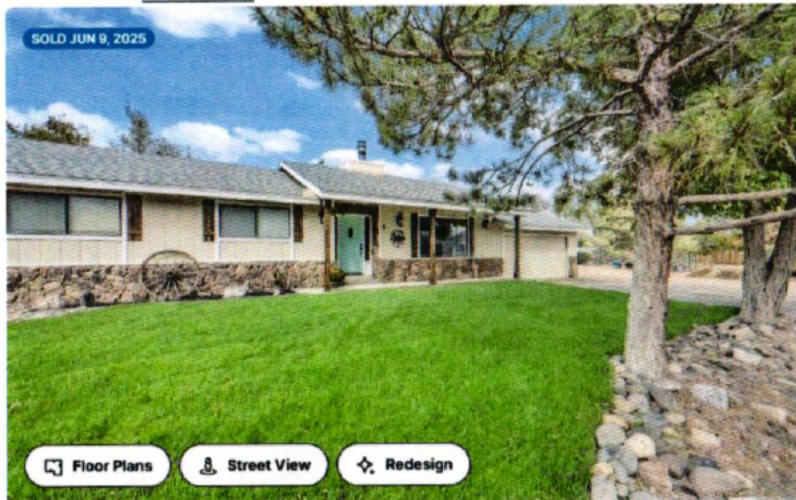




OFF MARKET— SOLD JUN 2025 FOR \$580,000

\$592,385 Est. refi payment \$4,135/mo—[Refinance my loan](#)

3 bd • 2 ba • 1,394 sq ft

4 Martin St, Mound House, NV 89706



Estimated sale price

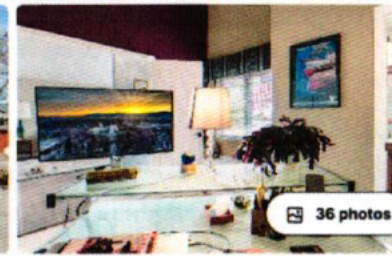
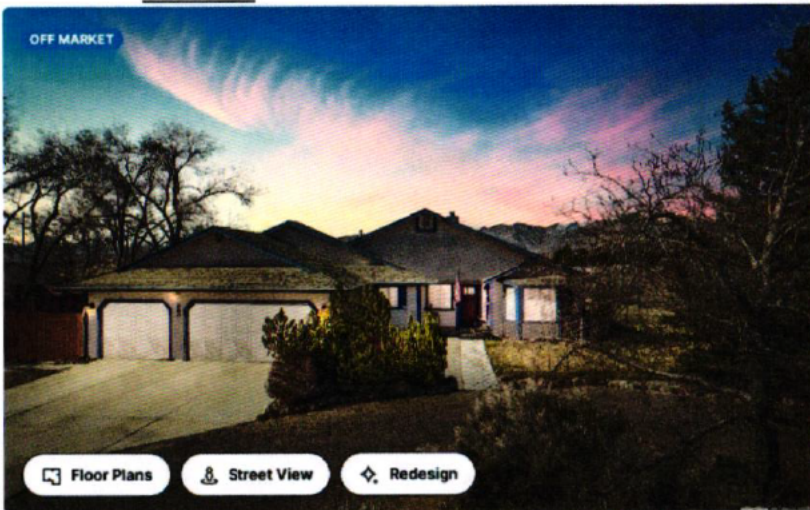
\$563,000 – \$682,000

Sell confidently with a local market expert in Mound House.

Comp #2



comp #2



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

\$709,573 Est. refi payment \$5,333/mo—[Refinance my loan](#) ●

4 bd • 2.5 ba • 2,088 sq ft

300 Comstock Rd, Dayton, NV 89403



Estimated sale price

\$675,000 - \$817,000

Sell confidently with a local market expert in Dayton.

Comp # 3



Comp #3

Redfin Listing - Comp. 2/4/26



City, Address, School, Agent, ZIP

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

Join / Sign in

← Search

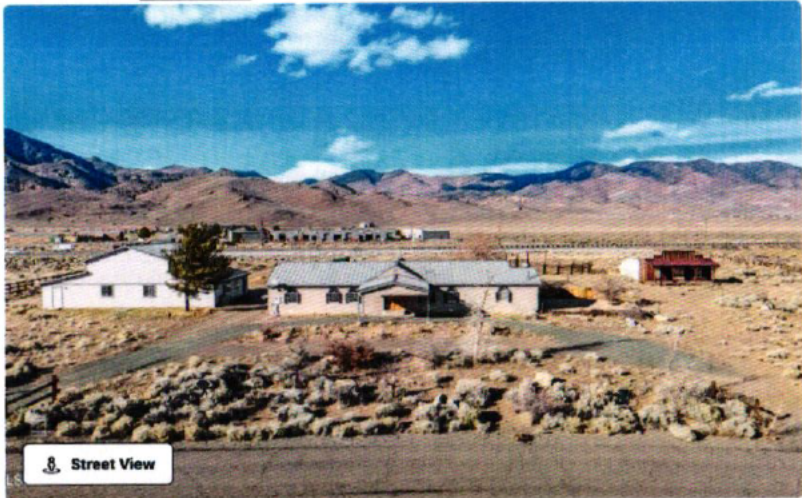
Overview

Neighborhood

Property details

Sale & tax history

Climate



Street View



66 photos

● FOR SALE

5.2 ac

\$749,900 Est. \$4,225/mo — [Get prequalified](#)

4 bd • 2.5 ba • 2,760 sq ft

190 James Ave, Dayton, NV 89403

Det Gar. 2,400sf



Request showing

Tour for free, no strings attached

Start an offer

Make a winning offer with the help of a local agent

Ask a question (775) 577-3672

Redfin - Subject Value Estimate - 2/4/26



City, Address, School, Agent, ZIP



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Redfin Selling Options •

Selling Resources •

**REDFIN
PREMIER**



\$1,048,514

Redfin Estimate for 60 Jeanette Dr

3 beds, 2 baths, 2,664 square feet [Edit](#)

I'M THE OWNER

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

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

YOUR HOME QUALIFIES FOR REDFIN PREMIER

Experience unparalleled service from our best agents.

SCHEDULE A CONSULTATION

Learn more about the service offered to Redfin Premier customers.

Bk16 pg 25 Land Values for 2026-27

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

COUNTY : Sierra View Est bk19 pg 06 - Imprv'd-

Imprv'd - Land= \$281k
(.9ac - 2ac) - N/C

YEAR : 2026/27

Sample Size	2		
Unfactored	1.00		
	Count	Percentage	
Ratios <0.32	2	100.0%	
Ratios =0.32 - 0.36	0	0.0%	
Ratios >0.36	0	0.0%	
Totals	2	100.0%	
		n/a	LOWER CI
Median	25.5%		
Mean	25.5%	n/a	UPPER CI
Aggregate	25.4%		
Minimum	21.4%		
Maximum	29.6%		
COD Median	16.2%		
COV Mean	22.9%		
VRD	100.3%		
R^2	100.0%	MEAN	MEDIAN
ASSESSED VALUE	\$ 1,892	\$ -	
FACTORED ASS. VALUE	\$ 144,762	\$ 144,762	
SALE PRICE	\$ 570,000	\$ 570,000	

DISTRICT 0.0

Sample Size	2		
Factor	1.00		
	Count	Percentage	
Ratios <0.32	2	100.0%	
Ratios =0.32 - 0.36	0	0.0%	
Ratios >0.36	0	0.0%	
Totals	2	100.0%	
		n/a	LOWER CI
Median	25.5%		
Mean	25.5%	n/a	UPPER CI
Aggregate	25.4%		
Minimum	21.4%		
Maximum	29.6%		
COD Median	16.2%		
COV Mean	22.9%		
VRD	100.3%		
R^2	100.0%	MEAN	MEDIAN
ASSESSED VALUE	\$ 144,762	\$ 144,762	
FACTORED ASS. VALUE	\$ 144,762	\$ 144,762	
SALE PRICE	\$ 570,000	\$ 570,000	

APN	PARCEL SIZE	SALE DATE	LAND USE CODE	\$ / SF	SALE PRICE	ASSESSED VALUE	FACTORE D ASS. VALUE	RATIO	<0.32	>=0.32 & <=0.36	>0.36	ABS DEV	2	Land Value	1.00	Imp Value	1.00
019-065-02	1	6/9/2025	200		580,000	123,842	123,842	0.2135	1			0.0412	0.2135	98350	98350	25492	25492
019-063-02	0.96	3/3/2025	200		560,000	165,682	165,682	0.2959	1			0.0412	0.2959	98350	98350	67332	67332

COUNTY : NH-Bk16 pg 25 - Imprv'd

Imprv'd - \$260 k

YEAR : 2025/26

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

DISTRICT 0.0

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

FILTER TABLE

MATCHING CRITERIA

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

QUERY OUTPUT TABLE

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

LYON COUNTY APPRAISAL RECORD



APN: 016-252-05

2026

PAGE 1 of 3

ACTIVE

Roll YR

Code

%Comp

Situs 60 JEANETTE DR MOUND HOUSE Database PROD NBHD 16-25 Appr kw Exemption AV|Exemption
 Owner CARMONA, ESLY TRS Printed 1/27/2026 16-25 -MH Res #12
 60 JEANETTE DR MOUNDHOUSE, NV 89706-0000 Tax District 8.7
 Property Name RESIDENCE

Reopen			
Reappraisal			

Valuation History							Parcel Value Summary		OBSO	☐ Change ☐ No Change	
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand		
2025 FV	260,000		313,657		573,657	200,780	Land Value	260,000			
2024 FV	260,000		324,134		584,134	204,447	Building Value	178,772	Initials/Date		
2023 FV	260,000		303,837		563,837	197,343	XFOB Value	126,939			
2022 FV	228,480		274,729		503,209	176,123	Obsolescence	0	Parcel Total		☐ NC ☐ C
2021 FV	142,800		273,991		416,791	145,877	Personal Prop Val		New Const	☐ New Sketch	
							Taxable Value	565,711	New Land		
							Total Exemption		Pr Yr Ovr		

Building Data												
1-1	Code	Description	Adjustments & Modifiers		Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	RES	RESIDENTIAL	BUILDING LEVEL		YAREA	1,865	GLA2 Area	100	SBFL	0622	Raised Subfloor (%)	74
Occ	01	Single Family Reside	Rate Adj		YCODE	2	TWO STORY	100	SBFL	0621	Slab on Grade (%)	26
Stry/Frm	01	SINGLE STORY	Lump Sum		ROOF	0208	Composition Shingle	100	0402	1	Automatic Floor Cover A	100
Quality	R3.5	Average-Good			EW	0101	Frame, Hardboard Sheets	100	0641	1	Single 1-Story Fireplac	100
Year Built	1987		PARCEL LEVEL		HEAT	0309	Forced Air Furnace	100	0701	552	Attached Garage	100
WAY	1988		Lump Sum 0		0502	1	Automatic Appliance Allowanc	100	0904	16	Slab Porch with Roof (S	100
Remodel Yr			%Obso		0601	10	Plumbing Fixtures -#	100	1007	16	Wood Balcony (SF) Wood	100
% Comp	100	%DPR 57.0			0602	1	Plumbing Fixtures Rough-ins	100	BED	3	Bedrooms	100

Sub Area							Extra Features														
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Multi-plier	Yr Built	Roll Year	% Comp	RCN	DRC	Override Value	Notes
GLA	GROSS LIVING ARE			799	156.06	124,694	1	WSP	WELL SEPTIC PRES		-	1	16889	1	1987	0	100	16,889	7,009		
GLA2	GROSS LIVING ARE			1,865	156.06	291,056	2	RFCOMP	ROOF WITH COMP S	2	-	175	20.49	1	1988	0	100	3,586	1,542		
							3	DECK2	DECK 1=SOFT 2=RE	2	-	175	26.13	1	1988	0	100	4,573	1,966		
							4	GPBARN2	GENERAL PURPOSE	2	-	2,160	29.41	1	1990	0	100	63,522	29,220		
							5	GPBLDG2	GENERAL PURPOSE	2	-	2,160	19.25	1	1986	0	100	41,590	16,636		SHOP
							6	CORRAL	CORRALS WOOD LOW	3	-	2,770	14.56	1	1988	0	100	40,325	17,340		
							7	CONC F	CONCRETE *FAIR*		-	1	4769	1	1998	0	100	4,769	2,766		
							8	GARSID3	DETACHED GARAGE	3	-	1,500	42.04	1	1998	0	100	63,060	36,575		
							9	BNK3/43	BUNKHOUSES 3/4 C	3	-	600	39.9	1	1998	0	100	23,940	13,885		

Gross Bldg Area 2,664 Perimeter Sub Area RCN 415,750

Building Notes			Building Cost Summary	
1988 wt yr Updated yr act per ADS notes and records			Building RCN	415,750
			Depreciation	236,978
			Building Adj	
			Building DRC	178,772
			Extra Feature DRC	
Building Name			Total DRC	178,772
RESIDENCE			Override Value	

Land Value: 1 Lines Total												Land Data		Property Characteristics		
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	217,800	Water	Well	
200	Single Family Residence	RR3	1.000	AC	260,000.00					260,000		Acre Size	5.000	Sewer	Septic	
												DOR Code	200	Street		
												Deferment		SPC		
												CAGC				

LYON COUNTY APPRAISAL RECORD



APN: 016-252-05

2026

PAGE 2 of 3

ACTIVE

Roll YR

Code

%Comp

Situs 60 JEANETTE DR MOUND HOUSE Database PROD NBHD 16-25 Appr kw Exemption AV|Exemption
 Owner CARMONA, ESLY TRS Printed 1/27/2026 16-25 -MH Res #12
 60 JEANETTE DR MOUNDHOUSE, NV 89706-0000 Tax District 8.7
 Property Name RESIDENCE

Reopen
 Reappraisal

Valuation History							Parcel Value Summary		OBSO	☐ Change ☐ No Change	
Yr Roll	Taxable Land	New Land	Taxable Imps	New Imps	Total Taxable	Total Assessed	Primary Valuation	STANDARD	NewLand		
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2024 FV	260,000		324,134		584,134	204,447	Building Value	178,772			
2023 FV	260,000		303,837		563,837	197,343	XFOB Value	126,939			
2022 FV	228,480		274,729		503,209	176,123	Obsolescence	0	Parcel Total		☐ NC ☐ C ☐ New Sketch
2021 FV	142,800		273,991		416,791	145,877	Personal Prop Val		New Const		
							Taxable Value	565,711	New Land		
							Total Exemption		Pr Yr Ovr		

Building Data													
1-1	Code	Description	Adjustments & Modifiers			Name	Code/Units	Description	%	Name	Code/Units	Description	%
Type	RES	RESIDENTIAL	BUILDING LEVEL			BTHF	2	Bath-Full	100				
Occ	01	Single Family Reside	Rate Adj										
Stry/Frm	01	SINGLE STORY	Lump Sum										
Quality	R3.5	Average-Good											
Year Built	1987		PARCEL LEVEL										
WAY	1988		Lump Sum	0									
Remodel Yr			%Obso										
% Comp	100	%DPR 57.0											

Sub Area							Extra Features														
Code	Description	Yr Built	DPR Yr	Units	Price Per Unit	RCN	#	Code	Description	QC	BLDG #	Units	\$/Unit	Multi-plier	Yr Built	Roll Year	% Comp	RCN	DRC	Override Value	Notes
GLA	GROSS LIVING ARE			799	156.06	124,694															
GLA2	GROSS LIVING ARE			1,865	156.06	291,056															
																					</

Gross Bldg Area	2,664	Perimeter		Sub Area RCN	415,750
Building Notes		Building Cost Summary			
1988 wt yr Updated yr act per ADS notes and records		Building RCN		415,750	
		Depreciation		236,978	
		Building Adj			
		Building DRC		178,772	
		Extra Feature DRC			
Building Name		Total DRC		178,772	
RESIDENCE		Override Value			

Land Value: 1 Lines Total												Land Data		Property Characteristics	
Code	Description	Zoning	Units	Type	Unit Price	Adj 1	%-\$	Adj 2	%-\$	Taxable Land	Note	Land Size-Sf	217,800	Water	Well
200	Single Family Residence	RR3	1.000	AC	260,000.00					260,000		Acre Size	5.000	Sewer	Septic
												DOR Code	200	Street	
												Deferment		SPC	
												CAGC			

LYON COUNTY APPRAISAL RECORD

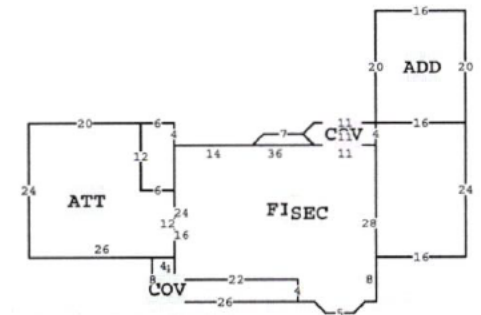
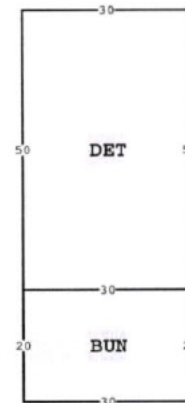
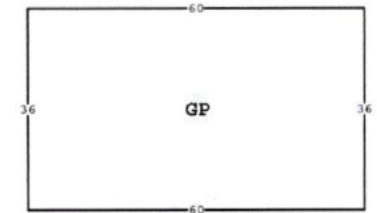
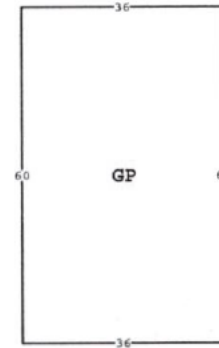
APN: 016-252-05

PAGE 3 of 3

Owner CARMONA, ESLY TRS
Keyline Description 32-16-21 FRNE4

NBHD 16-25 16-25 -MH Res #12

Appr kw

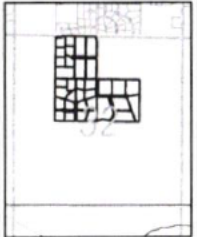
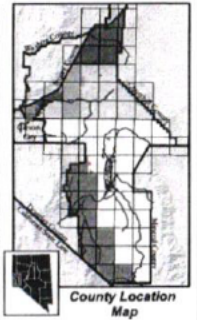
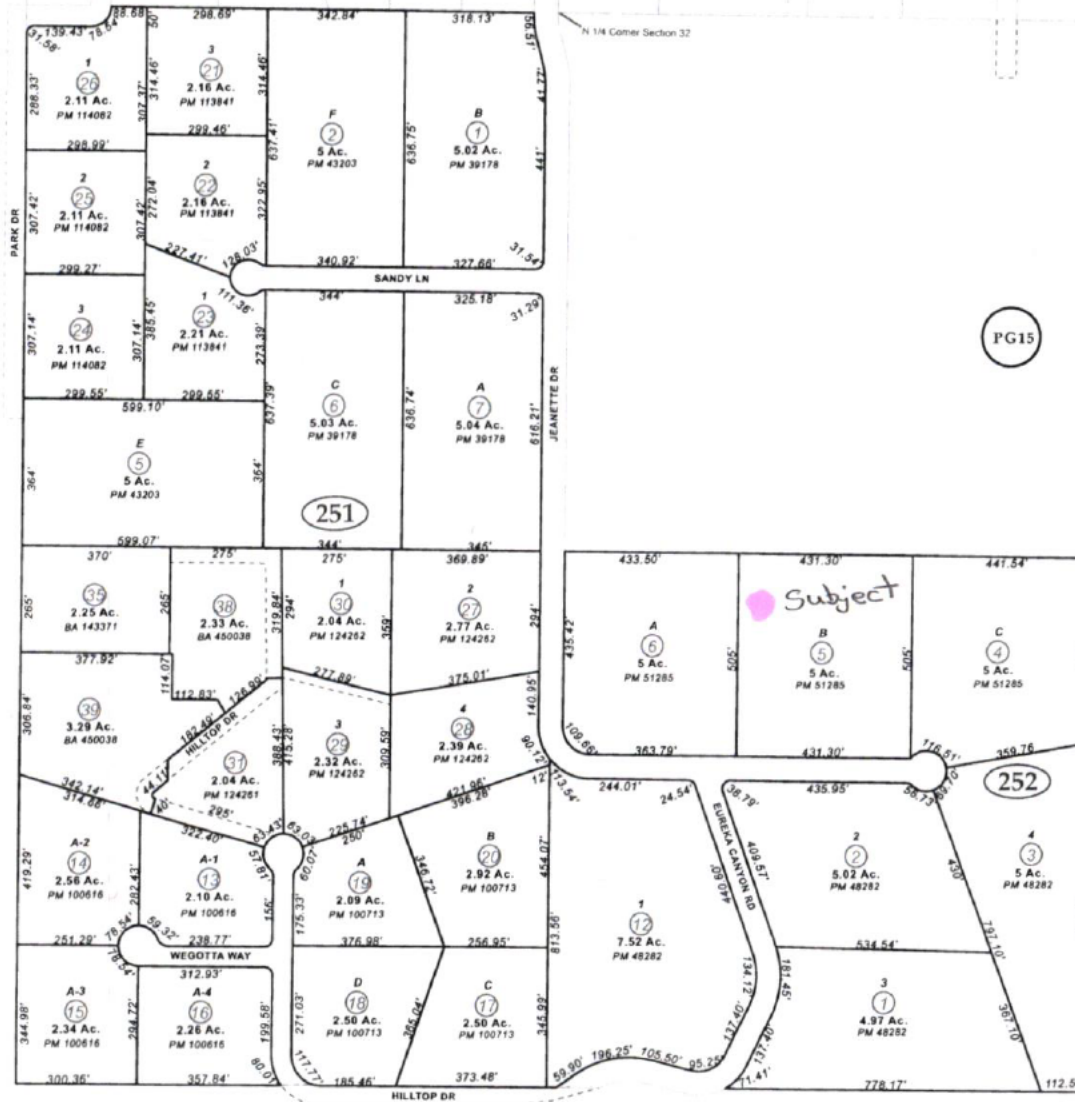


Activity Information		
Date	User ID	Activity Notes
12/5/2022	Isencion	Card Returned - Ownership
10/22/2021	MAILING	Card Sent for Ownership/Rental Verification
9/11/2019	KVEIL	UPDATE DATE
4/16/2018	CONVERSION	Card Returned - Ownership
3/23/2018	CONVERSION	Card Sent for Ownership/Rental Verification
Sales/Transfer Information		
Grantor	Doc #	Date LUC Price Verif
CARMONA, MARTHA	640742	7/8/2021 200 0
CARMONA, MARTHA	639477	6/21/2021 200 0
STEVENS, NORVIL & PAULA	576247	2/7/2018 200 698,000 VSQ
	433377	10/17/2008 200 0
	51285	1/21/1980 200 0 MAP
Permit Information		
Date	Permit	Description Amount Status % Comp

Occupancies							
Code	Class	Quality	Story Height	Pct			
01	Single Family Re	01	SINGLE STORY	R3.5	Average-Good	From SE	100.00

E1/2 NW1/4 & SW1/4 NE/14, Section 32, T16N - R21E, MD&M

16-25

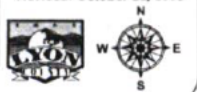


Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
- 300' Dimensions
- Parcel Lot
- Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 126149 Recorded Map Image
- Parcel Boundaries
- Block Number
- Parcel Book & Page Number
- Page Number
- Cities & Townships
- Dayton
- Dayton Valley
- Farmley
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerlington

Scale: 1" = 300'
Revised: October 22, 2009



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



Search...

016-252-05

CARMONA, ESLY TRS

Status A | ACTIVE

Nbhd 16-25 | 16-25-MH RES #12 | KW

Insp kw

Situation Address 1
60 JEANETTE DR
MOUND HOUSE, NV

Property Use 200 | SINGLE FAMILY RESIDEN

Confidential

Empt LC 2023 Active

General Valuation Land 1 Buildings 1 Extra Features 9 Sales 8 Exemptions 1 Taxes Inspections 0 Notes 2 Data 5 Events 8 Permits 0 Protests 0 Agents 0 History

41 history records from current database

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

2026 Data

raw

Value

Assessment



Owner	CARMONA, ESLY TRS	Excludes Ag	\$565,711	Code		Acreage	Land	Impr	Tot Asd	Spec Land
Use Code	200 Single Family Residence	Total Taxable	\$565,711	ALL ALL		0	\$260,000	\$305,711	\$0	
Tax Group	8.7 Central Lyon Fire District	Differential	\$0	As of 12/10/2025 02:07 PM						
Note		Total Taxable	\$565,711	Parcel ID	016-252-05					
Roll	VN	Adjusted Capped Value	\$197,999	Status	A ACTIVE					
Cert Date	12/10/2025	Exemption Value	\$0	Use Code	200 Single Family Residence					

led. Late Backup

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

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

CERTIFICATE OF TRUST

ESLY CARMONA IRREVOCABLE TRUST DATED 02-9-2018

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

1. The name of the trust is : The Esly Carmona Irrevocable Trust
2. The Date of the Trust Instrument is: February 9, 2018.
3. The name of the Grantor is: Martha Esly Carmona also known as Esly Carmona
4. The name of the original Trustee is : Esly Carmona, to be followed in succession when that Trustee no longer wishes to be a trustee by the next trustees who live in Nevada and want to be trustees named as: Cricket Von James, Ruth Wolf, Sandy Lee Garretson, and Sean P Dixon who are in the State of Nevada.
5. The Powers of the Trustee are:

Real and Tangible Personal Property Powers: To purchase, sell, insure, lease, mortgage and maintain/repair upon such terms as Trustee shall determine.

Banking Powers: To establish bank accounts, make deposits, withdrawals, and carry out normal banking business with financial institutions and establish loans for the trust.

Investments: To invest, reinvest, to open stocks, bonds, annuities, or any other verifiable investment and to add life insurance policies.
6. The Trust is Irrevocable and can not be revoked.
7. The Situs of the Trust is: 60 Jeanette Dr. Moundhouse, Nevada 89706
8. This Trust agreement remains in full force and in effect, and shall be governed by and the interpreted according to the laws of the State of Nevada.
9. The Trust has never been amended and all representation are correct in the Certificate of Trust.
10. Any person may rely upon this Certificate of Trust to be an accurate representation of the Trust.

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

Dated: February 9, 2018.


Esly Carmona, as Grantor

STATE OF NEVADA)

)

COUNTY OF LYON)

This Instrument was acknowledged before me on this 9th Day of February, 2018

by Esly Carmona, the Grantor of the Trust, to the Trustee of the Trust.

Notary Public for Nevada

Commission Expires _____

Official Notary Seal: _____

State of Nevada

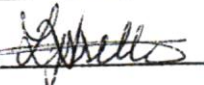
Carson City

This instrument was acknowledged before me on March 1, 2021

by *Martha Esly Carmona * (date)

(document signer's name)

notary





Lyon County Board of Equalization Agenda Summary

Meeting Date: February 17, 2026

Agenda Item Number:

6.e

Subject:

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

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

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

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



LYON COUNTY

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

TROY VILLINES
Assessor

ERIN SINGLEY
Chief Deputy Assessor

ERIC OW-WING
Chief Appraiser

KELLY WILSON
MICHAEL PERUMEAN
Appraisers
Real Property

LEA SENCION
VALERIE GARCIA
Appraisers
Personal Property

HOLLY VILLINES
Mapping

KATIE GLASER
Real Property

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

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

Date: 1/13/2026

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

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

By signing below, the Petitioner agrees to the above stipulation. You may mail to the above address or e-mail to equalization@lyoncounty.net.

Sincerely,

Kelly Wilson

Kelly Wilson

Jon Yarlott
NAME *Nadine Yarlott*

1-15-2026
DATE



LYON COUNTY ASSESSOR

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

TROY VILLINES
Assessor

ERIN SINGLEY
Chief Deputy Assessor

ERIC OW-WING
Chief Appraiser

KELLY WILSON
MICHAEL PERUMEAN
Appraisers
Real Property

LEA SENCION
VALERIE GARCIA
Appraisers
Personal Property

HOLLY VILLINES
Mapping

KATIE GLASER
Real Property

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

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

Date: January 7, 2026

The Lyon County Assessor's Office has completed the review of the taxable value of the property listed above. After careful consideration of the facts involved, we are adjusting the taxable industrial land value -35% shape adjustment, to account for the unusable sf.

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

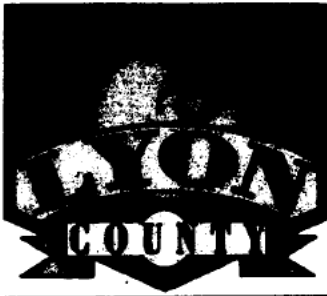
By signing below, the Petitioner agrees to the above stipulation. Please return the signed form via mail to the above address or e-mail to kwilson@lyon-county.org.

Sincerely,

Kelly Wilson
Lyon County Assessor's
appraiser

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

Date: 1-7-2026



LYON COUNTY ASSESSOR

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

TROY VILLINES
Assessor

ERIN SINGLEY
Chief Deputy Assessor

ERIC OW-WING
Supervising Appraiser

KELLY VEIL
MICHAEL PERUMEAN
Appraisers
Real Property

LEA SENCION
VALERIE GARCIA
Appraisers
Personal Property

HOLLY VILLINES
Mapping

KATIE GLASER
Real Property

Lyon County Board of Equalization Value Change Stipulation

Re: APN 16-405-09

Date: 12-30-2025

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

For Fiscal Year:	Original Value	Adjusted Value
Land:	569,852	569,852
Improvements:	2,508,367	2,086,230
Personal Property:		
Total Taxable Value:	3,078,219	2,656,082

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

Sincerely,

Michael Perumean

Petitioner, 

12/31/25

COUNTY BOARD
OF EQUALIZATION
NOTICE OF
DECISION



Lyon County, Nevada
OFFICE OF THE CLERK/TREASURER
27 S Main Street
Yerington NV 89447
(775)463-6501 • ctlyon@lyon-county.org

Staci Lindberg
Clerk / Treasurer

March 13, 2026

Esly Carmona Irrevocable Trust
ATTN: Martha Carmona
60 Jeanette Dr
Mound House Nv 89447

RE: Esly Carmona Irrevocable Trust - A request to appear before the Lyon County Board of Equalization for the purpose of reviewing parcel number 016-252-05 for 2018-2027 secured assessed valuations made by the Lyon County Assessor, and Veteran's, Blind, and Widow's Exemptions.

NOTICE OF DECISION

Dear Martha Carmona,

The Lyon County Board of Equalization, at a duly noticed public hearing held on **February 17, 2026**, considered the above referenced petition.

APPEARANCES

Kelly Veil, Deputy Assessor, and Troy Villines, Lyon County Assessor.

The Taxpayer did not appear.

SUMMARY

The matter of the Taxpayer's petition for review of property valuations within Lyon County, Nevada, came before the County Board of Equalization (County Board) for hearing in Yerington, Nevada on February 17, 2026, after due notice to the Taxpayer and the Assessor.

The Taxpayer challenges the valuation of this residential property and the denial of the Veteran's, Blind and Widow's exemptions.

Taxpayer claims to be entitled to the Veteran's, Blind and Widow's exemptions. The Assessor responds that the Taxpayer does not meet the requirements for the Blind or Widow's Exemption due to the applications being untimely and insufficient information to support the exemptions. The Assessor agrees that the Taxpayer meets the requirements for the Veteran's Exemption and recommends approval of the Veteran's Exemption.

Taxpayer objects that the real property valuation is unjustified by the activity in the area, comparable sales, and the condition of the subject property. The Assessor responds the comparable sales are similarly situated to the subject and the value is appropriate. The Taxpayer has not allowed the Assessor on to the property. The County Board, having considered all evidence, documents and testimony pertaining to the valuation of the property in accordance with NRS 361.227, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

THE FOLLOWING MAY BE CONSIDERED AS EITHER FINDINGS OF FACT OR CONCLUSION OF LAW OR BOTH:

1. The County Board is an administrative body created pursuant to NRS 361.340.
2. The County Board is mandated to hear all appeals of property tax assessments pursuant to NRS 361.345.
3. The Taxpayer and the Assessor were given adequate notice of the hearing before the County Board. The Taxpayer has not presented evidence to support a valuation change.
4. The Taxpayer has not presented evidence to support the Blind Exemption or the Widow's Exemption.

5. The Assessor has used all applicable statutes and codes to determine the assessed values of the property as provided by the Nevada Department of Taxation.
6. The Taxpayers' opinion of value of the property is lower than the assessed value determined by the Assessor.
7. The Assessor has shown consistent methods of determining assessed value on the property.
8. The subject properties are appraised the same as surrounding properties similarly situated.
9. The Assessor has properly evaluated the Claim for Exemption of property of person who are blind (Blind Exemption) and determined that the Taxpayer did not meet the requirements of NRS 361.085 due to insufficient information and an untimely application.
10. The Assessor properly evaluated the Exemption of property of surviving spouses (Widow's Exemption) and determined that the Taxpayer did not meet the requirements of NRS 361.080 due to insufficient information and an untimely application.
11. The Assessor agreed that the Board should grant the application for the Veteran's Exemption.

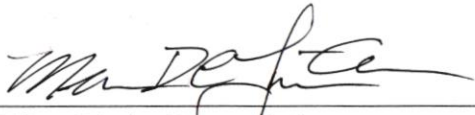
DECISIONS

Based upon the above Findings of Fact and Conclusions of Law, and the applicable law, the following decisions are made and the Lyon County Assessor is instructed to certify the assessment roll of the county consistent with this decision.

By vote (4 Ayes; 0 Nays; 1 Abstention), the Board of Equalization moved to approve the petitioner's request for the Veteran's Exemption, despite it not being filed in a timely manner, based on the above described findings of fact and conclusion of law. The Assessor is instructed to certify the assessment roll of the county consistent with this decision.

By vote (4 Ayes; 0 Nays; 1 Abstention), the Board of Equalization moved to deny the petitioner's request for the Blind and Widow's Exemptions based on the above described findings of fact and conclusion of law, including insufficient documentation and untimely filing. The Assessor is instructed to certify the assessment roll of the county consistent with this decision.

By vote (4 Ayes; 0 Nays; 1 Abstention), the Board of Equalization moved to deny the petitioner's request for lowering the Property Tax Valuation as presented by the Assessor's Office Staff, based on the above described findings of fact and conclusion of law. The Assessor is instructed to certify the assessment roll of the county consistent with this decision.



Melissa Colocho, Deputy Clerk

SBE NOTICE OF HEARING



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

August 4, 2026

**STATE BOARD OF EQUALIZATION
NOTICE OF HEARING**

CERTIFIED MAIL– 9489 0090 0027 6528 6948 71

PETITIONER:

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

CERTIFIED MAIL – 9489 0090 0027 6528 6948 88

RESPONDENT:

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

DATE/ TIME: Wednesday, August 26, 2026 at 9:00 a.m.

PLACE: Nevada Department of Taxation
9850 Double R Blvd., Ste 101
Reno, Nevada 89521

ZOOM

<https://us02web.zoom.us/j/81875193317>

Webinar ID: 818 7519 3317

Phone Number: 1-669-900-9128

Hearings begin on the first day. It is each taxpayer's or his representative's responsibility to be present when the case is called.

LEGAL AUTHORITY AND JURISDICTION OF THE STATE BOARD OF EQUALIZATION: NRS 361.360 & NRS 361.400

BRIEF STATEMENT OF MATTER: Appeal from the action of the Lyon County Board of Equalization

Case No: 26-119

Parcel No: 016-252-05

The State Board of Equalization (State Board) will hear the Petitioner's appeal at the time and place stated above. Please be aware that the time is approximate and although you may be assured the appeal will not be heard prior to the stated time, be prepared for possible delays as several appeals are scheduled at the same time. If the taxpayer or his representative is not present when his hearing is called, the State Board will invoke the requirements of NRS 361.385 and NAC 361.708(4). The State Board may (a) proceed with the hearing; (b) dismiss the proceeding with or without prejudice; or (c) recess the hearing for a period to be set by the State Board to enable the party to attend.

Please be aware the State Board will limit its consideration to the issues and contentions set forth in the petition. Other issues may be heard if the requirements of NAC 361.745 are met.

Information regarding the rules of practice and procedure before the State Board is provided on the attached information sheet.

A meeting agenda will be posted on the Department's website (<https://tax.nv.gov>) three (3) days prior to the scheduled meeting. If you would like an agenda emailed or mailed to you, please contact Denise Mosely at (775) 684-2160 or stateboard@tax.state.nv.us. If a party wishes to obtain a transcript of any hearing conducted before the State Board, the party must pay for the transcript or obtain a copy from the reporter provided by the State Board at the party's expense pursuant to NAC 361.731.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this hearing should notify the Department at least 3 days before the hearing. In order to comply with the security procedures of the Department, you will be required to show identification and sign a visitor's log prior to entering the hearing room.

If you need an accommodation in order to communicate during the hearing, the Department will provide one at no cost to you. Arrangements for an interpreter should be made as soon as possible, but no later than 14 days before the scheduled meeting. Please contact Denise Mosely at (775) 684-2160 at least 14 days in advance to request an interpreter in your preferred language. You may also submit your request through stateboard@tax.state.nv.us.

Si necesita una ayuda para comunicarse durante la audiencia, el Departamento se lo proporcionará sin costo alguno. Los trámites para conseguir un intérprete deben hacerse lo antes posible, pero a más tardar 14 días antes de la cita programada. Por favor, póngase en contacto con Denise Mosely al (775) 684-2160 con al menos 14 días de anticipación para solicitar un intérprete en su idioma de preferencia. También puede solicitarlo a través de stateboard@tax.state.nv.us.

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

Shellie Hughes
Secretary to the State Board of Equalization

By: 
Denise Mosely
Program Officer II, Boards and Commissions
Department of Taxation

**STATE BOARD OF EQUALIZATION
NOTICE OF HEARING
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 6948 71

PETITIONER:

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

CERTIFIED MAIL – 9489 0090 0027 6528 6948 88

RESPONDENT:

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

Dated at this 4th day of the month of August 2026.

A handwritten signature in blue ink that reads "Denise Mosely". The signature is fluid and cursive, with a horizontal line drawn underneath it.

Denise Mosely, Program Officer II
Department of Taxation
State Board of Equalization



August 11, 2026

Dear State Board:

The following is in response to your request for proof of delivery on your item with the tracking number:
9489 0090 0027 6528 6948 88.

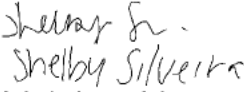
Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	August 06, 2026, 12:33 pm
Location:	YERINGTON, NV 89447
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	1lb, 13.5oz
----------------	-------------

Recipient Signature

Signature of Recipient:	
Address of Recipient:	27 S MAIN ST, YERINGTON, NV 89447

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

From: [Emerald Dragon LLC](#)
To: [State Board Equalization](#); [Troy Villines](#); [Kari Skalsky](#); [Shellie Hughes](#); [Jeffrey Mitchell](#)
Cc: assessor@lyon-county.org
Subject: I can't be present for the hearing. I cant leave. May I please have someone call me, and nit dismiss my case again as last year, so I can hear the hearing on 8 - 26 - 26 to respond? Also, what time is my case?
Date: Thursday, August 13, 2026 1:52:44 PM
Attachments: [image001.png](#)

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

Dear State Board Members, Adminstrative Staff, and Lyon County Assessor,

I just got this notice. I am in a bit of a dilemma as I have no vehicle and I can't afford to get a commercial ride as they are not reliable with all the traffic due to the Emergency Reno Fire Evacuations ongoing presently. I can't leave my home.

May someone please contact me and call me, from the State Board, on the day of my hearing, so I can be present via phone call.

Please allow me this kind assistance. I want to participate via my phone call during the hearing time. Please dont dismiss my case if you cant get through to me.

Please if someone could kindly help me fogure out a way to be called before my turn is next. I would very much appreciate it.

Respectively,

Ms Carmona

[REDACTED]

On Tue, Aug 4, 2026, 11:45 AM State Board Equalization <stateboard@tax.state.nv.us> wrote:

Good morning,

Enclosed herewith is the Notice of Hearing in the matter of The Esly Carmona Irrevocable Trust (*SBE Case no. 26-119*). This document has also been sent to you via both regular and certified mail.

Please do not hesitate to reach out should you have any additional questions.

Thank you,

State Board of Equalization

***Important Notice:** Sales & Use Tax returns are now due on the 20th of every month. Please file all Modified Business Tax and Commerce Tax returns through My Nevada Tax.



State Board of Equalization

Nevada Department of Taxation

[3850 Arrowhead Drive](#)

[Carson City, NV 89706](#)

Phone: 775-684-2160

Email: stateboard@tax.state.nv.us

Find careers at: [NVJobs](#)

CONFIDENTIALITY STATEMENT:

This e-mail and any attachments are intended only for those to which it is addressed and may contain information which is privileged, confidential and prohibited from disclosure and unauthorized use under applicable law. If you are not the intended recipient of this e-mail, you are hereby notified that any use, dissemination, or copying of this e-mail or the information contained in this e-mail is strictly prohibited by the sender. If you have received this transmission in error, please return the material received to the sender and delete all copies from your system.