

Property
Taxes

2026
\$4562.14
2025
\$4310.59
2024
\$4185.13

Assessed

2024
201,007

2025
200,780

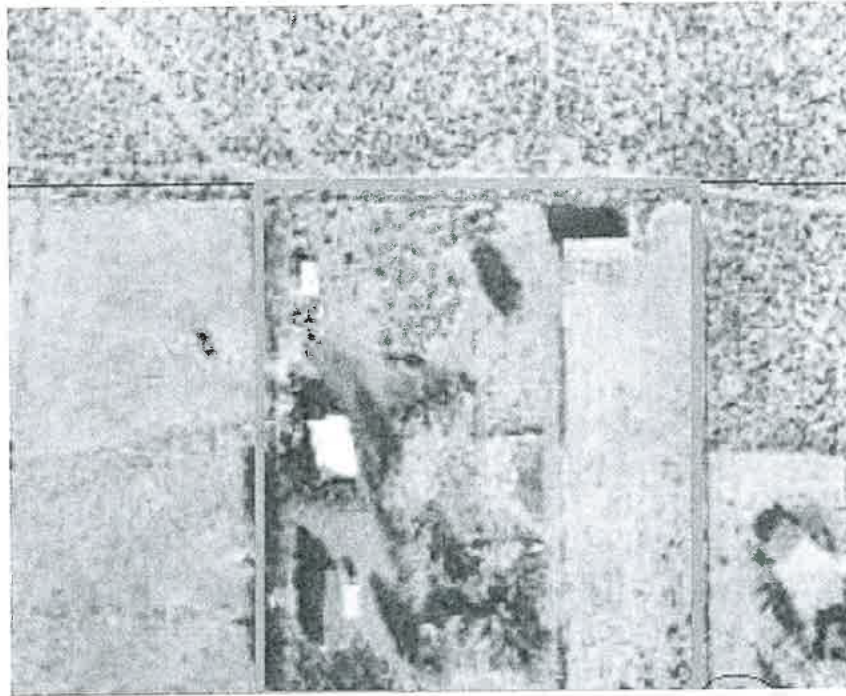
2026
197,999

Value

573,657

\$227.00 -

Decrease in
Assessed
Value
only



Parcel STRAP:

01625205

39° 12' 41" N 119° 38' 49"

W

Click map to navigate

View in full-page map

Drag corner down to resize

Tax Increase

2026
\$251.57

\$125.46
2025

\$549.58
2024

2023
3635.55

Me *

Value History

2025	2024	2023	2022
\$184,096	\$186,734	\$177,672	\$165,340
\$129,561	\$137,400	\$126,165	\$109,389
\$0	\$0	\$0	\$0
\$260,000	\$260,000	\$260,000	\$228,480
\$573,657	\$584,134	\$563,837	\$503,209
\$0	\$3,440	\$3,340	\$3,080
\$200,780	\$201,007	\$194,003	\$173,043
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0

Document/Transfer/Sales



l.lyon-county.org



TAX
2024
\$2777.42

TAXES
2025
\$2860.68

2026
2946.73



Parcel STRAP:

39° 12' 42" N 119° 38' 55"

01625206

W

Click map to navigate

View in full-page map

Drag corner down to resize

Value History

2025	2024	2023	2022
\$126,527	\$130,015	\$128,375	\$121,859
\$25,543	\$27,005	\$24,575	\$22,234
\$0	\$0	\$0	\$0
\$260,000	\$260,000	\$260,000	\$228,480
\$412,070	\$417,020	\$412,950	\$372,573
\$0	\$0	\$0	\$0
\$144,224	\$145,957	\$144,532	\$130,401
\$0	\$0	\$0	\$0

* TAX
increases
26 = \$186²⁶

25 = \$183.26

N

#

2

Assessed
2024
145 957

2025
144 224

2026
141 948

\$1,733 —
Decrease
Assessed
Value

(39)

TAFES



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TAX

Increased

2025/26

\$3238.15

2024/25

\$3143[@]

2023/24

\$3052¹³

2026

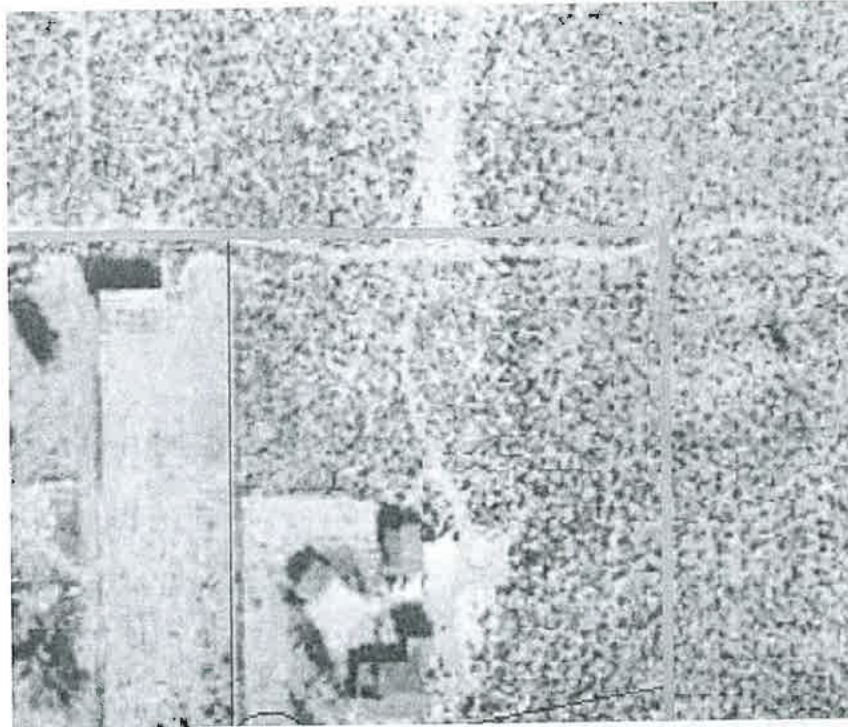
\$95[@]

2025

\$90.87

N

H 2



Parcel STRAP: 01615136

Click map to navigate

View in full-page map

Drag corner down to resize

Value History

2025	2024	2023	2022
\$111,635	\$113,646	\$108,364	\$103,222
\$88,689	\$95,420	\$87,226	\$58,793
\$0	\$0	\$0	\$0
\$260,000	\$260,000	\$260,000	\$228,480
\$460,324	\$469,066	\$455,590	\$390,495
\$0	\$0	\$0	\$0
\$161,113	\$164,173	\$159,456	\$136,673
\$0	\$0	\$18,341	\$0
\$0	\$0	\$0	\$0

\$3060[@]
Decrease
in Assessed
Value



TAX
Increase

\$ 82.91

2024

\$ 80.23

2025

N

4



Parcel STRAP: 01625202

Click map to navigate

View in full-page map

Drag corner down to resize

Value History

2025	2024	2023	2022
\$110,231	\$112,391	\$107,301	\$98,534
\$52,741	\$56,484	\$51,346	\$45,302
\$0	\$0	\$0	\$0
\$260,000	\$260,000	\$260,000	\$228,480
\$422,972	\$428,875	\$418,647	\$372,316
\$0	\$0	\$0	\$0
\$148,040	\$150,106	\$146,526	\$130,311
\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0

\$ 2066 @
Decrease in
Assessed
Value

	2026	2025	2024	2023	2022	2021
Total Building Value	\$77,382	\$80,514	\$82,655	\$79,385	\$74,930	\$74,328
Total Extra Features Value	\$28,506	\$29,063	\$30,969	\$28,592	\$25,274	\$25,244
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$260,000	\$260,000	\$260,000	\$260,000	\$228,480	\$142,800
Taxable Value	\$365,888	\$369,577	\$373,624	\$367,977	\$328,684	\$242,372
Net Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$128,061	\$129,352	\$130,768	\$128,792	\$115,039	\$84,830
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0

neighbor Across my House

Property TAXES

TAX INCREASE

2025/26
\$ 2344.39

2023/24
\$ 2209.66

2026
New Building
\$ 168.51 ^{ADDED}

2025
\$ 166.22

2024/25

\$ 2275.88

Assessment Reduction

(40) \$ 1416.00 2025

2026
Assessment
Reduction
\$ 1291.00

NUMEROUS COUNTY PROPERTIES
WERE ASSESSED DIFFERENTLY
AND GIVEN BETTER FAVORABLE VALUES AND
MUCH LESS INCREASES PER YEAR
PER TROY VILLINES

EXAMPLES:
MULTI MILLION DOLLAR
70 ACRE MANSIONS
VALUED AT \$3,500,000.00
HAVE NOT HAD A LAND VALUE
INCREASE IN OVER 7 YEARS

MULTI MILLION DOLLAR
VALUED AT \$2,500,000.00
RIVER FRONT MANSIONS
OF 19 ACRES HAVE ONLY HAD A SMALL
20% INCREASE IN THEIR LAND VALUE
IN 7 YEARS

OTHER LAND PARCELS IN LYON COUNTY
HAVE ALSO NOT HAD LAND VALUE INCREASES
HAVE MUCH, MUCH, MUCH LOWER VALUES
AND OR HAVE DECREASED THEIR LAND VALUE
IN THE LAST 7 YEARS

UNLIKE APPELLANTS LAND VALUE
WHICH INCREASED 300%
PER TROY VILLINES IN A FEW YEARS



✦ Redesign

1/1

● OFF MARKET

\$3,473,238 Redfin estimate

8 bd • 8.5 ba • 6,609 sq ft

25 Daney Canyon Rd, Dayton, NV 89403



71 Acres land value is \$63,000⁰⁰
 Estimated sale price per Troy Villines

\$3.30M – \$4.00M



Parcel 016-151-59

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Owners

HORSCHER, LUKE & HEATHER
 HORSCHER, HEATHER
 25 DANEY CANYON DR
 DAYTON, NV 89403-0000

Parcel Summary

Location	25 DANEY CANYON RD DAYTON, NV
Use Code	320: Three to Four Units
Tax District	8.5: Central Lyon Fire District
Map Parcel	PAR 1
Acreage	70.9700
Plat Maps	016-15.pdf (647kb)
Map Documents	PAR228632 ROS170991

Keyline Description

27/28-16-21/FRS

Parcel 1: A certain parcel of land within the SEC/LOT:

26 TWN/BLK: 16 RANGE: 21 ACRES: 227

SW4 of the NW4 of Sec 26 T16 R21, according to the

SEC/LOT: 27 TWN/BLK: 16 RANGE: 21

Official Map, particularly described as follows:

Commencing at the NW corner of the SW4 of the NW4



Value History

	2026	2025	2024	2023	2022	2021	2020
Building Value	\$729,915	\$745,752	\$753,077	\$712,895	\$659,885	\$645,848	\$805,494
Extra Features Value	\$206,804	\$211,602	\$228,893	\$205,979	\$180,247	\$176,810	\$0
Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Value	\$63,886	\$63,886	\$63,886	\$63,886	\$63,886	\$63,886	\$63,886
Value	\$1,000,605	\$1,021,240	\$1,045,856	\$982,760	\$904,018	\$886,544	\$869,380
Options Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessed Value	\$350,212	\$357,434	\$366,050	\$343,966	\$316,406	\$310,290	\$304,283
Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ad	\$0	\$0	\$0	\$0	\$0	\$0	\$0

46

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value
320	Three to Four Units	RR1			1.00	SITE	\$63,886.00	70.97	3,091,453	1.00	\$63,886

Personal Property

None

Disclaimer

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● Active

\$2,500,000

🛏 3 beds 🚿 2 baths 🏠 2,958 sqft

77 Ophir Mill Rd, Dayton, NV 89403

Your est.: \$17,280/mo Get pre-qualified

🏠 Single Family Residence

🔧 Built in 1967

📍 18.98 Acres Lot

🏠 \$-- Zestimate®

Contact**Request a tour**

as early as today at 11:00 am

19 Acre
Assessed
Land Value
\$154,000 ←
Per Troy Villines

Parcel 016-261-12

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Owners

WINTERS, JOHND N CO-TRS ET AL
WINTERS, KATHLEEN M CO-TR
C/O CHRIS MC CUNE
645 SIERRA ROSE DR
RENO, NV 89511-0000

Parcel Summary

Location	77 OPHIR MILL RD DAYTON, NV
Use Code	200: Single Family Residence
Tax District	8.5: Central Lyon Fire District
Map Parcel	PAR 6 ADJ
Acreage	18.9800
Plat Maps	016-26.pdf (468kb)
Map Documents	BAM309612 PAR218676 PAR148320

Keyline Description

/PAR 5A/PAR 6 ADJD

27-16-21 FR S2SE4;FRE2SE4SE4SW4

34-16-21 E2E2NE4NW4;FRN2NW4NE4;

34-16-21 FR NW4 NW4 NE4

Created from split of parcel # 016-261-04 ACRES: 52.56

016-261-09 016-261-10 016-261-08

FR S2 SW4 SE4 SEC/LOT: 27 TWN/BLK: 16 RANGE: 21

E2 E2 NE4 NW4; FR NW4 NE4 SEC/LOT: 34 TWN/BLK:

7:02

\$ 2,500,000.00 19 ACRE Riverfront

69

gsaportal.lyon-county.org/parcel/01626112

+

82

⋮

Value History

	2026	2025	2024	2023	2022	2021	2020
Building Value	\$134,741	\$134,162	\$131,694	\$121,345	\$109,015	\$104,048	\$133,834
Extra Features Value	\$40,224	\$40,772	\$43,813	\$39,426	\$34,511	\$34,075	\$0
Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Value	\$154,000	\$154,000	\$154,000	\$154,000	\$154,000	\$128,114	\$128,114
Other Value	\$328,965	\$328,934	\$329,507	\$314,771	\$297,526	\$266,237	\$261,949
Options Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessed Value	\$115,138	\$115,127	\$115,327	\$110,170	\$104,134	\$93,183	\$91,682
Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ad	\$0	\$0	\$0	\$0	\$0	\$0	\$0

DECREASED PROPERTY OWNER
VALUES AND TAXES
PER TROY VILLINES

THROUGHOUT LYON COUNTY
ON ACREAGE LAND

THEIR IS NO EQUAL BASIS
FOR ASSESSING VALUES

TROY VILLINES
VALUES MULTIMILLION DOLLAR
PROPERTIES LAND VALUES LESS
VERY BIASLY AND UNFAIRLY

HE VALUES OTHER LAND VALUES
DIFFERENTLY AND NOT THE SAME
IN MOUNDHOUSE COMPARED TO MY
OVER ASSESSED ILLEGAL LAND VALUES

Assessor

Undervalued

Same Owner

Lots to Reduce
their TAX liability

DID NOT DO IT FOR
everyone else that
Applied or Appealed
their Property TAXES

I AM Requesting my TAXABLE Land values
 TO be \$90,000 - AS this parcel on my Block
 I want my Assessed value at \$31,500 -

NH- Bk16pg25 & Bk19 pg06

2023 2024

Improved Land
 Values

					LandSize		
NBC	APN	Situs	LUC	AC	PrLand	CurLand	
16-25	016-251-16	15 HILLTOP DR	200	2.26	260,000	260,000	
16-25	016-251-17	6 HILLTOP DR	200	2.5	260,000	260,000	
16-25	016-251-18	18 HILLTOP DR	200	2.5	260,000	260,000	
16-25	016-251-19	22 HILLTOP DR	200	2.09	260,000	260,000	
16-25	016-251-20	46 JEANETTE DR	200	2.92	260,000	260,000	
16-25	016-251-21	2 PARK DR	220	2.16	260,000	260,000	
16-25	016-251-22	18 SANDY LN	200	2.16	260,000	260,000	
16-25	016-251-23	17 SANDY LN	200	2.21	260,000	260,000	
16-25	016-251-24	16 PARK DR	220	2.11	260,000	260,000	
16-25	016-251-25	10 PARK DR	220	2.11	260,000	260,000	
16-25	016-251-26	4 PARK DR	200	2.11	260,000	260,000	
16-25	016-251-27	42 JEANETTE DR	200	2.77	260,000	260,000	
16-25	016-251-28	44 JEANETTE DR	200	2.39	260,000	260,000	
16-25	016-251-29	24 HILLTOP DR	200	2.32	260,000	260,000	
16-25	016-251-15	9 WEGOTTA WAY	200	2.34	260,000	260,000	
16-25	016-251-14	10 WEGOTTA WAY	200	2.56	260,000	260,000	
16-25	016-251-13	6 WEGOTTA WAY	200	2.1	260,000	260,000	
16-25	016-251-12	51 JEANETTE DR	200	7.52	260,000	260,000	
16-25	016-251-07	30 JEANETTE DR	200	5.04	260,000	260,000	
16-25	016-251-06	11 SANDY LN	200	5.03	260,000	260,000	
16-25	016-251-05	26 PARK DR	200	5	260,000	260,000	
16-25	016-251-02	20 JEANETTE DR	200	5	260,000	260,000	
16-25	016-251-01	12 JEANETTE DR	200	5.02	260,000	260,000	
16-25	016-251-30	30 HILLTOP DR	200	2.04	260,000	260,000	
16-25	016-251-31	26 HILLTOP DR	200	2.04	260,000	260,000	
16-25	016-251-35	31 HILLTOP DR	200	2.25	260,000	260,000	
16-25	016-251-38	29 HILLTOP DR	200	2.33	260,000	260,000	
16-25	016-251-39	27 HILLTOP DR	280	3.29	90,000	90,000	←
16-25	016-252-01	65 JEANETTE DR	200	4.97	260,000	260,000	
16-25	016-252-02	61 JEANETTE DR	200	5.02	260,000	260,000	
16-25	016-252-03	67 JEANETTE DR	200	5	260,000	260,000	
16-25	016-252-04	66 JEANETTE DR	200	5	260,000	260,000	
16-25	016-252-05	60 JEANETTE DR	200	5	260,000	260,000	
16-25	016-252-06	41 JEANETTE DR	200	5	260,000	260,000	
19-06	019-061-01	1 YHVONA DR	200	1	281,486	281,000	
19-06	019-061-02	3 YHVONA DR	200	1	281,486	281,000	
19-06	019-061-03	5 YHVONA DR	200	1	281,486	281,000	
19-06	019-061-04	7 YHVONA DR	200	1	281,486	281,000	

2023-LYON CO. CODE EN
 ENFORCEMENT SENT A
 LETTER AND RES HAS
 BEEN REMOVED. KW



No Record of Approved Reduction From \$200,000

*\$90,000
Land Value Reduced
NO APPEAL*

Parcel 016-251-39

Owners

HOLLOWAY, PAUL & MARGARET
HOLLOWAY, MARGARET
32 CASH DR
MOUNDHOUSE, NV 89706-0000

Parcel Summary

Location	27 HILLTOP DR MOUND HOUSE, NV
Use Code	280: Single Family Residential with Minor Improvements
Tax District	8.7: Central Lyon Fire District
Map Parcel	ADJ PAR 3
Acreage	3.2940
Plat Maps	016-25.pdf (231kb)
Map Documents	BAM450038 BAM143371



Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	\$0	\$0	\$0	\$0	\$5,674	\$4,766	\$3,006
Total Extra Features Value	\$54,252	\$48,187	\$43,004	\$42,542	\$0	\$0	\$0
Total Secured Lenders Prop.	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$90,000	\$90,000	\$210,000	\$176,400	\$176,400	\$102,000	\$102,000
Taxable Value	\$144,252	\$138,187	\$253,004	\$218,942	\$182,074	\$106,766	\$105,006
Net Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$50,488	\$48,365	\$88,551	\$76,630	\$63,726	\$37,368	\$36,752
New Improvements	\$0	\$0	\$0	\$36,853	\$0	\$1,663	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instr. ment / Official Record	Official Record	Date	Type	VA	Value	Ownership	Flag
BAD 450039	450039	2009-10-22	BOUNDARY ADJUSTMENT DEED	Vacant	\$0	Grantee: HOLLOWAY, PAUL & MARGARET	
BAM 450038	450038	2009-10-22	BOUNDARY ADJUSTMENT MAP	Vacant	\$0	Grantee: HOLLOWAY, PAUL & MARGARET ET AL Grantor: MILES, WILLIAM D DBA MILES BROS	
GBS 143563	143563	1991-08-14	GRANT BARGAIN SALE DEED	Vacant	\$35,500	Grantee: HOLLOWAY, PAUL & MARGARET	

Parcel ID	Record	Date	Description	Status	Value	Grantor	Grantee
GBS 143372	143372	1991-08-09	GRANT BARGAIN SALE DEED	Vacant	\$22,500	Grantor: BUNKOWSKI, BRUCE R & CATHERINE	Grantee: MILES, WILLIAM D DBA MILES BROS
BAM 143371	143371	1991-08-09	BOUNDARY ADJUSTMENT MAP	Vacant	\$0	Grantee: BUNKOWSKI, BRUCE R & CATHERINE	
BAD 143370	143370	1991-08-09	BOUNDARY ADJUSTMENT DEED	Vacant	\$0	Grantee: BUNKOWSKI, BRUCE R & CATHERINE	
PAR 124261	124261	1989-05-08	PARCEL MAP	Vacant	\$0		
REC 98785	98785	1986-04-11	RECONVEYANCE FROM LYON COUNTY	Vacant	\$0		
GBS 97081	97081	1985-12-30	GRANT BARGAIN SALE DEED	Vacant	\$0		
TTD 92846	92846	1985-05-23	TREASURERS TAX DEED	Vacant	\$0		
DEE 40592	40592	1978-09-20	DEED	Vacant	\$0		

Buildings

None

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value	Final Value	Notes
SEPTIC	SEPTIC 1250 GAL M&S X 1.25 PRO 1/23			1.00	\$4,639	1999	\$4,639	63%	\$2,899	\$2,899	NO PP ACCT. TINY HOME REGISTERED WITH DMV.
ELEC	ELECTRIC RURAL 1/23			1.00	\$2,646	2019	\$2,646	93%	\$2,448	\$2,448	
WELL	WELL 150'D 6"DIA RURAL 1/23			1.00	\$9,150	2020	\$9,150	94%	\$8,601	\$8,601	
FNCBLK	CONC BLK FNC 1=4' 2=5' 3=6' 4=8' 1/23			282.00	\$104	2020	\$29,404	94%	\$27,640	\$27,640	ROCK RETAINING WALLS & ENTRY ROCK WALL ARCH
FIREPLACE	FIREPLACE OUTDOOR CUSTOM 1/23			1.00	\$13,472	2020	\$13,472	94%	\$12,664	\$12,664	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Unit Price	AYB	Area	Sq ft	Assessed Value	Notes
280	Single Family Residential with Minor Improvements	RR2			1.00	SF	3.29	143,474	\$90,000	2021.NO PP ACCT. TINY HOME REGISTERED WITH DMV. KW 2023. PER BLDG DPT, TINY HOMES NOT ALLOWED IN LYON CO. CODE ENFORCEMENT SENT A LETTER AND RES HAS BEEN REMOVED. KW

27
67

Personal Property

None

Disclaimer

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[GSA, Government Software, Assessor's Corp](#)



LADD Value

90,000 Reduced

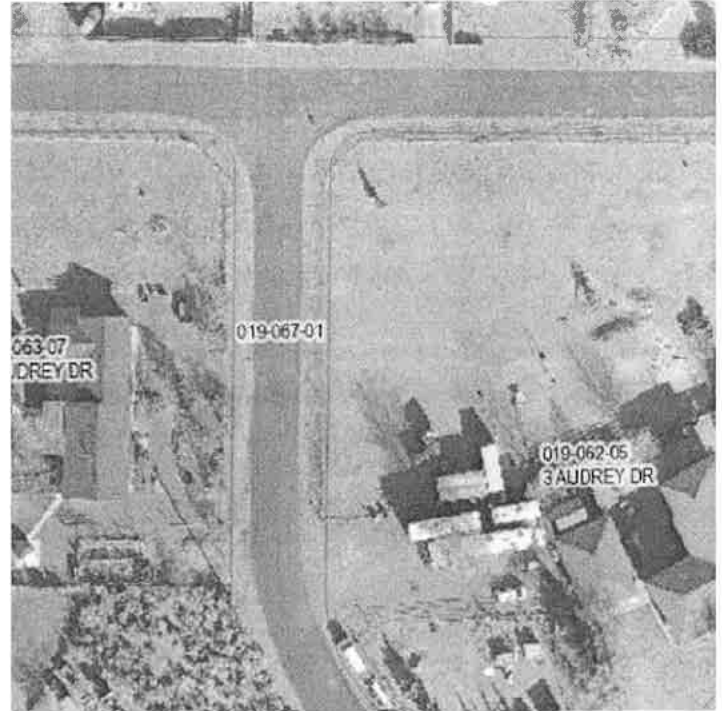
Parcel 019-062-08

Owners

LINEBAUGH, JAMES A TR
3 YHVONA DR
CARSON CITY, NV 89706-0000

Parcel Summary

Location	4 YHVONA DR MOUND HOUSE, NV
Use Code	280: Single Family Residential with Minor Improvements
Tax District	8.7: Central Lyon Fire District
Acreage	2.0500
Block/Lot	2/1B
Subdivision	SIERRA VIEW EST
Plat Maps	019-06.pdf (447kb)
Map Documents	ROS125083



Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	\$0	\$0	\$0	\$0	\$10,034	\$3,966	\$3,911
Total Extra Features Value	\$6,373	\$6,517	\$9,637	\$9,814	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$90,000	\$130,000	\$130,000	\$90,000	\$90,000	\$90,000	\$90,000
Taxable Value	\$96,373	\$136,517	\$139,637	\$99,814	\$100,034	\$93,966	\$93,911
Net Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$33,731	\$47,781	\$48,873	\$34,935	\$35,012	\$32,888	\$32,869
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Del Value	Ownership	Red Flag
202104	202104	1997-01-25		Improved	\$35,000	Grantor: CHRISTOPHERSON, ARDEN Grantee: LINEBAUGH, JAMES A TRUSTEE	
GBS 147437	147437	1991-12-13	GRANT BARGAIN SALE DEED	Vacant	\$26,500	Grantee: CHRISTOPHERSON, ARDEN	
BAM 125591	125591	1989-07-06	BOUNDARY ADJUSTMENT MAP	Vacant	\$0		

Instrument / Official Record	Official Record	Date	Type	V/I	Dr. Value	Ownership	Red Flag
<u>GBS</u> 125590	125590	1989-07-06	GRANT BARGAIN SALE DEED	Vacant	\$0		
<u>ROS</u> 125083	125083	1989-06-15	RECORD OF SURVEY	Vacant	\$0		
<u>PAR</u> 76114	76114	1983-05-25	PARCEL MAP	Vacant	\$0		
<u>RRD</u> 36316	36316	1978-03-10	RE-RECORDED DOCUMENT	Vacant	\$0		
<u>DEE</u> 35893	35893	1978-02-07	DEED	Vacant	\$0		
<u>DEE</u> 35892	35892	1978-02-07	DEED	Vacant	\$0		
<u>GBS</u> 35013	35013	1977-11-23	GRANT BARGAIN SALE DEED	Vacant	\$0		

Buildings

None

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
HU MHS	HOOKUP MOUNDHOUSE WATER ELEC SEPTIC 1/23			1.00	\$11,588	1994	\$11,588	55%	\$6,373	\$6,373	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
280	Single Family Residential with Minor Improvements	RR2			1.00	SE	2.05	89,298	1.00	\$90,000	

Personal Property

None

Disclaimer

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GSA, Government Software Assurance Corp

2 Plus Acres
\$ 90,000

Parcel 016-221-50

Owners

BUGHER, DONALD W & DONNA R
BUGHER, DONNA R
185 GARNET CIR
CARSON CITY, NV 89706-0000

Parcel Summary

Location	185 GARNET CIR MOUND HOUSE, NV
Use Code	236: Personal Property Manufactured Home Secured
Tax District	8.7: Central Lyon Fire District
Map Parcel	PAR B1
Acreage	2.3000
Plat Maps	016-22.pdf (396kb)
Map Documents	PAR147692



Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	\$0	\$0	\$0	\$0	\$15,951	\$9,754	\$9,603
Total Extra Features Value	\$14,090	\$13,231	\$15,504	\$15,641	\$0	\$0	\$0
Total Secured Pers Prop	\$22,705	\$21,076	\$17,915	\$17,723	\$17,437	\$16,766	\$16,286
Total Land Value	\$90,000	\$90,000	\$160,000	\$112,000	\$112,000	\$112,000	\$52,514
Taxable Value	\$126,795	\$124,307	\$193,419	\$145,364	\$145,389	\$138,520	\$78,403
Net Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$44,378	\$43,507	\$67,697	\$50,877	\$50,886	\$48,482	\$27,441
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership	Red Flag
165148	165148	1993-09-20		Improved	\$37,000	Grantor: N B A CORPORATION Grantee: BUGHER, DONALD W & DONNA R	
EAS 152087	152087	1992-05-29	EASEMENT/RIGHT-OF-WAY DEED	Vacant	\$0	Grantee: N B A CORPORATION	
QCD	147701	1991-12-24	QUITCLAIM DEED	Vacant	\$0	Grantee: N B A	

Instrument / Official Record	Official Record	Date	Type	V/L	Dcl Value	Ownership	Red Flag
147701						CORPORATION	
<u>PAR</u> 147692	147692	1991-12-24	PARCEL MAP	Vacant	\$0	Grantee: NUTI, RALPH E & MARY E	
<u>REL</u> 146174	146174	1991-10-29	RELEASE DEFERRED TAX LIEN	Vacant	\$0		
<u>QCD</u> 141050	141050	1991-04-25	QUITCLAIM DEED	Vacant	\$0	Grantee: NUTI, RALPH E & MARY E	
<u>PAR</u> 141049	141049	1991-04-25	PARCEL MAP	Vacant	\$0	Grantee: N B A CORPORATION	
<u>GBS</u> 74245	74245	1983-03-24	GRANT BARGAIN SALE DEED	Vacant	\$0		
<u>TRD</u> 74241	74241	1983-03-24	TRUSTEES DEED	Vacant	\$0		
<u>EXD</u> 74237	74237	1983-03-24	EXECUTORS/ADMINISTRATORS DEED	Vacant	\$0		
<u>ESA</u> 31091	31091	1976-01-17	AMEND ESTATE/DECREE DISTRIB	Vacant	\$0		
<u>GBA</u> 24694	24694	1975-12-15	GREEN BELT APPROVED	Vacant	\$0		

Buildings

None

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
HU MHS	HOOKUP MOUNDHOUSE WATER ELEC SEPTIC 1/23			1.00	\$11,588	1993	\$11,588	54%	\$6,200	\$6,200	
FNCWIR	HOG WIRE FENCE METAL "T" POSTS 1/23			1200.00	\$8	1995	\$9,588	57%	\$5,417	\$5,417	
FNC L	FENCE "LOW" 100' 1/23			1.00	\$4,156	1997	\$4,156	60%	\$2,473	\$2,473	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
236	Personal Property Manufactured Home Secured	RR2T			1.00	SE	2.30	100,188	1.00	\$90,000	

Personal Property

Account	Secured/ Unsecured	Owner	Description
MH009833	Secured	BUGHER, DONALD W OR DONNA R	MH - MOBILE HOMES

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no increase
17 Acres Moundhouses
\$ 1,428⁰⁰ For 17 Acres

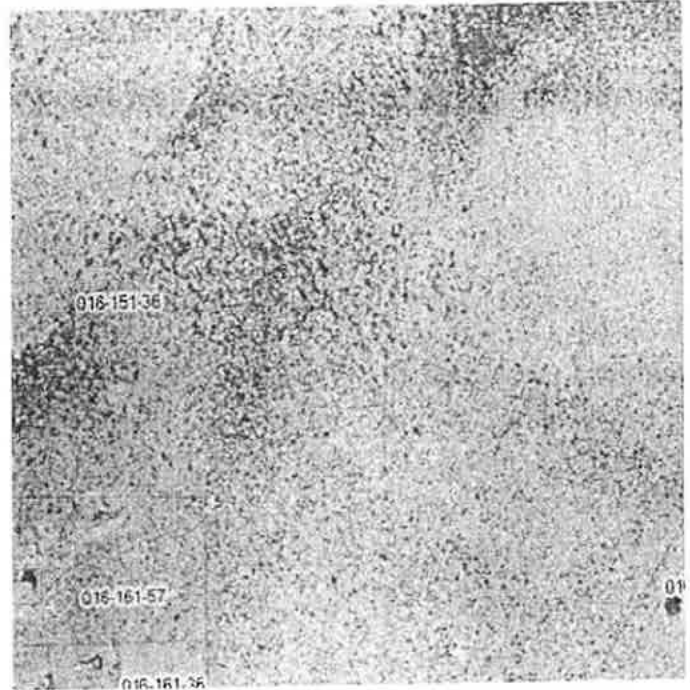
Parcel 016-171-01

Owners

GEO-NEVADA INC
C/O DEMETRAS & ONEILL LAW
230 E LIBERTY ST
RENO, NV 89501-0000

Parcel Summary

Location	170 HWY 341 MOUND HOUSE, NV
Use Code	800: Mining Property - Locally Assessed - Pre-development or Abandoned Mine, Improvements not valued by S
Tax District	8.7: Central Lyon Fire District
Acreage	17.2200
Plot Maps	016-17.pdf (298kb)



Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	\$32,659	\$30,069	\$26,399	\$25,753	\$39,603	\$38,943	\$38,160
Total Extra Features Value	\$15,291	\$13,978	\$12,782	\$12,847	\$0	\$0	\$0
Total Seismic Protection	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$1,428	\$1,428	\$1,428	\$1,428	\$1,429	\$1,429	\$1,429
Timber Value	\$49,378	\$45,475	\$40,609	\$40,028	\$41,031	\$40,371	\$39,589
Non-Timber Forest Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$17,282	\$15,916	\$14,213	\$14,010	\$14,361	\$14,130	\$13,856
New Land Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V.	Grantee
QCD 231524	231524	1999-03-25	QUITCLAIM DEED	Vacant	\$0 Grantee: GEO-NEVADA INC
QCD 183558	183558	1995-06-29	QUITCLAIM DEED	Vacant	\$0 Grantee: GEO-NEVADA INC
QCD 183557	183557	1995-06-29	QUITCLAIM DEED	Vacant	\$0 Grantee: SPRING VALLEY MINING COMPANY
QCD 159691	159691	1993-03-17	QUITCLAIM DEED	Vacant	\$0 Grantee: SPRING VALLEY MINING INC
QCD 155772	155772	1992-10-20	QUITCLAIM DEED	Vacant	\$0 Grantee: SPRING VALLEY MINING, INC

72

APR 1990 RECORD	OFFICIAL RECORD	Date	Type	VA	Value	Grantee
BOS 142804	142804	1991-07-12	BILL OF SALE	Vacant	\$0	
CTS 142803	142803	1991-07-12	CONTRACT OR AGREEMENT OF SALE	Vacant	\$0	Grantee: SPRING VALLEY MINING, INC U/C
QCD 137729	137729	1990-11-21	QUITCLAIM DEED	Vacant	\$0	
QCD 113401	113401	1988-02-01	QUITCLAIM DEED	Vacant	\$0	Grantee: LUND'S EXPLORATION CO, INC
QCD 106144	106144	1987-03-17	QUITCLAIM DEED	Vacant	\$0	Grantee: LUND'S EXPLORATION CO, INC
QCD 88347	88347	1984-09-18	QUITCLAIM DEED	Vacant	\$0	Grantee: LUND'S EXPLORATION CO, INC
QCD 87529	87529	1984-08-02	QUITCLAIM DEED	Vacant	\$0	Grantee: LUND'S EXPLORATION CO, INC
GRA 71917	71917	1982-12-16	GRANT DEED	Vacant	\$0	

Buildings

Building # 1, Section # 1, MILL BUILDING, Storage Warehouse

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
COMM	406	1290	\$61,044	1993	1993	0.00%	46.50%	53.50%	\$32,659

Structural Elements

Type	Description	Code	Details
EW_C	EXT WALL-Commercial	888	Stud Walls - Metal Siding
HEAT_C	HEAT-Commercial	606	Space Heater
ST	Number of Stories (COMM)	1.00	
WH	Average Wall Height (COMM)	10.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
G8A	1,290	100%	1,290

Extra Features

Code	Description	Length	Width	Units	Unit Price	YrBlt	Repl Cost	% Cond	Dpr Value*	Full Value	Notes
WSP	WELL SEPTIC PRESSURE SYSTEM 1/23			1.00	\$17,257	1984	\$17,257	40%	\$6,903	\$6,903	
SHEDS2	SHEDS TYPE 1 1=DIRT 2,3=CONCRETE 1/23	10	20	200.00	\$25	1983	\$5,095	39%	\$1,961	\$1,961	
SHEDS2	SHEDS TYPE 1 1=DIRT 2,3=CONCRETE 1/23	14	14	196.00	\$26	1980	\$5,003	34%	\$1,701	\$1,701	
SHEDS3	SHEDS TYPE 1 1=DIRT 2,3=CONCRETE 1/23	8	8	64.00	\$44	1979	\$2,802	33%	\$911	\$911	
FNC F	FENCE "FAIR" 300' 1/23			1.00	\$11,221	1980	\$11,221	34%	\$3,815	\$3,815	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Unit Price	YrBlt	Area	Sq Ft	Total Adj	Value	Notes
800	Mining Property - Locally Assessed - Pre-development or Abandoned Mine, Improvements not valued by State	PRRS			1.00	SITE	17.22	750,103	1.00	\$1,428	

Personal Property

73



Lyon County
Nevada

1 Plus Acres mH
\$160,000⁴⁵

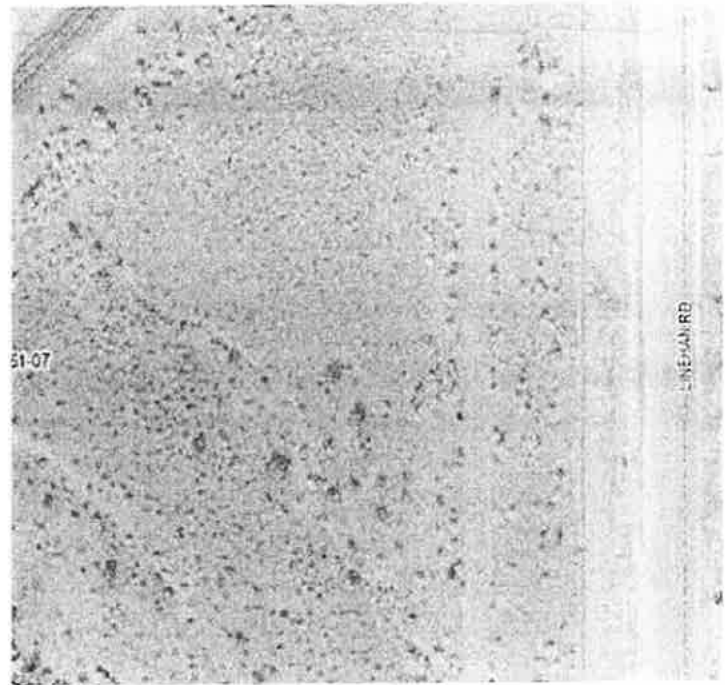
Parcel 019-011-21

Owners

IBARRA, JENNIFER B CARDENAS
47 CLEAR CREEK AVE SPC 57
CARSON CITY, NV 89701

Parcel Summary

Location	132 LINEHAN RD MOUND HOUSE, NV
Use Code	120: Vacant - Single Family Residential
Tax District	8.7: Central Lyon Fire District
Acreage	1.2500
Lot	B
Plat Maps	019-01 SUB.pdf (411kb) 019-01.pdf (282kb)
Map Documents	PAR582894



Value History

	2024	2023	2022	2021	2020	2019
Total Building Value	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features Value	\$0	\$0	\$0	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$60,000	\$90,000	\$60,000	\$60,000	\$60,000	\$76,514
Taxable Value	\$60,000	\$90,000	\$60,000	\$60,000	\$60,000	\$76,514
Net Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$21,000	\$31,500	\$21,000	\$21,000	\$21,000	\$26,780
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	Y1	Del Value	Ownership	Ref Fig
<u>GBS</u> 646622	646622	2021-10-25	GRANT BARGAIN SALE DEED	Vacant	\$120,000	Grantor: MACHUCA, BENJAMIN Grantee: IBARRA, JENNIFER B CARDENAS	
<u>GBS</u> 592700	592700	2019-02-28	GRANT BARGAIN SALE DEED	Vacant	\$60,000	Grantor: WILSON, MARIA C Grantee: MACHUCA, BENJAMIN	
<u>PAR</u> 582894	582894	2018-06-29	PARCEL MAP	Vacant	\$0	Grantee: WILSON, MARIA C	

Instrument / Official Record	Official Record	Date	Description	Status	PU Value	Grantee
QCD 567455	567455	2017-07-17	QUITCLAIM DEED	Vacant	\$0	Grantee: WILSON, MARIA C
TRU 542075	542075	2015-10-08	DEED TO A TRUST	Vacant	\$0	Grantee: WILSON, ART & MARIA C TRS
GBS 529793	529793	2014-12-16	GRANT BARGAIN SALE DEED	Vacant	\$85,000	Grantor: ROSE, VALLEA DENISE Grantee: WILSON, ART & MARIA
QCD 524720	524720	2014-08-26	QUITCLAIM DEED	Vacant	\$115,000	Grantor: THREE PINE SIX LLC Grantee: ROSE, VALLEA DENISE
QCD 498146	498146	2012-10-23	QUITCLAIM DEED	Vacant	\$0	Grantee: THREE PINE SIX LLC
TRU 476227	476227	2011-05-12	DEED TO A TRUST	Vacant	\$0	Grantee: HOWARD, ROBIN MICHELE TR
RPN 339712	339712	2005-01-20	REAL PROPERTY NOTICE ISSUED	Vacant	\$0	Grantee: REAL PROPERTY NOTICE
CON 332081	332081	2004-09-29	MOBILE CONVERSION APPLICATION	Vacant	\$0	Grantee: ROSE, RICHARD B TR
QCD 167047	167047	1993-12-15	QUITCLAIM DEED	Vacant	\$0	Grantee: ROSE, RICHARD B TR
AFF 126379	126379	1989-08-09	AFFIDAVIT OF DEATH	Vacant	\$0	Grantee: ROSE, RICHARD B
DEE 25129	25129	1976-02-10	DEED	Vacant	\$12,000	
DED 51-462	51-462		DEED (OLD RECORDS)	Vacant	\$0	Grantee: ROSE, RICHARD B

Buildings

None

Extra Features

None

Land Lines

Code	Description	Zone	Front	Depth	Acres	Unit Type	Acres	Sq Ft	Value	Notes
120	Vacant - Single Family Residential	RR2T			1.00	SE	1.25	54,450	1.00	\$60,000

Personal Property

None

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1 Plus Acre
moundhouse
\$60,000

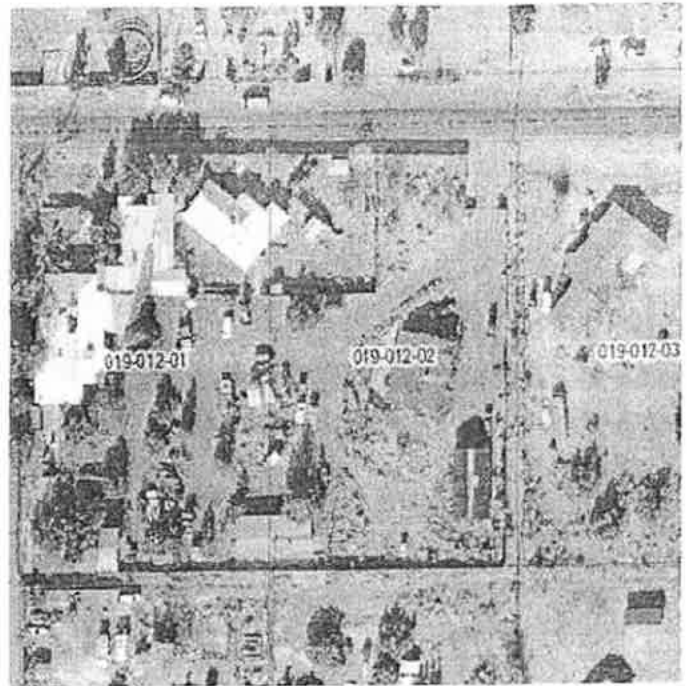
Parcel 019-012-05

Owners

HAMILTON, PEGGY M & JOHN TRS
HAMILTON, JOHN TR
29 CALCITE DR
MOUNDHOUSE, NV 89706-0000

Parcel Summary

Location	29 CALCITE DR MOUND HOUSE, NV
Use Code	230: Personal Property Manufactured Home on the Unsecured Roll
Tax District	8.7: Central Lyon Fire District
Acreage	1.2500
Lot	17
Subdivision	MOUND HOUSE EST 1
Plat Maps	019-01 SUB.pdf (411kb) 019-01.pdf (282kb)



Value History

	2014	2013	2012	2011	2010	2009	2008
Total Building Value	\$0	\$0	\$0	\$0	\$20,897	\$10,911	\$1,620
Total Personal Property Value	\$16,956	\$16,498	\$20,560	\$20,599	\$0	\$0	\$0
Total Secured Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$60,000	\$90,000	\$60,000	\$60,000	\$60,000	\$76,514	\$76,514
Taxable Value	\$76,956	\$106,498	\$80,560	\$80,599	\$80,897	\$87,426	\$78,134
Net Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$26,935	\$37,274	\$28,196	\$28,210	\$28,314	\$30,599	\$27,347
New Improvements	\$0	\$0	\$0	\$0	\$0	\$10,911	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	Val	Net Value	Comments
TRU 598435	598435	2019-07-02	DEED TO A TRUST	Vacant	\$0	Grantee: HAMILTON, PEGGY M & JOHN TRS
GBS 576970	576970	2018-02-13	GRANT BARGAIN SALE DEED	Improved	\$60,000	Grantor: GERHART, MAGGIE L TR Grantee: HAMILTON, PEGGY
QTA 566698	566698	2017-06-28	QUIET TITLE ACTION	Vacant	\$0	Grantee: GERHART, MAGGIE L TR

Original Record	Deed Number	Deed Date	Deed Description	Property Type	Value	Grantee
IRU 543498	543498	2015-11-10	DEED TO A TRUST	Vacant	\$0	Grantee: GERHART, MAGGIE L TR
TRD 358204	358204	2005-08-02	TRUSTEES DEED	Vacant	\$0	Grantee: GERHART, LOUISE M
GBS 322257	322257	2004-05-25	GRANT BARGAIN SALE DEED	Improved	\$70,000	Grantor: GERHART, LOUISE M Grantee: CRANE, CARL C
138394	138394	1990-12-12		Improved	\$45,000	Grantor: PITTMAN, LEO D & VIRGINIA R Grantee: GERHART, LOUISE M
GBS 62123	62123	1981-08-05	GRANT BARGAIN SALE DEED	Vacant	\$0	
DEE 32745	32745	1977-06-15	DEED	Vacant	\$0	
DEE 22251	22251	1975-05-02	DEED	Vacant	\$0	
DEE 21775	21775	1975-03-04	DEED	Vacant	\$0	
DEE 15690	15690	1973-08-06	DEED	Vacant	\$0	
REC 04320	04320	1970-09-17	RECONVEYANCE FROM LYON COUNTY	Vacant	\$0	

Buildings

None

Extra Features

Code	Description	Length	Width	Units	Unit Price	AVB	Repl Cost	% Good Condition	Dpr Value	Final Val	Notes
HU MHS	HOOKUP MOUNDHOUSE WATER ELEC SEPTIC 1/23			1.00	\$11,588	2018	\$11,588	91%	\$10,545	\$10,545	
FNDCON	MOBILE HOME FOUNDATION 24" CONC 1/23			208.00	\$34	2018	\$7,045	91%	\$6,411	\$6,411	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Areaage	Sq Ft	Unit Adj	Value	Notes
230	Personal Property Manufactured Home on the Unsecured Roll	RR2T			1.00	SE	1.25	54,450	1.00	\$60,000	

Personal Property

Account	Secured/Unsecured	Owner	Description
MH014088	Unsecured	HAMILTON, PEGGY ET AL TRS	MH - MOBILE HOMES

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66

93



Moundhouse
1.25 Acres \$60,000
For Land Dropped
By Assessor

Parcel 019-011-05

Owners

HARDY, DAVID E & KAREN L TRS
HARDY, KAREN L TR
P O BOX 21351
CARSON CITY, NV 89721-0000

Parcel Summary

Location	29 GYPSUM DR MOUND HOUSE, NV
Use Code	230: Personal Property Manufactured Home on the Unsecured Roll
Tax District	8.7: Central Lyon Fire District
Acreage	1.2500
Lot	8
Subdivision	MOUND HOUSE EST 1
Plat Maps	019-01 SUB.pdf (411kb) 019-01.pdf (282kb)



Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	\$0	\$0	\$0	\$0	\$28,563	\$25,609	\$25,206
Total Extra Features Value	\$32,065	\$29,400	\$27,504	\$27,238	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$60,000	\$90,000	\$160,000	\$107,100	\$107,114	\$76,514	\$76,514
Taxable Value	\$92,065	\$119,400	\$187,504	\$134,338	\$135,677	\$102,123	\$101,720
Net Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$32,223	\$41,790	\$65,626	\$47,018	\$47,487	\$35,743	\$35,602
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dd Value	Ownership	Red Flag
TRU 497558	497558	2012-10-09	DEED TO A TRUST	Vacant	\$0	Grantee: HARDY, DAVID E & KAREN L TRS	
GBS 230994	230994	1999-03-15	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantee: BENNETT, KIM L	
GBS 230993	230993	1999-03-15	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantee: WEAVER, MARK H TRS	
230995	230995	1999-03-04		Improved	\$52,000	Grantor: BENNETT, KIM L Grantee: HARDY, DAVID E &	

Instrument/ Official Record	Official Record	Date	Type	V/I	Del Value	Ownership	Red Flag
						KAREN L	
QCD 145492	145492	1991-10-07	QUITCLAIM DEED	Vacant	\$0	Grantee: BENNETT, KIM L U/C	
AFF 141259	141259	1991-05-06	AFFIDAVIT OF DEATH	Vacant	\$0	Grantee: BENNETT, KIM L U/C	
RRD 139598	139598	1991-02-13	RE-RECORDED DOCUMENT	Vacant	\$0	Grantee: BENNETT, KIM L U/C	
CTS 138692	138692	1991-01-02	CONTRACT OR AGREEMENT OF SALE	Vacant	\$53,400	Grantee: BENNETT, KIM L U/C	
GBS 86793	86793	1984-07-09	GRANT BARGAIN SALE DEED	Vacant	\$42,540	Grantee: JONES, H & VIRGINIA	
GBS 70169	70169	1982-08-19	GRANT BARGAIN SALE DEED	Vacant	\$45,000	Grantee: JONES, H & VIRGINIA	
GBS 33709	33709	1977-08-29	GRANT BARGAIN SALE DEED	Vacant	\$24,000		
GBS 29930	29930	1976-10-14	GRANT BARGAIN SALE DEED	Vacant	\$0		
DED 53-302	53-302		DEED (OLD RECORDS)	Vacant	\$0		

Buildings

None

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
HU MHS	HOOKUP MOUNDHOUSE WATER ELEC SEPTIC 1/23			1.00	\$11,588	1969	\$11,588	25%	\$2,897	\$2,897	
AWN AL	ALUMINUM TYPE AWNING, DIRT FLOOR 1/23	8	30	240.00	\$13	1975	\$3,107	27%	\$823	\$823	
BUNK1	BUNKHOUSES 80% CRPT,20% LINO,INSUL 1/23	8	23	184.00	\$36	1975	\$6,657	27%	\$1,764	\$1,764	
GAR HB2	DETACHED GARAGE HARDBOARD 1/23	20	24	480.00	\$40	1985	\$19,192	42%	\$7,965	\$7,965	
CONCAL	ALUMINUM AWNING OVER CONCRETE 1/23	8	30	240.00	\$17	1975	\$4,195	27%	\$1,112	\$1,112	
BUNK3	BUNKHOUSES 80% CRPT,20% LINO,INSUL 1/23			544.00	\$56	1988	\$30,373	46%	\$13,971	\$13,971	
FNC FA	FENCE "FAIR-AVERAGE" 400' 1/23			1.00	\$14,130	1969	\$14,130	25%	\$3,533	\$3,533	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
230	Personal Property Manufactured Home on the Unsecured Roll	RR2T			1.00	SE	1.25	54,450	1.00	\$60,000	

Personal Property

Account	Secured/ Unsecured	Owner	Description
MH006483	Unsecured	HARDY, DAVID E OR KAREN E	MH - MOBILE HOMES

Disclaimer

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Parcel 019-622-12

Owners

GONZALES, JIM L & PATRICIA G
GONZALES, PATRICIA G
2999 ELINOR CT
NEWBURY PARK, CA 91320-0000

Parcel Summary

Location	5 RIVER VISTA DR DAYTON VALLEY, NV
Use Code	120: Vacant - Single Family Residential
Tax District	8.8: Central Lyon Fire District
Acreage	5.0000
Lot	12
Subdivision	RIVER VISTA SUB
Plat Maps	019-62.pdf (344kb)



Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$63,000	\$63,000
Taxable Value	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$63,000	\$63,000
Net Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000	\$22,050	\$22,050
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Del Value	Ownership
GBS 279654	279654	2002-07-05	GRANT BARGAIN SALE DEED	Vacant	\$65,000	Grantor: STROUP, JAMES A & DEBRA B Grantee: GONZALES, JIM L & PATRICIA G
265782	265782	2001-08-23		Vacant	\$45,000	Grantor: HUGHES, BILLIE E TR Grantee: STROUP, JAMES A & DEBRA B
COR 257051	257051	2001-02-02	CORRECTION DEED/DOCUMENT	Vacant	\$0	Grantee: HUGHES, BILLIE E TR
QCD 257049	257049	2001-02-02	QUITCLAIM DEED	Vacant	\$0	Grantee: HUGHES, MICHAEL W ET AL
GBS 253894	253894	2000-10-25	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantee: HUGHES, BILLIE E TR
COR 160208	160208	1993-04-06	CORRECTION DEED/DOCUMENT	Vacant	\$0	Grantee: HUGHES, COLEMAN V ET AL TRUSTEE
ERR 159408	159408	1993-03-05	ERRONEOUS DOCUMENT	Vacant	\$0	Grantee: HUGHES, C V 'DUTCH' TRUSTEE
COR 140552	140552	1991-04-03	CORRECTION DEED/DOCUMENT	Vacant	\$0	Grantee: HUGHES, C V TRUSTEE
COR 140551	140551	1991-04-03	CORRECTION DEED/DOCUMENT	Vacant	\$0	
QCD 139434	139434	1991-02-04	QUITCLAIM DEED	Vacant	\$0	
QCD 139433	139433	1991-02-04	QUITCLAIM DEED	Vacant	\$0	
GBS 139432	139432	1991-02-04	GRANT BARGAIN SALE DEED	Vacant	\$0	
SUB 139090	139090	1991-01-17	SUBDIVISION MAP	Vacant	\$0	
QCD 95496	95496	1985-10-01	QUITCLAIM DEED	Vacant	\$0	Grantee: HUGHES, C V TRUSTEE & MICHAEL W
EST 92457	92457	1985-05-01	ESTATE/DECREE OF DISTRIBUTION	Vacant	\$0	Grantee: HUGHES, C V TRUSTEE & MICHAEL W
QCD 71996	71996	1982-12-21	QUITCLAIM DEED	Vacant	\$0	
GBS 33885	33885	1977-09-08	GRANT BARGAIN SALE DEED	Vacant	\$56,000	
QCD 33884	33884	1977-09-08	QUITCLAIM DEED	Vacant	\$0	
QCD 33883	33883	1977-09-08	QUITCLAIM DEED	Vacant	\$0	
QCD 33882	33882	1977-09-08	QUITCLAIM DEED	Vacant	\$0	
GIF 15497	15497	1973-07-18	DEED OF GIFT	Vacant	\$0	
GIF 15344	15344	1973-07-03	DEED OF GIFT	Vacant	\$0	
GIF 14926	14926	1973-06-25	DEED OF GIFT	Vacant	\$0	

Instrument / Official Record	Official Record	Date	Type	V/L	Dcl Value	Ownership
GIF 14914	14914	1973-06-22	DEED OF GIFT	Vacant	\$0	
GIF 14597	14597	1973-05-31	DEED OF GIFT	Vacant	\$0	Grantee: HUGHES, C V TRUSTEE & MICHAEL W

Buildings

None

Extra Features

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Unit Type	Rate	Acreage	Sq Ft	Total Adj	Value	Notes
120	Vacant - Single Family Residential	RR3			5.00	<u>RATE</u>	\$15,000.00	5.00	217,800	0.80	\$60,000	

Personal Property

None

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1 Plus Acres mt
\$160,000⁵

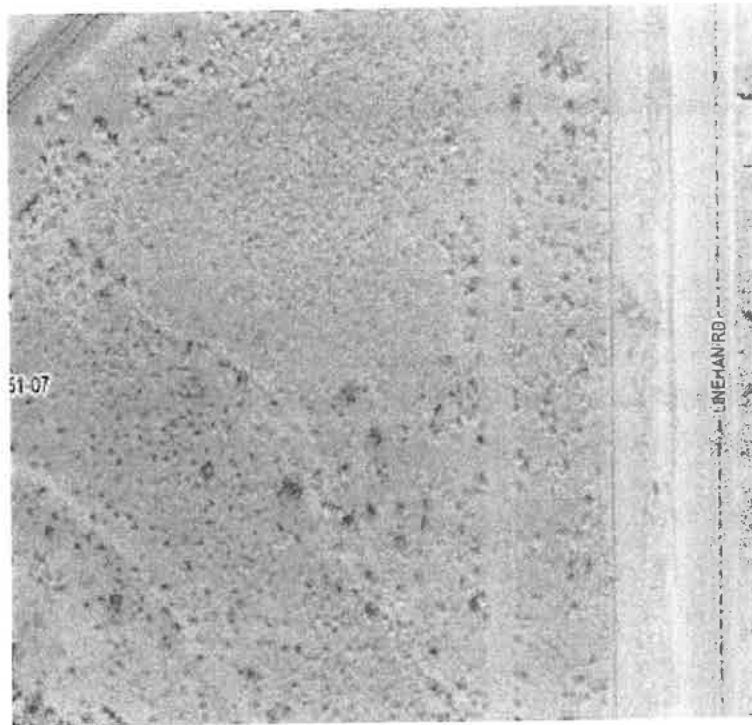
Parcel 019-011-21

Owners

IBARRA, JENNIFER B CARDENAS
47 CLEAR CREEK AVE SPC 57
CARSON CITY, NV 89701

Parcel Summary

Location	132 LINEHAN RD MOUND HOUSE, NV
Use Code	120: Vacant - Single Family Residential
Tax District	8.7: Central Lyon Fire District
Acreage	1.2500
Lot	B
Plat Maps	019-01 SUB.pdf (411kb) 019-01.pdf (282kb)
Map Documents	PAR582894



Value History

	2024	2023	2022	2021	2020	2019
Total Building Value	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features Value	\$0	\$0	\$0	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$60,000	\$90,000	\$60,000	\$60,000	\$60,000	\$76,514
Taxable Value	\$60,000	\$90,000	\$60,000	\$60,000	\$60,000	\$76,514
Net Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$21,000	\$31,500	\$21,000	\$21,000	\$21,000	\$26,780
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dcd Value	Ownership	Red Flag
<u>GBS</u> 646622	646622	2021-10-25	GRANT BARGAIN SALE DEED	Vacant	\$120,000	Grantor: MACHUCA, BENJAMIN Grantee: IBARRA, JENNIFER B CARDENAS	
<u>GBS</u> 592700	592700	2019-02-28	GRANT BARGAIN SALE DEED	Vacant	\$60,000	Grantor: WILSON, MARIA C Grantee: MACHUCA, BENJAMIN	
<u>PAR</u> 582894	582894	2018-06-29	PARCEL MAP	Vacant	\$0	Grantee: WILSON, MARIA C	

Instrument / Official Record	Official Record	Date	Type	V/A	Dd Value	Ownership	Red Flag
<u>QCD</u> 567455	567455	2017-07-17	QUITCLAIM DEED	Vacant	\$0	Grantee: WILSON, MARIA C	
<u>TRU</u> 542075	542075	2015-10-08	DEED TO A TRUST	Vacant	\$0	Grantee: WILSON, ART & MARIA C TRS	
<u>GBS</u> 529793	529793	2014-12-16	GRANT BARGAIN SALE DEED	Vacant	\$85,000	Grantor: ROSE, VALLEA DENISE Grantee: WILSON, ART & MARIA	
<u>QCD</u> 524720	524720	2014-08-26	QUITCLAIM DEED	Vacant	\$115,000	Grantor: THREE PINE SIX LLC Grantee: ROSE, VALLEA DENISE	
<u>QCD</u> 498146	498146	2012-10-23	QUITCLAIM DEED	Vacant	\$0	Grantee: THREE PINE SIX LLC	
<u>TRU</u> 476227	476227	2011-05-12	DEED TO A TRUST	Vacant	\$0	Grantee: HOWARD, ROBIN MICHELE TR	
<u>RPN</u> 339712	339712	2005-01-20	REAL PROPERTY NOTICE ISSUED	Vacant	\$0	Grantee: REAL PROPERTY NOTICE	
<u>CON</u> 332081	332081	2004-09-29	MOBILE CONVERSION APPLICATION	Vacant	\$0	Grantee: ROSE, RICHARD B TR	
<u>QCD</u> 167047	167047	1993-12-15	QUITCLAIM DEED	Vacant	\$0	Grantee: ROSE, RICHARD B TR	
<u>AFF</u> 126379	126379	1989-08-09	AFFIDAVIT OF DEATH	Vacant	\$0	Grantee: ROSE, RICHARD B	
<u>DEE</u> 25129	25129	1976-02-10	DEED	Vacant	\$12,000		
<u>DED</u> 51-462	51-462		DEED (OLD RECORDS)	Vacant	\$0	Grantee: ROSE, RICHARD B	

Buildings

None

Extra Features

None

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
120	Vacant - Single Family Residential	RR2T			1.00	SE	1.25	54,450	1.00	\$60,000	

Personal Property

None

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1 Plus Acre
moundhouse
\$60,000
decrease

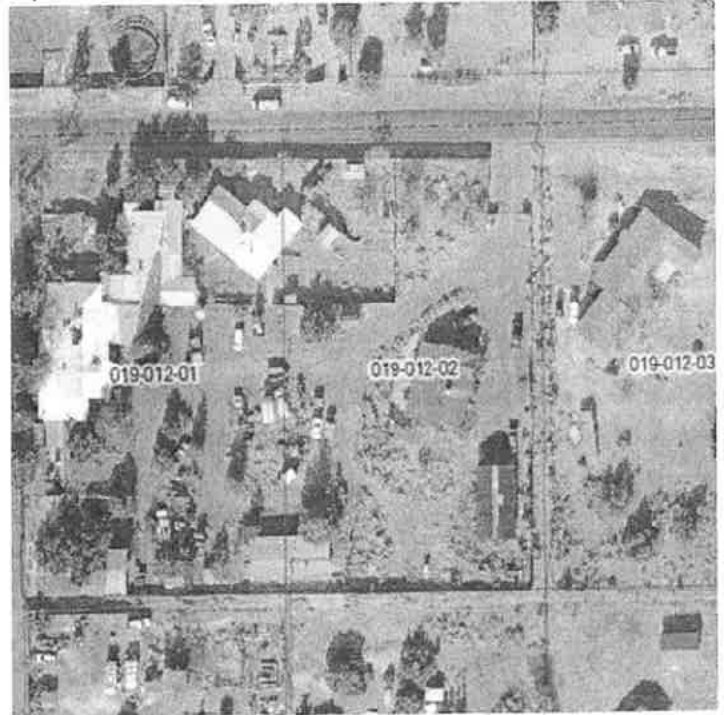
Parcel 019-012-05

Owners

HAMILTON, PEGGY M & JOHN TRS
HAMILTON, JOHN TR
29 CALCITE DR
MOUNDHOUSE, NV 89706-0000

Parcel Summary

Location	29 CALCITE DR MOUND HOUSE, NV
Use Code	230: Personal Property Manufactured Home on the Unsecured Roll
Tax District	8.7: Central Lyon Fire District
Acreage	1.2500
Lot	17
Subdivision	MOUND HOUSE EST 1
Plat Maps	019-01 SUB.pdf (411kb) 019-01.pdf (282kb)



Value History

	2024	2023	2022	2021	2020	2019	2018
Total Building Value	\$0	\$0	\$0	\$0	\$20,897	\$10,911	\$1,620
Total Extra Features Value	\$16,956	\$16,498	\$20,560	\$20,599	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$60,000	\$90,000	\$60,000	\$60,000	\$60,000	\$76,514	\$76,514
Taxable Value	\$76,956	\$106,498	\$80,560	\$80,599	\$80,897	\$87,426	\$78,134
Net Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$26,935	\$37,274	\$28,196	\$28,210	\$28,314	\$30,599	\$27,347
New Improvements	\$0	\$0	\$0	\$0	\$0	\$10,911	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I	Dcl Value	Ownership	Red Flag
<u>TRU</u> 598435	598435	2019-07-02	DEED TO A TRUST	Vacant	\$0	Grantee: HAMILTON, PEGGY M & JOHN TRS	
<u>GBS</u> 576970	576970	2018-02-13	GRANT BARGAIN SALE DEED	Improved	\$60,000	Grantor: GERHART, MAGGIE L TR Grantee: HAMILTON, PEGGY	
<u>QTA</u> 566698	566698	2017-06-28	QUIET TITLE ACTION	Vacant	\$0	Grantee: GERHART, MAGGIE L TR	

Instrument / Official Record	Official Record	Date	Type	V/I	Del Value	Ownership	Red Flag
<u>IRU</u> 543498	543498	2015-11-10	DEED TO A TRUST	Vacant	\$0	Grantee: GERHART, MAGGIE L TR	
<u>TRD</u> 358204	358204	2005-08-02	TRUSTEES DEED	Vacant	\$0	Grantee: GERHART, LOUISE M	
<u>GBS</u> 322257	322257	2004-05-25	GRANT BARGAIN SALE DEED	Improved	\$70,000	Grantor: GERHART, LOUISE M Grantee: CRANE, CARL E	
138394	138394	1990-12-12		Improved	\$45,000	Grantor: PITTMAN, LEO D & VIRGINIA R Grantee: GERHART, LOUISE M	
<u>GBS</u> 62123	62123	1981-08-05	GRANT BARGAIN SALE DEED	Vacant	\$0		
<u>DEE</u> 32745	32745	1977-06-15	DEED	Vacant	\$0		
<u>DEE</u> 22251	22251	1975-05-02	DEED	Vacant	\$0		
<u>DEE</u> 21775	21775	1975-03-04	DEED	Vacant	\$0		
<u>DEE</u> 15690	15690	1973-08-06	DEED	Vacant	\$0		
<u>REC</u> 04320	04320	1970-09-17	RECONVEYANCE FROM LYON COUNTY	Vacant	\$0		

Buildings

None

Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	Repl Cost	% Good Condition	Dpr Value*	Final Value	Notes
HU MHS	HOOKUP MOUNDHOUSE WATER ELEC SEPTIC 1/23			1.00	\$11,588	2018	\$11,588	91%	\$10,545	\$10,545	
FNDCON	MOBILE HOME FOUNDATION 24" CONC 1/23			208.00	\$34	2018	\$7,045	91%	\$6,411	\$6,411	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
230	Personal Property Manufactured Home on the Unsecured Roll	RR2T			1.00	SF	1.25	54,450	1.00	\$60,000	

Personal Property

Account	Secured/ Unsecured	Owner	Description
MH014088	Unsecured	HAMILTON, PEGGY ET AL TRS	MH - MOBILE HOMES

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016-341-12

016-341-08

Click map to navigate

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Value History

2023	2022	2021	2020	2019
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0
\$27,349	\$24,570	\$23,882	\$90,000	\$0
\$27,349	\$24,570	\$23,882	\$90,000	\$0
\$0	\$0	\$0	\$0	\$0
\$9,572	\$8,600	\$8,359	\$31,500	\$0
\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Official Record	Date	Type	V/L	Doc Value
0312	2021-06-30	GREEN BELT APPROVED	Vacant	\$0
5115	2020-11-13	GRANT BARGAIN SALE DEED	Improved	\$1,550,000

Reduced
BY
Assessor

A

90,000

to
27,349



Moundhouse
1.25 Acres \$60,000
For Land Dropped
By Assessor

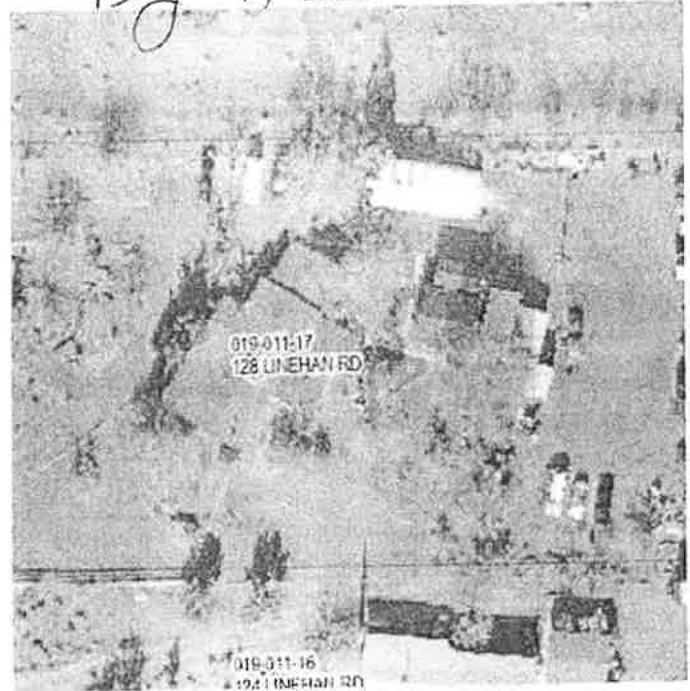
Parcel 019-011-05

Owners

HARDY, DAVID E & KAREN L TRS
HARDY, KAREN L TR
P O BOX 21351
CARSON CITY, NV 89721-0000

Parcel Summary

Location	29 GYPSUM DR MOUND HOUSE, NV
Use Code	230: Personal Property Manufactured Home on the Unsecured Roll
Tax District	8.7: Central Lyon Fire District
Acreage	1.2500
Lot	8
Subdivision	MOUND HOUSE EST 1
Plat Maps	019-01 SUB.pdf (411kb) 019-01.pdf (282kb)



Value History

	2024	2023	2022	2021	2020	2019	2018
Market Value	\$0	\$0	\$0	\$0	\$28,563	\$25,609	\$25,206
Total Estimated Property Value	\$32,065	\$29,400	\$27,504	\$27,238	\$0	\$0	\$0
Total Estimated Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Estimated Land Value	\$60,000	\$90,000	\$160,000	\$107,100	\$107,114	\$76,514	\$76,514
Total Estimated Value	\$92,065	\$119,400	\$187,504	\$134,338	\$135,677	\$102,123	\$101,720
Net Personal Property Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Estimated Value	\$32,223	\$41,790	\$65,626	\$47,018	\$47,487	\$35,743	\$35,602
New Personal Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Doc ID	Official Record	Date	Description	Value	Grantee
TRU 497558	497558	2012-10-09	DEED TO A TRUST	Vacant	\$0 Grantee: HARDY, DAVID E & KAREN L TRS
GBS 230994	230994	1999-03-15	GRANT BARGAIN SALE DEED	Vacant	\$0 Grantee: BENNETT, KIM L
GBS 230993	230993	1999-03-15	GRANT BARGAIN SALE DEED	Vacant	\$0 Grantee: WEAVER, MARK H TRS
230995	230995	1999-03-04		Improved	\$52,000 Grantor: BENNETT, KIM L Grantee: HARDY, DAVID E &

Record Number	Record Number	Date	Type	Status	Value	Grantee
QCD 145492	145492	1991-10-07	QUITCLAIM DEED	Vacant	\$0	KAREN L Grantee: BENNETT, KIM L U/C
AFF 141259	141259	1991-05-06	AFFIDAVIT OF DEATH	Vacant	\$0	Grantee: BENNETT, KIM L U/C
RRD 139598	139598	1991-02-13	RE-RECORDED DOCUMENT	Vacant	\$0	Grantee: BENNETT, KIM L U/C
CTS 138692	138692	1991-01-02	CONTRACT OR AGREEMENT OF SALE	Vacant	\$53,400	Grantee: BENNETT, KIM L U/C
GBS 86793	86793	1984-07-09	GRANT BARGAIN SALE DEED	Vacant	\$42,540	Grantee: JONES, H & VIRGINIA
GBS 70169	70169	1982-08-19	GRANT BARGAIN SALE DEED	Vacant	\$45,000	Grantee: JONES, H & VIRGINIA
GBS 33709	33709	1977-08-29	GRANT BARGAIN SALE DEED	Vacant	\$24,000	
GBS 29930	29930	1976-10-14	GRANT BARGAIN SALE DEED	Vacant	\$0	
DED 53-302	53-302		DEED (OLD RECORDS)	Vacant	\$0	

Buildings

None

Extra Features

Code	Description	Length	Width	Units	Unit Price	YrB	Repl Cost	% Good Condition	Dep Value	Final Value	Notes
HU MHS	HOOUP MOUNDHOUSE WATER ELEC SEPTIC 1/23			1.00	\$11,588	1969	\$11,588	25%	\$2,897	\$2,897	
AWN AL	ALUMINUM TYPE AWNING, DIRT FLOOR 1/23	8	30	240.00	\$13	1975	\$3,107	27%	\$823	\$823	
BUNK1	BUNKHOUSES 80% CRPT,20% LINO,INSUL 1/23	8	23	184.00	\$36	1975	\$6,657	27%	\$1,764	\$1,764	
GAR HB2	DETACHED GARAGE HARDBOARD 1/23	20	24	480.00	\$40	1985	\$19,192	42%	\$7,965	\$7,965	
CONCAL	ALUMINUM AWNING OVER CONCRETE 1/23	8	30	240.00	\$17	1975	\$4,195	27%	\$1,112	\$1,112	
BUNK3	BUNKHOUSES 80% CRPT,20% LINO,INSUL 1/23			544.00	\$56	1988	\$30,373	46%	\$13,971	\$13,971	
FNC FA	FENCE "FAIR-AVERAGE" 400' 1/23			1.00	\$14,130	1969	\$14,130	25%	\$3,533	\$3,533	

*RCNLD: Replacement Cost New, Less Depreciation

Land Lines

Code	Description	Area	Per	Depth	Acres	YrB	Repl Cost	% Good Condition	Dep Value	Final Value	Notes
230	Personal Property Manufactured Home on the Unsecured Roll	RR2T			1.00	SE	1.25	54,450	1.00	\$60,000	

Personal Property

Parcel ID	Section	Owner	Description
MH006483	Unsecured	HARDY, DAVID E OR KAREN E	MH - MOBILE HOMES

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BIAS
+
Preventative
Treatment
Given to
own
owners

on A
New
Home

Lowered
land values
to 2018
values
and
Bought
for
\$35,000



LYON COUNTY ASSESSOR

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

NO Appeal
NO EVIDENCE
NO written statement
under penalty of perjury
to Request
Lower TAXES

TROY VILLINES
Assessor

ERIN SINGLEY
Chief Deputy Assessor

ERIC OW-WING
Chief Appraiser

KELLY VOIL
MICHAEL PERUMIAN
Appraisers
Real Property

LEA SENCION
VALERIE GARCIA
Appraisers
Personal Property

HOLLY VILLINES
Mapping

ELLA RAMIREZ
Administration

Land Value is \$110,000⁰⁰
Reduced to \$24,000⁰⁰
without
Appeal

Assessor Made False Statements
to give owners
\$1,400⁰⁰ SAVING
a year in taxes
Practically

Lyon County Board of Equalization
Value Change Stipulation

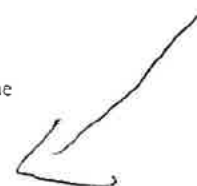
Re: APN 20-545-23

Bradley, Todd & Gail
1988 Cheyenne Ct., Fernley, NV 89408

Date: January 26, 2024

The Lyon County Assessor's Office has completed the review of the amount of new land value calculation for this parcel. After careful consideration of the facts involved, we are adjusting the new land value as follows.

Fiscal Year 2023-24	Original Value	Adjusted Value
New Land:	\$55,000	\$24,000
Prior Year Override:	\$341,183	\$295,687



14

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

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

Sincerely,

Eric Ow-Wing

Agreed to:

By: Gail Bradley

Date: 1/26/24

Gail Bradley, Owner



RealEstateSM

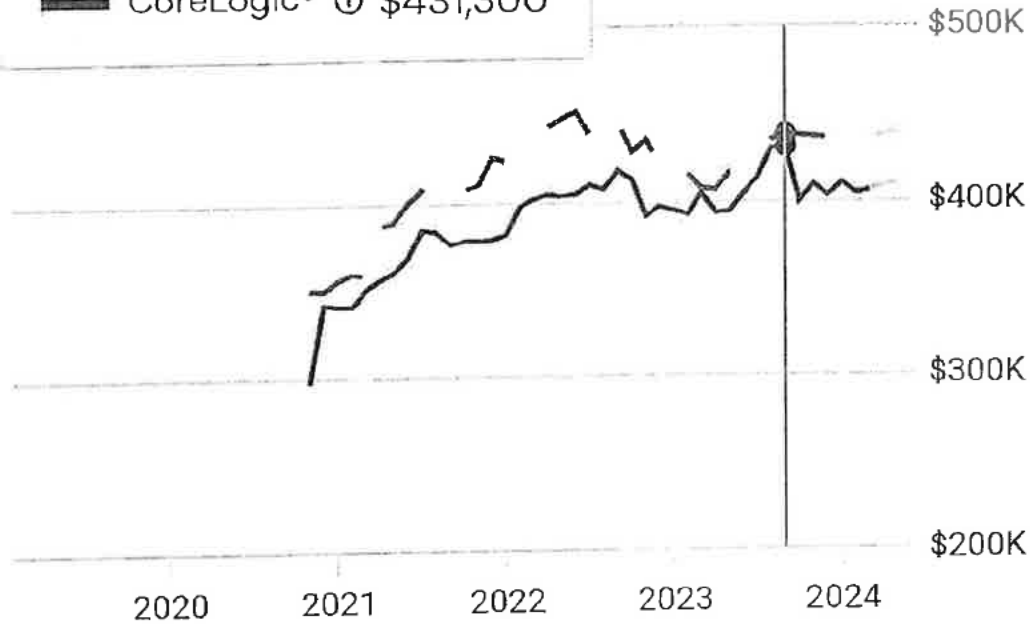
Value is ^

\$438,344

NOT

\$295,000

September 2023	
Valuation provider	Estimate
Quantarium	\$438,344
CoreLogic®	① \$431,300



Hide chart summary. ^

The following table summarizes the chart by comparing the earliest historic estimate, last year's estimate, and a forecasted projection to this month's current estimate for each valuation provider.

Provider	Current estimate	Estimate for Feb 2023	Change Since Feb 2023
Quantarium	\$434,689	\$416,357	+4%



1988 Cheyenne Ct, Fern...
zillow.com



Home value Owner tools Home details Neighb >

 **Cooling:** No Data

 **Parking:** Garage - Attached

 **HOA:** \$8 monthly

Community & neighborhood

Location

Region: Farley

 **See more facts and features**

Services availability

Get AT&T fiber 

Price and tax history

Price history

Date	Event	Price
6/17/2020	Sold	\$325,885 +831.1% \$242/sqft



\$5



Actual Land Values
are \$110,000⁰⁰
Reduced to \$24,000⁰⁰

Parcel 020-545-23

Owners

BRADLEY, TODD & GAIL
BRADLEY, GAIL
1988 CHEYENNE CT
FERNLEY, NV 89408-0000

Parcel Summary

Location	1988 CHEYENNE CT FERNLEY, NV
Use Code	200: Single Family Residence
Tax District	6.0: City of Fernley
Acreage	.1700
Lot	712
Subdivision	DESERT LAKES
Plat Maps	020-54.pdf (629kb)
Map Documents	SUB188868 RTA182434 PAR113022



Value History

	2024	2023	2022	2021	2020	2019	2018
Land Base Value	\$279,053	\$261,289	\$239,161	\$232,071	\$232,886	\$0	\$0
Total Extra Features Value	\$15,230	\$13,166	\$11,569	\$11,406	\$0	\$0	\$0
Other Assessable Property	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$110,000	\$110,000	\$40,000	\$40,000	\$40,000	\$40,000	\$35,000
Taxable Value	\$404,283	\$384,455	\$290,730	\$283,477	\$272,886	\$40,000	\$35,000
Net Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$141,499	\$134,559	\$101,756	\$99,217	\$95,510	\$14,000	\$12,250
New Improvements	\$0	\$0	\$0	\$0	\$232,886	\$0	\$0
Net Land	\$0	\$24,000	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Doc #	City #	Date	Type	V/L	Net Value	Owner/Ship
GBS 616710	616710	2020-06-17	GRANT BARGAIN SALE DEED	Improved	\$325,885	Grantor: BAILEY & ASSOCIATES LLC Grantee: BRADLEY, TODD & GAIL
GBS 597716	597716	2019-06-19	GRANT BARGAIN SALE DEED	Vacant	\$35,000	Grantor: PETTIGREW, GARY W TR Grantee: BAILEY & ASSOCIATES LLC

Document Number	CDM Record	Date	Type	YR	Price	Grantee
<u>QCD</u> 464282	464282	2010-08-30	QUITCLAIM DEED	Vacant	\$0	Grantee: PETTIGREW, GARY W TR
<u>GBS</u> 447989	447989	2009-09-08	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantee: PETTIGREW, MICHAEL F
<u>GBS</u> 447988	447988	2009-09-08	GRANT BARGAIN SALE DEED	Vacant	\$0	Grantee: PETTIGREW, GARY W ET AL
<u>GBS</u> 322809	322809	2004-06-02	GRANT BARGAIN SALE DEED	Vacant	\$40,000	Grantor: DICKSON, JAMES W & SANDRA S TRS Grantee: PETTIGREW, GARY W ET AL TRS
<u>QCD</u> 208415	208415	1997-08-01	QUITCLAIM DEED	Vacant	\$0	Grantee: DICKSON, JAMES W & SANDRA S TRS
<u>GBS</u> 202339	202339	1997-02-11	GRANT BARGAIN SALE DEED	Vacant	\$150,000	Grantor: SIMONCINI, MARC E & JULIA R TRS Grantee: DICKSON, JAMES W & SANDRA S
<u>SUB</u> 188868	188868	1996-01-04	SUBDIVISION MAP	Vacant	\$0	Grantee: SIMONCINI, MARC E & JULIA R TRS
<u>RTA</u> 182434	182434	1995-05-23	REVERSION TO ACREAGE MAP	Vacant	\$0	Grantee: SIMONCINI, MARC & JULIA TR
<u>REL</u> 181108	181108	1995-04-12	RELEASE DEFERRED TAX LIEN	Vacant	\$0	Grantee: SIMONCINI, MARC & JULIA TR
<u>REL</u> 181107	181107	1995-04-12	RELEASE DEFERRED TAX LIEN	Vacant	\$0	Grantee: SIMONCINI, MARC & JULIA TR
<u>REL</u> 181106	181106	1995-04-12	RELEASE DEFERRED TAX LIEN	Vacant	\$0	Grantee: SIMONCINI, MARC & JULIA TR
<u>GBA</u> 113332	113332	1988-02-28	GREEN BELT APPROVED	Vacant	\$0	
<u>DEE</u> 113325	113325	1988-02-27	DEED	Vacant	\$0	
<u>PAR</u> 113022	113022	1988-01-11	PARCEL MAP	Vacant	\$0	
<u>GBA</u> 109574	109574	1987-08-18	GREEN BELT APPROVED	Vacant	\$0	
<u>TRD</u> 108438	108438	1987-06-18	TRUSTEES DEED	Vacant	\$0	
<u>TRD</u> 108437	108437	1987-06-18	TRUSTEES DEED	Vacant	\$0	
<u>REC</u> 108331	108331	1987-06-12	RECONVEYANCE FROM LYON COUNTY	Vacant	\$0	
<u>ITD</u> 99618	99618	1986-05-20	TREASURERS TAX DEED	Vacant	\$0	
<u>GBA</u> 57520	57520	1980-12-10	GREEN BELT APPROVED	Vacant	\$0	
<u>GBS</u> 46235	46235	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	\$0	
<u>GBS</u> 46234	46234	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	\$0	
<u>GBS</u> 46233	46233	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	\$0	
<u>GBS</u> 46232	46232	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	\$0	
<u>GBS</u> 46231	46231	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	\$0	
<u>GBS</u> 46220	46220	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	\$0	
<u>GBS</u> 46219	46219	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	\$0	

Grant/Record	Grant/Record	Grant/Record	Grant/Record	Grant/Record	Grant/Record
GBS 46218	46218	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	\$0
GBS 46217	46217	1979-06-12	GRANT BARGAIN SALE DEED	Vacant	\$0
REC 08414	08414	1971-10-20	RECONVEYANCE FROM LYON COUNTY	Vacant	\$0

Buildings

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

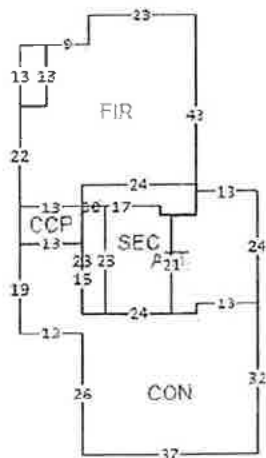
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Grp 1 % Dpr	Normal Adj Dpr	% Cond	Value
RES	01	1795	\$301,679	2019	2019	0.00%	7.50%	92.50%	\$279,053

Structural Elements

Type	Description	Code	Details
YAREA	GLA2 Area	449.00	
YCODE	GLA2 Code	5	1.5 STRY FN
ROOF	ROOF	0208	Composition Shingle
EW	EXT WALL	0107	Frame, Siding, Vinyl
EW	EXT WALL	0109	Frame, Stucco
EW	EXT WALL	0133	Veneer, Masonry
HEAT	HEAT	0351	Warmed & Cooled Air
0502	Automatic Appliance Allowance	1.00	
0601	Plumbing Fixtures -#	12.00	
0602	Plumbing Fixtures Rough-ins -#	1.00	
SBFL	SubFloor (RES)	0622	Raised Subfloor (%)
0402	Automatic Floor Cover Allowance	1.00	
0701	Attached Garage	312.00	
0711	Built-in Garage	537.00	
0736	Garage Finish, Attached (SF)	312.00	
0738	Garage Finish, Built-in (SF)	537.00	
0905	Raised Slab Porch with Roof (SF)	175.00	
BED	Bedrooms	3.00	
BTHF	Bath-Full	3.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
GLA	1,346	100%	1,346
GLA2	449	100%	449



Extra Features