

**From:** [Yvonne Nevarez-Goodson](#)  
**To:** [Kari Skalsky](#); [Yvonne Nevarez-Goodson](#)  
**Subject:** Fw: August 4th hearing Case # 25-142  
**Date:** Tuesday, July 29, 2025 6:23:18 PM  
**Attachments:** [case25-142-1162628-00\\_12191363.pdf](#)  
[RETAILATTN-1162628-00\\_12692170.pdf](#)  
[Outlook-00\\_12191363.png](#)



*Yvonne M. Nevarez-Goodson, Esq., CPM*  
Chief Deputy Executive Director  
Nevada Department of Taxation  
3850 Arrowhead Drive  
Carson City, NV 89706  
9850 Double R Blvd., Suite 101  
Reno, NV 89521  
[yngoodson@tax.state.nv.us](mailto:yngoodson@tax.state.nv.us)  
Carson: 775-684-2176  
Reno: 775-687-9967

Mailing Address: Carson Office

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**From:** Renee Morris <morrisr@tax.state.nv.us>  
**Sent:** Monday, July 28, 2025 6:13 AM  
**To:** Christina M. Griffith <cmgriffith@tax.state.nv.us>  
**Subject:** FW: August 4th hearing Case # 25-142

**From:** Capt. Rick <rferr2@yahoo.com>  
**Sent:** Sunday, July 27, 2025 9:22 PM  
**To:** Renee Morris <morrisr@tax.state.nv.us>  
**Subject:** August 4th hearing Case # 25-142

**WARNING** - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mrs Morris - Attached is information I wish to present at my August 4th hearing. The information I wish to add is information that I was not aware of the Lyon's county position because they never provided me their information prior to the hearing. Also, information has arisen since the hearing.

Thank You,  
Enrico Ferroni  
40 Hawk View Rd.  
Wellington, Nv 89444  
209.479.0548  
[rferr2@yahoo.com](mailto:rferr2@yahoo.com)



**LYON COUNTY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
BUILDING • DEVELOPMENT ENGINEERING • PLANNING

27 S. MAIN STREET  
YERINGTON, NEVADA 89447  
(775) 463-6591  
FAX: (775) 463-5305

34 LAKES BOULEVARD  
DAYTON, NEVADA 89403  
(775) 246-6131  
FAX: (775) 246-6147

Joseph Sanchez  
Code Enforcement Officer  
Community Development Department  
27 S. Main Street  
Yerington, NV, 89447  
April 01, 2025

FERRONI, ENRICO LEE & NANCY A TRS  
FERRONI, NANCY A TR  
40 HAWK VIEW DR  
WELLINGTON, NV 89444

**RE: *Unpermitted Structure(s) at 40 Hawk View Rd, Wellington, NV 89444***

Dear Enrico & Nancy Ferroni,

It has come to the County's attention that a structure(s) has been constructed on your property located at **40 Hawk View Rd, Wellington, NV 89444 (Parcel 009-132-15)** without the required building permits. According to Lyon County regulations, all new construction, alterations, and site improvements require permitting to ensure compliance with building codes and safety standards. Structures built without proper permits are considered non-compliant or illegal.

To address this issue and bring your property into compliance, Lyon County offers an "As-Built" permitting process. This process allows property owners to retroactively apply for permits, have their structures inspected, and verify that they meet minimum code requirements and safety standards.

**As-Built Permitting Process**

***What Does "As-Built" Mean?***

The "As-Built" process applies to buildings or site improvements constructed without the necessary permits. It provides an opportunity for property owners to demonstrate compliance with building codes and ensure the safety of the structure as it currently exists or as it was originally built.

***Our Goal***

Lyon County is committed to ensuring that all properties are developed and maintained safely. Building codes establish minimum requirements to protect public health, safety, and welfare. Our Community Development Department is available to answer any questions and assist you throughout the permitting process.

### *Steps to Compliance*

1. **Identify Non-Permitted Work:** Identify all construction or alterations on your property that were completed without permits. You will need to provide plans or construction documents that document the work completed.
  - o For most as-built work, plans must be prepared and stamped by a Registered Nevada Architect or Engineer.
  - o Minor non-structural work may be drawn by Nevada-licensed contractors if the contractor is performing the work.
2. **Apply for an As-Built Building Permit:** Submit the prepared plans to the Building Department for review. If the plans meet the required standards, they will be approved. If additional information is needed, the department will provide comments to guide you.
3. **Inspections:** After your plans are approved, the Building Department will issue the permit, and inspections will be scheduled. Due to the nature of as-built structures, multiple inspections may be required. Some parts of the structure, such as foundations, framing, wiring, plumbing, and mechanical systems, may need to be exposed for inspection. In some cases, certification by the project's Architect or Engineer may suffice to verify compliance.
4. **Completion:** Once all inspections are complete and the work is verified to meet code standards, your structure will be deemed compliant.

### **Important Notice**

Please be advised that failure to address this violation within thirty **(30) days** from the date of this notice may lead to further enforcement actions. Such actions may include, but are not limited to, fines, penalties, or legal proceedings. To resolve the violation, the property owner or responsible party must implement the following corrective measures:

1. Identify all unpermitted work on the property and prepare plans or documentation.
2. Submit an application for an As-Built Building Permit.
3. Work closely with inspectors and, if necessary, uncover areas of the structure for compliance verification.
4. Ensure all inspections are completed and compliance is achieved.

### **Next Steps**

We encourage you to begin the As-Built permitting process as soon as possible. Delays in addressing this matter may result in additional enforcement actions. Our team is here to assist you in navigating the permitting and compliance process. Please contact the **Lyon County Community Development Department** at **775-463-6591 ext. 1414** or **jsanchez@lyon-county.org** to discuss your specific situation and start the application process.

Thank you for your prompt attention to this matter. We look forward to working with you to resolve this issue and ensure your property complies with County regulations.

Sincerely,



Joseph Sanchez/Code Enforcement Officer/County of Lyon  
27 South Main Street, Yerington, Nevada 89447



April 30, 2025

Joseph Sanchez  
Code Enforcement Officer  
27 S. Main Street  
Yerington, Nv 89447

Re: Unpermitted Structure

I request the following information -

1. A complete list of parcels in Lyon County that have received notice of unpermitted structure in the last 24 months. (May 2023 – April 2025)
2. Parcel location and date of notice for the parcels that you have sent notices to. (May 2023 – April 2025)
3. How my property came to your attention. If it was reported, found during canvas of the neighborhood, or other means. If it was reported, provide formation of the reporting party.
4. If it was found during a neighborhood canvas, list other actions taken against other parcels in the Smith Valley during the same time period.

This information is being requested under Chapter 239 (Public Records NRS 239.0107)

I have included a copy of the statute for your review. Failure to respond is a category “C” felony. (also included) Page 2 of the statute (NRS 239.0107) advises that you make a reasonable effort to assist the requester to focus the request in such a manner as to maximize the likelihood the requester will be able to inspect, copy, or receive a copy of the public record as expeditiously as possible. If the information is denied, you must provide in writing the reason and statue for denial.

Respond in writing as I don't receive emails.

Sincerely,,

Enrico Ferroni  
40 Hawk View Road  
Wellington, Nv 89444



**LYON COUNTY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
BUILDING • DEVELOPMENT ENGINEERING • PLANNING

27 S. MAIN STREET  
YERINGTON, NEVADA 89447  
(775) 463-6591  
FAX: (775) 463-5305

34 LAKES BOULEVARD  
DAYTON, NEVADA 89403  
(775) 246-6135  
FAX: (775) 246-6147

Joseph Sanchez  
Code Enforcement Officer  
Community Development Department  
27 S. Main Street  
Yerington, NV, 89447

May 07, 2025

FERRONI, ENRICO LEE & NANCY A TRS  
FERRONI, NANCY A TR  
40 HAWK VIEW DR  
WELLINGTON, NV 89444

**RE: Response to Public Records Request Dated April 30, 2025**

Dear Mr. Ferroni,

This letter is in response to your written request dated April 30, 2025, concerning information related to unpermitted structures in Lyon County and in accordance with Nevada Revised Statutes Chapter 239 (Public Records Law).

Please find our responses to each of your numbered items below:

**Item 1:**

In response to your request for a complete list of parcels in Lyon County that have received notice of unpermitted structures from May 2023 through April 2025, please see the enclosed.

**Item 2:**

In response to your request for parcel locations and the date of notice for the notices issued during the same period, please see the enclosed document.

**Item 3:**

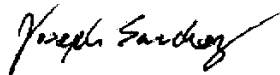
In response to your inquiry on how your property came to our attention, please see the enclosed email communication.

**Item 4:**

In response to your request regarding neighborhood canvassing actions and related enforcement activities in the Smith Valley area, this item is not applicable. No such canvassing was conducted in the referenced time period that would apply to your property.

Should you have further questions or need clarification regarding any of the enclosed materials, please feel free to submit an additional written request. We remain committed to providing timely and transparent access to public records in compliance with NRS 239.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Sanchez". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Joseph Sanchez/Code Enforcement Officer/County of Lyon  
27 South Main Street, Yerington, Nevada 89447



Joseph Sanchez <jsanchez@lyon-county.org>

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**40 Hawkview Rd; APN: 9-132-15**

2 messages

Thu, Mar 27, 2025 at 3:31 PM

To: Joseph Sanchez <jsanchez@lyon-county.org>

Hi, Joseph, I drove by to take an updated picture and I noticed some added structures that are not being assessed. I checked your files, and the SAGE program and I don't see any permits for these.

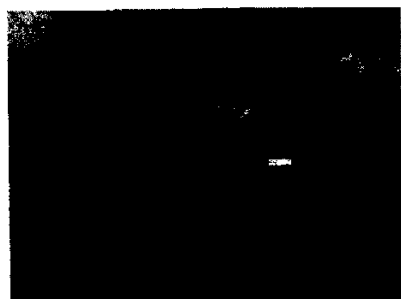
appraiser  
Lyon County Assessor's Office

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**2 attachments**



9-132-15 sheds, metal gar-front.jpg  
502K



9-132-15 sheds, metal gar.jpg  
2266K

---

Joseph Sanchez <jsanchez@lyon-county.org>

Fri, Mar 28, 2025 at 8:03 AM

To: I

Thanks for the update. I'll take a look into it.

Joseph Sanchez  
Code Enforcement Officer  
County of Lyon  
27 South Main Street  
Yerington, Nevada 89447  
O: 775.463.6591 Ext. 1414  
M: 775.364.4008



**LYON COUNTY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
BUILDING • DEVELOPMENT ENGINEERING • PLANNING

27 S. MAIN STREET  
YERINGTON, NEVADA 89447  
(775) 463-6591  
FAX: (775) 463-5305

34 LAKES BOULEVARD  
DAYTON, NEVADA 89403

Gavin Henderson  
Director  
Lyon County Community Development  
27 S. Main Street  
Yerington, NV, 89447  
June, 13, 2025

Enrico Ferroni  
40 Hawk View Road  
Wellington, NV, 89444

Re: Public Record's Request – June 11, 2025

Dear Ferroni,

The Lyon County Community Development Department has received your public record's request on June 11, 2025. Please view the following information provided related to your request.

1. The name of the person from the assessor's office who reported to you the structures on my property.
  - a. Then name of the assessor who reported the structures is Kelly Wilson
2. Parcel location and date of notice for the parcels that this person has reported to you for unpermitted structure violations for the past 36 months. (May 2022 – May 2025).
  - a. APN: 014-621-07 – Manufacture Home
    - i. Reported on: April 8, 2025
    - ii. Cause: Non-Permitted Structure
  - b. APN: 009-286-01 – 420 square-feet Structure
    - i. Reported on: May 23, 2025
    - ii. Cause: Non-Permitted Structure

If you have any questions or need further assistance, feel free to contact our office at 775-463-6592, ext. 2473.

Case Number:	Parcel:	Type:	Address:	Case Filed Date:
CE-2023-0186	019-065-02	Building Permit Required	4 Martin Street Mound House (Dayton) NV 89706	05/31/23
CE-2023-0201	012-301-09	Building Permit Required	70 Tognoli Lane (EAST) Mason Valley NV 89447	06/13/23
CE-2023-0204	010-331-05	Building Permit Required	1 Circle Drive Wellington NV 89444	06/16/23
CE-2023-0251	004-321-07	Building Permit Required	49 Tucker Lane Mason Valley (Yerington) NV 89447	08/07/23
CE-2023-0258	010-741-63	Building Permit Required	263 Great Basin Trail Smith NV 89430	08/15/23
CE-2023-0327	017-168-08	Building Permit Required	2900 5th Street EAST Silver Springs NV 89429	10/02/23
CE-2023-0335	003-013-02	Building Permit Required	3 Smoke Tree Ln Yerington NV 89447	10/06/23
CE-2023-0336	014-251-26	Building Permit Required	298 Sunset Hills Dr Yerington WA 98660	10/06/23
CE-2023-0340	009-241-08	Building Permit Required	368 Angelina Circle Wellington NV 89444	10/09/23
CE-2023-0342	012-081-39	Building Permit Required	12 Mason Road Mason (Yerington) NV 89447	10/09/23
CE-2023-0366	017-322-05	Building Permit Required	2460 7th Street EAST Silver Springs NV 89429	11/08/23
CE-2023-0389	019-265-10	Building Permit Required	404 V & T Way Dayton (Mark Twain) NV 89403	12/29/23
CE-2024-0002	016-061-03	Building Permit Required	31 McClellan Peak Road Mound House NV 89706	01/05/24
CE-2024-0025	019-613-06	Building Permit Required	411 Gleneagles Court Dayton NV 89403	02/07/24
CE-2024-0026	018-232-11	Building Permit Required	2690 Fort Churchill Road Silver Springs NV 89429	02/07/24
CE-2024-0071	006-034-03	Building Permit Required	135 Firemar Row Dayton NV	04/17/24
CE-2024-0106	009-286-01	Building Permit Required	40 Jessica Dr. Wellington NV 89447	06/04/24
CE-2024-0145	019-033-15	Building Permit Required	308 Flowery Ave. 30C Flowery Ave. Dayton Nevada 89403	08/06/24
CE-2025-0020	012-091-37	Building Permit Required	Park Lane Nason Valley NV 89447	02/14/25
CE-2025-0033	017-423-09	Building Permit Required	1060 E Badger Silver Springs NV	03/07/25
CE-2025-0045	018-232-10	Building Permit Required	2700 Fort Churchill Rd Silver Springs NV 89429	04/02/25
CE-2025-0056	019-417-12	Building Permit Required	4910 Buffalo Drive Stagecoach NV 89429	04/16/25
CE-2025-0064	009-132-15	Building Permit Required	40 Hawk View Drive Wellington NV 89444	05/06/25
CE-2025-0065	004-272-14	Building Permit Required	91 HWY 208 Mason Valley NV 89447	05/05/25
CE-2025-0066	004-301-17	Building Permit Required	12 Tucker Lane Mason Valley N 89447	01/31/25
CE-2025-0067	018-232-10	Building Permit Required	2700 Fort Churchill Rd Silver Springs NV 89429	01/09/25
CE-2025-0068	017-543-03	Building Permit Required	9605 Via Segundo Silver Springs NV 89429	01/01/25
CE-2025-0069	009-286-01	Building Permit Required	40 Jessica Dr. Wellington NV 89444	03/03/25

June 12, 2025

Troy Villines  
Accessor  
27 S. Main Street  
Yerington, Nv 89447

Re: Records Request:

On April 1, 2025, I received a letter from Lyon County code enforcement. It advised me that it had come to the county's attention that a structure has been constructed on my property without the required building permit. I submitted a records request to find out how the county had become aware of the structure. I was advised that the reporting person was Kelly Wilson. On March 27, 2025, at 3:31 PM she had sent an email to Joseph Sanchez with two pictures taken of the metal building with a shipping container located behind my shop.

I request the following information -

1. The date she took the pictures.
2. Digital jpeg copies of the two pictures that was sent to Sanchez.
3. A copy of your department's operating procedure in regards to identifying, investigating, and reporting structures that are not being assessed.
4. A list of properties that she has reported to code enforcement for the previous 3 years. (March, 27, 2022 to March 27, 2025)
5. A list of properties that all members of your department has reported to code enforcement for the same period. (March 27, 2022 to March 27, 2025)

This information is being requested under Chapter 239 (Public Records NRS 239.0107)

I have included a copy of the statute for your review. Failure to respond is a category "C" felony. (also included) Page 2 of the statute (NRS 239.0107) advises that you make a reasonable effort to assist the requester to focus the request in such a manner as to maximize the likelihood the requester will be able to inspect, copy, or receive a copy of the public record as expeditiously as possible. If the information is denied, you must provide in writing the reason and statute for denial.

Respond in writing as I don't receive emails.

Sincerely,,

Enrico Ferroni  
40 Hawk View Road  
Wellington, Nv 89444

cc: esq



# LYON COUNTY ASSESSOR

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

**TROY R. VILLINES**  
*Assessor*

**ERIN SINGLEY**  
*Chief Deputy Assessor*

**ERIC OW-WING**  
*Chief Appraiser*

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

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

**HOLLY VILLINES**  
*Mapping Administrator*

**KATIE GLASER**  
*Office Assistant*

Date: June 13th, 2025

Re: Records Request

To: Enrico Ferroni (Requesting Party)

From: Troy Villines, Assessor

Mr Ferroni,

In response to your records request, I submit the following answers.

1. Date of pictures taken 2-2-2024 ( as witnessed on accompanying pictures).
2. Digital copies of pictures. Printed copies attached. If you are not receiving emails, how would you like to receive digital copies?
3. The function of the Assessors office is threefold: 1) to discover 2) to list 3) and to value *all* property, both real and personal subject to taxation, within their jurisdiction. Statute that requires the Assessor to establish taxable value N.R.S 361.227.

In the state of Nevada there are two components to your valuation. The land value set according to current market values (NAC 361.118) and the improvements to the land is valued using the approved Marshall and Swift costing manual and Nevada Tax Commission approved Rural Manual in accordance with the Nevada Administrative Code (NRS 361.128). A depreciation factor of 1.5% per year is applied to the age of the improvements, structures, etc, up to a maximum of 50 years. Land values are derived from market sales or *other* recognized appraisal methods, in accordance to the Nevada Revised Statues, and are added to the improvement values. All of these values are updated annually. NRS 361.227. There are no reporting requirement for structures not permitted. Structures are subject to taxation whether they are permitted or not.

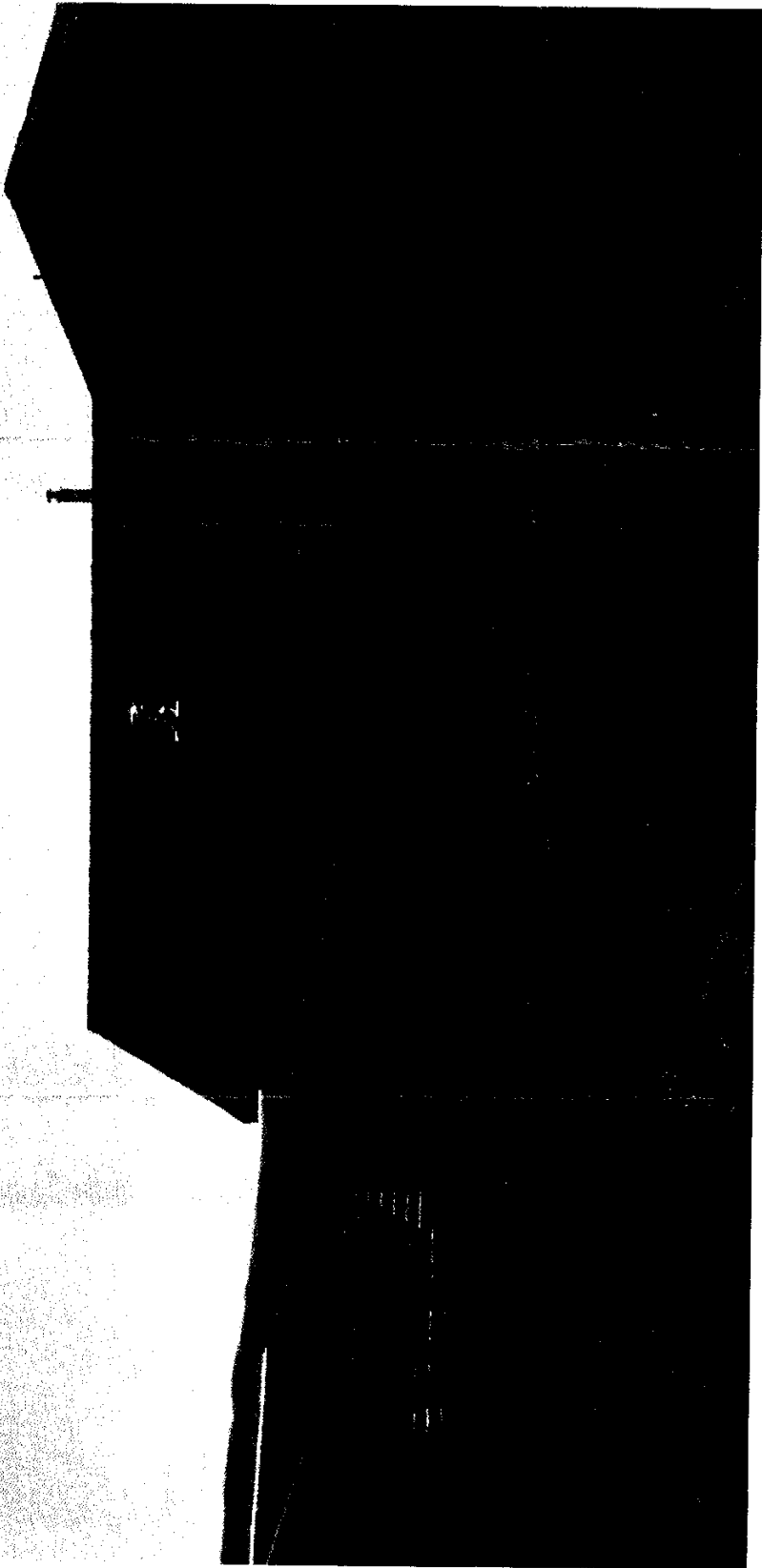
4. Kelly has reported two within the last year (14-621-07 & 9-286-01) that she is aware of as the assessor's office is not required to keep track of improvements involving the reporting to the code enforcement officer.
5. There is no list nor is the assessor's office required to keep a list of inquiries of unpermitted improvements.

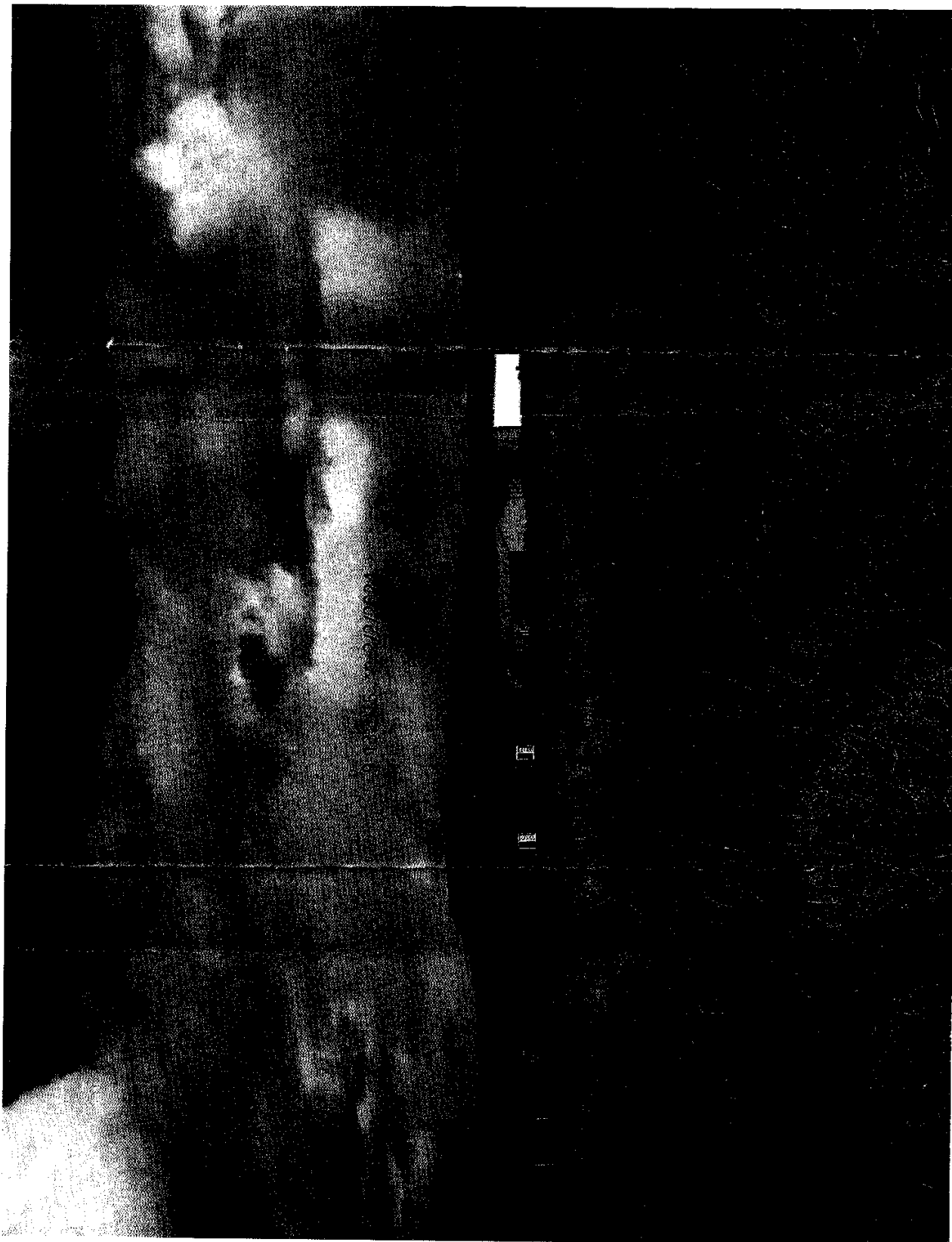
Respectfully,

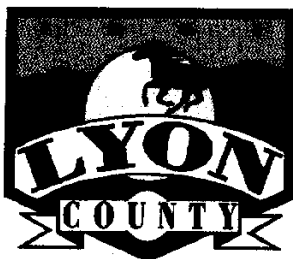
Troy R Villines



**32-15 \*\* 2/2/2024**







# LYON COUNTY ASSESSOR

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

**TROY VILLINES**  
*Assessor*

**ERIN SINGLEY**  
*Chief Deputy Assessor*

**ERIC OW-WING**  
*Chief Appraiser*

**KELLY WILSON**  
**MICHAEL PERUMEAN**  
*Appraisers*  
*Real Property*

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

**HOLLY VILLINES**  
*Mapping*

**ELLA RAMIREZ**  
*Real Property*

June 16, 2025

Enrico Lee & Nancy A Ferroni, Trs  
40 Hawk View Drive  
Wellington, NV 89444

**Via U.S. mail**

Email: [rferr2@yahoo.com](mailto:rferr2@yahoo.com)  
2<sup>nd</sup> email: [nferroni@hotmail.com](mailto:nferroni@hotmail.com)

RE: Additional Outbuilding Improvements on your property

Mr. & Mrs. Ferroni,

I know that you have been in contact with the Lyon County Building Department regarding additional improvements. Have you made a decision on whether you are keeping them, or tearing them down?

If you are keeping them, I will need the dimensions. Are you willing to give me the dimensions or allow me access to measure so that I can get the values on our rolls by June 30, 2025?

I am attaching a Google Maps picture for your reference.

Sincerely,

Kelly Wilson, appraiser  
Lyon County Assessor's Office

Cc: Troy Villines, Assessor

# The Carport Experts

Office: (209)676-8168 Cell: (209)684-1357

Email: [Orders@thecarportexperts.us](mailto:Orders@thecarportexperts.us)

1201 N Filbert St Stockton Ca, 95205

## INVOICE

<b>Dealer Name</b>	Powerports	<b>Agent</b>	Jon King	<b>Phone</b>	925-864-2727
<b>Buyer Name</b>	Rick Ferroni	<b>Email</b>	rrerr2@yahoo.com		
<b>Phone Number</b>	209-479-0548	<b>Alternative Number</b>			
<b>Address</b>	40 Hawk View Dr	<b>City</b>	Wellington, Nv	<b>Zip Code</b>	89444
<b>Building Address</b>	Same				
<b>Roof Style</b>	Vertical Lean To	<b>Width</b>	12'	<b>Roof Pitch</b>	40'
<b>Notes</b>	Installation After 4th Of July	<b>Roof Length</b>	41'	<b>End Pitch</b>	6/8'
<b>BLDG 2 Out Of 2</b>	Pitch 2:12	<b>Panel Gauge</b>	29 Ga	<b>Frame Gauge</b>	14 Ga
<b>Roof Color</b>	Taupe	<b>Trim Color</b>	Cocoa Brown	<b>Panel Color</b>	Taupe
<b>Right Side</b>					
<b>Left Side</b>	Fully Enclosed Horizontal				
<b>Front End</b>	Taupe				
<b>Back End</b>					
<b>Walk in Door</b>					
<b>Roll up door</b>					
<b>Window</b>					
<b>Headers</b>					
<b>Frame Spacings</b>	4' Spacings				
<b>Anchors</b>					
<b>Electricity On Site</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Dealer Discount</b> \$364.28		
<b>Site Levelled</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Building Price</b> \$4,341.72		
<b>Install Type</b>	Concrete <input checked="" type="checkbox"/>	Gravel <input type="checkbox"/>	<b>Tax</b> 7.10% \$308.26		
<b>Ground</b>	<input type="checkbox"/>	Dock <input type="checkbox"/>	<b>Extra Labor</b>		
<b>Road Base</b>	<input type="checkbox"/>	Other <input type="checkbox"/>	<b>Processing Fee</b>		
<b>Ready to Install</b>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Price</b>		
			<b>Total</b> \$4,649.98		
			<b>Deposit</b> \$418.92		
			<b>Other Payments</b>		
			<b>Total Due</b> \$4,231.06		
			<b>After Installation</b>		
			<b>If Paid With CC (+)3%</b> \$4,357.99		

Buyer Signature

Date

*Chuan Argueta* 7/12/24  
The Carport Experts Representative Date

### Purchase Agreement & Terms ( see second page for terms and conditions)

The Carport Experts reserves the right to adjust any balance or pricing errors. TCE holds the right to reposses any buildings not paid in full upon installation. A labor charge will be added for any additional labor such as cutting posts to level carports, building over objects such as Rv's and moving materials to remote locations, etc. The customer is responsible for all required permits. The customer understands that all building frames are 1' shorter than roof lengths. The Customer is responsible for informing the installers of any underground cables, gas lines, or any other utility lines. TCE will not be responsible for any damages to un-marked or un-located utilities. All quoted prices include installation on level ground at ground level only. It is the customers sole responsibility to ensure the installation area is adequately prepared/cleared for installation. If upon arrival, the installers find the lot in an unsuitable condition, a minimum of \$175 return trip will be added to the invoice. Installers will not install under hazardous conditions. TCE will charge 25% interest per annum or the maximum allowed by applicable law if the job is not paid immediately after job has been finished. TCE only accepts Cashier's Checks as payment methods. Building price is subject to change at any time, including changes in the market conditions. TCE reserves the right to cancel any job if the client and TCE fail to come to an agreement based on price adjustments, job location and/ or weather conditions. By Signing above, the customer agrees to The Carport Expert's terms on both the front and back of this document.

# LYON COUNTY BUILDING DEPARTMENT PERMIT FEE CALCULATOR

Valuation (\$)	Building Fee (\$)	Plan Check Fee (\$)	Processing Fee (\$)	Total Fees (\$)
\$21,957.96	\$ 270.00	\$ 175.50	\$ 25.00	\$ 470.50

Note: Fees are based on Permit Fee Schedule Approved and Effective July 1, 2018

\$ 270.00 \$ 175.50 \$ 445.50 \$ 916.00

44.63 sq ft x 916sqft=21957.96

Case # 25-142

Items to consider on evaluation of full cash value of 40 Hawk View Road.  
NAC 361.1179

1. Dirt Road
2. No water rights
3. Restrictive CC&R's
4. Use of comparison property in areas of Smith Valley not in close proximity to subject property.
5. Assessment of subject property not consistent with other properties in close proximity.

Case in point:

Violation of taxpayer bill of rights.

Assessor and personnel have not treat taxpayer with courtesy, fairness, uniformity and consistency and common sense.

Assessor Kelly Wilson has surveilled and investigated tax payer.

Assessor's office has harassed tax payer by using other county departments to apply excessive code enforcement as punishment for exercising one's civil and constitutional rights.

Lyon County BOE failed to follow procedures per NRS 361.



# LYON COUNTY ASSESSOR

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

**TROY R. VILLINES**  
*Assessor*

**ERIN SINGLEY**  
*Chief Deputy Assessor*

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

**MICHAEL PERUMEAN**  
**KELLY WILSON**  
*Appraisers*  
*Real Property*

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

**HOLLY VILLINES**  
*Mapping*

**ELLA RAMIREZ**  
*Real Property*

February 22, 2024

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

RE: Appeal from Enrico & Nancy Ferroni Trs, APN# 9-132-15  
40 Hawk View Rd, Smith, NV; Sbdvn: Hawk View Estates

This parcel consists of a 10 acre lot with a 2,845 SF new residence, built in 2022. We have a quality class of 3.0 (Average), and we have this parcel valued for 24/25 at \$769,606. This parcel has a detached 3,516 sf RV Garage built 2021. We have a depreciated value on the RV Garage of \$131,530.

## Key Points for Value:

1. For tax purposes we calculate values per NRS 361.127, then we compare our values to sales in a market area to see if we are over market. We typically look at sales 1 ½ years back from the lein date. We can go back 3 years by law if there are a lack of sales.
2. In subdivision neighborhoods such as the appellant's, I used the "Abstraction Method" per NAC 361.107 to determine Land Value on improved parcels. We compare the sales in each neighborhood to the Assessed Value that we have on that property to see if our values are in the required ratio of 32% to 35% per the Nevada Department of Taxation requirements. (This tells us if our values are below or over market value.)
  - a. If our values are too low, we increase the land value.
  - b. If our values are too high, we start by lowering the land value.
3. I have comparable sales in Smith Valley (sales 1/1/2022 – 12/31/2023) that indicate that our value does not exceed market value. (see pg. 6 of this packet)

I request that you uphold the Assessor's Office value.

Kelly Wilson,  
Appraiser

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



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

Mailing Date 12/08/2022

12802476-16207-1 1 1 \*\*\*\*\*AUTO\*\*5-DIGIT 89450



FERRONI, ENRICO LEE & NANCY A TRS  
1005 TRINITY WAY  
YERINGTON NV 89447-3168

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: High Cap  
Abated Taxes are based on Prior Year  
Gross Assessed Value of: 23,212

Parcel Number: 009-132-15  
District: 4.0  
Appraisal Year: 2023/2024

Property Location: 40 HAWK VIEW RD SMITH VALLEY HAWK VIEW ESTATES Lot 5 Block

Assessed Value	This Fiscal Year 2022/2023	Next Fiscal Year 2023/2024	Tax Capped Value
Land	26,250	66,500	
Structures	42,103	118,747	
Personal Property	0	0	
Assessed Total	68,353	185,247	23,212
Exemptions	0	0	
Net Assessed Value	68,353	185,247	
Value Excluded From Abatement	42,103	69,901	

11542PNOA 12/9/22 CMYK

Taxable Value	This Fiscal Year	Next Fiscal Year	Tax Capped Value
Land	75,000	190,000	
Structures	120,295	339,277	
Personal Property	0	0	
Taxable Total	195,295	529,277	66,320
Exemptions	0	0	
Net Taxable Value	195,295	529,277	
Value Excluded From Abatement	120,295	199,716	

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

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





10 Acre lots purchased since 2020 in the Hawk View Estates Subdivision.

Lot #2 (16 Hawk View) June 30, 2022 \$ 125,000 \*  
October 7, 2022 \$136,000

Lot #3 (20 Hawk View) July 22, 2020 \$73,000

Lot #5 (40 Hawk View) March 26, 2021 \$75,000

Lot #6 (46 Hawk View) July 19, 2022 \$98,000

Lot #11 (59 Rangeland) March 21, 2021 \$80,000

Lot #13 (50 Rangeland) September 15, 2021 \$110,000

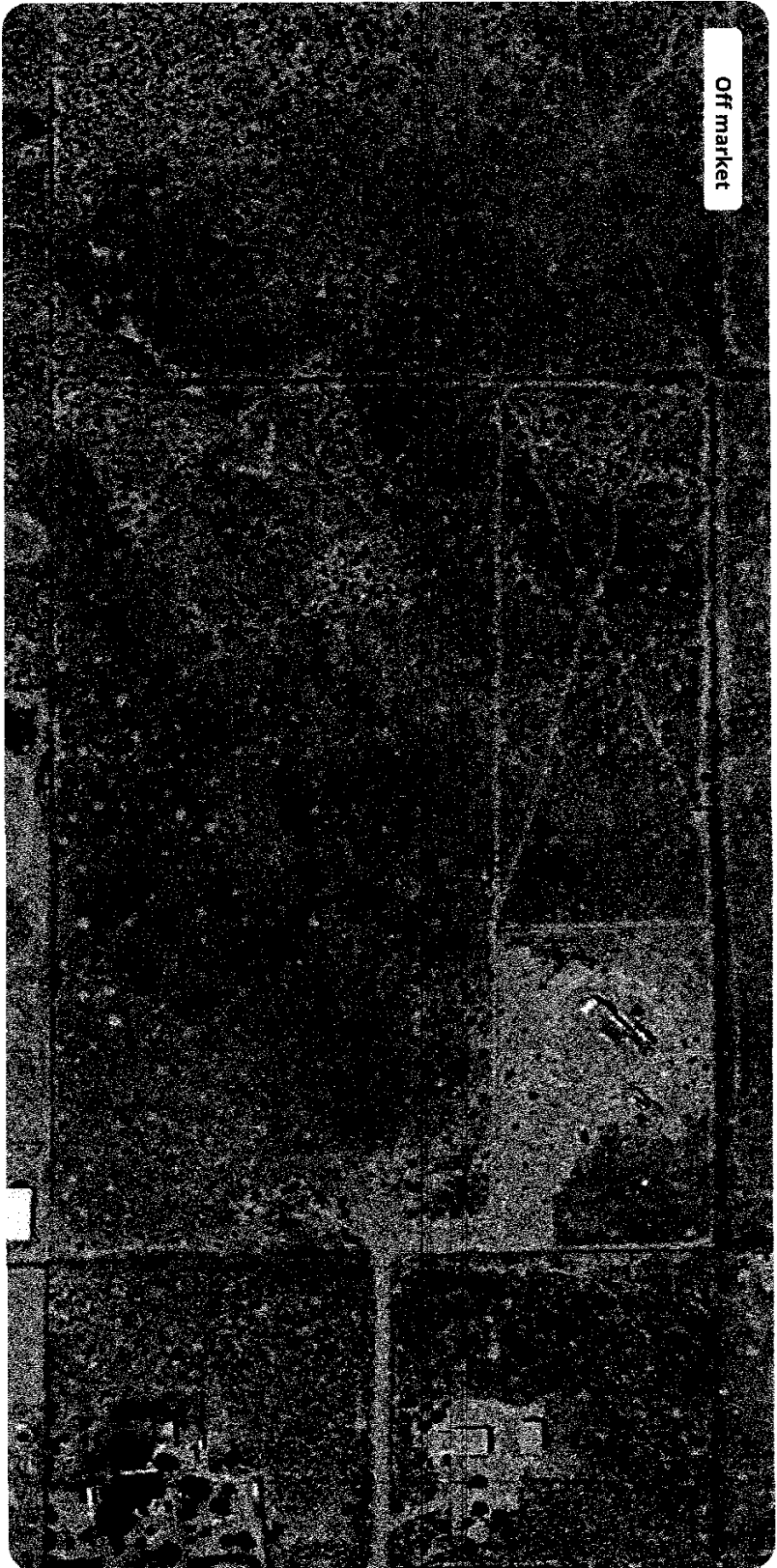
# LOT SALE DATA

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Off market



**\$100,000**

55 Rangeland Dr, Wellington, NV 89444

--   **0**   **10**  
beds   baths   Acres

claim this home

Est. refi payment: \$463/mo   **S** Refinance your loan

Vacant land

Built in ----

10 Acres lot

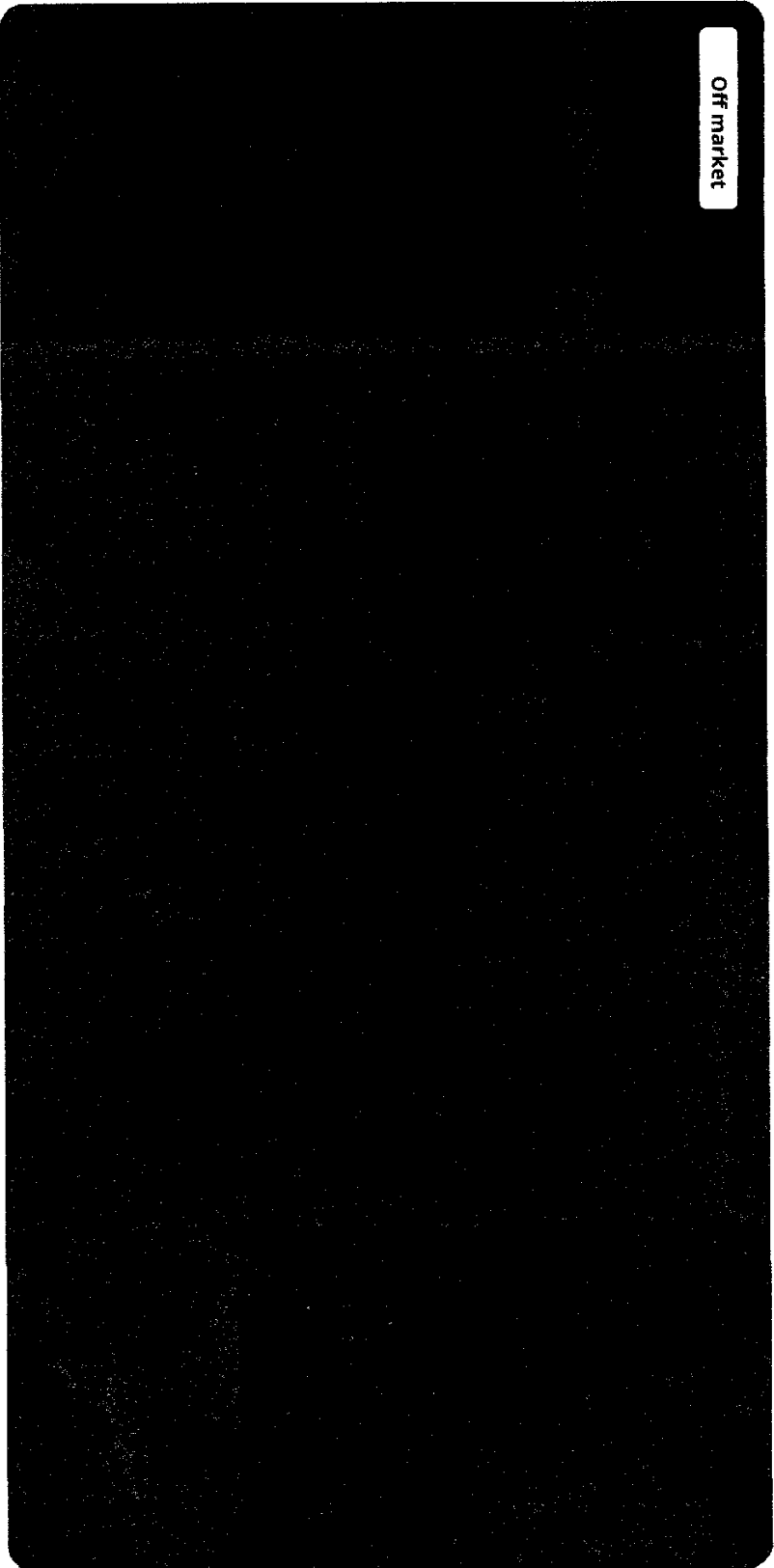
*LOT SOLD*  
*8/10/17*   *\$36,721*

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Off market



**\$100,000**

20 Hawk View Rd, Wellington, NV 89444

**0** **0** **10**  
beds baths Acres

Est. refi payment: \$463/mo Refinance your loan

VacantLand

Built in ----

10 Acres lot

7/22/2020

Sold \$73,000

claim this home



Save Share More

### Services availability

### Price history

4D HAWK VIEW

Date	Event	Price
------	-------	-------

3/27/2024	Listing removed	--
-----------	-----------------	----

Source: NNRMLS #200016281

3/25/2021	Sold	\$75,000 -5.1%
-----------	------	----------------

Source: Public Record

2/1/2021	Listed for sale	\$79,000
----------	-----------------	----------

Source: NNRMLS #200016281

### Public tax history

LOT

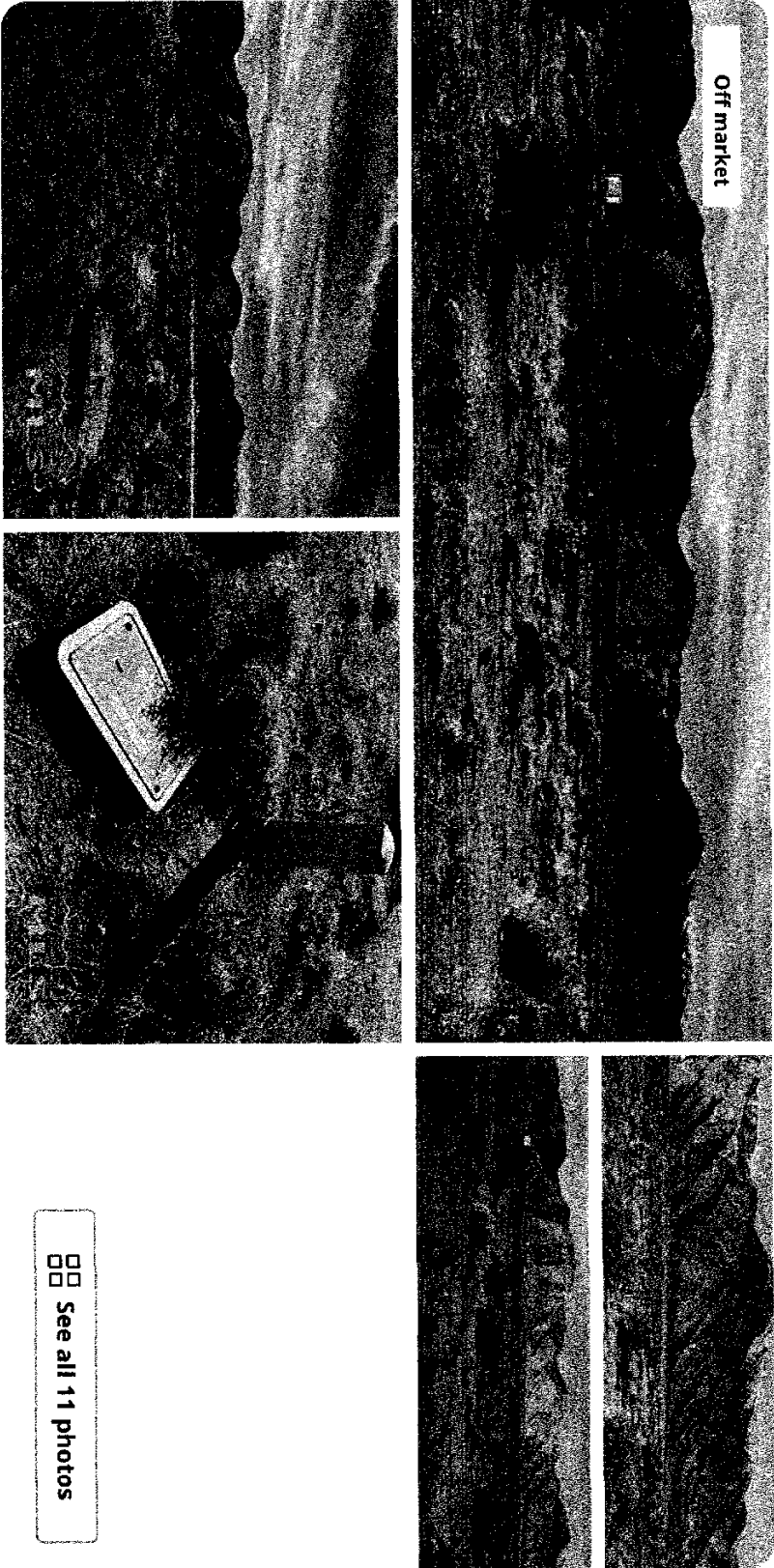


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Off market



🖼️ See all 11 photos

**\$100,000**

59 Rangeland Dr, Wellington, NV 89444

-- **0** **8**  
beds   baths   Square Feet

Claim this home

Est. refi payment: \$463/mo   💰 Refinance your loan

🏠 VacantLand

🔧 Built in ---

📏 8 sqft lot

LOT SOLD  
3/12/21   \$90,000

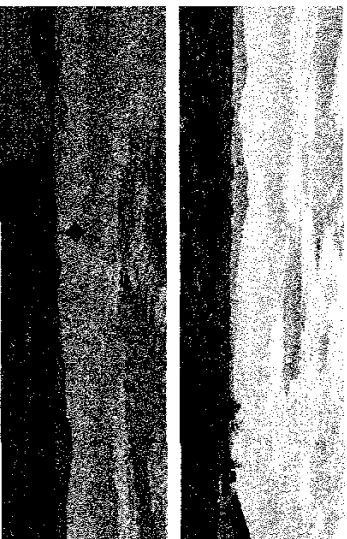
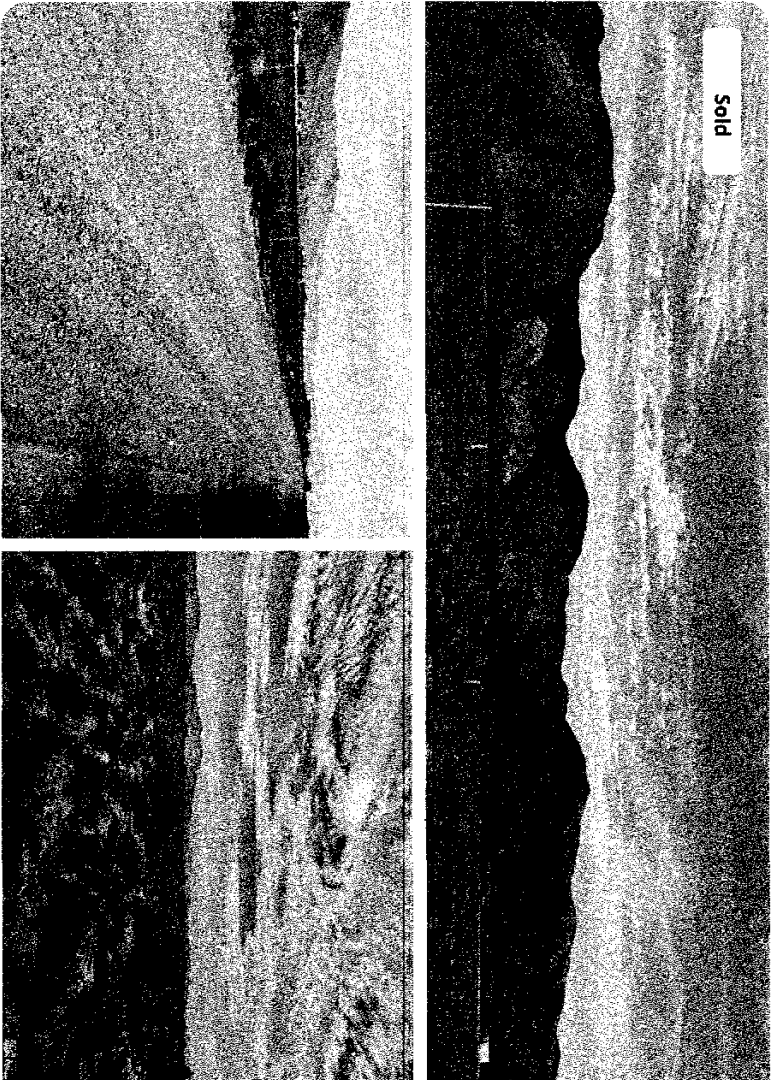
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⋮ More



**\$98,000**

46 Hawk View Rd, Wellington, NV 89444

Est. refi payment: \$454/mo Refinance your loan

VacantLand

Built in ---

10 Acres lot

-- -- 10  
beds baths Acres

See all 5 photos

Claim this home

SOLD

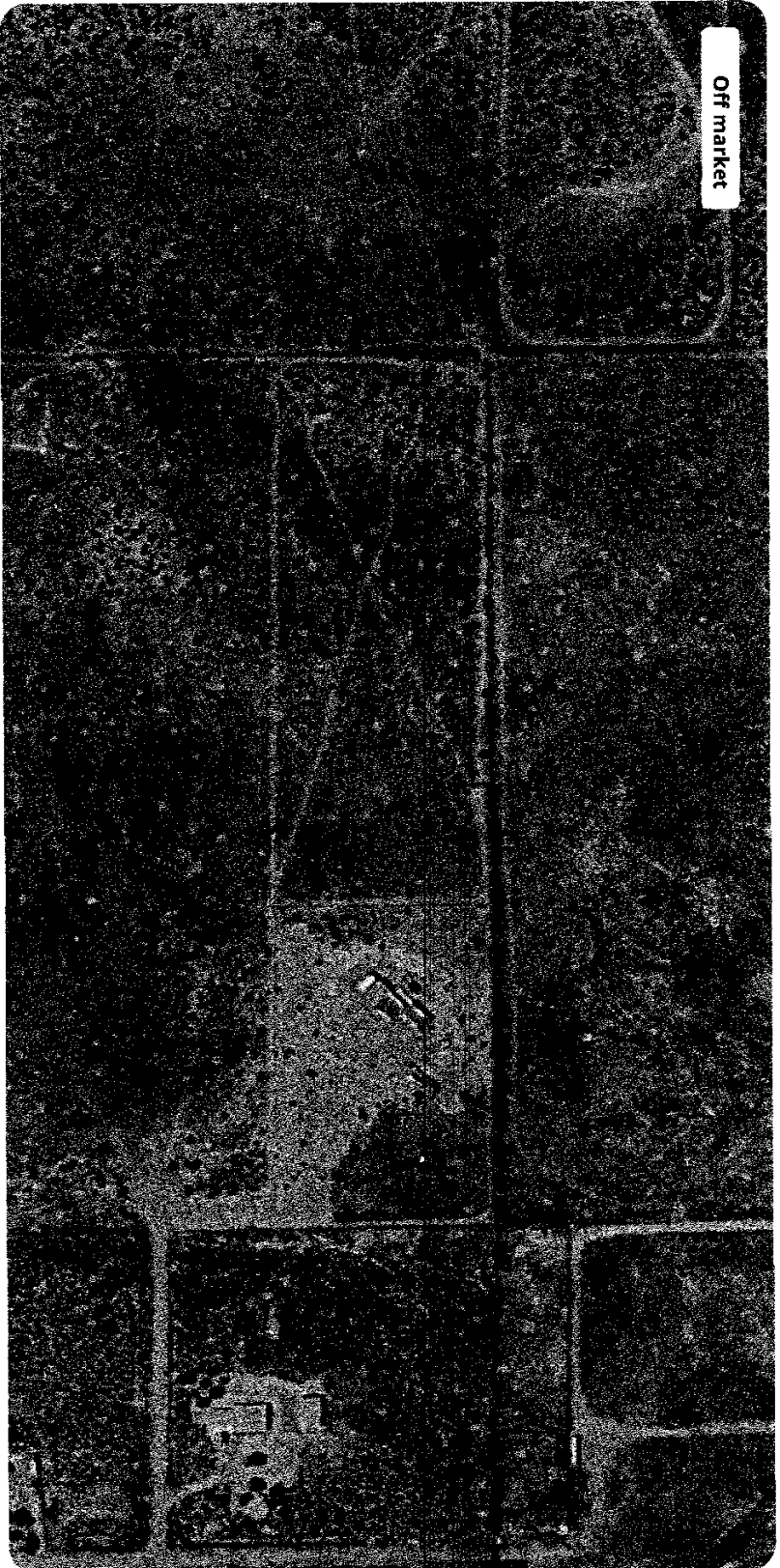
7/19/22



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**\$593,144**

50 Rangeland Dr, Wellington, NV 89444

-- 0 10  
beds baths Acres

Est. refi payment: \$3,497/mo **\$** Refinance your loan

Vacant land

Built in 2022

10 Acres lot

205 Sold  
9/8/21

\$110,000

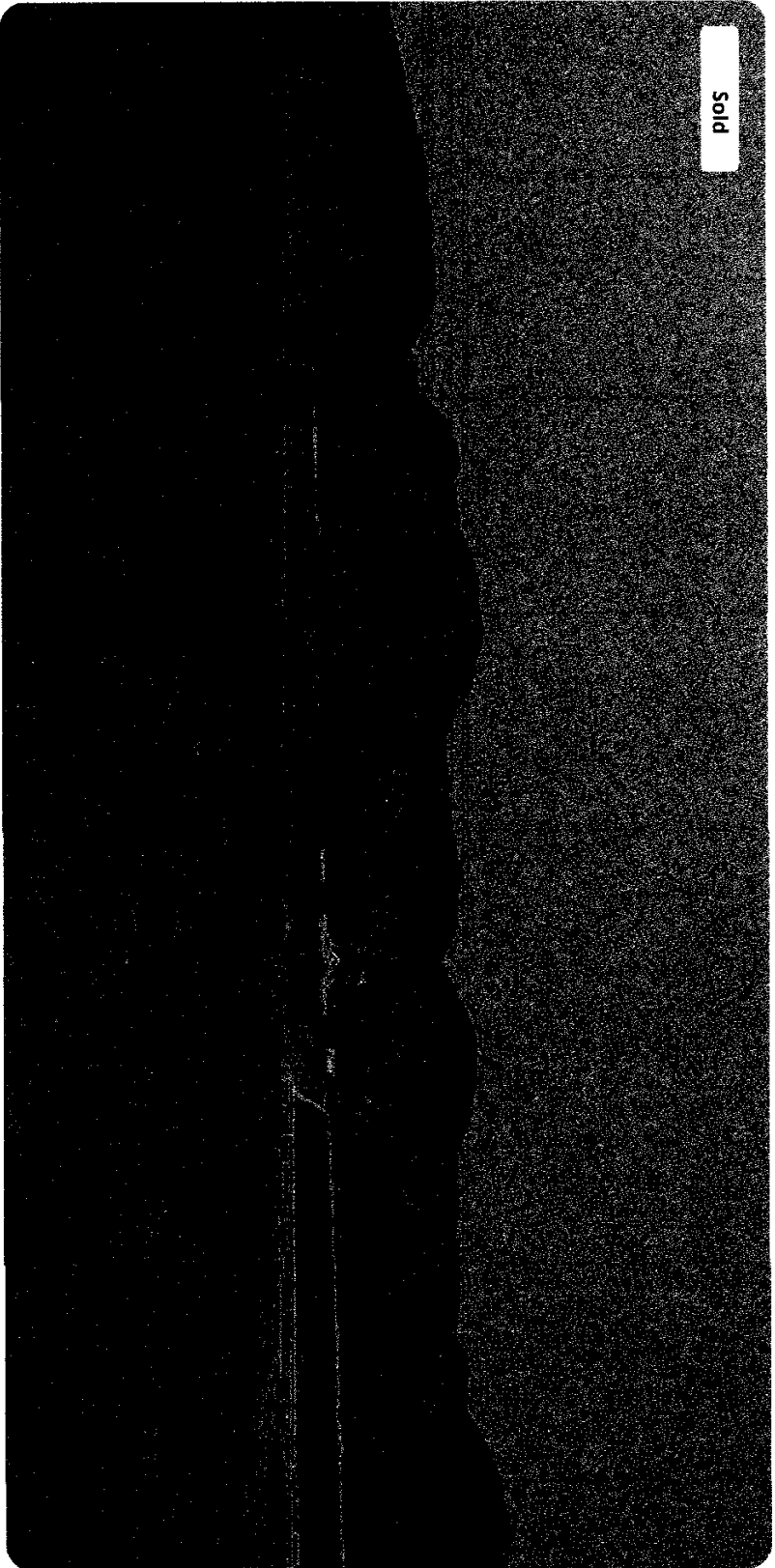
Claim this home

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♡ Save   ↗ Share   ⋮ More

Sold



**\$136,000**

16 Hawk View Rd, Wellington, NV 89444

-- --  
beds   baths   **10**  
Acres

Est. refi payment: \$629/mo   💰 Refinance your loan

🏡 VacantLand

🔑 Built in ----

🌳 10 Acres lot

claim this home

Sold


6/30/22   \$125,000  
10/7/22   \$136,000

Search all cases and statutes...

JX

Statutes, codes, and regulations / Nevada Administrativ... / ...  
/ Determination of Tax... / Section 361.1179 - L...

# Nev. Admin. Code § 361.1179

 Download PDF

Current through June 11, 2024

Section 361.1179 - Land: Methods for determining full cash value

1. If sufficient sales of comparable properties which were vacant at the time of sale are available, a county assessor shall determine the full cash value of land by applying the sales comparison approach using:

(a) A mass appraisal technique in accordance with the provisions of NAC 361.11795 to 361.1188, inclusive; or

(b) A single property technique in accordance with the provisions of NAC 361.118 to 361.1188, inclusive.

2. If insufficient sales of comparable properties which were vacant at the time of sale are available to carry out subsection 1, a county assessor shall determine the full cash value of land as provided in NAC 361.119.

*Nev. Admin. Code § 361.1179*

LII > State Regulations > Nevada Administrative Code > Chapter 361 - Property Tax  
> ASSESSMENTS BY COUNTY ASSESSORS  
> Determination of Taxable Value of Real Property  
> Nev. Admin. Code § 361.107 - "Abstraction method" defined

## Nev. Admin. Code § 361.107 - "Abstraction method" defined

State Regulations      Compare

---

"Abstraction method" means a method of estimating the value of land by subtracting from the sales prices of improved parcels the full contributory value of all items attributable to the value of the improvements, thus yielding estimates of the residual or remainder value of the land.

### Notes

Nev. Admin. Code § 361.107

Added to NAC by Tax Comm'n by R031-03, eff. 8-4-2004

NRS 360.090, 360.250



**Nevada  
Policy**

the commission has never approved the complex methodology Clark County has developed for applying the abstraction-valuation technique. This is not a mere technical oversight, but an issue that could have profound implications for the state.



The Nevada Supreme Court ruled in **Bakst vs. State**

**Board of Equalization**

**([http://npri.org/docLib/20091120\\_Dec\\_2006\\_Supreme\\_Court\\_ruling](http://npri.org/docLib/20091120_Dec_2006_Supreme_Court_ruling)**

that assessors must use appraisal methodologies that have been specifically approved by the **state Tax Commission** (**<http://tax.state.nv.us/taxcomm.htm>**). The commission, however, has never provided detailed instructions on how the state's 17 elected assessors are to use abstraction — leaving each county to develop its own model.

"The way Clark County does their abstraction analysis is not approved by regulation nor used anywhere else in the state," said Suellen Fulstone, a Reno attorney who has won several Supreme Court decisions on behalf of Lake Tahoe basin property owners and was co-counsel on the *Bakst* case.

"In order to satisfy *Bakst*, and for that matter, the Nevada Constitution, abstraction needs to be done in the same way in Clark County as it is in Washoe and Douglas and the rest of the counties," she said.

State records and interviews with assessors reveal the technique is not applied uniformly across the state. The state Department of Taxation, the agency that administers Nevada's tax regulations, concedes in a **recent report** (**[/docLib/20091202\\_Land\\_Factor\\_Report\\_2008-09.pdf](#)**) that there is "no consensus model in existence for the application" of abstraction.

## Condensed Synopsis of Pertinent CC&R'S

3.31 All residences must be a minimum of 2,250 square feet exclusive of porches, patios, terraces and garages.

3.32 Every residence must have a minimum of a 3 car garage.

3.34 No animals, livestock, fowl or poultry of any kind shall be raised, bred, maintained, or kept for sale or commercial purposes. Animals may be kept as pets or for personal use. The only exception is for a 4H or FFA project. Under no circumstances shall any goats or pigs be kept.

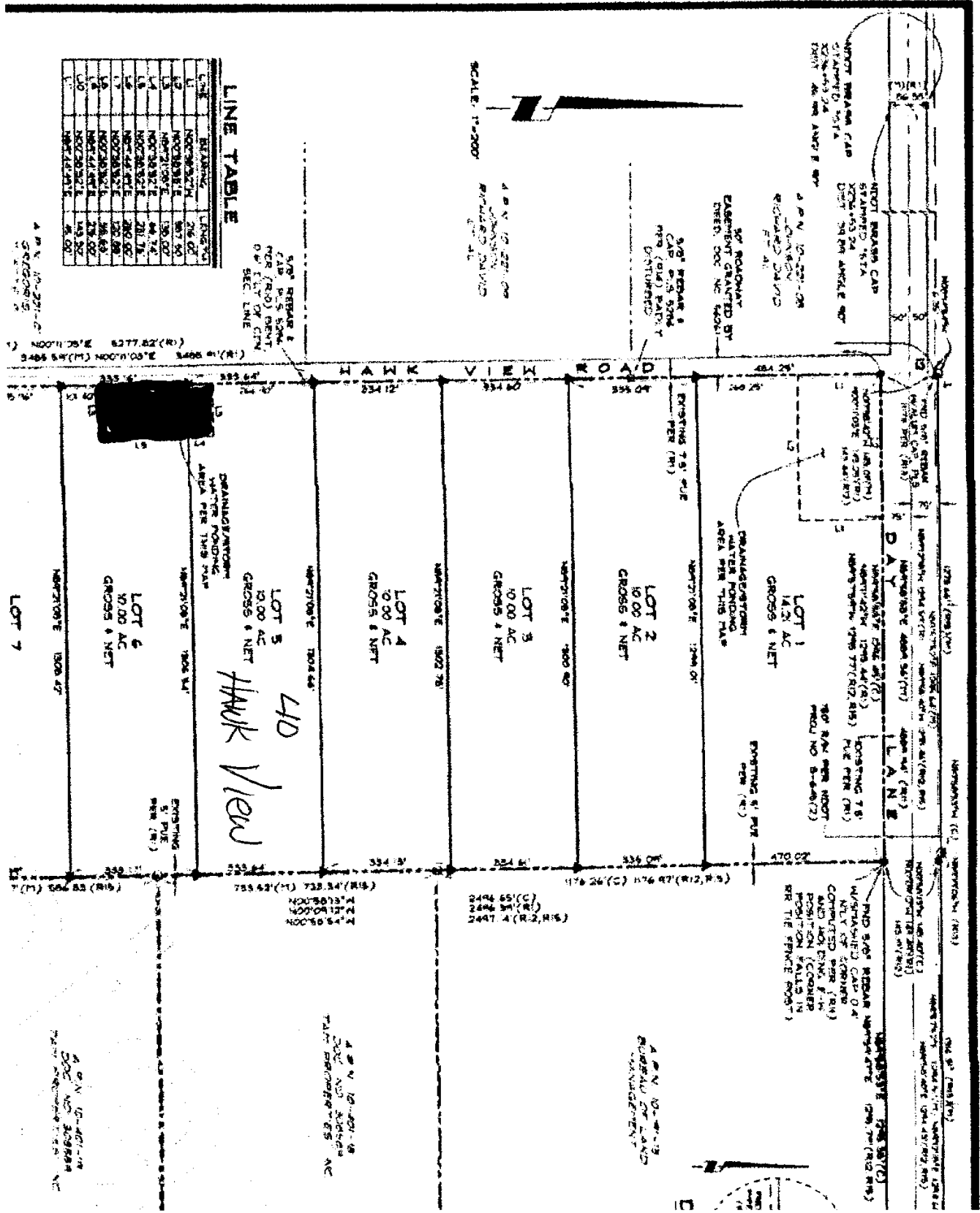
3.11 All brush or other combustible material within 35 feet of each structure must be cleared and the area suitably landscaped.

3.11.1 Removal of native vegetation and brush shall be limited to a maximum of 2 acres.

3.2.4 No business or profession shall be carried on or conducted within any lot in the project or within any improvements on any lot in the project except for a home office.

3.2.5 No store or other place of commercial or professional business of any kind shall be permitted on any lot.

3.17 Each individual owner shall keep clean and maintain drainage easement and irrigation ditches as per the recorded final map or their parcel. Owner shall not grade, redesign or alter easements. Owner shall not build any structures on easement. This includes drainage, detention, and retention basins per definitions (see page5)



Progressive Home  
2 ASI Way  
St. Petersburg, FL 33702



March 27, 2025

NANCY FERRONI  
ENRICO FERRONI  
40 HAWK VIEW DR  
WELLINGTON NV 89444-9234

**Agent:**  
SelectQuote Auto & Home Insurance Services,  
LLC  
(877)248-8907

**Policy Number:** NVA139959  
**Property Location:** 40 HAWK VIEW DR WELLINGTON, NV 89444

Dear Policyholder:

Insuring your property is a responsibility Progressive Home takes seriously. It is well-known that in the past few years Nevada has experienced several wildfires that have caused losses across the state. We want you to know that the safety of our customers and their families is our top concern.

Wildfire safety measures also are important to keep top of mind. As a reminder, we require customers to have a defensible space of 100 feet surrounding their dwelling and other structures on the property. We also require a 30-foot noncombustible zone around the dwelling, plus the entire footprint of any attached deck.

In order to receive a renewal offer, we are asking that you provide us with documentation showing (i) 100 feet of defensible space around the dwelling, and (ii) a 30-foot noncombustible zone around the dwelling, plus the entire footprint of any attached deck. Acceptable forms of documentation are current, clear, color photos that show all sides of your dwelling.

**Defensible Space** – Your property must have the following defensible space 100 feet around the dwelling:

- Dead grass, plants, weeds, leaves, and branches must be removed
- Wood piles and other combustibles must be removed
- Outbuildings, sheds, and propane tanks must have a 10-foot clearance with no flammable vegetation
- Trees must be trimmed so that no branches are within 6 feet of the ground
- Shrubs and bushes must be pruned

**Noncombustible Zone** – Your property must have the following noncombustible zone 30 feet around the dwelling, plus the entire footprint of any attached deck:

- No combustible mulch or materials
- Roof and gutters cleared of all debris
- No trees or shrubs, including tree limbs
- Replace combustible fencing, gates and arbors with non-combustible materials

Photos must be submitted to [NVphotosubmissions@email.progressive.com](mailto:NVphotosubmissions@email.progressive.com) or by mail to Progressive Home Underwriting at 2 ASI Way St. Petersburg, FL 33702 by May 15, 2025. If you do not provide the requested proof, or the condition still exists, your policy will be set up to nonrenewed. If you have undertaken any additional wildfire mitigation efforts, please submit documentation to us evidencing the wildfire mitigation measures for us to review and consider.

We understand this may place you in a difficult situation. Please contact your insurance agent as they may have other coverage options that suit your needs.

Sincerely,  
Progressive Home



Day Lane  
Wellington, Nevada 89444

20 Acres of bare land. Corner of Day Lane and Lower Colony Road.

Sold April 27, 2022 for \$ 299,000.00

Current assessed value on public assessor's page \$ 120,000.00

New improvements added 2024 \$ 191,989.00 (900 sq. ft. Barn-dominium)

(4) 40 X 8 shipping containers (unassessed)

1 Solar array (unassessed)

Well and septic 1 unit listed for \$ 16,889.00.

No CC&R's

Paved roads on two sides

Level

Native ground covering removed.

**Why is the full cash value of the land less that ½ of the original purchase price?**



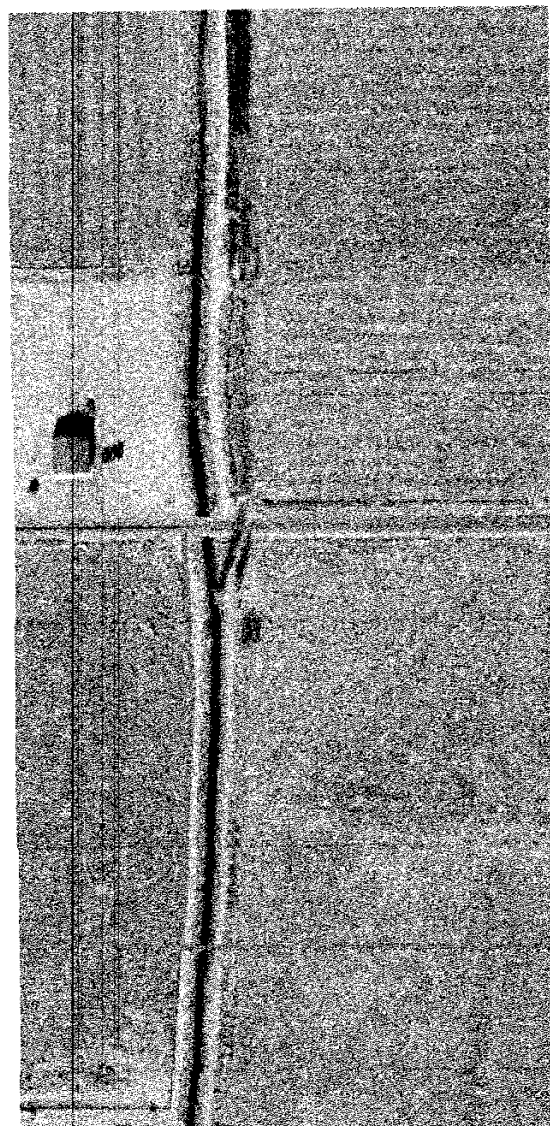
## Parcel 010-193-18

### Owners

WALL, JOEL BYRON TRS  
P O BOX 246  
WELLINGTON, NV 89444-0000

### Parcel Summary

Location	599 DAY LN WELLINGTON, NV
Use Code	200: Single Family Residence
Tax District	4.0: Smith Valley Fire Protection
Map Parcel	PAR 1A
Acreage	20.0000
Plat Maps	010-19.2.pdf (151kb) 010-19.3.pdf (211kb) 010-19.pdf (493kb)
Map Documents	PAR262229 PAR257439 BAM174527 PAR174229



### Keyline Description

10-11-23 FR NW4 NE4, FR NE4 NE4  
Created from split of Parcel # 010-193-12 SEC/LOT: 10 TWN/BLK:  
11 RANGE: 23 ACRES: 215.61  
Primary new parcel is Parcel # 010-193-17 SEC/LOT: 10 TWN/BLK:  
11 RANGE: 23  
FR NW4 NE4; FR NE4 NE4 PAR 1 OF PM 257439 SEC/LOT: 10  
TWN/BLK: 11 RANGE: 23 ACRES: 40.03  
Created from split of Parcel # 010-193-14 SEC/LOT: 10 TWN/BLK:  
11 RANGE: 23 ACRES: 40.03  
Fr NW4 NE4; Fr NE4 NE4 / PAR 1A OF PM #262229 SEC/LOT: 10  
TWN/BLK: 11 RANGE: 23 ACRES: 20

### Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building Value	\$155,727	\$155,286	\$0	\$0	\$0	\$0	\$0
Total Extra Features Value	\$34,652	\$36,703	\$0	\$0	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0

	2025	2024	2023	2022	2021	2020	2019
Total Land Value	\$120,000	\$120,000	\$120,000	\$72,000	\$72,000	\$72,000	\$72,000
Taxable Value	\$310,379	\$311,989	\$120,000	\$72,000	\$72,000	\$72,000	\$72,000
Net Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$108,633	\$109,196	\$42,000	\$25,200	\$25,200	\$25,200	\$25,200
New Improvements	\$0	\$191,989	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

## Document/Transfer/Sales History

Instrument / Official Record	Date	Type	V/I	Dcl Value	Ownership
<u>TRU</u> 691295	2025-02-13	DEED TO A TRUST	Improved	\$0	Grantor: WALL, JOEL BYRON Grantee: WALL, JOEL BYRON TRS
<u>GBS</u> 671733	2023-07-13	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantor: WALL, JILL TRS Grantee: WALL, JOEL BYRON
<u>AFF</u> 671732	2023-07-12	AFFIDAVIT OF DEATH	Vacant	\$0	Grantee: WALL, JILL
<u>TRU</u> 656869	2022-04-27	DEED TO A TRUST	Vacant	\$299,000	Grantor: BRACKETT, JOHN J Grantee: WALL, JILL TRS
<u>GBD</u> 387708	2006-08-02	GREEN BELT DENIED	Vacant	\$0	Grantee: BRACKETT, JOHN
<u>GBA</u> 326558	2004-07-22	GREEN BELT APPROVED	Vacant	\$0	Grantee: BRACKETT, JOHN J
<u>GBS</u> 322205	2004-05-24	GRANT BARGAIN SALE DEED	Improved	\$250,000	Grantor: LAMB, GARTH W ET AL Grantee: BRACKETT, JOHN J
<u>GBA</u> 277704	2002-06-03	GREEN BELT APPROVED	Vacant	\$0	Grantee: LAMB, GARTH W ET AL
268422	2001-11-06		Improved	\$162,000	Grantor: FANNIN, GLENN D & TRACEY L Grantee: LAMB, GARTH W & SHARI HUMBLE
<u>GBA</u> 264380	2001-08-07	GREEN BELT APPROVED	Vacant	\$0	Grantee: FANNIN, GLENN D & TRACEY L
<u>PAR</u> 262229	2001-06-15	PARCEL MAP	Vacant	\$0	Grantee: FANNIN, GLENN D & TRACEY L
<u>GBA</u> 258404	2001-03-13	GREEN BELT APPROVED	Vacant	\$0	Grantee: FANNIN, GLENN D & TRACEY L
<u>GBS</u> 257462	2001-02-15	GRANT BARGAIN SALE DEED	Vacant	\$289,500	Grantor: VGR LIMITED PARTNERSHIP Grantee: FANNIN, GLENN D & TRACEY L
<u>PAR</u> 257439	2001-02-15	PARCEL MAP	Vacant	\$0	Grantee: VGR LIMITED PARTNERSHIP
<u>GBA</u> 206676	1997-06-20	GREEN BELT APPROVED	Vacant	\$0	Grantee: VGR LIMITED PARTNERSHIP
<u>GRA</u> 199229	1996-11-07	GRANT DEED	Vacant	\$0	Grantee: VGR LIMITED PARTNERSHIP

Instrument / Official Record	Date	Type	V/I	Dcl Value	Ownership
<u>TRU</u> 199226	1996-11-07	DEED TO A TRUST	Vacant	\$0	Grantee: CLARK, PATRICIA D
<u>GBA</u> 191217	1996-03-11	GREEN BELT APPROVED	Vacant	\$0	Grantee: CLARK, PATRICIA D TRUSTEE
<u>TRU</u> 190327	1996-02-16	DEED TO A TRUST	Vacant	\$0	Grantee: CLARK, PATRICIA D TRUSTEE
<u>GBA</u> 189013	1996-01-09	GREEN BELT APPROVED	Vacant	\$0	Grantee: CLARK, PATRICIA
<u>GBS</u> 186628	1995-10-12	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantee: CLARK, PATRICIA D
<u>GBA</u> 184217	1995-07-24	GREEN BELT APPROVED	Vacant	\$0	Grantee: CLARK, BRUCE A & PATRICIA D
<u>GBS</u> 174528	1994-08-23	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantee: CLARK, BRUCE A & PATRICIA D
<u>BAM</u> 174527	1994-08-23	BOUNDARY ADJUSTMENT MAP	Vacant	\$0	Grantee: CLARK, BRUCE A & PATRICIA D
<u>PAR</u> 174229	1994-08-12	PARCEL MAP	Vacant	\$0	Grantee: CLARK, BRUCE A & PATRICIA D
<u>GBA</u> 172126	1994-06-02	GREEN BELT APPROVED	Vacant	\$0	Grantee: CLARK, BRUCE A & PATRICIA D
<u>PAR</u> 167341	1993-12-28	PARCEL MAP	Vacant	\$0	Grantee: CLARK, BRUCE A & PATRICIA D
<u>GBA</u> 145196	1991-09-30	GREEN BELT APPROVED	Vacant	\$0	Grantee: CLARK, BRUCE A & PATRICIA D
<u>PAR</u> 143486	1991-08-12	PARCEL MAP	Vacant	\$0	Grantee: CLARK, BRUCE A & PATRICIA D
<u>GBA</u> 137783	1990-11-27	GREEN BELT APPROVED	Vacant	\$0	
<u>GBS</u> 132873	1990-04-30	GRANT BARGAIN SALE DEED	Vacant	\$1,525,000	Grantor: SATICA, HANNAH Grantee: CLARK, BRUCE A & PATRICIA D
<u>QCD</u> 100291	1986-06-23	QUITCLAIM DEED	Vacant	\$0	Grantee: CLARK, BRUCE A & PATRICIA D
<u>GIF</u> 33729	1977-08-30	DEED OF GIFT	Vacant	\$0	
<u>GBA</u> 24327	1975-12-09	GREEN BELT APPROVED	Vacant	\$0	
<u>JTD</u> 09658	1972-03-15	JOINT TENANCY DEED	Vacant	\$0	
<u>DED</u> 48-106		DEED (OLD RECORDS)	Vacant	\$0	

## Buildings

### Building # 1, Section # 1, BARN-DOMINIUM, Single Family Residence

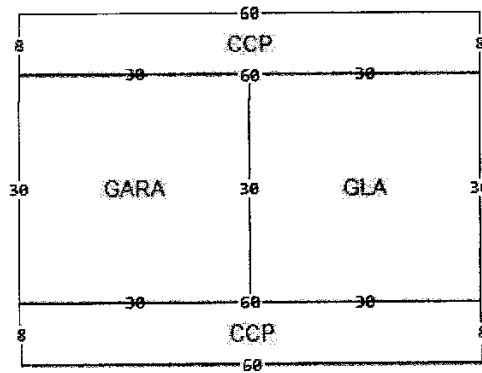
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
RES	01	900	\$161,803	2023	2023	0.00%	4.50%	95.50%	\$154,522

## Structural Elements

Type	Description	Code	Details
ROOF	ROOF	0214	Metal, Preformed
EW	EXT WALL	0106	Frame, Siding, Metal
HEAT	HEAT	0351	Warmed & Cooled Air
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	5.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0621	Slab on Grade (%)
0402	Automatic Floor Cover Allowance	1.00	
BED	Bedrooms	2.00	
BTHF	Bath-Full	1.00	

## Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
CCP	960	0%	0
GARA	900	100%	900
GLA	900	100%	900



## Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value
WSP	WELL SEPTIC PRESSURE SYSTEM 1/25			1.00	\$16,889.00	2023	\$16,889	96%	\$16,129	\$16,129
RFCOMP	ROOF WITH COMP SHINGLE DIRT FLOOR 1/25	60	8	480.00	\$20.49	2023	\$19,673	96%	\$18,787	\$18,787

\*RCNLD: Replacement Cost New, Less Depreciation

## Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value
200	Single Family Residence	RR5			1.00	AC	\$120,000.00	20.00	871,200	1.00	\$120,000

## Personal Property

None

## Disclaimer

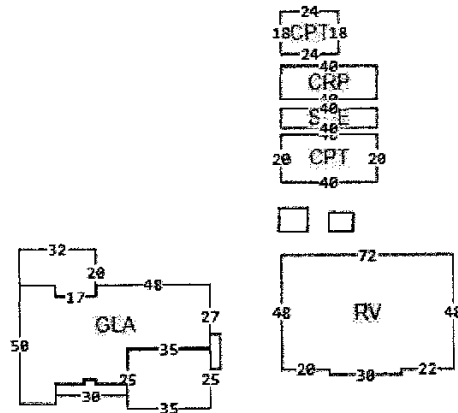
All parcel data on this page is for use by the Lyon County Property Appraiser for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should 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 July 21, 2025.

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Type	Description	Code	Details
HEAT	HEAT	0351	Warmed & Cooled Air
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	12.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
0402	Automatic Floor Cover Allowance	1.00	
0648	Direct-Vented, Gas Fireplace #	1.00	
BED	Bedrooms	3.00	
BTHF	Bath-Full	3.00	

### Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
CPT	1,232	0%	0
CRP	560	0%	0
GARFINA	875	100%	875
GLA	2,845	100%	2,845
NV	80	0%	0
RV	3,516	0%	0
SHE	440	0%	0
SLABROOF	783	100%	783



### Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value
WSP	WELL SEPTIC PRESSURE SYSTEM 1/25			1.00	\$16,889.00	2021	\$16,889	93%	\$15,622	\$15,622
GAR HB2	DETACHED GARAGE HARDBOARD 1/25	72	48	3516.00	\$37.22	2021	\$141,335	93%	\$130,735	\$130,735
CONC F	CONCRETE "FAIR" 660SF 1/25			1.00	\$4,769.00	2021	\$4,769	93%	\$4,411	\$4,411
AWN AL	ALUMINUM TYPE AWNING, DIRT FLOOR 1/25	40	20	800.00	\$11.64	2022	\$11,174	94%	\$10,503	\$10,503
SHEDCONX	CONEX - SECURE STEEL STORAGE 1/25	40	8	320.00	\$25.69	1999	\$4,932	60%	\$2,934	\$2,934
AWN AL	ALUMINUM TYPE AWNING, DIRT FLOOR 1/25	40	14	560.00	\$11.64	2022	\$7,170	94%	\$6,740	\$6,740



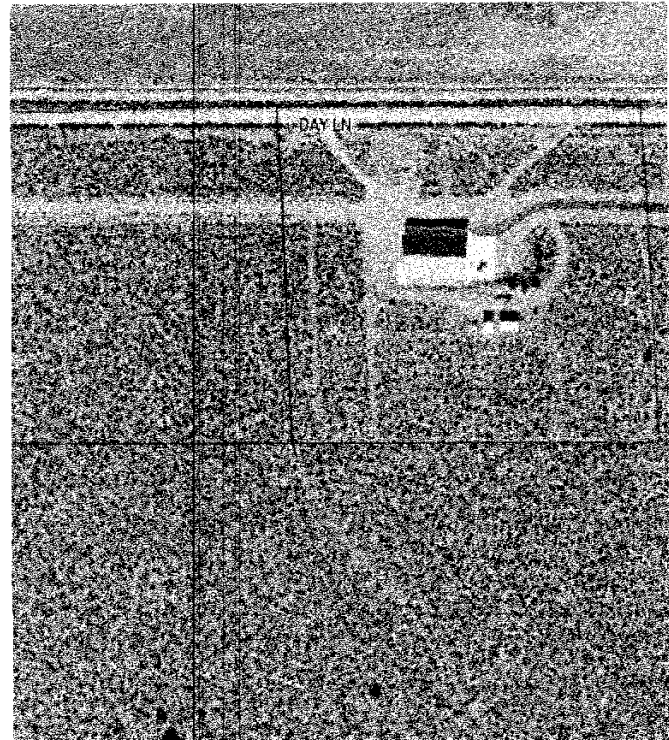
## Parcel 010-193-07

### Owners

COBLENTZ, MARTIN R & LAURIE A  
 COBLENTZ, LAURIE A  
 PO BOX 295  
 WELLINGTON, NV 89444-0000

### Parcel Summary

Location	627 DAY LN WELLINGTON, NV
Use Code	200: Single Family Residence
Tax District	4.0: Smith Valley Fire Protection
Map Parcel	PAR 4-A
Acreage	4.8500
Plat Maps	010-19.2.pdf (151kb) 010-19.3.pdf (211kb) 010-19.pdf (493kb)
Map Documents	PAR167341



### Keyline Description

10-11-23 FR NE4

### Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building Value	\$350,412	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features Value	\$29,171	\$0	\$0	\$0	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$110,000	\$90,000	\$76,000	\$46,750	\$46,750	\$46,743	\$46,743
Taxable Value	\$489,583	\$90,000	\$76,000	\$46,750	\$46,750	\$46,743	\$46,743
Net Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$171,354	\$31,500	\$26,600	\$16,362	\$16,362	\$16,360	\$16,360
New Improvements	\$379,583	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

### Document/Transfer/Sales History



Instrument / Official Record	Date	Type	V/I	Dol Value	Ownership
<u>JTD</u> 679314	2024-03-07	JOINT TENANCY DEED	Vacant	\$117,500	Grantor: FRY, PAU J III & JILL C Grantee: COBLENTZ, MARTIN R & LAURIE A
<u>ABD</u> 638879	2021-06-09	ABANDONMENT/ALLEY STREET ETC	Vacant	\$0	Grantor: LYON COUNTY Grantee: OWNER OF RECORD
<u>GBA</u> 637324	2021-05-14	GREEN BELT APPROVED	Vacant	\$150,000	Grantor: PECK, MICHAEL Grantee: FRY, PAU J III & JILL C
<u>GRA</u> 353925	2005-06-15	GRANT DEED	Vacant	\$50,000	Grantor: GARRISON, DONALD L & ANNETT Grantee: PECK, MICHAEL
<u>PAR</u> 167341	1993-12-28	PARCEL MAP	Vacant	\$0	Grantee: CLARK, BRUCE A & PATRICIA D
167355	1993-12-27		Vacant	\$117,500	Grantor: CLARK, BRUCE A & PATRICIA D Grantee: GARRISON, DONALD L & ANNETT
<u>REL</u> 166993	1993-12-13	RELEASE DEFERRED TAX LIEN	Vacant	\$0	Grantee: CLARK, BRUCE A & PATRICIA D
<u>GBA</u> 145196	1991-09-30	GREEN BELT APPROVED	Vacant	\$0	Grantee: CLARK, BRUCE A & PATRICIA D
<u>PAR</u> 143486	1991-08-12	PARCEL MAP	Vacant	\$0	Grantee: CLARK, BRUCE A & PATRICIA D
<u>GBA</u> 137783	1990-11-27	GREEN BELT APPROVED	Vacant	\$0	
<u>GBS</u> 132873	1990-04-30	GRANT BARGAIN SALE DEED	Vacant	\$1,525,000	Grantor: SATICA, HANNAH Grantee: CLARK, BRUCE A & PATRICIA D
<u>QCD</u> 100291	1986-06-23	QUITCLAIM DEED	Vacant	\$0	Grantee: CLARK, BRUCE A & PATRICIA D
<u>GIF</u> 33729	1977-08-30	DEED OF GIFT	Vacant	\$0	
<u>GBA</u> 24327	1975-12-09	GREEN BELT APPROVED	Vacant	\$0	
<u>JTD</u> 09658	1972-03-15	JOINT TENANCY DEED	Vacant	\$0	
<u>DED</u> 48-106		DEED (OLD RECORDS)	Vacant	\$0	

## Buildings

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

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
RES	Q1	2115	\$358,360	2024	2024	0.00%	3.00%	97.00%	\$347,610

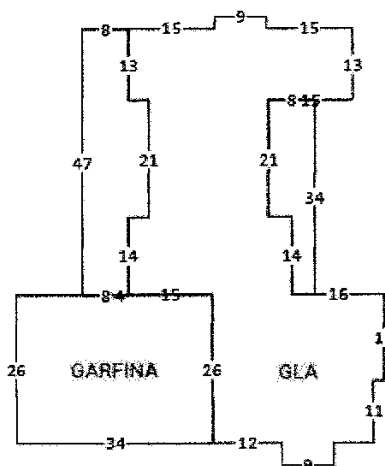
### Structural Elements

Type	Description	Code	Details
ROOF	ROOF	0208	Composition Shingle
EW	EXT WALL	0105	Frame, Siding
EW	EXT WALL	0134	Veneer, Stone

Type	Description	Code	Details
HEAT	HEAT	0351	Warmed & Cooled Air
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	12.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
0402	Automatic Floor Cover Allowance	1.00	
0648	Direct-Vented, Gas Fireplace #	1.00	
BED	Bedrooms	3.00	
BTHF	Bath-Full	2.00	
BTHH	Bath-Half	1.00	

### Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>GARFINA</u>	884	100%	884
<u>GLA</u>	2,115	100%	2,115
<u>SLABR</u>	662	100%	662



## Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value
WSP	WELL SEPTIC PRESSURE SYSTEM 1/25			1.00	\$16,889.00	2024	\$16,889	97%	\$16,382	\$16,382
SHEDSPRO2	SHEDS T1 1=DIRT 2,3=CONCRETE 1/25 PRO	10	8	80.00	\$41.59	2024	\$3,327	97%	\$3,227	\$3,227
CONC G	CONCRETE "GOOD" 1350SF 1/25			1.00	\$9,755.00	2024	\$9,755	97%	\$9,462	\$9,462

\*RCNLD: Replacement Cost New, Less Depreciation

## Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value
200	Single Family Residence	RR3			1.00	AC	\$110,000.00	4.85	211,266	1.00	\$110,000





























