 CBE Appeal, Assessor mailed 2025/26 Selection Form on January 6, 2025 and emailed it on January 6, January 7 and January 9

County Board narrative

2/23/2023	Lyon CBE meets. Upholds Assessor's 2023/24 value 4-0
2/22/2024	Lyon CBE meets. Upholds Assessor's 2024/25 value 4-0
2/18/2025	Lyon CBE meets.

State Board narrative

9/28/2023	Nevada SBE meets. Upholds Assessor's 2023-24 value 5-0
6/24/2024	Nevada SBE meets regarding 2024/25 value. Directs Assessor to make site visit
9/9/2024	Nevada SBE meets. Upholds Assessor's 2024/25 value

Nevada Tax Commission

5/10/2024	Hearing with Chief Administrative Law Judge regarding values 2017/18 through 2023/24, specifically 2023/24, 3% tax cap status
6/18/2024	Judge's Notice of Proposed Decision issued. Supports Assessor 2023/24 tax cap status
8/14/2024	NTC meets. Upholds Assessor's 2023/24 value 8-0

CONTROL # **APPEAL CASE #**

Lyon County Board of Equalization

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.

Please Print or Type:

Part A. PROPERTY OWNER/ PETITIONER INFORMATION *(Agent's Information to be completed in Part H)*

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: ESLY CARMONA IRREVOCABLE TRUST					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				TITLE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 60 Janette dr				EMAIL ADDRESS: Nevral Kiowa@gmail.com	
CITY: Moundhouse	STATE: NV	ZIP CODE: 89706	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

☐ Sole Proprietorship ☒ Trust ☐ Corporation
☐ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe: _____

The organization described above was formed under the laws of the State of _____
The organization described above is a non-profit organization. ☐ Yes ☐ No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☑ *Additional information may be necessary.*

☐ Self ☒ Trustee of Trust ☐ Employee of Property Owner
☐ Co-owner, partner, managing member ☐ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
☐ Other, please describe: _____

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE)	COUNTY
60 Janette Dr	Janette	Moundhouse	Lyon
Purchase Price: 698000		Purchase date: 2018	

2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
016-252-05	

3. Does this appeal involve multiple parcels? Yes ☐ No ☒ *List multiple parcels on a separate, letter-sized sheet.*

If yes, enter number of parcels: ____ Multiple parcel list is attached. ☐

4. Check Property Use Type: ☑

☐ Vacant Land ☐ Mobile Home (Not on foundation) ☐ Mining Property
☒ Residential Property ☐ Commercial Property ☐ Industrial Property
☐ Multi-Family Residential Property ☐ Agricultural Property ☐ Personal Property
☐ Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed: ☑

☒ 2025-26 Secured Roll ☐ 2024-25 Unsecured Roll ☐ 2024-25 Supplemental Roll

Part E. VALUE OF PROPERTY

Property Owner: ***What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.***

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	$260,000	90,000.00 AS other
Buildings	$313,657	275,000 (AS in 2022)) PARCELS in my neighborhood
Personal Property		
Possessory Interest in real property		
Exempt Value	$0	
Total	$573,657	365,000.00

SBE 17

Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- ☒ NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- ☒ NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- ☒ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- ☐ NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- ☐ NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- ☐ NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED).

See Attached Appeal About 800 page

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H

▶ _____ Trustee

Petitioner Signature — Title

Martha Ellen Carmody — 1-10-25

Print Name of Signatory — Date

Part H. AUTHORIZATION OF AGENT *Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.*

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:			*TITLE:*		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			*EMAIL ADDRESS:*		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Authorized Agent must check each applicable statement and sign below.

☐ **I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.**

☐ **I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.**

▶ _____ _____

Authorized Agent Signature — Title

_____ _____

Print Name of Signatory — Date

☐ I hereby withdraw my appeal to the County Board of Equalization.

_____ _____

Signature of Owner or Authorized Agent/Attorney — Date

The Esly Carmona Irrevocable Trust
60 Jeanette Dr
Moundhouse Nv 89706
Nervalkiowa@gmail.com

3rd Appeal to the Lyon County Board of Equalization to correct assessment errors

Date 1-10-25

Ms. Carmona has been denied Due Process by the Lyon County Board of Equalization for two consecutive Appeals from 2022 through 2024. Ms Carmona is now appealing 2025 through 2026.

Appeals under the following sections:
1. NRS 361.357 under section (4) incorrect increase of an appellants values after filing appeal
2. NRS 361.357 under section (3) incorrect over assessed land values
3. NRS 361.356 under section (1) inequity exists throughout neighborhood land & home values
4. NRS 361.355 under section (1) overvalued land values compared to neighbor's & counties values
5. NRS 361.355 under section (2) excessive land values compared to all other county land values
6. NRS 361.765 under section (3) refunds due to assessor errors from 3 years prior
7. NRS 361.4728 under section (1) (2) ballot tax increase wording was not clear, wording was confusing, wording failed to identify continuity of additional taxes outside of caps, failed guidelines
8. NRS 361.768 under section (1) (2) over assessment of values after appeal STAY [$173000]

Evidence to be presented to Lyon County Board of Equalization:
2022-2026 Lyon County Public Assessor Online Tax Roll portions
2022-2026 Lyon County Private Assessor Non Compliant Tax Reductions by Appraisers
2022-2024 Appeals packet filed in prior appeals which were close to 500 pages
2022-2024 Appeal hearing testimony by all present

SBOE Hearing =1 Vote for Ms Carmona out of 2 denials, which clearly outlined the errors to the Deputy Assessor and the County Appraiser. Errors of inequality & on the mandatory STAY of home values after an Appeal of section NRS 361.357

I hope this appeal will allow the errors to be corrected to conform to the guidelines of the Nevada State Laws and current Statutes.

Respectfully,

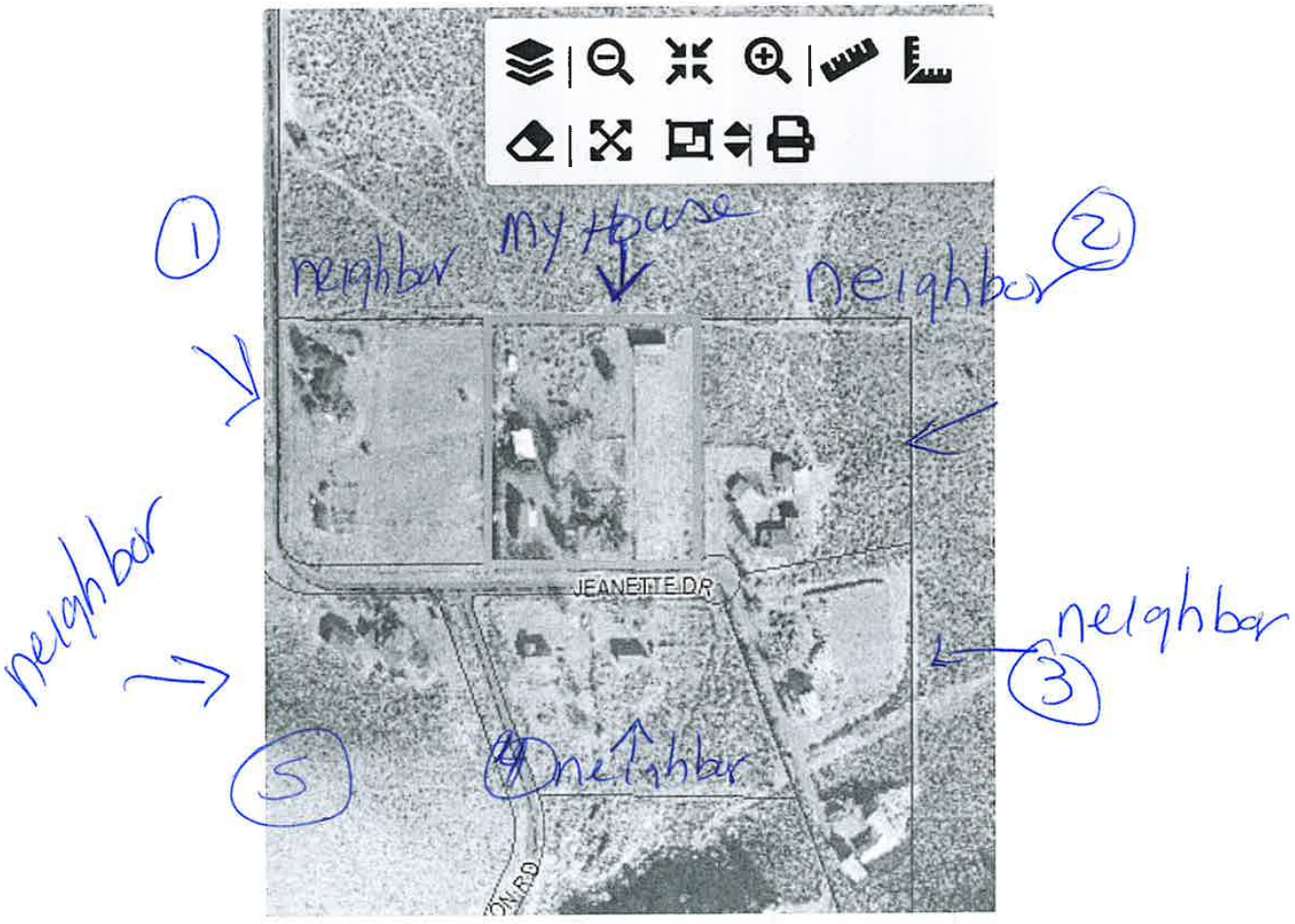
The Esly Carmona Irrevocable Trust

Esly Carmona

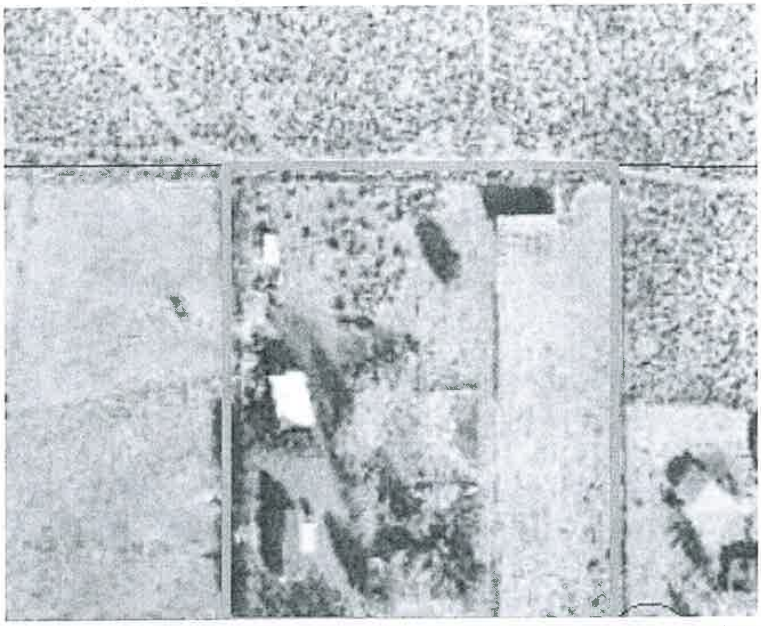
1:27 79%

Parcel Summary

Location	60 JEANETTE DR MOUND HOUSE, NV
Use Code	200: Single Family Residence
Tax District	8.7: Central Lyon Fire District
Map Parcel	PAR B
Acreage	5.0000
Plat Maps	016-25.pdf (231kb)
Map Documents	PAR51285



2:18 36%



Parcel STRAP: 01625205

39° 12' 41" N 119° 38' 49" W

Click map to navigate View in full-page map
Drag corner down to resize ↘

Me

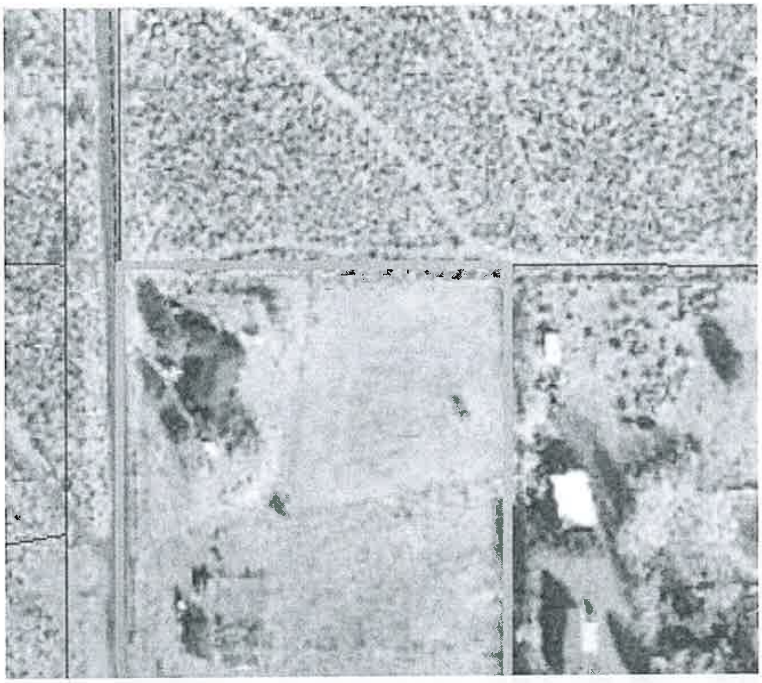
Value History

2025	2024	2023	2022
$184,096	$186,734	$177,672	$165,340
$129,561	$137,400	$126,165	$109,389
$0	$0	$0	$0
$260,000	$260,000	$260,000	$228,480
$573,657	$584,134	$563,837	$503,209
$0	$3,440	$3,340	$3,080
$200,780	$201,007	$194,003	$173,043
$0	$0	$0	$0
$0	$0	$0	$0

Document/Transfer/Sales

1:54 • 36%

.lyon-county.org



Parcel STRAP: 01625206

39° 12' 42" N 119° 38' 55" W

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Drag corner down to resize ↘

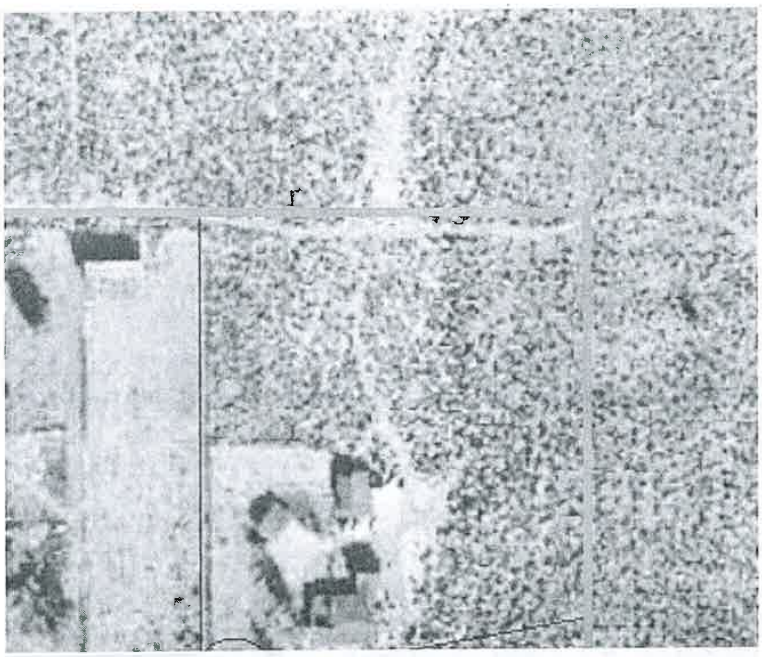
N # 2

Value History

2025	2024	2023	2022
$126,527	$130,015	$128,375	$121,859
$25,543	$27,005	$24,575	$22,234
$0	$0	$0	$0
$260,000	$260,000	$260,000	$228,480
$412,070	$417,020	$412,950	$372,573
$0	$0	$0	$0
$144,224	$145,957	$144,532	$130,401
$0	$0	$0	$0

2:19 37%

.lyon-county.org



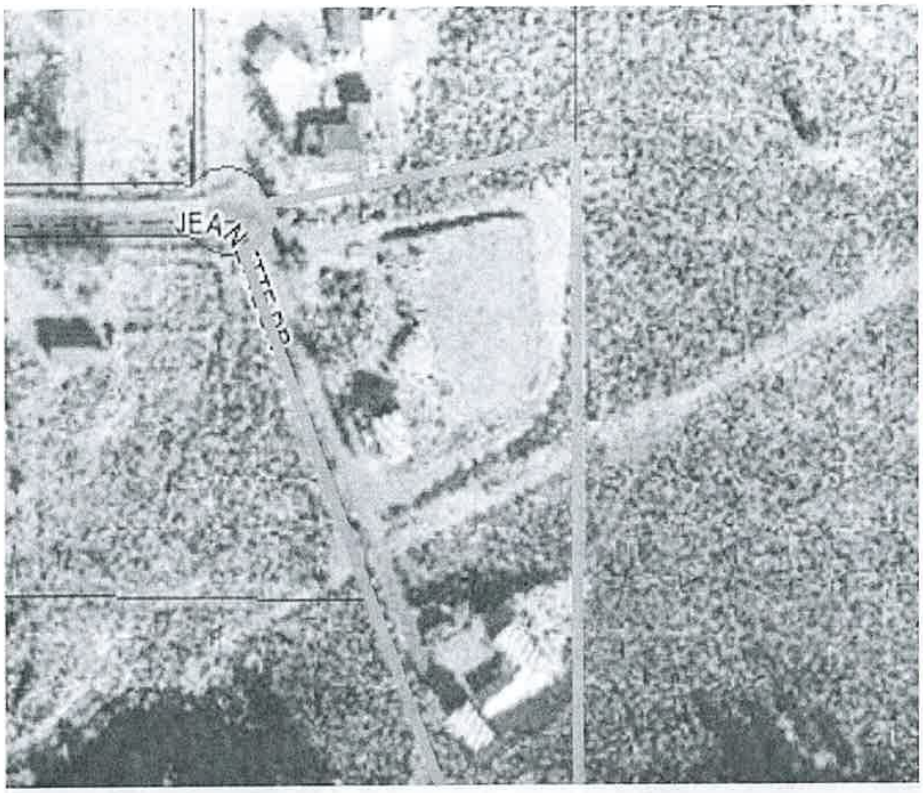
Parcel STRAP: 01615136

Click map to navigate View in full-page map
Drag corner down to resize ↘

N
#2

Value History

2025	2024	2023	2022
$111,635	$113,646	$108,364	$103,222
$88,689	$95,420	$87,226	$58,793
$0	$0	$0	$0
$260,000	$260,000	$260,000	$228,480
$460,324	$469,066	$455,590	$390,495
$0	$0	$0	$0
$161,113	$164,173	$159,456	$136,673
$0	$0	$18,341	$0
$0	$0	$0	$0



Parcel STRAP: 01625203

Click map to navigate View in full-page map
Drag corner down to resize ↘

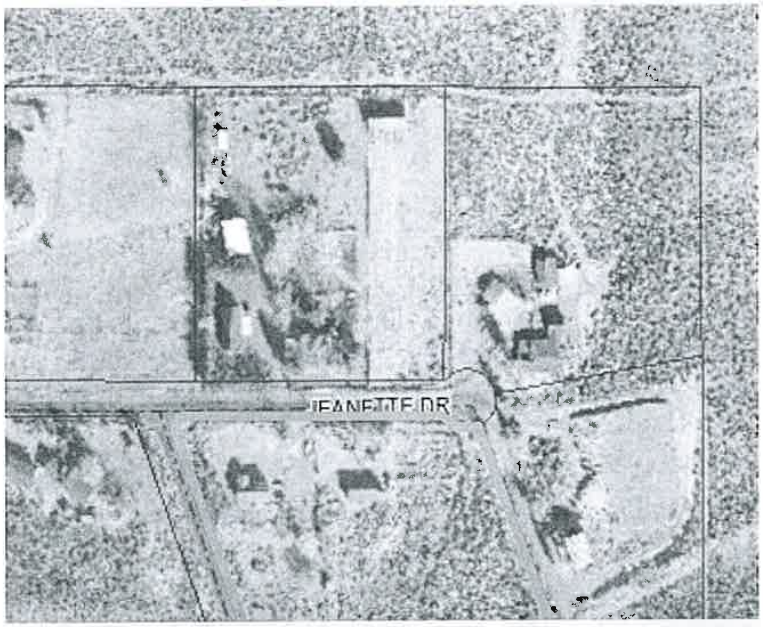
N
#
3

Value History

2025	2024	2023	2022
$169,510	$170,681	$161,219	$149,936
$101,191	$105,682	$96,339	$83,852
$0	$0	$0	$0
$260,000	$260,000	$260,000	$200,000
$530,701	$536,363	$517,558	$433,788
$0	$0	$0	$0
$185,745	$187,727	$181,145	$151,826
$0	$0	$0	$0
$0	$0	$0	$0

1:24 80%

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Parcel STRAP: 01625202

Click map to navigate View in full-page map
Drag corner down to resize ↘

N

#4

Value History

2025	2024	2023	2022
$110,231	$112,391	$107,301	$98,534
$52,741	$56,484	$51,346	$45,302
$0	$0	$0	$0
$260,000	$260,000	$260,000	$228,480
$422,972	$428,875	$418,647	$372,316
$0	$0	$0	$0
$148,040	$150,106	$146,526	$130,311
$0	$0	$0	$0
$0	$0	$0	$0

2:21 38%



Parcel STRAP: 01625112

Click map to navigate View in full-page map
Drag corner down to resize ↘

Value History

2025	2024	2023	2022
$112,842	$115,479	$105,441	$102,195
$91,481	$94,180	$76,315	$58,893
$0	$0	$0	$0
$260,000	$260,000	$260,000	$251,300
$464,323	$469,659	$441,756	$412,388
$0	$0	$0	$0
$162,513	$164,381	$154,615	$144,336
$0	$17,067	$7,652	$0
$0	$0	$0	$0

Document/Transfer/Sales

#5

DISTRICT	APN	PARCEL SIZE	SALE DATE	LAND USE CODE	$ / SF	SALE PRICE	ASSESSED VALUE	FACTORED ASS. VALUE
51 Jeanette	016-251-12	7.52	6/30/2023	200		685,000	158,407	158,407

Lyon County Valuation Sale Comp

Neighbor # 5

LYON COUNTY APPRAISAL RECORD

APN: **016-252-05** | **2025** | PAGE 1 of 3 | **ACTIVE** | Roll YR | Code | %Comp

Situs 60 JEANETTE DR MOUND HOUSE | Database PROD | NBHD 16-25 | Appr kw | Exemption AV|Exemption

Owner CARMONA, ESLY TRS | Printed 1/7/2025 | 16-25 -MH Res #12

60 JEANETTE DR MOUNDHOUSE, NV 89706-0000 | Tax District 8.7

Property Name RESIDENCE

Reopen | Reappraisal | OBSO ☐ Change ☐ No Change | NewLand | Initials/Date

Valuation History

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed
2024 FV	260,000		324,134		584,134	204,447
2023 FV	260,000		303,837		563,837	197,343
2022 FV	228,480		274,729		503,209	176,123
2021 FV	142,800		273,991		416,791	145,877
2020 FV	142,800		273,026		415,826	145,539

Parcel Value Summary

Primary Valuation	STANDARD
Land Value	260,000
Building Value	184,096
XFOB Value	129,561
Obsolescence	0
Personal Prop Val	
Taxable Value	573,657
Total Exemption	

Parcel Total | New Const | New Land | Pr Yr Ovr | ☐ NC ☐ C | ☐ New Sketch

Building Data

1-1	Code	Description
Type	RES	RESIDENTIAL
Occ	01	Single Family Reside
Stry/Frm	01	SINGLE STORY
Quality	R3.5	Average-Good
Year Built	1987	
WAY	1988	
Remodel Yr		
% Comp	100	%DPR 55.5

Adjustments & Modifiers	
BUILDING LEVEL	
Rate Adj	
Lump Sum	
PARCEL LEVEL	
Lump Sum	0
%Obso	

Name	Code/Units	Description	%
YAREA	1,865	GLA2 Area	100
YCODE	2	TWO STORY	100
ROOF	0208	Composition Shingle	100
EW	0101	Frame, Hardboard Sheets	100
HEAT	0309	Forced Air Furnace	100
0502	1	Automatic Appliance Allowanc	100
0601	10	Plumbing Fixtures -#	100
0602	1	Plumbing Fixtures Rough-ins	100

Name	Code/Units	Description	%
SBFL	0622	Raised Subfloor (%)	74
SBFL	0621	Slab on Grade (%)	26
0402	1	Automatic Floor Cover A	100
0641	1	Single 1-Story Fireplac	100
0701	552	Attached Garage	100
0904	16	Slab Porch with Roof (S	100
1007	16	Wood Balcony (SF) Wood	100
BED	3	Bedrooms	100

Sub Area

Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN
GLA	GROSS LIVING ARE			799	155.29	124,078
GLA2	GROSS LIVING ARE			1,865	155.29	289,620

Gross Bldg Area 2,664 | Perimeter | Sub Area RCN 413,698

Extra Features

#	Code	Description	QC	BLDG #	Units	$/Unit	Multi-plier	Yr Built	Roll Year	% Comp	RCN	DRC	Override Value	Notes
1	WSP	WELL SEPTIC PRES		-	1	16501	1	1987	0	100	16,501	7,095		
2	RFCOMP	ROOF WITH COMP S	2	-	175	20.02	1	1988	0	100	3,504	1,559		
3	DECK2	DECK 1=SOFT 2=RE	2	-	175	25.62	1	1988	0	100	4,483	1,995		
4	GPBARN2	GENERAL PURPOSE	2	-	2,160	29.13	1	1990	0	100	62,917	29,886		
5	GPBLDG2	GENERAL PURPOSE	2	-	2,160	19.25	1	1986	0	100	41,590	17,260		SHOP
6	CORRAL	CORRALS WOOD LOW	3	-	2,770	14.42	1	1988	0	100	39,956	17,780		
7	CONC F	CONCRETE "FAIR"		-	1	4786	1	1998	0	100	4,786	2,848		
8	GARSID3	DETACHED GARAGE	3	-	1,500	41.49	1	1998	0	100	62,235	37,030		
9	BNK3/43	BUNKHOUSES 3/4 C	3	-	600	39.52	1	1998	0	100	23,712	14,108		

Building Notes

1988 wt yr
Updated yr act per ADS notes and records

Building Cost Summary

Building RCN	413,698
Depreciation	229,602
Building Adj	
Building DRC	184,096
Extra Feature DRC	
Total DRC	184,096
Override Value	

Building Name: RESIDENCE

Land Value: 1 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-$	Adj 2	%-$	Taxable Land	Note
200	Single Family Residence	RR3	1.000	AC	260,000.00					260,000	

Land Data

Land Size-Sf	217,800
Acre Size	5.000
DOR Code	200
Deferment	
CAGC	

Property Charactistics

Water	Well
Sewer	Septic
Street	
SPC	

SBE 28

s information is for use by the LYON COUNTY Assessor for assessment purposes only.

4013

LYON COUNTY APPRAISAL RECORD

APN: **016-252-05** | **2025** | PAGE 2 of 3 | **ACTIVE** | Roll YR | Code | %Comp

Situs 60 JEANETTE DR MOUND HOUSE | Database PROD | NBHD 16-25 | Appr kw | Exemption AV|Exemption

Owner CARMONA, ESLY TRS | Printed 1/7/2025 | 16-25 -MH Res #12

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Parcel Value Summary

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Personal Prop Val	
Taxable Value	573,657
Total Exemption	

Parcel Total | New Const | New Land | Pr Yr Ovr

☐ NC ☐ C ☐ New Sketch

Building Data

1-1	Code	Description	Adjustments & Modifiers	Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	RES	RESIDENTIAL	BUILDING LEVEL	BTHF	2	Bath-Full	100				
Occ	01	Single Family Reside	Rate Adj								
Stry/Frm	01	SINGLE STORY	Lump Sum								
Quality	R3.5	Average-Good									
Year Built	1987		PARCEL LEVEL								
WAY	1988		Lump Sum 0								
Remodel Yr			%Obso								
% Comp	100	%DPR 55.5									

Sub Area

Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN
GLA	GROSS LIVING ARE			799	155.29	124,078
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Gross Bldg Area 2,664 | Perimeter | Sub Area RCN 413,698

Extra Features

#	Code	Description	QC	BLDG #	Units	$/Unit	Multi-plier	Yr Built	Roll Year	% Comp	RCN	DRC	Override Value	Notes

Building Notes

1988 wt yr
Updated yr act per ADS notes and records

Building Cost Summary

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Depreciation	229,602
Building Adj	
Building DRC	184,096
Extra Feature DRC	
Total DRC	184,096
Override Value	

Building Name

RESIDENCE

Land Value: 1 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-$	Adj 2	%-$	Taxable Land	Note
200	Single Family Residence	RR3	1.000	AC	260,000.00					260,000	

Land Data

Land Size-Sf	217,800	Water	Well
Acre Size	5.000	Sewer	Septic
DOR Code	200	Street	
Deferment		SPC	
CAGC			

Property Charactistics

SBE 29

27

This information is for use by the LYON COUNTY Assessor for assessment purposes only.

LYON COUNTY APPRAISAL RECORD

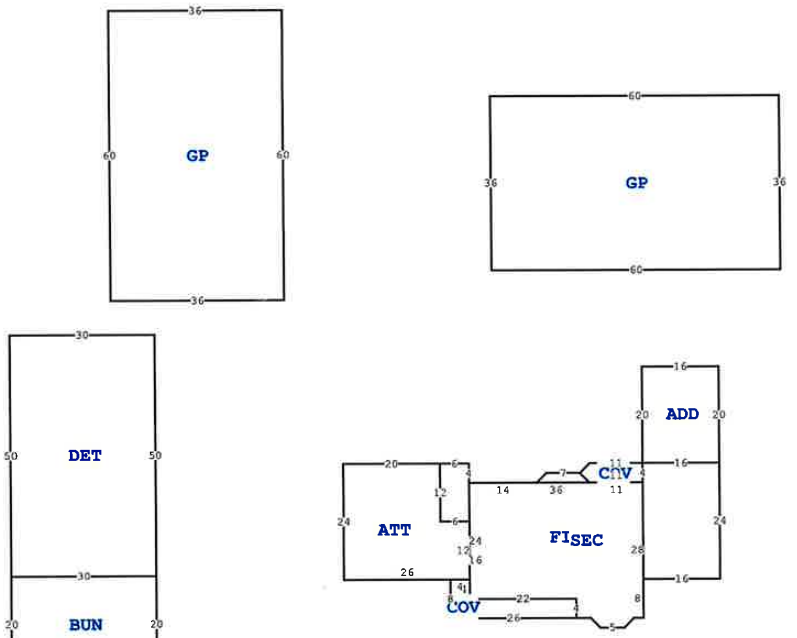
APN: **016-252-05**

Owner CARMONA, ESLY TRS

Keyline Description 32-16-21 FRNE4

NBHD 16-25 16-25 -MH Res #12

Appr kw



Activity Information

Date	User ID	Activity Notes
12/5/2022	lsencion	Card Returned - Ownership
10/22/2021	MAILING	Card Sent for Ownership/Rental Verification
9/11/2019	KVEIL	UPDATE DATE
4/16/2018	CONVERSION	Card Returned - Ownership
3/23/2018	CONVERSION	Card Sent for Ownership/Rental Verification

Sales/Transfer Information

Grantor	Doc #	Date	LUC	Price	Verif
CARMONA, MARTHA	640742	7/8/2021	200	0	
CARMONA, MARTHA	639477	6/21/2021	200	0	
STEVENS, NORVIL & PAULA	576247	2/7/2018		698,000	VSQ
	433377	10/17/2008		0	
	51285	1/21/1980		0	MAP

Permit Information

Date	Permit	Description	Amount	Status	% Comp

Occupancies

Code	Class	Quality	Story Height	Pct
01 | Single Family Re	01 | SINGLE STORY	R3.5 | Average-Good	From SE	100.00

SBE 30

is information is for use by the LYON COUNTY Assessor for assessment purposes only.

Sales Information

INEQUITY
AS Confirmed
By STATE BOARD
ON 9-9-24

Lyon County Board of Equalization
Improved Sales Comparison

Date: **2/22/2024**

Tax Year: **2024/25**

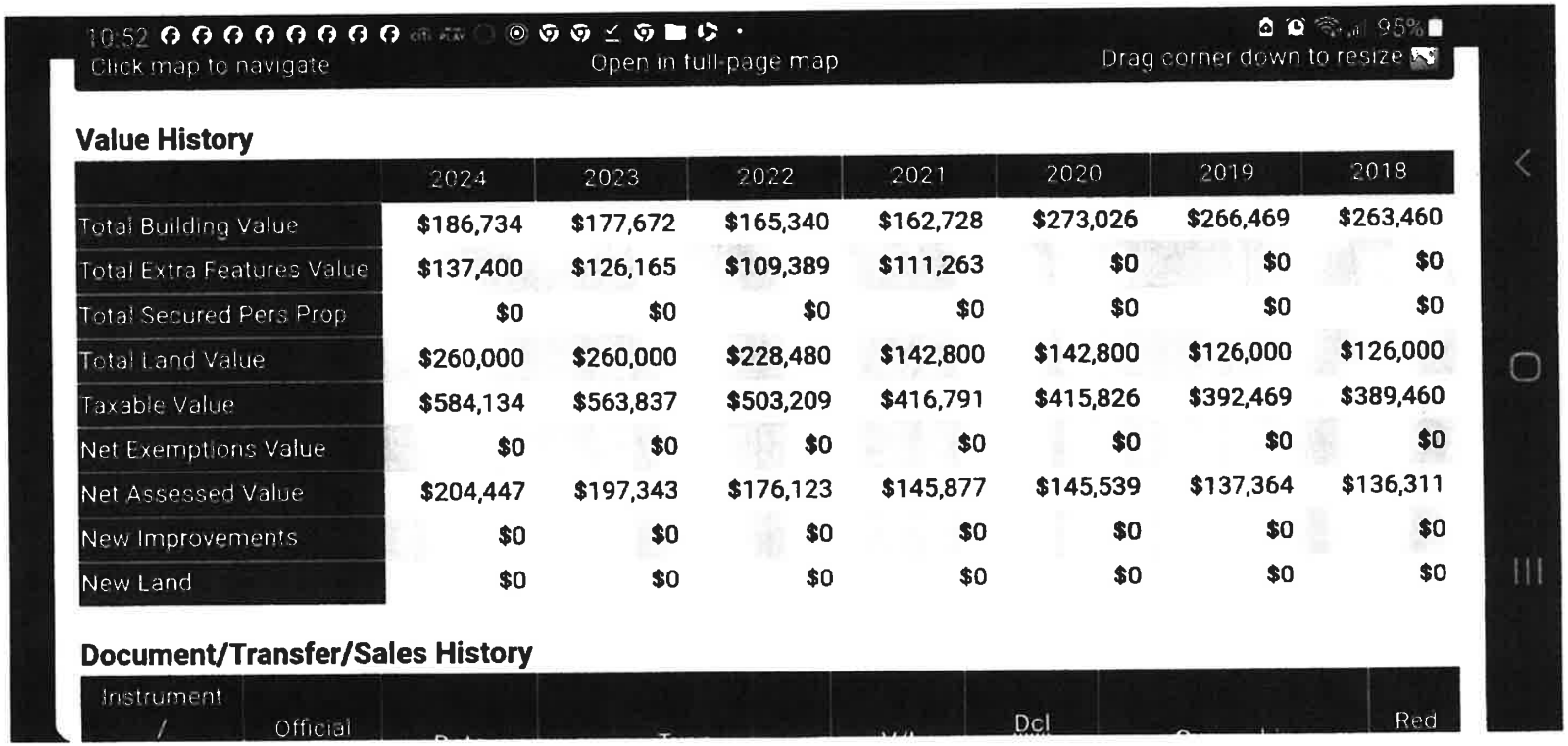
Subject Property

	APN	Address	Land Size	Taxable Land	Taxable Improv.		Total Taxable Value		Yr Blt	Size S.F.	Class	Price /SF	Att Gar	Det Gar
S	16-252-05	60 Jeanette Dr- 4bd/2.5ba Det Gar- 1500sf & 600sf Bunk Shop/ GP 2160sf GP Barn on dirt 2160sf	5	260,000	324,134		$ 584,134		1988	2,664	3.50	$219	552	3,516

	Comparable Properties -		Land Size	Taxable Land	Taxable Improv.	Taxable Value	Sale Price	Sale Date	Yr Blt	Size S.F.	Class	Price/ sf	Att Gar	Det Gar
1	16-251-12	51 JEANETTE DR- 4bd/2.5ba	7.52	260,000	192,592	452,592	$ 685,000	6/30/2023	1981	2,848	2.00	$ 241	0	D- 2,360
2	16-251-26	4 PARK DR- 3bd/2ba	2.11	260,000	79,980	339,980	$ 585,000	5/25/2022	1973	2,137	2.50	$ 274	484	
3	19-064-01	11 Jeanette Dr- 4bd/ 3ba	1.00	281,000	183,207	464,207	$ 575,000	8/15/2022	1990	2,257	2.50	$ 255	528	
4	19-065-06	12 Martin St- 3bd/2ba; DetGar bunk 2bd/1.5ba	1.11	281,000	210,885	491,885	$ 635,000	5/31/2023	1984	1,708	2.50	$ 239	0	D- 1260 w/bunk 946

Sales Comparison	Subject		Comp #1 51 Jeanette Dr		Comp #2 4 Park Dr		Comp #3 11 Jeanette		Comp #4 12 Martin	
Sales Price			$685,000		$585,000		$575,000		$635,000	
land sz	5ac		7.52ac	Adjustment	2.11 ac	Adjustment	1	Adjustment	1.11 ac	Adjustment
GLA	2,664 sf		2,848 sf		2,137 sf		2,120 sf		1,708 sf	
Yr Blt	1988		1981		1973		1990		1984	
Bd/Ba	4bd/2.5ba		4bd/2.5ba		3bd/2ba		4bd/ 3ba		3bd/2ba	
Att Gar	552		None	$ 10,921	484		528		None	$ 10,921
1988-Det Gar	1500 sf +bunk 600		1800sf =						1260 sf + 946sf	
w/ bunkhs	sf	52,863	addtn 560	$ (2,078)	None	$ 52,863	None	$ 52,863	Aparmt	$ (4,725)
1986-Shop	2160 sf	18,738	None	$ 18,738	None	$ 18,738	None	$ 18,738	None	$ 18,738
1990-Barn	2160 sf	32,220	None	$ 32,220	None	$ 32,220	None	$ 32,220	None	$ 32,220
Net Adj				$ 59,801		$ 103,821		$ 103,821	$ -	$ 57,154
Adj Sale Price				$744,801		$ 688,821		$ 678,821		$ 692,154

* Adjustments based on Assessor's deprec cost, if Comps had identical Extra outbuildings



10:52 95%

Click map to navigate | Open in full-page map | Drag corner down to resize

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$186,734	$177,672	$165,340	$162,728	$273,026	$266,469	$263,460
Total Extra Features Value	$137,400	$126,165	$109,389	$111,263	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$260,000	$260,000	$228,480	$142,800	$142,800	$126,000	$126,000
Taxable Value	$584,134	$563,837	$503,209	$416,791	$415,826	$392,469	$389,460
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$204,447	$197,343	$176,123	$145,877	$145,539	$137,364	$136,311
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument /	Official				Dcl		Red

4.018

LYON COUNTY APPRAISAL RECORD

APN: **016-252-05** | **2024** | PAGE 2 of 3 | ACTIVE | Roll YR | Code | %Comp

Situs 60 JEANETTE DR MOUND HOUSE | Database PROD | NBHD 16-25 | Appr kw | Exemption AV|Exemption | Reopen

Owner CARMONA, ESLY TRS | Printed 1/23/2024 | 16-25 -MH Res #12 | 3,440 VETERAN | Reappraisal

60 JEANETTE DR MOUNDHOUSE, NV 89706-0000 | Tax District 8.7 | OBSO

Property Name RESIDENCE | ☐ Change ☐ No Change

Valuation History

Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed
2023 FV	260,000		303,837		563,837	197,343
2022 FV	228,480		274,729		503,209	176,123
2021 FV	142,800		273,991		416,791	145,877
2020 FV	142,800		273,026		415,826	145,539
2019 FV	126,000		266,469		392,469	137,364

Parcel Value Summary

Primary Valuation	STANDARD
Land Value	260,000
Building Value	186,734
XFOB Value	137,400
Obsolescence	0
Personal Prop Val	
Taxable Value	584,134
Total Exemption	3,440

NewLand | Initials/Date | Parcel Total | New Const | New Land | Pr Yr Ovr | ☐ NC ☐ C | ☐ New Sketch

Building Data

1-1	Code	Description
Type	RES	RESIDENTIAL
Occ	01	Single Family Reside
Stry/Frm	01	SINGLE STORY
Quality	R3.5	Average-Good
Year Built	1987	
WAY	1988	
Remodel Yr		
% Comp	100	%DPR 54.0

Adjustments & Modifiers	
BUILDING LEVEL	
Rate Adj	
Lump Sum	
PARCEL LEVEL	
Lump Sum	0
%Obso	

Name	Code/Units	Description	%
BTHF	2	Bath-Full	100

Name	Code/Units	Description	%

Sub Area

Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN
GLA	GROSS LIVING ARE			799	152.38	121,752
GLA2	GROSS LIVING ARE			1,865	152.38	284,191

Gross Bldg Area 2,664 Perimeter Sub Area RCN 405,943

Extra Features

#	Code	Description	QC	BLDG #	Units	$/Unit	Multi-plier	Yr Built	Roll Year	% Comp	RCN	DRC	Override Value	Notes

Building Notes

1988 wt yr
Updated yr act per ADS notes and records

Building Cost Summary

Building RCN	405,943
Depreciation	219,209
Building Adj	
Building DRC	186,734
Extra Feature DRC	
Total DRC	186,734
Override Value	

Building Name

RESIDENCE

Land Value: 1 Lines Total

Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-A	Adj 2	%-B	Taxable Land	Note
200	Single Family Residence	RR3	1.000	AC	260,000.00					260,000	

Land Data

Land Size-Sf	217,800
Acre Size	5.000
DOR Code	200
Deferment	
CAGC	

Property Charactistics

Water	Well
Sewer	Septic
Street	
SPC	

This information is for use by the LYON COUNTY Assessor for assessment purposes only.

SBE 36

SBE 34

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4:019

LYON COUNTY APPRAISAL RECORD

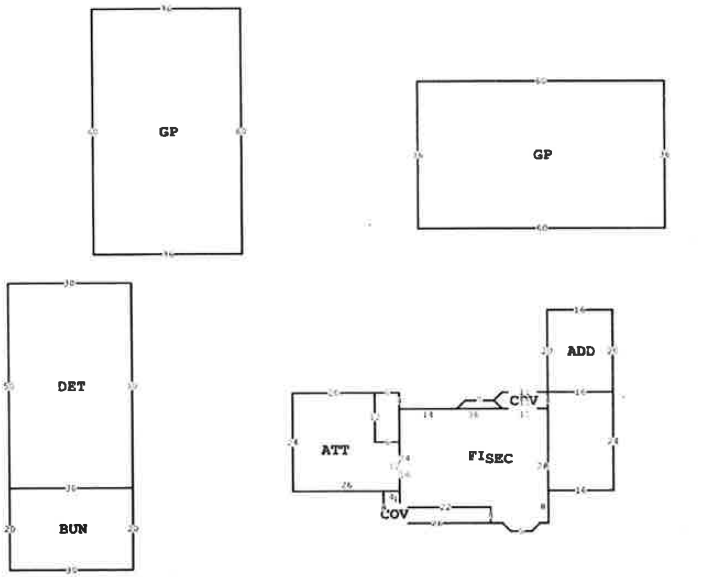
APN: **016-252-05**

Owner CARMONA, ESLY TRS

NBHD 16-25 16-25 -MH Res $12

Appr kw

Keyline Description 32-16-21 FRNE4



Activity Information

Date	User ID	Activity Notes
12/5/2022	lsencion	Card Returned - Ownership
10/22/2021	MAILING	Card Sent for Ownership/Rental Verification
9/11/2019	KVEIL	UPDATE DATE
4/16/2018	CONVERSION	Card Returned - Ownership
3/23/2018	CONVERSION	Card Sent for Ownership/Rental Verification

Sales/Transfer Information

Grantor	Doc #	Date	LUC	Price	Verif
CARMONA, MARTHA	640742	7/8/2021	200	0	
CARMONA, MARTHA	639477	6/21/2021	200	0	
STEVENS, NORVIL & PAULA	576247	2/7/2018		698,000	VSQ
	433377	10/17/2008		0	
	51285	1/21/1980		0	MAP

Permit Information

Date	Permit	Description	Amount	Status	% Comp

Occupancies

Code	Class	Quality	Story Height	Pct
01 | Single Family Re	01 | SINGLE STORY	R3.5 | Average-Good	From SE	100.00

This information is for use by the LYON COUNTY Assessor for assessment purposes only.

SBE 37

SBE 35

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GSA-Real Estate | LYON COUNTY 2024/2025 | MAKE READONLYPROD kwilson

016-252-05 | CARMONA, ESLY TRS | Status A | ACTIVE | Nhbd 16-25 | 16-25 -MH RES #12 | KW | Situs Address 1 60 JEANETTE DR MOUND HOUSE, NV

Property Use 200 | SINGLE FAMILY RESIDEN | Confidential ☐ | Exemption LC 2023 Active | Inspector kw

General | Valuation | Land 1 | Buildings 1 | Extra Features 9 | Notes and Data | Exemptions 2 | Sales 8 | Inspections 0 | Permits 0 | Taxes

# - Sec	Code	Style	Class	Quality	% Comp	Act Year	Eff Year	Eff Area	Heated Area	Adj Rate	RCN Val	Dpr Val	Val/SF	Name
1 - 1	RES - RESIDENTIAL	01	01	R3.5	100	1987	1988	2,664	2,664		$405,943	$186,734	$70.10	RESIDENCE
								2,664	2,664		$405,943	$186,734		

Details | Sketch | Data | Photos 1 | M&S Calculation | Log

Details

ID 5507 | audit log | copy

Num - Sec	1 - 1	Name	RESIDENCE
Code	RES | RESIDENTIAL		
Style	01 | SINGLE FAMILY RESIDENCE		
Status	A | ACTIVE	Conservation	
Class	01 | SINGLE STORY	Actual Year	1987
Quality	R3.5 | AVERAGE-GOOD	Weighted Year	1988
Valuation	MARSHALL & SWIFT COST	Remodel Year	
% Low Cap	100	Cap Year	2004
% Complete	100	Do Not Use	0
Rate Adj		Do Not Use	0
Do Not Use	0	Do No Use	0
Note	1988 WT YR UPDATED YR_ACT PER ADS NOTES AND RECORDS		
Template	☐	Template NH's	
Ovr Res Units	0		

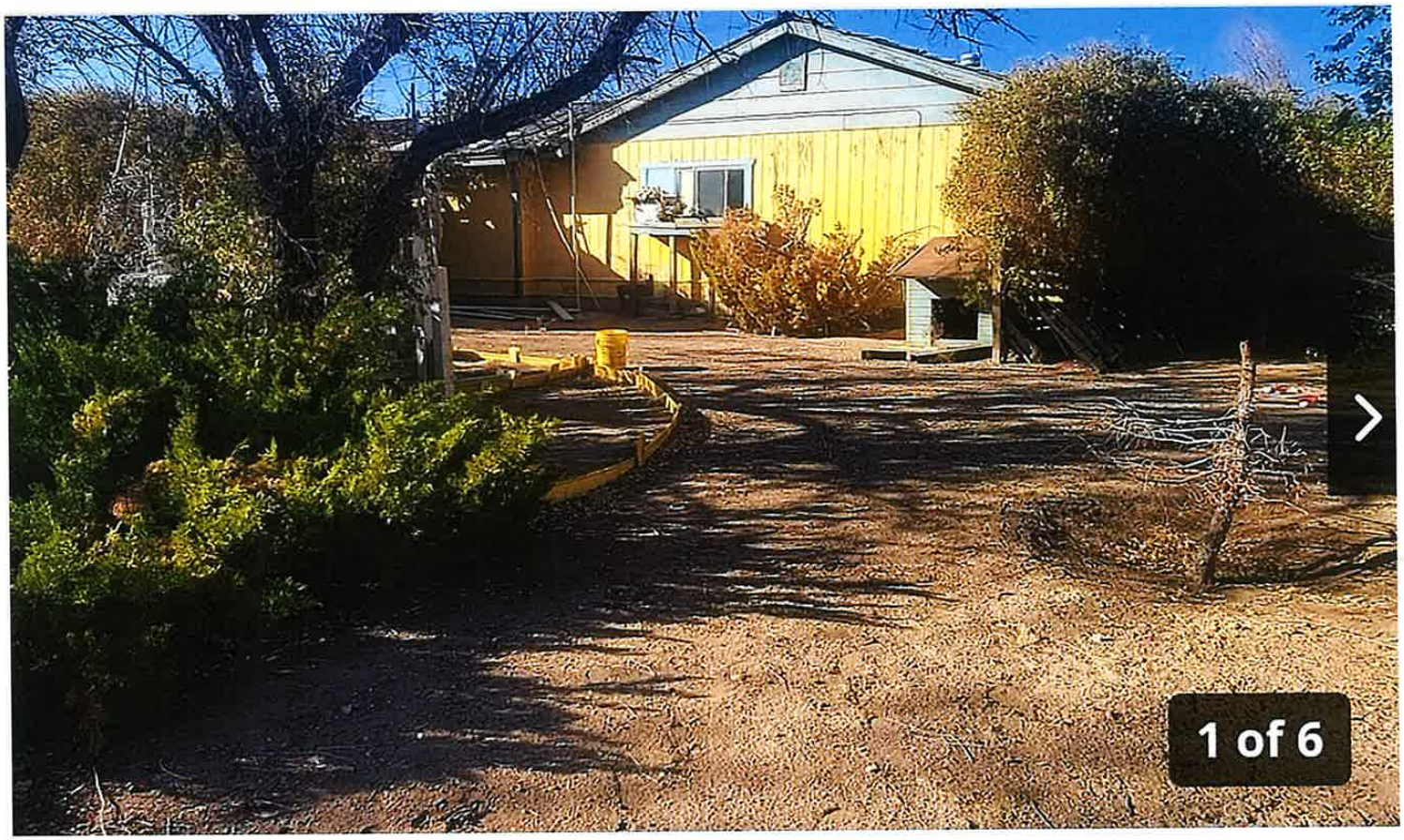
Structural Elements

Name		Code/Units	Pts	Pct	Pts Adj
YAREA	GLA2 Area	1865		100	0
YCODE	GLA2 Code	2 | TWO STORY		100	0
ROOF	ROOF	0208 | COMPOSITION SHINGLE		100	0
EW	EXT WALL	0101 | FRAME, HARDBOARD SHEETS		100	0
HEAT	HEAT	0309 | FORCED AIR FURNACE		100	0
0502	Automatic Appliance Allowance	1		100	0
0601	Plumbing Fixtures -#	10		100	0
0602	Plumbing Fixtures Rough-ins -#	1		100	0
SBFL	SubFloor (RES)	0622 | RAISED SUBFLOOR (%)		74	0
SBFL	SubFloor (RES)	0621 | SLAB ON GRADE (%)		26	0
0402	Automatic Floor Cover Allowance	1		100	0
0641	Single 1-Story Fireplace - #	1		100	0
0701	Attached Garage	552		100	0
0904	Slab Porch with Roof (SF)	16		100	0
1007	Wood Balcony (SF) Wood Rails,Unfinished Soffit	16		100	0
BED	Bedrooms	4		100	0
BTHF	Bath-Full	2.5		100	0

SBE 40 7

SBE 36

Sales Comps



3 bd | 3 ba | 1,781 sqft

3 Jeanette Dr, Carson City, NV 89706

Sold

: $297,000 | Sold on 03/24/23 | Zestimate®:

$ 166 a foot

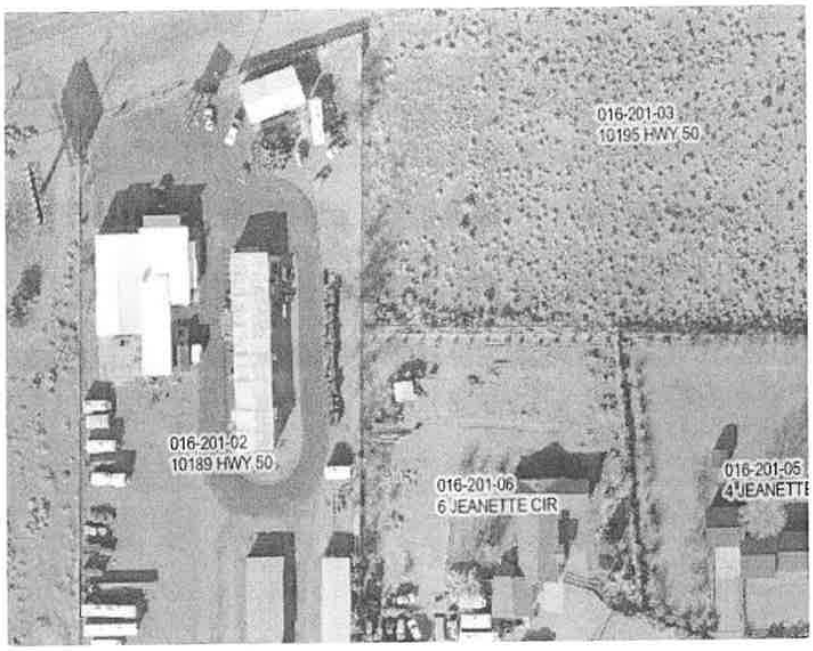
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Lyon County
Nevada

Parcel 019-061-08

Owners

THOMAS, DAVID D
3 JEANETTE DR
MOUND HOUSE, NV 89706



Parcel Summary

Location	3 JEANETTE DR MOUND HOUSE, NV
Use Code	200: Single Family Residence
Tax District	8.7: Central Lyon Fire District
Acreage	1.0000
Block/Lot	1/2
Subdivision	SIERRA VIEW EST
Plat Maps	019-06.pdf (447kb)

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$67,419	$64,987	$61,460	$61,127	$76,800	$75,606	$74,949
Total Extra Features Value	$20,227	$18,432	$16,614	$16,749	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$281,000	$281,486	$281,486	$112,595	$112,600	$80,429	$80,429
Taxable Value	$368,646	$364,905	$359,560	$190,471	$189,400	$156,034	$155,377
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$129,026	$127,717	$125,846	$66,665	$66,290	$54,612	$54,382
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership	Red Flag
GBS 668048	668048	2023-03-24	GRANT BARGAIN SALE DEED	Improved	$0	Grantee: THOMAS, DAVID D	
EXD 668047	668047	2023-03-24	EXECUTORS/ADMINISTRATORS DEED	Improved	$297,000	Grantor: KELLER, WILLIAM J Grantee: THOMAS, DAVID D	
ORD 668046	668046	2023-03-24	ORDER	Improved	$0	Grantee: KELLER, WILLIAM J	

SBE 38 61

Instrument # / Official Record	Official Record	Date	Type	V/I	DOR Value	Ownership	Redi Flag
AFF 663394	663394	2022-10-19	AFFIDAVIT OF DEATH	Improved	$0	Grantee: KELLER, CARLOTINA MARCES	
GBS 49128	49128	1979-10-19	GRANT BARGAIN SALE DEED	Vacant	$0		
DEE 44970	44970	1979-04-19	DEED	Vacant	$0		
DEE 43868	43868	1979-02-28	DEED	Vacant	$0		
DEE 36581	36581	1978-03-30	DEED	Vacant	$0		
RRD 36316	36316	1978-03-10	RE-RECORDED DOCUMENT	Vacant	$0		

Buildings

Building # 1, Section # 1, RESIDENCE, Single Family Residence

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	1298	$207,442	1979	1979	0.00%	67.50%	32.50%	$67,419

Structural Elements

Type	Description	Code	Details
ROOF	ROOF	0219	Wood Shake
EW	EXT WALL	0101	Frame, Hardboard Sheets
EW	EXT WALL	0133	Veneer, Masonry
HEAT	HEAT	0309	Forced Air Furnace
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	8.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
0402	Automatic Floor Cover Allowance	1.00	
0641	Single 1-Story Fireplace - #	1.00	
0701	Attached Garage	483.00	
0904	Slab Porch with Roof (SF)	18.00	
BED	Bedrooms	3.00	
BTHF	Bath-Full	2.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
GLA	1,298	100%	1,298

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
SH T23	SHEDS TYPE 2 1=DIRT 2,3=CONCRETE 1/23			272.00	$26	1988	$7,046	46%	$3,241	$3,241	
CONCCS	COMP SHINGLE ROOF OVER CONCRETE 1/23			344.00	$28	1988	$9,687	46%	$4,456	$4,456	
FNC A	FENCE "AVERAGE" 500' 1/23			1.00	$16,624	1979	$16,624	33%	$5,403	$5,403	
CONCLF	CONCRETE "LOW-FAIR" 420SF 1/23			1.00	$3,103	1979	$3,103	33%	$1,008	$1,008	
ASPH2	ASPHALT "FAIR" AND "GOOD" 1/23			408.00	$4	1979	$1,568	33%	$510	$510	
WSP	WELL SEPTIC PRESSURE SYSTEM 1/23			1.00	$17,257	1979	$17,257	33%	$5,609	$5,609	

*RCNLD: Replacement Cost New, Less Depreciation

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Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
200	Single Family Residence	RR3			1.00	AC	1.00	43,560	1.00	$281,000	

Personal Property

None

Disclaimer

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4 bd | 2 ba | 1,800 sqft

11 Yhvona Dr, Carson City, NV 89706

● **Sold**

: $345,000 | Sold on 10/13/23 | Zestimate®:

$191 PER A FOOT

SBE 41

4.025



5 bd | 3 ba | 2,744 sqft

7 Jeanette Dr, Carson City, NV 89706

● **Off market**

SOLD # $449,000.00 $163.62 A FOOT

Lyon County
Nevada

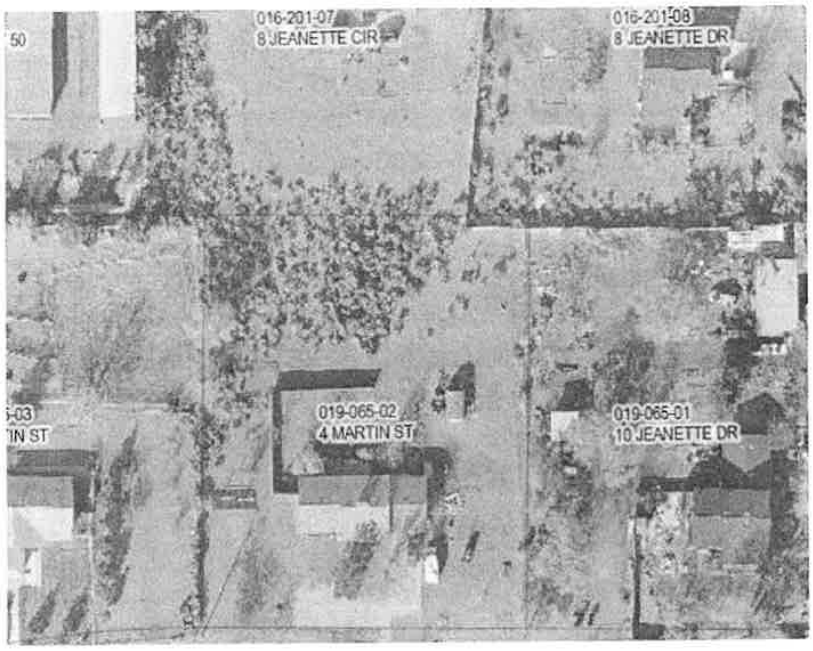
Parcel 019-064-03

Owners

HUNTER, CAMMY L
P O BOX 2006
STATELINE, NV 89449-0000

Parcel Summary

Location	7 JEANETTE DR MOUND HOUSE, NV
Use Code	200: Single Family Residence
Tax District	8.7: Central Lyon Fire District
Acreage	1.0000
Block/Lot	4/3
Subdivision	SIERRA VIEW EST
Plat Maps	019-06.pdf (447kb)



Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$99,417	$96,033	$86,412	$86,096	$95,929	$94,686	$92,020
Total Extra Features Value	$8,438	$7,613	$7,220	$7,335	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$281,000	$281,486	$281,486	$112,595	$112,600	$80,429	$80,429
Taxable Value	$388,855	$385,132	$375,118	$206,026	$208,529	$175,114	$172,449
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$136,099	$134,796	$131,291	$72,109	$72,985	$61,290	$60,357
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership	Red Flag
GBS 582881	582881	2018-06-22	GRANT BARGAIN SALE DEED	Improved	$449,000	Grantor: TENBRINK, KYLE & LISA N Grantee: HUNTER, CAMMY L	
GBS 548224	548224	2016-03-21	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: TENBRINK, KYLE & LISA N	
GBS 532313	532313	2014-11-21	GRANT BARGAIN SALE DEED	Improved	$220,000	Grantor: FEDERAL HOME LOAN MORTGAGE CORP Grantee: TENBRINK, KYLE	

SBE 43

Instrument / Official Record	Official Record	Date	Type	V/I	Del Value	Ownership	Real Flag
TRD 518487	518487	2014-02-24	TRUSTEES DEED	Improved	$226,279	Grantor: HUCKABAY, RONALD J & DEBRA G Grantee: FEDERAL HOME LOAN MORTGAGE CORP	
GBS 362633	362633	2005-09-19	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: HUCKABAY, RONALD J & DEBRA G	
GBS 362631	362631	2005-09-19	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: HUCKABAY, RONALD J	
GBS 355285	355285	2005-06-22	GRANT BARGAIN SALE DEED	Improved	$389,250	Grantor: BOGA, PAUL ANTHONY ET AL Grantee: HUCKABAY, RONALD J & DEBRA G	
GBS 322206	322206	2004-05-27	GRANT BARGAIN SALE DEED	Improved	$305,000	Grantor: COX, LE ROY J & LOIS M Grantee: BOGA, PAUL ANTHONY ET AL	
RRD 36316	36316	1978-03-10	RE-RECORDED DOCUMENT	Vacant	$0		
DEE 35895	35895	1978-02-07	DEED	Vacant	$0		

Buildings

Building # 1, Section # 1, RESIDENCE, Single Family Residence

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	1396	$320,701	1978	1978	0.00%	69.00%	31.00%	$99,417

Structural Elements

Type	Description	Code	Details
ROOF	ROOF	0208	Composition Shingle
EW	EXT WALL	0101	Frame, Hardboard Sheets
EW	EXT WALL	0133	Veneer, Masonry
HEAT	HEAT	0309	Forced Air Furnace
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	12.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
0402	Automatic Floor Cover Allowance	1.00	
0644	Double 1-Story Fireplace -#	1.00	
0706	Detached Garage	528.00	
0801	Total Basement Area (SF)	1348.00	
0803	Partition Finish Area (SF)	1348.00	
1002	Wood Balcony (SF)	135.00	
BED	Bedrooms	5.00	
BTHF	Bath-Full	3.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
GLA	1,396	100%	1,396

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
FNC A	FENCE "AVERAGE" 500' 1/23			1.00	$16,624	1978	$16,624	31%	$5,153	$5,153	
SHEDS1	SHEDS TYPE 1 1=DIRT 2,3=CONCRETE 1/23	12	24	288.00	$13	1990	$3,769	49%	$1,847	$1,847	
SEPTIC	SEPTIC 1250 GAL M&S X 1.25 PRO 1/23			1.00	$4,639	1978	$4,639	31%	$1,438	$1,438	removed well/pressure. connected to Dayton Utilites Water 2016ish.kv

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
200	Single Family Residence	RR3			1.00	AC	1.00	43,560	1.00	$281,000	

Personal Property

None

Disclaimer

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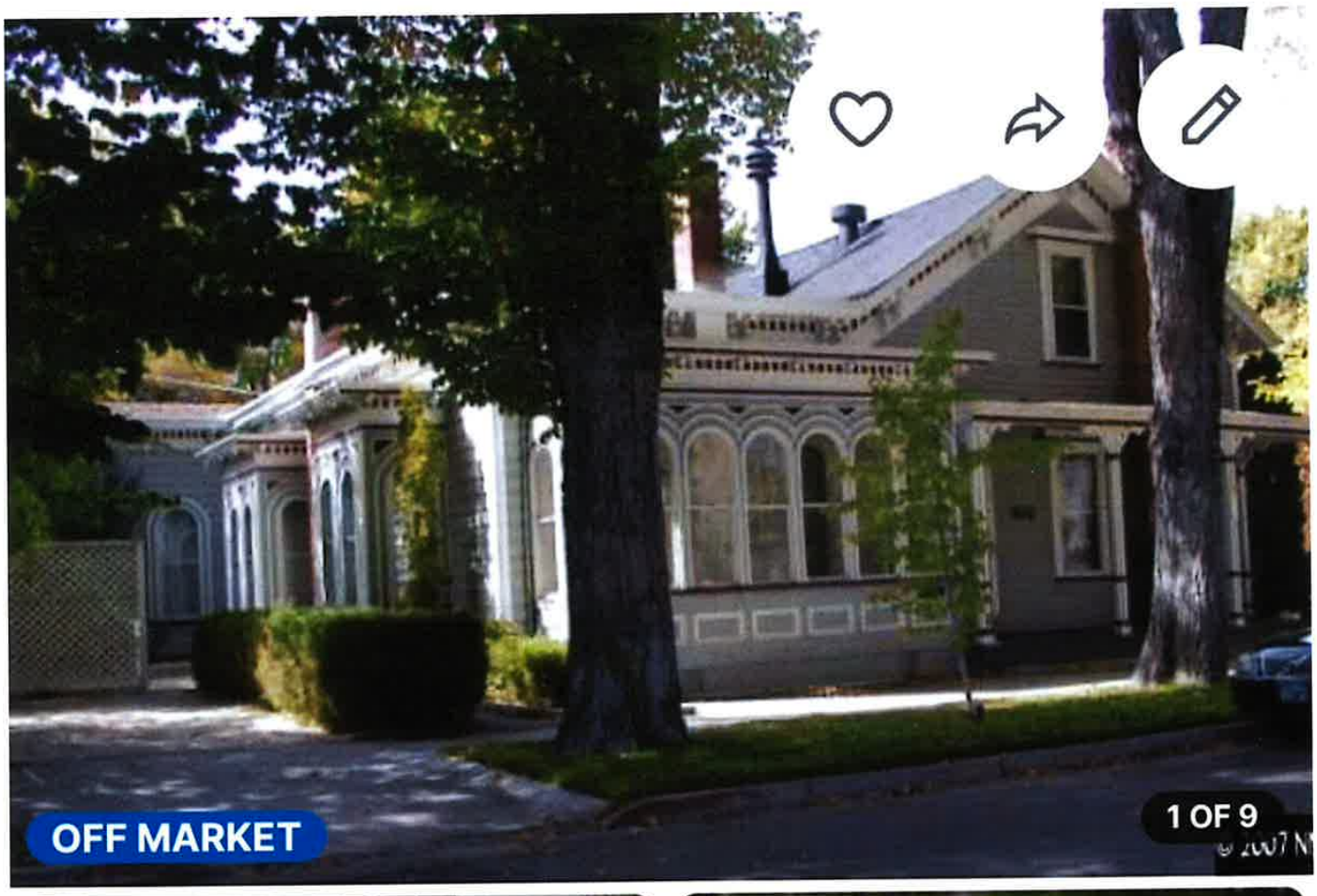


4 bd | 2 ba | 2,052 sqft

193 Garnet Cir, Carson City, NV 89706

Sold

: $365,000 | Sold on 03/06/24 | Zestimate®: $172 a-foot



● **Sold** Dec 2007 for $1M

512 N Division St
Carson City, NV 89703



$1,417,489 Redfin Estimate

7 beds • 2 baths • 4,086 sq ft

74

SBE 47

4.031

003-237-03 : 2024

Assessments

axable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	116,431	198,826	0	315,257
Agricultural	0	0	0	0
Exempt	0	0	0	0
ers. Exempt				0
Total	116,431	198,826	0	315,257

sessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	40,751	69,589	0	110,340
Agricultural	0	0	0	0
Exempt	0	0	0	0
ers. Exempt				0
Total	40,751	69,589	0	110,340

75 PAGE

191

SBE 48

Carson City Property Inquiry

003-237-03 : 2024

	Fiscal Year	Total Due	Total Paid	Amount Unpaid
⊕	(2023 - 2024)	$3,460.46	$837.30	$2,623.16
⊕	(2022 - 2023)	$3,096.04	$3,096.04	$0.00
⊕	(2021 - 2022)	$2,866.87	$2,866.87	$0.00
⊕	(2020 - 2021)	$2,763.03	$2,763.03	$0.00
⊕	(2019 - 2020)	$2,722.32	$2,722.32	$0.00
⊕	(2018 - 2019)	$2,544.90	$2,544.90	$0.00
⊕	(2017 - 2018)	$2,442.35	$2,442.35	$0.00
⊕	(2016 - 2017)	$2,381.18	$2,381.18	$0.00
⊕	(2015 - 2016)	$2,400.11	$2,400.11	$0.00
⊕	(2014 - 2015)	$2,417.38	$2,417.38	$0.00
⊕	(2013 - 2014)	$2,346.97	$2,346.97	$0.00
⊕	(2012 - 2013)	$2,276.94	$2,276.94	$0.00

76

192

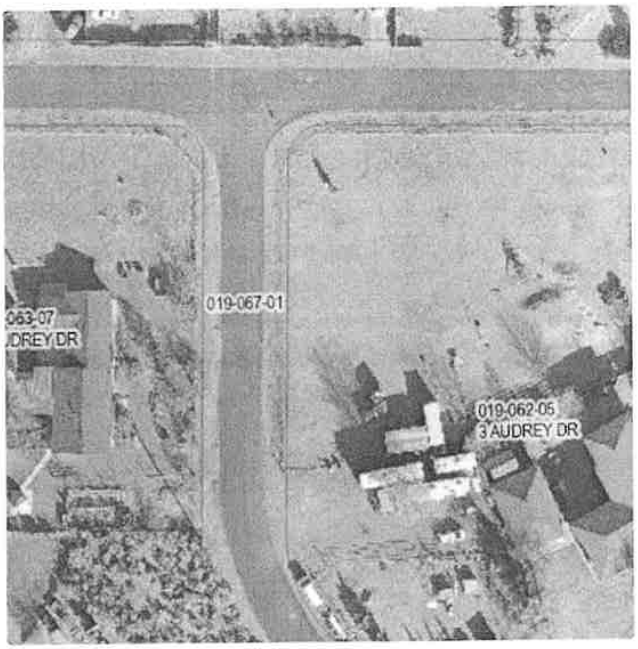
Assessor
Undervalued
Same Owner
Lots to Reduce
their TAX liAbility
DID NOT DO it for
everyone else that
Applied or Appealed

Lyon County
Nevada

LADD Value
90,000 Reduced

Parcel 019-062-08

Owners
LINEBAUGH, JAMES A TR
3 YHVONA DR
CARSON CITY, NV 89706-0000



Parcel Summary

Location	4 YHVONA DR MOUND HOUSE, NV
Use Code	280: Single Family Residential with Minor Improvements
Tax District	8.7: Central Lyon Fire District
Acreage	2.0500
Block/Lot	2/1B
Subdivision	SIERRA VIEW EST
Plat Maps	019-06.pdf (447kb)
Map Documents	ROS125083

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$0	$0	$0	$0	$10,034	$3,966	$3,911
Total Extra Features Value	$6,373	$6,517	$9,637	$9,814	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$90,000	$130,000	$130,000	$90,000	$90,000	$90,000	$90,000
Taxable Value	$96,373	$136,517	$139,637	$99,814	$100,034	$93,966	$93,911
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$33,731	$47,781	$48,873	$34,935	$35,012	$32,888	$32,869
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Del Value	Ownership	Red Flag
202104	202104	1997-01-25		Improved	$35,000	Grantor: CHRISTOPHERSON, ARDEN Grantee: LINEBAUGH, JAMES A TRUSTEE	
GBS 147437	147437	1991-12-13	GRANT BARGAIN SALE DEED	Vacant	$26,500	Grantee: CHRISTOPHERSON, ARDEN	
BAM 125591	125591	1989-07-06	BOUNDARY ADJUSTMENT MAP	Vacant	$0		

SBE 51

Instrument / Official Record	Official Record	Date	Type	V/I	Doc Value	Ownership	Fact Flag
GBS 125590	125590	1989-07-06	GRANT BARGAIN SALE DEED	Vacant	$0		
ROS 125083	125083	1989-06-15	RECORD OF SURVEY	Vacant	$0		
PAR 76114	76114	1983-05-25	PARCEL MAP	Vacant	$0		
RRD 36316	36316	1978-03-10	RE-RECORDED DOCUMENT	Vacant	$0		
DEE 35893	35893	1978-02-07	DEED	Vacant	$0		
DEE 35892	35892	1978-02-07	DEED	Vacant	$0		
GBS 35013	35013	1977-11-23	GRANT BARGAIN SALE DEED	Vacant	$0		

Buildings

None

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
HU MHS	HOOKUP MOUNDHOUSE WATER ELEC SEPTIC 1/23			1.00	$11,588	1994	$11,588	55%	$6,373	$6,373	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
280	Single Family Residential with Minor Improvements	RR2			1.00	SF	2.05	89,298	1.00	$90,000	

Personal Property

None

Disclaimer

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2 Plus Acres
$90,000 @

Lyon County
Nevada

Parcel 016-221-50

Owners
BUGHER, DONALD W & DONNA R
BUGHER, DONNA R
185 GARNET CIR
CARSON CITY, NV 89706-0000



Parcel Summary

Location	185 GARNET CIR MOUND HOUSE, NV
Use Code	236: Personal Property Manufactured Home Secured
Tax District	8.7: Central Lyon Fire District
Map Parcel	PAR B1
Acreage	2.3000
Plat Maps	016-22.pdf (396kb)
Map Documents	PAR147692

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$0	$0	$0	$0	$15,951	$9,754	$9,603
Total Extra Features Value	$14,090	$13,231	$15,504	$15,641	$0	$0	$0
Total Secured Pers Prop	$22,705	$21,076	$17,915	$17,723	$17,437	$16,766	$16,286
Total Land Value	$90,000	$90,000	$160,000	$112,000	$112,000	$112,000	$52,514
Taxable Value	$126,795	$124,307	$193,419	$145,364	$145,389	$138,520	$78,403
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$44,378	$43,507	$67,697	$50,877	$50,886	$48,482	$27,441
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership	Red Flag
165148	165148	1993-09-20		Improved	$37,000	Grantor: N B A CORPORATION Grantee: BUGHER, DONALD W & DONNA R	
EAS 152087	152087	1992-05-29	EASEMENT/RIGHT-OF-WAY DEED	Vacant	$0	Grantee: N B A CORPORATION	
QCD	147701	1991-12-24	QUITCLAIM DEED	Vacant	$0	Grantee: N B A	

SBE 53

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership	Red Flag
147701						CORPORATION	
PAR 147692	147692	1991-12-24	PARCEL MAP	Vacant	$0	Grantee: NUTI, RALPH E & MARY E	
REL 146174	146174	1991-10-29	RELEASE DEFERRED TAX LIEN	Vacant	$0		
QCD 141050	141050	1991-04-25	QUITCLAIM DEED	Vacant	$0	Grantee: NUTI, RALPH E & MARY E	
PAR 141049	141049	1991-04-25	PARCEL MAP	Vacant	$0	Grantee: N B A CORPORATION	
GBS 74245	74245	1983-03-24	GRANT BARGAIN SALE DEED	Vacant	$0		
TRD 74241	74241	1983-03-24	TRUSTEES DEED	Vacant	$0		
EXD 74237	74237	1983-03-24	EXECUTORS/ADMINISTRATORS DEED	Vacant	$0		
ESA 31091	31091	1976-01-17	AMEND ESTATE/DECREE DISTRIB	Vacant	$0		
GBA 24694	24694	1975-12-15	GREEN BELT APPROVED	Vacant	$0		

Buildings

None

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
HU MHS	HOOKUP MOUNDHOUSE WATER ELEC SEPTIC 1/23			1.00	$11,588	1993	$11,588	54%	$6,200	$6,200	
FNCWIR	HOG WIRE FENCE METAL "T" POSTS 1/23			1200.00	$8	1995	$9,588	57%	$5,417	$5,417	
FNC L	FENCE "LOW" 100' 1/23			1.00	$4,156	1997	$4,156	60%	$2,473	$2,473	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
236	Personal Property Manufactured Home Secured	RR2T			1.00	SF	2.30	100,188	1.00	$90,000	

Personal Property

Account	Secured/ Unsecured	Owner	Description
MH009833	Secured	BUGHER, DONALD W OR DONNA R	MH - MOBILE HOMES

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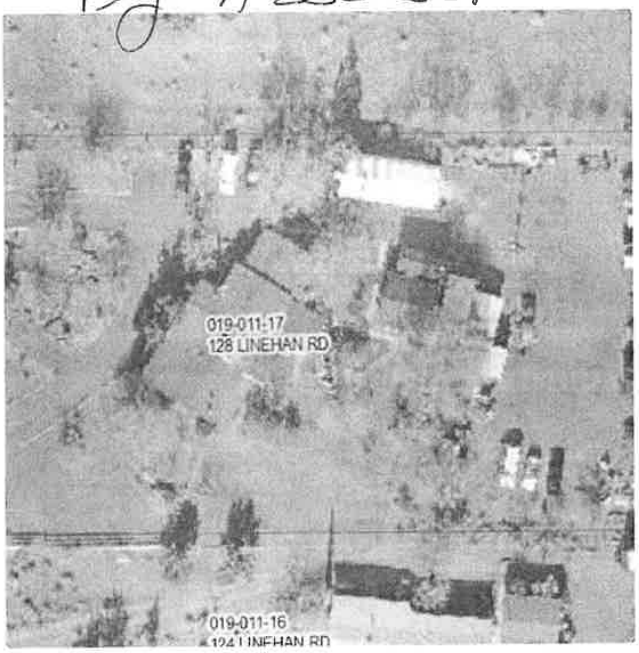
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Lyon County
Nevada

Moundhouse
1.25 ACRES $60,000 00
FOR Land Dropped
By Assessor

Parcel 019-011-05

Owners
HARDY, DAVID E & KAREN L TRS
HARDY, KAREN L TR
P O BOX 21351
CARSON CITY, NV 89721-0000



Parcel Summary

Location	29 GYPSUM DR MOUND HOUSE, NV
Use Code	230: Personal Property Manufactured Home on the Unsecured Roll
Tax District	8.7: Central Lyon Fire District
Acreage	1.2500
Lot	8
Subdivision	MOUND HOUSE EST 1
Plat Maps	019-01 SUB.pdf (411kb) 019-01.pdf (282kb)

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$0	$0	$0	$0	$28,563	$25,609	$25,206
Total Extra Features Value	$32,065	$29,400	$27,504	$27,238	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$60,000	$90,000	$160,000	$107,100	$107,114	$76,514	$76,514
Taxable Value	$92,065	$119,400	$187,504	$134,338	$135,677	$102,123	$101,720
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$32,223	$41,790	$65,626	$47,018	$47,487	$35,743	$35,602
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dol Value	Ownership	Red Flag
TRU 497558	497558	2012-10-09	DEED TO A TRUST	Vacant	$0	Grantee: HARDY, DAVID E & KAREN L TRS	
GBS 230994	230994	1999-03-15	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: BENNETT, KIM L	
GBS 230993	230993	1999-03-15	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: WEAVER, MARK H TRS	
230995	230995	1999-03-04		Improved	$52,000	Grantor: BENNETT, KIM L Grantee: HARDY, DAVID E &	

SBE 55

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership	Red Flag
						KAREN L	
QCD 145492	145492	1991-10-07	QUITCLAIM DEED	Vacant	$0	Grantee: BENNETT, KIM L U/C	
AFF 141259	141259	1991-05-06	AFFIDAVIT OF DEATH	Vacant	$0	Grantee: BENNETT, KIM L U/C	
RRD 139598	139598	1991-02-13	RE-RECORDED DOCUMENT	Vacant	$0	Grantee: BENNETT, KIM L U/C	
CTS 138692	138692	1991-01-02	CONTRACT OR AGREEMENT OF SALE	Vacant	$53,400	Grantee: BENNETT, KIM L U/C	
GBS 86793	86793	1984-07-09	GRANT BARGAIN SALE DEED	Vacant	$42,540	Grantee: JONES, H & VIRGINIA	
GBS 70169	70169	1982-08-19	GRANT BARGAIN SALE DEED	Vacant	$45,000	Grantee: JONES, H & VIRGINIA	
GBS 33709	33709	1977-08-29	GRANT BARGAIN SALE DEED	Vacant	$24,000		
GBS 29930	29930	1976-10-14	GRANT BARGAIN SALE DEED	Vacant	$0		
DED 53-302	53-302		DEED (OLD RECORDS)	Vacant	$0		

Buildings

None

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
HU MHS	HOOKUP MOUNDHOUSE WATER ELEC SEPTIC 1/23			1.00	$11,588	1969	$11,588	25%	$2,897	$2,897	
AWN AL	ALUMINUM TYPE AWNING, DIRT FLOOR 1/23	8	30	240.00	$13	1975	$3,107	27%	$823	$823	
BUNK1	BUNKHOUSES 80% CRPT,20% LINO,INSUL 1/23	8	23	184.00	$36	1975	$6,657	27%	$1,764	$1,764	
GAR HB2	DETACHED GARAGE HARDBOARD 1/23	20	24	480.00	$40	1985	$19,192	42%	$7,965	$7,965	
CONCAL	ALUMINUM AWNING OVER CONCRETE 1/23	8	30	240.00	$17	1975	$4,195	27%	$1,112	$1,112	
BUNK3	BUNKHOUSES 80% CRPT,20% LINO,INSUL 1/23			544.00	$56	1988	$30,373	46%	$13,971	$13,971	
FNC FA	FENCE "FAIR-AVERAGE" 400' 1/23			1.00	$14,130	1969	$14,130	25%	$3,533	$3,533	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
230	Personal Property Manufactured Home on the Unsecured Roll	RR2T			1.00	SF	1.25	54,450	1.00	$60,000	

Personal Property

SBE 56

4.040

Account	Secured/ Unsecured	Owner	Description
MH006483	Unsecured	HARDY, DAVID E OR KAREN E	MH - MOBILE HOMES

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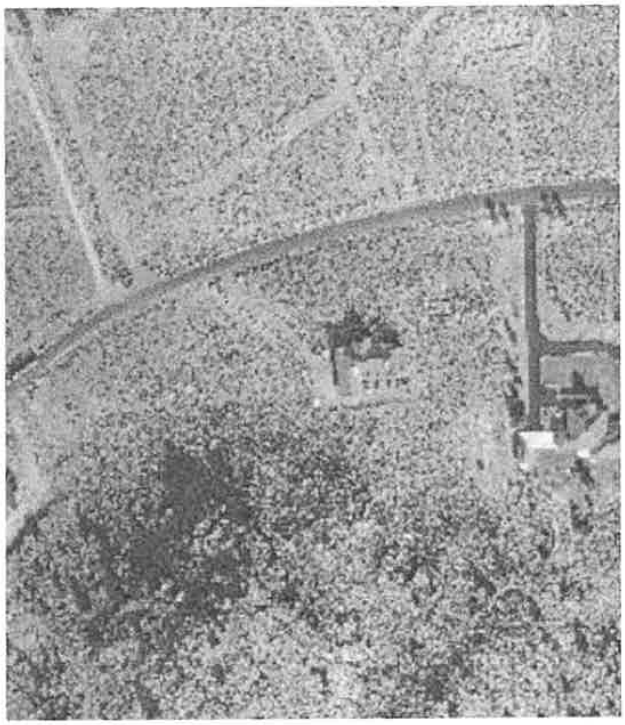
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Lyon County
Nevada

Parcel 019-622-12

Owners

GONZALES, JIM L & PATRICIA G
GONZALES, PATRICIA G
2999 ELINOR CT
NEWBURY PARK, CA 91320-0000



Parcel Summary

Location	5 RIVER VISTA DR DAYTON VALLEY, NV
Use Code	120: Vacant - Single Family Residential
Tax District	8.8: Central Lyon Fire District
Acreage	5.0000
Lot	12
Subdivision	RIVER VISTA SUB
Plat Maps	019-62.pdf (344kb)

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$0	$0	$0	$0	$0	$0	$0
Total Extra Features Value	$0	$0	$0	$0	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$60,000	$60,000	$60,000	$60,000	$60,000	$63,000	$63,000
Taxable Value	$60,000	$60,000	$60,000	$60,000	$60,000	$63,000	$63,000
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$21,000	$21,000	$21,000	$21,000	$21,000	$22,050	$22,050
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Del Value	Ownership
GBS 279654	279654	2002-07-05	GRANT BARGAIN SALE DEED	Vacant	$65,000	Grantor: STROUP, JAMES A & DEBRA B Grantee: GONZALES, JIM L & PATRICIA G
265782	265782	2001-08-23		Vacant	$45,000	Grantor: HUGHES, BILLIE E TR Grantee: STROUP, JAMES A & DEBRA B
COR 257051	257051	2001-02-02	CORRECTION DEED/DOCUMENT	Vacant	$0	Grantee: HUGHES, BILLIE E TR
QCD 257049	257049	2001-02-02	QUITCLAIM DEED	Vacant	$0	Grantee: HUGHES, MICHAEL W ET AL
GBS 253894	253894	2000-10-25	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: HUGHES, BILLIE E TR
COR 160208	160208	1993-04-06	CORRECTION DEED/DOCUMENT	Vacant	$0	Grantee: HUGHES, COLEMAN V ET AL TRUSTEE
ERR 159408	159408	1993-03-05	ERRONEOUS DOCUMENT	Vacant	$0	Grantee: HUGHES, C V 'DUTCH' TRUSTEE
COR 140552	140552	1991-04-03	CORRECTION DEED/DOCUMENT	Vacant	$0	Grantee: HUGHES, C V TRUSTEE
COR 140551	140551	1991-04-03	CORRECTION DEED/DOCUMENT	Vacant	$0	
QCD 139434	139434	1991-02-04	QUITCLAIM DEED	Vacant	$0	
QCD 139433	139433	1991-02-04	QUITCLAIM DEED	Vacant	$0	
GBS 139432	139432	1991-02-04	GRANT BARGAIN SALE DEED	Vacant	$0	
SUB 139090	139090	1991-01-17	SUBDIVISION MAP	Vacant	$0	
QCD 95496	95496	1985-10-01	QUITCLAIM DEED	Vacant	$0	Grantee: HUGHES, C V TRUSTEE & MICHAEL W
EST 92457	92457	1985-05-01	ESTATE/DECREE OF DISTRIBUTION	Vacant	$0	Grantee: HUGHES, C V TRUSTEE & MICHAEL W
QCD 71996	71996	1982-12-21	QUITCLAIM DEED	Vacant	$0	
GBS 33885	33885	1977-09-08	GRANT BARGAIN SALE DEED	Vacant	$56,000	
QCD 33884	33884	1977-09-08	QUITCLAIM DEED	Vacant	$0	
QCD 33883	33883	1977-09-08	QUITCLAIM DEED	Vacant	$0	
QCD 33882	33882	1977-09-08	QUITCLAIM DEED	Vacant	$0	
GIF 15497	15497	1973-07-18	DEED OF GIFT	Vacant	$0	
GIF 15344	15344	1973-07-03	DEED OF GIFT	Vacant	$0	
GIF 14926	14926	1973-06-25	DEED OF GIFT	Vacant	$0	

Instrument / Official Record	Official Record	Date	Type	V/I	Del Value	Ownership
GIF 14914	14914	1973-06-22	DEED OF GIFT	Vacant	$0	
GIF 14597	14597	1973-05-31	DEED OF GIFT	Vacant	$0	Grantee: HUGHES, C V TRUSTEE & MICHAEL W

Buildings

None

Extra Features

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value	Notes
120	Vacant - Single Family Residential	RR3			5.00	RATE	$15,000.00	5.00	217,800	0.80	$60,000	

Personal Property

None

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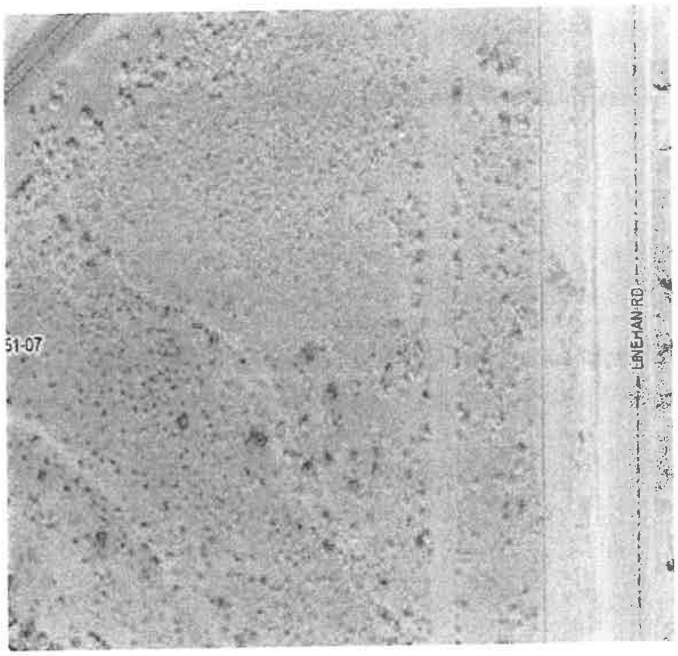
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1 Plus Acres MH
$60,000

Lyon County
Nevada

Parcel 019-011-21

Owners
IBARRA, JENNIFER B CARDENAS
47 CLEAR CREEK AVE SPC 57
CARSON CITY, NV 89701



Parcel Summary

Location	132 LINEHAN RD MOUND HOUSE, NV
Use Code	120: Vacant - Single Family Residential
Tax District	8.7: Central Lyon Fire District
Acreage	1.2500
Lot	B
Plat Maps	019-01 SUB.pdf (411kb) 019-01.pdf (282kb)
Map Documents	PAR582894

Value History

	2024	2023	2022	2021	2020	2019
Total Building Value	$0	$0	$0	$0	$0	$0
Total Extra Features Value	$0	$0	$0	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0
Total Land Value	$60,000	$90,000	$60,000	$60,000	$60,000	$76,514
Taxable Value	$60,000	$90,000	$60,000	$60,000	$60,000	$76,514
Net Exemptions Value	$0	$0	$0	$0	$0	$0
Net Assessed Value	$21,000	$31,500	$21,000	$21,000	$21,000	$26,780
New Improvements	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Del Value	Ownership	Red Flag
GBS 646622	646622	2021-10-25	GRANT BARGAIN SALE DEED	Vacant	$120,000	Grantor: MACHUCA, BENJAMIN Grantee: IBARRA, JENNIFER B CARDENAS	
GBS 592700	592700	2019-02-28	GRANT BARGAIN SALE DEED	Vacant	$60,000	Grantor: WILSON, MARIA C Grantee: MACHUCA, BENJAMIN	
PAR 582894	582894	2018-06-29	PARCEL MAP	Vacant	$0	Grantee: WILSON, MARIA C	

Instrument / Official Record	Official Record	Date	Type	V/I	Dol Value	Ownership	Fed Tag
QCD 567455	567455	2017-07-17	QUITCLAIM DEED	Vacant	$0	Grantee: WILSON, MARIA C	
TRU 542075	542075	2015-10-08	DEED TO A TRUST	Vacant	$0	Grantee: WILSON, ART & MARIA C TRS	
GBS 529793	529793	2014-12-16	GRANT BARGAIN SALE DEED	Vacant	$85,000	Grantor: ROSE, VALLEA DENISE Grantee: WILSON, ART & MARIA	
QCD 524720	524720	2014-08-26	QUITCLAIM DEED	Vacant	$115,000	Grantor: THREE PINE SIX LLC Grantee: ROSE, VALLEA DENISE	
QCD 498146	498146	2012-10-23	QUITCLAIM DEED	Vacant	$0	Grantee: THREE PINE SIX LLC	
TRU 476227	476227	2011-05-12	DEED TO A TRUST	Vacant	$0	Grantee: HOWARD, ROBIN MICHELE TR	
RPN 339712	339712	2005-01-20	REAL PROPERTY NOTICE ISSUED	Vacant	$0	Grantee: REAL PROPERTY NOTICE	
CON 332081	332081	2004-09-29	MOBILE CONVERSION APPLICATION	Vacant	$0	Grantee: ROSE, RICHARD B TR	
QCD 167047	167047	1993-12-15	QUITCLAIM DEED	Vacant	$0	Grantee: ROSE, RICHARD B TR	
AFF 126379	126379	1989-08-09	AFFIDAVIT OF DEATH	Vacant	$0	Grantee: ROSE, RICHARD B	
DEE 25129	25129	1976-02-10	DEED	Vacant	$12,000		
DED 51-462	51-462		DEED (OLD RECORDS)	Vacant	$0	Grantee: ROSE, RICHARD B	

Buildings
None

Extra Features
None

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
120	Vacant - Single Family Residential	RR2T			1.00	SF	1.25	54,450	1.00	$60,000	

Personal Property
None

Disclaimer
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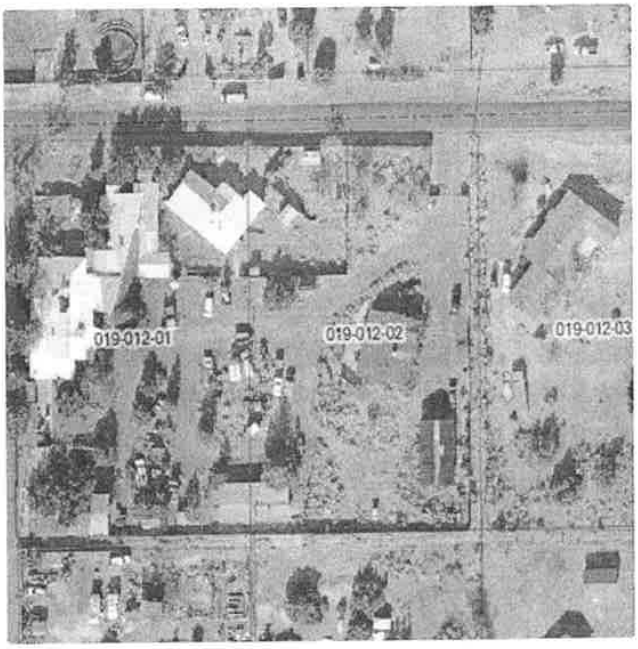
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Lyon County
Nevada

1 Plus Acre
moundhouse
$60,000

Parcel 019-012-05

Owners
HAMILTON, PEGGY M & JOHN TRS
HAMILTON, JOHN TR
29 CALCITE DR
MOUNDHOUSE, NV 89706-0000



Parcel Summary

Location	29 CALCITE DR MOUND HOUSE, NV
Use Code	230: Personal Property Manufactured Home on the Unsecured Roll
Tax District	8.7: Central Lyon Fire District
Acreage	1.2500
Lot	17
Subdivision	MOUND HOUSE EST 1
Plat Maps	019-01 SUB.pdf (411kb) 019-01.pdf (282kb)

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$0	$0	$0	$0	$20,897	$10,911	$1,620
Total Extra Features Value	$16,956	$16,498	$20,560	$20,599	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$60,000	$90,000	$60,000	$60,000	$60,000	$76,514	$76,514
Taxable Value	$76,956	$106,498	$80,560	$80,599	$80,897	$87,426	$78,134
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$26,935	$37,274	$28,196	$28,210	$28,314	$30,599	$27,347
New Improvements	$0	$0	$0	$0	$0	$10,911	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership	Red Flag
TRU 598435	598435	2019-07-02	DEED TO A TRUST	Vacant	$0	Grantee: HAMILTON, PEGGY M & JOHN TRS	
GBS 576970	576970	2018-02-13	GRANT BARGAIN SALE DEED	Improved	$60,000	Grantor: GERHART, MAGGIE L TR Grantee: HAMILTON, PEGGY	
QTA 566698	566698	2017-06-28	QUIET TITLE ACTION	Vacant	$0	Grantee: GERHART, MAGGIE L TR	

Instrument / Official Record	Official Record	Date	Type	V/I	Del Value	Ownership	Rel Flag
TRU 543498	543498	2015-11-10	DEED TO A TRUST	Vacant	$0	Grantee: GERHART, MAGGIE L TR	
TRD 358204	358204	2005-08-02	TRUSTEES DEED	Vacant	$0	Grantee: GERHART, LOUISE M	
GBS 322257	322257	2004-05-25	GRANT BARGAIN SALE DEED	Improved	$70,000	Grantor: GERHART, LOUISE M Grantee: CRANE, CARL E	
138394	138394	1990-12-12		Improved	$45,000	Grantor: PITTMAN, LEO D & VIRGINIA R Grantee: GERHART, LOUISE M	
GBS 62123	62123	1981-08-05	GRANT BARGAIN SALE DEED	Vacant	$0		
DEE 32745	32745	1977-06-15	DEED	Vacant	$0		
DEE 22251	22251	1975-05-02	DEED	Vacant	$0		
DEE 21775	21775	1975-03-04	DEED	Vacant	$0		
DEE 15690	15690	1973-08-06	DEED	Vacant	$0		
REC 04320	04320	1970-09-17	RECONVEYANCE FROM LYON COUNTY	Vacant	$0		

Buildings

None

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
HU MHS	HOOKUP MOUNDHOUSE WATER ELEC SEPTIC 1/23			1.00	$11,588	2018	$11,588	91%	$10,545	$10,545	
FNDCON	MOBILE HOME FOUNDATION 24" CONC 1/23			208.00	$34	2018	$7,045	91%	$6,411	$6,411	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
230	Personal Property Manufactured Home on the Unsecured Roll	RR2T			1.00	SF	1.25	54,450	1.00	$60,000	

Personal Property

Account	Secured/ Unsecured	Owner	Description
MH014088	Unsecured	HAMILTON, PEGGY ET AL TRS	MH - MOBILE HOMES

Disclaimer

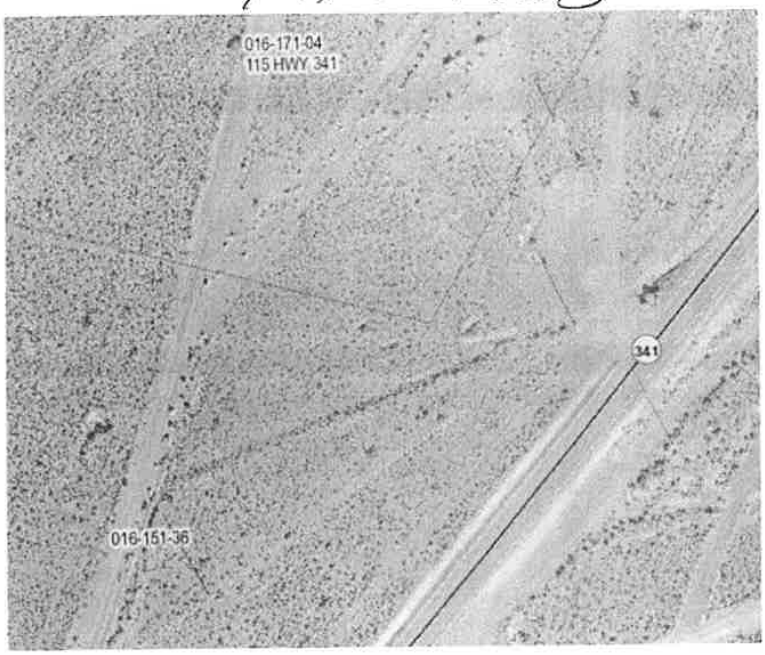
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Lyon County
Nevada

$96,000 @
Land Value
in Moundhouse
1 Acre Plus

Parcel 016-171-08

Owners
HARMON, MICHAEL J
BOX 124
SILVER CITY, NV 89428-0000



Parcel Summary

Location	114 HWY 341 MOUND HOUSE, NV
Use Code	200: Single Family Residence
Tax District	8.7: Central Lyon Fire District
Map Parcel	PAR A
Acreage	1.6600
Plat Maps	016-17.pdf (298kb)
Map Documents	PAR70040

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$0	$0	$0	$0	$14,446	$14,411	$14,120
Total Extra Features Value	$17,053	$15,695	$14,151	$14,041	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$96,000	$96,000	$90,000	$50,000	$50,000	$45,029	$45,029
Taxable Value	$113,053	$111,695	$104,151	$64,041	$64,446	$59,440	$59,149
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$39,569	$39,093	$36,453	$22,414	$22,556	$20,804	$20,702
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership	Red Flag
QCD 268784	268784	2001-11-21	QUITCLAIM DEED	Vacant	$0	Grantee: HARMON, MICHAEL J	
QCD 71695	71695	1982-11-30	QUITCLAIM DEED	Vacant	$0		
QCD 70672	70672	1982-09-16	QUITCLAIM DEED	Vacant	$0		
PAR 70040	70040	1982-08-13	PARCEL MAP	Vacant	$0		
QCD 48885	48885	1979-10-09	QUITCLAIM DEED	Vacant	$0		
QCD 23698	23698	1975-09-30	QUITCLAIM DEED	Vacant	$0		
DEE 18450	18450	1974-04-29	DEED	Vacant	$0		

SBE 65

Buildings

None

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
BUNK2	BUNKHOUSES 80% CRPT,20% LINO,INSUL 1/23			616.00	$43	1978	$26,499	31%	$8,215	$8,215	
CONCRR	ROLLED ROOF OVER CONCRETE 1/23			15.00	$23	1978	$338	31%	$105	$105	
WSP	WELL SEPTIC PRESSURE SYSTEM 1/23			1.00	$17,257	1978	$17,257	31%	$5,350	$5,350	
SHEDS1	SHEDS TYPE 1 1=DIRT 2,3=CONCRETE 1/23	28	30	840.00	$12	1940	$9,988	25%	$2,497	$2,497	
SH T21	SHEDS TYPE 2 1=DIRT 2,3=CONCRETE 1/23	16	20	320.00	$11	1940	$3,542	25%	$886	$886	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
200	Single Family Residence	C1			1.00	AC	1.66	72,310	0.60	$96,000	TOPO ISSUES -40%

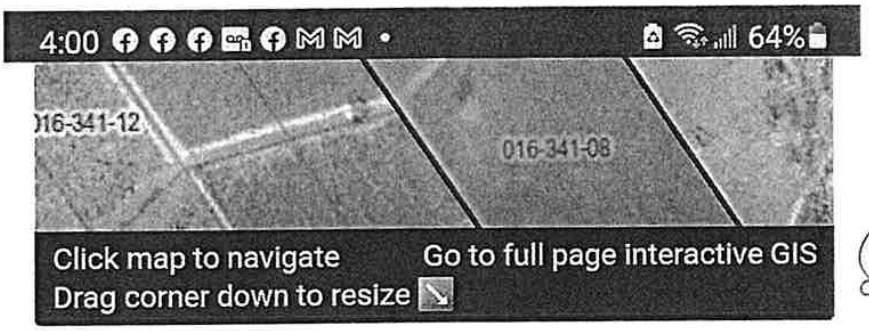
Personal Property

None

Disclaimer

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Reduced BY Assessor

Value History

2023	2022	2021	2020	2
$0	$0	$0	$0	
$0	$0	$0	$0	
$0	$0	$0	$0	
$27,349	$24,570	$23,882	$90,000	$
$27,349	$24,570	$23,882	$90,000	$
$0	$0	$0	$0	
$9,572	$8,600	$8,359	$31,500	$
$0	$0	$0	$0	
$0	$0	$0	$0	

90,000.00 to 27,349.00

Document/Transfer/Sales History

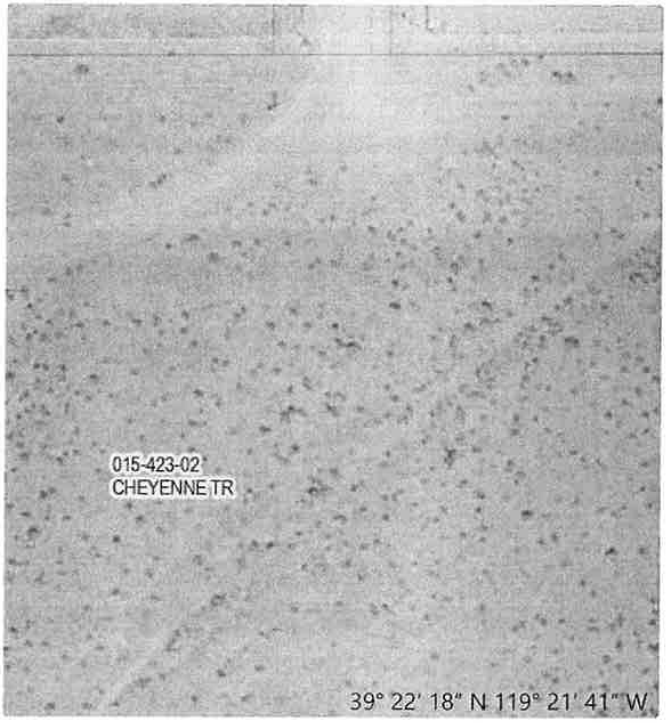
ficial cord	Date	Type	V/I	Dcl Value
0312	2021-06-30	GREEN BELT APPROVED	Vacant	$0
5115	2020-11-13	GRANT BARGAIN SALE DEED	Improved	$1,550,000

Lyon County
Nevada

Parcel 019-358-05

Owners

LAWSON, CHARLES E & SUSAN C TRS
LAWSON, SUSAN C TRS
5265 ABILENE DR
SILVER SPRINGS, NV 89429-0000



Parcel Summary

Location	5265 ABILENE DR STAGECOACH, NV
Use Code	200: Single Family Residence
Tax District	9.0: Stagecoach Gen Improvmt Dist
Acreage	1.0000
Lot	4
Subdivision	STAGECOACH NEVADA UNIT 1
Plat Maps	019-35.pdf (475kb)

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$277,916	$262,123	$247,301	$240,101	$240,460	$232,786	$226,969
Total Extra Features Value	$14,886	$13,465	$12,029	$12,332	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$48,500	$48,500	$48,500	$40,000	$40,000	$40,000	$25,000
Taxable Value	$341,302	$324,088	$307,830	$292,433	$280,460	$272,786	$251,969
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$119,456	$113,431	$107,740	$102,352	$98,161	$95,475	$88,189
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Del Value	Ownership
AFF 678493	678493	2024-02-12	AFFIDAVIT OF DEATH	Improved	$0	Grantee: LAWSON, CHARLES EVERETT
TRU 643390	643390	2021-08-25	DEED TO A TRUST	Improved	$0	Grantor: LAWSON, CHARLES E & SUSAN C Grantee: LAWSON, CHARLES E & SUSAN C TRS
CRP 02987	02987	1970-05-27	CORPORATION GRANT DEED	Vacant	$0	

Buildings

Building # 1, Section # 1, RESIDENCE, Single Family Residence

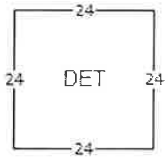
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	3552	$464,523	1972	1998	0.00%	40.50%	59.50%	$276,392

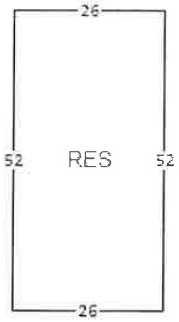
Structural Elements

Type	Description	Code	Details
YAREA	GLA2 Area	2877.00	
YCODE	GLA2 Code	2	TWO STORY
ROOF	ROOF	0208	Composition Shingle
EW	EXT WALL	0109	Frame, Stucco
EW	EXT WALL	0169	Masonry, Stucco on Block
HEAT	HEAT	0351	Warmed & Cooled Air
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	15.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
SBFL	SubFloor (RES)	0621	Slab on Grade (%)
0402	Automatic Floor Cover Allowance	1.00	
0654	Elevator 2-3 Person, 2 Stops	1.00	
1002	Wood Balcony (SF)	407.00	
1021	Wood Stairway (FLT)	1.00	
BED	Bedrooms	3.00	
BTHF	Bath-Full	3.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
GLA	675	100%	675
GLA2	2,877	100%	2,877





Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
GAR HB2	DETACHED GARAGE HARDBOARD 1/24	24	24	576.00	$39	1984	$22,180	39%	$8,539	$8,539	
FNC F	FENCE "FAIR" 300' 1/24			1.00	$11,015	1972	$11,015	25%	$2,754	$2,754	
CONC F	CONCRETE "FAIR" 660SF 1/24			1.00	$4,786	1972	$4,786	25%	$1,197	$1,197	
SPR F	SPRINKLERS "FAIR" 2400SF 1/24			1.00	$3,491	1973	$3,491	25%	$873	$873	
SEPTIC	SEPTIC 1250 GAL M&S X 1.25 PRO 1/24			1.00	$4,474	1972	$4,474	25%	$1,119	$1,119	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value	Notes
200	Single Family Residence	RR1			1.00	AC	$48,500.00	1.00	43,560	1.00	$48,500	

Personal Property

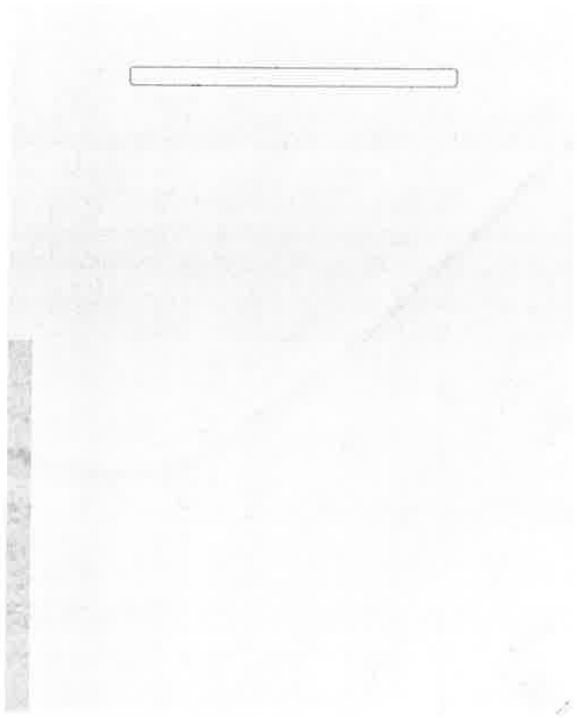
None

Lyon County
Nevada

Parcel 006-112-37

Owners

BASA, EUGENIO G TRS ET AL
BASA, THERESA K TR
BASA, JOSE MA IV TR
3419 N LOMPA LN
CARSON CITY, NV 89706-0000



Parcel Summary

Location	DAYTON, NV
Use Code	120: Vacant - Single Family Residential
Tax District	8.5: Central Lyon Fire District
Map Parcel	PAR 1C
Acreage	1.0000
Plat Maps	006-11.pdf (449kb)
Map Documents	PAR193467 RTA191776

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$0	$0	$0	$0	$0	$0	$0
Total Extra Features Value	$0	$0	$0	$0	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$48,500	$38,250	$38,250	$38,250	$38,257	$38,257	$38,257
Taxable Value	$48,500	$38,250	$38,250	$38,250	$38,257	$38,257	$38,257
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$16,975	$13,388	$13,388	$13,388	$13,390	$13,390	$13,390
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership
TRU 619309	619309	2020-08-07	DEED TO A TRUST	Vacant	$0	Grantee: BASA, EUGENIO G TRS ET AL
PAR 193467	193467	1996-05-22	PARCEL MAP	Vacant	$0	Grantee: BASA, EUGENIO ET AL
RRD 191527	191527	1996-03-31	RE-RECORDED DOCUMENT	Vacant	$0	Grantee: BASA, EUGENIO ET AL
RTA 191776	191776	1996-03-28	REVERSION TO ACREAGE MAP	Vacant	$0	Grantee: BASA. EUGENIO ET AL
RRD 191528	191528	1996-03-21	RE-RECORDED DOCUMENT	Vacant	$0	Grantee: BASA, EUGENIO ET AL
ABD 191524	191524	1996-03-20	ABANDONMENT/ALLEY STREET ETC	Vacant	$0	Grantee: BASA, EUGENIO
GBS 180872	180872	1995-04-04	GRANT BARGAIN SALE DEED	Vacant	$48,000	Grantor: CARTER, L A / CARTER, HUBERT C Grantee: BASA, EUGENIO
QCD 180871	180871	1995-04-04	QUITCLAIM DEED	Vacant	$0	Grantee: CARTER, HUBERT
RRD 180870	180870	1995-04-04	RE-RECORDED DOCUMENT	Vacant	$0	Grantee: HERRAN, MILDRED
DVD 180869	180869	1995-04-04	DIVORCE DECREE	Vacant	$0	Grantee: HERRAN, GERALD & MILDRED
REC 171520	171520	1994-09-19	RECONVEYANCE FROM LYON COUNTY	Vacant	$0	Grantor: LEZAK, JOHN CHARLES Grantee: CARTER, L A ET AL
DIL 171516	171516	1994-05-12	DEED IN LIEU OF FORCLOSURE	Vacant	$0	Grantee: CARTER, L A ET AL
TTD 171470	171470	1994-05-12	TREASURERS TAX DEED	Vacant	$0	Grantee: LYON COUNTY TRUST
GBS 170807	170807	1994-04-22	GRANT BARGAIN SALE DEED	Vacant	$0	Grantor: HAAS, FLORENCE/ROGER/VICKI E Grantee: BASA, EUGENIO GOROSPE
GBS 170806	170806	1994-04-22	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: HAAS, VICKIE
GBS 170805	170805	1994-04-22	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: HAAS, VICKIE
RRD 138835	138835	1991-01-08	RE-RECORDED DOCUMENT	Vacant	$0	Grantee: HAAS, FLORENCE ET AL
GBS 138326	138326	1990-12-17	GRANT BARGAIN SALE DEED	Vacant	$45,000	Grantor: HERRAN, MILDRED J & L A CARTER Grantee: THURMAN, DEMAR
GBS 127402	127402	1989-09-13	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: HAAS, FLORENCE ET AL
GBS 107549	107549	1987-05-13	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: HAAS, FLORENCE ET AL

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership
GBS 107548	107548	1987-05-13	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: HAAS, FLORENCE ET AL
COR 106544	106544	1987-04-01	CORRECTION DEED/DOCUMENT	Vacant	$0	Grantee: HAAS, FLORENCE ET AL
QCD 105331	105331	1987-02-06	QUITCLAIM DEED	Vacant	$0	Grantee: HAAS, FLORENCE ET AL
AFF 76278	76278	1983-06-01	AFFIDAVIT OF DEATH	Vacant	$0	
GBS 66436	66436	1982-02-26	GRANT BARGAIN SALE DEED	Vacant	$0	
JTD 65776	65776	1982-01-26	JOINT TENANCY DEED	Vacant	$0	
QCD 64815	64815	1981-11-19	QUITCLAIM DEED	Vacant	$0	
GBS 62576	62576	1981-08-26	GRANT BARGAIN SALE DEED	Vacant	$0	
QCD 57740	57740	1980-12-22	QUITCLAIM DEED	Vacant	$0	
GBS 53876	53876	1980-06-24	GRANT BARGAIN SALE DEED	Vacant	$0	
QCD 53875	53875	1980-06-24	QUITCLAIM DEED	Vacant	$0	
GBS 50042	50042	1979-11-16	GRANT BARGAIN SALE DEED	Vacant	$0	
GBS 45287	45287	1979-05-03	GRANT BARGAIN SALE DEED	Vacant	$0	
GBS 37883	37883	1978-05-25	GRANT BARGAIN SALE DEED	Vacant	$0	
GBS 37882	37882	1978-05-25	GRANT BARGAIN SALE DEED	Vacant	$0	
DOT 33069	33069	1977-07-18	DEED OF TRUST	Vacant	$0	
JTD 24828	24828	1975-12-31	JOINT TENANCY DEED	Vacant	$0	
AFF 24827	24827	1975-12-31	AFFIDAVIT OF DEATH	Vacant	$0	
JTD 18327	18327	1974-04-15	JOINT TENANCY DEED	Vacant	$0	
JTD 18326	18326	1974-04-15	JOINT TENANCY DEED	Vacant	$0	
JTD 12751	12751	1972-12-21	JOINT TENANCY DEED	Vacant	$0	

Buildings

None

Extra Features

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value	Notes
120	Vacant - Single Family Residential	RR1			1.00	SITE	$0.00	1.00	43,560	1.00	$48,500	

Personal Property

None

Disclaimer

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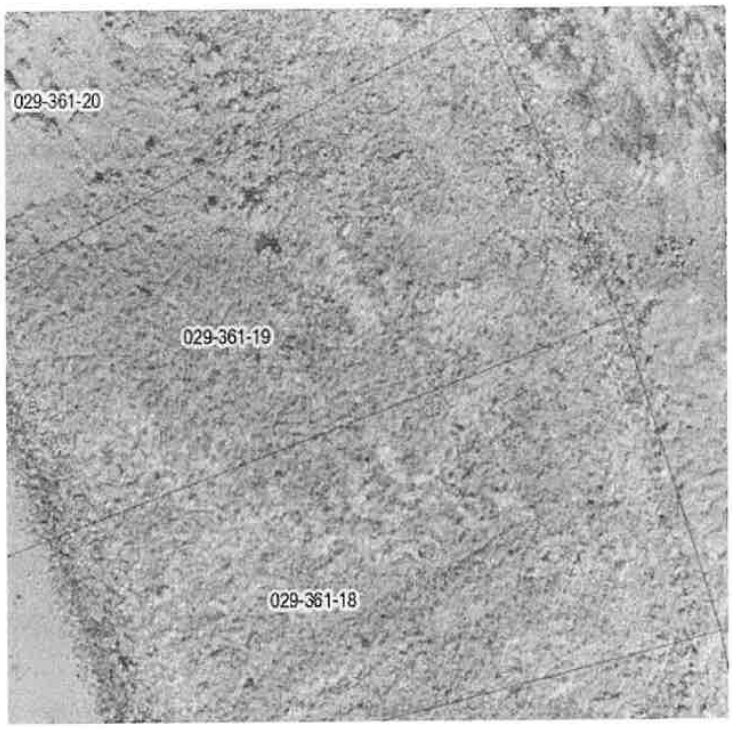
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Lyon County
Nevada

Parcel 006-112-09

Owners

SCHMALZ, PAUL BERNARD TR ET AL
SCHMALZ, TERRY ELAINE TR
13 HARBOR RD
DAYTON, NV 89403-0000



Parcel Summary

Location	13 HARBOR RD DAYTON, NV
Use Code	200: Single Family Residence
Tax District	8.5: Central Lyon Fire District
Acreage	1.2500
Plat Maps	006-11.pdf (449kb)

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$259,680	$243,747	$224,688	$218,713	$213,437	$204,923	$199,731
Total Extra Features Value	$5,609	$5,211	$4,979	$5,078	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$48,500	$38,250	$38,250	$38,250	$38,257	$38,257	$38,257
Taxable Value	$313,789	$287,208	$267,917	$262,041	$251,694	$243,180	$237,989
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$109,826	$100,523	$93,771	$91,714	$88,093	$85,113	$83,296
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership
QCD 523117	523117	2014-07-10	QUITCLAIM DEED	Vacant	$0	Grantee: SCHMALZ, PAUL BERNARD TR ET AL
GBS 506526	506526	2013-05-03	GRANT BARGAIN SALE DEED	Improved	$270,000	Grantor: MEGGERSON, LYLE K ET AL Grantee: SCHMALZ, PAUL B
GBS 443306	443306	2009-05-29	GRANT BARGAIN SALE DEED	Improved	$250,000	Grantor: KRECK, LOREN S & LORI L Grantee: MEGGERSON, LYLE K ET AL
265304	265304	2001-07-30		Improved	$183,000	Grantor: SOULE', SHARON L & DAVID G Grantee: KRECK, LOREN S & LORI L
QCD 153806	153806	1992-07-31	QUITCLAIM DEED	Vacant	$0	Grantee: SOULE', SHARON L & DAVID G
153807	153807	1992-07-29		Improved	$154,000	Grantor: HESSE, THELMA E Grantee: SOULE', SHARON L & DAVID G
DEE 149091	149091	1992-02-18	DEED	Vacant	$0	Grantee: HESSE, THELMA E & SCOTT L
AFF 149089	149089	1992-02-18	AFFIDAVIT OF DEATH	Vacant	$0	Grantee: HESSE, THELMA E & SCOTT L
GBS 95547	95547	1985-10-03	GRANT BARGAIN SALE DEED	Vacant	$120,000	Grantee: HESSE, HENRY H & THELMA E
DEE 44035	44035	1979-03-09	DEED	Vacant	$18,000	
DEE 21072	21072	1974-12-09	DEED	Vacant	$0	

Buildings

Building # 1, Section # 1, RESIDENCE, Single Family Residence

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	2031	$328,293	2011	2011	0.00%	21.00%	79.00%	$259,351

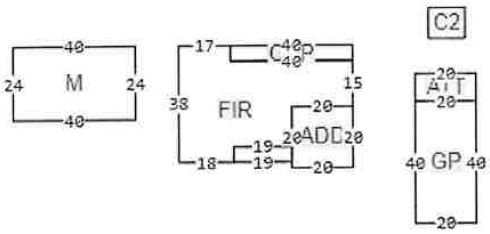
Structural Elements

Type	Description	Code	Details
ROOF	ROOF	0207	Composition Roll
EW	EXT WALL	0105	Frame, Siding
HEAT	HEAT	0351	Warmed & Cooled Air
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	10.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
0402	Automatic Floor Cover Allowance	1.00	

Type	Description	Code	Details
0706	Detached Garage	1144.00	
0906	Wood Deck with Roof (SF)	555.00	
BED	Bedrooms	4.00	
BTHF	Bath-Full	2.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
GLA	2,031	100%	2,031



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
WSP	WELL SEPTIC PRESSURE SYSTEM 1/24			1.00	$16,501	1979	$16,501	31%	$5,115	$5,115	left off

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value	Notes
200	Single Family Residence	RR1			1.00	SITE	$0.00	1.25	54,450	1.00	$48,500	

Personal Property

None

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Lyon County
Nevada

Parcel 006-112-05

Owners

DAVIS, JAMES MARTIN & DEANNE MICHELLE TRS
DAVIS, DEANNE MICHELLE TRS
3 HARBOR RD
DAYTON, NV 89403



Parcel Summary

Location	3 HARBOR RD DAYTON, NV
Use Code	200: Single Family Residence
Tax District	8.5: Central Lyon Fire District
Acreage	1.4000
Plat Maps	006-11.pdf (449kb)

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$99,301	$95,916	$91,336	$97,105	$99,754	$98,109	$97,603
Total Extra Features Value	$82,839	$6,330	$5,992	$6,106	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$48,500	$38,250	$38,250	$38,250	$38,257	$38,257	$38,257
Taxable Value	$230,640	$140,496	$135,578	$141,461	$138,011	$136,366	$135,860
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$80,724	$49,174	$47,452	$49,511	$48,304	$47,728	$47,551
New Improvements	$75,977	$0	$2,143	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership
TRU 653658	653658	2022-03-01	DEED TO A TRUST	Improved	$600,000	Grantor: FIRESTONE, SCOTT A ET AL Grantee: DAVIS, JAMES

Instrument / Official Record	Official Record	Date	Type	V/I	Del Value	Ownership
						MARTIN & DEANNE MICHELLE TRS
EST 637008	637008	2021-05-10	ESTATE/DECREE OF DISTRIBUTION	Improved	$0	Grantee: FIRESTONE, SCOTT A ET AL
AFF 542386	542386	2015-10-15	AFFIDAVIT OF DEATH	Vacant	$0	Grantee: FIRESTONE, DIXIE LEE
GBS 33601	33601	1977-08-23	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: FIRESTONE, THOMAS E & DIXIE LEE
JTD 10930	10930	1972-07-06	JOINT TENANCY DEED	Vacant	$0	Grantee: GOODALL, MICHAEL A & VICKI

Buildings

Building # 1, Section # 1, RESIDENCE, Single Family Residence

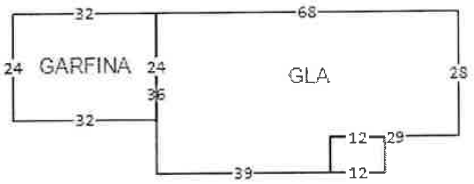
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	2216	$326,077	1978	1978	0.00%	70.50%	29.50%	$96,193

Structural Elements

Type	Description	Code	Details
ROOF	ROOF	0208	Composition Shingle
EW	EXT WALL	0105	Frame, Siding
HEAT	HEAT	0351	Warmed & Cooled Air
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	8.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
0402	Automatic Floor Cover Allowance	1.00	
0641	Single 1-Story Fireplace - #	1.00	
BED	Bedrooms	4.00	
BTHF	Bath-Full	2.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
GARFINA	768	100%	768
GLA	2,216	100%	2,216
SLABROOFR	96	100%	96



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
WSP	WELL SEPTIC PRESSURE SYSTEM 1/24			1.00	$16,501	1978	$16,501	30%	$4,868	$4,868	
CONC F	CONCRETE "FAIR" 660SF 1/24			1.00	$4,786	1978	$4,786	30%	$1,412	$1,412	
GARMET3	DETACHED GARAGE METAL/VINYL SIDING 1/24	55	30	1650.00	$41	2023	$77,862	97%	$75,526	$75,526	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value	Notes
200	Single Family Residence	RR1			1.00	SITE	$0.00	1.40	60,984	1.00	$48,500	

Personal Property

Account	Secured/ Unsecured	Owner	Description
LY019336	Unsecured	VANAVATION LLC	LY - EQUIPMENT-LYON COUNTY

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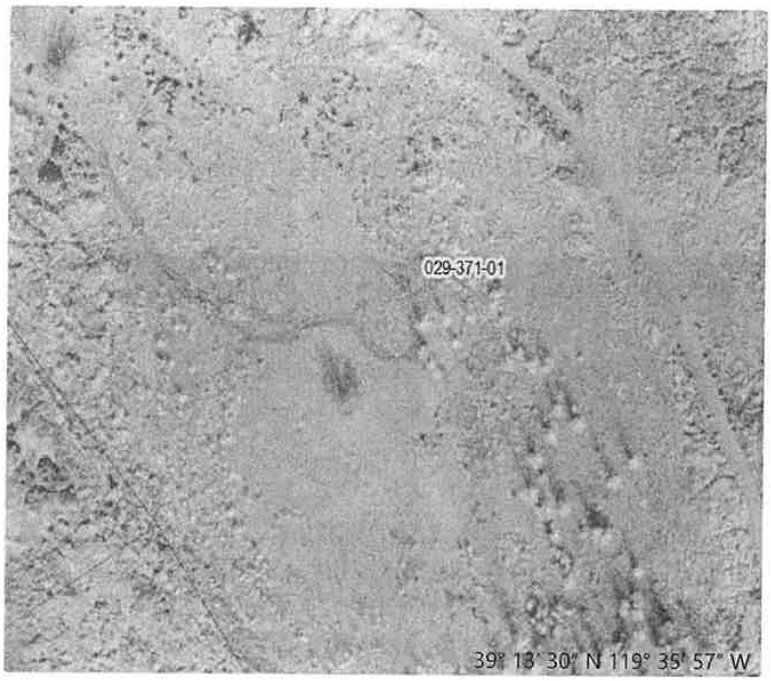
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Lyon County
Nevada

Parcel 006-112-07

Owners

WALKER, NATALIE & WILLIAM T
WALKER, WILLIAM T
9 HARBOR RD
DAYTON, NV 89403-0000



Parcel Summary

Location	9 HARBOR RD DAYTON, NV
Use Code	200: Single Family Residence
Tax District	8.5: Central Lyon Fire District
Map Parcel	LOT 9
Acreage	1.4800
Plat Maps	006-11.pdf (449kb)

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$333,700	$313,532	$292,109	$284,080	$264,443	$254,663	$248,411
Total Extra Features Value	$114,283	$105,086	$90,744	$90,883	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$48,500	$42,750	$42,750	$42,750	$42,743	$42,743	$42,743
Taxable Value	$496,483	$461,368	$425,603	$417,713	$307,186	$297,406	$291,154
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$173,769	$161,479	$148,961	$146,200	$107,515	$104,092	$101,904
New Improvements	$0	$0	$0	$104,392	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dol Value	Ownership
GBS 633268	633268	2021-03-19	GRANT BARGAIN SALE DEED	Improved	$690,000	Grantor: JOHNSTON, JUSTINE LOREN ET AL Grantee: WALKER, NATALIE & WILLIAM T

SBE 81

Instrument / Official Record	Official Record	Date	Type	V/I	Del Value	Ownership
GBS 562453	562453	2017-03-22	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: JOHNSTON, JUSTINE LOREN ET AL
GBS 562452	562452	2017-03-22	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: JOHNSTON, JUSTINE LOREN
AFF 361774	361774	2005-09-08	AFFIDAVIT OF DEATH	Vacant	$0	Grantee: EAVES, PRICE ALLEN
GBS 361775	361775	2005-08-31	GRANT BARGAIN SALE DEED	Improved	$465,000	Grantor: EAVES, GEORGIA LEE Grantee: JOHNSTON, JOHN L III & KAREN E
273786	273786	2002-03-11		Improved	$50,000	Grantor: JOHANSON, DAVID & SHELLEY Grantee: EAVES, PRICE ALLEN ET AL
244074	244074	2000-02-01		Improved	$55,000	Grantor: LUND, KAREN Grantee: JOHANSON, DAVID & SHELLEY
GBS 100495	100495	1986-07-01	GRANT BARGAIN SALE DEED	Vacant	$22,500	Grantee: LUND, KAREN
RRD 100494	100494	1986-07-01	RE-RECORDED DOCUMENT	Vacant	$0	Grantee: LUND, KAREN
GBS 52023	52023	1980-03-07	GRANT BARGAIN SALE DEED	Vacant	$8,500	
QCD 23684	23684	1975-09-29	QUITCLAIM DEED	Vacant	$0	
DED 02-059	02-059		DEED (OLD RECORDS)	Vacant	$0	

Buildings

Building # 1, Section # 1, RESIDENCE, Single Family Residence

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	3222	$446,556	2003	2008	0.00%	25.50%	74.50%	$332,684

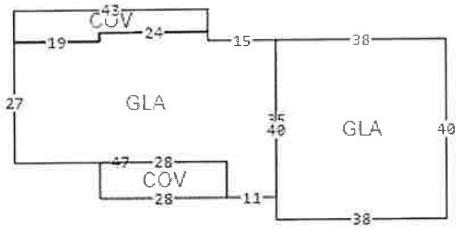
Structural Elements

Type	Description	Code	Details
ROOF	ROOF	0208	Composition Shingle
EW	EXT WALL	0105	Frame, Siding
HEAT	HEAT	0351	Warmed & Cooled Air
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	14.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
0402	Automatic Floor Cover Allowance	1.00	
0906	Wood Deck with Roof (SF)	477.00	
BED	Bedrooms	3.00	
BTHF	Bath-Full	3.00	
BTHH	Bath-Half	1.00	

Subareas

4.066

Type	Gross Area	Percent of Base	Adjusted Area
COV	477	0%	0
GLA	3,222	100%	3,222
PUM	120	0%	0





Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
SHEDS2	SHEDS TYPE 1 1=DIRT 2,3=CONCRETE 1/24	10	12	120.00	$29	2003	$3,473	67%	$2,327	$2,327	
WSP	WELL SEPTIC PRESSURE SYSTEM 1/24			1.00	$16,501	2003	$16,501	67%	$11,056	$11,056	
GAR HB2	DETACHED GARAGE HARDBOARD 1/24	40	50	2000.00	$40	2008	$80,674	75%	$60,102	$60,102	
AOGARHB1	LIVING AREA OVER DETACHED GARAGE HB 1/24			936.00	$43	2008	$40,332	75%	$30,048	$30,048	
STAIRSW	STAIRS WOOD PER FLIGHT 1/24			1.00	$2,878	2008	$2,878	75%	$2,144	$2,144	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value	Notes
200	Single Family Residence	RR1			1.00	SITE	$0.00	1.48	64,468	1.00	$48,500	

Personal Property

None

Disclaimer

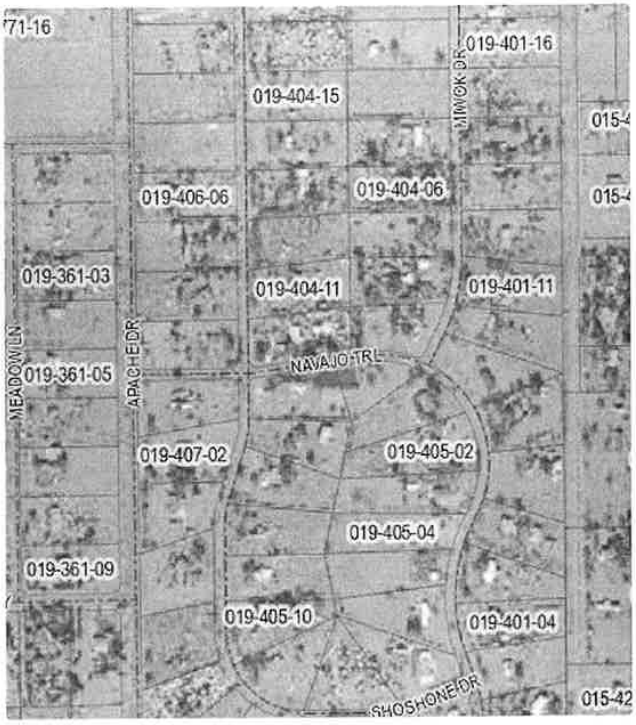
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Lyon County
Nevada

Parcel 015-423-02

Owners

DANIELSEN, JAMES G TR ET AL
PIERCE, TERESA ANN TR
3 STONEWOOD COMMONS
CHICO, CA 95928



Parcel Summary

Location	CHEYENNE TR STAGECOACH, NV
Use Code	120: Vacant - Single Family Residential
Tax District	8.3: Central Lyon Fire District
Acreage	40.0000
Plat Maps	015-42.pdf (393kb)

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$0	$0	$0	$0	$0	$0	$0
Total Extra Features Value	$0	$0	$0	$0	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$38,500	$38,500	$38,500	$38,500	$38,514	$38,514	$30,000
Taxable Value	$38,500	$38,500	$38,500	$38,500	$38,514	$38,514	$30,000
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$13,475	$13,475	$13,475	$13,475	$13,480	$13,480	$10,500
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership
TRU 635380	635380	2021-04-14	DEED TO A TRUST	Vacant	$0	Grantor: DANIELSEN, JAMES C TRS Grantee: DANIELSEN, JAMES G TR ET AL
AFF 610177	610177	2020-02-03	AFFIDAVIT OF DEATH	Vacant	$0	Grantee: DANIELSEN, JAMES CLUFF
TRU 497207	497207	2012-10-01	DEED TO A TRUST	Vacant	$0	Grantee: DANIELSEN, JAMES C TRS
TRU 344864	344864	2005-03-09	DEED TO A TRUST	Vacant	$0	Grantee: DANIELSEN, JAMES C ET AL TRS
DED 53-335	53-335		DEED (OLD RECORDS)	Vacant	$4,000	

Buildings

None

Extra Features

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value	Notes
120	Vacant - Single Family Residential	RR1T			1.00	SITE	$38,500.00	40.00	1,742,400	1.00	$38,500	

Personal Property

None

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Land valued
of my Home

4:071

Next neighborhood in Silver City



Value History

	2023	2022	2021	2020	2019	2018	2017
Total Building Value	$24,107	$22,177	$21,149	$27,109	$25,934	$25,034	$24,903
Total Extra Features Value	$7,382	$7,259	$7,397	$0	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$13,543	$13,543	$13,543	$13,543	$13,543	$13,543	$13,543
Taxable Value	$45,032	$42,979	$42,089	$40,651	$39,477	$38,577	$38,446
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$15,761	$15,043	$14,731	$14,228	$13,817	$13,502	$13,456
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Silver City

I Almost

.94 Acre

SBE-87

85



Value History

	2023	2022	2021	2020	2019	2018	2017
Total Building Value	$68,075	$66,933	$67,131	$76,626	$75,537	$75,249	$76,631
Total Extra Features Value	$15,066	$12,842	$12,829	$0	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$18,114	$18,114	$18,114	$18,114	$18,114	$18,114	$18,114
Taxable Value	$101,255	$97,889	$98,074	$94,740	$93,651	$93,363	$94,746
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$35,439	$34,261	$34,326	$33,159	$32,778	$32,677	$33,161
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Silver City
1/3 Acre

3:44 67%

15 BILL EITEL RD - 016-3...
gsaportal.lyon-county.org



Click map to navigate Go to full page interactive GIS
Drag corner down to resize

.85 Acres

Value History

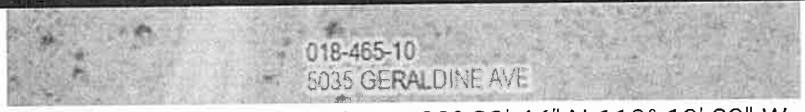
2023	2022	2021	2020	201
$54,253	$52,536	$52,542	$85,843	$83,
$40,898	$35,682	$35,183	$0	
$0	$0	$0	$0	
$112,514	$112,514	$112,514	$112,514	$112,
$207,665	$200,732	$200,239	$198,357	$196,
$0	$0	$0	$0	
$72,683	$70,256	$70,084	$69,425	$68,
$0	$0	$0	$0	
$0	$0	$0	$0	

Document/Transfer/Sales History

	Type	V/I	Dcl Value	Ownership	Red Flag

.85 Acres

6:34 47%



Parcel STRAP: 01846510 39° 22' 44" N 119° 18' 23" W

Click map to navigate Go to full page interactive GIS
Drag corner down to resize

Value History

2023	2022	2021	2020	20
$66,247	$60,686	$54,843	$104,246	$1(
$56,343	$49,179	$49,223	$0	
$0	$0	$0	$0	
$32,000	$30,000	$30,000	$30,000	$
$154,590	$139,865	$134,066	$134,246	$1
$0	$0	$0	$0	
$54,106	$48,953	$46,923	$46,986	$
$0	$0	$0	$0	
$0	$0	$0	$0	

Land

Document/Transfer/Sales History

Official Record	Date	Type	V/I	Do Val
658183	2022-06-03	RE-RECORDED DOCUMENT	Improved	
657896	2022-05-27	DEED TO A TRUST	Improved	$260,

S. SP
5 Acres

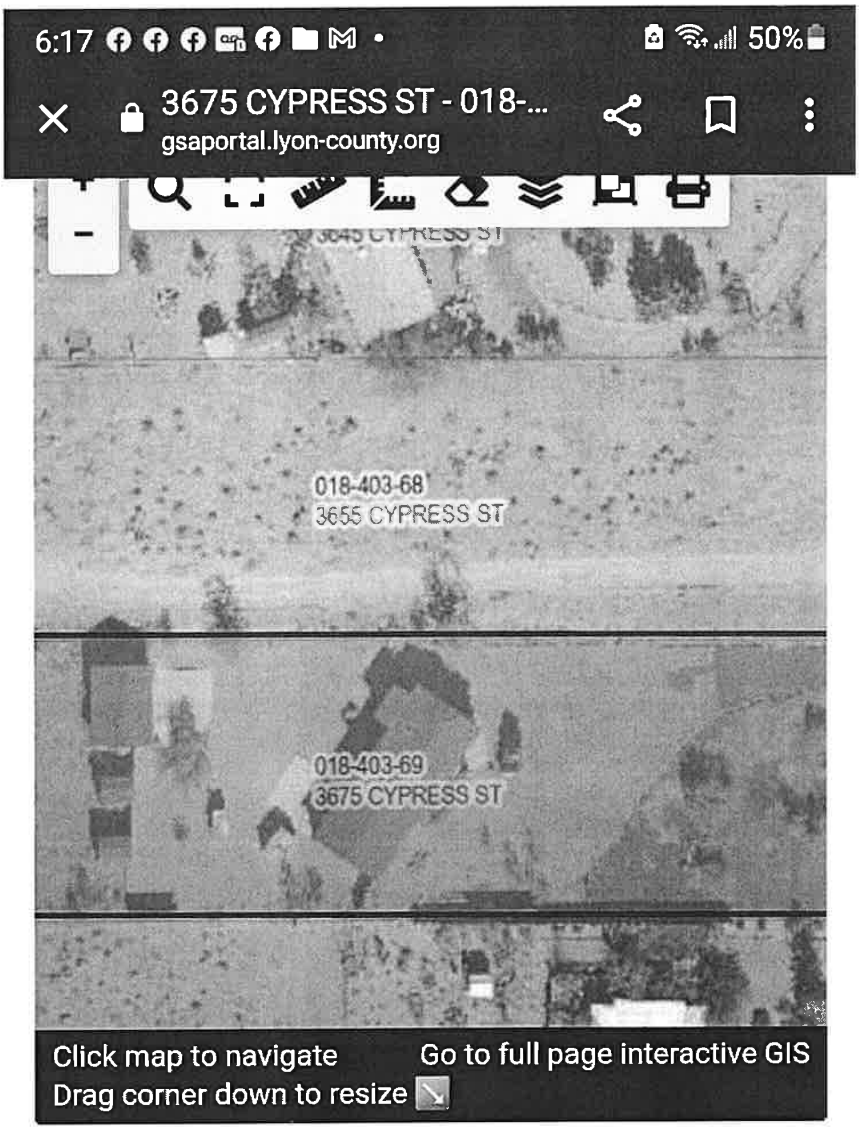


Value History

	2023	2022	
Total Building Value	$0	$0	
Total Extra Features Value	$0	$0	
Total Secured Pers Prop	$0	$0	
Total Land Value	$14,854	$11,021	
Taxable Value	$14,854	$11,021	
Net Exemptions Value	$0	$0	
Net Assessed Value	$5,199	$3,857	
New Improvements	$0	$0	
New Land	$0	$0	

LSS

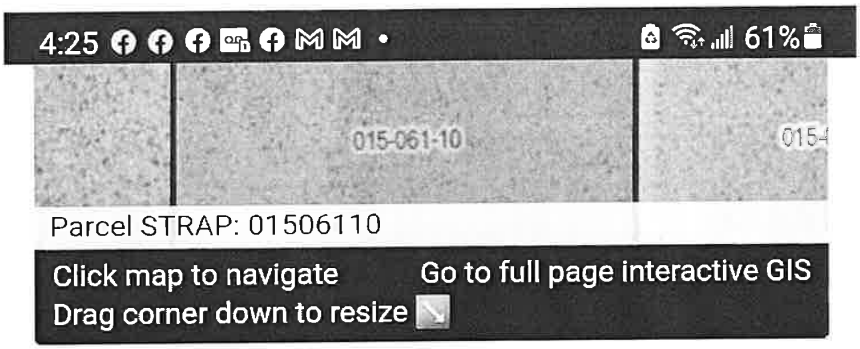
1.10 Acre



Value History

2023	2022	2021	2020	2019
$58,000	$53,320	$48,426	$78,609	$69,:
$31,973	$28,954	$29,206	$0	
$0	$0	$0	$0	
$32,500	$32,500	$24,800	$24,800	$24,:
$122,473	$114,774	$102,432	$103,409	$94,(
$0	$0	$0	$0	
$42,866	$40,171	$35,851	$36,193	$32,(
$0	$0	$0	$0	
$0	$0	$0	$0	

1 ACRE
S.S.
3655 Cypress



Value History

2023	2022	2021	2020	2019
$0	$0	$0	$0	
$0	$0	$0	$0	
$0	$0	$0	$0	
$40,000	$35,000	$35,000	$35,000	$35,0
$40,000	$35,000	$35,000	$35,000	$35,0
$0	$0	$0	$0	
$14,000	$12,250	$12,250	$12,250	$12,2
$0	$0	$0	$0	
$0	$0	$0	$0	

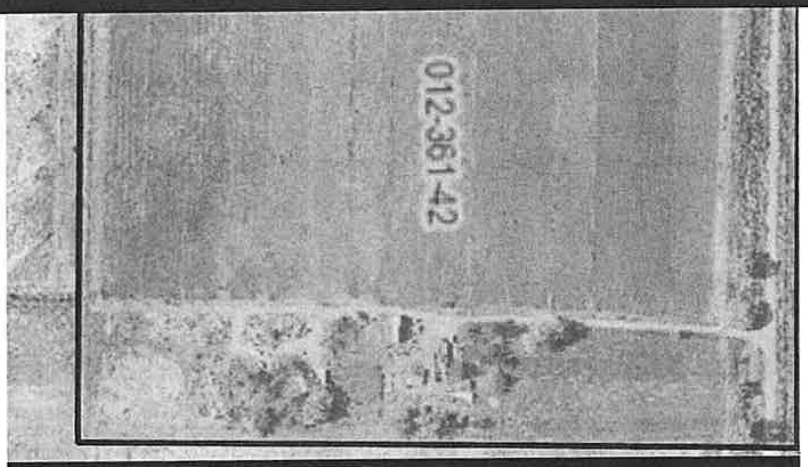
Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	
WAR 655204	655204	2022-03-31	WARRANTY DEED	Va
AFF 587707	587707	2018-10-18	AFFIDAVIT OF DEATH	Va
EST 587177	587177	2018-10-05	ESTATE/DECREE OF DISTRIBUTION	Va

5 ACRES
STAGECOACH

5:09 56%

45 HAMER LN - 012-361-...
gsaportal.lyon-county.org



Click map to navigate Go to full page interactive GIS
Drag corner down to resize

Value History

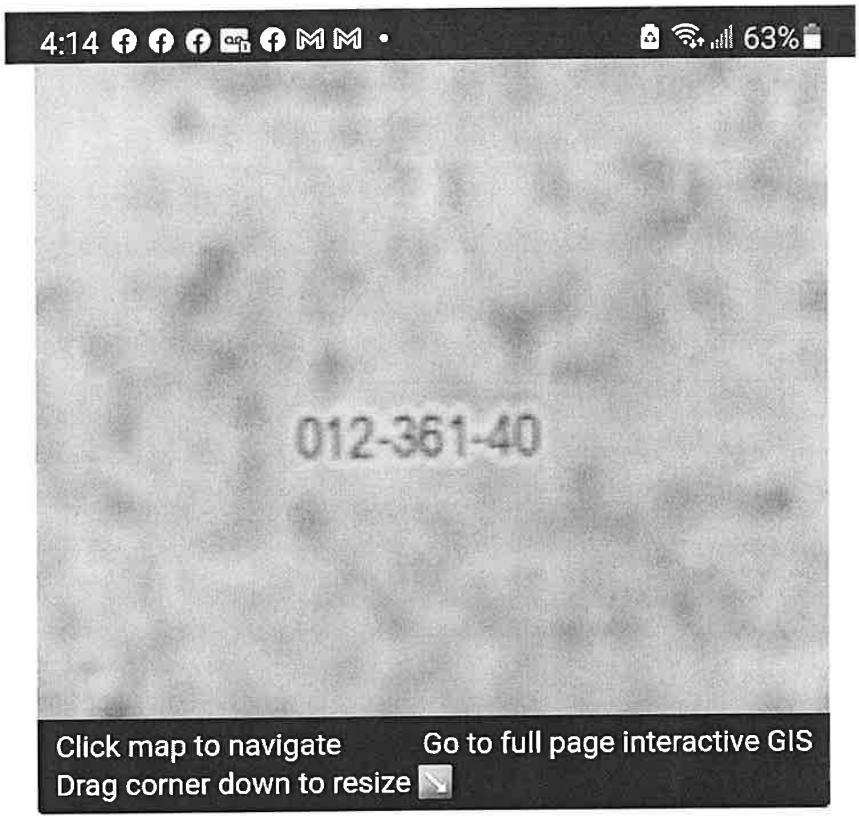
	2023	2022	2021
l Building Value	$0	$0	
l Extra Features Value	$46,283	$39,730	$38,7
l Secured Pers Prop	$4,722	$4,720	$5,1
l Land Value	$48,008	$37,341	$36,7
able Value	$99,013	$81,791	$80,6
Exemptions Value	$0	$0	
Assessed Value	$34,655	$28,627	$28,2
Improvements	$0	$0	
Land	$0	$0	

Document/Transfer/Sales History

40 Acres Mason

45 Hamer LN Mason

Instrument / Official Record	Official Record	Date	Type
GBS 627828	627828	2020-12-31	GRANT BARGAIN SAL DEED

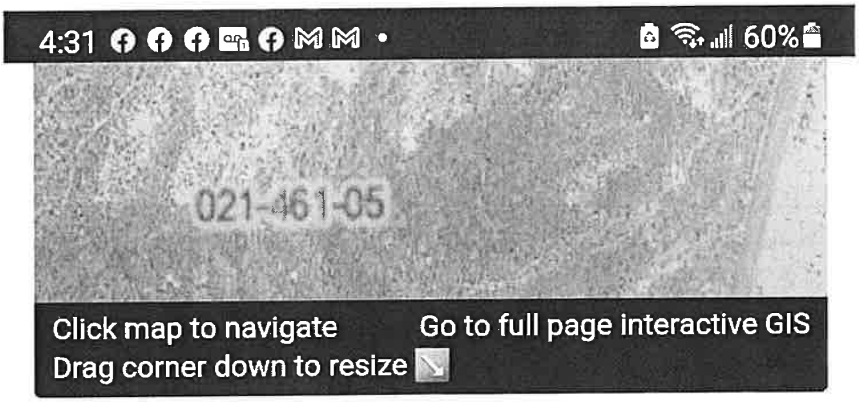


Value History

2023	2022	2021	2020	2
$0	$0	$0	$0	
$0	$0	$0	$0	
$0	$0	$0	$0	
$80,000	$44,420	$44,420	$44,420	$
$80,000	$44,420	$44,420	$44,420	$
$0	$0	$0	$0	
$28,000	$15,547	$15,547	$15,547	$
$0	$0	$0	$0	
$0	$0	$0	$0	

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type
Mason		44.42 Acres	



Value History

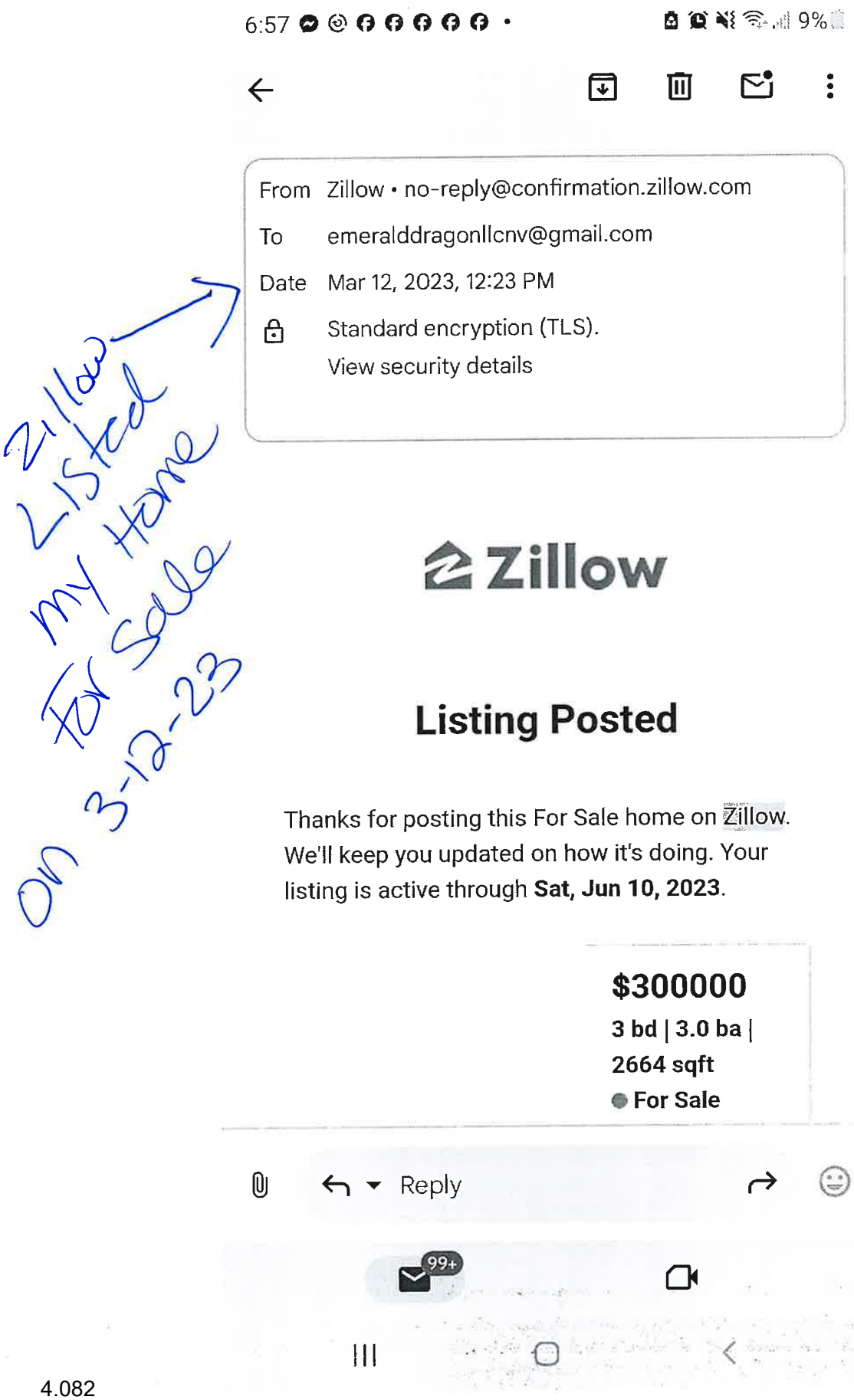
2023	2022	2021	2020	2019
$0	$0	$0	$0	
$0	$0	$0	$0	
$0	$0	$0	$0	
$36,000	$36,000	$36,000	$36,000	$36,0
$36,000	$36,000	$36,000	$36,000	$36,0
$0	$0	$0	$0	
$12,600	$12,600	$12,600	$12,600	$12,6
$0	$0	$0	$0	
$0	$0	$0	$0	

Document/Transfer/Sales History

Date	Type	V/I	Dcl Value	Owner
2004-06-21	QUITCLAIM DEED	Vacant	$0	Grantee: TEXAS LAND&C CORP($1
2003-06-05	TREASURERS TAX DEED	Vacant	$0	Grantee: COUNTY TRUST
1999-10-27	DEED FROM LYON CNTY OR CLERK	Vacant	$0	Grantee: DANIEL DAVIS, K A

Fernley NV 40 Acres

my
Sales Listing
Cancelled



Zillow Listed My Home For Sale on 3-12-23

Zillow



All yours! You've claimed your home on Zillow

3-D-23

60 Jeanette Dr, Mound House, NV
3 bd, 3.0 ba, 2,664 sqft

● **For Sale**

Your home facts can affect your Zestimate.

6:50 10%

Here's What's New

Your claimed home, **60 Jeanette Dr,** was updated.

■ **Description was updated to**

"5 acre. Fixer upper. AS IS SALE Security System and Multiple Camera Surveillance system stays with the property. Numerous other personal property items will stay with the property: Large Tools, Tractors, Lawn Mowers, Furniture, Vehicles, Antiques, Appliances, & some personal property will remain unless sold at the sole discretion of the Owner's Family Trust & the Owner's Family Trust Trustees prior to closing. Conditional sale, upon the owner's Family IRREVOCABLE TRUST and all Family Owner's Irrevocable Trust - Trustee's Approval of any conditional buyer's offer. Buyer's must accept all terms of the Sale by the Owner's Family Trust prior to signing purchase contract, with Owner's Family personal Trust's Attorney's. SUBMIT ALL OFFERS to address of property: All Offers will be reviewed continuosly by Owner's Family Trust until an offer is accepted and property is sold and listing is removed. Owner's Family Trust Trustee's of the Irrevocable Trust will review all offers and send certified mail receipt of offer acceptance to the best reasonable offer, with terms of property sale, for buyer's review, prior to purchase contract acceptance. Property Showing will be scheduled, only after buyer's accept all terms of sale by the Owner's Family Trustee's of the Irrevocable Trust on property and Family Attorney's of Trust review and acknowledge the purchase agreements. DO NOT DISTURB RESIDENTS ON PROPERTY. Do not contact residents. "

■ **What I love about this home was updated to**

"Country home, on big horse property, Fenced lot. The Owner's Family Irrevocable Trust is Selling the property and the sale will be approved through the Family's Attorney's. AS IS SALE."

■ 1 1/2 bath was updated to 0 1/2 baths

■ Contact information was updated to (775) 400-8781



$300,000

3 bd | 3 ba | 2664 sqft

60 Jeanette Dr,Mound House, NV

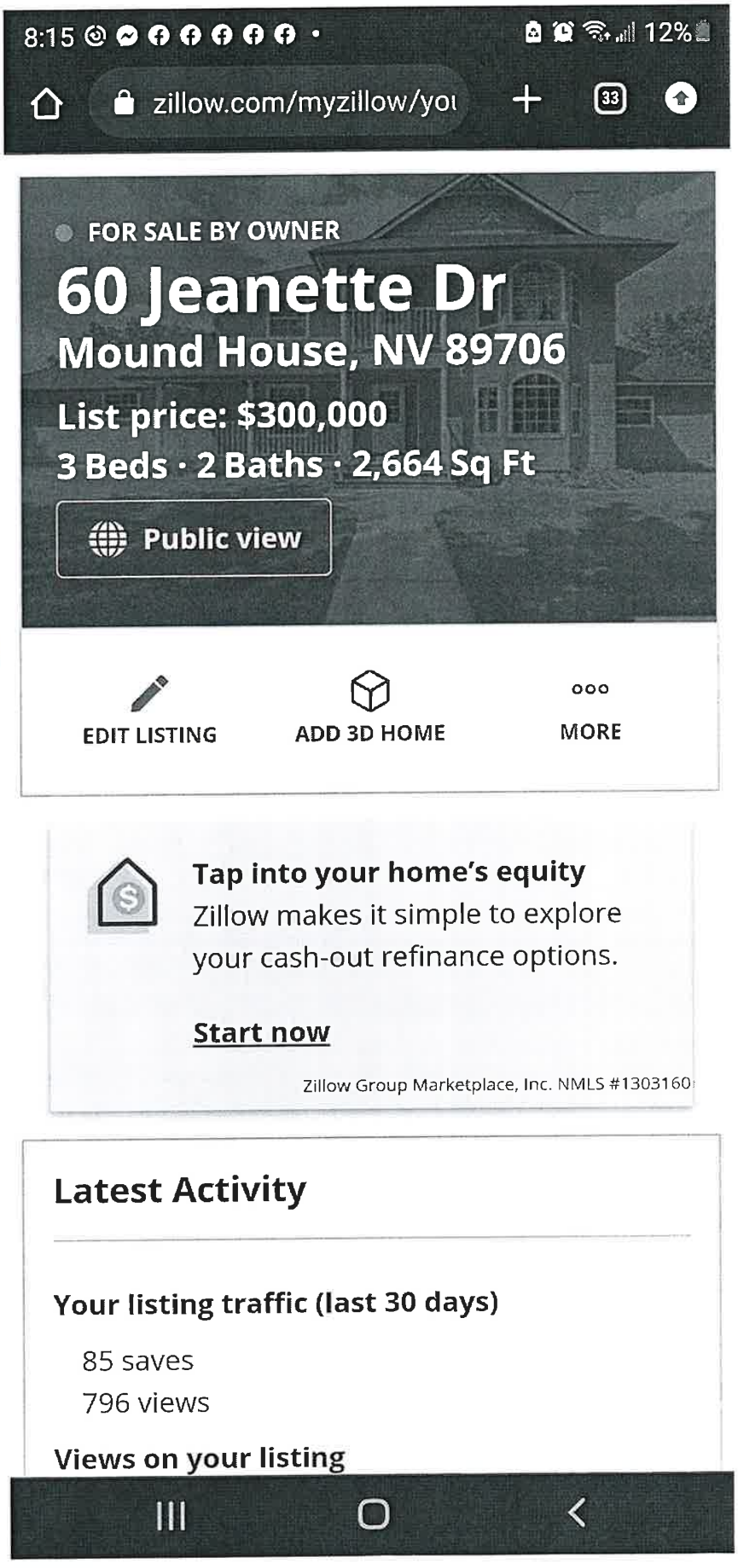
● **For Sale By Owner**

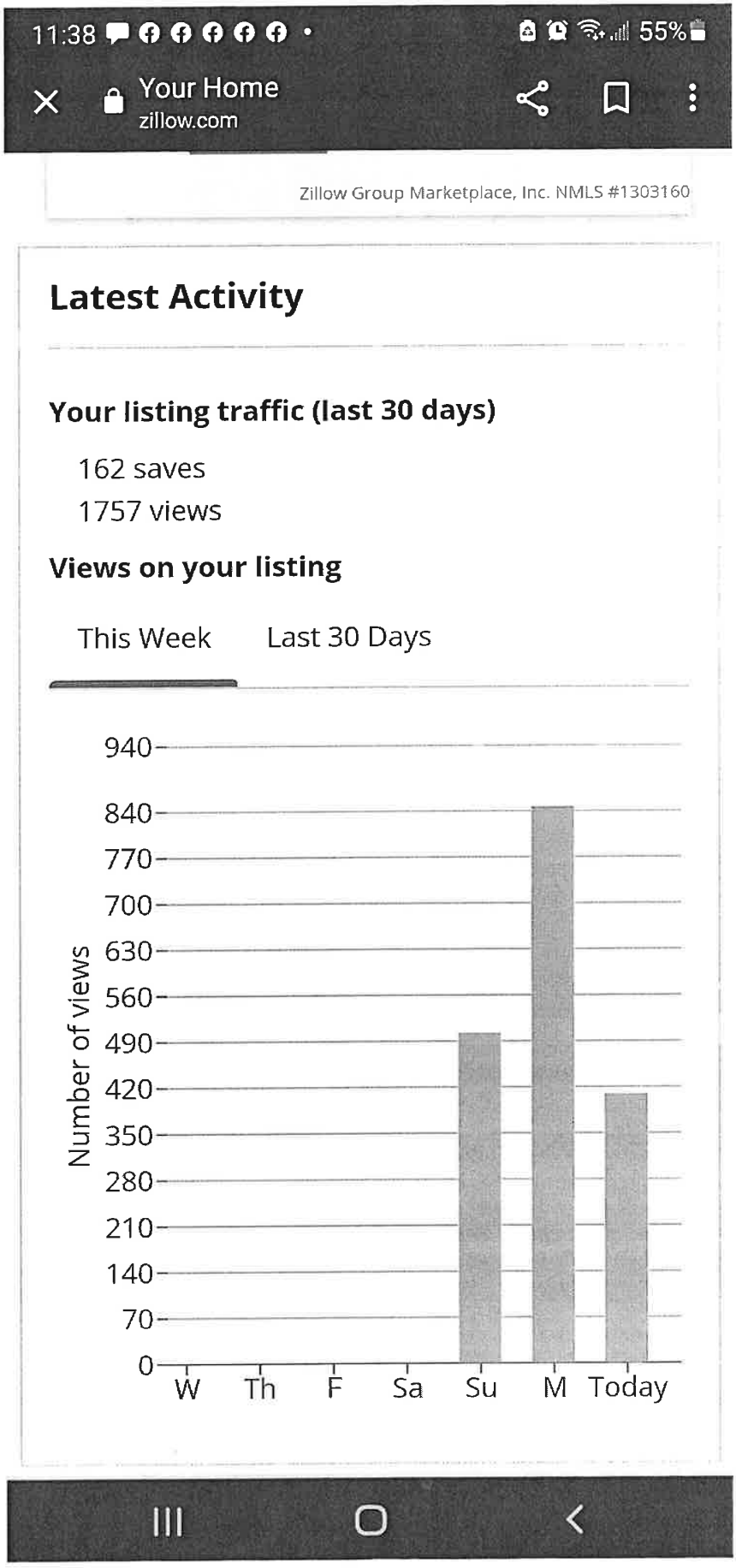
See your listing

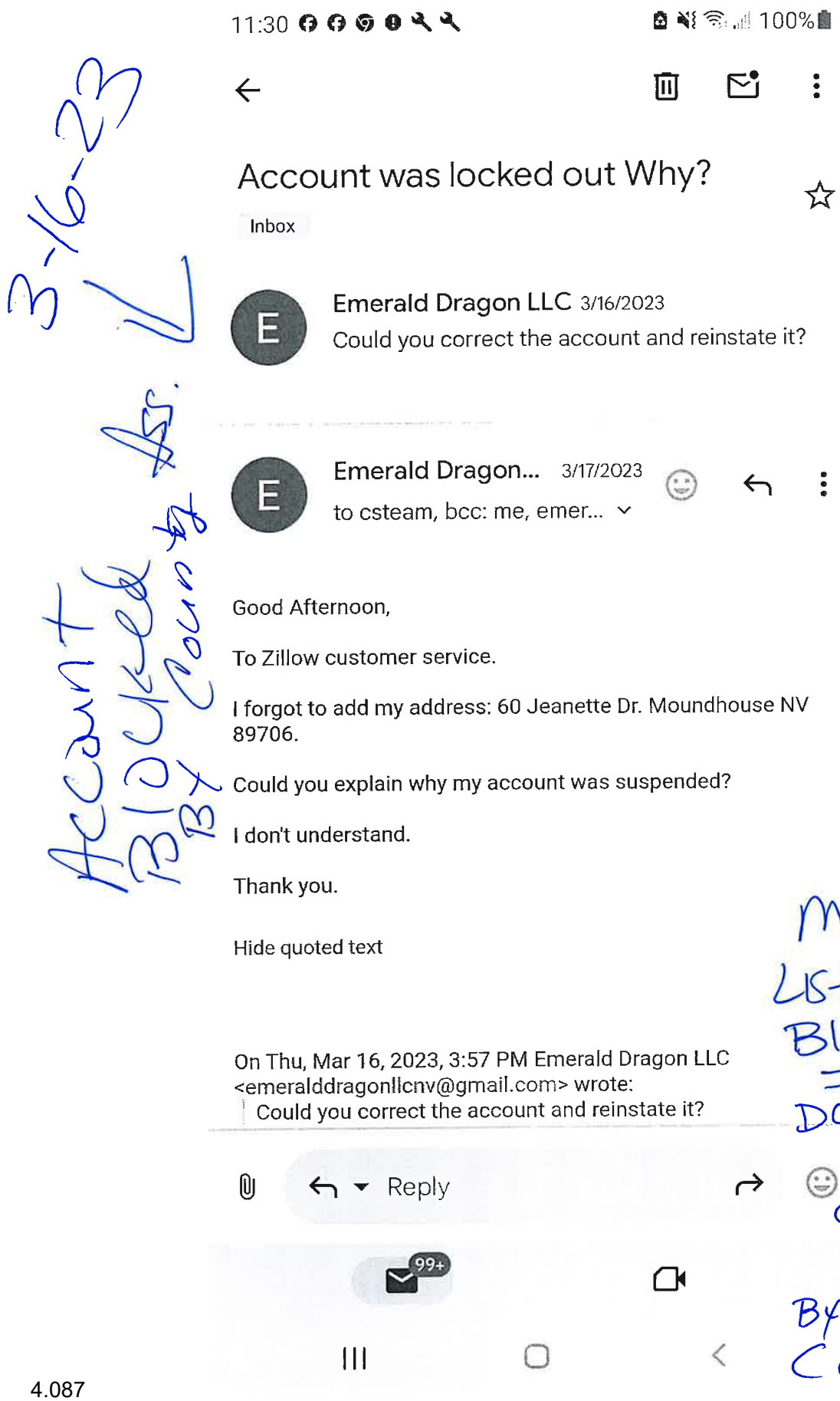
Reply

Full Description Added on 3-14-23

ACTIVITY on Sale Listing on Zillow




11:38
55%
Your Home
zillow.com
Zillow Group Marketplace, Inc. NMLS #1303160
Latest Activity
Your listing traffic (last 30 days)
162 saves
1757 views
Views on your listing
This Week
Last 30 Days
940
840
770
700
630
560
490
420
350
280
210
140
70
0
Number of views
W
Th
F
Sa
Su
M
Today



3-16-23

Account Blocked By County

My Zillow Listing was Blocked Due to someone canceling my listing By the County

Recorder
Cancelled my
Homestead
Filing

DOC #: 639478

06/21/2021 09:19 AM Page: 1 of 2

OFFICIAL RECORD

Requested By:
MARTHA ESLY CARMONA

Lyon County, NV
Margie Kassebaum, Recorder

Fee: $40.00 RPTT: $0.00
Recorded By: blathrop

DECLARATION OF HOMESTEAD

Assessor's Parcel Number (APN):
016 252 05 or

Assessor's Manufactured Home ID Number:

Recording Requested by and Mail to:
Name: Martha Esly Carmona Esly Carmona
Address: 60 Granite Dr
City/State/Zip: Mound house NV 89706

Check One:
☐ Married (filing jointly) ☐ Married (filing individually)
☐ Widowed ☒ Single Person ☐ Multiple Single Persons ☑ Head of Family
☐ By Wife (filing jointly for benefit of both) ☐ By Husband (filing jointly for benefit of both)
☐ Other (describe):

Check One:
☑ Regular Home Dwelling/Manufactured Home ☐ Condominium Hotel ☐ Other

Name on Title of Property:
Esly Carmona, Trustee to The Esly Carmona Irrevocable trust
do individually or severally certify and declare as follows:
Martha Esly Carmona & Esly Carmona
is/are now residing on the land, premises (or manufactured home) located in the city/town of Mound house, county of Lyon, State of Nevada, and more particularly described as follows: (set forth legal description and commonly known street address or manufactured home description)
A portion of SW 1/4 of NW or 1/4 of Section 32, Township 16 North, Range 21 East, M.D.B.&M., Lyon County, NV, described as: Parcel 1 Parcel Map Constelic enterprise parcel recorded official Records, 1-21-89 # 51285, Recorded in Lyon County NV. as shown described. 60 Granite Dr Mound house NV 89706
I/We claim the land and premises hereinabove described, together with the dwelling house thereon, and its appurtenances, or the described manufactured home as a Homestead.

In witness, Whereof, I/we have hereunto set my/our hands this 21 day of March, 2021

Signature
Martha Esly Carmona
Print or type name here

Signature
Martha Carmona
Print or type name here

STATE OF NEVADA, COUNTY OF Lyon This instrument was acknowledged before me on 6/21/2021 (date)

By Martha Esly Carmona
Person(s) appearing before notary

By
Person(s) appearing before notary

Signature of notarial officer

Notary Seal
BRANDI LATHROP
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-24-2022
Certificate No: 18-2778-12

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM FITS YOUR PURPOSE.
NOTE: Do not write in 1-inch margin. *Revised Aug. 2019*

DECLARATION OF HOMESTEAD

FOR RECORDING STAMP

Assessor's Parcel Number (APN):
016-252-05 or

Assessor's Manufactured Home ID Number:

DO NOT WRITE IN THIS AREA

Recording Requested by and Mail to:
Name: Esly Carmona
Address: 60 Jeanette Dr
City/State/Zip: Moundhouse Nevada

Check One:
☐ Married (filing jointly) ☐ Married (filing individually)
☐ Widowed ☐ Single Person ☐ Multiple Single Persons ☑ Head of Family
☐ By Wife (filing jointly for benefit of both) ☐ By Husband (filing jointly for benefit of both)
☐ Other (describe):

Check One:
☑ Regular Home Dwelling/Manufactured Home ☐ Condominium Unit ☐ Other

Name on Title of Property:
Esly Carmona, Grantor / Beneficiary for the, Esly Carmona Irrevocable Trust.

do individually or severally certify and declare as follows:
Esly Carmona

is/are now residing on the land, premises (or manufactured home) located in the city/town of Moundhouse, county of Lyon, State of Nevada, and more particularly described as follows: (set forth legal description and commonly known street address or manufactured home description)
A portion of SW 1/4 of NW of 1/4 of Section 32, Township 16 North, Range 21 East, M. D. B. & M., Lyon County Nevada, described as: Parcel B, Parcel Map Comstock Enterprise Parcel, recorded official records 1-21-80, #51285 Recorded in Lyon County Nevada as shown and described. 60 Jeanette Dr, Moundhouse, Nevada 89706

I/We claim the land and premises hereinabove described, together with the dwelling house thereon, and its appurtenances, or the described manufactured home as a Homestead.

In witness, Whereof, I/we have hereunto set my/our hands this 1st day of March, 2021

Signature

Print or type name here

Signature

Print or type name here

STATE OF NEVADA, COUNTY OF Carson City This instrument was acknowledged before me on March 1, 2021
(date)

By *Martha Esly Carmona*
Person(s) appearing before notary

By
Person(s) appearing before notary

Signature of notarial officer

Notary Seal

LISSETTE GARCIA VELAZQUEZ
NOTARY PUBLIC
STATE OF NEVADA
No. 19-1285-3 My Appt. Exp. Jan. 29, 2023

CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM FITS YOUR PURPOSE.
NOTE: Do not write in 1-inch margin. *Revised Sept. 2019*

****
*** FAX TX REPORT ***
****

TRANSMISSION OK

JOB NO.	3397
DESTINATION ADDRESS	17756881303
SUBADDRESS	
DESTINATION ID	
ST. TIME	03/11 14:44
TX/RX TIME	02' 03
PGS.	13
RESULT	OK

HIGH SIERRA BUSINESS SYSTEMS
A trusted partner since 1982

2814 N. Carson Street
Carson City, NV 89706
Phone: (775) 883-6379
Fax: (775) 883-7492

FAX SERVICE

TO:

NAME: STATE BOARD of Equalization

FAX: 775 684 2020

PHONE:

FROM:

NAME: Martha Carmona
ESLY CARMONA IRREVOCABLE TRUST

PHONE: 775 515 2151

OTHER: STATE BOARD OF Equalization Appeal

SUBJECT:

STATE BOARD of Equalization
Appeal FOR ESLY CARMONA IRREVOCABLE
TRUST
→ 7756881303 - 70248633
60 Jeanette Dr
Mound House NV 89706
PARCEL 016 252 05

SBE 107

Form 5101SBE

Nevada State Board of Equalization

Taxpayer Petition for Appeal from the Decision of the County Board of Equalization

If you have questions about this form or the appeal process, please call: (775) 684-2160.

Email completed form to: stateboard@tax.state.nv.us or Fax (775) 684-2020 EMAIL or FAX by 5:00 p.m. March 10, 2024 Mail: State Board of Equalization, 3850 Arrowhead Dr., Carson City, NV, 89706 POSTMARK by 5:00 p.m. March 10, 2024

Please Print or Type:

Part A. PROPERTY OWNER AND PETITIONER INFORMATION

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: ESTY CARMONA IRREVOCABLE TRUST					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): MARTHA CARMONA				TITLE: TST	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 60 JEANETTE DR				EMAIL ADDRESS: EMERALDDRAGONLLCNV@gmail.com	
CITY: Mound House	STATE: NV	ZIP CODE: 89706	DAYTIME PHONE: 7755152151	ALTERNATE PHONE:	FAX NUMBER:

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

☐ Sole Proprietorship ☒ Trust ☐ Corporation

☐ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency

☐ Other, please describe: _____

The organization described above was formed under the laws of the State of _____.

The organization described above is a non-profit organization. ☐ Yes ☐ No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☑ Additional information may be necessary.

☐ Self ☒ Trustee of Trust ☐ Employee of Property Owner

☐ Co-owner, partner, managing member ☐ Officer of Company

☐ Employee or Officer of Management Company

☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property

☐ Other, please describe: _____

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE)	COUNTY
60 Jeanette Dr	Jeanette Drive	Mound House	LYON

2. Enter Applicable APN or Account Number from assessment notice or taxbill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
016 252 05	

3. Does this appeal involve multiple parcels? Yes ☐ No ☒ *List multiple parcels on a separate, letter-sized sheet.*

If yes, enter number of parcels:		Multiple parcel list is attached. ☐

4. Check Property Use Type: ☑

☐ Vacant Land	☐ Mobile Home (Not on foundation)	☐ Mining Property
☒ Residential Property	☐ Commercial Property	☐ Industrial Property
☐ Multi-Family Residential Property	☐ Agricultural Property	☐ Personal Property
☐ Possessory Interest in Real or Personal property		

5. Check Year and Roll Type of Assessment being appealed: ☑

☒ 2024-2025 Secured Roll	☐ 2023-2024 Unsecured Roll	☐ 2023-2024 Supplemental Roll
☐ 2024-2025 Centrally-assessed Roll	☐ 2023-2024 Net Proceeds Roll	☒ 2018-2025 Secured Roll

Other years being appealed: 2018-2025 SECURED TAX ROLLS + VET EXEMPTIONS

Be prepared to cite the legal authority, if any, that permits the State Board to consider appeals of taxable value from prior years.

Part E. VALUE OF PROPERTY

	As established by County Board of Equalization		Property Owner: *What is the value you seek? Write N/A on each line for values which are not being appealed.*	
Property Type	Taxable Value	Assessed Value	Taxable Value	Assessed value
Land	260,000 —	91000	90,000 —	31,500 —
Buildings	324,134	113,447	250,000	87,500 —
Personal Property				
Total	584,134	204,447	340,000	119,000 —

For Clerk Use Only:

Form 5101SBE

Part F. TYPE OF APPEAL

Check box which best describes the authority of the State Board to take jurisdiction to hear the appeal.

☒ NRS 361.360(1); NRS 361.400(2): The value of real or personal property is being appealed; the Petitioner is aggrieved at the action of the County Board or the failure of the County Board to equalize resulting in overvaluation of property or undervaluation or non-assessment of other property.

☐ NRS 361A.240(2)(b): The under-or-over valuation of open-space use property is being appealed

☐ NRS 361A.273(1): This is an appeal of a determination that agricultural property has been converted to a higher use and for valuations for deferred tax years; the notice of conversion from the assessor was received after July 1 and before December 16 and the appeal was heard by the County Board..

☒ NRS 361.360(1); NAC 361.747(2)(c): The property was denied an exemption that is allowed by law. If so, describe the applicable exemption:
VET EXEMPTION 2018 - 2022

☒ Other reason, please describe: MY PROPERTY IS NOT EQUALIZED TO ALL THE OTHER PROPERTIES IN MY BLOCK ALL UNDER $150 IN SQFT ASSESSED ON HOME

Part G. ATTACH A BRIEF STATEMENT OR LETTER DESCRIBING THE ISSUES AND CONTENTIONS IN THIS APPEAL.

Part H. COUNTY APPEAL INFORMATION

County in which appeal was heard:	County Case Number:	Date Heard by County:
LYON		2-22-24

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part I below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part I.

▶ _____ Title TBI

Petitioner Signature

MARTHA CAMPOS Date 3-3-24

Print Name of Signatory

Part I. AUTHORIZATION OF AGENT

Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the State Board. List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

I hereby authorize the agent whose name and contact information appears below to file a petition to the Nevada State Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Nevada State Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Authorized Agent must check each applicable statement and sign below.

☐ **I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.**

☐ **I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.**

▶ _____ Title _____

Authorized Agent Signature

_____ Date _____

Print Name of Signatory

2024-2025

CONTROL # **APPEAL CASE #**

Lyon County Board of Equalization

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.

Please Print or Type:

Part A. PROPERTY OWNER/ PETITIONER INFORMATION *(Agent's Information to be completed in Part H)*

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL:					
ESH CARMONA IRREVOCABLE TRUST - ESH CARMONA TSTT					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				TITLE	
ESH CARMONA				TSTT	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)				EMAIL ADDRESS:	
100 Jeanette Dr				NERVAL.KIOWA@GMAIL.COM	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER
Mound House	NV	89706	7755521		

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

☐ Sole Proprietorship ☑ Trust ☐ Corporation
☐ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe: _____

The organization described above was formed under the laws of the State of _____
The organization described above is a non-profit organization. ☐ Yes ☐ No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☑ Additional information may be necessary.

☐ Self ☑ Trustee of Trust ☐ Employee of Property Owner
☐ Co-owner, partner, managing member ☐ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
☐ Other, please describe: _____

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE)	COUNTY
60 Jeanette Dr	Jeanette Dr	Mound House	Lyon
Purchase Price: 698,000		Purchase date: 2-2018	

2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
016 252 05	

3. Does this appeal involve multiple parcels? Yes ☐ No ☑ *List multiple parcels on a separate, letter-sized sheet.*

If yes, enter number of parcels: _____ Multiple parcel list is attached. ☐

4. Check Property Use Type: ☑

☐ Vacant Land ☐ Mobile Home (Not on foundation) ☐ Mining Property
☑ Residential Property ☐ Commercial Property ☐ Industrial Property
☐ Multi-Family Residential Property ☐ Agricultural Property ☐ Personal Property
☐ Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed: ☑

☒ 2024-2025 Secured Roll ☐ 2023-2024 Unsecured Roll ☐ 2023-2024 Supplemental Roll

Part E. VALUE OF PROPERTY

Property Owner: ***What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.***

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	260,000	~~40,000~~ 107,000 + 117,000.00
Buildings	324,134	
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total	584,134	314,000.00

Land is $140,000 – 107,000
Other Buildings
House main 117,000 –
314,000

House is For Sale at 300,000.00

CBE Petition Form
Revised 11/20/2023

SBE 110

4

4.094

Note - I AM Disputing years 2018 - 2019 and are under contested payments of TAXES. Still under Appeal to SBOE an STATE TAX Commission an will be Forwarded to District Court IF I am not successful in This Appeal

Part F. TYPE OF APPEAL * Requesting Appeal for Veterans From 2018 - 2024

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- ☒ NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- ☒ NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property. 4 other properties in 2022 were lower than mine - I AM Still Appealing That Assessment
- ☐ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- ☐ NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- ☐ NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- ☐ NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED).

1 of 5 pages included in email

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H

► Petitioner Signature	TSTT Title
Esly Carmona Print Name of Signatory	1-15-24 Date

Part H. AUTHORIZATION OF AGENT ***Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.***

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:			TITLE:		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Authorized Agent must check each applicable statement and sign below.

☐ **I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.**

☐ **I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.**

► Authorized Agent Signature	Title
Print Name of Signatory	Date

☐ I hereby withdraw my appeal to the County Board of Equalization.

Signature of Owner or Authorized Agent/Attorney	Date

14668973-20312-1-1

Troy Villines
Lyon County Assessor
27 S. Main Street
Yerington, NV 89447

NOTICE OF ASSESSED VALUATION
THIS IS NOT A TAX BILL
IT IS A NOTICE OF VALUE ONLY

Mailing Date 12/12/2023

14668973-20312-1 1 1 **********AUTO**5-DIGIT 89701

CARMONA, ESLY TRS
C/O ESLY CARMONA
60 JEANETTE DR
MOUND HOUSE NV 89706-7781

Questions? Call us at:
(775) 463-6520

YOUR PROPERTY TAX BILL IS CAPPED, NOT YOUR ASSESSED VALUE.
ASSESSMENT ROLL IS AVAILABLE PER NRS 361.300
Abatement Status: Low Cap
Abated Taxes are based on Prior Year - Gross Assessed Value of: 124,849

Parcel Number: 016-252-05
District: 8.7
Appraisal Year: 2024/2025

Property Location: 60 JEANETTE DR MOUND HOUSE Lot Block

Assessed Value	This Fiscal Year 2023/2024	Next Fiscal Year 2024/2025	Tax Capped Value
Land	91,000	91,000	
Structures	106,343	113,447	
Personal Property	0	0	
Assessed Total	197,343	204,447	124,849
Exemptions	0	0	
Net Assessed Value	197,343	204,447	
Value Excluded From Abatement	0	0	

Taxable Value	This Fiscal Year	Next Fiscal Year	Tax Capped Value
Land	260,000	260,000	
Structures	303,837	324,134	
Personal Property	0	0	
Taxable Total	563,837	584,134	356,711
Exemptions	0	0	
Net Taxable Value	563,837	584,134	
Value Excluded From Abatement	0	0	

NOTICE OF ASSESSED VALUATION
THIS IS NOT A TAX BILL - IT IS A NOTICE OF VALUE ONLY

Each fiscal year runs from July 1st to June 30th. Tax bills are calculated by the Lyon County Treasurer's Office and printed in July. For tax billing questions, please contact the Treasurer's Office at 775-463-6501 or visit their website at www.lyon-county.org

11542PNOA 12/24/23 CMYK

6

SBE 112

4.096

STATE OF NEVADA
DEPARTMENT OF TAXATION
Web Site: https://tax.nv.gov
Call Center: (866) 962-3707

LAS VEGAS OFFICE
700 E. Warm Springs Rd, Suite 200
Las Vegas, Nevada 89119
Phone (702) 486-2300
Fax (702) 486-2373

JOE LOMBARDO
Governor
GEORGE KELESIS
Chair, Nevada Tax Commission
SHELLIE HUGHES
Executive Director

CARSON CITY OFFICE
3850 Arrowhead Dr., 2nd Floor
Carson City, Nevada 89706
Phone: (775) 684-2000
Fax: (775) 684-2020

RENO OFFICE
4600 Kietzke Lane, Suite L235
Reno, NV 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

CONFIRMATION OF APPEAL

February 07, 2024

Esly Carmona Irrevocable Trust
60 Jeanette Dr
Moundhouse, NV 89706

REFER ALL CORRESPONDENCE TO THE
NEVADA TAX COMMISSION USING
THIS CASE NUMBER: **NTC 24-102**

Dear Taxpayer:

Your appeal of the Lyon County Assessor's decision regarding the property tax abatement has been received on the following property:

Fiscal Year 2018-2024 **Parcel/ID No:** 016-252-05

Your appeal has been referred to the hearing officer for the Nevada Tax Commission. The hearing officer will notify you of the date and approximate time of the hearing. If more information about the appeal process is required, you may contact the following Department staff:

Jeffrey Mitchell, Deputy Director
Department of Taxation
3850 Arrowhead Drive, 2nd Floor
Carson City, NV 89706
(775) 684-2095
FAX: (775) 684-2020
jmitchell@tax.state.nv.us

Tina Padovano, Executive Assistant
Department of Taxation
3850 Arrowhead Drive, 2nd Floor
Carson City, NV 89706
(775) 684-2096
FAX: (775) 684-2020
tpadovano@tax.state.nv.us

Staci Lindberg
Lyon County Treasurer
(775) 463-6501
27 S Main St
Yerington NV 89447

LYON COUNTY
REAL PROPERTY TAXES FOR FISCAL YEAR
JULY 1, 2023 THRU JUNE 30, 2024

PROPERTY LOCATION/DESCRIPTION			
PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
016-252-05	8.7	34767	60 JEANETTE DR, MOUND HOUSE

Owner Name: CARMONA, ESLY TRS

*****Current / Amended Bill*****

CARMONA, ESLY TRS
C/O ESLY CARMONA
60 JEANETTE DR
MOUNDHOUSE, NV 89706-0000

MAKE REMITTANCE PAYABLE TO:
LYON COUNTY TREASURER
27 S Main St
Yerington NV 89447

YOUR CHECK IS YOUR RECEIPT
IF ADDITIONAL RECEIPT IS NEEDED, PLEASE ENCLOSE A SELF ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT.

Office Phone: (775) 463-6501

NOTE: IF YOU HAVE A LENDER WHO PAYS YOUR TAXES, THIS INFORMATION HAS BEEN PROVIDED TO THEM

Assessed Valuation		Distribution Tax Amount				
Description	Value	Taxing Agency	Rate	Prebatement Amount	Abatement/ Recapture Amount	Tax Amount
Real Estate	$ 91,000	School General	0.7500	$ 1,455.02	$ 506.93	$ 948.09
Bldg./Improvements	106,343	School Debt	0.5867	1,138.22	396.56	741.66
		Central Fire	0.8624	1,673.08	655.29	1,017.79
		CLCF Parmedic	0.0700	135.80	47.31	88.49
		State of Nev	0.1700	329.80	114.91	214.89
Exemptions	3,340	General Fund	0.7237	1,404.00	495.52	908.48
		Gen. Indigent	0.0300	58.20	22.74	35.46
		Med Indigent	0.1050	203.70	70.97	132.73
		Senior Services	0.0600	116.41	115.16	1.25
		Co-Op Extensn	0.0100	19.40	6.76	12.64
		Carson WtrSub	0.0300	58.20	20.28	37.92
		Centrl Vector	0.0450	87.30	43.39	43.91
		Ad Valorem Totals	3.4428	6,579.13	2,495.82	4,183.31
		Dayton Valley GW	0.1000	1.82	0.00	1.82
		Special Assmnt Total				1.82
Net Assessed	$ 194,003					
Information concerning taxing authorization, rates and uses of taxes collected can be found at www.tax.state.nv.us or by calling (775) 463-6501		Previous Payments				- 3,324.98
		TOTAL TAX DUE				860.15

Please see the reverse side of this tax bill for important information and address change instructions

DETACH AND MAIL THIS STUB WHEN PAYING 4th INSTALLMENT

4th Installment

MAIL TO: Lyon County Treasurer
27 S Main St
Yerington NV 89447

ASSESSED OWNER
CARMONA, ESLY TRS

PARCEL NUMBER
016-252-05

AMOUNT
$860.15

4

Due On or Before
March 04, 2024

IF MAILING ADDRESS HAS CHANGED CHECK BOX AND MAKE CHANGE ON REVERSE SIDE OF STUB

DETACH AND MAIL THIS STUB WHEN PAYING 3rd INSTALLMENT

3rd Installment

MAIL TO: Lyon County Treasurer
27 S Main St
Yerington NV 89447

ASSESSED OWNER
CARMONA, ESLY TRS

PARCEL NUMBER
016-252-05

AMOUNT
$0.00

3

Due On or Before
January 02, 2024

IF MAILING ADDRESS HAS CHANGED CHECK BOX AND MAKE CHANGE ON REVERSE SIDE OF STUB

☐ SBE 114

8

Moundhouse Nevada Sold Land Comps 1-60 acres dated 2010-2023

parcel #	Acres	Price	Sold Date	
019 01303	1.25 acre	$30,000.00	3 10 2010	
01901403	1.38	$30,000.00	3 10 2010	
01606107	2.99	$40,000.00	3-7-2013	
01619315	1.34	$45,000.00	6-27-2013	
01619314	1.34	$50,000.00	2-4-2014	
01606150	2.1	$40,000.00	7-15-2014	
01618504	1.0	$40,000.00	3-11-2014	
01619520	1.0	$52,000.00	10 17 2014	
01616304	1.0	$52,000.00	6-7-2016	
016164412	1.0	$44,500.00	9 30 2016	
01616117	1.1	$36,500.00	10 16 2016	
01621204	2.5	$50,000.00	1-4-2019	
01901121	1.25	$60,000.00	3-1-2019	
01649101	57.15	$250,000.00	10 27 22	= $4.385 per acre
01617109	2.5	$159,000.00	5-5-2023	

In summation 78.9 acres sold for an average of $12,408.00 an acre

with 1 acre being $12,408.00 and 5 acres being $62,040.00

adding those together and dividing them would give you the normal value

or $37,224.00 for an average residential Moundhouse parcel up to 5 acres.

I Am Requesting my TAXABLE Land values TO be $90,000 - AS this parcel on my Block/c I want my Assessed value at $31,500 -

NH- Bk16pg25 & Bk19 pg06

Improved Land Values

	NBC	APN	Situs	LUC	LandSize AC	2023 PrLand	2024 CurLand
	16-25	016-251-16	15 HILLTOP DR	200	2.26	260,000	260,000
	16-25	016-251-17	6 HILLTOP DR	200	2.5	260,000	260,000
	16-25	016-251-18	18 HILLTOP DR	200	2.5	260,000	260,000
	16-25	016-251-19	22 HILLTOP DR	200	2.09	260,000	260,000
	16-25	016-251-20	46 JEANETTE DR	200	2.92	260,000	260,000
	16-25	016-251-21	2 PARK DR	220	2.16	260,000	260,000
	16-25	016-251-22	18 SANDY LN	200	2.16	260,000	260,000
	16-25	016-251-23	17 SANDY LN	200	2.21	260,000	260,000
	16-25	016-251-24	16 PARK DR	220	2.11	260,000	260,000
	16-25	016-251-25	10 PARK DR	220	2.11	260,000	260,000
	16-25	016-251-26	4 PARK DR	200	2.11	260,000	260,000
	16-25	016-251-27	42 JEANETTE DR	200	2.77	260,000	260,000
	16-25	016-251-28	44 JEANETTE DR	200	2.39	260,000	260,000
	16-25	016-251-29	24 HILLTOP DR	200	2.32	260,000	260,000
	16-25	016-251-15	9 WEGOTTA WAY	200	2.34	260,000	260,000
	16-25	016-251-14	10 WEGOTTA WAY	200	2.56	260,000	260,000
	16-25	016-251-13	6 WEGOTTA WAY	200	2.1	260,000	260,000
	16-25	016-251-12	51 JEANETTE DR	200	7.52	260,000	260,000
	16-25	016-251-07	30 JEANETTE DR	200	5.04	260,000	260,000
	16-25	016-251-06	11 SANDY LN	200	5.03	260,000	260,000
	16-25	016-251-05	26 PARK DR	200	5	260,000	260,000
	16-25	016-251-02	20 JEANETTE DR	200	5	260,000	260,000
	16-25	016-251-01	12 JEANETTE DR	200	5.02	260,000	260,000
	16-25	016-251-30	30 HILLTOP DR	200	2.04	260,000	260,000
	16-25	016-251-31	26 HILLTOP DR	200	2.04	260,000	260,000
	16-25	016-251-35	31 HILLTOP DR	200	2.25	260,000	260,000
	16-25	016-251-38	29 HILLTOP DR	200	2.33	260,000	260,000
2023-LYON CO. CODE EN ENFORCEMENT SENT A LETTER AND RES HAS BEEN REMOVED. KW	16-25	016-251-39	27 HILLTOP DR	280	3.29	90,000	90,000
	16-25	016-252-01	65 JEANETTE DR	200	4.97	260,000	260,000
	16-25	016-252-02	61 JEANETTE DR	200	5.02	260,000	260,000
	16-25	016-252-03	67 JEANETTE DR	200	5	260,000	260,000
	16-25	016-252-04	66 JEANETTE DR	200	5	260,000	260,000
	16-25	016-252-05	60 JEANETTE DR	200	5	260,000	260,000
	16-25	016-252-06	41 JEANETTE DR	200	5	260,000	260,000
	19-06	019-061-01	1 YHVONA DR	200	1	281,486	281,000
	19-06	019-061-02	3 YHVONA DR	200	1	281,486	281,000
	19-06	019-061-03	5 YHVONA DR	200	1	281,486	281,000
	19-06	019-061-04	7 YHVONA DR	200	1	281,486	281,000

The Esly Carmona Irrevocable Trust

60 Jeanette dr

Moundhouse Nv 89706

STATE BOARD OF EQUALIZATION APPEAL FROM LYON COUNTY

APPEAL TO THE STATE BOARD OF EQUALIZATION DUE TO THE MANY ERRORS ON MY ASSESSMENTS BY THE COUNTY OF LYON. THAT FAILURE OF THE COUNTY TO EQUALIZE MY HOME SIMILARLY TO THE HOMES ON MY BLOCK AND EQUALIZE MY LAND VALUES SIMILARLY TO ALL THE LAND VALUES IN LYON COUNTY, BY USING THE SAME METHODS TO APPRAISE MY LAND, AS THE METHODS THAT WERE USED TO APPRAISE ALL THE LAND VALUES SIMILARLY IN THE COUNTY OF LYON. I HAVE BEEN DISCRIMINATED AGAINST FOR 7 YEARS BY LYON COUNTY AS ALL MY NEIGHBORS PAY LOWER TAXES BY BEING ASSESSED LOWER AND THEIR LAND VALUES ARE ALSO LOWER AFTER THEY CALLED THE ASSESSOR AND GOT THEIR LAND VALUES REDUCED WITHOUT AN APPEAL.

APPEAL BASED ON **NRS 361.356** TO WHICH MY PROPERTY IS ASSESSED HIGHER THAN ANOTHER PROPERTY THAT HAS AN IDENTICAL USE AND COMPARABLE LOCATION.

APPEAL BASED ON NRS 361.356 TO WHICH MY PROPERTY IS WORTH LESS THAN ACTUAL COMPUTED SALES TAXABLE VALUE.

APPEAL FROM ASSESSOR'S REFUSAL TO ACKNOWLEDGE THE CURRENT NEW SALES VALUE OF MY HOME AT $300,000.00 DUE TO CURRENT DETRIMENTAL PHYSICAL, VERIFIED, EVIDENCED CONDITIONS FROM PHOTOGRAPHS AND AERIAL SURVEILANCE AND APPRAISORS DRIVE BY VERIFICATIONS OF MY HOME.

APPEAL FROM ASSESSOR'S LOWER DEPRECIATION VALUES GIVEN BY DENYING OBSALESENCE ON MY PROPERTY AFTER ACTUAL VISIBLE DAMAGES WERE IDENTIFIED ON TWO CONSECUTIVE APPEALS AND BY SENDING WRITTEN EMAILS AND FROM NUMEROUS PHONE CALLS, AND CONSTANT ATTEMPTS TO CORRECT ASSESSOR ERRORS BEFORE HEARINGS SINCE 2018.

APPEAL FROM ASSESSOR'S LAND VALUE ERROR'S, OF MY OVER ASSESSED LAND VALUES, AS ASSESSOR DID NOT APPRAISE MY PROPERTY EQUALLY AND SIMILARLY TO ALL THE OTHER WAY APPRAISALS OF PROPERTIES THAT WERE DONE IN LYON COUNTY. APPRAISER USED ACTUAL LAND SALES & COMPARABLE LAND VALUES TO ASSESS ALL THE OTHER UNDISPUTED LAND VALUES IN THE CITY AND COUNTY. THAT IS HOW THEY ASSESSED ALL THE HOMES IN LYON COUNTY BUT THAT IS NOT HOW THEY ASSESSED MY HOME. THE ASSESSOR MUST ASSESS

EQUALLY ALL THE HOMES AND USE CORRECT LAND VALUES FIRST FROM ACTUAL MARKET SALES OF RESIDENTIAL LAND, THEN THEY CAN ADD MY HOME'S REBUILDING COSTS, ON JUST MY HOME ALONE FIRST, AND THEN ADD IN MY OTHER BUILDING COSTS, THEN MINUS THE DEPRECIATION COSTS TO GET MY ACTUAL LAND & BULDING TAXABLE VALUES. THEN DIVIDE THOSE VALUES BY .35 AND GET THE ASSESSED VALUE. THEN TAX ACCORDING TO MY TAX CAPPED ASSESSED VALUE.

THE ASSESSOR USED AN UNCONSTITUTIONAL AND FRAUDULENT VALUE TO APPRAISE MY LAND VALUES JUST TO RETALIATE AGAINST MY HOME AND MY COMMUNITY. MY LAND VALUES WENT UP 300 PERCENT AFTER I DISAGREED WITH THE APPRAISER IN 2018 REGARDING MY ASSESSMENTS. SINCE THEN I HAVE TRIED TO CORRECT APPRAISORS INTENTIONAL ERRORS FOR OVER 7 YEARS WHILE THE ASSESSOR HAS DENIED TO CORRECT THEIR ERRORS ON MY HOME.

APPEALING DUE TO THE ASSESSOR GIVING HIS FRIENDS AND OTHER FAVORED PROPERTY OWNERS PREFERENTIAL TREATMENT BY LOWERING THEIR PROPERTY TAXES AROUND $400.00 DOLLARS A YEAR. THE ASSESSOR USES UNFOUNDED AND ILLEGAL EXCUSES TO GRANT THOSE OWNERS UP TO 300 PERCENT REDUCTIONS IN THEIR PROPERTY VALUES WITHOUT THOSE OWNERS HAVING TO SUBMIT AN APPEAL, WRITE A REQUEST UNDER THE PENALTY OF PERJURY, WITHOUT HAVING TO SHOW EVIDENCE TO MERIT LOWER VALUES, WITHOUT PRODUCING RECEIPTS TO PROVE DAMAGES, WITHOUT SHOWING PHOTOGRAPHS TO VERIFY THE LOWER VALUES, WITHOUT BEING DEMANDED TO ALLOW THE ASSESSORS TO ENTER THEIR PRIVATE HOMES AND GO THROUGH THEIR PRIVATE PROPERTIES, AND WITHOUT HAVING TO TESTIFY AT THE APPEAL HEARINGS, OR CALL OR EMAIL THE ASSESSOR TO CORRECT THOSE VALUES TO THE VALUES OF THE HOMES ON THE BLOCK AND THE NEIGHBORS VALUES AS I WAS FORCED TO DO EVERY YEAR PER NEVADA LAW. THE ASSESSOR LOWERED HIS FRIENDS VALUES ILLEGALLY AGAINST THE LAWS OF THE STATE AND FALSIFIED THE REASONS FOR LOWERING SPECIFIC HIS FRIENDS AND PREFERRED PROPERTY OWNERS TAXES.

APPEALING DUE TO ASSESSOR APPRAISING AND ASSESSING MY PROPERTY DIFFERENTLY FROM OTHER PROPERTIES AND GIVING MY LAND VALUES INCORRECT INFLATED AND FRAUDULENT VALUES WHICH IS UNCONSTITUTIONAL, ILLEGAL AND RETALIATORY FOR THE ASSESSOR OF LYON COUNTY TO DO SO.

ASSESSOR ILLEGALLY GAVE OTHER OWNER'S LOWER PROPERTY VALUES AGAINST THE LAWS OF THIS STATE WITHOUT AN APPEAL AND WITHOUT THERE BEING ANY ERRORS ON THOSE PREVIOUS HIGHER ASSESSMENTS IN QUESTION. THAT INTENTIONALLY SHOWS THE RETALIATORY BIAS AGAINST ME AND THE PREFERENTIAL TREATMENT GIVEN TO OTHERS WHO REQUESTED TO HAVE THEIR LAND LOWERED WITH ONE PHONE CALL - AND GOT THEIR HOME PROPERTY VALUES DECREASED WHICH SAVED THOSE FRIENDS OF THE ASSESSOR HUNDREDS IN TAXES ON THEIR TAX BILLS IN MY CITY AND IN LYON COUNTY.

THE ASSESSOR CLEARLY ACTED AGAINST THE LAWS OF NEVADA AND GAVE PREFERENTIAL TREATMENT SOLELY TO HIS FRIENDS WHICH WAS WRONGFUL AND UNLAWFUL. THE ASSESSOR INTENTIONALLY HID THOSE REDUCTIONS FOR HIS FRIENDS AT THE HEARING WITHOUT DISCLOSING HIS ACTIONS TO THE PUBLIC AT THE HEARING OR MYSELF AT THE BOTH HEARINGS. THE ASSESSOR ACTED UNETHICALLY ON HIS OATH AS A PUBLIC MUNICIPAL OFFICIAL WHO IS HELD TO A HIGHER STANDARD. THE ASSESSOR KNEW THE LAW, KNEW WHAT HE WAS DOING WAS ILLEGAL AND UNETHICAL AS HE DID NOT TREAT ALL APPELLANTS EQUALLY BUT CONTINUED TO FAVOR ONLY HIS FRIENDS WITH FINANCIAL REWARDS WHICH SAVED HIS FRIENDS HUNDREDS OF DOLLARS UNJUSTLY WITHOUT WARRANTED APPEALS AND NEVADA LAW PROCEDURES.

THE ASSESSORS UNLAWFUL ACTIONS HAVE CAUSED MYSELF AND MY FAMILY GREAT HARM IN THE LAST 7 YEARS BY REFUSING TO HELP US WITH A MERITORIOUS REDUCTION ON MY HOME AFTER I FOLLOWED ALL THE MANDATED PROTOCALS AND FOLLOWED ALL APPEAL PROCEDURES BUT WAS BIASLY DENIED HELP, ALONG WITH ALL THE OTHER APPELLANTS WHO FOLLOWED NEVADA LAW WERE ALSO DENIED HELP, WHILE THE ASSESSOR'S PRIVELEGED FRIENDS WHO DID NOT FOLLOW THE LAW OR HAD TO APPEAL THEY JUST CALLED UP THE ASSESSOR TO HAVE THEIR PROPERTY VALUES LOWERED TO SAVE HUNDREDS OF DOLLARS ON THEIR NEXT YEARS PROPERTY TAXES. THE ASSESSOR VIOLATED NEVADA LAW UNDER NRS 266.430.

THE ASSESSOR, ALONG WITH HIS APPRAISORS, WHO MALICIOUSLY AND CONTINUOUSLY RETALIATED AGAINST MYSELF AND MY COMMUNITY BY RAISING OUR LAND VALUES UNJUSTLY, WHICH RAISED OUR TAXES ILLEGALLY, ON A YEARLY BASIS. THEN FINING MY COMMUNTY SEPARATELY WITHOUT FINING OTHER COMMUNITIES. THE ASSESSOR DID MANY FAVORS TO SPECIFIC OWNER'S BY LOWERING THEIR TAXES, ILLEGALLY, WHICH VIOLATED NEVADA LAW, AS PUBLIC OFFICERS CANT USE THEIR PUBLIC OFFICE TO DO SO. I WAS DENIED ANY HELP TO CORRECT LEGITIMATE ERRORS OF AN 8% HIKE IN MY TAXES MALICIOUSLY BY THE ASSESSOR. I HAD TO APPEAL BEFORE IT WAS CORRECTED. THE ASSESSOR HAS CONTINUED ACTING WITH EXTREME MALICE AGAINST MYSELF, MY FAMILY, AND MY COMMUNTIY.

I HOPE THIS BOARD CAN HELP CORRECT ALL THE UNJUST AND ILLEGAL ACTIONS OF THE ASSESSOR TO ALLOW MY ERRORS ON MY HOME TO BE CORRECTED FINALLY.

BIAS & Preferential Treatment Given to other owners on A New Home

Lowered Land values to 2018 values and Bought for $35,000

No Appeal no Evidence no written Statement under Penalty of perjury to Request Lower TAXES

LYON COUNTY ASSESSOR

27 S. Main Street
Yerington, NV 89447
(775) 463-6520 | Facsimile (775) 463-5305

Troy Villines
Assessor

Erin Singley
Chief Deputy Assessor

Eric Ow-Wing
Chief Appraiser

Kelly Veil
Michael Perumean
Appraisers
Real Property

Lea Senecio
Valerie Garcia
Appraisers
Personal Property

Holly Villines
Mapping

Ella Ramirez
Administration

Land Value is $110,000.00 Reduced to $24,000.00 without Appeal

Assessor Made False Statements to give owners $1400.00 SAVINGS a year in TAXES Practically

Lyon County Board of Equalization
Value Change Stipulation

Re: APN 20-545-23

Bradley. Todd & Gail
1988 Cheyenne Ct., Fernley, NV 89408

Date: January 26. 2024

The Lyon County Assessor's Office has completed the review of the amount of new land value calculation for this parcel. After careful consideration of the facts involved, we are adjusting the new land value as follows:

Fiscal Year 2023-24	Original Value	Adjusted Value
New Land:	$55,000	$24,000
Prior Year Override:	$341,183	$295,687

14

This will result in credit/refund of $396.58 for the current year taxes.

By signing below, the Petitioner agrees to the above stipulation. Please return this letter to our office before your scheduled hearing. You may mail to the above address or FAX to (775) 463-5305. Or you may sign, scan and e-mail to cow-wing@lyon-county.org.

Sincerely,

Eric Ow-Wing

Agreed to:

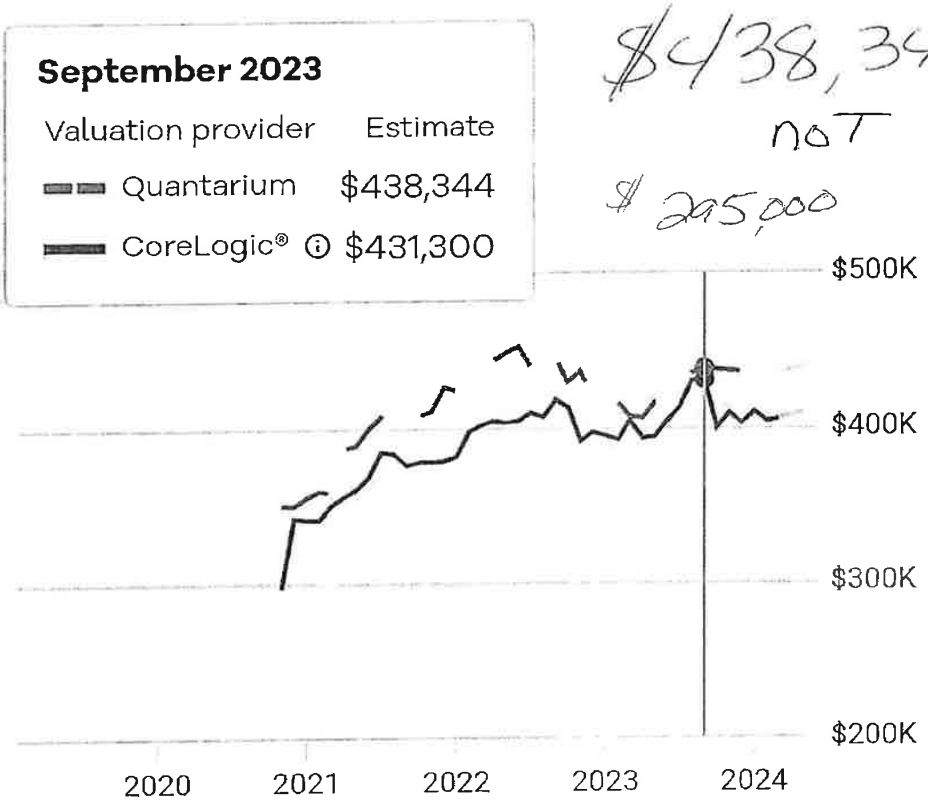
By: Gail Bradley Date: 1/26/24

Gail Bradley, Owner

1988 Cheyenne Ct, Fernley, NV 89408

RealEstimate℠

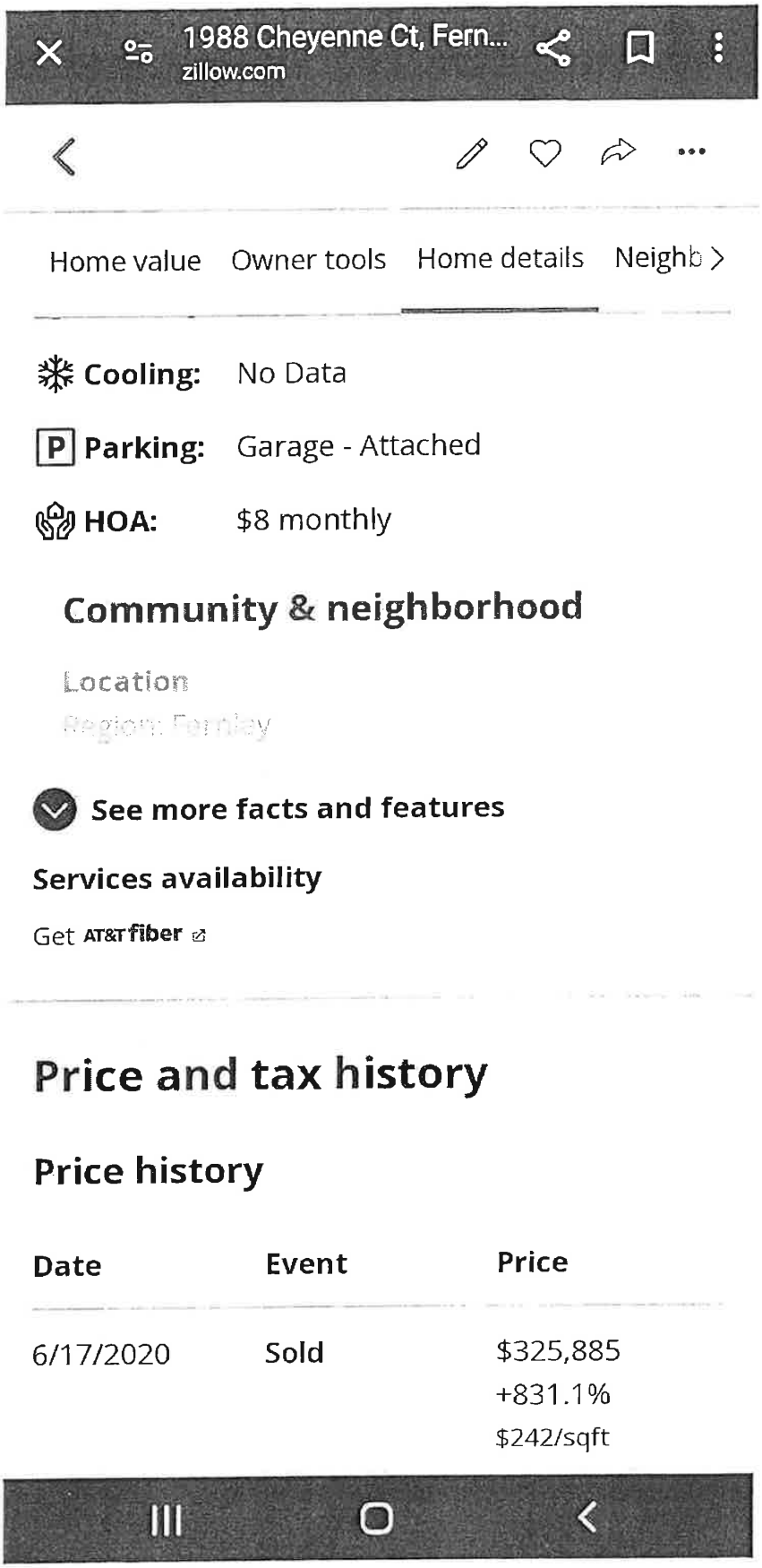
Value is $438,344 not $295,000



Hide chart summary

The following table summarizes the chart by comparing the earliest historic estimate, last year's estimate, and a forecasted projection to this month's current estimate for each valuation provider.

Provider	Current estimate	Estimate for Feb 2023	Change Since Feb 2023
Quantarium	$434,689	$416,357	+4%

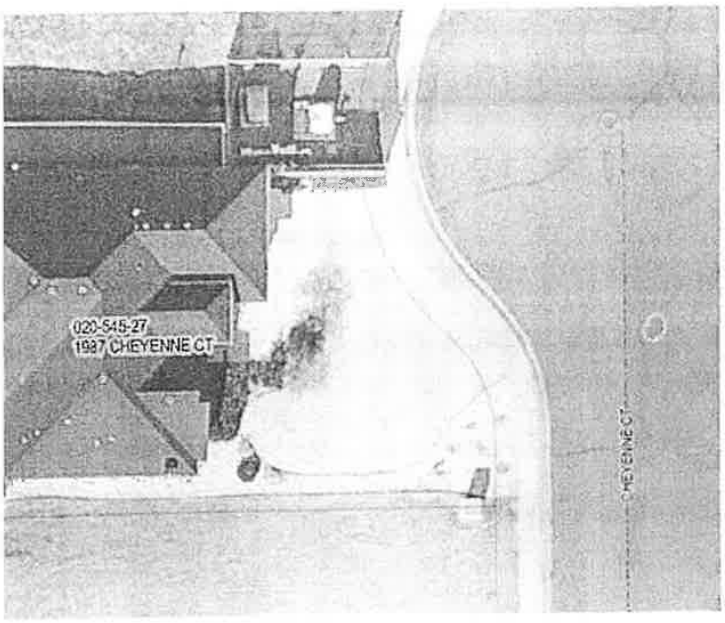

1988 Cheyenne Ct, Fern...
zillow.com
Home value
Owner tools
Home details
Neighb
Cooling: No Data
Parking: Garage - Attached
HOA: $8 monthly
Community & neighborhood
Location
See more facts and features
Services availability
Get AT&T fiber
Price and tax history
Price history
Date
Event
Price
6/17/2020
Sold
$325,885
+831.1%
$242/sqft

Lyon County
Nevada

Actual Land Values are $110,000 Reduced to $24,000

Parcel 020-545-23

Owners
BRADLEY, TODD & GAIL
BRADLEY, GAIL
1988 CHEYENNE CT
FERNLEY, NV 89408-0000



Parcel Summary

Location	1988 CHEYENNE CT FERNLEY, NV
Use Code	200: Single Family Residence
Tax District	6.0: City of Fernley
Acreage	.1700
Lot	712
Subdivision	DESERT LAKES
Plat Maps	020-54.pdf (629kb)
View Documents	SUB188868 RTA182434 PAR113022

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$279,053	$261,289	$239,161	$232,071	$232,886	$0	$0
Total Extra Features Value	$15,230	$13,166	$11,569	$11,406	$0	$0	$0
Total Ag Land Value	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$110,000	$110,000	$40,000	$40,000	$40,000	$40,000	$35,000
Taxable Value	$404,283	$384,455	$290,730	$283,477	$272,886	$40,000	$35,000
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$141,499	$134,559	$101,756	$99,217	$95,510	$14,000	$12,250
New Improvements	$0	$0	$0	$0	$232,886	$0	$0
New Land	$0	$24,000	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Document Code	Book/Page	Date	Type	V/I	Del Value	Ownership	Exempt
GBS 616710	616710	2020-06-17	GRANT BARGAIN SALE DEED	Improved	$325,885	Grantor: BAILEY & ASSOCIATES LLC Grantee: BRADLEY, TODD & GAIL	
GBS 597716	597716	2019-06-19	GRANT BARGAIN SALE DEED	Vacant	$35,000	Grantor: PETTIGREW, GARY W TR Grantee: BAILEY & ASSOCIATES LLC	

Document Number	Book-Page / Record #	Date	Type	VR	Price	Grantor / Grantee
QCD 464282	464282	2010-08-30	QUITCLAIM DEED	Vacant	$0	Grantee: PETTIGREW, GARY W TR
GBS 447989	447989	2009-09-08	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: PETTIGREW, MICHAEL F
GBS 447988	447988	2009-09-08	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: PETTIGREW, GARY W ET AL
GBS 322809	322809	2004-06-02	GRANT BARGAIN SALE DEED	Vacant	$40,000	Grantor: DICKSON, JAMES W & SANDRA S TRS Grantee: PETTIGREW, GARY W ET AL TRS
QCD 208415	208415	1997-08-01	QUITCLAIM DEED	Vacant	$0	Grantee: DICKSON, JAMES W & SANDRA S TRS
GBS 202339	202339	1997-02-11	GRANT BARGAIN SALE DEED	Vacant	$150,000	Grantor: SIMONCINI, MARC E & JULIA R TRS Grantee: DICKSON, JAMES W & SANDRA S
SUB 188868	188868	1996-01-04	SUBDIVISION MAP	Vacant	$0	Grantee: SIMONCINI, MARC E & JULIA R TRS
RTA 182434	182434	1995-05-23	REVERSION TO ACREAGE MAP	Vacant	$0	Grantee: SIMONCINI, MARC & JULIA TR
REL 181108	181108	1995-04-12	RELEASE DEFERRED TAX LIEN	Vacant	$0	Grantee: SIMONCINI, MARC & JULIA TR
REL 181107	181107	1995-04-12	RELEASE DEFERRED TAX LIEN	Vacant	$0	Grantee: SIMONCINI, MARC & JULIA TR
REL 181106	181106	1995-04-12	RELEASE DEFERRED TAX LIEN	Vacant	$0	Grantee: SIMONCINI, MARC & JULIA TR
GBA 113332	113332	1988-02-28	GREEN BELT APPROVED	Vacant	$0	
DEE 113325	113325	1988-02-27	DEED	Vacant	$0	
PAR 113022	113022	1988-01-11	PARCEL MAP	Vacant	$0	
GBA 109574	109574	1987-08-18	GREEN BELT APPROVED	Vacant	$0	
TRD 108438	108438	1987-06-18	TRUSTEES DEED	Vacant	$0	
TRD 108437	108437	1987-06-18	TRUSTEES DEED	Vacant	$0	
REC 108331	108331	1987-06-12	RECONVEYANCE FROM LYON COUNTY	Vacant	$0	
TTD 99618	99618	1986-05-20	TREASURERS TAX DEED	Vacant	$0	
GBA 57520	57520	1980-12-10	GREEN BELT APPROVED	Vacant	$0	
GBS 46235	46235	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	$0	
GBS 46234	46234	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	$0	
GBS 46233	46233	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	$0	
GBS 46232	46232	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	$0	
GBS 46231	46231	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	$0	
GBS 46220	46220	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	$0	
GBS 46219	46219	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	$0	

Prefix-Book-Page Number	Official Record	Date	Type	Vacant	Value	Text
GBS 46218	46218	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	$0	
GBS 46217	46217	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	$0	
REC 08414	08414	1971-10-20	RECONVEYANCE FROM LYON COUNTY	Vacant	$0	

Buildings

Building # 1, Section # 1, RESIDENCE, Single Family Residence

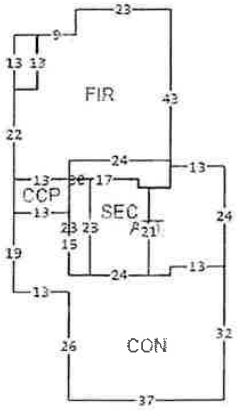
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	1795	$301,679	2019	2019	0.00%	7.50%	92.50%	$279,053

Structural Elements

Type	Description	Code	Details
YAREA	GLA2 Area	449.00	
YCODE	GLA2 Code	5	1.5 STRY FN
ROOF	ROOF	0208	Composition Shingle
EW	EXT WALL	0107	Frame, Siding, Vinyl
EW	EXT WALL	0109	Frame, Stucco
EW	EXT WALL	0133	Veneer, Masonry
HEAT	HEAT	0351	Warmed & Cooled Air
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	12.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
0402	Automatic Floor Cover Allowance	1.00	
0701	Attached Garage	312.00	
0711	Built-in Garage	537.00	
0736	Garage Finish, Attached (SF)	312.00	
0738	Garage Finish, Built-in (SF)	537.00	
0905	Raised Slab Porch with Roof (SF)	175.00	
BED	Bedrooms	3.00	
BTHF	Bath-Full	3.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
GLA	1,346	100%	1,346
GLA2	449	100%	449



Extra Features

Code	Description	Length	Width	Units	Year					
CONCAG	CONCRETE "AVERAGE-GOOD" 1160SF 1/23			1.00	$8,569	2019	$8,569	93%	$7,926	$7,926
FNC LF	FENCE "LOW-FAIR" 200' 1/23			1.00	$7,896	2019	$7,896	93%	$7,304	$7,304

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
200	Single Family Residence	SF6			1.00	SF	0.17	7,574	1.00	$110,000	

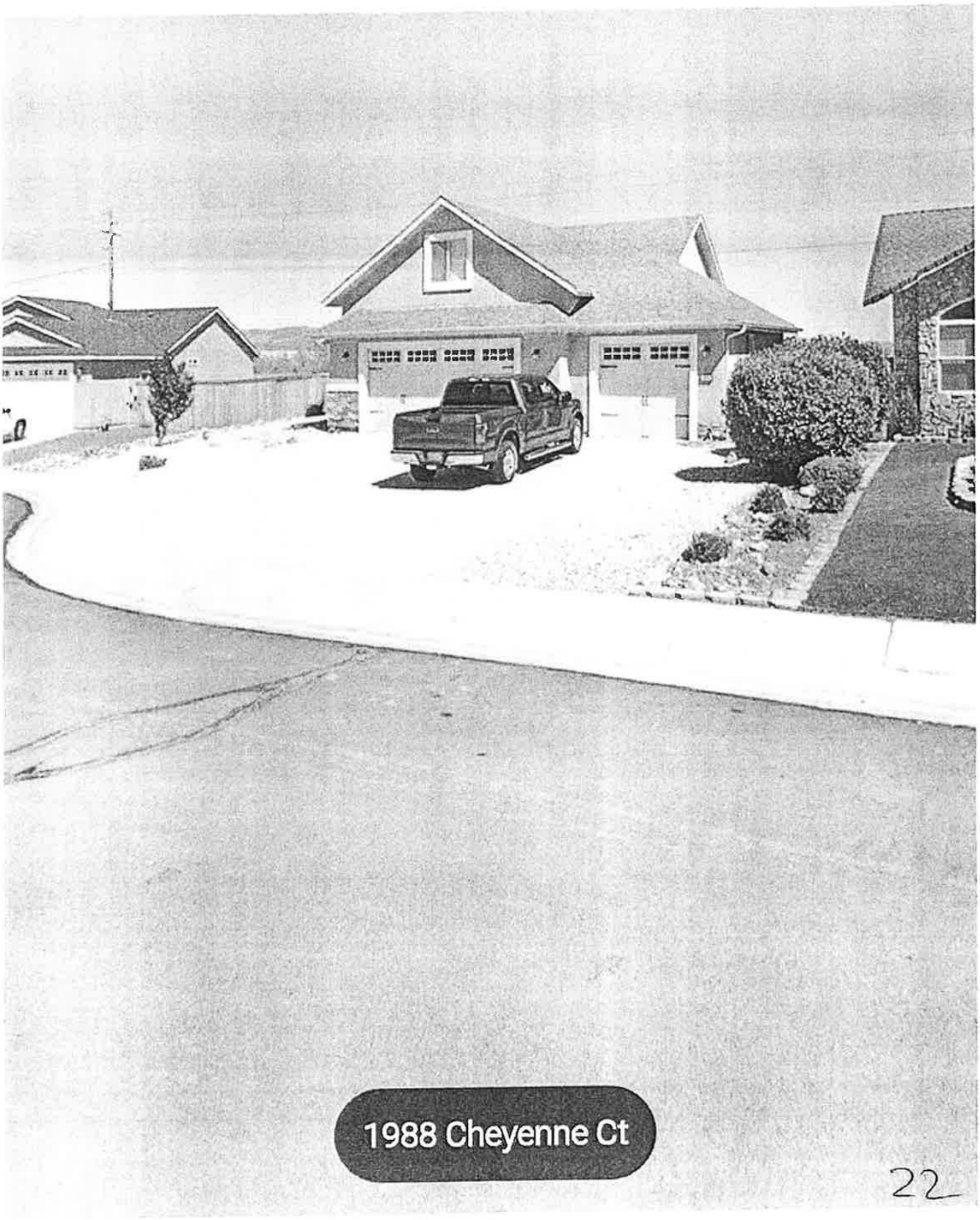
Personal Property

None

Disclaimer

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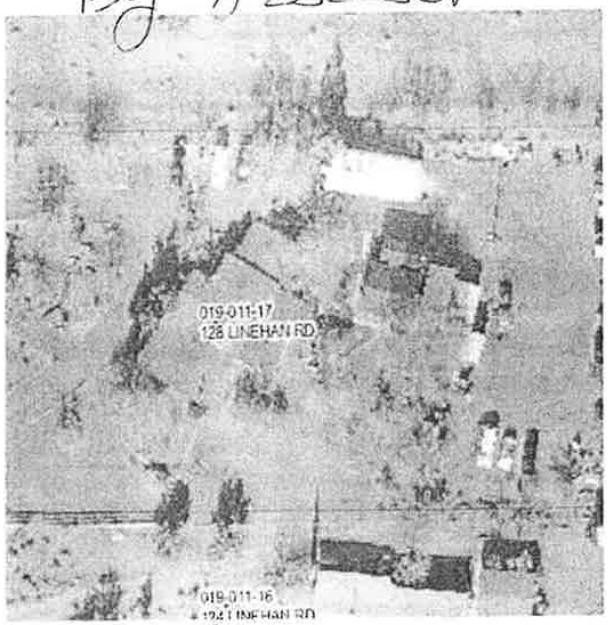

1988 Cheyenne Ct
22

Moundhouse
1.25 ACRES $60,000
For Land Dropped By Assessor

Lyon County
Nevada

Parcel 019-011-05

Owners
HARDY, DAVID E & KAREN L TRS
HARDY, KAREN L TR
P O BOX 21351
CARSON CITY, NV 89721-0000



Parcel Summary

Location	29 GYPSUM DR MOUND HOUSE, NV
Use Code	230: Personal Property Manufactured Home on the Unsecured Roll
Tax District	8.7: Central Lyon Fire District
Acreage	1.2500
Lot	8
Subdivision	MOUND HOUSE EST 1
Plat Maps	019-01 SUB.pdf (411kb) 019-01.pdf (282kb)

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Taxable Value	$0	$0	$0	$0	$28,563	$25,609	$25,206
Total Assessed Value	$32,065	$29,400	$27,504	$27,238	$0	$0	$0
Total Exempt Personal Property	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$60,000	$90,000	$160,000	$107,100	$107,114	$76,514	$76,514
Total Value	$92,065	$119,400	$187,504	$134,338	$135,677	$102,123	$101,720
Net Personal Property Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$32,223	$41,790	$65,626	$47,018	$47,487	$35,743	$35,602
Net Improvement Value	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Original Book	Official Record	Date	Type	VI	Price	Grantor/Grantee	Roll Chg
TRU 497558	497558	2012-10-09	DEED TO A TRUST	Vacant	$0	Grantee: HARDY, DAVID E & KAREN L TRS	
GBS 230994	230994	1999-03-15	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: BENNETT, KIM L	
GBS 230993	230993	1999-03-15	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: WEAVER, MARK H TRS	
230995	230995	1999-03-04		Improved	$52,000	Grantor: BENNETT, KIM L Grantee: HARDY, DAVID E &	

23

						KAREN L
QCD 145492	145492	1991-10-07	QUITCLAIM DEED	Vacant	$0	Grantee: BENNETT, KIM L U/C
AFF 141259	141259	1991-05-06	AFFIDAVIT OF DEATH	Vacant	$0	Grantee: BENNETT, KIM L U/C
RRD 139598	139598	1991-02-13	RE-RECORDED DOCUMENT	Vacant	$0	Grantee: BENNETT, KIM L U/C
CTS 138692	138692	1991-01-02	CONTRACT OR AGREEMENT OF SALE	Vacant	$53,400	Grantee: BENNETT, KIM L U/C
GBS 86793	86793	1984-07-09	GRANT BARGAIN SALE DEED	Vacant	$42,540	Grantee: JONES, H & VIRGINIA
GBS 70169	70169	1982-08-19	GRANT BARGAIN SALE DEED	Vacant	$45,000	Grantee: JONES, H & VIRGINIA
GBS 33709	33709	1977-08-29	GRANT BARGAIN SALE DEED	Vacant	$24,000	
GBS 29930	29930	1976-10-14	GRANT BARGAIN SALE DEED	Vacant	$0	
DED 53-302	53-302		DEED (OLD RECORDS)	Vacant	$0	

Buildings

None

Extra Features

Code	Description	Length	Width	Units	Unit Price	Yr Blt	Repl Cost	% Good	Depr Value	Final Value	Notes
HU MHS	HOOKUP MOUNDHOUSE WATER ELEC SEPTIC 1/23			1.00	$11,588	1969	$11,588	25%	$2,897	$2,897	
AWN AL	ALUMINUM TYPE AWNING, DIRT FLOOR 1/23	8	30	240.00	$13	1975	$3,107	27%	$823	$823	
BUNK1	BUNKHOUSES 80% CRPT,20% LINO,INSUL 1/23	8	23	184.00	$36	1975	$6,657	27%	$1,764	$1,764	
GAR HB2	DETACHED GARAGE HARDBOARD 1/23	20	24	480.00	$40	1985	$19,192	42%	$7,965	$7,965	
CONCAL	ALUMINUM AWNING OVER CONCRETE 1/23	8	30	240.00	$17	1975	$4,195	27%	$1,112	$1,112	
BUNK3	BUNKHOUSES 80% CRPT,20% LINO,INSUL 1/23			544.00	$56	1988	$30,373	46%	$13,971	$13,971	
FNC FA	FENCE "FAIR-AVERAGE" 400' 1/23			1.00	$14,130	1969	$14,130	25%	$3,533	$3,533	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Fr	Depth	Land Type	Unit Type	Adj	Sq Ft	Total Acres	Value	Notes
230	Personal Property Manufactured Home on the Unsecured Roll	RR2T			1.00	SF	1.25	54,450	1.00	$60,000	

Personal Property

MH006483	Unsecured	HARDY, DAVID E OR KAREN E	MH - MOBILE HOMES

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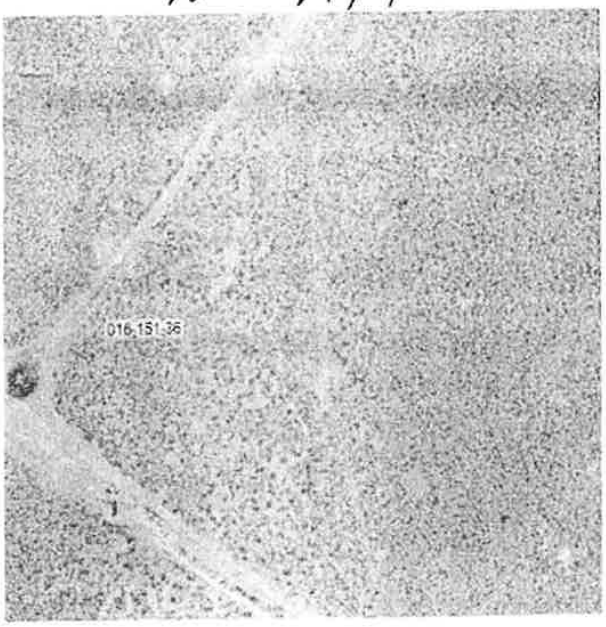
Lyon County
Nevada

No Record of Approved Reduction From $260,000 @

$90,000 @ Land value Reduced No Appeal

Parcel 016-251-39

Owners
HOLLOWAY, PAUL & MARGARET
HOLLOWAY, MARGARET
32 CASH DR
MOUNDHOUSE, NV 89706-0000



Parcel Summary

Location	27 HILLTOP DR MOUND HOUSE, NV
Use Code	280: Single Family Residential with Minor Improvements
Tax District	8.7: Central Lyon Fire District
Map Parcel	ADJ PAR 3
Acreage	3.2940
Plat Maps	016-25.pdf (231kb)
Map Documents	BAM450038 BAM143371

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$0	$0	$0	$0	$5,674	$4,766	$3,006
Total Extra Features Value	$54,252	$48,187	$43,004	$42,542	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$90,000	$90,000	$210,000	$176,400	$176,400	$102,000	$102,000
Taxable Value	$144,252	$138,187	$253,004	$218,942	$182,074	$106,766	$105,006
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$50,488	$48,365	$88,551	$76,630	$63,726	$37,368	$36,752
New Improvements	$0	$0	$0	$36,853	$0	$1,663	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Sale Value	Ownership	Re Pkg
BAD 450039	450039	2009-10-22	BOUNDARY ADJUSTMENT DEED	Vacant	$0	Grantee: HOLLOWAY, PAUL & MARGARET	
BAM 450038	450038	2009-10-22	BOUNDARY ADJUSTMENT MAP	Vacant	$0	Grantee: HOLLOWAY, PAUL & MARGARET ET AL	
GBS 143563	143563	1991-08-14	GRANT BARGAIN SALE DEED	Vacant	$35,500	Grantor: MILES, WILLIAM D DBA MILES BROS Grantee: HOLLOWAY, PAUL & MARGARET	

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Instrument / Book-Page	Official Record	Date	Type	Vacant / Improved	Price	Grantor / Grantee	Bldg #
GBS 143372	143372	1991-08-09	GRANT BARGAIN SALE DEED	Vacant	$22,500	Grantor: BUNKOWSKI, BRUCE R & CATHERINE Grantee: MILES, WILLIAM D DBA MILES BROS	
BAM 143371	143371	1991-08-09	BOUNDARY ADJUSTMENT MAP	Vacant	$0	Grantee: BUNKOWSKI, BRUCE R & CATHERINE	
BAD 143370	143370	1991-08-09	BOUNDARY ADJUSTMENT DEED	Vacant	$0	Grantee: BUNKOWSKI, BRUCE R & CATHERINE	
PAR 124261	124261	1989-05-08	PARCEL MAP	Vacant	$0		
REC 98785	98785	1986-04-11	RECONVEYANCE FROM LYON COUNTY	Vacant	$0		
GBS 97081	97081	1985-12-30	GRANT BARGAIN SALE DEED	Vacant	$0		
TTD 92846	92846	1985-05-23	TREASURERS TAX DEED	Vacant	$0		
DEE 40592	40592	1978-09-20	DEED	Vacant	$0		

Buildings
None

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
SEPTIC	SEPTIC 1250 GAL M&S X 1.25 PRO 1/23			1.00	$4,639	1999	$4,639	63%	$2,899	$2,899	NO PP ACCT. TINY HOME REGISTERED WITH DMV.
ELEC	ELECTRIC RURAL 1/23			1.00	$2,646	2019	$2,646	93%	$2,448	$2,448	
WELL	WELL 150'D 6"DIA RURAL 1/23			1.00	$9,150	2020	$9,150	94%	$8,601	$8,601	
FNCBLK	CONC BLK FNC 1=4' 2=5' 3=6' 4=8' 1/23			282.00	$104	2020	$29,404	94%	$27,640	$27,640	ROCK RETAINING WALLS & ENTRY ROCK WALL ARCH
FIREPLACE	FIREPLACE OUTDOOR CUSTOM 1/23			1.00	$13,472	2020	$13,472	94%	$12,664	$12,664	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Acreage	Sq Ft	Adj	Land Value	Notes
280	Single Family Residential with Minor Improvements	RR2			1.00	SF	3.29	143,474	1.00	$90,000	2021.NO PP ACCT. TINY HOME REGISTERED WITH DMV. KW 2023. PER BLDG DPT, TINY HOMES NOT ALLOWED IN LYON CO. CODE EN ENFORCEMENT SENT A LETTER AND RES HAS BEEN REMOVED. KW

Personal Property
None

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PAID $ 10,000

LYON COUNTY ASSESSOR

27 S. MAIN STREET
YERINGTON ♦ NV ♦ 89447
(775) 463-6520 ♦ FACSIMILE ♦ (775) 463-5305

TROY VILLINES
Assessor

ERIN SINGLEY
Chief Deputy Assessor

ERIC OW-WING
Chief Appraiser

KELLY WILSON
MICHAEL PERUMEAN
Appraisers
Real Property

LEA SENCION
VALERIE GARCIA
Appraisers
Personal Property

HOLLY VILLINES
Mapping

ELLA RAMIREZ
Real Property

Lyon County Board of Equalization
Value Change Stipulation

Date: January 9, 2024

Sara Collett, TRS
387 Decareo Ct
Henderson, NV 89014

Re: APN 008-021-12

The Lyon County Assessor's Office has completed the review of the taxable value of the property listed above. After careful consideration of the facts involved, we are adjusting the taxable value as follows:

For Fiscal Year: 2024/25

Original Value $21,500 Discount No Power-Adjusted Value $12,900

Land: $21,500 Discount No Power-Adjusted Value $12,900

Improvements: 0

Personal Property: 0

Total Taxable Value: $21,500 Total Adjusted Value $12,900

By signing below, the Petitioner agrees to the above stipulation. Please return this letter to our office before your scheduled hearing. You may mail to the above address or FAX to (775) 463-5305. Or you may sign, scan an e-mail to kwilson@lyon-county.org.

Sincerely,

Kelly Wilson

Agreed,

Sara Collett
Owner

* ASSESSOR GAVE PREFERENTIAL TREATMENT ILLEGALLY - TO REDUCE TAXES
LYON COUNTY BOARD APPROVED ILLEGAL REDUCTION WITHOUT EVIDENCE - TO LOWER TAXES

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LYON COUNTY ASSESSOR

27 S. MAIN STREET
YERINGTON ♦ NV ♦ 89447
(775) 463-6520 ♦ FACSIMILE ♦ (775) 463-5305

TROY VILLINES
Assessor

ERIN SINGLEY
Chief Deputy Assessor

ERIC OW-WING
Chief Appraiser

KELLY WILSON
MICHAEL PERTNEAU
Appraisers
Real Property

LEA SENCION
VALERIE GARCIA
Appraisers
Personal Property

HOLLY VILLINES
Mapping

ELLA RAMIREZ
Real Property

Lyon County Board of Equalization
Value Change Stipulation

Date: January 9, 2024

Sara Collett, TRS
387 Decareo Ct
Henderson, NV 89014

Re: APN'S 003-021-13

The Lyon County Assessor's Office has completed the review of the taxable value of the property listed above. After careful consideration of the facts involved, we are adjusting the taxable value as follows:

For Fiscal Year: 2024/25

Original Value $21,500 Discount No Power-Adjusted Value $12,900

Land: $21,500 Discount No Power-Adjusted Value $12,900

Improvements: 0

Personal Property: 0

Total Taxable Value: $21,500 Discount No Power-Adjusted Value $12,900

By signing below, the Petitioner agrees to the above stipulation. Please return this letter to our office before your scheduled hearing. You may mail to the above address or FAX to (775) 463-5305. Or you may sign, scan an e-mail to kwilson@lyon-county.org.

Sincerely,

Kelly Wilson

Agreed,

Sara Collett
Owner

30

LYON COUNTY ASSESSOR

27 S. MAIN STREET
YERINGTON ♦ NV ♦ 89447
(775) 463-6520 ♦ FACSIMILE ♦ (775) 463-5305

TROY VILLINES
Assessor

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KELLY WILSON
MICHAEL PERUMEAN
Appraisers
Real Property

LEA SENCION
VALERIE GARCIA
Appraisers
Personal Property

HOLLY VILLINES
Mapping

ELLA RAMIREZ
Real Property

Lyon County Board of Equalization
Value Change Stipulation

Date: January 9, 2024

Sara Collett, TRS
387 Decareo Ct
Henderson, NV 89014

Re: APN'S 003-021-14

The Lyon County Assessor's Office has completed the review of the taxable value of the property listed above. After careful consideration of the facts involved, we are adjusting the taxable value as follows:

For Fiscal Year: 2024/25

Original Value $21,500 Discount No Power-Adjusted Value $12,900

Land: $21,500 Discount No Power-Adjusted Value $12,900

Improvements: 0

Personal Property: 0

Total Taxable Value: $21,500 Discount No Power-Adjusted Value $12,900

By signing below, the Petitioner agrees to the above stipulation. Please return this letter to our office before your scheduled hearing. You may mail to the above address or FAX to (775) 463-5305. Or you may sign, scan an e-mail to kwilson@lyon-county.org.

Sincerely,

Kelly Wilson

Agreed,

Sara Collett
Owner

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Lyon County
Nevada

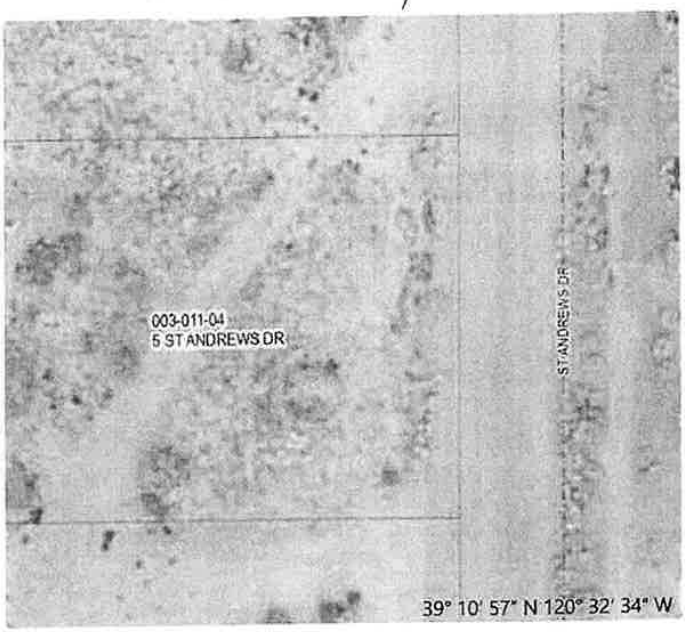
Reduced to
12900 @
From 21,500 -

Parcel 003-021-13

Owners
COLLETT, SARA TRS
387 DECAREO CT
HENDERSON, NV 89014

Parcel Summary

Location	6 ST ANDREWS DR MASON VALLEY, NV
Use Code	120: Vacant - Single Family Residential
Tax District	3.0: Willowcreek General Imp Dist
Acreage	.2600
Lot	235
Subdivision	PENROSE EST
Plat Maps	003-02.pdf (439kb)



Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$0	$0	$0	$0	$0	$0	$0
Total Extra Features Value	$0	$0	$0	$0	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$12,900	$21,500	$21,500	$14,500	$16,000	$16,000	$6,571
Total Net Value	$12,900	$21,500	$21,500	$14,500	$16,000	$16,000	$6,571
Net Exempt Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$4,515	$7,525	$7,525	$5,075	$5,600	$5,600	$2,300
New Improvement Value	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Document Number (Book-Page)	Sequence Number	Date	Type	V/I	Deed Value	Ownership	Roll Change
TRU 668994	668994	2023-04-21	DEED TO A TRUST	Vacant	$0	Grantor: COLLETT, SARA H Grantee: COLLETT, SARA TRS	
CRP 347858	347858	2005-04-12	CORPORATION GRANT DEED	Vacant	$70,500	Grantor: ANDLAY INC Grantee: COLLETT, SARA H (3LOTS)	
GRA 347856	347856	2005-03-28	GRANT DEED	Vacant	$10,500	Grantor: AMERICAN PROPERTY SERVICES INC Grantee: ANDLAY INC	

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QCD 83599	83599	1984-02-17	QUITCLAIM DEED	Vacant	$0	Grantee: AMERICAN PROPERTY SERVICES INC
DEE 65293	65293	1981-12-21	DEED	Vacant	$0	
RRD 60396	60396	1981-05-21	RE-RECORDED DOCUMENT	Vacant	$0	Grantee: AMERICAN PROPERTY SERVICES INC
QCD 58209	58209	1981-01-20	QUITCLAIM DEED	Vacant	$0	
GBS 43998	43998	1979-03-07	GRANT BARGAIN SALE DEED	Vacant	$0	
QCD 33520	33520	1977-08-18	QUITCLAIM DEED	Vacant	$0	
GBS 22247	22247	1975-05-01	GRANT BARGAIN SALE DEED	Vacant	$0	
GRA 20524	20524	1974-10-29	GRANT DEED	Vacant	$0	
REC 15789	15789	1973-08-10	RECONVEYANCE FROM LYON COUNTY	Vacant	$0	

Buildings
None

Extra Features
None

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Number	Adj	RF	Override	Notes
120	Vacant - Single Family Residential	RR5			1.00	AC	0.26	11,326	0.60	$12,900	PWR DISC -40%

Personal Property
None

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Lyon County
Nevada

Comps at
21,500.00

Parcel 003-021-01

Owners
VETSCH, LEONARD/VETSCH, ROBERT
P O BOX 21013
CARSON CITY, NV 89721-0000



Parcel Summary

Location	2 ST ANDREWS DR MASON VALLEY, NV
Use Code	120: Vacant - Single Family Residential
Tax District	3.0: Willowcreek General Imp Dist
Acreage	.3100
Lot	233
Subdivision	PENROSE EST
Plat Maps	003-02.pdf (439kb)

Value History

	2024	2023	2022	2021	2020	2019	2018
	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0
	$21,500	$21,500	$21,500	$14,500	$16,000	$16,000	$6,571
	$21,500	$21,500	$21,500	$14,500	$16,000	$16,000	$6,571
	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$7,525	$7,525	$7,525	$5,075	$5,600	$5,600	$2,300
	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

		Date	Type	Vac	Del Value	
TRE 597898	597898	2019-06-24	TREASURER'S DEED	Vacant	$8,300	Grantor: CUTLER, MARIE T Grantee: VETSCH, LEONARD/VETSCH, ROBERT
TTD 521971	521971	2014-06-03	TREASURERS TAX DEED	Vacant	$0	Grantee: LYON COUNTY TRUST
QCD 170194	170194	1994-04-04	QUITCLAIM DEED	Vacant	$0	Grantee: TO CLEAR TITLE/CUTLER, MARIE
REC 162741	162741	1993-07-09	RECONVEYANCE FROM LYON COUNTY	Vacant	$0	Grantee: CUTLER, MARIE T

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ITD 161169	161169	1993-05-14	TREASURERS TAX DEED	Vacant	$0	Grantee: LYON COUNTY TRUST
GBS 126287	126287	1989-08-04	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: CUTLER, MARIE T
ASC 65294	65294	1981-12-21	ASSIGNMENT CONTRACT/AGREEMENT	Vacant	$0	Grantee: CUTLER, MARIE T
DEE 65293	65293	1981-12-21	DEED	Vacant	$0	
CTS 62568	62568	1981-08-26	CONTRACT OR AGREEMENT OF SALE	Vacant	$8,500	Grantee: CUTLER, MARIE T
RRD 60396	60396	1981-05-21	RE-RECORDED DOCUMENT	Vacant	$0	Grantee: CUTLER, MARIE T
QCD 58209	58209	1981-01-20	QUITCLAIM DEED	Vacant	$0	
GBS 43998	43998	1979-03-07	GRANT BARGAIN SALE DEED	Vacant	$0	
QCD 33520	33520	1977-08-18	QUITCLAIM DEED	Vacant	$0	
GBS 22247	22247	1975-05-01	GRANT BARGAIN SALE DEED	Vacant	$0	
GRA 20524	20524	1974-10-29	GRANT DEED	Vacant	$0	
REC 15789	15789	1973-08-10	RECONVEYANCE FROM LYON COUNTY	Vacant	$0	

Buildings
None

Extra Features
None

Land Lines

Code	Description	Zone	Topo	Depth	Land Units	Unit Type	Adjustment	Eff Front	Eff Depth	Type	Notes
120	Vacant - Single Family Residential	RR5			1.00	AC	0.31	13,504	1.00	$21,500	

Personal Property
None

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Lyon County
Nevada

From $90,000.00 to $60,000.00

Parcel 019-011-05

Owners

HARDY, DAVID E & KAREN L TRS
HARDY, KAREN L TR
P O BOX 21351
CARSON CITY, NV 89721-0000



Parcel Summary

Location	29 GYPSUM DR MOUND HOUSE, NV
Use Code	230: Personal Property Manufactured Home on the Unsecured Roll
Tax District	8.7: Central Lyon Fire District
Acreage	1.2500
Lot	8
Subdivision	MOUND HOUSE EST 1
Plat Maps	019-01 SUB.pdf (411kb) 019-01.pdf (282kb)

Value History

	2024	2023	[illegible]	2021	2020	[illegible]	[illegible]
Total Building Value	$0	$0	$0	$0	$28,563	$25,609	$25,206
[illegible]	$32,065	$29,400	$27,504	$27,238	$0	$0	$0
Total Secured Personal Property	$0	$0	$0	$0	$0	$0	$0
[illegible]	$60,000	$90,000	$160,000	$107,100	$107,114	$76,514	$76,514
[illegible]	$92,065	$119,400	$187,504	$134,338	$135,677	$102,123	$101,720
[illegible]	$0	$0	$0	$0	$0	$0	$0
[illegible]	$32,223	$41,790	$65,626	$47,018	$47,487	$35,743	$35,602
[illegible]	$0	$0	$0	$0	$0	$0	$0
[illegible]	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

[illegible] Official Record	[illegible]	Date	[illegible]	[illegible]	[illegible]	[illegible]
TRU 497558	497558	2012-10-09	DEED TO A TRUST	Vacant	$0	Grantee: HARDY, DAVID E & KAREN L TRS
GBS 230994	230994	1999-03-15	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: BENNETT, KIM L
GBS 230993	230993	1999-03-15	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: WEAVER, MARK H TRS
230995	230995	1999-03-04		Improved	$52,000	Grantor: BENNETT, KIM L Grantee: HARDY, DAVID E &

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							KAREN L
QCD 145492	145492	1991-10-07	QUITCLAIM DEED	Vacant	$0	Grantee: BENNETT, KIM L U/C	
AFF 141259	141259	1991-05-06	AFFIDAVIT OF DEATH	Vacant	$0	Grantee: BENNETT, KIM L U/C	
RRD 139598	139598	1991-02-13	RE-RECORDED DOCUMENT	Vacant	$0	Grantee: BENNETT, KIM L U/C	
CTS 138692	138692	1991-01-02	CONTRACT OR AGREEMENT OF SALE	Vacant	$53,400	Grantee: BENNETT, KIM L U/C	
GBS 86793	86793	1984-07-09	GRANT BARGAIN SALE DEED	Vacant	$42,540	Grantee: JONES, H & VIRGINIA	
GBS 70169	70169	1982-08-19	GRANT BARGAIN SALE DEED	Vacant	$45,000	Grantee: JONES, H & VIRGINIA	
GBS 33709	33709	1977-08-29	GRANT BARGAIN SALE DEED	Vacant	$24,000		
GBS 29930	29930	1976-10-14	GRANT BARGAIN SALE DEED	Vacant	$0		
DED 53-302	53-302		DEED (OLD RECORDS)	Vacant	$0		

Buildings

None

Extra Features

Code	Description	Length	Width	Units	Unit Value	AYB	Rep Cost	% Good Condition	Depr Value*	Final Value	Notes
HU MHS	HOOKUP MOUNDHOUSE WATER ELEC SEPTIC 1/23			1.00	$11,588	1969	$11,588	25%	$2,897	$2,897	
AWN AL	ALUMINUM TYPE AWNING, DIRT FLOOR 1/23	8	30	240.00	$13	1975	$3,107	27%	$823	$823	
BUNK1	BUNKHOUSES 80% CRPT,20% LINO,INSUL 1/23	8	23	184.00	$36	1975	$6,657	27%	$1,764	$1,764	
GAR HB2	DETACHED GARAGE HARDBOARD 1/23	20	24	480.00	$40	1985	$19,192	42%	$7,965	$7,965	
CONCAL	ALUMINUM AWNING OVER CONCRETE 1/23	8	30	240.00	$17	1975	$4,195	27%	$1,112	$1,112	
BUNK3	BUNKHOUSES 80% CRPT,20% LINO,INSUL 1/23			544.00	$56	1988	$30,373	46%	$13,971	$13,971	
FNC FA	FENCE "FAIR-AVERAGE" 400' 1/23			1.00	$14,130	1969	$14,130	25%	$3,533	$3,533	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Frontage	Depth	Land Units	Unit Type	Adjustment	Eff Rate	Eff Area	Value	Notes
230	Personal Property Manufactured Home on the Unsecured Roll	RR2T			1.00	SF	1.25	54,450	1.00	$60,000	

Personal Property

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SBE 143

MH006483 Unsecured - HARDY, DAVID E OR KAREN E : MH - MOBILE HOMES

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Land Factors

Land factors are determined by the Assessor's Office, reviewed by D.O.L.G.S and approved by N.T.C. Factors for the buildings, etc. are determined by D.O.L.G.S. and applied across the board to all properties not recosted.

Whichever method of determining taxable value is used (factoring or reappraisal), the total taxable value cannot exceed the "full cash value" (market) of the property as defined by N.R.S. 361.025.

3. Cost approach

- determine what it would cost to purchase a vacant parcel and build a structure(s) with similar utility as that of the subject property.

All counties within the State of Nevada are required to use the third method or cost approach to value real properties for taxation purposes. Nevada Revised Statute (N.R.S.) 361.227 requires the Assessor to establish the "taxable value" by determining the "full cash value" of the land and adding to that the estimated replacement cost of improvements (buildings, etc.) less appropriate depreciation. The replacement cost of the improvements is determined by using Marshall Valuation Service as required by Nevada Administrative Code. The appropriate depreciation, for real property is one and one-half (1.5) percent of replacement cost for each year of age of the structure(s).

The Assessor is also required by statute (N.R.S. 361.260) to determine the taxable value for all real property subject to taxation each year. The statute requires the Assessor to reappraise each real property at least once every five years. In the interim four years we must and do use factors as directed by the Division of Local Government Services (D.O.L.G.S.) which is overseen by the Nevada Tax Commission (N.T.C.).

40

1987

Assess Home $76 Sq Ft = 204457

House $70.09 = 186734

2664

Replacement Cost 405943

Lyon County
Nevada

Parcel 016-252-05

Owners

CARMONA, ESLY TRS
C/O ESLY CARMONA
60 JEANETTE DR
MOUNDHOUSE, NV 89706-0000

House Alone is $70.09

House Assessed is $76.00

Parcel Summary

Location	60 JEANETTE DR MOUND HOUSE, NV
Use Code	200: Single Family Residence
Tax District	8.7: Central Lyon Fire District
Map Parcel	PAR B
Acreage	5.0000
Plat Maps	016-25.pdf (231kb)
Map Documents	PAR51285

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$186,734	$177,672	$165,340	$162,728	$273,026	$266,469	$263,460
Total Land Market Value	$137,400	$126,165	$109,389	$111,263	$0	$0	$0
Total Special Use Value	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$260,000	$260,000	$228,480	$142,800	$142,800	$126,000	$126,000
Total Value	$584,134	$563,837	$503,209	$416,791	$415,826	$392,469	$389,460
Total Exemptions Value	$0	$3,340	$3,080	$0	$0	$0	$0
Net Assessed Value	$204,447	$194,003	$173,043	$145,877	$145,539	$137,364	$136,311
Total Improvements	$0	$0	$0	$0	$0	$0	$0
Total Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Document Number Recorded	Official Record	Date	Type	VI	Declared Value	Grantor/Grantee	Split Parcel
COR 640742	640742	2021-07-08	CORRECTION DEED/DOCUMENT	Improved	$0	Grantor: CARMONA, MARTHA Grantee: CARMONA, ESLY TRS	
TRU 639477	639477	2021-06-21	DEED TO A TRUST	Improved	$0	Grantor: CARMONA, MARTHA Grantee: CARMONA, ESLY TRS	Y

4/1

Official Record	Original Record	Date	Type	V/I	Value	Grantor	Bldg
GBS 576247	576247	2018-02-07	GRANT BARGAIN SALE DEED	Improved	$698,000	Grantor: STEVENS, NORVIL & PAULA TRS Grantee: CARMONA, MARTHA	
TRU 433377	433377	2008-10-17	DEED TO A TRUST	Vacant	$0	Grantee: STEVENS, NORVIL & PAULA TRS	
PAR 51285	51285	1980-01-21	PARCEL MAP	Vacant	$0		
DEE 45134	45134	1979-04-26	DEED	Vacant	$17,500		
DEE 43198	43198	1979-01-24	DEED	Vacant	$0		
DEE 43197	43197	1979-01-24	DEED	Vacant	$0		

Buildings

$152.38

Building # 1, Section # 1, RESIDENCE, Single Family Residence

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	2664	$405,943	1987	1988	0.00%	54.00%	46.00%	$186,734

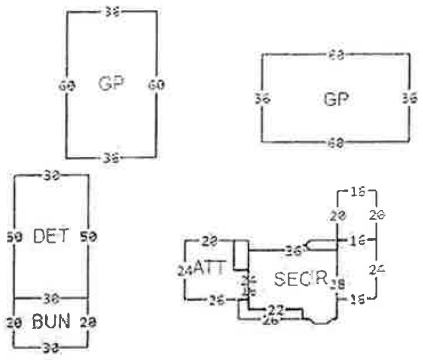
Structural Elements

Type	Description	Code	Details
YAREA	GLA2 Area	1865.00	
YCODE	GLA2 Code	2	TWO STORY
ROOF	ROOF	0208	Composition Shingle
EW	EXT WALL	0101	Frame, Hardboard Sheets
HEAT	HEAT	0309	Forced Air Furnace
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	10.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
SBFL	SubFloor (RES)	0621	Slab on Grade (%)
0402	Automatic Floor Cover Allowance	1.00	
0641	Single 1-Story Fireplace - #	1.00	
0701	Attached Garage	552.00	
0904	Slab Porch with Roof (SF)	16.00	
1007	Wood Balcony (SF) Wood Rails,Unfinished Soffit	16.00	
BED	Bedrooms	4.00	
BTHF	Bath-Full	2.50	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
GLA	799	100%	799
GLA2	1,865	100%	1,865

42



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
WSP	WELL SEPTIC PRESSURE SYSTEM 1/23			1.00	$17,257	1987	$17,257	45%	$7,679	$7,679	
RFCOMP	ROOF WITH COMP SHINGLE DIRT FLOOR 1/23			175.00	$21	1988	$3,647	46%	$1,677	$1,677	
DECK2	DECK 1=SOFT 2=REDWOOD 3=TREX 1/23			175.00	$27	1988	$4,685	46%	$2,155	$2,155	
GPBARN2	GENERAL PURPOSE BARN DIRT FLOOR 1/23	36	60	2160.00	$30	1990	$65,756	49%	$32,220	$32,220	
GPBLDG2	GENERAL PURPOSE BLDG CONCRETE FL 1/23	36	60	2160.00	$20	1986	$43,577	43%	$18,738	$18,738	
CORRAL	CORRALS WOOD LOW TO GOOD RURAL 1/23			2770.00	$15	1988	$41,437	46%	$19,061	$19,061	
CONC F	CONCRETE "FAIR" 660SF 1/23			1.00	$4,876	1998	$4,876	61%	$2,974	$2,974	
GARSID3	DETACHED GARAGE SIDING 1/23	30	50	1500.00	$41	1998	$61,740	61%	$37,661	$37,661	
BNK3/43	BUNKHOUSES 3/4 COST COMMON WALL 1/23	20	30	600.00	$42	1998	$24,975	61%	$15,235	$15,235	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Lnd	Value	Notes
200	Single Family Residence	RR3			1.00	AC	5.00	217,800	1.00	$260,000	

Personal Property

None

Disclaimer

All parcel data on this page is for use by the Lyon County Property Appraiser for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units,

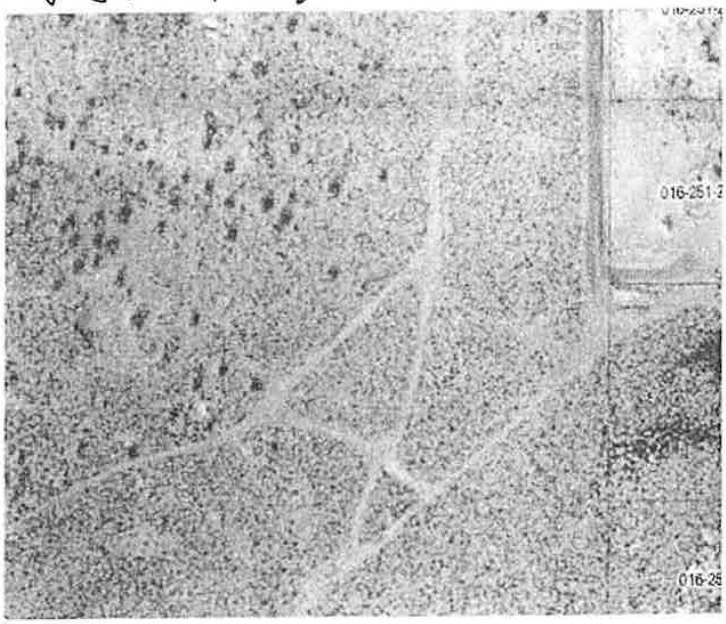
should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Lyon County Assessor's Office as of February 26, 2024.

Lyon County
Nevada

1988 4200 sq ft
Newer Bigger Nicer less
Assessed
WHY? $ 38.76 A Foot

Parcel 016-251-06

Owners
MONTAGANO, JOHN A JR & ANNA L
MONTAGANO, ANNA L
11 SANDY LN
MOUNDHOUSE, NV 89706-7405



Parcel Summary

Location	11 SANDY LN MOUND HOUSE, NV
Use Code	200: Single Family Residence
Tax Distric	8.7: Central Lyon Fire District
Map Parcel	PAR C
Acreage	5.0300
Plat Maps	016-25.pdf (231kb)
Map Documents	PAR39178

Home Alone ~~$41.15~~ $41.15
Assessed Home Value 38.76

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$162,828	$154,924	$139,596	$137,561	$195,534	$190,743	$187,117
Total Extra Features Value	$71,036	$64,682	$56,623	$55,659	$0	$0	$0
Total Secondary Bldg	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$260,000	$260,000	$228,480	$142,800	$142,800	$126,000	$126,000
Total Value	$493,864	$479,606	$424,699	$336,020	$338,334	$316,743	$313,117
Total Exemption Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$172,852	$167,862	$148,645	$117,607	$118,417	$110,860	$109,591
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument/ Official Record	Official Record	Date	Type	V/I	Del Value	Owner(s)	Sec Bldg
GBS 124424	124424	1989-05-16	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: MONTAGANO, JOHN A JR & ANNA L	
JTD 104089	104089	1986-12-19	JOINT TENANCY DEED	Vacant	$0	Grantee: MONTAGANO, JOHN A JR & ANNA L	
CTS 88917	88917	1984-10-18	CONTRACT OR AGREEMENT OF SALE	Vacant	$38,500	Grantee: MONTAGANO, JOHN A JR ET AL	
QCD 57737	57737	1980-12-22	QUITCLAIM DEED	Vacant	$0	Grantee: MAZY, RAYMOND M & SANDRA L TRS	

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PAR 39178	39178	1978-07-27	PARCEL MAP	Vacant	$0	Grantee: MAZY, SANDRA & RAY
DEE 36499	36499	1978-03-24	DEED	Vacant	$0	Grantee: MAZY, RAY & SANDRA

Buildings

Building # 1, Section # 1, RESIDENCE, Single Family Residence

Type	Model	Heated Sq Ft	Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	2084	$353,973	1988	1988	0.00%	54.00%	46.00%	$162,828

Structural Elements

Type	Description	Code	Details
ROOF	ROOF	0208	Composition Shingle
EW	EXT WALL	0101	Frame, Hardboard Sheets
HEAT	HEAT	0351	Warmed & Cooled Air
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	10.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
0402	Automatic Floor Cover Allowance	1.00	
0711	Built-in Garage	528.00	
0801	Total Basement Area (SF)	1556.00	
0802	Minimal Finish Area (SF)	1556.00	
1002	Wood Balcony (SF)	268.00	
BED	Bedrooms	4.00	
BTHF	Bath-Full	2.50	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
GLA	2,084	100%	2,084

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Replacement Cost	% Good / Condition	Depr Value	Final Value	Notes
GPBARN2	GENERAL PURPOSE BARN DIRT FLOOR 1/23	30	30	900.00	$36	1995	$32,788	57%	$18,525	$18,525	
LOFTUN2	UNFINISHED LOFT 1/23 RURAL	12	30	360.00	$8	1995	$2,740	57%	$1,548	$1,548	
SEPTIC	SEPTIC 1250 GAL M&S X 1.25 PRO 1/23			1.00	$4,639	1988	$4,639	46%	$2,134	$2,134	
SHOPS3	SHOPS CONCRETE FLOOR 1/23 RURAL	20	40	800.00	$44	1990	$35,250	49%	$17,272	$17,272	
SH T21	SHEDS TYPE 2 1=DIRT 2,3=CONCRETE 1/23	16	8	128.00	$13	1988	$1,683	46%	$774	$774	
CONC A	CONCRETE "AVERAGE" 1080SF 1/23			1.00	$7,978	1988	$7,978	46%	$3,670	$3,670	
FNC FA	FENCE "FAIR-AVERAGE" 400' 1/23			1.00	$14,130	1988	$14,130	46%	$6,500	$6,500	
M&E T22	MACH/EQUIP SHED 1 SIDE OPEN TYPE 2	20	52	1040.00	$18	1995	$19,016	57%	$10,744	$10,744	

	1/23									
DECK2	DECK 1=SOFT 2=REDWOOD 3=TREX 1/23		888.00	$24	1988	$21,454	46%	$9,869	$9,869	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
200	Single Family Residence	RR3			1.00	AC	5.03	219,107	1.00	$260,000	

Personal Property

None

Disclaimer

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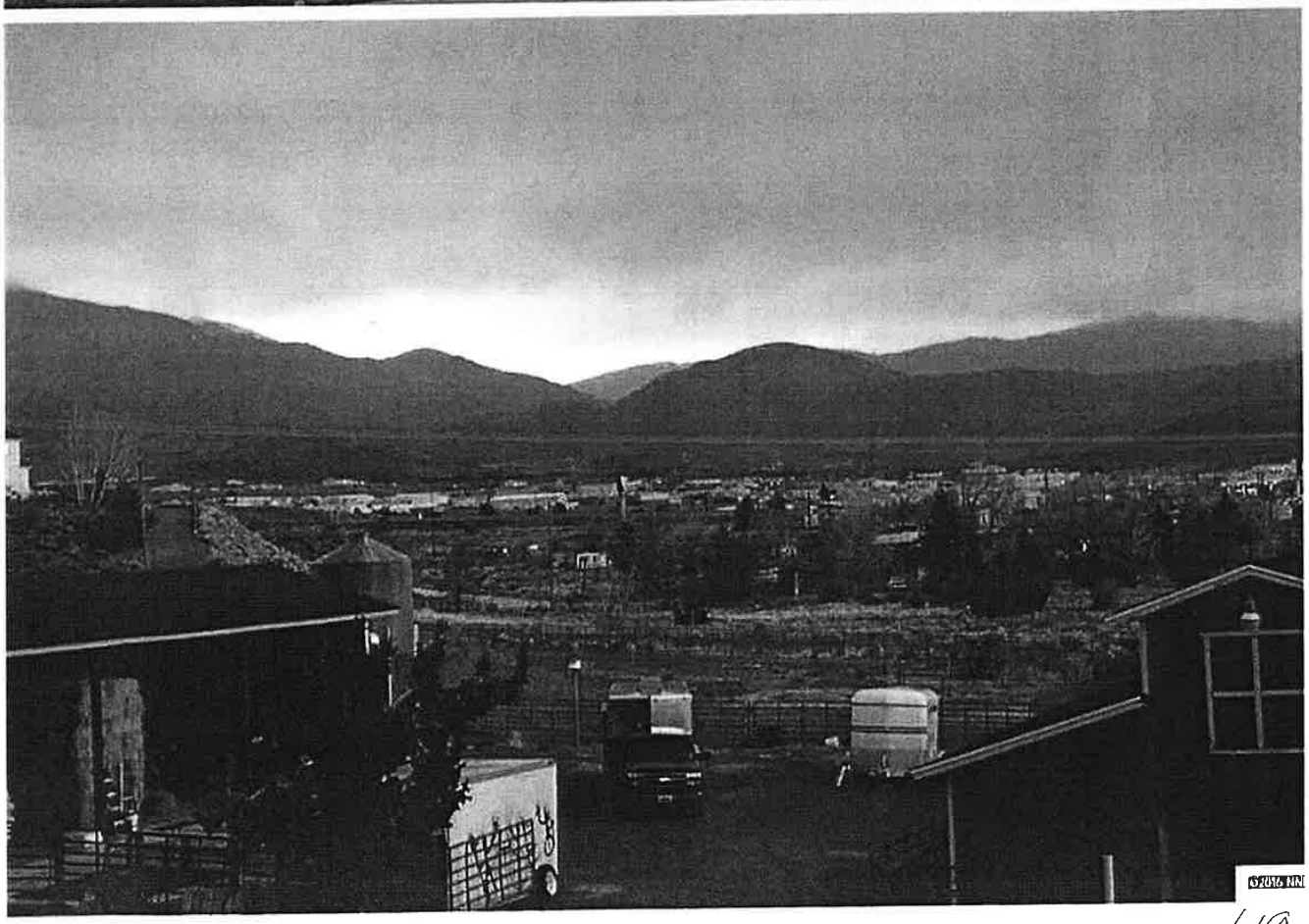


4 bd | 3 ba | 4,200 sqft

11 Sandy Ln, Mound House, NV 89706

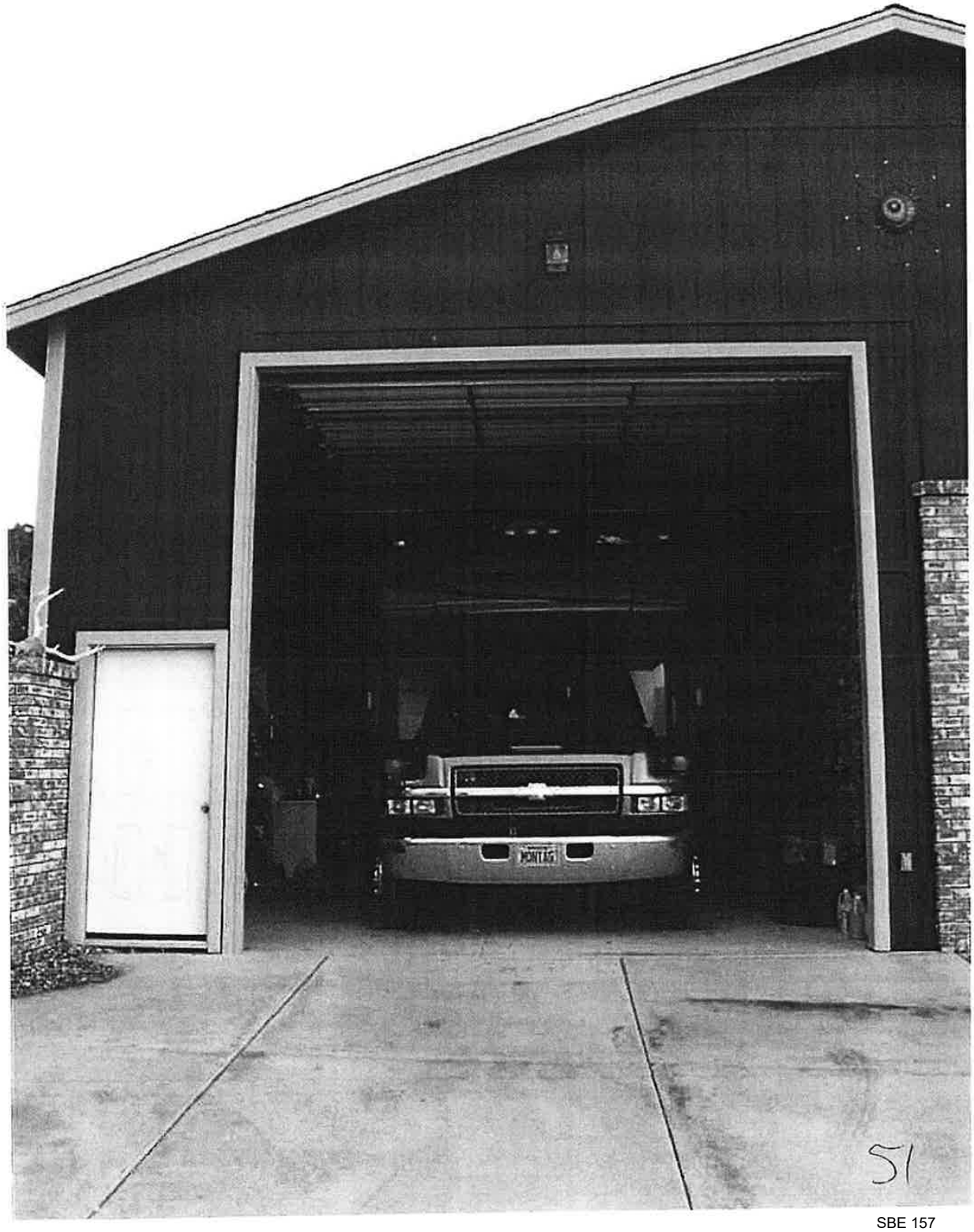
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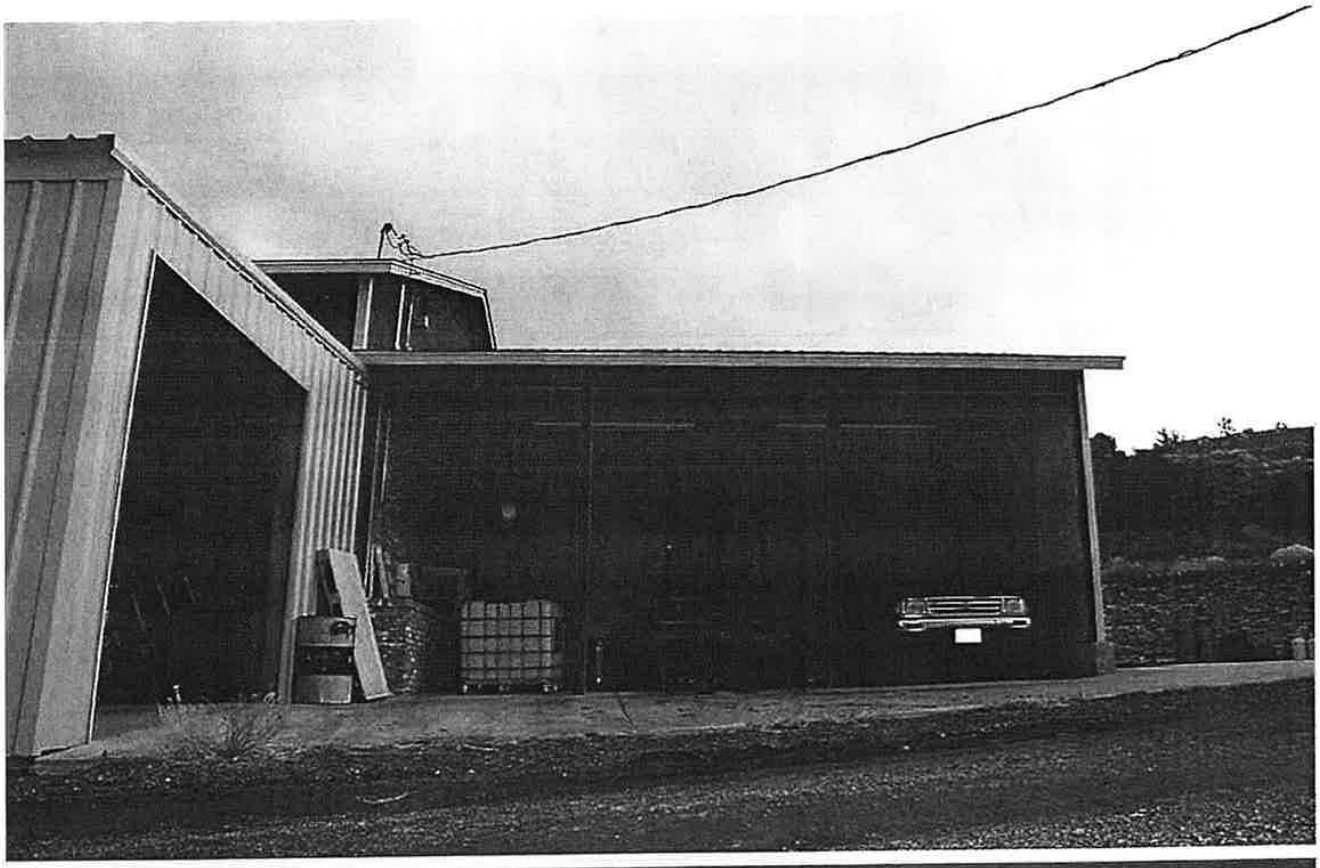
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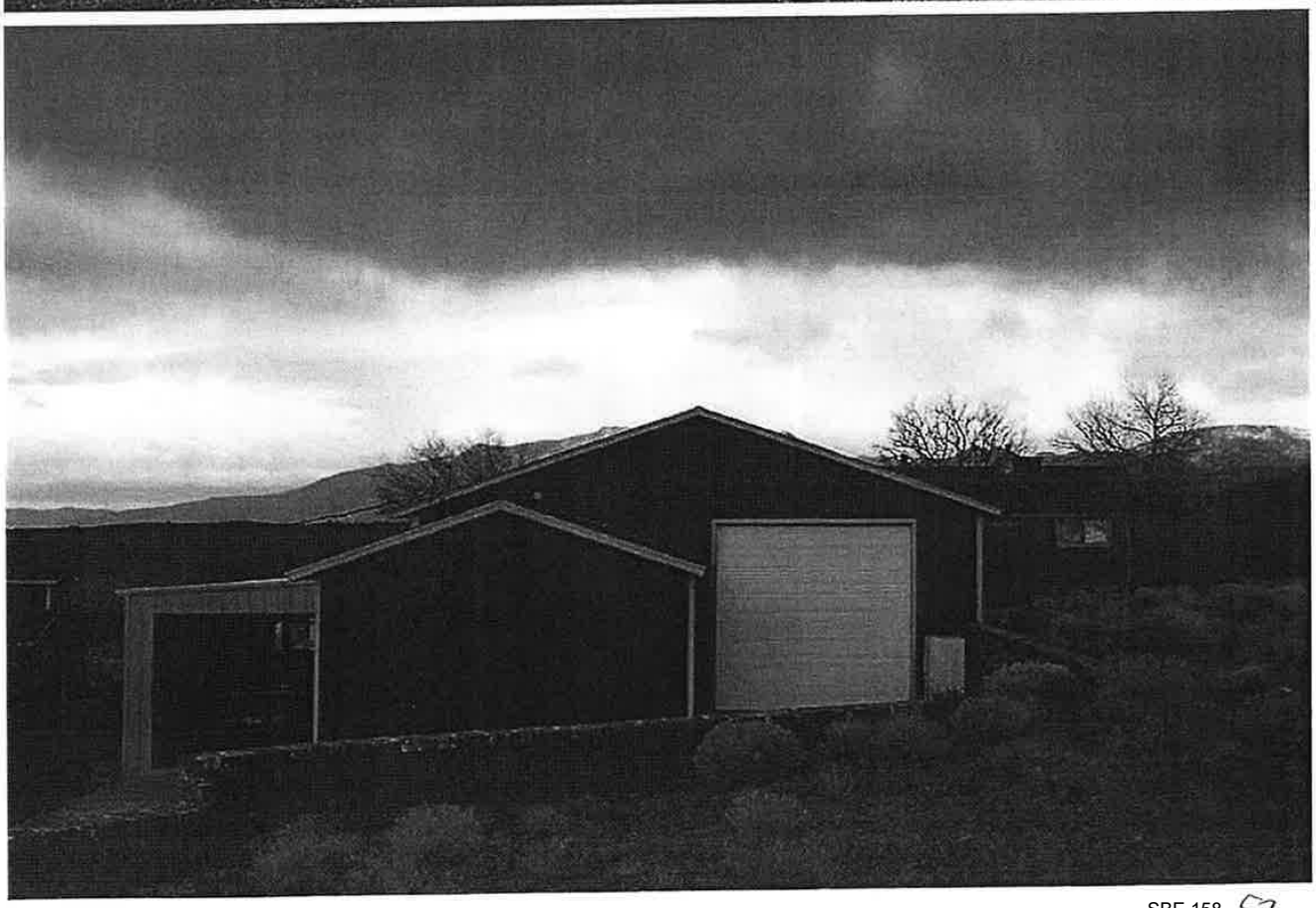
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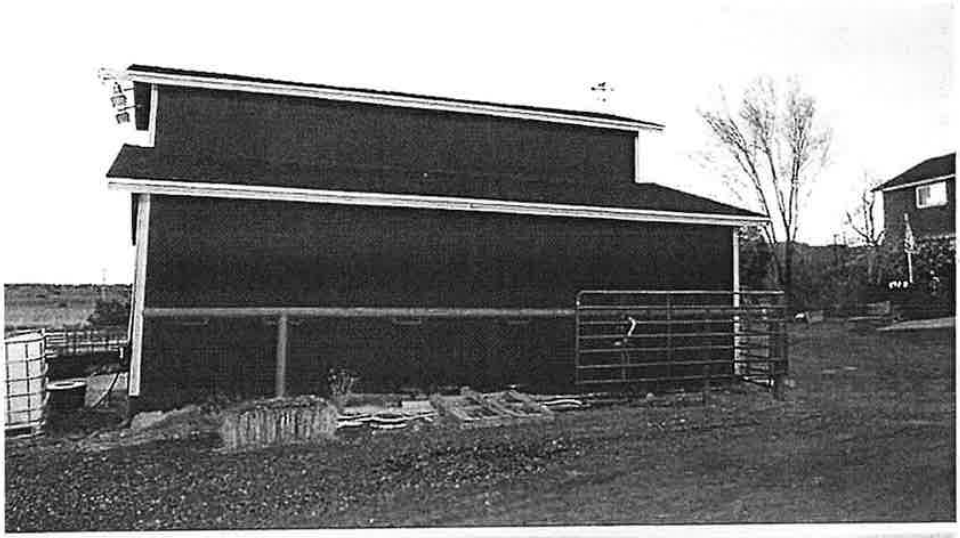
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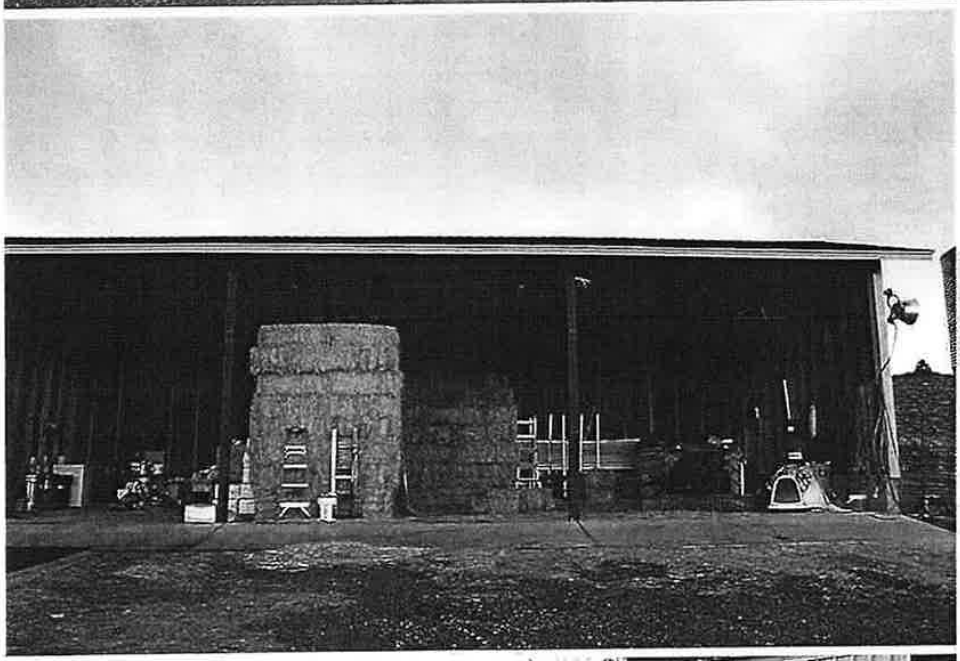
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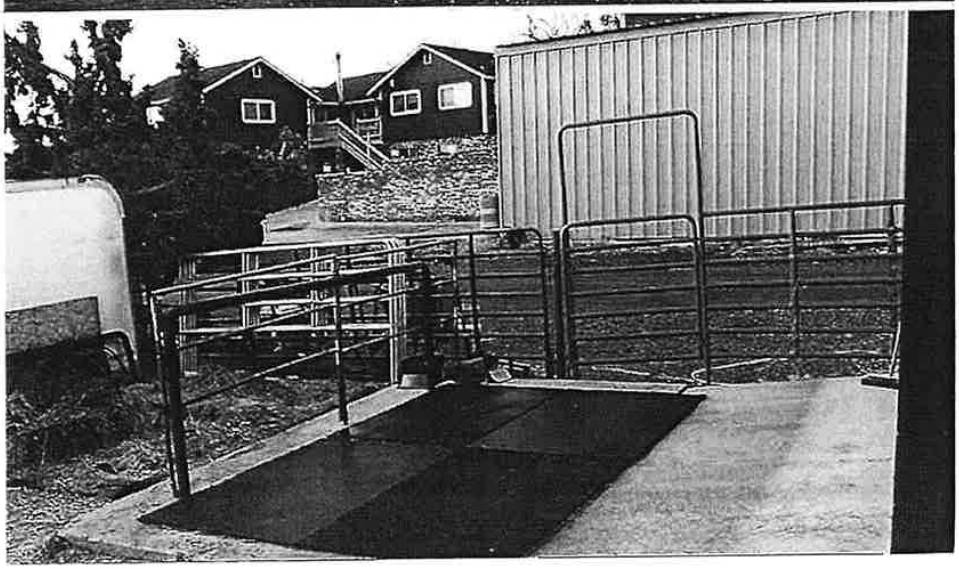




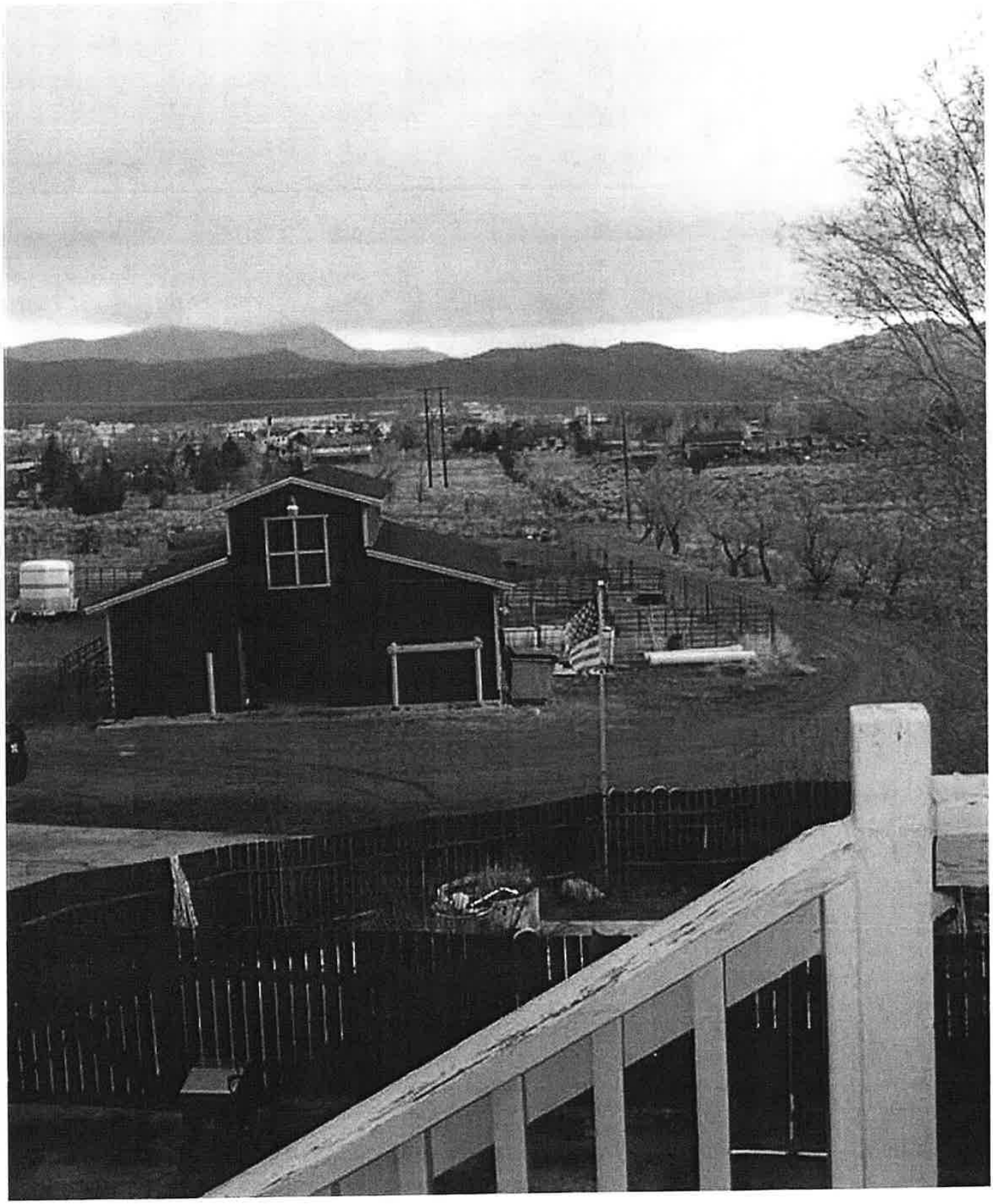
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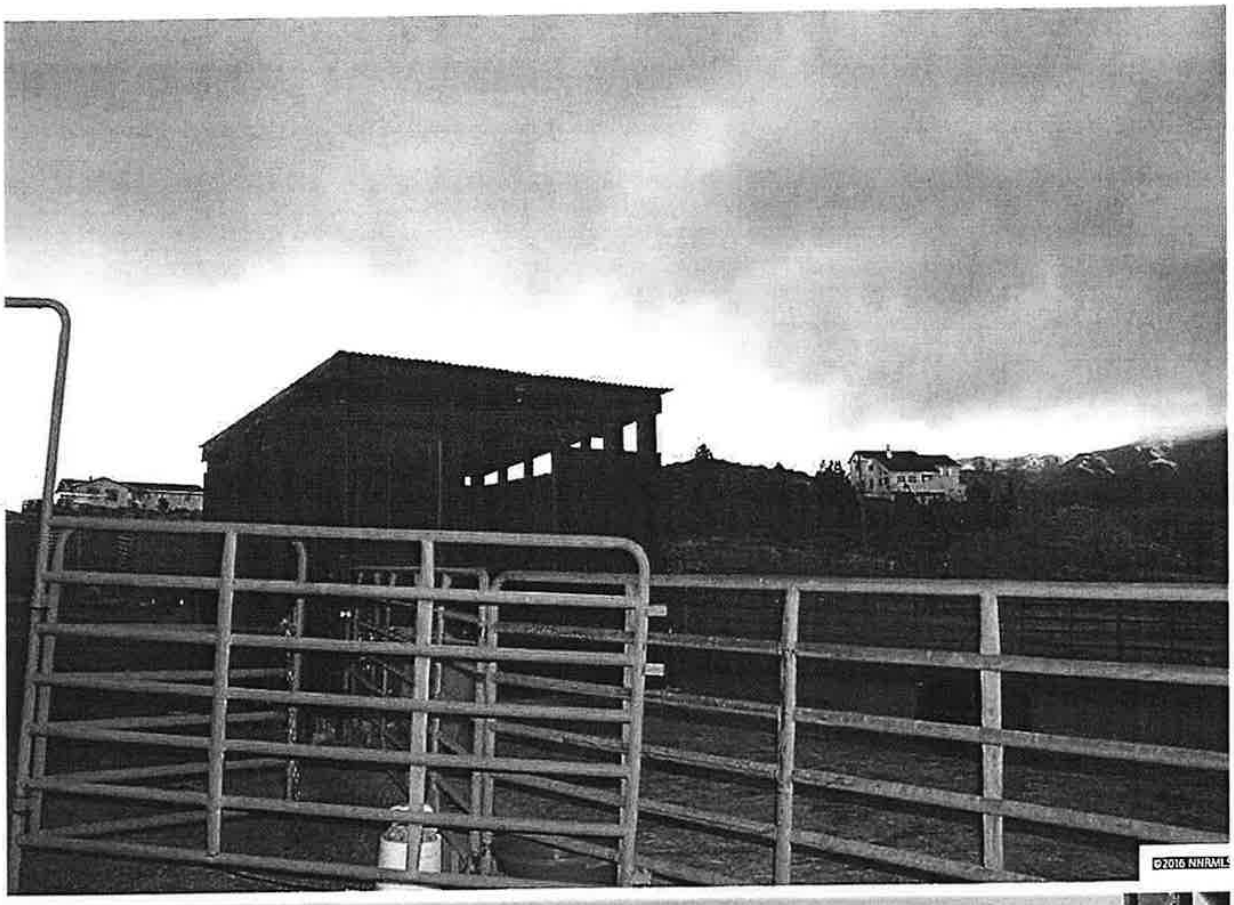
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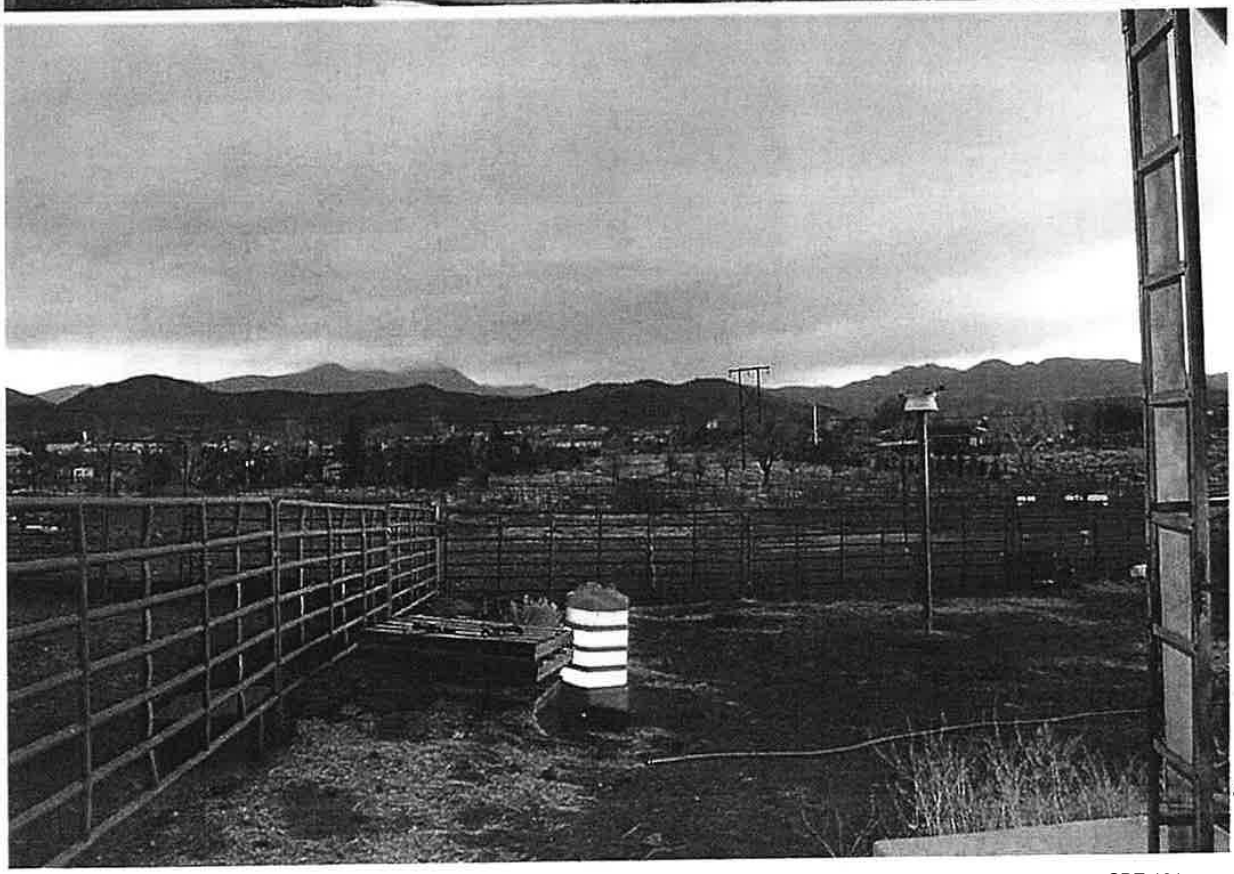


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SBE 161

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SBE 162

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→1986

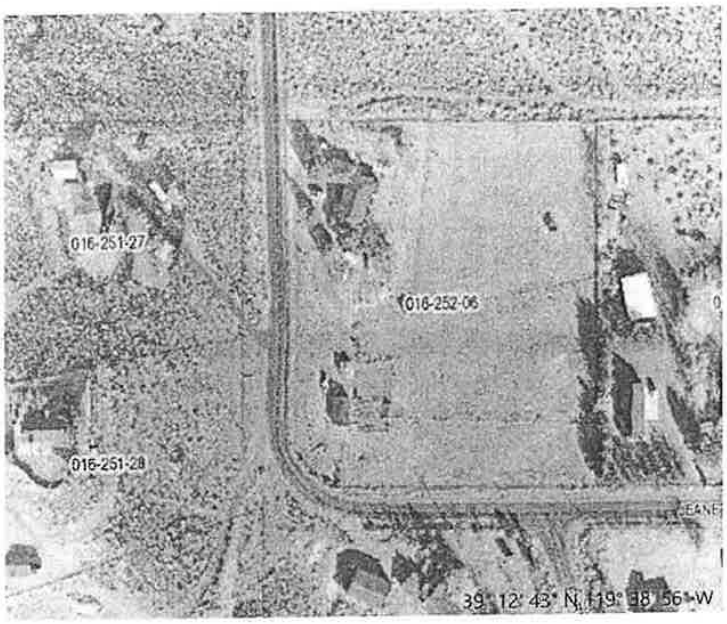
NEXT DOOR
NE\6H130R

Lyon County
Nevada

→ Home $49.54 SqFT = 1136466 –
ASSESS → $71.00 SqFT 164,173 –

Parcel 016-252-04

Owners
HUMMEL-HELGET, LEZLIE J TR
66 JEANETTE DR
CARSON CITY, NV 89706-0000



Parcel Summary

Location	66 JEANETTE DR MOUND HOUSE, NV
Use Code	200: Single Family Residence
Tax District	8.7: Central Lyon Fire District
Map Parcel	PAR C
Acreage	5.0000
Plat Maps	016-25.pdf (231kb)
Map Documents	PAR51285

Replacement
Cost $ 264292

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$113,646	$108,364	$103,222	$102,230	$158,160	$154,486	$151,769
Total Extra Features Value	$95,420	$87,226	$58,793	$58,655	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$260,000	$260,000	$228,480	$142,800	$142,800	$126,000	$126,000
Taxable Value	$469,066	$455,590	$390,495	$303,685	$300,960	$280,486	$277,769
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$164,173	$159,456	$136,673	$106,290	$105,336	$98,170	$97,219
New Improvements	$0	$18,341	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Book/Page Record	Date	Type	V/I	Del Value	Ownership	Red Flag
IRU 616014	616014	2020-06-04	DEED TO A TRUST	Vacant	$0	Grantee: HUMMEL-HELGET, LEZLIE J TR	
GBS 457093	457093	2010-04-05	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: HELGET, TIMOTHY J ET AL	
GBS 457091	457091	2010-04-05	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: HUMMEL-HELGET, LEZLIE	
GBS 417773	417773	2007-12-10	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: TUREK-HUMMEL, LEZLIE J	

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Instrument / Official Record	Book / Page / Record	Date	Type	Use	Value	Owner(s)	Pct (%)
GBS 221799	221799	1998-07-30	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: TUREK-HUMMEL, LEZLIE J	
GBS 220831	220831	1998-07-02	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: HUMMEL, LEZLIE JENNENE	
QCD 170613	170613	1994-04-15	QUITCLAIM DEED	Vacant	$0	Grantee: HUMMEL, SCOTT WILLIAM ET AL	
136387	136387	1990-09-28		Improved	$86,000	Grantor: GAMMIE, HARRY F & NANCY J Grantee: HUMMEL, S W & L J / TUREK, R L	
DEE 52566	52566	1980-04-03	DEED	Vacant	$35,000		
PAR 51285	51285	1980-01-21	PARCEL MAP	Vacant	$0		
DEE 43198	43198	1979-01-24	DEED	Vacant	$0		
DEE 43197	43197	1979-01-24	DEED	Vacant	$0		

Buildings

$115.214

Building # 1, Section # 1, RESIDENCE, Single Family Residence

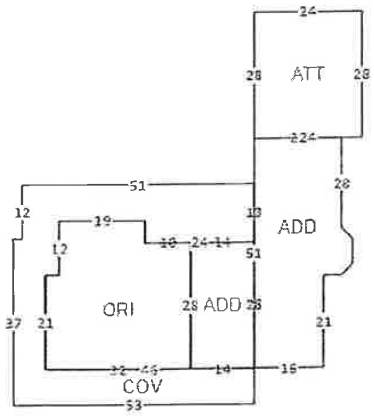
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	2294	$264,292	1938	1986	0.00%	57.00%	43.00%	$113,646

Structural Elements

Type	Description	Code	Details
ROOF	ROOF	0208	Composition Shingle
EW	EXT WALL	0105	Frame, Siding
HEAT	HEAT	0309	Forced Air Furnace
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	11.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
0402	Automatic Floor Cover Allowance	1.00	
BED	Bedrooms	3.00	
BTHF	Bath-Full	1.50	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
GLA	2,294	100%	2,294



58

Extra Features

Code	Description										
WSP	WELL SEPTIC PRESSURE SYSTEM 1/23			1.00	$17,257	1976	$17,257	28%	$4,832	$4,832	
SH T21	SHEDS TYPE 2 1=DIRT 2,3=CONCRETE 1/23	11	24	264.00	$12	1988	$3,037	46%	$1,397	$1,397	
BUNK4	BUNKHOUSES 80% CRPT,20% LINO,INSUL 1/23	20	24	480.00	$97	1988	$46,389	46%	$21,339	$21,339	
SHEDS3	SHEDS TYPE 1 1=DIRT 2,3=CONCRETE 1/23	12	16	192.00	$32	1988	$6,105	46%	$2,808	$2,808	
CONC F	CONCRETE "FAIR" 660SF 1/23			1.00	$4,876	1978	$4,876	31%	$1,512	$1,512	
DECK1	DECK 1=SOFT 2=REDWOOD 3=TREX 1/23			1248.00	$16	1995	$19,344	57%	$10,929	$10,929	
RFCOMP	ROOF WITH COMP SHINGLE DIRT FLOOR 1/23			1248.00	$16	1995	$20,005	57%	$11,303	$11,303	New ROOF 1yr old
FNC A	FENCE "AVERAGE" 500' 1/23			1.00	$16,624	1978	$16,624	31%	$5,153	$5,153	New Fence
GARAHB2	ATTACHED GARAGE HARDBOARD 1/23	24	28	672.00	$31	2007	$21,145	75%	$15,753	$15,753	
GPBARN1	GENERAL PURPOSE BARN DIRT FLOOR 1/23	36	24	864.00	$26	2019	$22,047	93%	$20,394	$20,394	6/2023 DISCOVERED VIA AERIAL. EST YR BLT 2019. KW

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Frontage	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
200	Single Family Residence	RR3			1.00	AC	5.00	217,800	1.00	$260,000	

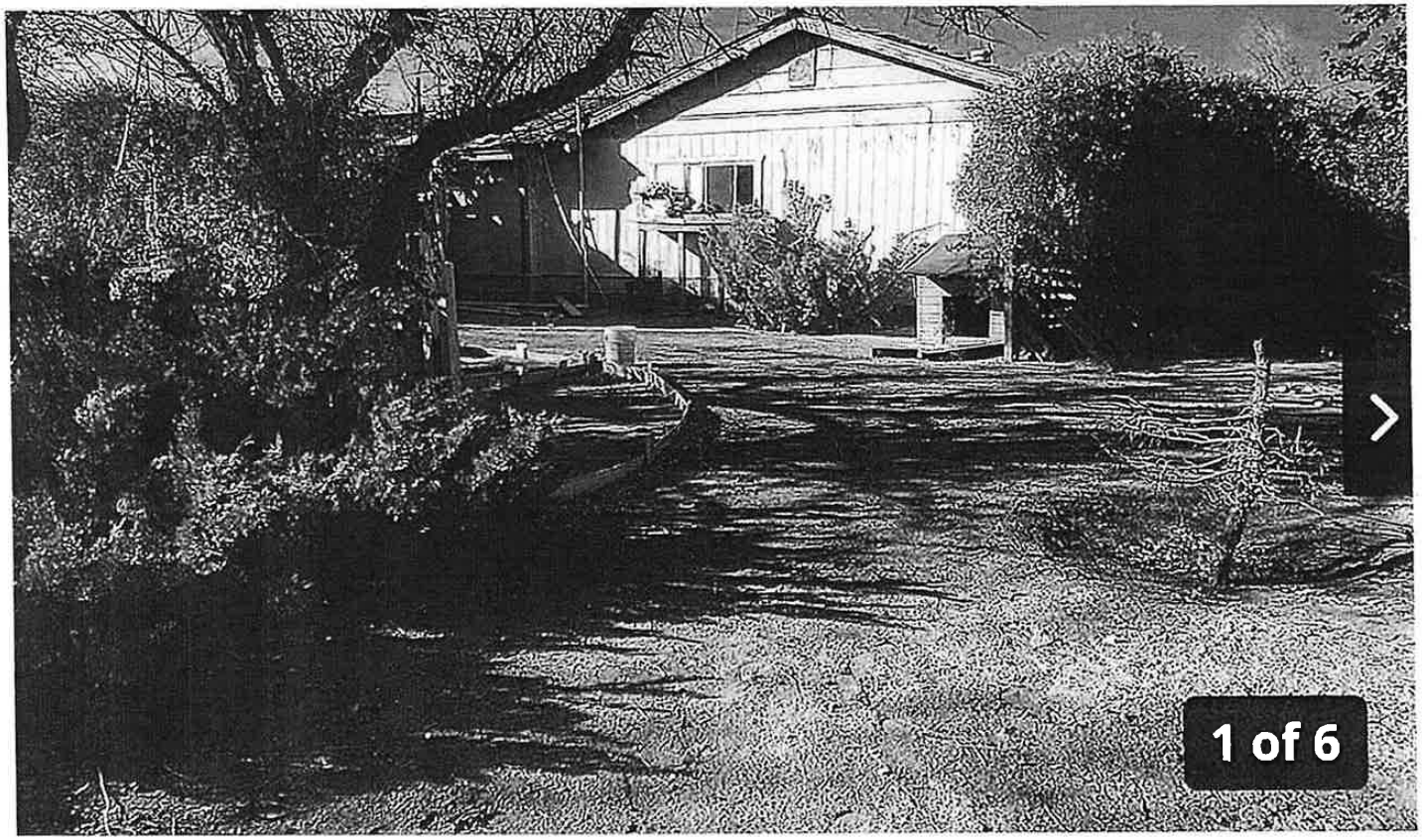
Personal Property

None

Disclaimer

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59



3 bd | 3 ba | 1,781 sqft

3 Jeanette Dr, Carson City, NV 89706

Sold

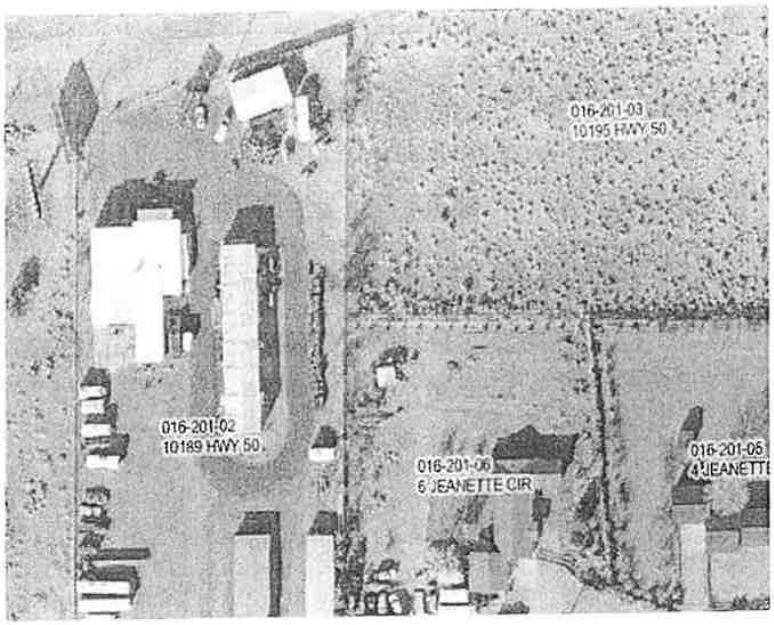
: $297,000 | Sold on 03/24/23 | Zestimate®:

SEE 166

Lyon County
Nevada

Parcel 019-061-08

Owners
THOMAS, DAVID D
3 JEANETTE DR
MOUND HOUSE, NV 89706



Parcel Summary

Location	3 JEANETTE DR MOUND HOUSE, NV
Use Code	200: Single Family Residence
Tax District	8.7: Central Lyon Fire District
Acreage	1.0000
Block/Lot	1/2
Subdivision	SIERRA VIEW EST
Plat Maps	019-06.pdf (447kb)

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$67,419	$64,987	$61,460	$61,127	$76,800	$75,606	$74,949
Total Extra Features Value	$20,227	$18,432	$16,614	$16,749	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$281,000	$281,486	$281,486	$112,595	$112,600	$80,429	$80,429
Taxable Value	$368,646	$364,905	$359,560	$190,471	$189,400	$156,034	$155,377
Net Exemption Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$129,026	$127,717	$125,846	$66,665	$66,290	$54,612	$54,382
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	Val	Pct Value	Ownership	Ord Flag
GBS 668048	668048	2023-03-24	GRANT BARGAIN SALE DEED	Improved	$0	Grantee: THOMAS, DAVID D	
EXD 668047	668047	2023-03-24	EXECUTORS/ADMINISTRATORS DEED	Improved	$297,000	Grantor: KELLER, WILLIAM J Grantee: THOMAS, DAVID D	
ORD 668046	668046	2023-03-24	ORDER	Improved	$0	Grantee: KELLER, WILLIAM J	

61

Office Record	Official Record					
AFF 663394	663394	2022-10-19	AFFIDAVIT OF DEATH	Improved	$0	Grantee: KELLER, CARLOTINA MARCES
GBS 49128	49128	1979-10-19	GRANT BARGAIN SALE DEED	Vacant	$0	
DEE 44970	44970	1979-04-19	DEED	Vacant	$0	
DEE 43868	43868	1979-02-28	DEED	Vacant	$0	
DEE 36581	36581	1978-03-30	DEED	Vacant	$0	
RRD 36316	36316	1978-03-10	RE-RECORDED DOCUMENT	Vacant	$0	

Buildings

Building # 1, Section # 1, RESIDENCE, Single Family Residence

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	YrEff	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	1298	$207,442	1979	1979	0.00%	67.50%	32.50%	$67,419

Structural Elements

Type	Description	Code	Details
ROOF	ROOF	0219	Wood Shake
EW	EXT WALL	0101	Frame, Hardboard Sheets
EW	EXT WALL	0133	Veneer, Masonry
HEAT	HEAT	0309	Forced Air Furnace
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	8.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
0402	Automatic Floor Cover Allowance	1.00	
0641	Single 1-Story Fireplace - #	1.00	
0701	Attached Garage	483.00	
0904	Slab Porch with Roof (SF)	18.00	
BED	Bedrooms	3.00	
BTHF	Bath-Full	2.00	

Subareas

Type	Gross Area	Heated Area	Adjusted Area
GLA	1,298	100%	1,298

Extra Features

Code	Description	Sub-Area	Units	Unit Price	Yr Blt	Repl Cost	% Good Condition	Dpr Value*	Total Value	Notes
SH T23	SHEDS TYPE 2 1=DIRT 2,3=CONCRETE 1/23		272.00	$26	1988	$7,046	46%	$3,241	$3,241	
CONCCS	COMP SHINGLE ROOF OVER CONCRETE 1/23		344.00	$28	1988	$9,687	46%	$4,456	$4,456	
FNC A	FENCE "AVERAGE" 500' 1/23		1.00	$16,624	1979	$16,624	33%	$5,403	$5,403	
CONCLF	CONCRETE "LOW-FAIR" 420SF 1/23		1.00	$3,103	1979	$3,103	33%	$1,008	$1,008	
ASPH2	ASPHALT "FAIR" AND "GOOD" 1/23		408.00	$4	1979	$1,568	33%	$510	$510	
WSP	WELL SEPTIC PRESSURE SYSTEM 1/23		1.00	$17,257	1979	$17,257	33%	$5,609	$5,609	

62

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth						
200	Single Family Residence	RR3			1.00	AC	1.00	43,560	1.00	$281,000

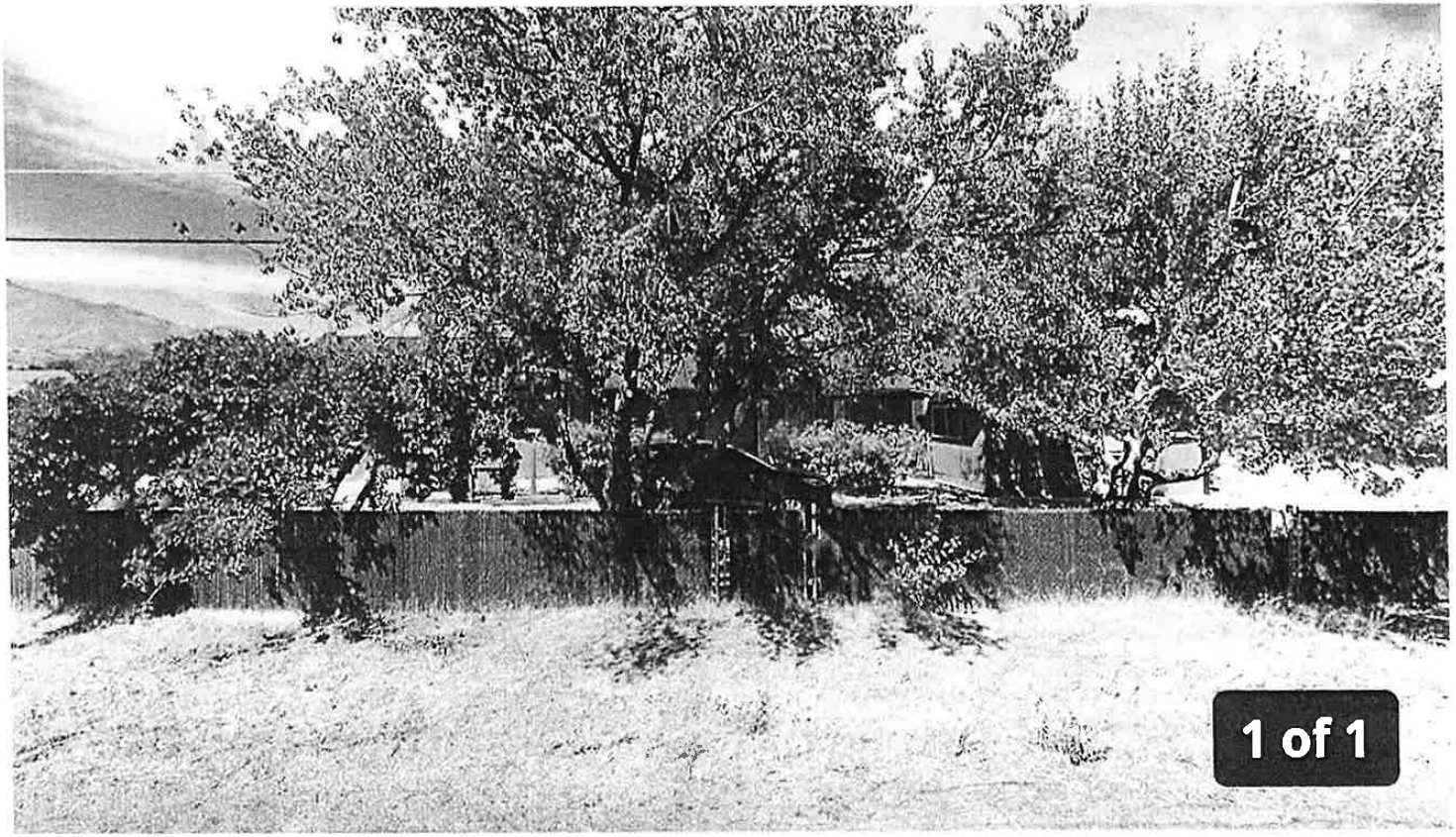
Personal Property

None

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4 bd | 2 ba | 1,800 sqft

11 Yhvona Dr, Carson City, NV 89706

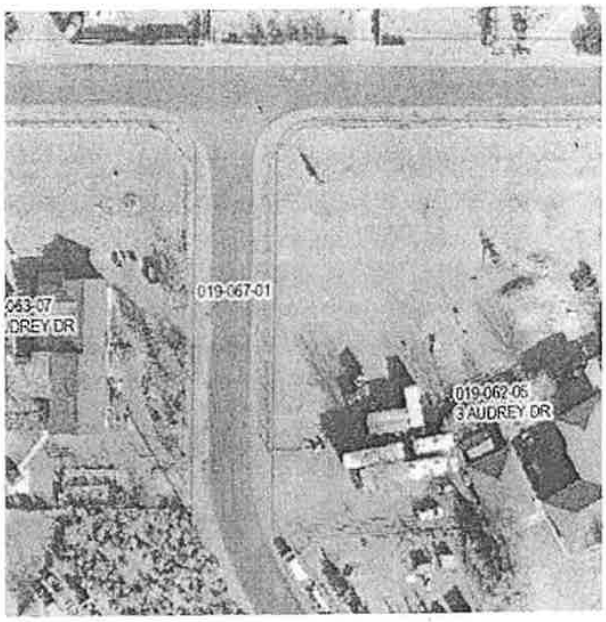
Sold

: $345,000 | Sold on 10/13/23 | Zestimate®:

Lyon County
Nevada

Parcel 019-062-08

Owners
LINEBAUGH, JAMES A TR
3 YHVONA DR
CARSON CITY, NV 89706-0000



Parcel Summary

Location	4 YHVONA DR MOUND HOUSE, NV
Use Code	280: Single Family Residential with Minor Improvements
Tax District	8.7: Central Lyon Fire District
Acreage	2.0500
Block/Lot	2/1B
Subdivision	SIERRA VIEW EST
Plat Maps	019-06.pdf (447kb)
Map Documents	ROS125083

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$0	$0	$0	$0	$10,034	$3,966	$3,911
Total Extra Features Value	$6,373	$6,517	$9,637	$9,814	$0	$0	$0
Total Secured Land Value	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$90,000	$130,000	$130,000	$90,000	$90,000	$90,000	$90,000
Taxable Value	$96,373	$136,517	$139,637	$99,814	$100,034	$93,966	$93,911
Net Exemption Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$33,731	$47,781	$48,873	$34,935	$35,012	$32,888	$32,869
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	VI	Doc Value	Connection
202104	202104	1997-01-25		Improved	$35,000	Grantor: CHRISTOPHERSON, ARDEN Grantee: LINEBAUGH, JAMES A TRUSTEE
GBS 147437	147437	1991-12-13	GRANT BARGAIN SALE DEED	Vacant	$26,500	Grantee: CHRISTOPHERSON, ARDEN
BAM 125591	125591	1989-07-06	BOUNDARY ADJUSTMENT MAP	Vacant	$0	

65

SBE 171

Instrument (Click! Record)	Book/Page	Date	Type	Vacant/Improved	Sale Price	Grantor (Seller)	Grantee (Buyer)
GBS 125590	125590	1989-07-06	GRANT BARGAIN SALE DEED	Vacant	$0		
ROS 125083	125083	1989-06-15	RECORD OF SURVEY	Vacant	$0		
PAR 76114	76114	1983-05-25	PARCEL MAP	Vacant	$0		
RRD 36316	36316	1978-03-10	RE-RECORDED DOCUMENT	Vacant	$0		
DEE 35893	35893	1978-02-07	DEED	Vacant	$0		
DEE 35892	35892	1978-02-07	DEED	Vacant	$0		
GBS 35013	35013	1977-11-23	GRANT BARGAIN SALE DEED	Vacant	$0		

Buildings
None

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
HU MHS	HOOKUP MOUNDHOUSE WATER ELEC SEPTIC 1/23			1.00	$11,588	1994	$11,588	55%	$6,373	$6,373	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Frontage	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
280	Single Family Residential with Minor Improvements	RR2			1.00	SF	2.05	89,298	1.00	$90,000	

Personal Property
None

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Terms | Access | 2024 CSA, Governmax Tools and Assessor Corp

68

67



5 bd | 3 ba | 2,744 sqft

7 Jeanette Dr, Carson City, NV 89706

● **Off market**

SOLD # $449,000.00

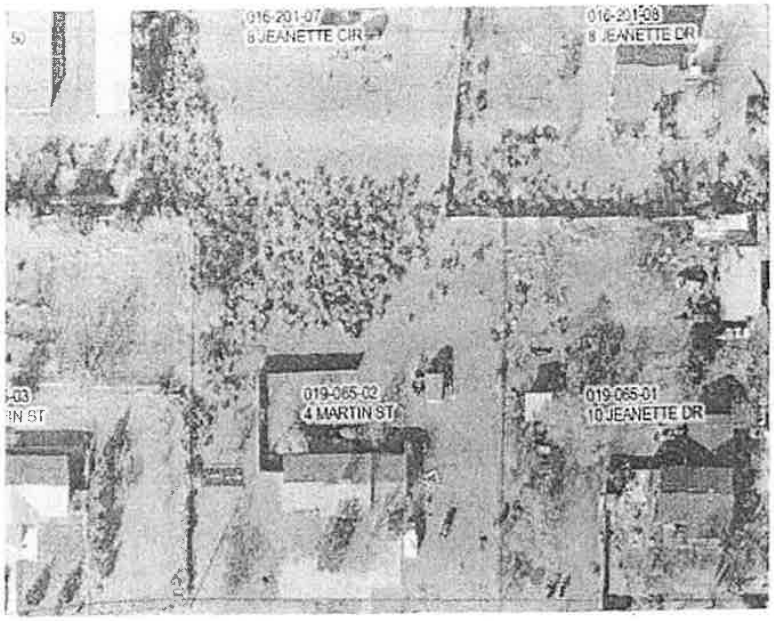
$163.62 A FOOT

SBE 173

Lyon County
Nevada

Parcel 019-064-03

Owners
HUNTER, CAMMY L
P O BOX 2006
STATELINE, NV 89449-0000



Parcel Summary

Location	7 JEANETTE DR MOUND HOUSE, NV
Use Code	200: Single Family Residence
Tax District	8.7: Central Lyon Fire District
Acreage	1.0000
Block/Lot	4/3
Subdivision	SIERRA VIEW EST
Plat Maps	019-06.pdf (447kb)

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$99,417	$96,033	$86,412	$86,096	$95,929	$94,686	$92,020
Total Extra Features Value	$8,438	$7,613	$7,220	$7,335	$0	$0	$0
Total Secured Personal Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$281,000	$281,486	$281,486	$112,595	$112,600	$80,429	$80,429
Taxable Value	$388,855	$385,132	$375,118	$206,026	$208,529	$175,114	$172,449
Net Exemption Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$136,099	$134,796	$131,291	$72,109	$72,985	$61,290	$60,357
New Improvement Value	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	VI	Ocl Value	Ownership	Red Flag
GBS 582881	582881	2018-06-22	GRANT BARGAIN SALE DEED	Improved	$449,000	Grantor: TENBRINK, KYLE & LISA N Grantee: HUNTER, CAMMY L	
GBS 548224	548224	2016-03-21	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: TENBRINK, KYLE & LISA N	
GBS 532313	532313	2014-11-21	GRANT BARGAIN SALE DEED	Improved	$220,000	Grantor: FEDERAL HOME LOAN MORTGAGE CORP Grantee: TENBRINK, KYLE	

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Official #	Book	Page	Date	Type	Status	Sale Price	Grantor / Grantee
TRD 518487	518487		2014-02-24	TRUSTEES DEED	Improved	$226,279	Grantor: HUCKABAY, RONALD J & DEBRA G Grantee: FEDERAL HOME LOAN MORTGAGE CORP
GBS 362633	362633		2005-09-19	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: HUCKABAY, RONALD J & DEBRA G
GBS 362631	362631		2005-09-19	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: HUCKABAY, RONALD J
GBS 355285	355285		2005-06-22	GRANT BARGAIN SALE DEED	Improved	$389,250	Grantor: BOGA, PAUL ANTHONY ET AL Grantee: HUCKABAY, RONALD J & DEBRA G
GBS 322206	322206		2004-05-27	GRANT BARGAIN SALE DEED	Improved	$305,000	Grantor: COX, LE ROY J & LOIS M Grantee: BOGA, PAUL ANTHONY ET AL
RRD 36316	36316		1978-03-10	RE-RECORDED DOCUMENT	Vacant	$0	
DEE 35895	35895		1978-02-07	DEED	Vacant	$0	

Buildings

Building # 1, Section # 1, RESIDENCE, Single Family Residence

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	EffYr	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	1396	$320,701	1978	1978	0.00%	69.00%	31.00%	$99,417

Structural Elements

Type	Description	Code	Details
ROOF	ROOF	0208	Composition Shingle
EW	EXT WALL	0101	Frame, Hardboard Sheets
EW	EXT WALL	0133	Veneer, Masonry
HEAT	HEAT	0309	Forced Air Furnace
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	12.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
0402	Automatic Floor Cover Allowance	1.00	
0644	Double 1-Story Fireplace -#	1.00	
0706	Detached Garage	528.00	
0801	Total Basement Area (SF)	1348.00	
0803	Partition Finish Area (SF)	1348.00	
1002	Wood Balcony (SF)	135.00	
BED	Bedrooms	5.00	
BTHF	Bath-Full	3.00	

Subareas

Type	Gross Area	Unit Adj	Adjusted Area
GLA	1,396	100%	1,396

Extra Features

69

Code	Description										
FNC A	FENCE "AVERAGE" 500' 1/23			1.00	$16,624	1978	$16,624	31%	$5,153	$5,153	
SHEDS1	SHEDS TYPE 1 1=DIRT 2,3=CONCRETE 1/23	12	24	288.00	$13	1990	$3,769	49%	$1,847	$1,847	
SEPTIC	SEPTIC 1250 GAL M&S X 1.25 PRO 1/23			1.00	$4,639	1978	$4,639	31%	$1,438	$1,438	removed well/pressure. connected to Dayton Utilites Water 2016ish.kv

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
200	Single Family Residence	RR3			1.00	AC	1.00	43,560	1.00	$281,000	

Personal Property

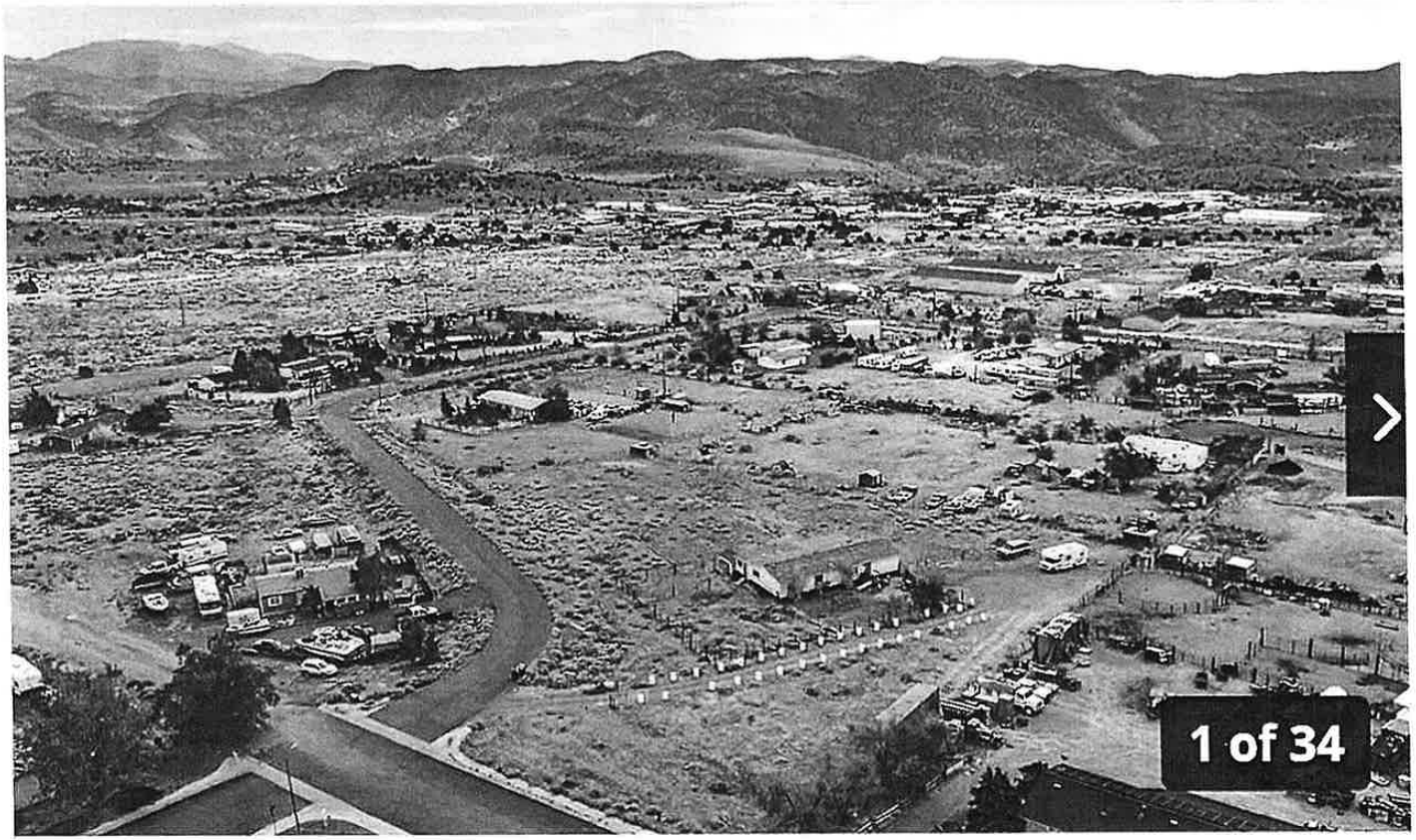
None

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Vision | Assessor | © 2024 CSA Government Software Assurance Corp

70



4 bd | 2 ba | 2,052 sqft

193 Garnet Cir, Carson City, NV 89706

Sold

: **$365,000** | Sold on 03/06/24 | Zestimate®: $177 ω

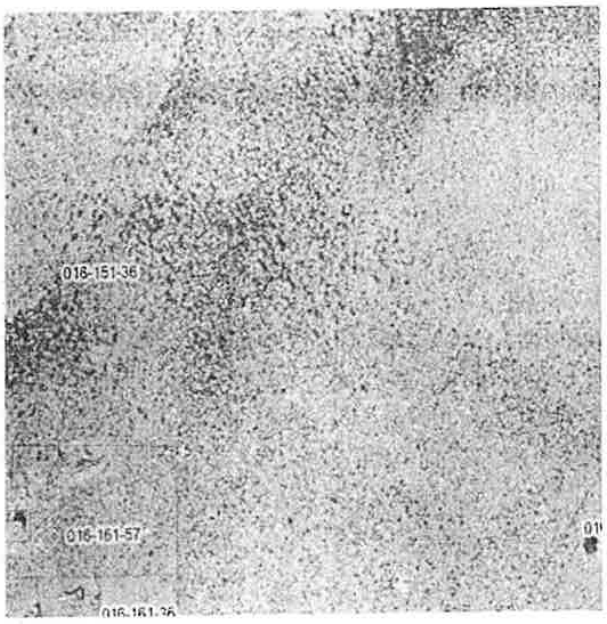
SBE 177

Lyon County
Nevada

17 ACres Moundhouse
$1,428.00 for 17 ACRS

Parcel 016-171-01

Owners
GEO-NEVADA INC
C/0 DEMETRAS & ONEILL LAW
230 E LIBERTY ST
RENO, NV 89501-0000



Parcel Summary

Location	170 HWY 341 MOUND HOUSE, NV
Use Code	800: Mining Property - Locally Assessed - Pre-development or Abandoned Mine, Improvements not valued by S
Tax District	8.7: Central Lyon Fire District
Acreage	17.2200
Plat Maps	016-17.pdf (298kb)

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$32,659	$30,069	$26,399	$25,753	$39,603	$38,943	$38,160
Total Extra Features Value	$15,291	$13,978	$12,782	$12,847	$0	$0	$0
Total Secured Land Value	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$1,428	$1,428	$1,428	$1,428	$1,429	$1,429	$1,429
Taxable Value	$49,378	$45,475	$40,609	$40,028	$41,031	$40,371	$39,589
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$17,282	$15,916	$14,213	$14,010	$14,361	$14,130	$13,856
New Land Segments	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	Ve	V	Remarks	Bo Lo
QCD 231524	231524	1999-03-25	QUITCLAIM DEED	Vacant	$0	Grantee: GEO-NEVADA INC	
QCD 183558	183558	1995-06-29	QUITCLAIM DEED	Vacant	$0	Grantee: GEO-NEVADA INC	
QCD 183557	183557	1995-06-29	QUITCLAIM DEED	Vacant	$0	Grantee: SPRING VALLEY MINING COMPANY	
QCD 159691	159691	1993-03-17	QUITCLAIM DEED	Vacant	$0	Grantee: SPRING VALLEY MINING INC	
QCD 155772	155772	1992-10-20	QUITCLAIM DEED	Vacant	$0	Grantee: SPRING VALLEY MINING, INC	

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Book/Page	Official Record	Date	Type	V/I	Sale Price	Grantee	Sale Note
BOS 142804	142804	1991-07-12	BILL OF SALE	Vacant	$0		
CTS 142803	142803	1991-07-12	CONTRACT OR AGREEMENT OF SALE	Vacant	$0	Grantee: SPRING VALLEY MINING, INC U/C	
QCD 137729	137729	1990-11-21	QUITCLAIM DEED	Vacant	$0		
QCD 113401	113401	1988-02-01	QUITCLAIM DEED	Vacant	$0	Grantee: LUND'S EXPLORATION CO, INC	
QCD 106144	106144	1987-03-17	QUITCLAIM DEED	Vacant	$0	Grantee: LUND'S EXPLORATION CO, INC	
QCD 88347	88347	1984-09-18	QUITCLAIM DEED	Vacant	$0	Grantee: LUND'S EXPLORATION CO, INC	
QCD 87529	87529	1984-08-02	QUITCLAIM DEED	Vacant	$0	Grantee: LUND'S EXPLORATION CO, INC	
GRA 71917	71917	1982-12-16	GRANT DEED	Vacant	$0		

Buildings

Building # 1, Section # 1, MILL BUILDING, Storage Warehouse

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
COMM	406	1290	$61,044	1993	1993	0.00%	46.50%	53.50%	$32,659

Structural Elements

Type	Description	Code	Details
EW_C	EXT WALL-Commercial	888	Stud Walls - Metal Siding
HEAT_C	HEAT-Commercial	606	Space Heater
ST	Number of Stories (COMM)	1.00	
WH	Average Wall Height (COMM)	10.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
GBA	1,290	100%	1,290

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good / Condition	Dpr Value*	Incl Value	Notes
WSP	WELL SEPTIC PRESSURE SYSTEM 1/23			1.00	$17,257	1984	$17,257	40%	$6,903	$6,903	
SHEDS2	SHEDS TYPE 1 1=DIRT 2,3=CONCRETE 1/23	10	20	200.00	$25	1983	$5,095	39%	$1,961	$1,961	
SHEDS2	SHEDS TYPE 1 1=DIRT 2,3=CONCRETE 1/23	14	14	196.00	$26	1980	$5,003	34%	$1,701	$1,701	
SHEDS3	SHEDS TYPE 1 1=DIRT 2,3=CONCRETE 1/23	8	8	64.00	$44	1979	$2,802	33%	$911	$911	
FNC F	FENCE "FAIR" 300' 1/23			1.00	$11,221	1980	$11,221	34%	$3,815	$3,815	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	From	Depth	Land Units	Unit Type	Acreage	Sq Ft	Calc Acreage	Value	Notes
800	Mining Property - Locally Assessed - Pre-development or Abandoned Mine, Improvements not valued by State	PRR5			1.00	SITE	17.22	750,103	1.00	$1,428	

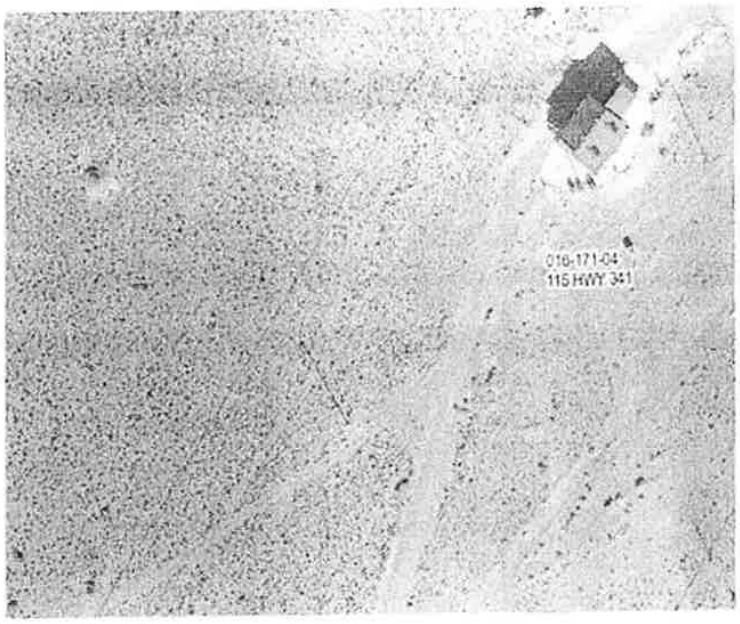
Personal Property

Lyon County
Nevada

$ 19,864 oc
Moundhouse
1 Acre Plus

Parcel 016-171-06

Owners
HARMON, BARBARA JEAN
P O BOX 532
DAYTON, NV 89403-0000



Parcel Summary

Location	123 HWY 341 MOUND HOUSE, NV
Use Code	140: Vacant - Commercial
Tax District	9.1: Central Lyon Non Vector Dist
Acreage	.7600
Plat Maps	016-17.pdf (298kb)

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$0	$0	$0	$0	$0	$0	$0
Total Extra Features Value	$0	$0	$0	$0	$0	$0	$0
Total Secured Personal Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$19,864	$19,864	$19,864	$19,864	$19,857	$19,857	$9,943
Taxable Value	$19,864	$19,864	$19,864	$19,864	$19,857	$19,857	$9,943
Net Exemption Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$6,952	$6,952	$6,952	$6,952	$6,950	$6,950	$3,480
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History
None

Buildings
None

Extra Features
None

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Rate	Base	Adj	Value	Notes
140	Vacant - Commercial	C1			33,106.00	RATE	0.76	33,106	1.00	$19,864	

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Personal Property
None

Disclaimer
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1 Acre Moundhouse

$ 21,954 ea

Lyon County
Nevada

Parcel 016-171-05

Owners
HARMON, MICHAEL J
BOX 124
SILVER CITY, NV 89428-0000



Parcel Summary

Location	HWY 341 MOUND HOUSE, NV
Use Code	140: Vacant - Commercial
Tax District	8.7: Central Lyon Fire District
Map Parcel	PAR C
Acreage	1.0500
Plat Maps	016-17.pdf (298kb)

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$0	$0	$0	$0	$0	$0	$0
Total Extra Features Value	$0	$0	$0	$0	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$21,954	$21,954	$21,954	$21,954	$21,943	$21,943	$13,714
Taxable Value	$21,954	$21,954	$21,954	$21,954	$21,943	$21,943	$13,714
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$7,684	$7,684	$7,684	$7,684	$7,680	$7,680	$4,800
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Remarks	Sec/Twp/Rng
QCD 268784	268784	2001-11-21	QUITCLAIM DEED	Vacant	$0	Grantee: HARMON, MICHAEL J	
WAR 134605	134605	1990-06-19	WARRANTY DEED	Vacant	$0	Grantee: HARMON, DANIEL J	

Buildings
None

Extra Features
None

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Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Tot Adj	Land Value	LOC
140	Vacant - Commercial	C1			45,738.00	RATE	1.05	45,738	0.80	$21,954	-20% SHAPE;

Personal Property

None

Disclaimer

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Lyon County 2020/2021 Tax Roll

Parcel #	Assessed Owner	Land Value	Improvements	Pers Prop	Ag Land
016-243-04	SENSIBAUGH, ED & DAWNA	18,140	5,030	0	0
016-243-05	GUTKNECHT, RICHARD	18,140	18,848	0	0
016-243-07	SAUER, V J & DEANNA ET AL	22,060	4,632	0	0
016-243-08	LUND, HANS JAMES TR	18,140	863	0	0
016-243-09	CRUZ-MALDONADO, ABEL ET AL	15,480	5,030	0	0
016-243-10	JRT LAND LLC-MARTIN SERIES	15,480	75,180	0	0
016-243-11	ALM, DENNIS W & SHARON L TRS	18,140	7,793	0	0
016-243-12	GUTKNECHT, RICHARD	16,330	1,419	0	0
016-243-13	GUTKNECHT, RICHARD	16,330	1,419	0	0
016-244-04	LENCIONI, BRAD H & SHERRY L	22,870	24,459	0	0
016-244-05	BRP HOLDINGS LLC	18,140	4,030	0	0
016-244-06	BRP HOLDINGS LLC	31,640	0	0	0
016-244-07	BRP HOLDINGS LLC	27,170	1,676	0	0
016-244-08	BRP HOLDINGS LLC	27,170	4,196	0	0
016-244-09	LEON-TINOCO, GREGORIO ET AL	23,320	21,712	0	0
016-244-10	BRP HOLDINGS LLC	29,420	62,395	0	0
016-244-11	BRP HOLDINGS LLC	29,420	8,916	0	0
016-244-16	BARON'S RV & STORAGE LLC	73,090	453,174	0	0
016-245-03	BRP HOLDINGS LLC	18,510	22,191	0	0
016-245-04	DIAMONDBACK PROPERTIES INC	10,670	0	0	0
016-245-05	BRP HOLDINGS LLC	18,140	1,619	0	0
016-245-07	USA-BUREAU OF LAND MANAGEMENT	115,500	0	0	0
016-246-02	CARRILLO, JOSEPH L	18,140	13,884	0	0
016-246-05	MONTAGANO, JOHN A & ANNA LEE	50,810	18,798	0	0
016-246-06	MONTAGANO, JOHN A & ANNA LEE	28,890	10,746	0	0
016-246-07	ASPHALT CONCRETE RECYCLING CEN	64,550	98,091	0	0
016-251-01	DARRAGH, MARK R & MARCEY D	49,980	29,691	0	0
016-251-02	NEWPORT, WILLIAM B	49,980	41,512	0	0
016-251-05	BARNES, DAVID S	49,980	19,685	0	0
016-251-06	MONTAGANO, JOHN A JR & ANNA L	49,980	68,437	0	0
016-251-07	MANNING, JAMES W & ROBIN S	49,980	39,914	0	0
016-251-12	HOLT, KURT W	63,000	54,465	0	0
016-251-13	BERKLEY, ARAMEUS D & DASHAWNA L	46,310	41,260	0	0
016-251-14	PALM, JONATHAN C ET AL	46,310	32,751	0	0
016-251-15	KISER, PAUL DAVID ET AL TRS	46,310	75,766	0	0
016-251-16	STENGER, MARGENE L & TIMOTHY M	46,310	65,420	0	0
016-251-17	LOVE, LOREN D & DONNA C TRS	46,310	35,933	0	0
016-251-18	JOHNSON, MICHAEL JAY TRS ET AL	46,310	55,022	0	0
016-251-19	ORTEGA, GUADELUPE & FIDENCIO	46,310	77,373	0	0
016-251-20	BRAWNER, DONALD E/LANG, MELINDA	61,740	53,163	0	0
016-251-21	FREEMAN, CHRISTOPHER A TRS ETAL	43,760	1,813	0	0
016-251-22	SAUNDERS, JOHN DOUGLAS TRS ETAL	43,760	54,789	0	0
016-251-23	MARTIN, DEVON & NANCY	43,760	26,740	0	0
016-251-24	RAMTHUN, MATTHEW S	43,760	26,826	0	0
016-251-25	SANCHEZ, CLAUDIA S ROQUE	31,260	0	0	0
016-251-26	HARDY, THERESA M	43,760	24,649	0	0
016-251-27	RICKMANN, LARRY & PAULA TRS	61,740	46,948	0	0
016-251-28	ESPE, JOHN D & KIMBERLY A TRS	46,310	91,396	0	0
016-251-29	SMITH, MICHAEL S & BETTI E	41,680	58,581	0	0
016-251-30	HOLLOWAY, PAUL & MARGARET E	46,310	84,709	0	0
016-251-31	LUTZ, ANDREW / MAYER, WENDY	46,310	66,819	0	0
016-251-35	HOETMER, JUDY M TR	46,310	80,154	0	0
016-251-38	ALBERTSEN, STEVE & TAMMY G	46,310	93,459	0	0
016-251-39	HOLLOWAY, PAUL & MARGARET	61,740	1,986	0	0
016-252-01	WALTON, ROBERT M JR ET AL	49,980	34,442	0	0
016-252-02	ZOLKOWSKI, RICHARD S TR	49,980	49,756	0	0
016-252-03	BUNKOWSKI, BRUCE R TRS ET AL	39,980	78,689	0	0
016-252-04	HELGET, TIMOTHY J ET AL	49,980	55,356	0	0
016-252-05	CARMONA, MARTHA	49,980	95,559	0	0
016-252-06	GUNKLE, BRITA M	49,980	49,222	0	0

Lyon County 2020/2021 Tax Roll

Parcel #	Assessed Owner	Land Value	Improvements	Pers Prop	Ag Land
016-261-11	SMR DEVELOPMENT LLC	85,400	0	0	0
016-261-12	WINTERS, JOHND N CO-TRS ET AL	44,840	46,842	0	0
016-261-14	SMR DEVELOPMENT LLC	42,220	0	0	0
016-261-15	SMR DEVELOPMENT LLC	38,110	0	0	0
016-261-17	CENTRAL LYON CO FIRE DISTRICT	13,390	0	0	0
016-261-18	SMR DEVELOPMENT LLC	48,600	0	0	0
016-271-08	LYON COUNTY SCHOOL DISTRICT	262,850	2,172,322	0	0
016-271-10	USA-BUREAU OF LAND MANAGEMENT	223,550	236,288	0	0
016-271-11	LYON COUNTY SCHOOL DISTRICT	453,820	1,112,338	0	0
016-271-16	SCHUE, DARRELL E ET AL TRS	23,070	0	0	0
016-271-21	SCHUE, DARRELL E ET AL TRS	69,490	0	0	0
016-271-24	SCHUE, DARRELL E ET AL TRS	48,560	0	0	0
016-271-25	CARSON VALLEY CHRISTIAN CTR LTD	16,280	0	0	0
016-271-26	CARSON VALLEY CHRISTIAN CTR LTD	31,790	107,994	0	0
016-271-31	RIVER VALLEY LTD PARTNERSHIP	47,250	698,146	0	0
016-271-34	TABRIZI DEVELOPMENT LLC	3,860	0	0	0
016-271-35	TABRIZI DEVELOPMENT LLC	3,580	0	0	0

Lyon County 2019/2020 Tax Roll

Parcel #	Assessed Owner	Land Value	Improvements	Pers Property	Ag Land
016-243-07	SAUER, V J & DEANNA ET AL	15,760	3,714	0	0
016-243-08	LUND, HANS JAMES TR	18,140	886	0	0
016-243-09	CRUZ-MALDONADO, ABEL ET AL	15,480	4,034	0	0
016-243-10	JRT LAND LLC-MARTIN SERIES	15,480	70,874	0	0
016-243-11	ALM, DENNIS W & SHARON L TRS	18,140	6,521	0	0
016-243-12	GUTKNECHT, RICHARD	16,330	1,429	0	0
016-243-13	GUTKNECHT, RICHARD	16,330	1,429	0	0
016-244-04	LENCIONI, BRAD H & SHERRY L	22,870	23,505	0	0
016-244-05	BRP HOLDINGS LLC	18,140	1,588	0	0
016-244-06	BRP HOLDINGS LLC	31,640	0	0	0
016-244-07	BRP HOLDINGS LLC	27,170	1,377	0	0
016-244-08	BRP HOLDINGS LLC	27,170	2,700	0	0
016-244-09	LEON-TINOCO, GREGORIO ET AL	23,320	19,883	0	0
016-244-10	BRP HOLDINGS LLC	29,420	58,350	0	0
016-244-11	BRP HOLDINGS LLC	29,420	7,907	0	0
016-244-16	BARON'S RV & STORAGE LLC	73,090	434,855	0	0
016-245-03	BRP HOLDINGS LLC	18,510	20,175	0	0
016-245-04	DIAMONDBACK PROPERTIES INC	10,670	0	0	0
016-245-05	BRP HOLDINGS LLC	18,140	1,418	0	0
016-245-07	USA-BUREAU OF LAND MANAGEMENT	115,500	0	0	0
016-246-02	CARRILLO, JOSEPH L	18,140	13,248	0	0
016-246-05	MONTAGANO, JOHN A & ANNA LEE	50,810	16,556	0	0
016-246-06	MONTAGANO, JOHN A & ANNA LEE	28,890	9,362	0	0
016-246-07	ASPHALT CONCRETE RECYCLING CEN	64,550	81,101	0	0
016-251-01	DARRAGH, MARK R & MARCEY D	44,100	29,175	0	0
016-251-02	NEWPORT, WILLIAM B	44,100	40,761	0	0
016-251-05	BARNES, DAVID S	44,100	19,288	0	0
016-251-06	MONTAGANO, JOHN A JR & ANNA L	44,100	66,760	0	0
016-251-07	MANNING, JAMES W & ROBIN S	44,100	39,148	0	0
016-251-12	HOLT, KURT W	45,500	53,052	0	0
016-251-13	BERKLEY, ARAMEUS D & DASHAWNA L	33,080	40,211	0	0
016-251-14	PALM, JONATHAN C ET AL	33,080	31,837	0	0
016-251-15	KISER, PAUL DAVID ET AL TRS	33,080	73,680	0	0
016-251-16	STENGER, MARGENE L & TIMOTHY M	33,080	63,350	0	0
016-251-17	LOVE, LOREN D & DONNA C TRS	33,080	34,878	0	0
016-251-18	JOHNSON, MICHAEL JAY TRS ET AL	33,080	53,521	0	0
016-251-19	ORTEGA, GUADELUPE & FIDENCIO	33,080	75,467	0	0
016-251-20	BRAWNER, DONALD E/LANG, MELINDA	35,700	51,782	0	0
016-251-21	FREEMAN, CHRISTOPHER A TRS ETAL	31,260	1,772	0	0
016-251-22	SAUNDERS, JOHN DOUGLAS TRS ETAL	31,260	53,008	0	0
016-251-23	MARTIN, DEVON & NANCY	31,260	26,052	0	0
016-251-24	RAMTHUN, MATTHEW S	31,260	25,730	0	0
016-251-25	SANCHEZ, CLAUDIA S ROQUE	31,260	0	0	0
016-251-26	HARDY, THERESA M	31,260	24,474	0	0
016-251-27	RICKMANN, LARRY & PAULA TRS	35,700	45,614	0	0
016-251-28	ESPE, JOHN D & KIMBERLY A TRS	33,080	88,398	0	0
016-251-29	SMITH, MICHAEL S & BETTI E	33,080	56,855	0	0
016-251-30	HOLLOWAY, PAUL & MARGARET E	33,080	82,181	0	0
016-251-31	EVANS, LAWRANCE R & STEPHANIE	33,080	64,447	0	0
016-251-35	HOETMER, JUDY M TR	33,080	77,670	0	0
016-251-38	ALBERTSEN, STEVE & TAMMY G	33,080	87,267	0	0
016-251-39	HOLLOWAY, PAUL & MARGARET	35,700	1,086	0	0
016-252-01	WALTON, ROBERT M JR ET AL	44,100	33,751	0	0
016-252-02	ZOLKOWSKI, RICHARD S TR	44,100	48,676	0	0
016-252-03	BUNKOWSKI, BRUCE R TRS ET AL	44,100	76,262	0	0
016-252-04	HELGET, TIMOTHY J ET AL	44,100	54,070	0	0
016-252-05	CARMONA, MARTHA	44,100	93,264	0	0
016-252-06	GUNKLE, BRITA M	44,100	48,506	0	0
016-261-11	SMR DEVELOPMENT LLC	85,400	0	0	0
016-261-12	WINTERS, JOHND N CO-TRS ET AL	44,840	46,936	0	0

Lyon County 2019/2020 Tax Roll

Parcel #	Assessed Owner	Land Value	Improvements	Pers Property	Ag Land
016-261-14	SMR DEVELOPMENT LLC	42,220	0	0	0
016-261-15	SMR DEVELOPMENT LLC	38,110	0	0	0
016-261-17	CENTRAL LYON CO FIRE DISTRICT	13,390	0	0	0
016-261-18	SMR DEVELOPMENT LLC	48,600	0	0	0
016-271-08	LYON COUNTY SCHOOL DISTRICT	262,850	2,115,293	0	0
016-271-10	USA-BUREAU OF LAND MANAGEMENT	223,550	229,918	0	0
016-271-11	LYON COUNTY SCHOOL DISTRICT	453,820	1,090,238	0	0
016-271-16	SCHUE, DARRELL E ET AL TRS	23,070	0	0	0
016-271-21	SCHUE, DARRELL E ET AL TRS	69,490	0	0	0
016-271-22	GRANITE POINTE LLC	143,310	0	0	0
016-271-23	GRANITE POINTE LLC	23,800	0	0	0
016-271-24	SCHUE, DARRELL E ET AL TRS	48,560	0	0	0
016-271-25	CARSON VALLEY CHRISTIAN CTR LTD	16,280	0	0	0
016-271-26	CARSON VALLEY CHRISTIAN CTR LTD	31,790	106,355	0	0
016-271-31	RIVER VALLEY LTD PARTNERSHIP	47,250	679,779	0	0
016-271-34	TABRIZI DEVELOPMENT LLC	3,860	0	0	0
016-271-35	TABRIZI DEVELOPMENT LLC	3,580	0	0	0
016-271-36	TABRIZI DEVELOPMENT LLC	3,580	0	0	0
016-271-37	TABRIZI DEVELOPMENT LLC	3,860	0	0	0
016-281-01	CASEY, MICHAEL A & CLAUDIA C ET	11,030	0	0	0
016-281-02	CASEY, MICHAEL A & CLAUDIA C	11,810	51,285	0	0
016-281-03	WHITTINGTON, JAY L TRS ET AL	11,030	52,420	0	0
016-281-04	GRAY, KEVIN E & BECKY M	11,810	36,078	0	0
016-281-10	TENBROEK, NELSON W ET AL	18,900	0	0	0

Lyon County 2018/19 Tax Roll

Parcel #	Assessed Owner	Land Value	Improvements Value	Personal Prop Value	Ag Land Value
016-241-03	DIAMOND BACK PROPERTIES	550	0	0	0
016-242-02	BLUEBERG, JAMES R & MARY TRS	27,440	140,817	0	0
016-242-03	TRI-STAR INCORPORATED	16,630	35,403	0	0
016-242-04	TRI-STAR INCORPORATED	15,480	62,193	0	0
016-242-05	REED, JAMES DAVID & LINDA MARIE	32,590	29,161	0	0
016-242-08	FRAGA, CARLOS A JR ET AL	18,140	14,140	0	0
016-242-09	GUTKNECHT, RICHARD TR ET AL	18,140	68,111	0	0
016-242-10	STREY, LYLE JOHN & HEIDI P	22,320	29,867	0	0
016-242-11	REIL, JOHN TRS ET AL	22,320	5,156	0	0
016-242-12	BLUEBERG, JAMES R & MARY TRS	14,420	5,850	0	0
016-242-13	GUTKNECHT, RICHARD TR	18,140	81,335	0	0
016-242-14	HERITAGE OPERATING L P	25,350	0	0	0
016-242-15	HERITAGE OPERATING LP	19,110	9,263	0	0
016-242-16	ATKINS, RICHARD W & DORIS A	22,440	28,278	0	0
016-242-18	OSTEN, RAYMOND VAN III	18,250	17,178	0	0
016-242-19	FERGUSON, HARRY & EILEEN	22,450	62,579	0	0
016-242-20	WALKER MARINE INC	28,780	0	0	0
016-243-01	TERRY, JOSEPH EDWARD	18,140	10,681	0	0
016-243-02	MICHEL, ERIC HILL	15,480	12,896	0	0
016-243-03	GLADWILL, GARY GORDON ET AL	15,480	0	0	0
016-243-04	SENSIBAUGH, ED & DAWNA	18,140	4,015	0	0
016-243-05	BIRD, JAMES C & LILLIAN E TRS	18,140	17,349	0	0
016-243-07	SAUER, V J & DEANNA ET AL	15,760	3,469	0	0
016-243-08	LUND, HANS JAMES TR	18,140	750	0	0
016-243-09	MIRANDA, FRANCISCO JACQUEZ ETAL	15,480	3,768	0	0
016-243-10	JRT LAND LLC-MARTIN SERIES	15,480	70,005	0	0
016-243-11	ALM, DENNIS W & SHARON L TRS	18,140	6,400	0	0
016-243-12	BIRD, JAMES C & LILLIAN E TRS	16,330	1,190	0	0
016-243-13	BIRD, JAMES C & LILLIAN E TRS	16,330	1,190	0	0
016-244-04	LENCIONI, BRAD H & SHERRY L	22,870	23,144	0	0
016-244-05	BRP HOLDINGS LLC	18,140	1,561	0	0
016-244-06	BRP HOLDINGS LLC	31,640	0	0	0
016-244-07	BRP HOLDINGS LLC	27,170	1,327	0	0
016-244-08	BRP HOLDINGS LLC	27,170	2,705	0	0
016-244-09	LEON-TINOCO, GREGORIO ET AL	23,320	19,569	0	0
016-244-10	BRP HOLDINGS LLC	29,420	57,619	0	0
016-244-11	BRP HOLDINGS LLC	29,420	7,979	0	0
016-244-16	BARON'S RV & STORAGE LLC	73,090	428,497	0	0
016-245-03	BRP HOLDINGS LLC	18,510	20,081	0	0
016-245-04	DIAMONDBACK PROPERTIES INC	10,670	0	0	0
016-245-05	BRP HOLDINGS LLC	18,140	1,427	0	0
016-245-07	USA-BUREAU OF LAND MANAGEMENT	115,500	0	0	0
016-246-02	CARRILLO, JOSEPH L	18,140	13,241	0	0
016-246-05	MONTAGANO, JOHN A & ANNA LEE	50,810	16,363	0	0
016-246-06	MONTAGANO, JOHN A & ANNA LEE	28,890	9,295	0	0
016-246-07	ASPHALT CONCRETE RECYCLING CEN	64,550	79,970	0	0
016-251-01	DARRAGH, MARK R & MARCEY D	44,100	28,961	0	0
016-251-02	NEWPORT, WILLIAM B	44,100	40,444	0	0
016-251-05	BARNES, DAVID S	44,100	19,118	0	0
016-251-06	MONTAGANO, JOHN A JR & ANNA L	44,100	65,491	0	0
016-251-07	MANNING, JAMES W TR	44,100	38,923	0	0
016-251-12	HOLT, KURT W	45,500	52,342	0	0
016-251-13	BERKLEY, ARAMEUS D & DASHAWNA L	33,080	39,524	0	0
016-251-14	PALM, JONATHAN C ET AL	33,080	31,291	0	0
016-251-15	KISER, PAUL DAVID ET AL TRS	33,080	72,037	0	0
016-251-16	STENGER, MARGENE L & TIMOTHY M	33,080	62,060	0	0
016-251-17	LOVE, LOREN D & DONNA C TRS	33,080	34,309	0	0
016-251-18	JOHNSON, MICHAEL JAY TRS ET AL	33,080	52,615	0	0
016-251-19	ORTEGA, GUADELUPE & FIDENCIO	33,080	74,182	0	0
016-251-20	BRAWNER, DONALD E/LANG, MELINDA	35,700	50,720	0	0
016-251-21	SIERRA PINES MANAGEMENT LLC	31,260	1,762	0	0
016-251-22	SAUNDERS, JOHN DOUGLAS TRS ETAL	31,260	51,894	0	0
016-251-23	MARTIN, DEVON & NANCY	31,260	25,673	0	0
016-251-24	RAMTHUN, MATTHEW S	31,260	25,069	0	0
016-251-25	MAZY, RAYMOND M & SANDRA L TRS	31,260	0	0	0

Lyon County 2018/19 Tax Roll

Parcel #	Assessed Owner	Land Value	Improvements Value	Personal Prop Value	Ag Land Value
016-251-26	REED, BARBARA JEAN	31,260	24,545	0	0
016-251-27	RICKMANN, LARRY & PAULA TRS	35,700	44,731	0	0

Lyon County 2018/19 Tax Roll

Parcel #	Assessed Owner	Land Value	Improvements Value	Personal Prop Value	Ag Land Value
016-251-26	REED, BARBARA JEAN	31,260	24,545	0	0
016-251-27	RICKMANN, LARRY & PAULA TRS	35,700	44,731	0	0
016-251-28	KELLEY, FRANK & JEANNETTE	33,080	86,634	0	0
016-251-29	SMITH, MICHAEL S & BETTI E	33,080	55,365	0	0
016-251-30	HOLLOWAY, PAUL & MARGARET E	33,080	80,194	0	0
016-251-31	EVANS, LAWRANCE R & STEPHANIE	33,080	63,177	0	0
016-251-35	HOETMER, JUDY M TR	33,080	76,129	0	0
016-251-38	ALBERTSEN, STEVE & TAMMY G	33,080	85,353	0	0
016-251-39	HOLLOWAY, PAUL & MARGARET	35,700	1,052	0	0
016-252-01	WALTON, ROBERT M JR ET AL	44,100	33,361	0	0
016-252-02	ZOLKOWSKI, RICHARD S TR	44,100	47,888	0	0
016-252-03	BUNKOWSKI, BRUCE R TRS ET AL	44,100	74,382	0	0
016-252-04	HELGET, TIMOTHY J ET AL	44,100	53,119	0	0
016-252-05	STEVENS, NORVIL & PAULA TRS	44,100	92,211	0	0
016-252-06	GUNKLE, BRITA M	44,100	48,129	0	0
016-261-11	SMR DEVELOPMENT LLC	85,400	0	0	0
016-261-12	WINTERS, JOHND N CO-TRS ET AL	44,840	46,831	0	0
016-261-14	SMR DEVELOPMENT LLC	42,220	0	0	0
016-261-15	SMR DEVELOPMENT LLC	38,110	0	0	0
016-261-17	CENTRAL LYON CO FIRE DISTRICT	13,390	0	0	0
016-261-18	SMR DEVELOPMENT LLC	48,600	0	0	0
016-271-08	LYON COUNTY SCHOOL DISTRICT	262,850	2,065,393	0	0
016-271-10	USA-BUREAU OF LAND MANAGEMENT	223,550	224,151	0	0
016-271-11	LYON COUNTY SCHOOL DISTRICT	453,820	1,067,145	0	0
016-271-16	SCHUE, DARRELL E ET AL TRS	23,070	0	0	0
016-271-21	SCHUE, DARRELL E ET AL TRS	69,490	0	0	0
016-271-22	GRANITE POINTE LLC	143,310	0	0	0
016-271-23	GRANITE POINTE LLC	23,800	0	0	0
016-271-24	SCHUE, DARRELL E ET AL TRS	48,560	0	0	0
016-271-25	CARSON VALLEY CHRISTIAN CTR LTD	16,280	0	0	0
016-271-26	CARSON VALLEY CHRISTIAN CTR LTD	31,790	103,087	0	0
016-271-31	RIVER VALLEY LTD PARTNERSHIP	47,250	663,093	0	0
016-271-34	TABRIZI DEVELOPMENT LLC	3,850	0	0	0
016-271-35	TABRIZI DEVELOPMENT LLC	3,580	0	0	0
016-271-36	TABRIZI DEVELOPMENT LLC	3,580	0	0	0
016-271-37	TABRIZI DEVELOPMENT LLC	3,860	0	0	0
016-281-01	FLECKENSTEIN, CONNIE	11,030	0	0	0
016-281-02	FLECKENSTEIN, CONNIE	11,810	50,408	0	0
016-281-03	WHITTINGTON, JAY L TRS ET AL	11,030	51,600	0	0
016-281-04	GRAY, KEVIN E & BECKY M	11,810	35,548	0	0
016-281-10	TENBROEK, NELSON W ET AL	18,900	0	0	0
016-281-11	JSTONE INVESTMENTS LLC	24,710	78,669	0	0
016-281-12	DAYTON VALLEY ASSOCIATES	28,350	234,271	0	0
016-281-13	HALTER DAYTON LLC	22,050	367,464	0	0
016-281-14	DAYTON VALLEY ASSOCIATES	12,600	77,155	0	0
016-281-15	DAYTON VALLEY APARTMENTS LLC	5,510	100,468	0	0
016-281-16	DAYTON VALLEY APARTMENTS LLC	5,510	95,616	0	0
016-281-17	DAYTON VALLEY APARTMENTS LLC	5,510	97,867	0	0
016-281-20	DAYTON VALLEY APARTMENTS LLC	5,510	102,519	0	0
016-281-21	NOVOTNY, KEITH & DANA TRS	9,920	0	0	0
016-281-22	DAYTON VALLEY APARTMENTS LLC	5,510	98,246	0	0
016-281-24	DAYTON VALLEY APARTMENTS LLC	52,660	41,535	0	0
016-281-26	NOVOTNY, KEITH & DANA TRS	9,920	0	0	0
016-281-27	NOVOTNY, KEITH & DANA TRS	9,920	0	0	0
016-291-04	LARA II INC / BARDIS, CHRISTO D	32,110	0	0	0
016-291-05	PAR FOUR PARTNERS ET AL	30,240	0	0	0
016-291-06	LARA II INC / BARDIS, CHRISTO D	260	0	0	0
016-291-07	PAR FOUR PARTNERS ET AL	9,920	0	0	0
016-291-08	USA-BUREAU OF LAND MANAGEMENT	20,150	0	0	0
016-291-09	USA-BUREAU OF LAND MANAGEMENT	40,200	0	0	0
016-291-10	USA-BUREAU OF LAND MANAGEMENT	18,800	0	0	0
016-291-11	USA-BUREAU OF LAND MANAGEMENT	38,880	0	0	0
016-291-12	USA-BUREAU OF LAND MANAGEMENT	22,290	0	0	0
016-292-01	PYATT, WILLIAM S & LINDA O	24,500	59,074	0	0
016-292-02	EVANS, ROBERT J & DONNA J	24,500	46,815	0	0

Lyon County 2018/19 Tax Roll

Parcel #	Assessed Owner	Land Value	Improvements Value	Personal Prop Value	Ag Land Value
016-292-03	GETTINGS, DANIEL W TRS ET AL	24,500	42,091	0	0
016-292-04	WYCOFF, REBECCA L & JONATHAN H	24,500	39,936	0	0
016-292-05	MC MAHON, PETER VINCENT JR	24,500	112,092	0	0
016-292-06	PABON, ARAMIS PAUL TRS ET AL	24,500	59,119	0	0
016-292-07	POLISH, MIKE & PATTY TRS	24,500	54,771	0	0
016-292-08	DE WIT, MARTIN & BONNIE L TRS	24,500	57,048	0	0
016-292-09	CETTA, ANTHONY ALLEN & ROBIN K	24,500	46,098	0	0
016-292-10	MC GARRY, HARLEY S ET AL TRS	24,500	50,473	0	0
016-292-11	BAUGHMAN, ROY R & SHALLY A	24,500	51,363	0	0
016-292-12	AGUIRE, DAVID JOHN ET AL TRS	24,500	68,731	0	0
016-292-13	HAND, LOGAN G & DEBRA L	24,500	120,677	0	0

Lyon County 2022/2023 Tax Roll

Parcel #	Assessed Owner	Land Value	Improvements	Pers Property	Ag Land
016-244-16	BARON'S RV & STORAGE LLC	73,080	466,086	0	0
016-245-03	BRP HOLDINGS LLC	18,506	21,286	0	0
016-245-04	DIAMONDBACK PROPERTIES INC	10,672	0	0	0
016-245-05	BRP HOLDINGS LLC	18,143	1,301	0	0
016-245-07	USA-BUREAU OF LAND MANAGEMENT	115,500	0	0	0
016-246-02	CARRILLO, JOSEPH L	18,143	13,355	0	0
016-246-05	VERNAZA, VINCENT & CARMEN	50,808	17,430	0	0
016-246-06	VERNAZA, VINCENT & CARMEN	25,889	10,222	0	0
016-246-07	ASPHALT CONCRETE RECYCLING CEN	64,550	99,404	0	0
016-251-01	DARRAGH, MARK R & MARCEY D	79,968	29,951	0	0
016-251-02	BARNES, MARK ALAN & MARIA NICHOLET	79,968	61,697	0	0
016-251-05	BARNES, DAVID S	79,968	20,447	0	0
016-251-06	MONTAGANO, JOHN A JR & ANNA L	79,968	68,677	0	0
016-251-07	MANNING, JAMES W & ROBIN S	79,968	40,512	0	0
016-251-12	HOLT, KURT WESLEY TR	87,955	56,381	0	0
016-251-13	BERKLEY, ARAMEUS D & DASHAWNA L	73,500	42,836	0	0
016-251-14	PALM, JONATHAN C ET AL	73,500	34,615	0	0
016-251-15	KISER, PAUL DAVID ET AL TRS	73,500	80,166	0	0
016-251-16	STENGER, MARGENE L & TIMOTHY M	73,500	99,121	0	0
016-251-17	LOVE, LOREN D & DONNA C TRS	73,500	37,927	0	0
016-251-18	JOHNSON, MICHAEL JAY TRS ET AL	73,500	58,008	0	0
016-251-19	ORTEGA, JUANITO & TAMIKA	73,500	81,589	0	0
016-251-20	BRAWNER, DONALD E/LANG, MELINDA	73,500	56,297	0	0
016-251-21	FREEMAN, CHRISTOPHER A TRS ETAL	70,000	85,503	0	0
016-251-22	SAUNDERS, JOHN DOUGLAS TRS ETAL	70,000	61,013	0	0
016-251-23	MARTIN, DEVON & NANCY	70,000	27,978	0	0
016-251-24	BLAKE, JIM-TODD	70,000	28,616	0	0
016-251-25	ROQUE-SANCHEZ, CLAUDIA SELENE	45,500	47,492	0	0
016-251-26	HARDY, THERESA M	70,000	24,859	0	0
016-251-27	RICKMANN, LARRY & PAULA TRS	73,500	49,058	0	0
016-251-28	ESPE, JOHN D & KIMBERLY A TRS	73,500	92,310	0	0
016-251-29	SMITH, MICHAEL S & BETTI E	73,500	62,218	0	0
016-251-30	HOLLOWAY, PAUL & MARGARET E	73,500	86,533	0	0
016-251-31	LUTZ, ANDREW / MAYER, WENDY	73,500	69,054	0	0
016-251-35	HOETMER, JUDY M TR	73,500	82,564	0	0
016-251-36	ALBERTSEN, STEVE & TAMMY G	73,500	99,312	0	0
016-251-38	HOLLOWAY, PAUL & MARGARET	73,500	15,051	0	0
016-252-01	WALTON, ROBERT M JR ET AL	79,968	35,071	0	0
016-252-02	ZOLKOWSKI, RICHARD S TR	79,968	50,343	0	0
016-252-03	BUNKOWSKI, BRUCE R TRS ET AL	70,000	81,826	0	0
016-252-04	HUMMEL-HELGET, LEZLIE J TR	79,968	56,705	0	0

Lyon County 2022/2023 Tax Roll

Parcel #	Assessed Owner	Land Value	Improvements	Pers Property	Ag Land
016-252-05	CARMONA, ESLY TRS	79,968	96,155	0	0
016-252-06	GUNKLE, BRITA M	79,968	50,433	0	0
016-261-11	SMR DEVELOPMENT LLC	85,400	0	0	0
016-261-12	WINTERS, JOHND N CO-TRS ET AL	53,900	50,234	0	0
016-261-14	SMR DEVELOPMENT LLC	42,220	0	0	0
016-261-15	SMR DEVELOPMENT LLC	36,110	0	0	0
016-261-17	CENTRAL LYON CO FIRE DISTRICT	13,390	0	0	0
016-261-18	SMR DEVELOPMENT LLC	48,600	0	0	0
016-271-08	LYON COUNTY SCHOOL DISTRICT	262,853	2,087,683	0	0
016-271-10	USA-BUREAU OF LAND MANAGEMENT	223,552	222,607	0	0
016-271-11	LYON COUNTY SCHOOL DISTRICT	453,820	1,059,920	0	0
016-271-16	SCHUE, DARRELL E ET AL TRS	23,067	0	0	0
016-271-21	SCHUE, DARRELL E ET AL TRS	69,491	0	0	0
016-271-24	SCHUE, DARRELL E ET AL TRS	48,559	0	0	0
016-271-25	CARSON VALLEY CHRISTIAN CTR LTD	16,283	0	0	0
016-271-26	LIFEPOINT CHURCH	31,788	107,782	0	0
016-271-31	RIVER VALLEY LTD PARTNERSHIP	47,250	716,405	0	0
016-271-34	TABRIZI DEVELOPMENT LLC	3,860	0	0	0
016-271-35	TABRIZI DEVELOPMENT LLC	3,580	0	0	0
016-271-36	TABRIZI DEVELOPMENT LLC	3,580	0	0	0
016-271-37	TABRIZI DEVELOPMENT LLC	3,860	0	0	0
016-281-01	SEEGMILLER, RICHARD L & KAREN L TRS	11,030	0	0	0
016-281-02	SEEGMILLER, RICHARD L & KAREN L TRS	11,810	52,745	0	0
016-281-03	NORELL, MICHAEL J & SUSAN	11,030	58,195	0	0
016-281-04	GRAY, KEVIN E & BECKY M	11,810	38,068	0	0
016-281-10	TENBROEK, NELSON W ET AL	18,900	0	0	0
016-281-11	DAYTON VALLEY PROPERTIES LLC	24,708	74,307	0	0
016-281-12	DAYTON VALLEY ASSOCIATES	28,350	223,363	0	0
016-281-13	HALTER DAYTON LLC	22,050	375,270	0	0
016-281-14	DAYTON VALLEY ASSOCIATES	12,600	74,629	0	0
016-281-15	DAYTON VALLEY APARTMENTS LLC	5,510	101,459	0	0
016-281-16	DAYTON VALLEY APARTMENTS LLC	5,510	96,617	0	0
016-281-17	DAYTON VALLEY APARTMENTS LLC	5,510	99,178	0	0

Lyon County 2021/2022 Tax Roll

Parcel #	Assessed Owner	Land Value	Improvements	Pers Property	Ag Land
016-251-07	MANNING, JAMES W & ROBIN S	49,980	40,422	0	0
016-251-12	HOLT, KURT WESLEY TR	63,000	56,165	0	0
016-251-13	BERKLEY, ARAMEUS D & DASHAWNA L	46,305	42,436	0	0
016-251-14	PALM, JONATHAN C ET AL	46,305	34,134	0	0
016-251-15	KISER, PAUL DAVID ET AL TRS	46,305	78,615	0	0
016-251-16	STENGER, MARGENE L & TIMOTHY M	46,305	68,748	0	0
016-251-17	LOVE, LOREN D & DONNA C TRS	46,305	37,369	0	0
016-251-18	JOHNSON, MICHAEL JAY TRS ET AL	46,305	57,224	0	0
016-251-19	ORTEGA, JUANITO & TAMIKA	46,305	80,526	0	0
016-251-20	BRAWNER, DONALD E/LANG, MELINDA	61,740	55,243	0	0
016-251-21	FREEMAN, CHRISTOPHER A TRS ETAL	43,757	1,777	0	0
016-251-22	SAUNDERS, JOHN DOUGLAS TRS ETAL	43,757	56,804	0	0
016-251-23	MARTIN, DEVON & NANCY	43,757	27,808	0	0
016-251-24	BLAKE, JIM-TODD	43,757	26,854	0	0
016-251-25	ROQUE-SANCHEZ, CLAUDIA SELENE	31,255	0	0	0
016-251-26	HARDY, THERESA M	43,757	25,139	0	0
016-251-27	RICKMANN, LARRY & PAULA TRS	61,740	48,257	0	0
016-251-28	ESPE, JOHN D & KIMBERLY A TRS	46,305	90,757	0	0
016-251-29	SMITH, MICHAEL S & BETTI E	41,675	61,109	0	0
016-251-30	HOLLOWAY, PAUL & MARGARET E	46,305	87,730	0	0
016-251-31	LUTZ, ANDREW / MAYER, WENDY	46,305	58,034	0	0
016-251-35	HOETMER, JUDY M TR	46,305	80,887	0	0
016-251-38	ALBERTSEN, STEVE & TAMMY G	46,305	97,540	0	0
016-251-39	HOLLOWAY, PAUL & MARGARET	61,740	1,991	0	0
016-252-01	WALTON, ROBERT M JR ET AL	49,980	34,850	0	0
016-252-02	ZOLKOWSKI, RICHARD S TR	49,980	49,651	0	0
016-252-03	BUNKOWSKI, BRUCE R TRS ET AL	39,984	80,191	0	0
016-252-04	HUMMEL-HELGET, LEZLIE J TR	49,980	56,310	0	0
016-252-05	CARMONA, MARTHA	49,980	95,897	0	0
016-252-06	GUNKLE, BRITA M	49,980	50,184	0	0
016-261-11	SMR DEVELOPMENT LLC	85,400	0	0	0
016-261-12	WINTERS, JOHND N CO-TRS ET AL	44,640	48,343	0	0
016-261-14	SMR DEVELOPMENT LLC	42,220	0	0	0
016-261-15	SMR DEVELOPMENT LLC	38,110	0	0	0
016-261-17	CENTRAL LYON CO FIRE DISTRICT	13,390	0	0	0
016-261-18	SMR DEVELOPMENT LLC	48,600	0	0	0
016-271-08	LYON COUNTY SCHOOL DISTRICT	262,853	2,098,150	0	0
016-271-10	USA-BUREAU OF LAND MANAGEMENT	223,552	220,000	0	0
016-271-11	LYON COUNTY SCHOOL DISTRICT	453,820	1,070,905	0	0
016-271-16	SCHUE, DARRELL E ET AL TRS	23,067	0	0	0
016-271-21	SCHUE, DARRELL E ET AL TRS	69,491	0	0	0

Lyon County 2021/2022 Tax Roll

Parcel #	Assessed Owner	Land Value	Improvements	Pers Property	Ag Land
016-271-24	SCHUE, DARRELL E ET AL TRS	48,559	0	0	0
016-271-25	CARSON VALLEY CHRISTIAN CTR LTD	16,283	0	0	0
016-271-26	CARSON VALLEY CHRISTIAN CTR LTD	31,788	106,401	0	0
016-271-31	RIVER VALLEY LTD PARTNERSHIP	47,250	704,361	0	0
016-271-34	TABRIZI DEVELOPMENT LLC	3,860	0	0	0
016-271-35	TABRIZI DEVELOPMENT LLC	3,580	0	0	0
016-271-36	TABRIZI DEVELOPMENT LLC	3,580	0	0	0
016-271-37	TABRIZI DEVELOPMENT LLC	3,860	0	0	0
016-281-01	CASEY, MICHAEL A & CLAUDIA C	11,030	0	0	0
016-281-02	CASEY, MICHAEL A & CLAUDIA C	11,810	52,044	0	0
016-281-03	CASEY, MICHAEL A & CLAUDIA C	11,030	57,725	0	0
016-281-04	GRAY, KEVIN E & BECKY M	11,810	37,310	0	0
016-281-10	TENBROEK, NELSON W ET AL	18,900	0	0	0
016-281-11	DAYTON VALLEY PROPERTIES LLC	24,708	73,209	0	0
016-281-12	DAYTON VALLEY ASSOCIATES	28,350	221,587	0	0
016-281-13	HALTER DAYTON LLC	22,050	370,548	0	0
016-281-14	DAYTON VALLEY ASSOCIATES	12,600	74,120	0	0
016-281-15	DAYTON VALLEY APARTMENTS LLC	5,510	100,690	0	0
016-281-16	DAYTON VALLEY APARTMENTS LLC	5,510	95,770	0	0
016-281-17	DAYTON VALLEY APARTMENTS LLC	5,510	98,216	0	0
016-281-20	DAYTON VALLEY APARTMENTS LLC	5,510	103,029	0	0
016-281-21	NOVOTNY, KEITH & DANA TRS	9,923	0	0	0
016-281-22	DAYTON VALLEY APARTMENTS LLC	5,510	98,585	0	0
016-281-24	DAYTON VALLEY APARTMENTS LLC	52,660	40,725	0	0
016-281-26	NOVOTNY, KEITH & DANA TRS	9,823	0	0	0
016-281-27	NOVOTNY, KEITH & DANA TRS	9,923	0	0	0

Lyon County 2022/2023 Tax Roll

Parcel #	Assessed Owner	Land Value	Improvements	Pers Property	Ag Land
016-244-16	BARON'S RV & STORAGE LLC	73,089	466,086	0	0
016-245-03	BRP HOLDINGS LLC	18,505	21,286	0	0
016-245-04	DIAMONDBACK PROPERTIES INC	10,672	0	0	0
016-245-05	BRP HOLDINGS LLC	18,143	1,301	0	0
016-245-07	USA-BUREAU OF LAND MANAGEMENT	115,500	0	0	0
016-246-02	CARRILLO, JOSEPH L	18,143	13,355	0	0
016-246-05	VERNAZA, VINCENT & CARMEN	50,808	17,430	0	0
016-246-06	VERNAZA, VINCENT & CARMEN	28,889	10,222	0	0
016-246-07	ASPHALT CONCRETE RECYCLING CEN	64,550	99,404	0	0
016-251-01	DARRAGH, MARK R & MARCEY D	79,968	29,951	0	0
016-251-02	BARNES, MARK ALAN & MARIA NICHOLET	79,968	61,697	0	0
016-251-05	BARNES, DAVID S	79,968	20,447	0	0
016-251-06	MONTAGANO, JOHN A JR & ANNA L	79,968	68,577	0	0
016-251-07	MANNING, JAMES W & ROBIN S	79,968	40,512	0	0
016-251-12	HOLT, KURT WESLEY TR	87,955	56,381	0	0
016-251-13	BERKLEY, ARAMEUS D & DASHAWNA L	73,500	42,836	0	0
016-251-14	PALM, JONATHAN C ET AL	73,500	34,615	0	0
016-251-15	KISER, PAUL DAVID ET AL TRS	73,500	80,165	0	0
016-251-16	STENGER, MARGENE L & TIMOTHY M	73,500	99,121	0	0
016-251-17	LOVE, LOREN D & DONNA C TRS	73,500	37,927	0	0
016-251-18	JOHNSON, MICHAEL JAY TRS ET AL	73,500	58,008	0	0
016-251-19	ORTEGA, JUANITO & TAMIKA	73,500	81,589	0	0
016-251-20	BRAWNER, DONALD E/LANG, MELINDA	73,500	56,297	0	0
016-251-21	FREEMAN, CHRISTOPHER A TRS ETAL	70,000	85,503	0	0
016-251-22	SAUNDERS, JOHN DOUGLAS TRS ETAL	70,000	61,013	0	0
016-251-23	MARTIN, DEVON & NANCY	70,000	27,978	0	0
016-251-24	BLAKE, JIM-TODD	70,000	28,616	0	0
016-251-25	ROQUE-SANCHEZ, CLAUDIA SELENE	45,500	47,492	0	0
016-251-26	HARDY, THERESA M	70,000	24,859	0	0
016-251-27	RICKMANN, LARRY & PAULA TRS	73,500	49,058	0	0
016-251-28	ESPE, JOHN D & KIMBERLY A TRS	73,500	92,310	0	0
016-251-29	SMITH, MICHAEL S & BETTI E	73,500	62,218	0	0
016-251-30	HOLLOWAY, PAUL & MARGARET E	73,500	89,533	0	0
016-251-31	LUTZ, ANDREW / MAYER, WENDY	73,500	69,064	0	0
016-251-35	HOETMER, JUDY M TR	73,500	82,564	0	0
016-251-38	ALBERTSEN, STEVE & TAMMY G	73,500	99,312	0	0
016-251-39	HOLLOWAY, PAUL & MARGARET	73,500	15,051	0	0
016-252-01	WALTON, ROBERT M JR ET AL	79,968	35,071	0	0
016-252-02	ZOLKOWSKI, RICHARD S TR	79,968	50,343	0	0
016-252-03	BUNKOWSKI, BRUCE R TRS ET AL	70,000	81,826	0	0
016-252-04	HUMMEL-HELGET, LEZLIE J TR	79,968	58,705	0	0

Lyon County 2022/2023 Tax Roll

Parcel #	Assessed Owner	Land Value	Improvements	Pers Property	Ag Land
016-252-05	CARMONA, ESLY TRS	79,968	96,155	0	0
016-252-06	GUNKLE, BRITA M	79,968	50,433	0	0
016-261-11	SMR DEVELOPMENT LLC	85,400	0	0	0
016-261-12	WINTERS, JOHND N CO-TRS ET AL	53,900	50,234	0	0
016-261-14	SMR DEVELOPMENT LLC	42,220	0	0	0
016-261-15	SMR DEVELOPMENT LLC	38,110	0	0	0
016-261-17	CENTRAL LYON CO FIRE DISTRICT	13,390	0	0	0
016-261-18	SMR DEVELOPMENT LLC	48,600	0	0	0
016-271-08	LYON COUNTY SCHOOL DISTRICT	262,853	2,087,683	0	0
016-271-10	USA-BUREAU OF LAND MANAGEMENT	223,552	222,607	0	0
016-271-11	LYON COUNTY SCHOOL DISTRICT	453,820	1,059,920	0	0
016-271-16	SCHUE, DARRELL E ET AL TRS	23,067	0	0	0
016-271-21	SCHUE, DARRELL E ET AL TRS	69,491	0	0	0
016-271-24	SCHUE, DARRELL E ET AL TRS	48,559	0	0	0
016-271-25	CARSON VALLEY CHRISTIAN CTR LTD	16,283	0	0	0
016-271-26	LIFEPOINT CHURCH	31,788	107,792	0	0
016-271-31	RIVER VALLEY LTD PARTNERSHIP	47,250	716,405	0	0
016-271-34	TABRIZI DEVELOPMENT LLC	3,860	0	0	0
016-271-35	TABRIZI DEVELOPMENT LLC	3,580	0	0	0
016-271-36	TABRIZI DEVELOPMENT LLC	3,580	0	0	0
016-271-37	TABRIZI DEVELOPMENT LLC	3,860	0	0	0
016-281-01	SEEGMILLER, RICHARD L & KAREN L TRS	11,030	0	0	0
016-281-02	SEEGMILLER, RICHARD L & KAREN L TRS	11,810	52,745	0	0
016-281-03	NORELL, MICHAEL J & SUSAN	11,030	58,195	0	0
016-281-04	GRAY, KEVIN E & BECKY M	11,810	38,068	0	0
016-281-10	TENBROEK, NELSON W ET AL	18,900	0	0	0
016-281-11	DAYTON VALLEY PROPERTIES LLC	24,708	74,307	0	0
016-281-12	DAYTON VALLEY ASSOCIATES	28,350	223,363	0	0
016-281-13	HALTER DAYTON LLC	22,050	375,270	0	0
016-281-14	DAYTON VALLEY ASSOCIATES	12,600	74,629	0	0

Lyon County 2022/2023 Tax Roll

Parcel #	Assessed Owner	Land Value	Improvements	Pers Property	Ag Land
016-244-16	BARON'S RV & STORAGE LLC	73,089	466,086	0	0
016-245-03	BRP HOLDINGS LLC	18,506	21,286	0	0
016-245-04	DIAMONDBACK PROPERTIES INC	10,672	0	0	0
016-245-05	BRP HOLDINGS LLC	18,143	1,301	0	0
016-245-07	USA-BUREAU OF LAND MANAGEMENT	115,500	0	0	0
016-246-02	CARRILLO, JOSEPH L	18,143	13,355	0	0
016-246-05	VERNAZA, VINCENT & CARMEN	50,808	17,430	0	0
016-246-06	VERNAZA, VINCENT & CARMEN	28,889	10,222	0	0
016-246-07	ASPHALT CONCRETE RECYCLING CEN	64,550	99,404	0	0
016-251-01	DARRAGH, MARK R & MARCEY D	79,968	29,951	0	0
016-251-02	BARNES, MARK ALAN & MARIA NICHOLET	79,968	61,697	0	0
016-251-05	BARNES, DAVID S	79,968	20,447	0	0
016-251-06	MONTAGANO, JOHN A JR & ANNA L	79,968	68,677	0	0
016-251-07	MANNING, JAMES W & ROBIN S	79,968	40,512	0	0
016-251-12	HOLT, KURT WESLEY TR	87,955	56,381	0	0
016-251-13	BERKLEY, ARAMEUS D & DASHAWNA L	73,500	42,836	0	0
016-251-14	PALM, JONATHAN C ET AL	73,500	34,615	0	0
016-251-15	KISER, PAUL DAVID ET AL TRS	73,500	80,165	0	0
016-251-16	STENGER, MARGENE L & TIMOTHY M	73,500	99,121	0	0
016-251-17	LOVE, LOREN D & DONNA C TRS	73,500	37,927	0	0
016-251-18	JOHNSON, MICHAEL JAY TRS ET AL	73,500	58,008	0	0
016-251-19	ORTEGA, JUANITO & TAMIKA	73,500	81,589	0	0
016-251-20	BRAWNER, DONALD E/LANG, MELINDA	73,500	56,297	0	0
016-251-21	FREEMAN, CHRISTOPHER A TRS ETAL	70,000	85,503	0	0
016-251-22	SAUNDERS, JOHN DOUGLAS TRS ETAL	70,000	61,013	0	0
016-251-23	MARTIN, DEVON & NANCY	70,000	27,978	0	0
016-251-24	BLAKE, JIM-TODD	70,000	28,616	0	0
016-251-25	ROQUE-SANCHEZ, CLAUDIA SELENE	45,500	47,492	0	0
016-251-26	HARDY, THERESA M	70,000	24,859	0	0
016-251-27	RICKMANN, LARRY & PAULA TRS	73,500	49,058	0	0
016-251-28	ESPE, JOHN D & KIMBERLY A TRS	73,500	92,310	0	0
016-251-29	SMITH, MICHAEL S & BETTI E	73,500	62,218	0	0
016-251-30	HOLLOWAY, PAUL & MARGARET E	73,500	89,533	0	0
016-251-31	LUTZ, ANDREW / MAYER, WENDY	73,500	69,064	0	0
016-251-35	HOETMER, JUDY M TR	73,500	82,564	0	0
016-251-38	ALBERTSEN, STEVE & TAMMY G	73,500	99,312	0	0
016-251-39	HOLLOWAY, PAUL & MARGARET	73,500	15,051	0	0
016-252-01	WALTON, ROBERT M JR ET AL	79,968	35,071	0	0
016-252-02	ZOLKOWSKI, RICHARD S TR	79,968	50,343	0	0
016-252-03	BUNKOWSKI, BRUCE R TRS ET AL	70,000	81,626	0	0
016-252-04	HUMMEL-HELGET, LEZLIE J TR	79,968	56,705	0	0

Lyon County 2022/2023 Tax Roll

Parcel #	Assessed Owner	Land Value	Improvements	Pers Property	Ag Land
016-252-05	CARMONA, ESLY TRS	79,968	96,155	0	0
016-252-06	GUNKLE, BRITA M	79,968	50,433	0	0
016-261-11	SMR DEVELOPMENT LLC	85,400	0	0	0
016-261-12	WINTERS, JOHND N CO-TRS ET AL	53,900	50,234	0	0
016-261-14	SMR DEVELOPMENT LLC	42,220	0	0	0
016-261-15	SMR DEVELOPMENT LLC	38,110	0	0	0
016-261-17	CENTRAL LYON CO FIRE DISTRICT	13,390	0	0	0
016-261-18	SMR DEVELOPMENT LLC	46,600	0	0	0
016-271-08	LYON COUNTY SCHOOL DISTRICT	262,853	2,087,683	0	0
016-271-10	USA-BUREAU OF LAND MANAGEMENT	223,552	222,607	0	0
016-271-11	LYON COUNTY SCHOOL DISTRICT	453,820	1,059,920	0	0
016-271-16	SCHUE, DARRELL E ET AL TRS	23,067	0	0	0
016-271-21	SCHUE, DARRELL E ET AL TRS	69,491	0	0	0
016-271-24	SCHUE, DARRELL E ET AL TRS	48,559	0	0	0
016-271-25	CARSON VALLEY CHRISTIAN CTR LTD	16,283	0	0	0
016-271-26	LIFEPOINT CHURCH	31,788	107,792	0	0
016-271-31	RIVER VALLEY LTD PARTNERSHIP	47,250	716,405	0	0
016-271-34	TABRIZI DEVELOPMENT LLC	3,860	0	0	0
016-271-35	TABRIZI DEVELOPMENT LLC	3,580	0	0	0
016-271-36	TABRIZI DEVELOPMENT LLC	3,580	0	0	0
016-271-37	TABRIZI DEVELOPMENT LLC	3,860	0	0	0
016-281-01	SEEGMILLER, RICHARD L & KAREN L TRS	11,030	0	0	0
016-281-02	SEEGMILLER, RICHARD L & KAREN L TRS	11,810	52,745	0	0
016-281-03	NORELL, MICHAEL J & SUSAN	11,030	58,195	0	0
016-281-04	GRAY, KEVIN E & BECKY M	11,810	38,058	0	0
016-281-10	TENBROEK, NELSON W ET AL	18,900	0	0	0
016-281-11	DAYTON VALLEY PROPERTIES LLC	24,708	74,307	0	0
016-281-12	DAYTON VALLEY ASSOCIATES	28,350	223,363	0	0
016-281-13	HALTER DAYTON LLC	22,050	375,270	0	0
016-281-14	DAYTON VALLEY ASSOCIATES	12,600	74,629	0	0
016-281-15	DAYTON VALLEY APARTMENTS LLC	5,510	101,459	0	0

1 Acre moundhouse

$ 26,136 @

Lyon County
Nevada

Parcel 016-171-07

Owners
HARMON, MICHAEL J
BOX 124
SILVER CITY, NV 89428-0000



Parcel Summary

Location	HWY 341 MOUND HOUSE, NV
Use Code	140: Vacant - Commercial
Tax District	8.7: Central Lyon Fire District
Map Parcel	PAR B
Acreage	1.0000
Plat Maps	016-17.pdf (298kb)

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$0	$0	$0	$0	$0	$0	$0
Total Extra Features Value	$0	$0	$0	$0	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$26,136	$26,136	$26,136	$26,136	$26,143	$26,143	$13,057
Taxable Value	$26,136	$26,136	$26,136	$26,136	$26,143	$26,143	$13,057
Net Exemption Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$9,148	$9,148	$9,148	$9,148	$9,150	$9,150	$4,570
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Records	Date	Type	Vacant	Doc Value	Grantee
QCD 268784	268784	2001-11-21	QUITCLAIM DEED	Vacant	$0	Grantee: HARMON, MICHAEL J
WAR 134605	134605	1990-06-19	WARRANTY DEED	Vacant	$0	Grantee: HARMON, DANIEL J

Buildings
None

Extra Features
None

Land Lines

Code	Description	Zone	Front	Depth	Land Units	U	Type	Acres	Sq Ft	Tot Adj	Value	Notes
140	Vacant - Commercial	C1			43,560.00		RATE	1.00	43,560	1.00	$26,136	

Personal Property

None

Disclaimer

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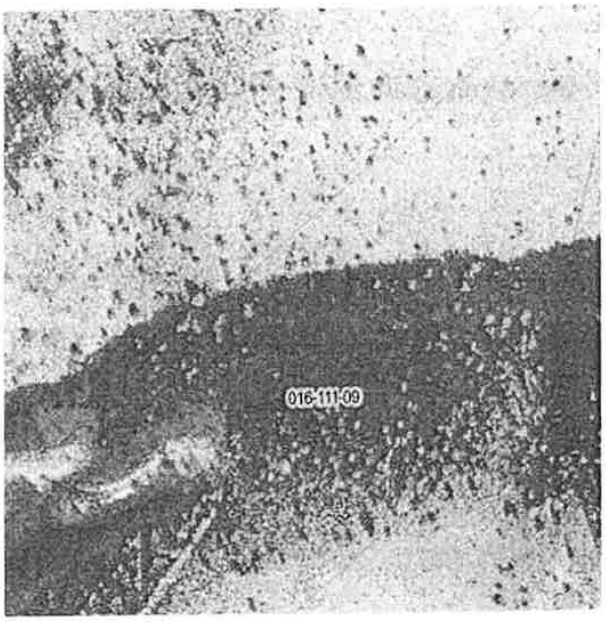
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Lyon County
Nevada

18 ACRes Mound house
$ 44,840 ea

Parcel 016-121-02

Owners
COMSTOCK EXPLOR & DEVLP LLC
P O BOX 1118
VIRGINIA CITY, NV 89440-0000



Parcel Summary

Location	335 HWY 341 MOUND HOUSE, NV
Use Code	280: Single Family Residential with Minor Improvements
Tax District	9.1: Central Lyon Non Vector Dist
Acreage	18.3600
Plat Maps	016-12.pdf (204kb)
Map Documents	ROS512207

Value History

	2024	2023	[illegible]	[illegible]	[illegible]	2019	2018
Total Building Value	$0	$0	$0	$0	$3,809	$3,703	$3,574
Total Extra Features Value	$3,526	$3,185	$3,763	$3,834	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$41,314	$41,314	$41,314	$41,314	$41,314	$41,314	$41,314
Taxable Value	$44,840	$44,499	$45,077	$45,148	$45,123	$45,017	$44,889
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$15,694	$15,575	$15,777	$15,802	$15,793	$15,756	$15,711
[illegible]	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Book / Page / Microfilm Record	Official Record	Date	Type	VI	Sale Value	Remarks	Est. Flag
GBS 595917	595917	2019-05-14	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: COMSTOCK EXPLOR & DEVLP LLC	
ROS 512207	512207	2013-09-10	RECORD OF SURVEY	Vacant	$0	Grantee: COMSTOCK MINNG INC F16	
AFF 487675	487675	2012-02-22	AFFIDAVIT OF DEATH	Vacant	$0	Grantee: BRYANT, ROBERT K	
GBS 487676	487676	2012-02-12	GRANT BARGAIN SALE DEED	Improved	$237,500	Grantor: BRYANT, JUDITH A Grantee: COMSTOCK MINING INC	

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Document / Official Record	Official Record	Date	Type			
RRD 375645	375645	2006-02-21	RE-RECORDED DOCUMENT	Vacant	$0	Grantee: BRYANT, ROBERT K & JUDITH A
GRA 371340	371340	2005-12-16	GRANT DEED	Improved	$30,000	Grantor: YINGLING, JOHN Grantee: BRYANT, ROBERT K & JUDITH A
QTA 166136	166136	1993-11-10	QUIET TITLE ACTION	Vacant	$0	Grantee: YINGLING, JOHN

Buildings
None

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
SEPTIC	SEPTIC 1250 GAL M&S X 1.25 PRO 1/23			1.00	$4,639	2008	$4,639	76%	$3,526	$3,526	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
280	Single Family Residential with Minor Improvements	PRR5			1.00	SITE	18.36	799,762	1.00	$41,314	

Personal Property
None

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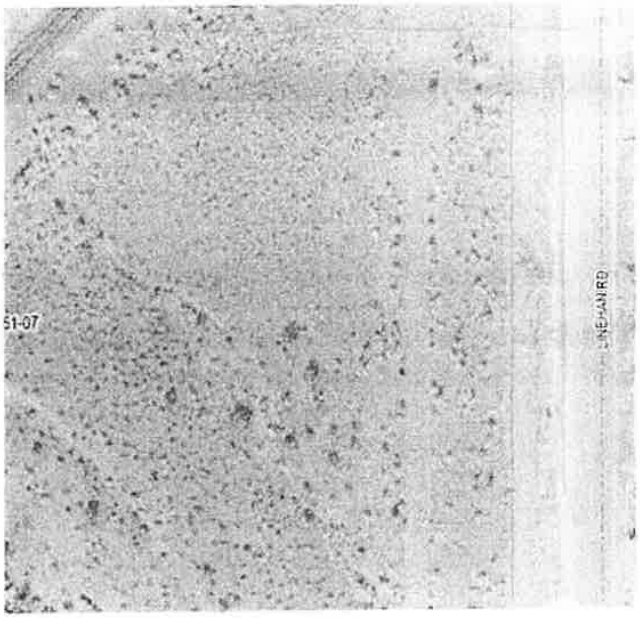
Home | Accessibility | 2025 GSA Government Services Administration Corp

1 Plus Acres MH
$60,000

Lyon County
Nevada

Parcel 019-011-21

Owners
IBARRA, JENNIFER B CARDENAS
47 CLEAR CREEK AVE SPC 57
CARSON CITY, NV 89701



Parcel Summary

Location	132 LINEHAN RD MOUND HOUSE, NV
Use Code	120: Vacant - Single Family Residential
Tax District	8.7: Central Lyon Fire District
Acreage	1.2500
Lot	B
Plat Maps	019-01 SUB.pdf (411kb) 019-01.pdf (282kb)
Map Documents	PAR582894

Value History

	2024	2023	2022	2021	2020	2019
Total Building Value	$0	$0	$0	$0	$0	$0
Total Extra Features Value	$0	$0	$0	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0
Total Land Value	$60,000	$90,000	$60,000	$60,000	$60,000	$76,514
Taxable Value	$60,000	$90,000	$60,000	$60,000	$60,000	$76,514
Net Exemptions Value	$0	$0	$0	$0	$0	$0
Net Assessed Value	$21,000	$31,500	$21,000	$21,000	$21,000	$26,780
New Improvements	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	Use	Del Value	Owners	Ref Pg
GBS 646622	646622	2021-10-25	GRANT BARGAIN SALE DEED	Vacant	$120,000	Grantor: MACHUCA, BENJAMIN Grantee: IBARRA, JENNIFER B CARDENAS	
GBS 592700	592700	2019-02-28	GRANT BARGAIN SALE DEED	Vacant	$60,000	Grantor: WILSON, MARIA C Grantee: MACHUCA, BENJAMIN	
PAR 582894	582894	2018-06-29	PARCEL MAP	Vacant	$0	Grantee: WILSON, MARIA C	

Instrument / Official Record	Official Record	Date	Type	V	Dol	Grantee
QCD 567455	567455	2017-07-17	QUITCLAIM DEED	Vacant	$0	Grantee: WILSON, MARIA C
TRU 542075	542075	2015-10-08	DEED TO A TRUST	Vacant	$0	Grantee: WILSON, ART & MARIA C TRS
GBS 529793	529793	2014-12-16	GRANT BARGAIN SALE DEED	Vacant	$85,000	Grantor: ROSE, VALLEA DENISE Grantee: WILSON, ART & MARIA
QCD 524720	524720	2014-08-26	QUITCLAIM DEED	Vacant	$115,000	Grantor: THREE PINE SIX LLC Grantee: ROSE, VALLEA DENISE
QCD 498146	498146	2012-10-23	QUITCLAIM DEED	Vacant	$0	Grantee: THREE PINE SIX LLC
TRU 476227	476227	2011-05-12	DEED TO A TRUST	Vacant	$0	Grantee: HOWARD, ROBIN MICHELE TR
RPN 339712	339712	2005-01-20	REAL PROPERTY NOTICE ISSUED	Vacant	$0	Grantee: REAL PROPERTY NOTICE
CON 332081	332081	2004-09-29	MOBILE CONVERSION APPLICATION	Vacant	$0	Grantee: ROSE, RICHARD B TR
QCD 167047	167047	1993-12-15	QUITCLAIM DEED	Vacant	$0	Grantee: ROSE, RICHARD B TR
AFF 126379	126379	1989-08-09	AFFIDAVIT OF DEATH	Vacant	$0	Grantee: ROSE, RICHARD B
DEE 25129	25129	1976-02-10	DEED	Vacant	$12,000	
DED 51-462	51-462		DEED (OLD RECORDS)	Vacant	$0	Grantee: ROSE, RICHARD B

Buildings
None

Extra Features
None

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Eff Front	Eff Depth	Value	Notes
120	Vacant - Single Family Residential	RR2T			1.00	SF	1.25	54,450	1.00	$60,000	

Personal Property
None

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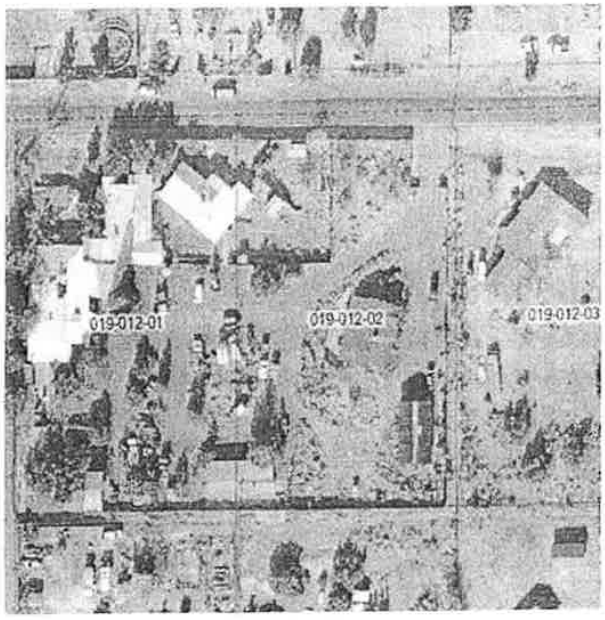
Home | Assessibility | 2023 Certification Roll Assessment

1 Plus Acre
moundhouse
$60,000

Lyon County
Nevada

Parcel 019-012-05

Owners
HAMILTON, PEGGY M & JOHN TRS
HAMILTON, JOHN TR
29 CALCITE DR
MOUNDHOUSE, NV 89706-0000



Parcel Summary

Location	29 CALCITE DR MOUND HOUSE, NV
Use Code	230: Personal Property Manufactured Home on the Unsecured Roll
Tax District	8.7: Central Lyon Fire District
Acreage	1.2500
Lot	17
Subdivision	MOUND HOUSE EST 1
Plat Maps	019-01 SUB.pdf (411kb) 019-01.pdf (282kb)

Value History

	[illegible]	2022	2020	2021	2020	2019	2018
Total Building Value	$0	$0	$0	$0	$20,897	$10,911	$1,620
Total [illegible] Value	$16,956	$16,498	$20,560	$20,599	$0	$0	$0
Total Secured [illegible]	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$60,000	$90,000	$60,000	$60,000	$60,000	$76,514	$76,514
Taxable Value	$76,956	$106,498	$80,560	$80,599	$80,897	$87,426	$78,134
Net Exemption Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$26,935	$37,274	$28,196	$28,210	$28,314	$30,599	$27,347
New Improvements	$0	$0	$0	$0	$0	$10,911	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	Val	Sale Value	Grantor/Grantee	Book/Pg
TRU 598435	598435	2019-07-02	DEED TO A TRUST	Vacant	$0	Grantee: HAMILTON, PEGGY M & JOHN TRS	
GBS 576970	576970	2018-02-13	GRANT BARGAIN SALE DEED	Improved	$60,000	Grantor: GERHART, MAGGIE L TR Grantee: HAMILTON, PEGGY	
QTA 566698	566698	2017-06-28	QUIET TITLE ACTION	Vacant	$0	Grantee: GERHART, MAGGIE L TR	

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Instrument / Official Record	Book/Page	Date	Type	Vac/Imp	Price	Grantor/Grantee
TRU 543498	543498	2015-11-10	DEED TO A TRUST	Vacant	$0	Grantee: GERHART, MAGGIE L TR
TRD 358204	358204	2005-08-02	TRUSTEES DEED	Vacant	$0	Grantee: GERHART, LOUISE M
GBS 322257	322257	2004-05-25	GRANT BARGAIN SALE DEED	Improved	$70,000	Grantor: GERHART, LOUISE M Grantee: CRANE, CARL E
138394	138394	1990-12-12		Improved	$45,000	Grantor: PITTMAN, LEO D & VIRGINIA R Grantee: GERHART, LOUISE M
GBS 62123	62123	1981-08-05	GRANT BARGAIN SALE DEED	Vacant	$0	
DEE 32745	32745	1977-06-15	DEED	Vacant	$0	
DEE 22251	22251	1975-05-02	DEED	Vacant	$0	
DEE 21775	21775	1975-03-04	DEED	Vacant	$0	
DEE 15690	15690	1973-08-06	DEED	Vacant	$0	
REC 04320	04320	1970-09-17	RECONVEYANCE FROM LYON COUNTY	Vacant	$0	

Buildings
None

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good	Depr Value	Final Value	Notes
HU MHS	HOOKUP MOUNDHOUSE WATER ELEC SEPTIC 1/23			1.00	$11,588	2018	$11,588	91%	$10,545	$10,545	
FNDCON	MOBILE HOME FOUNDATION 24" CONC 1/23			208.00	$34	2018	$7,045	91%	$6,411	$6,411	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Adj	Value	Notes
230	Personal Property Manufactured Home on the Unsecured Roll	RR2T			1.00	SF	1.25	54,450	1.00	$60,000	

Personal Property

Account	Secured/ Unsecured	Owner	Description
MH014088	Unsecured	HAMILTON, PEGGY ET AL TRS	MH - MOBILE HOMES

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7:17 42%

jsaportal.lyon-county.org



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Value History

2023	2022	2021	2020	201
$0	$0	$0	$5,674	$4
$48,187	$43,004	$42,542	$0	
$0	$0	$0	$0	
$90,000	$210,000	$176,400	$176,400	$102
$138,187	$253,004	$218,942	$182,074	$106
$0	$0	$0	$0	
$48,365	$88,551	$76,630	$63,726	$37
$0	$0	$36,853	$0	$1
$0	$0	$0	$0	

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	

95

2 Plus Acres
@
$90,000

Lyon County
Nevada

Parcel 016-221-50

Owners
BUGHER, DONALD W & DONNA R
BUGHER, DONNA R
185 GARNET CIR
CARSON CITY, NV 89706-0000



Parcel Summary

Location	185 GARNET CIR MOUND HOUSE, NV
Use Code	236: Personal Property Manufactured Home Secured
Tax District	8.7: Central Lyon Fire District
Map Parcel	PAR B1
Acreage	2.3000
Plat Maps	016-22.pdf (396kb)
Map Documents	PAR147692

Value History

					2020		2018
Total Building Value	$0	$0	$0	$0	$15,951	$9,754	$9,603
Total Extra Features Value	$14,090	$13,231	$15,504	$15,641	$0	$0	$0
Total Secured Pers Prop	$22,705	$21,076	$17,915	$17,723	$17,437	$16,766	$16,286
Total Land Value	$90,000	$90,000	$160,000	$112,000	$112,000	$112,000	$52,514
Taxable Value	$126,795	$124,307	$193,419	$145,364	$145,389	$138,520	$78,403
Net Exemption Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$44,378	$43,507	$67,697	$50,877	$50,886	$48,482	$27,441
New Improvement	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument # / Official Record	Book/Page	Date	Type	V/I	Sale Price	Comments	Red Flag
165148	165148	1993-09-20		Improved	$37,000	Grantor: N B A CORPORATION Grantee: BUGHER, DONALD W & DONNA R	
EAS 152087	152087	1992-05-29	EASEMENT/RIGHT-OF-WAY DEED	Vacant	$0	Grantee: N B A CORPORATION	
QCD	147701	1991-12-24	QUITCLAIM DEED	Vacant	$0	Grantee: N B A	

SBE 202

Official Number	Official Record	Date		Vac		Grantee
147701						CORPORATION
PAR 147692	147692	1991-12-24	PARCEL MAP	Vacant	$0	Grantee: NUTI, RALPH E & MARY E
REL 146174	146174	1991-10-29	RELEASE DEFERRED TAX LIEN	Vacant	$0	
QCD 141050	141050	1991 04 25	QUITCLAIM DEED	Vacant	$0	Grantee: NUTI, RALPH E & MARY E
PAR 141049	141049	1991-04-25	PARCEL MAP	Vacant	$0	Grantee: N B A CORPORATION
GBS 74245	74245	1983-03-24	GRANT BARGAIN SALE DEED	Vacant	$0	
TRD 74241	74241	1983-03-24	TRUSTEES DEED	Vacant	$0	
EXD 74237	74237	1983-03-24	EXECUTORS/ADMINISTRATORS DEED	Vacant	$0	
ESA 31091	31091	1976-01-17	AMEND ESTATE/DECREE DISTRIB	Vacant	$0	
GBA 24694	24694	1975-12-15	GREEN BELT APPROVED	Vacant	$0	

Buildings

None

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
HU MHS	HOOKUP MOUNDHOUSE WATER ELEC SEPTIC 1/23			1.00	$11,588	1993	$11,588	54%	$6,200	$6,200	
FNCWIR	HOG WIRE FENCE METAL "T" POSTS 1/23			1200.00	$8	1995	$9,588	57%	$5,417	$5,417	
FNC L	FENCE "LOW" 100' 1/23			1.00	$4,156	1997	$4,156	60%	$2,473	$2,473	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zoning	Method	Land Units	Unit Type	Acreage	Eff Ft	Total Adj	Value	Notes
236	Personal Property Manufactured Home Secured	RR2T		1.00	SF	2.30	100,188	1.00	$90,000	

Personal Property

Account	Secured/ Unsecured	Owner	Description
MH009833	Secured	BUGHER, DONALD W OR DONNA R	MH - MOBILE HOMES

Disclaimer

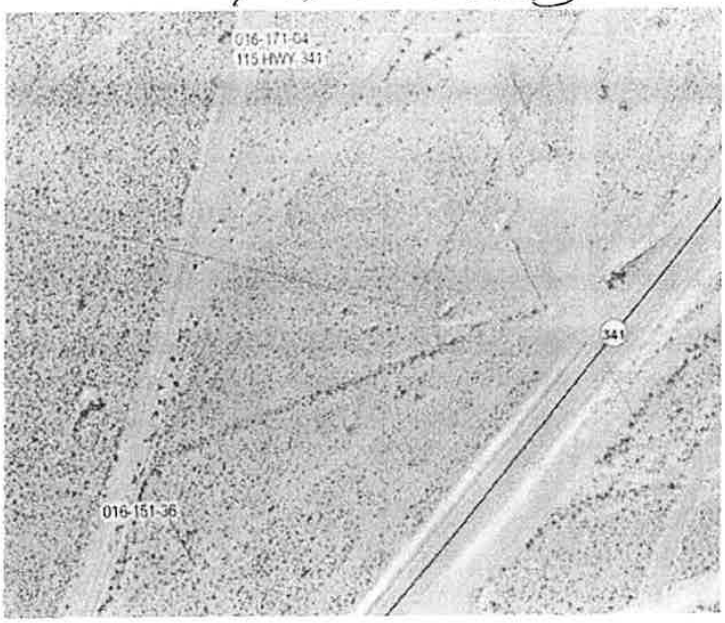
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Lyon County
Nevada

$96,000 @ Land value in Moundhouse 1 Acre Plus

Parcel 016-171-08

Owners
HARMON, MICHAEL J
BOX 124
SILVER CITY, NV 89428-0000



Parcel Summary

Location	114 HWY 341 MOUND HOUSE, NV
Use Code	200: Single Family Residence
Tax District	8.7: Central Lyon Fire District
Map Parcel	PAR A
Acreage	1.6600
Plat Maps	016-17.pdf (298kb)
Map Documents	PAR70040

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$0	$0	$0	$0	$14,446	$14,411	$14,120
Total Extra Features Value	$17,053	$15,695	$14,151	$14,041	$0	$0	$0
Total Secured Personal Property	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$96,000	$96,000	$90,000	$50,000	$50,000	$45,029	$45,029
Taxable Value	$113,053	$111,695	$104,151	$64,041	$64,446	$59,440	$59,149
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$39,569	$39,093	$36,453	$22,414	$22,556	$20,804	$20,702
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	Vac	Sale Value	Name, Slip	Pending
QCD 268784	268784	2001-11-21	QUITCLAIM DEED	Vacant	$0	Grantee: HARMON, MICHAEL J	
QCD 71695	71695	1982-11-30	QUITCLAIM DEED	Vacant	$0		
QCD 70672	70672	1982-09-16	QUITCLAIM DEED	Vacant	$0		
PAR 70040	70040	1982-08-13	PARCEL MAP	Vacant	$0		
QCD 48885	48885	1979-10-09	QUITCLAIM DEED	Vacant	$0		
QCD 23698	23698	1975-09-30	QUITCLAIM DEED	Vacant	$0		
DEE 18450	18450	1974-04-29	DEED	Vacant	$0		

98

Buildings
None

Extra Features

Code	Description	Length	Width	Units	Unit Price	Year	Repl Cost	% Good Condition	RCNLD* Value	Total Value	Notes
BUNK2	BUNKHOUSES 80% CRPT,20% LINO,INSUL 1/23			616.00	$43	1978	$26,499	31%	$8,215	$8,215	
CONCRR	ROLLED ROOF OVER CONCRETE 1/23			15.00	$23	1978	$338	31%	$105	$105	
WSP	WELL SEPTIC PRESSURE SYSTEM 1/23			1.00	$17,257	1978	$17,257	31%	$5,350	$5,350	
SHEDS1	SHEDS TYPE 1 1=DIRT 2,3=CONCRETE 1/23	28	30	840.00	$12	1940	$9,988	25%	$2,497	$2,497	
SH T21	SHEDS TYPE 2 1=DIRT 2,3=CONCRETE 1/23	16	20	320.00	$11	1940	$3,542	25%	$886	$886	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

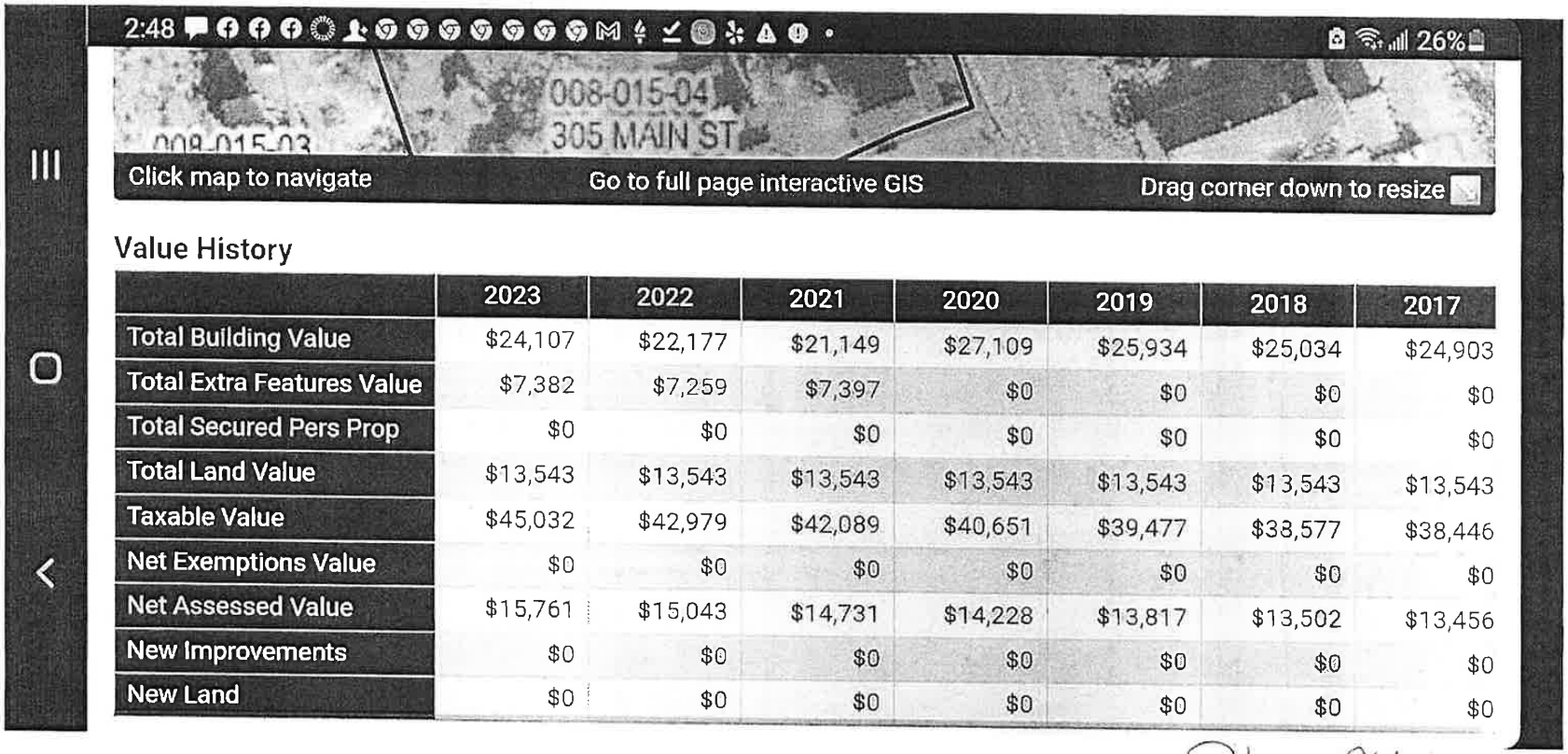
Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
200	Single Family Residence	C1			1.00	AC	1.66	72,310	0.60	$96,000	TOPO ISSUES -40%

Personal Property
None

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Next Neighborhood in Silver City

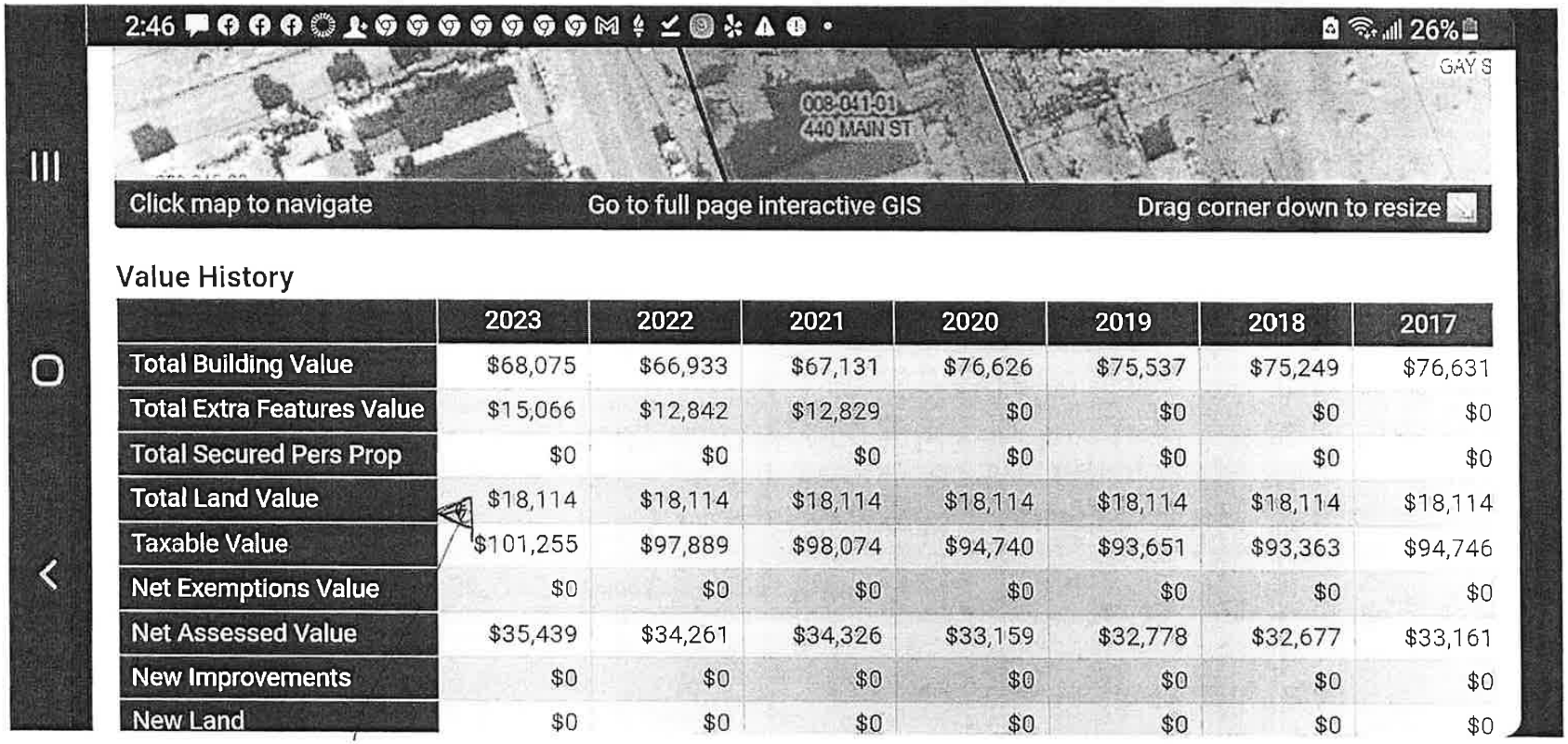


Value History

	2023	2022	2021	2020	2019	2018	2017
Total Building Value	$24,107	$22,177	$21,149	$27,109	$25,934	$25,034	$24,903
Total Extra Features Value	$7,382	$7,259	$7,397	$0	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$13,543	$13,543	$13,543	$13,543	$13,543	$13,543	$13,543
Taxable Value	$45,032	$42,979	$42,089	$40,651	$39,477	$38,577	$38,446
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$15,761	$15,043	$14,731	$14,228	$13,817	$13,502	$13,456
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Silver City
1 Almost
.94 Acre

SBE 206

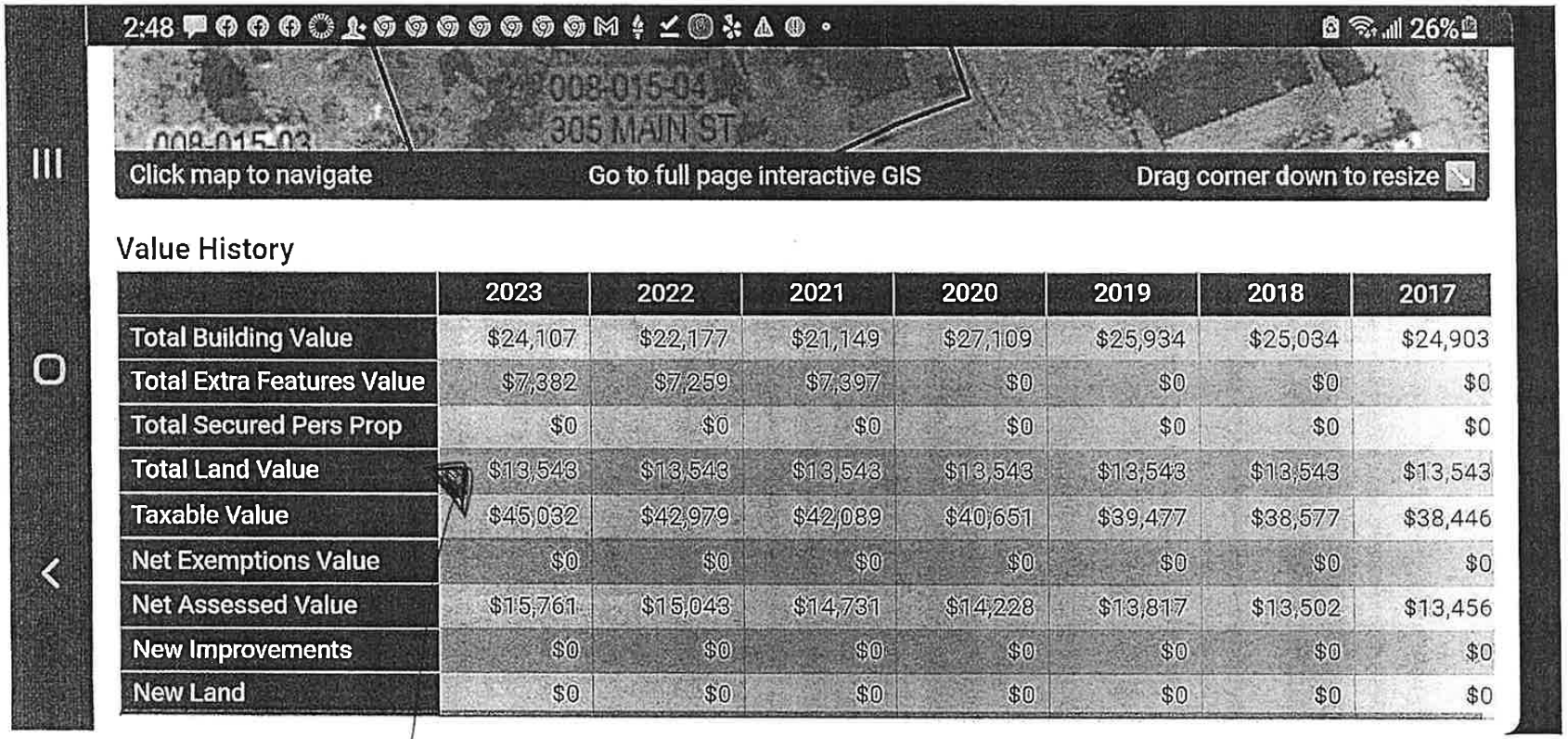


Value History

	2023	2022	2021	2020	2019	2018	2017
Total Building Value	$68,075	$66,933	$67,131	$76,626	$75,537	$75,249	$76,631
Total Extra Features Value	$15,066	$12,842	$12,829	$0	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$18,114	$18,114	$18,114	$18,114	$18,114	$18,114	$18,114
Taxable Value	$101,255	$97,889	$98,074	$94,740	$93,651	$93,363	$94,746
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$35,439	$34,261	$34,326	$33,159	$32,778	$32,677	$33,161
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Silver Acres
1/3 Acre

SBE 207



Value History

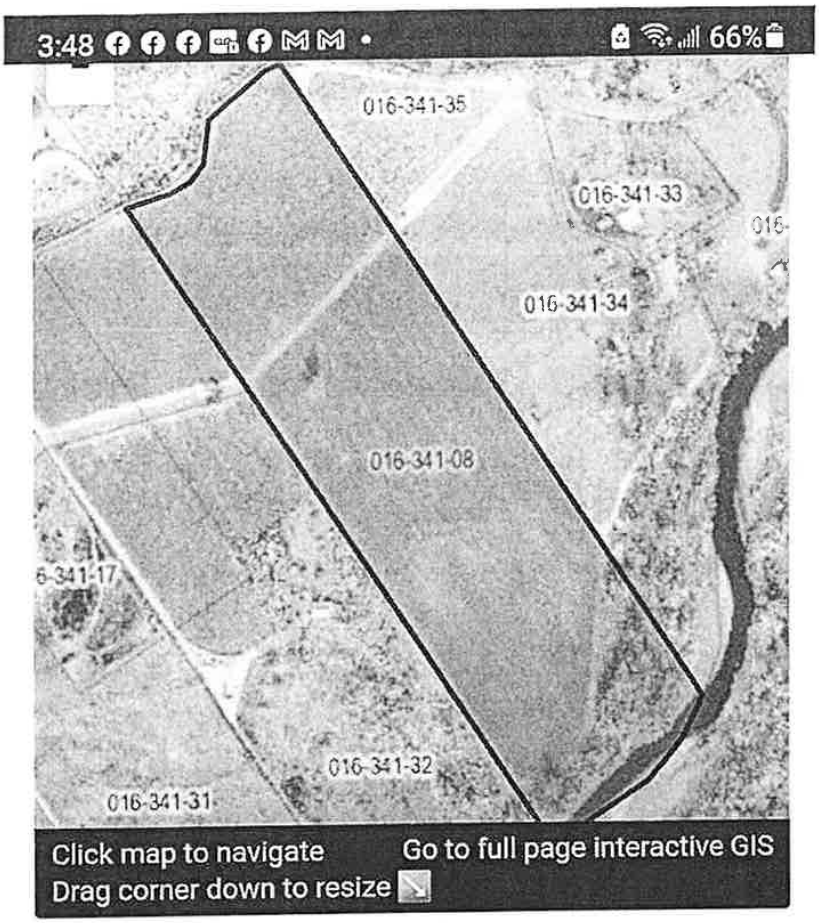
	2023	2022	2021	2020	2019	2018	2017
Total Building Value	$24,107	$22,177	$21,149	$27,109	$25,934	$25,034	$24,903
Total Extra Features Value	$7,382	$7,259	$7,397	$0	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$13,543	$13,543	$13,543	$13,543	$13,543	$13,543	$13,543
Taxable Value	$45,032	$42,979	$42,089	$40,651	$39,477	$38,577	$38,446
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$15,761	$15,043	$14,731	$14,228	$13,817	$13,502	$13,456
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

1 ACRE
= 13,548 SF

SS
Silver City
1 Acre

102

SBE 208



Value History

2023	2022	2021	2020	2019
$0	$0	$0	$0	
$0	$0	$0	$0	
$0	$0	$0	$0	
$27,349	$24,570	$23,882	$90,000	$90,(
$27,349	$24,570	$23,882	$90,000	$90,(
$0	$0	$0	$0	
$9,572	$8,600	$8,359	$31,500	$31,5
$0	$0	$0	$0	
$0	$0	$0	$0	

decrease *

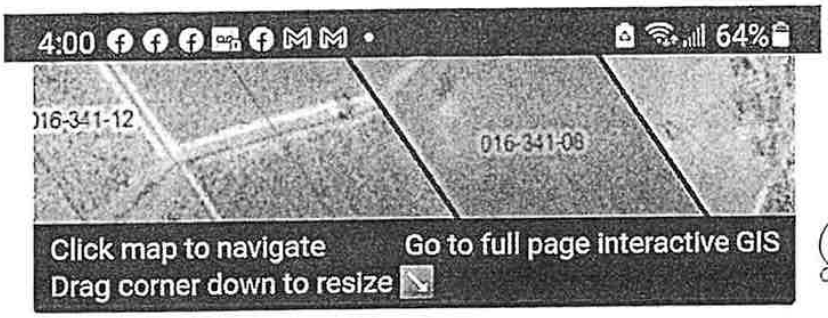
145 River RD
Manc Twp

80 ACRES

Document/Transfer/Sales History

Instrument /	Official	Date	Type	V/I

103



Reduced BY Assessor

Value History

2023	2022	2021	2020	2
$0	$0	$0	$0	
$0	$0	$0	$0	
$0	$0	$0	$0	
$27,349	$24,570	$23,882	$90,000	$
$27,349	$24,570	$23,882	$90,000	$
$0	$0	$0	$0	
$9,572	$8,600	$8,359	$31,500	$
$0	$0	$0	$0	
$0	$0	$0	$0	

A

90,000.00 to 27,349.00

Document/Transfer/Sales History

ficial cord	Date	Type	V/I	Dcl Value
0312	2021-06-30	GREEN BELT APPROVED	Vacant	$0
5115	2020-11-13	GRANT BARGAIN SALE DEED	Improved	$1,550,000

104



.95 Acres

Value History

2023	2022	2021	2020	201
$54,253	$52,536	$52,542	$85,843	$83,
$40,898	$35,682	$35,183	$0	
$0	$0	$0	$0	
$112,514	$112,514	$112,514	$112,514	$112,
$207,665	$200,732	$200,239	$198,357	$196,
$0	$0	$0	$0	
$72,683	$70,256	$70,084	$69,425	$68,
$0	$0	$0	$0	
$0	$0	$0	$0	

Document/Transfer/Sales History

	Type	V/I	Dcl Value	Ownership	Red Flag

.95 Acres

105



Parcel STRAP: 01846510 39° 22' 44" N 119° 18' 23" W

Click map to navigate Go to full page interactive GIS
Drag corner down to resize

Value History

2023	2022	2021	2020	2(
$66,247	$60,686	$54,843	$104,246	$1(
$56,343	$49,179	$49,223	$0	
$0	$0	$0	$0	
$32,000	$30,000	$30,000	$30,000	$
$154,590	$139,865	$134,066	$134,246	$1
$0	$0	$0	$0	
$54,106	$48,953	$46,923	$46,986	$
$0	$0	$0	$0	
$0	$0	$0	$0	

Land

Document/Transfer/Sales History

Official Record	Date	Type	V/I	Do Val
658183	2022-06-03	RE-RECORDED DOCUMENT	Improved	
657896	2022-05-27	DEED TO A TRUST	Improved	$260,

S.SR
5 ACRES

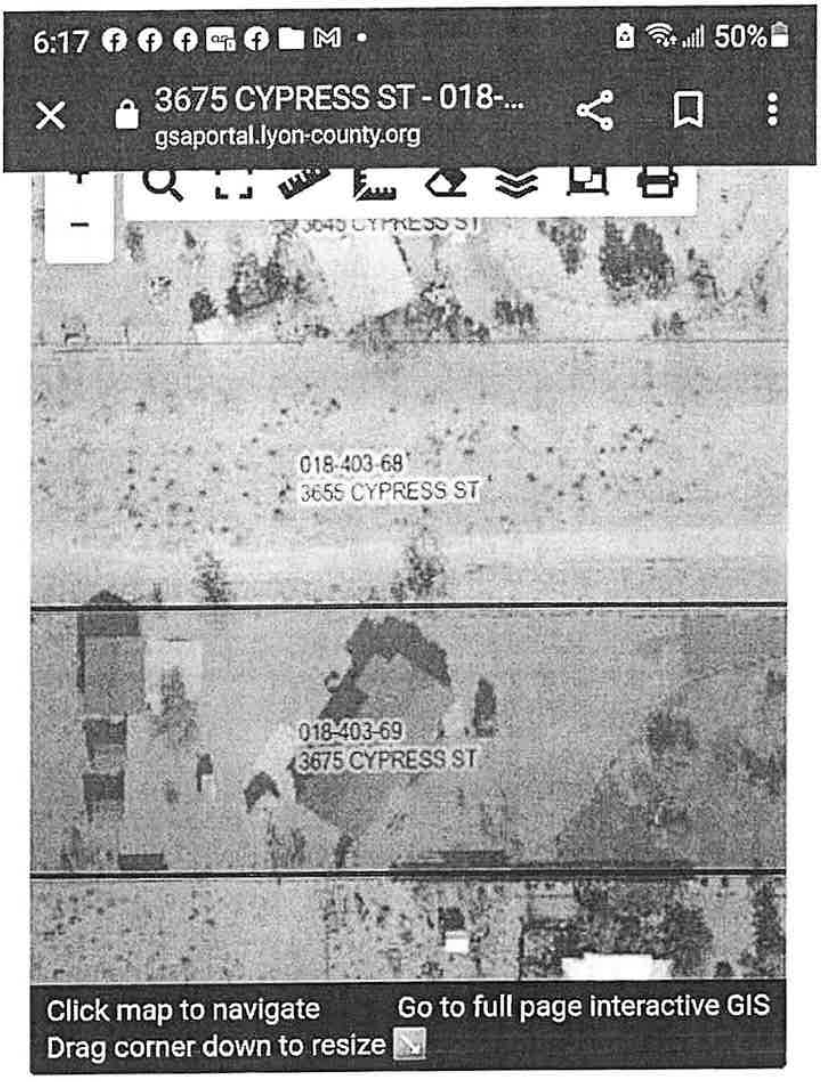


Value History

	2023	2022
Total Building Value	$0	$0
Total Extra Features Value	$0	$0
Total Secured Pers Prop	$0	$0
Total Land Value	$14,854	$11,021
Taxable Value	$14,854	$11,021
Net Exemptions Value	$0	$0
Net Assessed Value	$5,199	$3,857
New Improvements	$0	$0
New Land	$0	$0

LSS

1.10 Acre



Value History

2023	2022	2021	2020	2019
$58,000	$53,320	$48,426	$78,609	$69,:
$31,973	$28,954	$29,206	$0	
$0	$0	$0	$0	
$32,500	$32,500	$24,800	$24,800	$24,:
$122,473	$114,774	$102,432	$103,409	$94,(
$0	$0	$0	$0	
$42,866	$40,171	$35,851	$36,193	$32,'
$0	$0	$0	$0	
$0	$0	$0	$0	

1 ACRE
S.S.
3655 Cypress



Parcel STRAP: 01506110

Click map to navigate Go to full page interactive GIS
Drag corner down to resize

Value History

2023	2022	2021	2020	2019
$0	$0	$0	$0	
$0	$0	$0	$0	
$0	$0	$0	$0	
$40,000	$35,000	$35,000	$35,000	$35,0
$40,000	$35,000	$35,000	$35,000	$35,0
$0	$0	$0	$0	
$14,000	$12,250	$12,250	$12,250	$12,2
$0	$0	$0	$0	
$0	$0	$0	$0	

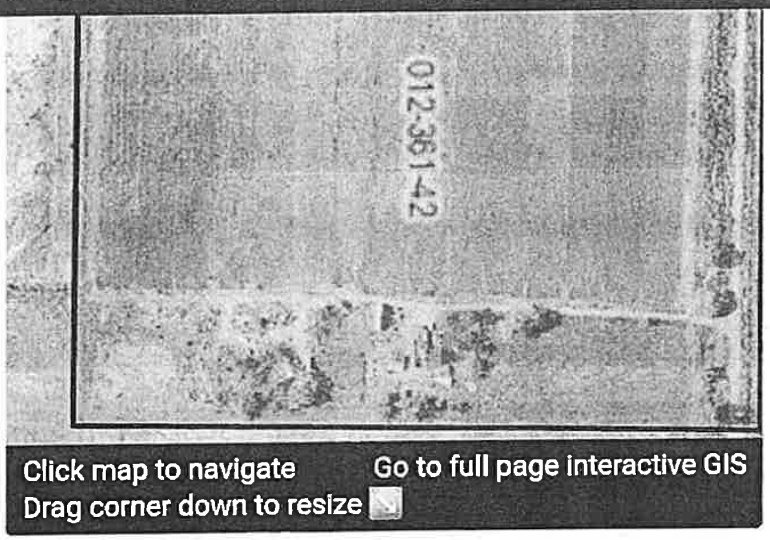
Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	
WAR 655204	655204	2022-03-31	WARRANTY DEED	Va
AFF 587707	587707	2018-10-18	AFFIDAVIT OF DEATH	Va
EST 587177	587177	2018-10-05	ESTATE/DECREE OF DISTRIBUTION	Va

5 ACRES
STAGECOACH

5:09 56%

45 HAMER LN - 012-361-...
gsaportal.lyon-county.org



Value History

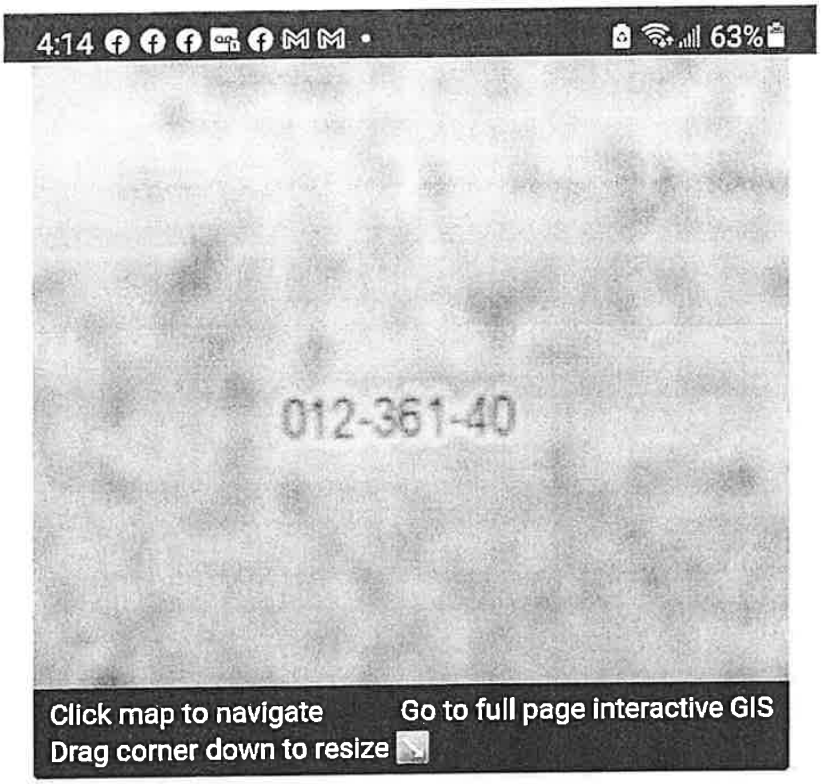
	2023	2022	2021
l Building Value	$0	$0	
l Extra Features Value	$46,283	$39,730	$38,7
l Secured Pers Prop	$4,722	$4,720	$5,1
l Land Value	$48,008	$37,341	$36,7
able Value	$99,013	$81,791	$80,6
Exemptions Value	$0	$0	
Assessed Value	$34,655	$28,627	$28,2
Improvements	$0	$0	
Land	$0	$0	

Document/Transfer/Sales History

40 Acres Mason

45 Hamer LN Mason

Instrument / Official Record	Official Record	Date	Type
GBS 627828	627828	2020-12-31	GRANT BARGAIN SAL DEED



Value History

2023	2022	2021	2020	2
$0	$0	$0	$0	
$0	$0	$0	$0	
$0	$0	$0	$0	
$80,000	$44,420	$44,420	$44,420	$
$80,000	$44,420	$44,420	$44,420	$
$0	$0	$0	$0	
$28,000	$15,547	$15,547	$15,547	$
$0	$0	$0	$0	
$0	$0	$0	$0	

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type
Mason		44.42 Acres	

SBE 217 \\\

4.201



Value History

2023	2022	2021	2020	2019
$0	$0	$0	$0	
$0	$0	$0	$0	
$0	$0	$0	$0	
$36,000	$36,000	$36,000	$36,000	$36,0
$36,000	$36,000	$36,000	$36,000	$36,0
$0	$0	$0	$0	
$12,600	$12,600	$12,600	$12,600	$12,6
$0	$0	$0	$0	
$0	$0	$0	$0	

Document/Transfer/Sales History

Date	Type	V/I	Dcl Value	Owne
2004-06-21	QUITCLAIM DEED	Vacant	$0	Grantee: TEXAS LAND&C CORP($
2003-06-05	TREASURERS TAX DEED	Vacant	$0	Grantee: COUNTY TRUST
1999-10-27	DEED FROM LYON CNTY OR CLERK	Vacant	$0	Grantee: DANIEL . DAVIS, K A

Fernley NV 40 Acres

FILED
Electronically
CV03-06922
2019-10-21 11:50:32 AM
Jacqueline Bryant
Clerk of the Court
Transaction # 7548393

1750

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF WASHOE

VILLAGE LEAGUE TO SAVE INCLINE ASSETS, INC., et al,

Plaintiffs/Petitioners,

vs.

STATE OF NEVADA on relation of its STATE BOARD OF EQUALIZATION, *et al,*

Defendants/Respondents.
/

Case No.: CV03-06922

Dept. No: 1

FINDINGS OF FACT, CONCLUSION OF LAW, DECISION AND ORDER

This matter came before the Court on Petitioners' *Petition for Judicial Review* filed on December 27, 2017. The matter has been fully briefed and oral argument held on May 10 and June 5, 2019, with all parties having a full opportunity to present all arguments in support of their respective positions. Based on the pleadings on file, the administrative record and oral argument, this Court makes the following Finding of Facts, Conclusions of Law and Order:

FINDINGS OF FACT

1. This case involves the judicial review of the final statewide equalization decision ("2017 Equalization Order") of the State Board of Equalization ("State Board") issued on November 30, 2017,[1] involving residential property valuations in the Incline Village/Crystal Bay area of Washoe County for

[1] Dated October 30, 2017; served November 30, 2017. *See* Compl. & Pet. Exs. 1 & 2.

the 2003-2004, 2004-2005, and 2005-2006 tax years. *See* Equal. Ord (Cited Excerpts of Record ("CER")[2] IV at 960-966).[3]

A. Summation

2. In valuing residential properties in Incline Village/Crystal Bay for the 2003-2004, 2004-2005, 2005-2006 tax years, the Washoe County Assessor ("Assessor") created and utilized methodologies that were not used anywhere else in Washoe County or in the State of Nevada. *State ex rel. State Bd. of Equalization, et al v. Bakst et al*, 122 Nev. 1403, 1416, 148 P.3d 717, 726 (2006) (*"Bakst"*); *State ex rel. State Board of Equalization, et al v. Barta, et al,* 124 Nev. 616, 620-21, 628, 188 P.3d 1092, 1099, 1103 (2008) ("*Barta*").

3. In 2003, Taxpayers began filing individual appeals contesting the Assessor's valuations for the years in question as being unconstitutional, arbitrary and incorrect, among other grounds, and seeking the Washoe County Board of Equalization ("County Board") and the State Board of Equalization ("State Board") to engage in their equalization functions. *See Bakst*, 122 Nev. at 1406, 148 P.3d at 719-20; *Barta,* 124 Nev. at 618, 627-28, 188 P.3d at 1096, 1102; *Village League to Save Incline Assets, et al v. State, Board of Equalization, et al*, 133 Nev. Adv. Op. 1 at 2, 388 P.3d 218, 219-220 (2017) (*"Ingemanson"*).

4. The County Board and State Board were on notice in 2003 that there could be systemic errors in the Assessor's valuation and assessment of residential properties in Incline Village/Crystal Bay when the Assessor conducted his reappraisal of those properties in 2002 for the 2003-2004 tax year.

5. The County and State Boards denied the individual Taxpayer appeals[4] and did not engage in their equalization functions within the 2003-2004, 2004-2005, 2005-2006 tax years. *See Bakst*, 122 Nev. at 1406, 148 P.3d at 719-20; *Barta,* 124 Nev. at 618, 627-28, 188 P.3d at 1096, 1102-03; *Ingemanson,* 133 Nev. Adv. Op. 1 at 2, 388 P.3d at 219-220.

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[2] The parties to this action jointly prepared and submitted a compilation of excerpts from the administrative record cited in the briefs of the parties.

[3] The residential properties referenced herein include all impacted residential properties and all vacant residential land in Incline Village/Crystal Bay.

[4] Some property owners did receive limited relief for factual errors, *i.e.,* incorrect square footage, wrong number of bathrooms, etc.

6. After nine years of litigation, the State Board was judicially compelled to engage in its statewide equalization function pursuant to NRS 361.395 for tax years 2003-2004 through 2010-2011 tax years. *See Village League v. State, Board of Equalization,* Nevada Supreme Court Docket No. 56030 (Order Affirming in Part, Reversing in Part and Remanding, February 24, 2012) ("2012 Village League"); Order and Judgment for Issuance of Writ of Mandamus, Writ of Mandamus (August 21, 2012) (CER III at 551-555).

7. Five years later, after the issuance of *Ingemanson* in 2017, the State Board was ordered to complete those equalization proceedings for the 2003-2004, 2004-2005, 2005-2006 tax years.[5] *Ingemanson*, 133 Nev. Adv. Op. 1 at 18, 388 P.3d at 226; Order, (July 17, 2017) (remanding to State Board to "conduct further proceedings pursuant to its statutory authority under NRS 361.395").

8. In the meantime, numerous individual taxpayers prevailed on their individual appeals for the one or more of the years in question as the result of *Bakst* and *Barta.*

9. The 2006 *Bakst* Court held that "none of the four methodologies used by the Assessor in 2002 to assess property values in Incline Village and Crystal Bay were constitutional." 122 Nev. at 1416, 148 P.3d at 726. The Court held that "any Taxpayers who paid taxes under the 2003-2004 assessment are entitled to a refund because they have met their burden and have shown that their 2003-2004 property tax assessments are unconstitutional as based on nonuniform valuation methods. The district court appropriately declared those valuations null and void." *Id.* at 1416, 148 P.3d at 726. The Court held that "the district court properly ordered that their [the Taxpayers'] 2003-2004 valuations be set to the 2002-2003 level." *Id.* at 1416, 148 P.3d at 726.

10. In 2008, the *Barta* Court considered 2004-2005 taxable values in Incline Village/Crystal Bay, which the Assessor derived by adjusting the 2003-2004 values by a factor. 124 Nev. at 628, 188 P.3d at 1103. The Court held that "nothing significant distinguishes these cases, factually or legally, from *Bakst*." *Id.* The Court held that "2004-2005 values were affected by the same unconstitutional infirmities as the 2003-2004 values and, like those values, are unjust and inequitable." *Id.* at 624, 188 P.3d at 1100. The Court rejected the argument of the State Board and County that the Court "should not roll back the Taxpayers' properties' taxable values to the 2002-2003 values." *Id.* at 627, 188 P.3d at

[5] "Only three years are at issue in this case because the State Board dealt with the remaining years outside of this case." *Ingemanson*, 133 Nev. Adv. Op. 1 at 7-8, 388 P.3d at 222 n4.

1102. The Court held that the Taxpayers were entitled to the same relief granted in *Bakst*, and affirmed the district court order "declaring the Taxpayers' 2004-2005 assessments void, and setting their assessed values for 2004-2005 to the 2002-2003 levels." *Id.* at 628, 188 P.3d at 1103. The Court concluded that the "Taxpayers are entitled to refunds of all excess taxes paid and … interest." *Id.* at 628, 188 P.3d at 1103.

11. By the time the State Board commenced its statewide equalization proceeding for the 2003-2004, 2004-2005, 2005-2006 tax years in 2012, the Bakst Petitioners and more than a thousand other Incline Village/Crystal Bay residential property owners represented by Village League had their values adjudicated by Nevada courts for the 2003-2004, 2004-2005 and/or 2005-2006 tax years in accordance with *Bakst* and *Barta*.[6]

12. In January of 2017, the *Ingemanson* Court reiterated the holding of *Bakst* and *Barta* "that assessment methods used in 2002 to value properties at Incline Village and Crystal Bay for real estate tax purposes were unconstitutional . . . [and] as a remedy, that because property is physically reappraised once every five years and the assessment methods used in 2002 were unconstitutional, the taxable values for the unconstitutionally appraised properties were void for the tax years beginning in 2003-2004 and ending in 2007-2008." 133 Nev. Adv. Op. 1 at 4, 388 P.3d at 220.

13. In its 2017 Equalization Order, the State Board did not make any finding of fact or conclusion of law recognizing that the taxable values of residential properties in Incline Village/Crystal Bay were unconstitutional as determined by *Bakst* and *Barta* and reiterated in *Ingemanson*. *See generally* Equal. Ord. (CER IV at 964-66).

14. The State Board did not to equalize the taxable values of the residential properties in Incline Village/Crystal Bay for the 2003-2004, 2004-2005, 2005-2006 tax years to constitutional 2002-2003 values, as factored. Equal. Ord. at 6-7 (CER IV at 965-967).

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[6] 2003-2004: 107 individual appeals (CER III at 664 (TOP 7:17 *Bakst* d.ct oral arg), CER IV 721-28 (State Board decision for 2003-2004 tax year appeals)); 2004-2005: 400+ appeals. *See* Admin Rec. 2nd Supp. Cert. 2.6.13-Master case files; 2005-2006: 1000+ appeals. *See* Admin Rec. 2nd Supp. Cert. 2.6.13-Master case files, Tom Hall binder 1.

15. Citing to *Bakst* and *Barta*, the State Board found that "Village League members did not follow the statutory process to challenge their assessments, which procedure was followed by the Bakst and Barta petitioners." Equal. Ord. at 6 (CER IV at 965).

16. The State Board determined "providing the relief requested by Village League would create an equalization problem for Washoe County and statewide." Equal. Ord. at 7 (CER IV at 966).

17. The State Board's finding and decision in 2017 is a reversal of its prior action taken in the 2012 hearings in this equalization case, wherein it voted to extend relief to all residential taxpayers with unconstitutional values in Incline Village/Crystal Bay for the tax years in question. Amend. Not. of Filing of Cert. Copies of Trans. ("Bd. Trans.") (Nov. 5, 2012) at 105-1-23, 113:13-24.

18. In previous equalization decisions, the State Board has equalized properties to correct a systemic error brought to its attention through individual taxpayer appeals, granting relief to all impacted taxpayers, including those who did not individually challenge their property valuations. *See Washoe County, et al v. Ross Pendergraft Trust, et al,* Notice of Decision (Oct. 14, 2003) (Equalized values of 101 parcels to correct error after appeals by owners of 24 parcels) (CER IV at 856-859); *In re: Equalization of Properties Located on Tiller Drive*, Equalization Order (July 12, 2004) (Equalized values of 35 parcels to correct error after appeals by owners of 3 parcels) (CER IV at 842-848); *In re: Consideration of Assessor's Appeal of Equalization Decision*, Notice of Equalization Decision (Oct. 9, 2009)(Equalized values of all "8700" residential properties in Incline Village/Crystal Bay to correct error (unconstitutional values for 2006-2007 tax year) after appeals by owners of 300 parcels) (CER II at 438-447).

19. Upon questioning by this Court, the State Board represented that it could have granted the same equalization as it did in these prior decisions to all impacted property owners, but it exercised its "discretion" and decided not to do so in this case. TOP (May 10, 2019) at 127:15-24, 128:1-24, 129:1-24, 130:1-2.

20. The State Board stated it "considered the tax rolls and the assessment ratio studies, in addition to the documents in the record, to determine how it should perform its equalization function." Equal. Ord. at 6 (CER IV at 965).

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21. There is no dispute that tax rolls for the 2003-2004, 2004-2005, and 2006-2007 are not in the record and that the State Board did not review them. Bd. Brf. at 14; Cty. Brf. at 37.

22. The State Board and County represented to this Court that the taxable values of the individuals that had values adjudicated under the *Bakst* template for relief (void unconstitutional values replaced with constitutional 2002-2003 values, as factored) were never subsequently corrected on the County tax rolls for the years in question. Bd. Brf. at 14; Cty. Brf. at 37.

23. The remedy dictated in *Bakst* and *Barta* necessarily required the County to correct the tax rolls to replace unconstitutional taxable values with constitutional values for any residential property owner in Incline Village/Crystal Bay whose values had been adjudicated in *Bakst* and/or *Barta*, or any other final court or agency decision applying the *Bakst* template for relief for one or more of the three years in question.

24. The State Board commonly orders the County to correct tax rolls to reflect adjustments in value after discharging its equalization function. *See Ross Pendergraft Trust, et al,* Notice of Decision (CER IV at 856-859); *In re: Equalization of Properties Located on Tiller Drive*, (CER IV at 842-848); *In re: Consideration of Assessor's Appeal of Equalization Decision*, (CER II at 438-447).

25. "The State Board ordered that the property tax values for Incline Village/Crystal Bay for the tax years 2003-04, 2004-05, 2005-06 are equalized based on the tax rolls, the ratio studies, and the evidence before the State Board." Equal. Ord. at 7 (CER IV at 966).

26. The tax rolls were never adjusted to reflect constitutional taxable values, thus, the State Board's 2017 Equalization Order affirmed, and in instances of individual property owners who received judicial relief in one or more of the years in question, reinstated, the Assessor's unconstitutional residential property tax values for the 2003-2004, 2004-2005, 2005-2006 tax years for all residential properties in Incline Village/Crystal Bay.

27. The Village League and Bakst Plaintiffs/Petitioners[7] timely sought judicial review of the 2017 Equalization Order by filing a Complaint under NRS 361.410 and a Petition for Judicial Review under NRS 233B.130 ("Petition") on December 29, 2017.

[7] Collectively referred to as "Petitioners" and separately as "Village League Petitioners" and "Bakst Petitioners." The Village League Petitioners are the Village League to Save Incline Assets, Inc. ("Village League"), Dean R. Ingemanson, V. Park LLC, Todd A. Lowe, J. Carl Cooper, Andrew Whyman, Dan Schwartz, Charles A. Dowd, Donna Goff and Robert Goff. The Bakst

Lyon County Board of Equalization 1 - 79 PAGES
2-22-24 Hearing

The Esly Carmona Irrevocable Trust 1 0f 5 pages

60 Jeanette dr

Moundhouse Nv 89706

APPEAL FROM THE HIGHER OVER-ASSESSED VALUATIONS FOR 2018-2025

APPEAL FOR REFUNDS FROM THE VETERANS EXEMPTIONS DENIED FROM 2018 TO 2025

APPEAL FOR REFUNDS OF TAX PAYMENTS CONTESTED FOR YEARS 2018-2025 PER NRS 361.420

NOTICE OF APPEAL OF ALL MONIES FROM A LEVY THAT VIOLATED THE 3 % TAX CAP FOR NEVADA

NOTICE OF FURTHER APPEALS FROM THE DENIAL OF THE LETTER OF DECISION

PUBLIC NOTICE OF EVIDENCE TO BE USED FOR APPEALS:

ALL COUNTY ASSESSMENTS & TAX PARCEL RECORDS DUALLY NOTED
PER NRS 47.140 ALL PUBLIC RECORDS OF THE STATE OF NEVADA
*ALL COMPLETE TAX ROLLS FOR THE YEARS 2018 TO 2025 IN LYON COUNTY AND STATE OF NEVADA
*ALL COUNTY SALES ON PARCELS FOR THE COUNTY OF LYON AND STATE OF NEVADA FROM 2018-2025
* ALL NOTICES OF ASSESSED VALUATIONS FOR LYON COUNTY AND STATE OF NEVADA 2018-2025
*ALL REAL PROPERTY TAXES FOR FISCAL YEARS 2018-2025 IN LYON COUNTY AND THE STATE
*2018 -2025 APPEALS TO LYON COUNTY AND STATE BOARDS OF EQUALIZATIONS
* 2018-2025 DECISION LETTERS FROM THE STATE BOARDS OF EQUALIZATIONS & THE COUNTY
* TRANCRIPTS OF THE APPEAL HEARINGS OF LYON COUNTY AND THE STATE 2018-2024
* CD RECORDINGS OF THE COUNTY AND STATE BOARD HEARINGS 2018-2025
* EVIDENCE TESTIMONY BY KELLY WILSON AND TROY VILLINES OF LYON COUNTY ON APPEALS
* EVIDENCE SUBMITTED BY KELLY WILSON AND TROY VILLINES OF LYON COUNTY ON APPEALS
*LYON COUNTY BOARD OF EQUALIZATION AMENDED AGENDA 2-23-2023 DOCUMENTS
* RECONSIDERATION FILED WITH THE STATE BOARD OF EQUALIZATION 2024 BY TAXPAYER
*APPEAL FILED FROM DENIAL OF THE DECISION LETTER TO THE BOARD OF TAXATION 2023-2024
* APPEAL TO BE FILED WITH THE DISTRICT COURT IF MATTER IS NOT RESOLVED WITH COUNTY

PRINTING ALL THESE DOCUMENTS AND SUBMITTING THEM WITH THIS APPEAL WOULD BE IMPOSSIBLE SO GIVING NOTICE THAT THESE DOCUMENTS WHICH ARE STATE PUBLIC DOCUMENTS WILL BE USED IS GIVING SUFFICIENT NOTICE TO THE COUNTY BOARD OF EQUALIZATION PRIOR TO THE HEARING

1

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THE VALUATIONS USED TO INCREASE ASSESSMENTS VIOLATED THE CONSTITUTION

TAXPAYER'S PROPERTY HAS NOT BEEN EQUALIZED THROGHOUT THE COUNTY & WAS TARGETED UNFAIRLY BY ASSESSORS WHO RAISED LAND VALUES OVER 300% IN 5 YEARS WHILE OTHER PROPERTIES HAVE NOT BEEN RAISED A PENNY FOR OVER 7 YEARS AND THEIR VALUES LOWERED

DEAR SIRS AND MADAMS OF THE LYON COUNTY BOARD OF EQUALIZATION,

I am still in the process of appealing my 2018 -2025 unfair assessments on my property since your Board denied my appeal on February 23, 2023. My neighborhood still has not been equalized properly compared to the other neighborhoods in the County. The assessment standards used were not applied in other county cities or state properties. I started by comparing the higher taxes I was paying to those of my neighbors who had newer, bigger, better homes. It was unfair to have higher taxes than my entire neighborhood. I called in for numerous years because I just wanted be treated fairly like all the other homes and also pay the same equal lower taxes my neighbors were paying.

To date our land values have been assessed erroneously and it was unconstitutional. Our Land values were never equalized to the County values by your Board. My home is assessed higher than most homes of equal square footage in the county. My depreciation values were less and not computed fairly as other properties were given higher depreciation values and those homes were in better shape and had just been completely remodeled and were newer than mine since everything was replaced.

My assessor, Kelly Wilson, used different techniques when assessing my property to the techniques that she used when assessing other County properties. Kelly said she did drive by's looking for specific items from which to raise our assessments. I was told at the hearing all our taxes and assessments would be raised due to my appeal. This was also unconstitutional to be retaliated against for appealing.

Kelly raised our values and targeted my community unconstitutionally and with retaliation for my appeal as I was told she would do by Troy at my hearing. Kelly never based her drive by assessments on deteriorating property conditions to lower assessments as was proper protocol but instead Kelly just raised my values to gain more revenue for the County without due regard for proper appraiser assessment protocols and procedures on deteriorating properties which was unethical.

My home was assessed higher and higher after numerous concerns were reported to the Assessor. Nothing was done after my home was raised 8% unjustly in my taxes. I called and complained again, numerous times but i received no help. It wasn't even looked at and dismissed. That is until I filed my appeal. Kelly quickly fixed her error, with a sticky note. right before the hearing. Kelly still blamed me instead of blaming herself for her mistake, as she was given ample time to look into it and correct it prior to myself having to file an appeal. Kelly refused to help my situation and has gone after everyone in my community by raising all our assessments by using methods which were unconstitutional.

Kelly also gave very biased preferential and more favorable treatment to other taxpayers. Kelly specifically lowered their property assessment values upon a single call from them. These other taxpayers didn't have to go through years of phone call requests to get lower adjustments. Kelly lowered their assessments by up to 300% percent less and as low as 40% less. Kelly never helped me when I called In with actual errors or over assessment issues until she knew she would get caught for raising my taxes to 8% illegally. Still to date, I have had my taxes and values raised unconstitutionally since 2019 and even though I appealed I denied over and over again.
Kelly favored these taxpayers who were immediately given lower assessment values instantly without filing an appeal to the County. I was still denied the right to be equally assessed with my neighbors 2022.

When I compared other numerous County properties they had lower prices per acreage and cost per square foot. I realized they were all less than my property and my neighborhood on the average. Kelly used different techniques for the other county homes. Kelly used different depreciation methods and used actual land sales to evaluate those numerous properties in the County. Kelly did not use land sales to determine land values throughout my neighborhood and my property.

Instead, Kelly made up values for our land assessments. Kelly did not use land sales values for my home like she did for other county homes. when the Board asked Kelly how she attained those land values, Kelly said she just raised them. Kelly had no land sales to justify those increases of almost 300% in our neighborhood assessments. This was unconstitutional to be assessed solely to have our property values increased just to generate higher taxes for the county, by an assessor who only cared to raise income erroneously for the county.

Assessors raised land values unjustly without merit in my community. Assessors refused to give depreciation properly to attain higher revenues at the taxpayer's expenses erroneously. My neighborhood suffered higher tax increases of close to 300% in land values in 5 years while other neighborhoods had no increased assessments for over 7 years.

I was not treated fairly by the assessor as I was not given a penny drop in assessed value while other preferred tax payers were dropped close to 300% in their assessed value or more without them leaving their home or filing an appeal...

All I wanted was just to be equalized fairly to my neighbor's tax values that's all. I had also asked for the proper depreciation to be given to my home that Kelly had given everyone else in the county.
I feel I was treated unfairly for requesting my appeal. Instead of having my home, which was one home only that appealed, reduced in value to meet all the lower assessments of the other homes in my neighborhood, Kelly went out of her way, and intentionally raised my assessments more, and also targeted and increased everyone's assessments unfairly in my neighborhood to prove to me what Troy said would happen if I appealed. Kelly didn't do that for her preferred taxpayer's who wanted lower assessments. Kelly only did that to my property and my neighborhood's property. My property's assessed values increased significantly every year due to Kelly's targeted retaliatory assessments. Other

property values however were not increasing at all in comparison. No increases in over 7 years and most other property values were decreasing in the county. This was unjust and unconstitutional.

Kelly used different techniques for different areas. Depreciation was allotted differently by Kelly to certain homes. I've seen newly completely remodeled homes get very high depreciation allotted to those properties, thus lowering their assessed values, even after getting new roofs. Those newly remodeled homes gained higher depreciation credits than my house that is in very poor condition and my property is falling apart.
My neighbors just put in a new roof, added brand new siding, remodeled their entire house inside, put in new driveways, added new huge stone walls, added new wrought iron fencing, got new lush landscape, installed a new well systems and they all maintained their really high depreciation values after their entire home was completely brand new inside and outside. Their well and new wrought iron fences were completely missed and not even included to their assessments. This also shows the Bias against me in evaluating my home which is an original mess and falling apart. I was given very low depreciation credits.

It seems my property is increasing every year, instead of decreasing 1.5 % yearly as it should be. My other buildings are also increasing instead of decreasing 1.5%. My land values increased an astronomical 300% in 5 years instead of decreasing 1.5 % yearly. No Land Sales were used to justify the land increases by Kelly. We were just retaliated against and that is unconstitutional.

My property is in poor condition and the well is broken, the fencing is falling down, the heating an A/C is non functioning, pipes are broken throughout the well system, I have wiring chewed up by rodents, my roofs leak, the paint is falling off, wood is rotted, all the copper pipes have corrosion and have leaks due to the poor water quality. With that said, I was given lower depreciation on my home compared to other properties in the county. I never got the depreciation I was due on my property. Kelly raised my values.

My home Well System was older than my house. The Well used to be a State well system that had been used to measure the river level prior to my house being built. My Well is currently broken and non functioning. My well is older than all the neighbor's wells since it was used by the state before my home was built. I was only given a 45% depreciation credit for my old broken down well system while other taxpayers were given a huge depreciation on their well system that was newer and redone within the year. Same with other taxpayer's new roofs that were given higher depreciation credits for their new roofs compared to my original roofs that were flying away every year.

I brought up the fact that most other near by county properties were lower in values and lower in square feet pricing than my area and my block. I had evidence of multiple land values that were much lower in the County than in my area. At the hearing all my evidence was dismissed and ignored and not used in the decision by the County. Troy Villines previously got up on the podium, prior to the decision, and told the Board that they couldn't lower my values. The County board listened to Troy. Troy also stated that he was going to raise all my area assessment values due to my appeal. Troy said it in front of

everyone at the meeting on 2-23-2023. This was so prejudicial against me and really influenced the County Board to vote against me.

My appeal and evidence were denied without any of my evidence being considered to be EQUALIZED TO ALL THE OTHER PROPERTIES IN THE COUNTY AND MY NEIGHBORHOOD. All my evidence was omitted in the decision letters. My home was never brought down to the previous 2022 assessment values as I had requested to be fairly equalized to everyone in my neighborhood as I had appealed to do. My appealed was dismissed when they focused on only the assessed to market value theory. That is also incorrect. My house is currently for sale at $300,000.00. My taxed market value is over $563,000.00 by the County. So my taxed value is currently over the deteriorated market value now. I hope this can be resolved prior to this leading to more hearings and appeals and civil lawsuits in the future.

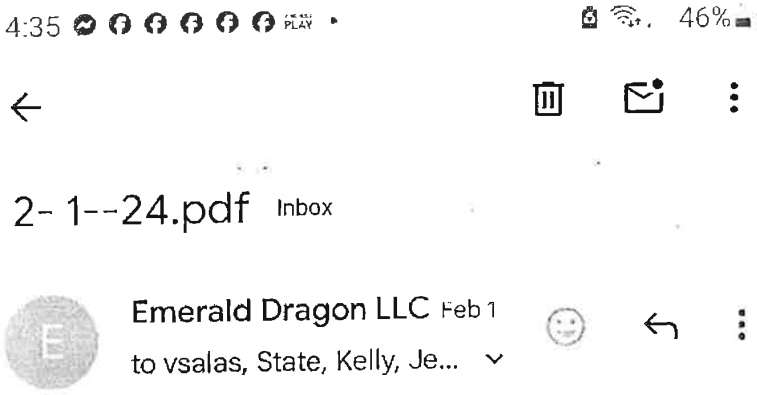
Respectfully

Esly Carmona *1-15-2024*
Esly Carmona

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2- 1--24.pdf Inbox

Emerald Dragon LLC Feb 1
to vsalas, State, Kelly, Je...

Good Morning,

I am resending my amended appeal to the Nevada Tax Commision again. I previously sent my request for an appeal hearing to the Tax commision on 10-31-23 before I had received my letter of decision from the State Board of Equalization on 1-3-2024.

I amended an 11 page appeal today from the reconsideration I sent on 1-8- 24 to the State Board. I never heard or received a rehearing date, from my Reconsideration Request to the SBOE. It has been over 22 days since I sent the SBOE my request for Reconsideration which has been denied as well.

I am now appealing the decision of the State Board of Equalization to the Tax Commission today on 2-1-2024. My 11 page appeal is attached.

I am also including 6 other document pages to include a 2 page letter of decision by the SBOE, denying my appeal on 9-28-23 and a 3 page fax filing I sent giving notice of my appeal to the Tax Commision on 10-31-23 after the State Board of Equalization denied my appeal
VERBALLY AT THE STATE BOARD HEARING of 9-28-23. I appealed the denial by the County Board of Equalization which verbally denied me on Feb 23, 2023.

To date the Nevada Tax Commision has not scheduled me for a hearing since I gave notice I wanted to appeal my denial from the State Board on 9-28-23 for the Tax years of 22-23 back on 10-31-2023. 17 pages all together.

Respectfully,

The Esly Carmona Irrevocable Trust

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4:37 • 46%

Esly Carmona Irrevocable Trust Petition for Reconsideration 1-8-24.pdf

Inbox

Mara Dixon Jan 8

to stateboard, klangley, J...

Dear Sirs and Madams,

Here is my 10 page amended petition for reconsideration per NAC 361.7475.

It is timely as I received my decision letter on 1-3-24 in person, finally, after Christina gave it to me at the State Board office's lobby.

I never received it via certified mail or successfully via email. It was not successful via email due to a problem in my router system. It said not downloading.

I will send the transcripts once I find out who does them and how much they will cost. I will also send pictures of my houses deteriorated condition once I can get them printed successfully. I should have for the reconsideration hearing.

If I'm not granted a re-hearing then I'll have them for the State Board of Taxation Appeal from the State Boards letter of Decision order.

Respectfully,

Ms Carmona



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NOTICE OF APPEAL TO THE STATE BOARD OF TAXATION NRS 361.4835 361.4722 361.4723 361.4734

NOTICE OF PETITION FOR RECONSIDERATION PER NAC 361.7475

In the Matter of

Esly Carmona Irrevocable Trust

Petitioner

vs

Lyon County Assessor

Respondent

Amended Petition for APPEAL TO THE STATE BOARD OF TAXATION on the 3% cap violation by Lyon County and the violation of denying my Veterans Exemptions since 2019-2024

Amended Petition for RESPONSE TO MY RECONSIDERATION TO STATE BOARD OF EQUALIZATION

Summmary:

This is an amended Petition to the STATE BOARD OF TAXATION as I just received my letter of Decision on 01-03-23 and I had just received my partial Veterans Exemption last week which was only applied to the 2023 -2024 year but it was not applied to the 2018-2022 years.

I appealed earlier to both the SBO Taxation and the SBO Equalization before I had the Decision letter by the State Board of Equalization. The State was in default of the mandated 60 day notice timeline from which to send their decision by mail to the Tax Payer. I did not receive a certified mailing of the Notice of Decision by the SBOE within 60 days as per protocol. I never received the Decision letter by USPS mail either.

I have received a Notice of Decision in person at the new State Board office address on Arrowhead, in Carson City. It was delivered in person, by Christina Griffith. I received 3 copies of the Decision letter on Wednesday, the 3rd of January, 2024. Christina called me to notify me I could pick the Letter up.

Due to the State Board's untimely delivery of the Decision Letter, I am now filing my amended APPEAL TO THE SBO TAXATION and a request for a response to my Reconsideration Appeal. The State Board's delay's caused me harm from not being able to settle this matter last year, with all the other appeals they reviewed and settled in a timely fashion. Both of my Appeals were not reviewed in a timely fashion.

I was not given the opportunity to have my 1st appeal sent to the State Board of Taxation last year and thus I was not able to have this matter settled before the New Tax year as all other appellants.

Therefore, I am humbly requesting an emergency hearing of the State Board of Taxation to help my family from any further suffering due to this untimely, unreasonable, unlawful and erroneous decision by the State Board of Equalization against our family for the decision for County of Lyon.

I would like to inform the State Board of the many problems that I encountered at the Hearing of Feb 23 2023 and on 9-28-2023 in this re-consideration.

They were as follows; first, my evidence I submitted to the County was missing numerous pages when I was shown the packet on the afternoon of 9-28-23 at the State hearing. The State Board did not receive all my evidence from the County for their review. Also, I was never sent any of the County's evidence prior to the State meeting or sent my evidence to verify it was all there. I was sent an email the day before the hearing on 9-27-23 in the evening. I saw the email on the day of the State meeting, right before the hearing. I could not prepare or see any evidence that was going to be presented against me. Lyon County never mailed me the documents they admitted to the Board as required either. That was all new evidence to me as I hadn't seen it before the day of the meeting on 9-28-23.

Neither the State Board nor the County of Lyon served me anything 2 weeks prior to any hearing, fir either hearing on Feb 23 or Sept 28, 2023. I received nothing from the State Board at least 2 weeks prior to the hearing as required for the meeting in Sept. 2023. I had no way to see what the State Board had received prior to my appearance on 9-28-23 when I was handed a packet by Christina Griffith of the evidence on my case during the hearing.

I stated this at the hearing. I also said numerous pages were missing from my evidence I sent to the County. My evidence was not all there. My missing evidence was not seen by the State Board. I verified my missing evidence when I was handed the documents given to the State Board by the County Assessor. I noticed all the missing pages. My evidence I tried to admit at the hearing was denied from being reviewed and my comparables were not even considered by the Board. Only the assessor's evidence was reviewed and acknowledged in the decision letter. My evidence was not cited or considered or reviewed as noted in the decision letter. It was missing due to the County not sending all of my evidence to the State Board, prior to the hearing.

I also appealed the decision of the Board because the assessor didn't correct or equalize my neighborhood values. The assessor had taxed my property, the highest of all the properties in my neighborhood. I asked to be lowered to the other properties and equalized fairly to BELOW those bigger better newer properties. I just asked and wanted to be equal to all the other homes on my block.

Unfortunately the assessor refused to help me since 2019. Instead the assessor raised my taxes higher and higher every year until the assessor raised my taxes to 8% unlawfully in 2022. I called and asked the assessor to correct their 8% mistake because I lived in the home. The assessor said they were right and there was nothing to correct and refused to help me. I asked for an appeal form since I could not get that error corrected by the assessor before my Appeal to correct the error was submitted to the County.

I had to file my appeal to correct the 8% error at that time to the county. The assessor also refused to equalize my taxes with the other properties as well, I want to point out. I think the only thing Kelly did to help me with was send me an email link to the appeal paperwork. I thanked her for sending that link.

It wasn't until after my appeal was filed and sent to the County Board, that the assessor quickly corrected their erroneous 8% increase. I was sent a sticky note correction before my hearing on 2-23-23. The assessor still blamed me at the hearing, for that increase of 8 %, even though I had nothing to do with that increase. A taxpayer won't and can't raise their own taxes by 8%. The assessor still hasto date refused to help me on my over assessments and intentionally kept raising my taxes while never raising other community taxes for 7 years. This is not what is considered fair or equalization throughout all the County or the all of the State. To date similar residential homes. as my property. are being kept at LESS THAN APPRAISED VALUES on both land sales and home values. This is unfair and erroneous and illegal.

I called numerous times throughout the years about those situation's of unequal assessments.

I feel my higher assessments were done intentionally by the assessor, Kelly Wilson, to retaliate against myself for appealing her previous illegal assessments throughout the years. I feel I was RETALIATED against by, Kelly Wilson, who continually raised my taxes higher & higher, again and again, yearly while other property taxes were being lowered quite significantly. I didn't understand why she did that to my family. I thought I made a simple request to just lower my assessment to meet all the other properties in my area. I just asked to be equalized, not retaliated against. My assessments should have been lowered to resemble all the other properties who had paid lower Taxes from 2018 to 2022 on my block. Further Kelly did not use actual land values as mandated per Nevada law. Kelly made up land values illegally and unethically from 2018 to 2024. This is why I am still appealing.

Kelly used made up values on land for my block to intentionally raise our taxes and used lower values for other blocks that were less than land appraised values which was in error and very unfair.

Kelly drove around my neighborhood, after she intentionally raised our values, then sent letters to everyone in my area, except me, stating she's raising everyone's assessments in my neighborhood. Kelly specifically went out of her way to fine everyone with higher taxes, including myself, on my block.

Kelly, instead should have done the right thing by just lowering my assessments to meet all the other property assessments and NOT make up land comparables to intentionally harm us by getting more income for the County .

Kelly refused to do right by me and did the opposite to hurt me and hurt my neighbors, while not doing that to the other communities in the County, and keeping their values the same for 7 years straight.

Kelly unlawfully used methods not approved by the Board of Taxation to increase my assessments & taxes and also those of my neighbor's. That was unlawful to do by singling us out and raising our taxes.

I also told Kelly that the Land values needed to be equalized and corrected because they were not all equal either. Numerous homes had land values from $90,000.00 to over $281,000.00 in the same neighborhood. Kelly Wilson did not equalize our land values and kept the disparities on my property

compared to all the other properties. Kelly did not help my family receive equal treatment or have my property values lowered to the same lowed values in my neighborhood.

Kelly was also asked UNDER OATH if all the Land Values were equalized in our community by the Board. Kelly intentionally misled the Board on 9-28-23 by telling the Board that "YES", all the Land Values were equalized. Kelly Knew that statement was not true.

Kelly had personally lowered some property land values at the Feb 23 hearing for others owners and it was in the State Boards evidence packet on 9-28-23. Everyone, except myself, had a copy of that evidence packet that day. When I brought it up to the Board, that Kelly lowered other land values, because she did that the 2-23-23 hearing, I was told it was new evidence. I was denied the ability to show that evidence to impeach Kelly, who made untruthful testimony at the 9-28-23 hearing.

At the hearing, I caught Kelly not stating the truth multiple times and I tried to IMPEACH Kelly Wilson's testimony on 9-28-23, but the Board was bias, and allowed Kelly's Testimony to stand. The Board specifically used Kelly's testimony and evidence against me, which was unreasonable and erroneous.

I tried to admit the correct tax parcels which proved Kelly was incorrect in all her testimony, thereby impeaching her testimony and evidence, but I was again denied by the Board, when I tried to do so every time.

The Board has a duty to allow all tax parcels as evidence since it is the Duty of the Board to make sure the assessor equalized all the parcels in the tax rolls. The State Board has to equalize all properties and it is their duty to make sure all parcels are assessed equally throughout the state. In the case of the Incline Village League lawsuit to Save Incline, Washoe County was sued and had to reverse all their incorrect illegal assessments in the Lake Tahoe Nevada community.

Those Homeowners got their assessments backdated and refunded monies, numerous years after the judge ordered the appeal back to the State Board level. The Board ordered all the assessments backdated various years due to Bad assessments made by bad assessors who tried to harm that neighborhood community with unlawful higher assessments as Kelly Wilson has done to our community and my property.

The same occurred in my case. My property was not equalized with the other lower properties still. The County of Lyon hid the lower assessed properties from the Board. The County tried to hide them from me. They refused for those lower parcels to be entered into evidence because it would instantly Impeach Kelly Wilson's testimony and would have favored my case and appeal against the County.

The Board said since my property was lower than cash value, it was ok for Kelly to do that to my property. THAT WASN'T MY APPEAL. I ASKED TO BE EQUALIZED TO ALL THE OTHER HOMES THAT ARE PAYING LOWER TAXES AND WERE BIGGER AND BETTER AND NEWER THAN MY HOME. THE STATE BOARD COMPLETELY MISSED THAT APPEAL ENTIRELY AND NEVER RULED ON IT AT ALL. MY PROPERTY IS FOR SALE AT $300,000.00 RIGHT NOW. THAT'S THE CASH VALUE DUE TO ALL THE DAMAGE IT HAS.

Assessed value should be **$105,000.00** if that's how the assessor taxes properties by 35% of cash value.

This Decision was not fair. The Board dismissed my appeal on the equalization of my neighborhood. The Board also allowed Kelly to testify incorrectly and accepted her testimony as fact and denied mine.

The Board allowed the Assessor to make statements that were not accurate or truthful, intentionally, as Kelly knew the values were not equalized That statement by Kelly was allowed and admitted against my objections and caused me to lose my appeal. The Board also kept my evidence and testimony from being admitted even though it was parcels from the tax rolls of the County. Both of these unfair decisions by the State Board caused me to lose my appeal unfairly.

As such, I feel the Decision of the Board was made in error against my property and I am asking for an appeal to the TAX COMMISSION and request for reconsideration response today on 2-1-24.

My Amended Appeal to the Tax Commission is timely as I received my decision letter on 1-3-24 from Christina Griffith in person. I never got the decision letter via certified mail as mandated. I am appealing the Decision of the State Board of Equalization again, today, 29 days after receiving my Letter of Decision from the State Board of Equalization by C. Griffith in person.

This is my second appeal to the State Board of Taxation for the years 22-23. I am including my first appeal with this amended appeal.

APPEAL TO STATE BOARD OF TAXATION NOW THAT I RECEIVED MY DECISION LETTER

I believe the Decision of the State Board of Equalization was unlawful, unreasonable and the conclusions of fact were erroneous and I received Decision Letter on 1-3-24.

I am requesting an appeal of the decisions of facts on page 2 of the Decision Letter as follows:

#3. I was never mailed the proper legal notice of time and place for 9-28-23, nor was I mailed the contents of the hearing evidence materials for the state board in a timely manner. I had no way to prepare or know what the Board received as evidence on my behalf until the day of the hearing.

#5. I appealed to have my property equalized lower to the lower taxed neighboring homes that were bigger, newer, nicer and in much better condition. Instead, the assessor raised all those properties higher in their assessments now in 2023 and then raised my taxes higher than theirs in retaliation against me for filing the petition. The County assessor told me he would raise my community's taxes at the February hearing. Troy also told the County Board at the hearing not to lower my assessed value and told the Board in February that he was going to raise my neighbor's taxes due to that appeal. That is also unreasonable. I asked for help to lower my taxes and instead the County harmed me further. Myself and community suffered with the actions of Troy and Kelly, at the Lyon County assessors office.

#6 The Assessor refused to allow my comparables we talked about at the Feb 23, 2023 hearing. No one allowed the Tax roll parcel comparables to be included in the Sept.28th 2023 hearing. The tax parcels were denied to be entered as part of my evidence even though we spoke about them at the Feb 23, 23 hearing. Kelly did not want any of my evidence reviewed and immediately stated to the Board to only look at her higher property comparables and gave the page number only for her comparables to be

reviewed by the board and used in the decision the Board made against me. Again, that was biasly unfair, and unreasonable and erroneous.

#7 The ballot vote, regarding the higher levy against the Northern district, made an error by NRS statutes in the posting of the increase to the property owners. It should not be allowed to be levied due to the improper posting notices. The ballot vote said only the northern county would be levied. It was misleading and erroneous. The Central County should was levied instead and should not have been levied. I am in the Central County. I should not have been given an additional levy. I am requesting my refund over the 3% increase of $600.00. The Levy is misleading, unlawful, unreasonable and erroneous. I was levied twice, for both increases in error. No one listened to me at the Board hearing. They denied me the ability to appeal that error at the State Hearing even though it was an error.

#8. Kelly Wilson refused to allow my per square foot comparables at the hearing. I was refused to introduce my comparables per square foot because it would lower the values of my home and the assessor didn't want that. The assessor wanted to win, so I was denied my evidence from being heard. All sales comparables are public information used by the assessor to form their opinions and it is not new evidence since it is on all the tax rolls and those are part of the Assessors information for the County taxes. That was an unreasonable and erroneous decision to deny me from presenting my evidence information to the assessor since they had access to it for this hearing and that is their job to know what's on their assessment rolls. My evidence showed $127.00 to $167.00 a square foot. It was not $212.00 a square foot as the assessor stated my house should be assessed at. I would like my comparables to be included in evidence.

#9. The findings of fact were in error and not correct. I was denied my evidence to be reviewed and considered. I was also not allowed to get a refund of my Veteran exemptions as was cited on my appeal. That was completely ignored by the County since 2019 and it was part of this appeal.

I am requesting an appeal to the Tax Commission and reconsideration of this decision due to the errors that were made against my property by the County Assessor and the State Board of Equalization in conjunction with this decision.

I have included my evidence that was denied and not allowed to impeach Kelly Wilson on the following hearing dates of Feb 23/Sept. 28th-2023.

Respectfully submitted,

Esly Carmona 1-8-2024

Evidence for APPEALTO THE STATE TAX COMMISSION and Reconsideration of State Board Decision

Moundhouse Nevada Sold Land Comps 1-60 acres dated 2010-2023

parcel #	Acres	Price	Sold Date
019 01303	1.25 acre	$30,000.00	3 10 2010
01901403	1.38	$30,000.00	3 10 2010
01606107	2.99	$40,000.00	3-7-2013
01619315	1.34	$45,000.00	6-27-2013
01619314	1.34	$50,000.00	2-4-2014
01606150	2.1	$40,000.00	7-15-2014
01618504	1.0	$40,000.00	3-11-2014
01619520	1.0	$52,000.00	10 17 2014
01616304	1.0	$52,000.00	6-7-2016
016164412	1.0	$44,500.00	9 30 2016
01616117	1.1	$36,500.00	10 16 2016
01621204	2.5	$50,000.00	1-4-2019
01901121	1.25	$60,000.00	3-1-2019
01649101	57.15	$250,000.00	10 27 22 = $4.385 per acre
01617109	2.5	$159,000.00	5-5-2023

THE ASSESSOR HAS NOT EQUALIZED ALL LAND VALUES OR HOME VALUES

IN MY NEIGHBORHOOD OR MY CITY TO BE EQUAL TO ALL THE SURROUNDING AREAS IN LYON COUNTY

Parcel 00806111	Silver City	89428	Land Assessed Value For 1.41 acre $3855.00 ONLY
440 Main St	Silver City	89428	LAND ASSESSED VALUE FOR .37 acre $18,114.00
305 Main St	Silver City	89428	LAND ASSESSED VALUE FOR .94 acre $26,250.00
27 Hilltop Dr	Moundhouse	89706	LAND ASSESSED VALUE FOR 3 acres $90,000.00
158 Garnet Cir	Moundhouse	89706	LAND ASSESSED VALUE FOR 2 acres $90,000.00
193 Garnet Cir	Moundhouse	89706	LAND ASSESSED VALUE FOR 2 acres $160,000.00

7

132 SBE 238 14

4.222

Denied VA Benefits

1. Denied VA benefits since 2019 and I'm requesting a REFUND of those exemption credits from my taxes. I was Refused to be allowed my Veteran benefits even though I went down there to ask for my home to be given the designated exemption and showed them my Veteran's documentation, ID, License with VA designation and the VA form has been filled out in front of their staff members and they took copies of my license with the Veterans designation at the assessor's office. I was not given the exemptions for 2019-2022 years to date.

Denied lower depreciation, lower assessed values, lower grading and lower land values

2. I was rated at a 3.5 on quality class grading. I requested to be downgraded to a **1.0** because my home is in extremely poor condition needing many extreme repairs. Roofs, plumbing, electrical, wood rotting, A/C - Heating not functioning, water systems and pipes burst from main line. Well pump and equipment failed and another well system is NOT working at all. My floors flooding during storms .

I requested to be around a 70% depreciation and about a 30% condition due to my house being almost 40 years old and everything is failing, falling apart, and not functioning. The Condition of the house can be seen via a drive by and with the GPS systems satellite overhead views also show the damages.

The white painted wood fences are all rotted, with the paint chipping off year after year. I've had to put steal bottom posts around many of the worst rotted fence posts to keep them from completely falling down. The porch stairs are wood and in very poor rotting condition. All the paint has worn off, fallen off due to snow and weather. The buildings siding is almost 40 years old and warping. The concrete foundation is cracking everywhere and it shows. I've repainted the front porch a couple times but it chips off every year, showing the rotting front porch wood more, which again is in very poor condition. My water Well is broken, equipment is old and original not working and the pump went out and the system is damaged. A/C is damaged doesn't work. Heating doesn't work. Electrical is shorted throughout the house and other buildings. House pipes are corroded copper turning green from bad water. Roof is damaged in all the buildings. I bought the property in this poor condition and it has gotten worse.

****Also, the photos the assessor Kelly Wilson used in her report were taken in 2017. They are NOT ACCURATE and are extremely Bias in showing a home that does not reflect that same condition in the pictures. My property is in poor condition now.

Comps I provided to the board showed land values to be around an average of $37,000.00 to $40,000.00 for 1 to 5 acres. The elevated-unjustified comps of $260,000.00, forced on my property, by the appraiser and assessor, were unlawful and unjustified. Again, like in the case of the Village League law suit, those comparables are incorrect, unjustified and illegal. None of the actual land value comps verified those values for $260,000.00. It seems the assessment levied in the last six years is an almost 300% increase in our land value assessments which were done unlawfully by Kelly Wilson. None of the other properties around showed those increased values.

These are homes that were assessed lower than my home since 2018. They paid lower taxes since 2018. These homes are newer, bigger, better, nicer, and in greater condition compared to my home.

These were the homes I used as examples to try to be equalized to. I compared my home to these better homes per the tax rolls of 2018 to 2022 My home was higher assessed and taxed more than all these homes. They had more square footage and were in better condition than my property.

11 Sandy Lane Moundhouse

51 Jeanette dr Moundhouse

44 Jeanette dr Moundhouse

29 Hilltop dr Moundhouse

These homes all sold for lower priced square footage for comparables.

3 Jeanette drive sold for $297,000.00 in 2023 and was for sale since 10-2022. At 67% depreciation given. The condition is 32%. 1 acre. 3 bedroom 3 bath. 1781 sq ft upgraded additions. $165.00 a sq ft.

249 Miriam way. 3 bed. 2 bath. 1560 sq ft. Sold for $260,000.00 on 11-10-22. $166.66 a sq ft.

429 Traci Ln. 3 bed. 2 bath. 960 sq ft. Sold for $122,250.00 on 2-7-2023. $127.00 a sq ft.

01649101 57.15 acres $250,000.00 Sold on 10-27-2022. Vacant Land. $4385.00 per acre comp.

Bias in my assessment increases from Kelly Wilson compared to these parcels:

Other properties that were never retaliated against as I was. They never had their land values raised in six years or increased since 2017 to 2022. As an example, one acre for their neighborhood across the highway is still between $13,000.00 and $18,000.00, (00801504-00804101).

Other parcels also have 1 to 5419 acres valued at between $14,000.00 to $92,330.00.

None of these parcels had their land values tripled. In fact some parcels decreased largely in value. (018-454-10, 012-461-03*, 016-341-08**, 018-465-10, 018-403-69, 021-461-05, 015-061-10, 01236140, 012-361-42, 019-521-02).

01625139 a 2 plus acre land parcel a block away requested a lower assessment and went from $210,000.00 in 2022 to $90,000.00 in 2023 that was approved. That homeowner did not appeal but was given a 57% decrease in assessment value favorably while my property land value is still $260,000.00 after four years of asking for a reconsideration of assessment.

*01247101 the owner's, David and Carol Freitas, requested a 40% decrease in assessment value by requesting a call to lower their 41 acre property taxes, from $48,000.00 to $28,000.00. The Assessor approved without an appeal from owner or proper protocol procedures.

Requested Outcome due to Assessor misinformation and assessment Retaliation against me:

When the assessor was asked if the property was assessed correctly by NRS 361.227. Assessor stated Tax cap can not be lowered due to law. However, if the assessor increased land values unlawfully without justification and without meritorious comparables for the land evaluations, then there is an error on the assessment which must be corrected to the proper comparables.

Assessor can't unlawfully increase values to raise taxes and get more revenues unless they follow the law when assessing our properties. The Sales value is to be considered of the land only, not an inflated land value that doesn't represent an actual sale value or cash value of the land. **Assessor error.**

Clearly Kelly Wilson did NOT TESTIFY accurately but instead she intentionally testified deceptively by not telling the truth at the 9-28-2023 hearing. Kelly knew she had no comps to justify those overinflated land values she made up unlawfully. Kelly also knew she had lowered other property owner's land values at will, per choice to her own decisions. Kelly lowered a value of $260,000,00 assessed to a new value of $90,000.00 assessed in my neighborhood.

This was done in my neighborhood. Kelly lowered their land values at the Feb hearing. As an assessor she gave preferential treatment to other property owners. Kelly preferred those owners and lowered their property values without question, or without the owners having to file petitions and appear to testify at the Board Hearings such as I was forced to do.

I was harmed from the unfair and retaliatory treatment I received by Kelly. Kelly never helped me once to resolve my issues except to send me the appeal form. Kelly did help numerous other landowners lower their land values without the owners having to file appeals.

Kelly's actions are not only biased against me but also prejudicial against me to deny me the same preferential treatment she gave other property owners, those whom she did favors for, by lowering their assessments with a simple phone call they made to Kelly to get their assessments cut almost in half by her.

These favors for other owners by Kelly were all documented in the Feb County hearing and not new evidence. The County tried to conceal that info so that I would lose my appeal. The State Board erroneously sided with the County unreasonably and erroneously against me.

The County had a duty to be honest and truthful and they were not honest or truthful at the Feb 23 or the Sept 28th hearing and their untruthful testimony against me caused me to lose my appeal.

I am appealing again on my amended appeal due to all the time spent and the retaliation I have had to suffer by Kelly Wilson, that my appeal be heard and that my assessments be corrected to avoid further appeals, further state hearings, and further harm to my family with incorrect assessments.

My requested correction on my assessment for my home of 60 Jeanette dr, Moundhouse Nv

I am requesting the bldg value on the assessor evidence on page 86 of the State Board packet to be allowed to be corrected from the error of $177,672.00 to $162,728.00. I am requesting the extra buildings be at $111,263.00 from the error of $126,165.00. I am requesting the land be corrected to $40,000.00 from $260,000.00 due to the land sold actual comps in Moundhouse.

The Assessor never submitted any comps to justify a value of $260,000.00 an acre for residential land. The land evaluations are unsubstantiated without any verifiable comps to merit the land increase.

Depreciation limits the excessive increases and protects the homeowner from incorrect values.

I am requesting this due to the deterioration of my home and the actual comps for the actual land values in Moundhouse that a change from $563,837.00 be corrected to **$313,991.00** in Taxable Value.

Here is requested outcome:

TXBL Land Value =$40,000.00

BLDG Value= $162,728.00

XF Value= $111,263.00

= **$313,991.00 Total Taxable Value**

Assessed Value to be determined from

the $313,991,00 New Taxable Value

$109896.85= Assessed value

Please Consider all of this information that I have included as it is part of the County tax and assessor rolls and also part of the information that the assessor should have to perform assessments. It is not considered new information as the County and SBOE Stated.

Respectfully,

Esly Carmona 1-8-2024

Esly Carmona Date

NOTICE OF PETITION FOR RECONSIDERATION PER NAC 361.7475

In the Matter of

Esly Carmona Irrevocable Trust

Petitioner

vs

Lyon County Assessor

Respondent

Amended Petition for RECONSIDERATION TO STATE BOARD OF EQUALIZATION

Summmary:

This is an amended Petition for Reconsideration as I just received my letter of Decision on 01-03-23.

I appealed earlier before I had the Decision letter by the State Board of Equalization. The State was in default of the mandated 60 day notice timeline from which to send their decision by mail to the Tax Payer. I did not receive a certified mailing of the Notice of Decision within 60 days as per protocol. I never received the Decision letter by mail.

I have received a Notice of Decision in person at the new State Board address on Arrowhead, in Carson City. It was delivered in person, by Christina Griffith. I received 3 copies of the Decision letter on Wednesday the 3rd of January, 2024. Christina called me to notify me I could pick the Letter up.

Due to the State Board's untimely delivery of the Decision Letter, I am now filing my amended Reconsideration. The State Board's delay's caused me harm from not being able to settle this matter last year, with all the other appeals they reviewed.

I was not given the opportunity to have my appeal sent to the State Board of Taxation last year and thus I was not able to have this matter settled before the New Tax year as all other appellants.

Therefore, I am humbly requesting an emergency hearing of the State Board to help my family from any further suffering due to this untimely, unreasonable, unlawful and erroneous decision by the State Board against myself in the decision for the County of Lyon.

I would like to inform the State Board of the many problems that I encountered at the Hearing of Feb 23 2023 and on 9-28-2023 in this re-consideration.

They were as follows; first, my evidence I submitted to the County was missing numerous pages when I was shown the packet on the afternoon of 9-28-23. The State Board did not receive all my evidence from the County for their review. Also, I was never sent any of the County's evidence prior to the meeting or my evidence to verify it was all there. I was sent an email the day before the hearing on 9-27-23. I saw the email on the day of the meeting, right before the hearing. I could not prepare or see any evidence that was going to be presented against me. Lyon County never mailed me the documents they admitted to the Board as required either. That was all new evidence to me as I hadn't seen it before.

Neither the State Board nor the County of Lyon served me anything 2 weeks prior to any hearing, either on Feb 23 or Sept 28, 2023. I received nothing from the State Board at least 2 weeks prior to the hearing as required for Sept. 2023. I had no way to see what the State Board had seen prior to my appearance on 9-28-23 when I was handed a packet by Christina Griffith of the evidence on my case.

I stated this at the hearing. I also said numerous pages were missing from my evidence. It was not all there. My missing evidence was not seen by the State Board. I verified that when I was handed the documents given to the State Board by the County Assessor and I verified all the missing pages. My evidence I tried to admit again was also denied from being reviewed and my comparables were not even considered. Only the assessor's evidence was reviewed and acknowledged in the decision letter. My evidence was not cited or considered or reviewed as noted in the decision letter. It was missing due to the County not sending all of my evidence to the State Board prior to the hearing.

I also appealed the decision of the Board because the assessor didn't correct or equalize my neighborhood values. The assessor had taxed my property, the highest of all the properties in my neighborhood. I asked to be lowered to the other properties and equalized fairly to BELOW those bigger better properties. I just asked and wanted to be equal to all the other homes on my block.

Unfortunately the assessor refused to help me since 2019. Instead the assessor raised my taxes higher and higher every year until the assessor raised my taxes to 8% unlawfully in 2022. I called and asked the assessor to correct their 8% mistake. The assessor said they were right and refused to help me correct their intentional 8 % error.

I had to file my appeal to correct the 8% error at that time to the county. The Assessor instead of just correcting their 8% error, she refused to help me. The assessor refused to equalize my taxes as well I want to point out. I think the only thing she did help me with was sending me an email link to the appeal paperwork. She helped me get that and I thanked her.

It wasn't until after my appeal was filed and sent to the County Board, that the assessor quickly corrected their erroneous 8% increase prior to the hearing with a sticky note. The assessor still blamed me at the hearing, for that increase of 8 % error, even though i had nothing to do with that increase. A taxpayer won't and can't raise their own taxes by 8%. The assessor still refused to help me on my over assessments and intentionally kept raising my taxes while never raising other community taxes for 7 years. this is not what is considered fair or equalization throughout the county or the state.

I called numerous times throughout the years about this situation's unequal assessments.

I feel my higher assessments were done intentionally by the assessor, Kelly Wilson, to retaliate against myself for appealing her assessments. I feel I was RETALIATED against by, Kelly Wilson, who continually raised my taxes higher & higher, again and again, yearly while other property taxes were being lowered quite significantly. I didn't understand why she did that to my family. I thought It was a simple request to just lower my assessment to meet all the other properties in my area. I just asked to be equalized, not retaliated against. My assessments should have been lowered to resemble all the other properties who had paid lower Taxes from 2018 to 2022 on my block.

Kelly instead, in retaliation, drove around my neighborhood, then sent letters to everyone in my area, except me, stating she's raising everyone's assessments in my neighborhood. Kelly specifically went out of her way to fine everyone higher taxes, including myself, on my block. Kelly, instead should have done the right thing by just lowering my assessments to meet all the other property assessments. Kelly refused to do right by me and did the opposite to hurt me and hurt my neighbors, while not doing that to the other communities in the County.

Kelly unlawfully used methods not approved by the Board of Taxation to increase my assessments & taxes and also those of my neighbor's. That was unlawful to do by singling us out.

I also told Kelly that the Land values needed to be equalized and corrected because they were not all equal either. Numerous homes had land values from $90,000.00 to over $281,000.00 in the same neighborhood. Kelly Wilson did not equalize our land values. Kelly kept the disparities on my property and would not help my family receive equal treatment or have my property values lowered.

Kelly was also asked UNDER OATH if all the Land Values were equalized in our community by the Board. Kelly intentionally misled the Board on 9-28-23 by telling the Board that "YES", all the Land Values were equal, when Kelly Knew that statement was not true, and that the land values were not equal. Kelly had personally lowered land values at the Feb 23 hearing for others and it was in the State Boards evidence packet on 9-28-23. Everyone except myself had a copy of that packet that day. When I brought it up to the Board, that Kelly lowered other values, I was told it was new evidence and I was denied the ability to impeach Kelly, who made untruthful testimony at the 9-28-23 hearing.

At the hearing, I caught Kelly not stating the truth multiple times and I tried to IMPEACH Kelly Wilson's testimony on 9-28-23, but the Board was bias, and allowed Kelly's Testimony to stand. The Board speciically used Kelly's testimony and evidence against me, which was unreasonable and erroneous.

I tried to admit the correct tax parcels which proved Kelly was incorrect in all her testimony, thereby impeaching her testimony and evidence, but I was again denied by the Board, when I tried to do so every time.

The Board has a duty to allow all tax parcels as evidence since it is their job and the Duty of the Board to make sure the assessor equalized all the parcels in the tax rolls. The State Board has to equalize all properties and it is their duty to make sure all parcels are assessed equally throughout the state. In the case of the Incline Village League lawsuit to Save Incline, Washoe County was sued and had to reverse all their incorrect assessments in Lake Tahoe Nevada community.

Those Homeowners got their assessments backdated and refunded monies, numerous years after the judge ordered the appeal back to the State Board level. The Board ordered all the assessments backdated various years due to Bad assessments made by bad assessors who tried to harm that neighborhood community with unlawful higher assessments as Kelly Wilson has done to me.

The same occurred in my case. My property was not equalized with the other lower properties still. The County of Lyon hid the lower assessed properties from the Board. The County tried to hide them from me. They refused for those lower parcels to be entered into evidence because it would instantly Impeach Kelly Wilson's testimony and would have favored my case and appeal against the County.

The Board said since my property was lower than cash value, it was ok for Kelly to do that to my family. THAT WASN'T MY APPEAL. I ASKED TO BE EQUALIZED TO ALL THE OTHER HOMES THAT ARE PAYING LOWER TAXES AND WERE BIGGER AND BETTER AND NEWER THAN MY HOME. THE STATE BOARD COMPLETELY MISSED THAT APPEAL ENTIRELY AND NEVER RULED ON IT AT ALL. MY PROPERTY IS FOR SALE AT $300,000.00 RIGHT NOW. THAT'S THE CASH VALUE DUE TO ALL THE DAMAGE IT HAS.

This was not fair. The Board dismissed my appeal on the equalization of my neighborhood. The Board also allowed Kelly to testify incorrectly and accepted her testimony as fact.

The Board allowed the Assessor to make statements that were not accurate or truthful, intentionally, as Kelly knew the values were not equalized. That statement by Kelly was allowed and admitted against my objections and caused me to lose my appeal. The Board also kept my evidence and testimony from being admitted even though it was parcels from the tax rolls of the county. Both of these unfair decisions by the State Board caused me to lose my appeal unfairly.

As such, I feel the Decision of the Board was made in error against my family and I am asking for a reconsideration today on 1-8-24. My Reconsideration request is timely as I received my decision letter on 1-3-24 from Christina Griffith. I never got the decision letter via certified mail as mandated.

APPEAL FOR RECONSIDERATION; AMENDED, NOW THAT I RECEIVED MY DECISION LETTER

Per NAC 361. 7475 - I have 15 days to request a reconsideration if I believe the decision of the Board was unlawful, unreasonable or the conclusions of fact were erroneous. I received Decision on 1-3-24.

I am requesting a reconsideration on the decisions of facts on page 2 of the Decision Letter as follows:

#3. I was never mailed the proper legal notice of time and place for 9-28-23, nor was I mailed the hearing evidence materials in a timely manner. I had no way to prepare or know what the Board received as evidence on my behalf until the day of the hearing. No one sent me a certified letter with the agenda and evidence being presented by the county or my evidence to verify it was all received. I had to find out by driving to the office building and requesting information for numerous months, and still I did not receive any evidence packets.

#5. I appealed to have my property equalized to the 4 lower taxed neighboring homes that were bigger, newer, nicer and in much better condition. Instead, the assessor denied to equalize my property and

raised all those properties higher in their assessments now in 2023. My taxes were also raised higher than theirs in retaliation against me for filing the petition. The County never equalized any of the neighborhood or community assessment values. The County never equalized our land values to all the other County communities. The assessor did tell myself and the County Board he would raise my community's taxes after the appeal when we were at the February hearing. Troy also told the County Board at the hearing, to not lower my assessed value right before they voted in February. That is also unjust and unreasonable to be fined and retaliated for appealing. I asked for help to lower my taxes and instead the County harmed me further by raising my taxes and my neighbors as well. Myself and my community suffered from the actions of Troy and Kelly, the Lyon County assessors.

#6 The Assessor refused to allow my comparables we talked about at the Feb 23, 2023 hearing. No one allowed the Tax roll parcel comparables to be included in the Sept.28th 2023 hearing. They were denied to be entered as part of my evidence, even though we spoke about them at the Feb 23 hearing. Kelly did not want any of my evidence reviewed and immediately stated to the Board to only look at her higher property comparables. Kelly gave the page number only to the Board for her comparables to be reviewed by the board and used in the decision the Board made against me. Again, that was unfair, and unreasonable and erroneous to only decide to use Kelly's evidence and not my evidence in the decision.I asked for an appeal on fair Equalization of my community values. Instead, I was told my property was under cash value according to Kelly, which was not true. My house is in extremely poor condition and it needs more work than its assessed at unfairly by Kelly and Troy who have not wanted to help me at all.

#7 The ballot vote regarding the higher levy made an error in the posting of the increase on the voting ballot to the property owners. It should not be allowed to be levied as it was unclear who would be levied. It said only the northern county would be levied. The Central county would not and should not have been levied. I am in the Central County. I should not have been given an additional levy. I am requesting my refund as that over 3% increase is unlawful and unreasonable and erroneous. I was levied twice, for both increases in error. I am requesting an appeal on the 3 % above cap increase as it was not justified and due to not following the State Law for clearly addressing the increase on the State Ballot to the HOMEOWNERS and non-homeowner voters.

#8. Kelly Wilson refused to allow my per square foot comparables at the hearing. I was refused to introduce my comparables per square foot because it would lower the values of my home and the assessor didn't want that. The assessor wanted to win so I was denied my evidence from being heard. All sales comparables are public information used by the assessor to form their opinions and it is not new evidence since it is on all the tax rolls and those are part of the Assessors information for the County taxes. That was an unreasonable and erroneous decision to deny me from presenting my evidence information to the assessor since they had access to it for this hearing and that is their job to know what's on their assessment rolls. My evidence showed $127.00 to $167.00 a square foot. It was not $212.00 a square foot as the assessor stated my house should be assessed at.

#9. The findings of fact were in error at the hearing and not correct. I was denied my evidence to be reviewed and considered. I was also not allowed to get a refund of my Veteran exemptions as was cited on my appeal. I requestd that refund on my Appeal clearly on the forms. That Exemption was

completely ignored by the County since 2019 and it was part of this appeal and the State Board overlooked and ignored it as well with no mention ofit..

I am requesting a reconsideration of this decision due to the errors that were made against my property by the County assessor and the State Board in conjunction with this decision.

I have included my evidence that was denied and not allowed to impeach Kelly Wilson on the following hearing dates of Feb 23/Sept. 28th-2023.

Respectfully submitted,

Esly Carmona

Evidence for Reconsideration of State Board Decision

Moundhouse Nevada Sold Land Comps 1-60 acres dated 2010-2023

parcel #	Acres	Price	Sold Date	
019 01303	1.25 acre	$30,000.00	3 10 2010	
01901403	1.38	$30,000.00	3 10 2010	
01606107	2.99	$40,000.00	3-7-2013	
01619315	1.34	$45,000.00	6-27-2013	
01619314	1.34	$50,000.00	2-4-2014	
01606150	2.1	$40,000.00	7-15-2014	
01618504	1.0	$40,000.00	3-11-2014	
01619520	1.0	$52,000.00	10 17 2014	
01616304	1.0	$52,000.00	6-7-2016	
016164412	1.0	$44,500.00	9 30 2016	
01616117	1.1	$36,500.00	10 16 2016	
01621204	2.5	$50,000.00	1-4-2019	
01901121	1.25	$60,000.00	3-1-2019	
01649101	57.15	$250,000.00	10 27 22	= $4.385 per acre

6

01617109 2.5 $159,000.00 5-5-2023

ACTUAL LAND VALUES IN MOUNDHOUSE

THE ASSESSOR HAS NOT EQUALIZED ALL LAND VALUES OR HOME VALUES IN MY NEIGHBORHOOD OR MY CITY TO BE EQUAL TO ALL THE SURROUNDING AREAS IN LYON COUNTY AS TESTIFIED AT HEARING

Parcel 00806111	Silver City	89428	Land Assessed Value For	1.41 acre $3855.00 ONLY
440 Main St	Silver City	89428	LAND ASSESSED VALUE FOR	.37 acre $18,114.00
305 Main St	Silver City	89428	LAND ASSESSED VALUE FOR	.94 acre $26,250.00
27 Hilltop Dr	Moundhouse	89706	LAND ASSESSED VALUE FOR	3 acres $90,000.00
158 Garnet Cir	Moundhouse	89706	LAND ASSESSED VALUE FOR	2 acres $90,000.00
193 Garnet Cir	Moundhouse	89706	LAND ASSESSED VALUE FOR	2 acres $160,000.00

Denied VA Benefits

1. Denied VA benefits since 2019 and I'm requesting a REFUND of those exemptions from my taxes. I was Refused to be allowed my Veteran benefits even though I went down there to ask for my home to be given the designated exemption and showed them my Veteran's documentation, ID, License with VA designation and the VA form has been filled out in front of their staff members and they took copies of my license with the Veterans designation at the assessor's office. TO DATE - NO exemption.

Denied lower depreciation, lower assessed values, lower grading and lower land values

2. I was rated at a 3.5 on quality class grading. I requested to be downgraded to a **1.0** because my home is in extremely poor condition needing many extreme repairs. Roofs, plumbing, electrical, wood rotting, A/C - Heating not functioning, water systems and pipes burst from main line. Well pump and equipment failed and another well system is partially working. My floors flooding during storms .

I requested to be around a 70% depreciation and about a 30% condition due to my house being almost 40 years old and everything is failing, falling apart, and functioning fatally. The Condition of the house can be seen via a drive by and with the GPS systems satellite overhead views.

The white painted wood fences are all rotted, with the paint chipping off year after year. I've had to put steal bottom posts around many of the worst rotted posts to keep them from falling down. The porch stairs are wood and in very poor condition. All the paint has worn off, fallen off due to snow and weather. The buildings siding is almost 40 years old and warping. The concrete foundation is cracking everywhere and it shows. I've repainted the front porch a couple times but it chips off every year, showing the rotting front porch wood more, which again is in very poor condition. My water Well is broken, equipment is old and original not working and the pump went out and the system is damaged. A/C is damaged. Heating doesn't work. Electrical is shorted throughout the house and other buildings. House pipes are corroded. Roof is damaged in all the buildings. I bought the property in poor condition.

****Also, the photos the assessor Kelly Wilson used in her report were taken in 2017. They are NOT ACCURATE and are extremely Bias in showing a home that does not reflect that same condition in the pictures. My property is in poor condition now.

Comps I provided to the board showed land values to be around an average of $37,000.00 to $40,000.00 for 1 to 5 acres. The elevated-unjustified comps of $260,000.00, forced on my property, by the appraiser and assessor, were unlawful and unjustified. No comps verified those values for $260,000.00. It seems the assessment levied in six years was an almost 300% increase in land value assessments done unlawfully by Kelly Wilson.

These 4 homes were assessed lower than my home since 2018. They paid lower taxes since 2018. These homes are newer, bigger, better, nicer, and in great condition compared to my home. These were the homes I used to be equalized to and then have my assessments lowered and my taxes lowered from their lowered taxes. I compared my home to these better homes per the tax rolls of 2018 to 2022 and my home was higher assessed and taxed more and I was denied my Veteran's exemption since 2018.

11 Sandy Lane Moundhouse

51 Jeanette dr Moundhouse

44 Jeanette dr Moundhouse

29 Hilltop dr Moundhouse

These are other lower priced square feet homes for comparables.

3 Jeanette drive sold for $297,000.00 in 2023 and was for sale since 10-2022. At 67% depreciation given. The condition is 32%. 1 acre. 3 bedroom 3 bath. 1781 sq ft upgraded additions. $165.00 a sq ft.
249 Miriam way. 3 bed. 2 bath. 1560 sq ft. Sold for $260,000.00 on 11-10-22. $166.66 a sq ft.
429 Traci Ln. 3 bed. 2 bath. 960 sq ft. Sold for $122,250.00 on 2-7-2023. $127.00 a sq ft.

01649101 57.15 acres $250,000.00 Sold on 10-27-2022. Vacant Land. $4385.00 per acre comp.

Bias in my assessment increases from Kelly Wilson compared to these parcels:

Other properties were never retaliated against as I was. They never had their land values raised in six years or increased since 2017 to 2022. As an example, one acre for their neighborhood across the highway is still between $13,000.00 and $18,000.00, (00801504-00804101).

Other parcels also have 1 to 5419 acres valued at between $14,000.00 to $92,330.00.

None of these parcels had their land values tripled. In fact some parcels decreased largely in value. (018-454-10, 012-461-03*, 016-341-08**, 018-465-10, 018-403-69, 021-461-05, 015-061-10, 01236140, 012-361-42, 019-521-02).

01625139 a 2 plus acre land parcel a block away requested a lower assessment and went from $210,000.00 in 2022 to $90,000.00 in 2023 that was approved. That homeowner did not appeal but was given a 57% decrease in assessment value favorably while my property land value is still $260,000.00 after four years of asking for a reconsideration of assessment.

*01247101 the owner's, David and Carol Freitas, requested a 40% decrease in assessment value by requesting a call to lower their 41 acre property taxes, from $48,000.00 to $28,000.00. The Assessor approved without an appeal from owner or proper protocol procedures.

Requested Outcome due to Assessor misinformation and assessment Retaliation against me:

When the assessor was asked if the property was assessed correctly by NRS 361.227. Assessor stated Tax cap can not be lowered due to law. However, if the assessor increased land values unlawfully without justification and without meritorious comparables for the land evaluations, then there is an error on the assessment which must be corrected to the proper comparables. Assessor can't unlawfully increase values to raise taxes and get more revenues unless they follow the law when assessing our properties. The Sales value is to be considered of the land only, not an inflated land value that doesn't represent an actual sale value or cash value.

Clearly Kelly Wilson did NOT TESTIFY accurately but instead she intentionally testified deceptively by not telling the truth at the 9-28-2023 hearing. Kelly knew she had no comps to justify those overinflated land values unlawfully. Kelly also knew she had lowered other property owner's land values at will per choice to her own decisions and assessments from $260,000,00 assessed value to $90,000.00.

They were done in my neighborhood. She lowered their values at the Feb hearing. As an assessor she gave preferential treatment to other property owners whom she preferred and knew and lowered their property values without question or without the owners having to file petitions and appear to testify at the Board Hearings such as I was forced to do. I was harmed from the retaliatory treatment I received by Kelly. Kelly never helped me once to resolve my issues except to send me the appeal form.

Kelly's actions are not only biased against me but also prejudicial against me to deny me the same preferential treatment she gave other property owners, those whom she did favors for, by lowering their assessments with a simple phone call they made to kelly. to get their assessments cut almost in half by her.

These favors for other owners by Kelly were all documented in the Feb County hearing and not new evidence. The County tried to conceal that info so that I would lose my appeal. The State Board erroneously sided with the County unreasonably and erroneously against me.

The County had a duty to be honest and truthful and they were not honest or truthful at the Feb 23 or the Sept 28th hearing and their untruthful testimony against me caused me to lose my appeal.

I am appealing that due to all the time spent and the retaliation I have had to suffer by Kelly Wilson that my reconsideration be heard and that my assessments be corrected to avoid further appeals, further state hearings, and further harm to my family.

My requested correction on my assessment for my home of 60 Jeanette dr, Moundhouse Nv

I am requesting the bldg value on to be corrected from $177,672.00 to $162,728.00. I am requesting the extra buildings be at $111,263.00 from $126,165.00. I am requesting the land be corrected to $40,000.00 from $260,000.00 due to the land sold actual comps in Moundhouse. Also other neighboring communities had their 1 acre land values at only $18,000.00 with no increases in their land values for over 7 years.

The Assessor never submitted any comps to justify a value of $260,000.00 an acre for residential land. The land evaluations are unsubstantiated without any verifiable comps to merit the land increase. Kelly even said at the Feb 23 2023 hearing, she didn't use any land comps. Kelly just increased the values to get more revenues, illegally and unlawfully. Since her depreciation values were wrong as well, the County was collecting hgher taxes through unlawful assessments by Kelly Wilson.

Depreciation limits the excessive increases and protects the homeowner from incorrect values.

I am requesting this reconsideration to allow my evidence to be admitted due to untruthful testimony of the assessors which the State Board used to rule against me, as well as the deterioration of my home from the pictures the assessor used which were yaken yeats before I bought my home and were not accurate, and the actual comps for the actual land values in Moundhouse that are so much more less than Kelly's over inflated values she used to raise our taxes unlawfully.

I am requesting a change from $563,837.00 be corrected to **$313,991.00** in Taxable Value.

Here is requested outcome:

TXBL Land Value =$40,000.00

BLDG Value= $162,728.00

XF Value= $111,263.00

= **$313,991.00**

Please Consider all of this information that I have included as it is part of the County tax and assessor rolls and also part of the information that the assessor should know as it is part of their job to be familiar with all county sales and county tax rolls. It is not considered new information as the County stated.

Respectfully,

Esly Carmona 1-8-2024

Esly Carmona Date

10

146

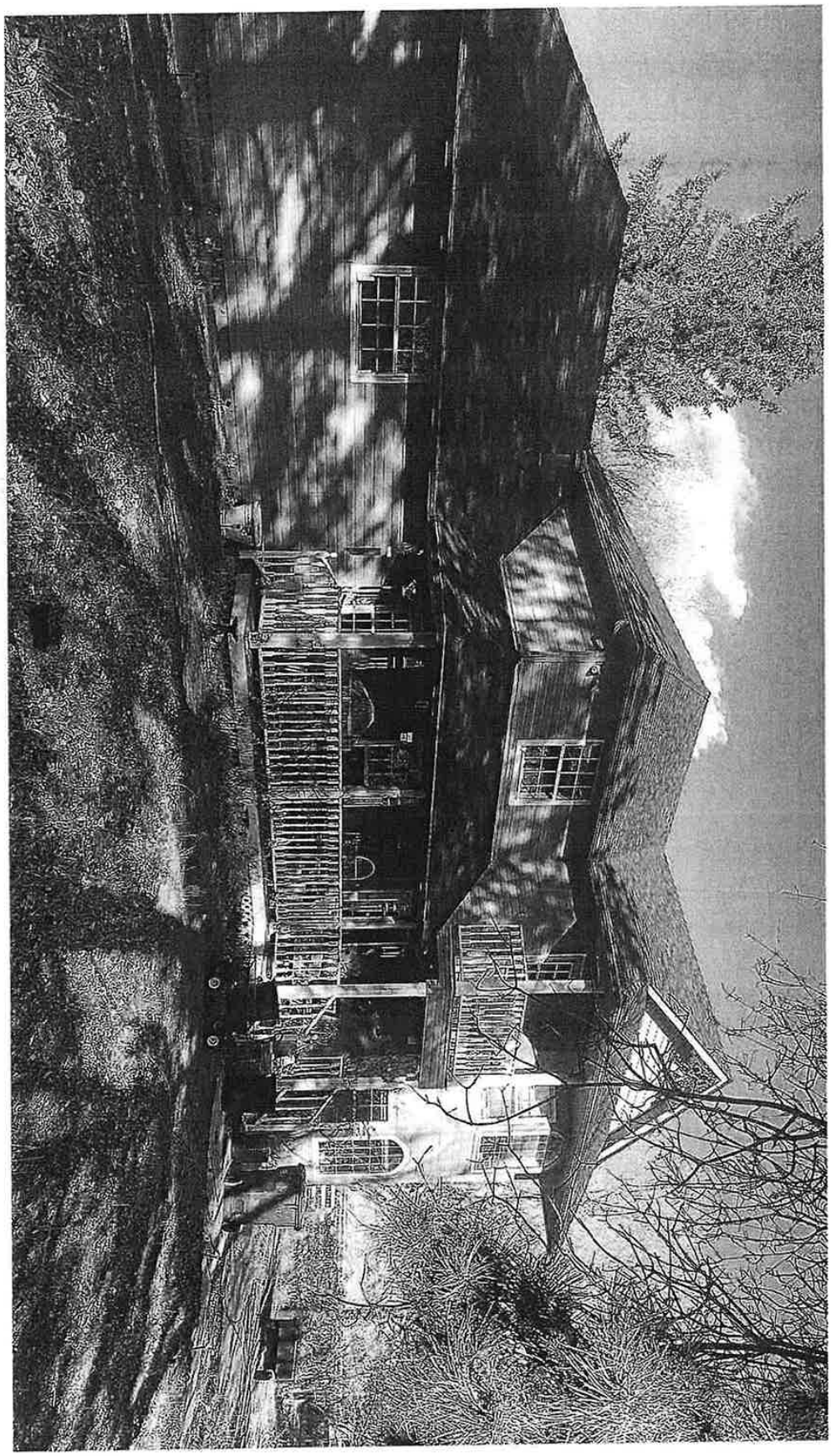
28

Value History

	2023	2022	2021	2020	2019	2018	2017
Total Building Value	$177,672	$165,340	$162,728	$273,026	$266,469	$263,460	$266,543
Total Extra Features Value	$126,165	$109,389	$111,263	$0	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$260,000	$228,480	$142,800	$142,800	$126,000	$126,000	$90,000
Taxable Value	$563,837	$503,209	$416,791	$415,826	$392,469	$389,460	$356,543
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$197,343	$176,123	$145,877	$145,539	$137,364	$136,311	$124,790
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

60 Jeanette

147



Dead Sprinkler Water Lines All on Property

148

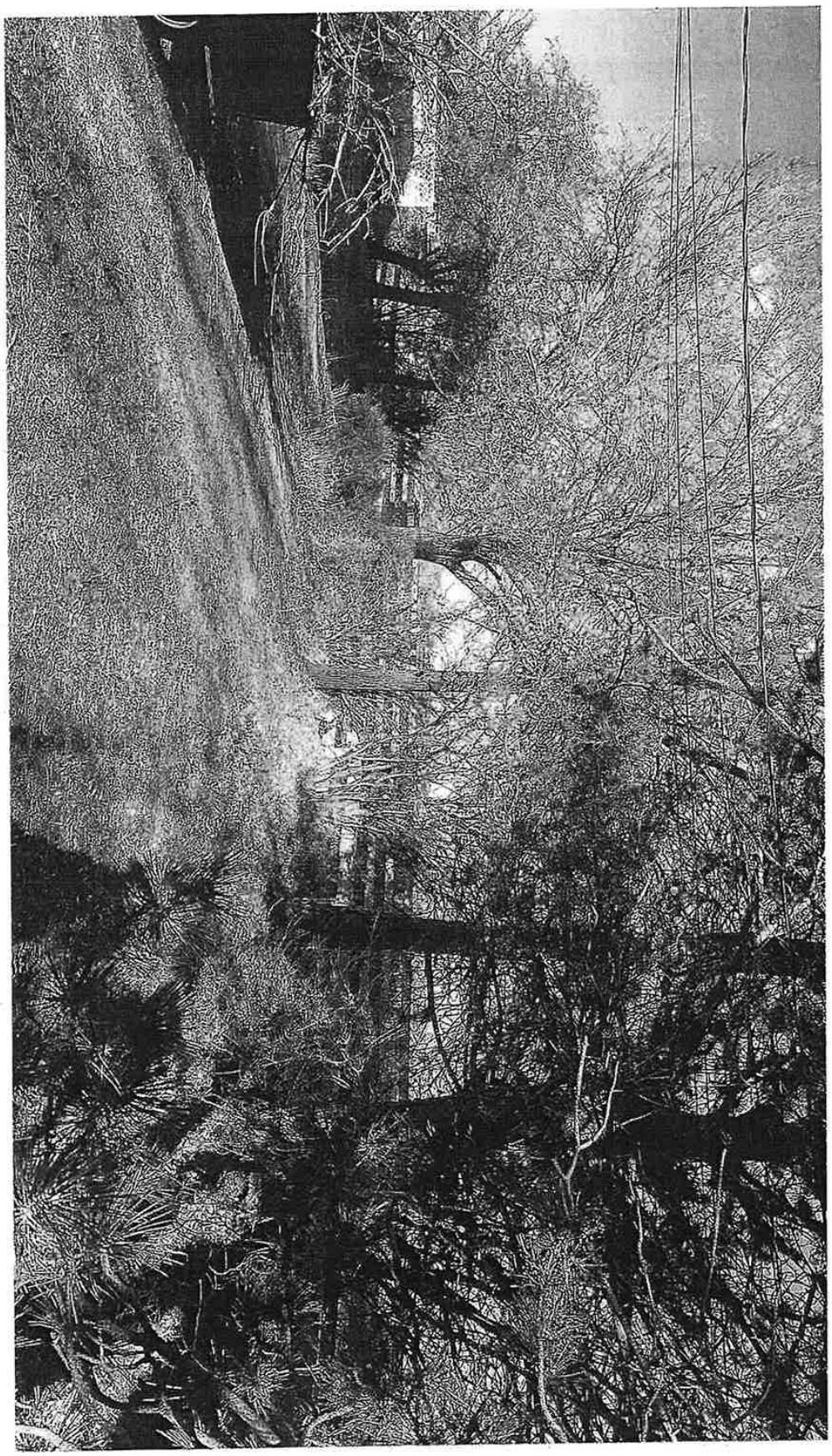
29



Rotted Front Porch Wood Stairs

MG

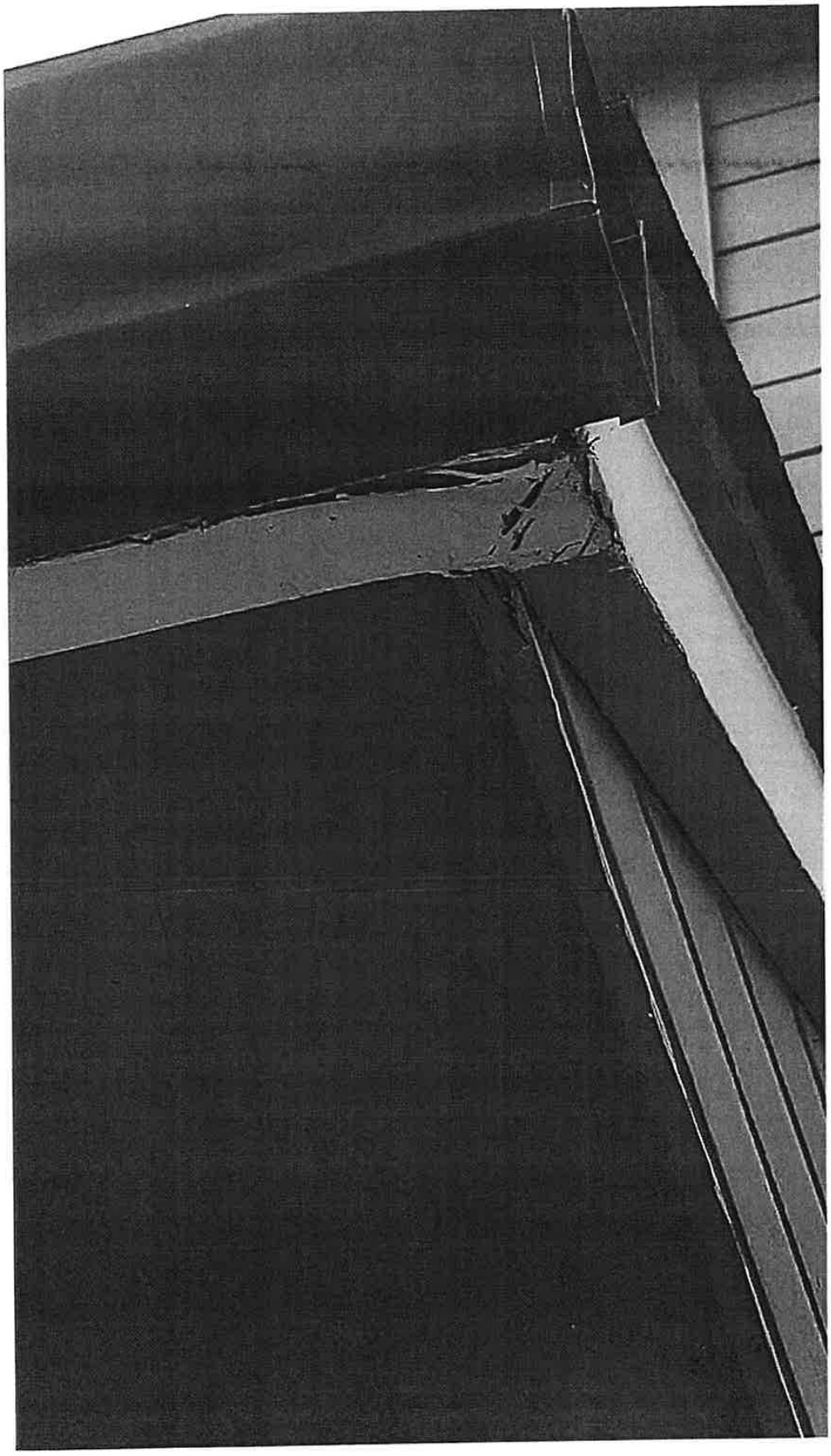
30



150

Dead lawn Due to Broken Underground Water lines

31



Rotting wood eves All over

51

32



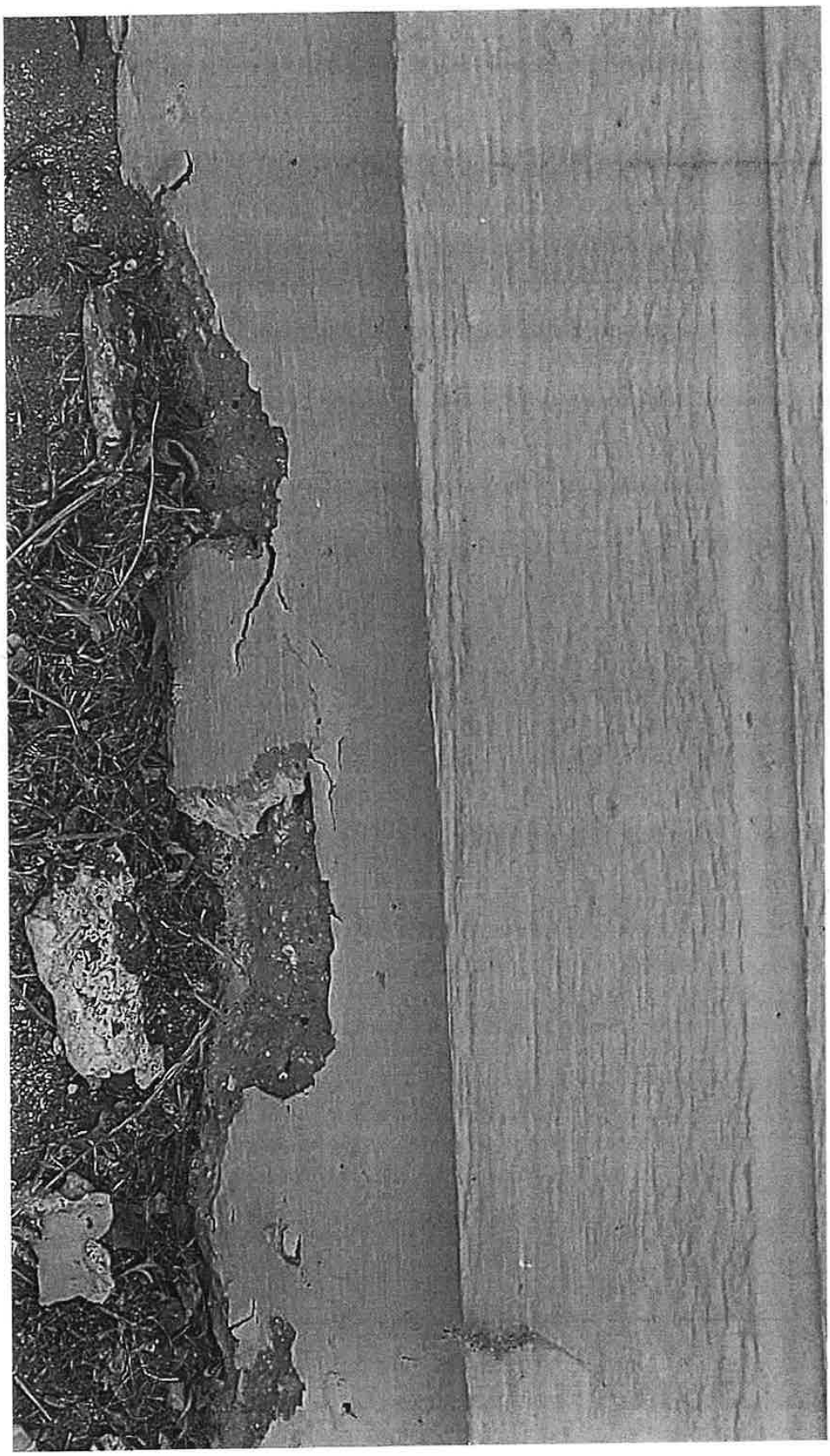
Rotted wood around horse

152

33

SBE 258

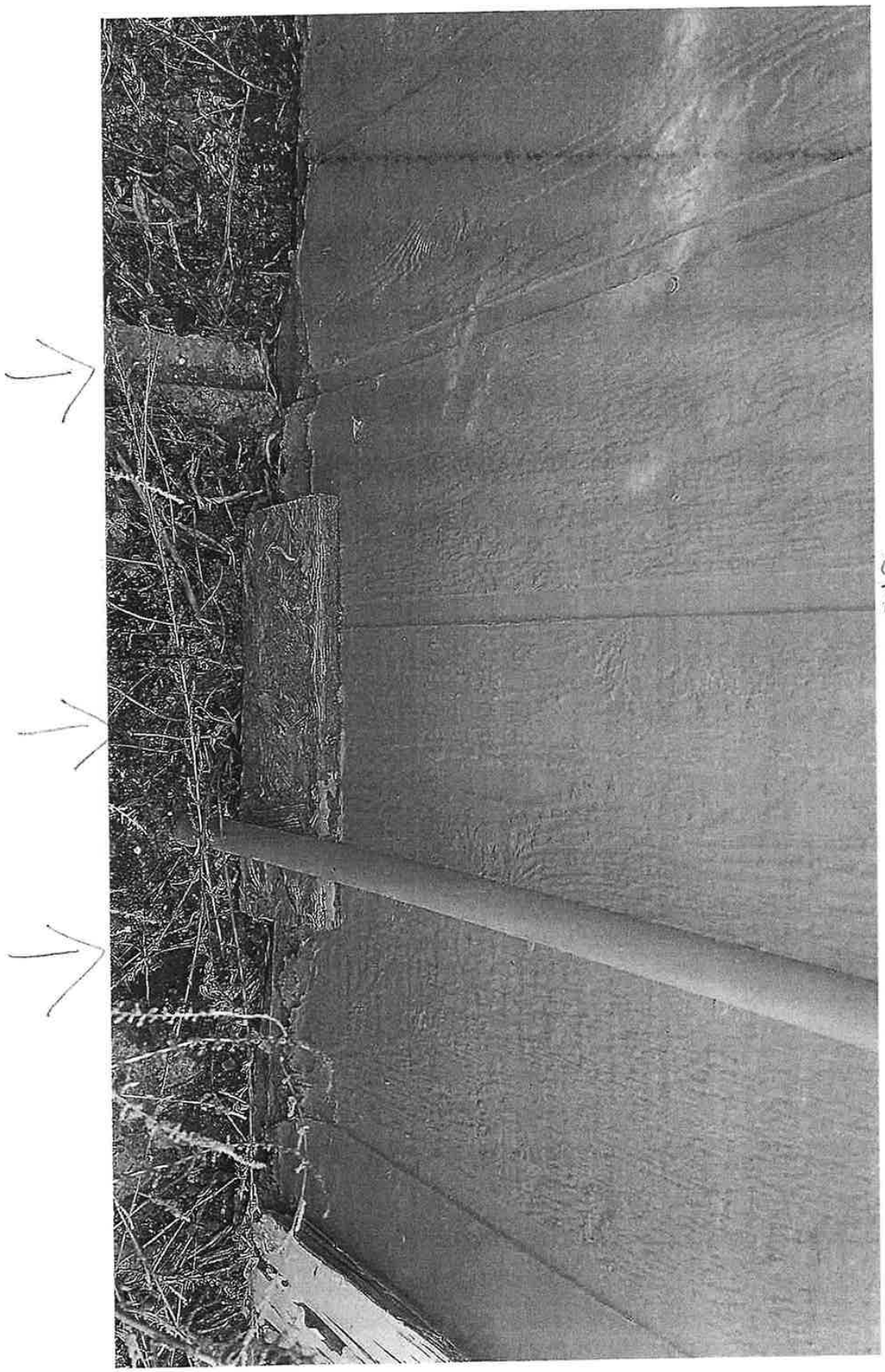
4.242



Foundation is cracking around Home Base

153

34


Rotted
Bottom
Wood
Boards
154
35



Rotting
Siding
At
Bottom

155

36



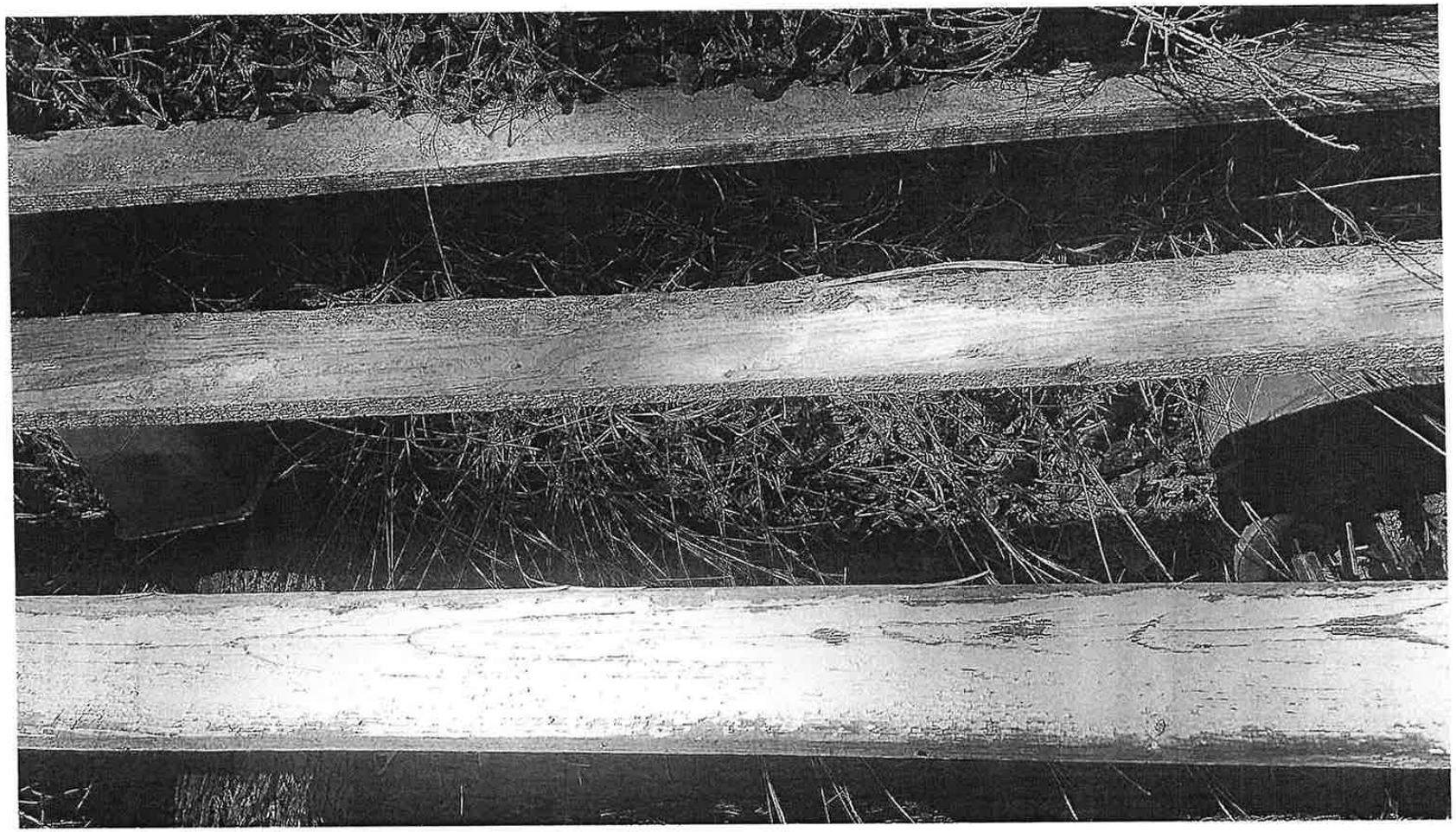
Pealing paint from porch

156

37

SBE 262

4.246



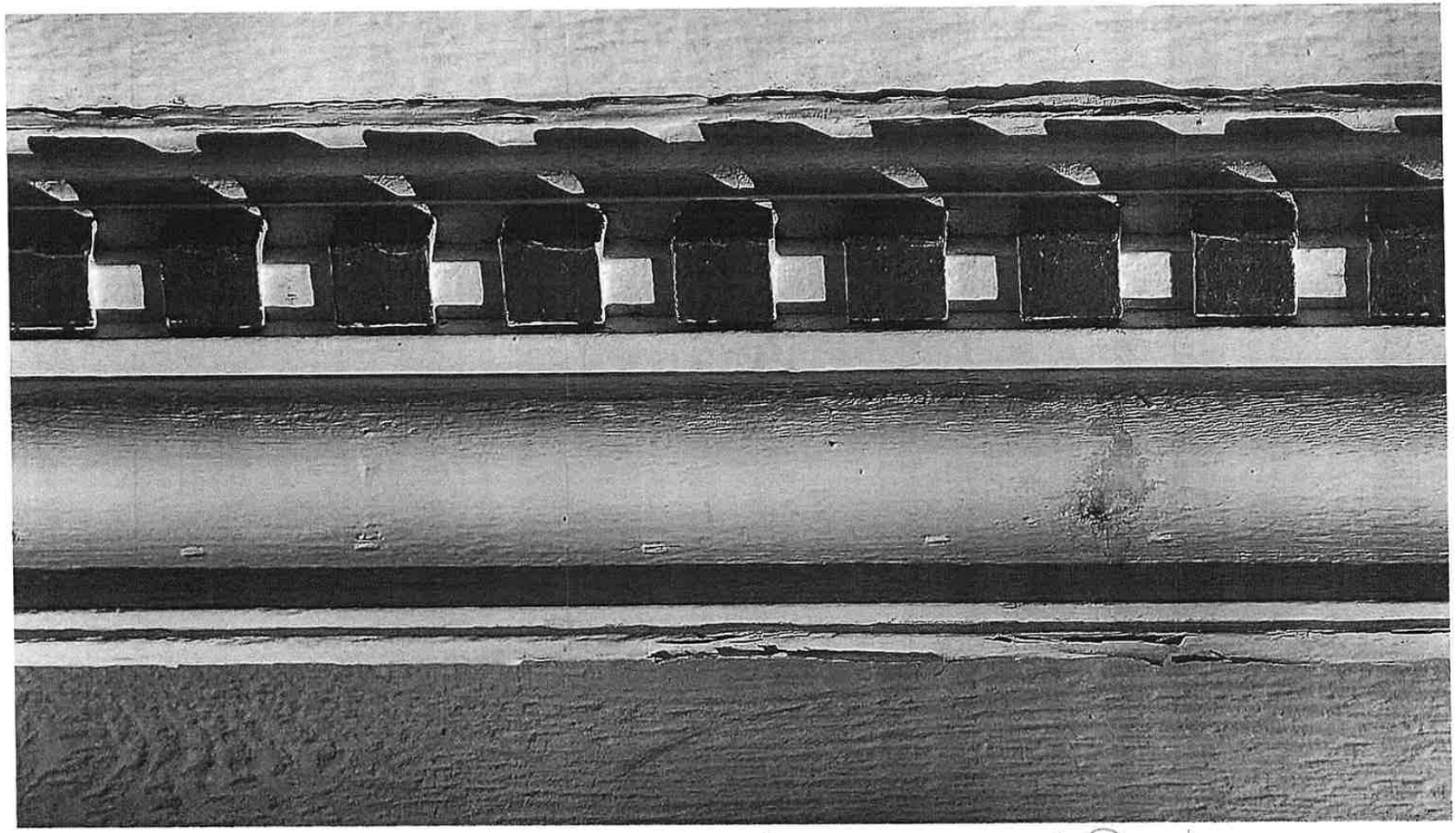
Fencing Boards Rotted
in Very Poor condition 40 years old

SBE 263

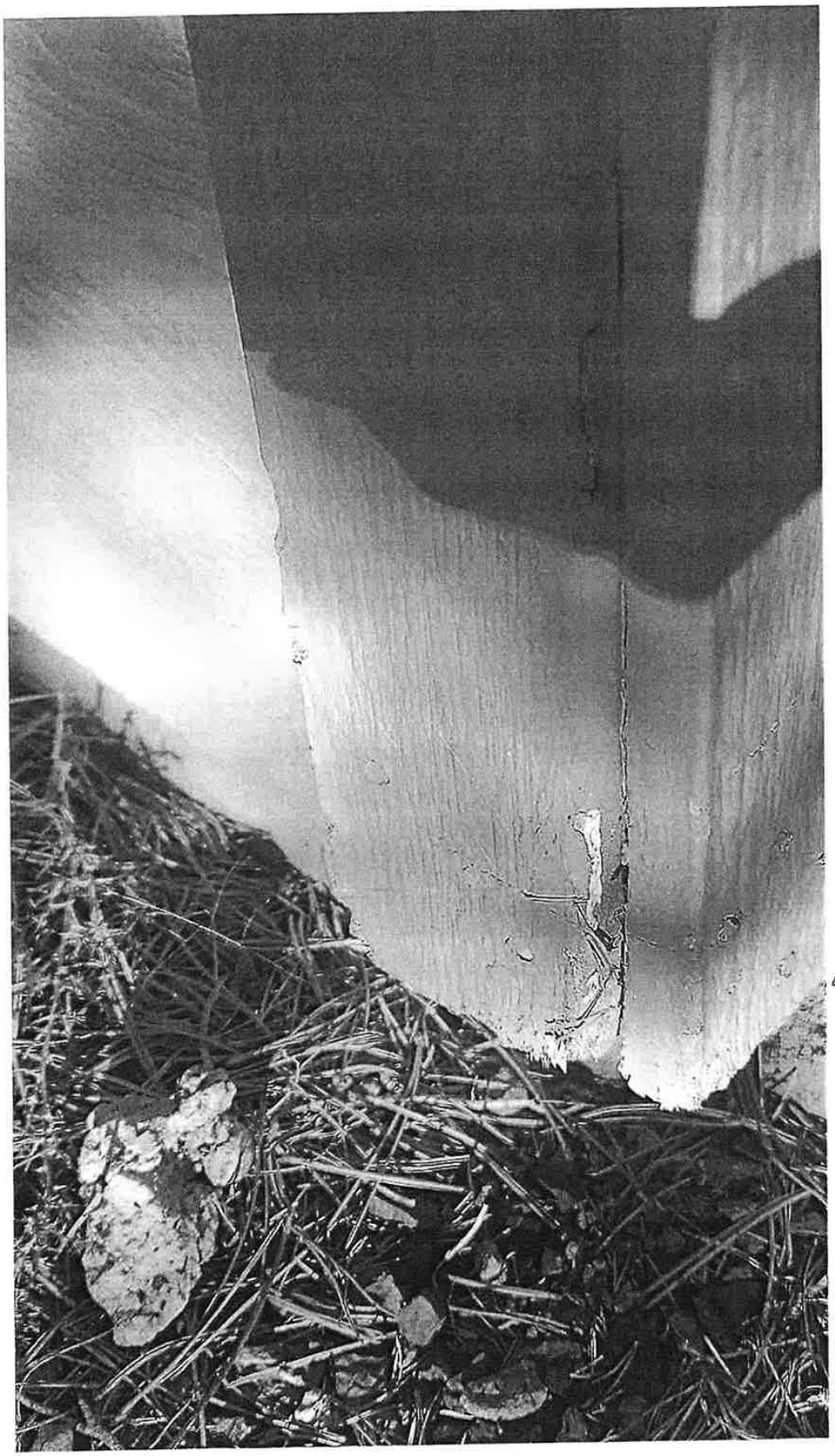
39

Porch WOOD Very Bad Condition

SBE 264



Dr 59 Very BAD paint Rotting
WOOD underneath



Water Damaged Paint

160

41

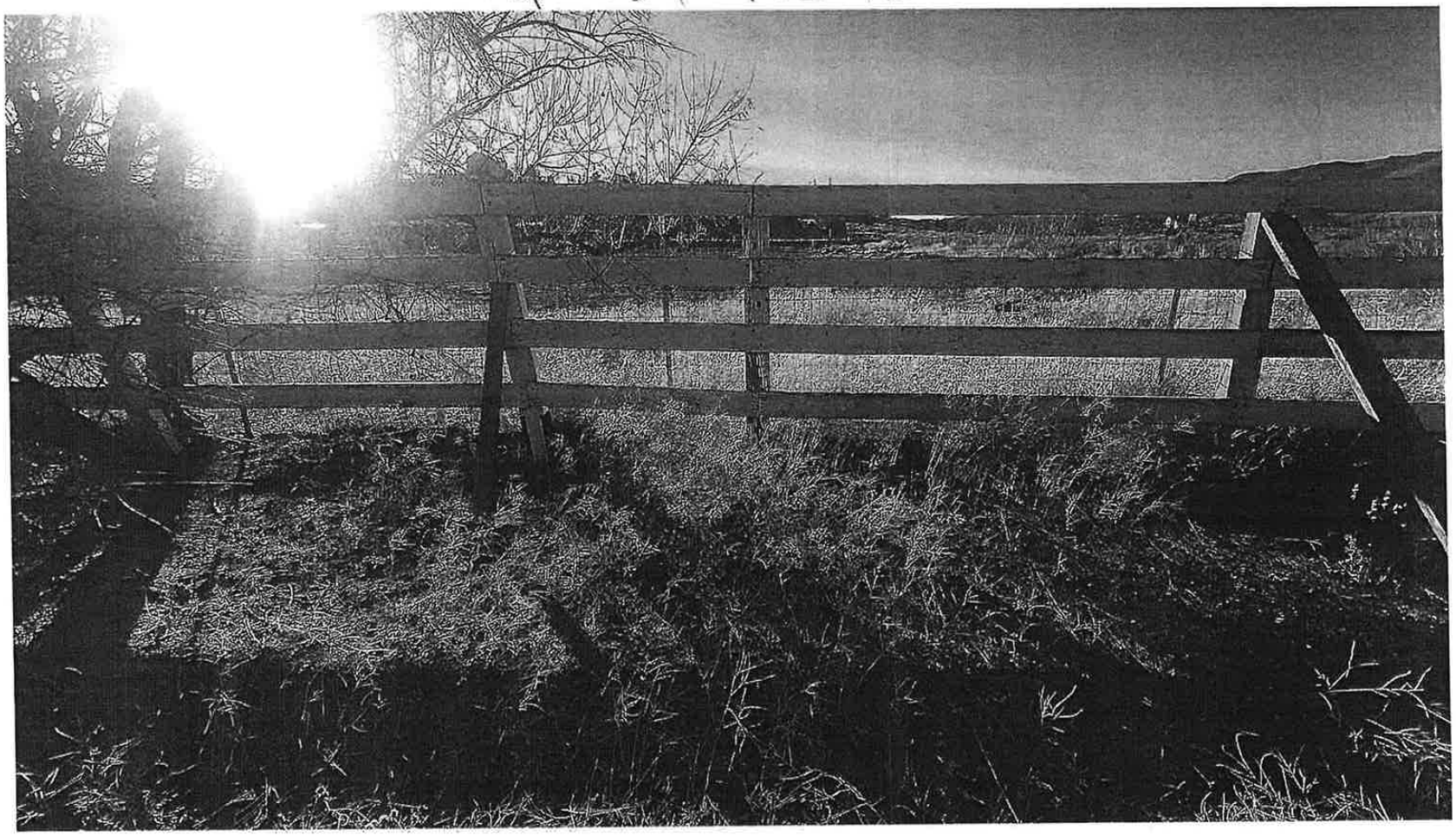
SBE 266

4.250

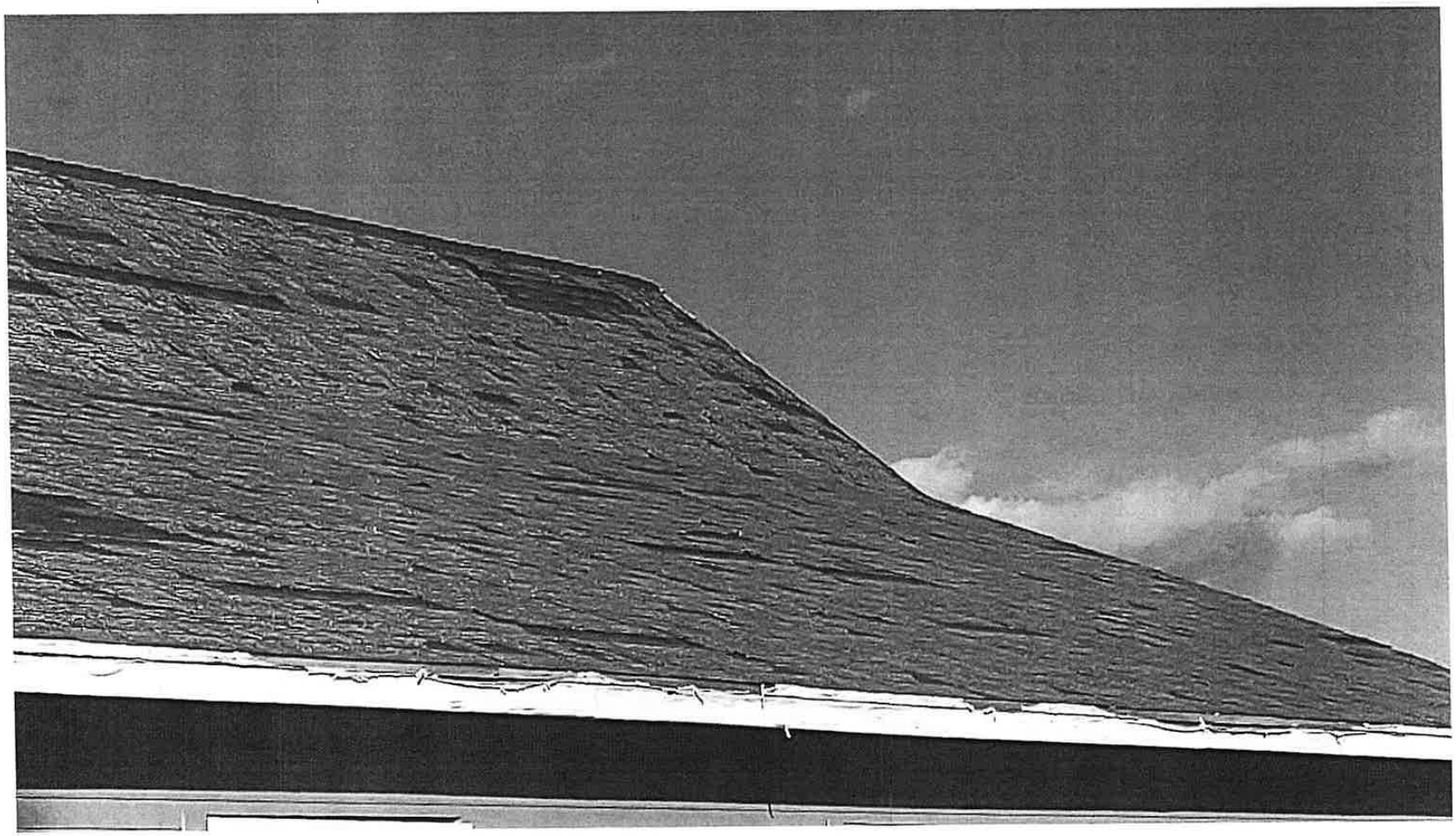
Fencing is Being held up By Posts Due to Rotting Bottom Posts



Rotted Posts - Fence is Being held up By Posts



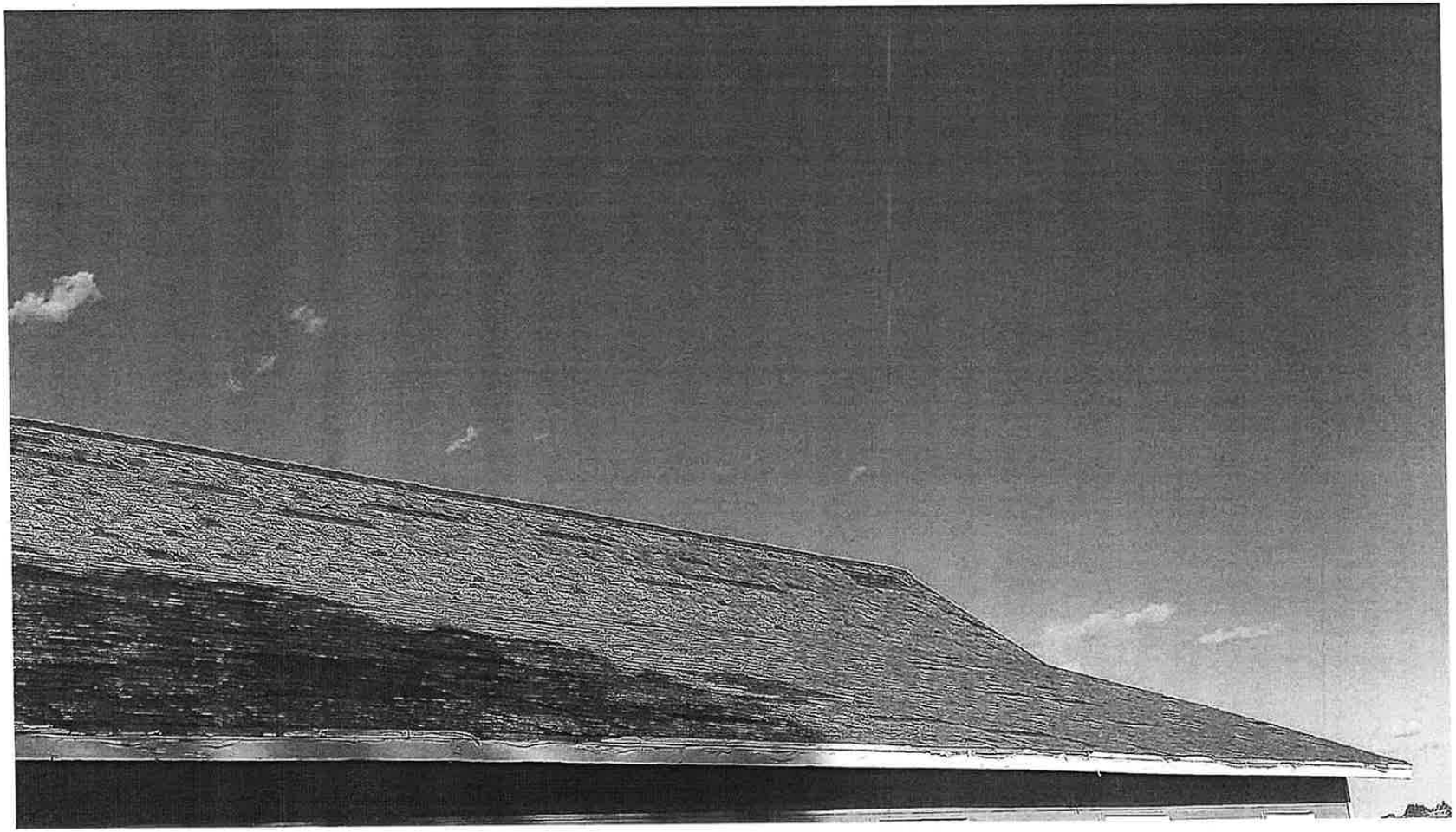
Rotting ROOFS AND EVES 163 44



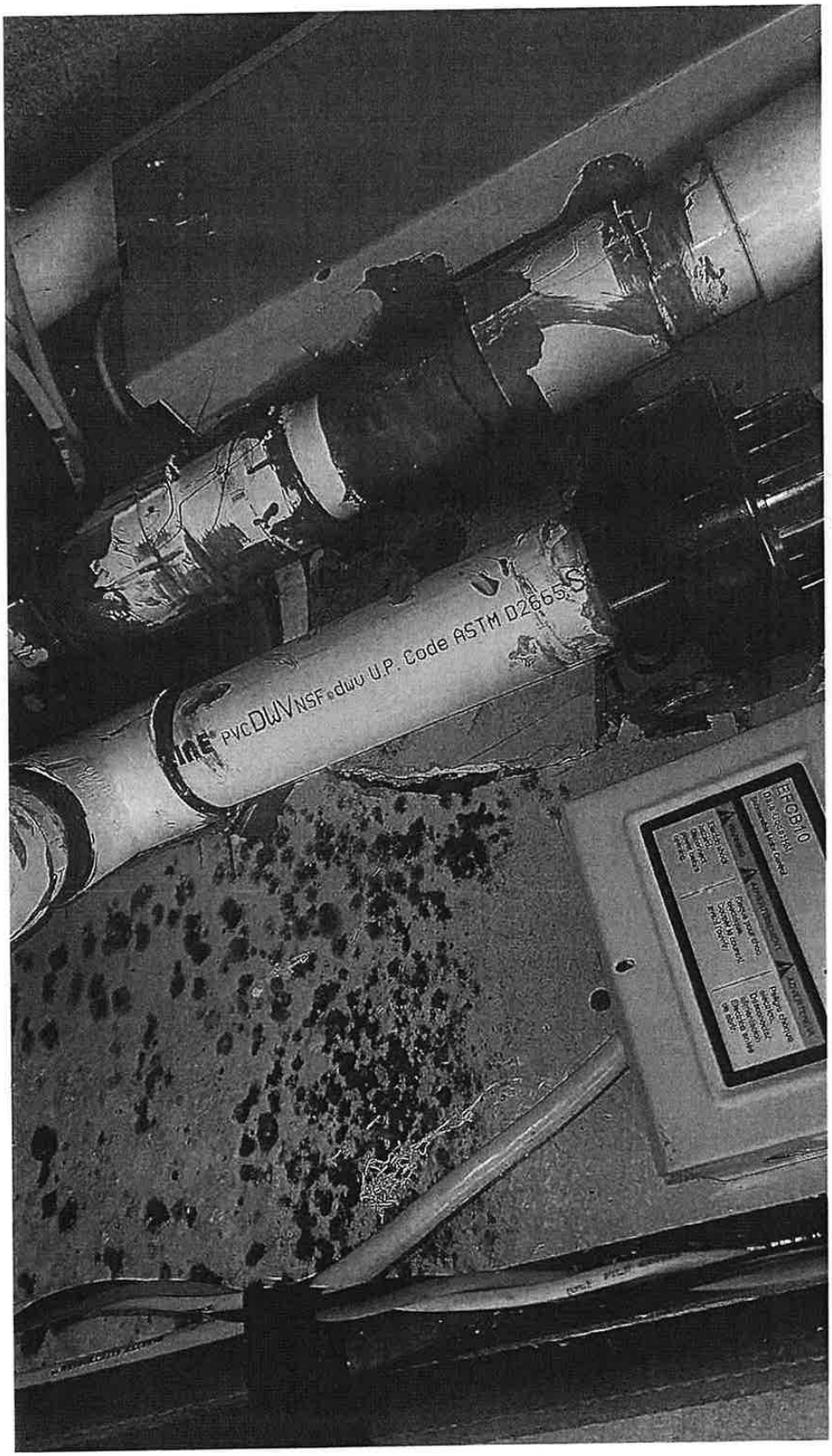
DAMAGED ROOFS

164

45



DAMAGED EVES

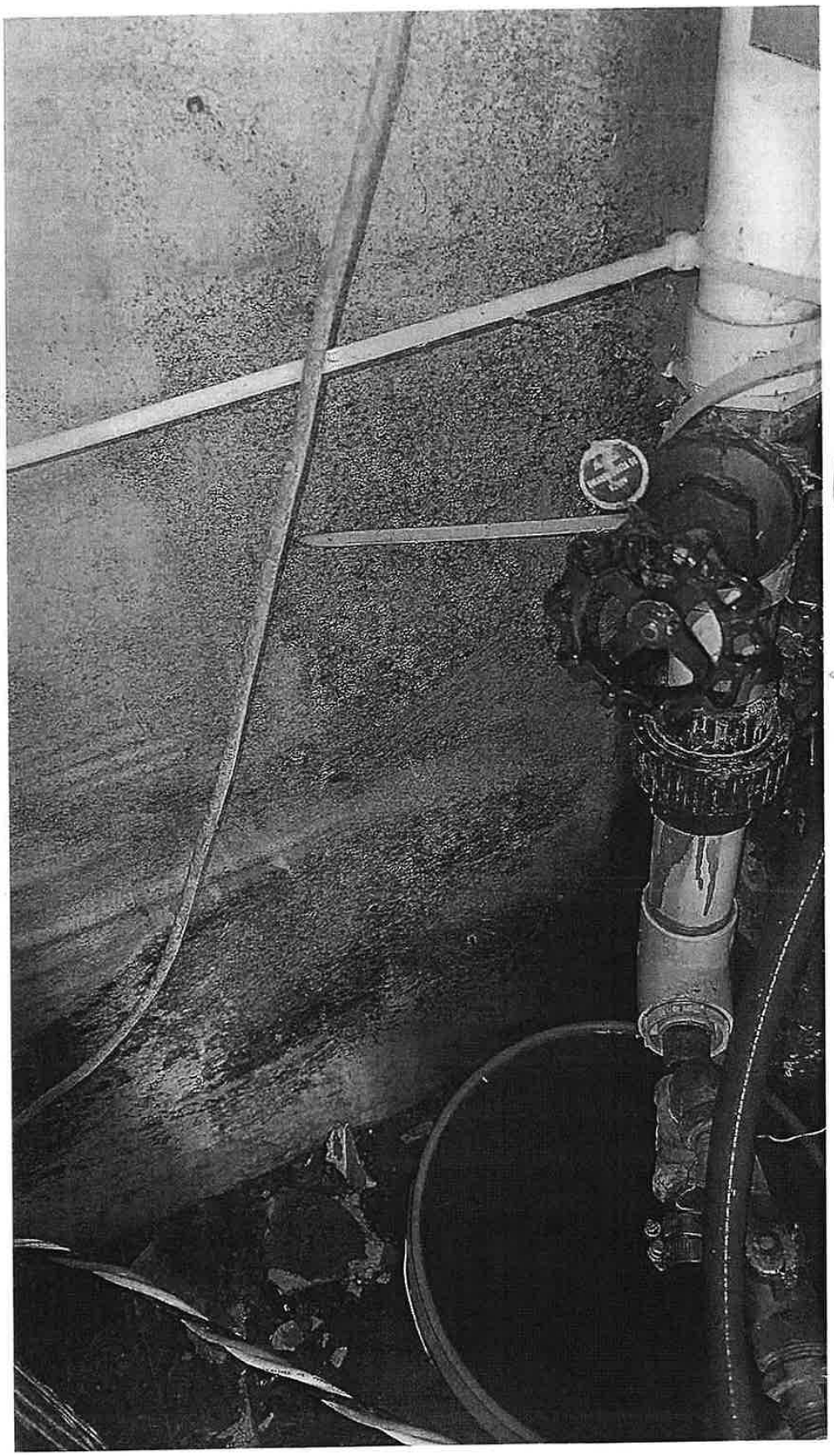


Water damaged pan boxing
blue - molded pads

166

47

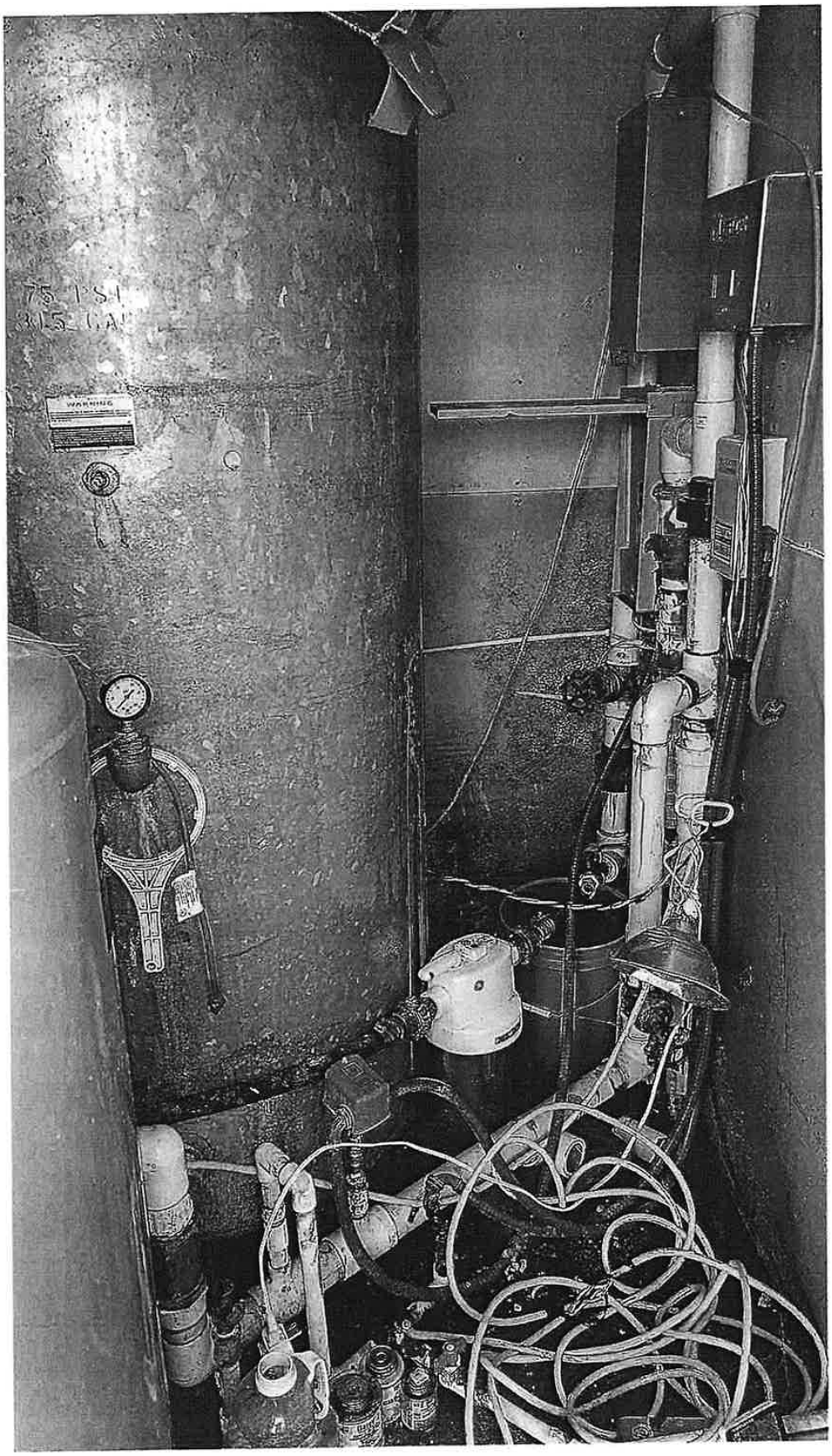
SBE 272



Well
Molded
walls
Due
To
Leaks
All
over

167

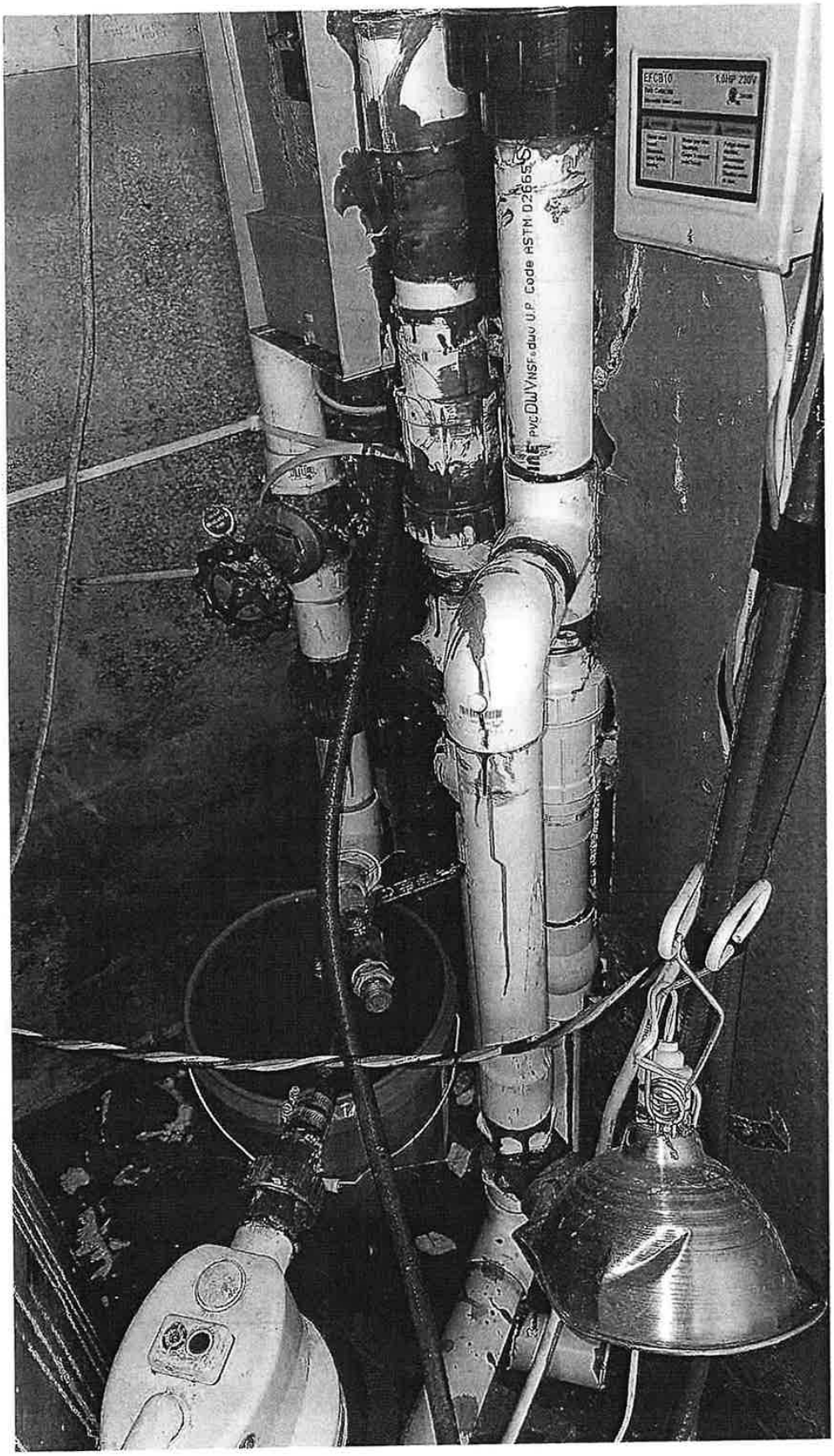
48



OLD
Well
System
—
Before
House
Built

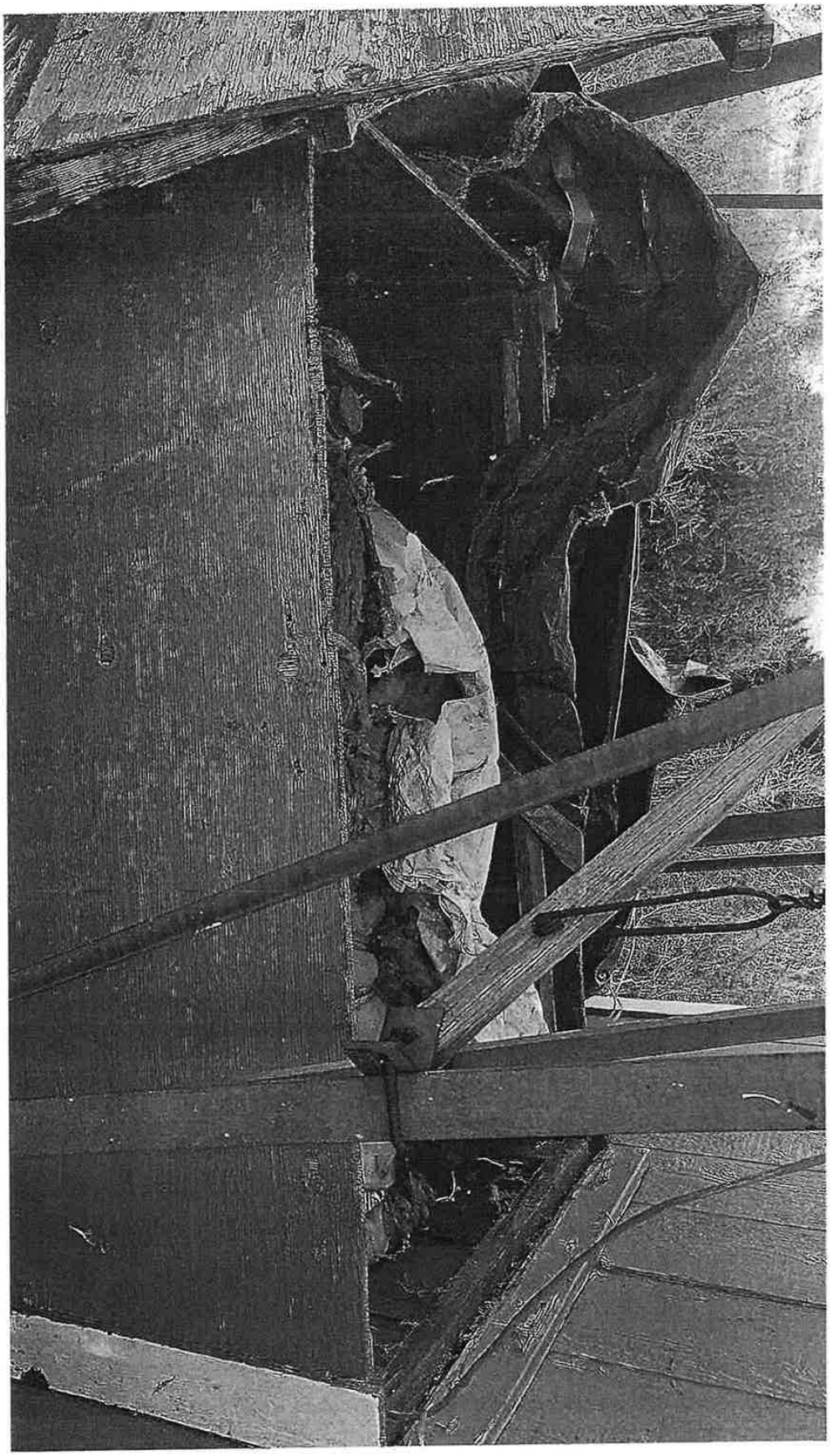
Leaks
All
Over

49
168



Repaired over and over due to Leaks non working well system

50
169



well has no lid

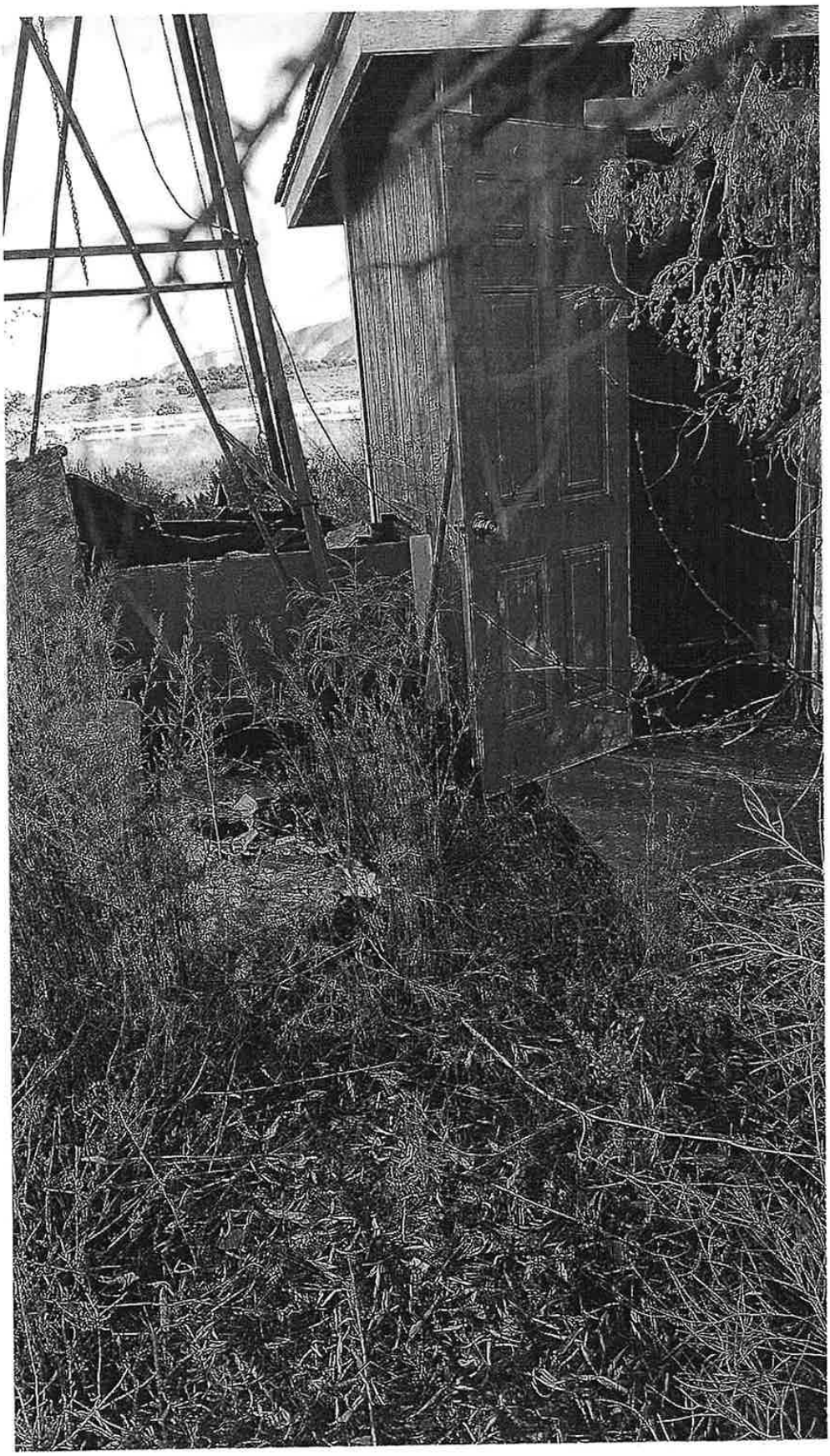
Broken Septem well House

167

51

SBE 276

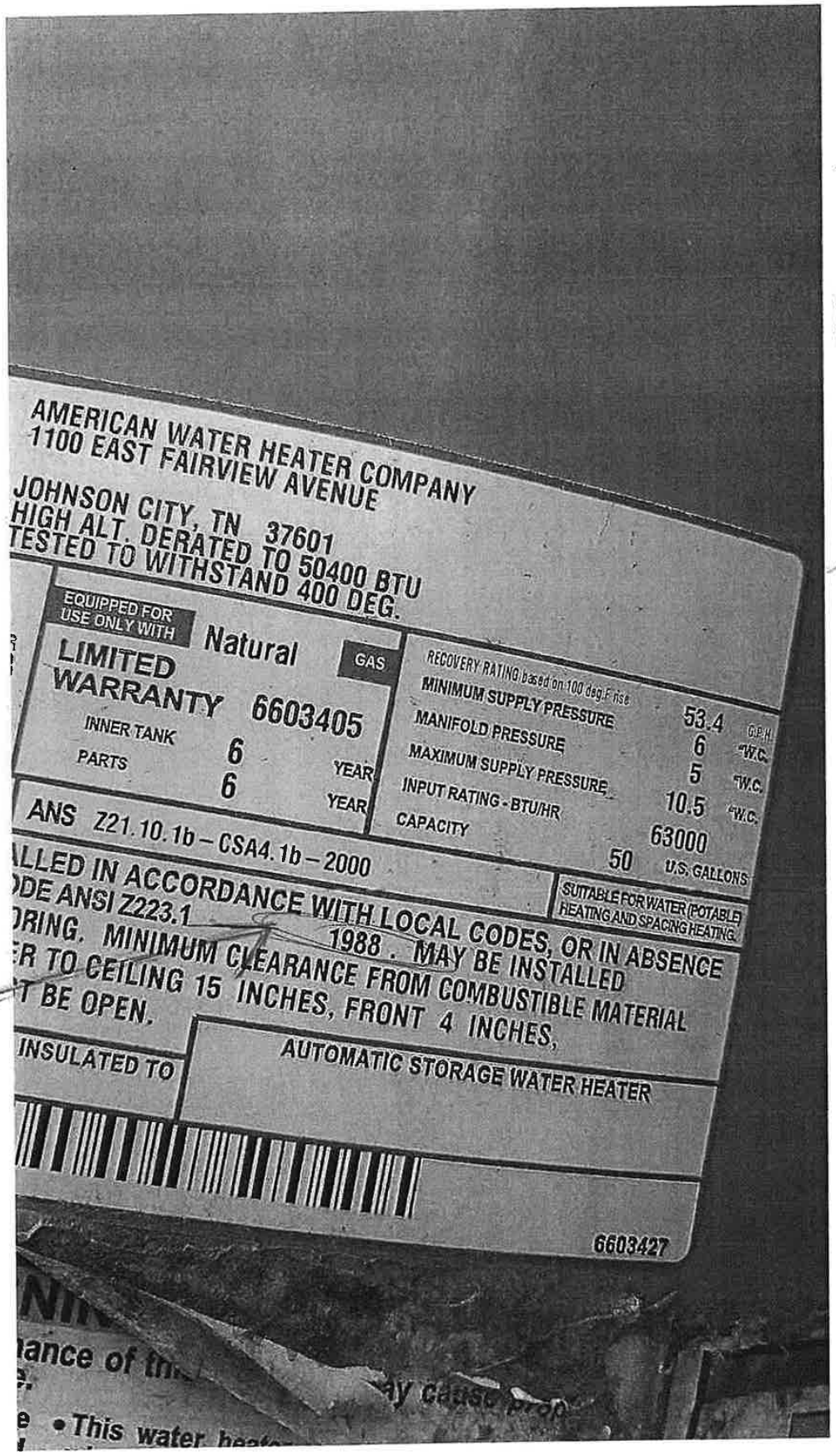
4.260



Well House Broken

168

52

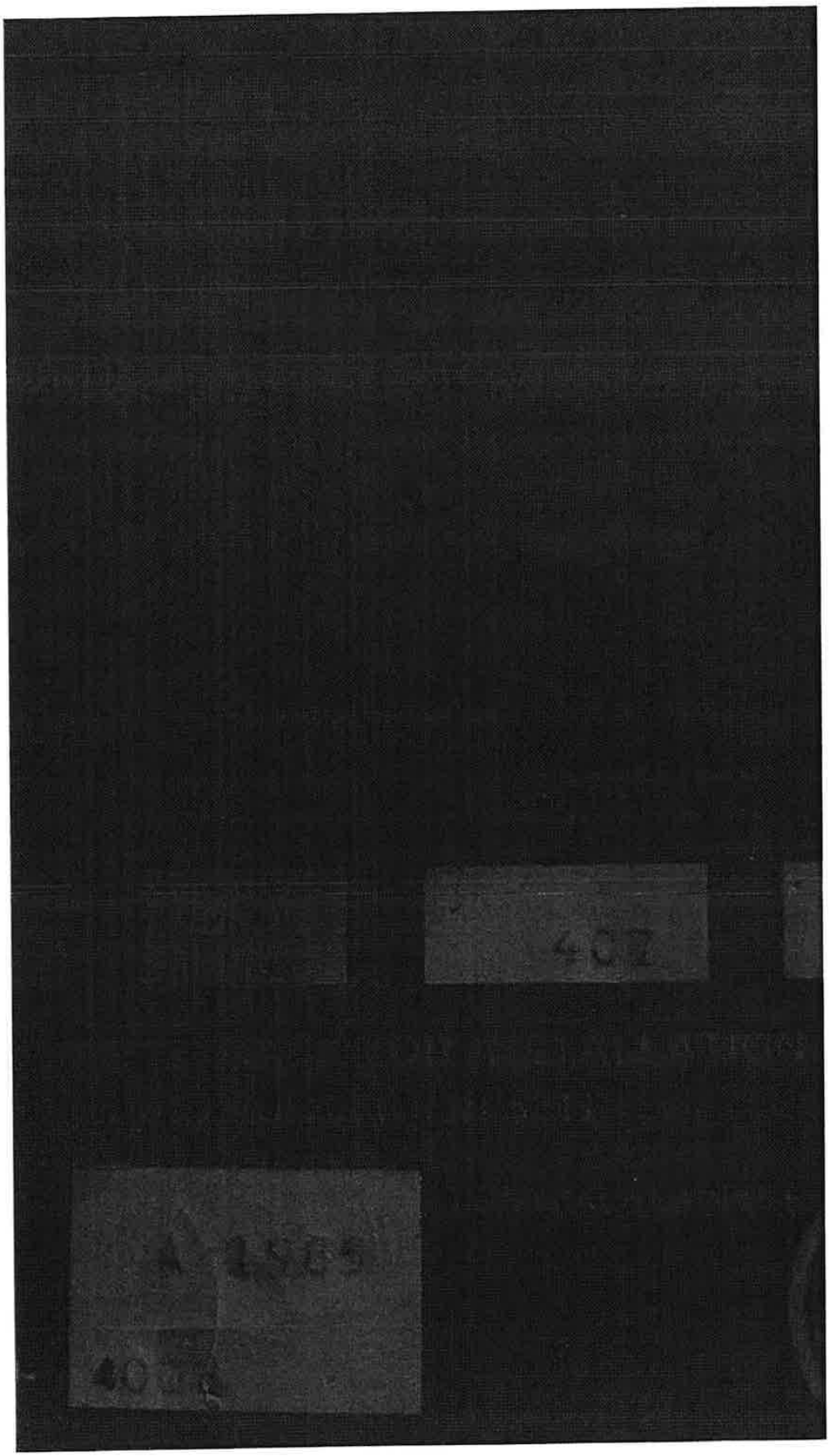


1988 water heater

All Appliances Are old and original

169

53

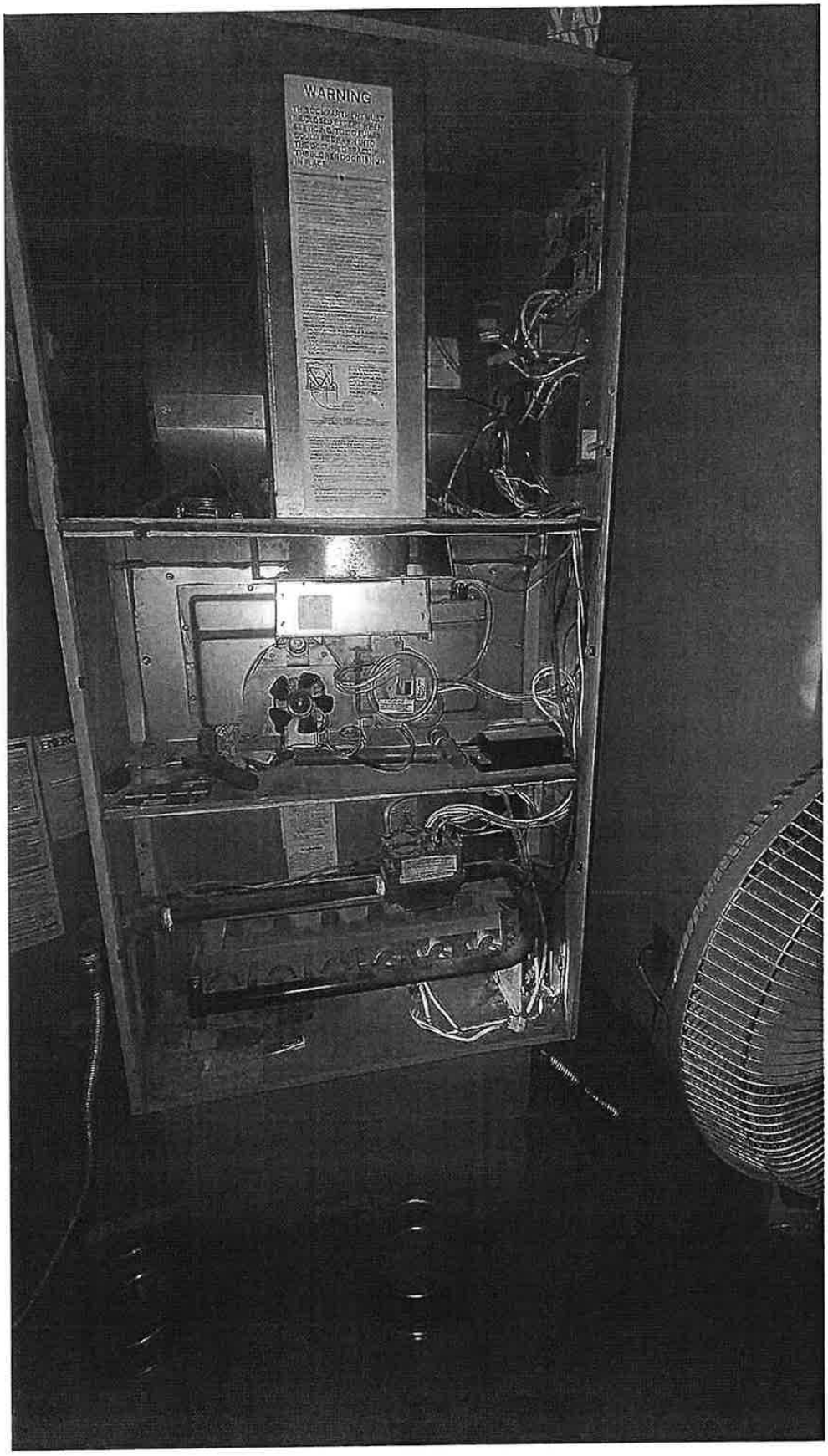


Non
Working
Broken

1985
Heater
not
gas

Original
170

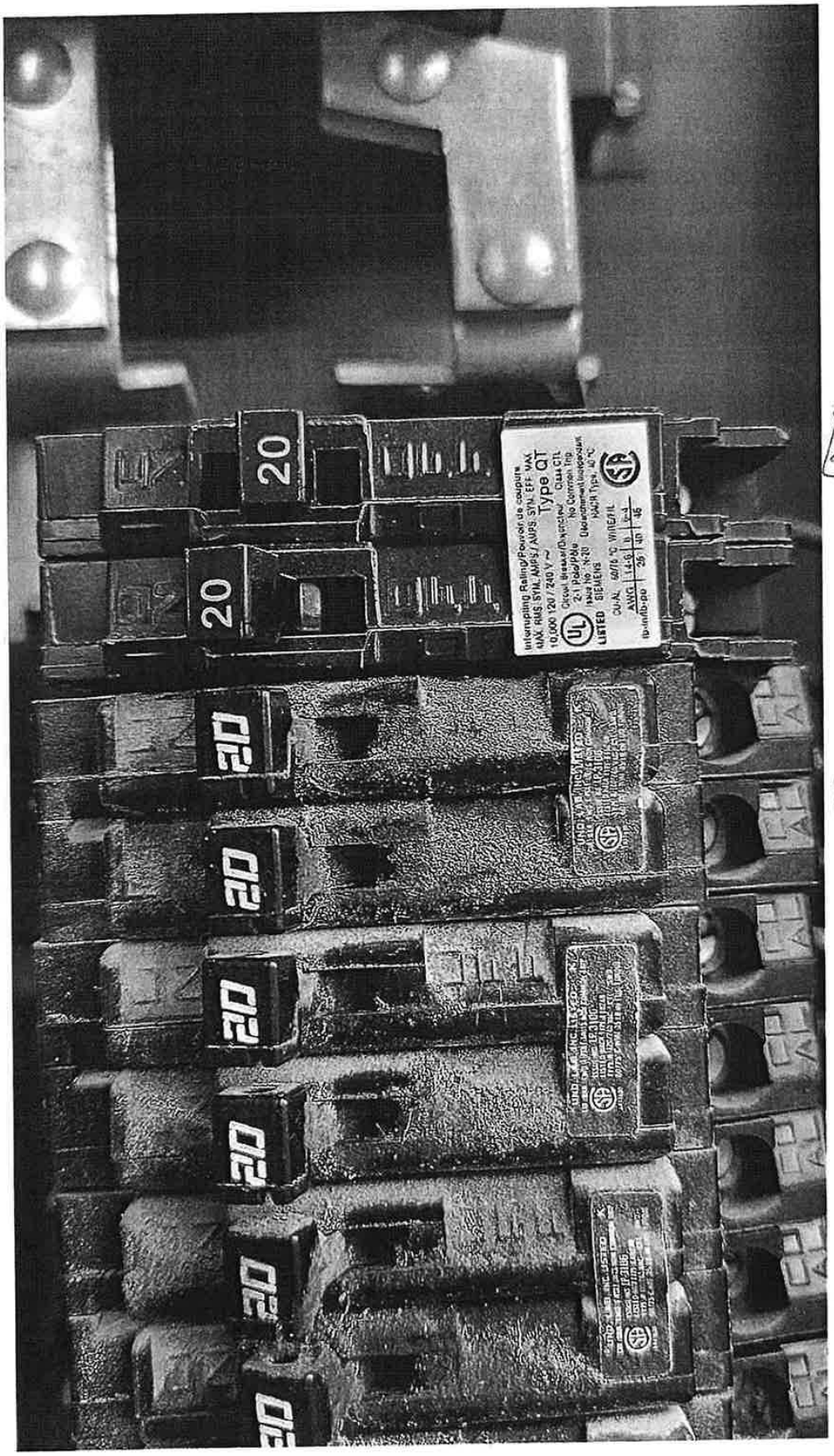
54



Braden
Heater

55

121



All electric not working Circuits BAD

17

56



4 bd 3 ba 2,681 sqft

41 Jeanette Dr, Carson City, NV 89706

● **Off market**

NEW TOTALLY Landscaped
NEW interior
NEW ROOF

173

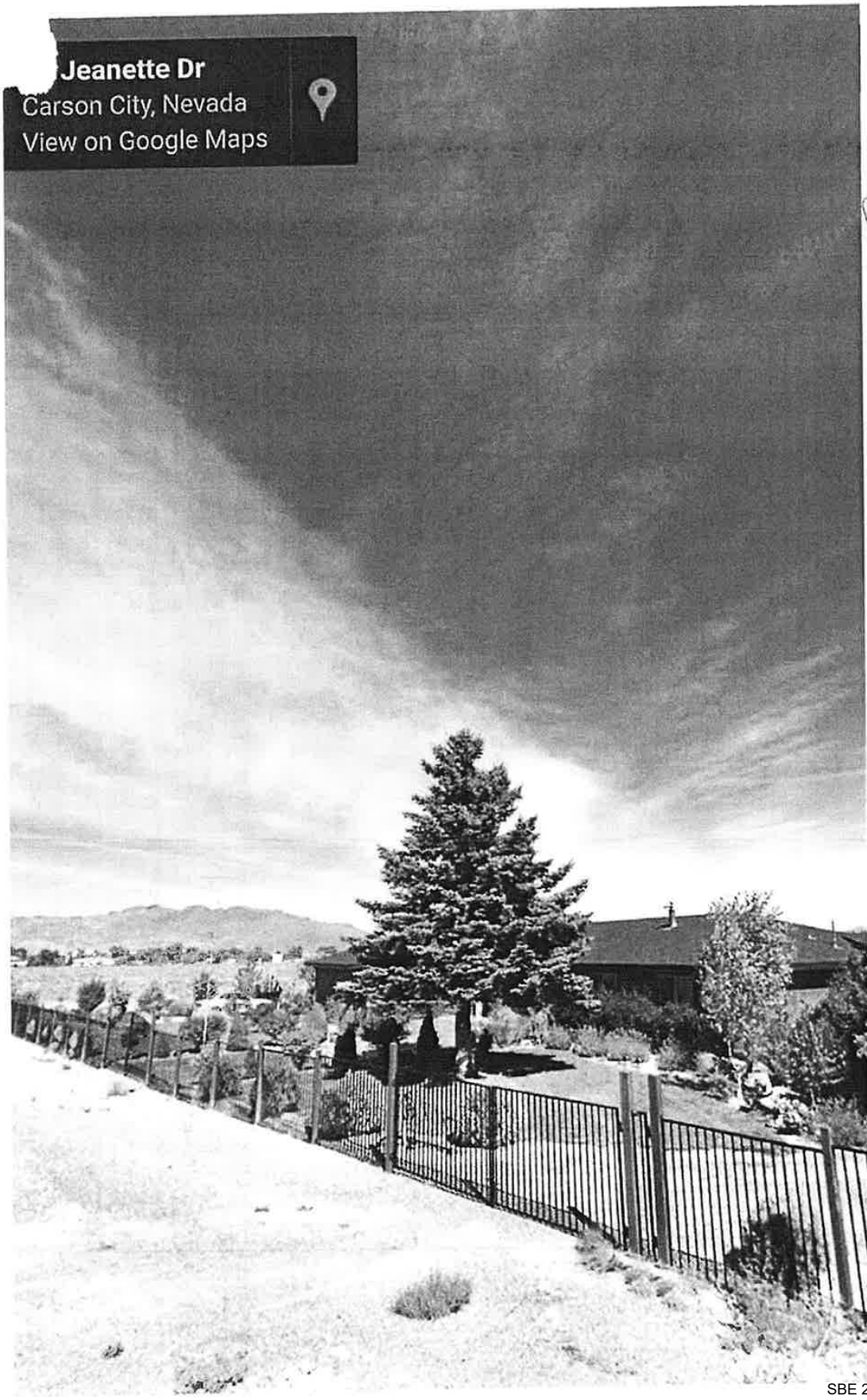
280

57

COMPARABLE

NEW FENCE
NEW SIDING

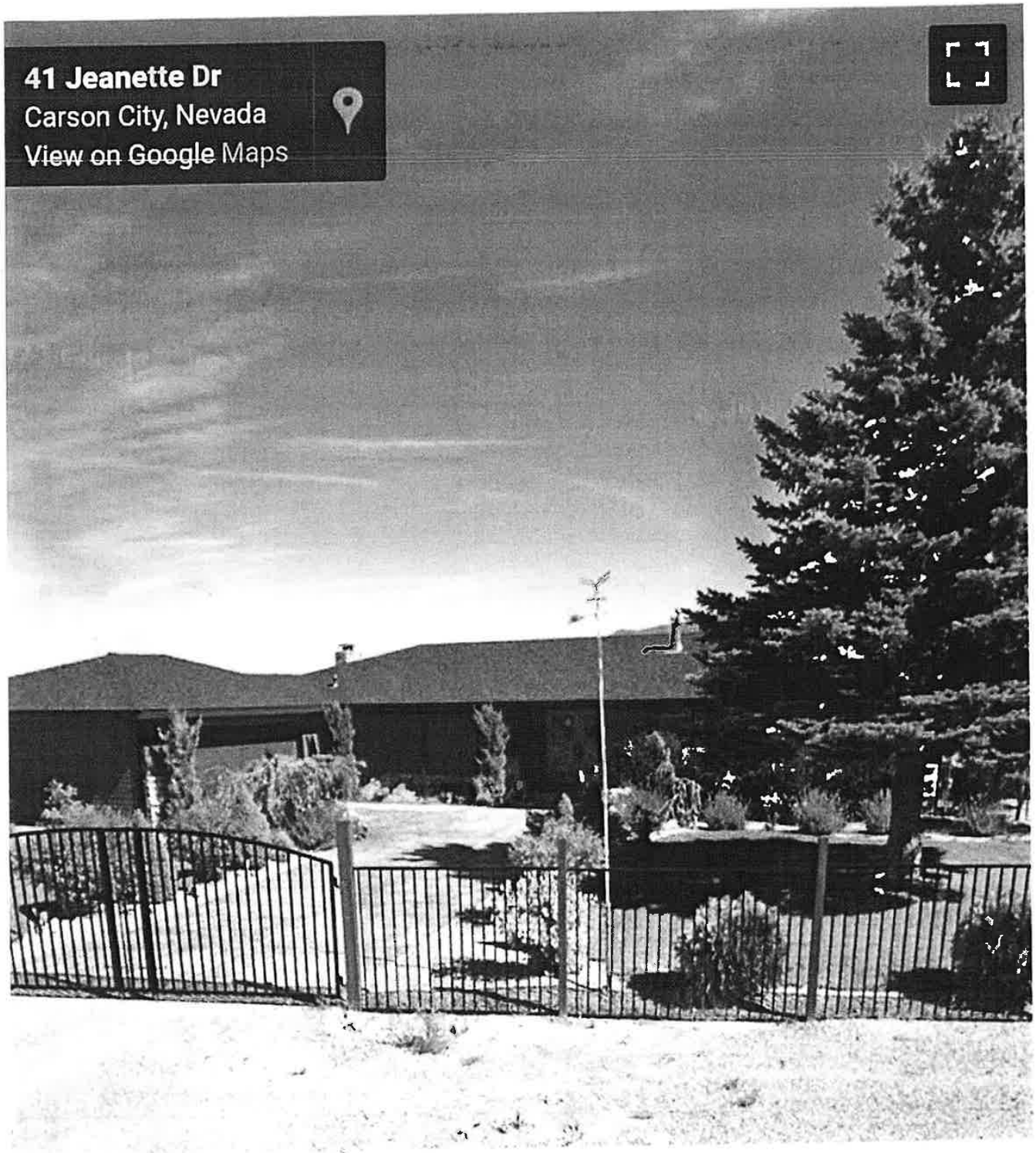
4.266



New Drive way = 58 x New Asphalt Driveway 174

SBE 283

4.267



New Driveway
New Door front - New gate

59
175

SBE 284

60 Page 176



1 photos

Street view

● **Sold** Nov 2016 for $230K



41 Jeanette Dr
Moundhouse, NV 89706

$650,766 Redfin Estimate

4 beds • 2.5 baths • 2,681 sq ft

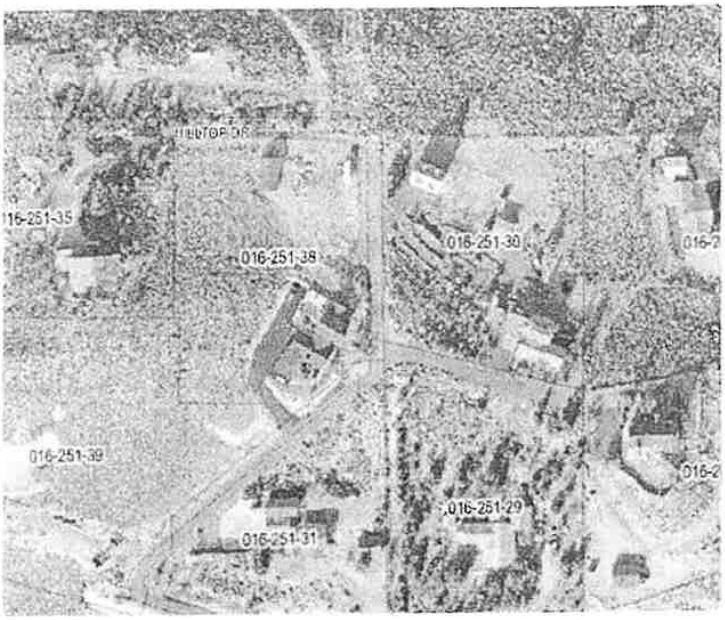
new

previous prior to Remodel

Lyon County
Nevada

Parcel 016-252-06

Owners
GUNKLE, BRITA M
41 JEANETTE DR
CARSON CITY, NV 89706-0000



Parcel Summary

Location	41 JEANETTE DR MOUND HOUSE, NV
Use Code	200: Single Family Residence
Tax District	8.7: Central Lyon Fire District
Map Parcel	PAR A
Acreage	5.0000
Plat Maps	016-25.pdf (231kb)
Map Documents	PAR51285

Assessed $ 54-85

Home Alone $49.67 A Foot

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$133,178	$128,375	$121,859	$121,220	$140,634	$138,589	$137,511
Total Extra Fix Bld Value	$27,005	$24,575	$22,234	$22,163	$0	$0	$0
Total Special Fix Prop	$0	$0	$0	$0	$0	$0	$0
	$260,000	$260,000	$228,480	$142,800	$142,800	$126,000	$126,000
Total Value	$420,183	$412,950	$372,573	$286,183	$283,434	$264,589	$263,511
Total Deduction Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$147,064	$144,532	$130,401	$100,164	$99,202	$92,606	$92,229
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record Book-Page	Date	Type	Vac	Del Value	Ownership	Text
REC 559879	559879	2017-01-17	RECONVEYANCE FROM LYON COUNTY	Vacant	$0	Grantee: MIHOS, THEODORE L & AMBER M	
GBS 557433	557433	2016-11-04	GRANT BARGAIN SALE DEED	Improved	$230,000	Grantor: MIHOS, THEODORE L & AMBER M Grantee: GUNKLE, BRITA M	
TTD 551548	551548	2016-06-09	TREASURERS TAX DEED	Vacant	$0	Grantee: LYON COUNTY TRUST	

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GBS 523705	523705	2014-07-28	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: MIHOS, THEODORE L & AMBER M
AFF 523704	523704	2014-07-28	AFFIDAVIT OF DEATH	Vacant	$0	Grantee: FALKOWSKI, BLANCA ELLA
GBS 279065	279065	2002-06-04	GRANT BARGAIN SALE DEED	Improved	$300,000	Grantor: JONES, JAMES R & GENEAL S TRS Grantee: FALKOWSKI, JOHN SR & BLANCA
GBS 191731	191731	1996-03-27	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: JONES, JAMES R & GENEAL S TRS
GBS 191730	191730	1996-03-27	GRANT BARGAIN SALE DEED	Vacant	$0	Grantee: JONES, JAMES R & GENEAL S TRS
131662	131662	1990-03-06		Improved	$154,900	Grantor: SMITH, W MARTIN & PHYLLIS G Grantee: JONES, JAMES R & GENEAL C
GBS 120912	120912	1988-12-13	GRANT BARGAIN SALE DEED	Vacant	$140,000	Grantee: JONES, JAMES R & GENEAL C
PAR 51285	51285	1980-01-21	PARCEL MAP	Vacant	$0	
DEE 45544	45544	1979-05-15	DEED	Vacant	$5,000	
DEE 43198	43198	1979-01-24	DEED	Vacant	$0	
DEE 43197	43197	1979-01-24	DEED	Vacant	$0	

Buildings

Building # 1, Section # 1, RESIDENCE, Single Family Residence

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	2681	$409,777	1979	1979	0.00%	67.50%	32.50%	$133,178

Structural Elements

Type	Description	Code	Details
ROOF	ROOF	0219	Wood Shake
EW	EXT WALL	0101	Frame, Hardboard Sheets
EW	EXT WALL	0133	Veneer, Masonry
HEAT	HEAT	0351	Warmed & Cooled Air
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	10.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
0402	Automatic Floor Cover Allowance	1.00	
0641	Single 1-Story Fireplace - #	1.00	
0701	Attached Garage	676.00	
0904	Slab Porch with Roof (SF)	300.00	
BED	Bedrooms	4.00	
BTHF	Bath-Full	2.50	

← new ROOF composition shingle.

This House is Brand New as everything was Replaced within the last year

Subareas

Type	Gross Area	Percentage	Adjusted Area
GLA	2,681	100%	2,681

Extra Features

178 62

Code	Description										
SEPTIC	SEPTIC 1250 GAL M&S X 1.25 PRO 1/23			1.00	$4,639	1979	$4,639	33%	$1,508	$1,508	
GPBARN2	GENERAL PURPOSE BARN DIRT FLOOR 1/23	20	36	720.00	$38	1981	$27,104	36%	$9,622	$9,622	
SH T21	SHEDS TYPE 2 1=DIRT 2,3=CONCRETE 1/23	16	20	320.00	$11	1981	$3,542	36%	$1,257	$1,257	
SHEDS2	SHEDS TYPE 1 1=DIRT 2,3=CONCRETE 1/23	8	10	80.00	$30	1979	$2,392	33%	$778	$778	
CONC F	CONCRETE "FAIR" 660SF 1/23			1.00	$4,876	1979	$4,876	33%	$1,585	$1,585	
FNC LF	FENCE "LOW-FAIR" 200' 1/23			1.00	$7,896	1979	$7,896	33%	$2,566	$2,566	
FNCWIR	HOG WIRE FENCE METAL "T" POSTS 1/23			2647.00	$8	1979	$21,150	33%	$6,874	$6,874	
SH T21	SHEDS TYPE 2 1=DIRT 2,3=CONCRETE 1/23	20	24	480.00	$10	1995	$4,982	57%	$2,815	$2,815	

*RCNLD: Replacement Cost New, Less Depreciation

They Have A well - new not included *

Land Lines

Code	Description	Zone	Cond	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
200	Single Family Residence	RR3			1.00	AC	5.00	217,800	1.00	$260,000	

Personal Property

None

Disclaimer

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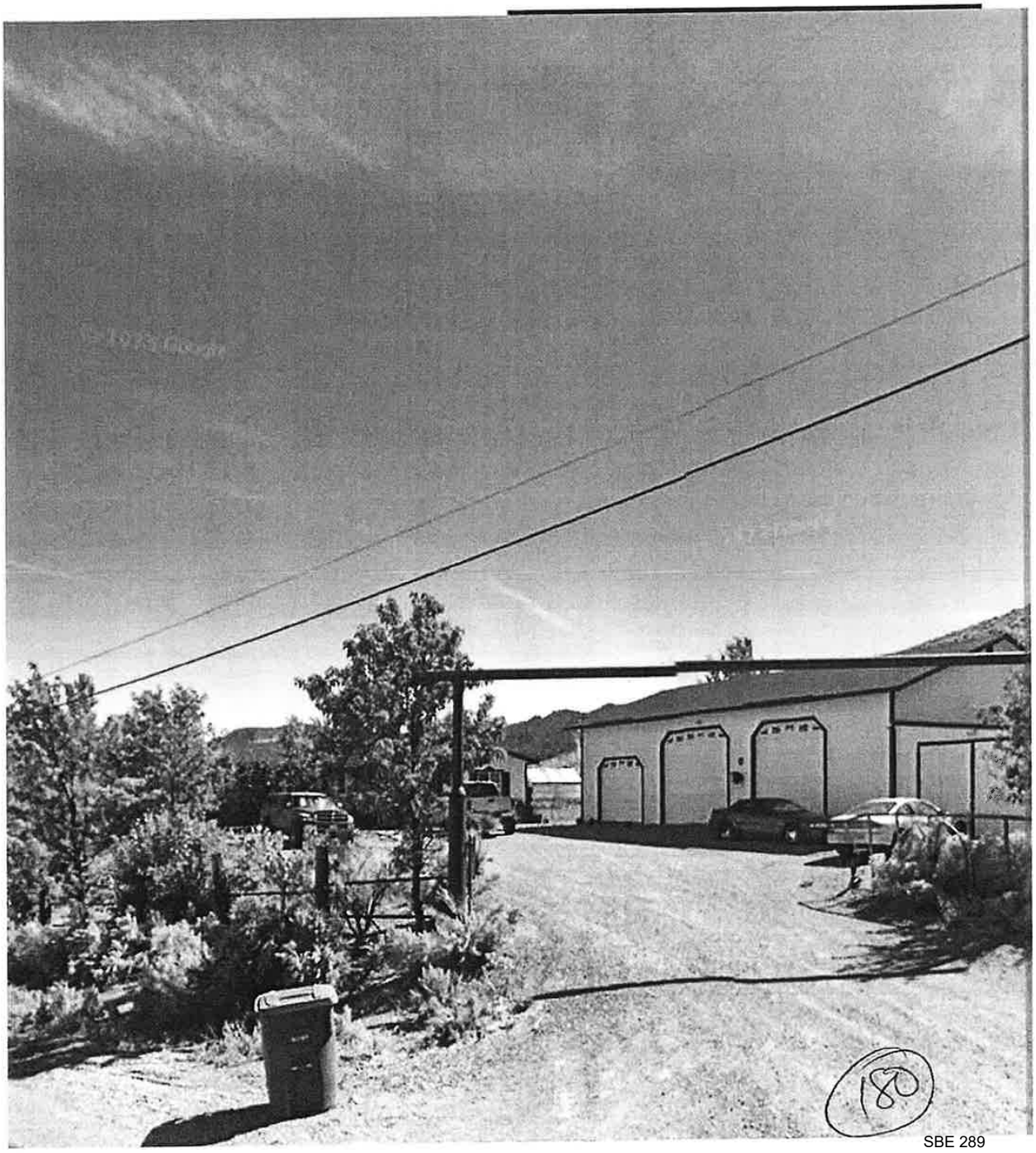
Ho... | Acc... | ...023 GSA Government Software Assurance Corp

179 63

51 Jeanette Dr

Photos

Street View



SBE 289

4.273

Lyon County Nevada

$ 38.00 A Square Foot for 2848 feet = 109,797

Parcel 016-251-12

Built 1981 Building House only

Owners
ROMERO, RICHARD & CAITLYN
ROMERO, CAITLYN
421 E OVERLAND ST
CARSON CITY, NV 89706

Parcel Summary

Location	51 JEANETTE DR MOUND HOUSE, NV
Use Code	200: Single Family Residence
Tax District	8.7: Central Lyon Fire District
Map Parcel	PAR 1
Acreage	7.5200
Plat Maps	016-25.pdf (231kb)
Map Documents	PAR48282

Assessed Sq Ft Value is $ 55.60

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$109,797	$105,441	$102,195	$101,252	$155,614	$151,577	$149,549
Total Extra Features Value	$82,795	$76,315	$58,893	$59,219	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$260,000	$260,000	$251,300	$180,000	$180,000	$130,000	$130,000
Taxable Value	$452,592	$441,756	$412,388	$340,471	$335,614	$281,577	$279,549
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$158,407	$154,615	$144,336	$119,165	$117,465	$98,552	$97,842
New Improvements	$0	$7,652	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Document/Transfer/Sales History

Instrument / Official Record	Book/Page Reference	Date	Type	Vac	Det Value	Grantor / Grantee
JTD 671395	671395	2023-06-30	JOINT TENANCY DEED	Improved	$685,000	Grantor: HOLT, KURT WESLEY TR Grantee: ROMERO, RICHARD & CAITLYN
TRU 610903	610903	2020-02-18	DEED TO A TRUST	Vacant	$0	Grantee: HOLT, KURT WESLEY TR
GRA 349435	349435	2005-04-29	GRANT DEED	Vacant	$0	Grantee: HOLT, KURT W
168798	168798	1994-01-28		Improved	$105,000	Grantor: NEY, ANDRE C & RHONDA C

181

65

				Grantee: HOLT, KURT W & TAMMY M	
DEE 54205	54205	1980-07-10	DEED	Vacant	$0
PAR 48282	48282	1979-09-12	PARCEL MAP	Vacant	$0
DEE 43198	43198	1979-01-24	DEED	Vacant	$0
DEE 43197	43197	1979-01-24	DEED	Vacant	$0

Buildings

more Sq FT - Yet less COST TO Replace

Building # 1, Section # 1, RESIDENCE, Single Family Residence

Type	Model	Heated Sq Ft	Repl Cost New	Year Built	Year Remodeled	Cumulative % Dpr	Normal % Dpr	% Cond	Value
RES	01	2848	$309,286	1950	1981	0.00%	64.50%	35.50%	$109,797

Structural Elements

Type	Description	Code	Details
ROOF	ROOF	0208	Composition Shingle
EW	EXT WALL	0101	Frame, Hardboard Sheets
HEAT	HEAT	0313	Wall Furnace
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	10.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
0402	Automatic Floor Cover Allowance	1.00	
0641	Single 1-Story Fireplace - #	1.00	
BED	Bedrooms	4.00	
BTHF	Bath-Full	2.50	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
GLA	2,848	100%	2,848

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value	Final Value	Notes
WSP	WELL SEPTIC PRESSURE SYSTEM 1/23			1.00	$17,257	1978	$17,257	31%	$5,350	$5,350	
DECK2	DECK 1=SOFT 2=REDWOOD 3=TREX 1/23			684.00	$24	1996	$16,525	58%	$9,585	$9,585	
DECK1	DECK 1=SOFT 2=REDWOOD 3=TREX 1/23	8	8	64.00	$28	1978	$1,775	31%	$550	$550	
DECK2	DECK 1=SOFT 2=REDWOOD 3=TREX 1/23			566.00	$24	2000	$13,675	64%	$8,752	$8,752	
GAR HB2	DETACHED GARAGE HARDBOARD 1/23	36	50	1800.00	$41	2003	$73,120	69%	$50,087	$50,087	
SH T21	SHEDS TYPE 2 1=DIRT 2,3=CONCRETE 1/23	35	16	560.00	$10	2013	$5,813	84%	$4,854	$4,854	GAR ADDTN: DISCV 2023. MEAS VIA AERIAL, EST YR BLT 2013. KW

182 66

SBE 291

SH T22	SHEDS TYPE 2 1=DIRT 2,3=CONCRETE 1/23	25	8	200.00	$22	2013	$4,332	84%	$3,617	$3,617	SHED- DISCV 2023. MEAS VIA AERIAL, EST YR BLT 2013.

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Frontage	Depth	Land Units	Unit Type	Acreage	Square Feet	Total Adj	Value	Notes
200	Single Family Residence	RR3			1.00	AC	7.52	327,571	1.00	$260,000	

Personal Property

Account	Secured / Unsecured	Owner	Description
LY019325	Unsecured	ALL ABOUT FLOORS	LY - EQUIPMENT-LYON COUNTY

Disclaimer

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183 67

68

184



● **Active**

$485,000

6 beds **3** baths **3,672** sqft

440 Main St, Silver City, NV 89428



440 Main St

609

185



70

180

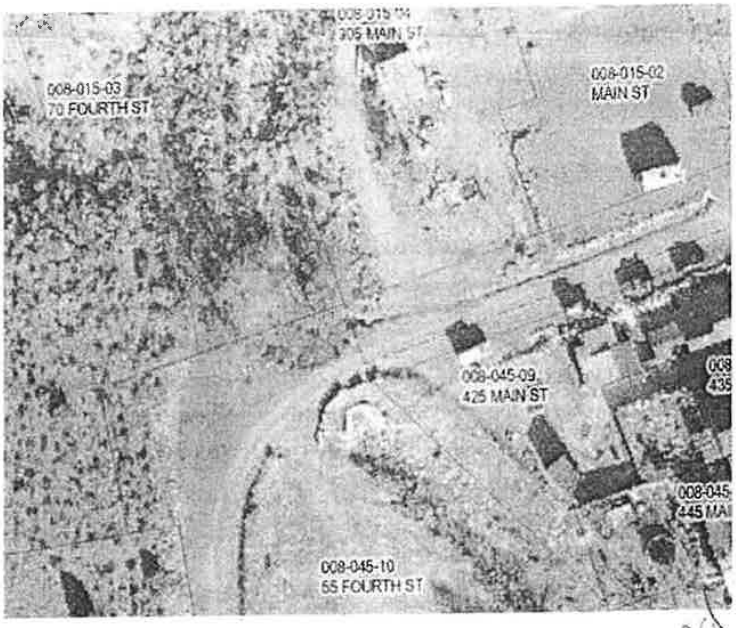
SBE 295

Lyon County
Nevada

$18,114 Land Value
3672 Square Feet 1995

Parcel 008-041-01

Owners
BENNETTS, JORITA ET AL
BENNETTS, JO RITA
P O BOX 35
SILVER CITY, NV 89428-0000



Parcel Summary

Location	440 MAIN ST SILVER CITY, NV
Use Code	200: Single Family Residence
Tax District	9.1: Central Lyon Non Vector Dist
Acreage	.3700
Block	19
Plat Maps	008-04.pdf (444kb)

Home Assessed $9.95 Home Alone $19.04 A Foot

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	$69,927	$68,075	$66,933	$67,131	$76,626	$75,537	$75,249
Total Extra Features Value	$16,428	$15,066	$12,842	$12,829	$0	$0	$0
Total Secured Pers Prop	$0	$0	$0	$0	$0	$0	$0
Total Land Value	$18,114	$18,114	$18,114	$18,114	$18,114	$18,114	$18,114
Taxable Value	$104,469	$101,255	$97,889	$98,074	$94,740	$93,651	$93,363
Net Exemptions Value	$0	$0	$0	$0	$0	$0	$0
Net Assessed Value	$36,564	$35,439	$34,261	$34,326	$33,159	$32,778	$32,677
New Improvements	$0	$0	$0	$0	$0	$0	$0
New Land	$0	$0	$0	$0	$0	$0	$0

Land Do Rise In 7 years

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Sale Value	Ownership	Roll Flag
QCD 585892	585892	2018-09-07	QUITCLAIM DEED	Vacant	$0	Grantee: BENNETTS, JORITA ET AL	
ORD 585891	585891	2018-09-07	ORDER	Vacant	$0	Grantee: BENNETTS, JOHN PALSGROVE	
ABD 288777	288777	2003-01-10	ABANDONMENT/ALLEY STREET ETC	Vacant	$0	Grantee: BENNETTS, JOHN	
DEE 262022	262022	2001-06-08	DEED	Vacant	$0	Grantee: BENNETTS, JOHN	

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DEE 92740	92740	1985-05-16	DEED	Vacant	$0	Grantee: BENNETTS, HARRY R ET AL
DEE 60006	60006	1981-05-04	DEED	Vacant	$0	
EST 50200	50200	1979-11-26	ESTATE/DECREE OF DISTRIBUTION	Vacant	$0	

Buildings

More Sq Ft Less Cost To Replace

Building # 1, Section # 1, RESIDENCE, Single Family Residence

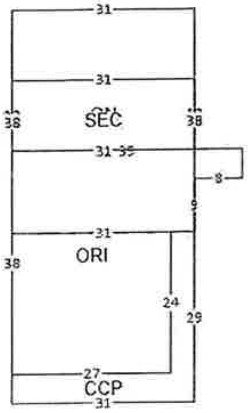
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	2672	$263,875	1900	1975	0.00%	73.50%	26.50%	$69,927

Structural Elements

Type	Description	Code	Details
YAREA	GLA2 Area	1069.00	
YCODE	GLA2 Code	1	SINGLE STORY
ROOF	ROOF	0207	Composition Roll
ROOF	ROOF	0220	Wood Shingle
EW	EXT WALL	0101	Frame, Hardboard Sheets
EW	EXT WALL	0105	Frame, Siding
HEAT	HEAT	0313	Wall Furnace
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	8.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
SBFL	SubFloor (RES)	0621	Slab on Grade (%)
0402	Automatic Floor Cover Allowance	1.00	
0904	Slab Porch with Roof (SF)	251.00	
BED	Bedrooms	4.00	
BTHF	Bath-Full	2.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
GLA	1,603	100%	1,603
GLA2	1,069	100%	1,069



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Extra Features

Code	Description	Length	Width	Units	Unit Price	Year Built	New Value	% Good	Value	Assessed Value
SEPTIC	SEPTIC 1250 GAL M&S X 1.25 PRO 1/23			1.00	$4,639	1900	$4,639	25%	$1,160	$1,160

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CONC L	CONCRETE "LOW" 180SF 1/23			1.00	$1,330	1900	$1,330	25%	$333	$333	
DECK2	DECK 1=SOFT 2=REDWOOD 3=TREX 1/23			666.00	$24	2007	$16,091	75%	$11,987	$11,987	
BALCONYW	BALCONY/LANDING WOOD/WOOD RAILS 1/23			97.00	$41	2007	$3,957	75%	$2,948	$2,948	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
200	Single Family Residence	C2			1.00	AC	0.37	16,117	1.00	$18,114	

Personal Property

None

Disclaimer

All parcel data on this page is for use by the Lyon County Property Appraiser for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Lyon County Assessor's Office as of February 09, 2024.

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73

189



● **Sold** Dec 2007 for $1M

512 N Division St
Carson City, NV 89703



$1,417,489 Redfin Estimate

7 beds • 2 baths • 4,086 sq ft

74

SBE 299

4.283

003-237-03 : 2024

Assessments

axable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	116,431	198,826	0	315,257
Agricultural	0	0	0	0
Exempt	0	0	0	0
ers. Exempt				0
Total	116,431	198,826	0	315,257

sessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	40,751	69,589	0	110,340
Agricultural	0	0	0	0
Exempt	0	0	0	0
ers. Exempt				0
Total	40,751	69,589	0	110,340

75 PAGE

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Carson City Property Inquiry

003-237-03 : 2024

	Fiscal Year	Total Due	Total Paid	Amount Unpaid
⊕	(2023 - 2024)	$3,460.46	$837.30	$2,623.16
⊕	(2022 - 2023)	$3,096.04	$3,096.04	$0.00
⊕	(2021 - 2022)	$2,866.87	$2,866.87	$0.00
⊕	(2020 - 2021)	$2,763.03	$2,763.03	$0.00
⊕	(2019 - 2020)	$2,722.32	$2,722.32	$0.00
⊕	(2018 - 2019)	$2,544.90	$2,544.90	$0.00
⊕	(2017 - 2018)	$2,442.35	$2,442.35	$0.00
⊕	(2016 - 2017)	$2,381.18	$2,381.18	$0.00
⊕	(2015 - 2016)	$2,400.11	$2,400.11	$0.00
⊕	(2014 - 2015)	$2,417.38	$2,417.38	$0.00
⊕	(2013 - 2014)	$2,346.97	$2,346.97	$0.00
⊕	(2012 - 2013)	$2,276.94	$2,276.94	$0.00

76

192

SBE 301

Lyon County
BOARD OF EQUALIZATION

27 S. Main Street
Yerington, NV 89447
(775) 463-6501

February 28, 2024

Ms. Esly Martha Carmona
60 Jeanette Drive
Mound House, NV 89706

RE: Esly Carmona Trust - A request to appear before the Lyon County Board of Equalization for the purpose of reviewing parcel number 016-252-05 for 2023-2024 secured assessed valuations made by the Lyon County Assessor.

NOTICE OF DECISION

Dear Ms. Carmona,

The Lyon County Board of Equalization, at a duly noticed public hearing held on Thursday, **February 22, 2024,** considered the above referenced petition.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

THE FOLLWING MAY BE CONSIDERED AS EITHER FINDINGS OF FACT OR CONCLUSION OF LAW OR BOTH:

1. The County Board is an administrative body created pursuant to NRS 361.340.
2. The County Board is mandated to hear all appeals of property tax assessments pursuant to NRS 361.345.
3. The Taxpayer and the Assessor were given adequate notice of the hearing before the County Board. The Taxpayer has not presented evidence to support an additional valuation change.
4. The Assessor has used all applicable statutes and codes to determine the assessed values of the property as provided by the Nevada Department of Taxation.
5. The Taxpayers' opinion of value of the property is lower than the assessed value determined by the Assessor.
6. The Assessor has shown consistent methods of determining assessed value on the property.
7. The subject properties are appraised the same as surrounding properties similarly situated.

DECISION

By unanimous vote (5 Ayes; 0 Nays; 0 Abstentions), the Board of Equalization motioned to uphold the Assessor's valuation based on the comparable sales provided by the Assessor as well as the above described findings of fact and conclusion of law. The Assessor is instructed to certify the assessment roll of the county consistent with this decision.

Nicole Wagner
Deputy Clerk

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LYON COUNTY BOARD OF EQUALIZATION
THURSDAY, FEBRUARY 22, 2024
9:00 AM
LYON COUNTY ADMINISTRATIVE COMPLEX
27 S. MAIN STREET, YERINGTON, NV 89447

Written public comments may be mailed to the Lyon County Clerk Treasurer's Office at 27 S. Main Street, Yerington, Nevada 89447, or emailed to countyclerks@lyon-county.org, be sure to type, PUBLIC COMMENT in the subject line. Comments must be received the day prior to the date of the meeting by 4:00 P.M. for the comments to be included in the meeting. Any written public comments received after the aforementioned time will be compiled and added as supplemental materials to the County's website and distributed to the Board within 24 hours after the meeting.

AGENDA

(Action will be taken on all items unless otherwise noted)
(No action will be taken on any item until it is properly agendized).

To avoid meeting disruptions, please place cell phones and beepers in the silent mode or turn them off during the meeting.

The Board reserves the right to take items in a different order to accomplish business in the most efficient manner. Items may be combined for consideration and items may be pulled or removed from the agenda at anytime.

Restrictions on comments by the general public: Any such restrictions must be reasonable and may restrict the time, place and manner of the comments, but may not restrict comments based upon viewpoint.

1. Roll Call

2. Pledge of Allegiance

3. Public Participation (no action will be taken on any item until it is properly agendized) - *It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes. The Board will conduct public comment after discussion of each agenda action item, but before the Board takes any action.*

1941

4. For Possible Action: Review and adoption of agenda

5. Administration of the Oath

6. REGULAR AGENDA – (ACTION WILL BE TAKEN ON ALL ITEMS UNLESS OTHERWISE NOTED)

6.a. For Possible Action: Approve February 23, 2023 Minutes.

- February 23, 2023 Minutes

6.b. For Possible Action: Review regulations, law and authority with the District Attorney and Assessor.

6.c. For Report Only: Petitions Withdrawn After Posting of Agenda

6.d. For Possible Action: Approve or Deny appeals of Property Tax Valuation as listed.

APN 021-232-54	Lowes HIW Inc.
APN 009-132-15	Ferroni, Enrico Lee & Nancy A Trustees
APN 016-252-05	Esly Carmona Irrevocable Trust - Esly Carmona Trust

- Appeal Applications

6.e. For Possible Action: Approve correction of errors and adjustment of value changes for various parcels as listed.

Corrections/Stipulations

APN	Original	Adjusted
03-021-12	$21,500	$12,900
03-021-13	$21,500	$12,900
03-021-14	$21,500	$12,900
20-521-41	$75,000	$30,000
20-522-30	$75,000	$30,000
20-522-76	$75,000	$30,000
20-532-15	$60,000	$24,000
20-532-47	$55,000	$24,000
20-532-48	$55,000	$24,000
20-534-09	$55,000	$24,000
20-534-24	$75,000	$30,000
20-534-28	$75,000	$30,000
20-536-03	$75,000	$30,000
20-543-05	$75,000	$30,000
20-545-23	$55,000	$24,000
20-545-42	$55,000	$24,000
20-545-43	$55,000	$24,000
20-551-05	$75,000	$30,000
20-552-51	$55,000	$24,000
20-552-53	$75,000	$30,000

20-552-82	$75,000	$30,000
20-561-01	$75,000	$30,000
20-571-05	$75,000	$30,000

• Stipulation Letters

7. **Chair & Board Member Comments**

8. **Public Participation (no action will be taken on any item until it is properly agendized)** - *It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes. The Board will conduct public comment after discussion of each agenda action item, but before the Board takes any action.*

9. **Adjourn**

Pursuant to NRS 241.020, the agenda has been posted at the following locations: Lyon County Administrative Complex (27 S. Main Street, Yerington, NV), the Lyon County Website: https://www.lyon-county.org, and the State Website: https://notice.nv.gov. Supporting documentation for the items on the agenda is available to members of the public at the County Manager's Office (27 S. Main Street, Yerington, NV), by phone (775)463-6531, or by email requests to countyclerks@lyon-county.org.

Lyon County recognizes the needs and civil rights of all persons regardless of age, race, color, religion, sex, handicap, family status, or national origin. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternate means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (202) 720-2600 (voice and T) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found on-line at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410; Fax: (202) 690-7442; or Email: program.intake@usda.gov

T.D.D. services available through 463-2301 or 463-6620 or 911 (emergency services) notice to persons with disabilities: members of the public who are disabled and require special assistance or

4.290

Nikki Bryan
Lyon County Treasurer
27 S. Main St.
Yerington, NV 89447

LYON COUNTY
REAL PROPERTY TAXES FOR FISCAL YEAR 2022-2023
TAXES FROM JULY 1, 2022 THRU JUNE 30, 2023

PROPERTY LOCATION / DESCRIPTION			
PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
016-252-05	8.7	9848	60 JEANETTE DR

********SCH 5-DIGIT 89701
CARMONA, ESLY TRS
60 JEANETTE DR
MOUNDHOUSE, NV 89706-0000

1-0006126
000021
000002

MAKE REMITTANCE PAYABLE TO:
Lyon County Treasurer
27 S. Main St.
Yerington, NV 89447

YOUR CHECK IS YOUR RECEIPT
IF ADDITIONAL RECEIPT IS NEEDED, PLEASE ENCLOSE A SELF-ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT.

OFFICE PHONE: (775) 463-6501

(8) pages

NOTE: IF YOU HAVE A LENDER WHO PAYS YOUR TAXES, THIS INFORMATION HAS BEEN PROVIDED TO THEM.

ASSESSED VALUATION		DISTRIBUTION OF TAX AMOUNTS				
DESCRIPTION	VALUE	TAXING AGENCY	RATE	PREABATEMENT AMOUNT	ABATEMENT/ RECAPTURE AMOUNT	TAX AMOUNT
Real Estate	79,968	School General	0.7500	$1,320.92	$330.27	$990.65
Buildings/Improvements	96,155	School Debt	0.5867	$1,033.31	$258.36	$774.95
Personal Property		Central Fire	0.6294	$1,108.52	$505.14	$603.38
		CLCR Parmedic	0.0700	$123.29	$30.82	$92.47
Total Assessed Value	176,123	State of Nev	0.1700	$299.41	$74.86	$224.55
		General Fund	0.7237	$1,274.60	$325.16	$949.44
Exemptions		Gen. Indigent	0.0300	$52.84	$15.72	$37.12
		Med Indigent	0.1050	$184.93	$46.24	$138.69
		Silver and Gold Fund	0.0600	$105.67	$102.37	$3.30
		Co-Op Extensn	0.0100	$17.61	$4.40	$13.21
		Carson WtrSub	0.0300	$52.84	$13.21	$39.63
		Centrl Vector	0.0450	$79.26	$33.02	$46.24
		Ad Valorem Totals	3.2098	$5653.20	$1,739.57	$3,913.63
		Dayton Valley GW		$1.97		$1.97

ASSESSOR Raised my taxes 8% this year — knowing I was living on my Property and knowing the cap was 3% only

4.291

NET ASSESSED	176,123	Special Assessment Total		$1.97		$1.97
Information concerning taxing authorization, rates and uses of taxes collected can be found at www.tax.state.nv.us or by calling (775) 463-6501		TOTAL TAX DUE				$3,915.60

Please see the reverse side of this tax bill for important information and address change instructions.

DETACH AND MAIL THIS STUB WHEN PAYING 4TH INSTALLMENT

4th Installment

ASSESSED OWNER
CARMONA, ESLY TRS

PARCEL NUMBER
016-252-05

AMOUNT
$978.00

MAIL TO: Lyon County Treasurer
27 S. Main St.
Yerington, NV 89447

DUE ON OR BEFORE
March 6, 2023

IF MAILING ADDRESS HAS CHANGED CHECK BOX AND MAKE CHANGE ON REVERSE SIDE OF STUB ☐

01625205

DETACH AND MAIL THIS STUB WHEN PAYING 3RD INSTALLMENT

3rd Installment

ASSESSED OWNER
CARMONA, ESLY TRS

PARCEL NUMBER
016-252-05

AMOUNT
$978.00

MAIL TO: Lyon County Treasurer
27 S. Main St.
Yerington, NV 89447

DUE ON OR BEFORE
January 3, 2023

IF MAILING ADDRESS HAS CHANGED CHECK BOX AND MAKE CHANGE ON REVERSE SIDE OF STUB ☐

01625205

DETACH AND MAIL THIS STUB WHEN PAYING 2ND INSTALLMENT

2nd Installment

ASSESSED OWNER
CARMONA, ESLY TRS

PARCEL NUMBER
016-252-05

AMOUNT
$976.00

MAIL TO: Lyon County Treasurer
27 S. Main St.
Yerington, NV 89447

DUE ON OR BEFORE
October 3, 2022

IF MAILING ADDRESS HAS CHANGED CHECK BOX AND MAKE CHANGE ON REVERSE SIDE OF STUB ☐

01625205

DETACH AND MAIL THIS STUB WHEN PAYING 1ST INSTALLMENT

1st Installment

ASSESSED OWNER
CARMONA, ESLY TRS

PARCEL NUMBER
016-252-05

AMOUNT
$981.60

MAIL TO: Lyon County Treasurer
27 S. Main St.
Yerington, NV 89447

DUE ON OR BEFORE
August 15, 2022

IF MAILING ADDRESS HAS CHANGED CHECK BOX AND MAKE CHANGE ON REVERSE SIDE OF STUB ☐

01625205

They also knew my property was in extreme deterioration and was in very poor condition

- A/C Heating was very old - almost 40 years old and Doesn't work
- Wood was rotted on Home
- Roof was in very Bad condition and leaked And Came through Drywall
- Pipes in Main Well Burst
- Pump House Pipes Burst
- Septic failed
- Electrical Lines chewed up By Rodents
- Sprinkler lines Don't work
- Landscape Died
- Trees were Destroyed in Storm

7 pages

SBE 307

305

Gmail

Kelly Wilson <kwilson@lyon-county.org>

22/23 tax amendment- 3% Cap

1 message

Tue, Jan 24, 2023 at 7:42 AM

Kelly Wilson <kwilson@lyon-county.org>
To: emeraldcragonllcnv@gmail.com

Ms. Carmona.

I am emailing to advise you that I looked into your taxes from 2018 through 2022, and all those years were correct at the 3% owner occupied cap **except for this year 2022/23.**

The Deed you recorded on 6/21/21 changed ownership from Martha Carmona to Esly Carmona Trs. This triggered us to send an Owner Occupancy Verification Card on 10/22/21. We didn't receive verification back before the 2022/23 taxes went out and the system calculated the taxes using the 8% cap.

Your taxes for 2022/23 were billed at the 8% cap increase which equaled the $3,915.60
I have submitted an Amendment correcting to the 3% cap which equals $3,734.41.

I see that you returned the Owner Occupancy Verification Card on 12/5/2022. and we have updated the system to Low Cap 3% going forward.

You will be receiving an Amended Bill from the Lyon County Treasurer. The $181.19 reduction will be subtracted from your 4th quarter payment, amending the 4th quarter payment to $796.81. You can view your taxes online at gisportal.lyon-county.org.

Sincerely,

Kelly Wilson
Lyon County Assessor's Office

199

26

SBE 81

Pg 82

$ 3734.41

Staci Lindberg Clerk
Treasurer
Lyon County Treasurer
27 S Main St
Yerington NV 89447

LYON COUNTY
REAL PROPERTY TAXES FOR FISCAL YEAR 2022-2023
TAXES FROM JULY 1, 2022 THRU JUNE 30, 2023

PROPERTY LOCATION/DESCRIPTION			
PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
016-252-05	8.7	39581	60 JEANETTE DR, MOUND HOUSE

CARMONA, ESLY TRS
60 JEANETTE DR
MOUNDHOUSE, NV 89706-0000

MAKE REMITTANCE PAYABLE TO:
LYON COUNTY TREASURER
27 S Main St
Yerington NV 89447

YOUR CHECK IS YOUR RECEIPT
IF ADDITIONAL RECEIPT IS NEEDED, PLEASE ENCLOSE A SELF ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT.

Office Phone: (775) 463-6501

NOTE: IF YOU HAVE A LENDER WHO PAYS YOUR TAXES, THIS INFORMATION HAS BEEN PROVIDED TO THEM

Assessed Valuation		Distribution Tax Amount				
Description	Value	Taxing Agency	Rate	Prebatement Amount	Abatement/ Recapture Amount	Tax Amount
Real Estate	$ 79,968	School General	0.7500	$ 1,320.92	$ 376.12	$ 944.80
Bldg./Improvements	96,155	School Debt	0.5887	1,033.31	294.23	739.08
		Central Fire	0.6294	1,108.52	533.08	575.44
		CLCF Parmedic	0.0700	123.29	35.11	88.18
		State of Nev	0.1700	299.41	85.26	214.15
		General Fund	0.7237	1,274.60	430.46	844.14
		Gen. Indigent	0.0300	52.84	17.56	35.28
		Med Indigent	0.1050	184.93	58.33	126.60
		Silver and Gold Fund	0.0600	105.67	35.38	70.29
		Capital Impro	0.0000	0.00	0.00	
		Co-Op Extensn	0.0100	17.61	5.02	12.59
		Carson WtrSub	0.0300	52.84	15.05	37.79
		Centrl Vector	0.0450	79.26	35.16	44.10
		China Springs	0.0000	0.00	0.00	
		Juvenile Cntr	0.0000	0.00	0.00	
		Ad Valorem Totals	3.2098	5,653.20	1,920.76	3,732.44
		Dayton Valley GW	0.1000	1.97	0.00	1.97
		Special Assmnt Total				1.97
Net Assessed	$ 176,123					

Information concerning taxing authorization, rates and uses of taxes collected can be found at www.tax.state.nv.us or by calling (775) 463-6501

	$796.81

AMENDED TAX BILL

Your bill has been amended due to an Assessor Correction. If you have a mortgage a copy has been sent to them.

Please see the reverse side of this tax bill for important information and address change instructions

DETATCH AND MAIL THIS STUB WHEN PAYING 4th INSTALLMENT
MAIL TO: Lyon County Treasurer
27 S Main St
Yerington NV 89447

4th Installment

ASSESSED OWNER
CARMONA, ESLY TRS
PARCEL NUMBER
016-252-05
AMOUNT
$796.81

Due On or Before
March 06, 2023

IF MAILING ADDRESS HAS CHANGED CHECK BOX AND MAKE CHANGE ON REVERSE SIDE OF STUB

☐

DETATCH AND MAIL THIS STUB WHEN PAYING 3rd INSTALLMENT
MAIL TO: Lyon County Treasurer
27 S Main St
Yerington NV 89447

3rd Installment

ASSESSED OWNER
CARMONA, ESLY TRS
PARCEL NUMBER
016-252-05
AMOUNT
$0.00

Due On or Before

IF MAILING ADDRESS HAS CHANGED CHECK BOX AND MAKE CHANGE ON REVERSE SIDE OF STUB

☐

DETATCH AND MAIL THIS STUB WHEN PAYING 2nd INSTALLMENT
MAIL TO: Lyon County Treasurer
27 S Main St
Yerington NV 89447

2nd Installment

ASSESSED OWNER
CARMONA, ESLY TRS
PARCEL NUMBER
016-252-05
AMOUNT
$0.00

Due On or Before

IF MAILING ADDRESS HAS CHANGED CHECK BOX AND MAKE CHANGE ON REVERSE SIDE OF STUB

☐

DETATCH AND MAIL THIS STUB WHEN PAYING 1st INSTALLMENT
MAIL TO: Lyon County Treasurer
27 S Main St
Yerington NV 89447

1st Installment

ASSESSED OWNER
CARMONA, ESLY TRS
PARCEL NUMBER
016-252-05
AMOUNT
$0.00

Due On or Before

IF MAILING ADDRESS HAS CHANGED CHECK BOX AND MAKE CHANGE ON REVERSE SIDE OF STUB

☐

200

SBE 309

LYON COUNTY BOARD OF EQUALIZATION

In the Matter of the Petition filed by

Esly Carmona Trust
APN 016-252-05

NOTICE OF DECISION

Appraiser Kelly Wilson stated the land was purchased in 2018 for $698,000.00. Current taxed capped value is $563,837.00. The parcel consists of a five acre lot and a 2664 square foot residence built in 1987. It has extra feature outbuildings valued at $126,165.00. Kelly also explained that the neighbors have made improvements to their properties that were not included in the valuation and these will need to be re assessed. Troy stated statue allows them to use aerial maps to discover new outbuildings. She also stated there are different rates for public water vs well water. There were two comparable sales in her neighborhood for $560,000.00 & $585,000.00 and neither of these have outbuildings. The assessor's office states that recent sales indicate that their value still does not exceed market value. Kelly Wilson gave some examples of older homes and the prices they sold for and they did not have outbuildings. If outbuilding value is added to these properties the values would be $646,000.00 & $680,000.00.

Bruce Bartolowits made a motion to uphold the Assessor's value.

Wendy Fagundes seconded and the Motion passed 4-0.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

THE FOLLWING MAY BE CONSIDERED AS EITHER FINDINGS OF FACT OR CONCLUSION OF LAW OR BOTH:
1. The County Board is an administrative body created pursuant to NRS 361.340.
2. The County Board is mandated to hear all appeals of property tax assessments pursuant to NRS 361.345.
3. The Taxpayer and the Assessor were given adequate notice of the hearing before the County Board.
The Taxpayer has not presented evidence to support an additional valuation change.
4. The Assessor has used all applicable statutes and codes to determine the assessed values of the property as provided by the Nevada Department of Taxation.
5. The Taxpayers' opinion of value of the property is lower than the assessed value determined by the Assessor.
6. The Assessor has shown consistent methods of determining assessed value on the property.
7. The subject properties are appraised the same as surrounding properties similarly situated.

DECISION

The Taxpayers' petition was DENIED by a 4-0 vote based on the above described findings of fact and conclusion of law. The Assessor is instructed to certify the assessment roll of the county consistent with this decision.

By the County Board on February 23, 2023

SBE 25

SBE 310

LYON COUNTY CLERK/TREASURER

27 South Main Street
Yerington, Nevada 89447
Phone: (775)463-6501
Fax: (775)463-6305

Staci Lindberg
Clerk/Treasurer

February 03, 2023

Certified Mail: 7020 0640 0001 0009 4140 **Email:Emeralddragon11cnv@gmail.com**

Petitioner: Martha & Esly Carmona

RE: Parcel No. **016-252-05**

To Whom It May Concern:

Your request to appear before the Lyon County Board of Equalization for the purpose of reviewing your 2022-2023 secured assessed valuations has been acknowledged by the Lyon County Assessor. The Lyon County Board of Equalization will consider your petition at **9:00 a.m.** on **February 23, 2023.** Please be aware that the time is approximate and although you may be assured your appeal will not be heard prior to the stated time, be prepared for possible delays as several appeals are scheduled during the session.

The Lyon County Board of Equalization meeting will be held at the Lyon County Administrative Complex at 27 S. Main Street, in Yerington, Nevada, 89447.

Should you desire a transcript of the hearing, it is your responsibility to furnish a reporter, pay for the transcript and deliver a copy of the transcript to the Clerk of the County Board of Equalization and to the Secretary of the State Board of Equalization at least two (2) days prior to the hearing with the State Board as required by NRS 261.356.

Please plan to attend the meeting to answer any questions the County Board may have regarding your petition. If you, or your representative, fail to appear at the scheduled time, the hearing may be held in your absence and the Board will consider the available evidence at the scheduled hearing time. If you chose to be represented by an attorney, the attorney shall be one who is admitted to practice and in good standing before the highest court of any state of the United States. If a corporation, Municipal Corporation, or an unincorporated association, the taxpayer may be represented by an officer or other duly authorized representative or regular employee of such corporation.

Procedural rules governing the County Board's hearings may be found in the Nevada Administrative Code 361.622 through 361.643. The Administrative Code may be found on the Internet by selecting Chapter 361 at: https://www.leg.state.nv.us/NAC/NAC-361.html.

Sincerely,
Staci Lindberg
Lyon County Clerk/Treasurer

SBE 19

202

SBE 311

LYON COUNTY
BOARD OF EQUALIZATION

The Lyon County Board of Equalization met this day, Thursday, February 23, 2023 at 9:00 a.m. in the LYON COUNTY ADMINISTRATIVE COMPLEX, 27 S. MAIN STREET, YERINGTON, NV 89447.

1. **Call to Order**

   Chairman Mike Glass called the meeting to order at 9:10 a.m.

2. **Pledge of Allegiance**

3. **Roll Call: Determination of a Quorum**

   Present: Mike Glass, Bruce Bartolowits, Elmer Bull and Wendy Fagundes
   Absent: Leandra Carr

   Staff present: District Attorney Steve Rye, Assessor Troy Villines, Appraiser's Kelly Wilson, Mike Perumean, Eric Ow-Wing

4. **Public Participation**

   There was none.

5. **Withdrawals: Petitions withdrawn after posting of agenda**

   There was none.

6. **For Possible Action: Review and adoption of agenda**

   Chairman Mike Glass moved to adopt the agenda as written.

   Bruce Bartolowits seconded.

   Motion passed 4-0.

7. **Administration of the Oath**

   Clerk Treasurer Staci Lindberg administered the Oath to those giving testimony today. Each of the participants raised their hand and confirmed the oath.

8. **For Possible Action: Approve meeting minutes of February 23,2022**

Elmer Bull moved to approve the February 23, 2022 minutes.

Bruce Bartolowits seconded.

Motion passed 4-0.

9. **For Possible Action: Review regulations, law and authority with the District Attorney and Assessor.**

Assessor Troy Villines explained the state statutes on the valuation of property under NRS 361.357 and NRS 361.333. There were no questions from the board. District Attorney Steve Rye clarified the process for appeals.

10. **For Possible Action: Approve or Deny appeals of Property Tax Valuation as listed.**

APN 016-252-05 **Esly Carmona Trust**

Appraiser Kelly Wilson stated the land was purchased in 2018 for $698,000.00. Current taxed capped value is $563,837.00. The parcel consists of a five acre lot and a 2664 square foot residence built in 1987. It has extra feature outbuildings valued at $126,165.00.

Esly Carmona presented examples of the taxes of several of her neighbors being lower than her property and they are newer and larger and some have more outbuildings. She stated that home values have also dropped. Her home is 36 years old and needs many repairs. She stated her neighbor's values are lower and their taxes are lower and she thinks Lyon County is valuing her home using Dayton and Carson City values.

Chairman Mike Glass questioned what Ms. Carmona thinks the property is actually worth, she stated it was worth $396,500.00 when purchased but is worth $275,000.00 currently per her calculations.

Appraiser Kelly Wilson stated they do not use Dayton or Carson values. From 1/2021-6/2022 there were two comparable sales in her neighborhood for $560,000.00 & $585,000.00 and neither of these have outbuildings. The prices Ms. Carmona is looking at did not include the garage which was built after valuation. Kelly explained the valuation of the property and clarified the depreciation method. Kelly also explained that the neighbors have made improvements to their properties that were not included in the valuation and these will need to be re-assessed. Troy Villines stated statue allows them to use aerial maps to discover new outbuildings. She also stated there are different rates for public water vs well water.

Ms. Carmona stated she is not understanding all the explanations by Kelly Wilson. Her main concern is that her property is assessed at a higher value than her neighbors. The assessor's office states that recent sales indicate that their value still does not exceed market value.

District Attorney Steve Rye clarified that the Board of Equalization's job is to determine if the taxable value is correct or does it exceed that. Taxable value and taxes are not the same thing. The legislature sets the taxes. Neighbors paying more or less taxes is not something the Board of Equalization can determine.

Assessor Troy Villines stated that the question is if property was properly assessed per NRS 361.227. He stated that Ms. Carmona denied their request to let an appraiser come onto her property. The tax cap cannot be lowered because that is an actual law.

Kelly Wilson gave some examples of older homes in the neighborhood and the prices they sold for and they did not have outbuildings. If outbuilding value is added to these properties the values would be $646,000.00 & $680,000.00.

Chairman Mike Glass questioned differences in the quality classes of surrounding properties. Kelly stated they don't change the original quality classes of previous appraisers. Mike stated this is something that should be looked into. Bruce Bartolowits stated that the quality class is the material used in original construction and there is a formula that is used to determine this. Elmer wanted to clarify that the quality class on the property in question was assigned in 1987 and this will not change. Mike stated it would affect the value but not the taxation.
They agreed that an appraiser will come out and re-evaluate property.

Bruce Bartolowits made a motion to uphold the Assessor's value. Wendy Fagundes seconded and the Motion passed 4-0.

APN 018-454-10 **Enterprise One Inc.**

Appraiser Mike Perumean stated the land was purchased in 2019 for $11,000. Current taxed capped value is $10,806. Mike stated that three comparable lots with similar size, zoning and land use codes recently sold for $26,000, $18,500.00 & $22,000.00. All properties have paved access and power or power very near. The current valuation profile is conservatively low and property values in the area have been increasing. The sales indicate the assessed value does not exceed market value.

Appellant is not present.

Chairman Mike Glass made a motion to deny the petitioner's evaluation. Bruce Bartolowits seconded. Motion passed 4-0.

APN 015-061-10 **Enterprise One Inc.**

Appraiser Mike Perumean stated the land was purchased in 2022 for $14,000 which included parcel 015-061-09. Current taxed capped value is $18,258.

APN 015-061-09 **Enterprise One Inc.**

Appraiser Mike Perumean stated the land was purchased in 2022 for $14,000 which included parcel 015-061-10. Current taxed capped value is $18,258.

Chairman Mike Glass questioned if both of these properties can be combined since they are owned by the same company. District Attorney Steve Rye stated the can but the properties need to bc voted on separately.

Both of these properties have neighboring property sales at $43,000.00 $40,000.00 & $55,000.00. The lots are similar in size, zoning and land use code. Subject has graded dirt access with power, others dirt/graded, one with power two without. Current valuation profile is correct/low, comparable sales are within state ratio tolerances or low and property values in the area have been increasing. Sales indicate appraised value does not exceed market value. The property was also inherited which might be part of the reason they got it so cheap.

Bruce Bartolowits made a motion on APN 015-061-09 to uphold the assessment. Wendy Fagundes seconded. Motion passed 4-0.

Bruce Bartolowits made a motion on APN 015-061-10 to uphold the assessment. Elmer Bull seconded. Motion passed 4-0.

APN 021-461-05 **Texas Land & Cattle Corp.**

Appraiser Eric Ow-Wing stated this property is located very far out of the city and the parcel has a land use code of 150 (vacant industrial) and a zoning code of I (industrial) and the parcel is vacant. A parcel next to the property sold 1/2022 for $36,000.00. The parcel has been valued the same for the last ten years. Sales in the general vicinity sold for higher price per square foot.

Petitioner did not show any evidence to support a reduction in value.

Wendy Fagundes made a motion to uphold the value established the assessor. Bruce Bartolowits seconded. Motion passed 4-0.

APN 029-442-01 **Fort Apache Homes Inc.**

Appraiser Eric Ow-Wing stated this is a 6.21 acre parcel at the corner of Dayton Valley Rd and Lake Blvd. It has a land use code of 140 (Vacant Commercial) and a zoning code of MULTI (NR1, C1, NR2). This parcel is vacant. Comparable sales in county are higher and this property has not changed value in ten years. Evidence seems to indicate the subject parcel should be valued higher and there is no evidence to show a reduction in value is necessary.

Petitioner did not show any evidence to support a reduction in value.

Chairman Mike Glass pointed out there are other properties in that area and their sales prices are quite a bit higher than the property in question. He asked if there are very many calls from other residents about their land values. Eric stated there are not.

Wendy Fagundes made a motion to uphold the value established the assessor.
Bruce Bartolowits seconded.
Motion passed 4-0.

11. **For Possible Action: Approve correction of errors and adjustment of value changes for various parcels as listed.**

Corrections/Stipulations

APN	ORIGINAL VALUE	ADJUSTED VALUE
012-361-40	3,553,600.00	80,000.00
012-471-01	48,000.00	28,000.00

Appraiser Kelley Wilson stated that the first one is a correction, there was a typo on 012-361-40 which resulted in an incorrect value of $3,553,600.00 instead of $80,000.00 and she is asking for permission to correct this.

She is requesting permission to correct parcel 012-471-01 from $48,000.00 to $28,000.00. The land owner called to explain they don't have power and the topographic area is worse than the assessor's office thought it was.

Elmer Bull made a motion to approve the adjustment as presented. Chairman Mike Glass seconded. Motion passed 4-0.

12. **Chair & Board Member Comments**

There were none

13. **Public Participation**

There was none.

14. **Adjourn**

Meeting adjourned at 10:43

_____
MICHAEL GLASS, CHAIRMAN

ATTEST:

_____
STACI LINDBERG, LYON COUNTY CLERK/TREASURER

LYON COUNTY CLERK/TREASURER

27 South Main Street
Yerington, Nevada 89447
Phone: (775)463-6501
Fax: (775)463-5305

Staci Lindberg
Clerk/Treasurer

February 01, 2023

Certified Mail: 7020 0640 0001 0009 4102 **Email:Emeralddragon11cnv@gmail.com**

Petitioner: Martha & Esly Carmona

RE: Parcel No. **016-252-05**

To Whom It May Concern:

Your request to appear before the Lyon County Board of Equalization for the purpose of reviewing your 2022-2023 secured assessed valuations has been acknowledged by the Lyon County Assessor. The Lyon County Board of Equalization will consider your petition at **9:00 a.m.** on **February 23, 2023.** Please be aware that the time is approximate and although you may be assured your appeal will not be heard prior to the stated time, be prepared for possible delays as several appeals are scheduled during the session.

The Lyon County Board of Equalization meeting will be held at the Lyon County Administrative Complex at 27 S. Main Street, in Yerington, Nevada, 89447.

Should you desire a transcript of the hearing, it is your responsibility to furnish a reporter, pay for the transcript and deliver a copy of the transcript to the Clerk of the County Board of Equalization and to the Secretary of the State Board of Equalization at least two (2) days prior to the hearing with the State Board as required by NRS 261.356.

Please plan to attend the meeting to answer any questions the County Board may have regarding your petition. If you, or your representative, fail to appear at the scheduled time, the hearing may be held in your absence and the Board will consider the available evidence at the scheduled hearing time. If you chose to be represented by an attorney, the attorney shall be one who is admitted to practice and in good standing before the highest court of any state of the United States. If a corporation, Municipal Corporation, or an unincorporated association, the taxpayer may be represented by an officer or other duly authorized representative or regular employee of such corporation.

Procedural rules governing the County Board's hearings may be found in the Nevada Administrative Code 361.622 through 361.643. The Administrative Code may be found on the Internet by selecting Chapter 361 at: https://www.leg.state.nv.us/NAC/NAC-361.html.

Sincerely,
Staci Lindberg
Lyon County Clerk/Treasurer

208 SBE 317

LYON COUNTY BOARD OF EQUALIZATION
THURSDAY, FEBRUARY 23, 2023 at 9:00 A.M

LYON COUNTY ADMINISTRATIVE COMPLEX
27 S. MAIN STREET
YERINGTON, NV 89447

You can also provide public comment for this meeting by sending the Assessor Troy Villines an email at tvillines@lyon-county.org, the day prior to the posted meeting date. Be sure to type, PUBLIC COMMENT, in the subject line.

AMENDED A G E N D A
(Action will be taken on all items unless otherwise noted)
(No action will be taken on any item until it is properly agendized).

To avoid meeting disruptions, please place cell phones and beepers in the silent mode or turn them off during the meeting.

The Board reserves the right to take items in a different order to accomplish business in the most efficient manner. Items may be combined for consideration and items may be pulled or removed from the agenda at any time.

Restrictions on comments by the general public: Any such restrictions must be reasonable and may restrict the time, place and manner of the comments, but may not restrict comments based upon viewpoint.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call: Determination of a Quorum
4. Public Participation (no action will be taken on any item until it is properly agendized) - It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes. The Board will conduct public comment after discussion of each agenda action item, but before the Board takes any action.
5. Withdrawals: Petitions withdrawn after posting of agenda

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6. For Possible Action: Review and adoption of agenda

7. Administration of the Oath

8. For Possible Action: Approve meeting minutes of February 23,2022

9. For Possible Action: Review regulations, law and authority with the District Attorney and Assessor.

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11. For Possible Action: Approve correction of errors and adjustment of value changes for various parcels as listed.

Corrections/Stipulations

APN	ORIGINAL VALUE	ADJUSTED VALUE
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12. Chair & Board Member Comments

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14. Adjourn

This agenda has been posted in accordance with the open meeting law at the Lyon County Administrative Complex and the County and State website. http://www.lyon-county.org; https://notice.nv.gov/Notice

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Members of the public requesting meeting support materials may contact Board of Equalization via email at: tvillines@lyon-county.org

Lyon County recognizes the needs and civil rights of all persons regardless of age, race, color, religion, sex, handicap, family status, or national origin. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternate means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (202) 720-2600 (voice and T) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found on-line at: http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410; Fax: (202) 690-7442; or Email: program.intake@usda.gov

T.D.D. services available through 463-2301 or 463-6620 or 911 (emergency services) notice to persons with disabilities: members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners'/Manager's office in writing at 27 S. Main Street, Yerington, NV 89447, or by calling (775) 463-6531 at least 24 hours in advance

Lyon County is an equal opportunity provider. Agenda is Available at www.lyon-county.org

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LYON COUNTY BOARD OF EQUALIZATION
WEDNESDAY, FEBRUARY 23, 2022

LYON COUNTY ADMINISTRATIVE COMPLEX
27 SOUTH MAIN STREET
YERINGTON, NEVADA

The Board of Equalization met on February 23, 2022 with the following present: Leandra Carr, Elmer Bull, Mike Glass, Bruce Bartolowits, and Wendy Ann Fagundes.
Motion to approve the agenda was made by Bruce Bartolowits and seconded by Elmer Bull, motion passed 5-0

1. **Public participation (no action will be taken until properly agenized)**
There was no public participation.

2. **For Possible Action: Review regulations, law and authority with the District Attorney and Assessor (action may be taken)**
Assessor Troy Villines explained the state statutes on the valuation of property under NRS 361. There were no questions from the board.

3. **For Possible Action: Appeals of Property Tax Valuation and Exemptions (action will be taken)**

Stipulations
APN 004-441-10 & APN 004-442-01 Bodenstein, Jonathan K ETAL TRS and parcels 004-441-02, 004-441-03, and 004-441-07
Appraiser Kelly Wilson stated that she erroneously entered the wrong value for the properties and requested the Board to reduce the assessed value on these parcels and 3 other vacant parcels from $30,000 to $22,000. Mike Glass asked if there were improved parcels in this subdivision. Kelly stated they all are. Bruce Bartolowits motioned to approve the changes due to clerical error; Elmer Bull seconded and the motion passed unanimously 5-0.

Corrections to land value
Appraiser Kelly Wilson stated that this year she has been equalizing the city of Yerington properties and adjusting values for improved properties based on sales. Land values from book 12 pg. 6 were mistakenly missed. All the market values in surrounding areas were increased. When the mistake was realized, letters of intent to request authorization from the board were sent on 12/23/21to land owners increasing their land values and giving them time to appeal. There were a lot of phone calls to the Assessor's office, but no appeals. Mike Glass made a motion to accept the Assessor's land valuations on said parcel in book 12, page 6 due to oversight by the Assessor's office, motion seconded by Leandra Carr. Motion passed 5-0.

Exemption Appeal APN 010-061-02 Honker Ranch Conservancy
This parcel contains 1209 acres in the North end of Smith Valley. Ownership changed from Honker Ranch Corp. to Honker Ranch Conservancy in May 2020. In March of 2021 an application was received for property tax exemption per NRS 361.1401A, exemptions for certain charitable corporations. After review of application supporting documents and talking with their agent, Mr. Gezelin, the application was denied for the 2021/2022 tax year. A letter regarding this decision was mailed 6/24/21. The appellant is asking that the property be made tax exempt. John Gezelin, speaking on behalf of Honker Ranch believes the Assessor misapplied NRS 361.140. They focused on the exemptions and ignored the first part of the statute. NRS 361.140 states there are other inclusions for exemptions. It also states any charitable corporation is to be exempt in NRS chapter 82 on provisions related to nonprofit and nonprofit for public benefit. NRS 82.021 defines a corporation for public benefit is one recognized as exempt under section 501(C)(3) of the internal revenue code or is organized for a public or charitable purpose and on dissolution must distribute its assets to the United States, states or persons which is recognized as exempt under Section 501(C)(3). Mr. Gezelin stated that the Honker Rach was approved as an exempt corporation by the IRS. The Honker Ranch was not able to hold fund raising activities

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in 2020 due to covid but was able to resume in the summer of 2021. They raised $10,917.60 which accounted for 70% of their 2021 revenue. They offer scholarships to graduating students at SVHS and plan to hold a Wetlands Appreciation Day annually. In addition to denying Honker Ranch Conservancy's property tax exemption, the Lyon County Assessor increased the Conservancy's taxes and removed its agricultural exemption. This results in a 66% increase in property taxes for the 2021/2022 tax year. Mr. Besso also stated that hunting is still allowed on the ranch as in the past. Elmer Bull stated it has been a private gun club for a long time and that appears to still be its primary use. There are no fundraisers, tours or classes for conservancy. Erin compared application to statutes and the application doesn't meet the statutes requirements. Mike Glass asked for the D.A's office's opinion. Yuliya Davidzenka stated the most important thing here is if this organization was created for charitable purposes. Is Honker Ranch for charitable purposes only or is charitable purpose only kind of a side thing? The Assessor's office was correct in their determination based on the information presented, they can't guess on what charitable events will happen in the future. At that time with the information the assessor's office had that was a correct determination. Bruce asked what the funds that are raised are used for. Mr. Knight said they give scholarships to the high school in Smith Valley. They give tours to Boy Scouts to help earn badges. They changed from a corporation to a nonprofit to increase awareness, educate and improve the land. Leandra asked how long they have been doing the scholarships. They do 1-2 a year for about the last 10 years for $500 each but they hope to increase the amount to $1000 in the future. Mike Glass called for a motion. Elmer Bull motioned to deny due to the fact that it appears to still be a private recreation area and commended them for trying to make it a conservation area. Bruce Bartolowitz seconded. The motion to deny passed 5-0. Mike Glass reminded Mr. Gezelin that they can still appeal to the State Board of Equalization.

Real Property Appeals

APN 019-382-05 Fort Churchill Corp:

No appellants were present. Mike Perumean stated that he tried to speak with the appellant, but his secretary said he didn't want to talk. Mike stated the appellant purchased the property in 1998 for $50,000. Current taxed capped value is 427,000. three lots in the area recently sold for $66,000, $70,000 and $93,500 with same zoning, land use and similar size. Leandra Carr motioned to uphold the Assessor's office value, seconded by Elmer Bull. Motion passed 5-0.

APN 019-382-04 Fort Churchill Corp

Assessor Troy Villines noted that the owner is the same on all parcels. They provided value but no reason or evidence. Board member Leandra Carr asked if they could all be done as a group, Yuliya Davidzenka from the D.A's office said to do each individually but summarize.

Mike Perumean stated assessed value does not exceed market value. Bruce Bartolowitz made a motion to accept the Assessor's value, Leandra Carr seconded the motion. Motion passed 5-0.

APN 015-241-20 Fort Churchill Corp

Mike Perumean stated the land was purchased at auction in 2006 for $30,100. Current taxed capped value is $11,231. Two similar lots close by recently sold for $35,000 and $35,900. this shows current valuation is correct. Assessor's value does not exceed market value. He asked to uphold the Assessor's value. Leandra Carr motioned to uphold the assessor's value, seconded by Bruce Bartolowitz. Motion passed 5-0.

APN 017-241-27 Enterprise One, Inc.

Mike Perumean stated the land was purchased in 2017 for $15,000. Current taxed capped value is $6.999. Three lots in the area recently sold for $33,000, $25,000 and older sale $17,514. All lots have the same zoning. This shows the valuation profile is correct. Leandra Carr motioned to uphold the Assessor's value, Bruce Bartolowits seconded, motion passes 5-0.

APN 018-472-21 J&J Capital Organization

Mike Perumean stated the land was purchased in 2005 for $25,000. Current taxed capped value is $8.256. Three lots in the area recently sold for $85,000, $11,000 and older sale $18,000. This shows the valuation profile is conservatively low. Mike Glass questioned if all properties were similar size with highway frontage and there was power to all properties. Mike Perumean stated there is a frontage road and they are not directly on the highway and there is only power to the lot behind and the lot in question has power down the road that is why he was more conservative. Leandra Carr stated this was one of the roads that leads to the school and there

is a lot of traffic. Leandra Carr motioned to uphold the Assessors conservatively low valuation, Elmer Bull seconded, motion passed 5-0.

APN 015-371-02 J&J Capital Organization

Mike Perumean stated the land was purchased in 1998 for $50,000. Current taxed capped value is $27,000. Three lots in the area recently sold for $66,000, $70,000 and $93,500. The subject has paved access and the other properties are dirt, all have power. This shows current valuation is actually too low. Property values in the area have been increasing. Leanndra Carr motioned to uphold the Assessor's value, Bruce Bartolowitz seconded, and motion passed 5-0.

Public participation

There was none.

Meeting adjourned at 10:23 a.m.

MICHAEL GLASS, CHAIRMAN

ATTEST:

STACI LINDBERG, LYON COUNTY CLERK/TREASURER

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CONTROL # APPEAL CASE #

RECEIVED
JAN 18 2023

Lyon County Board of Equalization

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.

Please Print or Type

Part A. PROPERTY OWNER/ PETITIONER INFORMATION

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL					
ESLY CARMONA TRS					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A)				TITLE	
Martha ESLY Carmona & ESLY Carmona				TRUST Holder & TRUSTEE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)				EMAIL ADDRESS	
60 Jeanette Dr				Emeralddragonllc NV@gmail.com	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER
Mound house	NV	89706	7606793939	7755152151	

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner. If an entity, refer to the Nevada Secretary of State website for Entity Type.

☐ Sole Proprietorship ☒ Trust ☐ Corporation
☐ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe: _____

The organization described above was formed under the laws of the State of NEVADA
The organization described above is a non-profit organization. ☐ Yes ☒ No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check one which best describes the relationship of Petitioner to Property Owner. ☑ Required

☐ Self ☒ Trustee of Trust ☐ Employee of Property Owner
☐ Co-owner, partner, managing member ☐ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
☒ Other, please describe: owner and Beneficiary of Trust & Trustee

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE)	COUNTY
60 Jeanette dr	Jeanette dr	mound house	LYON
Purchase Price: 698,000		Purchase date: Feb 2018	

2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
016 252 05	016 252 05

3. Does this appeal involve multiple parcels? Yes ☐ No ☒

If yes, enter number of parcels:		Multiple parcel list is attached. ☐

4. Check Property Use Type: ☑

☐ Vacant Land ☐ Mobile Home (Not on foundation) ☐ Mining Property
☒ Residential Property ☐ Commercial Property ☐ Industrial Property
☐ Multi-Family Residential Property ☐ Agricultural Property ☐ Personal Property
☐ Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed: ☑

☒ 2023-2024 Secured Roll ☐ 2022-2023 Unsecured Roll ☐ 2022-2023 Supplemental Roll

Part E. VALUE OF PROPERTY

Property Owner: ***What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.***

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	260,000.00	$ 40,000.00 TAXABLE
Buildings	303,837.00	$ 235,000.00
Personal Property	-0-	
Possessory interest in real property		
Exempt Value	-0-	Homestead filed
Total	563,837	275,000.00

Clear Form Print Form Reset (12 hr 2019)

ASSESSED TAX CAPPED IS $40,000

40,000.00
235,000.00
275,000.00

215

SBE 324

4.308

Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to hear your petition or deny the appeal.

- ☒ NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- ☒ NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- ☐ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- ☐ NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- ☐ NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- ☐ NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED).

See attached pages Please as Exhibits

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest. possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H

▶ [signature] — Petitioner Signature

Owner - Beneficiary — Title

Martha Esly Carmona — Print Name of Signatory

1/3 - 2023 — Date

Part H. AUTHORIZATION OF AGENT

Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including name, contact information, signature and date.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT			TITLE		
AUTHORIZED AGENT COMPANY IF APPLICABLE			EMAIL ADDRESS		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Authorized Agent must check each applicable statement and sign below.

☐ **I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.**

☐ **I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.**

▶ Authorized Agent Signature — Title

Print Name of Signatory — Date

☐ I hereby withdraw my appeal to the County Board of Equalization.

Signature of Owner or Authorized Agent/Attorney — Date

3

246

CONTROL # APPEAL CASE # RECEIVED

Lyon County Board of Equalization JAN 15 2023

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.

Please Print or Type:

Part A. PROPERTY OWNER/ PETITIONER INFORMATION *(Agent's information to be completed in Part H)*

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL:					
Enterprise One Inc					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				TITLE	
John Hui				Owner	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)				EMAIL ADDRESS:	
5560 S Fort Apache Rd #100				Kathleen@enterpriseoneinc.com	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER
Las Vegas	NV	89148	702-202-1600		702-202-1602

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

☐ Sole Proprietorship ☐ Trust ☑ Corporation
☐ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe: _____

The organization described above was formed under the laws of the State of _____
The organization described above is a non-profit organization. ☐ Yes ☒ No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☑ Additional information may be necessary.

☑ Self ☐ Trustee of Trust ☐ Employee of Property Owner
☐ Co-owner, partner, managing member ☐ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
☐ Other, please describe: _____

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE)	COUNTY
5354	Anita Ave	Silver Springs	
Purchase Price:		Purchase date:	

2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
018-454-10	

3. Does this appeal involve multiple parcels? Yes ☐ No ☑ *List multiple parcels on a separate, letter-sized sheet.*

If yes, enter number of parcels: _____ Multiple parcel list is attached. ☐

4. Check Property Use Type: ☑

☑ Vacant Land ☐ Mobile Home (Not on foundation) ☐ Mining Property
☐ Residential Property ☐ Commercial Property ☐ Industrial Property
☐ Multi-Family Residential Property ☐ Agricultural Property ☐ Personal Property
☐ Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed: ☑

☒ 2023-2024 Secured Roll ☐ 2022-2023 Unsecured Roll ☐ 2022-2023 Supplemental Roll

Part E. VALUE OF PROPERTY

Property Owner: ***What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.***

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	14,854	5,000
Buildings		
Personal Property		
Possessory Interest in real property		
Exempt Value		

Total		

Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- ☒ NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- ☐ NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- ☐ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- ☐ NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- ☐ NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- ☐ NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED).

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H

▶ _____ Owner
Petitioner Signature — Title

John Hui — 1/5/23
Print Name of Signatory — Date

Part H. AUTHORIZATION OF AGENT *Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.*

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT			TITLE		
AUTHORIZED AGENT COMPANY, IF APPLICABLE			EMAIL ADDRESS		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Authorized Agent must check each applicable statement and sign below.

☐ **I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.**

☐ **I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.**

▶ _____ Title
Authorized Agent Signature

_____ Date
Print Name of Signatory

☐ I hereby withdraw my appeal to the County Board of Equalization.

_____ Date
Signature of Owner or Authorized Agent/Attorney

218 SBE 327

CONTROL # APPEAL CASE # RECEIVED

Lyon County Board of Equalization JAN 15 2023

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.

Please Print or Type:

Part A. PROPERTY OWNER/ PETITIONER INFORMATION *(Agent's information to be completed in Part H)*

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL:					
Enterprise One Inc					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				TITLE	
John Hui				Owner	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)				EMAIL ADDRESS:	
5560 S Fort Apache Rd #100				Kathleen@enterpriseoneinc.com	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER
Las Vegas	NV	89148	702-202-1600		702-202-1602

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

☐ Sole Proprietorship ☐ Trust ☑ Corporation
☐ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe: _____

The organization described above was formed under the laws of the State of _____
The organization described above is a non-profit organization. ☐ Yes ☑ No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☑ *Additional information may be necessary.*

☑ Self ☐ Trustee of Trust ☐ Employee of Property Owner
☐ Co-owner, partner, managing member ☐ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
☐ Other, please describe: _____

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE)	COUNTY
		Stagecoach	
Purchase Price:		Purchase date:	

2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
015-061-10	

3. Does this appeal involve multiple parcels? Yes ☐ No ☑ *List multiple parcels on a separate, letter-sized sheet.*

If yes, enter number of parcels: _____ Multiple parcel list is attached. ☐

4. Check Property Use Type: ☑

☑ Vacant Land ☐ Mobile Home (Not on foundation) ☐ Mining Property
☐ Residential Property ☐ Commercial Property ☐ Industrial Property
☐ Multi-Family Residential Property ☐ Agricultural Property ☐ Personal Property
☐ Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed: ☑

☑ 2023-2024 Secured Roll ☐ 2022-2023 Unsecured Roll ☐ 2022-2023 Supplemental Roll

Part E. VALUE OF PROPERTY

Property Owner: ***What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.***

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	$40,000	$20,000
Buildings		
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total		

Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- ☑ NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- ☐ NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- ☐ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- ☐ NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- ☐ NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- ☐ NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED).

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H

▶ _____ Owner

Petitioner Signature — Title

John Hui — 1/5/23

Print Name of Signatory — Date

Part H. AUTHORIZATION OF AGENT

Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT			TITLE		
AUTHORIZED AGENT COMPANY, IF APPLICABLE			EMAIL ADDRESS		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Authorized Agent must check each applicable statement and sign below.

☐ **I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.**

☐ **I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.**

▶ _____ _____

Authorized Agent Signature — Title

_____ _____

Print Name of Signatory — Date

☐ I hereby withdraw my appeal to the County Board of Equalization.

_____ _____

Signature of Owner or Authorized Agent/Attorney — Date

CONTROL # APPEAL CASE # RECEIVED

Lyon County Board of Equalization JAN 15 2023

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.

Please Print or Type:

Part A. PROPERTY OWNER/ PETITIONER INFORMATION *(Agent's Information to be completed in Part H)*

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: Enterprise One Inc					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): John Hui				TITLE: Owner	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 5560 S Fort Apache Rd #100				EMAIL ADDRESS: Kathleen@enterpriseoneinc.com	
CITY: Las Vegas	STATE: NV	ZIP CODE: 89148	DAYTIME PHONE: 702-202-1600	ALTERNATE PHONE:	FAX NUMBER: 702-202-1602

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

☐ Sole Proprietorship ☐ Trust ☑ Corporation
☐ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe: _____

The organization described above was formed under the laws of the State of _____
The organization described above is a non-profit organization. ☐ Yes ☑ No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☑ *Additional information may be necessary.*

☑ Self ☐ Trustee of Trust ☐ Employee of Property Owner
☐ Co-owner, partner, managing member ☐ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
☐ Other, please describe: _____

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE)	COUNTY
		Stagecoach	
Purchase Price:		Purchase date:	

2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
015-061-09	

3. Does this appeal involve multiple parcels? Yes ☐ No ☑ *List multiple parcels on a separate, letter-sized sheet.*

If yes, enter number of parcels: _____ Multiple parcel list is attached. ☐

4. Check Property Use Type: ☑

☑ Vacant Land ☐ Mobile Home (Not on foundation) ☐ Mining Property
☐ Residential Property ☐ Commercial Property ☐ Industrial Property
☐ Multi-Family Residential Property ☐ Agricultural Property ☐ Personal Property
☐ Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed: ☑

☑ 2023-2024 Secured Roll ☐ 2022-2023 Unsecured Roll ☐ 2022-2023 Supplemental Roll

Part E. VALUE OF PROPERTY

Property Owner: *What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.*

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	$40,000	$20,000
Buildings		
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total		

Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal

- ☑ NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- ☐ NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- ☐ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- ☐ NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- ☐ NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- ☐ NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED).

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H

▶ Petitioner Signature — Owner (Title)

John Hui (Print Name of Signatory) — 1/5/23 (Date)

Part H. AUTHORIZATION OF AGENT *Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.*

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT			TITLE		
AUTHORIZED AGENT COMPANY, IF APPLICABLE			EMAIL ADDRESS		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Authorized Agent must check each applicable statement and sign below.

☐ **I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.**

☐ **I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.**

▶ Authorized Agent Signature — Title

Print Name of Signatory — Date

☐ I hereby withdraw my appeal to the County Board of Equalization.

Signature of Owner or Authorized Agent/Attorney — Date

222 SBE 331

CONTROL # APPEAL CASE # RECEIVED

Lyon County Board of Equalization JAN 15 2021

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.
Please Print or Type:

Part A. PROPERTY OWNER/ PETITIONER INFORMATION *(Agent's Information to be completed in Part H)*

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL:					
Texas Land & Cattle Corp					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				TITLE	
John Hui				Owner	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)				EMAIL ADDRESS:	
5560 S Fort Apache Rd #100				Kathleen@enterpriseoneinc.com	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER
Las Vegas	NV	89148	702-202-1600		702-202-1602

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

☐ Sole Proprietorship ☐ Trust ☑ Corporation
☐ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe:_____

The organization described above was formed under the laws of the State of _____
The organization described above is a non-profit organization. ☐ Yes ☑ No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☑ *Additional information may be necessary*

☑ Self ☐ Trustee of Trust ☐ Employee of Property Owner
☐ Co-owner, partner, managing member ☐ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
☐ Other, please describe:_____

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE)	COUNTY
		Fernley	
Purchase Price:		Purchase date:	

2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
021-461-05	

3. Does this appeal involve multiple parcels? Yes ☐ No ☑ *List multiple parcels on a separate, letter-sized sheet.*

If yes, enter number of parcels: _____ Multiple parcel list is attached. ☐

4. Check Property Use Type: ☑

☑ Vacant Land ☐ Mobile Home (Not on foundation) ☐ Mining Property
☐ Residential Property ☐ Commercial Property ☐ Industrial Property
☐ Multi-Family Residential Property ☐ Agricultural Property ☐ Personal Property
☐ Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed: ☑

☑ 2023-2024 Secured Roll ☐ 2022-2023 Unsecured Roll ☐ 2022-2023 Supplemental Roll

Part E. VALUE OF PROPERTY

Property Owner: ***What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.***

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	$36,000	$20,000
Buildings		
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total		

Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- [x] NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- [ ] NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- [ ] NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- [ ] NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- [ ] NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- [ ] NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED).

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H

▶ _____ Owner

Petitioner Signature — Title

John Hui — 1/5/23

Print Name of Signatory — Date

Part H. AUTHORIZATION OF AGENT *Complete this section only if an agent, including an attorney has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.*

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:			TITLE		
AUTHORIZED AGENT COMPANY, IF APPLICABLE			EMAIL ADDRESS		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Authorized Agent must check each applicable statement and sign below.

- [ ] **I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.**
- [ ] **I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.**

▶ _____ _____

Authorized Agent Signature — Title

_____ _____

Print Name of Signatory — Date

- [ ] I hereby withdraw my appeal to the County Board of Equalization.

_____ _____

Signature of Owner or Authorized Agent/Attorney — Date

224

SBE 333

CONTROL # APPEAL CASE #

Lyon County Board of Equalization

RECEIVED
JAN 15 2023

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.
Please Print or Type:

Part A. PROPERTY OWNER/ PETITIONER INFORMATION *(Agent's Information to be completed in Part H)*

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL:					
Fort Apache Homes Inc					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				TITLE	
John Hui				Owner	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)				EMAIL ADDRESS:	
5560 S Fort Apache Rd #100				Kathleen@enterpriseoneinc.com	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER
Las Vegas	NV	89148	702-202-1600		702-202-1602

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

☐ Sole Proprietorship ☐ Trust ☑ Corporation
☐ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe: _____

The organization described above was formed under the laws of the State of _____
The organization described above is a non-profit organization. ☐ Yes ☑ No

Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☑ *Additional information may be necessary.*

☒ Self ☐ Trustee of Trust ☐ Employee of Property Owner
☐ Co-owner, partner, managing member ☐ Officer of Company
☐ Employee or Officer of Management Company
☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property
☐ Other, please describe: _____

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE)	COUNTY
	Wentworth Circle	Dayton Valley	
Purchase Price:		Purchase date:	

2. Enter Applicable Assessor Parcel Number (APN) or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
029-442-01	

3. Does this appeal involve multiple parcels? Yes ☐ No ☒ *List multiple parcels on a separate, letter-sized sheet.*

If yes, enter number of parcels: _____ Multiple parcel list is attached. ☐

4. Check Property Use Type: ☑

☒ Vacant Land ☐ Mobile Home (Not on foundation) ☐ Mining Property
☐ Residential Property ☐ Commercial Property ☐ Industrial Property
☐ Multi-Family Residential Property ☐ Agricultural Property ☐ Personal Property
☐ Possessory Interest in Real or Personal property

5. Check Year and Roll Type of Assessment being appealed: ☑

☒ 2023-2024 Secured Roll ☐ 2022-2023 Unsecured Roll ☐ 2022-2023 Supplemental Roll

Part E. VALUE OF PROPERTY

Property Owner: ***What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.***

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	$250,000	$100,000
Buildings		
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total		

Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- [x] NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- [ ] NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- [ ] NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- [ ] NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- [ ] NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- [ ] NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW, OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED).

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized each agent named therein to represent the Property Owner as stated and I have the authority to appoint each agent named in Part H

▶ _____ Owner
Petitioner Signature — Title

John Hui — 1/5/23
Print Name of Signatory — Date

Part H. AUTHORIZATION OF AGENT

Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board.

I hereby authorize the agent whose name and contact information appears below to file a petition to the County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT			TITLE		
AUTHORIZED AGENT COMPANY, IF APPLICABLE			EMAIL ADDRESS		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

Authorized Agent must check each applicable statement and sign below.

- [ ] **I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.**
- [ ] **I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and the limitations contained in the Agent Authorization Form to be separately submitted.**

▶ _____ _____
Authorized Agent Signature — Title

_____ _____
Print Name of Signatory — Date

- [ ] I hereby withdraw my appeal to the County Board of Equalization.

_____ _____
Signature of Owner or Authorized Agent/Attorney — Date

226

4.320

2023-24 LCBOE
Kelly's Summary of Changes

Corrections/Stipulations:	APN	Ownership	Original Value	Adjusted Value
Correct data entry error	12-361-40	Smith, Wesley A & Beverly A Trs	3,553,600	80,000
Correct power & topo discounts	12-471-01	Freitas, David & Carol Trs	48,000	28,000
Petition for Reviews				
Appeal	16-252-05	Carmona, Esly Trs	563,837	

227

Troy R. Villines
LYON COUNTY Assessor
27 S. MAIN ST
YERINGTON NV 89447

NOTICE OF ASSESSED VALUATION
THIS IS NOT A TAX BILL
IT IS A NOTICE OF VALUE ONLY
--- Not Original Copy ---

Mailing Date 12/08/2022

Questions? Call us at:
(775) 463-6520

BERTINUSON, REX NOLAN TR
311 BEN'S WY
FERNLEY, NV 89408-0000

YOUR PROPERTY TAX BILL IS CAPPED.
NOT YOUR ASSESSED VALUE.
ASSESSMENT ROLL IS AVAILABLE PER NRS 361.300
Abatement Status: High Cap
Abated Taxes are based on Prior Year
Gross Assessed Value of: 5,245

Parcel Number: 017-134-17
District: 8.2
Appraisal Year: 2023/2024

Property Location: 6815 S HWY 95A, SILVER SPRINGS

Assessed Value	This Fiscal Year 2022/2023	Next Fiscal Year 2023/2024	Tax Capped Value
Land	5,245	5,245	
Structures	0	0	
Personal Property	0	0	
Assessed Total	5,245	5,245	5,245
Exemptions	0	0	
Net Assessed Value	5,245	5,245	
Value Excluded From Abatement	0	0	

Taxable Value	This Fiscal Year	Next Fiscal Year	Tax Capped Value
Land	14,985	14,985	
Structures	0	0	
Personal Property	0	0	
Taxable Total	14,985	14,985	14,985
Exemptions	0	0	
Net Taxable Value	14,985	14,985	
Value Excluded From Abatement	0	0	

NOTICE OF ASSESSED VALUATION
THIS IS NOT A TAX BILL - IT IS A NOTICE OF VALUE ONLY

Each fiscal year runs from July 1st to June 30th. Tax bills are calculated by the Lyon County Treasurer's Office and printed in July. For tax billing questions, please contact the Treasurer's Office at 775-463-6501 or visit their website at www.https://www.lyon-county.org/55/Assessor

228

SBE 337

4.321

INFORMATION CONCERNING YOUR NOTICE OF ASSESSED VALUATION

If your address is incorrect or you no longer own this property, please notify this office.

PLEASE NOTE: YOUR "TAX BILL", NOT YOUR ASSESSED VALUE, IS CAPPED

The amount of your tax bill will depend on the rate determined by the County Commissioners the School Districts, or Towns, and approved by the Nevada Tax Commission. NRS 361.4723 provides a partial abatement of taxes by applying a 3% cap on the tax bill of the owner's primary residence or qualified rental dwelling. A cap of no more than 8% is applied to residences that are not owner occupied land, commercial buildings, business personal property, aircraft, etc. New construction or property that has a change of actual or authorized use will not qualify for an abatement for the first year, but will receive the appropriate cap the following year. The percentage of the abatement cap is determined by the Assessor's Office/Tax Receiver and applied to your tax bill by the Tax Receiver to determine your final tax bill.

Please note this is not a tax bill, this is a notice of assessed valuation.

Your total taxable value on the front of this card is the full cash value of the land and the current replacement cost of buildings, structures, etc. less statutory depreciation. Your total taxable value is then multiplied by 35% to establish your assessed value per NRS 361.225. Your assessed value may change from the previous year for the following reasons:

- The previous improvement value may have been multiplied by a factor supplied by the State Department of Taxation or your improvements have been recalculated to current cost of replacement, less depreciation, due to reappraisal
- Your land was revalued
- New or additional construction during recent years, and removal of developer's discounts
- A combination of the above

Personal property listed on the front of this card includes such things as manufactured homes, aircraft, agricultural and business equipment.

Value excluded from partial abatement – This figure is a result of uncapped land and/or uncapped improvements added to your assessment as a result of any improvement to or change in the actual or authorized use of the property. The amount shown in this column, does not qualify for the abatement the first year, but will receive the appropriate cap the following year. Please contact your Tax Receiver/Assessor's Office for an estimated tax amount.

What if I disagree with the taxable value? – If you disagree with the taxable value and/or feel that the taxable value is greater than the "market value" of your property, please call or come to the Assessor's Office and discuss your concerns with an appraiser. If, after discussing this matter with the Assessor's staff and a difference of opinion still exists, you may appeal your assessment to the County Board of Equalization. **The deadline to appeal your assessment is January 15, unless it falls on a holiday or weekend, then it would be the next business day. This board meets during January and February each year.**

Nevada legislature provides for property tax exemptions to assist individuals meeting certain requirements. Some of these include veterans, disabled veterans, surviving spouses, and blind persons.

For more information on these programs, or on your notice of assessed valuation, please contact the Assessor's Office or visit our website at www.lyon-county.org. The complete assessment list may be obtained by visiting the public library and branch libraries in the county, the county Assessor's office, the main Administrative office of the county, or online at www.lyon-county.org.

County Assessor
Troy R. Villines

229

SBE 338

LYON COUNTY CLERK/TREASURER

27 South Main Street
Yerington, Nevada 89447
Phone: (775)463-6501
Fax: (775)463-5305

Staci Lindberg
Clerk/Treasurer

February 03, 2023

Certified Mail: 7020 0640 0001 0009 4140 **Email:Emeralddragon11cnv@gmail.com**

Petitioner: Martha & Esly Carmona

RE: Parcel No. **016-252-05**

To Whom It May Concern:

Your request to appear before the Lyon County Board of Equalization for the purpose of reviewing your 2022-2023 secured assessed valuations has been acknowledged by the Lyon County Assessor. The Lyon County Board of Equalization will consider your petition at **9:00 a.m.** on **February 23, 2023.** Please be aware that the time is approximate and although you may be assured your appeal will not be heard prior to the stated time, be prepared for possible delays as several appeals are scheduled during the session.

The Lyon County Board of Equalization meeting will be held at the Lyon County Administrative Complex at 27 S. Main Street, in Yerington, Nevada, 89447.

Should you desire a transcript of the hearing, it is your responsibility to furnish a reporter, pay for the transcript and deliver a copy of the transcript to the Clerk of the County Board of Equalization and to the Secretary of the State Board of Equalization at least two (?) days prior to the hearing with the State Board as required by NRS 261.356.

Please plan to attend the meeting to answer any questions the County Board may have regarding your petition. If you, or your representative, fail to appear at the scheduled time, the hearing may be held in your absence and the Board will consider the available evidence at the scheduled hearing time. If you chose to be represented by an attorney, the attorney shall be one who is admitted to practice and in good standing before the highest court of any state of the United States. If a corporation, Municipal Corporation, or an unincorporated association, the taxpayer may be represented by an officer or other duly authorized representative or regular employee of such corporation.

Procedural rules governing the County Board's hearings may be found in the Nevada Administrative Code 361.622 through 361.643. The Administrative Code may be found on the Internet by selecting Chapter 361 at: https://www.leg.state.nv.us/NAC/NAC-361.html.

Sincerely,
Staci Lindberg
Lyon County Clerk/Treasurer

230

LYON COUNTY CLERK/TREASURER

27 South Main Street
Yerington, Nevada 89447
Phone: (775)463-6501
Fax: (775)463-5305

Staci Lindberg
Clerk/Treasurer

February 01, 2023

Certified Mail: 7020 0640 0001 0009 4119 **Email:Kathleen@enterpriseoneinc.com**

Petitioner: John Hui

RE: Parcel No. **018-454-10, 015-061-10, 015-061-09**

To Whom It May Concern:

Your request to appear before the Lyon County Board of Equalization for the purpose of reviewing your 2022-2023 secured assessed valuations has been acknowledged by the Lyon County Assessor. The Lyon County Board of Equalization will consider your petition at **9:00 a.m.** on **February 23, 2023.** Please be aware that the time is approximate and although you may be assured your appeal will not be heard prior to the stated time, be prepared for possible delays as several appeals are scheduled during the session.

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Sincerely,
Staci Lindberg
Lyon County Clerk/Treasurer

231

LYON COUNTY CLERK/TREASURER

27 South Main Street
Yerington, Nevada 89447
Phone: (775)463-6501
Fax: (775)463-5305

Staci Lindberg
Clerk/Treasurer

February 03, 2023

Certified Mail: 7020 0640 0001 0009 4157 **Email:Kathleen@enterpriseoneinc.com**

Petitioner: John Hui

RE: Parcel No. **018-454-10, 015-061-10, 015-061-09**

To Whom It May Concern:

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Sincerely,
Staci Lindberg
Lyon County Clerk/Treasurer

232

LYON COUNTY CLERK/TREASURER

27 South Main Street
Yerington, Nevada 89447
Phone: (775)463-6501
Fax: (775)463-5305

Staci Lindberg
Clerk/Treasurer

February 01, 2023

Certified Mail: 7020 0640 0001 0009 4126 **Email:Kathleen@enterpriseoneinc.com**

Petitioner: John Hui

RE: Parcel No. **021-461-05**

To Whom It May Concern:

Your request to appear before the Lyon County Board of Equalization for the purpose of reviewing your 2022-2023 secured assessed valuations has been acknowledged by the Lyon County Assessor. The Lyon County Board of Equalization will consider your petition at **9:00 a.m.** on **February 23, 2023.** Please be aware that the time is approximate and although you may be assured your appeal will not be heard prior to the stated time, be prepared for possible delays as several appeals are scheduled during the session.

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Sincerely,
Staci Lindberg
Lyon County Clerk/Treasurer

233

LYON COUNTY CLERK/TREASURER

27 South Main Street
Yerington, Nevada 89447
Phone: (775)463-6501
Fax: (775)463-5305

Staci Lindberg
Clerk/Treasurer

February 03, 2023

Certified Mail: 7020 0640 0001 0009 4164 **Email:Kathleen@enterprisconeinc.com**

Petitioner: John Hui

RE: Parcel No. **021-461-05**

To Whom It May Concern:

Your request to appear before the Lyon County Board of Equalization for the purpose of reviewing your 2022-2023 secured assessed valuations has been acknowledged by the Lyon County Assessor. The Lyon County Board of Equalization will consider your petition at **9:00 a.m.** on **February 23, 2023.** Please be aware that the time is approximate and although you may be assured your appeal will not be heard prior to the stated time, be prepared for possible delays as several appeals are scheduled during the session.

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Sincerely,
Staci Lindberg
Lyon County Clerk/Treasurer

234

LYON COUNTY CLERK/TREASURER

27 South Main Street
Yerington, Nevada 89447
Phone: (775)463-6501
Fax: (775)463-5305

Staci Lindberg
Clerk/Treasurer

February 01, 2023

Certified Mail: 7020 0640 0001 0009 4133 **Email:Kathleen@enterpriseoneinc.com**

Petitioner: John Hui

RE: Parcel No. **029-442-01**

To Whom It May Concern:

Your request to appear before the Lyon County Board of Equalization for the purpose of reviewing your 2022-2023 secured assessed valuations has been acknowledged by the Lyon County Assessor. The Lyon County Board of Equalization will consider your petition at **9:00 a.m.** on **February 23, 2023.** Please be aware that the time is approximate and although you may be assured your appeal will not be heard prior to the stated time, be prepared for possible delays as several appeals are scheduled during the session.

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Sincerely,
Staci Lindberg
Lyon County Clerk/Treasurer

235

LYON COUNTY CLERK/TREASURER

27 South Main Street
Yerington, Nevada 89447
Phone: (775)463-6501
Fax: (775)463-5305

Staci Lindberg
Clerk/Treasurer

February 03, 2023

Certified Mail: 7020 0640 0001 0009 4171 **Email:Kathleen@enterpriseoneinc.com**

Petitioner: John Hui

RE: Parcel No. **029-442-01**

To Whom It May Concern:

Your request to appear before the Lyon County Board of Equalization for the purpose of reviewing your 2022-2023 secured assessed valuations has been acknowledged by the Lyon County Assessor. The Lyon County Board of Equalization will consider your petition at **9:00 a.m.** on **February 23, 2023.** Please be aware that the time is approximate and although you may be assured your appeal will not be heard prior to the stated time, be prepared for possible delays as several appeals are scheduled during the session.

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Sincerely,
Staci Lindberg
Lyon County Clerk/Treasurer

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IN THE MATTER OF THE LYON
COUNTY BOARD OF EQUALIZATION

AFFIDAVIT OF MAILING

State of Nevada
County of Lyon

Nikki Bryan, being first duly sworn, deposes and says: That affiant is, and was, when the herein described mailing took place, a citizen of the United States, over 21 years of age, and not a party to, nor interested in, the within action; that on the 1st day of February, 2023, affiant deposited, or caused to be deposited, in the Post Office in Yerington, Nevada, letters notifying Petitioners of the hearing for their cases before the Lyon County Board of Equalization addressed:

Esly Carmona TRS, 60 Jeanette Dr., Moundhouse, NV 89706
Fort Apache Homes Inc., c/o John Hui, 5560 S. Fort Apache Rd. #100, Las Vegas, NV 89148
Texas Land & Cattle Corp., c/o John Hui, 5560 S. Fort Apache Rd. #100, Las Vegas, NV 89148
Enterprise One Inc., c/o John Hui, 5560 S. Fort Apache Rd. #100, Las Vegas, NV 89148

Staci Lindberg
Lyon County Clerk/Treasurer

Subscribed and sworn before me this
1st day of February, 2023

State of Nevada, County of Lyon

257

SBE 346

4.330

IN THE MATTER OF THE LYON
COUNTY BOARD OF EQUALIZATION

AFFIDAVIT OF MAILING

State of Nevada
County of Lyon

Staci Lindberg, being first duly sworn, deposes and says: That affiant is, and was, when the herein described mailing took place, a citizen of the United States, over 21 years of age, and not a party to, nor interested in, the within action; that on the 3RD day of February, 2021, affiant deposited in the Post Office in Yerington, Nevada, letters notifying Petitioners of the hearing for their cases before the Lyon County Board of Equalization addressed:

Esly Carmona TRS, 60 Jeanette Dr., Moundhouse, NV 89706
Fort Apache Homes Inc., c/o John Hui, 5560 S. Fort Apache Rd. #100, Las Vegas, NV 89148
Texas Land & Cattle Corp., cio John Hui, 5560 S. Fort Apache Rd. #100, Las Vegas, NV 89148
Enterprise One Inc., c/o John Hui, 5560 S. Fort Apache Rd. #100, Las Vegas, NV 89148

Staci Lindberg
Lyon County Clerk/Treasurer

Subscribed and sworn before me this
3RD day of February, 2023

Sandy Shipley
State of Nevada, County of Lyon

239

SBE 347

Martha Carmona
60 Jeanette Dr
Moundhouse Nevada 89706

January 13, 2023.

APPEAL to the County Board of Equalization

Dear Sirs and Madams,

I am writing this letter due to the higher property value over-assessed on my property. I compared my home's assessed values to the nicer and newer bigger homes in my neighborhood and nearby block area, which have much lower values. I bought my home in 2018, and everyone told me I paid way too much for it. I agreed and knew I paid too much since I looked at what the other homes on my block sold for in 2018 after I bought my home in February of 2018.

My home is older and is certainly is not worth anywhere near what I paid for the property 5 years ago. I completely overpaid for this property. I knew I was getting taken but agreed to pay the price only due to the wonderful owner financing at 3 % I received better than any bank could have ever given me. Back then, my property was actually worth around $450,000.00 with everything working. (My neighbors bought in 2018 at $490,000.00 for a 3200 square foot newer home built in 1990, with huge RV shops, and more upgrades, at 1 Martin St, Moundhouse, At $153 a sq ft. Another neighbor property sold in 2018 was 7 Jeanette dr, Moundhouse, at $449,000.00 with a 2800 sq ft house & huge shops and more upgrades, At $164 a sq ft. Another property which sold in 2018 on my block for $542,500.00 was a newer, nicer 1993 huge mansion with 5 bedrooms 6 baths with over 4200 sq ft with huge shops, located at 44 Jeanette dr, at $129 a sq ft. Average sq ft price for those properties was $149.00 a sq ft. My 36 year old home is **2664 sq ft= $396,500.00** and this is what my **NET TAXABLE VALUE** should be, NOT the over assessed value of $563,837.00, as demonstrated in the 2023/2024 notice I received. The TAX CAPPED VALUE should be at a repaired depreciated cost for all the repairs needed.
The TAXABLE NET TAXED CAPPED VALUE SHOULD BE $275,000.00. Not $348,364.00.

I also feel my home should be lowered in the ASSESSED VALUE due to the depreciation of 1.5% allowed every year for 50 years. My home is 36 years old and literally falling apart since it is made from wood, which is rotting away and crumbling apart. To date, I have never been afforded any depreciation in the last 5 years at 1.5% a year since I have lived here to offset my higher assessed-over values. In my opinion, my home is in need of numerous repairs due to my rotting wood buildings, all my damaged and failing roofs needing replaced, all my broken main line home brass pipes and well pipes breaking, my well pumps and well equipment failing, my heating furnaces and air conditioning failing, my fencing falling over due to rotted beams, and most of my electrical lines being eaten up by critters. All of these factors of depreciation were never reduced or afforded when assessing my homes values. Since I have lived here in 2018 my taxes have risen over the 3% allowed by Nevada laws. My depreciation allowed at 1.5% was never given to me and neither were my Homestead allowances.

MY opinion of the TOTAL ASSESSED TAX CAPPED VALUE SHOULD BE AROUND $90,000.00
not $121,927.00 as ASSESSED and sent in the new 2023/2024 notice I received.

I researched all the neighbors and saw that their assessed tax capped values were near this amount of $90,000.00. I will include those homes in my presentation to the Board as I didn't have time to print them out due to the time allotted to make this appeal.

I derived my opinion of values for the Taxable Values from the Lyon County assessor's figures for the depreciated value of my house $177,000 plus extra features at $126,000.00 = $ 303,000.00
My actual repair costs not done because I cant pay this are $49,000.00 for roof, $13,000.00 repair well system and main lines, home plumbing repairs $3000.00, $15,000.00 Heating and A/C repairs for new system, $2500.00 Electrical repairs wiring, wood fencing repairs $5000.00, and other miscellaneous structural repairs yearly ongoing to $86,000.00. I took the total for repairs then divided the repairs by 1/3. I subtracted the 1/3 for repairs and got $275,000.00 as my new taxable values for my taxed capped value after adding in land values for a raw 5 acres from nearby sales.

I look forward to presenting my appeal as I have tried to correct these over assessed figures for over three years and have not been able to do so with the assessors department to date. No one would help me correct my over assessed home values or look over any of the information I gave them after numerous conversations throughout the years

I have included in my notice of Assessed Valuation that I am appealing, 5 exhibits. My home exhibit plus 4 exhibits of nicer and bigger neighbor's homes that are assessed lower than my home for your review.
11 Sandy Lane, Moundhouse.
51 Jeanette Dr, Moundhouse.
44 Jeanette Dr, Moundhouse.
29 Hilltop Dr, Moundhouse.

I have more homes also I did not include at this time due to time unavailability.
The total pages in my appeal are 36.

My appeal is Concerning the neighborhood homes that are much bigger and nicer than my home which are assessed lower as well as my 36 year old home's depreciating factors which were not allowed in the assessed values and neither was my homestead. I would like the opportunity to Appeal to your Board.

Respectfully,

Martha Esly Carmona

12802478-19414-1-1

Troy Villines
Lyon County Assessor
27 S. Main Street
Yerington, NV 89447

NOTICE OF ASSESSED VALUATION
THIS IS NOT A TAX BILL
IT IS A NOTICE OF VALUE ONLY

Mailing Date 12/08/2022

12802476-19414-1 1 1 **********AUTO**5-DIGIT 89701

CARMONA, ESLY TRS
C/O ESLY CARMONA
60 JEANETTE DR
MOUND HOUSE NV 89706-7781

Questions? Call us at:
(775) 463-6520

YOUR PROPERTY TAX BILL IS CAPPED, NOT YOUR ASSESSED VALUE.
ASSESSMENT ROLL IS AVAILABLE PER NRS 361.300
Abatement Status: Low Cap
Abated Taxes are based on Prior Year
Gross Assessed Value of: 121,927

Parcel Number: 016-252-05
District: 8.7
Appraisal Year: 2023/2024

Property Location: 60 JEANETTE DR MOUND HOUSE Lot Block

Assessed Value	This Fiscal Year 2023/2024	Next Fiscal Year 2023/2024	Tax Capped Value
Land	79,968	91,000	
Structures	96,155	106,343	
Personal Property	0	0	
Assessed Total	176,123	197,343	121,927
Exemptions	0	0	
Net Assessed Value	176,123	197,343	
Value Excluded From Abatement	0	0	

11542PNOA 12/9/22 CMYK

Taxable Value	This Fiscal Year	Next Fiscal Year	Tax Capped Value
Land	228,480	260,000	
Structures	274,729	303,837	
Personal Property	0	0	
Taxable Total	503,209	563,837	348,364
Exemptions	0	0	
Net Taxable Value	503,209	563,837	
Value Excluded From Abatement	0	0	

NOTICE OF ASSESSED VALUATION
THIS IS NOT A TAX BILL - IT IS A NOTICE OF VALUE ONLY

Each fiscal year runs from July 1st to June 30th. Tax bills are calculated by the Lyon County Treasurer's Office and printed in July. For tax billing questions, please contact the Treasurer's Office at 775-463-6501 or visit their website at www.lyon-county.org

SBE 350