



**LYON COUNTY BOARD OF EQUALIZATION  
TUESDAY, FEBRUARY 17, 2026  
9:00 AM  
LYON COUNTY ADMINISTRATIVE COMPLEX  
27 S. MAIN STREET, YERINGTON, NV 89447**

Written public comments may be mailed to the Lyon Clerk Treasurer's Office at 27 S. Main Street, Yerington, Nevada 89447, or emailed to [countyclerks@lyon-county.org](mailto: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.

**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 February 18, 2025 Minutes.

- [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6.c For Report Only: Petitions Withdrawn After Posting of Agenda.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 016-252-05 Esly Carmona Irrevocable Trust

- [Carmona Appeal Packet](#)
- [Assessor Packet](#)

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

APN	Address	Original	Adjusted
001-241-39	515 W Bridge St, Yerington	\$82,195	\$18,000
016-222-01	10125 Hwy 50, Mound House	\$312,355	\$242,355
016-405-09	5 Pine Cone Rd, Dayton	\$3,078,219	\$2,656,082

- [Stipulation 001-241-39](#)
- [Stipulation 016-222-01](#)
- [Stipulation 016-405-09](#)

## 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

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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](mailto: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](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](mailto: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](http://www.lyon-county.org)**

# **Lyon County Board of Equalization Agenda Summary**

Meeting Date: February 17, 2026

**Agenda Item Number:**

6.a

**Subject:**

For Possible Action: Approve February 18, 2025 Minutes.

**Summary:**

**Financial Department Comments:**

**Approved As To Legal Form:**

**County Manager Comments:**

**Recommendation:**

**ATTACHMENTS**

- [Minutes](#)

**LYON COUNTY  
BOARD OF EQUALIZATION**

The Lyon County Board of Equalization met this day, Thursday, February 18, 2025 at 9:00 a.m. in the LYON COUNTY ADMINISTRATIVE COMPLEX, 27 S. MAIN STREET, YERINGTON, NV 89447.

**1. Roll Call**

Present: Madam Chair Leandra Carr, Elmer Bull, Bruce Bartolowits, Wendy Fagundes and Mike Glass.

Staff Present: District Attorney Steve Rye, Assessor Troy Villines, Appraiser's Kelly Wilson, Mike Perumean and Eric Ow-Wing

**2. Pledge of Allegiance**

**3. Public Participation**

Leandra Carr asked for public comment and there was none.

**4. For Possible Action: Review and Adoption of Agenda**

Leandra Carr asked for public comment and there was none.

Elmer Bull moved to approve the agenda as presented, Mike Glass seconded, and the motion passed 5-0.

**5. Administration of the Oath**

District Attorney Steve Rye administered the Oath to those giving testimony today. Each of the participants raised their hand and confirmed the oath.

**6. REGULAR AGENDA**

**6.a. For Possible Action: Approve February 22, 2024 Minutes.**

Leandra Carr asked for public comment and there was none.

Mike Glass moved to approve the February 22, 2024 minutes, Bruce Bartolowits seconded, and the motion passed 5-0.

**6.b. For Presentation Only: 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. He also clarified the process for appeals.

Rick Ferroni asked what law allows the Board of Equalization to limit presentations durations. District Attorney Steve Rye responded per NAC 361.741, the board is permitted to limit at their discretion.

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

There were none at this time.

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

**Esly Carmona Irrevocable Trust - Esly Carmona Trust**

**APN 016-252-05**

Appraiser, Kelly Wilson, gave a presentation reviewing the details of the home including the size of the plot, the square footage of the home, the year the home was built, the year and amount in which the home was purchased by the appellant, the parcel value for the 2025-2026 fiscal year and the square footage of the out buildings. She gave a review of the prior appeals along with their outcomes, and clarified that the Lyon County Assessor's Office has yet to be granted access for the purpose of conducting the examination per NRS 361.260. She also noted that State Board of Equalization denied her appeal to them as well for this reason.

Leandra Carr asked that per the last meeting, Carmona was to allow the Assessor's Office access to the home in which Ms. Wilson responded she had not. Many attempts were made to contact Ms. Carmona to arrange a time to examine the property and there were no responses.

Leandra Carr asked if the appellant or a representative was present. No one stepped forward.

Leandra Carr asked for public comment and there was none.

Elmer Bull motioned to uphold the valuation established by the Assessor's Office based on the fact that during the last year, the Assessor's Office has made numerous attempts to get Ms. Carmona's permission to allow staff onto the property for examination. Also, given that NRS states that if an appellant doesn't allow access to the property, the County Board of Equalization cannot grant a reduction in taxes for that property, Bruce Bartolowits seconded and the motion passed 5-0.

**Santa Rosa Distributors**

**Acct. # FE010036**

Appraiser, Valerie Garcia, opened by stating the personal property business account was created for the 2024-2025 tax year from the City of Fernley's new business license list. She reviewed some of the details listed on the Business License including that the business is a printing service as well as a prepackaged food sales business. This business is categorized as a small business. Per NRS 361.265, article 4, an estimation of value was assessed, as the appellant refused or neglected to return a completed declaration on multiple occasions.

Chief Deputy Assessor, Erin Singley, clarified to the board that that they are looking to see if the Assessor's Office was correct is estimating the value of the business personal property.

The Appellant, Rigoberto Estrada stated he wanting to try to make things right. He is still in the early stages of his business and did not receive any noticing or documentation that was mailed to him. He noted that the equipment he currently has is a printer that is in his opinion worth \$100, which was purchased second hand from Facebook Marketplace. He understands the importance of getting the declaration completed and submitted in a timely manner.

Elmer Bull asked Mr. Estrada if he has not received the declaration in the mail from the Assessor's Office in which he responded yes, to his knowledge he hadn't received it in the mail. Elmer Bull then asked if this is the same address in which he receives his tax bill and Mr. Estrada responded yes.

Mike Glass asked staff if the Assessor would be willing to work with the appellant in which Ms. Garcia responded that next year if the Ms. Estrada turns in his declaration timely, the valuation can be adjusted.

Elmer Bull stated pursuant to NRS 361.345, if the declaration was not submitted timely, there is nothing the County Board of Equalization can do.

District Attorney Steve Rye provided the board with options of how they can proceed however, he recommended the board deny the request with the condition to hold it in abeyance to allow the Assessor's Office to meet with the taxpayer to see if a mutual agreement can be reached with in a period of time. If an agreement cannot be met, then the denial would go into effect.

Leandra Carr asked for public comment and there was none.

Mike Glass motion to deny request based on lack of info with the condition upon assessor making an adjustment within 10 business days, Bruce Bartolowits seconded and the motion passed 5-0.

**Ferroni, Enrico Lee & Nancy A Trustees**

**APN 009-132-15**

Appraiser, Kelly Wilson, gave a presentation reviewing the details of the home including the size of the plot, the square footage of the home, the year the home was built, the parcel value for the 2025-2026 fiscal year and the square footage of the out buildings.

Enrico Ferroni shared his experience being a contractor, reviewed the method in which counties in Nevada are required to use to value real estate tax. He shared his concern with the replacement value and how it was calculated by Marshall and Swift as he is unable to locate that information. He stated he met with the Assessor's Office and requested a Marshall and Swift report pursuant to NRS 239.0107, and claimed he was denied. He believes he should be able to see the Marshall and Swift report for his property. He gave a review of what the Extraction Law is and wanted to know how it was used regarding his property. He also asked if Extraction is used for every lot in Lyon County. Mr. Ferroni asked the board to consider depreciation.

Kelly Wilson clarified that this property was appraised pursuant to NRS 361.227 and that abstraction was used. She gave the board further explanation to the comparable sales that were provided in her backup material.

Mr. Ferroni read NRS 361.1179 into record. He stated he would like to see the Marshall and Swift report.

Mike Glass asked Mr. Ferroni if he would consider 40 Madison Way inferior to his parcel. Mr. Ferroni responded yes, along with the other comparable sales that Ms. Wilson provided.

Elmer Bull asked Mr. Ferroni to confirm that he is claiming his land value should be worth \$75,000, Mr. Ferroni responded yes. Mr. Ferroni further explained that the land value should not increase from the amount he paid at the time of purchase.

Leandra Carr asked for public comment and there was none.

Wendy Fagundes made a motion to uphold the Assessor's value for parcel 009-132-15 based on the comparisons that the assessor has provided, Bruce Bartolowits, seconded, and the motion passed 5-0.

Mr. Ferroni noted for the record that he is requesting that the District Attorney open an investigation for failure to follow the open records request. He will be expecting a visit from the Sheriff or the District Attorney Investigator to respond to his request.

**Dayton GCM LIHTC, LLC**

**APN 016-405-12**

Chief Deputy Assessor Erin Singley stated the appellant is seeking a property tax exemption for the final two quarters for the 2024-2025 tax year. Under NRS 361.082, low income housing, the Assessor's Office has approved the tax exemption status for the 2025-2026 tax year. Certificates of occupancy were issued in May of 2024 and tenants began moving in June of 2024. There is now an occupancy rate of 98% as of September of 2024. The reason for the appeal is because the filing deadline for the exemption was June 15<sup>th</sup> and the application was not received until January of 2025. All requirements have been met, other than the timely submission, due to the requirement to demonstrate the income levels of the occupants meeting the requirements for low income housing, which were not available in June of 2024.

Eddie Hult reiterated what Ms. Singley's explanation for the untimely application submittal.

District Attorney Steve Rye, stated that just like the above personal property appeal, that the board cannot change the valuation but they can approve an exemption.

Leandra Carr asked for public comment and there was none.

Bruce Bartolowits made a motion to give the exemption for Parcel Number 016-405-12 for the final two quarters, Mike Glass seconded, and the motion passed 5-0.

**Lowes HIW, LLC**

**APN 021-232-54**

Leandra Carr asked if there was anyone present to represent Lowes. No one stepped forward.

Elmer Bull made a motion to deny the appeal filed by Lowes HIW, LLC, APN 021-232-54, based on the fact they are not present to represent themselves, Mike Glass seconded and the motion passed 5-0.

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

**Corrections**

<b>APN</b>	<b>Address</b>	<b>Original</b>	<b>Adjusted</b>
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

Appraiser Michael Perumean stated that these corrections are in the Copper Canyon Subdivision and that a homeowner noticed their property wasn't valued the same as their neighbors. Mr. Perumean found that some codes that are used in the Assessor's Sketch Program codes were not accurate. This caused the valuation to not be calculated properly. This issue generated during the software conversion in 2021. He notified the homeowners of the error and that this would be presented to the Board of Equalization.

Leandra Carr asked for public comment and there was none.

Mike Glass motioned that this board approve the correction of errors for parcel numbers, and adjustment of value changes for various parcels as listed, Elmer Bull seconded and the motion passed 5-0.

**7. Board Comments/Requests**

There were none at this time.

Elmer Bull compliments the Assessor's staff for their efforts putting the info together.

**8. Public Participation**

There were none at this time.

**23. Adjourn**

Meeting was adjourned at 10:49 A.M.

**LYON COUNTY BOARD OF EQUALIZATION**

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**Leandra Carr, Chairman**

**ATTEST**

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**STACI LINDBERG, Lyon County Clerk/Treasurer**

# **Lyon County Board of Equalization Agenda Summary**

Meeting Date: February 17, 2026

**Agenda Item Number:**

6.b

**Subject:**

For Possible Action: Review regulations, law and authority with the District Attorney and Assessor.

**Summary:**

**Financial Department Comments:**

**Approved As To Legal Form:**

**County Manager Comments:**

**Recommendation:**

# **Lyon County Board of Equalization Agenda Summary**

Meeting Date: February 17, 2026

**Agenda Item Number:**

6.c

**Subject:**

For Report Only: Petitions Withdrawn After Posting of Agenda.

**Summary:**

**Financial Department Comments:**

**Approved As To Legal Form:**

**County Manager Comments:**

**Recommendation:**

# **Lyon County Board of Equalization Agenda Summary**

Meeting Date: February 17, 2026

**Agenda Item Number:**

6.d

**Subject:**

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

APN 016-252-05      Esly Carmona Irrevocable Trust

**Summary:**

**Financial Department Comments:**

**Approved As To Legal Form:**

**County Manager Comments:**

**Recommendation:**

ATTACHMENTS

- [Carmona Appeal Packet](#)
- [Assessor Packet](#)

**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 15<sup>th</sup>. 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: <b>THE ESY CARMONA IRREVOCABLE TRUST</b>					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): <b>MARTHA CARMONA</b>				TITLE: <b>GRANTOR</b>	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): <b>60 Jeanette Dr</b>				EMAIL ADDRESS: <b>Emerald.dragon@llc NV@gmail.com</b>	
CITY: <b>Mound house</b>	STATE: <b>NV</b>	ZIP CODE: <b>89706</b>	DAYTIME PHONE: <b>775 405 330</b>	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 NEVADA.

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: **GRANTOR**

**Part D. PROPERTY IDENTIFICATION INFORMATION**

**1. Enter Physical Address of Property:**

ADDRESS: <b>60 Jeanette dr</b>	STREET/ROAD: <b>Jeanette</b>	CITY (IF APPLICABLE): <b>Mound house</b>	COUNTY: <b>LYON</b>
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): <b>016 252 05</b>	ACCOUNT NUMBER:
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**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
- Residential Property
- Multi-Family Residential Property
- Possessory Interest in Real or Personal property
- Mobile Home (Not on foundation)
- Commercial Property
- Agricultural Property
- Mining Property
- Industrial Property
- Personal Property

**5. Check Year and Roll Type of Assessment being appealed:**  2022, 2023, 2024, 2025 Plus *All Land values from 2018-2021 and*

2026-2027 Secured Roll  2025-2026 Unsecured Roll  2025-2026 Supplemental Roll

**Part E. VALUE OF PROPERTY**

Property Owner: <i>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.</i>		
Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land		Taxable value \$ 90,000
Buildings		Taxable value \$ 204,000.00
Personal Property		
Possessory Interest in real property		Net - Blind - window ???
Exempt Value		
Total		Taxable value 254,000.00

NET ASSESSED = 123,000.00

**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 361.357 (4)
- 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. Denied 1. Veterans  
2. Blind  
3. Widowed
- 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.

 \_\_\_\_\_ Title \_\_\_\_\_  
 \_\_\_\_\_ Date 12-18-25

**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 \_\_\_\_\_  
 Print Name of Signatory \_\_\_\_\_ Date \_\_\_\_\_

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

\_\_\_\_\_ Date \_\_\_\_\_  
 Signature of Owner or Authorized Agent/Attorney

18930095-21151-1-1\*

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**

18930095-21151-1 1 1 \*\*\*\*\*AUTO\*\*5-DIGIT 89701



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

Mailing Date 12/10/2025

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: 132,271

Parcel Number: 016-252-05  
District: 8.7  
Appraisal Year: 2026/2027

Property Location: 60 JEANETTE DR MOUND HOUSE Lot Block

Assessed Value	This Fiscal Year 2025/2026	Next Fiscal Year 2026/2027	Tax Capped Value
Land	91,000	91,000	
Structures	109,780	106,999	
Personal Property	0	0	
Assessed Total	200,780	197,999	132,271
Exemptions	0	0	
Net Assessed Value	200,780	197,999	
Value Excluded From Abatement	0	0	

11542PNOA 12/10/24 CMYK

Taxable Value	This Fiscal Year	Next Fiscal Year	Tax Capped Value
Land	260,000	260,000	
Structures	313,657	305,711	
Personal Property	0	0	
Taxable Total	573,657	565,711	377,918
Exemptions	0	0	
Net Taxable Value	573,657	565,711	
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](http://www.lyon-county.org)



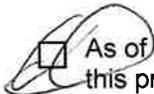
**PETITION FOR REVIEW**  
**2025/2026 PARTIAL ABATEMENT OF TAXES DETERMINATION**

**DEADLINE FOR FILING PETITION IS JUNE 30, 2026**

The partial abatement status should be reported as of July 1 of the beginning of the fiscal year being appealed.  
Changes in status after July 1 will be effective for the following tax billing.

Assessor Parcel Number (APN) or Account Number: 016 252 05  
Address of Property: 60 Jeanette Dr  
Owner Name: Esly CARMONA Irrevocable Trust  
Mailing Address: \_\_\_\_\_  
City, State, Zip: mand house NV 89706  
Phone Number: 775 4005330

**REASON FOR PETITION**



- As of July 1, 2025 the property listed above was the **primary residence** of one or more of the owners of this property. The owner does not claim any other home in Nevada as a primary residence and the property is not rented, leased or otherwise made available for exclusive occupancy by any person other than the owner(s) and member of the family of the owner(s) of the residence.
- As of July 1, 2025 the property listed above was a **rental property** & had been rented out between April 1, 2024 and March 31, 2025.  
(YOU MUST PROVIDE RENTAL INFORMATION BELOW FOR OUR OFFICE TO DETERMINE PARTIAL ABATEMENT QUALIFICATION. FOR PROPERTIES WITH MULTIPLE UNITS, PLEASE ATTACH A SHEET THAT PROVIDES THE BEDROOM COUNT AND RENT AMOUNT FOR EACH INDIVIDUAL UNIT.)  
Number of Bedrooms: \_\_\_\_\_ Monthly Rent Amount: \_\_\_\_\_  
(Please provide the highest amount of monthly rent charged between April 1, 2024 and March 31, 2025)  
Is Heat/Electric included in monthly rent?      YES       NO
- Other Reason for Petition (please provide detailed explanation & attach additional sheets if necessary):  
\_\_\_\_\_  
\_\_\_\_\_

By signing below, the Petitioner affirms under penalties provided by law that they are the owner of the property (or authorized person under NAC 361.606, that the information above is true and accurate and that they will notify the Assessor's office if the property is no longer used as described above. Nevada Revised Statute (NRS) 361.4735 states that any person who falsely claims to be entitled to a partial abatement from taxation pursuant to NRS 361.4723 or 361.4724 with the intent to evade the payment of the amount of ad valorem taxes required by law shall pay a penalty of three times the amount of the tax deficiency, in addition to the amount of the tax due and any other penalty provided by law.

[Signature]  
Signature

12-18-25  
Date

**When completed, return this petition to:**  
Lyon County Assessor | 27 S Main St | Yerington, NV 89447 | assessor@lyon-county.org

**FOR COUNTY ASSESSOR'S OFFICE USE ONLY:**

CPCD & Low/High Cap before Petition: \_\_\_\_\_ Date Appeal Response Mailed: \_\_\_\_\_

APPROVED     DENIED Reason: \_\_\_\_\_

TAX CAP STATUS AFTER REVIEW OF PETITION:  
 POQ (low cap)     VOQ (low cap)     RTQ (low cap)     RTD (high cap)     QHC (high cap)     OTHER

**APPEAL TO THE LYON COUNTY BOARD OF EQUALIZATION  
IN THE STATE OF NEVADA**

**PETITIONER**

**THE ESLY CARMONA IRREVOCABLE TRUST**

**MARTHA ESLY CARMONA**

**60 JEANETTE DR**

**MOUNDHOUSE NEVADA 89706**

**[EMERALDDRAGONLLCNV@GMAIL.COM](mailto:EMERALDDRAGONLLCNV@GMAIL.COM)**

Martha Esly Carmona  
Esly Carmona Irrevocable Trust

Petitioner,

vs.

The County of Lyon, The Lyon County Board of  
Equalization, Bruce Bartolowits, Elmer Bull,  
Wendy Ann Fagundes, Micheal Glass, Leandra  
Carr, Lyon County Assessor; Troy Villines, Lyon  
County Deputy Assessor Erin Singley, Lyon  
County Appraiser Kelly Wilson, Lyon County  
Treasurer; Staci Lindberg.

) 12-18-2025

) APPEAL TO THE LYON COUNTY BOARD  
) OF EQUALIZATION TO FOLLOW STATE  
) LAW AND CORRECT ALL THE ERRORS  
) THAT HAVE BEEN BROUGHT TO THE  
) BOARD'S ATTENTION SINCE 2022 ON THE  
) LAST FOUR APPEALS.

Respondent(s).

APPEAL TO THE LYON COUNTY BOARD OF EQUALIZATION

COMES NOW the Petitioner and Appellant, Martha Esly Carmona, owner of the Esly Carmona Irrevocable Trust, in the above entitled County Appeal.

Previously from 2022 Appeals, the County Assessor, the County Board of Equalization, the State Board of Equalization and the Tax Commission, all Abused their Discretion when they failed to follow the law. All refused to uphold NRS 361.357 (4). Petitioner's taxes were increased 26% in 3 appeals, illegally in violation of NRS 361.473. Petitioner tried to correct the error's on all her appeals to these government agencies. At no time did any agency government employee follow the laws they were mandated to uphold to protect tax payers rights. All breached their Fiduciary guidelines, intentionally and with malice, as they all knew the laws, yet refused to protect the taxpayers who relied on their help to resolve illegal actions and errors on their property taxes.

Petitioner's land values were over assessed and raised unfairly without justification. The County assessor, Troy, knew this. Troy does not use equal and similar appraisal techniques for all the properties in his county as per NRS 361.357 (3). Troy does not raise values on most parcels, he decreases values on his favored land owner's parcels, and increases values on other owner's parcel's differently and unfairly. Again, some 70 acre parcels are valued at the \$60,000.00 range. Some 1 acre parcels are \$2,000.00. Some 5 acre parcels are \$30,000.00. Appellant's parcel is \$260,000.00 for her 4 acre property, which has increased 300% since her purchase and appeal.

Under NRS 361.356 (1) inequality exists in Petitioner's property from her neighborhood and throughout her county, with site parcels and homes being denied equal assessment practices per Nevada Law. Appellants property was assessed \$100,000.00 more than nicer larger newer homes. Appellant only received a \$200.00 reduction in her assessment, prior, while most of her neighbor's received a \$2000.00 reduction in home assessment discount previously. Again, this was due to retaliation by Troy, against Appellant for her appeal. This year Appellant's Tax fees increased once again. Appellant's exemptions sent to Troy, were ignored and denied illegally, a second time.

2

In fact, at all the meetings in February 22,23,24,25, the Board of Equalization refused to listen and correct all the errors appellant brought to their attention in her written Appeals. The Board instead, violated Nevada Laws, denied all evidence, denied appeal hearing, denied due process, and denied her right to correct all error's on appeal. Appellant's appeal was dismissed, violating Nevada Law.

Appellant does not own a vehicle and can't attend physically due to her limitations and disabilities.

Under NRS 361.355 Appellant-Petitioner was assessed excessive Land Values compared to all other cities and other counties. Most other Lyon county parcels hadn't had any increases in 7 years. In comparison, other 70 plus acre, multimillion dollar mansions, had land values in the lower \$60,000.00 range compared to Appellants mediocre parcel which was over assessed illegally at \$260,000.00.

Troy has biasly chosen to increase Appellants land values, by almost 300%, ILLEGALLY, in a few years. Troy has also favored two huge 70 acre and 19 acre river frontage parcel mansions. NO INCREASES for the 70 acre mansion in 6 years staying at the \$60,000.00 range. Tiny minimal increases for the 19 acre river front mansion of only 20%. Both mansions were valued between \$2,500,000.00 and \$3,500,000.00, conservatively. Troy favored these property owner's and did not increase their land values, like he increased Appellant's families land values to over 300%.

Under NRS 361,765 (3) Petitioner has been trying to correct her property tax errors since 2022, but because Petitioner can't hire an attorney or present her case correctly, due to being from a humble upbringing, all the agencies automatically deny Petitioner her due process lawful rights. Petitioner's due process on appeal is refused continuously as the money she is owed of approximately \$1500.00. Appellant has always tried to go back three years from her first Appeal error's that Troy refused to correct in 2022. If Troy would correct the error's, and refund the \$1500.00 due Appellant, the tax payer's of Lyon County would not be forced to pay his excessive overtime fees and his expenses preparing, appearing, and showing up at all these appeal hearings.

**It seems Elderly and Disabled Petitioner's are cast aside, ignored, dismissed, and treated unfairly in the County and State Appeal process as none of Appellant's errors have been corrected. Their appeals are always denied, and dismissed with prejudice unfairly. Appellant wishes to end her appeals and conclude having to appeal yearly, if only her error's will be corrected as per Nevada Law.**

Appellant is humbly asking for the following errors to be corrected:

1. Her total land TAXABLE values to be returned to \$90,000.00 from 2018 to 2026.
2. Her total building TAXABLE home value and her total extra features value be \$264,000.00.
3. Her total TAXABLE HOME/LAND/PROPERTY value be \$354,000.00
4. **Her NET ASSESSED VALUE to be \$123,000.00**
5. **A refund credit of \$1500.00 to her property tax account.**
6. **Appellant be given her Veteran's, Blind, and Widow Exemptions**

In conclusion,

Appellant requests Judicial Notice of all the tax assessment rolls of Lyon County from 2017 to 2027 to be included in the evidentiary proceedings of this case. Last Year appellant copied almost 1000 documents to be included as evidence and all of that was dismissed, denied, and terminated with prejudice, unfairly. Appellant request's her Appeals from 2022 be added to this appeal since those error's were never corrected in a huge Miscarriage of Justice against her family.

Appellant's Veteran Exemption was denied, dismissed, and terminated with prejudice for 2024/2025/2026/2027. Appellant requests reinstatement.

Appellant's blind exemption for her mother was denied, dismissed, and terminated with prejudice for 2024/2025/2026/2027. Appellant requests reinstatement.

Appellant's widowed status exemption for her mother was denied, dismissed, and terminated with prejudice for 2024/2025/2026/2027. Appellant requests reinstatement.

4

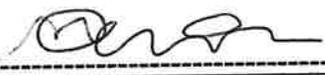
Appellant and her family whom are special needs, disabled, and who are also bed bound-terminally ill, can not attend any of the meetings due to their limitations and humbly request that their case not be dismissed, denied, and terminated again with prejudice due to their disabilities, as they were in previous years.

Appellant would like to note: ALL MEMBERS OF THE TAX COMMISSION, THE STATE BOARD OF EQUALIZATION, THE COUNTY BOARD OF EQUALIZATION, THE ASSESSOR AND APPRAISERS WERE AWARE OF THE STATE BOARD ATTORNEY GIVING EVERYONE NOTICE THAT THEY SHOULD CORRECT THE ERROR'S PER STATE LAW.

TROY WAS TOLD HE COULD NOT RAISE APPELLANT'S TAXES PER NRS 361.357 (4) THE STATE BOARD, THE TAX COMMISSION, THE COUNTY BOARD ALL KNEW THE LAW. ALL WENT AGAINST THE LAW. ALL DENIED APPELLANT HER APPEAL UNDER THE LAW. EVEN ERIC, THE SENIOR APPRAISER, ERIN, THE ASSESSOR DEPUTY, KELLY, THE APPRAISER, ALL KNEW THE LAW. ALL OF THESE GOVERNMENT EMPLOYEES DENIED APPELLANT HER DUE PROCESS UNDER THE LAW IN A GREAT ABUSE OF DISCRETION BY ALL.

APPELLANT HUMBLY REQUESTS THAT HER APPEAL BE CONSIDERED AGAIN AND NOT DENIED OR DISMISSED ONCE AGAIN WITH THE ERRORS BEING CORRECTED AFTER 4 LONG YEARS OF APPEALS.

**Respectfully Submitted,**



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**Esly Carmona Irrevocable Trust**

12-18-25

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**APPELLANT HAD HER**

**2024 – 2025 APPEAL**

**DENIED WITHOUT DUE PROCESS**

**ALL 800 DOCUMENTS OF EVIDENCE  
DISMISSED WITH PREJUDICE**

**INTENTIONALLY AND WITH MALICE  
BY ALL COUNTY GOVERNMENT  
AND STATE APPEAL BOARDS**

**DUE TO APPELLANTS DISABILITIES**

**AND BED BOUND TERMINAL ILLNESS RESTRICTIONS**

**WHICH PROHIBITED APPELLANTS  
FROM APPEARING**

**OR SPEAKING ON BEHALF OF THEIR  
CASE APPEAL IN YERINGTON AND RENO  
APPEAL DENIED PER TROY VILLINES**

The Esly Carmona Irrevocable Trust  
60 Jeanette Dr  
Moundhouse Nv 89706  
[Nervalkiowa@gmail.com](mailto:Nervalkiowa@gmail.com)

3<sup>rd</sup> 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*

**APPELLANT**  
**DENIED EXEMPTIONS**  
**FOR VETERAN, BLIND, AND WIDOWED**  
**FOR MARTHA CARMONA**  
**AND ESLY CARMONA**  
**FOR**  
**2024/2025**  
**2025/2026**  
**AND HOMESTEAD EXEMPTION**  
**DENIED PER TROY VILLINES**

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 Eslly Carmona Eslly Carmona  
Address: 60 Jeanette Dr  
City/State/Zip: Moundhouse NV 89706

Check One:  
 Married (filing jointly)  Married (filing individually)  Head of Family  
 Widowed  Single Person  Multiple Single Persons  
 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: Eslly Carmona, Trustee to the Eslly Carmona Irrevocable Trust

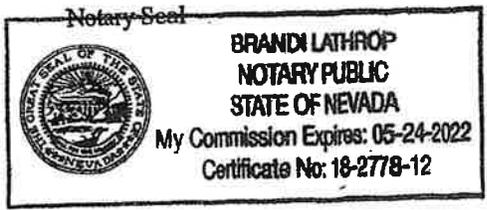
do individually or severally certify and declare as follows:  
Martha Eslly Carmona & Eslly Carmona  
is/are now residing on the land, premises (or manufactured home) located in the city/town of  
Moundhouse, county of Lyon, State of Nevada, and  
more particularly described as follows: (set forth legal description and commonly known street address or  
manufactured home description)

A portion of SW 1/4 of NW 1/4 of Section 32, Township 16 North, Range 21 East, M.D. B+M, Lyon County, NV, described as: Parcel B, Parcel Map Composite Enterprise Parcel Recorded Official Records, 1-21-84 # 51285, Recorded in Lyon County NV, as shown described, 60 Jeanette Dr Moundhouse 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 E Carmona  
Signature Print or type name here  
[Signature] Martha Carmona  
Signature Print or type name here

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

By Martha Eslly Carmona  
Person(s) appearing before notary  
By \_\_\_\_\_  
Person(s) appearing before notary  
Brandi Lathrop  
Signature of notarial officer



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 3 day of March, 2021

[Signature]  
Signature

\_\_\_\_\_  
Print or type name here

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print or type name here

STATE OF NEVADA, COUNTY OF Carson City  
me on March 1, 2021  
(date)

This instrument was acknowledged before

Notary Seal

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

By \_\_\_\_\_  
Person(s) appearing before notary

[Signature]  
Signature of notarial officer



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



**LYON COUNTY ASSESSOR**

Troy R. Villines

For Assessor's Use Only  
**Name:** CARMONA, MARTHA ESLY  
**APN:** 016-252-05  
**PPID:**  
**Exempt ID:** 20555

**EXEMPTION SELECTION FORM FOR TAX YEAR 2025/2026**

January 06, 2025

CARMONA, MARTHA ESLY  
60 JEANETTE DR  
MOUNDHOUSE NV 89706



NAME: CARMONA, MARTHA ESLY  
TYPE: Veteran

ASSESSED VALUE\* : 3540  
\* Adjusted for CPI per NRS 361

THIS FORM MUST BE RETURNED TO THE ASSESSORS OFFICE BY JUNE 15, 2025

Apply exemption to the following (check only ONE box below)

- DMV/Govermental Services Tax - YOU **CANNOT** USE THIS FORM AT THE DMV.
  - SPLITING EXEMPTION: I have a service connected disability of 60% or greater, please set aside \$ \_\_\_\_\_ for my use at the DMV and apply the rest of my Exemption to my selection below.
  - REAL PROPERTY (REAL ESTATE)
  - MANUFACTURED/MOBILE HOME
  - AIRCRAFT
- APN or PPID: 016-252-05
- LOCATION: 60 JEANETTE DR

I, the undersigned, hereby declare that I am still eligible for the above exemption and have not claimed it in any other county in the State of Nevada.

SIGNED: *Martha Esly* DATE: *May 2025*  
MUST BE SIGNED by the Exemption Holder

Additional Option for Veterans Only:  
I wish to apply \_\_\_\_\_% of my exemption to the Veteran's Home Fund.  
  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
(Sign for Veterans Home Fund Donation Only)

**SEE REVERSE SIDE FOR INSTRUCTIONS**

## INSTRUCTIONS

You may apply your exemption to your motor vehicle, real property, manufactured/mobile home or aircraft.

PLEASE INDICATE YOUR CHOICE AND SIGN THE FORM. MAIL THE FORM TO THE ASSESSOR'S OFFICE BY JUNE 15, 2025.

If you were a surviving spouse and you have remarried, your surviving spouse exemption is no longer valid

If you are a veteran and designate all or a portion of your exemption to the Veterans' Home Fund the designated value will be forwarded after taxes or registration has been paid.

\*\*\*IF YOU USE YOUR EXEMPTION ON YOUR REAL PROPERTY\*\*\*

If you have previously used your exemption on your real property and would like to change your exemption to a different parcel of real property for 2025/2026, please indicate the new parcel number on the card. You may also choose to change your exemption for 2025/2026 for use on your motor vehicle, manufactured/mobile home or airplane by marking the appropriate box on the form.

\*\*\*IF YOU USE YOUR EXEMPTION ON YOUR MOTOR VEHICLE\*\*\*

If you wish to use your exemption on your motor vehicle you will be mailed an exemption renewal form. You will need to submit that renewal form to the DMV when you pay your registration.

**DMV will not refund fees if you neglect to submit your exemption renewal form with your vehicle registration.**

If you need your renewal form sooner than when the form is mailed out please contact our office at (775) 463-6520

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If you have any questions, wish to make a change, or find that you have missed the June 15 deadline, please call our office at (775) 463-6520 or visit us at 27 S MAIN ST, YERINGTON NV 89447. Additional information can also be found at our website at: [www.https://www.lyon-county.org/55/Assessor](https://www.lyon-county.org/55/Assessor)



[Voter Information](#)

[Voting History](#)

[Polling Locations](#)

[Elected Officials](#)

[Sample Ballots](#)

[Log Out](#)

## Voter Information

**Registered Name**

MARTHA CARMONA

**Residence Address**

60 JEANETTE DR, MOUND HOUSE, NV 89706

**Mailing Address**

**Residence Phone**

**Election Precinct**

19.00

**Party Affiliation**

REPUBLICAN

**Voting Status**

Active

**County Voter ID** 

0513595

**State Voter ID**

5349823



**LYON COUNTY ASSESSOR'S OFFICE**  
**27 SOUTH MAIN ST**  
**YERINGTON, NV 89447**  
**775-463-6520 or FAX 775-463-5305**

**Widow or Widower's Exemption Application**

**NAME:** \_\_\_\_\_  
**MAILING ADDRESS:** Esly Lavrona  
 \_\_\_\_\_  
60 Jeanette Dr  
**CITY & STATE:** Mound House NV  
**ZIP CODE:** 89706  
**PHONE NUMBER:** 775 515 2151

1. I established actual bona fide residency in the State of Nevada. **I have enclosed a copy of my Nevada Driver's License or ID card and a copy of the Death Certificate.**
2. I understand my application for exemption must be filed in the county in which I reside. I presently reside at: 60 Jeanette Dr
3. I have not claimed an exemption in any other county in Nevada for the current fiscal year.
4. I understand that I must immediately report any change of address to the Lyon County Assessor's Office.
5. The date my spouse deceased was (MM/DD/YY) 07 20 2016  
I understand that I must submit a copy of the certified death certificate and that I have not remarried.
6. The assessed valuation is adjusted for each fiscal year by adding to each amount the product of the amount multiplied by the percentage increase in the Consumer Price Index.

I claim a **Widow/Widower Exemption** exempting property in Lyon County from Taxation under provisions of NRS 361.090.

I am the **Widow/Widower of a Disabled Veteran** and claim his/her benefit.

7. I request my exemption be applied as follows:

- |  |                                  |
|--|----------------------------------|
| <input type="checkbox"/> Motor Vehicle Governmental Service Tax Benefit:                 | for fiscal year _____            |
| <input checked="" type="checkbox"/> Real Property tax roll, Parcel No. <u>016 252 05</u> | for fiscal year <u>2025 2026</u> |
| <input type="checkbox"/> Mobile Home tax roll, Acct. No. _____                           | for fiscal year _____            |
| <input type="checkbox"/> Personal Property tax roll, Acct No. _____                      | for fiscal year _____            |

8. I affirm and certify under penalty of perjury that the above information is true and correct to the best of my knowledge. **NOTE: This document must be signed before a Notary Public or a staff member of the Assessor's Office.**

Signed: Esly Lavrona Date: 05 26 25

Subscribed and sworn before me (Assessor or Notary Public): \_\_\_\_\_  
 Date: \_\_\_\_\_



**LYON COUNTY ASSESSOR'S OFFICE**  
**27 SOUTH MAIN ST**  
**YERINGTON, NV 89447**  
**775-463-6520 or FAX 775-463-5305**

**Blind Person's Exemption Application**

**NAME:** \_\_\_\_\_  
**MAILING ADDRESS:** ESLY GARZMONA

**CITY & STATE:** 60 Jeanette Dr, Moundhouse, NV  
**ZIP CODE:** 89706  
**PHONE NUMBER:** 775 515 2151

1. I established actual bona fide residency in the State of Nevada (must have a current Nevada Driver's License or a Nevada Identification Card), and a copy of the vision determination from a Medical professional. Visual acuity must not exceed 20/200 in the better eye when corrected, or your field of vision subtends an angle of 20 degrees or less.
2. I understand my application for exemption must be filed in the county in which I reside. I presently reside at: Lyon County
3. I have not claimed an exemption in any other county in Nevada for the current fiscal year.
4. I understand that I must immediately report any change of address to the Lyon County Assessor's Office.
5. The assessed valuation is adjusted for each fiscal year by adding to each amount the product of the amount multiplied by the percentage increase in the Consumer Price Index.

I claim a **Blind Person's Exemption** exempting property in Lyon County from Taxation.

6. I request my exemption be applied as follows:

- Motor Vehicle Governmental Service Tax Benefit: for fiscal year \_\_\_\_\_.
- Real Property tax roll, Parcel No. 016 252 05 for fiscal year 2025 2026.
- Mobile Home tax roll, Acct. No. \_\_\_\_\_ for fiscal year \_\_\_\_\_.
- Personal Property tax roll, Acct No. \_\_\_\_\_ for fiscal year \_\_\_\_\_.

8. I affirm and certify under penalty of perjury that the above information is true and correct to the best of my knowledge.

Signed: [Signature] Date: 082625

Subscribed and sworn before me (Assessor or Notary Public): \_\_\_\_\_

Date: \_\_\_\_\_

Voucher received: \_\_\_\_\_ Send voucher: \_\_\_\_\_



[Sample Ballots](#)

[Log Out](#)

# Voter Information

**Registered Name**

ESLY CARMONA

**Residence Address**

60 JEANETTE DR, MOUND HOUSE, NV 89706

**Mailing Address**

**Residence Phone**

7755152151

**Election Precinct**

19.00

**Party Affiliation**

REPUBLICAN

**Voting Status**

Active

**County Voter ID** 

0542948

**State Voter ID**

5352364



**LYON COUNTY ASSESSOR'S OFFICE**  
**27 SOUTH MAIN ST**  
**YERINGTON, NV 89447**  
**775-463-6520 or FAX 775-463-5305**

**VETERAN or DISABLED VETERAN Exemption Application**

NAME: \_\_\_\_\_  
 MAILING ADDRESS: martha Carmona  
60 Jeanette dr  
moundhouse NV  
 CITY & STATE: \_\_\_\_\_  
 ZIP CODE: 89706  
 PHONE NUMBER: 7754005330

1. I am a bona fide resident in the State of Nevada. (Please provide copy of a current Nevada Driver's License or a Nevada Identification Card.)
2. I understand my application for exemption must be filed in the county in which I reside. I presently reside at: Lyon county
3. I have not claimed an exemption in any other county in Nevada for the current fiscal year.
4. I understand that I must immediately report any change of address to the Lyon County Assessor's Office.
5. I entered active duty service of the United States on Jan 1986, and I was honorably discharged on Jan 1994. (Please provide a copy of DD-214.)
6. The assessed valuation is adjusted for each fiscal year by adding to each amount the product of the amount multiplied by the percentage increase in the Consumer Price Index.

I claim a **Veteran Exemption** under provisions of NRS 361.090.  
 I claim a **Disabled Veteran Exemption** under the provisions of NRS 361.091 to the extent of assessed valuation per fiscal year as shown below. Please provide copy of VA letter indicating "Total Service Connected Disability or Unemployability Rating)

60% - 79% Disability       80% - 99% Disability       100% Disability

7. I request my exemption be applied as follows:

Motor Vehicle Governmental Service Tax Benefit: for fiscal year \_\_\_\_\_  
 Real Property tax roll, Parcel No. 01625205 for fiscal year 24-25-26  
 Mobile Home tax roll, Acct. No. \_\_\_\_\_ for fiscal year \_\_\_\_\_  
 Personal Property tax roll, Acct No. \_\_\_\_\_ for fiscal year \_\_\_\_\_

8. I affirm and certify under penalty of perjury that the above information is true and correct to the best of my knowledge. **NOTE: This document must be signed before a Notary Public or a staff member of the Assessor's Office.**

Signed: martha Carmona Date: 12-18-25

Subscribed and sworn before me (Assessor or Notary Public): \_\_\_\_\_  
 Date: \_\_\_\_\_



Voter Information

Voting History

Polling Locations

Elected Officials

Sample Ballots

Log Out

## Voter Information

**Registered Name**

MARTHA CARMONA

**Residence Address**

60 JEANETTE DR, MOUND HOUSE, NV 89706

**Mailing Address**

**Residence Phone**

**Election Precinct**

19.00

**Party Affiliation**

REPUBLICAN

**Voting Status**

Active

**County Voter ID**

0513595

**State Voter ID**

5349823

[Update My Registration Info](#)



22



# Registered Voter Services

En Español

Voter Information

Voting History

Polling Locations

Elected Officials

Sample Ballots

Log Out

## Voting History

Voting History Definitions Below

Date of Election	Method of Voting
11/05/2024	Election Day
06/11/2024	Mail Ballot Counted
11/08/2022	Election Day
06/14/2022	Election Day
11/03/2020	Early Voted



23



**LYON COUNTY ASSESSOR'S OFFICE**  
**27 SOUTH MAIN ST**  
**YERINGTON, NV 89447**  
**775-463-6520 or FAX 775-463-5305**

**Blind Person's Exemption Application**

**NAME:**

**MAILING ADDRESS:**

9517 Carmena  
 66 Seane He dr  
 Roundhouse NV

**CITY & STATE:**

**ZIP CODE:**

**PHONE NUMBER:**

89706

1. I established actual bona fide residency in the State of Nevada (must have a current Nevada Driver's License or a Nevada Identification Card), and a copy of the vision determination from a Medical professional. Visual acuity must not exceed 20/200 in the better eye when corrected, or your field of vision subtends an angle of 20 degrees or less.
2. I understand my application for exemption must be filed in the county in which I reside. I presently reside at: Lyon County
3. I have not claimed an exemption in any other county in Nevada for the current fiscal year.
4. I understand that I must immediately report any change of address to the Lyon County Assessor's Office.
5. The assessed valuation is adjusted for each fiscal year by adding to each amount the product of the amount multiplied by the percentage increase in the Consumer Price Index.

I claim a **Blind Person's Exemption** exempting property in Lyon County from Taxation.

6. I request my exemption be applied as follows:

- Motor Vehicle Governmental Service Tax Benefit: for fiscal year \_\_\_\_\_
- Real Property tax roll, Parcel No. 01675265 for fiscal year 24,2426
- Mobile Home tax roll, Acct. No. \_\_\_\_\_ for fiscal year \_\_\_\_\_
- Personal Property tax roll, Acct No. \_\_\_\_\_ for fiscal year \_\_\_\_\_

8. I affirm and certify under penalty of perjury that the above information is true and correct to the best of my knowledge.

Signed: 929 Carrigan Date: 12-18-25

Subscribed and sworn before me (Assessor or Notary Public): \_\_\_\_\_

Date: \_\_\_\_\_

Voucher received: \_\_\_\_\_ Send voucher: \_\_\_\_\_



**LYON COUNTY ASSESSOR'S OFFICE**  
**27 SOUTH MAIN ST**  
**YERINGTON, NV 89447**  
**775-463-6520 or FAX 775-463-5305**

**Widow or Widower's Exemption Application**

**NAME:** Eslly Carmona  
**MAILING ADDRESS:** 160 Jeanne He dr  
**CITY & STATE:** Moundhouse NV  
**ZIP CODE:** 89706  
**PHONE NUMBER:** \_\_\_\_\_

1. I established actual bona fide residency in the State of Nevada. **I have enclosed a copy of my Nevada Driver's License or ID card and a copy of the Death Certificate.**
2. I understand my application for exemption must be filed in the county in which I reside. I presently reside at: Lyon
3. I have not claimed an exemption in any other county in Nevada for the current fiscal year.
4. I understand that I must immediately report any change of address to the Lyon County Assessor's Office.
5. The date my spouse deceased was (MM/DD/YY) 07-20-2016  
I understand that I must submit a copy of the certified death certificate and that I have not remarried.
6. The assessed valuation is adjusted for each fiscal year by adding to each amount the product of the amount multiplied by the percentage increase in the Consumer Price Index.

I claim a **Widow/Widower Exemption** exempting property in Lyon County from Taxation under provisions of NRS 361.090.

I am the **Widow/Widower of a Disabled Veteran** and claim his/her benefit.

7. I request my exemption be applied as follows:

- |   |                                  |
|---|----------------------------------|
| <input type="checkbox"/> Motor Vehicle Governmental Service Tax Benefit:              | for fiscal year _____.           |
| <input checked="" type="checkbox"/> Real Property tax roll, Parcel No. <u>0262505</u> | for fiscal year <u>24257.6</u> . |
| <input type="checkbox"/> Mobile Home tax roll, Acct. No. _____                        | for fiscal year _____.           |
| <input type="checkbox"/> Personal Property tax roll, Acct No. _____                   | for fiscal year _____.           |

8. I affirm and certify under penalty of perjury that the above information is true and correct to the best of my knowledge. **NOTE: This document must be signed before a Notary Public or a staff member of the Assessor's Office.**

Signed: Eslly Carmona Date: 17-15-25

Subscribed and sworn before me (Assessor or Notary Public): \_\_\_\_\_  
 Date: \_\_\_\_\_



**NEVADA SECRETARY OF STATE**  
Francisco V. Aguilar



Sample Ballots

Log Out

## Voter Information

**Registered Name**

ESLY CARMONA

**Residence Address**

60 JEANETTE DR, MOUND HOUSE, NV 89706

**Mailing Address**

**Residence Phone**

7755152151

**Election Precinct**

19.00

**Party Affiliation**

REPUBLICAN

**Voting Status**

Active

**County Voter ID** 

0542948

**State Voter ID**

5352364

[Update My Registration Info](#)





NEVADA SECRETARY OF STATE  
Francisco V. Aguilar



# Registered Voter Services

En Español

Voter Information

Voting History

Polling Locations

Elected Officials

Sample Ballots

Log Out

## Voting History

Voting History Definitions Below

Date of Election	Method of Voting
11/05/2024	Mail Ballot Counted

### Voting History Definitions

**Date of Election** – This is not the actual date you cast your ballot or that your ballot was counted, this is the date of the election in which you participated.

**Ballot Mailed to Voter** – The county election official has mailed out your ballot.



**APPELLANT HAD**  
**A 26% INCREASE**  
**-**  
**IN PROPERTY TAX COST**  
**FROM \$3626.00 IN 2022**  
**TO \$4565.00 IN 2025**  
**IN VIOLATION OF A**  
**MAXIMUM 3% CAP PER YEAR**  
**PER NRS 361.473**  
**NOT ALMOST 9% PER YEAR**  
**PER TROY VILLINES**

Nikki Bryan  
 Lyon County Treasurer  
 27 S. Main St.  
 Yerington, NV 89447

**LYON COUNTY**  
**REAL PROPERTY TAXES FOR FISCAL YEAR**  
**2021-2022**  
**TAXES FROM JULY 1, 2021 THRU JUNE 30, 2022**



**PROPERTY LOCATION / DESCRIPTION**

PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
016-252-05	8.7	9869	60 JEANETTE DR



\*\*\*\*\*SCH 5-DIGIT 89701  
 CARMONA, MARTHA  
 60 JEANETTE DR  
 MOUNDHOUSE, NV 89706-0000

1-0008118  
 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**

**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	\$49,980.00	School General	0.7500	\$1,094.09	\$176.81	\$917.28
Buildings/Improvements	\$95,897.00	School Debt	0.5867	\$855.86	\$138.31	\$717.55
		Central Fire	0.6311	\$920.63	\$361.95	\$558.68
		CLCF Paramedic	0.0700	\$102.11	\$16.50	\$85.61
		State of Nev	0.1700	\$247.99	\$40.08	\$207.91
<b>Total Assessed Value</b>	<b>\$145,877.00</b>	General Fund	0.7667	\$1,118.44	\$239.57	\$878.87
		Gen. Indigent	0.0300	\$43.76	\$9.51	\$34.25
		Med Indigent	0.1220	\$177.97	\$46.12	\$131.85
		Co-Op Extensn	0.0100	\$14.59	\$2.36	\$12.23
		Carson WtrSub	0.0300	\$43.76	\$7.07	\$36.69
		Centrl Vector	0.0450	\$65.64	\$22.83	\$42.81
					\$0.00	
		<b>Ad Valorem Totals</b>	<b>3.2115</b>	<b>\$4684.84</b>	<b>\$1,061.11</b>	<b>\$3,623.73</b>
		Dayton Valley GW		\$1.96		\$1.96
		<b>Special Assessment Total</b>		<b>\$1.96</b>		<b>\$1.96</b>
<b>NET ASSESSED</b>	<b>\$145,877.00</b>					
Information concerning taxing authorization, rates and uses of taxes collected can be found at <a href="http://www.tax.state.nv.us">www.tax.state.nv.us</a> or by calling (775) 463-6501						
<b>TOTAL TAX DUE</b>						<b>\$3,625.69</b>

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

\$ 3626 -

I Appealed 22, 23, 24, 25, 26 years.  
 This is 2021 year: My taxes can not be  
 Raised Per NRS 361.357 (4) From 2021 TX 41

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, 2025 THRU JUNE 30, 2026**



PROPERTY LOCATION/DESCRIPTION			
PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
016-252-05	8.7	9955	60 JEANETTE DR. MOUND HOUSE

Owner Name: CARMONA, ESLY TRS

\*\*\*\*Reprint / Amended Bill\*\*\*\*

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

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

Scan to Pay



IF RECEIPT IS NEEDED, PLEASE ENCLOSE A  
 SELF ADDRESSED STAMPED ENVELOPE.

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	\$ 1,505.85	\$ 489.63	\$ 1,016.22	
Bldg./Improvements	109,780	School Debt	0.5867	1,177.98	383.03	794.95	
		Central Fire	0.8671	1,740.96	576.52	1,164.44	
		CLCF Paramedic	0.0700	140.55	45.70	94.85	
		State of Nev	0.1700	341.33	110.99	230.34	
		General Fund	0.7537	1,513.28	524.31	988.97	
		Gen. indigent	0.0300	60.23	21.35	38.88	
		Med Indigent	0.0750	150.58	48.96	101.62	
		Senior Services	0.0800	120.47	92.29	28.18	
		Co-Op Extensn	0.0100	20.08	6.53	13.55	
		Carson WtrSub	0.0300	60.23	19.59	40.64	
		Centrl Vector	0.0450	90.35	42.93	47.42	
		Ad Valorem Totals	3.4476	6,921.89	2,361.83	4,560.06	
		Dayton Valley GW	0.1000	2.10	0.00	2.10	
		Special Assmnt Total				2.10	
	\$ 200,780						
Information concerning taxing authorization, rates and uses of taxes collected can be found at <a href="http://www.tax.state.nv.us">www.tax.state.nv.us</a> or by calling (775) 463-6501						Previous Payments	- 2,282.16
<b>TOTAL TAX DUE</b>						<b>2,280.00</b>	

2025 \$ 4565 -

## Past Years

Description	Original	Penalty	Interest	Paid
2024/2025 REAL ESTATE TAXES	\$4,310.59	\$43.08	\$0.00	\$4,353.67
2023/2024 REAL ESTATE TAXES	\$4,185.13	\$0.00	\$0.00	\$4,185.13
2022/2023 REAL ESTATE TAXES	\$3,635.55	\$0.00	\$0.00	\$3,635.55
2021/2022 REAL ESTATE TAXES	\$3,625.69	\$0.00	\$0.00	\$3,625.69
2020/2021 SECURED TAXES	\$3,519.27	\$0.00	\$0.00	\$3,519.27
2019/2020 SECURED TAXES	\$3,416.79	\$0.00	\$0.00	\$3,416.79
2018/2019 SECURED TAXES	\$3,317.29	\$0.00	\$0.00	\$3,317.29
2017/2018 SECURED TAXES	\$3,220.69	\$0.00	\$0.00	\$3,220.69
2016/2017 SECURED TAXES	\$3,139.12	\$0.00	\$0.00	\$3,139.12

## Special Assessments and Other

5:49 [📶] [🔋] [📱]  
CARMONA, ESLY TRS  
60 JEANETTE DR  
MOUNDHOUSE, NV 89706-0000

## Account Summary

Account ID	016-252-05
Account Type	Real Estate
Location	60 JEANETTE DR MOUND HOUSE
Balance	\$2,280.00
Currently Due	\$1,140.00

\$1,140.00 is due by  
January 05, 2026.

1,140.00	<b>Pay this amount</b>
----------	------------------------

You can pay any amount up to  
\$2,280.00 (the current balance).

## Current Year

Description	2025/2026 REAL ESTATE TAXES
Original	\$4,562.16
Total	\$4,562.16
Paid	\$2,282.16
Balance	\$2,280.00
Due	\$1,140.00
Ad Valorem Tax Rate	3.4475
Tax District	8.7 (Central Lyon Fire District)
Tax Cap	100% Low 3%
Tax Cap Type	O: PRIMARY RESIDENCE



# EXHIBIT 5

## 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



my Home  
60 Jeanette

2017 = 90,000 - LAND value  
 \* 2023 = 260,000 - RAISED with  
 no comps to justify - increase

(15)

All other land values in Mound House are lower

5:59 [signal] [wifi] [battery]

74

gsaportal.lyon-county.org/parcel/01625205



# Value History

	2026	2025	2024	2023	2022	2021	2020
Building Value	\$178,772	\$184,096	\$186,734	\$177,672	\$165,340	\$162,728	\$273,026
Extra Features Value	\$126,939	\$129,561	\$137,400	\$126,165	\$109,389	\$111,263	\$0
Unimproved Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Value	\$260,000	\$260,000	\$260,000	\$260,000	\$228,480	\$142,800	\$142,800
Value	\$565,711	\$573,657	\$584,134	\$563,837	\$503,209	\$416,791	\$415,826
Options Value	\$0	\$0	\$3,440	\$3,340	\$3,080	\$0	\$0
Assessed Value	\$197,999	\$200,780	\$201,007	\$194,003	\$173,043	\$145,877	\$145,539
Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Unimproved	\$0	\$0	\$0	\$0	\$0	\$0	\$0



34

## Value History

2026	2025	2024	2023
\$178,772	\$184,096	\$186,734	\$177,672
\$126,939	\$129,561	\$137,400	\$126,165
\$0	\$0	\$0	\$0
\$260,000	\$260,000	\$260,000	\$260,000
\$565,711	\$573,657	\$584,134	\$563,837
\$0	\$0	\$3,440	\$3,340
\$197,999	\$200,780	\$201,007	\$194,003
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0

## Document/Transfer/Sales History

Instrument / Official Record	Date	Type	V/I
<u>COR</u> 640742	2021-07-08	CORRECTION DEED/DOCUMENT	Improv
<u>TRU</u> 639477	2021-06-21	DEED TO A TRUST	Improv
<u>GBS</u> 576247	2018-02-07	GRANT BARGAIN SALE DEED	Improv

35

**ASSESSED VALUES**  
**FOR MY FOUR NEAR NEIGHBORS**

**THEY ALL HAD DECREASED ASSESSED VALUES**  
**OF ANYWHERE FROM**

**\$1700.00 TO \$3000.00**

**I WAS ONLY GIVEN A**  
**\$200.00 DECREASE**

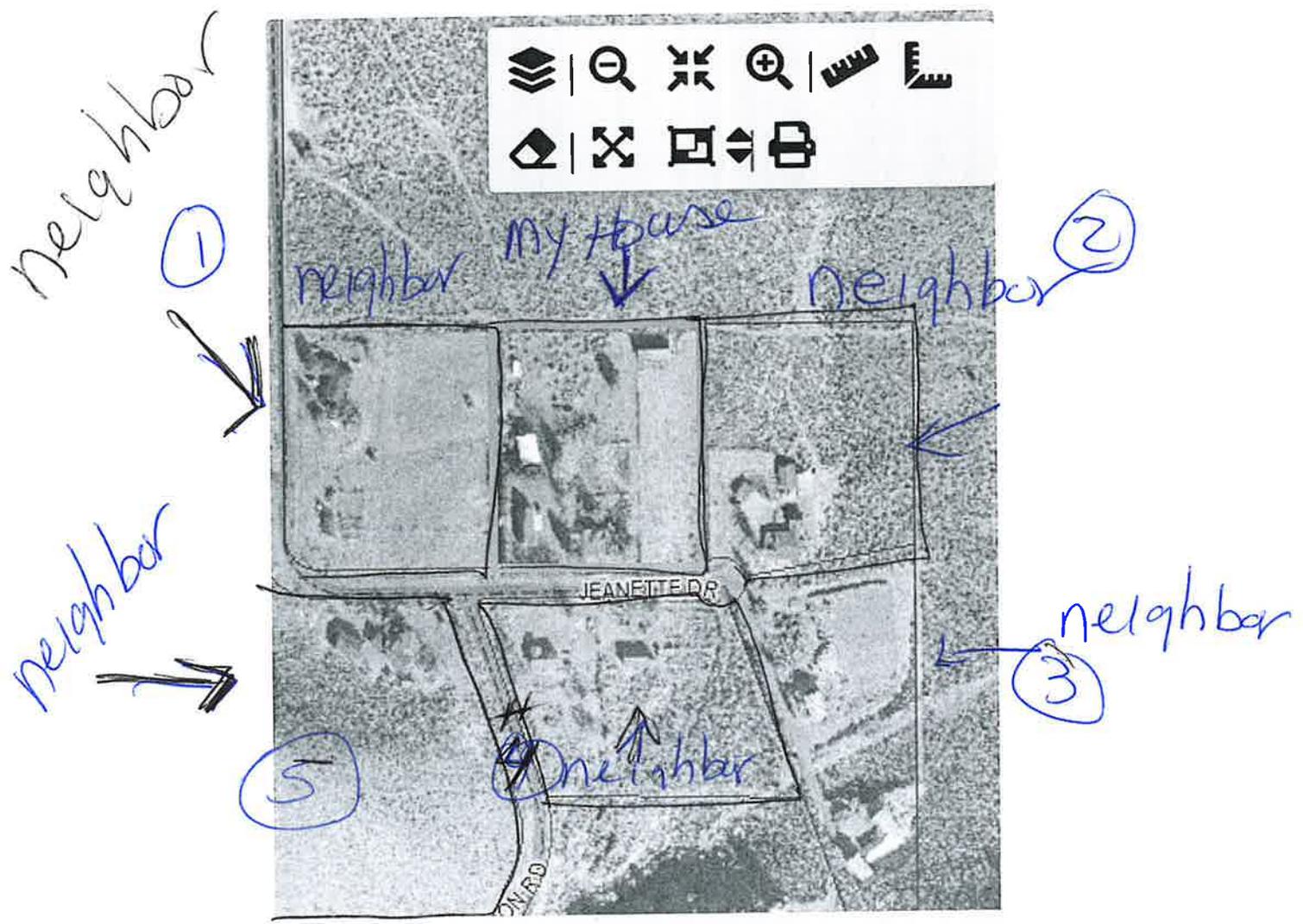
**ALL THE OTHER HOMES**  
**WERE VALUED IN THE**  
**\$400,000.00 RANGE**

**MY HOME WAS VALUED**  
**IN THE**  
**\$570,000.00 RANGE**

**VERY BIAS AND UNFAIR**  
**PER TROY VILLINES**

# 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



Property Taxes

2026  
\$4562.14

---

2025  
\$4310.59

---

2024  
\$4185.13

Assessed

2024  
201,007

---

2025  
200,780

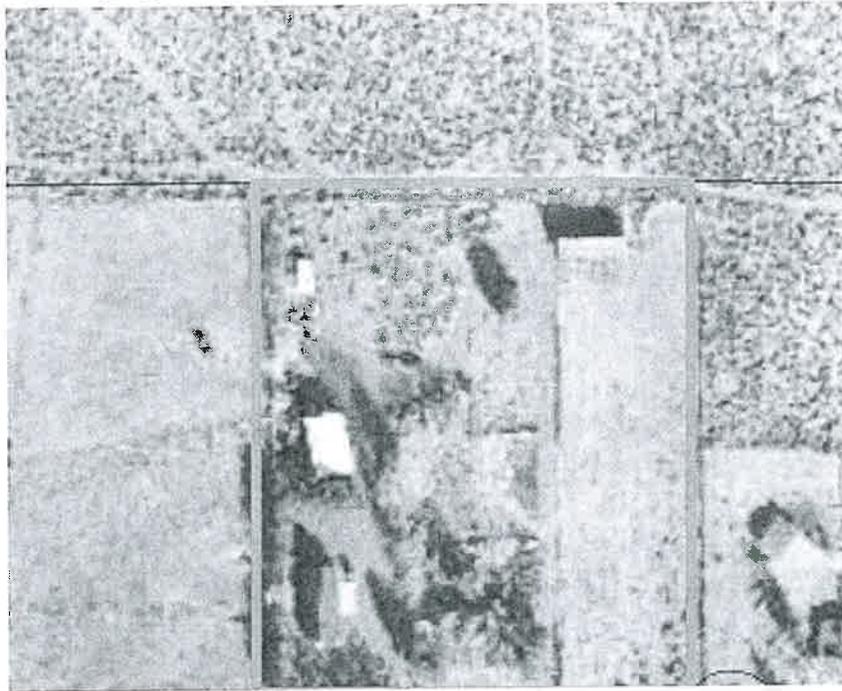
---

2024  
197,999

Value

573,657

\$227.00 -  
Decrease in Assessed Value only



Parcel STRAP: 39° 12' 41" N 119° 38' 49"  
01625205 W

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

Tax Increase

2026  
\$251.57

---

\$125.46  
2025

---

\$549.58  
2024

---

2023  
3635.55

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

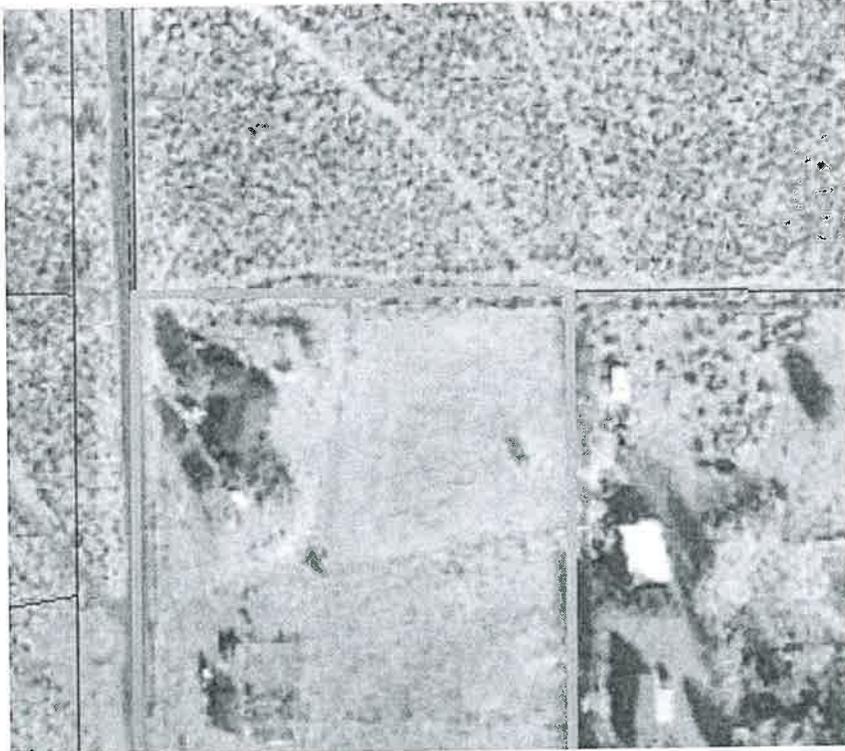
### Document/Transfer/Sales

---



~~TAX~~ increases  
 26 = \$186<sup>0</sup>  
 25 = \$183.<sup>26</sup>

TAX  
 2024  
 \$2777.42  
 TAXES  
 2025  
 \$2860.68  
 2026  
 2946.73



Parcel STRAP: 39° 12' 42" N 119° 38' 55"  
 01625206 W

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

N  
 #  
 2

Assessed  
 2024  
 145 957  
 2025  
 144 224  
 2026  
 141 948

### 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

\$1,733 —  
 Decrease  
 Assessed  
 Value (39)

TAFES

TAX  
Increased

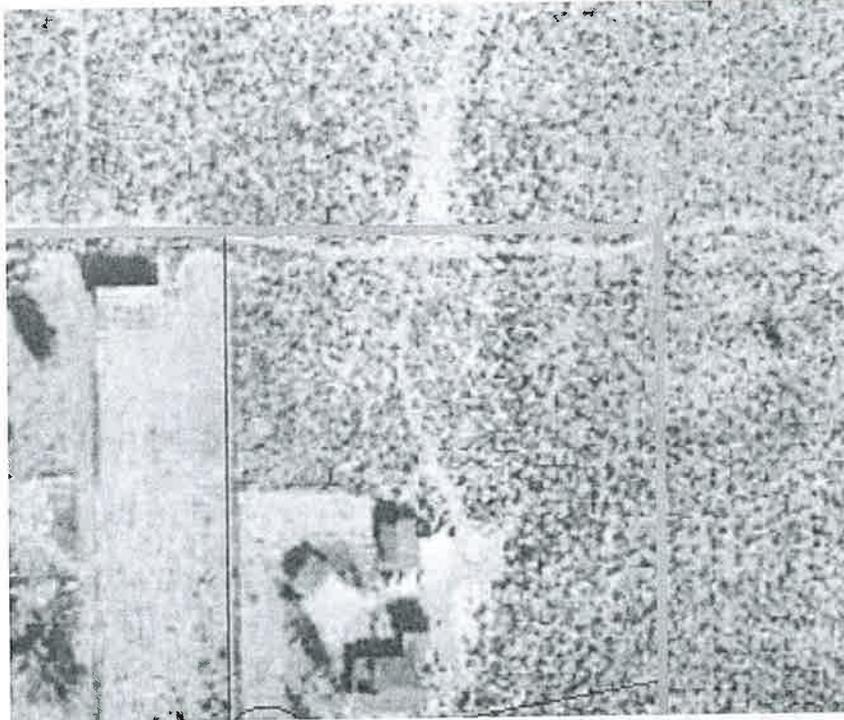
2025/26  
\$3238.15

2026  
\$ 95.<sup>00</sup>

2024/25  
\$3143<sup>00</sup>

2025  
\$ 90.87

2023/24  
\$3052.<sup>13</sup>



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

\$ 3060<sup>00</sup>  
Decrease  
in Assessed  
Value

TAX Increase

Prop TAXES  
2025/26  
\$ 2839,51



\$ 82.91  
2024

2024/25  
\$ 2756.60

\$ 80.23  
2025  
N

2023/24  
\$ 2676,37

#4

Parcel STRAP: 01625202

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

### 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

\$ 2066 @  
Decrease in  
Assessed  
value

	2026	2025	2024	2023	2022	2021
Total Building Value	\$77,382	\$80,514	\$82,655	\$79,385	\$74,930	\$74,328
Total Extra Features Value	\$28,506	\$29,063	\$30,969	\$28,592	\$25,274	\$25,244
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$260,000	\$260,000	\$260,000	\$260,000	\$228,480	\$142,800
Taxable Value	\$365,888	\$369,577	\$373,624	\$367,977	\$328,684	\$242,372
Net Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$128,061	\$129,352	\$130,768	\$128,792	\$115,039	\$84,830
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0

neighbor across my house

Property TAXES

TAX INCREASE

2025/26

2023/24

2026 New Building

\$168.51 <sup>ADDED</sup>

\$2344.39

\$2209.66

2025

\$166.22

2024/25

\$2275.88

2026 Assessment Reduction \$1291.00

Assessment Reduction

(40) \$1,416.00 2025

NUMEROUS COUNTY PROPERTIES  
WERE ASSESSED DIFFERENTLY  
AND GIVEN BETTER FAVORABLE VALUES AND  
MUCH LESS INCREASES PER YEAR  
PER TROY VILLINES

EXAMPLES:  
MULTI MILLION DOLLAR  
70 ACRE MANSIONS  
VALUED AT \$3,500,000.00  
HAVE NOT HAD A LAND VALUE  
INCREASE IN OVER 7 YEARS

MULTI MILLION DOLLAR  
VALUED AT \$2,500,000.00  
RIVER FRONT MANSIONS  
OF 19 ACRES HAVE ONLY HAD A SMALL  
20% INCREASE IN THEIR LAND VALUE  
IN 7 YEARS

OTHER LAND PARCELS IN LYON COUNTY  
HAVE ALSO NOT HAD LAND VALUE INCREASES  
HAVE MUCH, MUCH, MUCH LOWER VALUES  
AND OR HAVE DECREASED THEIR LAND VALUE  
IN THE LAST 7 YEARS

UNLIKE APPELLANTS LAND VALUE  
WHICH INCREASED 300%  
PER TROY VILLINES IN A FEW YEARS



● OFF MARKET

**\$3,473,238** Redfin estimate

**8 bd • 8.5 ba • 6,609 sq ft**

25 Daney Canyon Rd, Dayton, NV 89403



71 Acres land value is \$63,000<sup>ce</sup>  
Estimated sale price per Troy Villines

**\$3.30M – \$4.00M**

# Parcel 016-151-59

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## Owners

HORSCHER, LUKE & HEATHER  
HORSCHER, HEATHER  
25 DANNEY CANYON DR  
DAYTON, NV 89403-0000

## Parcel Summary

Location	25 DANNEY CANYON RD DAYTON, NV
Use Code	320: Three to Four Units
Tax District	8.5: Central Lyon Fire District
Map Parcel	PAR 1
Acreage	70.9700
Plat Maps	016-15.pdf (647kb)
Map Documents	PAR228632 ROS170991

## Keyline Description

27/28-16-21/FRS  
Parcel 1: A certain parcel of land within the SEC/LOT:  
26 TWN/BLK: 16 RANGE: 21 ACRES: 227  
SW4 of the NW4 of Sec 26 T16 R21, according to the  
SEC/LOT: 27 TWN/BLK: 16 RANGE: 21  
Official Map, particularly described as follows:  
Commencing at the NW corner of the SW4 of the NW4

### Value History

	2026	2025	2024	2023	2022	2021	2020
Building Value	\$729,915	\$745,752	\$753,077	\$712,895	\$659,885	\$645,848	\$805,494
Extra Features Value	\$206,804	\$211,602	\$228,893	\$205,979	\$180,247	\$176,810	\$0
Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Value	\$63,886	\$63,886	\$63,886	\$63,886	\$63,886	\$63,886	\$63,886
Total Value	\$1,000,605	\$1,021,240	\$1,045,856	\$982,760	\$904,018	\$886,544	\$869,380
Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessed Value	\$350,212	\$357,434	\$366,050	\$343,966	\$316,406	\$310,290	\$304,283
Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value
320	Three to Four Units	RR1			1.00	SITE	\$63,886.00	70.97	3,091,453	1.00	\$63,886

### Personal Property

None

### Disclaimer

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● Active

# \$2,500,000

🛏️ 3 beds 🚿 2 baths 🏠 2,958 sqft

77 Ophir Mill Rd, Dayton, NV 89403

Your est.: **\$17,280/mo** Get pre-qualified

🏠 Single Family Residence

🔧 Built in 1967

📍 18.98 Acres Lot

🏠 \$-- Zestimate®

*19 Acre  
Assessed  
Land Value  
\$154,000  
Per Troy Villines*

Contact

Request a tour  
as early as today at 11:00 am

# Parcel 016-261-12

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## Owners

WINTERS, JOHND N CO-TRS ET AL  
WINTERS, KATHLEEN M CO-TR  
C/O CHRIS MC CUNE  
645 SIERRA ROSE DR  
RENO, NV 89511-0000

## Parcel Summary

Location	77 OPHIR MILL RD DAYTON, NV
Use Code	200: Single Family Residence
Tax District	8.5: Central Lyon Fire District
Map Parcel	PAR 6 ADJ
Acreage	18.9800
Plat Maps	016-26.pdf (468kb)
Map Documents	BAM309612 PAR218676 PAR148320

## Keyline Description

/PAR 5A/PAR 6 ADJD

27-16-21 FR S2SE4;FRE2SE4SE4SW4

34-16-21 E2E2NE4NW4;FRN2NW4NE4;

34-16-21 FR NW4 NW4 NE4

Created from split of parcel # 016-261-04 ACRES: 52.56

016-261-09 016-261-10 016-261-08

FR S2 SW4 SE4 SEC/LOT: 27 TWN/BLK: 16 RANGE: 21

E2 E2 NE4 NW4; FR NW4 NE4 SEC/LOT: 34 TWN/BLK:

7:02 [📶] [📶] [📶]

*\$2,500,000.00 19 ACRE Riverfront*

🏠 gsaportal.lyon-county.org/parcel/01626112

+ [82] ⋮

### Value History

	2026	2025	2024	2023	2022	2021	2020
Building Value	\$134,741	\$134,162	\$131,694	\$121,345	\$109,015	\$104,048	\$133,834
Extra Features Value	\$40,224	\$40,772	\$43,813	\$39,426	\$34,511	\$34,075	\$0
Acquired Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Value	\$154,000	\$154,000	\$154,000	\$154,000	\$154,000	\$128,114	\$128,114
Value	\$328,965	\$328,934	\$329,507	\$314,771	\$297,526	\$266,237	\$261,949
Options Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessed Value	\$115,138	\$115,127	\$115,327	\$110,170	\$104,134	\$93,183	\$91,682
Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ad	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**DECREASED PROPERTY OWNER**  
**VALUES AND TAXES**  
**PER TROY VILLINES**

**THROUGHOUT LYON COUNTY**  
**ON ACREAGE LAND**

**THEIR IS NO EQUAL BASIS**  
**FOR ASSESSING VALUES**

**TROY VILLINES**  
**VALUES MULTIMILLION DOLLAR**  
**PROPERTIES LAND VALUES LESS**  
**VERY BIASLY AND UNFAIRLY**

**HE VALUES OTHER LAND VALUES**  
**DIFFERENTLY AND NOT THE SAME**  
**IN MOUNDHOUSE COMPARED TO MY**  
**OVER ASSESSED ILLEGAL LAND VALUES**

Assessor

Undervalued

Same Owner

Lots to Reduce

their TAX liability

DID NOT DO IT FOR

everyone else that

Applied or Appealed

their Property TAXES

I AM Requesting my TAXABLE Land Values TO be \$90,000 - AS this parcel on my Block I want my Assessed value at \$31,500 -

NH- Bk16pg25 & Bk19 pg06

2023 2024

Improved Land Values

	NBC	APN	Situs	LUC	LandSize AC	PrLand	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
	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

2023-LYON CO. CODE EN  
ENFORCEMENT SENT A  
LETTER AND RES HAS  
BEEN REMOVED. KW





*No Record of Approved Reduction From \$200,000*

*\$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 Excess Features Value	\$54,252	\$48,187	\$43,004	\$42,542	\$0	\$0	\$0
Total Secured 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**

Instr. # / Official Record	Official Record	Date	Type	Val	Net Value	Ownership	Fig
<u>BAD</u> 450039	450039	2009-10-22	BOUNDARY ADJUSTMENT DEED	Vacant	\$0	Grantee: HOLLOWAY, PAUL & MARGARET	
<u>BAM</u> 450038	450038	2009-10-22	BOUNDARY ADJUSTMENT MAP	Vacant	\$0	Grantee: HOLLOWAY, PAUL & MARGARET ET AL	
<u>GBS</u> 143563	143563	1991-08-14	GRANT BARGAIN SALE DEED	Vacant	\$35,500	Grantor: MILES, WILLIAM D DBA MILES BROS Grantee: HOLLOWAY, PAUL & MARGARET	

Transaction / Record	Record	Date	Description	Status	Value	Notes
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	Unit Price	Area	Sq Ft	Age	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

SS

## Personal Property

None

### Disclaimer

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LADD Value 20

90,000 Reduced

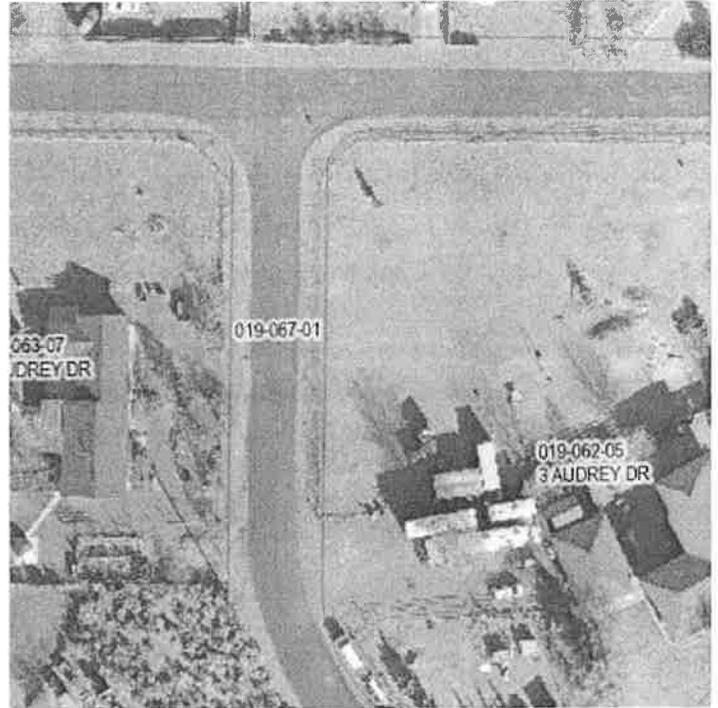
Parcel 019-062-08

Owners

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

Parcel Summary

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



Value History

Table with 8 columns (Year: 2024, 2023, 2022, 2021, 2020, 2019, 2018) and 8 rows (Total Building Value, Total Extra Features Value, Total Secured Pers Prop, Total Land Value, Taxable Value, Net Exemptions Value, Net Assessed Value, New Improvements, New Land)

Document/Transfer/Sales History

Table with 8 columns (Instrument / Official Record, Official Record, Date, Type, V/I, Dcl Value, Ownership, Red Flag) and 3 rows of document history

Instrument / Official Record	Official Record	Date	Type	V/I	Det. Value	Ownership	Red Flag
<u>GBS</u> 125590	125590	1989-07-06	GRANT BARGAIN SALE DEED	Vacant	\$0		
<u>ROS</u> 125083	125083	1989-06-15	RECORD OF SURVEY	Vacant	\$0		
<u>PAR</u> 76114	76114	1983-05-25	PARCEL MAP	Vacant	\$0		
<u>RRD</u> 36316	36316	1978-03-10	RE-RECORDED DOCUMENT	Vacant	\$0		
<u>DEE</u> 35893	35893	1978-02-07	DEED	Vacant	\$0		
<u>DEE</u> 35892	35892	1978-02-07	DEED	Vacant	\$0		
<u>GBS</u> 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	SE	2.05	89,298	1.00	\$90,000	

### Personal Property

None

### Disclaimer

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2 Plus Acres  
\$ 90,000 @

## 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	

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

### Disclaimer

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no increase  
 17 Acres Moundhouses  
 \$ 1,428<sup>00</sup> For 17 Acres

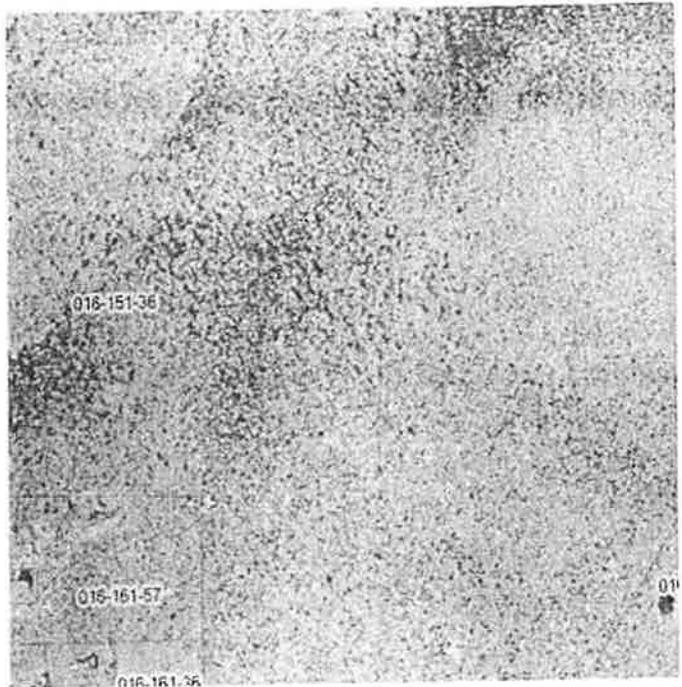
**Parcel 016-171-01**

**Owners**

GEO-NEVADA INC  
 C/O 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 Second Floor Premium	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$1,428	\$1,428	\$1,428	\$1,428	\$1,429	\$1,429	\$1,429
Truckle Value	\$49,378	\$45,475	\$40,609	\$40,028	\$41,031	\$40,371	\$39,589
Non-Taxable Improvements	\$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 Acquisitions	\$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	Vacant	Value	Grantee	Red Tag
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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Record #	Original Record #	Date	Type	VA	Value	Grantee
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	% Conc	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	YrBlt	Repl Cost	% Genl Condition	Dpr Value*	Final 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	Front	Depth	Unit Price	YrBlt	Acres	Sq Ft	Total Adj	Value	Notes
800	Mining Property - Locally Assessed - Pre-development or Abandoned Mine, Improvements not valued by State	PRRS			1.00	SITE	17.22	750,103	1.00	\$1,428	

## Personal Property



Lyon County  
Nevada

1 Plus Acres M/H  
\$160,000<sup>us</sup>

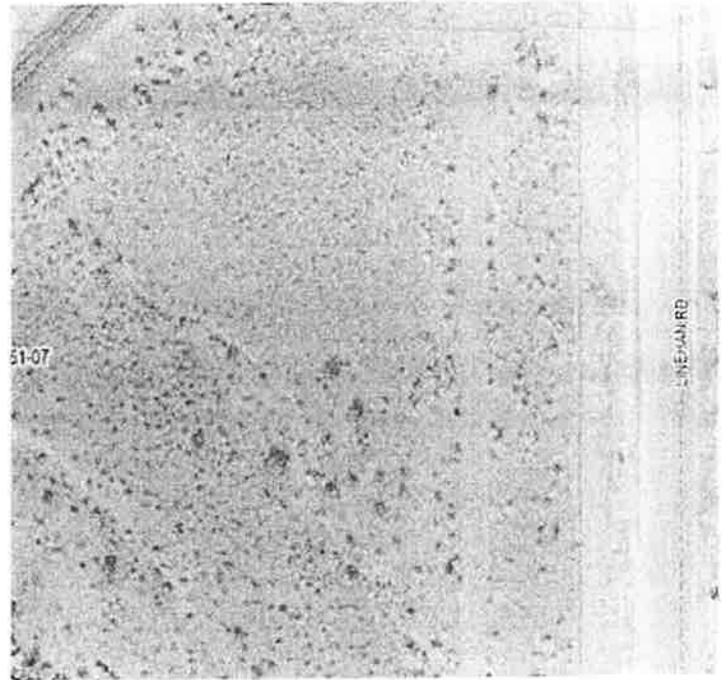
## Parcel 019-011-21

### 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	TL	Del Value	Ownership	Ref Fig
<u>GBS</u> 646622	646622	2021-10-25	GRANT BARGAIN SALE DEED	Vacant	\$120,000	Grantor: MACHUCA, BENJAMIN Grantee: IBARRA, JENNIFER B CARDENAS	
<u>GBS</u> 592700	592700	2019-02-28	GRANT BARGAIN SALE DEED	Vacant	\$60,000	Grantor: WILSON, MARIA C Grantee: MACHUCA, BENJAMIN	
<u>PAR</u> 582894	582894	2018-06-29	PARCEL MAP	Vacant	\$0	Grantee: WILSON, MARIA C	

Instr. Cont./ QIR# Record	Official Record	Date	Description	Unit Type	DU Value	Grantor	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	Acres	Unit Type	Acres	Sq Ft	Unit Type	Value	Note
120	Vacant - Single Family Residential	RR2T			1.00	SE	1.25	54,450	1.00	\$60,000	

### Personal Property

None

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1 Plus Acre  
moundhouse  
\$60,000 @

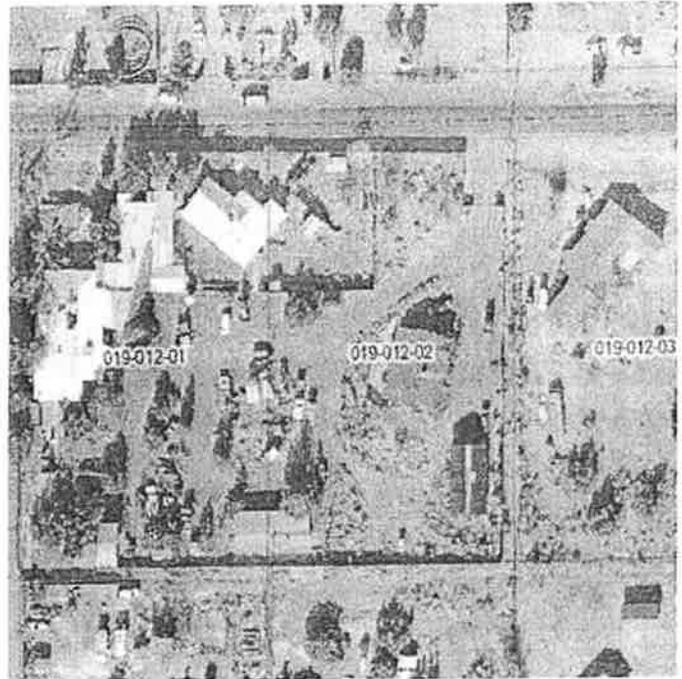
**Parcel 019-012-05**

**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**

	2014	2013	2012	2021	2020	2019	2018
Total Building Value	\$0	\$0	\$0	\$0	\$20,897	\$10,911	\$1,620
Total Encumbrances Value	\$16,956	\$16,498	\$20,560	\$20,599	\$0	\$0	\$0
Total Secured Property Value	\$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**

Instr. no. / Official Record	Official Record	Date	Type	Vol.	Full Value	Comments	File #
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	

Document ID	Book	Page	Document Type	Property Status	Value	Grantor/Grantee
IRU 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 C
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	St. A	Unit 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	Security Interest	Description	Restriction
MH014088	Unsecured	HAMILTON, PEGGY ET AL TRS	MH - MOBILE HOMES

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Moundhouse

1.25 Acres \$60,000

00

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 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	Del 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 &	

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Instrument / Official Record	Official Record	Date	Type	V/I	Del 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	SE	1.25	54,450	1.00	\$60,000	

### Personal Property

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

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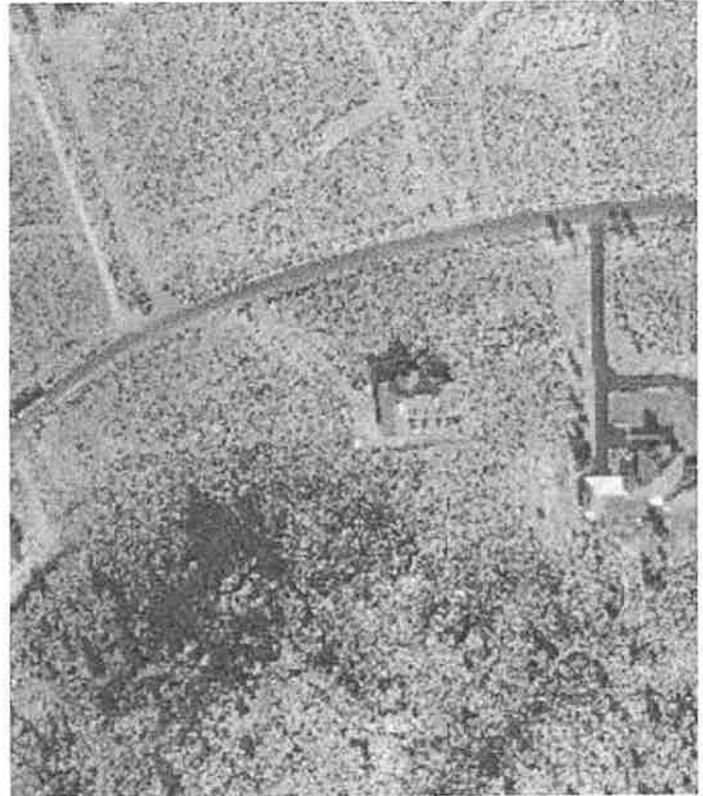
## Parcel 019-622-12

### 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

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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	Dcl 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

## Disclaimer

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GSA, Government Software Assurance Corp



1 Plus Acres mt  
\$160,000<sup>45</sup>

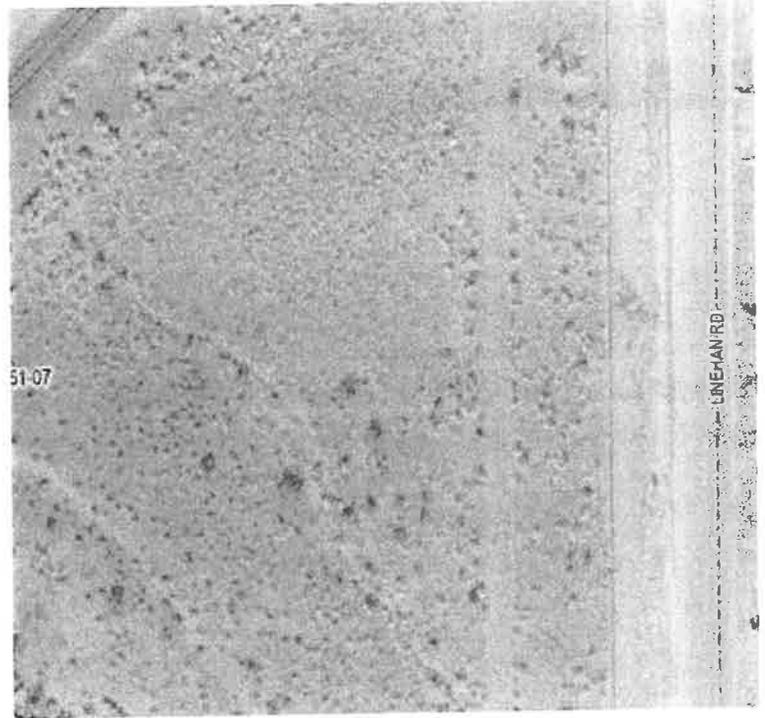
## Parcel 019-011-21

### 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	Dcd Value	Ownership	Red Flag
<u>GBS</u> 646622	646622	2021-10-25	GRANT BARGAIN SALE DEED	Vacant	\$120,000	Grantor: MACHUCA, BENJAMIN Grantee: IBARRA, JENNIFER B CARDENAS	
<u>GBS</u> 592700	592700	2019-02-28	GRANT BARGAIN SALE DEED	Vacant	\$60,000	Grantor: WILSON, MARIA C Grantee: MACHUCA, BENJAMIN	
<u>PAR</u> 582894	582894	2018-06-29	PARCEL MAP	Vacant	\$0	Grantee: WILSON, MARIA C	

Instrument / Official Record	Official Record	Date	Type	V/I	Dd Value	Ownership	Red Flag
<u>QCD</u> 567455	567455	2017-07-17	QUITCLAIM DEED	Vacant	\$0	Grantee: WILSON, MARIA C	
<u>TRU</u> 542075	542075	2015-10-08	DEED TO A TRUST	Vacant	\$0	Grantee: WILSON, ART & MARIA C TRS	
<u>GBS</u> 529793	529793	2014-12-16	GRANT BARGAIN SALE DEED	Vacant	\$85,000	Grantor: ROSE, VALLEA DENISE Grantee: WILSON, ART & MARIA	
<u>QCD</u> 524720	524720	2014-08-26	QUITCLAIM DEED	Vacant	\$115,000	Grantor: THREE PINE SIX LLC Grantee: ROSE, VALLEA DENISE	
<u>QCD</u> 498146	498146	2012-10-23	QUITCLAIM DEED	Vacant	\$0	Grantee: THREE PINE SIX LLC	
<u>TRU</u> 476227	476227	2011-05-12	DEED TO A TRUST	Vacant	\$0	Grantee: HOWARD, ROBIN MICHELE TR	
<u>RPN</u> 339712	339712	2005-01-20	REAL PROPERTY NOTICE ISSUED	Vacant	\$0	Grantee: REAL PROPERTY NOTICE	
<u>CON</u> 332081	332081	2004-09-29	MOBILE CONVERSION APPLICATION	Vacant	\$0	Grantee: ROSE, RICHARD B TR	
<u>QCD</u> 167047	167047	1993-12-15	QUITCLAIM DEED	Vacant	\$0	Grantee: ROSE, RICHARD B TR	
<u>AFF</u> 126379	126379	1989-08-09	AFFIDAVIT OF DEATH	Vacant	\$0	Grantee: ROSE, RICHARD B	
<u>DEE</u> 25129	25129	1976-02-10	DEED	Vacant	\$12,000		
<u>DED</u> 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	SE	1.25	54,450	1.00	\$60,000	

### Personal Property

None

### Disclaimer

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1 Plus Acre  
moundhouse  
\$60,000 @  
Decrease

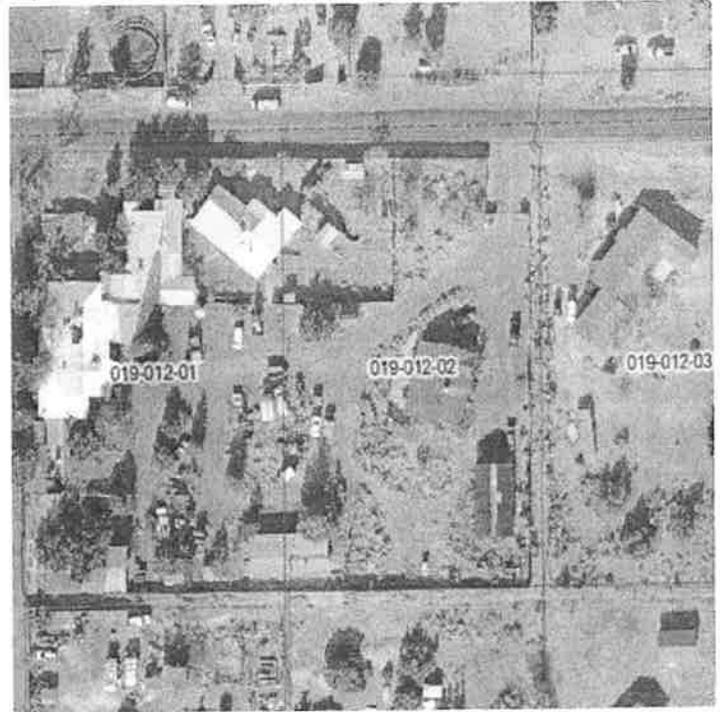
**Parcel 019-012-05**

**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
<u>TRU</u> 598435	598435	2019-07-02	DEED TO A TRUST	Vacant	\$0	Grantee: HAMILTON, PEGGY M & JOHN TRS	
<u>GBS</u> 576970	576970	2018-02-13	GRANT BARGAIN SALE DEED	Improved	\$60,000	Grantor: GERHART, MAGGIE L TR Grantee: HAMILTON, PEGGY	
<u>QTA</u> 566698	566698	2017-06-28	QUIET TITLE ACTION	Vacant	\$0	Grantee: GERHART, MAGGIE L TR	

Instrument / Official Record	Official Record	Date	Type	V/I	Old Value	Ownership	Red Flag
<u>IRU</u> 543498	543498	2015-11-10	DEED TO A TRUST	Vacant	\$0	Grantee: GERHART, MAGGIE L TR	
<u>TRD</u> 358204	358204	2005-08-02	TRUSTEES DEED	Vacant	\$0	Grantee: GERHART, LOUISE M	
<u>GBS</u> 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	
<u>GBS</u> 62123	62123	1981-08-05	GRANT BARGAIN SALE DEED	Vacant	\$0		
<u>DEE</u> 32745	32745	1977-06-15	DEED	Vacant	\$0		
<u>DEE</u> 22251	22251	1975-05-02	DEED	Vacant	\$0		
<u>DEE</u> 21775	21775	1975-03-04	DEED	Vacant	\$0		
<u>DEE</u> 15690	15690	1973-08-06	DEED	Vacant	\$0		
<u>REC</u> 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

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Click map to navigate

Go to full page interactive GIS

Drag corner down to resize [arrow icon]

*Reduced  
BY  
Assessor*

**Value History**

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

*X*

*←  
A*

*90,000*

**Document/Transfer/Sales History**

Official Record	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

*to  
27,349*

*←*

Moundhouse  
1.25 Acres \$60,000  
For Land Dropped  
By Assessor

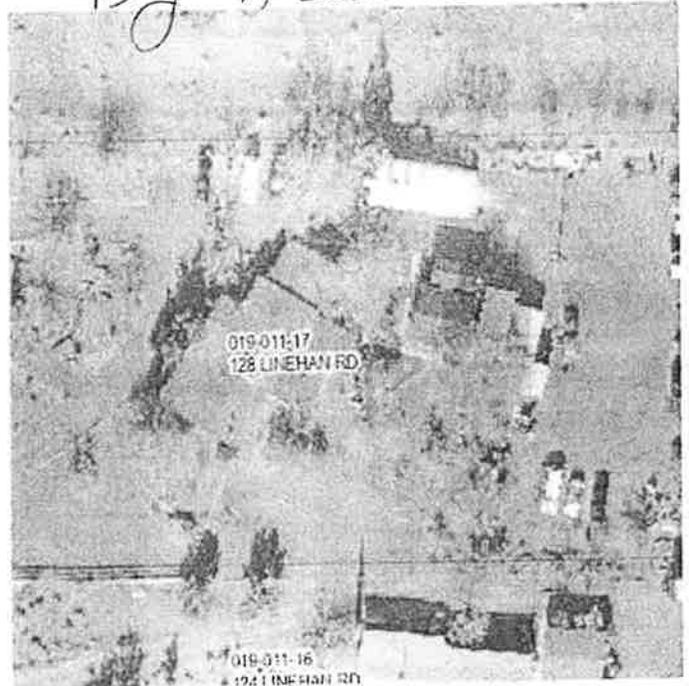
**Parcel 019-011-05**

**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**

	2014	2015	2016	2017	2018	2019	2018
Itemized Land Value	\$0	\$0	\$0	\$0	\$28,563	\$25,609	\$25,206
Total Exempt Property Value	\$32,065	\$29,400	\$27,504	\$27,238	\$0	\$0	\$0
Total Exempt Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Itemized Personal Property	\$60,000	\$90,000	\$160,000	\$107,100	\$107,114	\$76,514	\$76,514
Exempt Value	\$92,065	\$119,400	\$187,504	\$134,338	\$135,677	\$102,123	\$101,720
Net Exempt 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 Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**Document/Transfer/Sales History**

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

23

Record Number	Parcel Number	Date	Type	Status	Value	Grantee
QCD 145492	145492	1991-10-07	QUITCLAIM DEED	Vacant	\$0	KAREN L 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	YRS	Repl Cost	% Good Condition	Dep. 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	Area	Repl	Depth	Acres	YRS	Repl Cost	% Good	Dep. Value	Final Value	Notes
230	Personal Property Manufactured Home on the Unsecured Roll	RR2T			1.00	SE	1.25	54,450	1.00	\$60,000	

### Personal Property

Parcel ID	Section/Unit	Owner	Description
MH006483	Unsecured	HARDY, DAVID E OR KAREN E	MH - MOBILE HOMES

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BIAS  
↓  
Preferential  
Treatment  
Given to  
Other  
Owners

on A  
New  
Home

Lowered  
land values  
to 2018  
values  
and  
Boilright  
for  
\$35,000



**LYON COUNTY ASSESSOR**

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

No Appeal  
no evidence  
no written statement  
under penalty of perjury  
to Reduct  
Lower TAXES

TROY VILLINES  
Assessor

ERIN SINGLEY  
Chief Deputy Assessor

ERIC OW-WING  
Chief Appraiser

KELLY VEIL  
MICHAEL PERUMKAN  
Appraisers  
Real Property

LEA SENCION  
VALERIE GARCIA  
Appraisers  
Personal Property

HOLLY VILLINES  
Mapping

ELLA RAMIREZ  
Administration

Land Value is \$110,000<sup>00</sup>  
Reduced to \$24,000<sup>00</sup>  
without  
Appeal

Assessor Made False Statements  
to give owners  
\$1,400<sup>00</sup> SAVING  
a year in TAXES  
Practically

**Lyon County Board of Equalization**  
Value Change Stipulation

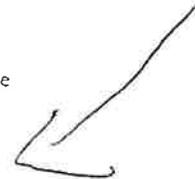
Re: APN 20-545-23

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



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 [ow-wing@lyon-county.org](mailto:ow-wing@lyon-county.org).

Sincerely,

Eric Ow-Wing

Agreed to:

By: Gail Bradley

Date: 1/26/24

Gail Bradley, Owner

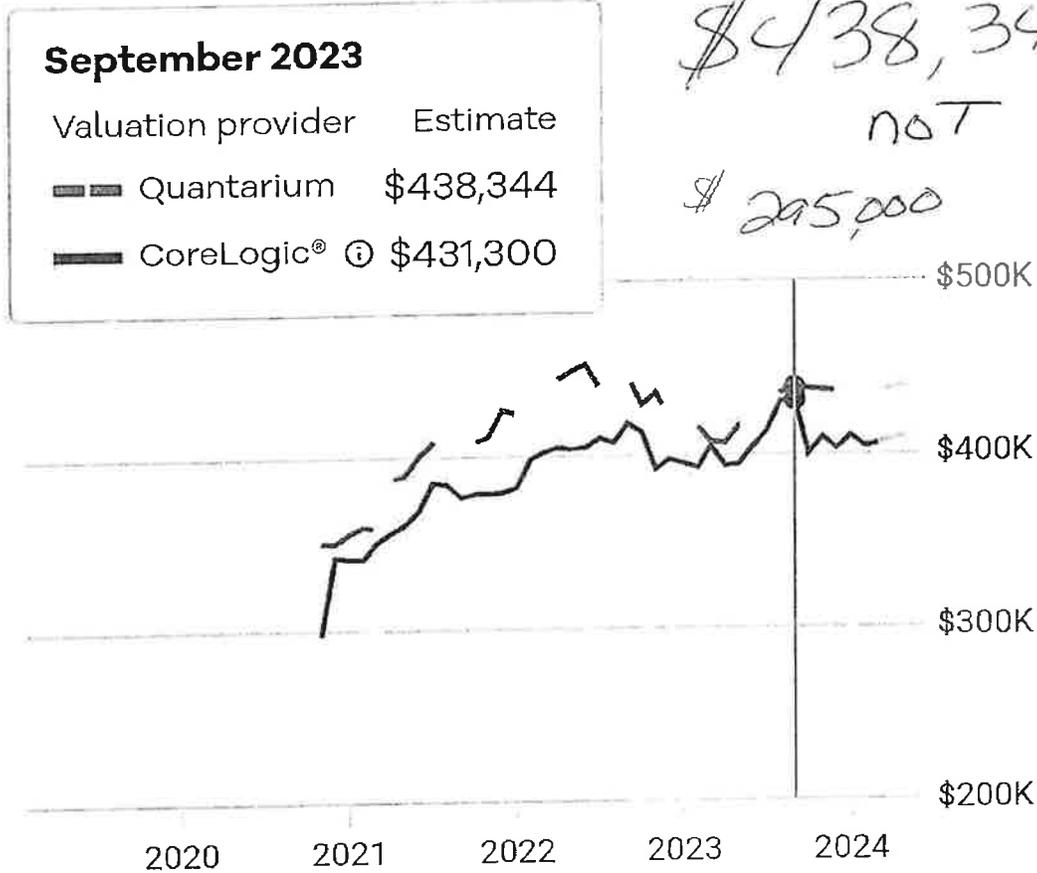
RealEstimate<sup>SM</sup>

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%



Home value   Owner tools   Home details   Neighb >

**Cooling:** No Data

**Parking:** Garage - Attached

**HOA:** \$8 monthly

### Community & neighborhood

Location  
Region: Farley

**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



85

17 '97

Actual Land Values  
are \$110,000<sup>00</sup>  
Reduced to \$24,000<sup>00</sup>

**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)
Map Documents	SUB188868 RTA182434 PAR113022



**Value History**

	2024	2023	2022	2021	2020	2019	2018
Form 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
Other Assessable Property	\$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
Net Land	\$0	\$24,000	\$0	\$0	\$0	\$0	\$0

**Document/Transfer/Sales History**

Doc. #	City #	Date	Type	Val	Net Value	Ownership
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 ID / Amount	CD/Title Record	Date	Type	Year	Price	Grantee
<u>QCD</u> 464282	464282	2010-08-30	QUITCLAIM DEED	Vacant	\$0	Grantee: PETTIGREW, GARY W TR
<u>GBS</u> 447989	447989	2009-09-08	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantee: PETTIGREW, MICHAEL F
<u>GBS</u> 447988	447988	2009-09-08	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantee: PETTIGREW, GARY W ET AL
<u>GBS</u> 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
<u>QCD</u> 208415	208415	1997-08-01	QUITCLAIM DEED	Vacant	\$0	Grantee: DICKSON, JAMES W & SANDRA S TRS
<u>GBS</u> 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
<u>SUB</u> 188868	188868	1996-01-04	SUBDIVISION MAP	Vacant	\$0	Grantee: SIMONCINI, MARC E & JULIA R TRS
<u>RTA</u> 182434	182434	1995-05-23	REVERSION TO ACREAGE MAP	Vacant	\$0	Grantee: SIMONCINI, MARC & JULIA TR
<u>REL</u> 181108	181108	1995-04-12	RELEASE DEFERRED TAX LIEN	Vacant	\$0	Grantee: SIMONCINI, MARC & JULIA TR
<u>REL</u> 181107	181107	1995-04-12	RELEASE DEFERRED TAX LIEN	Vacant	\$0	Grantee: SIMONCINI, MARC & JULIA TR
<u>REL</u> 181106	181106	1995-04-12	RELEASE DEFERRED TAX LIEN	Vacant	\$0	Grantee: SIMONCINI, MARC & JULIA TR
<u>GBA</u> 113332	113332	1988-02-28	GREEN BELT APPROVED	Vacant	\$0	
<u>DEE</u> 113325	113325	1988-02-27	DEED	Vacant	\$0	
<u>PAR</u> 113022	113022	1988-01-11	PARCEL MAP	Vacant	\$0	
<u>GBA</u> 109574	109574	1987-08-18	GREEN BELT APPROVED	Vacant	\$0	
<u>TRD</u> 108438	108438	1987-06-18	TRUSTEES DEED	Vacant	\$0	
<u>TRD</u> 108437	108437	1987-06-18	TRUSTEES DEED	Vacant	\$0	
<u>REC</u> 108331	108331	1987-06-12	RECONVEYANCE FROM LYON COUNTY	Vacant	\$0	
<u>ITD</u> 99618	99618	1986-05-20	TREASURERS TAX DEED	Vacant	\$0	
<u>GBA</u> 57520	57520	1980-12-10	GREEN BELT APPROVED	Vacant	\$0	
<u>GBS</u> 46235	46235	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	\$0	
<u>GBS</u> 46234	46234	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	\$0	
<u>GBS</u> 46233	46233	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	\$0	
<u>GBS</u> 46232	46232	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	\$0	
<u>GBS</u> 46231	46231	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	\$0	
<u>GBS</u> 46220	46220	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	\$0	
<u>GBS</u> 46219	46219	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	\$0	

Grant Record	Grant	Year	Description	Status	Value
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

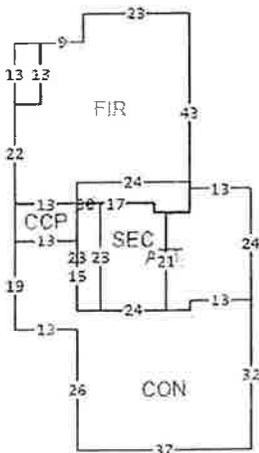
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Enter % Dpr	Normal % Dpr	% Cond	Value
RES	01	1795	\$301,679	2019	2019	0.00%	7.50%	92.50%	\$279,053

#### 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

8

Code	Description	Length	Width	Units	Unit Price	Year	Cost	Depreciation	Value	Notes
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	SE	0.17	7,574	1.00	\$110,000	

### Personal Property

None

### Disclaimer

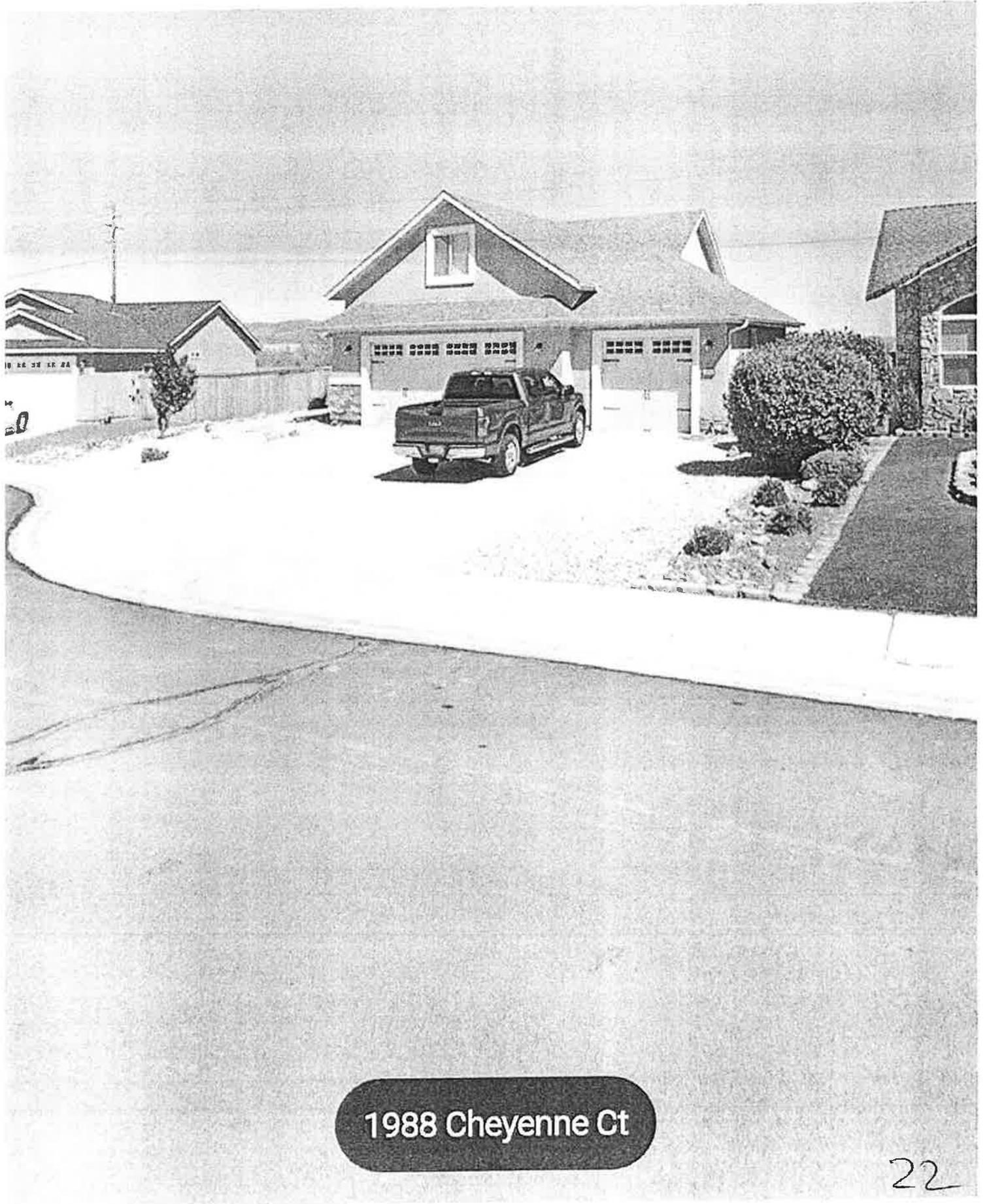
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GSA, Government Software Assurance Corp



1988 Cheyenne Ct

22

PAID \$ 70,000



# LYON COUNTY ASSESSOR

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

## Lyon County Board of Equalization Value Change Stipulation

TROY VILLINES  
Assessor

ERIN SINGLEY  
Chief Deputy Assessor

ERIC OW-WING  
Chief Appraiser

KELLY WILSON  
MICHAEL PERUNFAM  
Appraisers  
Real Property

LEA SENCION  
VALERIE GARCIA  
Appraisers  
Personal Property

HILLY VILLINES  
Mapping

ELLA RAMIREZ  
Real Property

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](mailto:kwilson@lyon-county.org).

Sincerely,  
*Kelly Wilson*  
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

29

(91)



# LYON COUNTY ASSESSOR

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

## Lyon County Board of Equalization Value Change Stipulation

TROY VILLINES  
*Assessor*

ERIN SINGLEY  
*Chief Deputy Assessor*

ERIC OW-WING  
*Chief Appraiser*

KELLY WILSON  
MICHAEL FRYBRIAN  
*Appraisers  
Real Property*

LEA SENCHON  
VALEDIE GARCIA  
*Appraisers  
Personal Property*

HOLLY VILLINES  
*Mapping*

ELLA RAMIREZ  
*Real Property*

Date: January 9, 2024

Sara Collett, TRS  
387 Decareo Ct  
Henderson, NV 89014

Re: APNS 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](mailto:kwilson@lyon-county.org).

Sincerely,

*Kelly Wilson*  
Kelly Wilson

Agreed,

*Sara Collett*  
\_\_\_\_\_  
Owner

30  
92



# LYON COUNTY ASSESSOR

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

## Lyon County Board of Equalization Value Change Stipulation

TROY VILLINES  
*Assessor*

ERIN SINGLEY  
*Chief Deputy Assessor*

ERIC OW-WING  
*Chief Appraiser*

KELLY WILSON  
MICHAEL PERUMIAN  
*Appraisers*  
*Real Property*

LEA SENCION  
VALERIE GARCIA  
*Appraisers*  
*Personal Property*

HOLLY VILLINES  
*Mapping*

ELLA RAMIREZ  
*Real Property*

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](mailto:kwilson@lyon-county.org).

Sincerely,  
  
Kelly Wilson

Agreed,  
  
Owner

31

93



Reduced to  
12,900<sup>00</sup>  
From 21,500-

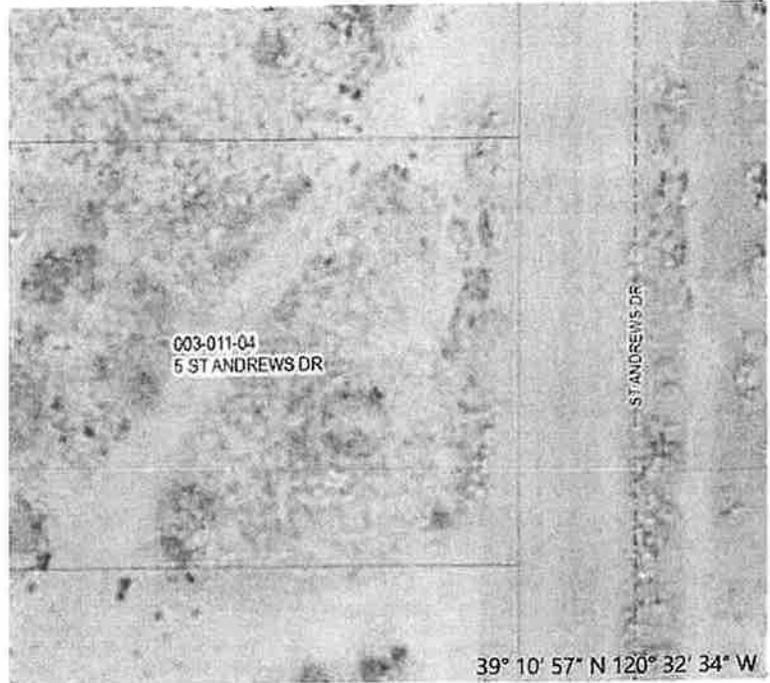
### Parcel 003-021-13

#### 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
Acresage	.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 Perv 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
Taxable Value	\$12,900	\$21,500	\$21,500	\$14,500	\$16,000	\$16,000	\$6,571
Net Improvement 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 Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

#### Document/Transfer/Sales History

Document/Transfer/Event	Parcel Number	Date	Type	V/L	DL Value	Comments	File Flag
<u>TRU</u> 668994	668994	2023-04-21	DEED TO A TRUST	Vacant	\$0	Grantor: COLLETT, SARA H Grantee: COLLETT, SARA TRS	
<u>CRP</u> 347858	347858	2005-04-12	CORPORATION GRANT DEED	Vacant	\$70,500	Grantor: ANDLAY INC Grantee: COLLETT, SARA H (3LOTS)	
<u>GRA</u> 347856	347856	2005-03-28	GRANT DEED	Vacant	\$10,500	Grantor: AMERICAN PROPERTY SERVICES INC Grantee: ANDLAY INC	

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

**Buildings**

None

**Extra Features**

None

**Land Lines**

Code	Description	Zone	Front	Depth	Acres	Unit Type	Area	Area	Area	Area	Area
120	Vacant - Single Family Residential	RR5			1.00	<u>AC</u>	0.26	11,326	0.60	\$12,900	PWR DISC -40%

**Personal Property**

None

**Disclaimer**

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Comps at 21,500<sup>00</sup>

### 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
Total Market Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessed Value	\$21,500	\$21,500	\$21,500	\$14,500	\$16,000	\$16,000	\$6,571
Market Value	\$21,500	\$21,500	\$21,500	\$14,500	\$16,000	\$16,000	\$6,571
Total Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$7,525	\$7,525	\$7,525	\$5,075	\$5,600	\$5,600	\$2,300
Net Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0

#### Document/Transfer/Sales History

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

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

**Buildings**

None

**Extra Features**

None

**Land Lines**

Code	Description	Zone	Area	Unit	Value	Area	Value
120	Vacant - Single Family Residential	RR5	1.00	AC	0.31	13,504	\$21,500

**Personal Property**

None

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From \$90,000<sup>00</sup> to \$60,000<sup>00</sup>

### 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 Land Parcel Value	\$32,065	\$29,400	\$27,504	\$27,238	\$0	\$0	\$0
Total Secured Piers Fido	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Market Value	\$60,000	\$90,000	\$160,000	\$107,100	\$107,114	\$76,514	\$76,514
Assessed Value	\$92,065	\$119,400	\$187,504	\$134,338	\$135,677	\$102,123	\$101,720
Net Unsecured 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 Tax Lien Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Liens	\$0	\$0	\$0	\$0	\$0	\$0	\$0

#### Document/Transfer/Sales History

Instrument / Official Record	Off. Rec. #	Date	Type	Val.	Doc. Value	Grantee	Rel. 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 &	

Code	Description	Area	Year	Value	Grantee	
QCD 145492	145492	1991-10-07	QUITCLAIM DEED	Vacant	\$0	KAREN L 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	AVB	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	Us 1/2	Land 1/23	Unit Price	Acres	Cost	Total Val	Value	Notes
230	Personal Property Manufactured Home on the Unsecured Roll	RR2T			1.00	SE	1.25	54,450	1.00	\$60,000	

### Personal Property

99

37

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

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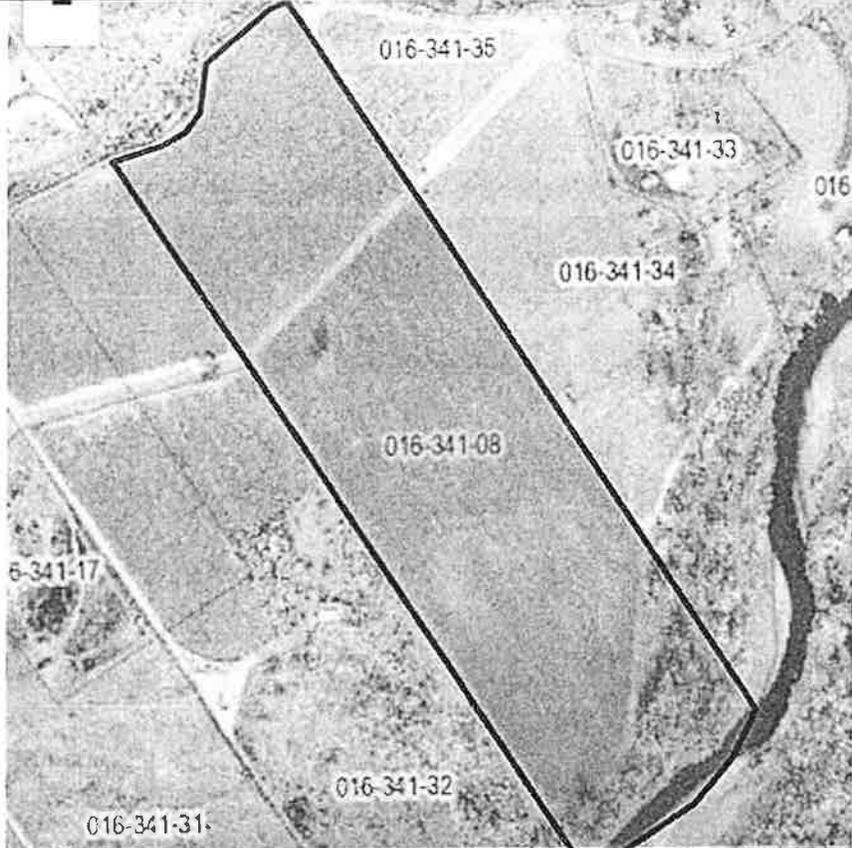
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100

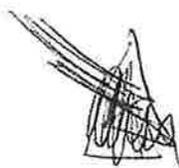
38



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	
\$27,349	\$24,570	\$23,882	\$90,000	\$90,000
\$27,349	\$24,570	\$23,882	\$90,000	\$90,000
\$0	\$0	\$0	\$0	
\$9,572	\$8,600	\$8,359	\$31,500	\$31,500
\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	



*Decrease \**

*145 River RD  
 Manctwaio*

*80 ACRES*

**Document/Transfer/Sales History**

Instrument / Official	Date	Type	V/I
III	O	<	

*103*



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

*Reduced  
 BY  
 Assessor*

**Value History**

2023	2022	2021	2020	2019
\$0	\$0	\$0	\$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	\$0
\$9,572	\$8,600	\$8,359	\$31,500	\$
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0

*✗*

*←  
 A*

*90,000<sup>00</sup>*

**Document/Transfer/Sales History**

Official Record	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

*to  
 27,349<sup>00</sup>*

*←*

*104*



016-251-39  
27 HILLTOP DR

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

\$ 90,000 @  
Mourches  
1 Acre  
Plus

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	

Decrease \* →

Decrease



Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type
------------------------------	-----------------	------	------



95

2 Plus Acres  
\$ 90,000 @

### 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**

	2021	2020	2019	2018	2017	2016	2015
Total Building Value	\$0	\$0	\$0	\$0	\$15,951	\$9,754	\$9,603
Total Exempt 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
Total 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
Net Improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

**Document/Transfer/Sales History**

Instrument / Official Record	Origin Record	Date	Type	Val	Bl. Status	Comments	P. & 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	
OCD	147701	1991-12-24	QUITCLAIM DEED	Vacant	\$0	Grantee: N B A	

Parcel ID	Record #	Date	Description	Status	Value	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	Zone	Front Length	Land Units	Unit Type	Acres	Tot Ft	Total sqft	Value	Notes
236	Personal Property Manufactured Home Secured	RR2T		1.00	SE	2.30	100,188	1.00	\$90,000	

**Personal Property**

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

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105

LAMP value NO INCREASE

7:40 [📶] 65

gsaportal.lyon-county.org/parcel/00802601

### Value History

	2026	2025	2024	2023	2022	2021
Total Building Value	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features Value	\$16,543	\$17,200	\$18,039	\$16,382	\$14,515	\$14,655
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$29,040	\$29,040	\$29,040	\$29,040	\$29,040	\$29,040
Taxable Value	\$45,583	\$46,240	\$47,079	\$45,422	\$43,555	\$43,695
Net Exemptions Value	\$15,954	\$16,184	\$16,478	\$15,898	\$15,244	\$15,293
Net Assessed Value	\$0	\$0	\$0	\$0	\$0	\$0
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0

Next neighborhood in Silver City  
 NO increased 7 years



**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

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

2:46

26%

GAYS

008-04101  
440 MAIN ST

Click map to navigate

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**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

NO increase  
7 years

2:46 [Icons] 26%



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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 Ave



*\$ 19,864.00  
Moundhouse  
1 Acre Plus*

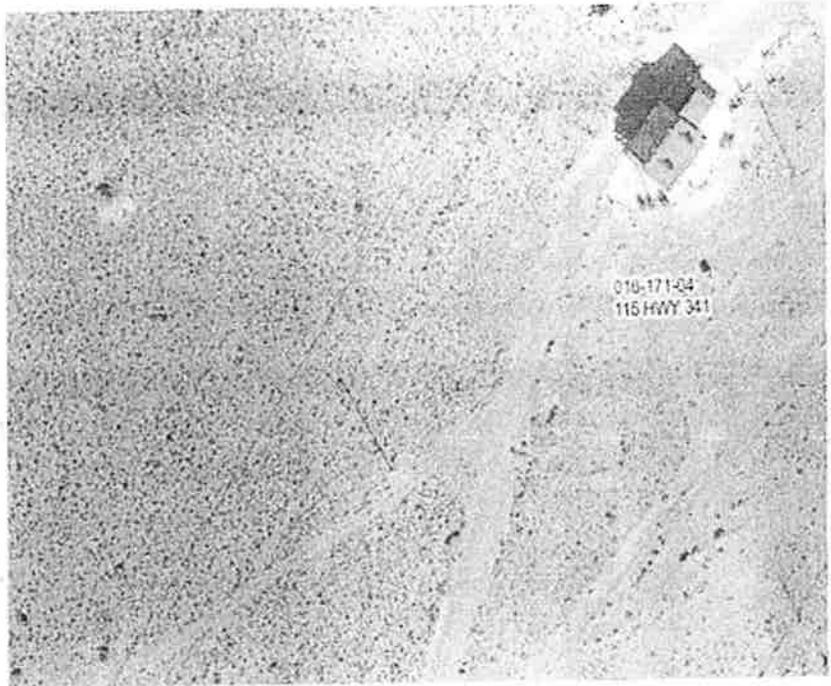
**Parcel 016-171-06**

**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 Liens 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 Exemptions 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	Area (sq ft)	Area (ac)	Value	Rate
140	Vacant - Commercial	C1			33,106.00	RATE	0.76   33,106	1.00	\$19,864	

*74*

## Personal Property

None

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112

75



1 Acre Moundhouse  
\$ 21,954

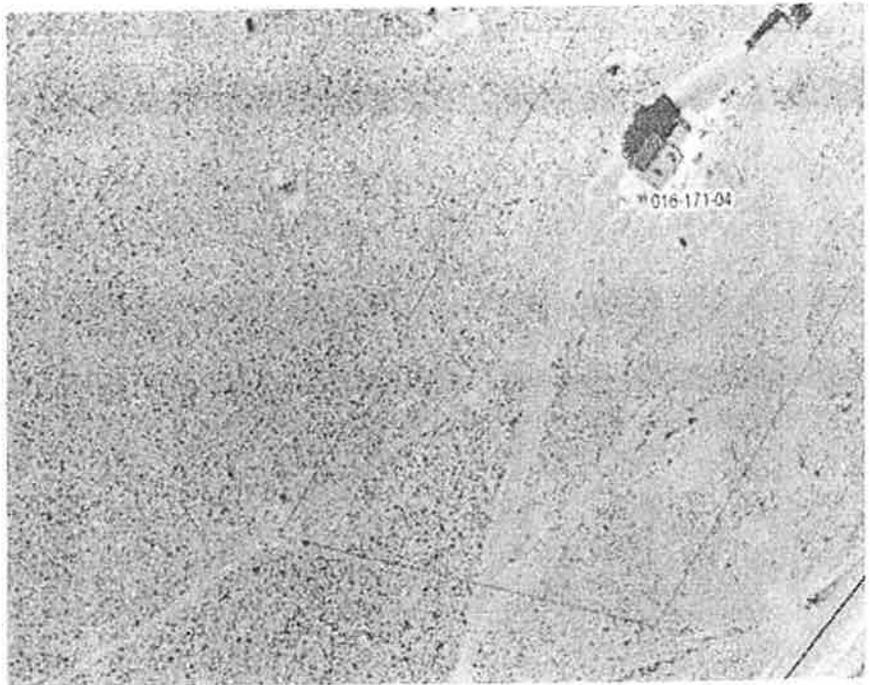
**Parcel 016-171-05**

**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	Ownership	Ad 1100
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

113

76 125

**Land Lines**

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

**Personal Property**

None

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1 Acre moundhouse  
\$ 26,136 @

**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 Record	Date	Type	Use	Del Value	Ownership	Red Flag
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

15

8/2  
127

### Land Lines

Code	Description	Zone	Front	Depth	Area (Unit)	U	Type	Acres	Sq Ft	Total Ad	Value	Map
140	Vacant - Commercial	C1			43,560.00		<u>RATE</u>	1.00	43,560	1.00	\$26,136	

### Personal Property

None

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18 Acres Mound house  
 \$ 44,840

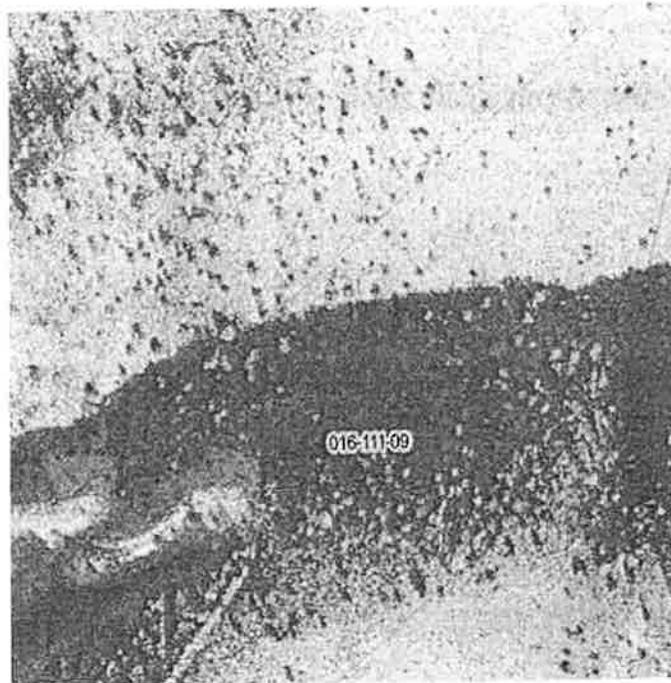
**Parcel 016-121-02**

**Owners**

COMSTOCK EXPLOR & DEVL P 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
Acresage	18.3600
Flat Maps	016-12.pdf (204kb)
Map Documents	ROSS12207



**Value History**

	2021	2020	2019	2018	2017	2016	2015
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
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	File	Date	Type	Val	Net Value	Description	Reg. Flag
<u>GBS 595917</u>	595917	2019-05-14	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantee: COMSTOCK EXPLOR & DEVL P LLC	
<u>ROS 512207</u>	512207	2013-09-10	RECORD OF SURVEY	Vacant	\$0	Grantee: COMSTOCK MINNG INC F16	
<u>AFF 487675</u>	487675	2012-02-22	AFFIDAVIT OF DEATH	Vacant	\$0	Grantee: BRYANT, ROBERT K	
<u>GBS 487676</u>	487676	2012-02-12	GRANT BARGAIN SALE DEED	Improved	\$237,500	Grantor: BRYANT, JUDITH A Grantee: COMSTOCK MINING INC	

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Document / Parcel	Official Record	Date	Type	Value	Grantee
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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*Lower land Values in Dayton*

## 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	Del 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 r 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

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## 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

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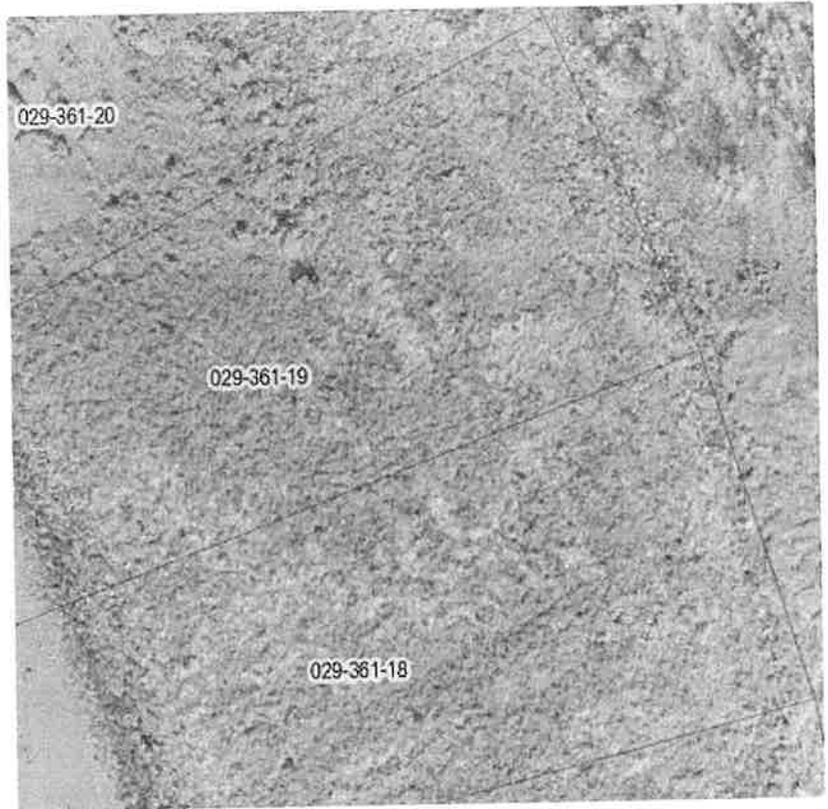
## Parcel 006-112-09

### 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

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Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership
<u>QCD</u> 523117	523117	2014-07-10	QUITCLAIM DEED	Vacant	\$0	Grantee: SCHMALZ, PAUL BERNARD TR ET AL
<u>GBS</u> 506526	506526	2013-05-03	GRANT BARGAIN SALE DEED	Improved	\$270,000	Grantor: MEGGERSON, LYLE K ET AL Grantee: SCHMALZ, PAUL B
<u>GBS</u> 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
<u>QCD</u> 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
<u>DEE</u> 149091	149091	1992-02-18	DEED	Vacant	\$0	Grantee: HESSE, THELMA E & SCOTT L
<u>AFF</u> 149089	149089	1992-02-18	AFFIDAVIT OF DEATH	Vacant	\$0	Grantee: HESSE, THELMA E & SCOTT L
<u>GBS</u> 95547	95547	1985-10-03	GRANT BARGAIN SALE DEED	Vacant	\$120,000	Grantee: HESSE, HENRY H & THELMA E
<u>DEE</u> 44035	44035	1979-03-09	DEED	Vacant	\$18,000	
<u>DEE</u> 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

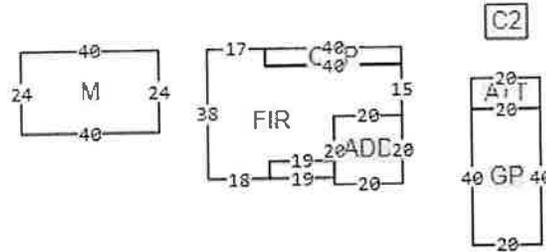
Type	Description	Code	Details
ROOF	ROOF	0207	Composition Roll
EW	EXT WALL	0105	Frame, Siding
HEAT	HEAT	0351	Warmed & Cooled Air
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	10.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
0402	Automatic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

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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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## 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	Del Value	Ownership
TRU 653658	653658	2022-03-01	DEED TO A TRUST	Improved	\$600,000	Grantor: FIRESTONE, SCOTT A ET AL Grantee: DAVIS, JAMES

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Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership
						MARTIN & DEANNE MICHELLE TRS
<u>EST</u> 637008	637008	2021-05-10	ESTATE/DECREE OF DISTRIBUTION	Improved	\$0	Grantee: FIRESTONE, SCOTT A ET AL
<u>AFF</u> 542386	542386	2015-10-15	AFFIDAVIT OF DEATH	Vacant	\$0	Grantee: FIRESTONE, DIXIE LEE
<u>GBS</u> 33601	33601	1977-08-23	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantee: FIRESTONE, THOMAS E & DIXIE LEE
<u>JTD</u> 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
<u>RES</u>	<u>01</u>	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
<u>GARFINA</u>	768	100%	768
<u>GLA</u>	2,216	100%	2,216
<u>SLABROOFR</u>	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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## 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	Dcl 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

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl 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

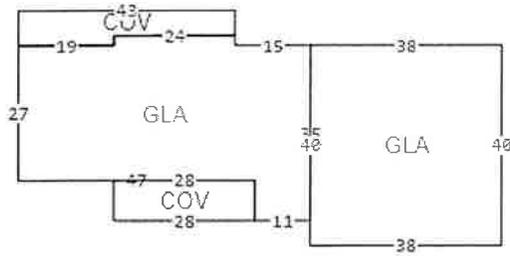
### Structural Elements

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

130

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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131



Lower in stage coach

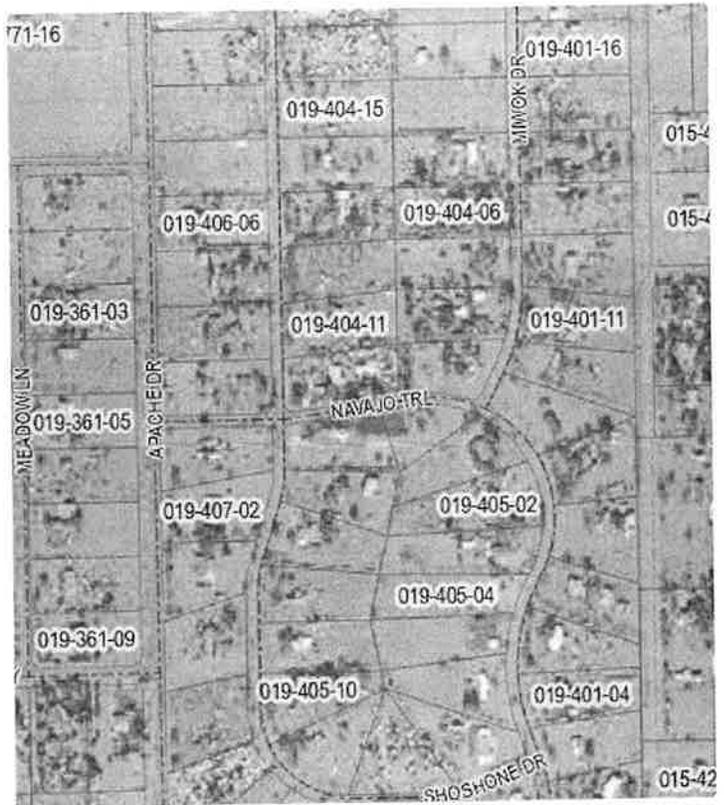
### Parcel 015-423-02

#### 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	Dci Value	Ownership
<u>TRU</u> 635380	635380	2021-04-14	DEED TO A TRUST	Vacant	\$0	Grantor: DANIELSEN, JAMES C TRS Grantee: DANIELSEN, JAMES G TR ET AL
<u>AFF</u> 610177	610177	2020-02-03	AFFIDAVIT OF DEATH	Vacant	\$0	Grantee: DANIELSEN, JAMES CLUFF
<u>TRU</u> 497207	497207	2012-10-01	DEED TO A TRUST	Vacant	\$0	Grantee: DANIELSEN, JAMES C TRS
<u>TRU</u> 344864	344864	2005-03-09	DEED TO A TRUST	Vacant	\$0	Grantee: DANIELSEN, JAMES C ET AL TRS
<u>DED</u> 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	<u>SITE</u>	\$38,500.00	40.00	1,742,400	1.00	\$38,500	

## Personal Property

None

## Disclaimer

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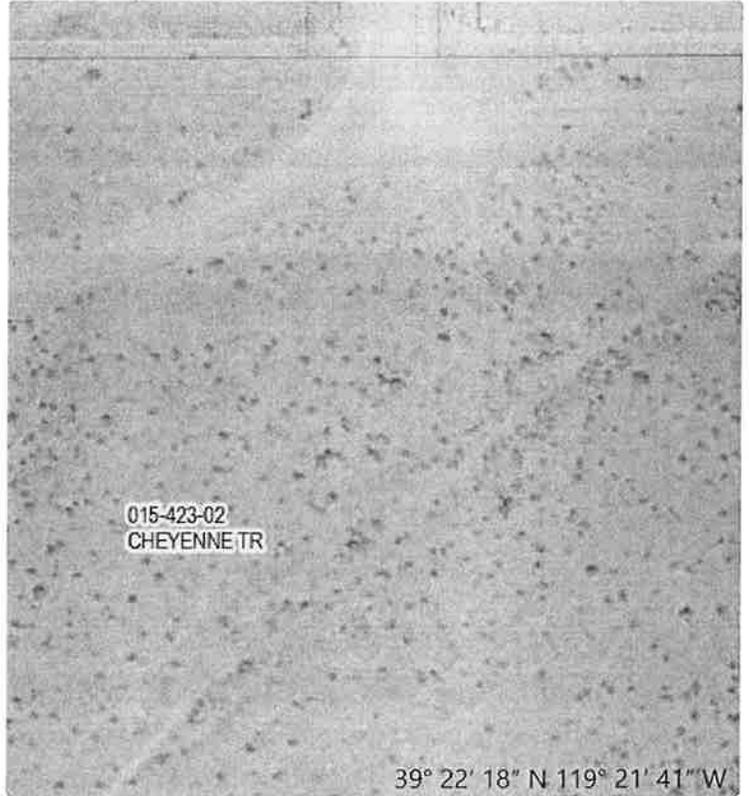
## Parcel 019-358-05

### 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	Dcl 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	YrBlit	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	3552	\$464,523	1972	1998	0.00%	40.50%	59.50%	\$276,392

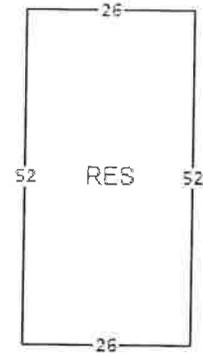
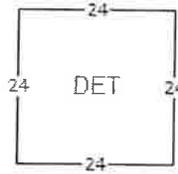
## Structural Elements

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

135



## 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



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

25 Acres

**Value History**

2023	2022	2021	2020	2019
\$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	

only  
40,898  
Land  
value

**Document/Transfer/Sales History**

Type	V./I.	Dcl Value	Ownership	Red Flag

25  
Acres  
market  
from

018-465-10  
5035 GERALDINE AVE

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 [dropdown arrow]

**Value History**

2023	2022	2021	2020	2019
\$66,247	\$60,686	\$54,843	\$104,246	\$104,246
\$56,343	\$49,179	\$49,223	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$32,000	\$30,000	\$30,000	\$30,000	\$30,000
\$154,590	\$139,865	\$134,066	\$134,246	\$134,246
\$0	\$0	\$0	\$0	\$0
\$54,106	\$48,953	\$46,923	\$46,986	\$46,986
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0

*Land*



**Document/Transfer/Sales History**

Official Record	Date	Type	V/I	Doc Val
658183	2022-06-03	RE-RECORDED DOCUMENT	Improved	
657896	2022-05-27	DEED TO A TRUST	Improved	\$260,000

*S.S.P  
5 Acres*

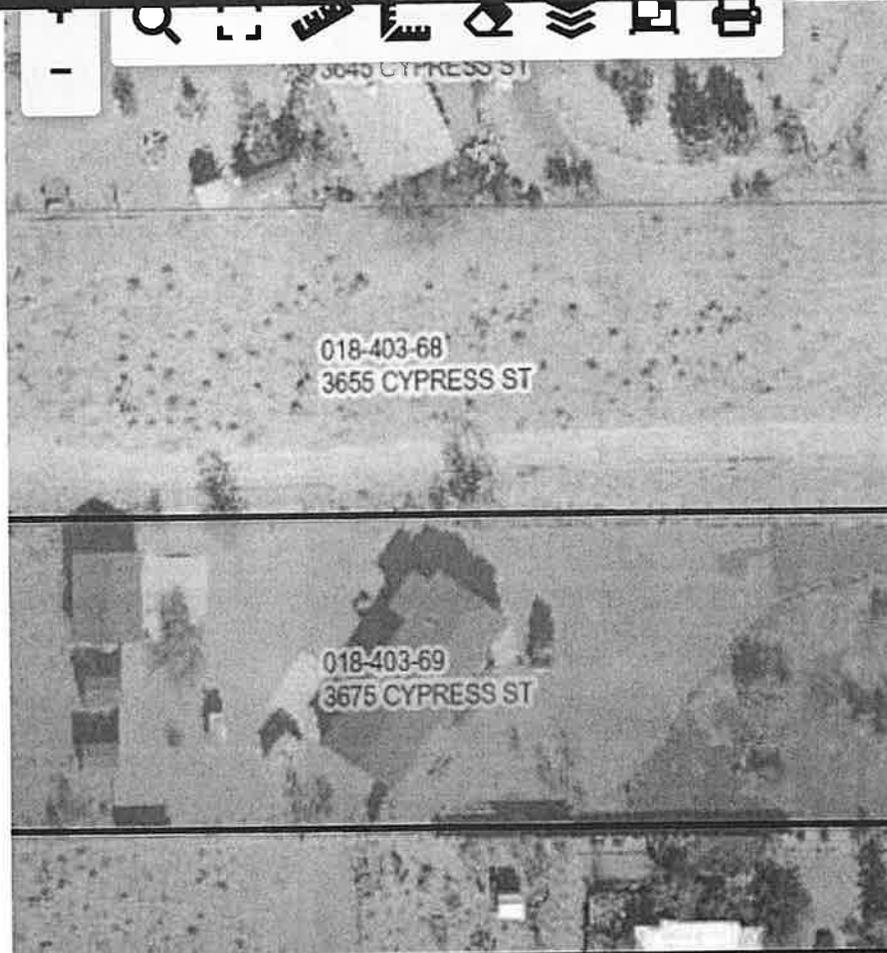
*138*



**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

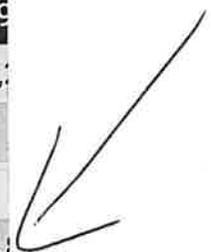
↙ SS  
1.10  
Acre



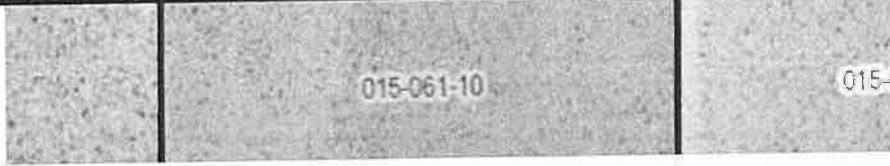
Click map to navigate      Go to full page interactive GIS  
Drag corner down to resize

**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

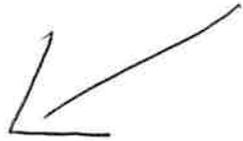


Parcel STRAP: 01506110

Click map to navigate      Go to full page interactive GIS  
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**Value History**

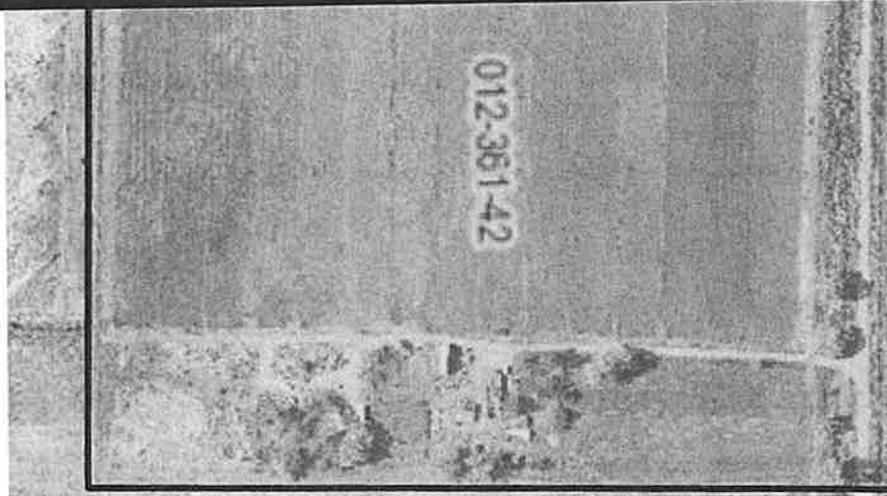
2023	2022	2021	2020	2019
\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	
\$40,000	\$35,000	\$35,000	\$35,000	\$35,0
\$40,000	\$35,000	\$35,000	\$35,000	\$35,0
\$0	\$0	\$0	\$0	
\$14,000	\$12,250	\$12,250	\$12,250	\$12,2
\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	



**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  
 STAGE COACH



Click map to navigate      Go to full page interactive GIS  
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### Value History

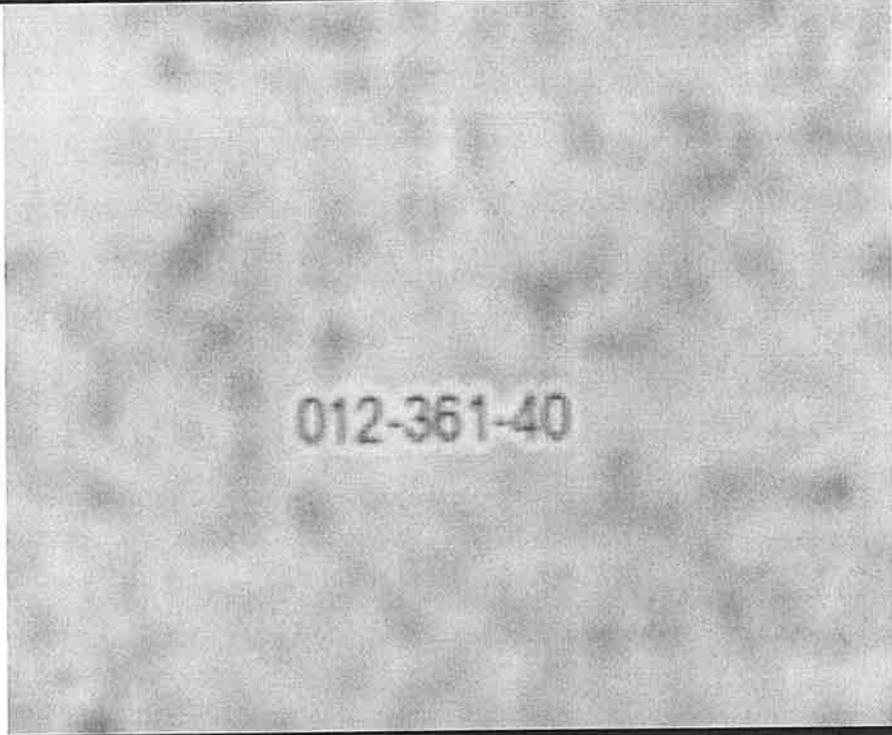
	2023	2022	2021
Building Value	\$0	\$0	
Extra Features Value	\$46,283	\$39,730	\$38,7
Secured Pers Prop	\$4,722	\$4,720	\$5,1
Land Value	\$48,008	\$37,341	\$36,7
able Value	\$99,013	\$81,791	\$80,6
Exemptions Value	\$0	\$0	
Assessed Value	\$34,655	\$28,627	\$28,2
Improvements	\$0	\$0	
Land	\$0	\$0	



### Document/Transfer/Sales History

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

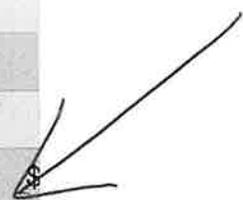
40 Acres  
Mason  
45 Hamer LN  
Mason



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	\$0	\$0	\$0
\$80,000	\$44,420	\$44,420	\$44,420	\$44,420
\$80,000	\$44,420	\$44,420	\$44,420	\$44,420
\$0	\$0	\$0	\$0	\$0
\$28,000	\$15,547	\$15,547	\$15,547	\$15,547
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0

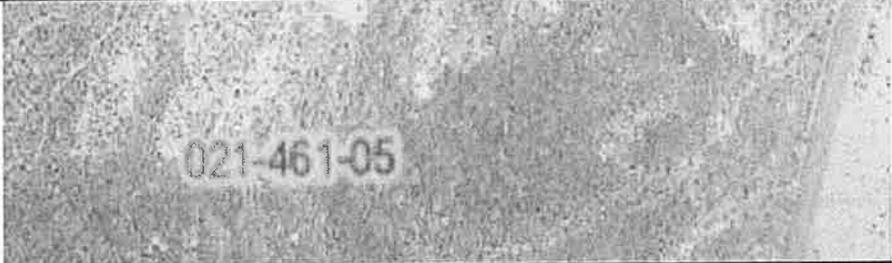


### Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type
------------------------------	-----------------	------	------

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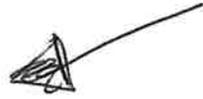




Click map to navigate      Go to full page interactive GIS  
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### Value History

2023	2022	2021	2020	2019
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
\$0	\$0	\$0	\$0	\$0
\$12,600	\$12,600	\$12,600	\$12,600	\$12,600
\$0	\$0	\$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(\$
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*

7:51

gsaportal.lyon-county.org/parcel/01520201

### Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value
400	General Commercial	RR3T			1.00	AC	\$40,000.00	39.34	1,713,650	1.00	\$40,000

### Personal Property

None

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145

7:49 [signal] [battery]



gsaportal.lyon-county.org/parcel/01846411



### Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value
200	Single Family Residence	RR3T			1.00	A.C.	\$40,000.00	4.34	189,050	1.00	\$40,000

### Personal Property

None

### Disclaimer

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146

7:39 [signal] [battery]

gsaportal.lyon-county.org/parcel/00803601

\*RCNLD: Replacement Cost New, Less Depreciation

### Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value
500	General Industrial - light industrial, trucking and warehousing, service, repair, etc.	NR1			47,916.00	SF	\$0.42	1.10	47,916	1.00	\$20,125

147

7:40 [signal] [battery]



gsaportal.lyon-county.org/parcel/00802601

	1/25																			
BBQLOW	BARBEQUE SIMPLE 1/25				1.00	\$1,569.00	1978	\$1,569	28%	\$439										
FNC F	FENCE "FAIR" 300' 1/25				1.00	\$11,209.00	1997	\$11,209	57%	\$6,333										

\*RCNLD: Replacement Cost New, Less Depreciation

### Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value
900	Parks for Public Use	NR1			44,000.00	RATE	\$0.66	1.01	44,000	1.00	\$29,040

148

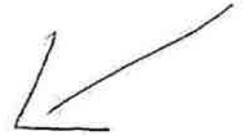


Parcel STRAP: 01506110

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

**Value History**

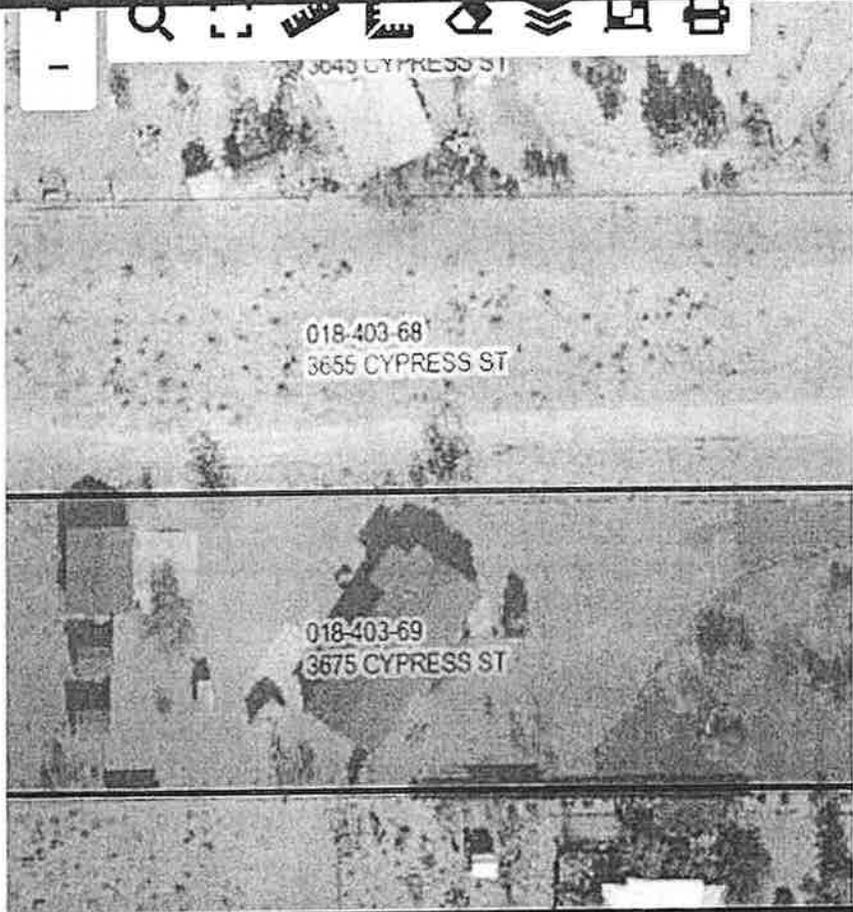
2023	2022	2021	2020	2019
\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	
\$40,000	\$35,000	\$35,000	\$35,000	\$35,0
\$40,000	\$35,000	\$35,000	\$35,000	\$35,0
\$0	\$0	\$0	\$0	
\$14,000	\$12,250	\$12,250	\$12,250	\$12,2
\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	



**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  
 STAGE COACH



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

**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

150

018-465-10  
5035 GERALDINE AVE

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	2019
\$66,247	\$60,686	\$54,843	\$104,246	\$104,246
\$56,343	\$49,179	\$49,223	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$32,000	\$30,000	\$30,000	\$30,000	\$30,000
\$154,590	\$139,865	\$134,066	\$134,246	\$134,246
\$0	\$0	\$0	\$0	\$0
\$54,106	\$48,953	\$46,923	\$46,986	\$46,986
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0

*Land*



**Document/Transfer/Sales History**

Official Record	Date	Type	V/I	Doc Val
658183	2022-06-03	RE-RECORDED DOCUMENT	Improved	
657896	2022-05-27	DEED TO A TRUST	Improved	\$260,000

*S.S.P  
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

↙ SS  
1.10  
Acre

152



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

25 Acres

**Value History**

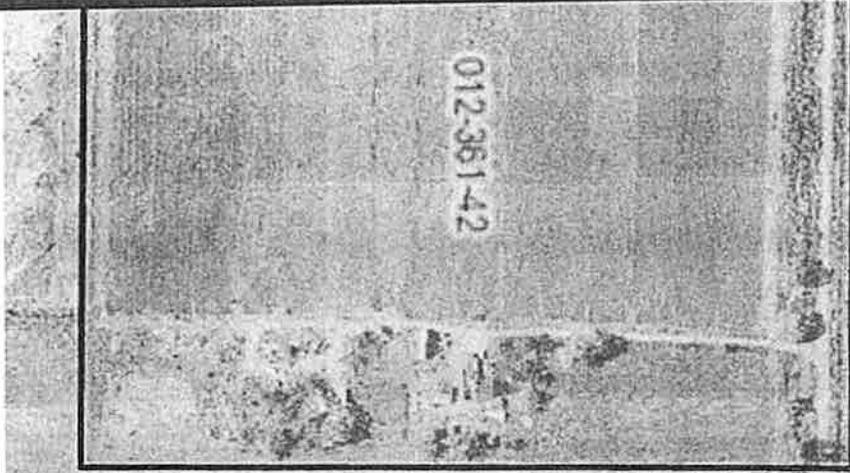
2023	2022	2021	2020	2019
\$54,253	\$52,536	\$52,542	\$85,843	\$83,000
\$40,898	\$35,682	\$35,183	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$112,514	\$112,514	\$112,514	\$112,514	\$112,514
\$207,665	\$200,732	\$200,239	\$198,357	\$196,000
\$0	\$0	\$0	\$0	\$0
\$72,683	\$70,256	\$70,084	\$69,425	\$68,000
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0



**Document/Transfer/Sales History**

Type	V/L	Dcl Value	Ownership	Red Flag

*Handwritten notes:*  
 25  
 Acres  
 105  
 165



Click map to navigate      Go to full page interactive GIS  
 Drag corner down to resize [resize handle icon]

**Value History**

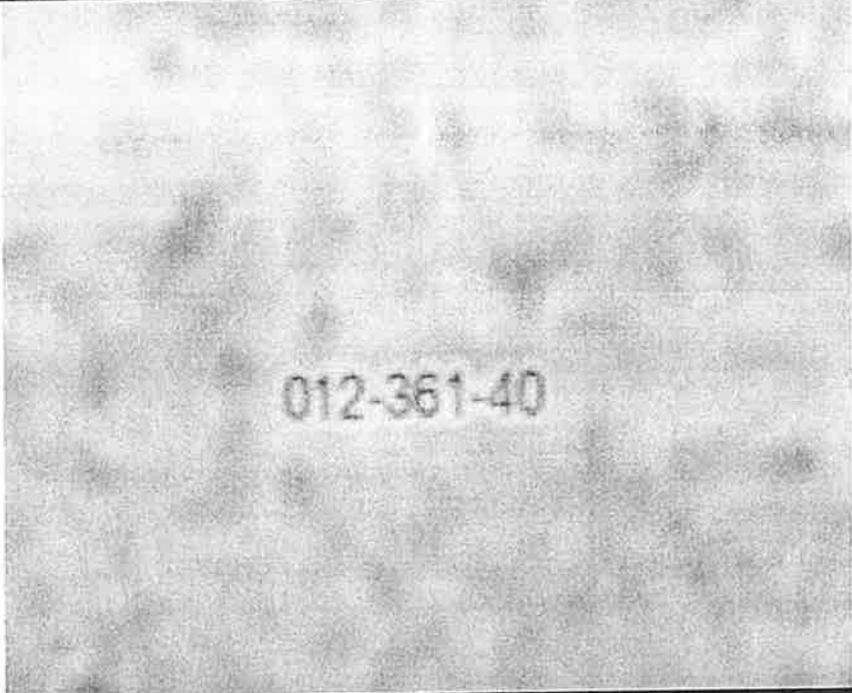
	2023	2022	2021
Building Value	\$0	\$0	
Extra Features Value	\$46,283	\$39,730	\$38,7
Secured Pers Prop	\$4,722	\$4,720	\$5,1
Land Value	\$48,008	\$37,341	\$36,7
able Value	\$99,013	\$81,791	\$80,6
Exemptions Value	\$0	\$0	
Assessed Value	\$34,655	\$28,627	\$28,2
Improvements	\$0	\$0	
Land	\$0	\$0	



**Document/Transfer/Sales History**

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

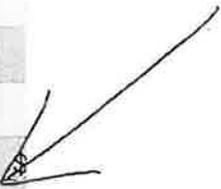
40 Acres  
 Mason  
 45 Hamer LN  
 Mason



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	\$0	\$0	\$0
\$80,000	\$44,420	\$44,420	\$44,420	\$44,420
\$80,000	\$44,420	\$44,420	\$44,420	\$44,420
\$0	\$0	\$0	\$0	\$0
\$28,000	\$15,547	\$15,547	\$15,547	\$15,547
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0



**Document/Transfer/Sales History**

Instrument / Official Record	Official Record	Date	Type
------------------------------	-----------------	------	------

*Mason*      *44.42 Acres*



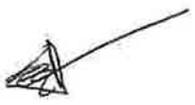
155



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	\$0	\$0	\$0
\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
\$0	\$0	\$0	\$0	\$0
\$12,600	\$12,600	\$12,600	\$12,600	\$12,600
\$0	\$0	\$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(\$
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*

156

**THE STATE BOARD OF EQUALIZATION**  
**ATTORNEY MEMBER**

**TOLD THE STATE BOARD AND TROY VILLINES**  
**THAT UNDER NRS 361,357 (4)**

**THEY COULD NOT RAISE MY TAXES**  
**I APPEALED IN 2022**  
**AT WHICH TIME MY TAXES WERE \$3626.00**

**THE STATE BOARD ATTORNEY**  
**VOTED TO CORRECT**  
**TROY VILLINES ERROR'S**  
**UNDER THE LAW**

**TROY VILLINES KNEW HE HAD TO CORRECT**  
**HIS ERROR'S PER THE LAW**

**TROY VILLINES REFUSED TO OBEY THE LAW**  
**THE TAX COMMISSION REFUSED TO OBEY THE LAW**  
**THE STATE BOARD REFUSED TO OBEY THE LAW**  
**THE COUNTY BOARD REFUSED TO OBEY THE LAW**

**IN A MALICIOUS ACTION AGAINST MY FAMILY**  
**ALL MY 3 APPEALS WERE DISMISSED**  
**AGAINST THE DENIAL OF LAW BY THE APPEAL AGENCIES**  
**MY FAMILY WAS LEFT TO SUFFER**  
**IN A GREAT ABUSE OF DISCRETION BY THEM ALL**



# 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*

**KATIE GLASER**  
*Real Property*

February 17, 2026

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., Moundhouse, NV

This parcel consists of a 5 acre lot with a 2,664sf residence, with a year built of 1988. This property was purchased 8 years ago for \$698,000. We have this parcel valued for 26/27 at \$565,711. This home also has 6,420sf of outbuildings.

  
Kelly Wilson,  
Appraiser

## Carmona Timeline 2026-2027

Updated February 4, 2026

### Tax Cap narrative

2/7/2018 Doc 576247 recorded. Initial purchase by Martha Carmona  
3/23/2018 Assessor sent Owner Verification Card per NRS 361.4723 & NAC 361.606(3)(a)  
4/16/2018 Assessor received Owner Verification Card  
7/10/2018 2018/19 tax bill created with 3% cap applied

Tax bills from 2018/19 through 2021/22 all have 3% cap applied

6/21/2021 Doc 639477 recorded to Esly Carmona Trustee  
10/22/2021 Because of apparent change in ownership, 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 1/19/23 to apply the 3% cap.  
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% as result of voter-approved increase in tax rate NRS 361.4728  
1/19/2023 2022/23 tax bill amended to reflect 3% cap.  
7/16/2024 2024/25 tax bill created with 3% cap applied  
7/11/2025 2025/26 tax bill created with 3% cap applied

### 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
- Assessor posted veteran's exemption for 2024/2025

2/1/2024 Assessor amended 2022/23 tax bill to apply veteran's exemption  
7/16/2024 2024/25 tax bill created with veteran's exemption applied  
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 sending 2025/26 CBE blank appeal form, Assessor also mailed 2025/26 Selection Form on January 6, 2025 and emailed it on January 6, January 7 and January 9. Each time, Carmona was reminded the form must be returned by June 15, 2025.

7/16/2025 2025/26 tax bill created –veteran's exemption no applied  
1/14/2026 Veteran's Exemption Selection Form received by Assessor as attachment in Amended 2026/27 CBE Appeal, page 15, after the 6/15/2025 deadline.

**Widow Exemption narrative 361.080**

- 1/14/2026 Widow Exemption Application for Esly Carmona (petitioner's mother) received by Assessor as attachment in Amended 2026/27 CBE Appeal page 18.
- Per NRS 361.080(2) exemption applies to property owned by the applicant. Esly Carmona (Sr.) is not an owner.
  - Application was submitted 1/14/2026, after the 6/15/2025 deadline.
  - Application was submitted without supporting documentation of spouse's death certificate or proof that applicant is a Nevada resident NRS 361.080(1)
  - Application was not executed in presence of notary or Assessor's Office staff NRS 361.080(3)

**Blind Exemption narrative**

- 8/16/2025 Upon Carmona's email request, Assessor emailed Blind Person's Exemption Application.
- 1/14/2026 Blind Person's Exemption Application for Esly Carmona (petitioner's mother) received by Assessor as attachment in Amended 2026/27 CBE Appeal page 19.
- Per NRS 361.085(1) exemption applies to property owned by the applicant. Esly Carmona (Sr.) is not an owner.
  - Application was submitted 1/14/2026, after the 6/15/2025 deadline.
  - Application was submitted without supporting documentation of blindness NRS 361.085(3) or proof that applicant is a Nevada resident NRS 361.085(1)
  - Application was not executed in presence of notary or Assessor's Office staff NRS 361.085(2)

**Lyon County Board of Equalization narrative**

- 2/23/2023 Lyon CBE meets. Upheld Assessor's 2023/24 value 4-0
- 2/22/2024 Lyon CBE meets. Upheld Assessor's 2024/25 value 5-0
- 2/18/2025 Lyon CBE meets. Upheld Assessor's 2025/26 value 5-0
- 1/14/2026 Assessor's Office received initial CBE Appeal for 2026/27 via USPS  
Assessor's Office received amended CBE Appeal for 2026/27 via email.

**Nevada State Board of Equalization narrative**

- 9/28/2023 Nevada SBE met. Case 23-125 Upheld Assessor's 2023/24 value 5-0
- 6/24/2024 Nevada SBE met. Case 24-153 regarding 2024/25 value.  
Directed Assessor and Taxpayer to arrange site visit.
- 9/9/2024 Nevada SBE met. Board determined it lacked jurisdiction and upheld Assessor's 2024/25 value per NRS 361.360(4)(b)--Taxpayer refused entry to Assessor
- 3/24/2025 Nevada SBE met. Case 24-153 Board denied Taxpayer's Petition for Reconsideration of 2024/25
- 9/29/2025 Nevada SBE met. Case 25-109. For fiscal years 2021/22 through 2024/25 inclusive, Board found final decision had been previously issued. Regarding

2025/26, because appellant failed to appear, the Board dismissed the matter with prejudice.

**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 Case NTC 24-102
- 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

**First Judicial District Court—Carson City**

- 1/12/2026 Assessor's Office received Order for Briefing Schedule effected years unclear
- 1/14/2026 Assessor's Office received Petition for Judicial Review effected years unclear



# 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**  
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*Appraisers*  
*Real Property*

**LEA SENCION**  
**VALERIE GARCIA**  
*Appraisers*  
*Personal Property*

**HOLLY VILLINES**  
*Mapping*

**KATIE GLASER**  
*Real Property*

January 8, 2026

Esly Carmona Trs  
c/o Esly Carmona  
60 Jeanette Dr  
Moundhouse, NV 89706

RE: 2026-27 Lyon County Board of Equalization Appeal Form

Ms. Carmona,

I am sending a hard copy of the appeal form that you requested for 2026/27. I also emailed this form to [nervalkiowa@gmail.com](mailto:nervalkiowa@gmail.com) and [emeraldragonllcnv@gmail.com](mailto:emeraldragonllcnv@gmail.com).

Once again, if you are concerned with excessive depreciation, a site visit is necessary. Our office is willing to schedule a site visit.

Sincerely,

A handwritten signature in cursive script that reads 'Kelly Wilson'.

Kelly Wilson, appraiser  
[kwilson@lyon-county.org](mailto:kwilson@lyon-county.org)  
(775) 463-6520 extension 1458



Kelly Wilson <kwilson@lyon-county.org>

---

## 16-252-05 LCBOE Appeal Form

1 message

---

**Kelly Wilson** <kwilson@lyon-county.org>

Thu, Jan 8, 2026 at 12:17 PM

To: NervalKiowa@gmail.com, Emerald Dragon LLC <emeralddragonllcnv@gmail.com>

Good morning, per your phone request, I am attaching the 2026/27 Appeal Form for the Lyon County Board of Equalization.

Kelly Wilson, appraiser  
Lyon County Assessor's Office  
kwilson@lyon-county.org  
(775) 463-6520 ext 1458

---

### 2 attachments

 **CBE LGS-F057 CBE Appeal Form.docx**  
63K

 **CBE How to File Petition for Review 20201203.doc**  
56K

**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 15<sup>th</sup>. 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: <b>THE ESY CARMONA IRREVOCABLE TRUST</b>					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): <b>MARTHA CARMONA</b>				TITLE <b>GRANTOR</b>	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) <b>60 Jeanette Dr</b>				EMAIL ADDRESS: <b>Emerald Dragon LLC NV. @ 9mail.com</b>	
CITY <b>Mound house</b>	STATE <b>NV</b>	ZIP CODE <b>89706</b>	DAYTIME PHONE <b>775 405 3330</b>	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 NEVADA.

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: GRANTOR

**Part D. PROPERTY IDENTIFICATION INFORMATION**

**1. Enter Physical Address of Property:**

ADDRESS <b>60 Jeanette dr</b>	STREET/ROAD <b>Jeanette</b>	CITY (IF APPLICABLE) <b>Mound house</b>	COUNTY <b>LYON</b>
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) <b>016 252 05</b>	ACCOUNT NUMBER
---	----------------

**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. <input type="checkbox"/>
----------------------------------	--

**4. Check Property Use Type:**

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

**5. Check Year and Roll Type of Assessment being appealed:**  2022, 2023, 2024, 2025 Plus *All Land values from 2018-2021 and*

- 2026-2027 Secured Roll
- 2025-2026 Unsecured Roll
- 2025-2026 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		TAXABLE VALUE \$ 90,000
Buildings		Taxable value \$ 204,000.00
Personal Property		
Possessory Interest in real property		NET - Blind - WINDOW ???
Exempt Value		Taxable value 354,000.00
Total		NET ASSESSED = 123,000.00

**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 361.357 (4)**

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. **Denied 1. Veterans**

NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes. **2. Blind**  
**3. Widow**

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

  
Title

Mastrorano  
Print Name of Signatory

12-18-25  
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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Signature of Owner or Authorized Agent/Attorney

\_\_\_\_\_  
Date

2

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 12/10/2025

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

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

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: 132,271

Parcel Number: 016-252-05  
 District: 8.7  
 Appraisal Year: 2026/2027

Property Location: 60 JEANETTE DR, MOUND HOUSE

Assessed Value	This Fiscal Year 2025/2026	Next Fiscal Year 2026/2027	Tax Capped Value
Land	91,000	91,000	
Structures	109,780	106,999	
Personal Property	0	0	
Assessed Total	200,780	197,999	132,271
Exemptions	0	0	
Net Assessed Value	200,780	197,999	
Value Excluded From Abatement	0	0	

Taxable Value	This Fiscal Year	Next Fiscal Year	Tax Capped Value
Land	260,000	260,000	
Structures	313,657	305,711	
Personal Property	0	0	
<b>Taxable Total</b>	<b>573,657</b>	<b>565,711</b>	<b>377,918</b>
Exemptions	0	0	
Net Taxable Value	573,657	565,711	
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](https://www.lyon-county.org/55/Assessor)

# Sales Information

**Lyon County Board of Equalization**

Date: 2/17/2026

**Improved Sales Comparison**

1/1/2024 - 6/30/2025 (Feb 2026)

Time:

Tax Year: 2026/27

**Subject Property**

APN	Address	Taxable Land	Land Size	Taxable Improv.	Total Taxable Value	Price /sf	Size S.F.	Yr Blt	Class	Att Gar	D-Gar/ shop/ barn
16-252-05	60 Jeanette Dr Mound House	260,000	5	305,711	565,711	\$212	2,664	1987	3.50	552	1500 2160 2160

S

Comparable Properties	Taxable Land	Land Size	Taxable Improv.	Taxable Value	Sale Price	Price/ SF	Sale Date	Ratio	Size S.F.	Yr Blt	Class	Gar	D- Gar
1 19-062-09	11 Audrey Dr	281,000	2.00	134,456	415,456	\$ 323	11/17/25	0.23	1,920	1989	2.00	1,260	None
2 19-065-02	4 Martin St	281,000	1.00	72,834	353,834	\$ 416	6/9/25	0.21	1,394	1978	2.50	560	None
3 16-293-12	300 Comstock Rd	325,000	5.00	205,296	530,296	\$ 338	5/3/24	0.26	2,088	1994	3.00	704	barn 3920

1

2

3





16-252-06 \*\* 1/29/26

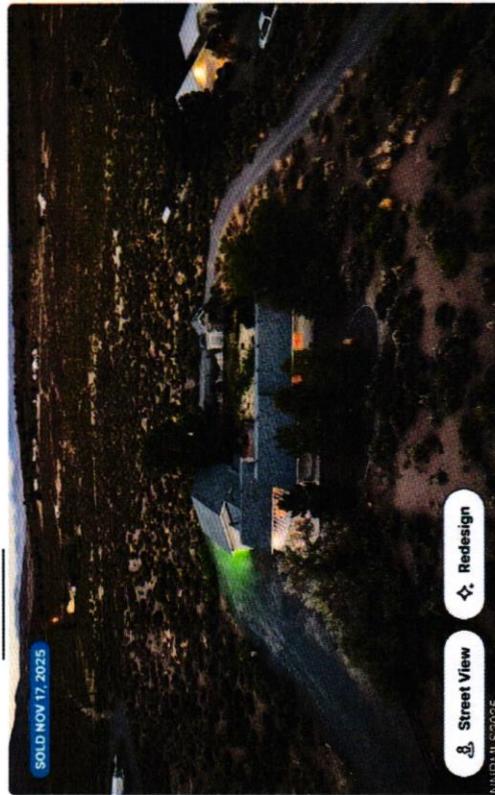


16-252-05 \*\* 2/17/2023





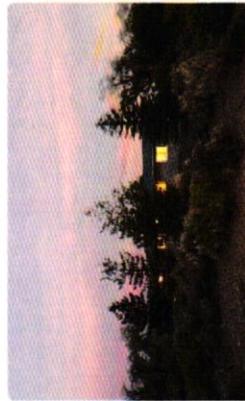
16-252-05 \*\* 2/17/2023



SOLD NOV 17, 2025

Street View

Redesign



32 photos

SOLD ON NOV 17, 2025

**\$620,000** Sold Price

**3 bd • 2.5 ba • 2,100 sq ft**

11 Audrey Dr, Carson City, NV 89706



See similar homes nearby

\$620K - \$727K • 3+bd • 2.5+ba

1 own 11 Audrey Dr

Track this home's value and nearby sales activity

Comp #1



Comp # 1

Join / Sign in

Buy • Rent • Sell • Mortgage • Real Estate Agents • Feed

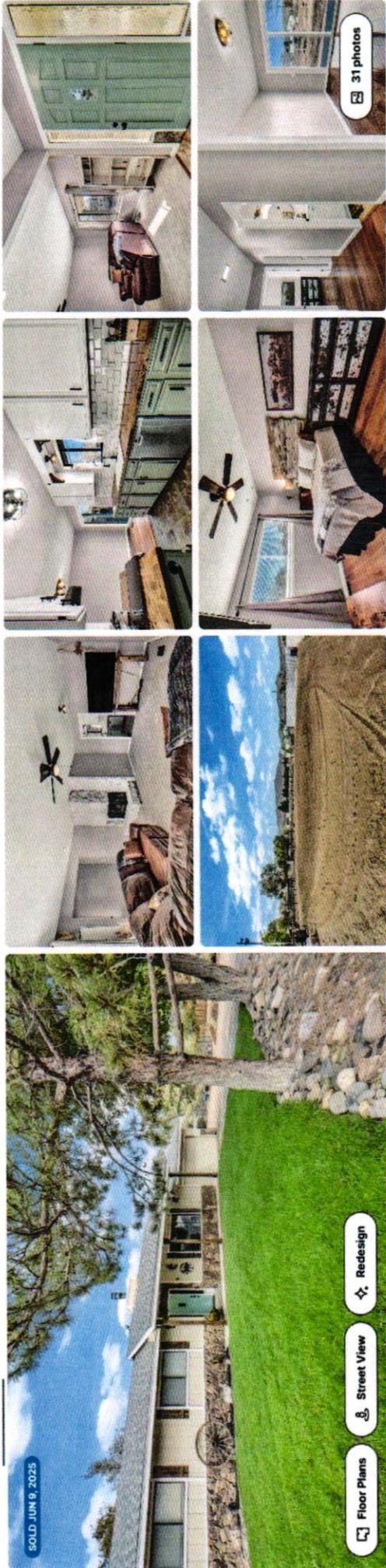
Favorite Edit Facts Share



City, Address, School, Agent, Zip

Redfin  
Powered by RocketHub

Overview Sale & tax history Property details Neighborhood Climate



31 photos

Floor Plans Street View Redesign

OFF MARKET— SOLD JUN 2025 FOR \$580,000

**\$592,385** Est. refi payment \$4,135/mo—Refinance my loan

**3 bd • 2 ba • 1,394 sq ft**

4 Martin St, Mound House, NV 89706

Estimated sale price

**\$563,000 – \$682,000**

Sell confidently with a local market expert in Mound House.



Comp #2



comp #2

Join / Sign

Feed

Real Estate Agents

Mortgage

Sell

Rent

Buy

Edit Facts

Favorite

Share

City

Address

School

Agent

ZIP

Search

Overview

Sale & tax history

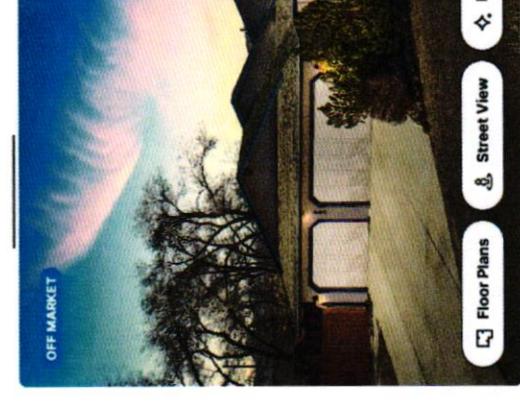
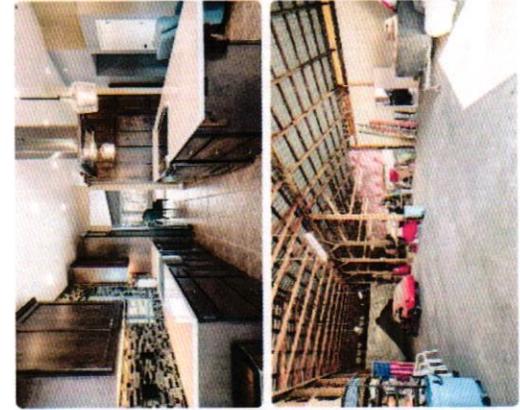
Property details

Neighborhood

Climate

Redfin

Powered by RocketHub



36 photos

Redesign

Street View

Floor Plans

Estimated sale price

**\$675,000 - \$817,000**

Sell confidently with a local market expert in Dayton.



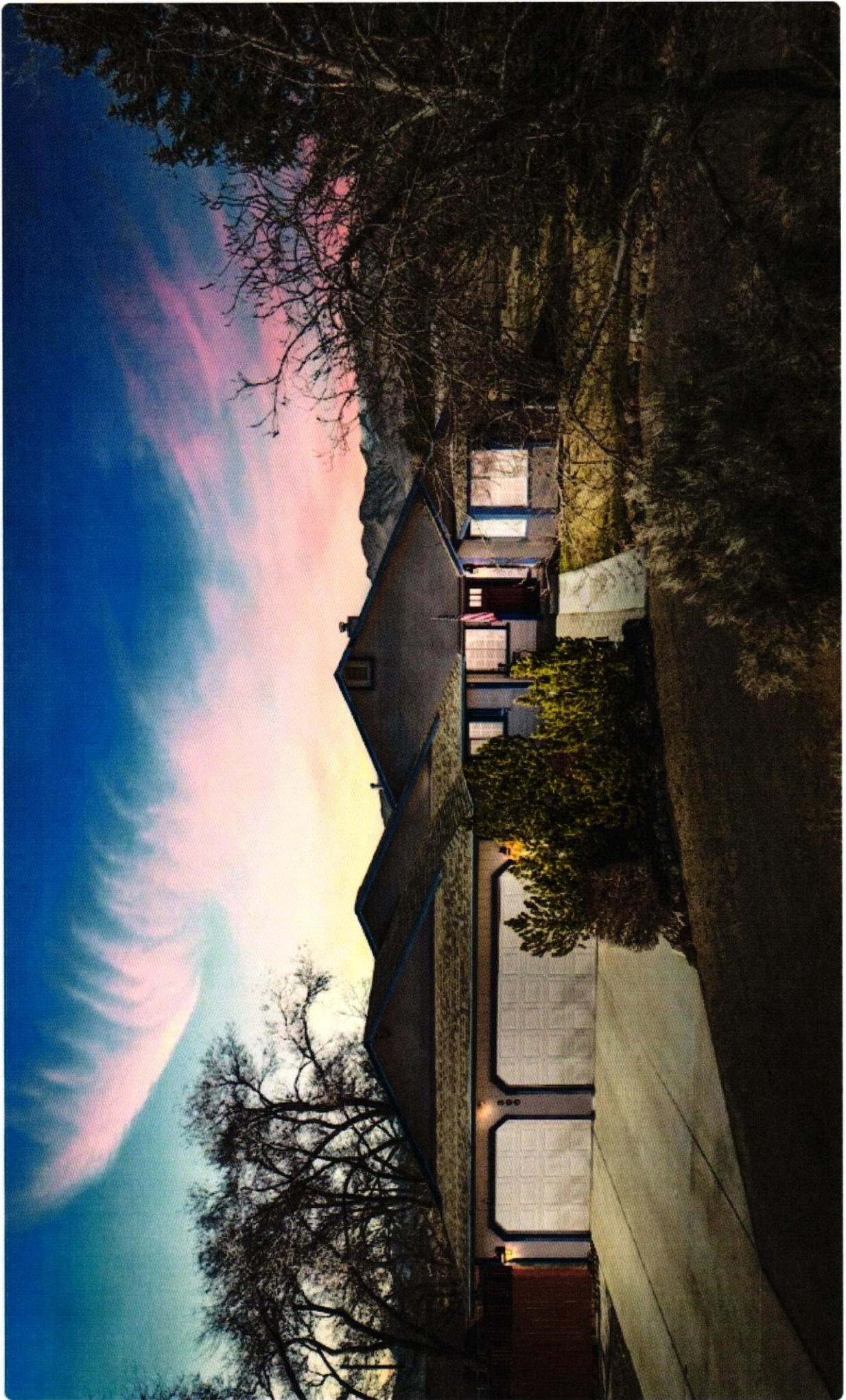
OFF MARKET—SOLD MAY 2024 FOR \$705,000

**\$709,573** Est. refi payment \$5,333/mo—Refinance my loan

**4 bd • 2.5 ba • 2,088 sq ft**

300 Comstock Rd, Dayton, NV 89403

Comp # 3



Comp #3

Redfin Listing - Comp. 2/4/26

Redfin Powered by Rocket

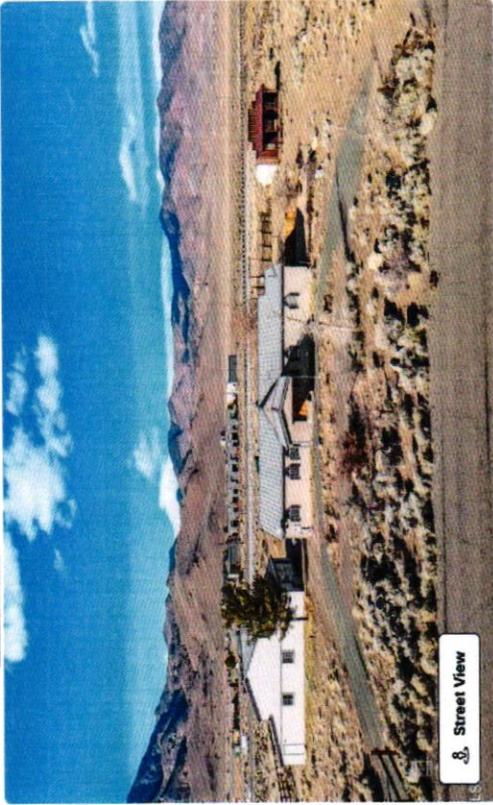
City, Address, School, Agent, ZIP

Search Overview Neighborhood Property details Sale & tax history Climate

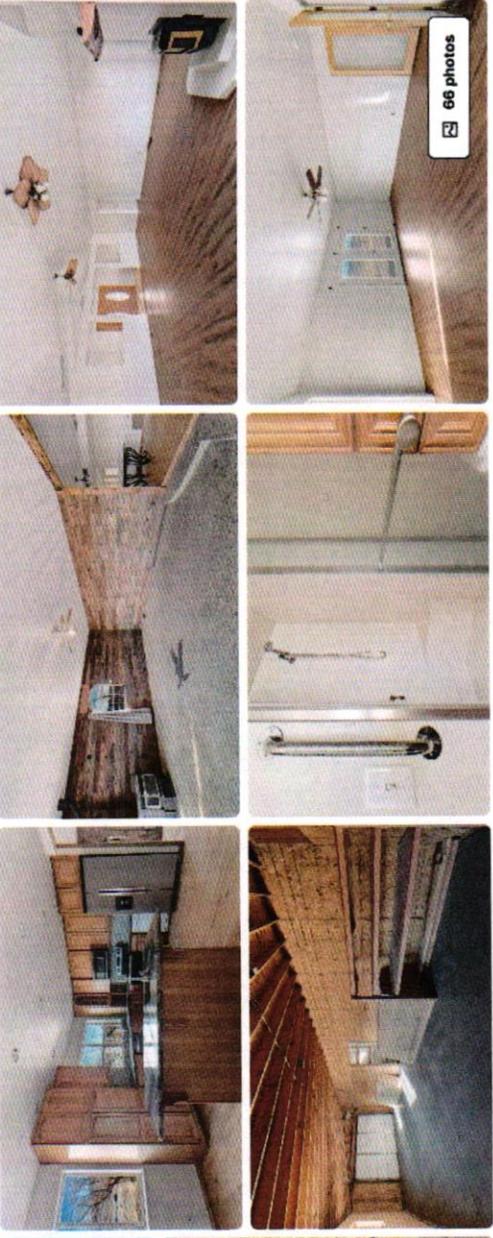
Buy • Rent • Sell • Mortgage • Real Estate Agents • Feed

Join / Sign in

Favorite Hide Share



Street View



66 photos

FOR SALE

**\$749,900** Est. \$4,225/mo — Get prequalified

**4 bd • 2.5 ba • 2,760 sq ft**

190 James Ave, Dayton, NV 89403

5.2 ac

Det Gar. 2,400sf

Request showing

Tour for free, no strings attached

Start an offer

Make a winning offer with the help of a local agent

Ask a question (775) 577-3672

Redfin - Subject Value Estimate - 2/4/26



City, Address, School, Agent, ZIP

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My Home Redfin Selling Options • Selling Resources •



## REDFIN PREMIER

# \$1,048,514

Redfin Estimate for 60 Jeanette Dr  
3 beds, 2 baths, 2,664 square feet [Edit](#)

IM THE OWNER

- ✓ Get estimate updates
- ✓ Track nearby home sales
- ✓ Create an Owner Estimate

Redfin Estimate is based on recent home sales. [Edit home facts](#) to improve accuracy.

### YOUR HOME QUALIFIES FOR REDFIN PREMIER

Experience unparalleled service from our best agents.

[SCHEDULE A CONSULTATION](#)

Learn more about the service offered to Redfin Premier customers.

## Bk16 pg 25 Land Values for 2026-27

APN	Situs	LUC	Land Size	Land Value
016-251-01	12 JEANETTE DR	200	5.02	260,000
016-251-02	20 JEANETTE DR	200	5	260,000
016-251-05	26 PARK DR	200	5	260,000
016-251-06	11 SANDY LN	200	5.03	260,000
016-251-07	30 JEANETTE DR	200	5.04	260,000
016-251-12	51 JEANETTE DR	200	7.52	260,000
016-251-13	6 WEGOTTA WAY	200	2.1	260,000
016-251-14	10 WEGOTTA WAY	200	2.56	260,000
016-251-15	9 WEGOTTA WAY	200	2.34	260,000
016-251-16	15 HILLTOP DR	200	2.26	260,000
016-251-17	6 HILLTOP DR	200	2.5	260,000
016-251-18	18 HILLTOP DR	200	2.5	260,000
016-251-19	22 HILLTOP DR	200	2.09	260,000
016-251-20	46 JEANETTE DR	200	2.92	260,000
016-251-22	18 SANDY LN	200	2.16	260,000
016-251-23	17 SANDY LN	200	2.21	260,000
016-251-26	4 PARK DR	200	2.11	260,000
016-251-27	42 JEANETTE DR	200	2.77	260,000
016-251-28	44 JEANETTE DR	200	2.39	260,000
016-251-29	24 HILLTOP DR	200	2.32	260,000
016-251-30	30 HILLTOP DR	200	2.04	260,000
016-251-31	26 HILLTOP DR	200	2.04	260,000
016-251-35	31 HILLTOP DR	200	2.25	260,000
016-251-38	29 HILLTOP DR	200	2.33	260,000
016-252-01	65 JEANETTE DR	200	4.97	260,000
016-252-02	61 JEANETTE DR	200	5.02	260,000
016-252-03	67 JEANETTE DR	200	5	260,000
016-252-04	66 JEANETTE DR	200	5	260,000
016-252-05	60 JEANETTE DR	200	5	260,000
016-252-06	41 JEANETTE DR	200	5	260,000
<b>016-251-21</b>	<b>2 PARK DR</b>	<b>220</b>	2.16	<b>170,000</b>
<b>016-251-24</b>	<b>16 PARK DR</b>	<b>220</b>	2.11	<b>170,000</b>
<b>016-251-25</b>	<b>10 PARK DR</b>	<b>220</b>	2.11	<b>170,000</b>
<b>016-251-39</b>	<b>27 HILLTOP DR</b>	<b>280</b>	3.29	<b>90,000</b>



APN	PARCEL SIZE	SALE DATE	LAND USE CODE	\$/SF	SALE PRICE	ASSESSED VALUE	FACTORE D ASS. VALUE	RATIO	<0.32	>=0.32 & <=0.36	ABS DEV	Land Value	1.00 Imp Value	1.00
019-065-02	1	6/9/2025	200		580,000	123,842	123,842	0.2135	1		0.0412	98350	98350	1.00
019-063-02	0.96	3/3/2025	200		560,000	165,682	165,682	0.2959	1		0.0412	98350	98350	25492
														67332

**COUNTY :** NH-Bk16 pg 25 - Imprv'd

Imprv'd - \$260 k

**YEAR :** 2025/26

**DISTRICT** 0.0

Sample Size	1		
Unfactored	1.00		
	Count	Percentage	
Ratios <0.32	1	100.0%	
Ratios =0.32 - 0.36	0	0.0%	
Ratios >0.36	0	0.0%	
Totals	1	100.0%	
			n/a LOWER CI
Median	23.1%		
Mean	23.1%		n/a UPPER CI
Aggregate	23.1%		
Minimum	23.1%		
Maximum	23.1%		
COD Median	0.0%		
COV Mean	#DIV/0!		
VRD	100.0%		
R^2	#DIV/0!		
ASSESSED VALUE	\$ 1,035	MEAN	MEDIAN
FACTORED ASS. VALUE	\$ 158,407	\$	\$ -
SALE PRICE	\$ 685,000	\$	\$ 158,407
		\$	\$ 685,000

Sample Size	1		
Factor	1.00		
	Count	Percentage	
Ratios <0.32	1	100.0%	
Ratios =0.32 - 0.36	0	0.0%	
Ratios >0.36	0	0.0%	
Totals	1	100.0%	
			n/a LOWER CI
Median	23.1%		
Mean	23.1%		n/a UPPER CI
Aggregate	23.1%		
Minimum	23.1%		
Maximum	23.1%		
COD Median	0.0%		
COV Mean	#DIV/0!		
VRD	100.0%		
R^2	#DIV/0!		
ASSESSED VALUE	\$ 158,407	MEAN	MEDIAN
FACTORED ASS. VALUE	\$ 158,407	\$	\$ 158,407
SALE PRICE	\$ 685,000	\$	\$ 685,000

**FILTER TABLE**

**MATCHING CRITERIA**

DISTRICT	APN	PARCEL SIZE	SALE DATE	LAND USE CODE	\$/SF	SALE PRICE	ASSESSED VALUE	FACTORED ASS. VALUE	RATIO	DISTRICT	APN	PARCEL SIZE
								Lower	0.32			
								Upper	0.36			

**QUERY OUTPUT TABLE**

NH-Bk16 pg 25 - Imprv'd 2025/26 DISTRICT: Factor = 1 Qcount = 1												
DISTRICT	APN	PARCEL SIZE	SALE DATE	LAND USE CODE	\$/SF	SALE PRICE	ASSESSED VALUE	FACTORED ASS. VALUE	RATIO	<0.32	>=0.32 & <=0.36	>0.36
51 Jeanette	016-251-12	7.52	6/30/2023	200	685,000	158,407	158,407	158,407	0.2313	1		



LYON COUNTY APPRAISAL RECORD

APN: 016-252-05 2026 PAGE 1 of 3 ACTIVE Roll YR Code %Comp

Situs 60 JEANETTE DR MOUND HOUSE Database PROD NIBHD 16-25 Appr kw Exemption AV/Exemption Reopen %Comp  
Owner CARMONA, ESLY TRS Printed 1/27/2026 16-25 -MH Res #12 Tax District 8.7 Reappraisal  
60 JEANETTE DR MOUNDHOUSE, NV 89706-0000 Property Name RESIDENCE OBSO Change No Change

Valuation History table with columns: Yr Roll, Taxable Land, New Land, Taxable Imps, New Imps, Total Taxable, Total Assessed, Primary Valuation, Land Value, Building Value, XFOB Value, Obsolescence, Personal Prop Val, Taxable Value, Total Exemption, Parcel Value Summary (STANDARD, NewLand, Initials/Date, Parcel Total), New Const, New Land, Pr Yr Ovr.

Building Data table with columns: 1-1, Code, Description, Adjustments & Modifiers (BUILDING LEVEL, Rate Adj, Lump Sum), Name, Code/Units, Description, % SBFL, Raised Subfloor (%), % Comp, Code/Units, Description, %

Extra Features table with columns: Code, Description, Yr Built, DPR, Units, Price Per Unit, RCN, #, Code, Description, BLDG #, Units, \$/Unit, Multiplier, Yr Built, Roll Year, % Comp, RCN, DRC, Override Value, Notes

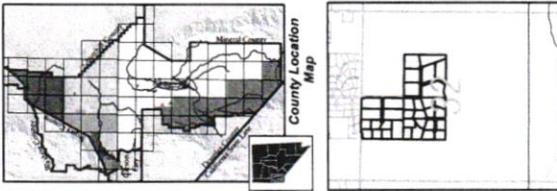
Building Cost Summary table with columns: Building Notes, Building RCN, Depreciation, Building Adj, Building DRC, Extra Feature DRC, Total DRC, Override Value, Sub Area RCN, Building Name, RESIDENCE, Land Value: 1 Lines Total

Property Characteristics table with columns: Code, Description, Zoning, Units, Type, Unit Price, Adj 1, Adj 2, %-\$, %-\$, Taxable Land, Note, Land Data (Land Size-Sf, Acre Size, DOR Code, Deferment, CAGC), Property Characteristics (Water, Sewer, Street, SPC, Well, Septic)





E1/2 NW1/4 & SW1/4 NE14, Section 32, T16N - R21E, MD&M



**Map Elements**

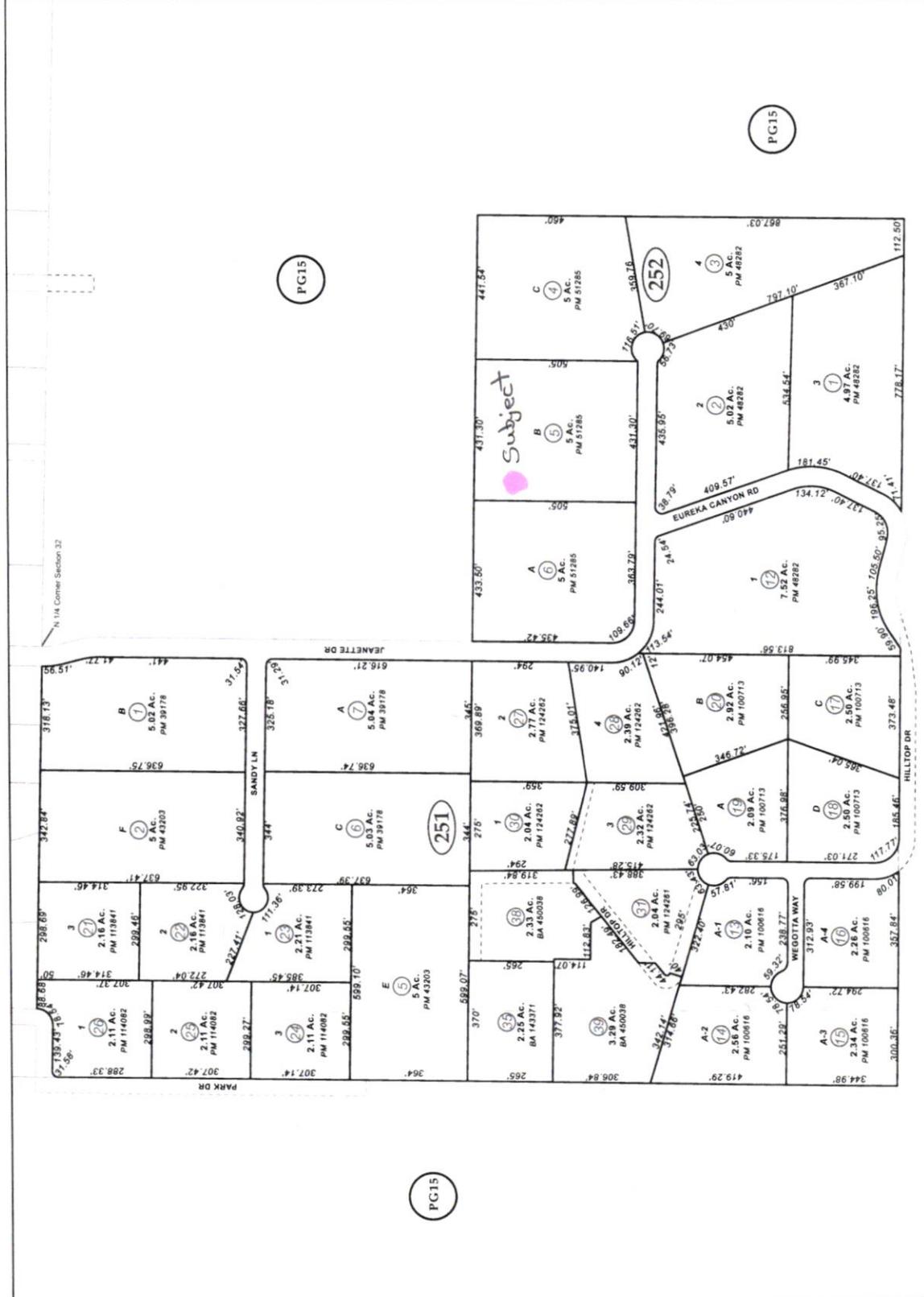
- 1/4 Corner Section
- Section Tie
- Dimensions
- Parcel Lot
- Parcel Number
- 0.13 Ac. Average of Parcel
- PM 1251616 Recorded Map Image
- Parcel Boundaries
- Block Number
- Parcel Book & Page Number
- Page Number

**Cities & Townships**

- Dayton
- Dayton Valley
- Ferry
- Mason Valley
- Mark Twain
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Vernon

Scale: 1" = 300'

Revised: October 22, 2009



NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein. Use of this plan for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.

016-252-05

Property Use 200 | SINGLE FAMILY RESIDENI  
 Status A | ACTIVE  
 Confidential

CARMONA, ESLY TRS  
 16-25 | 16-25-MH RES #12 | KW  
 Nbdh  
 Empt LC 2023 Active  
 Insp kw

Situs Address 1  
 60 JEANNETTE DR  
 MOUND HOUSE, INV

41 history records from current database

Year	Roll	Use Code	Cert Date	Added Date	Land Val	Bld Val	XI Val	Total Adj	Just Val	Tribl Val w/AG Diff	Cap Val	Ass'd Val	Ex Val	Asd Val-Exempt	NCON TriblVal	New Land Txbi	Snapshot	Note
1	2026	VN - Value Notice - NROLL	12/10/2025	12/10/2025	\$260,000	\$178,772	\$126,939	\$0	\$565,711	\$565,711	\$0	\$197,999	\$0	\$197,999	\$0	\$0	View	
1	2025	FV - Final Value	07/07/2025	07/07/2025	\$260,000	\$184,096	\$129,561	\$0	\$573,657	\$573,657	\$0	\$200,780	\$0	\$200,780	\$0	\$0	View	
1	2025	VN - Value Notice - NROLL	12/09/2024	12/09/2024	\$260,000	\$184,096	\$129,561	\$0	\$573,657	\$573,657	\$0	\$200,780	\$0	\$200,780	\$0	\$0	View	
1	2024	FV - Final Value	07/10/2024	07/10/2024	\$260,000	\$186,734	\$137,400	\$0	\$584,134	\$584,134	\$0	\$204,447	\$3,440	\$201,007	\$0	\$0	View	
1	2024	VN - Value Notice - NROLL	12/12/2023	12/12/2023	\$260,000	\$186,734	\$137,400	\$0	\$584,134	\$584,134	\$0	\$204,447	\$0	\$204,447	\$0	\$0	View	
1	2023	A - CORRECTION	01/16/2024	01/16/2024	\$260,000	\$177,672	\$126,165	\$0	\$563,837	\$563,837	\$0	\$197,343	\$3,340	\$194,003	\$0	\$0	View	CORRECTION 207
1	2023	FV - Final Value	07/06/2023	07/06/2023	\$260,000	\$177,672	\$126,165	\$0	\$563,837	\$563,837	\$0	\$197,343	\$0	\$197,343	\$0	\$0	View	
1	2023	VN - Value Notice - NROLL	12/08/2022	12/08/2022	\$260,000	\$177,672	\$126,165	\$0	\$563,837	\$563,837	\$0	\$197,343	\$0	\$197,343	\$0	\$0	View	
1	2022	A - CORRECTION	02/01/2024	02/01/2024	\$228,480	\$165,340	\$109,389	\$0	\$503,209	\$503,209	\$0	\$176,123	\$3,080	\$173,043	\$0	\$0	View	CORRECTION 1224
1	2022	FV - Final Value	07/12/2022	07/12/2022	\$228,480	\$165,340	\$109,389	\$0	\$503,209	\$503,209	\$0	\$176,123	\$0	\$176,123	\$0	\$0	View	
1	2022	VN - Value Notice - NROLL	12/08/2021	12/08/2021	\$228,480	\$165,340	\$109,389	\$0	\$503,209	\$503,209	\$0	\$176,123	\$0	\$176,123	\$0	\$0	View	

2026 Data

Owner	Value	Excludes Ag	Total Taxable	Differential	Total Taxable	Adjusted Capped Value	Exemption Value
CARMONA, ESLY TRS	\$565,711		\$565,711	\$0	\$565,711		
200   Single Family Residence							
8.7   Central Lyon Fire District							
Parcel ID							
Status							
Use Code							

Assessment	Code	Acreeage	Land	Impr	Tot Asd	Spec Land
ALL   ALL		0	\$260,000	\$305,711	\$0	\$0
As of 12/10/2025 02:07 PM						
Parcel ID	016-252-05					
Status	A   ACTIVE					
Use Code	200   Single Family Residence					

led. Late Backup

Doc #: 639477  
Lyon County, NV - Margie Kassebaum, Recorder  
06/21/2021

APN# 016-252-05 )  
Eslly Carmona Irrevocable Trust )  
60 Jeanette Dr )  
Moundhouse Nevada 89706 )  
)

CERTIFICATE OF TRUST

ESLY CARMONA IRREVOCABLE TRUST DATED 02-9-2018

The undersigned Trustees, does hereby certify that the following information is correct:

1. The name of the trust is : The Eslly Carmona Irrevocable Trust
2. The Date of the Trust Instrument is: February 9, 2018.
3. The name of the Grantor is: Martha Eslly Carmona also known as Eslly Carmona
4. The name of the original Trustee is : Eslly Carmona, to be followed in succession when that Trustee no longer wishes to be a trustee by the next trustees who live in Nevada and want to be trustees named as: Cricket Von James, Ruth Wolf, Sandy Lee Garretson, and Sean P Dixon who are in the State of Nevada.
5. The Powers of the Trustee are:  
  
Real and Tangible Personal Property Powers: To purchase, sell, insure, lease, mortgage and maintain/repair upon such terms as Trustee shall determine.  
  
Banking Powers: To establish bank accounts, make deposits, withdrawals, and carry out normal banking business with financial institutions and establish loans for the trust.  
  
Investments: To invest, reinvest, to open stocks, bonds, annuities, or any other verifiable investment and to add life insurance policies.
6. The Trust is Irrevocable and can not be revoked.
7. The Situs of the Trust is: 60 Jeanette Dr. Moundhouse, Nevada 89706
8. This Trust agreement remains in full force and in effect, and shall be governed by and the interpreted according to the laws of the State of Nevada.
9. The Trust has never been amended and all representation are correct in the Certificate of Trust.
10. Any person may rely upon this Certificate of Trust to be an accurate representation of the Trust.

The Statements contained in the Certificate of Trust are True and Correct and there are no other provisions in the Trust instrument or amendments to it, that limit the powers of the Trustee.

Dated: February 9, 2018.

  
\_\_\_\_\_  
Esly Carmona, as Grantor

STATE OF NEVADA     )  
  )  
COUNTY OF LYON     )

This Instrument was acknowledged before me on this 9th Day of February, 2018  
by Esly Carmona, the Grantor of the Trust, to the Trustee of the Trust.

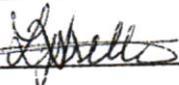
\_\_\_\_\_  
Notary Public for Nevada

Commission Expires \_\_\_\_\_

Official Notary Seal: \_\_\_\_\_

State of Nevada  
Carson City

This instrument was acknowledged before me on March 1, 2021  
by \*Martha Esly Carmona\* (date)  
(document signer's name)

notary 



The Statements contained in the Certificate of Trust are True and Correct and there are no other provisions in the Trust instrument or amendments to it, that limit the powers of the Trustee.

Dated: February 9, 2018.

  
\_\_\_\_\_  
Esly Carmona, as Grantor

STATE OF NEVADA    )  
                                  )  
COUNTY OF LYON    )

This Instrument was acknowledged before me on this 9th Day of February, 2018  
by Esly Carmona, the Grantor of the Trust, to the Trustee of the Trust.

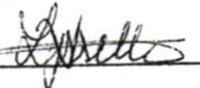
\_\_\_\_\_  
Notary Public for Nevada

Commission Expires \_\_\_\_\_

Official Notary Seal: \_\_\_\_\_

State of Nevada  
Carson City

This instrument was acknowledged before me on March 1, 2021  
by \*Martha Esly Carmona\* (date)  
(document signer's name)

notary 



# Lyon County Board of Equalization Agenda Summary

Meeting Date: February 17, 2026

**Agenda Item Number:**

6.e

**Subject:**

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

APN	Address	Original	Adjusted
001-241-39	515 W Bridge St, Yerington	\$82,195	\$18,000
016-222-01	10125 Hwy 50, Mound House	\$312,355	\$242,355
016-405-09	5 Pine Cone Rd, Dayton	\$3,078,219	\$2,656,082

**Summary:**

**Financial Department Comments:**

**Approved As To Legal Form:**

**County Manager Comments:**

**Recommendation:**

ATTACHMENTS

- [Stipulation 001-241-39](#)
- [Stipulation 016-222-01](#)
- [Stipulation 016-405-09](#)



# LYON COUNTY

27 S. MAIN STREET  
YERINGTON NV 89  
(775) 463-6520 FACSIMILE (775) 463-6521

**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

**KATIE GLASER**  
Real Property

## Lyon County Board of Equalization 2026-27 - Value Change Stipulation

RE: APN: 01-241-39  
Owner: Yarlott, Jon & Nadine

Date: 1/13/2026

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:

Fiscal Year 2026/27	Original Value	Adjusted Value
Land:	18,000	18,000
Improvements:	64,195	0
<b>Total Taxable Value</b>	<b>82,195</b>	<b>18,000</b>

By signing below, the Petitioner agrees to the above stipulation. You may mail to the above address or e-mail to [equalization@lyoncounty.com](mailto:equalization@lyoncounty.com).

Sincerely,

Kelly Wilson

Jon Yarlott  
NAME Nadine Yarlott

1-15-2026  
DATE



# 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*

KATIE GLASER  
*Real Property*

## Lyon County Board of Equalization 2026-27 - Value Change Stipulation

RE: APN: 16-222-01  
G & C Properties LTD

Date: January 7, 2026

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 industrial land value -35% shape adjustment, to account for the unusable sf.

Fiscal Year 2026/27	Original Value	Adjusted Value
Land:	200,000	130,000
Improvements:	112,355	112,355
Total Taxable Value	312,355	242,355

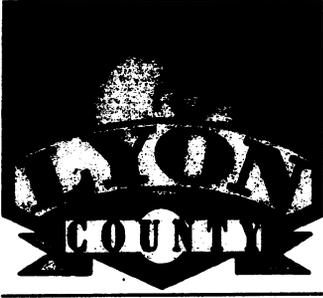
By signing below, the Petitioner agrees to the above stipulation. Please return the signed form via mail to the above address or e-mail to [kwilson@lyon-county.org](mailto:kwilson@lyon-county.org).

Sincerely,

Kelly Wilson  
Lyon County Assessor's  
appraiser

Agreed to:   
G & C Properties, LTD (Greg Flanders)

Date: 1-7-2026



# LYON COUNTY ASSESSOR

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

## Lyon County Board of Equalization Value Change Stipulation

**TROY VILLINES**  
*Assessor*

**ERIN SINGLEY**  
*Chief Deputy Assessor*

**ERIC OW-WING**  
*Supervising Appraiser*

**KELLY VEIL**  
**MICHAEL PERUMEAN**  
*Appraisers*  
*Real Property*

**LEA SENCION**  
**VALERIE GARCIA**  
*Appraisers*  
*Personal Property*

**HOLLY VILLINES**  
*Mapping*

**KATIE GLASER**  
*Real Property*

Re: APN 16-405-09

Date: 12-30-2025

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:	Original Value	Adjusted Value
Land:	569,852	569,852
Improvements:	2,508,367	2,086,230
Personal Property:		
<b>Total Taxable Value:</b>	<b>3,078,219</b>	<b>2,656,082</b>

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 [mperumean@lyon-county.org](mailto:mperumean@lyon-county.org).

Sincerely,

Michael Perumean

Petitioner, \_\_\_\_\_

12/31/25