

RECEIVED

MARCH 9 2026

STATE OF NEVADA
DEPARTMENT OF TAXATIONNevada State Board of Equalization
Taxpayer Petition for Appeal from

the Decision of the County Board of Equalization

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

Email completed form to: stateboard@tax.state.nv.us by 5:00 p.m. March 10, 2026.

Mail to: State Board of Equalization, 3850 Arrowhead Drive, Carson City, NV, 89706. POSTMARK by 5:00 p.m. March 10, 2026.

Please Print or Type:

Part A. PROPERTY OWNER AND PETITIONER INFORMATION

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

Part B. PROPERTY OWNER ENTITY DESCRIPTION

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

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

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

The organization described above is a non-profit organization. ☐ Yes ☒ No**Part C. RELATIONSHIP OF PETITIONER TO PROPERTY OWNER IN PART A**Check box which best describes the relationship of Petitioner to Property Owner: ☒ Additional information may be necessary.

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

Part D. PROPERTY IDENTIFICATION INFORMATION**1. Enter Physical Address of Property:**

ADDRESS 60 JEANETTE DR	STREET/ROAD JEANETTE DRIVE	CITY (IF APPLICABLE) MONDHOUSE	COUNTY LYON
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2. Enter Applicable APN or Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN) 016 252 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: ☒

☐ 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: ☒

☒ 2026-2027 Secured Roll	☐ 2025-2026 Unsecured Roll	☐ 2025-2026 Supplemental Roll
☐ 2026-2027 Centrally-assessed Roll	☐ 2025-2025 Net Proceeds Roll	

Other years being appealed: _____

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

Part E. VALUE OF PROPERTY

Property Type	As established by County Board of Equalization		Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed.	
	Taxable Value	Assessed Value	Taxable Value	Assessed value
Land	260000	91000	90000.	31500
Buildings	305711	106999	264000	92400
Personal Property				
Total	565711	197999	354000.	123900.

For Clerk Use Only:

26-119

Part F. TYPE OF APPEAL

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

- ☒ NRS 361.360(1); NRS 361.400(2): The value of real or personal property is being appealed; the Petitioner is aggrieved at the action of the County Board or the failure of the County Board to equalize resulting in overvaluation of property or undervaluation or non-assessment of other property.
- ☐ NRS 361A.240(2)(b): The under-or-over valuation of open-space use property is being appealed
- ☐ NRS 361A.273(1): This is an appeal of a determination that agricultural property has been converted to a higher use and for valuations for deferred tax years; the notice of conversion from the assessor was received after July 1 and before December 16 and the appeal was heard by the County Board..
- ☒ NRS 361.360(1); NAC 361.747(2)(c): The property was denied an exemption that is allowed by law. If so, describe the applicable exemption:
VETERAN'S, BLIND, & WIDOWED EXEMPTIONS THAT WERE SENT BUT DENIED FOR 24-25, 25-26, 26-27.
- ☒ Other reason, please describe. NRS 361.365 (4), NRS 361.356, NRS 361.355, NRS 361.155, NRS 361.765, NRS 361.767 & all disputed taxes owed refunds

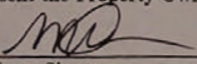
Part G. ATTACH A BRIEF STATEMENT OR LETTER DESCRIBING THE ISSUES AND CONTENTIONS IN THIS APPEAL.

Part H. COUNTY APPEAL INFORMATION

County in which appeal was heard:	County Case Number:	Date Heard by County:
lyon county	unknown- I didnt get a notice for hearing date	February ?? 2026

VERIFICATION

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


Petitioner Signature
Martha Carmona
Print Name of Signatory

owner
Title
3-3-26
Date

Part I. AUTHORIZATION OF AGENT

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

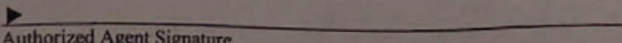
I hereby authorize the agent whose name and contact information appears below to file a petition to the Nevada State Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition. I further authorize the agent listed below to receive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

Authorized Agent Contact Information:

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

Authorized Agent must check each applicable statement and sign below.

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


Authorized Agent Signature
Print Name of Signatory

Title
Date

PETITIONER'S 4TH APPEAL TO THE STATE OF NEVADA TAX

AND EQUALIZATION ADMINISTRATORS

TO THE HONORABLE MEMBERS OF THE STATE BOARDS AND COMMISSIONS

COMES NOW the Appellant and Petitioner, Martha Esly Carmona, appearing in Pro Per, who hereby respectfully submits her corrections and requested property tax changes, before these board Members, to correct the Assessor's illegal and unequal treatment of Appellant's land values and home tax increases since 2022. Appellant also requests her veteran, blind, and widowed exemptions

I. POINTS AND AUTHORITIES

Petitioner respectfully submits her Opposition to the Lyon County Assessor's illegal land overvaluation increase of 300% in a few years, while most other property owners have had no increases in 7 plus years. The Assessor does not use equal appraisal techniques to appraise all properties equally, which is a violation of NRS 361.356 (1 a). The Board may correct the overassessment under NRS 361. 356 (3) and has a duty to do those corrections. Appellant Petitioner is also opposing her complete increase since 2022 of 26% of her property taxes under NRS 361.473 in about four years. Appellant is again opposing her tax increases while under appeal for the last four years which is a violation of NRS 361.357 (4), to her property values.

II. FACTS

The Board of Equalization and Tax Commission have a duty to protect Property Tax Payers from Illegal and Unconstitutional Tax Value increases by the Assessor and Appraiser. The Assessor can not increase Appellants land values to over 300% and not increase her neighbor's land values a penny for 7 years. That is Unfair, Unconstitutional, and Unlawful to keep One property owner in his favor and be completely Bias and Malicious to another Property owner. The Board of Equalization must reduce and bring down the illegal land value increases to equalize the overvaluations of Appellants tiny community, which was overassessed illegally, by the appraiser to gain a higher tax increase for more revenues to the city. All the other communities were not increased 300%, just appellants community from the evidence shown in the following documents attached.

Appellant is requesting her land values to remain at the previous set original value at 90,000.00. All other common values in Moundhouse are around 60,000.00 for 1 acre or more SITE VALUES used by the Appraiser in Lyon County. Next door in Dayton, land values are less around \$60,000.00 for 1 acre SITE VALUES. Silver City is even less at \$12,000.00 for 1 acre site values. Silver Springs are around \$30,000.00 for SITE VALUES. Please see attached evidence documents.

Further, the Appraiser and Assessor has also given large land value and home value discounts to certain "FAVORED" tax payers without any appeal by these individuals. Again, the illegal tax reductions given to these individuals was biasly approved by the County board of Equalization.

It seems only certain favored individuals are given favored tax discounts of over \$400.00 dollar savings in one year and everyone else receives no help while there property taxes increase year after year to a 26% total increase while under Appeal, in violation of Nevada Laws.

Finally, Two multi-million dollar homes have land values of \$68000 for 71 acres, and around 150,000.00 for River Front Acreage of almost 20 acres. These are \$3,500,000.00 and 2,500,000.00 estates. Yet the Appraiser did not raise those Million dollar estates land values, like the Appraiser raised Appellants & neighbors values in 7 years. The Appraiser decided to raise Appellants land values 300% from \$90,000.00 to 260,000.00 in that time while leaving the Multi-Million dollar Estate of 70 acres land values without a penny increase, WHY?

III. ARGUMENT

THIS IS UNFAIR AND UNCONSTITUTIONAL TO GIVE OTHERS GREAT FINANCIAL GAIN WHILE DEPRIVING APPELLANTS OF EQUAL & SIMILAR TREATMENT.

It seems rather suspicious to go after Appellants land values with such extreme and excessive, illegal, unfair, and unconstitutional land increases, while leaving other properties without any increases in 7 years. Please see attached assessment county documents.

Appellant's family is of humble and simple means. They are a disabled veteran daughter, a widowed-blind bed bound, very elderly mother, and a disabled autistic son. They can't travel to the meetings to be present for any of the hearings due to disabilities. Appellants ask for the Mercy of the State to hear their Appeal petitions without prejudicial dismissal, and to correct the error's of the Appraiser and Assessor on their almost 1987, 40 year old home.

Appellant's have not understood the reasons why other favored property owners were given such large \$400.00 yearly deductions, without appeals, on their homes tax values. Why other deductions on taxable land values were given to others, and why others received no increases in 7 years, while the Appraiser and Assessor have maliciously increased Appellants home values 300% in that same time frame. Appellants family should also be treated to similar tax reductions since they appealed.

IV. CONCLUSION

Please allow our property Taxable land values to be reduced fairly back to \$90,000.00 and assessed land values to be at \$31000.00. Please allow our total assessed property value to be \$123,000.00 and our taxable property value to be \$354,000.00.

Currently our assessed capped values are \$132,000.00. We are asking for our new corrected "ASSESSED" tax capped values to be brought down only by \$9000.00 to be corrected to **\$123,000.00*****.

We are asking for our "TAXABLE" capped value to be brought from the current \$377,000.00 to **\$354,000.00****** which is only \$23,000.00 from the current capped taxable value.

Respectfully,

THE ESLY CARMONA IRREVOCABLE TRUST



STATE OF NEVADA

JOE LOMBARDO
Governor

DEPARTMENT OF TAXATION

GEORGE KELESIS
Chair, Nevada Tax Commission

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

SHELLIE HUGHES
Executive Director

April 8, 2026

Taxpayer/ Petitioner:

The Esly Carmona Irrevocable Trust
Martha Carmona, Grantor/Owner
60 Jeanette Dr
Moundhouse NV 89706

CONFIRMATION OF APPEAL

Your appeal has been received by the State Board of Equalization (SBE). When referring to this appeal, please use the SBE case number assigned. The case number may be found at the bottom of this confirmation.

The SBE hearings are scheduled from March through October and are held in Carson City and Las Vegas. The parties will be notified, by certified mail, of the date and approximate time of the hearing. If more information about the appeal process is required, please contact SBE staff at the number listed below. The hearing date for this case will be Thursday June 4, 2026.

If someone is representing you in this matter, and you have NOT already submitted an original signed authorization, it must be received by this office before any materials, including hearing notices, are sent to your representative. NRS 361.362 requires that the agent be authorized in writing on a form to be provided. This form must be submitted to the SBE before the hearing and have original signatures of the property owner and the agent. An authorization form can be downloaded from our website at: <https://tax.nv.gov/wp-content/uploads/2024/03/LGS-F032-Agent-Authorization-Form-SBE.pdf>

If the appeal involves a matter that is currently in litigation before the courts of Nevada, it is the policy of the SBE to hold the appeal in abeyance pending the resolution of the court litigation unless the parties agree that the court litigation will not be relevant to the appeal before the SBE.

Kari Skalsky, Management Analyst III
Department of Taxation
(775) 684-2160
stateboard@tax.state.nv.us

STATE BOARD OF EQUALIZATION CASE NUMBER: 26-119

Respondent:

Lyon County Assessor
Troy Villines
27 S Main St
Yerington NV 89447



STATE OF NEVADA
DEPARTMENT OF TAXATION

MAIN OFFICE
3850 Arrowhead Drive
Carson City, Nevada 89706

JOE LOMBARDO
Governor

GEORGE KELESIS
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

May 21, 2026

STATE BOARD OF EQUALIZATION

CERTIFIED MAIL – 9489 0090 0027 6528 8054 99

PETITIONER:

The Esly Carmona Irrevocable Trust
Martha Carmona, Grantor/Owner
60 Jeanette Drive
Moundhouse NV 89706

CERTIFIED MAIL – 9489 0090 0027 6528 8055 05

RESPONDENT:

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

RE: SBE Case No. 26-119

This letter serves as notification that State Board of Equalization (SBE) Case No. 26-119 will not be heard at the June 4, 2026, SBE meeting as indicated in the Confirmation of Appeal mailed out on April 8, 2026. You will be notified in writing in advance of the meeting at which Case No. 26-119 will be heard.

As indicated in the Confirmation of Appeal, The SBE hearings are scheduled from March through October and are held in Carson City, Reno, and Las Vegas. The parties will be notified, by certified mail, of the date and approximate time of the hearing. If more information about the appeal process is required, please contact SBE staff at the number listed below.

If you have any questions, please call (775) 684-2160.

Shellie Hughes
Secretary to the State Board of Equalization

By: 
Kari Skalsky
Management Analyst III, Boards and Commissions
Department of Taxation

**STATE BOARD OF EQUALIZATION
CERTIFICATE OF SERVICE
26-119**

I hereby certify that on this day I served the foregoing document upon all parties of record in this proceeding by placing a true and correct copy thereof in the United States Mail, postage prepaid, and properly addressed to the following:

CERTIFIED MAIL – 9489 0090 0027 6528 8054 99

PETITIONER:

The Esly Carmona Irrevocable Trust
Martha Carmona, Grantor/Owner
60 Jeanette Drive
Moundhouse NV 89706
Electronic mail: emeralddragonllcnv@gmail.com

CERTIFIED MAIL – 9489 0090 0027 6528 8055 05

RESPONDENT:

Troy Villines
Lyon County Assessor
27 S Main Street
Yerington NV 89447
Electronic mail: assessor@lyon-county.org

Dated at this 21 day of the month of May of the year 2026.



Kari Skalsky, Management Analyst III
Department of Taxation
State Board of Equalization

COUNTY RECORD



**LYON COUNTY BOARD OF EQUALIZATION
TUESDAY, FEBRUARY 17, 2026**

9:00 AM

**LYON COUNTY ADMINISTRATIVE COMPLEX
27 S. MAIN STREET, YERINGTON, NV 89447**

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

1. Roll Call

2. Pledge of Allegiance

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

4. For Possible Action: Review and adoption of agenda

5. Administration of the Oath

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

6.a For Possible Action: Approve February 18, 2025 Minutes.

- [Minutes](#)

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

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

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

APN 016-252-05 Esly Carmona Irrevocable Trust

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

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

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

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

7. Chair & Board Member Comments

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

9. Adjourn

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

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

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

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found on-line at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

(1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410; Fax: (202) 690-7442; or Email: program.intake@usda.gov

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

Lyon County is an equal opportunity provider.

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

* AMENDED *

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: THE ESY CARMONA IRREVOCABLE TRUST					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY OWNER LISTED IN PART A): MARTHA CARMONA				TITLE: GRANDOR	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX): 60 Jeanette Dr				EMAIL ADDRESS: Emerald dragon llc NV@gmail.com	
CITY: Mound house	STATE: NV	ZIP CODE: 89706	DAYTIME PHONE: [REDACTED]	ALTERNATE PHONE:	FAX NUMBER:

Part B. PROPERTY OWNER ENTITY DESCRIPTION

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

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

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

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

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

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

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

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS: 60 Jeanette Dr	STREET/ROAD: Jeanette	CITY (IF APPLICABLE): Mound house	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): 016 252 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: ☒

- | | | |
|---|--|--|
| ☐ 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: ☒ 2022, 2023, 2024, 2025 Plus *All Land values from 2018-2021 and*

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

Part E. VALUE OF PROPERTY

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

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land		TAXABLE VALUE \$ 90,000
Buildings		TAXABLE VALUE \$ 204,000.00
Personal Property		
Possessory Interest in real property		VER - Blind - widow ???
Exempt Value		
Total		TAXABLE VALUE \$ 54,000.00

Part F. TYPE OF APPEAL*Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.*

- ☒ NRS 361.357: The full cash value of my property is less than the computed taxable value of the property. **NRS 361.357 (4)**
- ☒ NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- ☒ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed, and I have attached the proof showing the owner, location, description and the taxable value of the undervalued property. **Denied 1. Veterans**
- ☒ NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes. **2. Blind**
- ☐ NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and deferred taxes are now due. **3. Widowed**
- ☐ NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

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

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


Petitioner Signature


Title

Nathaniel
Print Name of Signatory

12-18-25
Date

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

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

*List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.***Authorized Agent Contact Information:**

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

Authorized Agent must check each applicable statement and sign below.

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


Authorized Agent Signature

Title

Print Name of Signatory

Date

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

Signature of Owner or Authorized Agent/Attorney

Date

PETITIONER'S EVIDENCE

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



NOTICE OF ASSESSED VALUATION

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

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



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

Mailing Date 12/10/2025

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

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

Abatement Status: Low Cap
Abated Taxes are based on Prior Year
Gross Assessed Value of: 132,271

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

Property Location: 60 JEANETTE DR MOUND HOUSE Lot Block

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

11542PNOA 12/10/24 CMYK

Taxable Value	This Fiscal Year	Next Fiscal Year	Tax Capped Value
Land	260,000	260,000	
Structures	313,657	305,711	
Personal Property	0	0	
Taxable Total	573,657	565,711	377,918
Exemptions	0	0	
Net Taxable Value	573,657	565,711	
Value Excluded From Abatement	0	0	

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

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



PETITION FOR REVIEW

2025/2026 PARTIAL ABATEMENT OF TAXES DETERMINATION

DEADLINE FOR FILING PETITION IS JUNE 30, 2026

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

Assessor Parcel Number (APN) or Account Number: 016 252 05
Address of Property: 60 Jeanette Dr
Owner Name: Esly Carmona Irrevocable Trust
Mailing Address: _____
City, State, Zip: mand house NV 89706
Phone Number: [REDACTED]

REASON FOR PETITION

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

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

[Signature]
Signature

12-18-25
Date

When completed, return this petition to:

Lyon County Assessor | 27 S Main St | Yerington, NV 89447 | assessor@lyon-county.org

FOR COUNTY ASSESSOR'S OFFICE USE ONLY:

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

☐ APPROVED ☐ DENIED Reason: _____

TAX CAP STATUS AFTER REVIEW OF PETITION:

☐ POQ (low cap) ☐ VOQ (low cap) ☐ RTQ (low cap) ☐ RTD (high cap) ☐ QHC (high cap) ☐ OTHER

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

PETITIONER

THE ESLY CARMONA IRREVOCABLE TRUST

MARTHA ESLY CARMONA

60 JEANETTE DR

MOUNDHOUSE NEVADA 89706

EMERALDDRAGONLLCNV@GMAIL.COM

Martha Esly Carmona
Esly Carmona Irrevocable Trust

Petitioner,

vs.

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

Respondent(s).

) 12-18-2025

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

APPEAL TO THE LYON COUNTY BOARD OF EQUALIZATION

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

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

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

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

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

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

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

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

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

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

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

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

In conclusion,

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

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

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

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

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

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

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

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

Respectfully Submitted,



Esly Carmona Irrevocable Trust

12-18-25

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APPELLANT HAD HER
2024 – 2025 APPEAL
DENIED WITHOUT DUE PROCESS
ALL 800 DOCUMENTS OF EVIDENCE
DISMISSED WITH PREJUDICE
INTENTIONALLY AND WITH MALICE
BY ALL COUNTY GOVERNMENT
AND STATE APPEAL BOARDS
DUE TO APPELLANTS DISABILITIES
AND BED BOUND TERMINAL ILLNESS RESTRICTIONS
WHICH PROHIBITED APPELLANTS
FROM APPEARING
OR SPEAKING ON BEHALF OF THEIR
CASE APPEAL IN YERINGTON AND RENO
APPEAL DENIED PER TROY VILLINES

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

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

Date 1-10-25

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

Appeals under the following sections:

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

Evidence to be presented to Lyon County Board of Equalization:

2022-2026 Lyon County Public Assessor Online Tax Roll portions

2022-2026 Lyon County Private Assessor Non Compliant Tax Reductions by Appraisers

2022-2024 Appeals packet filed in prior appeals which were close to 500 pages

2022-2024 Appeal hearing testimony by all present

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

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

Respectfully,

The Esly Carmona Irrevocable Trust

Esly Carmona

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

OFFICIAL RECORD

Requested By:
MARTHA ESLY CARMONALyon County, NV
Margie Kassebaum, RecorderFee: \$40.00 RPTT: \$0.00
Recorded By: blathrop

DECLARATION OF HOMESTEAD

Assessor's Parcel Number (APN):

016 252 05

or

Assessor's Manufactured Home ID Number:

Recording Requested by and Mail to:

Name: Martha Eslly Carmona Eslly Carmona

Address: 60 Jeanette Dr

City/State/Zip: Mound House NV 89706

Check One:

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

Check One:

- ☒ Regular Home Dwelling/Manufactured Home ☐ Condominium Hotel ☐ Other

Name on Title of Property:

Eslly Carmona, Trustee to the Eslly Carmona Irrevocable Trust
do individually or severally certify and declare as follows:Martha Eslly Carmona & Eslly Carmona
is/are now residing on the land, premises (or manufactured home) located in the city/town of
Mound House, county of Lyon, State of Nevada, and
more particularly described as follows: (set forth legal description and commonly known street address or
manufactured home description)A portion of SW 1/4 of NW 1/4 of Section 32, Township 16 North, Range 21 East, M.D.B+M,
Lyon County, NV, described as: Parcel E3 Parcel Map Composite Enterprise Parcel Recorded Official
Records, 1-21-84 # 51285, Recorded in Lyon County NV. as Shown Described. 60 Jeanette Dr
Mound House NV 89706
I/We claim the land and premises hereinabove described, together with the dwelling house thereon, and its
appurtenances, or the described manufactured home as a Homestead.

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

Martha Eslly Carmona
Signature
Martha Eslly Carmona
Signature

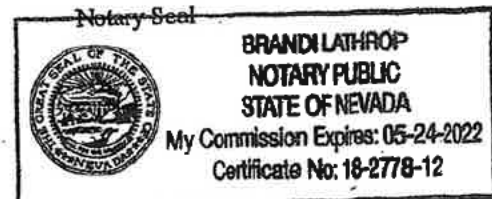
Martha Eslly Carmona
Print or type name here
Martha Eslly Carmona
Print or type name here

STATE OF NEVADA, COUNTY OF Lyon
 me on 6/21/2021
 (date)

By Martha Eslly Carmona
 Person(s) appearing before notary

By Brandi Lathrop
 Person(s) appearing before notary
 Signature of notarial officer

This instrument was acknowledged before



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

DECLARATION OF HOMESTEAD

FOR RECORDING
STAMP

Assessor's Parcel Number (APN):

016-252-05

or

Assessor's Manufactured Home ID Number:

DO NOT WRITE IN
THIS AREA

Recording Requested by and Mail to:

Name: Esly Carmona

Address: 60 Jeanette Dr

City/State/Zip: Moundhouse Nevada

Check One:

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

Check One:

- ☒ Regular Home Dwelling/Manufactured Home ☐ Condominium Unit ☐ Other

Name on Title of Property:

Esly Carmona, Grantor / Beneficiary for the, Esly Carmona Irrevocable Trust.

do individually or severally certify and declare as follows:

Esly Carmona

is/are now residing on the land, premises (or manufactured home) located in the city/town of
Moundhouse, county of Lyon, State of Nevada, and

more particularly described as follows: (set forth legal description and commonly known street address or
manufactured home description)

A portion of SW 1/4 of NW of 1/4 of Section 32, Township 16 North, Range 21 East, M. D. B. & M., Lyon County
Nevada, described as: Parcel B, Parcel Map Comstock Enterprise Parcel, recorded official records 1-21-80, #51285

Recorded in Lyon County Nevada as shown and described - 60 Jeanette Dr, Moundhouse,
Nevada, 89706
I/We claim the land and premises hereinabove described, together with the dwelling house thereon, and its
appurtenances, or the described manufactured home as a Homestead.

In witness, Whereof, I/we have hereunto set my/our hands this 3 day of March, 2021

[Signature]
Signature

Print or type name here

Signature

Print or type name here

STATE OF NEVADA, COUNTY OF Carson City

This instrument was acknowledged before

me on March 1, 2021
(date)

Notary Seal

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

By _____
Person(s) appearing before notary

[Signature]
Signature of notarial officer



CONSULT AN ATTORNEY IF YOU DOUBT THIS FORM FITS YOUR PURPOSE.

NOTE: Do not write in 1-inch margin. Revised Sept. 2019

**LYON COUNTY ASSESSOR**

Troy R. Villines

For Assessor's Use Only

Name: CARMONA, MARTHA ESLY**APN:** 016-252-05**PPID:****Exempt ID:** 20555**EXEMPTION SELECTION FORM FOR TAX YEAR 2025/2026**

January 06, 2025

CARMONA, MARTHA ESLY
60 JEANETTE DR
MOUNDHOUSE NV 89706

**NAME:** CARMONA, MARTHA ESLY**TYPE:** Veteran**ASSESSED VALUE* :** 3540

* Adjusted for CPI per NRS 361

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

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

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

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

SIGNED: [Signature] DATE: May 2025
MUST BE SIGNED by the Exemption Holder

Additional Option for Veterans Only:

I wish to apply _____% of my exemption to the Veteran's Home Fund.

Signed: _____ Date: _____
(Sign for Veterans Home Fund Donation Only)

SEE REVERSE SIDE FOR INSTRUCTIONS

27 S MAIN ST
YERINGTON NV 89447

PHONE: (775) 463-6520

FAX 775-463-5305

[www.https://www.lyon-county.org/55/Assessor](https://www.lyon-county.org/55/Assessor)

INSTRUCTIONS

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

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

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

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

IF YOU USE YOUR EXEMPTION ON YOUR REAL PROPERTY

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

IF YOU USE YOUR EXEMPTION ON YOUR MOTOR VEHICLE

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

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

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

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



[Voter Information](#)

[Voting History](#)

[Polling Locations](#)

[Elected Officials](#)

[Sample Ballots](#)

[Log Out](#)

Voter Information

Registered Name

MARTHA CARMONA

Residence Address

60 JEANETTE DR, MOUND HOUSE, NV 89706

Mailing Address**Residence Phone****Election Precinct**

19.00

Party Affiliation

REPUBLICAN

Voting Status

Active

County Voter ID

0513595

State Voter ID

5349823



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

Widow or Widower's Exemption Application

NAME:

MAILING ADDRESS:

CITY & STATE:

ZIP CODE:

PHONE NUMBER:

ESLY LARSON
60 Jeanette Dr
Mound House NV
89706
775 515 2151

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

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

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

7. I request my exemption be applied as follows:

☐ Motor Vehicle Governmental Service Tax Benefit:	for fiscal year _____
☒ Real Property tax roll, Parcel No. <u>016 252 05</u>	for fiscal year <u>2025 2026</u>
☐ Mobile Home tax roll, Acct. No. _____	for fiscal year _____
☐ Personal Property tax roll, Acct No. _____	for fiscal year _____

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

Signed: ESLY LARSON Date: 05 26 25

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



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

Blind Person's Exemption Application

NAME:

MAILING ADDRESS:

ESLY GARZMONIA

CITY & STATE:

ZIP CODE:

PHONE NUMBER:

60 Jeanette Dr, Moundhouse, NV

89706

[REDACTED]

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

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

6. I request my exemption be applied as follows:

☐ Motor Vehicle Governmental Service Tax Benefit:	for fiscal year _____
☒ Real Property tax roll, Parcel No. <u>016 252 05</u>	for fiscal year <u>2025 2026</u>
☐ Mobile Home tax roll, Acct. No. _____	for fiscal year _____
☐ Personal Property tax roll, Acct No. _____	for fiscal year _____

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

Signed: ESLY GARZMONIA Date: 082625

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

Date: _____

Voucher received: _____ Send voucher: _____



[Sample Ballots](#)

[Log Out](#)

Voter Information

Registered Name

ESLY CARMONA

Residence Address

60 JEANETTE DR, MOUND HOUSE, NV 89706

Mailing Address**Residence Phone**

[REDACTED]

Election Precinct

19.00

Party Affiliation

REPUBLICAN

Voting Status

Active

County Voter ID

0542948

State Voter ID

5352364



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

VETERAN or DISABLED VETERAN Exemption Application

NAME:

MAILING ADDRESS:

CITY & STATE:

ZIP CODE:

PHONE NUMBER:

Martha Cammona
60 Jeanette dr
Moundhouse NV
89706
[REDACTED]

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

☒ I claim a **Veteran Exemption** under provisions of NRS 361.090.

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

☐ 60% - 79% Disability

☐ 80% - 99% Disability

☐ 100% Disability

7. I request my exemption be applied as follows:

☐ Motor Vehicle Governmental Service Tax Benefit:

for fiscal year

☒ Real Property tax roll, Parcel No. 01625205

for fiscal year 24-25-26

☐ Mobile Home tax roll, Acct. No. _____

for fiscal year _____

☐ Personal Property tax roll, Acct No. _____

for fiscal year _____

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

Signed:

Martha Cammona

Date:

12-18-25

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

Date: _____

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



NEVADA SECRETARY OF STATE
Francisco V. Aguilar

[Voter Information](#)[Voting History](#)[Polling Locations](#)[Elected Officials](#)[Sample Ballots](#)[Log Out](#)

Voter Information

Registered Name

MARTHA CARMONA

Residence Address

60 JEANETTE DR, MOUND HOUSE, NV 89706

Mailing Address**Residence Phone****Election Precinct**

19.00

Party Affiliation

REPUBLICAN

Voting Status

Active

County Voter ID ?

0513595

State Voter ID

5349823

[Update My Registration Info](#)



NEVADA SECRETARY OF STATE
Francisco V. Aguilar

Registered Voter Services

[En Español](#)[Voter Information](#)[Voting History](#)[Polling Locations](#)[Elected Officials](#)[Sample Ballots](#)[Log Out](#)

Voting History

[Voting History Definitions Below](#)

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





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

Blind Person's Exemption Application

NAME:

MAILING ADDRESS:

9514 Carmena
66 Scarlett dr
Mound House NV

CITY & STATE:

ZIP CODE:

PHONE NUMBER:

89706

1. I established actual bona fide residency in the State of Nevada (must have a current Nevada Driver's License or a Nevada Identification Card), and a copy of the vision determination from a Medical professional. Visual acuity must not exceed 20/200 in the better eye when corrected, or your field of vision subtends an angle of 20 degrees or less.

2. I understand my application for exemption must be filed in the county in which I reside.
I presently reside at: Lyon County

3. I have not claimed an exemption in any other county in Nevada for the current fiscal year.

4. I understand that I must immediately report any change of address to the Lyon County Assessor's Office.

5. The assessed valuation is adjusted for each fiscal year by adding to each amount the product of the amount multiplied by the percentage increase in the Consumer Price Index.

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

6. I request my exemption be applied as follows:

☐ Motor Vehicle Governmental Service Tax Benefit: for fiscal year _____
☒ Real Property tax roll, Parcel No. 01675765 for fiscal year 24,2426
☐ Mobile Home tax roll, Acct. No. _____ for fiscal year _____
☐ Personal Property tax roll, Acct No. _____ for fiscal year _____

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

Signed: 9514 Carmena Date: 12-18-25

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

Date: _____

Voucher received: _____ Send voucher: _____



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

Widow or Widower's Exemption Application

NAME:

MAILING ADDRESS:

CITY & STATE:

ZIP CODE:

PHONE NUMBER:

Eslly Carmona
600 Jeanne He dr
Moundhouse NV
89706

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

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

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

7. I request my exemption be applied as follows:

☐ Motor Vehicle Governmental Service Tax Benefit:	for fiscal year _____
☒ Real Property tax roll, Parcel No. <u>0264505</u>	for fiscal year <u>24257.6</u>
☐ Mobile Home tax roll, Acct. No. _____	for fiscal year _____
☐ Personal Property tax roll, Acct No. _____	for fiscal year _____

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

Signed: Eslly Carmona Date: 12-18-25

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



NEVADA SECRETARY OF STATE
Francisco V. Aguilar

[Sample Ballots](#)[Log Out](#)

Voter Information

Registered Name

ESLY CARMONA

Residence Address

60 JEANETTE DR, MOUND HOUSE, NV 89706

Mailing Address**Residence Phone****Election Precinct**

19.00

Party Affiliation

REPUBLICAN

Voting Status

Active

County Voter ID ?

0542948

State Voter ID

5352364

[Update My Registration Info](#)

NEVADA SECRETARY OF STATE
Francisco V. Aguilar

Registered Voter Services

[En Español](#)[Voter Information](#)[Voting History](#)[Polling Locations](#)[Elected Officials](#)[Sample Ballots](#)[Log Out](#)

Voting History

[Voting History Definitions Below](#)

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

Voting History Definitions

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

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



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

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

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



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



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

1-0008118
000021
000002

MAKE REMITTANCE PAYABLE TO:
Lyon County Treasurer
27 S. Main St.
Yerington, NV 89447

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

OFFICE PHONE: (775) 463-6501

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

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

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

\$ 3626 -

I Appealed 22, 23, 24, 25, 26 years.
This is 2021 year: My taxes can not be
Raised Per NRS 361.357 (4) SB 26-119 Pg 42 2021 TX 41

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

LYON COUNTY
REAL PROPERTY TAXES FOR FISCAL YEAR
JULY 1, 2025 THRU JUNE 30, 2026



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

Owner Name: CARMONA, ESLY TRS

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

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

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

Scan to Pay



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

Office Phone: (775) 463-6501

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

Assessed Valuation		Distribution Tax Amount				
Description	Value	Taxing Agency	Rate	Prebatement Amount	Abatement/ Recapture Amount	Tax Amount
Real Estate	\$ 91,000	School General	0.7500	\$ 1,505.85	\$ 489.63	\$ 1,016.22
Bldg./Improvements	109,780	School Debt	0.5867	1,177.98	383.03	794.95
		Central Fire	0.8671	1,740.96	576.52	1,164.44
		CLCF Paramedic	0.0700	140.55	45.70	94.85
		State of Nev	0.1700	341.33	110.99	230.34
		General Fund	0.7537	1,513.28	524.31	988.97
		Gen. indigent	0.0300	60.23	21.35	38.88
		Med indigent	0.0750	150.58	48.96	101.62
		Senior Services	0.0600	120.47	92.29	28.18
		Co-Op Extensn	0.0100	20.08	6.53	13.55
		Carson WtrSub	0.0300	60.23	19.59	40.64
		Centrl Vector	0.0450	90.35	42.93	47.42
		Ad Valorem Totals	3.4476	6,921.89	2,361.83	4,560.06
		Dayton Valley GW	0.1000	2.10	0.00	2.10
		Special Assmnt Total				2.10
	\$ 200,780					
Information concerning taxing authorization, rates and uses of taxes collected can be found at www.tax.state.nv.us or by calling (775) 463-6501		Previous Payments				- 2,282.16
		TOTAL TAX DUE				2,280.00

2025 \$4565 -

Past Years

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

Special Assessments and Other

Account Summary

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

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

1,140.00

Pay this amount

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

Current Year

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



Exhibit 5

Value History

	2023	2022	2021	2020	2019	2018	2017
Total Building Value	\$177,672	\$165,340	\$162,728	\$273,026	\$266,469	\$263,460	\$266,543
Total Extra Features Value	\$126,165	\$109,389	\$111,263	\$0	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$260,000	\$228,480	\$142,800	\$142,800	\$126,000	\$126,000	\$90,000
Taxable Value	\$563,837	\$503,209	\$416,791	\$415,826	\$392,469	\$389,460	\$356,543
Net Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$197,343	\$176,123	\$145,877	\$145,539	\$137,364	\$136,311	\$124,790
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

my Home
60 Jeanette

2017 = 90,000 - Land Value
 * 2023 = 260,000 - RAISED with
 no comps to
 justify - increase

(15)

All other land values in Mound House are lower

5:59

74

gsaportal.lyon-county.org/parcel/01625205

+

76

⋮

Value History

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

Value History

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

Document/Transfer/Sales History

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

ASSESSED VALUES
FOR MY FOUR NEAR NEIGHBORS

THEY ALL HAD DECREASED ASSESSED VALUES
OF ANYWHERE FROM

\$1700.00 TO \$3000.00

I WAS ONLY GIVEN A
\$200.00 DECREASE

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

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

VERY BIAS AND UNFAIR
PER TROY VILLINES

Parcel Summary

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

