

Case #25-110

Items to consider in the replacement value of the of the 2840 square foot single family dwelling located at 40 Hawk View Road, Wellington.

NRS 361.227

All counties within the State of Nevada are required to use the cost approached method to value properties for taxation purposes.

1. Full cash value of the land.
2. Using Marshall Valuation Service as required by Nevada Administrative Code.

Lyon County refused to supply Marshall Valuation Service information.

Violation on NRS 239.0107 (Request for inspection or copying of public books or records).

NRS 239.320 – Concealment or falsification of records by a public officer is guilty of a category “C” felony.

District Attorney Stephen Rye was requested 3 times to open an investigation into the assessor’s office refusal to supply requested documents.

Kelly Wilson sent email stating that it was a miscommunications when I requested the Marshall Valuation Service information and stated that it was supplied on Lyon County Property Appraisal Record Card.

Case in point:

Violation of taxpayers bill of rights -
Sections # 1, # 13, #14

Violation of NRS 361.227 -
Sections #5, #8

Lyon County BOE failed to follow procedures per NRS 361.

Use of comparison property in the areas of Smith Valley not in close proximity to subject property.

Assessment of subject property not consistent with other properties in close proximity.

Attached is a CoreLogic – Swift Estimator Residential Estimator Standard Report that I was able to obtain over the internet.

Attached is a Construction Cost Report that I prepared using actual hard cost along with appropriate labor and overhead and profit for the cost of construction of the single family dwelling.

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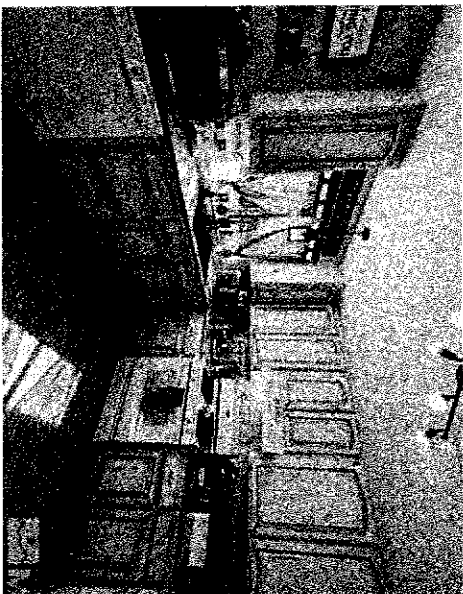
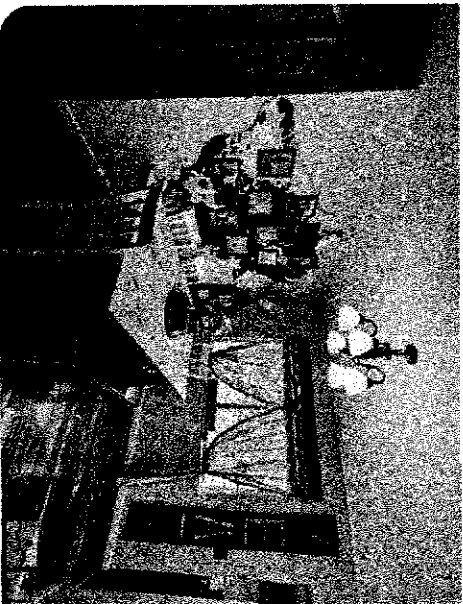
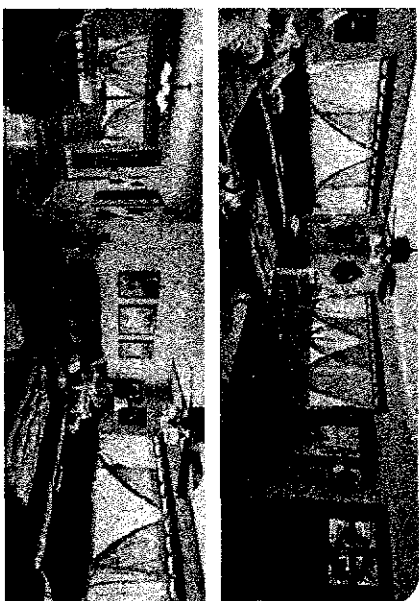


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\$470,000

20 Rangeland Dr, Wellington, NV 89444

3 beds

2 baths

1,488 sqft

Est. refi payment: \$2,761/mo **\$** Refinance your loan

Claim this home



Single Family
Residence



Built in 2002



5 Acres lot

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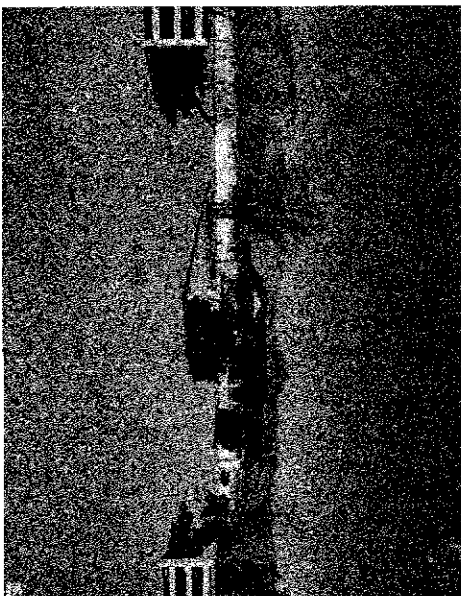
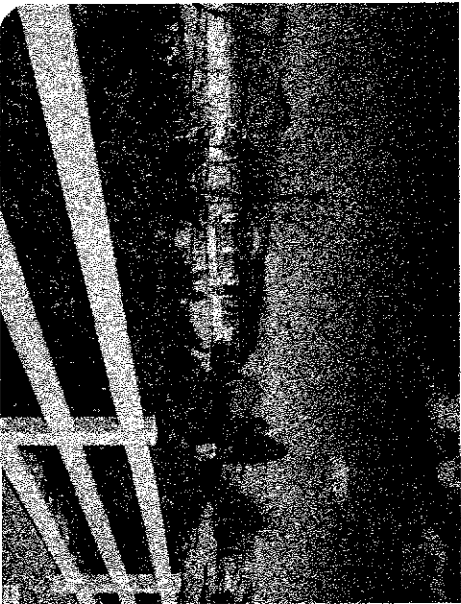
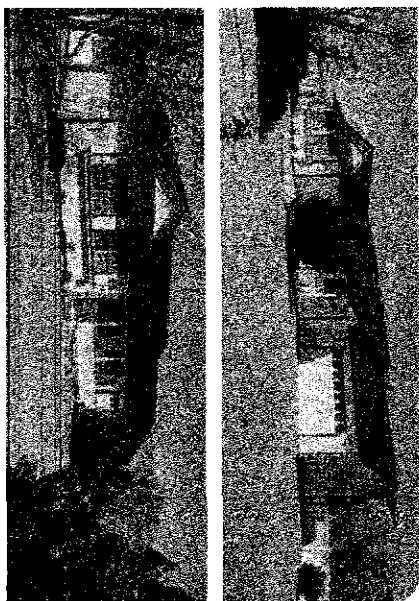
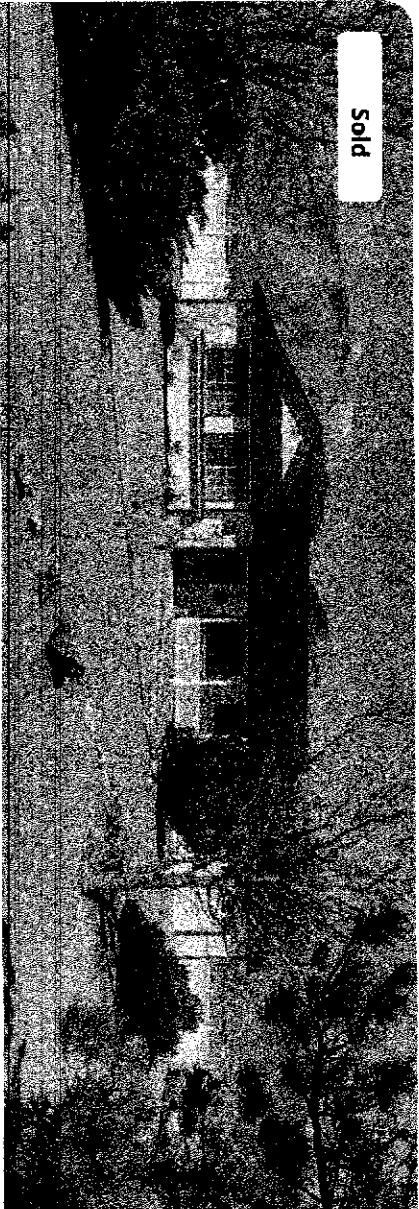
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\$490,000

29 N Star Dr, Wellington, NV 89444

3
beds

2
baths

1,548
sqft

Est. refi payment: \$2,879/mo **\$** Refinance your loan

claim this home


🏠 Single Family
Residence


🏠 Built In 1990

📏 5 Acres lot

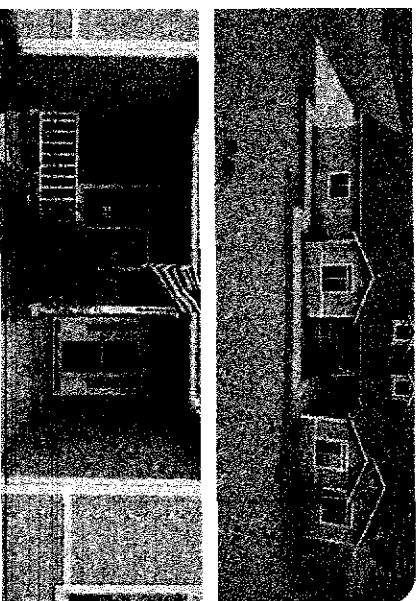
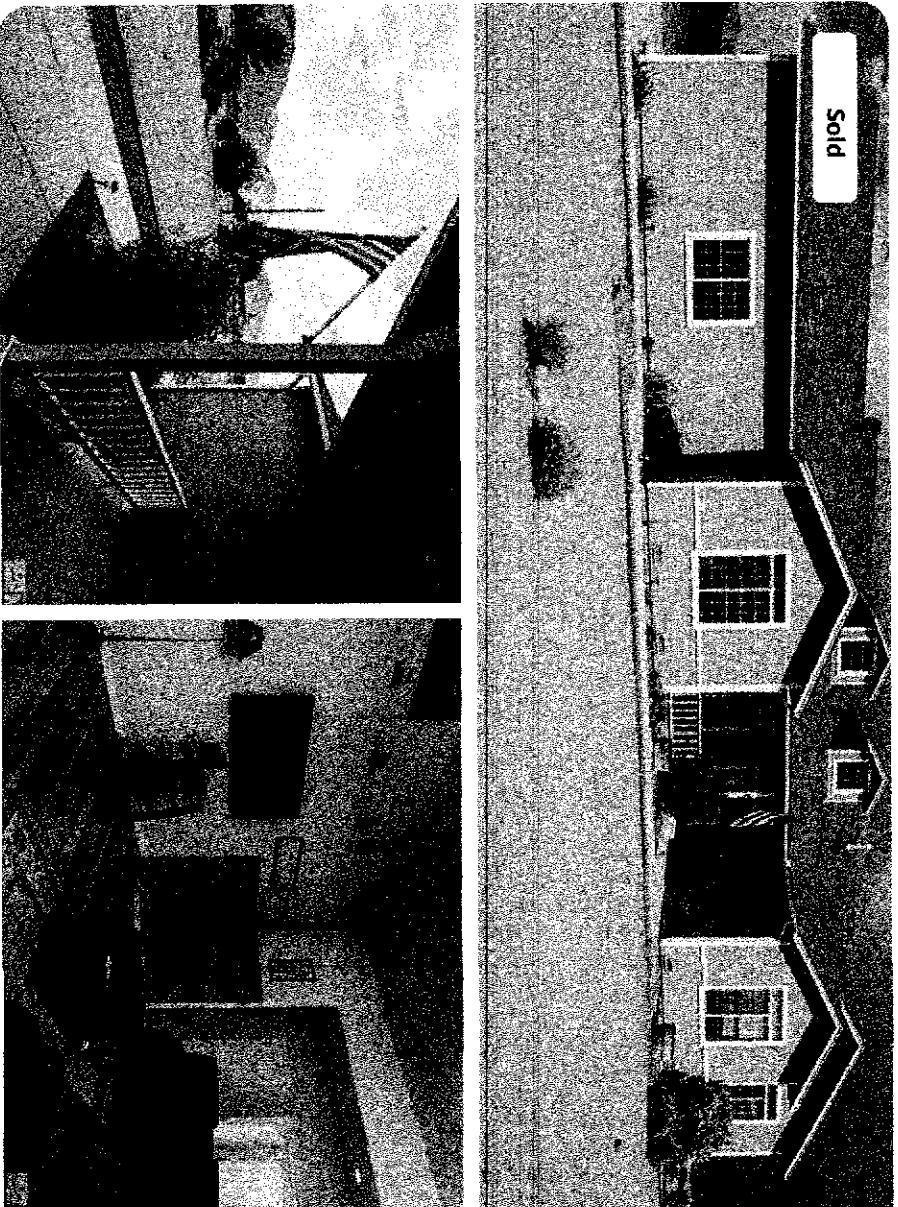
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\$633,000

92 Hawk View Rd, Wellington, NV 89444

3


beds

3

baths

2,388

sqft

Est. refi payment: \$3,732/mo  Refinance your loan

Claim this home



Single Family
Residence




Built in 2006





5 Acres lot

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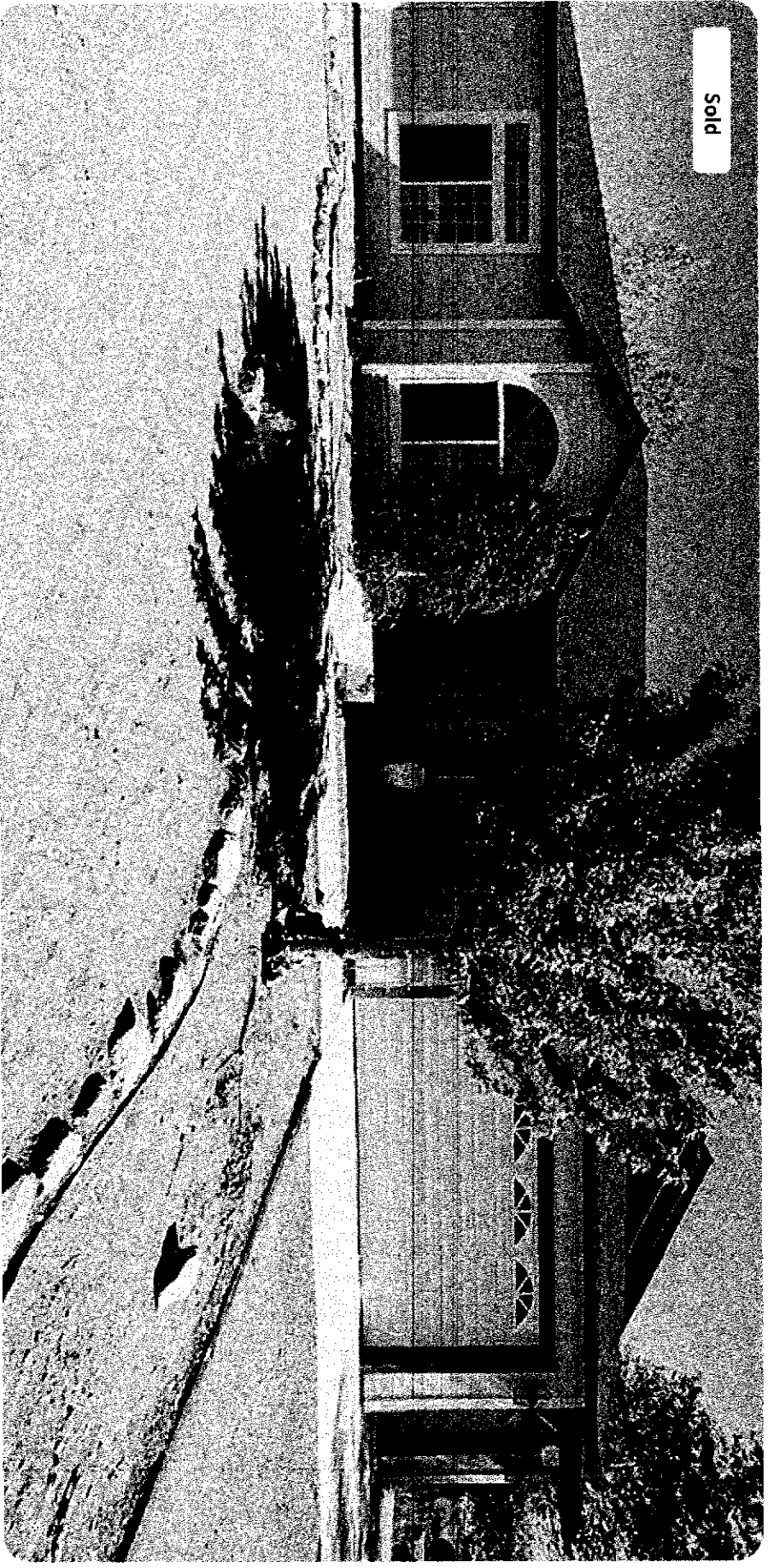
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\$635,000

70 Hawk View Rd, Wellington, NV 89444

4

beds

3

baths

2,275

sqft

Est. refi payment: \$3,744/mo  Refinance your loan

Claim this home



Single Family
Residence



Built in 2006



9.95 Acres lot

Sold

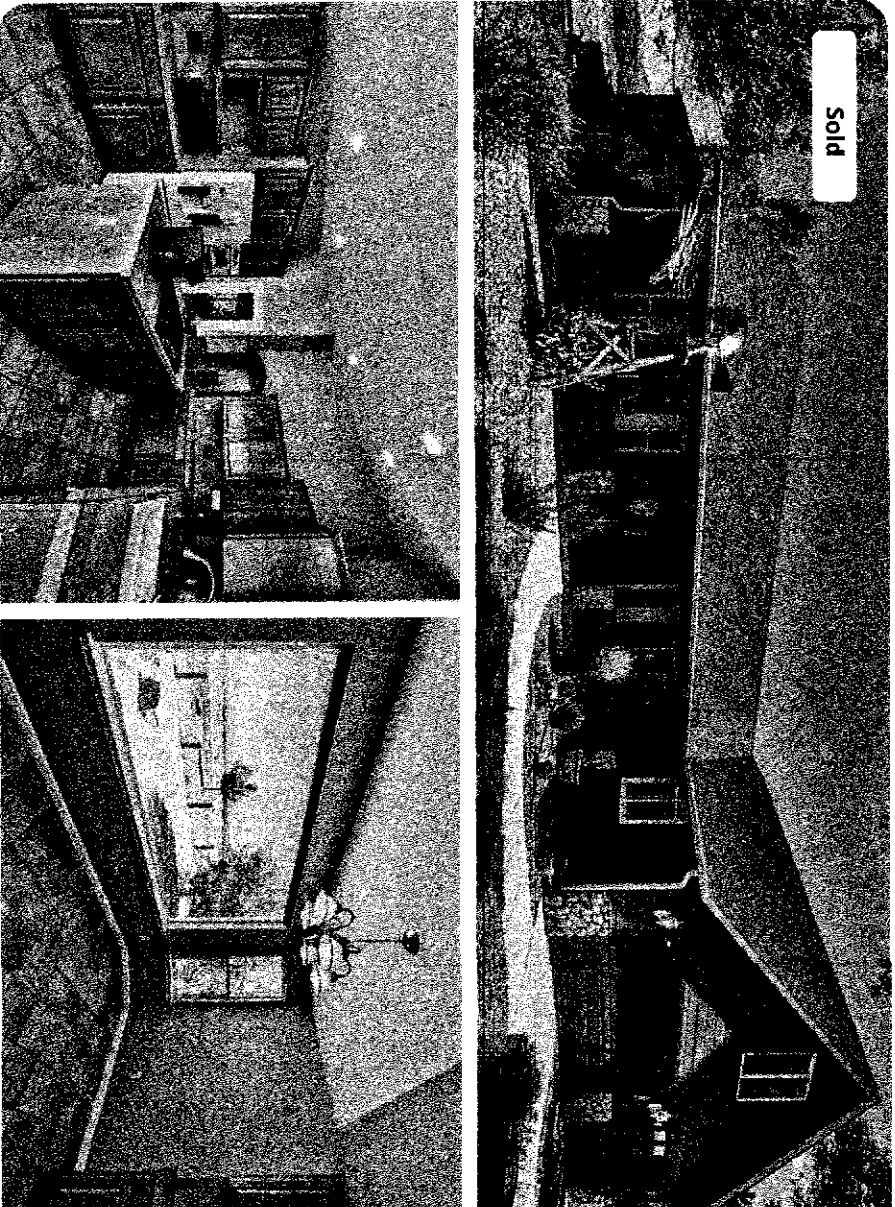
11/18/24

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~~Sold~~
10/7/2024

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\$637,000

392 Day Ln, Wellington, NV 89444

4 beds **3** baths **2,443** sqft

Est. refi payment: \$3,756/mo 💰 Refinance your loan

Claim this home



Single Family
Residence






Built in 2004

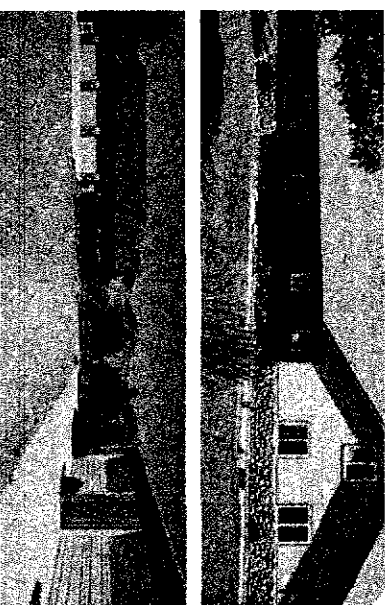
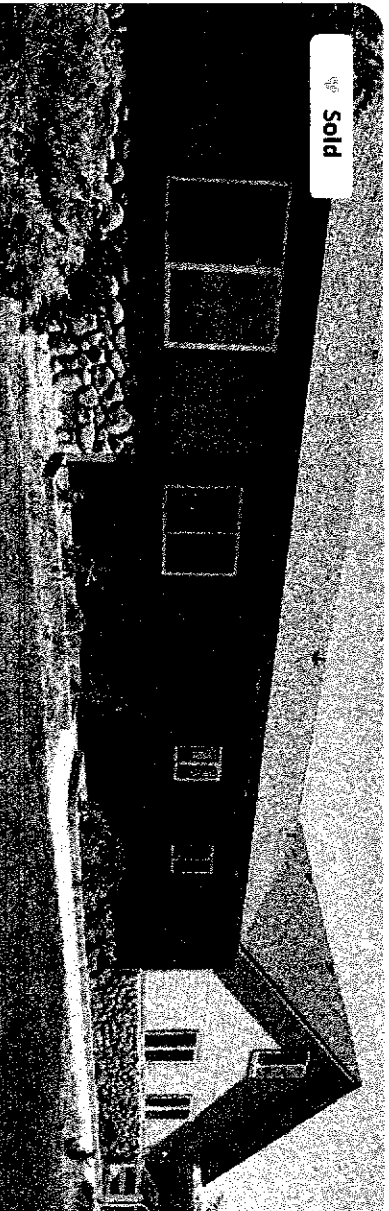


20.10 Acres lot

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7/26/2024*

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\$950,000

10 Grand View Ln, Wellington, NV 89444

8

beds

5


baths


4,881


sqft

Est. refi payment: \$5,601/mo  Refinance your loan

Claim this home

 Single Family
Residence

 Built in 2003

 4.80 Acres lot

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11/14/2022

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\$665,000

205 Chaparral Dr, Smith, NV 89430

4

beds

3

baths

3,533

sqft

Est. refi payment: \$3,796/mo Refinance your loan

Single Family Residence

Built in 2005

5.02 Acres lot

\$770,900 Zestimate®

\$188/sqft

\$29/mo HOA



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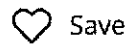
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Zillow Group Marketplace, Inc. NMLS #1303160

Home value

MARCH 30, 2025

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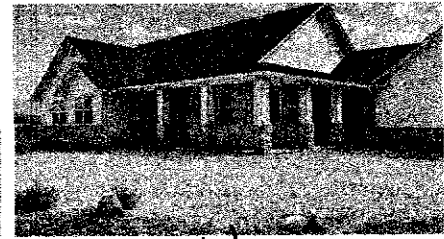
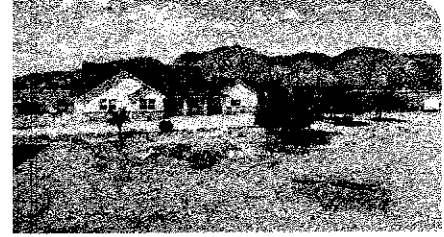
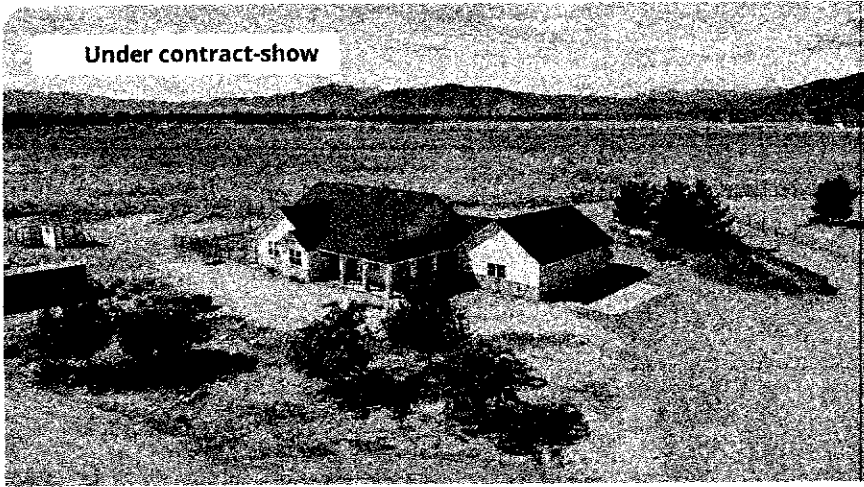


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Under contract-show



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4/7/2025

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Price cut: \$161K (3/2)

~~\$816,000~~

\$ 802,000

23 Hawk View Dr, Wellington, NV 89444

3

beds

3

baths

2,324

sqft

Est.: \$4,660/mo Get pre-qualified



Single Family Residence



Built in 2004



26.39 Acres Lot



\$-- Zestimate®



\$351/sqft



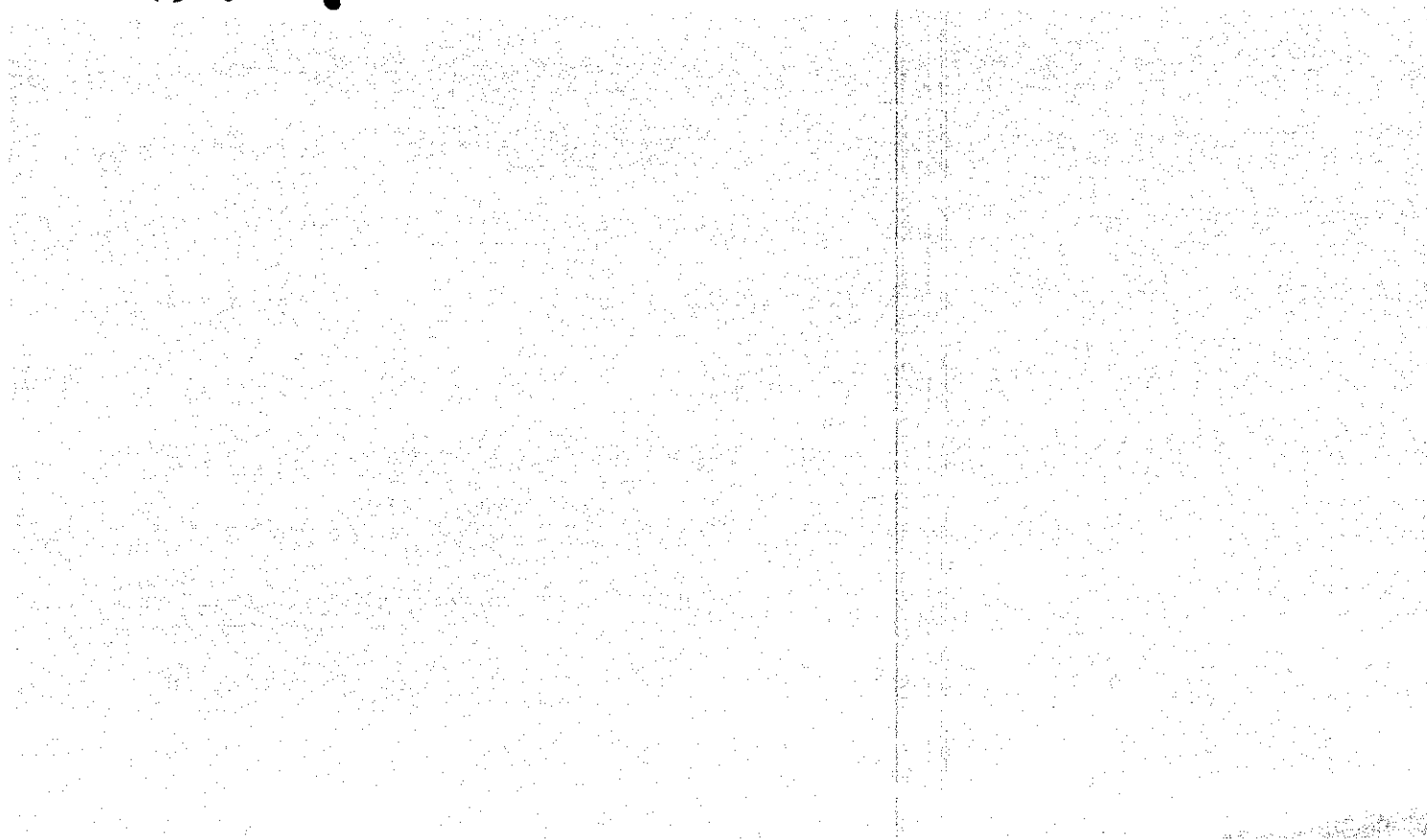
\$-- HOA

What's special

Smith Valley ranch with AG well, 78+acres of water rights and beautiful semi-custom built home . Shared AG well with access to 78+ acre feet of water, 2 fields approximately 5 acres and 20 acres fenced and cross fenced. Cattle corrals, 2 horse corrals with shelters, covered hay storage. 3 wheel line irrigation with movers. Well appointed home with vaulted ceilings. hickory custom built cabinets



APRIL 30, 2025



Water Rights

\$30,000

Home sales



Yerington, NV



Listed over a week ago



Send seller a message

Good evening, is this still available?

16:05



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Property Details



House



Studio



Home Location



Yerington, NV

Location is approximate

Description

Yerington, NV [hidden information], United States

6.96 acre feet of primary underground water rights.

Permit no. 13879, certificate no. 5074. Must stay in Mason Valley [See less](#)

Getting Around

Provided by Walk Score®



Walk Score®

60 out of 100

Some errands can be accomplished on foot.



Transit Score®

out of 100



Bike Score®

57 out of 100

Some bike infrastructure.

Nearby Schools

Provided by GreatSchools



Yerington Intermediate School

0.2 mi

Rating not available

Grades 5-8

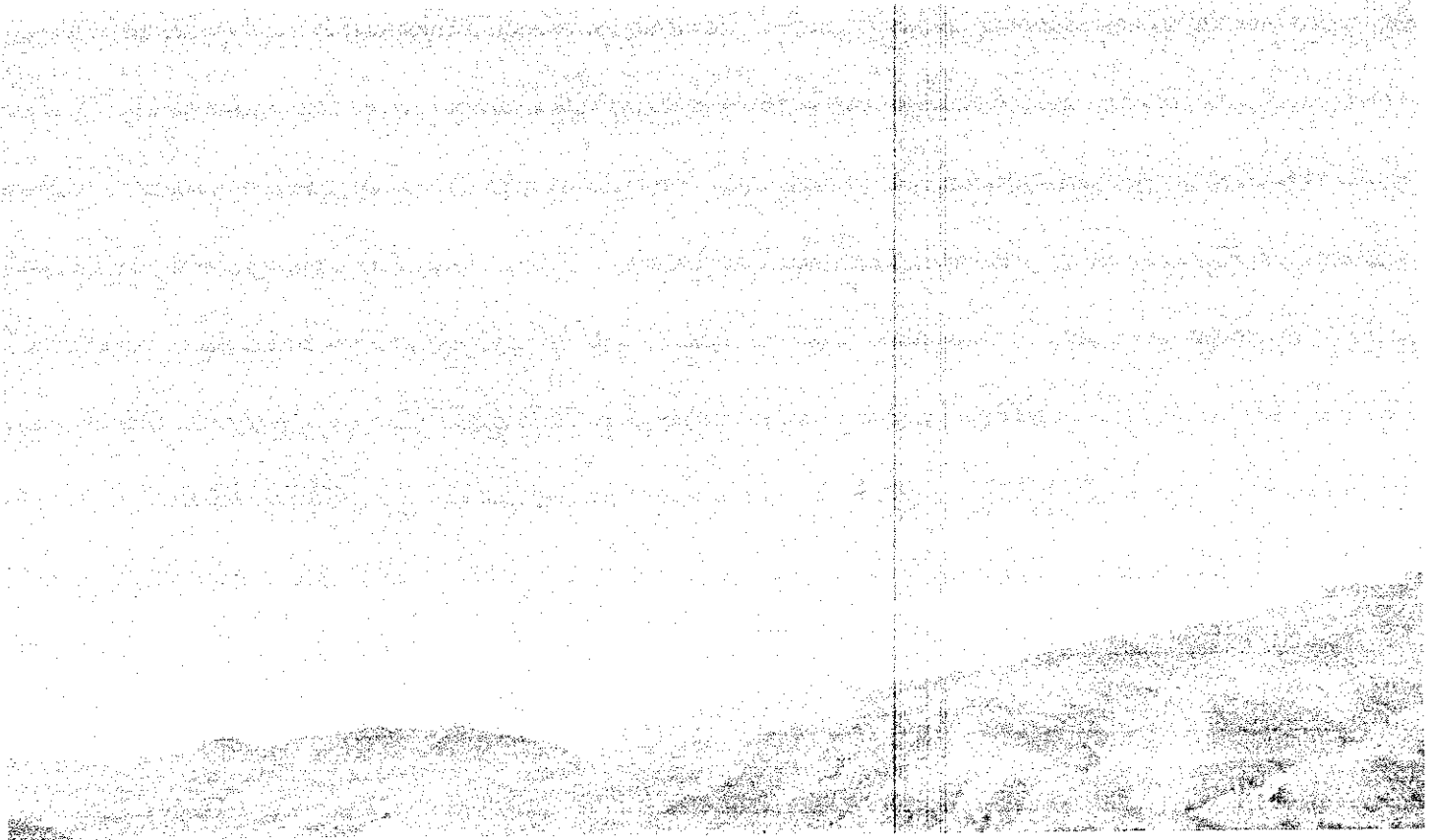


Yerington High School

0.2 mi

6 out of 10

Grades 9-12




Sold Water Rights

\$30,000

Home sales

 Yerington, NV


 Listed over a week ago

 Save

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Property Details

 House

 Studio

Home Location

APN: 9-132-15

From: Kelly Wilson (kwilson@lyon-county.org)

To: rferr2@yahoo.com

Date: Wednesday, February 12, 2025 at 10:31 AM PST

Good morning,

Per your conversation with Erin Singley and Staci Lindberg yesterday regarding Marshall & Swift Valuation. I wanted to clarify that you were provided that 2024 information on February 22, 2024 in the Appeal Board Packet page 3 & 4. This is your Property Appraisal Record Card, and reflects the values calculated for land and each improvement.

I believe there was miscommunication during our meeting in August, 2024. We understood that you were asking how you could access all the Marshall & Swifts Costs.

Our records are of public record and we provide a copy of the Property Appraisal Record Card promptly to anyone upon request. The costing information is also available on-line at the Lyon County website. <https://gsaportal.lyon-county.org/>

I am attaching copies of your Property Appraisal Record Card for years 2021 - 2025. Please let me know if you have any questions.

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



9-132-15- Property Appraisal Record Cards 2021 - 2025.pdf
6.7 MB

CoreLogic - SwiftEstimator

Residential Estimator - Standard Report

Estimate ID	1		
Property Owner			
Address			
City			
State/Province			
ZIP/Postal Code	89444		
Surveyed By			
Survey Date			
Single-family Residence		Floor Area	2840 Square Feet
Effective Age		Quality	2.5 Fair / Average
Cost as of	03/2025	Condition	3 Average
Style	One Story		
Exterior Wall	Frame, Stucco or Siding 100%		
Plumbing Fixtures	8		

Cost Data

Description	Units	Unit Cost	Total
Base Cost	2,840	\$107.35	\$304,874
Plumbing Fixtures	8	\$2,177.70	\$17,422
Comp. Shingle or Built-up Rock	2,840	\$4.19	\$11,900
Raised Subfloor	2,840	\$14.52	\$41,237
Floor Cover Allowance	2,840	\$5.94	\$16,870
Forced Air Furnace	2,840	\$6.39	\$18,148
Plumbing Rough-ins	1	\$924.15	\$924
Appliance Allowance	1	\$4,102.25	\$4,102
Basic Structure Total Cost	2,840	\$146.29	\$415,477
<i>Section: Attached Garage</i>			
Garage Finish (Attached)	100	\$9.30	\$930
Attached Garage	850	\$1.09	\$930
Subtotal Garage			\$930
Replacement Cost New	2,840	\$146.62	\$416,407
Physical Depreciation 1.5%			\$6,247
Functional Depreciation 1.5%			\$6,152
Total Depreciated Cost			\$404,008
Total			\$404,008

Cost data by CoreLogic, Inc.

Except for items and costs listed under "Addition Details," this SwiftEstimator report has been produced utilizing current cost data and is in compliance with the Marshall & Swift Licensed User Certificate. This report authenticates the user as a current Marshall & Swift user.





SQUARE FOOT APPRAISAL FORM
For subscribers using the *Residential Cost Handbook and/or Estimating Products*

Estimate Number:1

Property Owner _____		Date _____			
Address _____		Surveyed By _____			
City _____		Cost as of March, 2025			
State/Province _____	Zip/Postal Code 89444	Appraisal For _____			
Type Single-family Residence	Quality 2.50 Fair/Average	Total Floor Area 2840			
Style One Story 100%		Number of Units _____			
Exterior Walls Frame, Stucco or Siding 100%;		Interior Wall Height 8			
		Basement Depth _____			
Age _____	Condition 3.00 Average	Region <input checked="" type="checkbox"/> Western <input type="checkbox"/> Central <input type="checkbox"/> Eastern			
		Factor	Quantity	Cost	Extended Cost
1. COMPUTE RESIDENCE BASIC COST		Wall height Factor	X Floor Area	X Selected Sq. Ft. Cost	1.000 2,840 102.54 \$ 291,214
Square Foot and Lump Sum Adjustments					+ -
2. Roofing Comp. Shingle or Built-up Rock					
3. Energy <input type="checkbox"/> Mild <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> Extreme <input type="checkbox"/> Superinsulated					2,840 3.20 + 9,088
4. Foundation <input type="checkbox"/> Mild <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> Extreme Hillside: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep					2,840 7.49 + 21,272
5. Seismic <input checked="" type="checkbox"/> None <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 Wind: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes					
6. Subfloor Raised Subfloor					
7. Floor Insulation <input type="checkbox"/> Mild <input type="checkbox"/> Moderate <input type="checkbox"/> Extreme					
8. Floor Cover Floor Cover Allowance					2,840 4.87 + 13,831
9. Plaster Interior					
10. Heating/Cooling Forced Air Furnace					
11. Plumbing Fixtures Total 8 Base 7					+ 1,785
12. Plumbing Rough-ins Total 1 Base 1					+ 1
13. Dormers					
14. Fireplaces					
15. Built-in Appliances Appliance Allowance					+ 3,363
16. SUBTOTAL: ADJUSTED RESIDENCE COST: Total of Lines 1 to 15.					2,840 119.91 \$ 340,554
17. Basement					
18. Porches, Decks, Breezeways, etc.					
19. Balconies					
20. Exterior Stairways					
21. SUBTOTAL RESIDENCE COST: Total of lines 16 and 20.					2,840 119.91 \$ 340,554
22. Garages/Carports Attached Garage					850 .90 + 762
23. SUBTOTAL OF ALL BUILDING IMPROVEMENTS: Total of Lines 21 and 22.					2,840 120.18 \$ 341,316
24. Multipliers Current Cost (1.06) X Local (1.15) X Other (1.00)					1.22
25. Additional Components					
26. TOTAL BUILDING COST NEW: Total of Line 23 x Line 24 + Line 25.					2,840 146.62 \$ 416,406
27. Depreciation: Physical and Functional					6,247.00
28. External and/or Excessive Functional Obsolescence					6,152.00
29. Additional Deprecation					
30. TOTAL DEPRECIATED COST: Line 26 - line 27 to 29.					2,840 142.26 \$ 404,007
31. Yard Improvements					
32. Miscellaneous					
33. Land/Site Value					
34. TOTAL INDICATED VALUE: Total of Lines 30 to 33.					2,840 142.26 \$ 404,007

CONSTRUCTION COST REPORT

40 Hawk View Rd.
Wellington, Nv 89444

1. Site Prep.	\$ 1,500
2. Foundation, stem wall, floor framing.	\$ 31,500
3. Plumbing roughed in.	\$ 8,500
4. Wall framing & partitions.	\$ 23,250
5. Roof trusses and sheeting.	\$ 24,000
6. Roof shingles.	\$ 14,000
7. Exterior doors and Windows.	\$ 11,000
8. Tubs, showers, set, Roughed in.	\$ 6,000
9. Electrical roughed in.	\$ 8,750
10. Heating unit and duct work.	\$ 9,000
11. Walls, sub floor, attic insulation.	\$ 12,000
12. Drywall, hung, taped, textured.	\$17,500
13. Stucco.	\$ 26,150
14. Fireplace.	\$ 4,000
15. Interior doors and trim.	\$6,000
16. Cabinets.	\$ 34,000
17. Interior painting.	\$ 3,500
18. Kitchen appliance.	\$ 9,000
19. Plumbing fixture set.	\$ 7,000
20. Electrical fixture set.	\$ 4,000
21. Patio.	\$ 6,000
22. Exterior painting.	\$ 2,000
23. Flooring finish.	\$ 14,000
24. Mirrors, hardware.	\$ 4,000
25. A/C condensing unit.	\$ 6,500
26. Counter tops.	\$ 15,000
27. Clean up.	\$ 2,000
28. Sanitation.	\$ 1,000
29. Insurance.	\$ 1,200
30. Garage doors and openers.	\$ 9,500
31. Master bath tile.	\$ 4,200
32. Labor.	\$ 30,000

Total: \$ 356,050

Overhead and Profit (12%) \$ 42,720

GRAND TOTAL - \$ 398,770.00