

CONTROL #

APPEAL CASE #

Lyon County Board of Equalization

PETITION FOR REVIEW OF TAXABLE VALUATION

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

Please Print or Type:

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

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: ESLY CARMONA TRS					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): Martha ESly Carmona & ESly Carmona				TITLE Trust Holder & TRUSTEE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 60 Jeanette Dr				EMAIL ADDRESS: Emeraldragon11cny@gmail.com	
CITY Mound House	STATE NV	ZIP CODE 89106	DAYTIME PHONE 760693939	ALTERNATE PHONE 7755152151	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: owner and beneficiary of trust & trustee

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS 60 Jeanette Dr	STREET/ROAD Jeanette Dr	CITY (IF APPLICABLE) Mound House	COUNTY LYON
Purchase Price: <u>698,000</u>		Purchase date: <u>Feb 2018</u>	

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

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

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

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

4. Check Property Use Type: ☒

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

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

☒ 2023-2024 Secured Roll ☐ 2022-2023 Unsecured Roll ☐ 2022-2023 Supplemental Roll

Part E. VALUE OF PROPERTY

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

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	260,000.00	\$ 40,000.00
Buildings	305,837.00	\$ 235,000.00
Personal Property	0	0
Possessory Interest in real property	0	Homestead filed
Exempt Value	0	275,000.00
Total	563,837	

Part F. TYPE OF APPEAL

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

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

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

See attached pages please as exhibits

VERIFICATION

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


Petitioner Signature

Martha Esly Carmona
Print Name of Signatory

owner-Beneficiary
Title

1-13-2023
Date

Part H. AUTHORIZATION OF AGENT

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

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

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

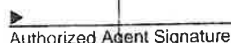
Authorized Agent Contact Information:

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

Authorized Agent must check each applicable statement and sign below.

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

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


Authorized Agent Signature

Title

Print Name of Signatory

Date

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

Signature of Owner or Authorized Agent/Attorney

Date

EXHIBIT #1



60 Jeanette Dr



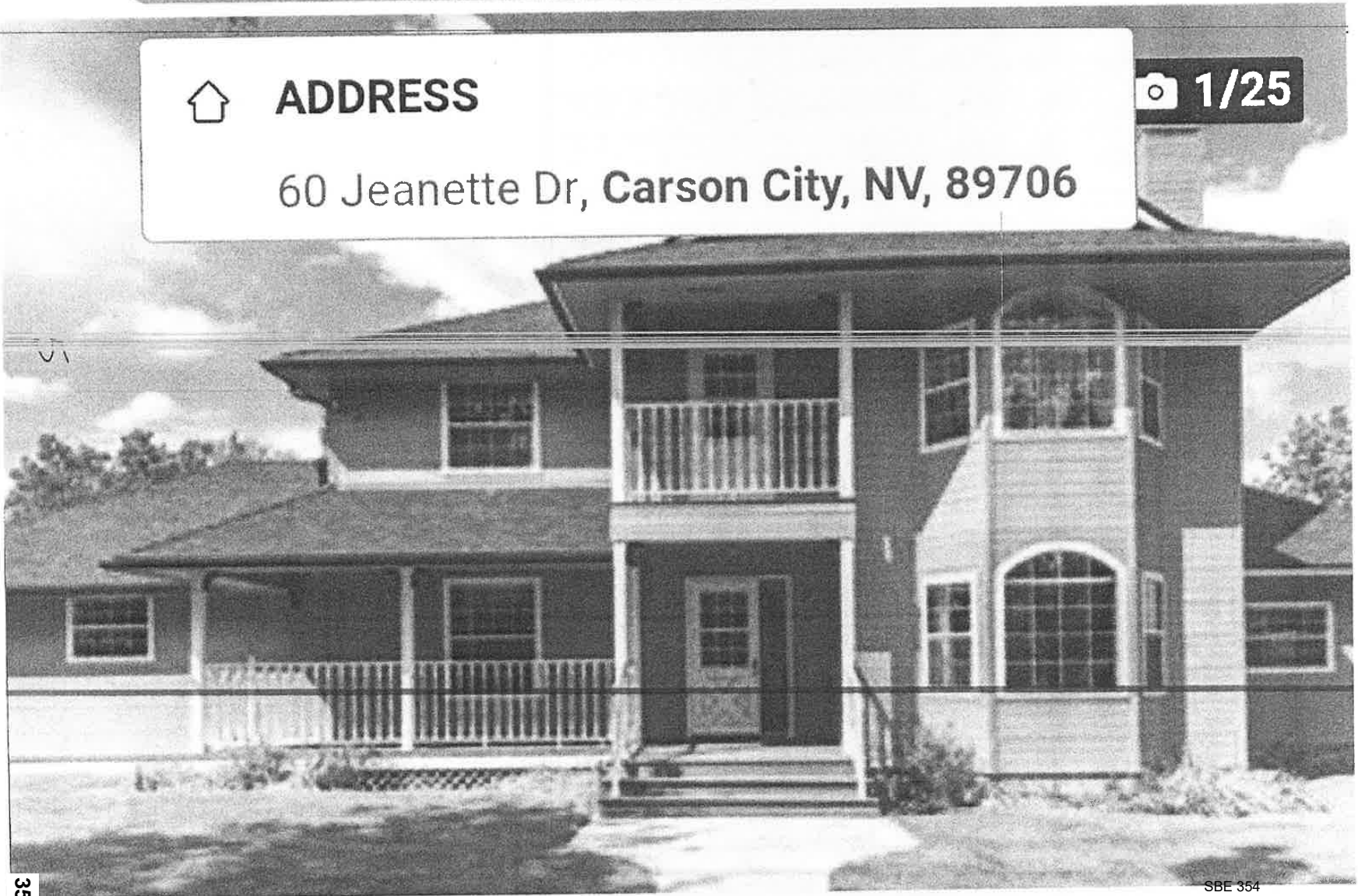
Public

Owner

**ADDRESS**

1/25

60 Jeanette Dr, Carson City, NV, 89706



60 Jeanette Dr, Carson City, NV 89706

m Estimate: \$707K  Mortgage: \$3,166/Mo - Refinance

OJO network agents are helping 8 homebuyers near you

Details	Key Insights	Description	F
6			



60 Jeanette Dr, Carson City, NV 89706



4 bed 2.5 bath 2,664 sqft 5 acre lot

60 Jeanette Dr,
Carson City, NV 89706

[View on Map](#)



Single Family

Property Type



1987

Year Built

✓



Home value Owner tools Home details Neigh >

Public tax history

Year	Property Taxes	Tax Assessment
2022	\$3,626	\$176,123 (+20.7%)
2021	--	\$145,877 (+0.2%)
2020	\$3,519	\$145,539 (+6%)
2019	\$3,519 (+3%)	\$137,364 (+0.8%)
2018	\$3,417 (+3%)	\$136,311 (+9.2%)
2017	\$3,317 (+3%)	\$124,790 (+14.3%)
2016	\$3,221 (+2.8%)	\$109,217 (+0.1%)
2015	\$3,133 (+3%)	\$109,098 (+1%)
2014	\$3,041	\$108,038 (+11.7%)
2013	--	\$96,730 (-14%)
2012	--	\$112,480 (-3.1%)
2011	--	\$116,082 (-2.6%)
2010	--	\$119,122 (-1.1%)
2009	--	\$120,456 (-11.8%)
2008	--	\$136,607 (+17%)
2007	--	\$116,753 (+8.6%)
2006	--	\$107,475 (+10.3%)

EXHIBIT #2

4 bd | 3 ba | 4,200 sqft

11 Sandy Ln, Mound House, NV 89706

● **Off market** | Zestimate[®]: **\$719,900**

Rent Zestimate[®]: **\$5,780**

10

Property Type

Single Family
Residential

Year Built

1988

Lot Size

5.03 Acres

Price Insights

Redfin Estimate

\$805,696

Price/Sq.Ft.

\$387



Flood Factor: 1/10

Sandy Ln



Google



Map data ©2023

Property Details


Parking, utilities, exterior, etc. for 11 Sandy Ln




11

SBE 360

 **Type:** SingleFamily

 **Year
built:** 1988

 **Heating:** Forced air, Gas

 **Cooling:** Central, Wall

 **Parking:** 6 Parking spaces

 **Lot:** 5.03 Acres

Interior details

Bedrooms and bathrooms

Bedrooms: 4

Bathrooms: 3

Full bathrooms: 3

Basement


Basement: Finished

This horse property could be yours! 3.5 fenced acres! Custom home built for the sellers along with all of the outbuildings. The home features 2 separate living spaces. Upstairs you will find the master suite/master bath plus 3 bedrooms, full bath, formal dining area, living room, and kitchen. Downstairs is a walkout basement with a full bath, full kitchen, dining area, family room and a combo craft/multi-purpose room that could be made into another bedroom, and the laundry area. Lots of skylights and windows for the mountain views. Many heat sources: natural gas forced air, natural gas wall heater (in master suite), and a wood burning fireplace. To cool you off in the summer you can use the evaporative cooler OR central AC! On the rear of the home is a large Trex Deck for summer entertaining! There is a barn, 5 stables, hay barn, feed silo, drive in/out RV garage, and so much more!

Hide

Facts and features

Edit

 **Type:** SingleFamily

 **Year** 1988

built:

13



Home value Owner tools Home details Neighl >

Public tax history

Year	Property Taxes	Tax Assessment
2022	\$2,740	\$148,645 (+26.4%)
2021	--	\$117,607 (-0.7%)
2020	\$2,660	\$118,417 (+6.8%)
2019	\$2,660 (+3%)	\$110,860 (+1.2%)
2018	\$2,582 (+3%)	\$109,591 (+12.1%)
2017	\$2,507 (+3%)	\$97,740 (+18.2%)
2016	\$2,434 (+2.8%)	\$82,701 (+0.2%)
2015	\$2,368 (+3%)	\$82,515 (+1.1%)
2014	\$2,298	\$81,646 (+11.7%)
2013	--	\$73,094 (-17.7%)
2012	--	\$88,844 (-2.8%)
2011	--	\$91,395 (-2.3%)
2010	--	\$93,548 (-1%)
2009	--	\$94,493 (-14.8%)
2008	--	\$110,857 (+20.7%)
2007	--	\$91,854 (+10.8%)
2006	--	\$82,932 (+10.2%)

14

4.348

← 11 Sandy Ln



Location

Flood

Fire

Heat

Street View



362

SBE 364

← 11 Sandy Ln



Location

Flood

Fire

Heat

Street View



EXHIBIT #3

10:03

**51 Jeanette Dr, Carson City, NV 89706****4 bed 4.5 bath 2,848 sqft 7.52 acre lot****51 Jeanette Dr,
Carson City, NV 89706****[View on Map](#)** **Single Family**

Property Type

**1950**

Year Built

**5 Car**

Garage

18

51 Jeanette Dr

Carson City, NV 89706

\$711,122

Redfin Estimate

4

Beds

3

Baths

2,848

Sq Ft

Off Market



Favorite



Edit Facts



Share

I own 51 Jeanette Dr

Track this home's value and nearby sales activity

About This Home

51 Jeanette Dr is a 2,848 square foot house on a 7.52 acre lot with 4 bedrooms and 3 bathrooms. This home is currently off market. Based on Redfin's Carson City data, we estimate the home's value is \$711,122.



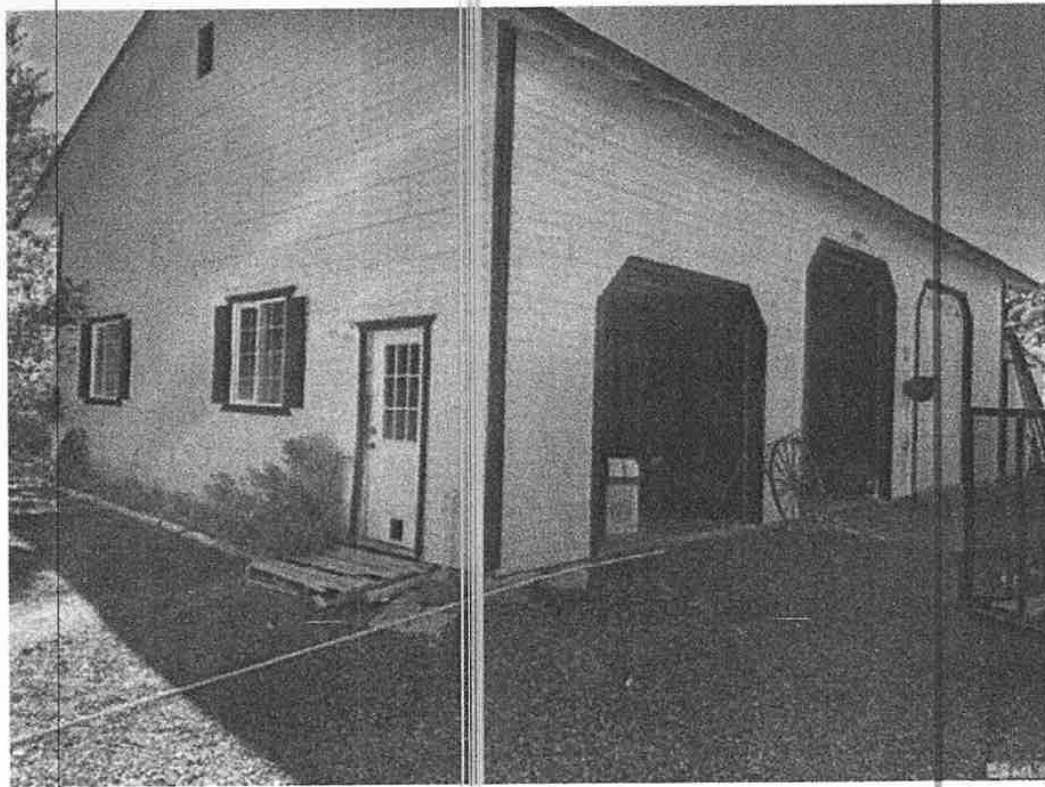
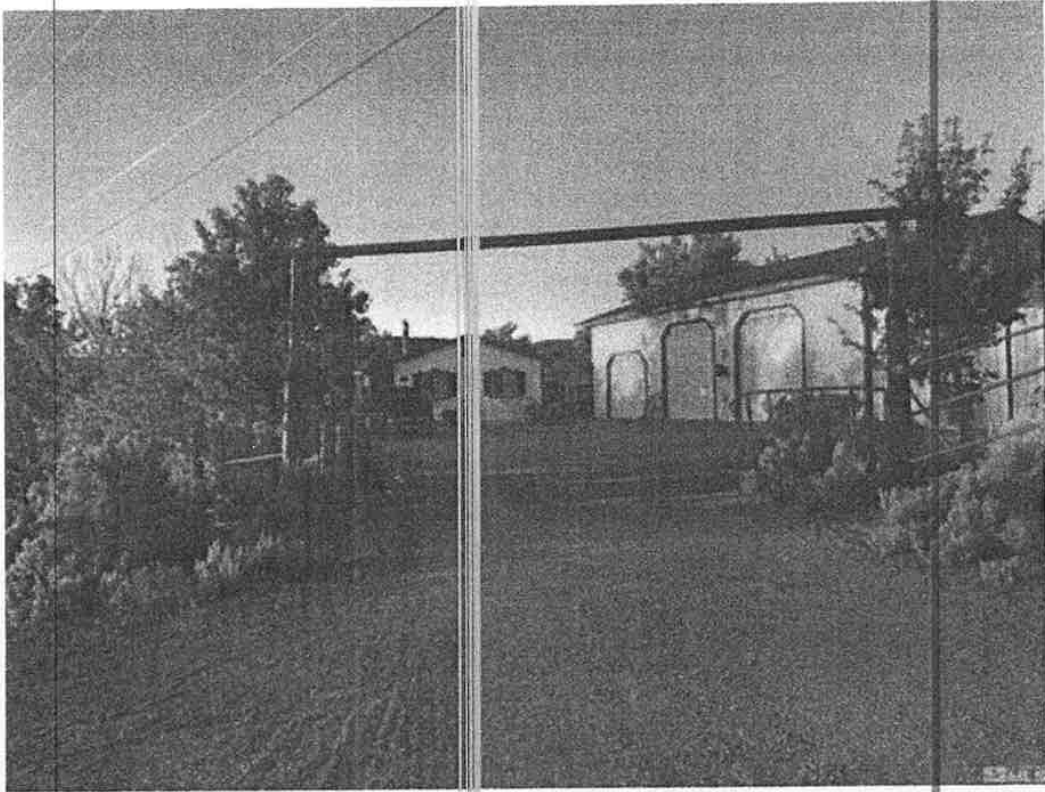
51 Jeanette Dr, Carson City, NV 89706

**Tax History**

Year	Taxes	Total assessments
2021	\$2,442	\$119,165
2020	\$2,370	\$117,465
2019	\$2,301	\$98,552
2018	\$2,234	\$97,842
2017	\$2,169	\$88,281
2016	\$2,114	\$89,829
2015	\$2,109	\$72,124
2014	\$2,048	\$72,277
2013	\$1,988	\$71,744
2012	\$2,224	\$65,138
2011	\$2,224	\$84,965
2010	\$2,159	\$86,745

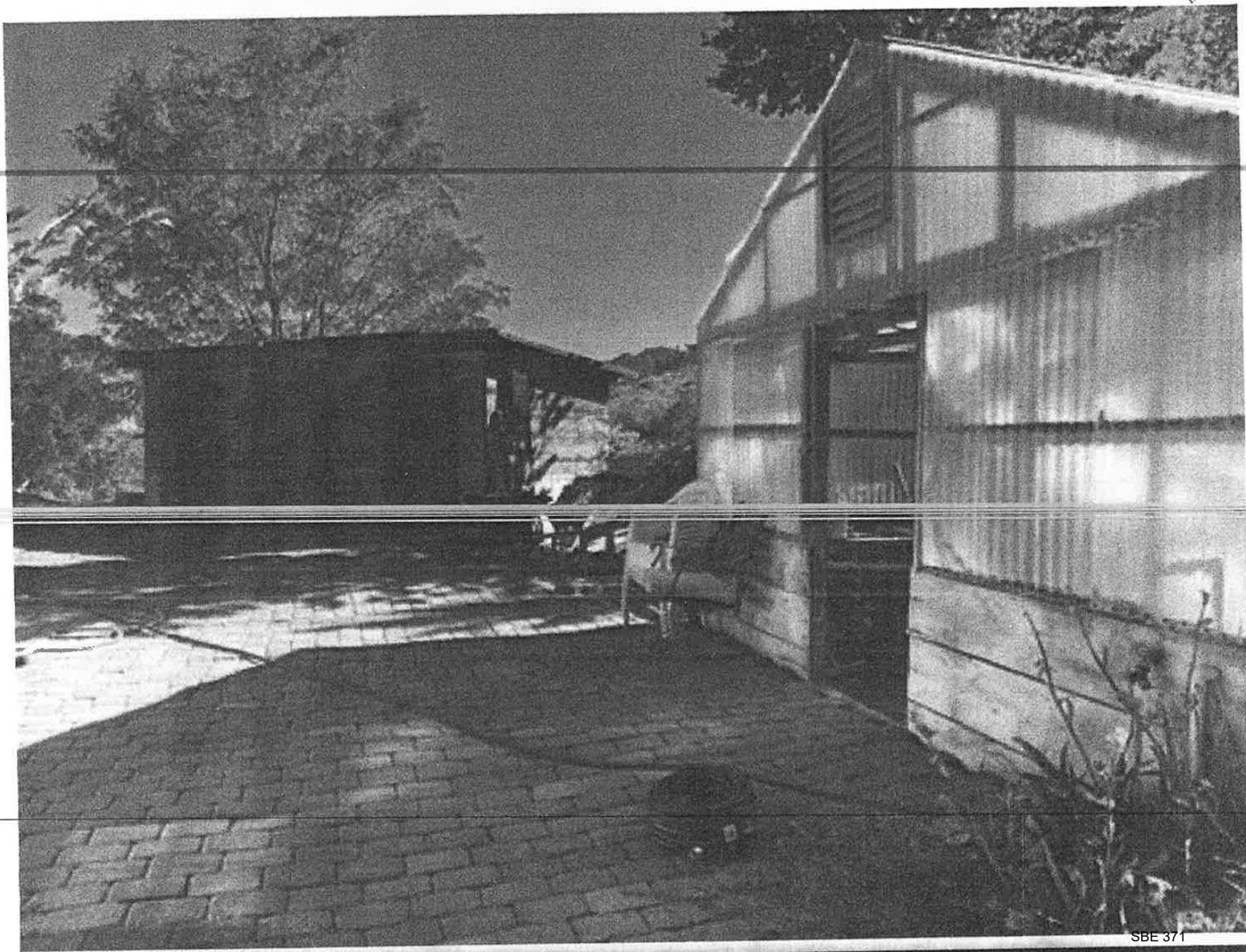
Owner View

Connect with an agent



22

369



SBE 371

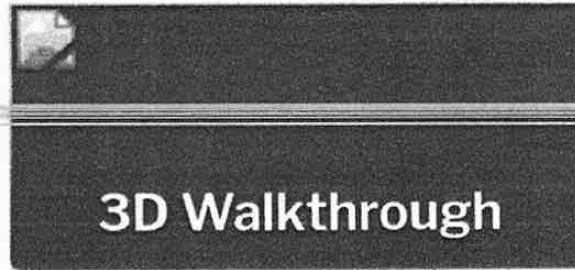
4.355

EXHIBIT # 4



24

371



44 Jeanette Dr

Carson City, NV 89706

\$845,525

Redfin Estimate

5

Beds

5.5

Baths

4,205

Sq Ft

SBE 373

4.357



Home value Owner tools Home details Neigh: >

Welcome Home!!! Come see this beautiful home with 4200 sq ft of spacious living. This home is perched up on Hilltop Drive with 360 degree panoramic views of Northern Nevada's alluring mountainous ranges and peaks. Brand new carpet and hardwood recently installed. This home features an attached 2 car garage as well as a detached 2 car garage/shop with a 3/4 bathroom all on 2.39 acres. Bring your toys!

What the seller loves about this home

I love the location, the large amounts of living space and the versatility. Five bedrooms plus a bonus suite and three family room type areas. An approximately 900 sf detached garage/workshop with its own bathroom. An extra large dedicated laundry room in basement. Fenced yard with fruit trees and room for gardens. Extraordinary views from just about every area of this hilltop house and 2.39 acres. Located just outside of Carson City (over the county line, but still in the same zip code) and close to Dayton, with easy access to Carson, Reno and surrounding towns. A truly wonderful home for families, entertaining and outdoor recreation.

Hide



SBE 374

25

372

Property Type

Single Family Residence

Year Built

1993

Community

Moundhouse

Lot Size

2.39 Acres

MLS#

180007387

Price Insights

Redfin Estimate

\$845,525

Price/Sq.Ft.

\$201



Flood Factor: 1/10



Hillside Dr



Jeanette Dr

Google



Map data ©2023

Property Details

4.359 Parking, utilities, exterior, etc. for 44 Jeanette Dr

SBE 375

373

11:28

54%



zillow.com/home/details



15



Home value Owner tools Home details Neigh >

Year	Property Taxes	Tax Assessment
2022	\$3,259	\$165,810 (+21%)
2021	--	\$137,062 (-0.5%)
2020	\$3,163	\$137,706 (+13.4%)
2019	\$3,163 (+3%)	\$121,478 (+1.5%)
2018	\$3,071 (+3%)	\$119,714 (+8.3%)
2017	\$2,982 (+3%)	\$110,581 (+9.9%)
2016	\$2,895 (+2.8%)	\$100,652 (+0.6%)
2015	\$2,816 (+3%)	\$100,050 (+1.7%)
2014	\$2,734	\$98,424 (+13.2%)
2013	--	\$86,942 (-12%)
2012	--	\$98,757 (-3.3%)
2011	--	\$102,098 (+8.9%)
2010	--	\$93,785 (-1.1%)
2009	--	\$94,853 (-13%)
2008	--	\$109,038 (+16.5%)
2007	--	\$93,633 (+8.3%)
2006	--	\$86,442 (+10.2%)

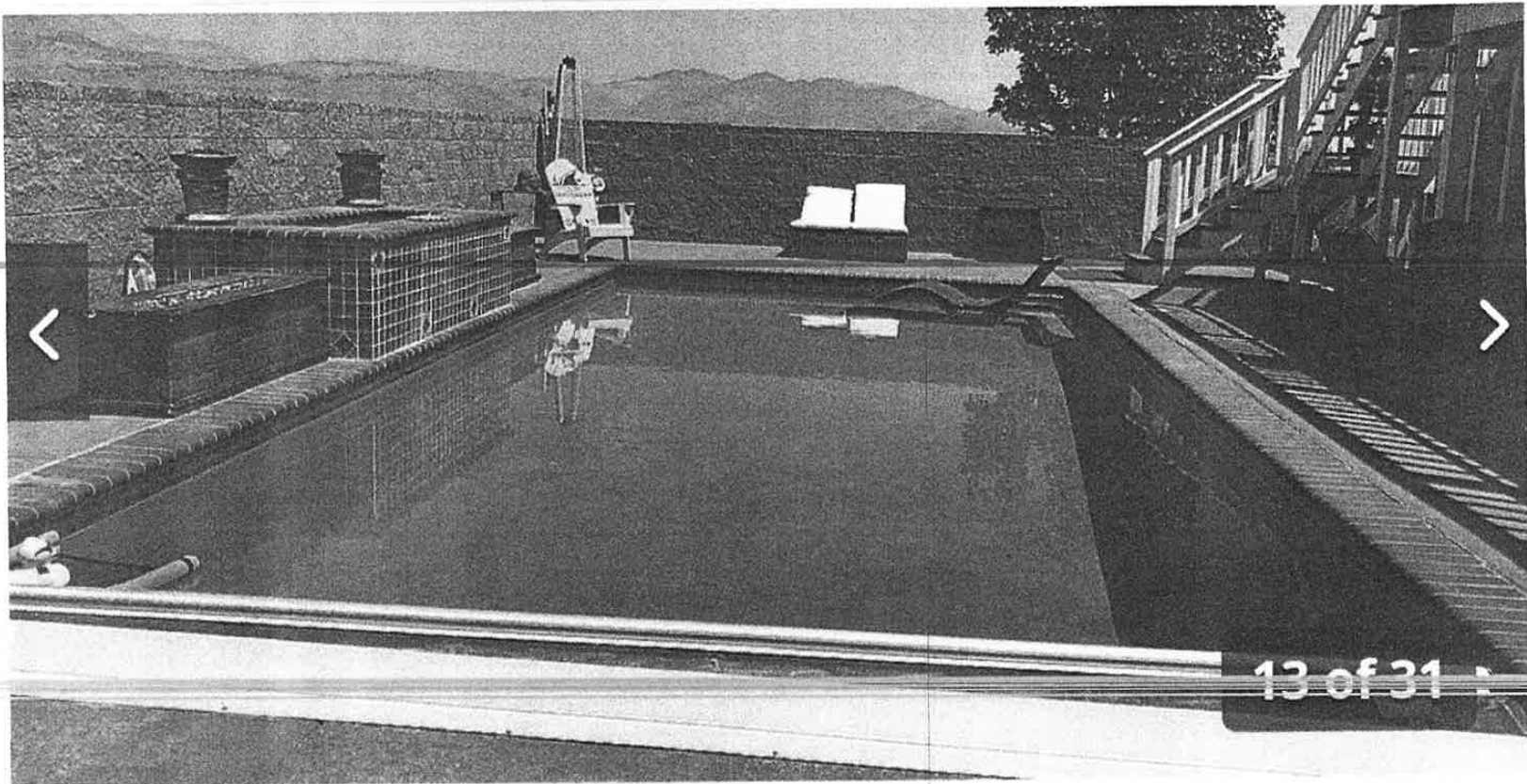


SBE 376

27

374

EXHIBIT #5



29 376

3 bd | 3 ba | 3,304 sqft

29 Hilltop Dr, Carson City, NV 89706

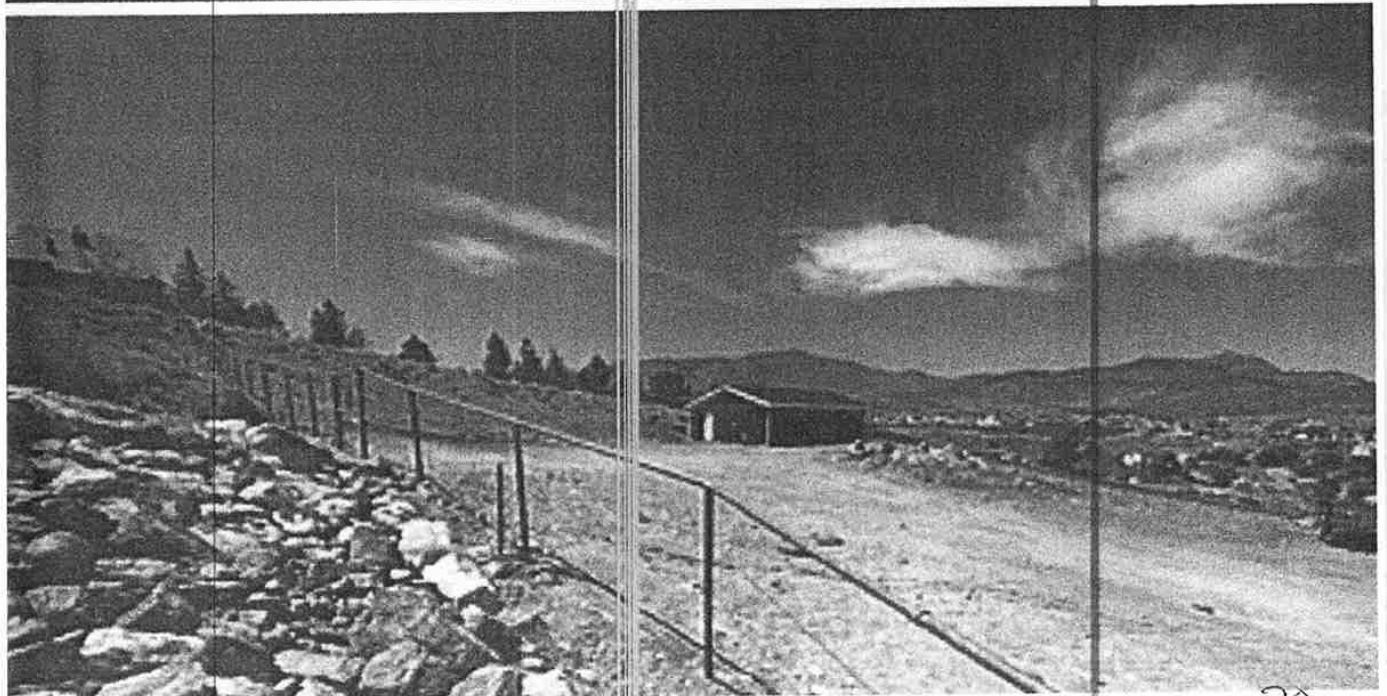
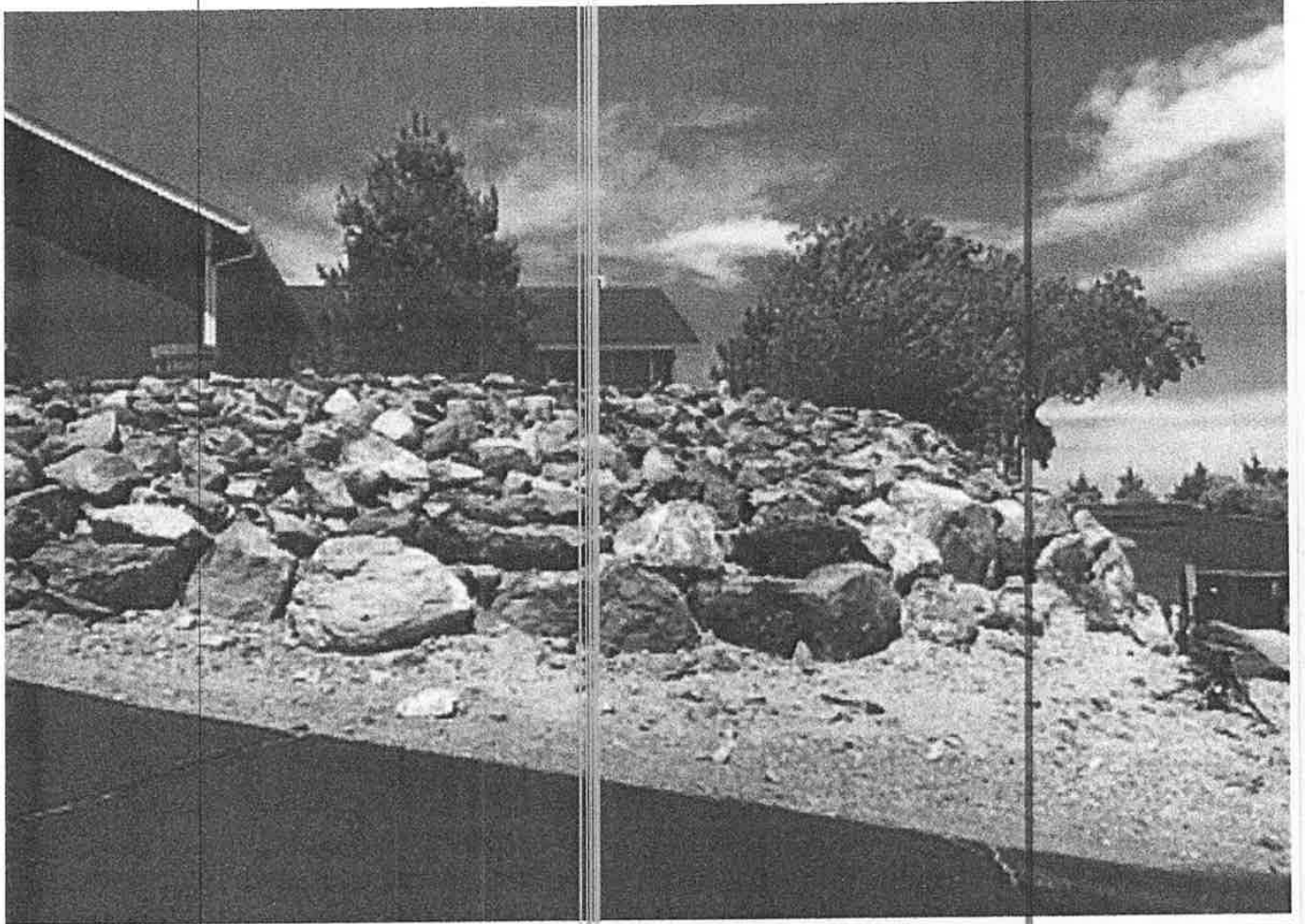
● **Off market** Zestimate®: \$1,070,500

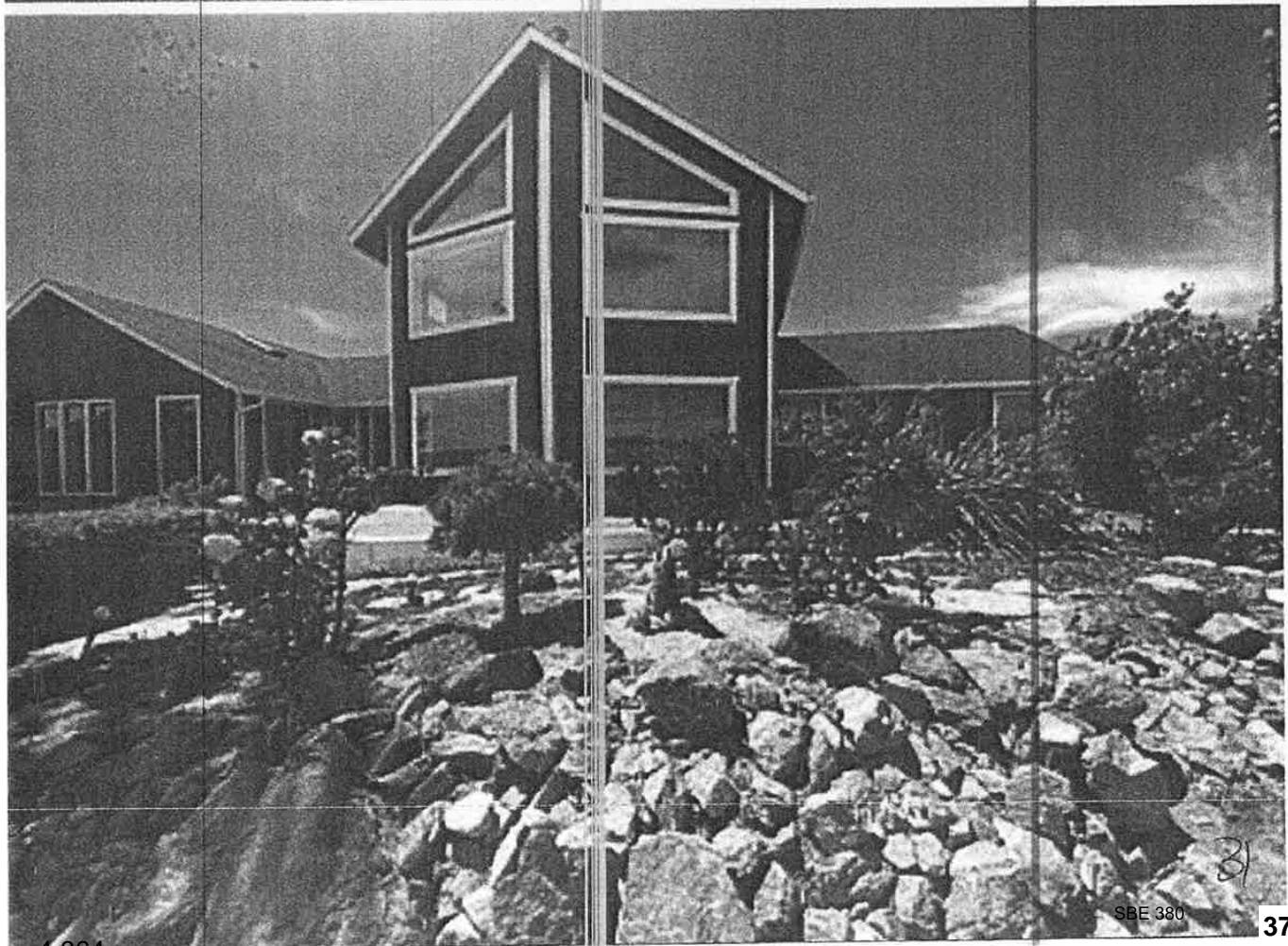
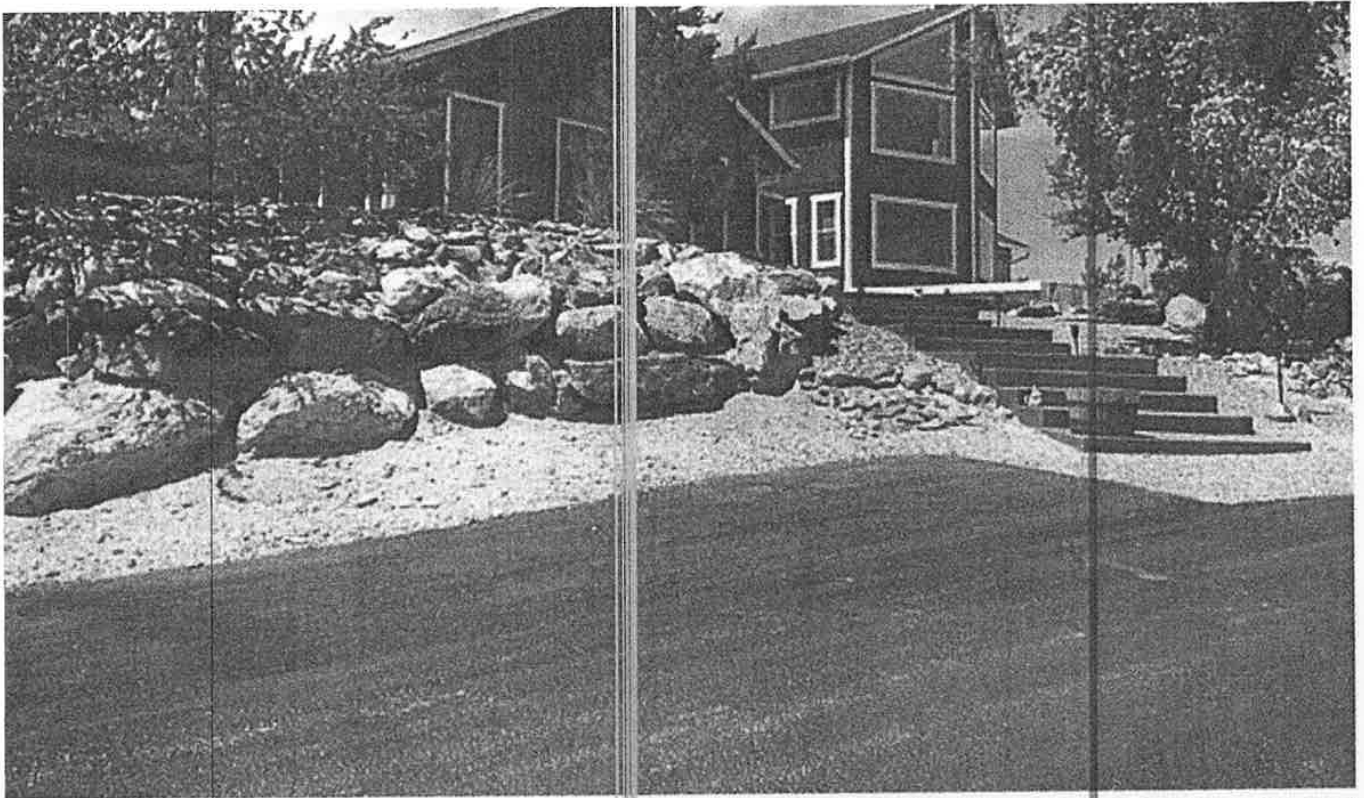
Rent Zestimate®: \$4,645

1991 Built *

SBE 378

4.362





Live on top of the world with views in every direction! This impressive custom home has ample room for entertaining family and friends, including an enormous great-room featuring a wall of windows, facilitating the amazing 360 degree views of the Sierra and Virginia mountain ranges. Other notable features include a custom bar, a spectacular wood-burning fireplace, and a spacious country style kitchen with french doors leading to the patio and in-ground pool. Brokered And Advertised By: RE/MAX Realty Affiliates Listing Agent: Laura Moline


What the seller loves about this home


1 ground swimming pool redone with all new tile, paint, pump, filter and heater. Large 4 stall barn and fenced corral.

32


Facts and features

 **Type:** SingleFamily

 **Year built:** 1991

 **Heating:** Forced air, Gas, Wood / Pellet

 **Cooling:** Central

 **Parking:** 9 Parking spaces

 **Lot:** 2.32 Acres

Year	Property Taxes	Tax Assessment
2022	\$3,389	\$172,812 (+20.1%)
2021	--	\$143,845 (+2.9%)
2020	\$3,290	\$139,769 (+16.1%)
2019	\$3,290 (+7.4%)	\$120,347 (+1.6%)
2018	\$3,063 (+3%)	\$118,433 (+8.2%)
2017	\$2,973 (+3%)	\$109,425 (+10.5%)
2016	\$2,887 (+2.8%)	\$99,017 (+0.7%)
2015	\$2,808 (+3%)	\$98,340 (+1.8%)
2014	\$2,726	\$96,619 (+11.4%)
2013	--	\$86,699 (-12%)
2012	--	\$98,514 (-3.3%)
2011	--	\$101,845 (-2.7%)
2010	--	\$104,657 (-1.2%)
2009	--	\$105,891 (-10.4%)
2008	--	\$118,119 (+15.3%)
2007	--	\$102,414 (+7.7%)

From: Esly Carmona Irrevocable Trust
RE: September 28th State Board Hearing Reconsideration
To: DIRECTORS OF THE STATE TAX BOARD,
SECRETARY OF THE STATE TAX BOARD,
ATTORNEY OF THE STATE TAX BOARD
MEMBERS OF THE STATE TAX BOARD

Dear Honorable Sirs and Madams,

I am humbly requesting a reconsideration of my assessments for the years 2020, 2021, 2022, 2023 after I was denied the ability to have the values corrected at the 28th of September State Board hearing.

The issues I was denied were definitive of Nevada State law which protects property homeowners from an increase in property taxes higher than 3% as well as allows Veteran's their tax exemption credits yearly on their homes and also protects property owners from being taxed unfairly on their home property assessments so everyone in the neighborhood is consistent.

Please if my letter can kindly be reviewed for the following Errors to be reconsidered:

1. Lyon County mandated a higher increase on homeowners property taxes above the 3% cap. My home taxes were raised more than the legal 3% cap in violation of State Law which caused an extreme hardship to myself, as I am on a fixed income and can not pay my taxes now. I Could loose my property now and have it sold at a tax lien sale because I can't afford the tax increases by Lyon County. I absolutely objected and never agreed to such an increase as I can NOT AFFORD this on my fixed retired income while supporting my disabled 85 year old mom and my Autistic Special Needs Son.

No County should be allowed to deny a tax payer their protected rights under the State law cap of 3%.

The County decided to go against State Law, by mandating an increase of homeowners taxes, for the County's sole benefit to increase their revenues. My property taxes went up almost \$600.00 this year compared to the \$100.00 a year my taxes increase normally. My property taxes were \$3625.00 in 2021, \$3734.00 in 2022, and \$4300.00 in 2023. My set cap is 3%.

I ask that the Board uphold Nevada State Law which Supersedes County Law and set my cap at 3%.

2. Unjust land values raised in 2020 without any supportive comparables in 2020 by Lyon County. The Lyon County Assessor did not have any comps to justify raising my land values in 2018. Land values were over-assessed at \$90,000 in 2017. Then raised to \$126,000.00 in 2018/2019. The land values were very inconsistent throughout my numerous close neighborhoods. No land sales over \$60,000.00 were ever recorded in Moundhouse for residential property in 2018. No land sales have ever been higher than \$60,000.00 for residential property sales in Moundhouse in 2019. I am kindly requesting a reconsideration to correct values from the 2020 assessments.

3. Inconsistent land area Assessments throughout by Assessor.
Many nearby area Acre parcel assessments range from \$13,000.00 to \$90,000.00 and also from \$150,000.00 to my \$260,000.00 currently.

\$90,000.00 acreage land value in my nearby neighborhood over my hill a block away. 01625139

I

\$150,000.00 acreage land around my neighborhood on highway 2 blocks away. 01620120
\$169,884.00 acreage on Jeanette in my neighborhood. 01619612

This is not new evidence as the Assessor made all the changes in our area and “REFUSED” to disclose this information at the State Board hearing. The Assessor hid and intentionally omitted information that would have favored my case. This exclusion of known land value differences and inconsistencies was unfair, unjust, and unacceptable by the Assessor to not tell the Lyon County or State Board. The Assessor was asked directly by the Chairman if the assessments were all consistent. Yes was the answer

Further sales Comps talked about at Feb 23 hearing:

Sales at \$122.00 a foot in Feb 2023 - 429 Traci Ln 960 sq ft sold for \$122,000.00
Sales at \$166.00 a foot in Nov 2022 -249 Miriam way 1560 sq ft sold for \$260,000.00
Sales at \$166.00 a foot in Feb 2023 - 3 Jeanette dr. 1781 sq ft sold for \$297,000.00

Further Land Values with no land value increases since 2017:

00801504 Home across Highway from my property.

Sold 7/26/2018-Assessed at \$15,761.00=13% of sales value-Acre land=\$13,543 no increase as 2017.

****My Home sold in 2/2018. Assessed at \$197,343.00=28% sales value- Acre land value=\$260,000.00**
I have had multiple increases in land value since 2018 from \$90,000.00 to \$260,000.000 now unfairly.

MANY other Properties in Lyon County with no land increases since 2017.

02146105 -Land Value set at \$36,000.00 with no increases in land value since 2017 on 40 acres.

00804101-Land Value set at \$18,114.00 with no increases in land value since 2017.

Nice home listed for sale on 7/2022 for \$678,000.00. No unfair assessment increases for them.
(6 Bedrooms, 3 baths, 3672 square feet. Assessed at \$35,439.00 in 2023 from \$33,161.00 in 2017).

00801303- Land Value set at \$19,800.00 with no increase in land value since 2017.

00801502-Land Value set at \$9714.00 with no increase in Land Value since 2017.

4. Assessor’s testimony and evidence was not accurate or correct persuading a different view to the Board. The Assessor’s evidence neither depicted the true condition of my home as all the pictures were taken before I bought the property, around 2016-2017. My home never looked like that as the pictures were from 2016/17. My home was bought in 2018. It was built in 1987. It is in absolutely POOR deteriorating condition, and not in good condition at all currently, as assessor keeps insisting to raise my taxes unfairly from the 2022/23 tax role where I requested equality with my neighbors lower taxes. The assessor instead raised all the other homes taxes in 2024 to prevent me from having my taxes lowered and equalized to my neighbors lesser values in 2022/23.

5. My community was unfairly targeted since I questioned the assessor’s values of my home, and compared my higher home values, to my neighbor’s more valuable, newer, larger homes that were assessed less and almost \$1200.00 lower in yearly taxes. That was the majority of my appeal, equality.

2022/2023 assessments that I appealed so I could be equal to my neighbors values but I was denied.
My home 4 bed 2 ½ bath, 2664 sq ft, 1987, deteriorating Assessed at \$176,123.00 Taxes \$3626.00

Neighbor's lower home values compared to my values:

29 Hilltop, Luxury 3 bed 3 bath, 3300 sq ft, pool, 1991	Assessed at \$172,812.00	Taxes 3389.00
44 Jeanette, Luxury 4200 sq ft, 5 bed 3 bath, 1993	Assessed at \$165,810.00	Taxes 3259.00
11 Sandy Lane, Luxury 4200 sq ft, 4 bed 3 bath, 1988,	Assessed at \$148,645.00	Taxes \$2740.00
51 Jeanette, 2848 sq ft, 4 bed 4 bath, 7 acres, 1950	Assessed at \$119,165.00	Taxes \$2442.00

I was told in front of the Lyon County Board in Feb that they were going to go after my neighbors in my community in 2023/24 because I appealed. I was told by the Assessor that he was going to raise everyone's assessments and fine everyone for having improvements because I requested fair values. I believe the assessor raised my values unjustly and made me an example in the community. The assessor went to more trouble and spent numerous more hours, by refusing to adjust my single home's value, so that my home would be consistent with all the other homes in my neighborhood. The assessor instead chose to raise an entire communities values inconsistently and then wrote all my neighbors and asked them how they felt about their increased taxes because of my appeal. The Appraiser testified to writing all my neighbors and asking my neighbors about the higher taxes at the hearing on the 28th. The Assessor excluded me and NEVER asked me how I felt about the higher tax assessments.

7. The Assessor intentionally refused to help me after four years. Even after I continuously gave comparables and spent hours on the phone with no resolve after they raised my taxes 8% and then 16%. I then had to file my appeal. The Assessor still refused to help correct my values to be consistent with my neighborhood 22/23 values. The Assessor never helped me but the assessor did help other individuals lower their property assessments by 40% without the extreme protocol I had to go through and without an appeal by those individuals as I had to submit year after year without resolve.

Here are a few property owners that didn't have to appeal just made a call to get lower assessments:
01247101- from \$48,000.00 to \$28,000.00 in 2023
01625139- from \$210,000.00 to \$90,000.00 in 2023
01634108- from \$90,000.00 to \$23,000.00 in 2021

8. Unfair interruption by the Assessor. The assessor used comps they found in 2022 to justify raising my 2020 assessments, after the fact. The State Board allowed the assessor's errors in 2020 to continue without question. I showed neighborhood assessment differences from 2020/23, which were going to be used to show inconsistencies. The Lyon County Assessor told the state board, to only look at her comps on page 84, which were for the new 2024 tax year, after she corrected her 2022/23 inconsistencies by raising all my neighbors values instead of just lowering my value, once. I gave my 2020/23 values to the Boards to show the inconsistencies. Somehow the State Tax Board didn't get all my 2020/23 values to show all the inconsistencies as they were missing from the appeal packet.

9. The Assessor did the same exact thing in Feb, to the Lyon County Board, and didn't include my correct values right before they were going to vote. The Assessor also walked up in front of the Board, stood in front of the podium, and told the Lyon County Board not to lower my values or my assessments or vote in my favor at the Feb Hearing.

10. My Veteran Exemption Discount on my property tax was again denied since the 2019/2020 tax roles by the assessor numerous times. I was refused my ability to add that \$100.00 plus tax exemption credit yearly, on my property taxes, since that time of 2019/2020. I was not allowed to correct that state tax exemption by the Board. That is close to \$400.00 credit exemption that I was denied and lost.

11. Continuity of Assessments throughout the neighborhood was not reviewed correctly at the hearing and denied by the Board. My land values were raised without justification for 2019/2020 and then continuously increasing up to 2023/24. Land Values assessed are all valued higher than actual land values sold and all land sales since 2010 to 2020. The assessor told the Lyon County Board she raised our assessments without any comps to justify her increases. The Lyon County Board did nothing at that unfair increase by assessor or about the neighborhood assessments being inconsistent as well.

12. Correct Depreciation to lower my values were denied on my older home which was in great disrepair through no fault of myself, the new homeowner. I am allowed depreciation and lower values yearly, but instead, the assessor raised my values and stated my home was in good condition when that was not accurate or correct. The wood buildings, fencing, wood foundation, roofs, pipes, well system, walls, electrical, A/C and Heating sys., and my appliances, all were in seriously poor condition at time of sale and worse now since they are original. Close to 40 years. I should be at a higher depreciation value removed from good to a lower value closer to poor.

13. Correct and verifiable land comps were denied and not considered which ranged from \$30,000.00 to \$60,000.00 in 2020. The assessor raised our land values without comps to verify such an extreme hike of \$260,000.00. There were no residential land sales in Moundhouse in that amount in 2020. Assessor only found comps in 2022 for home sales, but they did not exist in 2020. The assessor did NOT have the justification to raise my 2020 taxes which I was appealing first and foremost.

In conclusion, I feel I was denied the benefits of State Law by not being given the ability to correct all these inconsistencies and possible errors at the hearing of the 28th. I am requesting a reconsideration, as the evidence I presented was not new evidence, but evidence we discussed at the Feb 23 hearing that was not documented by the Lyon County Assessor and intentionally excluded by the Assessor at my appeal to the Board on the 28th.

Please reconsider to have the Board allow me to present my case again. Or, at least review the correct information that was omitted by the Assessor which I discussed.

The Board had a duty to protect me within the State Law guidelines to insure property owners did not suffer abuse from incorrect higher inconsistent assessments by the Lyon County Assessor, or be excluded from fair assessments, as all the other owners in the area were given lower assessments and had the same land values consistent for 7 years from 2017.

I also should not be forced to suffer an almost 18% tax increase by Lyon Counties mandate which is in effect now and in absolute contrast to the State Law Cap of 3%.

Respectfully,

Esly Carmona

Suellen Fulstone
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Comments and questions regarding the language of the proposed regulation:

1. **The title describes a regulation "providing for the process by which the State Board ensures that property under its jurisdiction is appraised equitably at the taxable value required by law."**

There is no provision in the law for "equitable" appraisal. The standard is "equal and uniform."

The regulation should not speak in terms of "appraisal" but rather as NRS §361.395 does of a process for the "equalization" of "taxable value." The statutes generally distinguish between appraisals, reappraisals and values established by applying a factor to a previous year's value.

2. **Sec. 3. "Appraisal level" means the typical or overall assessment ratio at which the assessor values property, measured as assessed value divided by taxable value for a single property, sample, or population.**

Sec. 4. "Appraisal uniformity" means the degree to which different properties are assessed at equal percentages of taxable value.

"Assessed value divided by taxable value" and the assessment "percentage of taxable value" are determined by statute to be 35%. "Different" properties are all assessed at 35% of taxable value. NRS §361.225. All appraisals are uniform in that respect. It is the determination of taxable value that must be the focus of equalization.

When is the ratio "typical" and when is it "overall" and what governs the choice?

3. **Sec. 6. "Equalization" means the process by which the State Board ensures that property under its jurisdiction is appraised uniformly at the taxable value required by law.**

"Appraisal" is again the wrong focus. The characterization of "property under [the State Board's] jurisdiction" is also vague and misleading. Language should read:

"Equalization" means the process by which the State Board equalizes property valuations statewide at the taxable value required by law.

4. **Sec. 7. "Inter-jurisdictional equalization" means the adjustment of assessed value of all property between two or more counties.**

Sec. 8. "Intra-jurisdictional equalization" means the adjustment of assessed value of all property by class or strata within the same county or appraisal area.

There is no authority in the statutes for the adjustment of assessed values. NRS §361.395 specifically directs the State Board of Equalization to equalize the "taxable value" of properties.

Does "inter-jurisdictional equalization" as described in this definition require that the values of all properties in the two or more counties involved be adjusted? In order to equalize properties at Lake Tahoe in Douglas and Washoe Counties, would the State Board of Equalization have to adjust the values of all properties in both counties?

5. **Sec. 5, Sec. 9, Sec. 10, Sec. 11, Sec. 12, Sec. 13, Sec. 14, Sec. 15.**

Sec. 5, Sec. 9, Sec. 10, Sec. 11, Sec. 12, Sec. 13, Sec. 14, and Sec. 15 are definitions and other provisions related to a statistical analysis. Converting equalization into a statistical exercise removes it from the understanding of 99% of taxpayers including most if not all the members of the State Board of Equalization, insulating the Department's conclusions from any genuine review and effectively (and illegally) delegating the duty of statewide equalization to the Department.

6. **Sec. 13. "Ratio study" means an evaluation of appraisal performance that compares the assessed value produced by the assessor for each parcel in a sample to the estimate of taxable or full cash value produced by the Department. The comparison is called a "ratio."**

This is a distortion of the true definition of "ratio study." According to the Standard on Ratio Studies of the International Association of Assessing Officers, "ratio study" is "a generic term for **sales-based** studies designed to evaluate appraisal performance." "Ratio studies" were developed for use in market value appraisal jurisdictions where actual sales provide an objective standard.

It is also misleading to refer to "taxable or full cash value." The standard of statewide equalization under NRS §361.395 is taxable value. The only circumstances in which "full cash value" is involved is with respect to vacant land when "taxable value" and "full cash value" are the same thing. The reference should be only to "taxable value."

7. **Sec. 16. 1. The State Board may determine whether inter-jurisdictional equalization and intra-jurisdictional equalization are necessary by performing one or more ratio studies, or it may rely on the results of the ratio studies and audits of work practices performed pursuant to NRS 361.333 as an indication of the quality of assessments. *****

NRS §233B.040(2) requires that "[e]very regulation adopted by an agency must include: (a) a citation of the authority pursuant to which it, or any part of it, was adopted. . . ." There is no statutory authority for the SBOE to discharge its duty of statewide equalization by "performing one or more ratio studies." The SBOE itself cannot perform ratio studies and there is no authority for it to delegate its duty of statewide equalization by directing the Department to perform ratio studies. There is likewise no statutory authority for the SBOE to discharge its duty of statewide equalization by "relying" on the ratio studies and audits of work practices performed by the Department pursuant to NRS §361.333. NRS §361.333 was enacted by the Nevada Legislature in 1967 and has been amended some seven times since 1967. It has never made any reference to the State Board of Equalization. Likewise, the SBOE's duty of statewide equalization as required by NRS §361.395 has been in existence since the 1800s, has been amended a number of time, including at least 5 times since 1967, and has never included a reference to ratio studies in general or to the ratio studies performed by the Department under NRS §361.333 in particular. The Legislature, by enacting NRS §361.333, has demonstrated that when it determines that ratio studies should be performed it will enact legislation to that effect. In the absence of any such legislation either authorizing the Department to perform ratio studies for the purposes of the SBOE's duty of statewide equalization or authorizing the SBOE to rely on the ratio studies performed by the Department under NRS §361.333 for that purpose, neither the Department nor the SBOE can enact such legislation through regulation.

The language of this section also suggests that inter-jurisdictional and intra-jurisdictional equalization must both be necessary in order for equalization adjustments to be made. That would be contrary to the express language of NRS §361.395.

The remainder of Section 16 contains numerous problems, including the use of unintelligible language such as "parametric tests," the apparent omission of items (c) and (e) from the listing in Paragraph 3 and nonsense language referring to whether properties are "appraised at equal percentages of taxable or full cash value." Properties are "assessed" at 35% of taxable value by statute. Appraisals are a basis of determining taxable value, not a percentage of taxable value. "Full cash value" applies only to the taxable value of vacant land or improved land. The appraisal of full cash value is also at 100% of the value.

8. **Sec. 17. The State Board shall evaluate whether the ratio study statistics reliably portray the quality of appraisals. The State Board may consider whether the number of sales or appraisals used in the ratio study is sufficient, whether the sample adequately represents the total makeup of the target population, whether the sample properties have been correctly adjusted for market conditions, and whether the variation among sales or appraisal ratios is too great.**

This section attempts to turn the State Board's duty of statewide equalization into a review of ratio study statistics. The State Board will have to hire an independent statistician if it is to do anything other than rubber-stamp the conclusions of the Department. The language of this section contains the same problem with respect to the use of the term "appraisals" rather than taxable value or valuation.

Since the ratio study itself is defined as an evaluation, how is the State Board supposed to "evaluate" the evaluation?

Is "reliably portray the quality of appraisals" supposed to mean the same thing as the equalization of taxable values?

Are the "estimates" of taxable or full cash value referred to in Sec. 13, which defines ratio study, actually to be "appraisals" done by the Department?

Is the Board supposed to evaluate the "appraisals" done by the county assessors or the "appraisals" done by the Department or both?

Why would the "sample properties" be "adjusted for market conditions" since the valuation regulations allow "adjustments" to be made only to comparable properties and prohibit adjustments to the subject property?

9. **Secs. 18, 19 and 20.**

NRS §361.395 authorizes the State Board of Equalization to discharge the duty of statewide equalization. There is no authority for the Department or the Board itself to create regulations that circumscribe or limit that authority, that attempt to determine or govern when or how that equalization may be performed, or that purport to require the State Board of Equalization to refer equalization to the Tax Commission. These sections reflect the Department's attempt to arrogate the authority for statewide equalization to itself and to exercise that authority in a manner that evades any kind of effective review by taxpayers, the State Board, or the courts.



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May 22, 2024

To: All Assessors

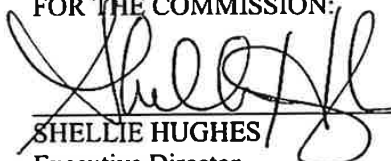
Re: Approval of the 2024-2025 Ratio Study for Clark County, Elko County, Esmeralda County, Eureka County, Lincoln County, Mineral County and Storey County

The matter of the 2024-2025 Ratio Study for Clark County, Elko County, Esmeralda County, Eureka County, Lincoln County, Mineral County and Storey County, came before the Nevada Tax Commission (the "Commission") for consideration on May 8, 2024. This matter came before the Commission for approval.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby adopts the 2024-2025 Ratio Study for Clark County, Elko County, Esmeralda County, Eureka County, Lincoln County, Mineral County and Storey County as reported by the Department and made recommendations to Assessors based on the findings and find no further action is required, pursuant to NRS 361.333.

FOR THE COMMISSION:


SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: Victoria Salas, Supervisor of the Locally Assessed Properties

May 22, 2024

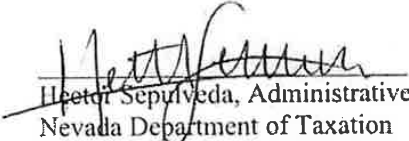
CERTIFICATE OF SERVICE

I hereby certify that on this day I served the foregoing Decision Letter upon all parties of record in this proceeding as follows:

By emailing a copy thereof:

Clark County Assessor's Office – Briana Johnson, bap@clarkcountynv.gov
Elko County Assessor's Office – Janet Iribarne, jiribarne@elkocountynv.net
Esmeralda County Assessor's Office – Kathleen Keyes, kkeyes@esmeraldacountynv.org
Eureka County Assessor's Office – Mike Mears, mmears@eurekacountynv.gov
Lincoln County Assessor's Office – Cydney Dwire, cdwire@lincolnnv.com
Mineral County Assessor's Office – Kevin Chisum, assessor@mineralcountynv.org
Storey County Assessor's Office – Jana Seddon, jseddon@storeycounty.org

Dated at Carson City, Nevada, the 21 day of May 2024.


Hector Sepulveda, Administrative Assistant IV
Nevada Department of Taxation



NEVADA DEPARTMENT OF TAXATION
Division of Excise & Local Government Services

2024-2025 REPORT OF ASSESSMENT RATIO STUDY

Division of Excise & Local Government Services

2024 - 2025

Report of Assessment Ratio Study

Department of Taxation
Division of Excise & Local Government Services
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2024-2025 RATIO STUDY

INTRODUCTION: AUTHORITY, OVERSIGHT AND REPORTING

NRS 361.333 requires the Department to determine the ratio of the assessed value of each type or class of property, for which the county assessor has the responsibility of assessing in each county, to the taxable value of that property as determined by the Department through appraisals of individual parcels. The ratio is in compliance with statute if the ratio of assessed value to taxable value is less than 32 percent or more than 36 percent. See NRS 361.333(5)(c).

Under NRS 361.333, the Nevada Tax Commission is obligated to equalize property under its jurisdiction. Equalization is the process by which the Commission ensures “that all property subject to taxation within the county has been assessed as required by law.”¹

There are two types of information the Commission considers in determining whether property has been assessed equitably. The first comes from a ratio study, which is a statistical analysis designed to study the level and uniformity of the assessments. The second type of information comes from a review to determine whether each county has adequate procedures to ensure that all property subject to taxation is being assessed in a correct and timely manner.

It is important to note that the statistical analysis required by NRS 361.333 is a quality control technique designed for mass appraisal. Mass appraisal, like single-property appraisal, is a “systematic method for arriving at estimates of value.”² The difference between mass appraisal and single-property appraisal is only a matter of scope:

Mass appraisal models have more terms because they attempt to replicate the market for one or more land uses across a wide geographic area. Single-property models, on the other hand, represent the market for one kind of land use in a limited area.

Quality is measured differently in mass appraisal and single-property appraisal. The quality of a single-property appraisal is measured against a small number of comparable properties that have sold. The quality of mass appraisals is measured with statistics developed from a sample of sales in the entire area appraised by the model.³

Typically, mass appraisal techniques using valuation models for groups and classes of property are used by county assessors to determine taxable value. For example, mass appraisal techniques for land valuation are described in NAC 361.11795, and reference the use of base lot values as benchmarks for valuing properties within a stratum. In addition, an assessor is required to use the IAAO “Standard on Automated Valuation Models” when developing mass appraisal models, pursuant to NAC 361.1216.

NRS 361.333(2) permits the Department to conduct a ratio study on smaller groups of counties instead of the entire state in any one year. The ratio study is therefore conducted over a three-year cycle. The counties reviewed for 2024-

¹ NRS 361.333(4)(a) “The board of county commissioners and the county assessor, or their representatives, shall present evidence to the Nevada Tax Commission of the steps taken to ensure that all property subject to taxation within the county has been assessed as required by law.”

Compare this statutory requirement to the International Association of Assessing Officers definition of equalization: “The process by which an appropriate governmental body attempts to ensure that property under its jurisdiction is appraised equitably at market value or as otherwise required by law.”

² Eckert, Joseph K., Ed., Property Appraisal and Assessment Administration (IAAO: Chicago, 1990), p. 35.

³ Ibid.

2025 are Clark, Esmeralda, Eureka, Lincoln, Mineral and Storey Counties. Additionally, Elko County focusing on land values after Finding No. EL 2023-1.

If inequity or bias is discovered, NRS 361.333 provides the Nevada Tax Commission the authority to apply factors designed to correct inequitable conditions to classes of property or it may order reappraisal, the goal of which is to ensure that each of the classifications of real and personal property is assessed between 32% and 36% of taxable value. In addition, NRS 360.215 authorizes the Department of Taxation to assist county assessors in appraising property which the ratio study shows to need reappraisal. The Department also consults on the development and maintenance of standard assessment procedures to ensure that property assessments are uniformly made.

RATIO STUDY DESIGN PARAMETERS AND STANDARDS FOR ANALYSIS

A "ratio study" is "designed to evaluate appraisal performance by comparing the estimate of assessed value produced by the assessor on each parcel in the sample to the estimate of taxable value produced by the Department. The comparison is called a "ratio."

The appraisals conducted by the Department comprise a *sample* of the *universe or population* of all properties within the jurisdiction being reviewed. From the information about the *sample*, the Department *infers* what is happening to the population.

The Department examines the ratio information for *appraisal level* and *appraisal uniformity*. Appraisal level compares how close the assessor's estimate of assessed value is to the legally mandated standard of 35% of taxable value. Appraisal level is measured by a descriptive statistic called a *Measure of Central Tendency*. A Measure of Central Tendency, such as the Mean, Median, or Aggregate Ratio, is a single number or value that describes the center or the middle of a set of data. In the case of this ratio study, the median describes the middle of the array of all ratios comparing the assessed value to the taxable value established for each parcel.

Assessment Uniformity refers to the degree to which different properties are assessed at equal percentages of taxable value. If taxable value could be described as the center of a "target," then Assessment Uniformity looks at how much dispersion or distance there is between each ratio and the "target." The statistical measure known as the Coefficient of Dispersion (COD) measures uniformity or the distance from the "target."

The ratio study, by law, must include the Median Ratio of the total property within each subject county and each class of property. The study must also include two comparative statistics known as the Overall Ratio (also known as the Aggregate Ratio or Weighted Mean Ratio) and the Coefficient of Dispersion (COD) of the median, for both the total property in each subject county and for each major class of property within the county. NRS 361.333 (5)(c) defines the major classes of property as:

- I. Vacant land;
- II. Single-family residential;
- III. Multi-residential;
- IV. Commercial and industrial; and
- V. Rural

In addition, the statistics are calculated specifically for improvements, land, and total property values.

The Median is a statistic describing the Measure of Central Tendency of the sample. It is the middle ratio when all the ratios are arrayed in order of magnitude and divides the sample into two equal parts. The Median is the most widely used Measure of Central Tendency by equalization agencies because it is less affected by extreme ratios or "outliers," and is therefore the preferred measure for monitoring appraisal performance or evaluating the need for a reappraisal.⁴ NRS 361.333(5)(c) states that under- or- over assessment may exist if the median of the ratios falls in a range less than 32% or more than 36%.

The Department calculates the Overall or Aggregate Ratio by dividing the total assessed value of all the observations (parcels) in the sample by the total taxable value of all the observations (parcels) in the sample. This produces a ratio weighted by dollar value. Because of the weight given to each dollar of value, parcels with higher values exert more influence than parcels with lower values. The Aggregate Ratio helps identify under or over assessment of higher valued property. For instance, an unusually high Aggregate Ratio might indicate that higher valued property is over assessed or valued at a rate higher than other property. The statutory and regulatory framework does not dictate any range of acceptability for the Aggregate Ratio.

The COD is a measure of dispersion relating to the uniformity of the ratios and is calculated for all property, and each class of property, within the subject jurisdiction. The COD measures the deviation of the individual ratios from the Median Ratio as a percentage of the median and is calculated by (1) subtracting the median from each ratio; (2) taking the absolute value of the calculated differences; (3) summing the absolute differences; (4) dividing by the number of ratios to obtain the "average absolute deviation," and (5) dividing by the median. The COD has "the desirable feature that its interpretation does not depend on the assumption that the ratios are normally distributed."⁵ The COD is a relative measure and useful for comparing samples from different classes of property within, as well as among, counties.

In 2010, the Nevada Tax Commission adopted NAC 361.1216. The regulation adopted the Standard on Automated Valuation Models, September 2003 edition published by the International Association of Assessing Officers. The Standard on Automated Valuation Models, Section 8.4.2.1, discusses the Coefficient of Dispersion and Table 2 references Ratio Study Performance Standards with regard to the COD. The IAAO Standard on Ratio Studies states that "the smaller the measure, the better the uniformity, but extremely low measures can signal acceptable causes such as extremely homogeneous properties or very stable markets; or unacceptable causes such as lack of quality control, calculation errors, poor sample representativeness or sales chasing. Note that as market activity changes or as the complexity of properties increases, the measures of variability usually increase, even though appraisal procedures may be equally valid."⁶

The IAAO recommended ratio study performance standards are as follows:

<u>Type of Property</u>	<u>COD</u>
Single-family Residential	
Newer, more homogenous areas	5.0 to 10.0
Older, heterogeneous areas	5.0 to 15.0
Rural residential and seasonal	5.0 to 20.0

⁴ International Association of Assessing Officers, Standard on Ratio Studies, (2013), p.13.

⁵ Ibid.

⁶ International Association of Assessing Officers, Standard on Ratio Studies, (2013), p. 13:28.

<u>Type of Property</u>	<u>COD</u>
Income-producing properties	
Larger, urban jurisdictions	5.0 to 15.0
Smaller, rural jurisdictions	5.0 to 20.0
Vacant land	5.0 to 25.0
Other real and personal property	Varies with local conditions ⁷

RATIO STUDY CONCLUSIONS

The 2024-2025 Ratio Study presentation includes the comparison of the Median and Aggregate Ratios and the COD of all 17 counties required by NRS 361.333(1)(b)(1). These charts show the aggregate and median ratios and the Coefficient of Dispersion for the past three study years (2022-2025) across all counties for all properties.

Similar data is shown just for the counties in the 2024-2025 study year. Here the Aggregate and Median Ratios, the COD, and the Median Related Differential (MRD) are compared across types of property in the six counties. Data for each individual county is displayed for each type of property across all appraisal areas within the county, not just the reappraisal area. Department Finding and Recommendations, within the individual county Narratives, can be directly linked to the statistical results.

Median Related Differential

The Median Related Differential is a statistic that tends to indicate regressivity when it is above 1.03 and progressivity when it is below .98. It is an indication of whether high-value properties are appraised higher or lower than low-value properties. The standard is not an absolute when samples are small or when wide variations in prices exist. In that case, other statistical tests may be more useful. *This test is not required by statute.*

The chart on page 15 indicates that of the six counties studied in 2024-2025, regressivity is present in the individual property classes of Improvements, Improved Land, Vacant Land, Single Family Residence, Commercial/Industrial, and Rural Land and Improvements in Esmeralda County. It is important to note that regressivity is also present in All Property for Esmeralda County. Additionally, in Mineral County, regressivity is present in Rural Land & Improvement property class. Conversely, progressivity is present in Multi-Family class of property in Eureka and Mineral.

Progressivity or regressivity which occurred statewide, over the past three-year period, is listed on page 13. The statewide table shows presence of regressivity in the Vacant Land class of property.

Aggregate Ratio

The data for the Aggregate (Overall) Ratio, or Weighted Mean, shown on page 14 are within the acceptable standard range of 32% to 36% on a composite basis for the six counties studied in 2024-2025, with the following exceptions noted: Improvements, Improved Land, Single-Family Residence, and Commercial/Industrial in Esmeralda County. Statewide Aggregate Ratios, over the past three-year period, are listed on page 10.

⁷ International Association of Assessing Officers, Standard on Ratio Studies, (2013), p. 17; and Standard on Automated Valuation Models (2003), p. 28.

Aggregate Ratios within Personal Property (PP) typically are within acceptable standard range of 32% to 36%.

Median Ratio

The Median Ratios of assessed value to taxable value generally indicate over-or-undervaluation of those types of property taken within the entire appraisal jurisdiction. Median Ratios may be acceptable, yet inequity could still exist in pocket areas. However, this study makes these inferences for property groups within the jurisdiction, without regard to individual market areas. As noted above, for purposes of monitoring appraisal performance and for direct equalization, the median ratio is the preferred measure of central tendency.

The Median Ratios shown on page 14 indicate the appraisal level for all classes of property in each county included in this study, measured against the taxable value established by the Department, are within the acceptable standard range of 32% and 36% using the results of the sample taken by the Statewide Median Ratios, over the past three-year period, are listed on page 11.

Median Ratios within Personal Property typically are within acceptable standard Range of 32% to 36%.

Coefficient of Dispersion (COD)

The COD ratios, shown on page 15, for the six counties studied in 2024-2025, indicate the ratios for all property, and each class of property, within the jurisdictions are relatively uniform. The COD ratios reported are typically at the low end or below the IAAO range standards. The standards are more appropriate for comparison in market-based assessment systems than in Nevada's unique hybrid system.

PROCEDURAL / OFFICE REVIEW

NRS 361.333 (1)(b)(2) requires the Department to decide about whether each county has adequate procedures to ensure that all property subject to taxation is being assessed in a correct and timely manner, and to note any deficiencies. For the 2024-2025 Ratio Study, the Department reviewed assessors' procedures as part of the ratio study process.

LAND AND IMPROVEMENT FACTORS

Pursuant to NRS 361.260(5), the Department reviews assessments in areas where improvement factors are applied. Mineral and Lander County are the only counties that applied the 2024-25 Improvement factor. All counties report that land is annually reappraised, making the land factor no longer applicable. Improvement Factors for the 2024-2025 tax year are available on the Taxation website at <https://tax.nv.gov/>.

2024-2025

REPORT OF ASSESSMENT RATIO STUDY

STATISTICAL TABLES

NEVADA DEPARTMENT OF TAXATION
2024-2025 RATIO STUDY
AGGREGATE RATIOS

SUBJECT COUNTY	STUDY YEAR	ALL PROPERTY	IMPROVEMENTS	IMPROVED LAND	VACANT LAND	SINGLE FAMILY RESIDENCE	MULTI-FAMILY RESIDENCE	COMMERCIAL INDUSTRIAL	RURAL LAND & IMPROVEMENTS
CARSON CITY	2023	34.6	35.6	33.8	34.7	34.2	34.8	34.4	34.9
CHURCHILL	2023	33.8	33.5	34.3	31.9	34.4	33.3	34.2	33.5
CLARK	2024	34.4	34.6	34.0	34.4	34.7	33.7	34.4	35.1
DOUGLAS	2022	33.3	35.1	32.7	30.8	33.6	34.3	35.2	34.5
ELKO	2023	31.5	33.1	30.5	24.9	31.4	34.0	32.3	33.2
ESMERALDA	2024	30.7	30.3	30.4	34.5	29.4	32.8	26.2	33.2
EUREKA	2024	34.2	34.1	34.2	34.2	33.1	34.4	34.3	35.2
HUMBOLDT	2022	34.5	34.9	33.9	30.5	34.4	33.9	35.0	35.0
LANDER	2023	33.9	33.7	34.5	34.2	33.8	33.3	34.0	34.6
LINCOLN	2024	34.4	34.0	34.5	35.0	34.8	34.3	33.1	32.9
LYON	2022	35.3	36.3	34.4	33.9	36.3	35.6	34.0	33.8
MINERAL	2024	34.3	34.0	34.2	33.6	33.6	35.2	34.0	32.8
NYE	2022	21.5	34.0	31.6	14.4	33.8	34.7	33.0	34.7
PERSHING	2023	34.0	34.7	34.3	30.5	34.4	34.6	33.9	35.0
STOREY	2024	34.1	33.3	34.5	34.6	33.8	34.1	34.1	34.9
WASHOE	2022	34.3	35.3	34.2	33.5	34.9	34.4	34.5	34.5
WHITE PINE	2023	33.1	33.0	34.3	32.7	33.2	33.4	32.9	33.7
STATEWIDE	2024	33.3	34.4	33.7	31.9	34.2	34.2	34.1	34.3

NEVADA DEPARTMENT OF TAXATION
2024-2025 RATIO STUDY
MEDIAN RATIOS

SUBJECT COUNTY	STUDY YEAR	ALL PROPERTY	IMPROVEMENTS	IMPROVED LAND	VACANT LAND	SINGLE FAMILY RESIDENCE	MULTI-FAMILY RESIDENCE	COMMERCIAL INDUSTRIAL	RURAL LAND & IMPROVEMENTS
CARSON CITY	2023	34.6	35.1	34.5	33.4	34.3	34.8	34.8	35.0
CHURCHILL	2023	34.6	34.5	35.0	34.8	34.8	34.0	34.3	35.0
CLARK	2024	34.6	35.0	34.7	34.2	34.9	34.4	34.5	35.0
DOUGLAS	2022	34.2	34.9	34.2	32.5	34.5	34.2	34.8	35.0
ELKO	2023	32.5	33.7	34.0	21.9	32.4	32.7	33.0	35.0
ESMERALDA	2024	35.0	34.0	35.0	35.0	34.4	33.7	33.6	34.9
EUREKA	2024	33.5	33.9	33.7	33.9	32.7	33.5	33.9	35.0
HUMBOLDT	2022	34.7	35.0	34.4	34.0	34.6	34.7	34.9	35.0
LANDER	2023	34.1	33.7	34.8	34.3	34.2	33.4	34.1	35.0
LINCOLN	2024	34.5	34.4	34.7	34.5	34.7	34.0	34.0	35.0
LYON	2022	34.5	35.9	34.4	34.0	36.2	35.4	34.2	34.0
MINERAL	2024	33.8	33.5	35.0	34.1	33.6	33.3	34.6	34.6
NYE	2022	34.1	34.3	33.2	33.9	34.2	34.0	33.8	35.0
PERSHING	2023	34.5	34.5	34.8	33.7	34.4	34.4	34.3	35.0
STOREY	2024	34.1	33.6	35.0	35.0	33.6	33.4	34.8	35.0
WASHOE	2022	34.7	35.3	34.4	34.5	34.9	34.5	34.6	35.0
WHITE PINE	2023	33.6	33.5	34.9	32.8	33.7	34.1	33.5	34.9
STATEWIDE	2024	34.3	34.5	34.7	34.0	34.4	34.1	34.2	35.0

NEVADA DEPARTMENT OF TAXATION
2024-2025 RATIO STUDY
COEFFICIENTS OF DISPERSION

SUBJECT COUNTY	STUDY YEAR	ALL PROPERTY	IMPROVEMENTS	IMPROVED LAND	VACANT LAND	SINGLE FAMILY RESIDENCE	MULTI-FAMILY RESIDENCE	COMMERCIAL INDUSTRIAL	RURAL LAND & IMPROVEMENTS
CARSON CITY	2023	2.9	2.0	3.6	3.2	2.5	1.4	3.3	1.3
CHURCHILL	2023	3.9	3.1	2.1	7.5	2.5	1.7	1.6	1.4
CLARK	2024	2.3	2.6	3.0	3.2	2.0	2.3	2.0	0.8
DOUGLAS	2022	6.1	3.1	4.2	12.5	2.9	1.6	1.7	0.9
ELKO	2023	15.1	4.6	18.8	42.3	7.0	7.6	3.3	1.6
ESMERALDA	2024	5.4	6.0	3.9	2.7	6.8	2.3	9.2	4.3
EUREKA	2024	4.0	5.4	4.2	3.9	3.6	3.8	2.8	0.9
HUMBOLDT	2022	4.2	3.0	3.1	9.5	2.0	1.6	3.5	0.1
LANDER	2023	2.5	3.4	2.3	2.4	2.3	1.8	3.4	1.2
LINCOLN	2024	3.6	4.5	1.6	3.4	2.3	2.2	5.6	5.7
LYON	2022	4.5	6.0	2.3	4.6	3.1	2.7	3.8	0.4
MINERAL	2024	4.3	6.1	4.2	3.7	2.9	6.2	4.9	3.1
NYE	2022	18.0	7.6	10.9	46.3	7.4	4.5	5.4	0.7
PERSHING	2023	3.6	2.3	3.6	6.6	2.1	1.8	2.5	0.3
STOREY	2024	2.6	3.4	2.4	1.6	2.2	2.6	2.7	0.1
WASHOE	2022	2.1	3.0	2.5	2.4	1.8	2.6	1.7	0.6
WHITE PINE	2023	3.2	3.6	3.2	3.5	2.7	3.2	2.7	1.5
STATEWIDE	2024	5.2	4.2	4.7	9.3	3.7	3.4	3.5	1.6

NEVADA DEPARTMENT OF TAXATION
2024-2025 RATIO STUDY
MEDIAN RELATED DIFFERENTIALS

SUBJECT COUNTY	STUDY YEAR	ALL PROPERTY	IMPROVEMENTS	IMPROVED LAND	VACANT LAND	SINGLE FAMILY RESIDENCE	MULTI-FAMILY RESIDENCE	COMMERCIAL INDUSTRIAL	RURAL LAND & IMPROVEMENTS
CARSON CITY	2023	1.00	0.99	1.02	0.96	1.00	1.00	1.01	1.00
CHURCHILL	2023	1.02	1.03	1.02	1.09	1.01	1.02	1.00	1.04
CLARK	2024	1.01	1.01	1.02	0.99	1.01	1.02	1.00	1.00
DOUGLAS	2022	1.03	0.99	1.04	1.05	1.03	1.00	0.99	1.01
ELKO	2023	1.03	1.02	1.11	0.88	1.03	0.96	1.02	1.06
ESMERALDA	2024	1.14	1.12	1.15	1.01	1.17	1.03	1.28	1.05
EUREKA	2024	0.98	0.99	0.99	0.99	0.99	0.97	0.99	0.99
HUMBOLDT	2022	1.01	1.00	1.01	1.12	1.01	1.02	1.00	1.00
LANDER	2023	1.01	1.00	1.01	1.00	1.01	1.00	1.00	1.01
LINCOLN	2024	1.00	1.01	1.01	0.98	1.00	0.99	1.03	1.07
LYON	2022	0.98	0.99	1.00	1.00	1.00	0.99	1.00	1.01
MINERAL	2024	0.99	0.99	1.02	1.02	1.00	0.95	1.02	1.06
NYE	2022	1.58	1.01	1.05	2.35	1.01	0.98	1.03	1.01
PERSHING	2023	1.01	0.99	1.01	1.10	1.00	1.00	1.01	1.00
STOREY	2024	1.00	1.01	1.01	1.01	0.99	0.98	1.02	1.00
WASHOE	2022	1.01	1.00	1.01	1.03	1.00	1.00	1.00	1.01
WHITE PINE	2023	1.02	1.02	1.02	1.00	1.01	1.02	1.02	1.04
STATEWIDE	2024	1.03	1.00	1.03	1.07	1.01	1.00	1.00	1.02

NEVADA DEPARTMENT OF TAXATION
2024-2025 RATIO STUDY
ALL APPRAISAL AREAS

OVERALL (AGGREGATE) RATIO

		Class of Property						
Subject County	All Property	Improvements	Improved Land	Vacant Land	Single Family Residence	Multi-Family Residence	Commercial Industrial	Rural Land & Improvements
CLARK	34.4	34.6	34.0	34.4	34.7	33.7	34.4	35.1
ESMERALDA	30.7	30.3	30.4	34.5	29.4	32.8	26.2	33.2
EUREKA	34.2	34.1	34.2	34.2	33.1	34.4	34.3	35.2
LINCOLN	34.4	34.0	34.5	35.0	34.8	34.3	33.1	32.9
MINERAL	34.3	34.0	34.2	33.6	33.6	35.2	34.0	32.8
STOREY	34.1	33.3	34.5	34.6	33.8	34.1	34.1	34.9
ALL COUNTIES	34.3	34.2	33.9	34.4	34.2	34.1	34.2	34.3

MEDIAN RATIO

		Class of Property						
Subject County	All Property	Improvements	Improved Land	Vacant Land	Single Family Residence	Multi-Family Residence	Commercial Industrial	Rural Land & Improvements
CLARK	34.6	35.0	34.7	34.2	34.9	34.4	34.5	35.0
ESMERALDA	35.0	34.0	35.0	35.0	34.4	33.7	33.6	34.9
EUREKA	33.5	33.9	33.7	33.9	32.7	33.5	33.9	35.0
LINCOLN	34.5	34.4	34.7	34.5	34.7	34.0	34.0	35.0
MINERAL	33.8	33.5	35.0	34.1	33.6	33.3	34.6	34.6
STOREY	34.1	33.6	35.0	35.0	33.6	33.4	34.8	35.0
ALL COUNTIES	34.4	34.3	34.9	34.6	34.4	34.0	34.2	35.0

NEVADA DEPARTMENT OF TAXATION
2024-2025 RATIO STUDY
ALL APPRAISAL AREAS
COEFFICIENT OF DISPERSION (COD)

		Class of Property						
Subject County	All Property	Improvements	Improved Land	Vacant Land	Single Family Residence	Multi-Family Residence	Commercial Industrial	Rural Land & Improvements
CLARK	2.3	2.6	3.0	3.2	2.0	2.3	2.0	0.8
ESMERALDA	5.4	6.0	3.9	2.7	6.8	2.3	9.2	4.3
EUREKA	4.0	5.4	4.2	3.9	3.6	3.8	2.8	0.9
LINCOLN	3.6	4.5	1.6	3.4	2.3	2.2	5.6	5.7
MINERAL	4.3	6.1	4.2	3.7	2.9	6.2	4.9	3.1
STOREY	2.6	3.4	2.4	1.6	2.2	2.6	2.7	0.1
ALL COUNTIES	3.6	4.4	3.2	3.5	3.4	3.3	4.1	2.6

MEDIAN RELATED DIFFERENTIAL

		Class of Property						
Subject County	All Property	Improvements	Improved Land	Vacant Land	Single Family Residence	Multi-Family Residence	Commercial Industrial	Rural Land & Improvements
CLARK	1.01	1.01	1.02	0.99	1.01	1.02	1.00	1.00
ESMERALDA	1.14	1.12	1.15	1.01	1.17	1.03	1.28	1.05
EUREKA	0.98	0.99	0.99	0.99	0.99	0.97	0.99	0.99
LINCOLN	1.00	1.01	1.01	0.98	1.00	0.99	1.03	1.07
MINERAL	0.99	0.99	1.02	1.02	1.00	0.95	1.02	1.06
STOREY	1.00	1.01	1.01	1.01	0.99	0.98	1.02	1.00
ALL COUNTIES	1.00	1.00	1.03	1.01	1.00	1.00	1.00	1.02

CLARK COUNTY 2024-2025 RATIO STUDY ALL APPRAISAL AREAS				
REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
COUNTYWIDE TOTAL PROPERTY	34.4%	34.6%	2.3%	184
COUNTYWIDE IMPROVEMENTS	34.6%	35.0%	2.6%	150
COUNTYWIDE IMPROVED LAND	34.0%	34.7%	3.0%	154
COUNTYWIDE VACANT LAND	34.4%	34.2%	3.2%	30
SINGLE FAMILY IMPROVEMENTS	35.0%	35.2%	2.7%	81
SINGLE FAMILY LAND	34.3%	34.7%	2.9%	81
SINGLE FAMILY TOTAL PROPERTY	34.7%	34.9%	2.0%	81
MULTIPLE FAMILY IMPROVEMENTS	33.4%	34.6%	2.9%	32
MULTIPLE FAMILY LAND	34.2%	34.4%	3.4%	32
MULTIPLE FAMILY TOTAL PROPERTY	33.7%	34.4%	2.3%	32
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	34.9%	34.6%	1.9%	32
COMMERCIAL/INDUSTRIAL LAND	33.8%	34.1%	3.2%	32
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	34.4%	34.5%	2.0%	32
RURAL IMPROVEMENTS	35.1%	35.0%	1.1%	5
RURAL LAND	35.0%	35.0%	0.4%	9
RURAL TOTAL PROPERTY	35.1%	35.0%	0.8%	9
SECURED PERSONAL PROPERTY				
ALL SECURED	n/a	n/a	n/a	-
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	n/a	n/a	n/a	-
MOBILE HOMES	n/a	n/a	n/a	-
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	0.0%	38
AIRCRAFT	35.0%	35.0%	0.0%	3
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	35.0%	35.0%	0.0%	12
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.0%	23
MOBILE HOMES	n/a	n/a	n/a	-
TOTAL PERSONAL PROPERTY	35.0%	35.0%	0.0%	38

ESMERALDA COUNTY
2024-2025 RATIO STUDY

ALL APPRAISAL AREAS

REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
COUNTYWIDE TOTAL PROPERTY	30.7%	35.0%	5.4%	67
COUNTYWIDE IMPROVEMENTS	30.3%	34.0%	6.0%	43
COUNTYWIDE IMPROVED LAND	30.4%	35.0%	3.9%	46
COUNTYWIDE VACANT LAND	34.5%	35.0%	2.7%	21
SINGLE FAMILY IMPROVEMENTS	28.9%	34.5%	7.1%	20
SINGLE FAMILY LAND	31.9%	35.0%	4.6%	20
SINGLE FAMILY TOTAL PROPERTY	29.4%	34.4%	6.8%	20
MULTIPLE FAMILY IMPROVEMENTS	32.7%	33.2%	3.1%	10
MULTIPLE FAMILY LAND	33.8%	35.0%	1.9%	10
MULTIPLE FAMILY TOTAL PROPERTY	32.8%	33.7%	2.3%	10
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	32.9%	33.9%	3.9%	10
COMMERCIAL/INDUSTRIAL LAND	17.4%	35.0%	6.7%	10
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	26.2%	33.6%	9.2%	10
RURAL IMPROVEMENTS	27.2%	31.5%	8.5%	3
RURAL LAND	35.1%	35.0%	0.1%	6
RURAL TOTAL PROPERTY	33.2%	34.9%	4.3%	6
SECURED PERSONAL PROPERTY				
ALL SECURED	36.2%	35.0%	5.0%	15
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	36.2%	35.0%	9.3%	8
MOBILE HOMES	35.0%	35.0%	0.0%	7
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	0.4%	20
AIRCRAFT	35.0%	35.0%	0.0%	1
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.4%	11
MOBILE HOMES	35.3%	35.0%	0.3%	8
TOTAL PERSONAL PROPERTY	35.6%	35.0%	2.3%	35

EUREKA COUNTY 2024-2025 RATIO STUDY ALL APPRAISAL AREAS				
REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
COUNTYWIDE TOTAL PROPERTY	34.2%	33.5%	4.0%	96
COUNTYWIDE IMPROVEMENTS	34.1%	33.9%	5.4%	43
COUNTYWIDE IMPROVED LAND	34.2%	33.7%	4.2%	47
COUNTYWIDE VACANT LAND	34.2%	33.9%	3.9%	49
SINGLE FAMILY IMPROVEMENTS	33.0%	32.5%	6.7%	20
SINGLE FAMILY LAND	33.3%	34.2%	3.9%	20
SINGLE FAMILY TOTAL PROPERTY	33.1%	32.7%	3.6%	20
MULTIPLE FAMILY IMPROVEMENTS	34.5%	34.2%	3.6%	10
MULTIPLE FAMILY LAND	33.0%	32.0%	2.7%	10
MULTIPLE FAMILY TOTAL PROPERTY	34.4%	33.5%	3.8%	10
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	34.5%	34.2%	2.3%	10
COMMERCIAL/INDUSTRIAL LAND	33.1%	32.5%	3.7%	10
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	34.3%	33.9%	2.8%	10
RURAL IMPROVEMENTS	35.3%	35.5%	1.9%	3
RURAL LAND	35.1%	35.0%	0.2%	7
RURAL TOTAL PROPERTY	35.2%	35.0%	0.9%	7
SECURED PERSONAL PROPERTY				
ALL SECURED	35.0%	35.0%	0.0%	30
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	35.0%	35.0%	0.0%	8
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.1%	12
MOBILE HOMES	35.0%	35.0%	0.0%	10
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	0.1%	18
AIRCRAFT	35.0%	35.0%	0.0%	2
AGRICULTURAL	35.0%	35.0%	0.0%	2
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.2%	7
MOBILE HOMES	35.0%	35.0%	0.0%	7
TOTAL PERSONAL PROPERTY	35.0%	35.0%	0.1%	48

LINCOLN COUNTY 2024-2025 RATIO STUDY ALL APPRAISAL AREAS				
REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
COUNTYWIDE TOTAL PROPERTY	34.4%	34.5%	3.6%	103
COUNTYWIDE IMPROVEMENTS	34.0%	34.4%	4.5%	50
COUNTYWIDE IMPROVED LAND	34.5%	34.7%	1.6%	54
COUNTYWIDE VACANT LAND	35.0%	34.5%	3.4%	49
SINGLE FAMILY IMPROVEMENTS	34.8%	34.6%	2.6%	22
SINGLE FAMILY LAND	34.5%	34.7%	1.5%	22
SINGLE FAMILY TOTAL PROPERTY	34.8%	34.7%	2.3%	22
MULTIPLE FAMILY IMPROVEMENTS	34.3%	34.6%	2.7%	10
MULTIPLE FAMILY LAND	34.1%	34.1%	1.6%	10
MULTIPLE FAMILY TOTAL PROPERTY	34.3%	34.0%	2.2%	10
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	33.0%	33.0%	6.3%	15
COMMERCIAL/INDUSTRIAL LAND	34.7%	34.7%	1.9%	15
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	33.1%	34.0%	5.6%	15
RURAL IMPROVEMENTS	32.7%	35.1%	13.8%	3
RURAL LAND	34.7%	35.0%	0.5%	7
RURAL TOTAL PROPERTY	32.9%	35.0%	5.7%	7
SECURED PERSONAL PROPERTY				
ALL SECURED	35.0%	35.0%	0.2%	31
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.3%	16
MOBILE HOMES	35.0%	35.0%	0.0%	15
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	33.9%	35.0%	1.9%	31
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	32.6%	35.0%	5.2%	11
MOBILE HOMES	35.0%	35.0%	0.0%	20
TOTAL PERSONAL PROPERTY	34.9%	35.0%	1.0%	62

MINERAL COUNTY 2024-2025 RATIO STUDY ALL APPRAISAL AREAS				
REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
COUNTYWIDE TOTAL PROPERTY	34.3%	33.8%	4.3%	85
COUNTYWIDE IMPROVEMENTS	34.0%	33.5%	6.1%	60
COUNTYWIDE IMPROVED LAND	34.2%	35.0%	4.2%	63
COUNTYWIDE VACANT LAND	33.6%	34.1%	3.7%	22
SINGLE FAMILY IMPROVEMENTS	33.4%	33.0%	4.1%	26
SINGLE FAMILY LAND	34.3%	34.9%	4.8%	26
SINGLE FAMILY TOTAL PROPERTY	33.6%	33.6%	2.9%	26
MULTIPLE FAMILY IMPROVEMENTS	35.5%	33.5%	9.2%	15
MULTIPLE FAMILY LAND	32.9%	33.7%	7.8%	15
MULTIPLE FAMILY TOTAL PROPERTY	35.2%	33.3%	6.2%	15
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	33.8%	34.4%	6.0%	16
COMMERCIAL/INDUSTRIAL LAND	34.9%	35.0%	1.0%	16
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	34.0%	34.6%	4.9%	16
RURAL IMPROVEMENTS	32.5%	31.8%	2.7%	3
RURAL LAND	35.0%	35.0%	0.0%	6
RURAL TOTAL PROPERTY	32.8%	34.6%	3.1%	6
SECURED PERSONAL PROPERTY				
ALL SECURED	35.0%	35.0%	0.5%	26
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	34.9%	35.0%	0.3%	3
BILLBOARDS	35.0%	35.0%	0.0%	1
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.9%	14
MOBILE HOMES	35.0%	35.0%	0.0%	8
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	0.5%	20
AIRCRAFT	35.0%	35.0%	0.0%	1
AGRICULTURAL	35.0%	35.0%	0.0%	1
BILLBOARDS	35.0%	35.0%	0.0%	1
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.9%	10
MOBILE HOMES	35.0%	35.0%	0.0%	7
TOTAL PERSONAL PROPERTY	35.0%	35.0%	0.5%	46

STOREY COUNTY 2024-2025 RATIO STUDY ALL APPRAISAL AREAS				
REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
COUNTYWIDE TOTAL PROPERTY	34.1%	34.1%	2.6%	75
COUNTYWIDE IMPROVEMENTS	33.3%	33.6%	3.4%	50
COUNTYWIDE IMPROVED LAND	34.5%	35.0%	2.4%	53
COUNTYWIDE VACANT LAND	34.6%	35.0%	1.6%	22
SINGLE FAMILY IMPROVEMENTS	33.6%	33.3%	3.1%	30
SINGLE FAMILY LAND	34.3%	34.8%	2.8%	30
SINGLE FAMILY TOTAL PROPERTY	33.8%	33.6%	2.2%	30
MULTIPLE FAMILY IMPROVEMENTS	33.7%	33.3%	3.1%	10
MULTIPLE FAMILY LAND	34.7%	34.9%	2.6%	10
MULTIPLE FAMILY TOTAL PROPERTY	34.1%	33.4%	2.6%	10
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	34.0%	34.7%	4.1%	10
COMMERCIAL/INDUSTRIAL LAND	34.5%	34.5%	1.5%	10
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	34.1%	34.8%	2.7%	10
RURAL IMPROVEMENTS	34.5%	34.5%	0.0%	1
RURAL LAND	35.0%	35.0%	0.0%	3
RURAL TOTAL PROPERTY	34.9%	35.0%	0.1%	3
SECURED PERSONAL PROPERTY				
ALL SECURED	n/a	n/a	n/a	-
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	n/a	n/a	n/a	-
MOBILE HOMES	n/a	n/a	n/a	-
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	0.2%	30
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	n/a	n/a	n/a	-
BILLBOARDS	n/a	n/a	n/a	-
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	0.4%	20
MOBILE HOMES	35.0%	35.0%	0.0%	10
TOTAL PERSONAL PROPERTY	35.0%	35.0%	0.2%	30

ALL COUNTIES INCLUDED IN 2024-2025 RATIO STUDY				
ALL APPRAISAL AREAS				
REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
ALL COUNTIES TOTAL PROPERTY	34.3%	34.4%	3.6%	610
ALL COUNTIES IMPROVEMENTS	34.2%	34.3%	4.4%	396
ALL COUNTIES IMPROVED LAND	33.9%	34.9%	3.2%	417
ALL COUNTIES VACANT LAND	34.4%	34.6%	3.5%	193
SINGLE FAMILY IMPROVEMENTS	34.2%	34.4%	4.5%	198
SINGLE FAMILY LAND	34.2%	34.8%	3.3%	199
SINGLE FAMILY TOTAL PROPERTY	34.2%	34.4%	3.4%	199
MULTIPLE FAMILY IMPROVEMENTS	34.0%	34.1%	4.3%	87
MULTIPLE FAMILY LAND	34.3%	34.2%	4.2%	87
MULTIPLE FAMILY TOTAL PROPERTY	34.1%	34.0%	3.3%	87
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	34.6%	34.5%	3.9%	93
COMMERCIAL/INDUSTRIAL LAND	33.6%	34.8%	3.2%	93
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	34.2%	34.2%	4.1%	93
RURAL IMPROVEMENTS	33.6%	34.3%	6.7%	18
RURAL LAND	35.1%	35.0%	0.2%	38
RURAL TOTAL PROPERTY	34.3%	35.0%	2.6%	38
SECURED PERSONAL PROPERTY				
ALL SECURED	35.4%	35.0%	0.9%	102
AIRCRAFT	n/a	n/a	n/a	-
AGRICULTURAL	35.0%	35.0%	0.1%	11
BILLBOARDS	35.0%	35.0%	0.0%	1
COMMERCIAL/INDUSTRIAL	35.4%	35.0%	1.9%	50
MOBILE HOMES	35.0%	35.0%	0.0%	40
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	35.0%	35.0%	0.5%	157
AIRCRAFT	35.0%	35.0%	0.0%	7
AGRICULTURAL	35.0%	35.0%	0.0%	3
BILLBOARDS	35.0%	35.0%	0.0%	13
COMMERCIAL/INDUSTRIAL	35.0%	35.0%	1.0%	82
MOBILE HOMES	35.0%	35.0%	0.1%	52
TOTAL PERSONAL PROPERTY	35.1%	35.0%	0.7%	259

STATEWIDE 2022-2025 RATIO STUDIES ALL APPRAISAL AREAS				
REAL PROPERTY	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
STATEWIDE TOTAL PROPERTY	33.3%	34.3%	5.2%	1,723
STATEWIDE IMPROVEMENTS	34.4%	34.5%	4.2%	1,120
STATEWIDE IMPROVED LAND	33.7%	34.7%	4.7%	1,194
STATEWIDE VACANT LAND	31.9%	34.0%	9.3%	526
SINGLE FAMILY IMPROVEMENTS	34.6%	34.7%	4.3%	528
SINGLE FAMILY LAND	33.2%	34.4%	5.8%	529
SINGLE FAMILY TOTAL PROPERTY	34.2%	34.4%	3.7%	529
MULTIPLE FAMILY IMPROVEMENTS	34.3%	34.4%	3.8%	247
MULTIPLE FAMILY LAND	33.9%	34.1%	5.7%	247
MULTIPLE FAMILY TOTAL PROPERTY	34.2%	34.1%	3.4%	247
COMMERCIAL/INDUSTRIAL IMPROVEMENTS	34.2%	34.3%	4.1%	294
COMMERCIAL/INDUSTRIAL LAND	34.0%	34.8%	2.9%	293
COMMERCIAL/INDUSTRIAL TOTAL PROPERTY	34.1%	34.2%	3.5%	296
RURAL IMPROVEMENTS	34.1%	34.3%	4.5%	45
RURAL LAND	35.0%	35.0%	0.8%	125
RURAL TOTAL PROPERTY	34.3%	35.0%	1.6%	125
SECURED PERSONAL PROPERTY				
ALL SECURED	35.0%	35.0%	1.6%	231
AIRCRAFT	35.0%	35.0%	0.0%	1
AGRICULTURAL	35.1%	35.0%	2.2%	25
BILLBOARDS	35.0%	35.0%	0.0%	1
COMMERCIAL/INDUSTRIAL	35.1%	35.0%	2.9%	106
MOBILE HOMES	34.8%	35.0%	0.1%	98
UNSECURED PERSONAL PROPERTY				
ALL UNSECURED	34.2%	35.0%	1.5%	500
AIRCRAFT	35.0%	35.0%	1.6%	37
AGRICULTURAL	35.0%	35.0%	0.3%	23
BILLBOARDS	35.0%	35.0%	0.0%	25
COMMERCIAL/INDUSTRIAL	33.8%	35.0%	2.1%	273
MOBILE HOMES	35.1%	35.0%	0.6%	141
TOTAL PERSONAL PROPERTY	34.4%	35.0%	1.5%	731

2024-2025
REPORT OF ASSESSMENT RATIO STUDY

COUNTY ABSTRACTS
AND FINDINGS

CLARK COUNTY NARRATIVE

2024-25 RATIO STUDY

Clark County annually revalues all land and improvements in the county

SAMPLE PROPERTY ASSESSMENT RATIOS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND				
Vacant Land	30	30	0	0%
Single-Family Residential Land	81	81	0	0%
Multi-Family Residential Land	32	32	0	0%
Commercial and Industrial Land	32	32	0	0%
Agricultural Land	9	9	0	0%
IMPROVEMENTS				
Single-Family Residential Improvements (Note 1)	81	79	2	3%
Multi-family Residential Improvements (Note 2)	32	31	1	3%
Commercial and Industrial Improvements	32	32	0	0%
Agricultural Improvements	5	5	0	0%

Note 1: Single-Family Improvements: One of the identified outliers pertains to a property with a patio roof and an enclosed porch that was not accounted for in the tax roll. The second outlier is attributable to Clark County's Computer Assisted Mass Appraisal (CAMA) system not distinguishing between "inside unit" and "outside unit" costs for town houses, leading to a variance in assessment, please see **Town Houses**.

Note 2: Multi-Family Residential Improvements: The identified outlier for multi-family residential improvements concerns a structure initially classified as a barn that has since been remodeled into two living units with an additional room, a change not reflected in the current assessment records.

¹ All references to *the Assessor* mean the Assessor or the Assessor's staff

Property Type	Sample Size Accounts Reviewed	Total Property Records Examined	Records Out of Ratio	Exception Rate
Personal Property	40	1861	0 (Note)	0%

Note: *Records Out of Ratio* reflect outliers after adjusting for computer system rounding differences.

O B S E R V A T I O N S A N D S U M M A R Y

New Construction: Permits, appraiser field visits, and aerial discovery are the primary methods used. County appraisers conduct site inspections of improvements prior to occupancy, ensuring a thorough understanding of the interior. Once an area is built out, the Assessor's office relies on annual aerial photography to capture any changes or new improvements to existing properties throughout the county. Additionally, a GIS analyst overlays maps from different dates using GIS to identify new improvements, which are then flagged and sent to appraisers for review. The County's thorough approach to capturing new construction instills confidence in the accuracy of property assessments.

Property Sketches: The Assessor¹ uses ApexSketch software to draw improvements. The staff uses building plans to create the drawing and field verifies, then uses aerial imagery to ensure accuracy of the sketches going forward.

Market Adjustments: The Assessor application of economic obsolescence to improvements in various market areas is made uniformly and equally throughout Clark County. This fairness is ensured through extensive analysis of recent market sales data. Once a land value is established, a sales ratio analysis is conducted by statistically analyzing market areas. A factor for obsolescence is applied, as needed, to all properties where taxable value exceeds market value within specified strata. Obsolescence is still required in pocket areas, or on specific properties, throughout Clark County.

In the Ratio Study sample, three commercial properties were valued by the county using the cost and income approach. Once the value from the income approach is established, the Assessor applies economic depreciation to the cost approach to calculate the taxable value. The Assessor is to be commended for their continued efforts in analyzing the market, determining whether obsolescence or other adjustments to value are needed, and ensuring the most fair and accurate values possible within an ever-changing real estate market.

Sales Data: Sales data is collected weekly from the Recorder's office. The workflow was explained as a systemic process where specific criteria trigger further verification. Once the system flags them, the appraiser confirms the sales by sending out questionnaires. The Assessor also utilizes MLS and public record data to confirm conditions of the sale, including personal property and the condition of the property.

Land Analysis: The Assessor uses allocation derived from vacant land sales for homogeneous homes. The Assessor provided their allocation table to the Department which is broken down by age

of the house and size of the lot. Then, land values are adjusted if necessary, depending on location or any other adjustments dictated by a paired-sales methodology. The Assessor employs the sales approach utilizing vacant sales for commercial properties as well as for residential areas with lower levels of development.

Personal Property: The Assessor discovers business property from a variety of sources, including business licensing agencies, tenant lists, and a variety of media publications for aircraft, from airport tie-down lists, hangar owner records, FAA reports, flight schools, and referrals. The county requests copies of sales agreements, receipts, and IRS depreciation schedules to estimate the personal property component of the sales price when personal property is purchased with real property for a lump-sum amount.

When the taxpayer does not return a declaration, the county estimates a value based on cost manuals and comparable businesses. Benchmarks are developed for industries where expected value ranges can be established. When a declaration does not meet benchmarks for that business type, the county will conduct telephone interviews and internet research, visit the site, request additional documents to support reported values and adjust as needed. Additionally, Clark County contracts a third-party vendor to audit taxpayers to increase revenue.

Staffing and Training: The Assessor's office is committed to maintaining a high level of expertise. Their current staff has a healthy mix of senior appraisers with a wealth of knowledge and new appraisers. The Assessor provides training manuals and ensures all new appraisers have the opportunity to sit one-on-one with senior appraisers. Additionally, senior appraisers review the work of all new appraisers until adequate work is turned in. Promoting within is a priority, and they encourage anyone from their data collector to an appraiser to move to a higher position. In addition to appraisal licenses issued by the Department, staff are encouraged to obtain other professional designations such as Assessment Administration Specialist (AAS), Member Appraisal Institute (MAI) to name a couple, further enhancing their expertise.

Town Houses: Marshall & Swift guidelines define town houses as a living unit in a group of two or more units that are adjoined by common walls. Importantly, the handbook offers two distinct cost tables for assessing town house units: one for 'inside units,' which are commonly situated in the middle of a row, and another for 'end units,' located at the end of a row. The distinction in cost accounts for the additional attributes of the end units, with the cost for an 'inside unit' being lower than that of an 'end unit.'

Although the Marshall and Swift Residential Handbook provides two distinct cost tables, Clark County has not yet created corresponding tables within the CAMA system to apply these differentiations. Instead, their CAMA system applies the 'end unit' base square foot cost regardless of a unit's position in the town house row, leading to a potential overvaluation of 'inside units.' it is crucial to acknowledge that Clark County robust obsolescence study acts as a control measure. This study helps to identify and adjust any valuation that surpasses the market value. This suggest that any 'end unit' cost exceeding the market value would likely be adjusted by the county, mitigating the initial lack of differentiation. Nonetheless, the current practice could still overlook the nuanced differences between the unit types.

Recommendations: To align with the established Marshall and Swift guidelines, it is advised that the Assessor's office update the CAMA system to include separate and distinct valuation cost for inside and end units. Moreover, it is essential to provide comprehensive training for appraisal staff to ensure a consistent application of differentiated values. This will enhance the accuracy of initial valuations and maintain the equity of the county's appraisal practices.

ESMERALDA COUNTY NARRATIVE

2024-2025 RATIO STUDY

Esmeralda County consist of five appraisal districts: Goldfield, Fish Lake Valley, Fish Lake Valley-AG, Silver Peak & Lida, and Gold Point & General County & Mining. Land values and Improvements are appraised annually in Esmeralda County. To capture new improvements, the Assessor¹ thoroughly inspects each appraisal district once every five years. These inspections are typically in spring and fall due to inclement weather.

SAMPLE PROPERTY ASSESSMENT RATIOS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND (Note 1)				
Vacant Land	18	17	1	6%
Single-Family Residential Land	20	17	3	15%
Multi-Family Residential Land	10	9	1	10%
Commercial and Industrial Land	10	10	0	0%
Agricultural Land	6	6	0	0%
IMPROVEMENTS (Note 2)				
Single Family Residential Improvements	20	18	2	10%
Multi-family Residential Improvements	10	10	0	0%
Commercial and Industrial Improvements	10	9	1	0%
Agricultural Improvements	3	2	1	33%

Note 1: Please see Finding No. ES 2024-01

Note 2: Most of the outliers were attributed to discounts not being reassessed annually to account for construction progress. One of the outliers was a result of property escaping taxation.

¹ All references to *the Assessor* mean the Assessor or the Assessor's staff

Property Type	Sample Size Accounts Reviewed	Total Property Records Examined	Records In- Ratio	Records Out of Ratio	Exception Rate
Personal Property	36	344	340	4 (Note)	1%

Note: Records Out of Ratio reflect outliers after adjusting for computer system rounding differences.

OBSERVATIONS AND SUMMARY

Overview:

The most densely populated region in Esmeralda County is Goldfield, consisting of older buildings and some retail. The sample used for this study in Goldfield is composed mostly of parcels up to 0.7 acres, however two parcels were larger; 1.47 and 5.08 acres respectively. Upper & Lower Water Mountain Ranches tend to have residential parcels between 5-10 acres. Those parcels with creek water access demand a higher value. The largest parcels in the county tend to be in the General County & Mining region, consisting mostly of the agriculture property.

Land Values:

The Department's review has identified a challenge in valuing large parcels (160 or more acres) due to the limited number of sales in 'Goldfield & Mining' market area as well as the "General County & Mining" region; finding comps for these large parcels in the study required searching outside the county. In most cases the department felt it was best to accept the Assessor's value due to lack of sales. The Assessor performs an annual reappraisal of land values. Per the Assessor, "Land values are determined each year by finding and verifying sales data for each neighborhood. As there are not many sales, we look back five years to get enough data. Eligibility for Ag property exemptions are reviewed yearly, and all files are continually updated as needed."

Economic Outlook:

Since 2022, A mining company has continued its exploration and ground testing in Goldfield for the potential of an "oxide and transition material" mine. Economic anticipation of mining operations in Goldfield may have increased prices of land in previous fiscal years. This initial excitement appears to have receded. Drilling activities at the mine property remain ongoing while the company evaluates the project's profitability. The Goldfield project is expected to be a conventional open pit, heap-leach project, currently in late-stage development, with three potential sites.

Discovery:

The Department believes the Assessor is doing a satisfactory job at discovering new construction and adding value to the tax roll. Esmeralda County does not have Building or Permit Departments, so all new construction is discovered by physical inspections and notification by taxpayers. The Assessor adds new construction values before tax bills are sent out in July, and again before Assessment notices are sent out in November. If development trends increase, the investment in aerial imagery may become needed to inspect growing areas. After several conversations, it's

evident the Assessor has a thorough knowledge of each of the parcels we discussed and the stages of development for new construction.

Personal Property: Since the last ratio study, the Assessor's Office has upgraded to DEVNET. Depreciation tables have been updated and the few system problems currently existing are being addressed with the software manufacturer. Of the 36 accounts reviewed, containing 344 records, only four were out of ratio (all on the same account, EQ000031). The Assessor was made aware of these four items and has discovered a system error within DEVNET that's being addressed. Personal property records are well maintained, and values have been correctly entered into the system. The Assessor has entered personal property data exactly how the taxpayer describes it, making reconciliation an easier process.

Finding No. ES 2024-01

Criteria

Requirements for use of alternative methods to derive the full cash value of land are outlined in NAC 361.1192. Specifically, section 1 states the Assessor must examine and evaluate:

- (a) The reliability and accuracy of the method used;
- (b) The characteristics of the subject property;
- (c) The sufficiency and quantity of the data used to derive the value;
- (d) The reliability and accuracy of the data used and any pertinent adjustments made to comparable property;
- (e) The relative validity of each comparable sale used;
- (f) The number and magnitude of any adjustments made to comparable property or the reasons why no adjustments were made; and
- (g) The relative importance of individual elements of comparison

Condition

While evaluating land values, the Department discovered some parcels were receiving an adjustment for topography. The review highlighted a deficiency of making adjustments on land values without market data to substantiate the reduction.

Cause

The Department addressed this issue with the newly elected Assessor, who promptly researched areas requiring attention. The Assessor identified other adjustments factors such as slope, wash-out areas, large easements, and creek water access. However, the Assessor was unable to provide documentation supporting the adjustment percentages, as these were determined by the previous Assessor. The lack of historical records poses a challenge in validating market adjustments.

Effect

Following Discussion, the Assessor has identified 172 parcels receiving land-value adjustments. At the time of this report, she's investigating if any of the adjustments for land values already have supporting data and determining how to proceed. When discussing this concern the Assessor said, "We did notice that our land characteristic adjustments need to be looked at more closely. This will be a project between July and November this year and will be done in the Open Roll." If incorrect adjustments were made to parcels that did not require them, this could have resulted in an

undervaluation. Due to time constraints during the ratio study, the fiscal impact of these potential discrepancies is currently unknown.

Recommendation

The Assessor needs to be able to quantify and support with market data any adjustments made to land values. When a reduction is warranted and appropriate, the Department suggests to first determine the percentage of the parcel effected by the specific land characteristic. Then, through paired analysis or market analysis, determine the discount the market dictates for this land characteristic, and apply the discount to the parcel. The Department recognizes the need for land value adjustments in some cases, however the way the adjustments are currently being made by the Assessor's office is not in accordance with NAC 361.1192. The Assessor recognizes this systematic problem, has been receptive to conversations regarding the issue, and wants to get this corrected promptly. The number of parcels currently receiving this type of adjustment (according to the Assessor), seems high. It may be easier to determine land value by finding sales with similar characteristics, without the need for adjustments. The Assessor is aware whichever way her office decides to proceed, the documentation is expected.

EUREKA COUNTY NARRATIVE

2024-25 RATIO STUDY

All improvements are re-valued, and land is reappraised annually in Eureka County. The Assessor¹ continues to physically inspect 1/5 of the county each year to capture any new improvements added without a permit within the previous 5 years.

SAMPLE PROPERTY ASSESSMENT RATIOS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND (Note #1)				
Vacant Land	49	48	1	2%
Single-Family Residential Land	20	20	0	0%
Multi-Family Residential Land	10	10	0	0%
Commercial and Industrial Land	10	10	0	0%
Agricultural Land	7	7	0	0%
IMPROVEMENTS				
Single Family Residential Improvements	20	18	2	10%
Multi-family Residential Improvements	10	10	0	0%
Commercial and Industrial Improvements	10	10	0	0%
Agricultural Improvements	3	3	0	0%

Note 1: Land: Only 1 outlier at 31% due to lack of comparable vacant sales of similar parcel size.

Note 2: Single Family Residential Improvements: Both outliers are due to improvements not on roll and found in area of county that was not *physically* inspected for the 2024-2025 tax year.

¹ All references to *the Assessor* mean the Assessor or the Assessor's staff

Property Type	Sample Size Accounts Reviewed	Total Property Records Examined	Records In Ratio	Records Out of Ratio	Exception Rate
Personal Property	48	540	540	0 (Note)	0%

Note: *Records Out of Ratio* reflect outliers after adjusting for computer system rounding differences.

O B S E R V A T I O N S A N D S U M M A R Y

Discovery: All properties in the state are subject to taxation. In Eureka County, the lack of a building department poses a challenge for property discovery. The Assessor employs physical inspection, taxpayer notifications, and other methods. Improvements in the Crescent Valley area were found to be unlisted on the tax roll. The Department recommends yearly review of aerial imagery throughout the whole county to discovery new property. The two outliers could've been an anomaly and doesn't represent a trend of property escaping taxation.

Staffing: Eureka was fully staffed with a dual certified appraiser and personal property appraiser until recently a recent departmental transfer of the personal property appraiser. Prior the transfer of the employee, the Assessor recognized the benefits of cross training and encouraged her to become dual-certified.

Land Valuation: Eureka is a large county with widely varying market areas. The Assessor has established market areas and acreage categorization to perform a sales ratio analysis of vacant land to discern market trends. The lack of comparable vacant sales data in the town of Eureka and large parcels 300 acres and above poses a challenge for the Assessor. The Assessor provided their land ratio analysis to show support of their values. The Department commends the Assessor for their commitment to land values. During the ratio study, the Appraiser III attended a weeklong course in advance land valuation technique.

File Management: Eureka's commitment to maintain organized and accessible records, including electronic parcel maps, building sketches and the GSA property record card, significantly facilitated the audit process.

Agricultural Land Tax Deferment: Eureka diligently verifies eligibility of agricultural parcels by paying close attention to increases in subdividing or selling off agricultural parcels, and changes in production or ownership.

Follow-up on Finding No. EU 2021-1: After review of the sampled parcels no issues were found with solar panels or heating and cooling. Solar panels are being valued on the tax roll and exempted. The Assessor's consistent and accurate inclusion of these items on the tax roll and application of exemption, supports the thoroughness of their reporting. Additionally, Heating and Cooling report mandated by Nevada Revised Statutes has been submitted timely and accurately.

ASSESSOR'S COMMENTS

I appreciate the Department's review and comments related to my office and our attempt to equitably value all property in Eureka County. As stated, one of my biggest challenges is without a building department and building permits, my staff and I have to "discover" new construction in the County. We conduct annual visits to our populated areas to search for new construction. Minor improvements are often not discovered until physical reappraisal during the 5 year appraisal cycles. I fly portions of Eureka County each year and desk audits are performed to assist us in the discovery process. It has been my goal since taking office for all of my appraisal staff to be certified in both real and personal property. With a small office staff, I find it works best for the appraisal staff to share the tasks of updating the secured and unsecured rolls each year. Again, I appreciate the Department's review of my office practices and procedures and the comments and input provided through the process.

LINCOLN COUNTY NARRATIVE

2024-25 RATIO STUDY

All improvements are re-valued, and land is reappraised annually in Lincoln County. The Assessor¹ continues to physically inspect 1/5 of the county each year to capture any new improvements added without a permit within the previous 5 years.

SAMPLE PROPERTY ASSESSMENT RATIOS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND				
Vacant Land	49	46	3	6.12%
Single-Family Residential Land	22	22	0	0%
Multi-Family Residential Land	10	10	0	0%
Commercial and Industrial Land	15	15	0	0%
Agricultural Land	7	7	0	0%
IMPROVEMENTS				
Single Family Residential Improvements	22	22	0	0%
Multi-family Residential Improvements	10	10	0	0%
Commercial and Industrial Improvements (Note #1)	15	13	2	13.33%
Agricultural Improvements	3	3	0	0%

Note 1: Commercial and Industrial Improvements: Both outliers listed above were found in the 4/5 of the county which was not *physically* inspected during the 2024-2025 tax year. On one outlier, the Assessor valued an improvement manually instead of utilizing their CAMA system, which resulted in the property value remaining unchanged. On the other outlier the Assessor only accounted for the value of first floor of a 5400 square foot 3-story building. The second and third story of the building has been condemned but still remains. This property is also exempted as it is county owned.

¹ All references to the Assessor mean the Assessor or the Assessor's staff

Property Type	Sample Size Accounts Reviewed	Total Property Records Examined	Records In Ratio	Records Out of Ratio	Exception Rate
Personal Property	62	416	372	44 (Notes)	10.58%

Notes: *Records Out of Ratio* reflect outliers after adjusting for computer system rounding differences. Seven of the records were out of ratio due to the incorrect life cycle being applied to the asset. Five of the records were out of ratio due to the wrong acquisition year being entered based on what the taxpayer submitted on their declaration. The remaining 32 of the outliers were the result of unknown factors. Since the Department does not have access to the county's system it cannot be determined as to why these assets are out of ratio. Four assets on APN 011-210-37 were marked for removal by the taxpayer but still remains active on the tax roll.

OBSERVATIONS AND SUMMARY

CAMA Transition: The county has transitioned to the GSA CAMA system after experiencing some challenges with the Devnet system. The Assessor is excited about the move and looks forward to being able to serve the county better using the applications found within the GSA system.

Training/Office: While the staff is fairly new in each of their respective positions, they have not hesitated in reaching out to other counties using the GSA system to become better at using the system for assessing both real and personal property. The Assessor is also open to any help or guidance from the Department. Additionally, the Department is optimistic that the training and inter-county collaboration will help the Assessor refine both personal and real property assessments.

Small Improvements: Property discovery and identification of parcel changes present challenges due to limited staff who, in addition to their appraisal duties, also manage the Department of Motor Vehicle responsibilities. Changes in small improvements are typically captured through permitted work submitted to the county's Building Department or during physical inspections during an appraisal cycle. While conducting physical inspections for the ratio study we noticed a parcel in which the house had been razed and several minor improvements had been removed. We alerted the Assessor of this situation as the taxable value had remained unchanged to reflect the current state of the parcel. This parcel was excluded from the statistics.

The Department recommends that the Assessor move away from using lump sums and costing improvements without detailed explanation, as this lack of clarity complicates the reappraisal process. Utilizing the CAMA system can provide a clearer, more streamlined approach to assessments. The Assessor plans to tackle the issue of lump sums and hand costing as they become more familiar with the GSA system.

Land: In the valuation of large, vacant, rural parcels with little accessibility, the Assessor currently uses a base lot value of \$200/acre to determine full cash value. This value was chosen since it is the taxable value already applied to like properties in the county, causing values to remain unchanged for years. A deeper analysis including historical costs may be a better valuation methodology if

comparable sales continue to be scarce. As more stand-alone arms-length transactions occur, the Department recommends incorporating those sales into the sales analysis since those sales may be a better reflection of the current market. The Assessor has begun to reach out to other GSA counties as well as getting the assistance from a specialist with considerable knowledge of land valuation.

Personal Property: A significant percent of the accounts in the sample did not have the most current declaration available on file with the Assessor. The Department recommends the Assessor to the assess the non-filers with a penalty of 20%, in accordance with NRS 361.767 (4), to encourage compliance among taxpayers in filing personal property declarations. The Assessor has been made aware of the issue of noncompliance and plans to address the issue.

MINERAL COUNTY NARRATIVE

2024-2025 RATIO STUDY

All land is reappraised annually in Mineral County. The Assessor¹ is transitioning to annual re-costing and will continue to physically inspect 1/5 of the county each year.

SAMPLE PROPERTY ASSESSMENT RATIOS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND (Note 1)				
Vacant Land	22	20	2	9%
Single-Family Residential Land	26	13	10	38%
Multi-Family Residential Land	15	10	5	33%
Commercial and Industrial Land	16	16	0	0%
Agricultural Land	6	6	0	0%
IMPROVEMENTS				
Single-Family Residential Improvements (Note 2)	26	24	2	7.6%
Multi-family Residential Improvements (Note 3)	15	11	4	26%
Commercial and Industrial Improvements (Note 4)	16	14	2	12.5%

Note 1: All identified land outliers are located in market areas with insufficient vacant land sales. For further explanation, please see 'Land Valuation'.

Note 2: The outliers in Single-Family residential improvement are attributed to inaccurate hookup costs associated with parcels that feature manufactured homes classified as personal property. Given these parcels' relatively low assessed value, even minor variances in cost calculations can push ratios outside the 32-36% acceptable range.

Note 3: Three of the four outliers are attributed to incorrect hook-up cost. The last outliers arose from the application of differing occupancy costs. Specifically, the Assessor's use of 'Apartment' occupancy cost that is use for structures with three or more stories of multiple dwelling units over the use of 'Multiple Residence (Low Rise)' occupancy cost

¹ All references to the Assessor mean the Assessor or the Assessor's staff.

that reflected the subject better creating an over valuation.

Note 4: One outlier was the result of the use of the Rural Building Manual rather than the Marshall and Swift manual. Another outlier occurred because of property escaping taxation.

Property Type	Sample Size Accounts Reviewed	Total Property Records Examined	Records Out of Ratio	Exception Rate
Personal Property (Note)	46	290	5 (Note)	2%

Note: *Records Out of Ratio* reflect outliers after adjusting for computer system rounding differences.

OBSERVATIONS AND SUMMARY

CAMA System: Mineral County employs DevNet for its Computer Assisted Mass Appraisal (CAMA) System. The Assessor is actively working to operationalize the land module of the system.

2021-2022 Ratio Study Findings Follow-up: Significant advancements have been achieved since the last ratio study. The Department is pleased to report that all prior findings have been attentively addressed:

- **Proper Use of Cost Replacement Methods:** The Assessor has effectively implemented the correct use of prescribed cost replacement methods, ensuring compliance with NRS 361.260 and NAC 361.128. Thanks to their diligent efforts, we can now confirm that all parcels, except two military bases that employed the improvement factor, are being re-costed annually. The Assessor showed great transparency and cooperation by providing their Marshall and Swift cost table spreadsheet. By sampling, the Department was able to reconcile most of the costs to the Marshall and Swift book, except for the hook-up cost previously mentioned under 'Note 2'.
- **Application of Exemptions:** Exemptions are accurately applied. The county has introduced query reports to cross-check the correct assignment of exemptions, further supported by additional measures like tax roll reviews to ensure accuracy.
- **Personal Property Factors:** The Assessor applied the correct factors for the 2024-25 Secured roll and 2023-24 Unsecured. There was a minor typographical error that was addressed prior to the 2023-24 Unsecured roll closing.

Land Valuation: The Department's review of land values within Mineral County has identified a pattern of outliers predominantly situated in regions with a paucity of vacant land sales. The scarcity of sales data in these areas presents a significant challenge when using the sales comparison approach for market-based valuation, resulting in the Department's inability to recommend an adjustment to land values. It's important to recognize that the land outliers are not indicative of errors in methodology by the Assessor's office; rather, they reflect the inherent difficulty of valuing properties without a robust set of market sales data to make informed decisions.

The Department recommends that the Assessor carry out an annual high-level analysis to keep up to date with market shifts and to make informed decisions on land valuation adjustments in response to increases

in vacant land sales volumes. Additionally, the Assessor should explore alternative valuation methods. This may include, but is not limited to, the use of comparable sales from similar areas outside the county, allocation, and abstraction methods. The Assessor recognizes this issue and has decided to contract with an independent appraiser to help develop "Neighborhoods" and land values.

Sales Record: The Assessor continues to provide training on the verification and validation of sales data process. He reviewed IAAO Standards on Verification and Adjustments of Sales with staff and is also working on double-checking staff's work to ensure accuracy. The Department did not notice any duplication issues that was a previous issue in the last ratio study.

Improvements: Consistency and accuracy in the valuation of improvements were found throughout the sample. Marshall and Swift offers different occupancy codes based on building uses. One outlier was due to an incorrect occupancy code. After discussing the different uses and characteristics of each occupancy code with the Assessor, he agreed to change the code for the building in question.

Parcel Maps: A few of the parcel maps were discovered to be outdated. The Assessor clarified that he is currently engaged in a contract with a mapping company, and as per the terms of the agreement, updated maps will be furnished upon the completion of the project.

Personal Property: The personal property outliers were due to the misassignment of asset life expectancy. However, errors identified on the 23-24 unsecured roll were rectified ahead of the ratio study's completion. Specific issues included a billboard account inaccurately depreciated over 30 years instead of the correct 50 years, a multifunction printer, and refrigeration assets. These were abnormalities and do not represent the personal property rolls.

ASSESSOR'S COMMENTS

I would like to thank Victoria and Sindy for working so closely with my office on identifying where improvements are needed as well as where efforts have realized positive results. I would especially like thank Sindy for her more than 20 years of appraisal work in Mineral County. Having her knowledge of our County over the years has benefited not only the assessor's office but also the citizens of Mineral County.

STOREY COUNTY NARRATIVE

2024-25 RATIO STUDY

All improvements are re-valued, and land is reappraised annually in Storey County. The Assessor¹ continues to physically inspect one-fifth of the county each year to capture any new improvements added without a permit within the previous five years.

SAMPLE PROPERTY ASSESSMENT RATIOS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND				
Vacant Land	22	22	0	0%
Single-Family Residential Land	30	30	0	0%
Multi-Family Residential Land.	10	10	0	0%
Commercial and Industrial Land	10	10	0	0%
Agricultural Land	3	3	0	0%
IMPROVEMENTS				
Single Family Residential Improvements	30	30	0	0%
Multi-family Residential Improvements	10	10	0	0%
Commercial and Industrial Improvements	10	10	0	0%

¹ All references to the Assessor mean the Assessor or the Assessor's staff

Property Type	Sample Size Accounts Reviewed	Total Property Records Examined	Records In Ratio	Records Out of Ratio	Exception Rate
Personal Property	30	568	568	0 (Note)	0%

Note: Records Out of Ratio reflect outliers after adjusting for computer system rounding differences.

OBSERVATIONS AND SUMMARY

Staffing: Storey County is nearing full staffing levels with the Assessor and one appraiser certified in both real and personal property, along with another appraiser in personal property. The Assessor's office is actively recruiting for an Appraiser 1 position in personal property, with the expectation of being fully staffed by the end of the Ratio Study.

Intercounty Relations: The Assessor extends her commitment beyond local duties by providing assistance and training to two other counties on a voluntary basis. This not only demonstrates the dedication to Storey County but also the success of other Assessors in times of need.

Marshall and Swift: The Assessor uses the Marshall and Swift valuation manuals with accuracy, applying proper local multipliers that ensure all parcels included in the ratio study fall within the acceptable ratio range of 32-36%. Additionally, the Assessor provided costing tables for the Department to review.

Land Analysis: The Department conducted a mixed-method analysis for land valuation in Storey County, including ratio sales analysis, allocation, abstraction, and sales comparison approaches. These methods have their limitations when dealing with older properties or vacant properties that lack sales to support analysis. The Department agreed with the Assessor's values and analysis in Book 2 'Goldfield' due to the lack of sales and extremely old properties. As well as extremely large parcels found in Book 4.

Agricultural Land: Agricultural land valuation is based on the unit values published by the Tax Commission. The Assessor determines the value of agricultural land by accurately classifying agricultural pursuits and by using the prescribed price per acre. The Assessor follows the five-year reappraisal cycle to confirm ongoing eligibility for agricultural tax deferment.

ELKO COUNTY SPECIAL STUDY

2024-25 RATIO STUDY

Following Finding No. EL 2023-1, the Department recommended including Elko County in the 2024-25 Ratio Study to address the concerns regarding land valuation practices. To gain a deeper understanding of the various market areas, the Department has doubled its sample size for Vacant, Single-Family, and Multi-Family property types. Given that Commercial, Industrial, and Agricultural lands were not problematic last year, a smaller sample size was utilized for these categories compared to the previous year. The Department devoted some time to understand the Assessor's office process and procedures. Additionally, the Department provided some tools to the Assessor¹ to aid in the land valuation process.

Elko County, located in the northeast of Nevada and bordering Utah and Idaho, is home to cities such as Elko, West Wendover, Carlin, and Wells, with populations of 20,704, 4,474, 2,684, and 1,388, respectively, according to the Department's Demographer estimates. Other communities include Spring Creek, Jackpot, Lamoille, and Mountain City. Elko stands out as the economic center of Nevada's mining industry, hosting regional offices for leading gold production companies, and serving as a commuter hub for mining employees.

Spring Creek, a smaller community outside of Elko, was highlighted as a concern in the 23-24 Ratio Study. Consequently, the Assessor has since significantly increased the value for properties in this area using a base cost value.

SAMPLE PROPERTY ASSESSMENT RATIOS

Property Type	Sample Size	In Ratio	Out of Ratio	Exception Rate
LAND				
Vacant Land Note 1	96	73	23	24%
Single-Family Residential Land Note 2	57	50	7	12%
Multi-Family Residential Land Note 2	41	31	10	24%
Commercial and Industrial Land	12	11	1	8%
Agricultural Land	10	10	0	0%

Note 1: Vacant Land: All outliers were found in rural areas where sales prices tend to be volatile, please see **Challenges** under Observations and Summary.

¹ All references to the Assessor mean the Assessor or the Assessor's staff

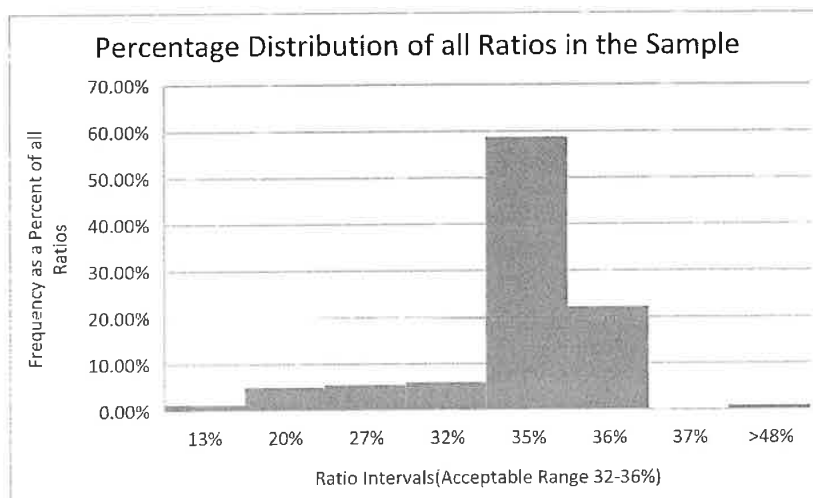
Note 2: Single-Family and Multi-Family Land: All the outliers were found in Elko City in areas that are developed and lack vacant sales, please see **Challenges**.

STATISTICS

Table No. 1

LAND PROPERTY TYPE	AGGREGATE RATIO	MEDIAN RATIO	COD MEDIAN	SAMPLE SIZE
AGR	35.0%	35.0%	0%	10
COM	34.0%	35.0%	5%	12
MFR	32.4%	33.4%	11%	41
SFR	32.2%	33.7%	6%	57
VAC	34.5%	34.5%	10%	96
COUNTY WIDE TOTAL	33.5%	34.3%	8.5%	216

Exhibit No. 1



High-Level Analysis:

The Department completed a high-level analysis using 3 years of sales data. The initial dataset comprised of 2,348 verified sales (Table No. 2), reflecting the diverse and volatile market within Elko. Our main concern with the initial analysis of the first dataset is that the Coefficient of Dispersion (COD) was above the acceptable level for rural land. To enhance our analysis and focus on the most representative data, we employed a statistical trimming process by applying a 95% confidence level criterion. The results refined our dataset to 2,238 sales (Table No. 3). This approach effectively isolated and removed the most extreme outliers from the upper end of our dataset, however, it did not significantly alter the distribution at the lower end of the spectrum.

As a reminder, a high COD is indicative of significant variability in the assessment to sales price ratios among properties. Ideally, we strive for a low COD, which would suggest that properties are assessed uniformly. Several factors can contribute to a high COD, including but not limited to the way data has been stratify, market volatility inconsistent assessment, and data quality issues. The Department is limited on its sales cleaning process as it doesn't obtain any sales questionnaires or performs interviews to ensure true arm's-length transactions. Additionally, as mentioned under 'Challenges' rural land is often sold through internet sales and private party sales that make them difficult to verify.

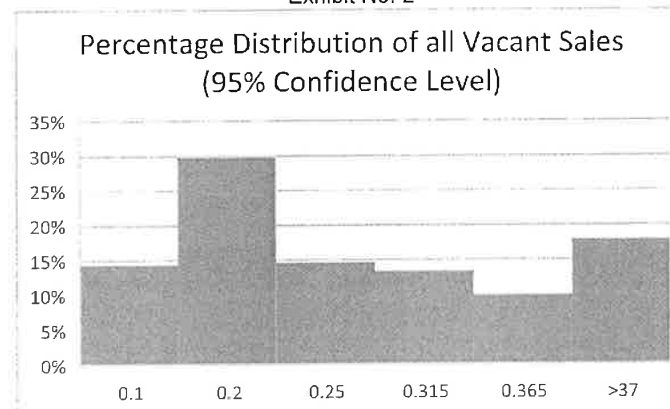
Table No. 2

Grouping by Acres	Average Ratio	Median Ratio	COD	Count of Sales
<.75	0.368	0.28	0.67	127
.75-1.50	0.314	0.23	0.71	441
1.5-3	0.350	0.28	0.61	764
3-10	0.297	0.24	0.64	170
10-40	0.208	0.18	0.58	544
>40	0.236	0.18	0.70	302
Grand Total	0.293	0.23	0.67	2348

Table No. 3 (95% Confidence Level)

Grouping by Acres	Average Ratio	Median Ratio	COD	Count of Sales
<.75	0.27	0.26	0.40	111
.75-1.50	0.27	0.23	0.54	426
1.5-3	0.31	0.27	0.49	725
3-10	0.24	0.23	0.47	159
10-40	0.18	0.18	0.47	521
>40	0.21	0.17	0.57	293
Grand Total	0.25	0.22	0.53	2238

Exhibit No. 2



OBSERVATIONS AND SUMMARY

Market Areas: The Assessor has detailed criteria for analyzing approximately 298 market areas, with 21,873 of the 45,085 parcels being assigned to a market area. Notably, 79 neighborhoods in Elko and 353 subdivisions throughout the county were identified. The ongoing process of integrating specific criteria into their CAMA system is expected to streamline analysis.

Sales Data: The county boasts a robust collection of improved and vacant land sales data. Despite a low response rate to sales questionnaires, attributed to various factors, the Assessor's office maintains detailed notes on sales and property characteristics, including information on mobile home hookups and utilities. Additionally, they utilize MLS listings to obtain more information regarding the property.

Land Valuation: Without formal written procedures for land valuation, the Assessor provides hands-on training to appraisers. This collaborative approach involves all real property appraisers in verifying and importing sales data, with some assigned to specific market areas to help set land values. However, much of the work and reviewing appraisers' set values fall on the Assessor. For the 2024-25 secured roll tax year, the Assessor used Excel spreadsheets to set values and although Excel is a great tool it has its limitation for a county of 45,085 parcels, highlighting a need for a more streamlined process.

Challenges: Elko County is still in the midst of transitioning to a Computer Assisted Mass Appraisal (CAMA) system better suited to manage its extensive parcel database. The technical nature of property valuation, the complexity of land types and values within the county, combined with staff turnover and training, presents additional hurdles. However, the Assessor's team is supported and benefits from the guidance of a Deputy and Senior Appraiser.

Within Elko City, challenges in land valuation are distinct. The sample examined by the Department did not reveal valuation issues for new constructed parcels. However, land values in more developed market areas, where comparable vacant sales are scarce, seem to lag in achieving accurate land valuation. This discrepancy is primarily attributed to the shortage of vacant sales for comparison. Utilizing current vacant sales to establish an allocation percentage could mitigate the absence of vacant land sales in these areas. Moreover, due to the age of the buildings, the abstraction method is not recommended as it proves unreliable for determining true market value.

Rural Areas surrounding Elko present additional hurdles, with a mix of online and private party sales difficult to ascertain a genuine arm's-length transaction. This variability can lead to a volatile market characterized by a lack of utilities and paved roads. These factors may escape the notice of uniformed buyers, leading to the property transferring multiple times with various values in a short period of time.

Conclusion: The comprehensive ratio study conducted at a 95% confidence level on vacant land sales within different acreage grouping has yielded insights of undervaluation of land in Elko. However, we must also consider the randomized sample properties into our findings, and together the Department believes that the County Assessor has taken significant measures to address inequality in some regions. The Department is optimistic that as we move past the effects of Covid

and the Assessor's office continues to streamline land valuation by using the land module within their CAMA system, the ability to achieve equitable land values that accurately reflect market trends will be realized. The Department understands this is an ongoing process, and it is anticipated by the time we conduct the 2026-27 Ratio Study, it will demonstrate continued improvement.

Recommendations: Elko County has taken strides and many of the areas of concern addressed in the 2023-2024 Ratio Study are in the process of being resolved. The Department recommends Elko continue to refine and document land valuation processes and continue working with the Department on best practices and procedures. The Department recommends Elko County return to the regularly scheduled Ratio Study to be conducted in the 2026-2027 year.



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May 15, 2023

In the Matter of:)
Approval of the 2024-2025)
Statewide Improvement Factor)

Re: Nevada Tax Commission

NOTICE OF DECISION

Cheryl Erskine, Coordinator of Assessment Standards, Excise & Local Government Services Division, appeared on behalf of the Department of Taxation (the "Department").

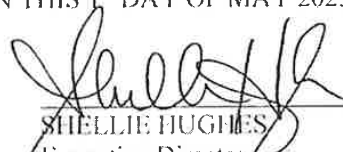
Summary:

The matter of the approval of the 2024-2025 Statewide Improvement Factor came before the Nevada Tax Commission (the "Commission") for hearing on May 1, 2023, after due notice to each Assessor. The Commission reviewed the Statewide Improvement Factor and the report of the Department. The Department discussed how the factor was derived. The proposed factor is a statewide factor, without reference to regions. The factor reflects the change in cost in the Marshall and Swift manual from January 1, 2022 to January 1, 2023. Pursuant to NRS 361.261, each county Assessor notified the Commission that he or she approved the proposed Improvement Factor or re-costs annually.

DECISION

The Commission, having considered all evidence and testimony pertaining to the matter, hereby approves the 2024-2025 Statewide Improvement Factor at 1.07 as reported by the Department.

BY THE NEVADA TAX COMMISSION THIS 1st DAY OF MAY 2023.


SHELLIE HUGHES
Executive Director
Nevada Department of Taxation

cc: County Assessors



NEVADA DEPARTMENT OF TAXATION
Division of Excise & Local Government Services

2024-2025

IMPROVEMENT FACTOR
REPORT

DIVISION OF EXCISE & LOCAL GOVERNMENT SERVICES

2024-2025

Improvement Factor Report

Department of Taxation
Division of Excise & Local Government Services
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Carson City, NV 89706
Phone 775.684.2100 • Fax 775.684.2020

Approved by Nevada Tax Commission on 5/1/2023

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REPORT

2024-2025 IMPROVEMENT FACTOR

NRS 361.260(5) provides that assessors may either apply a factor to improvements in non-reappraisal areas or they have the option of determining the replacement cost and subtracting all applicable depreciation and obsolescence for improvements. The Department calculates the improvement factor based on the change in costs reported by the Marshall and Swift Costing Service from the previous year.

NRS 361.261 requires the Department to propose any improvement factors on or before February 1st of each year. Then, on or before May 15th of the same year, each county assessor shall notify the Tax Commission that he/she either approves or objects to the proposed factors that are applicable to the county he/she represents. If any county assessor objects, the Tax Commission shall hold a hearing on the proposed factors and make every effort to reconcile the objections. All the county assessors have indicated their approval of the improvement factor for **2024-25**.

Legislative history and the minutes of Tax Commission meetings since 1981 indicate the purpose of the factor is to keep properties not reappraised at a similar level of assessment with properties that are reappraised. Typically, reappraised properties reflect the inflationary trends affecting new construction. However, the county assessors are only required to reappraise once every five years. If an improvement factor is not applied to non-reappraised properties during the interim between reappraisals, over time there is the potential of a large upward spike in assessed value to catch up with the inflationary trends of the previous four years. The improvement factor provides a means to ensure a stable property tax environment and avoids unanticipated valuation increases.

The Department annually conducts a study of the Marshall & Swift cost manual, by region, to determine the increases or decreases in typical building costs.

For the **2024-25** tax cycle, the Department recommends that a statewide factor of **1.07** be applied to non-reappraised improvements. This is a statewide average supported by the source listed above. The factor represents building cost trends but does not include all applicable depreciation and obsolescence, which must be calculated at the local level. The factor is contained within the range of reasonable representations of cost changes. A statewide factor displays less volatility than regional factors while still maintaining values between the mandated range of 32% to 36% required by NRS 361.333 and improving uniformity among jurisdictions.

STUDY OF MARSHALL-SWIFT COSTING SERVICE COST MANUAL

Tracking changes in costs reported by the Marshall and Swift Costing Service is important because, pursuant to NAC 361.128 (2)(b), county assessors are required to use:

The standards in the cost manuals, including modifiers of local costs, published through, or furnished by the Marshall and Swift Publication Company, as they existed on January 1 of the year preceding the current assessment year, if the executive director approves it for use by county assessors in determining the costs of improvements.

The study of the Marshall-Swift Costing Service is conducted annually by the Department. The steps include an analysis of the rate of change of regional factors for each class of construction, including five types of commercial construction and two types of residential construction. The local cost modifiers are also studied to determine the rate of change, from January 1st of **2022** to January 1st of **2023**, for each building type and applied to the regional change.

The resulting forty-nine factors are mathematically accurate, but unwieldy for assessors to apply, because it would require an individual analysis and data entry on each property to see which of the forty-nine factors is the most appropriate. To simplify the process, the Department weights the factors based on the type of construction observed statewide. This reduces the number of factors to five for commercial and two for residential. A second weighting is applied, based on the relative total assessed value of commercial to residential properties reported in the Statistical Analysis of the Roll. This results in an overall weighted factor for commercial properties and an overall weighted factor for residential properties. These two are added to produce an improvement factor by region. The average of all the regions except Las Vegas produces a weighted statewide factor. The Summary Table on page 1 shows the regional weighted average factors, as well as the weighted statewide factor of **1.07**.

These factors are produced based on data from January 1, **2022**, to January 1, **2023** and applied to improvements for a lien date in July, **2024**. The period in time is required to compile data, process it, get it approved by the Tax Commission, and then disseminated to assessors for assessments prepared in advance of the July 1, **2024**, lien date.

CONCLUSIONS AND RECOMMENDATIONS

Regional factors based on the study of Marshall-Swift Costing Service Cost Manual are accurate and provide equalized values. However, the acceptable range of resulting ratios has a greater spread between regions. Statewide factors, barring unusual local conditions, not only provide equalized values, but also tighter uniformity among regions. Given the results of the various sources of information, the Department recommends a statewide factor of **1.07**.

NEVADA DEPARTMENT OF TAXATION 2023 IMPROVEMENT FACTOR STUDY 2024-2025 PROPOSED IMPROVEMENT FACTORS COMPUTED FROM THE MARSHALL SWIFT RESIDENTIAL & COMMERCIAL MANUALS				
FACTOR AREA	ROUNDED FACTOR	RAW FACTOR	WEIGHT	FACTOR SHARE
CARSON CITY	1.08	1.080	14.2%	0.1538
ELKO	1.09	1.094	6.9%	0.0751
FALLON	1.07	1.072	8.2%	0.0883
LINCOLN COUNTY	1.09	1.092	0.5%	0.0050
NYE COUNTY	1.06	1.062	4.8%	0.0515
RENO - SPARKS	1.07	1.069	58.2%	0.6225
LAKE TAHOE	1.07	1.069	7.1%	0.0763
STATEWIDE	1.07	1.073	100.0%	1.0725
LAS VEGAS	1.08	1.080	N/A	N/A

NEVADA DEPARTMENT OF TAXATION									
2023 IMPROVEMENT FACTOR STUDY									
CARSON CITY IMPROVEMENT FACTOR COMPUTATION									
CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/22 *	LOCAL MULTIPLIER 01/23 *	PRICE RELATIVE (01/23) / (01/23) (C / B)	COMPARATIVE COST MULTIPLIER 01/23>01/22 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.06	1.06	1.0000	1.194	1.1940	0.040	0.0478		
B	1.07	1.06	0.9907	1.132	1.1214	0.040	0.0449		
C	1.06	1.06	1.0000	1.140	1.1400	0.500	0.5700		
D	1.05	1.05	1.0000	1.150	1.1500	0.250	0.2875		
S	1.09	1.09	1.0000	1.169	1.1690	0.170	0.1987		
ALL COMMERCIAL						1.000	1.1488	0.3851	0.4424
RESIDENTIAL									
FRAME	1.06	1.06	1.0000	1.039	1.0390	0.800	0.8312		
MASONRY	1.08	1.07	0.9907	1.041	1.0314	0.200	0.2063		
ALL RESIDENTIAL						1.000	1.0375	0.6149	0.6380
CARSON CITY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0804
PROPOSED CARSON CITY IMPROVEMENT FACTOR									1.0800
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0700
* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR **** 2021-22 STATISTICAL ANALYSIS OF THE TAX ROLL									

2023 IMPROVEMENT FACTOR STUDY									
ELKO IMPROVEMENT FACTOR COMPUTATION									
CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/22 *	LOCAL MULTIPLIER 01/23 *	PRICE RELATIVE (01/22) / (01/23) (C / B)	COMPARATIVE COST MULTIPLIER 01/23>01/22 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * II)
COMMERCIAL									
A	1.12	1.13	1.0089	1.194	1.2047	0.040	0.0482		
B	1.14	1.15	1.0088	1.132	1.1419	0.040	0.0457		
C	1.11	1.13	1.0180	1.140	1.1605	0.500	0.5803		
D	1.10	1.12	1.0182	1.150	1.1709	0.250	0.2927		
S	1.14	1.16	1.0175	1.169	1.1895	0.170	0.2022		
ALL COMMERCIAL						1.000	1.1691	0.3746	0.4379
RESIDENTIAL									
FRAME	1.13	1.14	1.0089	1.039	1.0482	0.800	0.8386		
MASONRY	1.13	1.14	1.0089	1.041	1.0502	0.200	0.2100		
ALL RESIDENTIAL						1.000	1.0486	0.6254	0.6558
ELKO COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0937
PROPOSED ELKO IMPROVEMENT FACTOR									1.0900
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0700
* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR **** 2021-22 STATISTICAL ANALYSIS OF THE TAX ROLL									

2023 IMPROVEMENT FACTOR STUDY									
FALLON IMPROVEMENT FACTOR COMPUTATION									
CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/22 *	LOCAL MULTIPLIER 01/23 *	PRICE RELATIVE (01/22) / (01/23) (C / B)	COMPARATIVE COST MULTIPLIER 01/23>01/22 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.02	1.01	0.9902	1.194	1.1823	0.040	0.0473		
B	1.00	1.00	1.0000	1.132	1.1320	0.040	0.0453		
C	1.01	1.01	1.0000	1.140	1.1400	0.500	0.5700		
D	1.00	1.00	1.0000	1.150	1.1500	0.250	0.2875		
S	1.03	1.03	1.0000	1.169	1.1690	0.170	0.1987		
ALL COMMERCIAL						1.000	1.1488	0.2271	0.2609
RESIDENTIAL									
FRAME	1.00	1.01	1.0100	1.039	1.0494	0.800	0.8395		
MASONRY	1.02	1.03	1.0098	1.041	1.0512	0.200	0.2102		
ALL RESIDENTIAL						1.000	1.0498	0.7729	0.8113
FALLON COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0722
PROPOSED FALLON IMPROVEMENT FACTOR									1.0700
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0700
* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR **** 2021-22 STATISTICAL ANALYSIS OF THE TAX ROLL									

2023 IMPROVEMENT FACTOR STUDY									
LAS VEGAS IMPROVEMENT FACTOR COMPUTATION									
CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/22 *	LOCAL MULTIPLIER 01/23 *	PRICE RELATIVE (01/22) / (01/23) (C / B)	COMPARATIVE COST MULTIPLIER 01/23>01/22 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.07	1.07	1.0000	1.194	1.1940	0.040	0.0478		
B	1.10	1.13	1.0273	1.132	1.1629	0.040	0.0465		
C	1.11	1.13	1.0180	1.140	1.1605	0.500	0.5803		
D	1.12	1.14	1.0179	1.150	1.1705	0.250	0.2926		
S	1.12	1.13	1.0089	1.169	1.1794	0.170	0.2005		
ALL COMMERCIAL						1.000	1.1677	0.3184	0.3718
RESIDENTIAL									
FRAME	1.13	1.13	1.0000	1.039	1.0390	0.800	0.8312		
MASONRY	1.11	1.11	1.0000	1.041	1.0410	0.200	0.2082		
ALL RESIDENTIAL						1.000	1.0394	0.6816	0.7085
LAS VEGAS COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0802
PROPOSED LAS VEGAS IMPROVEMENT FACTOR									1.0800
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0700
* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR **** 2021-22 STATISTICAL ANALYSIS OF THE TAX ROLL									

2023 IMPROVEMENT FACTOR STUDY									
LINCOLN COUNTY IMPROVEMENT FACTOR COMPUTATION									
CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/22 *	LOCAL MULTIPLIER 01/23 *	PRICE RELATIVE (01/22) / (01/23) (C / B)	COMPARATIVE COST MULTIPLIER 01/23>01/22 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (I * J)
COMMERCIAL									
A	0.98	0.99	1.0102	1.194	1.2062	0.040	0.0482		
B	1.02	1.04	1.0196	1.132	1.1542	0.040	0.0462		
C	1.03	1.05	1.0194	1.140	1.1621	0.500	0.5811		
D	1.04	1.05	1.0096	1.150	1.1611	0.250	0.2903		
S	1.02	1.03	1.0098	1.169	1.1805	0.170	0.2007		
ALL COMMERCIAL						1.000	1.1664	0.4027	0.4697
RESIDENTIAL									
FRAME	1.05	1.05	1.0000	1.039	1.0390	0.800	0.8312		
MASONRY	1.04	1.05	1.0096	1.041	1.0510	0.200	0.2102		
ALL RESIDENTIAL						1.000	1.0414	0.5973	0.6220
LINCOLN COUNTY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0917
PROPOSED LINCOLN COUNTY IMPROVEMENT FACTOR									1.0900
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0700
* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR **** 2021-22 STATISTICAL ANALYSIS OF THE TAX ROLL									

2023 IMPROVEMENT FACTOR STUDY									
NYE COUNTY IMPROVEMENT FACTOR COMPUTATION									
CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/22 *	LOCAL MULTIPLIER 01/23 *	PRICE RELATIVE (01/23) / (01/22) (C / B)	COMPARATIVE COST MULTIPLIER 01/23>01/22 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (H * I)
COMMERCIAL									
A	0.94	0.94	1.0000	1.194	1.1940	0.040	0.0478		
B	0.92	0.92	1.0000	1.132	1.1320	0.040	0.0453		
C	0.90	0.91	1.0111	1.140	1.1527	0.500	0.5763		
D	0.87	0.87	1.0000	1.150	1.1500	0.250	0.2875		
S	0.94	0.94	1.0000	1.169	1.1690	0.170	0.1987		
ALL COMMERCIAL						1.000	1.1556	0.1934	0.2235
RESIDENTIAL									
FRAME	0.88	0.88	1.0000	1.039	1.0390	0.800	0.8312		
MASONRY	0.91	0.91	1.0000	1.041	1.0410	0.200	0.2082		
ALL RESIDENTIAL						1.000	1.0394	0.8066	0.8384
NYE COUNTY COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0619
PROPOSED NYE COUNTY IMPROVEMENT FACTOR									1.0600
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0700
* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR **** 2021-22 STATISTICAL ANALYSIS OF THE TAX ROLL									

2023 IMPROVEMENT FACTOR STUDY									
RENO - SPARKS IMPROVEMENT FACTOR COMPUTATION									
CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/22 *	LOCAL MULTIPLIER 01/23 *	PRICE RELATIVE (01/22) / (01/23) (C / B)	COMPARATIVE COST MULTIPLIER 01/23>01/22 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL, ****	WEIGHTED FACTOR (I * H)
COMMERCIAL									
A	1.10	1.11	1.0091	1.194	1.2049	0.040	0.0482		
B	1.09	1.10	1.0092	1.132	1.1424	0.040	0.0457		
C	1.09	1.08	0.9908	1.140	1.1295	0.500	0.5648		
D	1.05	1.06	1.0095	1.150	1.1610	0.250	0.2902		
S	1.12	1.13	1.0089	1.169	1.1794	0.170	0.2005		
ALL COMMERCIAL						1.000	1.1494	0.3076	0.3535
RESIDENTIAL									
FRAME	1.09	1.08	0.9908	1.039	1.0295	0.800	0.8236		
MASONRY	1.10	1.11	1.0091	1.041	1.0505	0.200	0.2101		
ALL RESIDENTIAL						1.000	1.0337	0.6924	0.7158
RENO - SPARKS COMPOSITE IMPROVEMENT FACTOR								1.0000	1.0693
PROPOSED RENO - SPARKS IMPROVEMENT FACTOR									1.0700
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0700
* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR **** 2021-22 STATISTICAL ANALYSIS OF THE TAX ROLL									

2023 IMPROVEMENT FACTOR STUDY									
LAKE TAHOE IMPROVEMENT FACTOR COMPUTATION									
CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/22 *	LOCAL MULTIPLIER 01/23 *	PRICE RELATIVE (01/22) / (01/23) (C / B)	COMPARATIVE COST MULTIPLIER 01/23>01/22 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (H * I)
COMMERCIAL									
A	1.18	1.17	0.9915	1.194	1.1839	0.040	0.0474		
B	1.20	1.19	0.9917	1.132	1.1226	0.040	0.0449		
C	1.21	1.21	1.0000	1.140	1.1400	0.500	0.5700		
D	1.20	1.20	1.0000	1.150	1.1500	0.250	0.2875		
S	1.21	1.21	1.0000	1.169	1.1690	0.170	0.1987		
ALL COMMERCIAL						1.000	1.1485	0.2723	0.3128
RESIDENTIAL									
FRAME	1.21	1.21	1.0000	1.039	1.0390	0.800	0.8312		
MASONRY	1.23	1.23	1.0000	1.041	1.0410	0.200	0.2082		
ALL RESIDENTIAL						1.000	1.0394	0.7277	0.7563
								1.0000	1.0691
PROPOSED LAKE TAHOE IMPROVEMENT FACTOR									1.0700
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0700
* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR **** 2021-22 STATISTICAL ANALYSIS OF THE TAX ROLL									

2023 IMPROVEMENT FACTOR STUDY									
STATEWIDE IMPROVEMENT FACTOR COMPUTATION									
CONSTRUCTION TYPE	LOCAL MULTIPLIER 01/22 *	LOCAL MULTIPLIER 01/23 *	PRICE RELATIVE (01/22) / (01/23) (C / B)	COMPARATIVE COST MULTIPLIER 01/23>01/22 **	CONSTRUCTION TYPE FACTOR (D * E)	PERCENTAGE OF CONSTRUCTION TYPE ***	WEIGHTED FACTOR (F * G)	PERCENTAGE OF TAX ROLL ****	WEIGHTED FACTOR (H * I)
COMMERCIAL									
A	1.09	1.09	1.0000	1.194	1.1940	0.040	0.0478		
B	1.10	1.10	1.0000	1.132	1.1320	0.040	0.0453		
C	1.10	1.10	1.0000	1.140	1.1400	0.500	0.5700		
D	1.08	1.08	1.0000	1.150	1.1500	0.250	0.2875		
S	1.12	1.12	1.0000	1.189	1.1890	0.170	0.1987		
ALL COMMERCIAL						1.000	1.1493	0.3090	0.3551
RESIDENTIAL									
FRAME	1.10	1.10	1.0000	1.039	1.0390	0.800	0.8312		
MASONRY	1.11	1.11	1.0000	1.041	1.0410	0.200	0.2082		
ALL RESIDENTIAL						1.000	1.0394	0.6910	0.7183
								1.0000	1.0733
PROPOSED STATEWIDE IMPROVEMENT FACTOR									1.0700
WEIGHTED AVERAGE STATEWIDE IMPROVEMENT FACTOR									1.0700
* MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 99 PAGE 8 & 9 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-7 ** MARSHALL-SWIFT COMMERCIAL MANUAL SECTION 98 PAGE 5 & 6 MARSHALL-SWIFT RESIDENTIAL MANUAL PAGE F-12 *** BASED ON ESTIMATES SUPPLIED BY COUNTY ASSESSOR **** 2021-22 STATISTICAL ANALYSIS OF THE TAX ROLL									

NEVADA DEPARTMENT OF TAXATION 2023 IMPROVEMENT FACTOR STUDY FACTOR AREA TAX ROLL ALLOCATION								
REGION	COUNTY	ALLOCATION	COMMERCIAL	RESIDENTIAL	TOTAL	PERCENT COMMERCIAL	PERCENT RESIDENTIAL	PERCENT OF TOTAL
CARSON CITY	CARSON CITY	100.00%	476,601,176	878,202,824	1,354,804,000	35.2%	64.8%	5.9%
	DOUGLAS	68.00%	293,137,193	1,061,466,779	1,354,603,972	21.6%	78.4%	5.9%
	STOREY	100.00%	496,871,608	83,147,338	580,018,946	85.7%	14.3%	2.5%
AREA TOTAL			1,266,609,977	2,022,816,941	3,289,426,918	38.5%	61.5%	14.2%
ELKO	ELKO	100.00%	374,828,541	714,111,952	1,088,940,493	34.4%	65.6%	4.7%
	EUREKA	100.00%	73,927,112	18,256,781	92,183,893	80.2%	19.8%	0.4%
	HUMBOLDT	100.00%	125,272,402	197,753,551	323,025,953	38.8%	61.2%	1.4%
	LANDER	100.00%	20,322,270	62,194,194	82,516,464	24.6%	75.4%	0.4%
AREA TOTAL			594,350,325	992,316,478	1,586,666,803	37.5%	62.5%	6.9%
FALLON	CHURCHILL	100.00%	111,393,308	336,010,160	447,403,468	24.9%	75.1%	1.9%
	LYON	100.00%	273,065,815	1,061,531,968	1,334,597,783	20.5%	79.5%	5.8%
	MINERAL	100.00%	29,424,518	31,053,709	60,478,227	48.7%	51.3%	0.3%
	PERSHING	100.00%	18,336,992	42,344,076	60,681,068	30.2%	69.8%	0.3%
AREA TOTAL			432,220,633	1,470,939,913	1,903,160,546	22.7%	77.3%	8.2%
LAS VEGAS	CLARK	100.00%	21,908,418,472	46,901,402,082	68,809,820,554	31.8%	68.2%	N/A
LINCOLN COUNTY	LINCOLN	100.00%	42,738,780	63,394,368	106,133,148	40.3%	59.7%	0.5%
	WHITE PINE	100.00%	116,522,453	83,012,683	199,535,136	58.4%	41.6%	0.9%
AREA TOTAL			159,261,233	146,407,051	305,668,284	52.1%	47.9%	1.3%
NYE COUNTY	ESMERALDA	100.00%	3,309,994	9,388,217	12,698,211	26.1%	73.9%	0.1%
	NYE	100.00%	213,300,019	894,177,854	1,107,477,873	19.3%	80.7%	4.8%
AREA TOTAL			216,610,013	903,566,071	1,120,176,084	19.3%	80.7%	4.8%
RENO - SPARKS	WASHOE	93.00%	4,137,228,373	9,314,425,662	13,451,654,035	30.8%	69.2%	58.2%
LAKE TAHOE	DOUGLAS	32.00%	137,946,914	499,513,778	637,460,692	21.6%	78.4%	2.8%
	WASHOE	7.00%	311,404,286	701,085,802	1,012,490,088	30.8%	69.2%	4.4%
AREA TOTAL			449,351,200	1,200,599,580	1,649,950,780	27.2%	72.8%	7.1%
STATEWIDE	TOTALS	100.00%	29,164,050,226	62,952,473,778	92,116,524,004	31.7%	68.3%	100.0%
	CLARK	-74.70%	(21,908,418,472)	(46,901,402,082)	(68,809,820,554)	31.8%	68.2%	100.0%
ALL AREAS EXCEPT LAS VEGAS			7,139,109,301	15,966,059,013	23,107,168,314	30.9%	69.1%	100.0%

NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
STATISTICAL ANALYSIS OF THE TAX ROLL 2021-2022

COUNTY	COMMERCIAL / INDUSTRIAL			RESIDENTIAL			ALL PROPERTY		
	COMMERCIAL	INDUSTRIAL	TOTAL VALUE	SINGLE FAMILY	MULTI-FAMILY	TOTAL VALUE	TOTAL VALUE	COMMERCIAL	RESIDENTIAL
CARSON CITY	408,421,014	68,180,162	476,601,176	765,037,080	113,165,744	878,202,824	1,354,804,000	35.2%	64.8%
CHURCHILL	93,705,958	17,687,350	111,393,308	310,356,957	25,653,203	336,010,160	447,403,468	24.9%	75.1%
CLARK	19,240,144,701	2,668,273,771	21,908,418,472	43,369,439,603	3,531,962,479	46,901,402,082	68,809,820,554	31.8%	68.2%
DOUGLAS	330,181,206	100,902,901	431,084,107	1,412,579,104	148,401,453	1,560,980,557	1,992,064,664	21.6%	78.4%
ELKO	304,562,113	70,266,428	374,828,541	639,652,996	74,458,956	714,111,952	1,088,940,493	34.4%	65.6%
ESMERALDA	3,280,361	29,633	3,309,994	7,095,355	2,292,862	9,388,217	12,698,211	26.1%	73.9%
EUREKA	27,477,168	46,449,944	73,927,112	14,961,975	3,294,806	18,256,781	92,183,893	80.2%	19.8%
HUMBOLDT	104,087,300	21,185,102	125,272,402	179,850,124	17,903,427	197,753,551	323,025,953	38.8%	61.2%
LANDER	16,265,372	4,056,898	20,322,270	56,704,094	5,490,100	62,194,194	82,516,464	24.6%	75.4%
LINCOLN	25,128,955	17,609,825	42,738,780	58,524,000	4,870,368	63,394,368	106,133,148	40.3%	59.7%
LYON	124,329,854	148,735,961	273,065,815	1,011,909,359	49,622,609	1,061,531,968	1,334,597,783	20.5%	79.5%
MINERAL	23,031,525	6,392,993	29,424,518	27,656,923	3,396,786	31,053,709	60,478,227	48.7%	51.3%
NYE	205,646,858	7,653,161	213,300,019	819,709,290	74,468,564	894,177,854	1,107,477,873	19.3%	80.7%
PERSHING	15,381,968	2,955,024	18,336,992	37,152,039	5,192,037	42,344,076	60,681,068	30.2%	69.8%
STOREY	22,410,670	474,460,938	496,871,608	79,500,244	3,647,094	83,147,338	580,018,946	85.7%	14.3%
WASHOE	3,207,476,682	1,241,155,977	4,448,632,659	9,001,334,345	1,014,177,119	10,015,511,464	14,464,144,123	30.8%	69.2%
WHITE PINE	84,610,425	31,912,028	116,522,453	76,558,194	6,454,489	83,012,683	199,535,136	58.4%	41.6%
TOTALS	24,236,142,130	4,927,908,096	29,164,050,226	57,868,021,682	5,084,452,096	62,952,473,778	92,116,524,004	31.7%	68.3%

NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
CARSON CITY

MARSHALL & SWIFT LOCAL MULTIPLIERS

M&S MANUAL YEAR	COMMERCIAL 99-8					RESIDENTIAL F-7	
	4% A TYPE M&S FACTOR	4% B TYPE M&S FACTOR	50% C TYPE M&S FACTOR	25% D TYPE M&S FACTOR	17% S TYPE M&S FACTOR	80% FRAME M&S FACTOR	20% MASONRY M&S FACTOR
2023	1.06	1.06	1.06	1.05	1.09	1.06	1.07
2022	1.06	1.07	1.06	1.05	1.09	1.06	1.08
2021	1.11	1.10	1.11	1.10	1.14	1.14	1.15
2020	1.12	1.09	1.09	1.09	1.13	1.11	1.12
2019	1.08	1.08	1.07	1.06	1.10	1.08	1.08
2018	1.10	1.08	1.07	1.07	1.11	1.09	1.09
2017	1.09	1.06	1.06	1.06	1.10	1.06	1.07
2016	1.08	1.06	1.06	1.06	1.10	1.06	1.06
2015	1.08	1.05	1.05	1.05	1.09	1.04	1.04
2014	1.08	1.05	1.05	1.05	1.08	1.06	1.05
2013	1.09	1.06	1.05	1.06	1.09	1.07	1.06
2012	1.10	1.06	1.06	1.07	1.10	1.07	1.05
2011	1.10	1.06	1.06	1.06	1.09	1.07	1.07
2010	1.06	1.03	1.04	1.04	1.05	1.04	1.04
2009	1.10	1.06	1.08	1.06	1.09	1.04	1.04
2008	1.08	1.06	1.06	1.06	1.07	1.06	1.06
2007	1.11	1.08	1.07	1.07	1.10	1.06	1.06
2006	1.11	1.08	1.07	1.07	1.10	1.08	1.07
2005	1.13	1.09	1.09	1.10	1.12	1.10	1.09
2004	1.10	1.08	1.07	1.07	1.09	1.07	1.07
2003	1.10	1.08	1.08	1.09	1.11	1.09	1.08
2002	1.10	1.07	1.07	1.09	1.10	1.08	1.07
2001	1.10	1.08	1.08	1.09	1.11	1.10	1.09
2000	1.12	1.10	1.13	1.11	1.11	1.11	1.12
1999	1.14	1.13	1.15	1.14	1.13	1.14	1.15
1998	1.16	1.14	1.16	1.16	1.14	1.15	1.15
1997	1.14	1.11	1.16	1.17	1.13	1.16	1.15
1996	1.13	1.09	1.14	1.12	1.13	1.14	1.14
1995	1.12	1.09	1.13	1.13	1.13	1.14	1.14
1994	1.13	1.10	1.14	1.13	1.16	1.13	1.14
1993	1.11	1.08	1.11	1.11	1.14	1.13	1.12
1992	1.11	1.08	1.11	1.12	1.14	1.12	1.11
1991	1.12	1.09	1.11	1.10	1.11	1.11	1.12
1990	1.13	1.09	1.10	1.09	1.11	1.09	1.10
1989	1.12	1.09	1.09	1.09	1.10	1.08	1.08
1988	1.10	1.09	1.08	1.08	1.08	1.07	1.08

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NEVADA DEPARTMENT OF TAXATION 2023 IMPROVEMENT FACTOR STUDY CARSON CITY MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE							
M&S MANUAL YEAR	COMMERCIAL 98-3					RESIDENTIAL F-12 3rd QTR	
	4% A TYPE M&S FACTOR	4% B TYPE M&S FACTOR	50% C TYPE M&S FACTOR	25% D TYPE M&S FACTOR	17% S TYPE M&S FACTOR	80% FRAME M&S FACTOR	20% MASONRY M&S FACTOR
2023	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2022	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2021	1.018	1.029	1.037	1.040	1.036	1.025	1.029
2020	1.003	1.007	1.006	1.006	1.006	1.001	1.002
2019	1.064	1.039	1.052	1.054	1.063	1.050	1.051
2018	1.035	1.036	1.048	1.048	1.048	1.040	1.042
2017	0.997	1.007	1.009	1.004	1.002	1.015	1.018
2016	1.002	1.018	1.018	1.012	1.009	1.014	1.017
2015	1.023	1.025	1.025	1.027	1.018	1.021	1.026
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
2012	1.038	1.034	1.028	1.024	1.036	1.027	1.037
2011	1.038	1.040	1.047	1.055	1.028	1.049	1.061
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.080	1.066	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.048	1.044	1.041	1.039	1.045	1.061	1.054
2005	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2004	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2003	1.021	1.022	1.023	1.025	1.019	1.024	1.023
2002	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2001	1.039	1.037	1.042	1.041	1.035	1.053	1.044
2000	1.034	1.035	1.039	1.044	1.031	1.026	1.025
1999	1.015	1.017	1.009	1.005	1.010	1.005	1.015
1998	1.035	1.038	1.039	1.046	1.026	1.044	1.036
1997	1.018	1.014	1.009	1.012	1.016	1.011	1.006
1996	1.025	1.026	1.016	1.014	1.028	1.007	0.990
1995	1.037	1.037	1.036	1.041	1.036	1.007	1.010
1994	1.036	1.036	1.038	1.052	1.033	1.071	1.049
1993	1.005	1.007	1.009	1.018	1.003	1.036	1.021
1992	1.018	1.018	1.019	1.013	1.009	0.998	1.011
1991	1.019	1.023	1.026	1.024	1.019	1.020	1.021
1990	1.012	1.013	1.018	1.027	1.015	1.019	1.015
1989	1.045	1.040	1.030	1.019	1.055	1.028	1.042
1988	1.012	1.012	1.011	1.012	1.012	1.004	1.007

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
CARSON CITY

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

FISCAL YEAR	COMMERCIAL					RESIDENTIAL				
	4% A TYPE FACTOR	4% B TYPE FACTOR	50% C TYPE FACTOR	25% D TYPE FACTOR	17% S TYPE FACTOR	100% COMPOSITE FACTOR	80% FRAME FACTOR	20% MASONRY FACTOR	100% COMPOSITE FACTOR	
2024-25	0.047760	0.044857	0.570000	0.287500	0.198730	1.148847	0.831200	0.206272	1.037472	
2023-24	0.045609	0.044045	0.544324	0.274432	0.190014	1.098424	0.772870	0.195527	0.968397	
2022-23	0.040356	0.041538	0.528014	0.262385	0.177679	1.049972	0.842162	0.211313	1.053475	
2021-22	0.041606	0.040653	0.512402	0.258618	0.175684	1.028963	0.823044	0.207822	1.030867	
2020-21	0.041786	0.041560	0.526000	0.261037	0.179082	1.049466	0.832294	0.208272	1.040565	
2019-20	0.041780	0.042222	0.528943	0.264472	0.179780	1.057196	0.855547	0.212295	1.067842	
2018-19	0.040249	0.040280	0.504500	0.251000	0.170340	1.006369	0.812000	0.205521	1.017521	
2017-18	0.040080	0.041108	0.513848	0.255410	0.173104	1.023549	0.826800	0.207312	1.034112	
2016-17	0.040920	0.041000	0.512500	0.256750	0.174662	1.025832	0.801389	0.203246	1.004634	
2015-16	0.040743	0.040970	0.520000	0.259776	0.171978	1.033466	0.798071	0.198906	0.996977	
2014-15	0.040865	0.041320	0.513608	0.259304	0.172834	1.027932	0.805600	0.203116	1.008716	
2013-14	0.041520	0.041360	0.514000	0.258415	0.177736	1.033031	0.821600	0.203523	1.025123	
2012-13	0.043087	0.042812	0.533567	0.268822	0.181418	1.069705	0.863408	0.218321	1.081729	
2011-12	0.036310	0.036730	0.472906	0.236943	0.153281	0.936170	0.799200	0.198400	0.997600	
2010-11	0.044000	0.042640	0.523000	0.256250	0.187724	1.053614	0.802958	0.197600	1.000558	
2009-10	0.040554	0.040908	0.513159	0.253855	0.171151	1.019627	0.840800	0.208200	1.048000	
2008-09	0.043480	0.043400	0.545000	0.271750	0.184960	1.088590	0.828370	0.208830	1.037200	
2007-08	0.041178	0.041377	0.510950	0.252666	0.174478	1.020648	0.833367	0.206932	1.040299	
2006-07	0.045488	0.044759	0.556206	0.281939	0.194767	1.123158	0.909607	0.223093	1.132701	
2005-06	0.040760	0.040760	0.504782	0.250567	0.169775	1.006644	0.796316	0.201517	0.997832	
2004-05	0.040840	0.041262	0.516280	0.256250	0.174805	1.029437	0.826785	0.206512	1.033297	
2003-04	0.040400	0.040105	0.500324	0.252250	0.169648	1.002727	0.791738	0.198490	0.990228	
2002-03	0.040818	0.040726	0.497947	0.255561	0.175950	1.011001	0.834811	0.203207	1.038018	
2001-02	0.040634	0.040301	0.510465	0.254132	0.172168	1.017700	0.799200	0.199652	0.998852	
2000-01	0.039900	0.040323	0.500151	0.246918	0.170194	0.997486	0.797009	0.203000	1.000009	
1999-00	0.042126	0.042642	0.519500	0.259265	0.175964	1.039497	0.828000	0.207200	1.035200	
1998-99	0.041080	0.041304	0.513351	0.264295	0.172720	1.032750	0.822989	0.202965	1.025954	
1997-98	0.041366	0.041040	0.512496	0.251257	0.174760	1.020918	0.805600	0.198000	1.003600	
1996-97	0.041113	0.041103	0.513456	0.260250	0.171565	1.027487	0.812729	0.202000	1.014729	
1995-96	0.042187	0.042207	0.533027	0.267739	0.178691	1.063851	0.856800	0.213546	1.070346	
1994-95	0.040200	0.040280	0.504500	0.252228	0.170510	1.007718	0.836200	0.206040	1.042240	
1993-94	0.040356	0.040346	0.509500	0.257855	0.176166	1.024223	0.805593	0.200395	1.005987	
1992-93	0.040399	0.040920	0.517664	0.258349	0.173230	1.030562	0.830972	0.207913	1.038885	
1991-92	0.040841	0.040520	0.513670	0.256750	0.174119	1.025900	0.822748	0.206759	1.029507	
1990-91	0.042560	0.041600	0.519769	0.257109	0.182671	1.043709	0.830086	0.208400	1.038486	
1989-90	0.040480	0.040480	0.505500	0.255364	0.172040	1.013864	0.803200	0.201400	1.004600	

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
CARSON CITY

NET COMPOSITE IMPROVEMENT FACTORS

FISCAL YEAR	COMMERCIAL			RESIDENTIAL			NET FACTOR
	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	
2024-25	1.148847	0.3850549	0.442369	1.037472	0.6149451	0.637988	1.080358
2023-24	1.098424	0.3812449	0.418768	0.968397	0.6187551	0.599201	1.017969
2022-23	1.049972	0.3842039	0.403403	1.053475	0.6157961	0.648726	1.052129
2021-22	1.028963	0.3837892	0.394905	1.030867	0.6162108	0.635231	1.030136
2020-21	1.049466	0.3762191	0.394829	1.040585	0.6237809	0.649085	1.043914
2019-20	1.057196	0.3497447	0.369749	1.067842	0.6502553	0.694370	1.084119
2018-19	1.006389	0.3153175	0.317326	1.017521	0.6846825	0.696679	1.014004
2017-18	1.023549	0.3360660	0.343980	1.034112	0.6639340	0.686582	1.030562
2016-17	1.025832	0.3441338	0.353024	1.004634	0.6558662	0.658906	1.011929
2015-16	1.033466	0.3366971	0.347965	0.996977	0.6633029	0.661298	1.009263
2014-15	1.027932	0.3412208	0.350752	1.008716	0.6587792	0.664521	1.015273
2013-14	1.033031	0.3412208	0.352492	1.025123	0.6587792	0.675330	1.027822
2012-13	1.069705	0.3446225	0.368645	1.081729	0.6553775	0.708941	1.077585
2011-12	0.936170	0.3446225	0.322625	0.997600	0.6553775	0.653805	0.976430
2010-11	1.053614	0.3446225	0.363099	1.000558	0.6553775	0.655743	1.018843
2009-10	1.019627	0.3446225	0.351386	1.049000	0.6553775	0.687491	1.038877
2008-09	1.088590	0.3446225	0.375153	1.037200	0.6553775	0.679758	1.054910
2007-08	1.020648	0.3446225	0.351738	1.040299	0.6553775	0.681789	1.033527
2006-07	1.123158	0.3446225	0.387066	1.132701	0.6553775	0.742347	1.129412
2005-06	1.006644	0.3446225	0.346912	0.997832	0.6553775	0.653957	1.000869
2004-05	1.029437	0.3446225	0.354767	1.033297	0.6553775	0.677200	1.031967
2003-04	1.002727	0.3446225	0.345562	0.990228	0.6553775	0.648973	0.994535
2002-03	1.011001	0.3446225	0.348414	1.038018	0.6553775	0.680294	1.028707
2001-02	1.017700	0.3446225	0.350722	0.998852	0.6553775	0.654625	1.005348
2000-01	0.997486	0.3446225	0.343756	1.000009	0.6553775	0.655383	0.999139
1999-00	1.039497	0.3446225	0.358234	1.035200	0.6553775	0.678447	1.036681
1998-99	1.032750	0.3446225	0.355909	1.025954	0.6553775	0.672387	1.028296
1997-98	1.020918	0.3446225	0.351831	1.003600	0.6553775	0.657737	1.009568
1996-97	1.027487	0.3446225	0.354095	1.014729	0.6553775	0.665031	1.019126
1995-96	1.063851	0.3446225	0.366627	1.070346	0.6553775	0.701481	1.068108
1994-95	1.007718	0.3446225	0.347282	1.042240	0.6553775	0.683060	1.030343
1993-94	1.024223	0.3446225	0.352970	1.005987	0.6553775	0.659301	1.012272
1992-93	1.030562	0.3446225	0.355155	1.038885	0.6553775	0.680862	1.036017
1991-92	1.025900	0.3446225	0.353548	1.029507	0.6553775	0.674716	1.028264
1990-91	1.043709	0.3446225	0.359686	1.038486	0.6553775	0.680600	1.040286
1989-90	1.013864	0.3446225	0.349401	1.004600	0.6553775	0.658392	1.007793

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
ELKO

MARSHALL & SWIFT LOCAL MULTIPLIERS

M&S MANUAL YEAR	COMMERCIAL 99-8					RESIDENTIAL F-7	
	4% A TYPE M&S FACTOR	4% B TYPE M&S FACTOR	50% C TYPE M&S FACTOR	25% D TYPE M&S FACTOR	17% S TYPE M&S FACTOR	80% FRAME M&S FACTOR	20% MASONRY M&S FACTOR
2023	1.13	1.15	1.13	1.12	1.16	1.14	1.14
2022	1.12	1.14	1.11	1.10	1.14	1.13	1.13
2021	1.14	1.10	1.12	1.11	1.16	1.13	1.14
2020	1.13	1.12	1.11	1.10	1.15	1.10	1.11
2019	1.13	1.11	1.10	1.09	1.13	1.10	1.11
2018	1.13	1.12	1.11	1.10	1.14	1.08	1.10
2017	1.12	1.11	1.10	1.09	1.10	1.09	1.10
2016	1.11	1.09	1.09	1.07	1.12	1.08	1.09
2015	1.10	1.08	1.07	1.05	1.08	1.06	1.07
2014	1.11	1.09	1.08	1.06	1.10	1.06	1.08
2013	1.12	1.11	1.10	1.07	1.10	1.07	1.10
2012	1.10	1.11	1.10	1.06	1.09	1.04	1.08
2011	1.07	1.07	1.06	1.01	1.06	1.01	1.05
2010	1.05	1.05	1.06	1.02	1.05	1.00	1.04
2009	1.06	1.05	1.05	1.01	1.06	1.00	1.04
2008	1.02	1.01	1.01	0.98	1.02	0.99	1.02
2007	1.04	1.03	1.03	1.01	1.04	1.02	1.04
2006	1.05	1.04	1.05	1.04	1.05	1.03	1.05
2005	1.07	1.06	1.08	1.07	1.07	1.08	1.09
2004	1.07	1.07	1.09	1.08	1.07	1.07	1.08
2003	1.07	1.07	1.08	1.08	1.07	1.07	1.07
2002	1.06	1.05	1.07	1.07	1.06	1.06	1.06
2001	1.03	1.02	1.04	1.04	1.03	1.04	1.04
2000	1.04	1.04	1.06	1.04	1.03	1.04	1.05
1999	1.06	1.07	1.08	1.07	1.05	1.08	1.10
1998	1.08	1.08	1.11	1.10	1.06	1.09	1.10
1997	1.07	1.07	1.10	1.10	1.04	1.09	1.09
1996	1.06	1.05	1.08	1.05	1.04	1.05	1.08
1995	1.05	1.05	1.07	1.13	1.04	1.07	1.14
1994	1.06	1.06	1.08	1.06	1.07	1.06	1.08
1993	1.04	1.04	1.05	1.04	1.05	1.06	1.06
1992	1.04	1.04	1.05	1.05	1.05	1.05	1.05
1991	1.04	1.04	1.04	1.03	1.03	1.03	1.04
1990	1.04	1.04	1.04	1.03	1.03	1.03	1.04
1989	1.04	1.04	1.04	1.03	1.03	1.03	1.04
1988	1.04	1.04	1.03	1.02	1.02	1.01	1.02

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NEVADA DEPARTMENT OF TAXATION 2023 IMPROVEMENT FACTOR STUDY ELKO MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE							
M&S MANUAL YEAR	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
	4% A TYPE M&S FACTOR	4% B TYPE M&S FACTOR	50% C TYPE M&S FACTOR	25% D TYPE M&S FACTOR	17% S TYPE M&S FACTOR	80% FRAME M&S FACTOR	20% MASONRY M&S FACTOR
2023	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2022	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2021	1.018	1.029	1.037	1.040	1.036	1.025	1.029
2020	1.003	1.007	1.006	1.006	1.006	1.001	1.002
2019	1.064	1.039	1.052	1.054	1.063	1.050	1.051
2018	1.035	1.036	1.048	1.048	1.048	1.040	1.042
2017	0.997	1.007	1.009	1.004	1.002	1.015	1.018
2016	1.002	1.018	1.018	1.012	1.009	1.014	1.017
2015	1.023	1.025	1.025	1.027	1.018	1.021	1.026
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
2012	1.038	1.034	1.028	1.024	1.036	1.027	1.037
2011	1.038	1.040	1.047	1.055	1.028	1.049	1.061
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.080	1.086	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.048	1.044	1.041	1.039	1.045	1.061	1.054
2005	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2004	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2003	1.021	1.022	1.023	1.025	1.019	1.024	1.023
2002	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2001	1.039	1.037	1.042	1.041	1.035	1.053	1.044
2000	1.034	1.035	1.039	1.044	1.031	1.026	1.025
1999	1.015	1.017	1.009	1.005	1.010	1.005	1.015
1998	1.035	1.038	1.039	1.046	1.026	1.044	1.036
1997	1.018	1.014	1.009	1.012	1.016	1.011	1.006
1996	1.025	1.026	1.016	1.014	1.028	1.007	0.990
1995	1.037	1.037	1.036	1.041	1.036	1.007	1.010
1994	1.036	1.036	1.038	1.052	1.033	1.071	1.049
1993	1.005	1.007	1.009	1.018	1.003	1.036	1.021
1992	1.018	1.018	1.019	1.013	1.009	0.998	1.011
1991	1.019	1.023	1.026	1.024	1.019	1.020	1.021
1990	1.012	1.013	1.018	1.027	1.015	1.019	1.015
1989	1.045	1.040	1.030	1.019	1.055	1.028	1.042
1988	1.012	1.012	1.011	1.012	1.012	1.004	1.007

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
ELKO

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

FISCAL YEAR	COMMERCIAL					RESIDENTIAL			
	4% A TYPE FACTOR	4% B TYPE FACTOR	50% C TYPE FACTOR	25% D TYPE FACTOR	17% S TYPE FACTOR	100% COMPOSITE FACTOR	80% FRAME FACTOR	20% MASONRY FACTOR	100% COMPOSITE FACTOR
2024-25	0.048186	0.045677	0.580270	0.292727	0.202216	1.169078	0.838556	0.210042	1.048598
2023-24	0.046922	0.046927	0.564911	0.284910	0.195304	1.138973	0.831200	0.206374	1.037574
2022-23	0.041080	0.040425	0.523171	0.262364	0.177651	1.044692	0.842364	0.211362	1.053726
2021-22	0.040120	0.040643	0.507573	0.253807	0.174047	1.016190	0.800800	0.200400	1.001200
2020-21	0.042560	0.041189	0.521261	0.261105	0.179125	1.045240	0.855556	0.212111	1.067666
2019-20	0.041770	0.041813	0.528764	0.264404	0.184639	1.061389	0.824367	0.208400	1.032767
2018-19	0.040239	0.041019	0.509128	0.255692	0.167298	1.013377	0.819519	0.205468	1.024986
2017-18	0.040444	0.041097	0.518514	0.257819	0.177883	1.035757	0.826506	0.207202	1.033708
2016-17	0.040551	0.040624	0.507755	0.254328	0.169913	1.013171	0.816800	0.203300	1.020100
2015-16	0.040753	0.040615	0.510545	0.259799	0.173570	1.025282	0.798071	0.197148	0.995220
2014-15	0.041990	0.041320	0.518500	0.264219	0.176020	1.042049	0.828838	0.204926	1.033764
2013-14	0.042684	0.042906	0.533396	0.268673	0.181105	1.068764	0.846004	0.213326	1.059330
2012-13	0.042311	0.042392	0.523500	0.261164	0.176424	1.045792	0.847592	0.214240	1.061832
2011-12	0.037325	0.037800	0.486590	0.243891	0.157619	0.963225	0.799200	0.198400	0.997600
2010-11	0.044894	0.044329	0.543713	0.264094	0.191507	1.088537	0.826667	0.205349	1.032016
2009-10	0.040878	0.040871	0.507942	0.248639	0.172566	1.010896	0.816071	0.204196	1.020267
2008-09	0.043066	0.042983	0.534619	0.263911	0.183198	1.067777	0.835806	0.208792	1.044598
2007-08	0.041136	0.040972	0.506042	0.252467	0.174329	1.014947	0.809504	0.203064	1.012568
2006-07	0.044280	0.043934	0.540991	0.271711	0.189550	1.090465	0.893069	0.221028	1.114097
2005-06	0.040760	0.040760	0.514218	0.255250	0.172890	1.023878	0.811200	0.205301	1.016501
2004-05	0.041225	0.041659	0.516280	0.258845	0.174864	1.032673	0.826928	0.206530	1.033458
2003-04	0.041577	0.041671	0.519567	0.259526	0.176176	1.038517	0.821908	0.206088	1.027996
2002-03	0.041160	0.040682	0.511170	0.260250	0.175950	1.029213	0.842400	0.206811	1.049211
2001-02	0.040580	0.040239	0.509880	0.253682	0.171932	1.016312	0.790400	0.195682	0.986082
2000-01	0.039848	0.040303	0.490865	0.244398	0.170080	0.985494	0.796624	0.203000	0.999624
1999-00	0.041787	0.041908	0.524223	0.261500	0.177774	1.047192	0.835200	0.209101	1.044301
1998-99	0.041104	0.041333	0.513843	0.265048	0.172720	1.034047	0.839811	0.203063	1.042674
1997-98	0.041390	0.041040	0.512748	0.235553	0.174760	1.005491	0.790542	0.187579	0.978121
1996-97	0.041089	0.041089	0.513204	0.277436	0.171182	1.043999	0.813200	0.213222	1.026422
1995-96	0.042237	0.042237	0.533829	0.268058	0.178955	1.065315	0.856800	0.213758	1.070558
1994-95	0.040200	0.040280	0.504500	0.252076	0.170510	1.007566	0.836693	0.206145	1.042838
1993-94	0.040720	0.040720	0.514399	0.258167	0.174861	1.028867	0.813903	0.204144	1.018047
1992-93	0.040760	0.040920	0.513000	0.256000	0.173230	1.023910	0.816000	0.204200	1.020200
1991-92	0.040480	0.040520	0.509000	0.256750	0.172550	1.019300	0.815200	0.203000	1.018200
1990-91	0.041800	0.041600	0.520000	0.257248	0.181108	1.041756	0.838685	0.212486	1.051171
1989-90	0.040480	0.040480	0.505500	0.253000	0.172040	1.011500	0.795325	0.199445	0.994770

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NEVADA DEPARTMENT OF TAXATION 2023 IMPROVEMENT FACTOR STUDY ELKO NET COMPOSITE IMPROVEMENT FACTORS							
FISCAL YEAR	COMMERCIAL			RESIDENTIAL			NET FACTOR
	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	
2024-25	1.169078	0.3745905	0.437925	1.048598	0.6254095	0.655803	1.093729
2023-24	1.138973	0.3791015	0.431786	1.037574	0.6208985	0.644228	1.076014
2022-23	1.044692	0.3747224	0.391469	1.053726	0.6252776	0.658871	1.050340
2021-22	1.016190	0.3761606	0.382251	1.001200	0.6238394	0.624588	1.006839
2020-21	1.045240	0.3727807	0.389645	1.067666	0.6272193	0.669661	1.059306
2019-20	1.061389	0.3805978	0.403962	1.032767	0.6194022	0.639698	1.043660
2018-19	1.013377	0.3925630	0.397834	1.024986	0.6074170	0.622594	1.020429
2017-18	1.035757	0.4055747	0.420077	1.033708	0.5944253	0.614462	1.034539
2016-17	1.013171	0.4208649	0.426408	1.020100	0.5791351	0.590776	1.017184
2015-16	1.025282	0.4289110	0.439755	0.995220	0.5710890	0.588359	1.008114
2014-15	1.042049	0.4378689	0.456281	1.033764	0.5621311	0.581111	1.037392
2013-14	1.068764	0.4378689	0.467979	1.059330	0.5621311	0.595482	1.063461
2012-13	1.045792	0.4263564	0.445880	1.061832	0.5736436	0.609113	1.054993
2011-12	0.963225	0.4263564	0.410677	0.997600	0.5736436	0.572267	0.982944
2010-11	1.088537	0.4263564	0.464105	1.032016	0.5736436	0.592009	1.056114
2009-10	1.010896	0.4263564	0.431002	1.020267	0.5736436	0.585269	1.016271
2008-09	1.067777	0.4263564	0.455254	1.044598	0.5736436	0.599227	1.054481
2007-08	1.014947	0.4263564	0.432729	1.012568	0.5736436	0.580853	1.013582
2006-07	1.090465	0.4263564	0.464927	1.114097	0.5736436	0.639095	1.104021
2005-06	1.023878	0.4263564	0.436537	1.016501	0.5736436	0.583109	1.019646
2004-05	1.032673	0.4263564	0.440287	1.033458	0.5736436	0.592637	1.033124
2003-04	1.038517	0.4263564	0.442778	1.027996	0.5736436	0.589703	1.032482
2002-03	1.029213	0.4263564	0.438811	1.049211	0.5736436	0.601873	1.040685
2001-02	1.016312	0.4263564	0.433311	0.986082	0.5736436	0.565659	0.998971
2000-01	0.985494	0.4263564	0.420172	0.999624	0.5736436	0.573428	0.993600
1999-00	1.047192	0.4263564	0.446477	1.044301	0.5736436	0.599056	1.045534
1998-99	1.034047	0.4263564	0.440873	1.042674	0.5736436	0.598123	1.038996
1997-98	1.005491	0.4263564	0.428698	0.978121	0.5736436	0.561093	0.989790
1996-97	1.043999	0.4263564	0.445116	1.026422	0.5736436	0.588800	1.033916
1995-96	1.065315	0.4263564	0.454204	1.070558	0.5736436	0.614119	1.068323
1994-95	1.007566	0.4263564	0.429582	1.042838	0.5736436	0.598217	1.027800
1993-94	1.028867	0.4263564	0.438664	1.018047	0.5736436	0.583996	1.022660
1992-93	1.023910	0.4263564	0.436551	1.020200	0.5736436	0.585231	1.021782
1991-92	1.019300	0.4263564	0.434585	1.018200	0.5736436	0.584084	1.018669
1990-91	1.041756	0.4263564	0.444159	1.051171	0.5736436	0.602998	1.047157
1989-90	1.011500	0.4263564	0.431260	0.994770	0.5736436	0.570643	1.001903

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
FALLON

MARSHALL & SWIFT LOCAL MULTIPLIERS

M&S MANUAL YEAR	COMMERCIAL 99-8					RESIDENTIAL F-7	
	4% A TYPE	4% B TYPE	50% C TYPE	25% D TYPE	17% S TYPE	80% FRAME	20% MASONRY
	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR
2023	1.01	1.00	1.01	1.00	1.03	1.01	1.03
2022	1.02	1.00	1.01	1.00	1.03	1.00	1.02
2021	1.02	0.99	0.99	0.98	1.02	0.98	1.01
2020	1.04	1.00	1.02	1.00	1.04	1.01	1.03
2019	1.02	1.00	1.02	1.00	1.03	1.01	1.03
2018	1.02	0.99	1.01	1.00	1.02	1.00	1.02
2017	1.01	0.98	1.00	0.99	1.01	0.99	1.00
2016	1.01	0.98	1.00	0.99	1.01	0.98	0.99
2015	1.00	0.97	0.99	0.98	1.00	0.98	0.99
2014	1.00	0.98	1.00	0.99	1.00	1.00	1.00
2013	1.01	0.99	1.00	1.00	1.01	1.01	1.01
2012	1.02	0.99	1.01	1.01	1.02	1.01	1.00
2011	1.02	0.99	1.01	1.00	1.02	1.01	1.02
2010	0.99	0.97	0.99	0.98	0.99	0.98	0.99
2009	1.02	0.99	1.01	1.00	1.03	0.98	0.99
2008	1.00	0.99	1.01	1.00	1.01	1.00	1.01
2007	1.03	1.01	1.02	1.01	1.04	1.00	1.01
2006	1.03	1.01	1.02	1.01	1.04	1.02	1.02
2005	1.05	1.02	1.04	1.04	1.06	1.04	1.04
2004	1.02	1.01	1.02	1.01	1.03	1.01	1.02
2003	1.02	1.01	1.03	1.03	1.05	1.03	1.03
2002	1.02	1.00	1.02	1.03	1.03	1.02	1.02
2001	1.02	1.01	1.03	1.03	1.04	1.04	1.04
2000	1.04	1.03	1.08	1.05	1.04	1.05	1.07
1999	1.06	1.06	1.10	1.08	1.06	1.08	1.10
1998	1.08	1.07	1.11	1.10	1.07	1.09	1.10
1997	1.07	1.06	1.10	1.10	1.05	1.09	1.09
1996	1.06	1.04	1.08	1.05	1.05	1.05	1.08
1995	1.05	1.04	1.07	1.06	1.05	1.07	1.08
1994	1.06	1.05	1.08	1.06	1.08	1.06	1.08
1993	1.04	1.03	1.05	1.04	1.06	1.06	1.06
1992	1.04	1.03	1.05	1.05	1.06	1.05	1.05
1991	1.04	1.03	1.04	1.03	1.04	1.03	1.04
1990	1.04	1.03	1.04	1.03	1.04	1.03	1.04
1989	1.04	1.03	1.04	1.03	1.04	1.03	1.04
1988	1.04	1.03	1.03	1.02	1.03	1.02	1.03

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NEVADA DEPARTMENT OF TAXATION 2023 IMPROVEMENT FACTOR STUDY FALLON MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE							
M&S MANUAL YEAR	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
	4% A TYPE M&S FACTOR	4% B TYPE M&S FACTOR	50% C TYPE M&S FACTOR	25% D TYPE M&S FACTOR	17% S TYPE M&S FACTOR	80% FRAME M&S FACTOR	20% MASONRY M&S FACTOR
2023	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2022	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2021	1.018	1.029	1.037	1.040	1.036	1.025	1.029
2020	1.003	1.007	1.006	1.006	1.006	1.001	1.002
2019	1.064	1.039	1.052	1.054	1.063	1.050	1.051
2018	1.035	1.036	1.048	1.048	1.048	1.040	1.042
2017	0.997	1.007	1.009	1.004	1.002	1.015	1.018
2016	1.002	1.018	1.018	1.012	1.009	1.014	1.017
2015	1.023	1.025	1.025	1.027	1.018	1.021	1.026
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
2012	1.038	1.034	1.028	1.024	1.036	1.027	1.037
2011	1.038	1.040	1.047	1.055	1.028	1.049	1.061
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.080	1.066	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2005	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2004	1.021	1.022	1.023	1.025	1.019	1.024	1.023
2003	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2002	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2001	1.039	1.037	1.042	1.041	1.035	1.053	1.044
2000	1.034	1.035	1.039	1.044	1.031	1.026	1.025
1999	1.015	1.017	1.009	1.005	1.010	1.005	1.015
1998	1.035	1.038	1.039	1.046	1.026	1.044	1.036
1997	1.018	1.014	1.009	1.012	1.016	1.011	1.006
1996	1.025	1.026	1.016	1.014	1.028	1.007	0.990
1995	1.037	1.037	1.036	1.041	1.036	1.007	1.010
1994	1.036	1.036	1.038	1.052	1.033	1.071	1.049
1993	1.005	1.007	1.009	1.018	1.003	1.036	1.021
1992	1.018	1.018	1.019	1.013	1.009	0.998	1.011
1991	1.019	1.023	1.026	1.024	1.019	1.020	1.021
1990	1.012	1.013	1.018	1.027	1.015	1.019	1.015
1989	1.045	1.040	1.030	1.019	1.055	1.028	1.042
1988	1.012	1.012	1.011	1.012	1.012	1.004	1.007

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NEVADA DEPARTMENT OF TAXATION 2023 IMPROVEMENT FACTOR STUDY FALLON WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER									
FISCAL YEAR	COMMERCIAL						RESIDENTIAL		
	4% A TYPE FACTOR	4% B TYPE FACTOR	50% C TYPE FACTOR	25% D TYPE FACTOR	17% S TYPE FACTOR	100% COMPOSITE FACTOR	80% FRAME FACTOR	20% MASONRY FACTOR	100% COMPOSITE FACTOR
2024-25	0.047292	0.045280	0.570000	0.287500	0.198730	1.148802	0.839512	0.210241	1.049753
2023-24	0.047760	0.045737	0.581515	0.293367	0.200678	1.169058	0.848163	0.210261	1.058425
2022-23	0.039937	0.040748	0.503250	0.254800	0.172733	1.011468	0.795644	0.201804	0.997447
2021-22	0.040907	0.040280	0.503000	0.251500	0.172680	1.008367	0.800800	0.200400	1.001200
2020-21	0.042560	0.041980	0.531208	0.263500	0.182482	1.061729	0.848400	0.212261	1.060661
2019-20	0.041810	0.041863	0.529240	0.264646	0.179924	1.057483	0.840404	0.212568	1.052972
2018-19	0.039880	0.040280	0.504500	0.251000	0.170340	1.006000	0.820286	0.205657	1.025942
2017-18	0.040481	0.041140	0.514141	0.255582	0.173245	1.024589	0.811200	0.203400	1.014600
2016-17	0.040920	0.040582	0.507375	0.254157	0.173060	1.016093	0.800464	0.203148	1.003612
2015-16	0.040713	0.040942	0.520000	0.259628	0.171851	1.033134	0.797624	0.198812	0.996436
2014-15	0.040836	0.041320	0.513366	0.259158	0.172710	1.027390	0.805600	0.203212	1.008812
2013-14	0.041520	0.041360	0.514000	0.258560	0.176120	1.031560	0.821600	0.203333	1.024933
2012-13	0.042778	0.042458	0.534076	0.269133	0.180056	1.068500	0.864890	0.218630	1.083520
2011-12	0.036572	0.037036	0.472455	0.236670	0.152941	0.935674	0.799200	0.198400	0.997600
2010-11	0.044064	0.042640	0.523000	0.256250	0.187929	1.053883	0.802032	0.197412	0.999444
2009-10	0.040466	0.040855	0.512922	0.253713	0.170875	1.018830	0.840800	0.208200	1.049000
2008-09	0.043480	0.043400	0.545000	0.271750	0.184960	1.088590	0.827451	0.208733	1.036184
2007-08	0.043437	0.043913	0.535500	0.266339	0.185974	1.075162	0.867785	0.214788	1.082573
2006-07	0.041959	0.041164	0.519490	0.262832	0.177926	1.043370	0.835295	0.207388	1.042683
2005-06	0.040840	0.040880	0.506534	0.251274	0.169930	1.009459	0.803293	0.202614	1.005907
2004-05	0.040400	0.040885	0.509951	0.252250	0.174514	1.018000	0.814306	0.204182	1.018488
2003-04	0.040400	0.040079	0.500097	0.252250	0.169544	1.002370	0.790892	0.198312	0.989204
2002-03	0.040761	0.040675	0.496880	0.255293	0.175950	1.009558	0.834377	0.202946	1.037323
2001-02	0.040580	0.040228	0.510055	0.253750	0.171963	1.016575	0.798000	0.199409	0.997409
2000-01	0.039848	0.040300	0.499955	0.246682	0.170095	0.996880	0.796624	0.203000	0.999624
1999-00	0.041787	0.041912	0.524223	0.261500	0.177742	1.047164	0.835200	0.209101	1.044301
1998-99	0.041104	0.041340	0.513843	0.265048	0.172720	1.034054	0.839611	0.203063	1.042674
1997-98	0.041390	0.041040	0.512748	0.251108	0.174760	1.021047	0.790542	0.198000	0.988542
1996-97	0.041089	0.041085	0.513204	0.260250	0.171228	1.026855	0.813200	0.202000	1.015200
1995-96	0.042237	0.042245	0.533829	0.268058	0.178923	1.065291	0.856800	0.213758	1.070558
1994-95	0.040200	0.040280	0.504500	0.252076	0.170510	1.007566	0.836693	0.206145	1.042838
1993-94	0.040720	0.040720	0.514399	0.258167	0.174829	1.028835	0.813903	0.204144	1.018047
1992-93	0.040760	0.040920	0.513000	0.256000	0.173230	1.023910	0.818000	0.204200	1.020200
1991-92	0.040480	0.040520	0.509000	0.256750	0.172550	1.019300	0.815200	0.203000	1.018200
1990-91	0.041800	0.041600	0.520000	0.257248	0.181091	1.041739	0.830463	0.210423	1.040886
1989-90	0.038272	0.038252	0.482097	0.241178	0.164075	0.963874	0.765667	0.192076	0.957743

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
FALLON

NET COMPOSITE IMPROVEMENT FACTORS

FISCAL YEAR	COMMERCIAL			RESIDENTIAL			NET FACTOR
	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	
2024-25	1.148802	0.2271068	0.260901	1.049753	0.7728932	0.811347	1.072248
2023-24	1.169058	0.2404612	0.281113	1.058425	0.7595388	0.803915	1.085028
2022-23	1.011468	0.2392137	0.241957	0.997447	0.7607863	0.758844	1.000801
2021-22	1.008367	0.2466075	0.248671	1.001200	0.7533925	0.754297	1.002967
2020-21	1.061729	0.2495894	0.264996	1.060661	0.7504106	0.795931	1.060927
2019-20	1.057483	0.2482295	0.262498	1.052972	0.7517705	0.791593	1.054092
2018-19	1.006000	0.2667151	0.268315	1.025942	0.7332849	0.752308	1.020623
2017-18	1.024589	0.3058982	0.313420	1.014600	0.6941018	0.704236	1.017656
2016-17	1.016093	0.3286866	0.333976	1.003612	0.6713134	0.673738	1.007714
2015-16	1.033134	0.3083891	0.318587	0.996436	0.6916309	0.689166	1.007752
2014-15	1.027390	0.2866056	0.294456	1.008812	0.7133944	0.719681	1.014137
2013-14	1.031560	0.2866056	0.295651	1.024933	0.7133944	0.731182	1.026833
2012-13	1.068500	0.2651180	0.283279	1.083520	0.7348820	0.796259	1.079538
2011-12	0.935674	0.2651180	0.248064	0.997600	0.7348820	0.733118	0.981182
2010-11	1.053883	0.2651180	0.279403	0.999444	0.7348820	0.734473	1.013877
2009-10	1.018830	0.2651180	0.270110	1.049000	0.7348820	0.770891	1.041001
2008-09	1.088590	0.2651180	0.288605	1.036184	0.7348820	0.761473	1.050078
2007-08	1.075162	0.2651180	0.285045	1.082573	0.7348820	0.795564	1.080608
2006-07	1.043370	0.2651180	0.276616	1.042683	0.7348820	0.766249	1.042865
2005-06	1.009459	0.2651180	0.267626	1.005907	0.7348820	0.739223	1.006848
2004-05	1.018000	0.2651180	0.269890	1.018488	0.7348820	0.748469	1.018359
2003-04	1.002370	0.2651180	0.265746	0.989204	0.7348820	0.726948	0.992694
2002-03	1.009558	0.2651180	0.267652	1.037323	0.7348820	0.762310	1.029962
2001-02	1.016575	0.2651180	0.269512	0.997409	0.7348820	0.732978	1.002490
2000-01	0.996880	0.2651180	0.264291	0.999624	0.7348820	0.734606	0.998996
1999-00	1.047164	0.2651180	0.277622	1.044301	0.7348820	0.767438	1.045060
1998-99	1.034054	0.2651180	0.274146	1.042674	0.7348820	0.766243	1.040389
1997-98	1.021047	0.2651180	0.270698	0.998542	0.7348820	0.726462	0.997160
1996-97	1.026855	0.2651180	0.272238	1.015200	0.7348820	0.746052	1.018290
1995-96	1.065291	0.2651180	0.282428	1.070558	0.7348820	0.786734	1.069162
1994-95	1.007566	0.2651180	0.267124	1.042838	0.7348820	0.766363	1.033487
1993-94	1.028835	0.2651180	0.272763	1.018047	0.7348820	0.748145	1.020907
1992-93	1.023910	0.2651180	0.271457	1.020200	0.7348820	0.749727	1.021184
1991-92	1.019300	0.2651180	0.270235	1.018200	0.7348820	0.748257	1.018492
1990-91	1.041739	0.2651180	0.276184	1.040986	0.7348820	0.764928	1.041112
1989-90	0.963874	0.2651180	0.255540	0.957743	0.7348820	0.703828	0.959369

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
LAS VEGAS

MARSHALL & SWIFT LOCAL MULTIPLIERS

M&S MANUAL YEAR	COMMERCIAL 99-B					RESIDENTIAL F-7	
	4%	4%	50%	25%	17%	80%	20%
	A TYPE M&S FACTOR	B TYPE M&S FACTOR	C TYPE M&S FACTOR	D TYPE M&S FACTOR	S TYPE M&S FACTOR	FRAME M&S FACTOR	MASONRY M&S FACTOR
2023	1.07	1.13	1.13	1.14	1.13	1.13	1.11
2022	1.07	1.10	1.11	1.12	1.12	1.13	1.11
2021	1.13	1.13	1.14	1.16	1.15	1.18	1.14
2020	1.13	1.12	1.13	1.15	1.14	1.15	1.11
2019	1.12	1.10	1.10	1.12	1.12	1.13	1.09
2018	1.13	1.10	1.11	1.13	1.13	1.14	1.10
2017	1.13	1.10	1.11	1.13	1.13	1.13	1.11
2016	1.14	1.11	1.13	1.14	1.13	1.13	1.12
2015	1.12	1.10	1.12	1.13	1.12	1.12	1.12
2014	1.12	1.10	1.12	1.13	1.12	1.13	1.12
2013	1.13	1.11	1.13	1.13	1.13	1.14	1.13
2012	1.13	1.11	1.14	1.15	1.13	1.13	1.12
2011	1.13	1.12	1.14	1.14	1.13	1.14	1.14
2010	1.12	1.11	1.13	1.14	1.11	1.12	1.12
2009	1.14	1.13	1.14	1.14	1.13	1.14	1.14
2008	1.11	1.10	1.10	1.11	1.10	1.11	1.10
2007	1.10	1.10	1.10	1.11	1.09	1.12	1.11
2006	1.13	1.13	1.12	1.12	1.12	1.13	1.12
2005	1.12	1.11	1.12	1.13	1.11	1.13	1.12
2004	1.12	1.10	1.12	1.13	1.12	1.13	1.12
2003	1.13	1.12	1.12	1.15	1.13	1.15	1.13
2002	1.14	1.13	1.13	1.15	1.14	1.14	1.12
2001	1.14	1.12	1.12	1.13	1.12	1.13	1.11
2000	1.14	1.12	1.13	1.13	1.13	1.12	1.12
1999	1.14	1.13	1.13	1.13	1.13	1.13	1.13
1998	1.14	1.13	1.13	1.13	1.12	1.12	1.12
1997	1.12	1.11	1.10	1.11	1.10	1.11	1.11
1996	1.11	1.09	1.09	1.09	1.10	1.09	1.08
1995	1.11	1.10	1.09	1.10	1.11	1.09	1.09
1994	1.11	1.08	1.08	1.09	1.11	1.11	1.10
1993	1.14	1.12	1.12	1.13	1.14	1.13	1.13
1992	1.14	1.12	1.11	1.11	1.14	1.09	1.10
1991	1.15	1.13	1.12	1.11	1.14	1.12	1.12
1990	1.16	1.13	1.12	1.12	1.15	1.13	1.13
1989	1.16	1.14	1.13	1.13	1.16	1.12	1.12
1988	1.13	1.12	1.11	1.11	1.11	1.10	1.10

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NEVADA DEPARTMENT OF TAXATION 2023 IMPROVEMENT FACTOR STUDY LAS VEGAS							
MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE							
M&S MANUAL YEAR	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
	4% A TYPE M&S FACTOR	4% B TYPE M&S FACTOR	50% C TYPE M&S FACTOR	25% D TYPE M&S FACTOR	17% S TYPE M&S FACTOR	80% FRAME M&S FACTOR	20% MASONRY M&S FACTOR
2023	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2022	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2021	1.018	1.029	1.037	1.040	1.036	1.025	1.029
2020	1.003	1.007	1.006	1.006	1.006	1.001	1.002
2019	1.064	1.039	1.052	1.054	1.063	1.050	1.051
2018	1.035	1.036	1.048	1.048	1.048	1.040	1.042
2017	0.997	1.007	1.009	1.004	1.002	1.015	1.018
2016	1.002	1.018	1.018	1.012	1.009	1.014	1.017
2015	1.023	1.025	1.025	1.027	1.018	1.021	1.026
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
2012	1.038	1.034	1.028	1.024	1.036	1.027	1.037
2011	1.038	1.040	1.047	1.055	1.028	1.049	1.061
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.080	1.066	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2005	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2004	1.021	1.022	1.023	1.025	1.019	1.024	1.023
2003	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2002	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2001	1.039	1.037	1.042	1.041	1.035	1.053	1.044
2000	1.034	1.035	1.039	1.044	1.031	1.026	1.025
1999	1.015	1.017	1.009	1.005	1.010	1.005	1.015
1998	1.035	1.038	1.039	1.046	1.026	1.044	1.036
1997	1.018	1.014	1.009	1.012	1.016	1.011	1.006
1996	1.025	1.026	1.016	1.014	1.028	1.007	0.990
1995	1.037	1.037	1.036	1.041	1.036	1.007	1.010
1994	1.036	1.036	1.038	1.052	1.033	1.071	1.049
1993	1.005	1.007	1.009	1.018	1.003	1.036	1.021
1992	1.018	1.018	1.019	1.013	1.009	0.998	1.011
1991	1.019	1.023	1.026	1.024	1.019	1.020	1.021
1990	1.012	1.013	1.018	1.027	1.015	1.019	1.015
1989	1.045	1.040	1.030	1.019	1.055	1.028	1.042
1988	1.012	1.012	1.011	1.012	1.012	1.004	1.007

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
LAS VEGAS

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

FISCAL YEAR	COMMERCIAL					RESIDENTIAL			
	4% A TYPE FACTOR	4% B TYPE FACTOR	50% C TYPE FACTOR	25% D TYPE FACTOR	17% S TYPE FACTOR	100% COMPOSITE FACTOR	80% FRAME FACTOR	20% MASONRY FACTOR	100% COMPOSITE FACTOR
2024-25	0.047760	0.046515	0.580270	0.292634	0.200504	1.167683	0.831200	0.208200	1.039400
2023-24	0.045224	0.044078	0.555000	0.277586	0.193546	1.115434	0.795980	0.202721	0.998701
2022-23	0.040720	0.041528	0.523088	0.262261	0.177665	1.045262	0.841391	0.211362	1.052753
2021-22	0.040478	0.041012	0.516718	0.258237	0.174074	1.030519	0.814973	0.204077	1.019051
2020-21	0.042183	0.041560	0.521261	0.261168	0.179111	1.045284	0.832632	0.209289	1.040921
2019-20	0.041400	0.041440	0.524000	0.262000	0.178160	1.047000	0.839363	0.206523	1.045885
2018-19	0.039530	0.039917	0.495571	0.248798	0.170340	0.994156	0.812000	0.201782	1.013782
2017-18	0.040796	0.041090	0.513545	0.255239	0.173062	1.023731	0.818443	0.203400	1.021843
2016-17	0.040920	0.041000	0.512500	0.256750	0.173060	1.024230	0.809572	0.205200	1.014772
2015-16	0.040756	0.040987	0.515398	0.262250	0.172034	1.031426	0.798533	0.199023	0.997556
2014-15	0.041240	0.041320	0.513952	0.257198	0.174420	1.028130	0.812729	0.202996	1.015726
2013-14	0.041520	0.040991	0.514000	0.258246	0.176120	1.030876	0.814393	0.203761	1.018154
2012-13	0.041891	0.041975	0.528133	0.263750	0.177909	1.053657	0.854186	0.215989	1.070175
2011-12	0.037019	0.037131	0.477772	0.241500	0.156304	0.949726	0.785179	0.194919	0.980098
2010-11	0.044368	0.043803	0.542018	0.263176	0.189306	1.082670	0.840519	0.208724	1.049243
2009-10	0.042059	0.041680	0.518000	0.256250	0.177564	1.035553	0.833293	0.206324	1.039617
2008-09	0.042326	0.042248	0.535268	0.269324	0.180006	1.069171	0.836531	0.208918	1.045449
2007-08	0.044675	0.045147	0.546000	0.271823	0.191258	1.098903	0.884800	0.219000	1.103800
2006-07	0.040760	0.041131	0.509500	0.255250	0.171346	1.017987	0.811200	0.203400	1.014600
2005-06	0.040479	0.040150	0.511500	0.251793	0.171697	1.015619	0.804953	0.202789	1.007742
2004-05	0.040046	0.040122	0.500531	0.252250	0.169688	1.002637	0.813474	0.204005	1.017479
2003-04	0.040400	0.040841	0.508509	0.256715	0.174247	1.021712	0.813536	0.204022	1.017558
2002-03	0.041560	0.041480	0.516389	0.260250	0.174393	1.034072	0.849921	0.206936	1.056857
2001-02	0.041360	0.041034	0.519500	0.261000	0.175270	1.038164	0.813536	0.203186	1.016722
2000-01	0.040800	0.040680	0.504500	0.251250	0.173233	1.010263	0.811179	0.204813	1.015991
1999-00	0.042139	0.042268	0.533668	0.266212	0.177591	1.061879	0.842724	0.209067	1.051791
1998-99	0.041087	0.041304	0.509128	0.257642	0.172720	1.021882	0.823640	0.206789	1.030429
1997-98	0.041000	0.040667	0.508000	0.251195	0.173186	1.014048	0.805600	0.196183	1.001783
1996-97	0.041480	0.042248	0.522796	0.262638	0.176120	1.045282	0.791085	0.200164	0.991248
1995-96	0.040349	0.039960	0.500464	0.253690	0.170989	1.005453	0.841635	0.204230	1.045865
1994-95	0.040200	0.040280	0.509045	0.259086	0.170510	1.019121	0.859215	0.209769	1.068964
1993-94	0.040366	0.040360	0.504951	0.253250	0.171530	1.010456	0.777014	0.198589	0.975604
1992-93	0.040409	0.040920	0.513000	0.253714	0.171724	1.019767	0.808779	0.202393	1.011172
1991-92	0.040480	0.040165	0.504496	0.254478	0.171063	1.010681	0.822479	0.204813	1.027291
1990-91	0.042910	0.042343	0.524279	0.259340	0.187429	1.056301	0.837353	0.212189	1.049542
1989-90	0.040841	0.040845	0.514775	0.255300	0.173604	1.025365	0.803200	0.201400	1.004600

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NEVADA DEPARTMENT OF TAXATION 2023 IMPROVEMENT FACTOR STUDY LAS VEGAS NET COMPOSITE IMPROVEMENT FACTORS							
FISCAL YEAR	COMMERCIAL			RESIDENTIAL			NET FACTOR
	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	
2024-25	1.167683	0.3183909	0.371780	1.039400	0.6816091	0.708465	1.080244
2023-24	1.115434	0.3264366	0.364118	0.996701	0.6735634	0.672688	1.036807
2022-23	1.045262	0.3260412	0.340798	1.052753	0.6739588	0.709512	1.050311
2021-22	1.030519	0.3359508	0.346204	1.019051	0.6640492	0.676700	1.022903
2020-21	1.045284	0.3394575	0.354829	1.040921	0.6605425	0.687572	1.042402
2019-20	1.047000	0.3299095	0.345415	1.045885	0.6700905	0.700838	1.046253
2018-19	0.994156	0.3240443	0.322151	1.013782	0.6759557	0.685272	1.007423
2017-18	1.023731	0.3516666	0.360012	1.021843	0.6483334	0.662495	1.022507
2016-17	1.024230	0.3688301	0.377767	1.014772	0.6311699	0.640493	1.018280
2015-16	1.031426	0.3732618	0.384992	0.997556	0.6267382	0.625207	1.010198
2014-15	1.028130	0.3224632	0.331534	1.015726	0.6775368	0.688191	1.019725
2013-14	1.030876	0.3224632	0.332420	1.018154	0.6775368	0.689837	1.022257
2012-13	1.053657	0.3423344	0.360703	1.070175	0.6576656	0.703817	1.084520
2011-12	0.949726	0.3423344	0.325124	0.980098	0.6576656	0.644577	0.969701
2010-11	1.082670	0.3423344	0.370635	1.049243	0.6576656	0.690051	1.060686
2009-10	1.035553	0.3423344	0.354505	1.039817	0.6576656	0.683720	1.038226
2008-09	1.069171	0.3423344	0.366014	1.045449	0.6576656	0.687556	1.053570
2007-08	1.098903	0.3423344	0.376192	1.103800	0.6576656	0.725931	1.102124
2006-07	1.017987	0.3423344	0.348492	1.014600	0.6576656	0.667267	1.015759
2005-06	1.015619	0.3423344	0.347681	1.007742	0.6576656	0.662757	1.010439
2004-05	1.002637	0.3423344	0.343237	1.017479	0.6576656	0.669161	1.012399
2003-04	1.021712	0.3423344	0.349767	1.017558	0.6576656	0.669213	1.018980
2002-03	1.034072	0.3423344	0.353999	1.056857	0.6576656	0.695059	1.049057
2001-02	1.036164	0.3423344	0.355399	1.016722	0.6576656	0.668663	1.024062
2000-01	1.010263	0.3423344	0.345848	1.015991	0.6576656	0.668182	1.014030
1999-00	1.061879	0.3423344	0.363518	1.051791	0.6576656	0.691727	1.055244
1998-99	1.021882	0.3423344	0.349825	1.030429	0.6576656	0.677678	1.027503
1997-98	1.014048	0.3423344	0.347144	1.001783	0.6576656	0.658839	1.005982
1996-97	1.045282	0.3423344	0.357836	0.991248	0.6576656	0.651910	1.009746
1995-96	1.005453	0.3423344	0.344201	1.045865	0.6576656	0.687830	1.032031
1994-95	1.019121	0.3423344	0.348880	1.068984	0.6576656	0.703034	1.051914
1993-94	1.010456	0.3423344	0.345914	0.975604	0.6576656	0.641621	0.987535
1992-93	1.019767	0.3423344	0.349101	1.011172	0.6576656	0.665013	1.014114
1991-92	1.010681	0.3423344	0.345991	1.027291	0.6576656	0.675614	1.021605
1990-91	1.056301	0.3423344	0.361608	1.049542	0.6576656	0.690248	1.051856
1989-90	1.025365	0.3423344	0.351018	1.004600	0.6576656	0.660691	1.011709

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
LINCOLN COUNTY
MARSHALL & SWIFT LOCAL MULTIPLIERS

M&S MANUAL YEAR	COMMERCIAL 99-8					RESIDENTIAL F-7	
	4% A TYPE	4% B TYPE	50% C TYPE	25% D TYPE	17% S TYPE	80% FRAME	20% MASONRY
	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR
2023	0.99	1.04	1.05	1.05	1.03	1.05	1.05
2022	0.98	1.02	1.03	1.04	1.02	1.05	1.04
2021	1.03	1.04	1.06	1.07	1.05	1.09	1.07
2020	1.03	1.03	1.05	1.05	1.03	1.06	1.04
2019	1.01	1.01	1.03	1.03	1.02	1.04	1.03
2018	1.02	1.01	1.04	1.04	1.02	1.05	1.04
2017	1.02	1.01	1.04	1.04	1.02	1.04	1.04
2016	1.02	1.02	1.04	1.04	1.02	1.04	1.04
2015	1.01	1.01	1.04	1.04	1.01	1.04	1.04
2014	1.01	1.01	1.04	1.04	1.01	1.04	1.04
2013	1.02	1.02	1.05	1.04	1.02	1.05	1.05
2012	1.02	1.02	1.06	1.06	1.02	1.04	1.04
2011	1.02	1.03	1.06	1.05	1.02	1.05	1.06
2010	1.01	1.02	1.05	1.05	1.00	1.03	1.04
2009	1.03	1.04	1.06	1.05	1.02	1.05	1.06
2008	1.00	1.01	1.02	1.02	0.99	1.02	1.02
2007	0.99	1.01	1.02	1.02	0.98	1.03	1.03
2006	1.02	1.04	1.04	1.03	1.01	1.04	1.04
2005	1.01	1.02	1.04	1.04	1.01	1.04	1.04
2004	1.01	1.01	1.04	1.04	1.01	1.04	1.04
2003	1.02	1.03	1.04	1.06	1.03	1.06	1.05
2002	1.03	1.04	1.05	1.06	1.03	1.05	1.04
2001	1.03	1.03	1.04	1.04	1.01	1.04	1.03
2000	1.03	1.03	1.05	1.04	1.02	1.03	1.04
1999	1.03	1.04	1.05	1.04	1.02	1.04	1.05
1998	1.03	1.04	1.05	1.04	1.01	1.03	1.04
1997	1.01	1.02	1.02	1.02	0.99	1.02	1.03
1996	1.00	1.00	1.01	1.00	0.99	1.00	1.00
1995	1.00	1.01	1.01	1.01	1.00	1.00	1.01
1994	1.00	0.99	1.00	1.00	1.00	1.02	1.02
1993	1.03	1.03	1.04	1.04	1.03	1.04	1.05
1992	1.03	1.03	1.03	1.02	1.03	1.00	1.02
1991	1.03	1.03	1.03	1.02	1.02	1.02	1.03
1990	1.03	1.03	1.03	1.02	1.02	1.02	1.03
1989	1.03	1.03	1.03	1.02	1.02	1.02	1.03
1988	1.03	1.03	1.02	1.01	1.01	1.00	1.02

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NEVADA DEPARTMENT OF TAXATION 2023 IMPROVEMENT FACTOR STUDY LINCOLN COUNTY MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE							
M&S MANUAL YEAR	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
	4% A TYPE M&S FACTOR	4% B TYPE M&S FACTOR	50% C TYPE M&S FACTOR	25% D TYPE M&S FACTOR	17% S TYPE M&S FACTOR	80% FRAME M&S FACTOR	20% MASONRY M&S FACTOR
2023	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2022	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2021	1.018	1.029	1.037	1.040	1.036	1.025	1.029
2020	1.003	1.007	1.006	1.006	1.006	1.001	1.002
2019	1.064	1.039	1.052	1.054	1.063	1.050	1.051
2018	1.035	1.036	1.048	1.048	1.048	1.040	1.042
2017	0.997	1.007	1.009	1.004	1.002	1.015	1.018
2016	1.002	1.018	1.018	1.012	1.009	1.014	1.017
2015	1.023	1.025	1.025	1.027	1.018	1.021	1.026
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
2012	1.038	1.034	1.028	1.024	1.036	1.027	1.037
2011	1.038	1.040	1.047	1.055	1.028	1.049	1.061
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.080	1.066	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2005	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2004	1.021	1.022	1.023	1.025	1.019	1.024	1.023
2003	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2002	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2001	1.039	1.037	1.042	1.041	1.035	1.053	1.044
2000	1.034	1.035	1.039	1.044	1.031	1.026	1.025
1999	1.015	1.017	1.009	1.005	1.010	1.005	1.015
1998	1.035	1.038	1.039	1.046	1.026	1.044	1.036
1997	1.018	1.014	1.009	1.012	1.016	1.011	1.006
1996	1.025	1.026	1.016	1.014	1.028	1.007	0.990
1995	1.037	1.037	1.036	1.041	1.036	1.007	1.010
1994	1.036	1.036	1.038	1.052	1.033	1.071	1.049
1993	1.005	1.007	1.009	1.018	1.003	1.036	1.021
1992	1.018	1.018	1.019	1.013	1.009	0.998	1.011
1991	1.019	1.023	1.026	1.024	1.019	1.020	1.021
1990	1.012	1.013	1.018	1.027	1.015	1.019	1.015
1989	1.045	1.040	1.030	1.019	1.055	1.028	1.042
1988	1.012	1.012	1.011	1.012	1.012	1.004	1.007

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
LINCOLN COUNTY

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

FISCAL YEAR	COMMERCIAL					RESIDENTIAL			
	4% A TYPE FACTOR	4% B TYPE FACTOR	50% C TYPE FACTOR	25% D TYPE FACTOR	17% S TYPE FACTOR	100% COMPOSITE FACTOR	80% FRAME FACTOR	20% MASONRY FACTOR	100% COMPOSITE FACTOR
2024-25	0.048247	0.046168	0.581068	0.290284	0.200678	1.166426	0.831200	0.210202	1.041402
2023-24	0.045442	0.044409	0.553868	0.279439	0.193052	1.116210	0.800697	0.202363	1.003060
2022-23	0.040720	0.041560	0.523438	0.264952	0.179540	1.050210	0.843208	0.211737	1.054944
2021-22	0.040914	0.041078	0.512767	0.256383	0.172697	1.023639	0.816200	0.202346	1.018546
2020-21	0.042143	0.041560	0.520942	0.260966	0.180710	1.046321	0.832000	0.208179	1.040179
2019-20	0.041400	0.041440	0.524000	0.262000	0.178160	1.047000	0.840000	0.208400	1.048400
2018-19	0.039880	0.039885	0.504500	0.251000	0.170340	1.005605	0.812000	0.203600	1.015600
2017-18	0.040477	0.041123	0.509000	0.253000	0.173228	1.016828	0.811200	0.203400	1.014600
2016-17	0.040920	0.041000	0.512500	0.256750	0.173080	1.024230	0.816800	0.205200	1.022000
2015-16	0.040717	0.040955	0.515048	0.262250	0.171868	1.030837	0.797928	0.198888	0.996815
2014-15	0.041240	0.041320	0.513608	0.256811	0.174420	1.027400	0.813346	0.203135	1.016481
2013-14	0.041520	0.040958	0.514000	0.258438	0.176120	1.031037	0.813775	0.203487	1.017262
2012-13	0.041931	0.042008	0.528486	0.263750	0.178255	1.054430	0.855495	0.216281	1.071776
2011-12	0.036948	0.037073	0.477453	0.241500	0.156000	0.948974	0.783977	0.194657	0.978634
2010-11	0.044496	0.043907	0.543510	0.263787	0.189864	1.085563	0.842471	0.209298	1.051769
2009-10	0.042101	0.041680	0.518000	0.256250	0.177745	1.035776	0.832637	0.206179	1.038816
2008-09	0.042201	0.042148	0.534519	0.269112	0.179466	1.067446	0.835885	0.208773	1.044658
2007-08	0.044718	0.045218	0.546000	0.271613	0.189550	1.097099	0.884800	0.219000	1.103800
2006-07	0.040760	0.041164	0.509500	0.255250	0.172890	1.019564	0.811200	0.203400	1.014600
2005-06	0.040440	0.040086	0.511500	0.251415	0.169866	1.013307	0.803743	0.202651	1.006395
2004-05	0.040008	0.040091	0.500190	0.252250	0.171190	1.003729	0.814080	0.204144	1.018224
2003-04	0.040400	0.040873	0.509856	0.257101	0.174580	1.022810	0.814154	0.204163	1.018317
2002-03	0.041560	0.041480	0.516038	0.260250	0.174225	1.033553	0.850579	0.206792	1.057371
2001-02	0.041360	0.041002	0.519500	0.261000	0.175270	1.038132	0.812908	0.203048	1.015955
2000-01	0.040600	0.040680	0.504500	0.251250	0.173400	1.010430	0.811806	0.204952	1.016758
1999-00	0.042220	0.042334	0.534779	0.266627	0.177944	1.063904	0.843388	0.209212	1.052600
1998-99	0.041127	0.041371	0.509495	0.258060	0.172720	1.022773	0.824976	0.207236	1.032212
1997-98	0.041000	0.040634	0.508000	0.250990	0.173012	1.013636	0.805600	0.196040	1.001640
1996-97	0.041480	0.042318	0.523180	0.262853	0.176120	1.045950	0.789804	0.200020	0.989824
1995-96	0.040233	0.039931	0.499038	0.252885	0.170495	1.002482	0.840323	0.203806	1.044129
1994-95	0.040200	0.040280	0.509398	0.259490	0.170510	1.019878	0.861952	0.210206	1.072158
1993-94	0.040720	0.040720	0.509500	0.253250	0.173212	1.017402	0.782745	0.200237	0.982982
1992-93	0.040760	0.040920	0.513000	0.256000	0.173230	1.023910	0.816000	0.204200	1.020200
1991-92	0.040480	0.040520	0.509000	0.256750	0.172550	1.019300	0.815200	0.203000	1.018200
1990-91	0.041800	0.041600	0.520049	0.257272	0.181126	1.041847	0.838848	0.210443	1.049291
1989-90	0.040480	0.040480	0.505500	0.255530	0.172040	1.014030	0.803200	0.201400	1.004600

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
LINCOLN COUNTY
NET COMPOSITE IMPROVEMENT FACTORS

FISCAL YEAR	COMMERCIAL			RESIDENTIAL			NET FACTOR
	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	
2024-25	1.166426	0.4026902	0.469708	1.041402	0.5973098	0.622040	1.091748
2023-24	1.116210	0.4128644	0.460843	1.003060	0.5871356	0.586932	1.049776
2022-23	1.050210	0.4220537	0.443245	1.054944	0.5779463	0.609701	1.052946
2021-22	1.023839	0.4278389	0.438038	1.018546	0.5721611	0.582772	1.020810
2020-21	1.046321	0.4214326	0.440954	1.040179	0.5785674	0.601814	1.042768
2019-20	1.047000	0.4198888	0.439622	1.048400	0.5801132	0.608191	1.047812
2018-19	1.005605	0.4279080	0.430307	1.015600	0.5720920	0.581017	1.011323
2017-18	1.016828	0.4516953	0.459297	1.014600	0.5483047	0.556310	1.015607
2016-17	1.024230	0.3870410	0.396419	1.022000	0.6129590	0.626444	1.022863
2015-16	1.030837	0.3826976	0.394499	0.996815	0.6173024	0.615336	1.009835
2014-15	1.027400	0.3895197	0.400192	1.016481	0.6104803	0.620541	1.020734
2013-14	1.031037	0.3895197	0.401609	1.017262	0.6104803	0.621018	1.022627
2012-13	1.054430	0.3876637	0.408764	1.071776	0.6123363	0.656287	1.065051
2011-12	0.948974	0.3876637	0.367883	0.978634	0.6123363	0.599253	0.967136
2010-11	1.085563	0.3876637	0.420834	1.051769	0.6123363	0.644036	1.064870
2009-10	1.035776	0.3876637	0.401533	1.038816	0.6123363	0.636104	1.037637
2008-09	1.067446	0.3876637	0.413810	1.044658	0.6123363	0.639682	1.053492
2007-08	1.097099	0.3876637	0.425305	1.103800	0.6123363	0.675897	1.101202
2006-07	1.019564	0.3876637	0.395248	1.014600	0.6123363	0.621276	1.016524
2005-06	1.013307	0.3876637	0.392822	1.006395	0.6123363	0.616252	1.009075
2004-05	1.003729	0.3876637	0.389109	1.018224	0.6123363	0.623496	1.012605
2003-04	1.022810	0.3876637	0.396506	1.018317	0.6123363	0.623552	1.020059
2002-03	1.033553	0.3876637	0.400671	1.057371	0.6123363	0.647467	1.048138
2001-02	1.038132	0.3876637	0.402446	1.015955	0.6123363	0.622106	1.024552
2000-01	1.010430	0.3876637	0.391707	1.016758	0.6123363	0.622598	1.014305
1999-00	1.063904	0.3876637	0.412437	1.052600	0.6123363	0.644545	1.056982
1998-99	1.022773	0.3876637	0.396492	1.032212	0.6123363	0.632061	1.028553
1997-98	1.013636	0.3876637	0.392950	1.001640	0.6123363	0.613340	1.006290
1996-97	1.045950	0.3876637	0.405477	0.989824	0.6123363	0.606105	1.011582
1995-96	1.002482	0.3876637	0.388626	1.044129	0.6123363	0.639358	1.027964
1994-95	1.019878	0.3876637	0.395370	1.072158	0.6123363	0.656521	1.051891
1993-94	1.017402	0.3876637	0.394410	0.982982	0.6123363	0.601916	0.996325
1992-93	1.023910	0.3876637	0.396933	1.020200	0.6123363	0.624705	1.021638
1991-92	1.019300	0.3876637	0.395146	1.018200	0.6123363	0.623481	1.018626
1990-91	1.041847	0.3876637	0.403886	1.049291	0.6123363	0.642519	1.046405
1989-90	1.014030	0.3876637	0.393103	1.004600	0.6123363	0.615153	1.008256

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NEVADA DEPARTMENT OF TAXATION							
2023 IMPROVEMENT FACTOR STUDY							
NYE COUNTY							
MARSHALL & SWIFT LOCAL MULTIPLIERS							
M&S MANUAL YEAR	COMMERCIAL 99-8					RESIDENTIAL F-7	
	4% A TYPE M&S FACTOR	4% B TYPE M&S FACTOR	50% C TYPE M&S FACTOR	25% D TYPE M&S FACTOR	17% S TYPE M&S FACTOR	80% FRAME M&S FACTOR	20% MASONRY M&S FACTOR
2023	0.94	0.92	0.91	0.87	0.94	0.88	0.91
2022	0.94	0.92	0.90	0.87	0.94	0.88	0.91
2021	0.96	0.94	0.92	0.89	0.96	0.90	0.93
2020	0.96	0.94	0.92	0.89	0.96	0.90	0.92
2019	0.95	0.93	0.91	0.88	0.95	0.89	0.91
2018	0.96	0.92	0.91	0.88	0.95	0.89	0.91
2017	0.95	0.92	0.91	0.88	0.95	0.88	0.91
2016	0.95	0.92	0.91	0.88	0.94	0.88	0.91
2015	0.94	0.91	0.90	0.87	0.93	0.87	0.90
2014	0.94	0.92	0.91	0.88	0.93	0.88	0.91
2013	0.95	0.93	0.91	0.88	0.94	0.89	0.92
2012	0.96	0.93	0.92	0.89	0.95	0.89	0.91
2011	0.96	0.93	0.92	0.88	0.94	0.89	0.93
2010	0.92	0.90	0.90	0.87	0.91	0.87	0.90
2009	0.96	0.93	0.92	0.88	0.95	0.87	0.90
2008	0.94	0.93	0.92	0.88	0.93	0.88	0.92
2007	0.97	0.95	0.93	0.89	0.96	0.88	0.92
2006	0.97	0.95	0.93	0.89	0.96	0.90	0.93
2005	0.98	0.95	0.95	0.92	0.98	0.92	0.95
2004	0.96	0.95	0.93	0.89	0.95	0.89	0.93
2003	0.96	0.95	0.94	0.91	0.97	0.91	0.94
2002	0.96	0.94	0.93	0.91	0.95	0.90	0.93
2001	0.96	0.95	0.94	0.91	0.96	0.92	0.95
2000	0.97	0.96	0.98	0.93	0.96	0.93	0.97
1999	0.99	0.99	1.00	0.95	0.98	0.95	1.00
1998	1.01	1.00	1.01	0.97	0.99	0.96	1.00
1997	1.00	0.99	1.00	0.97	0.97	0.96	0.99
1996	0.98	0.96	0.97	0.94	0.95	0.94	0.96
1995	0.98	0.97	0.97	0.95	0.96	0.95	0.97
1994	1.01	1.00	1.00	0.97	0.99	0.97	1.00
1993	1.02	1.02	1.02	1.00	0.99	1.00	1.02
1992	1.14	1.12	1.11	1.11	1.14	1.09	1.10
1991	1.12	1.09	1.11	1.10	1.11	1.11	1.12
1990	1.13	1.09	1.10	1.09	1.11	1.09	1.10
1989	1.12	1.09	1.09	1.09	1.10	1.08	1.08
1988	1.10	1.09	1.08	1.08	1.08	1.07	1.08

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NEVADA DEPARTMENT OF TAXATION 2023 IMPROVEMENT FACTOR STUDY NYE COUNTY MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE							
M&S MANUAL YEAR	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
	4% A TYPE	4% B TYPE	50% C TYPE	25% D TYPE	17% S TYPE	80% FRAME	20% MASONRY
	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR
2023	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2022	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2021	1.018	1.029	1.037	1.040	1.036	1.025	1.029
2020	1.003	1.007	1.008	1.006	1.006	1.001	1.002
2019	1.064	1.039	1.052	1.054	1.063	1.050	1.051
2018	1.035	1.036	1.048	1.048	1.048	1.040	1.042
2017	0.997	1.007	1.009	1.004	1.002	1.015	1.018
2016	1.002	1.018	1.018	1.012	1.009	1.014	1.017
2015	1.023	1.025	1.025	1.027	1.018	1.021	1.026
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
2012	1.038	1.034	1.028	1.024	1.036	1.027	1.037
2011	1.038	1.040	1.047	1.055	1.028	1.049	1.061
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.060	1.066	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2005	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2004	1.021	1.022	1.023	1.025	1.019	1.024	1.023
2003	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2002	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2001	1.039	1.037	1.042	1.041	1.035	1.053	1.044
2000	1.034	1.035	1.039	1.044	1.031	1.026	1.025
1999	1.015	1.017	1.009	1.005	1.010	1.005	1.015
1998	1.035	1.038	1.039	1.046	1.026	1.044	1.036
1997	1.018	1.014	1.009	1.012	1.016	1.011	1.006
1996	1.025	1.026	1.016	1.014	1.028	1.007	0.990
1995	1.037	1.037	1.036	1.041	1.036	1.007	1.010
1994	1.036	1.036	1.038	1.052	1.033	1.071	1.049
1993	1.005	1.007	1.009	1.018	1.003	1.036	1.021
1992	1.018	1.018	1.019	1.013	1.009	0.998	1.011
1991	1.019	1.023	1.026	1.024	1.019	1.020	1.021
1990	1.012	1.013	1.018	1.027	1.015	1.019	1.015
1989	1.045	1.040	1.030	1.019	1.055	1.028	1.042
1988	1.012	1.012	1.011	1.012	1.012	1.004	1.007

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
NYE COUNTY

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

FISCAL YEAR	COMMERCIAL						RESIDENTIAL		
	4% A TYPE FACTOR	4% B TYPE FACTOR	50% C TYPE FACTOR	25% D TYPE FACTOR	17% S TYPE FACTOR	100% COMPOSITE FACTOR	80% FRAME FACTOR	20% MASONRY FACTOR	100% COMPOSITE FACTOR
2024-25	0.047760	0.045280	0.576333	0.287500	0.198730	1.155603	0.831200	0.208200	1.039400
2023-24	0.046765	0.044317	0.557609	0.281039	0.194590	1.124319	0.812729	0.203723	1.016451
2022-23	0.040720	0.041160	0.518500	0.260000	0.176120	1.036500	0.820000	0.208037	1.028037
2021-22	0.040542	0.040713	0.508527	0.254358	0.172820	1.016961	0.809798	0.202602	1.012400
2020-21	0.042117	0.042012	0.526000	0.263500	0.180710	1.054338	0.840000	0.210200	1.050200
2019-20	0.041836	0.041440	0.524000	0.262000	0.178160	1.047436	0.841455	0.208400	1.049855
2018-19	0.039880	0.040280	0.504500	0.251000	0.172152	1.007812	0.812000	0.203600	1.015600
2017-18	0.040506	0.041167	0.514656	0.255908	0.173374	1.025612	0.820524	0.205660	1.026184
2016-17	0.040920	0.040554	0.506888	0.253832	0.173060	1.015235	0.807518	0.202945	1.010463
2015-16	0.040687	0.040915	0.520000	0.262250	0.171724	1.035576	0.796548	0.198617	0.995166
2014-15	0.040810	0.041320	0.512864	0.258809	0.172584	1.026388	0.805600	0.203411	1.009011
2013-14	0.041520	0.041380	0.514000	0.258909	0.177994	1.033783	0.821600	0.202940	1.024540
2012-13	0.043325	0.042987	0.535133	0.266782	0.180521	1.068748	0.858492	0.219273	1.077765
2011-12	0.038110	0.036581	0.471522	0.238756	0.152420	0.935388	0.799200	0.198400	0.997600
2010-11	0.044119	0.042640	0.523000	0.256250	0.188243	1.054252	0.809100	0.197022	1.006122
2009-10	0.040391	0.040803	0.512430	0.253371	0.170452	1.017446	0.840800	0.208200	1.049000
2008-09	0.043480	0.043400	0.545000	0.271750	0.184960	1.088590	0.825244	0.208533	1.033778
2007-08	0.043828	0.044348	0.534505	0.265307	0.185682	1.073670	0.865565	0.214389	1.079955
2006-07	0.041609	0.040760	0.520457	0.263854	0.178350	1.045030	0.838544	0.207774	1.046318
2005-06	0.040840	0.040880	0.506059	0.250618	0.169658	1.008055	0.801196	0.202423	1.003619
2004-05	0.040400	0.040911	0.510430	0.252250	0.174794	1.018785	0.815360	0.204374	1.019734
2003-04	0.040400	0.040054	0.499628	0.252250	0.169407	1.001738	0.788870	0.197943	0.986813
2002-03	0.041132	0.041048	0.499735	0.254653	0.175950	1.012517	0.833342	0.204495	1.037837
2001-02	0.040524	0.040145	0.509110	0.255505	0.171693	1.016978	0.803520	0.198850	1.002370
2000-01	0.039796	0.040273	0.499505	0.246070	0.169966	0.995609	0.795625	0.203000	0.998625
1999-00	0.041814	0.041939	0.524695	0.261500	0.178016	1.047965	0.835200	0.209293	1.044493
1998-99	0.041551	0.041828	0.520103	0.261074	0.176356	1.040912	0.826009	0.207488	1.033496
1997-98	0.041000	0.040617	0.508000	0.250832	0.172940	1.013388	0.797120	0.195959	0.993079
1996-97	0.040248	0.040236	0.502460	0.254884	0.170783	1.008611	0.788990	0.195940	0.984930
1995-96	0.041034	0.040627	0.508824	0.255110	0.175610	1.021205	0.831096	0.205686	1.036782
1994-95	0.035968	0.036684	0.463595	0.229279	0.148074	0.913600	0.760367	0.189349	0.949716
1993-94	0.041447	0.041841	0.509500	0.255552	0.176166	1.024506	0.784014	0.198589	0.982604
1992-93	0.040399	0.040920	0.517664	0.258349	0.173230	1.030562	0.830972	0.207913	1.038885
1991-92	0.040841	0.040520	0.513670	0.256750	0.174119	1.025900	0.822748	0.206759	1.029507
1990-91	0.042560	0.041600	0.519769	0.257109	0.182671	1.043709	0.830086	0.208400	1.038486
1989-90	0.040480	0.040480	0.505500	0.255364	0.172040	1.013864	0.803200	0.201400	1.004600

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
NYE COUNTY

NET COMPOSITE IMPROVEMENT FACTORS

FISCAL YEAR	COMMERCIAL			RESIDENTIAL			NET FACTOR
	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	
2024-25	1.155603	0.1933714	0.223461	1.039400	0.8066286	0.838410	1.061870
2023-24	1.124319	0.1973833	0.221922	1.016451	0.8026167	0.815821	1.037743
2022-23	1.036500	0.2075470	0.215122	1.028037	0.7924530	0.814671	1.029793
2021-22	1.016961	0.2131363	0.216751	1.012400	0.7888637	0.796621	1.013372
2020-21	1.054338	0.2241337	0.236313	1.050200	0.7758663	0.814815	1.051128
2019-20	1.047436	0.2252753	0.235961	1.049855	0.7747247	0.813348	1.049310
2018-19	1.007812	0.2285213	0.230307	1.015600	0.7714787	0.783514	1.013820
2017-18	1.025612	0.2456753	0.251968	1.026184	0.7543247	0.774076	1.026044
2016-17	1.015235	0.2532512	0.257109	1.010463	0.7467488	0.754562	1.011672
2015-16	1.035576	0.2465850	0.255358	0.995166	0.7534150	0.749773	1.005130
2014-15	1.026388	0.2484715	0.255028	1.009011	0.7515285	0.758300	1.013329
2013-14	1.033783	0.2484715	0.256868	1.024540	0.7515285	0.769971	1.026836
2012-13	1.068746	0.2321883	0.248151	1.077765	0.7678117	0.827521	1.075672
2011-12	0.935388	0.2321883	0.217186	0.997600	0.7678117	0.765969	0.983155
2010-11	1.054252	0.2321883	0.244785	1.006122	0.7678117	0.772512	1.017297
2009-10	1.017446	0.2321883	0.236239	1.049000	0.7678117	0.805435	1.041674
2008-09	1.088590	0.2321883	0.252758	1.033778	0.7678117	0.793747	1.046505
2007-08	1.073670	0.2321883	0.249294	1.079955	0.7678117	0.829202	1.078495
2006-07	1.045030	0.2321883	0.242644	1.046318	0.7678117	0.803375	1.046019
2005-06	1.008055	0.2321883	0.234059	1.003619	0.7678117	0.770590	1.004649
2004-05	1.018785	0.2321883	0.236550	1.019734	0.7678117	0.782964	1.019514
2003-04	1.001738	0.2321883	0.232592	0.986813	0.7678117	0.757688	0.990278
2002-03	1.012517	0.2321883	0.235095	1.037837	0.7678117	0.796863	1.031958
2001-02	1.016978	0.2321883	0.236130	1.002370	0.7678117	0.769631	1.005762
2000-01	0.995609	0.2321883	0.231169	0.998625	0.7678117	0.766756	0.997925
1999-00	1.047965	0.2321883	0.243325	1.044493	0.7678117	0.801974	1.045299
1998-99	1.040912	0.2321883	0.241688	1.033496	0.7678117	0.793530	1.035218
1997-98	1.013388	0.2321883	0.235297	0.993079	0.7678117	0.762498	0.997794
1996-97	1.008611	0.2321883	0.234188	0.984930	0.7678117	0.756241	0.990428
1995-96	1.021205	0.2321883	0.237112	1.036782	0.7678117	0.796054	1.033165
1994-95	0.913600	0.2321883	0.212127	0.949716	0.7678117	0.729203	0.941330
1993-94	1.024506	0.2321883	0.237878	0.982604	0.7678117	0.754455	0.992333
1992-93	1.030562	0.2321883	0.239284	1.038885	0.7678117	0.797668	1.036953
1991-92	1.025900	0.2321883	0.238202	1.029507	0.7678117	0.790468	1.028670
1990-91	1.043709	0.2321883	0.242337	1.038486	0.7678117	0.797362	1.039699
1989-90	1.013864	0.2321883	0.235407	1.004600	0.7678117	0.771344	1.006751

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
RENO - SPARKS
MARSHALL & SWIFT LOCAL MULTIPLIERS

M&S MANUAL YEAR	COMMERCIAL 99-8					RESIDENTIAL F-7	
	4% A TYPE	4% B TYPE	50% C TYPE	25% D TYPE	17% S TYPE	80% FRAME	20% MASONRY
	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR	M&S FACTOR
2023	1.11	1.10	1.08	1.06	1.13	1.08	1.11
2022	1.10	1.09	1.09	1.05	1.12	1.09	1.10
2021	1.09	1.05	1.02	0.99	1.06	1.01	1.05
2020	1.12	1.07	1.07	1.04	1.10	1.05	1.09
2019	1.10	1.07	1.07	1.05	1.11	1.05	1.08
2018	1.11	1.06	1.07	1.04	1.10	1.05	1.08
2017	1.11	1.06	1.05	1.04	1.10	1.04	1.05
2016	1.10	1.06	1.05	1.04	1.10	1.03	1.04
2015	1.09	1.05	1.04	1.03	1.08	1.03	1.04
2014	1.08	1.06	1.06	1.04	1.08	1.05	1.06
2013	1.09	1.07	1.05	1.05	1.09	1.06	1.06
2012	1.10	1.07	1.06	1.05	1.10	1.06	1.05
2011	1.10	1.07	1.06	1.05	1.09	1.06	1.07
2010	1.06	1.04	1.04	1.03	1.05	1.03	1.04
2009	1.10	1.07	1.07	1.05	1.09	1.03	1.05
2008	1.08	1.07	1.07	1.05	1.07	1.05	1.07
2007	1.11	1.09	1.07	1.06	1.10	1.05	1.06
2006	1.11	1.09	1.08	1.06	1.10	1.07	1.07
2005	1.13	1.09	1.09	1.09	1.12	1.09	1.09
2004	1.10	1.09	1.07	1.06	1.09	1.06	1.08
2003	1.10	1.09	1.08	1.08	1.11	1.08	1.08
2002	1.10	1.08	1.07	1.08	1.09	1.07	1.07
2001	1.10	1.09	1.08	1.08	1.10	1.09	1.09
2000	1.12	1.11	1.13	1.10	1.10	1.10	1.12
1999	1.14	1.14	1.15	1.13	1.12	1.13	1.15
1998	1.16	1.15	1.16	1.15	1.13	1.14	1.15
1997	1.15	1.14	1.15	1.15	1.11	1.14	1.14
1996	1.14	1.12	1.13	1.10	1.11	1.10	1.13
1995	1.13	1.12	1.12	1.11	1.11	1.12	1.13
1994	1.14	1.13	1.13	1.11	1.14	1.11	1.13
1993	1.12	1.11	1.10	1.09	1.12	1.11	1.11
1992	1.12	1.11	1.10	1.10	1.12	1.10	1.10
1991	1.12	1.11	1.09	1.08	1.10	1.10	1.11
1990	1.13	1.11	1.09	1.08	1.14	1.09	1.10
1989	1.14	1.12	1.10	1.10	1.10	1.09	1.09
1988	1.12	1.11	1.09	1.09	1.08	1.09	1.09

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NEVADA DEPARTMENT OF TAXATION 2023 IMPROVEMENT FACTOR STUDY RENO - SPARKS MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE							
M&S MANUAL YEAR	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
	4%	4%	50%	25%	17%	80%	20%
	A TYPE M&S FACTOR	B TYPE M&S FACTOR	C TYPE M&S FACTOR	D TYPE M&S FACTOR	S TYPE M&S FACTOR	FRAME M&S FACTOR	MASONRY M&S FACTOR
2023	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2022	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2021	1.018	1.029	1.037	1.040	1.036	1.025	1.029
2020	1.003	1.007	1.008	1.006	1.006	1.001	1.002
2019	1.064	1.039	1.052	1.054	1.063	1.050	1.051
2018	1.035	1.036	1.048	1.048	1.048	1.040	1.042
2017	0.997	1.007	1.009	1.004	1.002	1.015	1.018
2016	1.002	1.018	1.018	1.012	1.009	1.014	1.017
2015	1.023	1.025	1.025	1.027	1.018	1.021	1.026
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
2012	1.038	1.034	1.028	1.024	1.036	1.027	1.037
2011	1.038	1.040	1.047	1.055	1.028	1.049	1.061
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.080	1.066	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2005	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2004	1.021	1.022	1.023	1.025	1.019	1.024	1.023
2003	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2002	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2001	1.039	1.037	1.042	1.041	1.035	1.053	1.044
2000	1.034	1.035	1.039	1.044	1.031	1.026	1.025
1999	1.015	1.017	1.009	1.005	1.010	1.005	1.015
1998	1.035	1.038	1.039	1.046	1.026	1.044	1.036
1997	1.018	1.014	1.009	1.012	1.016	1.011	1.006
1996	1.025	1.026	1.016	1.014	1.028	1.007	0.990
1995	1.037	1.037	1.036	1.041	1.036	1.007	1.010
1994	1.036	1.036	1.038	1.052	1.033	1.071	1.049
1993	1.005	1.007	1.009	1.018	1.003	1.036	1.021
1992	1.018	1.018	1.019	1.013	1.009	0.998	1.011
1991	1.019	1.023	1.026	1.024	1.019	1.020	1.021
1990	1.012	1.013	1.018	1.027	1.015	1.019	1.015
1989	1.045	1.040	1.030	1.019	1.055	1.028	1.042
1988	1.012	1.012	1.011	1.012	1.012	1.004	1.007

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
RENO - SPARKS

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

FISCAL YEAR	COMMERCIAL						RESIDENTIAL		
	4% A TYPE FACTOR	4% B TYPE FACTOR	50% C TYPE FACTOR	25% D TYPE FACTOR	17% S TYPE FACTOR	100% COMPOSITE FACTOR	80% FRAME FACTOR	30% MASONRY FACTOR	100% COMPOSITE FACTOR
2024-25	0.048194	0.045895	0.564771	0.290238	0.200504	1.149403	0.823574	0.210093	1.033667
2023-24	0.048198	0.047005	0.609118	0.304924	0.209979	1.219224	0.897038	0.218114	1.115152
2022-23	0.039629	0.040391	0.496592	0.247500	0.169716	0.993827	0.788762	0.199161	0.987923
2021-22	0.040849	0.040280	0.500650	0.249105	0.169479	1.000363	0.800800	0.201328	1.002128
2020-21	0.042177	0.041952	0.528469	0.266034	0.182353	1.060985	0.840000	0.211178	1.051178
2019-20	0.041400	0.041440	0.531486	0.262000	0.178160	1.054486	0.840000	0.213362	1.053362
2018-19	0.040243	0.040280	0.504500	0.251000	0.170340	1.006363	0.819883	0.205558	1.025441
2017-18	0.040448	0.041108	0.513894	0.255456	0.174706	1.025613	0.811200	0.203400	1.014600
2016-17	0.041299	0.040613	0.502830	0.254281	0.173060	1.012084	0.801242	0.201328	1.002570
2015-16	0.040743	0.040973	0.524952	0.259752	0.171978	1.038399	0.798000	0.200800	0.998800
2014-15	0.040865	0.041320	0.513608	0.261750	0.172834	1.030378	0.805600	0.203116	1.008716
2013-14	0.041520	0.041380	0.514000	0.256000	0.177736	1.030616	0.821600	0.203523	1.025123
2012-13	0.043087	0.042800	0.533567	0.268871	0.181418	1.069743	0.863643	0.218321	1.081964
2011-12	0.036310	0.036740	0.468486	0.236900	0.153281	0.931717	0.799200	0.196510	0.995710
2010-11	0.044000	0.042640	0.523000	0.256250	0.187724	1.053614	0.802811	0.197636	1.000447
2009-10	0.040554	0.040915	0.518000	0.253833	0.171151	1.024453	0.840800	0.210164	1.050964
2008-09	0.043480	0.043400	0.539954	0.271750	0.184960	1.083544	0.828224	0.208830	1.037054
2007-08	0.043496	0.044348	0.540991	0.266702	0.186165	1.081702	0.868565	0.214982	1.083547
2006-07	0.041872	0.040760	0.519023	0.262474	0.177648	1.041777	0.834158	0.205283	1.039442
2005-06	0.040840	0.040880	0.506764	0.251505	0.170109	1.010097	0.804030	0.204600	1.008630
2004-05	0.040400	0.040655	0.509720	0.252250	0.174331	1.017556	0.813936	0.204090	1.018026
2003-04	0.040400	0.040109	0.500324	0.252250	0.169634	1.002716	0.791604	0.198490	0.990094
2002-03	0.040818	0.040733	0.497947	0.255518	0.175950	1.010966	0.834742	0.203207	1.037949
2001-02	0.040634	0.040311	0.510465	0.254071	0.172140	1.017621	0.799009	0.199652	0.998661
2000-01	0.039900	0.040326	0.500151	0.246880	0.170181	0.997438	0.796947	0.203000	0.999947
1999-00	0.041760	0.041884	0.524017	0.261500	0.177563	1.046724	0.835200	0.209018	1.044218
1998-99	0.041077	0.041284	0.513429	0.264500	0.172720	1.033011	0.838211	0.202981	1.041191
1997-98	0.041363	0.041040	0.512536	0.251216	0.174760	1.020915	0.791214	0.198000	0.989214
1996-97	0.041116	0.041113	0.513416	0.260250	0.171485	1.027380	0.812858	0.202000	1.014858
1995-96	0.042180	0.042187	0.533155	0.267826	0.178746	1.064093	0.856800	0.213580	1.070380
1994-95	0.040200	0.040280	0.504500	0.252186	0.170510	1.007676	0.836335	0.206056	1.042391
1993-94	0.040720	0.040720	0.514174	0.257940	0.174649	1.028203	0.798400	0.200378	0.998778
1992-93	0.040399	0.040920	0.513000	0.256000	0.167152	1.017471	0.823486	0.206056	1.029543
1991-92	0.040125	0.040158	0.504373	0.252082	0.178825	1.015562	0.815200	0.204862	1.020062
1990-91	0.042546	0.041975	0.519725	0.257087	0.182671	1.044004	0.822400	0.208400	1.030800
1989-90	0.040845	0.040848	0.510181	0.255343	0.172040	1.019256	0.825932	0.201400	1.027332

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
RENO - SPARKS

NET COMPOSITE IMPROVEMENT FACTORS

FISCAL YEAR	COMMERCIAL			RESIDENTIAL			NET FACTOR
	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	
2024-25	1.149403	0.3075628	0.353514	1.033667	0.6924372	0.715750	1.069263
2023-24	1.219224	0.3137397	0.362519	1.115152	0.6862603	0.765284	1.147803
2022-23	0.993827	0.3018321	0.299969	0.987923	0.6981679	0.689736	0.989705
2021-22	1.000363	0.3018267	0.301736	1.002128	0.6983733	0.699859	1.001595
2020-21	1.060985	0.3042415	0.322796	1.051178	0.6957585	0.731366	1.054161
2019-20	1.054486	0.3053054	0.321940	1.053362	0.6946946	0.731765	1.053705
2018-19	1.006363	0.3157909	0.317800	1.025441	0.6842091	0.701616	1.019416
2017-18	1.025613	0.3318678	0.340368	1.014600	0.6681322	0.677887	1.018255
2016-17	1.012084	0.3457606	0.349939	1.002570	0.6542394	0.655921	1.005960
2015-16	1.036399	0.3508517	0.364324	0.998800	0.6491483	0.648369	1.012693
2014-15	1.030378	0.3554338	0.366231	1.008716	0.6445662	0.650184	1.016416
2013-14	1.030616	0.3601645	0.371191	1.025123	0.6398355	0.655910	1.027102
2012-13	1.069743	0.3528347	0.377442	1.081964	0.6471653	0.700210	1.077652
2011-12	0.931717	0.3528347	0.328742	0.995710	0.6471653	0.644389	0.973131
2010-11	1.053614	0.3528347	0.371752	1.000447	0.6471653	0.647455	1.019206
2009-10	1.024453	0.3528347	0.361462	1.050964	0.6471653	0.680148	1.041610
2008-09	1.083544	0.3528347	0.382312	1.037054	0.6471653	0.671146	1.053457
2007-08	1.081702	0.3528347	0.381662	1.083547	0.6471653	0.701234	1.082896
2006-07	1.041777	0.3528347	0.367575	1.039442	0.6471653	0.672691	1.040266
2005-06	1.010097	0.3528347	0.356397	1.008630	0.6471653	0.652750	1.009147
2004-05	1.017556	0.3528347	0.359029	1.018026	0.6471653	0.658831	1.017860
2003-04	1.002716	0.3528347	0.353793	0.990094	0.6471653	0.640754	0.994547
2002-03	1.010966	0.3528347	0.356704	1.037949	0.6471653	0.671725	1.028428
2001-02	1.017621	0.3528347	0.359052	0.998661	0.6471653	0.646299	1.005351
2000-01	0.997438	0.3528347	0.351931	0.999947	0.6471653	0.647131	0.999062
1999-00	1.046724	0.3528347	0.369321	1.044218	0.6471653	0.675781	1.045102
1998-99	1.033011	0.3528347	0.364482	1.041191	0.6471653	0.673823	1.038305
1997-98	1.020915	0.3528347	0.360214	0.989214	0.6471653	0.640185	1.000399
1996-97	1.027380	0.3528347	0.362495	1.014858	0.6471653	0.656781	1.019276
1995-96	1.064093	0.3528347	0.375449	1.070380	0.6471653	0.692713	1.068162
1994-95	1.007676	0.3528347	0.355543	1.042391	0.6471653	0.674599	1.030142
1993-94	1.028203	0.3528347	0.362786	0.996778	0.6471653	0.646375	1.009160
1992-93	1.017471	0.3528347	0.358999	1.029543	0.6471653	0.666284	1.025283
1991-92	1.015562	0.3528347	0.358326	1.020062	0.6471653	0.660149	1.018475
1990-91	1.044004	0.3528347	0.368361	1.030800	0.6471653	0.667098	1.035459
1989-90	1.019256	0.3528347	0.359629	1.027332	0.6471653	0.664854	1.024482

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
LAKE TAHOE

MARSHALL & SWIFT LOCAL MULTIPLIERS

M&S MANUAL YEAR	COMMERCIAL 99-8					RESIDENTIAL F-7	
	4%	4%	50%	25%	17%	80%	20%
	A TYPE M&S FACTOR	B TYPE M&S FACTOR	C TYPE M&S FACTOR	D TYPE M&S FACTOR	S TYPE M&S FACTOR	FRAME M&S FACTOR	MASONRY M&S FACTOR
2023	1.17	1.19	1.21	1.20	1.21	1.21	1.23
2022	1.18	1.20	1.21	1.20	1.21	1.21	1.23
2021	1.23	1.23	1.26	1.26	1.27	1.30	1.31
2020	1.24	1.23	1.21	1.24	1.26	1.27	1.29
2019	1.20	1.21	1.22	1.22	1.23	1.23	1.24
2018	1.22	1.21	1.22	1.22	1.23	1.24	1.25
2017	1.21	1.19	1.21	1.21	1.21	1.22	1.22
2016	1.20	1.20	1.21	1.21	1.22	1.21	1.21
2015	1.20	1.18	1.20	1.20	1.21	1.19	1.19
2014	1.21	1.18	1.19	1.20	1.21	1.21	1.19
2013	1.21	1.19	1.19	1.21	1.21	1.21	1.20
2012	1.23	1.19	1.20	1.21	1.22	1.21	1.19
2011	1.21	1.18	1.19	1.19	1.20	1.20	1.20
2010	1.18	1.15	1.17	1.17	1.16	1.16	1.16
2009	1.21	1.19	1.19	1.20	1.20	1.18	1.18
2008	1.19	1.18	1.19	1.20	1.19	1.20	1.19
2007	1.19	1.17	1.18	1.19	1.19	1.18	1.17
2006	1.19	1.18	1.18	1.18	1.19	1.18	1.18
2005	1.20	1.18	1.18	1.19	1.20	1.19	1.18
2004	1.18	1.17	1.16	1.17	1.18	1.17	1.18
2003	1.17	1.16	1.16	1.17	1.18	1.18	1.16
2002	1.17	1.16	1.16	1.19	1.17	1.18	1.15
2001	1.17	1.16	1.15	1.18	1.17	1.19	1.16
2000	1.19	1.18	1.19	1.20	1.18	1.20	1.18
1999	1.20	1.19	1.20	1.22	1.19	1.22	1.20
1998	1.22	1.21	1.19	1.22	1.20	1.21	1.18
1997	1.22	1.21	1.20	1.22	1.19	1.21	1.19
1996	1.21	1.20	1.18	1.19	1.18	1.19	1.18
1995	1.22	1.21	1.20	1.22	1.19	1.24	1.22
1994	1.24	1.23	1.22	1.22	1.22	1.22	1.22
1993	1.22	1.21	1.20	1.20	1.20	1.22	1.21
1992	1.23	1.22	1.21	1.22	1.21	1.22	1.21
1991	1.23	1.22	1.20	1.20	1.19	1.21	1.21
1990	1.23	1.22	1.21	1.21	1.19	1.21	1.21
1989	1.23	1.22	1.21	1.21	1.19	1.20	1.20
1988	1.21	1.21	1.19	1.19	1.17	1.18	1.19

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NEVADA DEPARTMENT OF TAXATION 2023 IMPROVEMENT FACTOR STUDY LAKE TAHOE MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE							
M&S MANUAL YEAR	COMMERCIAL 98-5					RESIDENTIAL F-12 3rd QTR	
	4% A TYPE M&S FACTOR	4% B TYPE M&S FACTOR	50% C TYPE M&S FACTOR	25% D TYPE M&S FACTOR	17% S TYPE M&S FACTOR	80% FRAME M&S FACTOR	20% MASONRY M&S FACTOR
2023	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2022	1.194	1.132	1.140	1.150	1.169	1.039	1.041
2021	1.018	1.029	1.037	1.040	1.038	1.025	1.029
2020	1.003	1.007	1.006	1.008	1.006	1.001	1.002
2019	1.064	1.039	1.052	1.054	1.063	1.050	1.051
2018	1.035	1.036	1.048	1.048	1.048	1.040	1.042
2017	0.997	1.007	1.009	1.004	1.002	1.015	1.018
2016	1.002	1.018	1.018	1.012	1.009	1.014	1.017
2015	1.023	1.025	1.025	1.027	1.018	1.021	1.026
2014	1.028	1.034	1.040	1.049	1.021	1.007	1.004
2013	1.031	1.033	1.037	1.047	1.026	1.007	1.006
2012	1.038	1.034	1.028	1.024	1.036	1.027	1.037
2011	1.038	1.040	1.047	1.055	1.028	1.049	1.061
2010	0.942	0.945	0.964	0.966	0.936	0.999	0.992
2009	1.080	1.066	1.046	1.025	1.084	1.023	1.007
2008	1.042	1.042	1.036	1.025	1.035	1.051	1.041
2007	1.087	1.085	1.090	1.087	1.088	1.055	1.054
2006	1.107	1.109	1.092	1.097	1.115	1.106	1.095
2005	1.019	1.019	1.019	1.021	1.017	1.014	1.017
2004	1.021	1.022	1.023	1.025	1.019	1.024	1.023
2003	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2002	1.010	1.012	1.010	1.009	1.007	1.008	1.011
2001	1.039	1.037	1.042	1.041	1.035	1.053	1.044
2000	1.034	1.035	1.039	1.044	1.031	1.026	1.025
1999	1.015	1.017	1.009	1.005	1.010	1.005	1.015
1998	1.035	1.038	1.039	1.046	1.026	1.044	1.036
1997	1.018	1.014	1.009	1.012	1.016	1.011	1.006
1996	1.025	1.026	1.016	1.014	1.028	1.007	0.990
1995	1.037	1.037	1.036	1.041	1.036	1.007	1.010
1994	1.036	1.036	1.038	1.052	1.033	1.071	1.049
1993	1.005	1.007	1.009	1.018	1.003	1.036	1.021
1992	1.018	1.018	1.019	1.013	1.009	0.998	1.011
1991	1.019	1.023	1.026	1.024	1.019	1.020	1.021
1990	1.012	1.013	1.018	1.027	1.015	1.019	1.015
1989	1.045	1.040	1.030	1.019	1.055	1.028	1.042
1988	1.012	1.012	1.011	1.012	1.012	1.004	1.007

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
LAKE TAHOE

WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

FISCAL YEAR	COMMERCIAL						RESIDENTIAL		
	4% A TYPE FACTOR	4% B TYPE FACTOR	50% C TYPE FACTOR	25% D TYPE FACTOR	17% S TYPE FACTOR	100% COMPOSITE FACTOR	80% FRAME FACTOR	20% MASONRY FACTOR	100% COMPOSITE FACTOR
2024-25	0.047355	0.044903	0.570000	0.287500	0.198730	1.148488	0.831200	0.208200	1.039400
2023-24	0.045819	0.044176	0.547381	0.273810	0.189341	1.100526	0.773655	0.195485	0.969141
2022-23	0.040392	0.041160	0.542166	0.264194	0.177518	1.065429	0.839370	0.208991	1.048361
2021-22	0.041457	0.040946	0.496816	0.255623	0.175191	1.010033	0.826842	0.208481	1.035323
2020-21	0.041862	0.041580	0.526000	0.263500	0.180710	1.053632	0.833226	0.208518	1.041744
2019-20	0.041742	0.042136	0.528331	0.264165	0.181105	1.057479	0.845639	0.213525	1.059164
2018-19	0.040212	0.039944	0.504500	0.251000	0.168944	1.004600	0.818711	0.205283	1.023993
2017-18	0.040080	0.041410	0.513242	0.255108	0.172948	1.022788	0.824834	0.206818	1.031652
2016-17	0.040582	0.041000	0.516807	0.256750	0.173060	1.028199	0.803299	0.205200	1.008499
2015-16	0.041120	0.041012	0.520000	0.260083	0.173570	1.035785	0.805600	0.199127	1.004727
2014-15	0.040569	0.041320	0.514179	0.261750	0.172990	1.030809	0.805600	0.202891	1.008491
2013-14	0.042206	0.041711	0.518319	0.260303	0.179055	1.041594	0.828447	0.205672	1.034118
2012-13	0.042576	0.042685	0.532449	0.268259	0.180766	1.066754	0.868138	0.219517	1.087655
2011-12	0.036746	0.036529	0.473899	0.235463	0.153816	0.936453	0.785654	0.195037	0.980692
2010-11	0.043926	0.043001	0.523000	0.256250	0.185829	1.052006	0.804760	0.199708	1.004468
2009-10	0.041680	0.042036	0.522390	0.258403	0.175950	1.040459	0.855051	0.211759	1.066810
2008-09	0.043480	0.043032	0.545000	0.274053	0.184960	1.090525	0.844000	0.209014	1.053014
2007-08	0.043911	0.044348	0.546000	0.271945	0.187970	1.094175	0.877365	0.219000	1.096365
2006-07	0.041451	0.041108	0.518284	0.259813	0.175820	1.036277	0.825067	0.203400	1.028467
2005-06	0.041189	0.041232	0.511500	0.256250	0.173230	1.023401	0.812258	0.208128	1.020385
2004-05	0.040400	0.040480	0.505000	0.248011	0.172653	1.006544	0.806400	0.203958	1.010358
2003-04	0.040400	0.040480	0.509391	0.254388	0.171190	1.015849	0.799624	0.200457	1.000080
2002-03	0.040862	0.040777	0.503487	0.255913	0.174459	1.015497	0.835380	0.205261	1.040641
2001-02	0.041015	0.041052	0.515171	0.256721	0.173797	1.027757	0.807344	0.201583	1.008928
2000-01	0.039934	0.040008	0.508739	0.251250	0.170269	1.010201	0.810645	0.206441	1.017085
1999-00	0.041400	0.041520	0.515171	0.261500	0.175886	1.035477	0.835200	0.205459	1.040659
1998-99	0.041057	0.040898	0.513051	0.259378	0.174184	1.028567	0.822393	0.202905	1.025298
1997-98	0.040864	0.040701	0.499533	0.247266	0.173291	1.001458	0.773116	0.191508	0.964624
1996-97	0.040811	0.040806	0.509508	0.260250	0.171789	1.023164	0.818807	0.202000	1.020807
1995-96	0.042119	0.042125	0.527650	0.267383	0.178537	1.057814	0.856800	0.211534	1.068334
1994-95	0.039873	0.039950	0.500331	0.250328	0.169101	0.999582	0.828800	0.204200	1.033000
1993-94	0.040720	0.040720	0.513746	0.257471	0.174413	1.027070	0.804998	0.202200	1.007198
1992-93	0.040760	0.040920	0.508760	0.253884	0.173230	1.017555	0.816000	0.204200	1.020200
1991-92	0.040480	0.040520	0.509000	0.256750	0.172550	1.019300	0.821993	0.204692	1.026685
1990-91	0.042491	0.041944	0.523655	0.259032	0.182416	1.049537	0.836339	0.210151	1.046490
1989-90	0.040817	0.041160	0.509784	0.255144	0.172040	1.018946	0.803200	0.201400	1.004600

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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
LAKE TAHOE

NET COMPOSITE IMPROVEMENT FACTORS

FISCAL YEAR	COMMERCIAL			RESIDENTIAL			NET FACTOR
	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	COMPOSITE FACTOR	PERCENT OF TAX ROLL	WEIGHTED FACTOR	
2024-25	1.148488	0.2723422	0.312782	1.039400	0.7276578	0.756328	1.069109
2023-24	1.100526	0.2789199	0.306959	0.969141	0.7210801	0.698828	1.005787
2022-23	1.065429	0.2692381	0.286854	1.048361	0.7307619	0.766102	1.052956
2021-22	1.010033	0.2667492	0.269425	1.035323	0.7332508	0.759151	1.028577
2020-21	1.053632	0.2627836	0.276877	1.041744	0.7372164	0.767991	1.044888
2019-20	1.057479	0.2626000	0.277694	1.059164	0.7374000	0.781027	1.058722
2018-19	1.004600	0.2636000	0.264813	1.023993	0.7364000	0.754069	1.018881
2017-18	1.022788	0.2837722	0.290239	1.031652	0.7162278	0.738898	1.029137
2016-17	1.028199	0.2970122	0.305388	1.008499	0.7029878	0.708963	1.014350
2015-16	1.035785	0.2964551	0.307064	1.004727	0.7035449	0.706870	1.013934
2014-15	1.030609	0.2991112	0.308327	1.008491	0.7008888	0.706840	1.015166
2013-14	1.041594	0.3029486	0.315549	1.034118	0.6970514	0.720834	1.036383
2012-13	1.066754	0.3046903	0.325030	1.087655	0.6953097	0.756257	1.081287
2011-12	0.936453	0.3046903	0.285328	0.980692	0.6953097	0.681884	0.967212
2010-11	1.052006	0.3046903	0.320536	1.004468	0.6953097	0.698416	1.018952
2009-10	1.040459	0.3046903	0.317018	1.066810	0.6953097	0.741763	1.058781
2008-09	1.090525	0.3046903	0.332272	1.053014	0.6953097	0.732171	1.064443
2007-08	1.094175	0.3046903	0.333384	1.096365	0.6953097	0.762313	1.095697
2006-07	1.038277	0.3046903	0.315744	1.028467	0.6953097	0.715103	1.030846
2005-06	1.023401	0.3046903	0.311820	1.020385	0.6953097	0.709484	1.021304
2004-05	1.006544	0.3046903	0.306684	1.010358	0.6953097	0.702512	1.009196
2003-04	1.015849	0.3046903	0.309519	1.000080	0.6953097	0.695366	1.004885
2002-03	1.015497	0.3046903	0.309412	1.040641	0.6953097	0.723568	1.032980
2001-02	1.027757	0.3046903	0.313147	1.008928	0.6953097	0.701517	1.014665
2000-01	1.010201	0.3046903	0.307798	1.017085	0.6953097	0.707189	1.014988
1999-00	1.035477	0.3046903	0.315500	1.040659	0.6953097	0.723580	1.039080
1998-99	1.028567	0.3046903	0.313394	1.025298	0.6953097	0.712900	1.026294
1997-98	1.001456	0.3046903	0.305134	0.964624	0.6953097	0.670713	0.975847
1996-97	1.023164	0.3046903	0.311748	1.020807	0.6953097	0.709777	1.021525
1995-96	1.057814	0.3046903	0.322306	1.068334	0.6953097	0.742823	1.065129
1994-95	0.999582	0.3046903	0.304563	1.033000	0.6953097	0.718255	1.022818
1993-94	1.027070	0.3046903	0.312938	1.007198	0.6953097	0.700315	1.013253
1992-93	1.017555	0.3046903	0.310039	1.020200	0.6953097	0.709355	1.019394
1991-92	1.019300	0.3046903	0.310571	1.026885	0.6953097	0.713864	1.024435
1990-91	1.049537	0.3046903	0.319784	1.046490	0.6953097	0.727635	1.047419
1989-90	1.018946	0.3046903	0.310463	1.004600	0.6953097	0.698508	1.008971

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NEVADA DEPARTMENT OF TAXATION							
2023 IMPROVEMENT FACTOR STUDY							
STATEWIDE							
MARSHALL & SWIFT LOCAL MULTIPLIERS							
M&S MANUAL YEAR	COMMERCIAL 99-8					RESIDENTIAL F-7	
	4%	4%	50%	25%	17%	80%	20%
	A TYPE M&S FACTOR	B TYPE M&S FACTOR	C TYPE M&S FACTOR	D TYPE M&S FACTOR	S TYPE M&S FACTOR	FRAME M&S FACTOR	MASONRY M&S FACTOR
2023	1.09	1.10	1.10	1.08	1.12	1.10	1.11
2022	1.09	1.10	1.10	1.08	1.12	1.10	1.11
2021	1.11	1.10	1.11	1.10	1.14	1.14	1.15
2020	1.13	1.10	1.10	1.09	1.13	1.11	1.12
2019	1.11	1.09	1.09	1.08	1.12	1.09	1.10
2018	1.12	1.09	1.09	1.09	1.12	1.09	1.10
2017	1.11	1.08	1.08	1.08	1.11	1.08	1.09
2016	1.11	1.08	1.09	1.08	1.11	1.07	1.08
2015	1.10	1.07	1.07	1.07	1.09	1.06	1.07
2014	1.04	1.03	1.03	1.01	1.03	1.02	1.03
2013	1.05	1.04	1.04	1.02	1.04	1.03	1.05
2012	1.05	1.04	1.05	1.03	1.05	1.02	1.03
2011	1.05	1.04	1.04	1.01	1.05	1.02	1.04
2010	1.02	1.01	1.03	1.00	1.02	0.99	1.02
2009	1.05	1.03	1.04	1.01	1.05	0.99	1.02
2008	1.02	1.02	1.03	1.00	1.03	1.00	1.03
2007	1.04	1.04	1.04	1.01	1.05	1.01	1.03
2006	1.05	1.04	1.04	1.02	1.05	1.02	1.04
2005	1.06	1.05	1.06	1.05	1.07	1.04	1.06
2004	1.04	1.05	1.05	1.03	1.05	1.02	1.05
2003	1.05	1.05	1.05	1.04	1.06	1.04	1.05
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MARSHALL & SWIFT COMPARATIVE COST MULTIPLIER -- SOUTHWEST AVERAGE

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WEIGHTED COMPOSITE CONSTRUCTION TYPE MULTIPLIER

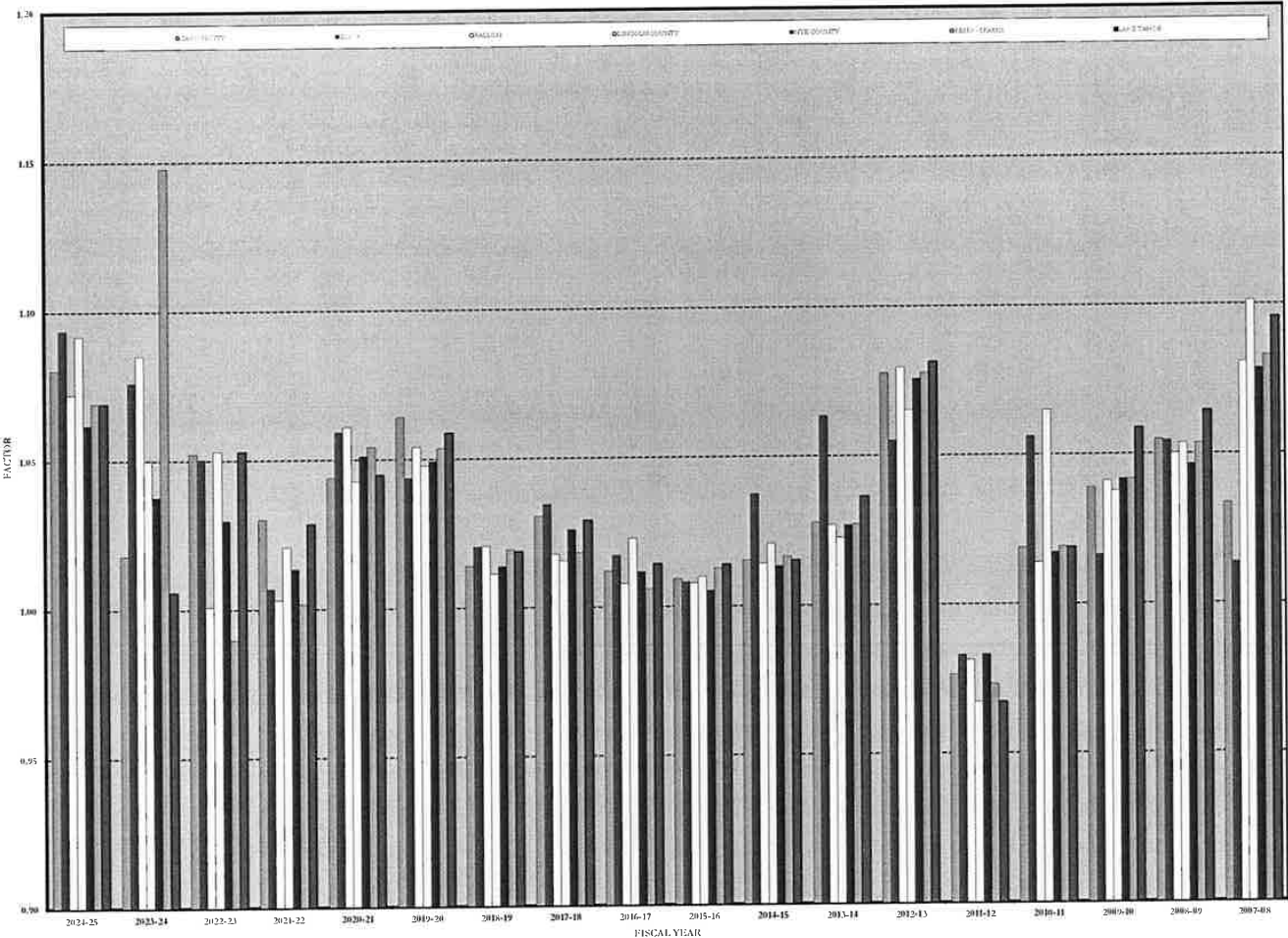
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NEVADA DEPARTMENT OF TAXATION
2023 IMPROVEMENT FACTOR STUDY
STATEWIDE

NET COMPOSITE IMPROVEMENT FACTORS

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NEVADA IMPROVEMENT FACTORS



2024-2025 IMPROVEMENT FACTOR REPORT

Appendix I

NOTIFICATIONS FROM ASSESSORS

Nevada Department of Taxation
Excise & Local Government Services Division



Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Carson City County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

- ☒ I re-cost all improvements annually (approval or objection may not be indicated).
- ☐ I apply an improvement factor to improvements outside the reappraisal area.
- ☐ I approve the 2024-25 proposed Statewide Improvement factor of 1.07.
- ☐ I object to the 2024-25 proposed Statewide Improvement Factor of 1.07.

I object to the proposed factor for the following reasons:

Name (please print): Kimberly D. Adams

Signature

Date:

3/17/2023



Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Churchill County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☒ I approve the 2024-25 proposed Statewide Improvement factor of 1.07.

☐ I object to the 2024-25 proposed Statewide Improvement Factor of 1.07.

I object to the proposed factor for the following reasons:

Name (please print) : Denise L. Mondhink-Felton

Signature _____ Date: 03/15/2023

Nevada Department of Taxation
Excise & Local Government Services Division



Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Clark County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☐ I approve the 2024-25 proposed Statewide Improvement factor of 1.07.

☐ I object to the 2024-25 proposed Statewide Improvement Factor of 1.07.

I object to the proposed factor for the following reasons:

Name (please print) Briana Johnson

Signature  Date: 3/20/2023



Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Douglas County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

- ☒ I re-cost all improvements annually (approval or objection may not be indicated).
- ☐ I apply an improvement factor to improvements outside the reappraisal area.
- ☒ I approve the 2024-25 proposed Statewide Improvement factor of 1.07.
- ☐ I object to the 2024-25 proposed Statewide Improvement Factor of 1.07.

I object to the proposed factor for the following reasons:

Name (please print): Trent Tholen

Signature: Trent Tholen Date: 3/7/2023

Nevada Department of Taxation
Excise & Local Government Services Division



Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for ELKO County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☐ I approve the 2024-25 proposed Statewide Improvement factor of 1.07.

☐ I object to the 2024-25 proposed Statewide Improvement Factor of 1.07.

I object to the proposed factor for the following reasons:

Name (please print) : Janet Iribarne

Signature Janet Iribarne Date: 3-29-2023

Nevada Department of Taxation
Excise & Local Government Services Division



Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for ESMERALDA County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☐ I approve the 2024-25 proposed Statewide Improvement factor of 1.07.

☐ I object to the 2024-25 proposed Statewide Improvement Factor of 1.07.

I object to the proposed factor for the following reasons:

Name (please print): KATHLEEN R KEYES

Signature: Kathleen R Keyes

Date: 3/8/23

Nevada Department of Taxation
Excise & Local Government Services Division



Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Eureka County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:



I re-cost all improvements annually (approval or objection may not be indicated).



I apply an improvement factor to improvements outside the reappraisal area.



I approve the 2024-25 proposed Statewide Improvement factor of 1.07.



I object to the 2024-25 proposed Statewide Improvement Factor of 1.07.

I object to the proposed factor for the following reasons:

Name (please print): Michael A. Mears

Signature Michael A. Mears

Date: 3/7/2023

Nevada Department of Taxation
Excise & Local Government Services Division



Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Humboldt County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☒ I approve the 2024-25 proposed Statewide Improvement factor of 1.07.

☐ I object to the 2024-25 proposed Statewide Improvement Factor of 1.07.

I object to the proposed factor for the following reasons:

Name (please print) : Andy Heiser

Signature  Date: 3/7/2023

Nevada Department of Taxation
Excise & Local Government Services Division



Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Lander County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☐ I re-cost all improvements annually (approval or objection may not be indicated).

☒ I apply an improvement factor to improvements outside the reappraisal area.

☒ I approve the 2024-25 proposed Statewide Improvement factor of 1.07.

☐ I object to the 2024-25 proposed Statewide Improvement Factor of 1.07.

I object to the proposed factor for the following reasons:

Name (please print): Lura Divall

Signature: Lura Divall

Date: 3-16-2023

Nevada Department of Taxation
Excise & Local Government Services Division



Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Lincoln County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☒ I approve the 2024-25 proposed Statewide Improvement factor of 1.07.

☐ I object to the 2024-25 proposed Statewide Improvement Factor of 1.07.

I object to the proposed factor for the following reasons:

Name (please print): Cydney Davis

Signature Cydney Davis Date: 3-14-2023

Nevada Department of Taxation
Excise & Local Government Services Division



Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for 1405 County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

- ☒ I re-cost all improvements annually (approval or objection may not be indicated).
- ☐ I apply an improvement factor to improvements outside the reappraisal area.
- ☐ I approve the 2024-25 proposed Statewide Improvement factor of 1.07.
- ☐ I object to the 2024-25 proposed Statewide Improvement Factor of 1.07.

I object to the proposed factor for the following reasons:

Name (please print):

TROY R VILLES

Signature

Troy R Viles

Date:

3-24-23

Nevada Department of Taxation
Excise & Local Government Services Division



Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for MINERAL County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☐ I re-cost all improvements annually (approval or objection may not be indicated).

☒ I apply an improvement factor to improvements outside the reappraisal area.

☒ I approve the 2024-25 proposed Statewide Improvement factor of 1.07.

☐ I object to the 2024-25 proposed Statewide Improvement Factor of 1.07.

I object to the proposed factor for the following reasons:

Name (please print) : Kevin B. Chisum

Signature Kevin B. Chisum Date: March 7, 2023



Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Nye County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☒ I re-cost all improvements annually (approval or objection may not be indicated).

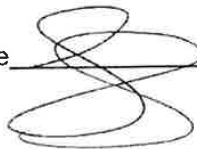
☐ I apply an improvement factor to improvements outside the reappraisal area.

☐ I approve the 2024-25 proposed Statewide Improvement factor of 1.07.

☐ I object to the 2024-25 proposed Statewide Improvement Factor of 1.07.

I object to the proposed factor for the following reasons:

Name (please print): Sheree Stringer

Signature 

Date: March 15, 2023

Nevada Department of Taxation
Excise & Local Government Services Division



Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for PERSHING COUNTY County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☒ I approve the 2024-25 proposed Statewide Improvement factor of 1.07.

☐ I object to the 2024-25 proposed Statewide Improvement Factor of 1.07.

I object to the proposed factor for the following reasons:

Name (please print): Laureen Basso Cerini

Signature Laureen Basso Cerini Date: 3.10.2023

Nevada Department of Taxation
Excise & Local Government Services Division



Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for Storey County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☒ I approve the 2024-25 proposed Statewide Improvement factor of 1.07.

☐ I object to the 2024-25 proposed Statewide Improvement Factor of 1.07.

I object to the proposed factor for the following reasons:

Name (please print): JANA SEDDON

Signature

Date:

3-7-23

Nevada Department of Taxation
Excise & Local Government Services Division



Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for WASHOE County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☒ I re-cost all improvements annually (approval or objection may not be indicated):

☐ I apply an improvement factor to improvements outside the reappraisal area.

☒ I approve the 2024-25 proposed Statewide Improvement factor of 1.07.

☐ I object to the 2024-25 proposed Statewide Improvement Factor of 1.07.

I object to the proposed factor for the following reasons:

Name (please print) : CHRIS SARMAN

Signature Chris Sarman Date: 3/7/23

Nevada Department of Taxation
Excise & Local Government Services Division



Approval or Objection to Proposed Improvement Factor

Please check the appropriate boxes. If you object to the proposed Improvement Factor, please state the reason(s) why in the space provided and attach any data you may have for further consideration by the Department and the Nevada Tax Commission.

Pursuant to NRS 361.261(2) I, the Assessor for White Pine County, have reviewed the Improvement Factor Study and hereby notify the Nevada Tax Commission of the following:

☒ I re-cost all improvements annually (approval or objection may not be indicated).

☐ I apply an improvement factor to improvements outside the reappraisal area.

☐ I approve the 2024-25 proposed Statewide Improvement factor of 1.07.

☐ I object to the 2024-25 proposed Statewide Improvement Factor of 1.07.

I object to the proposed factor for the following reasons:

Name (please print):

Burt Hill

Signature

Burt Hill

Date:

3/7/23



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

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

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

CARSON CITY OFFICE
1550 College Parkway, Suite 115
Carson City, Nevada 89706-7937
Phone: (775) 684-2000
Fax: (775) 684-2020

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

April 10, 2024

Esly Carmona Irrevocable Trust
c/o Esly Carmona
60 Jeanette Dr.
Moundhouse, NV 89706

Erin Singley, Chief Deputy
Lyon County Assessor
P.O. Box 460
Yerington, NV 89447

Re: **NTC 24-102**
Appeal of Esly Carmona Irrevocable Trust, Regarding the
Applicability of the Property Tax Abatement to Parcel No. 016-252-05
for Tax Years 2017/2018, 2018/2019, 2019/2020, 2020/2021,
2021/2022, 2022/2023, and 2023/2024

Dear Parties:

This is to acknowledge receipt of Ms. Carmona's notice of appeal to the Nevada Tax Commission. Please appear for a hearing on **May 10, 2024, at 9:00 am**. A period of 2 hours has been reserved for the hearing. Please follow the instructions in the attached Prehearing Order.

To participate in the hearing by video or telephone conference, please utilize the following information and the attached instruction sheet:

- To participate via internet voice or video connection, go to <https://zoom.us/join>
 - To participate via telephone dial 669 900 9128
- For either method please use Meeting ID: 815 2063 5490 and Passcode: 680245

If you would like to schedule a test of the system in advance of the hearing date or require any assistance in connecting at the time for the hearing, please contact my assistant Christina Gentile at cgentile@tax.state.nv.us.

The purpose of the hearing is to address whether the County Assessor properly applied the property tax abatement to the above-referenced parcel. The parties must be prepared to address the following topics:

- the timeliness of the appeal for each of the tax years listed above,
- the tax cap applied to the parcel, and
- whether the veteran exemption applies to the parcel.

Ms. Carmona, you will have 30 minutes to explain to me: (1) the reasons you believe your appeal was timely filed for the tax years identified in your October 31, 2023 Petition for Appeal of Property Tax-related Issue; (2) how the Assessor erred in applying the tax cap to the parcel; and (3) why you believe the veteran exemption applies.

Ms. Singley, you will have 30 minutes to explain the Assessor's position on: (1) the timeliness of the appeal; (2) how the property tax cap was applied to the parcel; and (3) whether the veteran exemption applies.

Ms. Carmona, you will then have 10 minutes to respond to the Assessor's explanations.

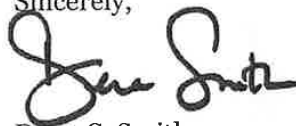
The provisions governing the application and administration of the property tax abatement are set forth at Nevada Revised Statutes ("NRS") 361.471 to 361.4735, inclusive, and chapter 361 of the Nevada Administrative Code ("NAC"). I have been appointed by the Nevada Tax Commission ("Commission") to act as the hearing officer in this case. Pursuant to the Commission's administrative regulations, I will conduct a hearing and make a written recommendation to the Commission as to the proper resolution of the issues raised in Ms. Carmona's appeal. See NAC 361.6105 to 361.61074, inclusive.

If either of you desire a continuance of the hearing, please file with me your request in writing with an explanation of the facts and circumstances necessitating a continuance. If your request for a continuance is filed fewer than 5 days before the date of the hearing, your request will not be granted absent compelling circumstances.

Please note that the legal authorities cited above (NRS and NAC) are available on the official web site of the Nevada Legislature, www.leg.state.nv.us.

To ensure compliance with the Americans with Disabilities Act and NRS 233B.1235, please notify me at your earliest opportunity if any party, representative or witness requires special accommodations or an interpreter in order to attend or participate in the hearing.

Sincerely,



Dena C. Smith
Chief Administrative Law Judge
dcsmith@tax.state.nv.us
(702) 486-3347

DCS/cag

Encl: Prehearing Order
Zoom Guide

cc: Jeff Mitchell, Deputy Executive Director, Nevada Department of Taxation

NTC 24-102
Appeal of Esly Carmona Irrevocable Trust, Regarding the Applicability of the Property Tax Abatement to Parcel
No. 016-252-05 for Tax Years: 2017/2018, 2018/2019, 2019/2020, 2020/2021, 2021/2022, 2022/2023, and
2023/2024
April 10, 2024
Page 3

CERTIFICATE OF SERVICE

I hereby certify that I am an employee of the Nevada Department of Taxation and have this day served the foregoing document upon each of the parties of record in the matter of: NTC 24-102 Appeal of Esly Carmona Irrevocable Trust, Regarding the Applicability of the Property Tax Abatement on Parcel No. 016-252-05 for Fiscal Year 2018/2019, 2019/2020, 2020/2021 2021/2022, 2022/2023 and 2023/2024., by:

Mailing a copy thereof by U.S. Mail, properly addressed, with postage prepaid, to:

Esly Carmona Irrevocable Trust
c/o Esly Carmona
60 Jeanette Dr.
Moundhouse, NV 89706

Erin Singley, Chief Deputy
Lyon County Assessor
P.O. Box 460
Yerington, NV 89447

Electronic mail to:

Esly Carmona at nervalkiowa@gmail.com and emeralddragonllcnv@gmail.com

Erin Singley at esingley@lyon-county.org

Dated at Las Vegas, Nevada, this 10th day of April, 2024.


Signature

BEFORE THE
NEVADA TAX COMMISSION

In the Matter of:

ESLY CARMONA IRREVOCABLE TRUST,
Parcel No. 016-252-05,

In Lyon County.

NTC 24-102

Appeal Concerning
the Application of the Property
Tax Abatement for Fiscal Years
2017/2018 through 2023/2024

This matter is before the Administrative Law Judge (“ALJ”) for the Nevada Tax Commission (“Commission”) on Ms. Carmona’s Appeal to the Commission dated October 31, 2023. A hearing is currently scheduled for **May 10, 2024, at 9:00 am** with Ms. Carmona and the Lyon County Assessor (the “Parties”).

To provide general guidance to the Parties involved in this matter, the Parties should familiarize themselves with the Department’s hearing procedures. Hearings before the Commission are conducted in accordance with the Nevada Administrative Procedure Act (Nevada Revised Statutes (“NRS”) 233B.121 through 233B.150), NRS 361.4734, and Nevada Administrative Code (“NAC”) 361.6105 through 361.61074, and NAC 360.043 through 360.155.¹

The Parties are **HEREBY INSTRUCTED** as follows:

1. Representation at the Hearing. You may be represented by an attorney, accountant, or other authorized representative. *See* NAC 360.085. If you choose to be represented by an attorney who is not licensed to practice law in Nevada, that attorney must associate with local counsel and provide notice of that association to the ALJ prior to the hearing.

¹ Nevada Revised Statutes and Nevada Administrative Code are available online at <http://leg.state.nv.us/Law1.cfm>.

1 2. Communications with the ALJ. If you wish to discuss hearing dates, request a
2 prehearing conference, or withdraw your Appeal, you may communicate directly with the
3 ALJ or through the ALJ's assistant Christina Gentile at (702) 486-4523 or
4 cgentile@tax.state.nv.us. You must copy the other party on those communications. To
5 discuss any other matters, please address your communications to both Ms. Gentile and to
6 the other party only.

7 3. Filings. All filings in this matter must be addressed to and filed with the ALJ at
8 dcsmith@tax.state.nv.us. The documents must be in .pdf or other common format. If
9 your filing is voluminous, you may file your documents via a link to Cloud storage. You
10 must provide the Cloud storage because the State does not host Cloud sharing services.
11 If you wish to file a hardcopy of your documents or deliver a flash drive of documents,
12 please contact Ms. Gentile to coordinate. You must serve your filings on the other party.
13 All filings must be accompanied by a Certificate of Service. NAC 360.057.

14 4. Documentary Evidence. Any Exhibits proposed to be used in the Hearing must
15 be provided to the other Party and on or before the filing deadline provided below.
16 Exhibits not filed timely may be excluded from consideration. Confidential personal
17 information (e.g., social security numbers, birthdates, etc.) not relevant to the issues in
18 this matter must be redacted (blacked out). Bank account numbers must be redacted so
19 only the last four digits are visible. Rules of evidence are generally relaxed in hearings
20 before the ALJ; however, evidence that is irrelevant, immaterial, or unduly repetitious
21 must be excluded. NRS 233B.123 and NAC 360.145.

22 5. Witness Testimony. Any witnesses you intend to call to offer testimony at the
23 Hearing must be disclosed to the other Party on or before the filing deadline provided
24 below. The name of the witness must be accompanied by a description of the witness'
25 position with or relationship to the Party (e.g., title, position of employment, etc.) and a
26 summary of the testimony the witness is expected to offer. Although hearsay is admissible

1 in these proceedings, it may not be the basis for a finding of fact. NRS 233B.123 and NAC
2 360.145. Accordingly, the Parties are encouraged to offer witnesses who can testify from
3 their personal knowledge rather than relating information told to them by someone else.

4 6. Subpoenas. If you foresee the need to compel by subpoena the attendance of a
5 witness or the production of documents, please submit a written request to the ALJ
6 setting forth the name and address of the witness or the description and location of the
7 requested documents along with a summary of why the testimony of the witness or the
8 contents of the documents are relevant to this proceeding. NAC 360.135. Any such
9 request must be submitted at least 20 days prior to the hearing and you must arrange
10 for service of the subpoena.

11 7. Prehearing Practice. The ALJ may hold a Prehearing Conference “for the
12 purpose of formulating or simplifying the issues, obtaining admissions of fact or
13 documents which will avoid unnecessary proof, arranging for exchange of proposed
14 exhibits or prepared expert testimony, limiting the number of witnesses, any procedure
15 for the hearing and any other matters which may expedite orderly conduct and
16 disposition of the proceedings or settlements thereof.” NAC 360.100. The ALJ may
17 request that the Parties file Prehearing Statements or may request a Joint Prehearing
18 Statement. NAC 360.706. Failure to participate in a Prehearing Conference or failure to
19 timely file a Prehearing Statement will not delay the proceedings.

20 8. Failure to Appear. If you fail to participate in these proceedings, the ALJ is
21 authorized to either proceed without you, to continue the deadlines, or to recommend
22 dismissal of the proceeding. NAC 360.125.

23 9. Confidentiality. This proceeding is an appeal to the Nevada Tax Commission
24 and will be open to the public unless you request and are granted a closed hearing or a
25 designation of testimony or Exhibits as confidential. NAC 360.182.
26

1 10. Transcripts. The proceeding before the ALJ will be audio recorded. You may
2 obtain a copy of the audio recording of the hearing upon written request and payment
3 of copy costs in the amount of \$5 dollars. If you would like a court reporter to
4 transcribe the hearing, you must furnish the court reporter and bear all costs
5 associated with the transcription. You must inform the ALJ prior to the hearing if you
6 will provide a court reporter and provide a copy of the transcript to the ALJ, free of
7 charge. NAC 360.058.

8
9 Based on the foregoing, **IT IS HEREBY ORDERED:**

10 1. Each Party may file a Prehearing Statement setting out an explanation of the
11 Party's position. If you choose to file a Prehearing Statement, the deadline to file or amend
12 any Prehearing Statement is **May 3, 2024**. There is no particular format for your
13 Prehearing Statement, but please include a summary of the relevant facts and an
14 explanation of how the law applies to those facts. The Prehearing Statements are to be
15 provided to the opposing Party when filed. (See Filings.)

16 2. Each Party shall file a list of any witnesses they intend to call to testify during
17 the hearing. The deadline to file this list of witnesses is **May 3, 2024**. The witness list
18 shall comply with the description above and a copy of that list shall be provided to the
19 opposing Party when filed. The witness list may be incorporated into the Prehearing
20 Statement. (See Witness Testimony and Filings.)

21 3. Each Party shall file any Exhibits or supplemental Exhibits proposed to be
22 used during the hearing. The deadline to file Exhibits is **May 3, 2024**. Petitioner shall
23 mark its proposed Exhibits by number (e.g., "Exhibit 1"). Respondent shall mark its
24 proposed Exhibits by letter (e.g., "Exhibit A"). If the Exhibits are lengthy, the pages
25 should be numbered (e.g., "001") sequentially at the bottom of the page. The Parties
26 must include an index, or list, of proposed Exhibits. The proposed Exhibits and index

1 are to be provided to the opposing Party when filed. The index may be incorporated
2 into the Prehearing Statement. (See Documentary Exhibits and Filings.)

3 4. Because this hearing will be held by videoconference, both Parties are
4 responsible to ensure that each of their hearing participants have available a copy of all
5 Exhibits filed by both Parties, whether hardcopy or electronic, for their own reference
6 and use during the hearing. Additional copies will not be provided or circulated during
7 the hearing.

8
9 DATED this 10th day of April, 2024.

10
11 

12 Dena C. Smith
13 Chief Administrative Law Judge
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Hearings Division Zoom Conference Guide

You have been invited by the Hearings Division to attend a conference via Zoom. Please refer to the topics below to assist in your attendance.

Important Terms

Host: the party who initiates a Zoom conference and controls the conference.

Participant: a party invited to participate in a conference via Zoom.

Meeting ID: a 9-digit set of numbers required to join the conference provided by the host.

Passcode: a unique set of numbers required to join the conference provided by the host.

Teleconference Numbers: a list of telephone numbers available to connect to the conference.

Waiting Room: holding site for established connections before the conference begins.

Toolbar: options available to all participants within the conference. Options will vary based on Zoom account type.

Confidentiality Notice

To protect the confidentiality of the proceeding, do not share the Meeting ID or Passcode with anyone other than a party or a witness. Please also instruct any party or witness to whom you provide this information that it is confidential and should not be shared.

Before the Conference

Zoom Account

- A Zoom account is not required, you can join as a participant via any web browser or telephone without creating an account or downloading the application. The options available on your toolbar will vary based on the method you use to join the meeting.

Zoom Platform

- Verify your device and connection by visiting <https://zoom.us/test>.
- Familiarize yourself with Zoom by visiting <https://support.zoom.us>.

Zoom Download

- To download the application and create an account go to <https://zoom.us/signup>.

Getting Started

Teleconference Connection

To participate via telephone:

- Use either a landline or mobile phone.
- Dial the teleconference number provided by the host. When prompted enter the Meeting ID, the Participant ID is not required press # to continue, enter the Passcode.
- Instead of using the provided teleconference number, you may dial in based on your location preference. Refer to the list of available teleconference numbers in the trouble shooting section.
- Press *6 to mute or unmute your audio connection.

Hearings Division Zoom Conference Guide

Videoconference Connection

To establish a Video connection the following are required:

- A computer, tablet, or smartphone with a built-in camera, speaker and microphone.
- If your device does not contain built-ins, a separate webcam and audio system connected to your device is required.

To participate via Video:

- Simply click on the active link in the calendar invite sent by the Hearings Division or go to <https://join.zoom.us> and enter the Meeting ID and Passcode when prompted.

At the time of joining the conference, please take the time to change your display name, if you have not done so already.

Upon joining the videoconference, you will be prompted to choose how you will be attending the audio portion. On most devices, you can join via computer or device audio by clicking Join Audio or Join with Computer Audio. Or, you may join by video on your device and join by audio on your landline or mobile phone. If you chose the latter, please mute your computer microphone to prevent audio feedback.

Connection Established

Waiting Room

Once you have joined the conference, you will be placed in the conferences' waiting room. After all parties have secured a connection, the Judge will grant access to all the participants simultaneously. Please exercise patience and understanding as technical difficulties can occur.

Please take this time to ensure notifications are silenced on your connected device and other devices running in the background e.g. cell phone, tablet, email notifications on your computer.

Trouble Shooting

Internet Connection

A good internet connection is important. An Ethernet connection is best; otherwise, be as close to the Wi-Fi router as possible for the best signal.

Teleconference Dial in Connection

If the conference number given by the host is unavailable, you may dial in using any of the below teleconference numbers:

- (669) 900 9128 (San Jose)
- (253) 215 8782 (Tacoma)
- (346) 248 7799 (Houston)
- (301) 715 8592 (Germantown)
- (312) 626 6799 (Chicago)
- (646) 558 8656 (New York)
- If out of the United States, please visit <https://zoom.us/u/acpS08THPr> to find your local number.

Hearings Division Zoom Conference Guide

During a Conference

Alert the Host:

On the Toolbar Click on the Participants icon to open a secondary screen then use the Raise Hand to indicate you require assistance.



Audio with Video connection

If you are having trouble hearing the conference participants through your device, you can also join via telephone and remain on the videoconference:

- On your phone, dial the teleconferencing number provided by the host.
- Enter the Meeting ID and Passcode when prompted.
- If you have already joined the meeting via computer, you will have the option to enter your two-digit participant ID to be associated with your computer. Your ID number can be found by clicking the ① in the top left-hand corner of the Zoom video screen.
- Do not forget to mute your computer microphone when using an alternative audio source or there will be audio feedback.

If at any point in the process you have questions, please contact the Hearings Division at 702 486-4523 or cgentile@tax.state.nv.us.

May 1st 2024

State of Nevada
Department of Taxation
Dena C Smith
Chief Administrative Law Judge
700 E Warm Springs Rd, Suite 200
Las Vegas NV 89119

State of Nevada
Lyon County Assessor Department
Troy Villines, Assessor
Erin Singley, Chief Deputy
27 S Main Street
Yerington NV 89447

NTC 24-102 APPEAL OF ESLY CARMONA IRREVOCABLE TRUST NO 016 252 05

Honorable Judge Dena Smith and Lyon County Assessor Staff,

I am filing my list of Exhibits in a timely schedule as ordered. I will be attending via zoom from my home and my phone number is 775 515 2151. I am requesting that this appeal be closed hearing not open to the public and my exhibits be marked as confidential due to the private nature of my personal, financial, home, property, and military information.

I am requesting that all the documents that were filed, in the past year for this appeal, be kindly sent via email before 05-10-2024 at 9 am, for reference to this appeal. I do not have a copy of the record for this appeal.

Respectfully,

Martha Esly Carmona
Esly Carmona Irrevocable Trust

①

CERTIFICATE OF MAILING ON NTC-24-102

I certify that I, M E Carmona, sent a copy of all my filed documents to all the parties named below in a PDF form as ordered :

Dena C Smith dcsmith@tax.state.nv.us
Christina Gentile cgentile@tax.state.nv.us
Troy Villines tvilines@lyon-county.org
Erin Singley esingley@lyon-county.org

DATED MAY 2 2024

Martha Esly Carmona
Martha Esly Carmona

EMAIL & USPS SENT ON :
Sent May 3, 2024
Martha Carmona

(2)

May 3rd 2024

State of Nevada
Department of Taxation
Dena C Smith
Chief Administrative Law Judge
700 E Warm Springs Rd, Suite 200
Las Vegas NV 89119

State of Nevada
Lyon County Assessor Department
Troy Villines, Assessor
Erin Singley, Chief Deputy
27 S Main Street
Yerington NV 89447

NTC 24-102 APPEAL OF ESLY CARMONA IRREVOCABLE TRUST NO 016 252 05

Honorable Judge Dena Smith and Lyon County Assessor Staff,

I am responding to County Response of May 1st, 2024.

Timeliness of my Veterans Exemption request.

1. From the time I owned my home in 2018 I have been talking to Mr. Villines, the Assessor, regarding all my assessments and exemptions. I felt there were numerous errors on the values of land and buildings. I requested and asked for the corrections of my property values and my exemptions in very lengthy conversations. I was never helped. My property assessment value was never corrected even though I had very lengthy discussions to correct my issues. I was continuously denied everything I asked for.

The Staff knew I had misplaced my dd-214. I told them I could prove my Veteran's status with other documents. I was continuously denied from showing any other proof to get my exemptions from 2018. The assessor staff refused to allow me to get my exemption, even though they knew, that I was veteran and I could justify it by my other documents.

Luckily, last year, Erin, Chief Deputy, allowed me to finally get my exemption. She was the ONLY staff at the assessor's office to give me the exemptions I deserved to get from 2018. All other Staff always refused to give me my exemption even though I had filed my paperwork, showed them my Veteran's ID and license and went down in person to get it..

RA

I always had the documents to get my exemption, but I was always was denied the right to get my exemption with my other documents, that sufficed. Erin, was the only Assessor employee, who was not embroiled in my case, and who did not act maliciously against me like Troy, Kelly, and Eric from the assessors staff who continuously refused to help me.

To be denied unfairly and maliciously by the three assessor staff members for the last few years beginning in 2018 was unjustified.

I am very grateful to Erin Singley for going out of her way to do the right thing and allow me my veterans exemption for 2023 and 2024. I asked if she could help me for the other years, but she could not.

I am requesting my exemptions that I was denied unfairly and maliciously by Troy and Kelly and Eric from 2018, 2019, 2020, 2021, 2022. Please see EXHIBIT 1. I am allowed to ask for past property taxes that I overpaid by the new bill NV AB 449. It is a shame that I was not allowed to be given my exemptions that I honestly deserved when I asked for that Veteran's right as it is allowed by law. This new Bill Allows for retroactive effects.

Appeal from the over 15% tax raise for the 2024/2025 year.

2. My 2023 taxes were \$3635.00. MY 2024 taxes were \$4183.00. That is an increase of over 15%. The Tax Cap in Nevada by law is 3%. Nevada Law supersedes County law. Even though they County said it was out of the tax cap due to NRS 361, there was no severe financial emergency by the County from which to increase my taxes over 15% under NRS 354.695. Please see EXHIBIT 3, Page 5 & 6.

NRS 361.4723 declares anytime you raise the property taxes over 3% it constitutes a SEVERE ECONOMIC HARDSHIP. Please see Exhibit 4, Page 7 & 8. There was NO Emergency by the County to do the raising to an extent over 15%. I am elderly and my mom is elderly at 86 years old. Mom is disabled and blind. We cant afford such an increase. We had to go into debt just to pay the heavy taxes. Most of the taxes allegedly went to open a new firehouse and hire employees. Please see Exhibit 3, pages 5 & 6.

Most of the yes voters on the initiative were NOT homeowners and therefore did not have any repercussions to a YES vote. Most homeowners voted NO because they cant afford any more tax increases by the County. Please see EXHIBIT 4, pages 7-9.

For the County to put an initiative on the ballot to increase our taxes over the 3% cap must be an emergency where the County can't meet its budget and is in dire financial turmoil. Raising my taxes an additional \$1018.00 for the sake of hiring new County employees is not justified. The raise was only suppose to be .23 per hundred for Central Lyon County. I was raised .8624 cents per hundred which was in error. Please see Exhibit 4, pages 10-12.

2b

Further, my neighbors had higher assessed values and their taxes were not raised as high as mine. MY taxes are still wrong and in error as I should be way lower than my neighbors, especially since I had my exemption added that year. Kelly has refused to correct my taxes. Just like Kelly refused to correct my 8% tax increase she gave my home knowing I was an owner occupier.

Kelly was told during numerous phone calls along with Troy that my taxes were wrong. Neither one of them cared to help me. They both refused to correct their errors. They knew well in advance of the end of the year they made an error on my taxes and they let the error on my taxes. I had to go through the trouble of appealing in January and file all my paperwork.

The only reason Kelly fixed the error was because she was going to be caught with an 8% cap increase on our home if she didn't fix it. I called in December. Kelly refused to fix it in December. Kelly fixed The 8% tax increase cap after the appeal was filed, even though she knew it was wrong when I called her in December. Kelly has gone out of her way to hurt my family and myself. She has refused to help me reduce my assessment values even though she has driven by my home numerous times and done aerial views and taken photos everywhere of the poor conditions of my home. I need over \$250,000.00 in repairs currently. Please see Exhibit 5, pages 13-14. She has given neighbors super lower assessments even though she knew those reductions were fraudulent. She Exhibit 5, pages 21-27. Pages 28-33 show other discrepancies in values assessed by Kelly.

Other properties were given numerous reductions by Kelly, without anyone filing an appeal. Please see Exhibit 6 pages 34-65. Those of us who did file an appeal were DENIED unfairly.

I am appealing due to the unfair and unjust actions I have been subjected to by Kelly, Eric, and Troy who have gone out of their way to never help me but to instead hurt me in any way they could by raising my tax cap to 8%, raising all my land values from \$90,000.00 in 2017 to \$260,000.00 in 2023, while everyone else's values were appraised by actual land comps and ours were not assessed that way. Also, I was never given a penny in a reduction ever since 2018, even though I did qualify for obsalesence.

2c

SBE 530

EXhibit 1

529

NEVADA USA NV

DRIVER LICENSE

1 **CARMONA**
2 **MARTHA ESLY**
3 **60 JEANETTE DR**
4 **CARSON CITY, NV 89306-7781**

15 Sex **F** 16 Hgt **5'00"** 17 Wgt **110** 18 Eyes **BRO**
9 Class **C** 10 Restr **NONE**

4d DL NO
3 DOB
4b Exp

VETERAN

Martha Carmona

Veteran I.D.

↑
SBE 531

Ⓜ

4.515

12:00



96%

COMMITTEES

EXhibit 1

Introduced
03/27/2023

In Committee
06/03/2023

Crossed Over
06/03/2023

Passed

Dead
06/06/2023

Introduced Session

82nd Legislature (2023)

Bill Summary

AN ACT relating to taxation; revising provisions governing the correction of the tax roll and issuance of credits or refunds of property taxes when an applicable partial abatement of taxes was not applied or claimed; and providing other matters properly relating thereto.

Committee Categories

Budget and Finance

Sponsors (7)

Carrie Buck (R)*, Danielle Gallant (R)*, Ken Gray (R)*, Reuben D'Silva (D), Jill Dickman (R), Ira Hansen (R), Richard McArthur (R),

Last Action

(No further action taken.) (on 06/06/2023)

Official Document

<https://www.leg.state.nv.us/App/NELIS/REL/82nd2023/Bill/>

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39

SBE 532

Bill

Bill > AB449



NV AB449

Authorizes a credit or refund of property taxes under certain circumstances when an applicable partial abatement of taxes was not applied or claimed. (BDR 32-767)

Exhibit 1



Views: 40 41 55
In the last WEEK MONTH TOTAL

SUMMARY

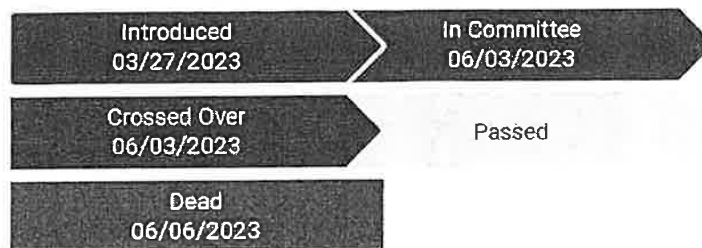
BILL TEXT

ACTIONS

VOTES

DOCUMENTS

COMMITTEES



Introduced Session



ADVERTISEMENT



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Exhibit 1

Nevada lawmaker pushes for mandatory refunds on property t

by Joe Hart

Wed, April 26th 2023 at 4:44 PM

Updated Thu, April 27th 2023 at 7:31 AM

Nevada lawmaker pushes for mandatory refunds on property tax overpayments

Home

WEATHER

FEATURES

ON YOUR SIDE

GAME CENTER

CHIME IN

ABOUT US

CARSON CITY, Nev. (KRNV) — At the Cold Springs Family Center, seniors come to pic

Money is tight for them.

"Many of them have to choose between food and their power," said volunteer Beck Marko logged on to the Washoe County Assessor's website to help some of the seni seeing a recent story on News 4 about a state law that requires you to opt-in in orde rate. She was able to help them get in to the lower bracket.

LEGAL

"Who knew this was out there?" So we appreciate you doing the story," she told us.

Nevada Assemblywoman Danielle Gallant, a republican from Clark County, has intro mandate that the government pay you back if you overpay on your property taxes. back against government overreach.

The way the law is written there is no requirement that you get a refund.

"That is not money the government is supposed to have and if a mistake was made flawed, we need to make sure our constituents are paid for that mistake," she said.

After our original story the Washoe County Assessor confirmed to us that 829 peopl found they had overpaid because they were in the wrong tax bracket. All it takes is office to fix it, but you have to check.

"They must file with our office, a form, sign that form, let us know because there's n property owner, explained Washoe County Assessor Chris Sarman.

Assemblywoman Gallant says this is a statewide issue. She says she's heard from a Southern Nevada who say they have overpaid on their property taxes.

3c

SBE 534

Exhibit 1

Her bill, AB 449, has been sent to the Ways and Means Committee for review. She's money back in people's pockets, whether it's seniors on fixed incomes, or anyone el

That's something the lawmaker from Las Vegas feels good about.

"It's nice to have an opportunity to fix something for everyday Nevadans."

The Assessor's office does send out notices that you need to fill out and return. If you receive one, you will automatically default to the higher tax bracket.

The difference is an 8% annual cap versus a 3% cap.

We'll let you know when that refund bill comes up for a vote.

MORE TO EXPLORE

Body of missing 13-year-old girl Madeline Soto found, police say

Firefighter arrested twice this month on lewd and lascivious exhibition, condu

Humboldt County man arrested on attempted murder charges after shooting

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Odd Trick To Eliminate Rodents

Vamoose | SPONSORED

Locate Almost Anyone By Entering Their Name (This Is Addicting!)

TruthFinder | SPONSORED

Carson City Seniors Born 1941-1971 Are Due a Large Surprise, Check If you Qua

TheWalletGuru | SPONSORED

WEATHER

WEATHER

ON YOUR SIDE

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CHINESE

ABOUT US

TRAFFIC

SPORTS

LAWMAKERS

LEGAL



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: _____

CITY & STATE: _____
ZIP CODE: _____
PHONE NUMBER: _____

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: _____
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 _____, and I was honorably discharged on _____. (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:

<input type="checkbox"/> Motor Vehicle Governmental Service Tax Benefit:	for fiscal year _____
<input type="checkbox"/> Real Property tax roll, Parcel No. _____	for fiscal year _____
<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: _____ Date: _____

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

H:\forms\Lyon VETERAN or DISABLED VETERAN Exemption Application.doc

10:52

Click map to navigate

Open in full-page map

95%
Drag corner down to resize

Value History

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

Document/Transfer/Sales History

Instrument	Official				Dcl		Red
/							

Exhibit ②

2024-2025

60 Jeanette PR.

EXHIBIT 3

NEVADA DEPARTMENT OF TAXATION

<http://tax.nv.gov>



Tax Bulletin LGS 14- 0003
Issue Date: December 8, 2014
Severe Financial Emergency

Introduction

This bulletin discusses Nevada Attorney General Opinion (AGO) No. 2013-01, which concerns the powers of the Department of Taxation (the "Department") when it assumes control over the management of a local government in response to a severe financial emergency. More specifically, it discusses the scope of the Department's authority over collective bargaining agreements, as well as its authority to assess and collect property taxes following a rate increase enacted pursuant to a declaration of severe financial emergency.

Statutes and/or Regulations referenced

NRS 354.695; NRS 354.705; NRS 361.4722; NRS 361.4723; NRS 361.4724; NRS 361.4726

Declaration of Severe Financial Emergency

When a local government such as a city or county is unable to meet its financial obligations, the Nevada Tax Commission (the "Commission") may evaluate the fiscal condition of the local government, and if warranted, declare a severe financial emergency. Following such a declaration, the Department is empowered, under NRS 354.695, to assume control over the financial management of the local government. In AGO 2013-01, the Attorney General addresses whether the Department may suspend, break or otherwise alter collective bargaining agreements between the local government and those of its employees who are covered by the agreement, typically police officers and firefighters. Additionally, the Attorney General addresses whether, following a property tax increase enacted pursuant to NRS 354.705, the Department may calculate and collect the amount of the increase without regard to the partial abatements set forth at NRS 361.4722, NRS 361.4723 and NRS 361.4724.

Power over Collective Bargaining Agreements

In AGO 2013-01, the Attorney General recognizes that while the Department has broad powers under NRS 354.695, those generally do not include the power to suspend, break or alter a collective bargaining agreement. According to the opinion, there would be an exception to this rule only if the collective bargaining agreement contained a contractual provision that expressly ceded to the Department the authority to suspend, break or alter the

EXhibit 3

agreement following a declaration of severe financial emergency. Collective bargaining agreements have not customarily included provisions to this effect.

Power to Calculate and Collect Property Tax Increases without Abatement

Under NRS 361.4722, NRS 361.4723, and NRS 361.4724, real property taxes are abated to the extent that they have increased on an annual basis over specified thresholds. This abatement scheme is often described as a property tax cap. In AGO 2013-01, the Attorney General addresses whether the abatements apply to taxes generated by a rate increase adopted by the Commission pursuant to NRS 354.705. Subject to specified limitations, the Commission may increase the property tax rate in order to generate additional revenue for a local government whose management functions have been assumed by the Department under a declaration of severe financial emergency. According to the Attorney General, NRS 361.4726 allows for the Department to calculate and collect the amount of the increase without regard to the property tax cap.

A copy of AGO No. 2013-01 is attached hereto.

NRS 361.4723 Partial abatement of taxes levied on certain single-family residences. The Legislature hereby finds and declares that an increase in the tax bill of the owner of a home by more than 3 percent over the tax bill of that homeowner for the previous year constitutes a severe economic hardship within the meaning of subsection 10 of Section 1 of Article 10 of the Nevada Constitution. The Legislature therefore directs a partial abatement of taxes for such homeowners as follows:

1. Except as otherwise provided in or required to carry out the provisions of subsection 2 and NRS 361.4725 to 361.4729, inclusive, the owner of a single-family residence which is the primary residence of the owner is entitled to a partial abatement of the ad valorem taxes levied in a county on that property each fiscal year equal to the amount by which the product of the combined rate of all ad valorem taxes levied in that county on the property for that fiscal year and the amount of the assessed valuation of the property which is taxable in that county for that fiscal year, excluding any increase in the assessed valuation of the property from the immediately preceding fiscal year as a result of any improvement to or change in the actual or authorized use of the property, exceeds the sum obtained by adding:

(a) The amount of all the ad valorem taxes:

(1) Levied in that county on the property for the immediately preceding fiscal year; or

(2) Which would have been levied in that county on the property for the immediately preceding fiscal year if not for any exemptions from taxation that applied to the property for that prior fiscal year but do not apply to the property for the current fiscal year, whichever is greater; and

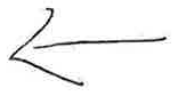
(b) Three percent of the amount determined pursuant to paragraph (a).

2. The provisions of subsection 1 do not apply to any property for which:

(a) No assessed valuation was separately established for the immediately preceding fiscal year; or

(b) The provisions of subsection 1 of NRS 361.4722 provide a greater abatement from taxation.

3. Except as otherwise required to carry out the provisions of NRS 361.4732 and any regulations adopted pursuant to NRS 361.4733, the amount of any reduction in the ad valorem taxes levied in a county for a fiscal year as a result of the application of the provisions of subsection 1 must be deducted from the amount of ad valorem taxes each taxing entity would otherwise be entitled to receive for that fiscal year in the same proportion as the rate of ad valorem taxes levied in the county on the property by or on behalf of that taxing entity for that fiscal year bears to the combined rate of all ad valorem taxes levied in the county on the property by or on behalf of all taxing entities for that fiscal year.



EXHIBIT

4



entities for that fiscal year.

4. The Nevada Tax Commission shall adopt such regulations as it deems appropriate to carry out this section, including, without limitation, regulations providing a methodology for applying the partial abatement provided pursuant to subsection 1 to a parcel of real property of which only a portion qualifies as a single-family residence which is the primary residence of the owner and the remainder is used in another manner.

5. The owner of a single-family residence does not become ineligible for the partial abatement provided pursuant to subsection 1 as a result of:

(a) The operation of a home business out of a portion of that single-family residence; or

(b) The manner in which title is held by the owner if the owner occupies the residence, including, without limitation, if the owner has placed the title in a trust for purposes of estate planning.

6. For the purposes of this section:

(a) "Primary residence of the owner" means a residence which:

(1) Is designated by the owner as the primary residence of the owner in this State, exclusive of any other residence of the owner in this State; and

(2) Is not rented, leased or otherwise made available for exclusive occupancy by any person other than the owner of the residence and members of the family of the owner of the residence.

(b) "Single-family residence" means a parcel or other unit of real property or unit of personal property which is intended or designed to be occupied by one family with facilities for living, sleeping, cooking and eating.

(c) "Unit of personal property" includes, without limitation, any:

(1) Mobile or manufactured home, whether or not the owner thereof also owns the real property upon which it is located; or

(2) Taxable unit of a condominium, common-interest community, planned unit development or similar property,

if classified as personal property for the purposes of this chapter.

(d) "Unit of real property" includes, without limitation, any taxable unit of a condominium, common-interest community, planned unit development or similar property, if classified as real property for the purposes of this chapter.

(Added to NRS by 2005, 36; A 2005, 1747; 2007, 1890; 2009, 1223; 2017, 2300)

NRS 361.4724 Partial abatement of taxes levied on certain residential rental dwellings. The Legislature



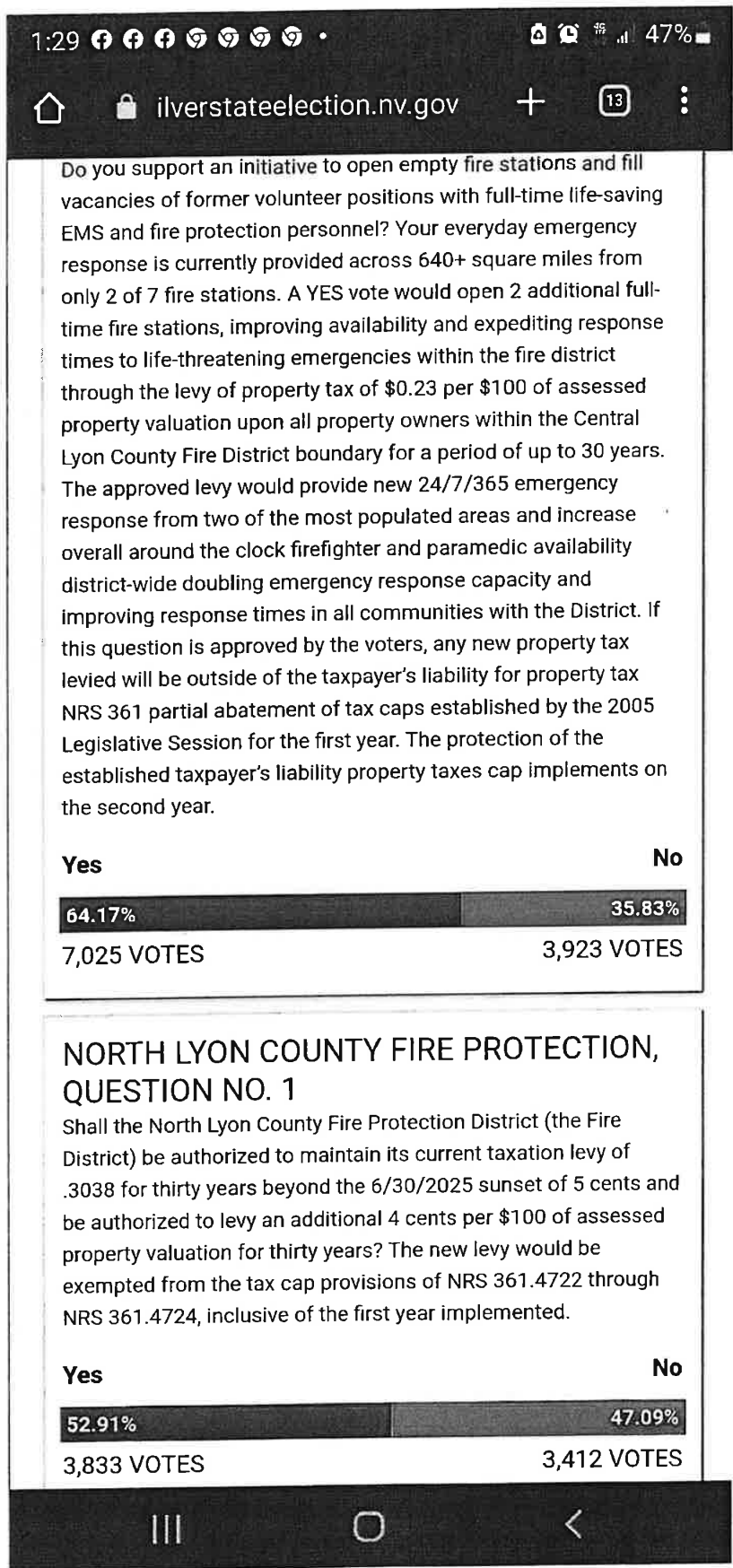


Exhibit 21

9

Exhibit 4

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

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



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

Owner Name: CARMONA, ESLY TRS

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

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

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

Office Phone: (775) 463-6501

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

Assessed Valuation		Distribution Tax Amount				
Description	Value	Taxing Agency	Rate	Prebatement Amount	Abatement/Recapture Amount	Tax Amount
Real Estate	\$ 91,000	School General	0.7500	\$ 1,455.02	\$ 506.93	\$ 948.09
Bldg./Improvements	108,343	School Debt	0.5867	1,138.22	396.56	741.66
		Central Fire	0.8624	1,673.08	655.29	1,017.79
		CLCF Parmedic	0.0700	135.80	47.31	88.49
		State of Nev	0.1700	329.80	114.91	214.89
Exemptions	3,340	General Fund	0.7237	1,404.00	495.52	908.48
		Gen. Indigent	0.0300	58.20	22.74	35.46
		Med Indigent	0.1050	203.70	70.97	132.73
		Senior Services	0.0600	116.41	115.16	1.25
		Co-Op Extensn	0.0100	19.40	6.76	12.64
		Carson WtrSub	0.0300	58.20	20.28	37.92
		Centrl Vector	0.0450	87.30	43.39	43.91
		Ad Valorem Totals	3.4428	6,679.13	2,495.82	4,183.31
		Dayton Valley GW	0.1000	1.82	0.00	1.82
		Special Assmnt Total				1.82
Net Assessed	\$ 194,003					
Information concerning taxing authorization, rates and uses of taxes collected can be found at www.tax.state.nv.us or by calling (775) 463-6501		Previous Payments				- 3,324.98
TOTAL TAX DUE						860.15

\$194,000
= 4183.00

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

DETACH AND MAIL THIS STUB WHEN PAYING 4th INSTALLMENT

4th Installment MAIL TO: Lyon County Treasurer
27 S Main St
Yerington NV 89447

ASSESSED OWNER
CARMONA, ESLY TRS

PARCEL NUMBER
016-252-05

AMOUNT
\$860.15

Due On or Before
March 04, 2024

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

☐

DETACH AND MAIL THIS STUB WHEN PAYING 3rd INSTALLMENT

3rd Installment MAIL TO: Lyon County Treasurer
27 S Main St
Yerington NV 89447

ASSESSED OWNER
CARMONA, ESLY TRS

PARCEL NUMBER
016-252-05

AMOUNT
\$0.00

Due On or Before
January 02, 2024

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

☐

4.527



SBE 543

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EX 4

11:19

39%



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

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



PROPERTY LOCATION/DESCRIPTION			
PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
016-251-28	8.7	9921	44 JEANETTE DR, MOUND HOUSE

Owner Name: ESPE, JOHN D & KIMBERLY A TRS

*****Duplicate*****

ESPE, JOHN D & KIMBERLY A TRS
44 JEANETTE DR
MOUND HOUSE, NV 89706-0000

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

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

Office Phone: (775) 463-6501

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

Assessed Valuation		Distribution Tax Amount				
Description	Value	Taxing Agency	Rate	Prorated Amount	Abatement/Recapture Amount	Tax Amount
Real Estate	\$ 91,000	School General	0.7500	\$ 682.50	\$ 546.17	\$ 136.33
Other Improvements	104,179	School Debt	0.5867	610.11	450.85	159.26
		County Fire	0.0624	56.83	70.15	161.64
		CLCF Fire	0.0700	63.70	54.89	81.84
		State of Nev	0.1700	154.71	133.85	198.25
		General Fund	0.7237	648.21	574.23	833.98
		Gen. Indigen	0.0900	81.90	257.18	32.77
		Mud Indigen	0.1000	91.00	82.49	122.45
		Sanitar Service	0.0800	72.80	114.16	2.92
		Co-Op Extension	0.0100	9.10	7.36	11.98
		Carnes Waycut	0.0300	27.30	22.27	34.58
		County Vector	0.0450	40.95	47.23	40.81
		Ad Valorem Total	3.4428	3,076.62	2,815.24	2,301.30
		County Valley GVI	0.1000	104.18	500	1.87
		Special Assesmt Total				1.87
Net Assessed	\$ 195,179					
TOTAL TAX DUE						\$ 0.00

→ \$ 195,179 = 3904.30

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

DETACH AND MAIL THIS STUB WHEN PAYING 4th INSTALLMENT
MAIL TO: Lyon County Treasurer
27 S Main St
Yerington NV 89447

4th Installment
ASSESSSED OWNER
ESPE, JOHN D & KIMBERLY A TRS
Due On or Before
March 04, 2024
PARCEL NUMBER
016-251-28
AMOUNT
\$0.00

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

☐

DETACH AND MAIL THIS STUB WHEN PAYING 3rd INSTALLMENT
MAIL TO: Lyon County Treasurer
27 S Main St
Yerington NV 89447

3rd Installment
ASSESSSED OWNER
ESPE, JOHN D & KIMBERLY A TRS
Due On or Before
January 02, 2024
PARCEL NUMBER
016-251-28
AMOUNT
\$0.00

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

☐

DETACH AND MAIL THIS STUB WHEN PAYING 2nd INSTALLMENT
MAIL TO: Lyon County Treasurer
27 S Main St
Yerington NV 89447

2nd Installment
ASSESSSED OWNER
ESPE, JOHN D & KIMBERLY A TRS
Due On or Before
October 02, 2023
PARCEL NUMBER
016-251-28
AMOUNT
\$0.00

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

☐

DETACH AND MAIL THIS STUB WHEN PAYING 1st INSTALLMENT
MAIL TO: Lyon County Treasurer
27 S Main St
Yerington NV 89447

1st Installment
ASSESSSED OWNER
ESPE, JOHN D & KIMBERLY A TRS
Due On or Before
August 21, 2023
PARCEL NUMBER
016-251-28
AMOUNT
\$0.00

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

☐

NOTICE TO TAXPAYERS

NOTICE IS HEREBY GIVEN THAT IN ACCORDANCE WITH NEVADA REVISED STATUTE 361.483 FISCAL YEAR TAXES ARE NOW DUE AND PAYABLE. ANY PERSON SEEKING RELIEF FROM PENALTIES OR INTEREST SHALL REFER TO NRS 361.4835 IF ANY PERSON CHARGED WITH TAXES, WHICH ARE A LIEN ON REAL PROPERTY FAILS TO PAY

- ANY ONE INSTALLMENT of such taxes, on or within 10 days following the day such taxes become due, there must be added thereto a penalty of 4%
- ANY TWO INSTALLMENTS of such taxes, together with accumulated penalties, on or within 10 days following the day

11

14

SBE 544

542

EX 4

11:15

40%



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

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



PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
016-251-38	9.7	9926	29 HILLTOP DR, MOUND HOUSE

Owner Name: ALBERTSEN, STEVE & TAMMY G

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

****Duplicate****

ALBERTSEN, STEVE & TAMMY G
29 HILLTOP DR
CARSON CITY, NV 89706-0000

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

Office Phone: (775) 463-6501

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

Assessed Valuation		Distribution Tax Amount				
Description	Value	Taxing Agency	Rate	Prebatement Amount	Abatement/ Recapture Amount	Tax Amount
Real Estate	\$ 91,000	School General	0.7300	\$ 664.70	\$ 664.70	\$ 664.70
Edg Improvements	107,496	School Debt	0.0000	\$ 0.00	\$ 0.00	\$ 0.00
		County Fire	0.0000	\$ 0.00	\$ 0.00	\$ 0.00
		CL of Paramedic	0.0700	\$ 63.70	\$ 63.70	\$ 63.70
		State of Nev	0.1700	\$ 155.34	\$ 155.34	\$ 155.34
		General Fund	0.0000	\$ 0.00	\$ 0.00	\$ 0.00
		Gas, Indigent	0.0000	\$ 0.00	\$ 0.00	\$ 0.00
		Land Indigent	0.0000	\$ 0.00	\$ 0.00	\$ 0.00
		Senior Services	0.0000	\$ 0.00	\$ 0.00	\$ 0.00
		CL-Op Extension	0.0000	\$ 0.00	\$ 0.00	\$ 0.00
		Carson Wrench	0.0000	\$ 0.00	\$ 0.00	\$ 0.00
		Carson Vehicle	0.0400	\$ 36.40	\$ 36.40	\$ 36.40
		Ad Valorem State	0.0000	\$ 0.00	\$ 0.00	\$ 0.00
		Carson Valley CNY	0.0000	\$ 0.00	\$ 0.00	\$ 0.00
		Special Assesmt Total	0.0000	\$ 0.00	\$ 0.00	\$ 0.00
Not Assessed	\$ 198,496					
TOTAL TAX DUE						\$ 0.00

\$198,496 = 4071.46

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

<p>DETACH AND MAIL THIS STUB WHEN PAYING 4th INSTALLMENT</p> <p>4th Installment MAIL TO: Lyon County Treasurer 27 S Main St Yerington NV 89447</p> <p>ASSESSED OWNER ALBERTSEN, STEVE & TAMMY G</p> <p>PARCEL NUMBER 016-251-38</p> <p>AMOUNT \$0.00</p> <p>4</p> <p>IF MAILING ADDRESS HAS CHANGED CHECK BOX AND MAKE CHANGE ON REVERSE SIDE OF STUB</p> <p><input type="checkbox"/></p>	<p>DETACH AND MAIL THIS STUB WHEN PAYING 3rd INSTALLMENT</p> <p>3rd Installment MAIL TO: Lyon County Treasurer 27 S Main St Yerington NV 89447</p> <p>ASSESSED OWNER ALBERTSEN, STEVE & TAMMY G</p> <p>PARCEL NUMBER 016-251-38</p> <p>AMOUNT \$0.00</p> <p>3</p> <p>IF MAILING ADDRESS HAS CHANGED CHECK BOX AND MAKE CHANGE ON REVERSE SIDE OF STUB</p> <p><input type="checkbox"/></p>
<p>DETACH AND MAIL THIS STUB WHEN PAYING 2nd INSTALLMENT</p> <p>2nd Installment MAIL TO: Lyon County Treasurer 27 S Main St Yerington NV 89447</p> <p>ASSESSED OWNER ALBERTSEN, STEVE & TAMMY G</p> <p>PARCEL NUMBER 016-251-38</p> <p>AMOUNT \$0.00</p> <p>2</p> <p>IF MAILING ADDRESS HAS CHANGED CHECK BOX AND MAKE CHANGE ON REVERSE SIDE OF STUB</p> <p><input type="checkbox"/></p>	<p>DETACH AND MAIL THIS STUB WHEN PAYING 1st INSTALLMENT</p> <p>1st Installment MAIL TO: Lyon County Treasurer 27 S Main St Yerington NV 89447</p> <p>ASSESSED OWNER ALBERTSEN, STEVE & TAMMY G</p> <p>PARCEL NUMBER 016-251-38</p> <p>AMOUNT \$0.00</p> <p>1</p> <p>IF MAILING ADDRESS HAS CHANGED CHECK BOX AND MAKE CHANGE ON REVERSE SIDE OF STUB</p> <p><input type="checkbox"/></p>

NOTICE TO TAXPAYERS

NOTICE IS HEREBY GIVEN THAT IN ACCORDANCE WITH NEVADA REVISED STATUTE 361.483 FISCAL Y ARE NOW DUE AND PAYABLE. ANY PERSON SEEKING RELIEF FROM PENALTIES OR INTEREST SHALL 361.483. IF ANY PERSON CHARGED WITH TAXES, WHICH ARE A LIEN ON REAL PROPERTY FAILS TO P

1. ANY ONE INSTALLMENT of such taxes on or within 10 days following the day such taxes become due, there added thereto a penalty of 4%.
2. ANY TWO INSTALLMENTS of such taxes, together with accumulated penalties, on or within 10 days following the day the later installment of taxes becomes due, there must be 5% of the two in.
3. ANY THREE INSTALLMENTS of such taxes, together with accumulated penalties, on or within 10 days following the day the later installment of taxes becomes due, there must be 6% of the three in.
4. THE amount of such taxes, together with accumulated penalties, on or within 10 days following the day the later installment of taxes becomes due, there must be 7% of the four in.

12/13

SBE 545

543

ICG Contractors- Reno Division
 8301 Longley Ln Ste A3
 Reno, NV 89511 US
 +1 7762855445
 office@icgcontractors.us
 www.icgcontractors.us

Exhibit 5

Estimate

ADDRESS
 Martha
 60 Jeanette Dr,
 Carson City, NV 89706 USA

SHIP TO
 Martha
 60 Jeanette Dr,
 Carson City, NV 89706 USA

ESTIMATE 1309
DATE 04/25/2024

DATE	DESCRIPTION	AMOUNT
	Construction Services Well repair Main line-pump house, expansion tank, valves and redo electrical. Rebuild well pump house materials and labor include in price	38,520.00
	Construction Services Bam Replace entire roof Framing repair Plumbing, Electrical Sheetrock materials and labor include in price	46,000.00
	Construction Services Shop/Adu Paint eves and trim Fix Eves Electrical panel gutters materials and labor include in price	32,080.00
	Construction Services Metal shop Fix roof leaks Electrical panel Gutters Paint trim and shop materials and labor include in price	24,500.00
	Construction Services Install new Hvac system materials and labor include in price	35,900.00
	Construction Services Paint all fencing 1868LF Repair irrigation Reduce grass 3500sq ft materials and labor include in price	50,700.00
	Construction Services Clean and clear property materials and labor include in price	14,000.00
	Construction Services Gutters on house Paint all trim on house and paint front porch	9,500.00

ICG Construction LLC
 NV License # 84677 C-10 Landscaping \$400,000 Bid Limit
 NV License # 729548 C-2 Residential & Small Commercial \$600,000 Bid Limit
 NV License # 79015 C-8 Concrete Contracting \$100,000 Bid Limit

Excludes: permitting, regulatory fees and home owner association fees on construction.
 Removal or replacement of any items not noted hourly. Listed to be a proposal.
 Page 1 of 2

13

SBE 546

544

Construction Services	materials and labor include in price Bid is based off doing entire job if any items are removed all prices could change.	0.00
	SUBTOTAL	251,200.00
	TAX	0.00
	TOTAL	\$251,200.00

Accepted By

Accepted Date

EXHIBIT 5

COST TO REPAIR
ALMOST 40 year old Home

\$ 251,200⁰⁰

HVAC non functioning System - RATS AK electric
Electric
ROOFS Shop Barn
WOOD
Irrigation
Well House + System
Framing
plumbing

14

SBE 547

545

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

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



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

Mailing Date 12/12/2023

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



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

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

YOUR PROPERTY TAX BILL IS CAPPED,
NOT YOUR ASSESSED VALUE.
ASSESSMENT ROLL IS AVAILABLE PER
NRS 361.300

Abatement Status: Low Cap
Abated Taxes are based on Prior Year
Gross Assessed Value of: 124,849

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

Property Location: 60 JEANETTE DR MOUND HOUSE Lot Block

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

11562PNOA 12/24/23 CMYK

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

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

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

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Exhibit 5

6

Equalization of Assessments Among the Several Counties

NRS 361.333 Procedure.

1. Not later than May 1 of each year, the Department shall:

(a) Determine the ratio of the assessed value of each type or class of property for which the county assessor has the responsibility of assessing in each county to:

(1) The assessed value of comparable property in the remaining counties.

(2) The taxable value of that type or class of property within that county.

(b) Publish and deliver to the county assessors and the boards of county commissioners of the counties of this state:

(1) A comparison of the latest median ratio, overall ratio and coefficient of dispersion of the median for:

(I) The total property for each of the 17 counties; and

(II) Each major class of property within each county.

(2) A determination whether each county has adequate procedures to ensure that all property subject to taxation is being assessed in a correct and timely manner.

(3) A summary for each county of any deficiencies that were discovered in carrying out the study of those ratios.

2. The Nevada Tax Commission shall allocate the counties into three groups such that the work of conducting the study is approximately the same for each group. The Department shall conduct the study in one group each year. The Commission may from time to time reallocate counties among the groups, but each county must be studied at least once in every 3 years.

3. In conducting the study the Department shall include an adequate sample of each major class of property and may use any statistical criteria that will indicate an accurate ratio of taxable value to assessed value and an accurate measure of equality in assessment.

4. During the month of May of each year, the board of county commissioners, or a representative designated by the board's chair, and the county assessor, or a representative designated by the assessor, of each county in which the study was conducted shall meet with the Nevada Tax Commission. The board of county commissioners and the county assessor, or their representatives, shall:

(a) Present evidence to the Nevada Tax Commission of the steps taken to ensure that all property subject to taxation within the county has been assessed as required by law.

(b) Demonstrate to the Nevada Tax Commission that any adjustments in assessments ordered in the preceding

EXHIBIT
↓
#5

17
9



3. In conducting the study the Department shall include an adequate sample of each major class of property and may use any statistical criteria that will indicate an accurate ratio of taxable value to assessed value and an accurate measure of equality in assessment.

4. During the month of May of each year, the board of county commissioners, or a representative designated by the board's chair, and the county assessor, or a representative designated by the assessor, of each county in which the study was conducted shall meet with the Nevada Tax Commission. The board of county commissioners and the county assessor, or their representatives, shall:

(a) Present evidence to the Nevada Tax Commission of the steps taken to ensure that all property subject to taxation within the county has been assessed as required by law.

(b) Demonstrate to the Nevada Tax Commission that any adjustments in assessments ordered in the preceding year as a result of the procedure provided in paragraph (c) of subsection 5 have been complied with.

5. At the conclusion of each meeting with the board of county commissioners and the county assessor, or their representatives, the Nevada Tax Commission may:

(a) If it finds that all property subject to taxation within the county has been assessed at the proper percentage, take no further action.

(b) If it finds that any class of property is assessed at less or more than the proper percentage, and if the board of county commissioners approves, order a specified percentage increase or decrease in the assessed valuation of that class on the succeeding tax list and assessment roll.

(c) If it finds the existence of underassessment or overassessment wherein the ratio of assessed value to taxable value is less than 32 percent or more than 36 percent in any of the following classes:

(1) Improvement values for the reappraisal area;
(2) Land values for the reappraisal area; and
(3) Total property values for each of the following use categories in the reappraisal area:

- (I) Vacant;
- (II) Single-family residential;
- (III) Multi-residential;
- (IV) Commercial and industrial; and
- (V) Rural.

#5

18

10

(c) If it finds the existence of underassessment or overassessment wherein the ratio of assessed value to taxable value is less than 32 percent or more than 36 percent in any of the following classes:

(1) Improvement values for the reappraisal area;
 (2) Land values for the reappraisal area; and
 (3) Total property values for each of the following use categories in the reappraisal area:

- (I) Vacant;
- (II) Single-family residential;
- (III) Multi-residential;
- (IV) Commercial and industrial; and
- (V) Rural;

È of the county which are required by law to be assessed at 35 percent of their taxable value, if in the nonreappraisal area the approved land and improvement factors are not being correctly applied or new construction is not being added to the assessment roll in a timely manner, or if the board of county commissioners does not agree to an increase or decrease in assessed value as provided in paragraph (b), order the board of county commissioners to employ forthwith one or more qualified appraisers approved by the Department. The payment of those appraisers' fees is a proper charge against the county notwithstanding that the amount of such fees has not been budgeted in accordance with law. The appraisers shall determine whether or not the county assessor has assessed all real and personal property in the county subject to taxation at the rate of assessment required by law. The appraisers may cooperate with the Department in making their determination if so agreed by the appraisers and the Department, and shall cooperate with the Department in preparing a report to the Nevada Tax Commission. The report to the Nevada Tax Commission must be made on or before October 1 following the date of the order. If the report indicates that any real or personal property in the county subject to taxation has not been assessed at the rate required by law, a copy of the report must be transmitted to the board of county commissioners by the Department before November 1. The board of county commissioners shall then order the county assessor to raise or lower the assessment of such property to the rate required by law on the succeeding tax list and assessment roll.

6. The Nevada Tax Commission may adopt regulations reasonably necessary to carry out the provisions of this section.

7. Any county assessor who refuses to increase or decrease the assessment of any property pursuant to an order of the Nevada Tax Commission or the board of county commissioners as provided in this section is guilty of malfeasance in office.

(Added to NRS by 1967, 893; A 1973, 329; 1975, 1661; 1979, 81; 1981, 794; 1989, 808; 1991, 699; 1999, 177)

Exhibits

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Land Factors

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

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



552

173

81

4 bd 3 ba 2,681 sqft

41 Jeanette Dr, Carson City, NV 89706

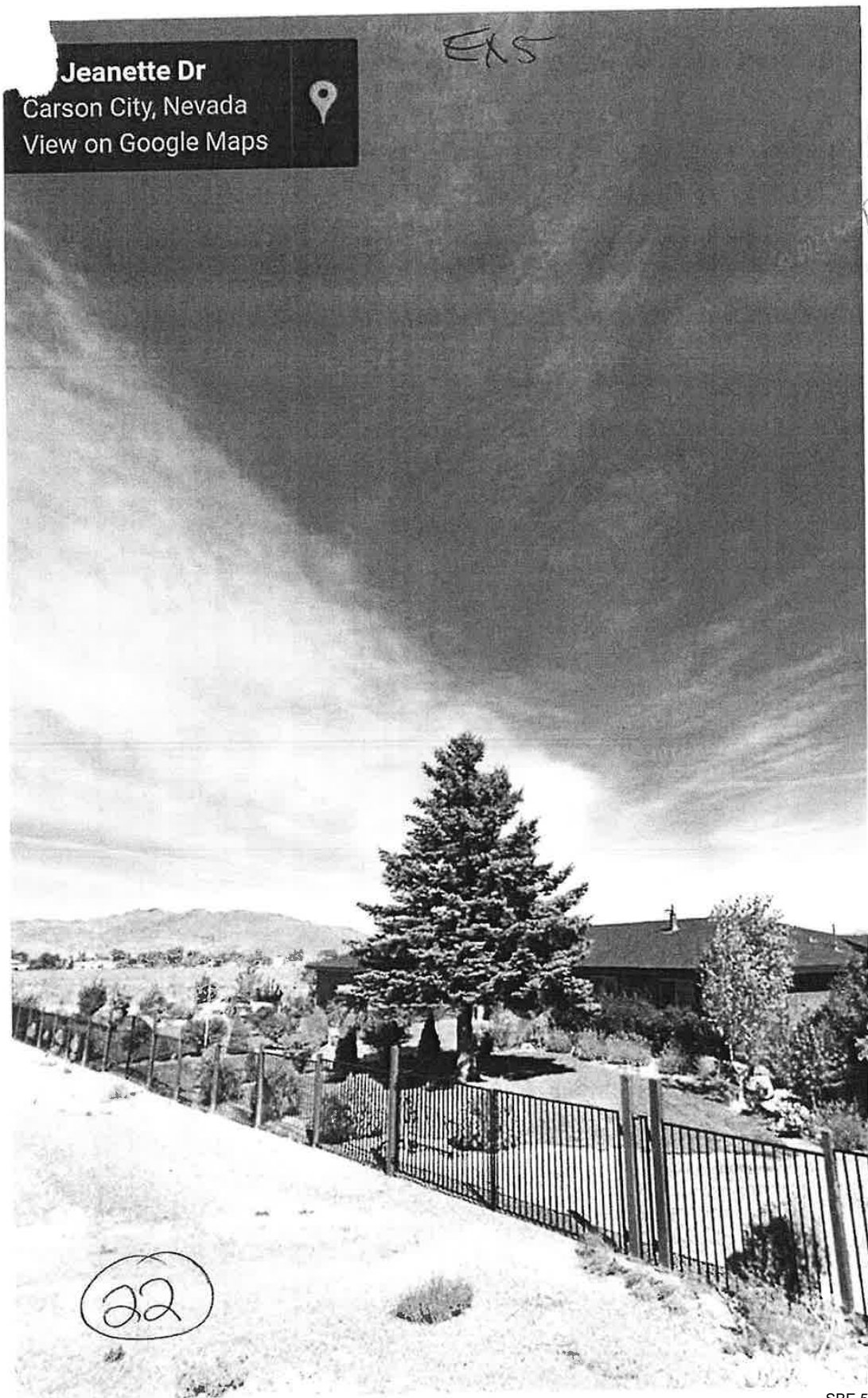
● **Off market**

new totally landscaped
new interior
new ROOF

57

COMPARABLE
New Fence
New Siding
SBE/554

4.538



Jeanette Dr
Carson City, Nevada
View on Google Maps

EX5

New
Drive
Way

New Asphalt Driveway

58

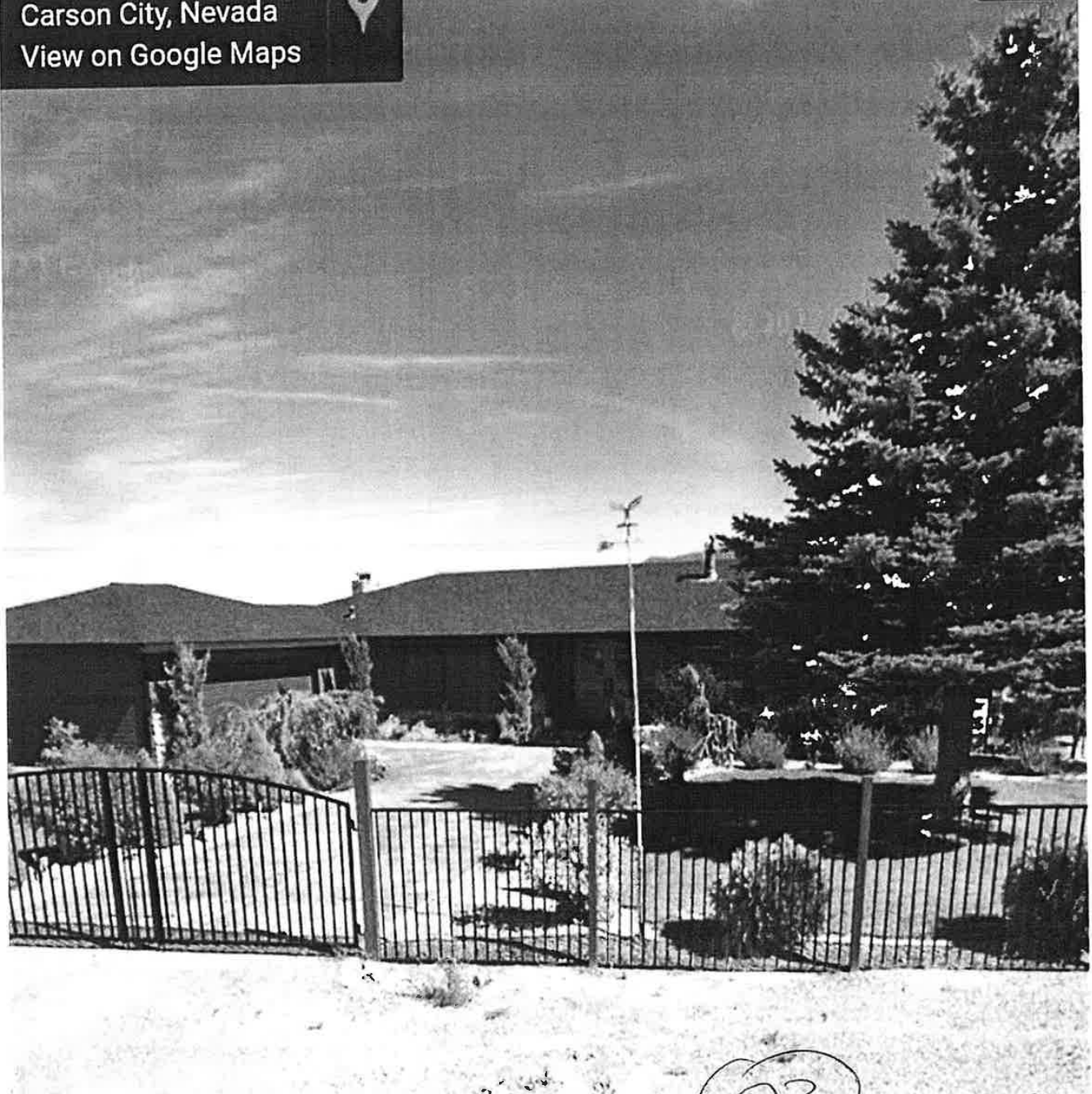
174

SBE 555

553

EX 5

41 Jeanette Dr
Carson City, Nevada
View on Google Maps



New Drive way
New DOOR front - new gates

23

59
175

EX5



60
page

176

 1 photos

 Street view

● Sold Nov 2016 for \$230K

41 Jeanette Dr
Moundhouse, NV 89706



(20)

\$650,766 Redfin Estimate

4 beds • 2.5 baths • 2,681 sq ft

new

previous
prior to
Remodel

SBE 557



EX

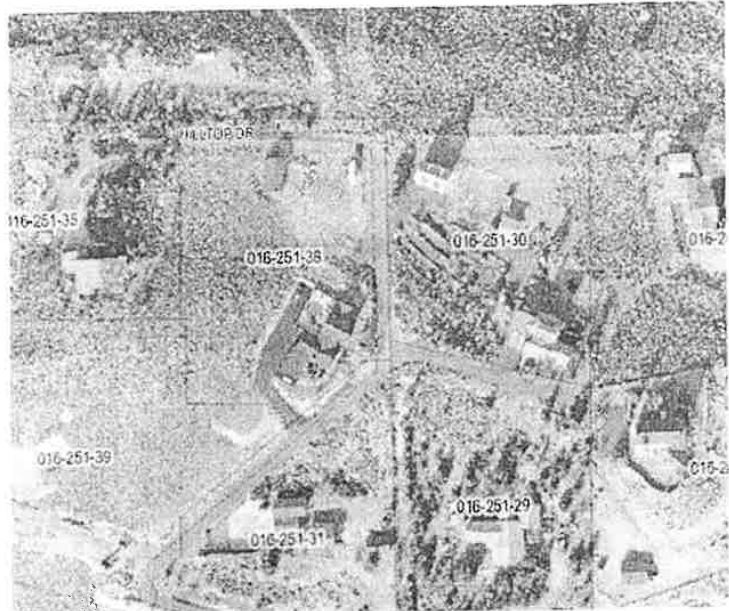
Parcel 016-252-06

Owners

GUNKLE, BRITA M
41 JEANETTE DR
CARSON CITY, NV 89706-0000

Parcel Summary

Location	41 JEANETTE DR MOUND HOUSE, NV
Use Code	200: Single Family Residence
Tax District	8.7: Central Lyon Fire District
Map Parcel	PAR A
Acreage	5.0000
Plat Maps	016-25.pdf (231kb)
Map Documents	PAR51285



Assessed \$ 54-85
Home Alone \$ 49.67
A foot

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	\$133,178	\$128,375	\$121,859	\$121,220	\$140,634	\$138,589	\$137,511
Total Exempt Building Value	\$27,005	\$24,575	\$22,234	\$22,163	\$0	\$0	\$0
Total Exempt Land Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Building Value	\$260,000	\$260,000	\$228,480	\$142,800	\$142,800	\$126,000	\$126,000
Taxable Value	\$420,183	\$412,950	\$372,573	\$286,183	\$283,434	\$264,589	\$263,511
Net Exempting Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$147,064	\$144,532	\$130,401	\$100,164	\$99,202	\$92,606	\$92,229
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Document / Official Record	Official Record	Date	Type	Vol	Off Value	Owner(s)
REC 559879	559879	2017-01-17	RECONVEYANCE FROM LYON COUNTY	Vacant	\$0	Grantee: MIHOS, THEODORE L & AMBER M
GBS 557433	557433	2016-11-04	GRANT BARGAIN SALE DEED	Improved	\$230,000	Grantor: MIHOS, THEODORE L & AMBER M Grantee: GUNKLE, BRITA M
ITD 551548	551548	2016-06-09	TREASURERS TAX DEED	Vacant	\$0	Grantee: LYON COUNTY TRUST

25

177

SBE 558

61

EXS

GBS 523705	523705	2014-07-28	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantee: MIHOS, THEODORE L & AMBER M
AFF 523704	523704	2014-07-28	AFFIDAVIT OF DEATH	Vacant	\$0	Grantee: FALKOWSKI, BLANCA ELLA
GBS 279065	279065	2002-06-04	GRANT BARGAIN SALE DEED	Improved	\$300,000	Grantor: JONES, JAMES R & GENEAL S TRS Grantee: FALKOWSKI, JOHN SR & BLANCA
GBS 191731	191731	1996-03-27	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantee: JONES, JAMES R & GENEAL S TRS
GBS 191730	191730	1996-03-27	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantee: JONES, JAMES R & GENEAL S TRS
131662	131662	1990-03-06		Improved	\$154,900	Grantor: SMITH, W MARTIN & PHYLLIS G Grantee: JONES, JAMES R & GENEAL C
GBS 120912	120912	1988-12-13	GRANT BARGAIN SALE DEED	Vacant	\$140,000	Grantee: JONES, JAMES R & GENEAL C
PAR 51285	51285	1980-01-21	PARCEL MAP	Vacant	\$0	
DEE 45544	45544	1979-05-15	DEED	Vacant	\$5,000	
DEE 43198	43198	1979-01-24	DEED	Vacant	\$0	
DEE 43197	43197	1979-01-24	DEED	Vacant	\$0	

Buildings

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

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Norms % Dpr	% Cond	Value
RES	01	2681	\$409,777	1979	1979	0.00%	67.50%	32.50%	\$133,178

Structural Elements

Type	Description	Code	Details
ROOF	ROOF	0219	Wood Shake
EW	EXT WALL	0101	Frame, Hardboard Sheets
EW	EXT WALL	0133	Veneer, Masonry
HEAT	HEAT	0351	Warmed & Cooled Air
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	10.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
0402	Automatic Floor Cover Allowance	1.00	
0641	Single 1-Story Fireplace - #	1.00	
0701	Attached Garage	676.00	
0904	Slab Porch with Roof (SF)	300.00	
BED	Bedrooms	4.00	
BTHF	Bath-Full	2.50	

Subareas

Type	Gross Area	% Cont of Base	Adjusted Area
GLA	2,681	100%	2,681

Extra Features

(26)

← new Roof composition shingle

This House is Brand New as everything was Replaced within the last year

FRAUDULENT APPRAISAL
By Kelly
178 602

EX5

SEPTIC	SEPTIC 1250 GAL M&S X 1.25 PRO 1/23			1.00	\$4,639	1979	\$4,639	33%	\$1,508	\$1,508	
GPBARN2	GENERAL PURPOSE BARN DIRT FLOOR 1/23	20	36	720.00	\$38	1981	\$27,104	36%	\$9,622	\$9,622	(check new)
SH T21	SHEDS TYPE 2 1=DIRT 2,3=CONCRETE 1/23	16	20	320.00	\$11	1981	\$3,542	36%	\$1,257	\$1,257	new
SHEDS2	SHEDS TYPE 1 1=DIRT 2,3=CONCRETE 1/23	8	10	80.00	\$30	1979	\$2,392	33%	\$778	\$778	new
CONC F	CONCRETE "FAIR" 660SF 1/23			1.00	\$4,876	1979	\$4,876	33%	\$1,585	\$1,585	new
FNC LF	FENCE "LOW-FAIR" 200' 1/23			1.00	\$7,896	1979	\$7,896	33%	\$2,566	\$2,566	new
FNCWIR	HOG WIRE FENCE METAL "T" POSTS 1/23			2647.00	\$8	1979	\$21,150	33%	\$6,874	\$6,874	new
SH T21	SHEDS TYPE 2 1=DIRT 2,3=CONCRETE 1/23	20	24	480.00	\$10	1995	\$4,982	57%	\$2,815	\$2,815	

*RCNLD: Replacement Cost New, Less Depreciation

They Have A well - new
not included ***Land Lines**

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

Personal Property

None

Disclaimer

All parcel data on this page is for use by the Lyon County Property Appraiser for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Lyon County Assessor's Office as of February 09, 2024.

Home | About Us | 2024 | LCA, Commercial Software Assurance Corp

27

179

63

SBE 560



558

EX5-



● Active

\$485,000

last sold price 6 beds  3 baths  3,672 sqft

440 Main St, Silver City, NV 89428

68


184


28

559


SBE 561

4.545

Source:  NNRMLS #220011360 Report

Source:  NNRMLS #220011360 Report

Source: NNRMLS #220011360 Report

Source:  NNRMLS #220011360 Report

440
main
St

Source:  NNRMLS #220011360 Report

Contact

29

69

185

EX5

<

Public tax history

440 main
ST

Year	Property taxes	Tax assessment
2023	\$1,206 +14.5%	\$35,439 +3.4%
2022	\$1,053	\$34,261 -0.2%
2021	--	\$34,326 +3.5%
2020	\$1,021	\$33,159 +1.2%
2019	\$1,021 +3%	\$32,778 +0.3%
2018	\$992 +3%	\$32,677 -1.5%
2017	\$963 +3%	\$33,161 +5.8%
2016	\$935 +2.8%	\$31,340 +8.8%
2015	\$909 +3%	\$28,794 -8.6%
2014	\$883	\$31,492 +0.1%
2013	--	\$31,469 +6.2%
2012	--	\$29,624 -3.6%

30

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

Contact

70

1840
SBE 563



EX5

~~\$~~ 18,114 Land Value

3672 Square Feet 1995

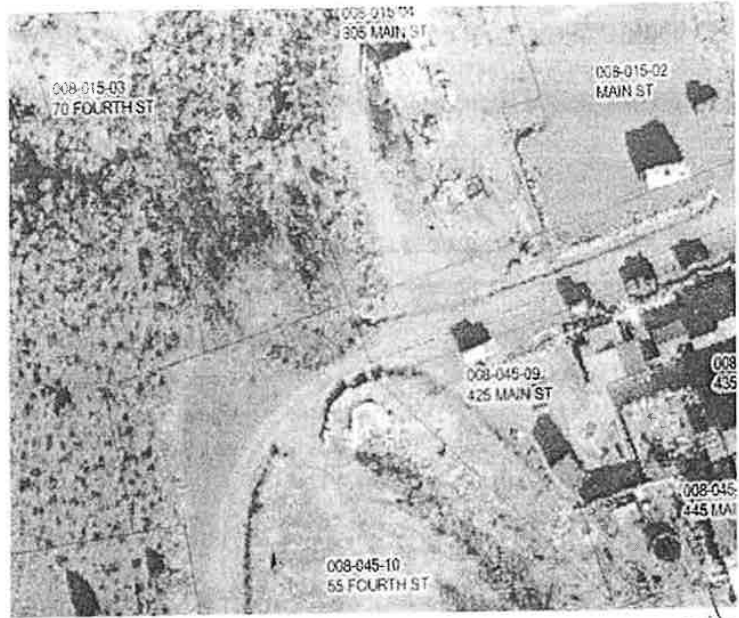
Parcel 008-041-01

Owners

BENNETTS, JORITA ET AL
BENNETTS, JO RITA
P O BOX 35
SILVER CITY, NV 89428-0000

Parcel Summary

Location	440 MAIN ST SILVER CITY, NV
Use Code	200: Single Family Residence
Tax District	9.1: Central Lyon Non Vector Dist
Acreage	.3700
Block	19
Plan Maps	008-04.pdf (444kb)



Home Assessed \$9.95
Home Alone \$19.04
A foot

Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	\$69,927	\$68,075	\$66,933	\$67,131	\$76,626	\$75,537	\$75,249
Total Extra Features Value	\$16,428	\$15,066	\$12,842	\$12,829	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$18,114	\$18,114	\$18,114	\$18,114	\$18,114	\$18,114	\$18,114
Taxable Value	\$104,469	\$101,255	\$97,889	\$98,074	\$94,740	\$93,651	\$93,363
List Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$36,564	\$35,439	\$34,261	\$34,326	\$33,159	\$32,778	\$32,677
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Land DO Rise in 7 years

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/A	Del. Val.	Ownership	Red. Flar
QCD 585892	585892	2018-09-07	QUITCLAIM DEED	Vacant	\$0	Grantee: BENNETTS, JORITA ET AL	
ORD 585891	585891	2018-09-07	ORDER	Vacant	\$0	Grantee: BENNETTS, JOHN PALSGROVE	
ABD 288777	288777	2003-01-10	ABANDONMENT/ALLEY STREET ETC	Vacant	\$0	Grantee: BENNETTS, JOHN	
DFE 262022	262022	2001-06-08	DEED	Vacant	\$0	Grantee: BENNETTS, JOHN	

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187 71

EXC

DEE 92740	92740	1985-05-16	DEED	Vacant	\$0	Grantee: BENNETTS, HARRY R ET AL
DEE 60006	60006	1981-05-04	DEED	Vacant	\$0	
EST 50200	50200	1979-11-26	ESTATE/DECREE OF DISTRIBUTION	Vacant	\$0	

Buildings

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

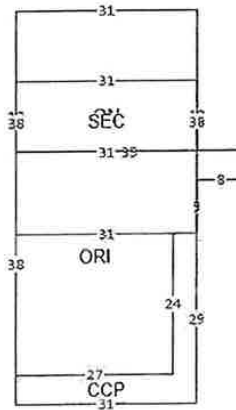
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	2672	\$263,875	1900	1975	0.00%	73.50%	26.50%	\$69,927

Structural Elements

Type	Description	Code	Details
YAREA	GLA2 Area	1069.00	
YCODE	GLA2 Code	1	SINGLE STORY
ROOF	ROOF	0207	Composition Roll
ROOF	ROOF	0220	Wood Shingle
EW	EXT WALL	0101	Frame, Hardboard Sheets
EW	EXT WALL	0105	Frame, Siding
HEAT	HEAT	0313	Wall Furnace
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	8.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
SBFL	SubFloor (RES)	0621	Slab on Grade (%)
0402	Automatic Floor Cover Allowance	1.00	
0904	Slab Porch with Roof (SF)	251.00	
BED	Bedrooms	4.00	
BTHF	Bath-Full	2.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
GLA	1,603	100%	1,603
GLA2	1,069	100%	1,069



more sq ft
less
cost
to
replace

72

Extra Features

Type	Description	Units	Unit Cost	Year	Total Cost	% Dep	Value	Net
SEPTIC	SEPTIC 1250 GAL M&S X 1.25 PRO 1/23	1.00	\$4,639	1900	\$4,639	25%	\$1,160	\$1,160

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SBE 565

EX5

	Description	Length	Width	Units	Unit Cost	Age	Replacement Cost	Depreciation	Value	Notes
CONC L	CONCRETE "LOW" 180SF 1/23			1.00	\$1,330	1900	\$1,330	25%	\$333	\$333
DECK2	DECK 1=SOFT 2=REDWOOD 3=TREX 1/23			666.00	\$24	2007	\$16,091	75%	\$11,987	\$11,987
BALCONYW	BALCONY/LANDING WOOD/WOOD RAILS 1/23			97.00	\$41	2007	\$3,957	75%	\$2,948	\$2,948

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
200	Single Family Residence	C2			1.00	AC	0.37	16,117	1.00	\$18,114	

Personal Property

None

Disclaimer

All parcel data on this page is for use by the Lyon County Property Appraiser for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Lyon County Assessor's Office as of February 09, 2024.

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EX 6

Steps in a State Board of Equalization Appeal Appeals from Decision of the County Board of Equalization

Parties to the Appeal

The State Board of Equalization (State Board) has received an appeal regarding the value of the property listed on the hearing notice to which this information sheet is attached. The parties to the appeal are the Taxpayer and the County Assessor listed on the hearing notice. The party who appealed is the petitioner and the other party is the respondent

What's in the record?

The State Board hears and determines appeals based upon the evidence and data which was first submitted to the County Board. No other evidence is allowed unless it is proven to the satisfaction of the State Board that it was

The State Board hears and determines appeals based on the evidence and data which was first submitted to the County Board.

impossible in the exercise of due diligence to have discovered or secured new evidence in time to have submitted the same to the County Board prior to its

final adjournment. *NRS 361.400(3).*

You do not need to submit a copy of the record made at the County Board, because the State Board has already asked the County Clerk for all exhibits, papers, reports, other documentary evidence, and audio and video recordings of the County Board proceedings. If you discovered evidence that was not available in time to

New evidence must be submitted to the State Board and to the other parties not less than 7 business days before the hearing.

present to the County Board, you may ask the State Board to consider it, but remember you will have to show that it was impossible to obtain the new evidence in time for the county board hearing.

You may review the record received from the County Board of Equalization hearing at any time in our offices. You may also request an electronic copy of the County Board record either by email or on CD. An electronic copy of the record will be provided to you about 5 days before the hearing.

Briefs – Written Explanations

Briefs, memorandum or other written explanation may be submitted to the State Board according to the briefing schedule in the attached hearing notice. If there is no briefing schedule and the parties desire to submit a brief, the briefs or written explanations must be filed as follows:
Petitioner's brief is due 20 days before hearing;
Response brief is due 10 days before hearing;
Reply brief is due 3 days after response brief.

All documents must be received by the State Board in its offices no later than 5 p.m. of the due dates. To calculate due dates, use the **first day of hearings listed** in the hearing notice. You may fax your document to the State Board, at (775) 684-2020 or email to:

stateboard@tax.state.nv.us

The petitioner is required to submit a copy of the Brief and Reply, if any, directly to the respondent no later than 5 p.m. of the due date and indicate such on the copy provided to the State Board. The Respondent is required to do the same.

Briefs, memorandum or other written explanation are not considered new evidence. However, a party "must not include in or attach to his brief, memorandum or other written explanation an exhibit, paper, report or other documentary evidence that is included in the record submitted to the State Board." Also, a party is not required to submit a brief. *NAC 361.703.*

What Happens at the Hearing?

A taxpayer may appear in person or by his authorized agent. A taxpayer is not required to appear but may rely on the record and any written explanation. If a party fails to appear, the State Board may proceed with the hearing. *NAC 361.708.* Make sure that the original notice of representation authorizing an agent to appear on your behalf has been sent to the State Board prior to the hearing. *NAC 361.7018.*

The petitioner has the burden of proof. The order and length of presentations will ordinarily be a brief orientation by the county assessor; then a presentation of not more than 15 minutes by the petitioner; a presentation of not more than 15 minutes by the respondent, followed by a rebuttal by the petitioner of not more than 5 minutes. *NAC 361.741*

After the Hearing

A party may obtain a copy of the transcript of the hearing from the court reporter provided by the State Board at the party's expense. *NAC 361.731.*

You may review the permanent regulations for practice and procedure before the State Board on the internet, beginning at
<https://www.leg.state.nv.us/NAC/NAC-361.html#NAC361Sec682>

You may expect to receive a copy of the written decision within 60 days after the hearing. *NAC 361.747.*

Updated December 1, 2017

< 1988 Cheyenne Ct, Fernley, NV 89408

RealEstimateSM

EX 6
value is ^

\$438,344

not

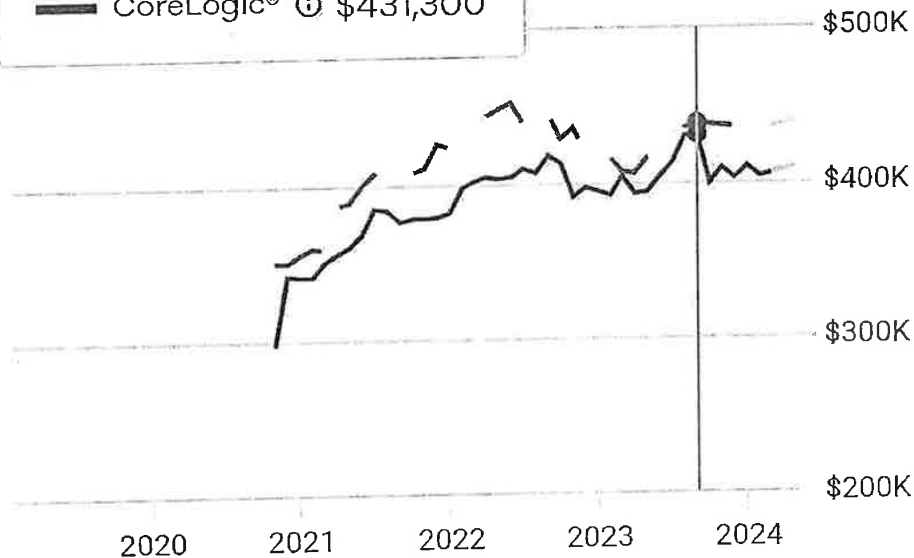
\$ 295,000

September 2023

Valuation provider Estimate

Quantarium \$438,344

CoreLogic® \$431,300



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%



LYON COUNTY ASSESSOR

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

TROY VILLINES
Assessor

ERIN SINGLET
Chief Deputy Assessor

ERIC OW-WING
Chief Appraiser

KELLY YFEL
MICHAEL PEREYNEAN
Appraisers
Real Property

LEA SENCION
VALERIE GARCIA
Appraisers
Personal Property

BOLLY VILLINES
Mapping

ELIA RAMIREZ
Administration

1988 Cheyenne Ct
was valued at
\$438,344 - online
Assessor Reduced value
to \$295,687 - no
justification

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

EX 6

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

\$ 400 (w)

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 gow-wing@yon-county.org.

Sincerely,

Eric Ow-Wing

Agreed to:

By: Gail Bradley

Date: 1/26/24

Gail Bradley, Owner

ALMOST A \$ 400.00

Assessment Reduction

Without Filing An Appeal -

No Appearance

No Inspections

No Values to show why A NEW
Home WAS Reduced in Value

(37)

EXHIBIT 6



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-YING
Chief Appraiser

KELLY WILSON
MICHAEL PERUMKAN
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 008-021-12

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

For Fiscal Year: 2024/25

Original Value \$21,500

Discount No Power-Adjusted Value \$12,900

Land: \$21,500

Discount No Power-Adjusted Value \$12,900

Improvements: 0

Personal Property: 0

Total Taxable Value: \$21,500

Total Adjusted Value \$12,900

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

Sincerely,

Agreed,

Kelly Wilson

Owner

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EA 6



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 SANCION
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 008-021-13

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

For Fiscal Year: 2024/25

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

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

Improvements: 0

Personal Property: 0

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

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

Sincerely,

Agreed,

Kelly Wilson

Owner

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Ex 6



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 PERUNEAN
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: APNS 003-021-14

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

For Fiscal Year: 2024/25

Original Value \$21,500

Discount No Power-Adjusted Value \$12,900

Land: \$21,500

Discount No Power-Adjusted Value \$12,900

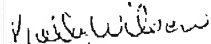
Improvements: 0

Personal Property: 0

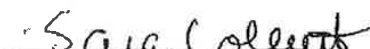
Total Taxable Value: \$21,500 Discount No Power-Adjusted Value \$12,900

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

Sincerely,


Kelly Wilson

Agreed,


Owner

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EXHIBIT 6

LYON COUNTY

BOARD OF EQUALIZATION

1 of 3 pages

The Lyon County Board of Equalization met this day, Thursday, February 22, 2024 at 9:00 a.m. in the LYON COUNTY ADMINISTRATIVE COMPLEX, 27 S. MAIN STREET, YERINGTON, NV 89447.

1. Roll Call

Present: Chairman Mike Glass, Vice Chairman Elmer Bull, Bruce Bartolowits, Wendy Fagundes and Leandra Carr

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

2. Pledge of Allegiance

Chairman Michael Glass asked everyone to join him in the Pledge of Allegiance.

3. Public Participation

Chairman Michael Glass asked for public comment and there was none.

4. For Possible Action: Review and Adoption of Agenda

Chairman Michael Glass asked for public comment and there was none.

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

5. Administration of the Oath

Deputy District Attorney Illyssa Fogel 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 23, 2023 Minutes.

• February 23, 2023 Minutes

Chairman Michael Glass asked for public comment and there was none.

Chairman Michael Glass moved to approve the February 23, 2023 minutes, Leandra Carr seconded, and the motion passed 5-0.

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

Assessor Troy Villines explained the state statutes on the valuation of property under NRS 361.357 and NRS 361.333. He also clarified the process for appeals.

6.c. For Possible Action: Petitions Withdrawn After Posting of Agenda

Lyon County Board of Equalization
February 22, 2024

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SBE 574

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EP 6

Deputy Assessor Eric Ow-Wing stated for the record that Lowes withdrew due to a lack of information in their appeal submission.

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

APN 021-232-54; Lowes HIW Inc.

This appeal has been withdrawn.

APN 009-132-15; Ferroni, Enrico Lee & Nancy A Trustees

Board Members, Assessor Staff Kelly Wilson and Eric Ow-Wing and the Appellant reviewed and discussed the backup items referenced in the Agenda Packet for APN 009-132-15. Clarification was provided to the board members as to how valuation was determined as well as the comparable valuations and sales listed on page 6 of the Assessor's Appeal Response Packet. The Appellant voiced his concerns with the increase of taxes in the last 6 months and shared his findings of comparable valuations in the Smith area.

Bruce Bartolowits made a motion to uphold the Assessor's valuation based on the comps provided by the Assessor for parcel 009-132-15, Leandra Carr seconded, and the motion passed 5-0.

APN 016-252-05; Esly Carmona Irrevocable Trust - Esly Carmona Trust

Board Members, Appraiser Kelly Wilson and the Appellant reviewed and discussed the backup items referenced in the agenda packet for APN 016-252-05. Clarification was provided to the board members as to how valuation was determined as well as the comparable valuations and sales listed in the Assessor's Appeal Response Packet. The Appellant, Esly Carmona, gave a presentation discussing the condition of her home and referenced the assessed value of other homes in the northern Nevada area. She also stated her concerns with how her property value was assessed.

Michael Glass asked for public comment and there was none.

Leandra Carr motioned to uphold the Assessors valuation based on the comps provided by the Assessor, Bruce Bartolowits seconded and the motion passed 5-0.

My Comps were Denied
My Land Values Denied
My Actual Sales Comps Denied

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

Appraisers Kelly Wilson and Eric Ow-Wing reviewed and discussed with board members the below listed Parcels, the stipulation agreements that were made and the value each parcel was reduced to.

Corrections/Stipulations

APN	Original	Adjusted
03-021-12	\$21,500	\$12,900
03-021-13	\$21,500	\$12,900
03-021-14	\$21,500	\$12,900

Lyon County Board of Equalization
February 22, 2024

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20-521-41	\$75,000	\$30,000
20-522-30	\$75,000	\$30,000
20-522-76	\$75,000	\$30,000
20-532-15	\$60,000	\$24,000
20-532-47	\$55,000	\$24,000
20-532-48	\$55,000	\$24,000
20-534-09	\$55,000	\$24,000
20-534-24	\$75,000	\$30,000
20-534-28	\$75,000	\$30,000
20-536-03	\$75,000	\$30,000
20-543-05	\$75,000	\$30,000
20-545-23	\$55,000	\$24,000
20-545-42	\$55,000	\$24,000
20-545-43	\$55,000	\$24,000
20-551-05	\$75,000	\$30,000
20-552-51	\$55,000	\$24,000
20-552-53	\$75,000	\$30,000
20-552-82	\$75,000	\$30,000
20-561-01	\$75,000	\$30,000
20-571-05	\$75,000	\$30,000

• Stipulation Letters

* NOT mentioned property owners

ELC
SPECIAL FAVORS were
given to SPECIAL
OWNERS - NO Appeal -
NO Comps - NO Review
NO Appearances -
NO INSPECTIONS
Requested - then
were given a \$400.00 savings

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

7. Chair & Board Member Comments

There were none at this time.

8. Public Participation

There were none at this time.

23. Adjourn

Meeting was adjourned at 11:35am.

LYON COUNTY BOARD OF EQUALIZATION

H. MICHAEL GLASS, Chairman

ATTEST

STACI LINDBERG, Lyon County Clerk/Treasurer

Lyon County Board of Equalization
February 22, 2024

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EXHIBIT

EX 6

1 OF 5 PAGES

**LYON COUNTY
BOARD OF EQUALIZATION**

The Lyon County Board of Equalization met this day, Thursday, February 23, 2023 at 9:00 a.m. in the LYON COUNTY ADMINISTRATIVE COMPLEX, 27 S. MAIN STREET, YERINGTON, NV 89447.

1. Call to Order

Chairman Mike Glass called the meeting to order at 9:10 a.m.

2. Pledge of Allegiance

3. Roll Call: Determination of a Quorum

Present: Mike Glass, Bruce Bartolowits, Elmer Bull and Wendy Fagundes
Absent: Leandra Carr

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

4. Public Participation

There was none.

5. Withdrawals: Petitions withdrawn after posting of agenda

There was none.

6. For Possible Action: Review and adoption of agenda

Chairman Mike Glass moved to adopt the agenda as written.

Bruce Bartolowits seconded.

Motion passed 4-0.

7. Administration of the Oath

Clerk Treasurer Staci Lindberg administered the Oath to those giving testimony today. Each of the participants raised their hand and confirmed the oath.

8. For Possible Action: Approve meeting minutes of February 23, 2022

1 of 5

Lyon County Board of Equalization
February 23, 2023

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SBE 577

19

575

EX 6

Elmer Bull moved to approve the February 23, 2022 minutes.

Bruce Bartolowits seconded.

Motion passed 4-0.

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

Assessor Troy Villines explained the state statutes on the valuation of property under NRS 361.357 and NRS 361.333. There were no questions from the board. District Attorney Steve Rye clarified the process for appeals.

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

APN 016-252-05

Esly Carmona Trust

2022



Appraiser Kelly Wilson stated the land was purchased in 2018 for \$698,000.00. Current taxed capped value is \$563,837.00. The parcel consists of a five acre lot and a 2664 square foot residence built in 1987. It has extra feature outbuildings valued at \$126,165.00.

Esly Carmona presented examples of the taxes of several of her neighbors being lower than her property and they are newer and larger and some have more outbuildings. She stated that home values have also dropped. Her home is 36 years old and needs many repairs. She stated her neighbor's values are lower and their taxes are lower and she thinks Lyon County is valuing her home using Dayton and Carson City values.

Chairman Mike Glass questioned what Ms. Carmona thinks the property is actually worth, she stated it was worth \$396,500.00 when purchased but is worth \$275,000.00 currently per her calculations.

Appraiser Kelly Wilson stated they do not use Dayton or Carson values. From 1/2021-6/2022 there were two comparable sales in her neighborhood for \$560,000.00 & \$585,000.00 and neither of these have outbuildings. The prices Ms. Carmona is looking at did not include the garage which was built after valuation. Kelly explained the valuation of the property and clarified the depreciation method. Kelly also explained that the neighbors have made improvements to their properties that were not included in the valuation and these will need to be re-assessed. Troy Villines stated statute allows them to use aerial maps to discover new outbuildings. She also stated there are different rates for public water vs well water.

Ms. Carmona stated she is not understanding all the explanations by Kelly Wilson. Her main concern is that her property is assessed at a higher value than her neighbors. The assessor's office states that recent sales indicate that their value still does not exceed market value.

2 of 5

Lyon County Board of Equalization
February 23, 2023

45

SBE 578

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EXC

District Attorney Steve Rye clarified that the Board of Equalization's job is to determine if the taxable value is correct or does it exceed that. Taxable value and taxes are not the same thing. The legislature sets the taxes. Neighbors paying more or less taxes is not something the Board of Equalization can determine.

Assessor Troy Villines stated that the question is if property was properly assessed per NRS 361.227. He stated that Ms. Carmona denied their request to let an appraiser come onto her property. The tax cap cannot be lowered because that is an actual law.

Kelly Wilson gave some examples of older homes in the neighborhood and the prices they sold for and they did not have outbuildings. If outbuilding value is added to these properties the values would be \$646,000.00 & \$680,000.00.

Chairman Mike Glass questioned differences in the quality classes of surrounding properties. Kelly stated they don't change the original quality classes of previous appraisers. Mike stated this is something that should be looked into. Bruce Bartolowits stated that the quality class is the material used in original construction and there is a formula that is used to determine this. Elmer wanted to clarify that the quality class on the property in question was assigned in 1987 and this will not change. Mike stated it would affect the value but not the taxation. They agreed that an appraiser will come out and re-evaluate property.

Bruce Bartolowits made a motion to uphold the Assessor's value. Wendy Fagundes seconded and the Motion passed 4-0.

APN 018-454-10

Enterprise One Inc.

Appraiser Mike Perumean stated the land was purchased in 2019 for \$11,000. Current taxed capped value is \$10,806. Mike stated that three comparable lots with similar size, zoning and land use codes recently sold for \$26,000, \$18,500.00 & \$22,000.00. All properties have paved access and power or power very near. The current valuation profile is conservatively low and property values in the area have been increasing. The sales indicate the assessed value does not exceed market value.

Appellant is not present.

Chairman Mike Glass made a motion to deny the petitioner's evaluation. Bruce Bartolowits seconded. Motion passed 4-0.

APN 015-061-10

Enterprise One Inc.

Appraiser Mike Perumean stated the land was purchased in 2022 for \$14,000 which included parcel 015-061-09. Current taxed capped value is \$18,258.

APN 015-061-09

Enterprise One Inc.

3 of 5

Lyon County Board of Equalization
February 23, 2023

46

SBE 579

ELL

Appraiser Mike Perumean stated the land was purchased in 2022 for \$14,000 which included parcel 015-061-10. Current taxed capped value is \$18,258.

Chairman Mike Glass questioned if both of these properties can be combined since they are owned by the same company. District Attorney Steve Rye stated the can but the properties need to be voted on separately.

Both of these properties have neighboring property sales at \$43,000.00 \$40,000.00 & \$55,000.00. The lots are similar in size, zoning and land use code. Subject has graded dirt access with power, others dirt/graded, one with power two without. Current valuation profile is correct/low, comparable sales are within state ratio tolerances or low and property values in the area have been increasing. Sales indicate appraised value does not exceed market value. The property was also inherited which might be part of the reason they got it so cheap.

Bruce Bartolowits made a motion on APN 015-061-09 to uphold the assessment. Wendy Fagundes seconded. Motion passed 4-0.

Bruce Bartolowits made a motion on APN 015-061-10 to uphold the assessment. Elmer Bull seconded. Motion passed 4-0.

APN 021-461-05

Texas Land & Cattle Corp.

Appraiser Eric Ow-Wing stated this property is located very far out of the city and the parcel has a land use code of 150 (vacant industrial) and a zoning code of I (industrial) and the parcel is vacant. A parcel next to the property sold 1/2022 for \$36,000.00. The parcel has been valued the same for the last ten years. Sales in the general vicinity sold for higher price per square foot.

Petitioner did not show any evidence to support a reduction in value.

Wendy Fagundes made a motion to uphold the value established the assessor. Bruce Bartolowits seconded. Motion passed 4-0.

APN 029-442-01

Fort Apache Homes Inc.

Appraiser Eric Ow-Wing stated this is a 6.21 acre parcel at the corner of Dayton Valley Rd and Lake Blvd. It has a land use code of 140 (Vacant Commercial) and a zoning code of MULTI (NR1, C1, NR2). This parcel is vacant. Comparable sales in county are higher and this property has not changed value in ten years. Evidence seems to indicate the subject parcel should be valued higher and there is no evidence to show a reduction in value is necessary.

Petitioner did not show any evidence to support a reduction in value.

Chairman Mike Glass pointed out there are other properties in that area and their sales prices are quite a bit higher than the property in question. He asked if there are very many calls from other residents about their land values. Eric stated there are not.

4 of 5

47

Elmer

Wendy Fagundes made a motion to uphold the value established the assessor.
Bruce Bartolowits seconded.
Motion passed 4-0.

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

Corrections/Stipulations

<u>APN</u>	<u>ORIGINAL VALUE</u>	<u>ADJUSTED VALUE</u>
012-361-40	3,553,600.00	80,000.00
012-471-01	48,000.00	28,000.00

Appraiser Kelley Wilson stated that the first one is a correction, there was a typo on 012-361-40 which resulted in an incorrect value of \$3,553,600.00 instead of \$80,000.00 and she is asking for permission to correct this.

She is requesting permission to correct parcel 012-471-01 from \$48,000.00 to \$28,000.00.
The land owner called to explain they don't have power and the topographic area is worse than the assessor's office thought it was.

NO APPEAL - JUST REDUCED value

Elmer Bull made a motion to approve the adjustment as presented. Chairman Mike Glass seconded. Motion passed 4-0.

12. **Chair & Board Member Comments**

There were none

13. **Public Participation**

There was none.

14. **Adjourn**

Meeting adjourned at 10:43

MICHAEL GLASS, CHAIRMAN

ATTEST:

STACI LINDBERG, LYON COUNTY CLERK/TREASURER

5 of 5

Lyon County Board of Equalization
February 23, 2023

48

SBE 581

CONTROL #
RECEIVED

JAN 16 2024

Lyon County Board of Equalization

APPEAL CASE #

PETITION FOR REVIEW OF TAXABLE VALUATION

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

Please Print or Type:

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

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL ESLY CARMONA IRREVOCABLE TRUST - ESH/CARMONA TST					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A) ESLY CARMONA			TITLE TST		
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 160 Jeanette Dr			EMAIL ADDRESS NERVAL KIDWAG@gmail.com		
CITY MOUND HOUSE	STATE NV	ZIP CODE 89106	DAYTIME PHONE 7555 2151	ALTERNATE PHONE	FAX NUMBER

Part B. PROPERTY OWNER ENTITY DESCRIPTION

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

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

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

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

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

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

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

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS 160 Jeanette Dr	STREET/ROAD Jeanette Dr	CITY (IF APPLICABLE) MOUND HOUSE	COUNTY LYON
Purchase Price 198,000	Purchase date 2-2019		

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

ASSESSOR'S PARCEL NUMBER (APN) 016 242 05	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: ☐

4. Check Property Use Type: ☒

<input type="checkbox"/> Vacant Land	<input type="checkbox"/> Mobile Home (Not on foundation)	<input type="checkbox"/> Mining Property
<input checked="" type="checkbox"/> Residential Property	<input type="checkbox"/> Commercial Property	<input type="checkbox"/> Industrial Property
<input type="checkbox"/> Multi-Family Residential Property	<input type="checkbox"/> Agricultural Property	<input type="checkbox"/> Personal Property
<input type="checkbox"/> Possessory Interest in Real or Personal property		

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

<input checked="" type="checkbox"/> 2024-2025 Secured Roll	<input type="checkbox"/> 2023-2024 Unsecured Roll	<input type="checkbox"/> 2023-2024 Supplemental Roll
--	---	--

Part E. VALUE OF PROPERTY

Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 381.025 for the definition of Full Cash Value.

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

CBE Form 100
Rev 01/11/2023

Land is 940,000 -
other buildings 107,000 -
House main 117,000
514,000

HOUSE IS FOR SALE at
300,000.00

(49)

EP 4

Note - I AM Disputing years 2018-2019 and are under court ordered payments of taxes. Still under Appeal to STATE TAX Commission and will be Forwarded to District Court IF I am not successful in this Appeal

Part F. TYPE OF APPEAL ☒ Request in Appeal for Veterans From 2018-2021
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 361.358: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property. *4 other properties in 2022 were lower than mine. I am still appealing the assessment.*
- ☐ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property.
- ☐ NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- ☐ NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due.
- ☐ NRS 361.709: My property has been assessed as property escaping taxation for this year and/or prior years.

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

1 of 5 pages included in email

VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information herein, 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 lessor 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.

Esly Carr
Petitioner Signature
Esly Carr
Print Name of Signatory
Title
Date
1-15-24

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:		TITLE:	
NAME OF AUTHORIZED AGENT		EMAIL ADDRESS	
AUTHORIZED AGENT COMPANY, IF APPLICABLE			
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 herein, 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.

Esly Carr
Authorized Agent Signature
Title
Print Name of Signatory
Date
☐ I hereby withdraw my appeal to the County Board of Equalization.
Signature of Owner or Authorized Agent/Attorney
Date

(50)

ELC

The Esly Carmona Irrevocable Trust

1 of 5 pages

60 Jeanette dr

Moundhouse Nv 89706

APPEAL FROM THE HIGHER OVER-ASSESSED VALUATIONS FOR 2018-2025

APPEAL FOR REFUNDS FROM THE VETERANS EXEMPTIONS DENIED FROM 2018 TO 2025

APPEAL FOR REFUNDS OF TAX PAYMENTS CONTESTED FOR YEARS 2018-2025 PER NRS 361.420

NOTICE OF APPEAL OF ALL MONIES FROM A LEVY THAT VIOLATED THE 3 % TAX CAP FOR NEVADA

NOTICE OF FURTHER APPEALS FROM THE DENIAL OF THE LETTER OF DECISION

PUBLIC NOTICE OF EVIDENCE TO BE USED FOR APPEALS:

ALL COUNTY ASSESSMENTS & TAX PARCEL RECORDS DUALY NOTED

PER NRS 47.140 ALL PUBLIC RECORDS OF THE STATE OF NEVADA

- *ALL COMPLETE TAX ROLLS FOR THE YEARS 2018 TO 2025 IN LYON COUNTY AND STATE OF NEVADA
- *ALL COUNTY SALES ON PARCELS FOR THE COUNTY OF LYON AND STATE OF NEVADA FROM 2018-2025
- * ALL NOTICES OF ASSESSED VALUATIONS FOR LYON COUNTY AND STATE OF NEVADA 2018-2025
- *ALL REAL PROPERTY TAXES FOR FISCAL YEARS 2018-2025 IN LYON COUNTY AND THE STATE
- *2018 -2025 APPEALS TO LYON COUNTY AND STATE BOARDS OF EQUALIZATIONS
- * 2018-2025 DECISION LETTERS FROM THE STATE BOARDS OF EQUALIZATIONS & THE COUNTY
- * TRANSCRIPTS OF THE APPEAL HEARINGS OF LYON COUNTY AND THE STATE 2018-2024
- * CD RECORDINGS OF THE COUNTY AND STATE BOARD HEARINGS 2018-2025
- * EVIDENCE TESTIMONY BY KELLY WILSON AND TROY VILLINES OF LYON COUNTY ON APPEALS
- * EVIDENCE SUBMITTED BY KELLY WILSON AND TROY VILLINES OF LYON COUNTY ON APPEALS
- *LYON COUNTY BOARD OF EQUALIZATION AMENDED AGENDA 2-23-2023 DOCUMENTS
- * RECONSIDERATION FILED WITH THE STATE BOARD OF EQUALIZATION 2024 BY TAXPAYER
- *APPEAL FILED FROM DENIAL OF THE DECISION LETTER TO THE BOARD OF TAXATION 2023-2024
- * APPEAL TO BE FILED WITH THE DISTRICT COURT IF MATTER IS NOT RESOLVED WITH COUNTY

PRINTING ALL THESE DOCUMENTS AND SUBMITTING THEM WITH THIS APPEAL WOULD BE IMPOSSIBLE
SO GIVING NOTICE THAT THESE DOCUMENTS WHICH ARE STATE PUBLIC DOCUMENTS WILL BE USED IS
GIVING SUFFICIENT NOTICE TO THE COUNTY BOARD OF EQUALIZATION PRIOR TO THE HEARING

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ETC

THE VALUATIONS USED TO INCREASE ASSESSMENTS VIOLATED THE CONSTITUTION
TAXPAYER'S PROPERTY HAS NOT BEEN EQUALIZED THROUGHOUT THE COUNTY & WAS TARGETED
UNFAIRLY BY ASSESSORS WHO RAISED LAND VALUES OVER 300% IN 5 YEARS WHILE OTHER
PROPERTIES HAVE NOT BEEN RAISED A PENNY FOR OVER 7 YEARS AND THEIR VALUES LOWERED

DEAR SIRS AND MADAMS OF THE LYON COUNTY BOARD OF EQUALIZATION,

I am still in the process of appealing my 2018 -2025 unfair assessments on my property since your Board denied my appeal on February 23, 2023. My neighborhood still has not been equalized properly compared to the other neighborhoods in the County. The assessment standards used were not applied in other county cities or state properties. I started by comparing the higher taxes I was paying to those of my neighbors who had newer, bigger, better homes. It was unfair to have higher taxes than my entire neighborhood. I called in for numerous years because I just wanted be treated fairly like all the other homes and also pay the same equal lower taxes my neighbors were paying.

To date our land values have been assessed erroneously and it was unconstitutional. Our Land values were never equalized to the County values by your Board. My home is assessed higher than most homes of equal square footage in the county. My depreciation values were less and not computed fairly as other properties were given higher depreciation values and those homes were in better shape and had just been completely remodeled and were newer than mine since everything was replaced.

My assessor, Kelly Wilson, used different techniques when assessing my property to the techniques that she used when assessing other County properties. Kelly said she did drive by's looking for specific items from which to raise our assessments. I was told at the hearing all our taxes and assessments would be raised due to my appeal. This was also unconstitutional to be retaliated against for appealing.

Kelly raised our values and targeted my community unconstitutionally and with retaliation for my appeal as I was told she would do by Troy at my hearing. Kelly never based her drive by assessments on deteriorating property conditions to lower assessments as was proper protocol but instead Kelly just raised my values to gain more revenue for the County without due regard for proper appraiser assessment protocols and procedures on deteriorating properties which was unethical.

My home was assessed higher and higher after numerous concerns were reported to the Assessor. Nothing was done after my home was raised 8% unjustly in my taxes. I called and complained again, numerous times but i received no help. It wasn't even looked at and dismissed. That is until I filed my appeal. Kelly quickly fixed her error, with a sticky note, right before the hearing. Kelly still blamed me instead of blaming herself for her mistake, as she was given ample time to look into it and correct it prior to myself having to file an appeal. Kelly refused to help my situation and has gone after everyone in my community by raising all our assessments by using methods which were unconstitutional.

S2

TL 6

→ Kelly also gave very biased preferential and more favorable treatment to other taxpayers. Kelly specifically lowered their property assessment values upon a single call from them. These other taxpayers didn't have to go through years of phone call requests to get lower adjustments. Kelly lowered their assessments by up to 300% percent less and as low as 40% less. Kelly never helped me when I called in with actual errors or over assessment issues until she knew she would get caught for raising my taxes to 8% illegally. Still to date, I have had my taxes and values raised unconstitutionally since 2019 and even though I appealed, I ^{was} denied over and over again. Kelly favored these taxpayers who were immediately given lower assessment values instantly without filing an appeal to the County. I was still denied the right to be equally assessed with my neighbors 2022.

When I compared other numerous County properties they had lower prices per acreage and cost per square foot. I realized they were all less than my property and my neighborhood on the average. Kelly used different techniques for the other county homes. Kelly used different depreciation methods and used actual land sales to evaluate those numerous properties in the County. Kelly did not use land sales to determine land values throughout my neighborhood and my property.

→ Instead, Kelly made up values for our land assessments. Kelly did not use land sales values for my home like she did for other county homes. when the Board asked Kelly how she attained those land values, Kelly said she just raised them. Kelly had no land sales to justify those increases of almost 300% in our neighborhood assessments. This was unconstitutional to be assessed solely to have our property values increased just to generate higher taxes for the county, by an assessor who only cared to raise income erroneously for the county.

→ Assessors raised land values unjustly without merit in my community. Assessors refused to give ← depreciation properly to attain higher revenues at the taxpayer's expenses erroneously. My neighborhood suffered higher tax increases of close to 300% in land values in 5 years while other neighborhoods had no increased assessments for over 7 years.

I was not treated fairly by the assessor as I was not given a penny drop in assessed value while other preferred tax payers were dropped close to 300% in their assessed value or more without them leaving their home or filing an appeal...

All I wanted was just to be equalized fairly to my neighbor's tax values that's all. I had also asked for the proper depreciation to be given to my home that Kelly had given everyone else in the county.

I feel I was treated unfairly for requesting my appeal. Instead of having my home, which was one home only that appealed, reduced in value to meet all the lower assessments of the other homes in my neighborhood, Kelly went out of her way, and intentionally raised my assessments more, and also targeted and increased everyone's assessments unfairly in my neighborhood to prove to me what Troy said would happen if I appealed. Kelly didn't do that for her preferred taxpayer's who wanted lower assessments. Kelly only did that to my property and my neighborhood's property. My property's assessed values increased significantly every year due to Kelly's targeted retaliatory assessments. Other

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ELC

property values however were not increasing at all in comparison. No increases in over 7 years and most other property values were decreasing in the county. This was unjust and unconstitutional.

Kelly used different techniques for different areas. Depreciation was allotted differently by Kelly to certain homes. I've seen newly completely remodeled homes get very high depreciation allotted to those properties, thus lowering their assessed values, even after getting new roofs. Those newly remodeled homes gained higher depreciation credits than my house that is in very poor condition and my property is falling apart.

My neighbors just put in a new roof, added brand new siding, remodeled their entire house inside, put in new driveways, added new huge stone walls, added new wrought iron fencing, got new lush landscape, installed a new well systems and they all maintained their really high depreciation values after their entire home was completely brand new inside and outside. Their well and new wrought iron fences were completely missed and not even included to their assessments. This also shows the Bias against me in evaluating my home which is an original mess and falling apart. I was given very low depreciation credits.

It seems my property is increasing every year, instead of decreasing 1.5 % yearly as it should be. My other buildings are also increasing instead of decreasing 1.5%. My land values increased an astronomical 300% in 5 years instead of decreasing 1.5 % yearly. No Land Sales were used to justify the land increases by Kelly. We were just retaliated against and that is unconstitutional.

My property is in poor condition and the well is broken, the fencing is falling down, the heating an A/C is non functioning, pipes are broken throughout the well system, I have wiring chewed up by rodents, my roofs leak, the paint is falling off, wood is rotted, all the copper pipes have corrosion and have leaks due to the poor water quality. With that said, I was given lower depreciation on my home compared to other properties in the county. I never got the depreciation I was due on my property. Kelly raised my values.

My home Well System was older than my house. The Well used to be a State well system that had been used to measure the river level prior to my house being built. My Well is currently broken and non functioning. My well is older than all the neighbor's wells since it was used by the state before my home was built. I was only given a 45% depreciation credit for my old broken down well system while other taxpayers were given a huge depreciation on their well system that was newer and redone within the year. Same with other taxpayer's new roofs that were given higher depreciation credits for their new roofs compared to my original roofs that were flying away every year.

I brought up the fact that most other near by county properties were lower in values and lower in square feet pricing than my area and my block. I had evidence of multiple land values that were much lower in the County than in my area. At the hearing all my evidence was dismissed and ignored and not used in the decision by the County. Troy Villines previously got up on the podium, prior to the decision, and told the Board that they couldn't lower my values. The County board listened to Troy. Troy also stated that he was going to raise all my area assessment values due to my appeal. Troy said it in front of

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Esly

everyone at the meeting on 2-23-2023. This was so prejudicial against me and really influenced the County Board to vote against me.

My appeal and evidence were denied without any of my evidence being considered to be EQUALIZED TO ALL THE OTHER PROPERTIES IN THE COUNTY AND MY NEIGHBORHOOD. All my evidence was omitted in the decision letters. My home was never brought down to the previous 2022 assessment values as I had requested to be fairly equalized to everyone in my neighborhood as I had appealed to do. My appeal was dismissed when they focused on only the assessed to market value theory. That is also incorrect. My house is currently for sale at \$300,000.00. My taxed market value is over \$563,000.00 by the County. So my taxed value is currently over the deteriorated market value now. I hope this can be resolved prior to this leading to more hearings and appeals and civil lawsuits in the future.

Respectfully

Esly Carmona
Esly Carmona

1-15-2024

SS

CONTROL #

APPEAL CASE #

E46

Lyon County Board of Equalization

PETITION FOR REVIEW OF TAXABLE VALUATION

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

Please Print or Type:

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

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: Lowes HIW Inc.					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):				TITLE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) c/o Tax Dept., PO Box 1000				EMAIL ADDRESS: PropertyTax@lowes.com	
CITY Mooresville	STATE NC	ZIP CODE 28115	DAYTIME PHONE (704) 693-2741	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 North Carolina
The organization described above is a non-profit organization. ☐ Yes ☒ No

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

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

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

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS 375	STREET/ROAD Stanley Drive	CITY (IF APPLICABLE) Ferry	COUNTY Lyon
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) 021-232-54	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: ☒

<input type="checkbox"/> Vacant Land	<input type="checkbox"/> Mobile Home (Not on foundation)	<input type="checkbox"/> Mining Property
<input type="checkbox"/> Residential Property	<input checked="" type="checkbox"/> Commercial Property	<input type="checkbox"/> Industrial Property
<input type="checkbox"/> Multi-Family Residential Property	<input type="checkbox"/> Agricultural Property	<input type="checkbox"/> Personal Property
<input type="checkbox"/> Possessory Interest in Real or Personal property		

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

<input checked="" type="checkbox"/> 2024-25 Secured Roll	<input type="checkbox"/> 2023-2024 Unsecured Roll	<input type="checkbox"/> 2023-2024 Supplemental Roll
--	---	--

Part E. VALUE OF PROPERTY

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

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	\$2,432,424	\$2,049,600
Buildings	\$9,042,171	\$7,710,400
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total	\$11,474,595	\$9,760,000

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EX 6

Part F. TYPE OF APPEAL

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

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

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

The assessed value of \$89 Per SF is excessive when compared to other big-box retail stores. Petitioner requests a value of \$76 Per SF based on an income analysis.

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

Print Name of Signatory

Date

Part H. AUTHORIZATION OF AGENT

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

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

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

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:		TITLE:			
Benjamin A. Blair		Agent			
AUTHORIZED AGENT COMPANY, IF APPLICABLE:		EMAIL ADDRESS:			
Faegre Drinker Biddle & Reath LLP		benjamin.blair@faegredrinker.com			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
300 N. Meridian Street, Suite 2500					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER
Indianapolis	IN	46204	(317) 237-1206		(317) 237-1000

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: [Signature] Agent: _____
Benjamin A. Blair Title: _____
January 12, 2024
Print Name of Signatory Date: _____

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

Signature of Owner or Authorized Agent/Attorney

Date

(57)

Et 6

Lyon County Board of Equalization

Agent Authorization Form

If you have questions about this form or the appeal process, please call: 775-463-6520

Please Print or Type:

Part A. PROPERTY OWNER AND CONTACT INFORMATION OF PERSON GRANTING AUTHORITY TO AGENT

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: Lowes HIW Inc. d/b/a Lowe's Home Centers LLC					
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF DIFFERENT THAN PROPERTY OWNER): Allison Kincaid				TITLE Lowe's Accountant - Tax	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) c/o Tax Dept., PO Box 100				EMAIL ADDRESS: allison.kincaid@lowes.com	
CITY Mooresville	STATE NC	ZIP CODE 28115	DAYTIME PHONE (704) 693-2760	ALTERNATE PHONE	FAX NUMBER

Part B. PROPERTY OWNER INFORMATION

Check organization type which best describes the Property Owner if 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 North Carolina.

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

Part C. RELATIONSHIP OF PERSON GRANTING AUTHORITY TO AGENT TO PROPERTY OWNER

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

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

Part D. PROPERTY SUBJECT TO THIS AGENT AUTHORIZATION:

Enter Applicable Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN) 021-232-54	ACCOUNT NUMBER	PROPERTY IDENTIFICATION NUMBER
--	----------------	--------------------------------

☐ Multiple parcel list attached. (Use letter-size paper)

Part E. YEAR AND ROLL TYPE OF ASSESSMENT BEING APPEALED: ☒

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

Other years being appealed: _____
I am prepared to cite the legal authority, if any, that permits the board to consider appeals of a later date from prior years.

For office use only

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ELL6

Part F. AUTHORIZATION OF AGENT

I hereby authorize the agent whose name and contact information appears below to file a petition to the **YOUR** County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D of this Agent Authorization.

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 **YOUR** County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part E of this document.

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: Benjamin A. Blair			TITLE: Agent		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: Faegre Drinker Biddle & Reath LLP			EMAIL ADDRESS: benjamin.blair@faegredrinker.com		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 300 N. Meridian Street, Suite 2500					
CITY Indianapolis	STATE IN	ZIP CODE 46204	DAYTIME PHONE (317) 237-1206	ALTERNATE PHONE	FAX NUMBER

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

Authorized Agent Signature: [Signature] Agent Title: _____ Date: January 12, 2024

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT: Natalie Mackary			TITLE: Agent		
AUTHORIZED AGENT COMPANY, IF APPLICABLE: Faegre Drinker Biddle & Reath LLP			EMAIL ADDRESS: Natalie.mackary@faegredrinker.com		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX) 1800 Century Park East, Suite 1500					
CITY Los Angeles	STATE CA	ZIP CODE 90067	DAYTIME PHONE (310) 203-4046	ALTERNATE PHONE	FAX NUMBER

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

Authorized Agent Signature: [Signature] Agent Title: _____ Date: January 12, 2024

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. I further certify I have authorized each agent named herein to represent the Property Owner as stated and I have the authority to appoint each agent named herein.

Property Owner / Petitioner Signature: Allison Kincaid Title: Lowe's Accountant - Tax Date: 1/11/2024





ETL

faegredrinker.com

Benjamin A. Blair
Partner
Benjamin.blair@faegredrinker.com
+1 317 237 1206 direct

Faegre Drinker Biddle & Reath LLP
300 N. Meridian St, Suite 2500
Indianapolis, IN 46204
+1 317 237 0300 main
+1 317 237 1000 fax

January 12, 2024

Via U.S. Mail, First Class, and Email
Eow-wing@lyon-county.org

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

Re: 2024 Petition for Review of Taxable Valuation

Dear Clerk of the Lyon County Board of Equalization:

On behalf of Lowes HIW Inc. (the "Taxpayer"), we have enclosed the 2024 Petition for Review of Taxable Valuation for the property identified below. Additionally, we have enclosed an Agent Authorization form signed by the Taxpayer, as well as preliminary market data supporting the requested taxable value.

Name of Taxpayer: Lowes HIW Inc.
Parcel No.: 021-232-54
Property Address: 375 Stanley Drive, Fernley, Nevada

Thank you for your attention to this matter. Please contact me or my associate, Natalie J. Mackary, at Natalie.Mackary@faegredrinker.com, if you have any questions.

Sincerely yours,

Benjamin A. Blair

BAB:jam

Enclosures:
2024 Petition for Review of Taxable Valuation
Agent Authorization Form
Preliminary Market Data

US.361506246.01

SBE 593

CONTROL #

APPEAL CASE #

EFC

Lyon County Board of Equalization

PETITION FOR REVIEW OF TAXABLE VALUATION

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

Please Print or Type:

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

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: FERRONI, ENRICO LEE & NANCY A TRUSTEES					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A):					TITLE
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX) 40 HAWK VIEW DR.					EMAIL ADDRESS: rferr2@yahoo.com
CITY Wellington	STATE NV	ZIP CODE 89444	DAYTIME PHONE 209 479.0548	ALTERNATE PHONE 209 847.9348	FAX NUMBER 209 846.1662

Part B. PROPERTY OWNER ENTITY DESCRIPTION

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

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

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

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

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

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

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

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS 40	STREET/ROAD HAWK VIEW DR	CITY (IF APPLICABLE) Wellington	COUNTY LYON
Purchase Price: 75,000		Purchase date: 3/21	

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

ASSESSOR'S PARCEL NUMBER (APN) 009-132-15	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 ☐ Mobile Home (Not on foundation) ☐ Mining Property
☒ Residential Property ☐ Commercial Property ☐ Industrial Property
☐ Multi-Family Residential Property ☐ Agricultural Property ☐ Personal Property
☐ Possessory Interest in Real or Personal property

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

<input checked="" type="checkbox"/> 2024-2025 Secured Roll	<input type="checkbox"/> 2023-2024 Unsecured Roll	<input type="checkbox"/> 2023-2024 Supplemental Roll
--	---	--

Part E. VALUE OF PROPERTY

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

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	190,000	95,500
Buildings	579,606	579,606
Personal Property		
Possessory Interest in real property		
Exempt Value		
Total	769,606	675,106

ELC

Part F. TYPE OF APPEAL

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

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

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

VERIFICATION

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

[Signature] Title Trustee
Petitioner Signature
ENRICO L. FEERONI Date 1/8/34
Print Name of Signatory

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.

[Signature] Title _____
Authorized Agent Signature
[Signature] Date _____
Print Name of Signatory

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

Signature of Owner or Authorized Agent/Attorney _____ Date _____

[Signature]

EX 6

January 8, 2024

Re: Petition for review of taxable value.

Part G,

I am appealing my assessed valuation of my residential property located at 40 Hawk View Drive, Wellington, Nv 89444

Property values are dropping rapidly due to the current economy. High mortgage rates, inflated current home prices, and the lowest pending home sales figures reported by the National Association of Realtors since they began tracking that statistic. It is even worse than during the 2008 financial crisis.

As of 1/8/2024 there are currently 7 homes listed for sale in the Smith Valley. They are comparable to my property. They have all been on the market for at least 137 days or more.

I believe my request of value of \$675,106 is fair and defensible value.

63

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

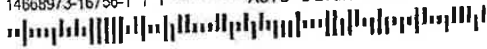


NOTICE OF ASSESSED VALUATION
THIS IS NOT A TAX BILL
IT IS A NOTICE OF VALUE ONLY

Mailing Date 12/12/2023

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

14668973-16756-1 1 1 *****AUTO**5-DIGIT 89450



FERRONI, ENRICO LEE & NANCY A TRS
1005 TRINITY WAY
YERINGTON NV 89447-3168

**YOUR PROPERTY TAX BILL IS CAPPED,
NOT YOUR ASSESSED VALUE.**
ASSESSMENT ROLL IS AVAILABLE PER
NRS 361.300

Abatement Status: High Cap
Abated Taxes are based on Prior Year
Gross Assessed Value of: 154,462

Parcel Number: 009-132-15
District: 4.0
Appraisal Year: 2024/2025

Property Location: 40 HAWK VIEW RD SMITH VALLEY HAWK VIEW ESTATES Lot 5 Block

Assessed Value	This Fiscal Year 2023/2024	Next Fiscal Year 2024/2025	Tax Capped Value
Land	66,500	66,500	
Structures	167,678	202,862	
Personal Property	0	0	
Assessed Total	234,178	269,362	154,462
Exemptions	0	0	
Net Assessed Value	234,178	269,362	
Value Excluded From Abatement	125,038	22,414	

11542PNOA 12/24/23 CMYK

Taxable Value	This Fiscal Year	Next Fiscal Year	Tax Capped Value
Land	190,000	190,000	
Structures	479,079	579,606	
Personal Property	0	0	
Taxable Total	669,079	769,606	441,320
Exemptions	0	0	
Net Taxable Value	669,079	769,606	
Value Excluded From Abatement	357,251	64,040	

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

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SBE 597

595

1 of 1 page

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Meeting: 2/2/2023

LYON COUNTY

The Assessor's Office deems the following Secured Property accounts to be factual corrections:

[illegible]

July 20, 2024

State of Nevada
Department of Taxation Commission Board
Carson City Nevada
Reno Nevada
Las Vegas Nevada

Judicial Appellate Officer - Taxation Department
Honorable Judge Dena C Smith
Chief Administrative Law Judge
700 E Warm Springs Rd, Suite 200
Las Vegas NV 89119

State of Nevada
Lyon County Assessor Department
Erin Singley, Chief Deputy
27 S Main Street
Yerington NV 89447

AMENDED OBJECTIONS TO THE FINDINGS OF FACTS AND PROPOSED DECISION OF JUNE 18TH, 2024
ON MY APPEAL NTC 24-102 APPEAL OF ESLY CARMONA IRREVOCABLE TRUST PARCEL NO 016 252 05

Honorable Judge Dena Smith, Lyon County Assessor Staff, and NEVADA TAX COMMISSION BOARD;

I am objecting to the proposed decision by the Judicial Officer of the Tax Commission in its entirety. The findings of fact and evidence used in determining the proposed decision were not reflected accurately. The Assessor made numerous Errors on my home account, and throughout the County, and his appraiser, Kelly Wilson, testified to incorrect errors of fact to purposely change the outcome of the hearings for the County's favor. The appraiser intentionally misled all the County and State Boards, and the Judicial Officer hearings by countering and dismissing the true findings of facts I presented. I correctly submitted and pulled accurate facts directly from public county assessment site records. I verified the County Assessor's errors and his appraisers misuse of her authority to harm my family with unjustified assessment errors of unjustified values raised intentionally and illegally.

I am appealing to correct the record and to correct all the numerous errors by the Appraiser in unjustified land values, over charged tax bills, illegal 8% caps, disappearing home records, false assessments, illegal voter assessed charges, and denied Veteran exemptions.

The County has to date acted unethically and maliciously towards our trust and has denied my disabled mom, who is 86 years old her Due Process. I am 60 years and I was also denied Due Process. My Son is special needs and autistic and he was again denied Due Process to resolve our appeals for our family.

The assessor has denied our Trust Due Process and has riddled my account with fraudulent intentional errors. The Assessor has been extremely negligent in his duty. The Assessor has violated our rights as taxpayers and violated the State law by committing numerous State violations against us which I would like to be addressed as part of the record against Troy Villines and his appraiser Kelly Wilson.

I would also like to clarify first that the County refused to allow me Due Process to submit my verifications for corrections and also my corrections for exemptions. To verify FACTS: the County denied me the right to apply since 2018 by refusing the right to even file my application. I had documents that would allow me to be given my exemption through Nevada Law but was DENIED DUE PROCESS.

Deputy Singley was the only employee who helped me .After being denied two years by the County, from submitting my documents, and to be ger my exemptions. Only after the state board ordered the exemption correction, did I get my exemptions from the County.

Due to being denied Due Process by the County, since I appealed in 22/23 I should therefore be allowed a correction, for the 1st year of 19/20 - 2nd year of 20/21 - 3rd year of 21/22 since I appealed in 22/23. County can go back three years to correct all their errors.

Secondly, the facts of the County's further malicious and fraudulent errors need to be addressed as well. The Tax Commission under NRS 360.095 specifically (4) (5) (6) has the right to correct errors by the counties assessors and appraisers so that all tax payers pay equal taxes.

Thirdly, under NRS 360.130 The Tax Commission has the responsibility to conduct investigations and correct massive fraudulent assessments by Appraisers and Assessors of a County. The commission has a duty to flag fraudulent decreases in tax assessments by the assessor when the proposed assessments were given without following the mandates of the laws and appeal procedures. I was forced to follow all laws and I was solely denied 5 times by Troy Villines any relief of his errors. The Assessor only gave tax reduction relief to those who he approved. The Assessor did not give reductions to our trust after all of the laws and mandates and protocols of the laws were followed by us for 5 appeals.

Fourthly, Under NRS 360.210, the Tax commission can correct any incorrect assessment by a county appraiser and any incorrect values stated by the assessor when a taxpayer appeals those errors of the assessor and appraiser.

Fifthly, Under NRS 360.233, NRS 360.235, The Tax commission can issue refunds to the tax Payer of any errors - against what tax is due if they find that the assessments and taxes that were over-paid and were incorrect.

Sixthly, under NRS 360.245 (4) (a) The Tax Commission can correct, reverse, affirm or modify any decision appealed to them by a taxpayer who is aggrieved by the over assessed values on their property by the county assessor and his appraiser.

These are a few of the errors by Troy Villines and Kelly Wilson which they have refused to correct:

TAX AND ASSESSMENT ERRORS THAT IM APPEALING TO BE CORRECTED ON MY ACCOUNT:

- A. My 3% cap is currently in error at 8%.
- B. My Land Values are suppose to be between \$60,000.00 - \$90,000.00 not a false value of \$260,000.00
- C. My assessment home value is suppose to be equalized to \$19.00 to \$40.00 a sq ft not \$70.00 a foot
- D. My taxes are suppose to be equalized with my neighbors taxes at least \$360.00 less than I paid
- E. My correct abatement recapture needs to be calculated like all the neighbors and REDONE RIGHT.
- F. MY DOCUMENTS NEED TO BE FILED NOT DELETED SINCE I PAID FOR THEM.
- G. My home description needs to be corrected = Pictures and Contractor estimates were submitted.
 - *I DONT have Trex Decking,
 - *I Don't have a working A/C unit or Heater,
 - *I Don't have a well from 1987- it's an older State Well System that was used to measure river level
 - *I Don't have a Good Well Pump it's completely molded, pipes are cracked, leaking and electrical needs to be repaired as it is not working due to numerous broken underground leaks in main line pipe from well house to the main house.
 - *I Don't have good fencing, my gate is broken and my wood fencing is rotted and falling down
 - *My Roof is almost 40 years old and in poor shape. I have been painting and patching and putting sealant all over the missing shingle holes on my roof on my home, my garages, my barn, and patching the missing nails on my shop roof as whole pieces of siding are flying off.
- H. FRAUDULENT ASSESSMENTS BY KELLY WILSON AND TROY VILLINES.
- I. ILLEGAL TAXATION BY LYON COUNTY WHICH RAISED NY TAXES FROM \$3625.00 IN 21/2022 TO AN INCREASE OF 4300.00 IN 22/2023. THAT IS AN ALMOST \$700.00 INCREASE WHICH VIOLATES NEVADA LAW CAUSING A TAXPAYER AN EXTREME HARDSHIP UNDER NRS 361.4723 AND RAISING TAXES ILLEGALLY WITHOUT ACQUIRING A MANDATED 67% VOTER MAJORITY TO DO SO BY LAW.

I AM APPEALING ALL THESE ISSUES AS THE TAXES WERE INCREASED INCORRECTLY AGAINST THE LAW AFTER AN APPEAL PER NRS 361.357 (4). NO INCREASE CAN BE DONE BY THE COUNTY ON AN APPELLANT WHO APPEALS. I APPEALED IN 2022, 2023, 2024 AND KELLY WILSON STILL INTENTIONALLY RAISED MY VALUES AND TAXES AGAINST THE LAW AND TROY VILLINES DID NOT GIVE ME ANY RELIEF. I AM HUMBLy REQUESTING THAT THESE VIOLATIONS OF LAW KINDLY PLEASE BE REVERSED TO CORRECT MY TAXES AND ASSESSMENTS PER THE LAW. IN THE LAST FIVE HEARINGS- I WAS VERY UNSUCCESSFUL. THIS IS A GREAT MISCARRIAGE OF JUSTICE AGAINST MY FAMILY AND OUR TRUST!

Sincerely,

Esly Carmona

Ian Mindling

From: Emerald Dragon LLC <emeralddragonllcnv@gmail.com>
Sent: Wednesday, July 31, 2024 2:49 PM
To: Troy Villines; Erin Singley; Jeffrey Mitchell; Kelly S. Langley; Tina Padovano; vsalas@tax.state.nv.us; Emerald Dragon LLC; dcsmith@tax.state.nv.us
Subject: Amended Appeal for 8-14-24 Tax Commission Hearing
Attachments: amended tax commission APPEAL 7-20-24 for hearing on 8-14-24.docx

Dear Tax Commission Board, Honorable Judicial Officer, State Board Staff, and County Assessor Staff,

I am submitting my amended appeal in a timely manner.

Respectfully,

Esly Carmona Irrevocable Trust

July 20, 2024

State of Nevada
Department of Taxation Commission Board
Carson City Nevada
Reno Nevada
Las Vegas Nevada

Judicial Appellate Officer - Taxation Department
Honorable Judge Dena C. Smith
Chief Administrative Law Judge
700 E Warm Springs Rd, Suite 200
Las Vegas NV 89119

State of Nevada
Lyon County Assessor Department
Erin Singley, Chief Deputy
27 S Main Street
Yerington NV 89447

AMENDED OBJECTIONS TO THE FINDINGS OF FACTS AND PROPOSED DECISION OF JUNE 18TH, 2024
ON MY APPEAL NTC 24-102 APPEAL OF ESLY CARMONA IRREVOCABLE TRUST PARCEL NO 016 252 05

Honorable Judge Dena Smith, Lyon County Assessor Staff, and NEVADA TAX COMMISSION BOARD;

I am objecting to the proposed decision by the Judicial Officer of the Tax Commission in its entirety. The findings of fact and evidence used in determining the proposed decision were not reflected accurately. The Assessor made numerous Errors on my home account, and throughout the County, and his appraiser, Kelly Wilson, testified to incorrect errors of fact to purposely change the outcome of the hearings for the County's favor. The appraiser intentionally misled all the County and State Boards, and the Judicial Officer hearings by countering and dismissing the true findings of facts I presented. I correctly submitted and pulled accurate facts directly from public county assessment site records. I verified the County Assessor's errors and his appraisers misuse of her authority to harm my family with unjustified assessment errors of unjustified values raised intentionally and illegally.

I am appealing to correct the record and to correct all the numerous errors by the Appraiser in unjustified land values, over charged tax bills, illegal 8% caps, disappearing home records, false assessments, illegal voter assessed charges, and denied Veteran exemptions.

The County has to date acted unethically and maliciously towards our trust and has denied my disabled mom, who is 86 years old her Due Process. I am 60 years and I was also denied Due Process. My Son is special needs and autistic and he was again denied Due Process to resolve our appeals for our family.

The assessor has denied our Trust Due Process and has riddled my account with fraudulent intentional errors. The Assessor has been extremely negligent in his duty. The Assessor has violated our rights as taxpayers and violated the State law by committing numerous State violations against us which I would like to be addressed as part of the record against Troy Villines and his appraiser Kelly Wilson.

I would also like to clarify first that the County refused to allow me Due Process to submit my verifications for corrections and also my corrections for exemptions. To verify FACTS: the County denied me the right to apply since 2018 by refusing the right to even file my application. I had documents that would allow me to be given my exemption through Nevada Law but was DENIED DUE PROCESS.

Deputy Singley was the only employee who helped me .After being denied two years by the County, from submitting my documents, and to be ger my exemptions. Only after the state board ordered the exemption correction, did I get my exemptions from the County.

Due to being denied Due Process by the County, since I appealed in 22/23 I should therefore be allowed a correction, for the 1st year of 19/20 - 2nd year of 20/21 - 3rd year of 21/22 since I appealed in 22/23. County can go back three years to correct all their errors.

Secondly, the facts of the County's further malicious and fraudulent errors need to be addressed as well. The Tax Commission under NRS 360.095 specifically (4) (5) (6) has the right to correct errors by the counties assessors and appraisers so that all tax payers pay equal taxes.

Thirdly, under NRS 360.130 The Tax Commission has the responsibility to conduct investigations and correct massive fraudulent assessments by Appraisers and Assessors of a County. The commission has a duty to flag fraudulent decreases in tax assessments by the assessor when the proposed assessments were given without following the mandates of the laws and appeal procedures. I was forced to follow all laws and I was solely denied 5 times by Troy Villines any relief of his errors. The Assessor only gave tax reduction relief to those who he approved. The Assessor did not give reductions to our trust after all of the laws and mandates and protocols of the laws were followed by us for 5 appeals.

Fourthly, Under NRS 360.210, the Tax commission can correct any incorrect assessment by a county appraiser and any incorrect values stated by the assessor when a taxpayer appeals those errors of the assessor and appraiser.

Fifthly, Under NRS 360.233, NRS 360.235, The Tax commission can issue refunds to the tax Payer of any errors - against what tax is due if they find that the assessments and taxes that were over-paid and were incorrect.

Sixthly, under NRS 360.245 (4) (a) The Tax Commission can correct, reverse, affirm or modify any decision appealed to them by a taxpayer who is aggrieved by the over assessed values on their property by the county assessor and his appraiser.

These are a few of the errors by Troy Villines and Kelly Wilson which they have refused to correct:

TAX AND ASSESSMENT ERRORS THAT IM APPEALING TO BE CORRECTED ON MY ACCOUNT:

- A. My 3% cap is currently in error at 8%.
- B. My Land Values are suppose to be between \$60,000.00 - \$90,000.00 not a false value of \$260,000.00
- C. My assessment home value is suppose to be equalized to \$19.00 to \$40.00 a sq ft not \$70.00 a foot
- D. My taxes are suppose to be equalized with my neighbors taxes at least \$360.00 less than I paid
- E. My correct abatement recapture needs to be calculated like all the neighbors and REDONE RIGHT.
- F. MY DOCUMENTS NEED TO BE FILED NOT DELETED SINCE I PAID FOR THEM.
- G. My home description needs to be corrected = Pictures and Contractor estimates were submitted.
 - *I DONT have Trex Decking,
 - *I Don't have a working A/C unit or Heater,
 - *I Don't have a well from 1987- it's an older State Well System that was used to measure river level
 - *I Don't have a Good Well Pump it's completely molded, pipes are cracked, leaking and electrical needs to be repaired as it is not working due to numerous broken underground leaks in main line pipe from well house to the main house.
 - *I Don't have good fencing, my gate is broken and my wood fencing is rotted and falling down
 - *My Roof is almost 40 years old and in poor shape. I have been painting and patching and putting sealant all over the missing shingle holes on my roof on my home, my garages, my barn, and patching the missing nails on my shop roof as whole pieces of siding are flying off.
- H. FRAUDULENT ASSESSMENTS BY KELLY WILSON AND TROY VILLINES.
- I. ILLEGAL TAXATION BY LYON COUNTY WHICH RAISED NY TAXES FROM \$3625.00 IN 21/2022 TO AN INCREASE OF 4300.00 IN 22/2023. THAT IS AN ALMOST \$700.00 INCREASE WHICH VIOLATES NEVADA LAW CAUSING A TAXPAYER AN EXTREME HARDSHIP UNDER NRS 361.4723 AND RAISING TAXES ILLEGALLY WITHOUT ACQUIRING A MANDATED 67% VOTER MAJORITY TO DO SO BY LAW.

I AM APPEALING ALL THESE ISSUES AS THE TAXES WERE INCREASED INCORRECTLY AGAINST THE LAW AFTER AN APPEAL PER NRS 361.357 (4). NO INCREASE CAN BE DONE BY THE COUNTY ON AN APPELLANT WHO APPEALS. I APPEALED IN 2022, 2023, 2024 AND KELLY WILSON STILL INTENTIONALLY RAISED MY VALUES AND TAXES AGAINST THE LAW AND TROY VILLINES DID NOT GIVE ME ANY RELIEF. I AM HUMBLy REQUESTING THAT THESE VIOLATIONS OF LAW KINDLY PLEASE BE REVERSED TO CORRECT MY TAXES AND ASSESSMENTS PER THE LAW. IN THE LAST FIVE HEARINGS- I WAS VERY UNSUCCESSFUL. THIS IS A GREAT MISCARRIAGE OF JUSTICE AGAINST MY FAMILY AND OUR TRUST!

Sincerely,

Esly Carmona

Illegal TAX
Raise by
County -

Failed to Meet
67% Voter
Affirmation

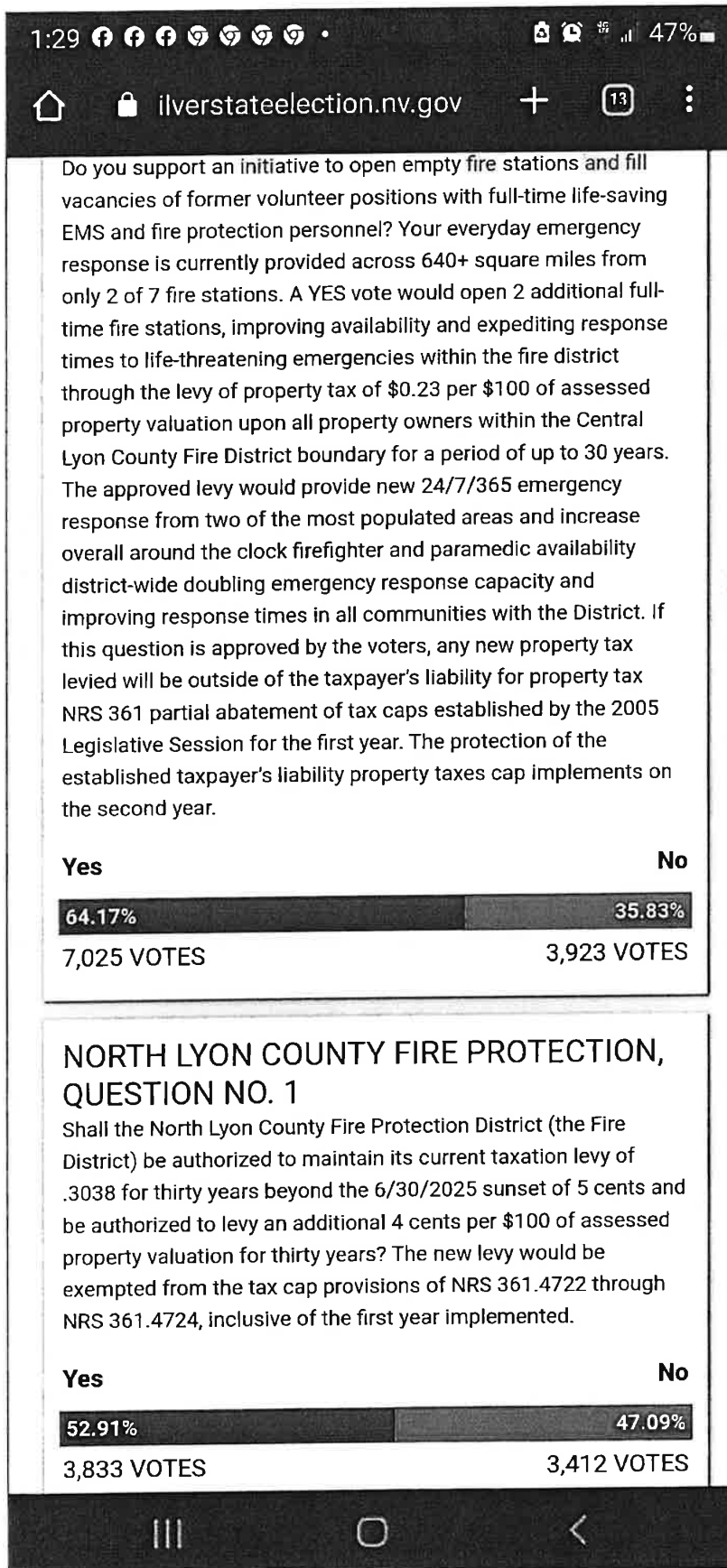


EXHIBIT 21

9

A "Yes" vote would permit the Fire District to levy additional property tax for the purpose of maintaining existing service levels and improve Fire District staffing to meet the emergency response needs of the community. A house with a taxable value of \$100,000 would generate \$3.50 per year to the Fire District for each cent of tax rate.

A "No" vote would cut \$566,200 dollars from the Fire District budget on 06/30/2025 and directly lead to the reduction of services and the closure of Fire Station 62 located at 1500 Red Rock Road.

ARGUMENT SUPPORTING PASSAGE

A YES VOTE for the fire department will be a positive vote for the community, and here is why.

It will make two things happen. The first will be an extension of the sunset tax of five cents which will be extended for 30 years. The second is a 4-cent increase in tax rate. Both are needed and here's why.

The fire department has not had a rate increase since 1994. Needless to say, we have grown substantially with industrial, housing, and commercially. We continue to grow at a rapid pace with no slowdown in site. The fire department can only be stretched so thin till its services are weakened and health and safety are compromised. New growth does not support all the expense of the growth.

We were only able to open our second fire house on Farm District because of the new Fire Chief's ability to rearrange the budget and take funds from other places and use them on what was an empty fire house. A great move for the community's health and safety.

This, in a nutshell, plain and simple is why we are asking for an increase for the fire and ambulance service.

A Yes vote on the question will allow us to have our community's fire and ambulances to operate more efficiently with the additional funds they need.

ARGUMENT OPPOSING PASSAGE

North Lyon County Fire Protection District (NLCFPD) should NOT be considered for a tax increase until the voices of Fernley citizens have been heard and considered. Currently, NLCFPD is requesting a tax increase to be used to hire emergency response personnel including salaries, personal protective equipment, and training for new personnel.

NLCFPD receives revenue which is based on a percentage of assessed property valuation collected as county tax. NLCFPD's allotment of these funds increases in proportion to growing property values. The citizens of Lyon County are not being presented with sufficient evidence of why the proposed tax increase is necessary to make their community safer.

NLCFPD should explore other options before proposing another initiative further burdening the population. Previously, there was no budget for a fire department and the residents of the county were more actively involved through a volunteer program with unpaid emergency personnel working collaboratively to address crisis situations. Since there has been a need established for a paid workforce in the district, they regularly request increases to property tax to staff, equipment and training. However, each year and with each emergency they appear to be able to respond adequately; if this has been the case, they should be able to operate with the funding they already have.

REBUTTAL TO ARGUMENT OPPOSING PASSAGE

Opponents to the passage of the question believe that the Fire District can continue to provide services to the community even with a massive cut in funding (\$566,200.00). Currently the District is at the breaking point caused by astronomical increases in emergency calls and a financial situation that prohibits the Fire District from improving service delivery.

The Fire District continues to have a volunteer corps to assist, however, the regulations, training, and safety requirements placed on the Fire District seriously hinder the average person's ability to be a volunteer firefighter.

All other options for funding are continuously explored and sought, however these funding sources do not provide the level of funding and consistency necessary to maintain service to the community.

REBUTTAL TO ARGUMENT SUPPORTING PASSAGE

Supporters to the passage of the question believe that growth does not pay for itself. The additional burden and risk to the community is paid for by the new taxation received by the Fire District and that should be enough to cover the additional costs. If taxation increase through growth does not cover the costs of providing service, then the Fire District needs to look for other sources instead of coming back to the taxpayers wanting more of our money.

FISCAL NOTE

A house with a taxable value of \$100,000, would have an assessed value of \$35,000, would generate a maximum of \$3.50 per year to North Lyon County Fire Protection District for each cent of tax rate.

Proposed
Voter
TAXES

016-252-05

CARMONA, ESLY TRS

Status A | ACTIVE

Nhbd 16-25 | 16-25-MH RES #12 | KW

Situs Address 1
60 JEANETTE DR
MOUND HOUSE, NV

Property Use 200 | SINGLE FAMILY RESIDEN

Confidential ☐

Exemption LC 2023 Active Inspector kw

General Valuation Land 1 Buildings 1 Extra Features 9 Notes and Data Sales 8 Exemptions 2 Taxes Inspections 0 Permits 0 Protests 0 Agents 0 Attachments 5

Tax Groups

8.7 | CENTRAL LYON FIRE DISTRICT

Percent

100

x

Additional Tax Districts

View NAV Districts

Valuation Method: STANDARD

GENERATE NOTICE

PRINT CORRECTED NOTICE

EXPORT

Tax Dist	Taxable Value	New Val	Total As'd Value	Rate	Ex CAP Rate	Preabt Tax	New Tax	Not Subj to Abt	Tax Subj to Abt	Max Ex Val	Net Value	CAP Abt	Ex Tax	Eff Ex Val	LEED Abt	Recap Tax	Redev Tax	Net Tax	Eff Rate
V08 School General	\$563,837	\$0	\$197,343	0.7500	0.0000	\$1,480.07	\$0.00	\$0.00	\$1,480.07	\$3,340	\$194,003	\$506.93	\$25.06	\$9,895	\$0.00	\$0.00	\$0.00	\$948.09	0.0480
V09 School Debt	\$563,837	\$0	\$197,343	0.5867	0.0000	\$1,157.81	\$0.00	\$0.00	\$1,157.81	\$3,340	\$194,003	\$396.56	\$19.60	\$9,895	\$0.00	\$0.00	\$0.00	\$741.66	0.0376
V17 Central Fire	\$563,837	\$0	\$197,343	0.8624	0.2300	\$1,355.35	\$0.00	\$453.89	\$901.46	\$3,340	\$194,003	\$655.29	\$28.80	\$9,895	\$0.00	\$0.00	\$0.00	\$1,017.79	0.0340
V18 CLCF Paramedic	\$563,837	\$0	\$197,343	0.0700	0.0000	\$138.14	\$0.00	\$0.00	\$138.14	\$3,340	\$194,003	\$47.31	\$2.34	\$9,895	\$0.00	\$0.00	\$0.00	\$88.49	0.0045
V24 State of Nev	\$563,837	\$0	\$197,343	0.1700	0.0000	\$335.48	\$0.00	\$0.00	\$335.48	\$3,340	\$194,003	\$114.91	\$5.68	\$9,895	\$0.00	\$0.00	\$0.00	\$214.89	0.0109
V30 General Fund	\$563,837	\$0	\$197,343	0.7237	0.0000	\$1,418.50	\$0.00	\$0.00	\$1,418.50	\$3,340	\$194,003	\$495.52	\$24.17	\$9,895	\$0.00	\$0.00	\$0.00	\$908.48	0.0456
V32 Gen. Indigent	\$563,837	\$0	\$197,343	0.0300	0.0000	\$55.45	\$0.00	\$0.00	\$55.45	\$3,340	\$194,003	\$22.74	\$1.00	\$9,895	\$0.00	\$0.00	\$0.00	\$35.46	0.0016
V33 Med Indigent	\$563,837	\$0	\$197,343	0.1050	0.0000	\$207.21	\$0.00	\$0.00	\$207.21	\$3,340	\$194,003	\$70.97	\$3.51	\$9,895	\$0.00	\$0.00	\$0.00	\$132.73	0.0067
V34 Senior Services	\$563,837	\$0	\$197,343	0.0600	0.0000	\$4.93	\$0.00	\$0.00	\$4.93	\$3,340	\$194,003	\$115.16	\$2.00	\$9,895	\$0.00	\$0.00	\$0.00	\$1.25	-0.0057
V37 Co-Op Extensn	\$563,837	\$0	\$197,343	0.0100	0.0000	\$19.73	\$0.00	\$0.00	\$19.73	\$3,340	\$194,003	\$6.76	\$0.33	\$9,895	\$0.00	\$0.00	\$0.00	\$12.64	0.0006
V39 Carson WtrSub	\$563,837	\$0	\$197,343	0.0300	0.0000	\$59.20	\$0.00	\$0.00	\$59.20	\$3,340	\$194,003	\$20.28	\$1.00	\$9,895	\$0.00	\$0.00	\$0.00	\$37.92	0.0019
V42 Centrl Vector	\$563,837	\$0	\$197,343	0.0450	0.0000	\$69.07	\$0.00	\$0.00	\$69.07	\$3,340	\$194,003	\$43.39	\$1.50	\$9,895	\$0.00	\$0.00	\$0.00	\$43.91	0.0012
AV Total	3.4428					\$6,300.94	\$0.00	\$453.89	\$5,847.05			\$2,495.82	\$114.99		\$0.00	\$0.00	\$0.00	\$4,183.31	0.1870
NAV Total																		\$1.82	
Grand Total	3.4428					\$6,300.94	\$0.00	\$453.89	\$5,847.05			\$2,495.82	\$114.99		\$0.00	\$0.00	\$0.00	\$4,185.13	0.1870

Exhibit B

incorrect

11

NRS 361.4723 Partial abatement of taxes levied on certain single-family residences. The Legislature hereby finds and declares that an increase in the tax bill of the owner of a home by more than 3 percent over the tax bill of that homeowner for the previous year constitutes a severe economic hardship within the meaning of subsection 10 of Section 1 of Article 10 of the Nevada Constitution. The Legislature therefore directs a partial abatement of taxes for such homeowners as follows:

1. Except as otherwise provided in or required to carry out the provisions of subsection 2 and NRS 361.4725 to 361.4729, inclusive, the owner of a single-family residence which is the primary residence of the owner is entitled to a partial abatement of the ad valorem taxes levied in a county on that property each fiscal year equal to the amount by which the product of the combined rate of all ad valorem taxes levied in that county on the property for that fiscal year and the amount of the assessed valuation of the property which is taxable in that county for that fiscal year, excluding any increase in the assessed valuation of the property from the immediately preceding fiscal year as a result of any improvement to or change in the actual or authorized use of the property, exceeds the sum obtained by adding:

(a) The amount of all the ad valorem taxes:

(1) Levied in that county on the property for the immediately preceding fiscal year; or

(2) Which would have been levied in that county on the property for the immediately preceding fiscal year if not for any exemptions from taxation that applied to the property for that prior fiscal year but do not apply to the property for the current fiscal year,
E whichever is greater; and

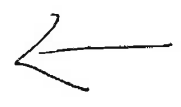
(b) Three percent of the amount determined pursuant to paragraph (a).

2. The provisions of subsection 1 do not apply to any property for which:

(a) No assessed valuation was separately established for the immediately preceding fiscal year; or

(b) The provisions of subsection 1 of NRS 361.4722 provide a greater abatement from taxation.

3. Except as otherwise required to carry out the provisions of NRS 361.4732 and any regulations adopted pursuant to NRS 361.4733, the amount of any reduction in the ad valorem taxes levied in a county for a fiscal year as a result of the application of the provisions of subsection 1 must be deducted from the amount of ad valorem taxes each taxing entity would otherwise be entitled to receive for that fiscal year in the same proportion as the rate of ad valorem taxes levied in the county on the property by or on behalf of that taxing entity for that fiscal year bears to the combined rate of all ad valorem taxes levied in the county on the property by or on behalf of all taxing entities for that fiscal year.



EXHIBIT

✓

entities for that fiscal year.

4. The Nevada Tax Commission shall adopt such regulations as it deems appropriate to carry out this section, including, without limitation, regulations providing a methodology for applying the partial abatement provided pursuant to subsection 1 to a parcel of real property of which only a portion qualifies as a single-family residence which is the primary residence of the owner and the remainder is used in another manner.

5. The owner of a single-family residence does not become ineligible for the partial abatement provided pursuant to subsection 1 as a result of:

(a) The operation of a home business out of a portion of that single-family residence; or

(b) The manner in which title is held by the owner if the owner occupies the residence, including, without limitation, if the owner has placed the title in a trust for purposes of estate planning.

6. For the purposes of this section:

(a) "Primary residence of the owner" means a residence which:

(1) Is designated by the owner as the primary residence of the owner in this State, exclusive of any other residence of the owner in this State; and

(2) Is not rented, leased or otherwise made available for exclusive occupancy by any person other than the owner of the residence and members of the family of the owner of the residence.

(b) "Single-family residence" means a parcel or other unit of real property or unit of personal property which is intended or designed to be occupied by one family with facilities for living, sleeping, cooking and eating.

(c) "Unit of personal property" includes, without limitation, any:

(1) Mobile or manufactured home, whether or not the owner thereof also owns the real property upon which it is located; or

(2) Taxable unit of a condominium, common-interest community, planned unit development or similar property, if classified as personal property for the purposes of this chapter.

(d) "Unit of real property" includes, without limitation, any taxable unit of a condominium, common-interest community, planned unit development or similar property, if classified as real property for the purposes of this chapter.

(Added to NRS by 2005, 36; A 2005, 1747; 2007, 1890; 2009, 1223; 2017, 2300)

NRS 361.4724 Partial abatement of taxes levied on certain residential rental dwellings. The Legislature

EX

h4

I was
Assessed at
194,000 yet
Im paying more
than my Neighbor
at 195000_

me \$4183⁰⁰
neighbor \$3904⁰⁰

194000 - 4183⁰⁰

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

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



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

Owner Name: CARMONA, ESLY TRS

*****Duplicate*****

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

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

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

Office Phone: (775) 463-6501

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

Assessed Valuation		Distribution Tax Amount				
Description	Value	Taxing Agency	Rate	Prebatement Amount	Abatement/Recapture Amount	Tax Amount
Real Estate	\$ 91,000	School General	0.7500	\$ 1,455.02	\$ 506.93	\$ 948.09
Bldg./Improvements	106,343	School Debt	0.5867	1,138.22	398.56	741.66
		Central Fire	0.8624	1,673.08	655.29	1,017.79
		CLCF Paramedic	0.0700	135.80	47.31	88.49
		State of Nev	0.1700	329.80	114.91	214.89
Exemptions	3,340	General Fund	0.7237	1,404.00	495.52	908.48
		Gen. indigent	0.0300	58.20	22.74	35.46
		Med indigent	0.1050	203.70	70.97	132.73
		Senior Services	0.0600	116.41	115.16	1.25
		Co-Op Extensn	0.0100	19.40	6.76	12.64
		Carson WtrSub	0.0300	58.20	20.28	37.92
		Centrl Vector	0.0450	87.30	43.39	43.91
		Ad Valorem Totals	3.4428	6,679.13	2,495.82	4,183.31
		Dayton Valley GW	0.1000	1.82	0.00	1.82
		Special Assmnt Total				1.82
Net Assessed	\$ 194,003					
Information concerning taxing authorization, rates and uses of taxes collected can be found at www.tax.state.nv.us or by calling (775) 463-6501						
TOTAL TAX DUE						\$ 0.00

SBE 614

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

195000

LYON COUNTY

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

3900 00



PROPERTY LOCATION/DESCRIPTION			
PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
016-251-28	8.7	9921	44 JEANETTE DR. MOUND HOUSE

Owner Name: ESPE, JOHN D & KIMBERLY A TRS

*****Duplicate*****

ESPE, JOHN D & KIMBERLY A TRS
44 JEANETTE DR
MOUND HOUSE, NV 89706-0000

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27 S Main St
Yerington NV 89447

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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	\$ 1,463.85	\$ 589.17	\$ 874.68
Bldg./Improvements	104,179	School Debt	0.5867	1,145.11	460.89	684.22
		Central Fire	0.8624	1,683.22	701.58	981.64
		CLCF Paramedic	0.0700	136.63	54.99	81.64
		State of Nev	0.1700	331.80	133.55	198.25
		General Fund	0.7237	1,412.51	574.23	838.28
		Gen. Indigent	0.0300	58.55	25.78	32.77
		Med Indigent	0.1050	204.94	82.49	122.45
		Senior Services	0.0600	117.11	114.19	2.92
		Co-Op Extensn	0.0100	19.52	7.86	11.66
		Carson WtrSub	0.0300	58.55	23.57	34.98
		Centrl Vector	0.0450	87.83	47.02	40.81
		Ad Valorem Totals	3.4428	6,719.62	2,815.32	3,904.30
		Dayton Valley GW	0.1000	1.82	0.00	1.82
		Special Assmnt Total				1.82
Net Assessed	\$ 195,179					
Information concerning taxing authorization, rates and uses of taxes collected can be found at www.tax.state.nv.us or by calling (775) 463-6501						
TOTAL TAX DUE						\$ 0.00

198000

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

407100

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



PROPERTY LOCATION/DESCRIPTION			
PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
016-251-38	8.7	9926	29 HILLTOP DR. MOUND HOUSE

Owner Name: ALBERTSEN, STEVE & TAMMY G

*****Duplicate*****

ALBERTSEN, STEVE & TAMMY G
29 HILLTOP DR
CARSON CITY, NV 89706-0000

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

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

Office Phone: (775) 463-6501

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

Assessed Valuation		Distribution Tax Amount				
Description	Value	Taxing Agency	Rate	Prebatement Amount	Abatement/Recapture Amount	Tax Amount
Real Estate	\$ 91,000	School General	0.7500	1,488.71	574.10	\$ 914.61
Bldg./Improvements	107,496	School Debt	0.5867	1,164.58	449.10	715.48
		Central Fire	0.8624	1,711.83	697.06	1,014.77
		CLCF Paramedic	0.0700	138.95	53.58	85.37
		State of Nev	0.1700	337.44	130.13	207.31
		General Fund	0.7237	1,436.52	559.90	876.62
		Gen. Indigent	0.0300	59.55	25.27	34.28
		Med Indigent	0.1050	208.42	80.37	128.05
		Senior Services	0.0500	119.10	115.67	3.43
		Co-Op Extensn	0.0100	19.85	7.65	12.20
		Carson WtrSub	0.0300	59.55	22.96	36.59
		Centrl Vector	0.0450	89.32	46.57	42.75
		Ad Valorem Totals	3.4428	6,833.82	2,762.36	4,071.46
		Dayton Valley GW	0.1000	1.82	0.00	1.82
		Special Assmnt Total				1.82
Net Assessed	\$ 198,496					
Information concerning taxing authorization, rates and uses of taxes collected can be found at www.tax.state.nv.us or by calling (775) 463-6501						
TOTAL TAX DUE						\$ 0.00

← 01625120.pdf



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

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



PROPERTY LOCATION/DESCRIPTION			
PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
016-251-20	8.7	9913	46 JEANETTE DR. MOUND HOUSE

Owner Name: BRAWNER, DONALD E/LANG, MELINDA

*****Duplicate*****

BRAWNER, DONALD E/LANG, MELINDA
P O BOX 395
DAYTON, NV 89403-0000

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

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

Office Phone: (775) 463-6501

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

Assessed Valuation		Distribution Tax Amount				
Description	Value	Taxing Agency	Rate	Prorated Amount	Abatement/ Recapture Amount	Tax Amount
Real Estate	\$ 91,000	School General	0.7600	\$ 1,135.70	\$ 554.26	\$ 581.53
Bldg./Improvements	60,438	School Debt	0.5867	888.40	433.58	454.81
		Central Fire	0.8624	1,306.00	603.52	702.48
		CLCF Paramedic	0.0700	106.01	51.73	54.28
		State of Nev	0.1700	257.44	125.03	131.81
		General Fund	0.7237	1,095.90	539.03	557.33
		Gen. Indigent	0.0300	45.43	23.65	21.78
		Mind Indigent	0.1050	159.01	77.60	81.41
		Senior Services	0.0600	90.60	69.93	1.03
		Co-Op Extension	0.0100	15.14	7.30	7.75
		Carson WtrSub	0.0300	45.43	22.17	23.26
		Central Vector	0.0450	68.15	41.01	27.14
		Ad Valorem Totals	3.4428	5,213.71	2,568.10	2,645.61
		Dayton Valley GW	0.1000	1.82	0.00	1.82
		Special Assmnt Total				1.82
Not Assessed	\$ 151,438					
Information concerning taxing authorization, rates and uses of taxes collected can be found at www.tax.state.nv.us or by calling (775) 463-6501						
TOTAL TAX DUE						\$ 0.00

← 01625204.pdf



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

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



PROPERTY LOCATION/DESCRIPTION			
PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
016-252-04	8.7	9931	66 JEANETTE DR, MOUND HOUSE

Owner Name:HUMMEL-HELGET, LEZLIE J TR

*****Duplicate*****

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

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

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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	\$ 1,195.91	\$ 520.68	\$ 675.23
Bldg./Improvements	68,456	School Debt	0.5867	935.52	407.32	528.20
		Central Fire	0.8624	1,375.15	585.86	789.29
		CLCF Paramedic	0.0700	111.62	48.60	63.02
		State of Nev	0.1700	271.08	118.02	153.06
		General Fund	0.7237	1,153.98	506.53	647.45
		Gen. Indigent	0.0300	47.84	22.42	25.42
		Med Indigent	0.1050	167.43	72.90	94.53
		Senior Services	0.0800	95.67	89.74	5.93
		Co-Op Extension	0.0100	15.95	6.94	9.01
		Carson WtrSub	0.0300	47.84	20.83	27.01
		Central Vector	0.0450	71.76	39.60	32.16
		Ad Valorem Totals	3.4428	5,489.75	2,439.44	3,050.31
		Dayton Valley GW	0.1000	1.82	0.00	1.82
Special Assmnt Total					1.82	
Net Assessed	\$ 159,456					
Information concerning taxing authorization, rates and uses of taxes collected can be found at www.tax.state.nv.us or by calling (775) 463-6501						
TOTAL TAX DUE						\$ 0.00

← 01625135.pdf



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

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



PROPERTY LOCATION/DESCRIPTION			
PARCEL NUMBER	DISTRICT	ROLL NUMBER	PROPERTY LOCATION
016-251-35	8.7	9925	31 HILLTOP DR. MOUND HOUSE

Owner Name:HOETMER, JUDY M TR

*****Duplicate*****

HOETMER, JUDY M TR
31 HILLTOP DR
CARSON CITY, NV 89706-0000

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

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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	\$ 1,358.27	\$ 508.43	\$ 799.84
Bldg./Improvements	91,437	School Debt	0.5667	1,070.38	444.67	625.89
		Central Fire	0.8624	1,573.34	666.58	906.76
		CLCF Paramedic	0.0700	127.71	53.05	74.66
		State of Nev	0.1700	310.14	128.85	181.29
		General Fund	0.7237	1,320.30	553.73	766.57
		Gen. Indigent	0.0300	54.73	24.77	29.96
		Med Indigent	0.1050	191.59	79.58	111.98
		Senior Services	0.0600	109.45	108.79	2.67
		Co-Op Extension	0.0100	18.24	7.58	10.66
		Carson WtrSub	0.0300	54.73	22.74	31.99
		Central Vector	0.0450	82.10	44.77	37.33
		Ad Valorem Totals	3.4428	6,280.94	2,701.54	3,579.40
		Dayton Valley GW	0.1000	1.82	0.00	1.82
		Special Assmnt Total				1.82
Net Assessed	\$ 182,437					
Information concerning taxing authorization, rates and uses of taxes collected can be found at www.tax.state.nv.us or by calling (775) 463-6501						
TOTAL TAX DUE						\$ 0.00

my Neighbors
Values

Compared to
my values
which are Higher

1987



~~Assess~~ Home \$76584 = 204457
 House \$70.09 = 186734
 2664 -

Replacement 405943
 COST

Parcel 016-252-05

Owners

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

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

House Alone is \$70.09
 House Assessed is \$76.00

My Home

Value History

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

Document/Transfer/Sales History

Official Record	Official Record	Date	Type	SA	Full Value	Owner(s)	Red Flag
COR 640742	640742	2021-07-08	CORRECTION DEED/DOCUMENT	Improved	\$0	Grantor: CARMONA, MARTHA Grantee: CARMONA, ESLY TRS	
TRU 639477	639477	2021-06-21	DEED TO A TRUST	Improved	\$0	Grantor: CARMONA, MARTHA Grantee: CARMONA, ESLY TRS	Y

SBE 622

4/1
620

Record #	Record #	Date	Description	Improvement	Value	Comments
GBS 576247	576247	2018-02-07	GRANT BARGAIN SALE DEED	Improved	\$698,000	Grantor: STEVENS, NORVIL & PAULA TRS Grantee: CARMONA, MARTHA
IRU 433377	433377	2008-10-17	DEED TO A TRUST	Vacant	\$0	Grantee: STEVENS, NORVIL & PAULA TRS
PAR 51285	51285	1980-01-21	PARCEL MAP	Vacant	\$0	
DEE 45134	45134	1979-04-26	DEED	Vacant	\$17,500	
DEE 43198	43198	1979-01-24	DEED	Vacant	\$0	
DEE 43197	43197	1979-01-24	DEED	Vacant	\$0	

Buildings

\$152.38

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

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

Structural Elements

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

Subareas

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

42

SBE 623

621

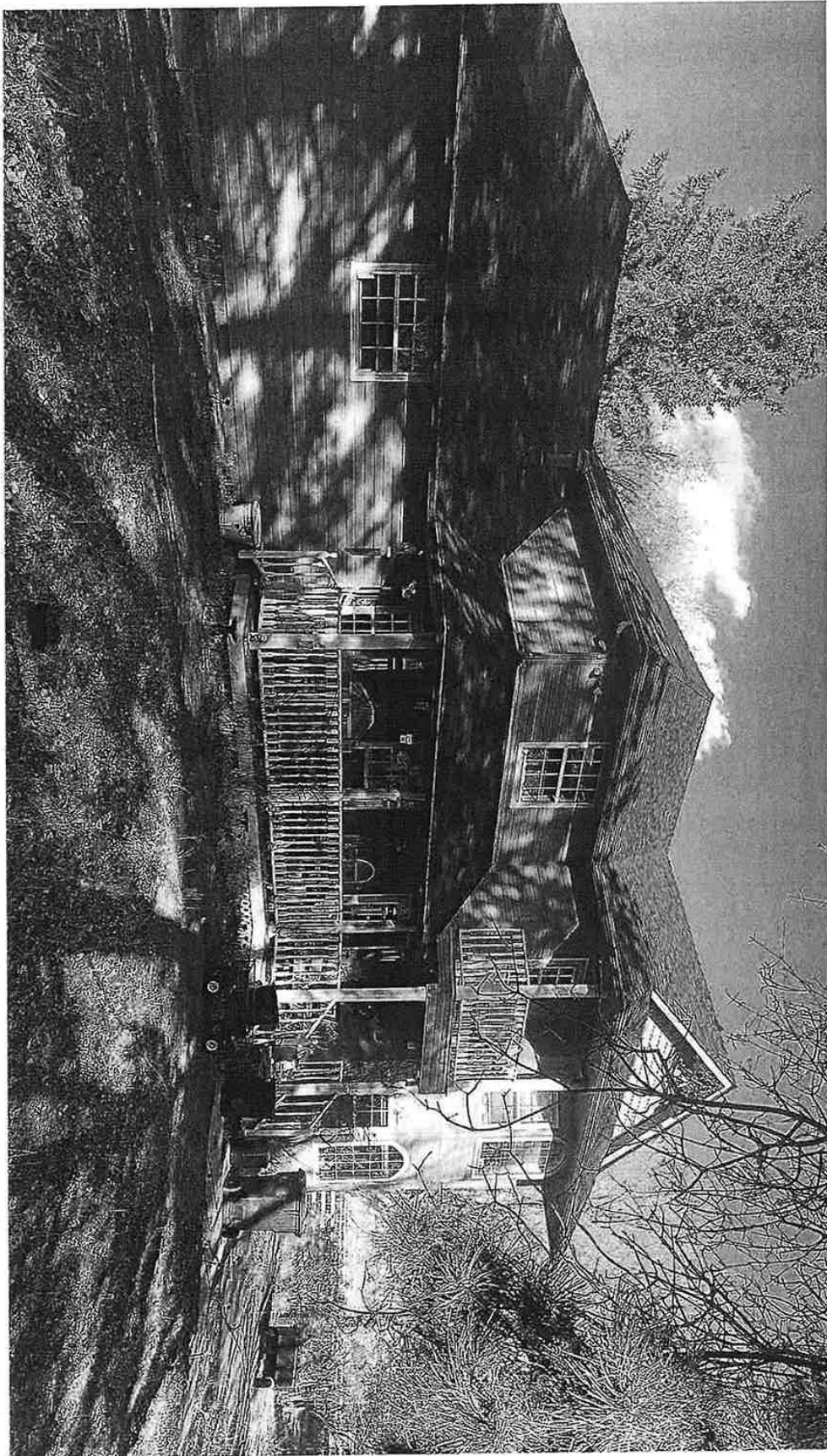
should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Lyon County Assessor's Office as of February 26, 2024.

[Home](#)

[Accessibility](#)

[2024](#)

[GSA, Government Software Assurance Corp.](#)



Dead
Sprinkler
water
Lines
All on
Property

148

29

SBE 626

624



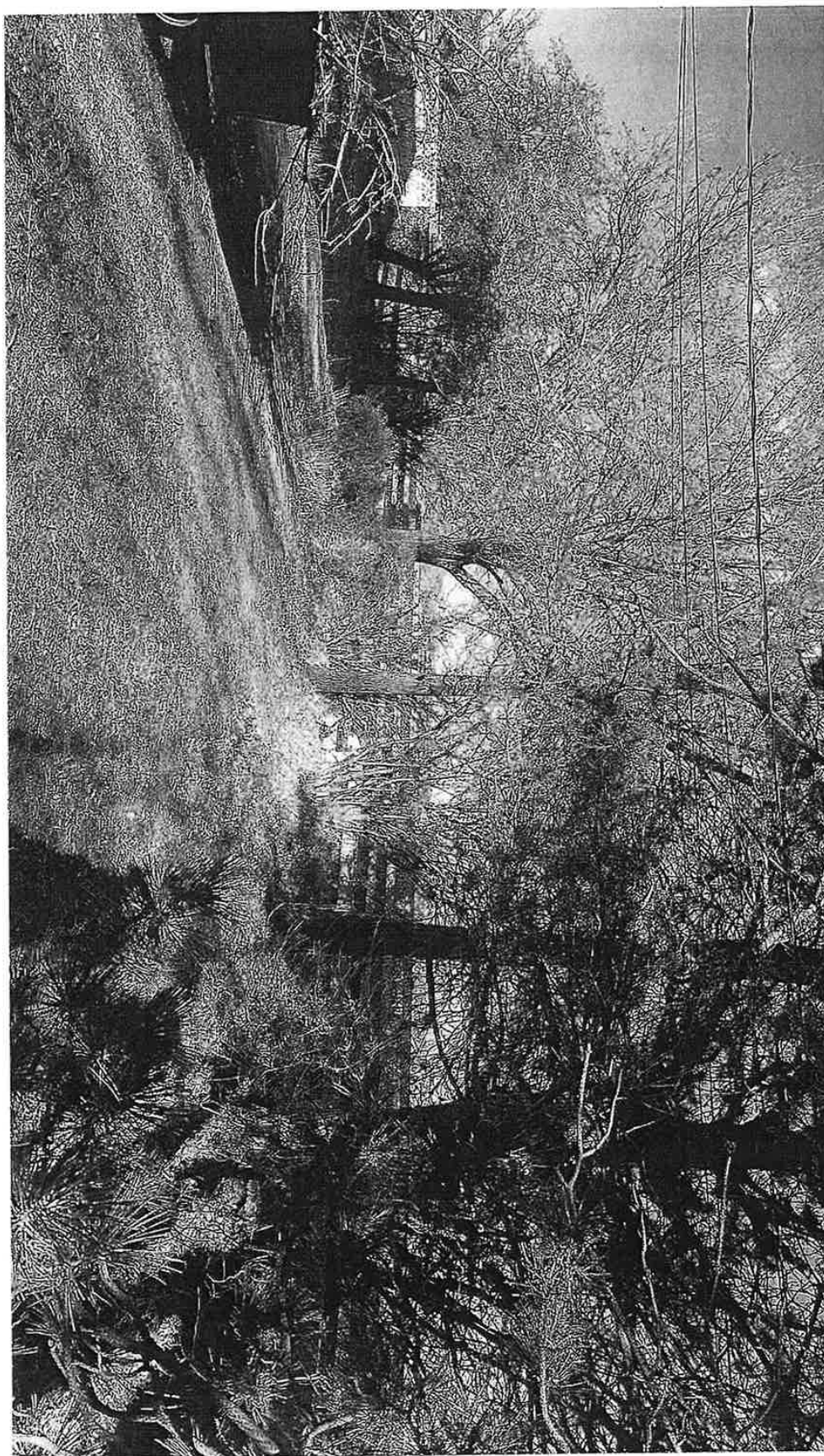
Rotted
Front
Porch
Wood
Stairs

146

30

SBE 627

625



150
Dead
lawn
Due
to
Broken
underground
water
lines

31
SBE 628

626



Rotting
wood
eaves
All
over

151

32

SBE 629

627



Rotted
wood
around
home

152

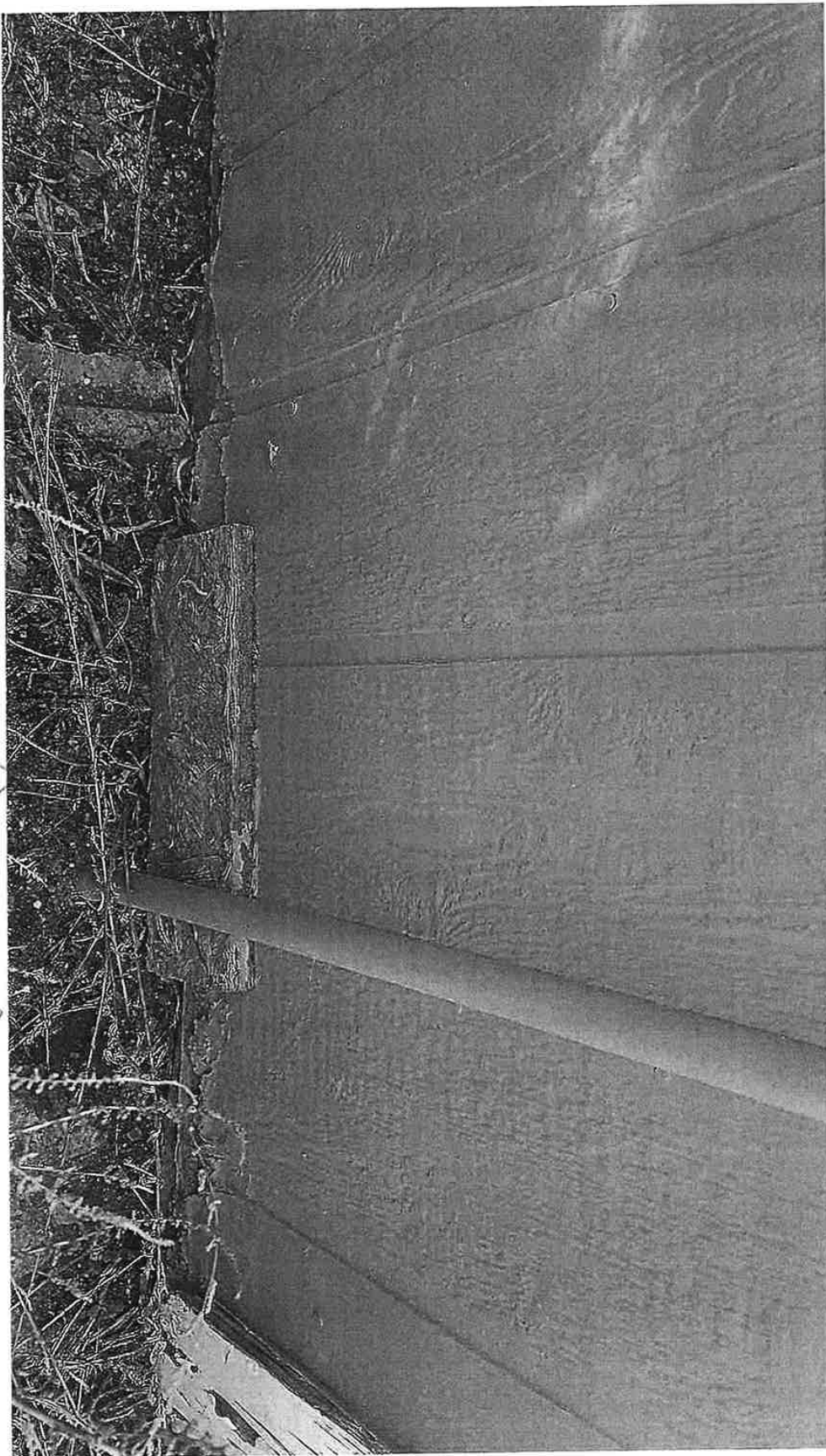
33



Foundation
is
cracking
around
horse
base

153

34



Rotted
Bottom
Wood
Boards

154

35



Rotting
Siding
At
Bottom

155

36



Peeling
Paint
from
porch

156

37

SBE 634

632

4.618



82

157

Fencing Boards Rotted
in Very Poor Condition 40 Years old

SBE 635



Porch WOOD Very Bad Condition

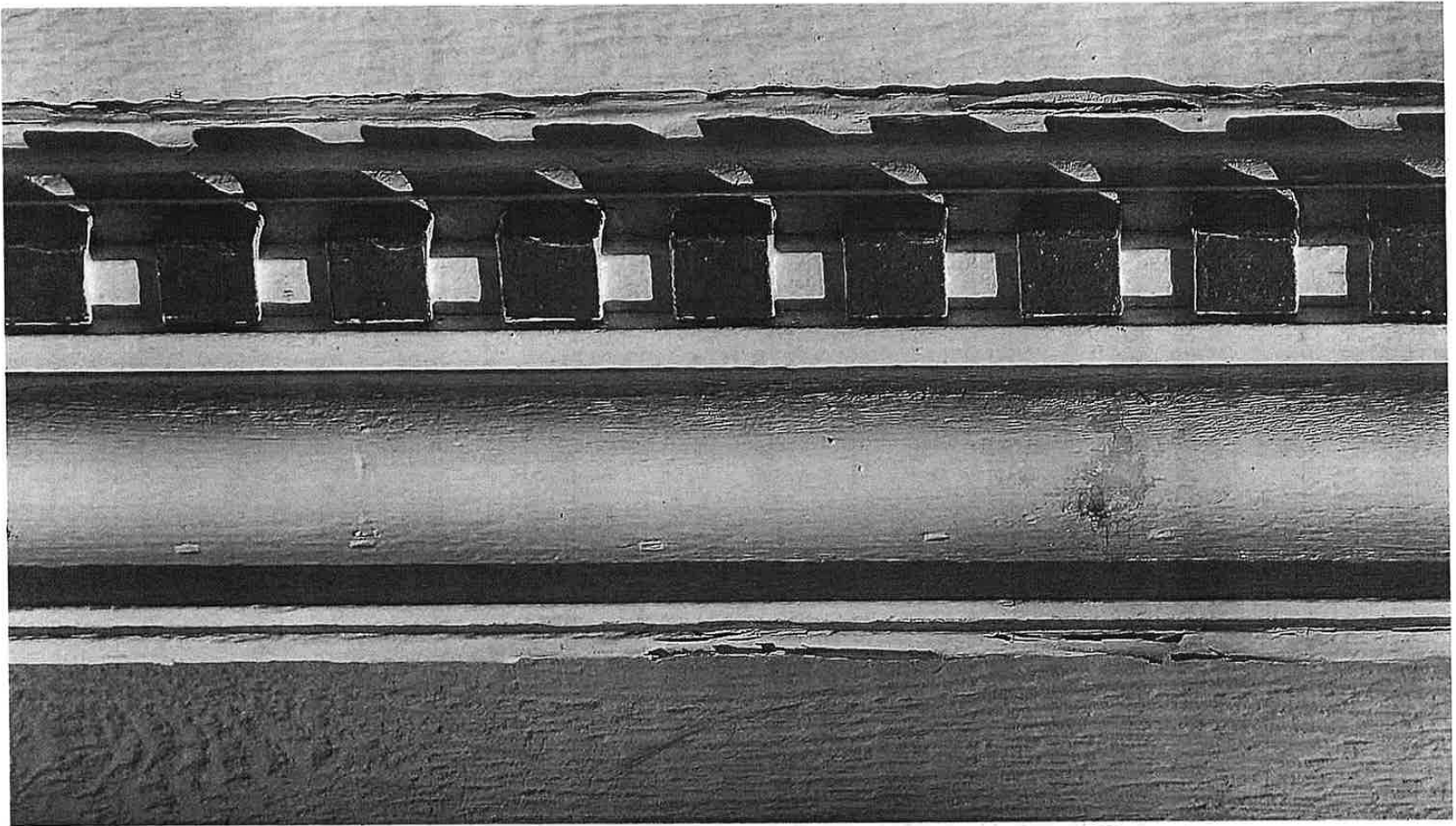
SBE 636

4.620

188

39

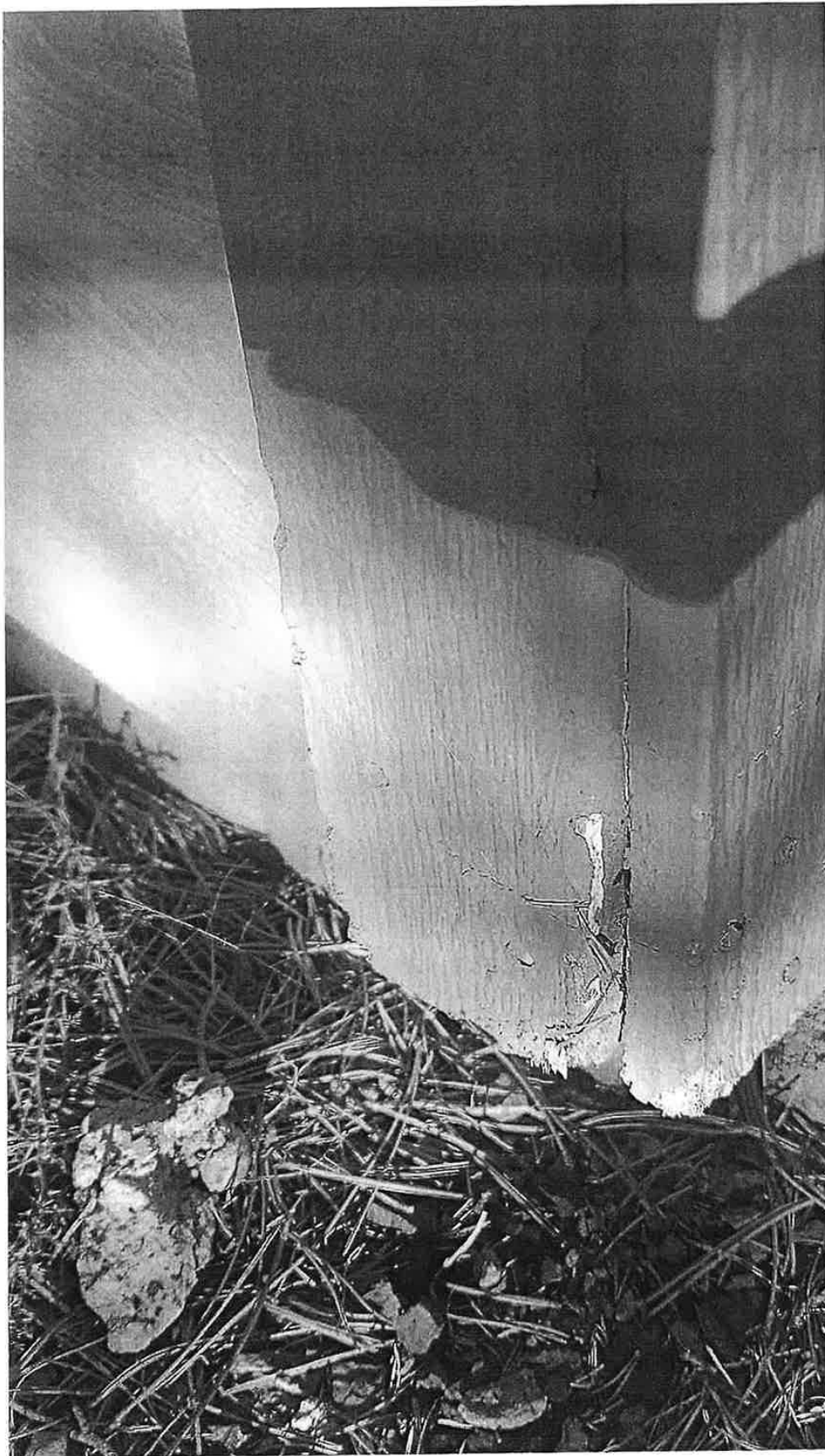
634



40

154

Very BAD paint & rotting
wood underneath



Water
Damaged
Paint



160

41

Fencing is Being held up By Posts Due
To Rotting Bottom Posts

161

42



637

SBE 639

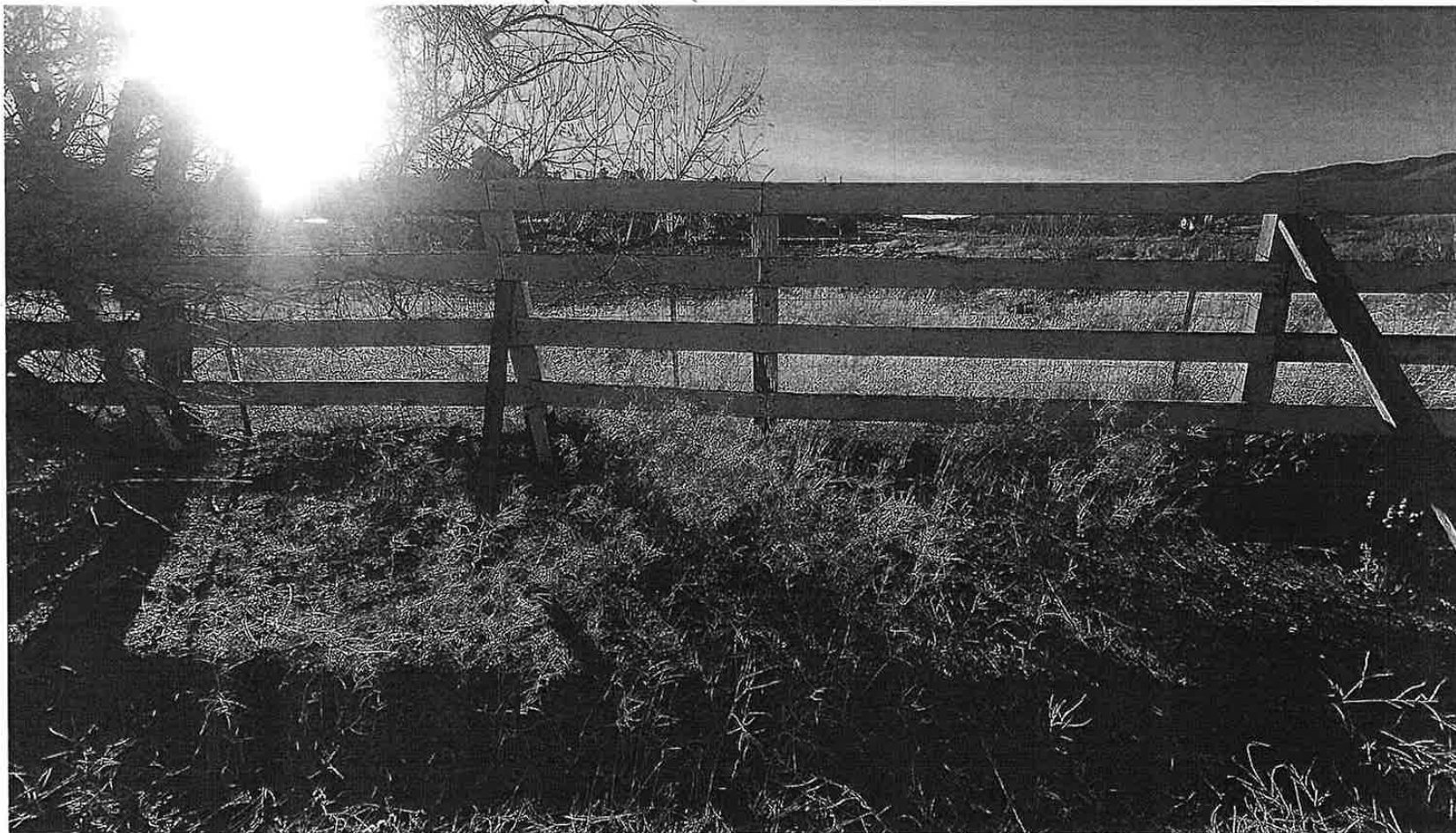
4.623

Rotted Post - Fence is Being held
up By Posts

162

43

638



SBE 640

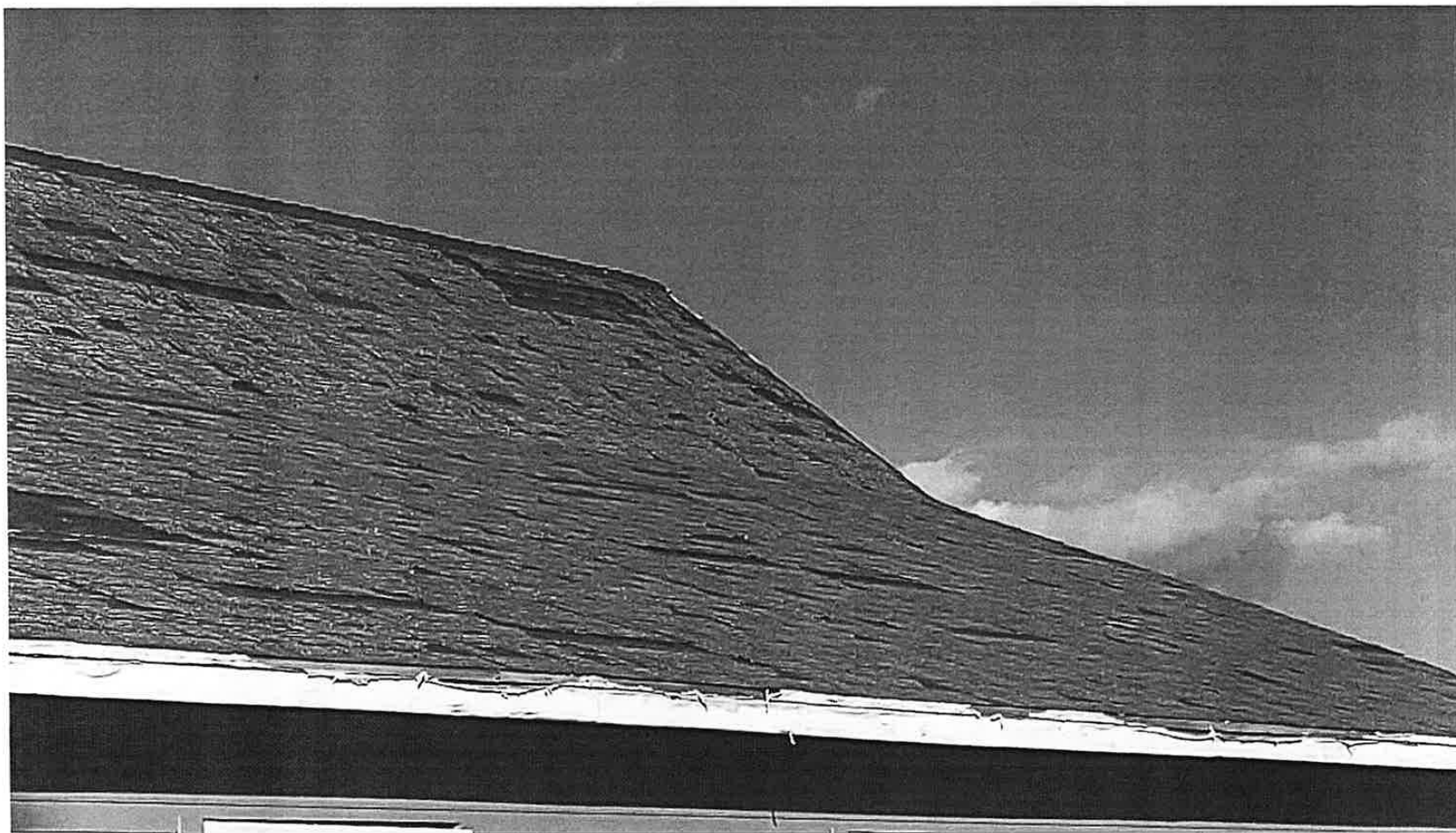
4.624

Rotting ROOFS AND Eaves

163

44

639



SBE 641

4.625

DAMAGED ROOFS

164

45

640



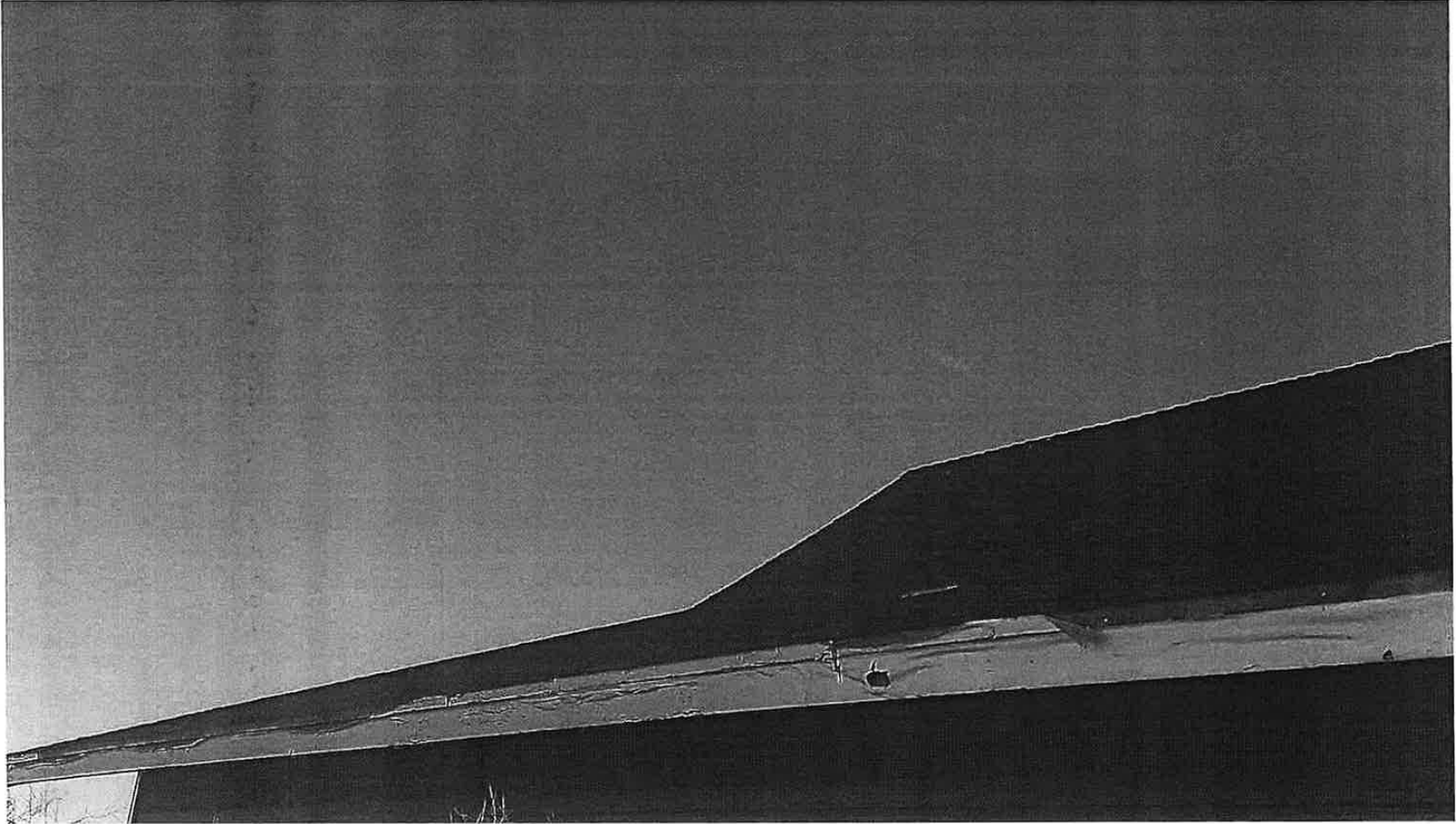
SBE 642

4.626

DAMAGED EYES

165

46



641

SBE 643

4.627

WATER DAMAGED NON WORKING
well - molded walls

166

47

642



SBE 644

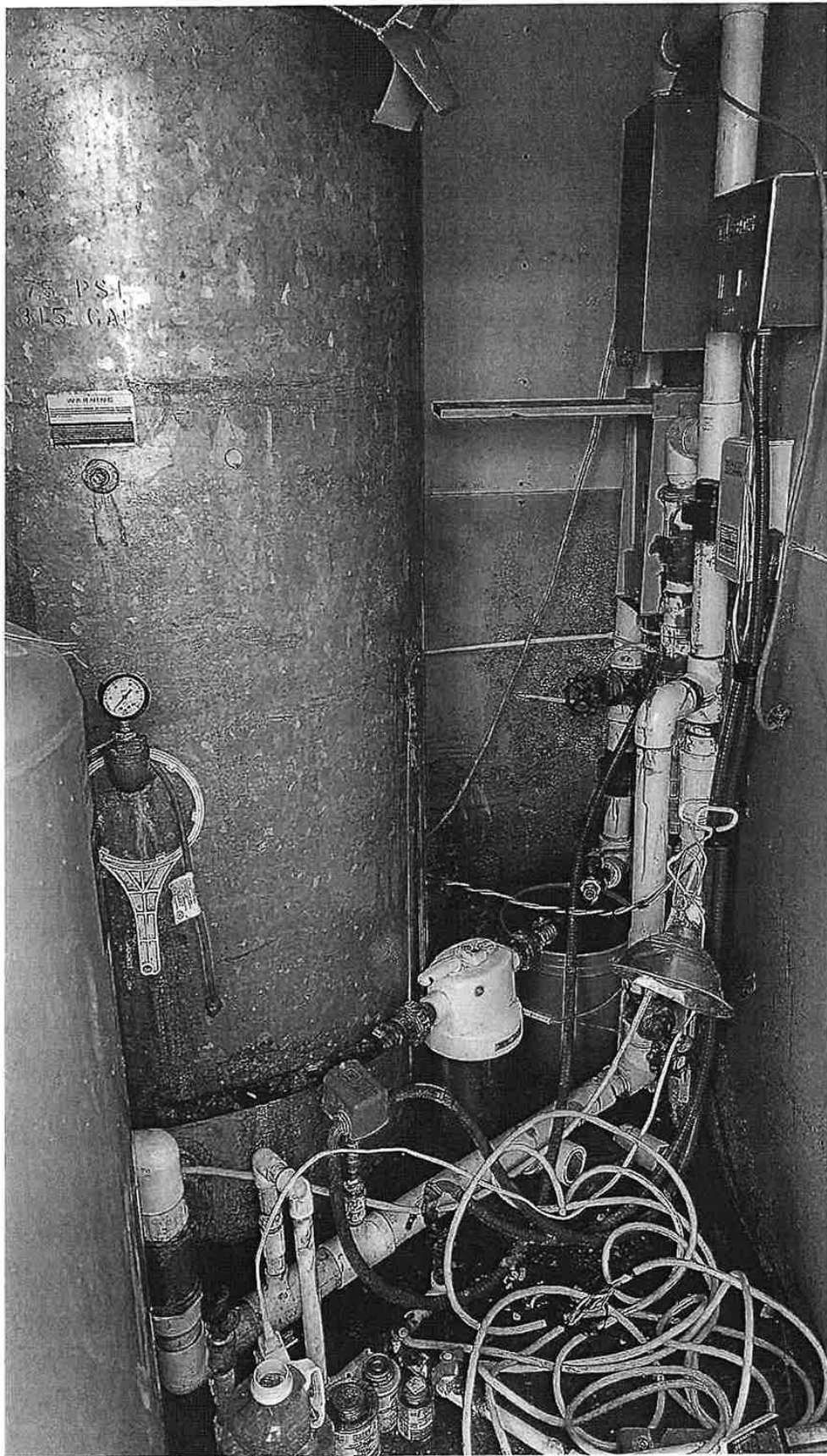
4.628



Well
molded
walls
Due
to
Leaks
All
over

167

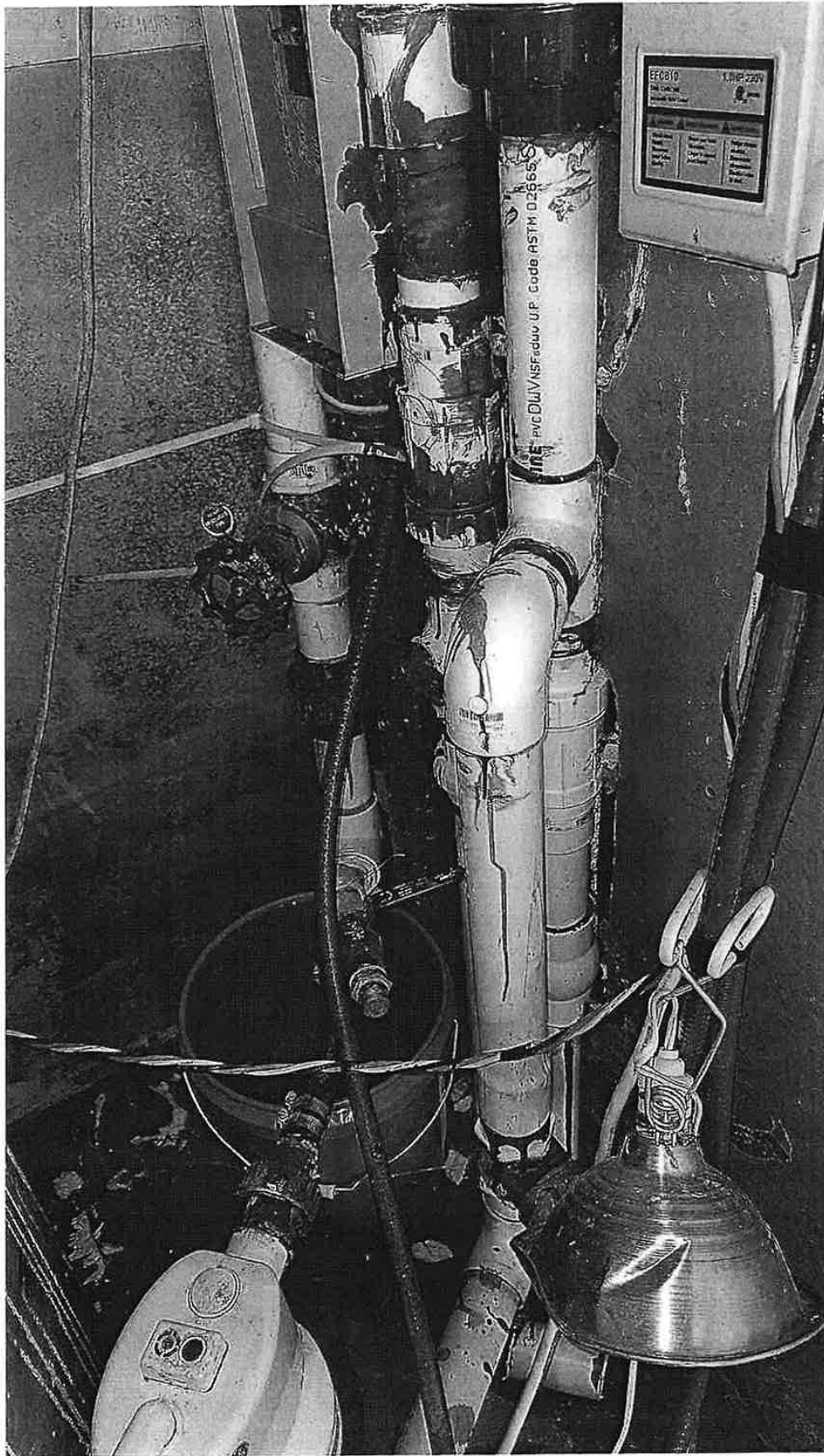
48



Old
Well
System
—
Before
House
Built

Leaky
All
over

4/9
10/8



Repaired
over
and
over
Due
to
Leak
non
working
well
system

50
169



well
has
no lid

Broken
System
well
House

167

51



Well
House
Broken

168
52

AMERICAN WATER HEATER COMPANY
1100 EAST FAIRVIEW AVENUE

JOHNSON CITY, TN 37601
HIGH ALT. DERATED TO 50400 BTU
TESTED TO WITHSTAND 400 DEG.

EQUIPPED FOR
USE ONLY WITH

Natural

GAS

LIMITED
WARRANTY

6603405

INNER TANK

6

YEAR

PARTS

6

YEAR

RECOVERY RATING based on 100 deg F rise

MINIMUM SUPPLY PRESSURE

53.4

G.P.H.

MANIFOLD PRESSURE

6

"W.C.

MAXIMUM SUPPLY PRESSURE

5

"W.C.

INPUT RATING - BTU/HR

10.5

"W.C.

CAPACITY

63000

50

U.S. GALLONS

ANS Z21.10.1b - CSA4.1b - 2000

SUITABLE FOR WATER (POTABLE)
HEATING AND SPACE HEATING.

ALL IN ACCORDANCE WITH LOCAL CODES, OR IN ABSENCE
OF ANS Z223.1 1988. MAY BE INSTALLED

MINIMUM CLEARANCE FROM COMBUSTIBLE MATERIAL
TO CEILING 15 INCHES, FRONT 4 INCHES.
DO NOT BE OPEN.

INSULATED TO

AUTOMATIC STORAGE WATER HEATER



6603427

1988
Water
heater

All
Appliances
Are
Old
And
Original

169

53