STATE OF NEVADA
STATE BOARD OF EQUALIZATION
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Joe Lombardo
Governor

Shellie Hughes
Secretary

In the Matter of

Troy R. Villines,
Lyon County Assessor

<u>DRAFT ORDER DIRECTING INVESTIGATION AND REPORT OF FINDINGS PURSUANT TO NAC 361.663</u>

Appearances

Jeff Mitchell appeared on behalf of the Nevada Department of Taxation ("Department").

_________ appeared on behalf of Lyon County Assessor Troy R. Villines ("Assessor").

Summary

On September 25, 2026, the State Board voted unanimously (4-0) to direct the Department to carry out an investigation into the land valuation practices of the Lyon County Assessor's office and report its findings back to the State Board pursuant to NAC 361.663.

FINDINGS OF FACT

1. On August 26, 2026, the State Board heard SBE Case 26-119, a case concerning the valuation of a single-family residence in Lyon County owned by the Esly Carmona Irrevocable Trust ("Trust"). The Assessor was represented by Kelly Wilson and Erin Singley.

2. The Trust presented evidence that the Assessor reduced the land value assigned to APN 019-062-08 from $130,000 to $90,000. Ms. Wilson indicated that as an improved parcel the land would be assigned a value of $130,000, but as a vacant parcel it would be assigned a value of $90,000. *Transcript Pg 142, Line 9 through Line 24.*

3. The Trust presented evidence that the Assessor reduced the land value assigned to APN 016-251-39 from $260,000 to $90,000. Ms. Wilson indicated that the improvement on the property was removed, so the land value was lowered from $260,000 to $90,000. *Transcript Pg. 143, Line 16 through Pg 144, Line 5*.

4. The land component of the property owned by the Trust is currently assigned a value of $260,000. Ms. Wilson explained that if the property were vacant, it would be assigned a value of $90,000. *Transcript Pg. 139, Line 10 through Line 20 and Pg 159, Line 3 through 18*.

5. Information available on the Assessor's website confirms that values assigned to vacant land held for single-family residential development are lower than similar improved land. It is important to note that these parcels have not been vetted to confirm that the characteristics that might affect valuation are similar. Nonetheless, the following property pairings suggest that improved land is being assessed at higher values than vacant land.

   a. APN 001-131-22, a vacant parcel, is assigned a land value of $30,000, while APN 001-131-23, a neighboring improved parcel, is assigned a land value of $114,000.

   b. APN 001-574, a vacant parcel, is assigned a land value of $10,000, while APN 001-574-05, a neighboring improved parcel, is assigned a land value of $45,000.

   c. APN 004-292-10, a vacant parcel, is assigned a land value of $31,000, while APN 004-292-09, a neighboring improved parcel, is assigned a land value of $63,000.

   d. APN 004-372-04, a vacant parcel, is assigned a land value of $18,000, while APN 001-373-11, a neighboring improved parcel is assigned a land value of $60,000.

   e. APN 008-024-02, a vacant parcel, is assigned a land value of $10,000, while APN 008-024-03, a neighboring improved parcel, is assigned a land value of $35,000.

   f. APN 009-241-09, a vacant parcel, is assigned a land value of $72,000, while APN 009-241-10, a neighboring improved parcel, is assigned a land value of $165,000.

   g. APN 016-221-50, a vacant parcel, is assigned a land value of $90,000, while APN 016-221-51, a neighboring improved parcel, is assigned a land value of $160,000.

   h. APN 016-251-39, a vacant parcel, is assigned a land value of $90,000, while APN 016-251-14, a neighboring improved parcel, is assigned a land value of $260,000.

   i. APN 019-012-05, a vacant parcel, is assigned a land value of $60,000, while APN 019-062-09, a neighboring improved parcel, is assigned a land value of $160,000.

   j. APN 019-062-08, a vacant parcel, is assigned a land value of $90,000, while APN 019-062-09, a neighboring improved parcel, is assigned a land value of $281,000.

   k. APN 019-662-12, a vacant parcel, is assigned a land value of $95,000, while APN 019-622-13, a neighboring improved parcel, is assigned a land value of $225,000.

l. APN 001-574, a vacant parcel, is assigned a land value of $10,000, while APN 001-574-05, a neighboring improved parcel is assigned a land value of $45,000.

m. APN 029-351-13, a vacant parcel, is assigned a land value of $110,000, while APN 029-351-14, a neighboring improved parcel, is assigned a land value of $166,000.

n. APN 029-361-14, a vacant parcel, is assigned a land value of $140,000, while APN 029-361-13, a neighboring improved parcel, is assigned a land value of $260,000.

6. Any Findings of Fact construed to constitute a Conclusion of Law is adopted as such to the same extent as if originally so denominated.

CONCLUSIONS OF LAW

1. The Findings of Fact are based upon a preponderance of the evidence.

2. The taxable value of both vacant land and improved land is its full cash value. NRS 361.227(1).

3. Full cash value is “the most probable price which property would bring in a competitive and open market under all conditions requisite to a fair sale.” NRS 361.025.

4. If the characteristics that might affect full cash value (such as, but not limited to, location, size, and topography) are similar, the taxable value of a vacant parcel of land zoned for single-family residential use should be similar to the taxable value of land that is improved for use as a single-family residence.

5. The discrepancy between the Assessor’s valuation of vacant land and his valuation of improved land suggest that the two classes of property are not being assessed in a uniform and equal manner, and that an increase or decrease in the valuation of one of both classes of property may be necessary to equalize property valuations.

6. The State Board has the authority to order the Department to conduct a systematic investigation and evaluation of the procedures and operations of the Assessor to determine whether any class or group of properties was not assessed uniformly in accordance with the methods of appraisal and at the level of assessment required by law. NAC 361.663.

7. Any Conclusion of Law construed to constitute a Finding of fact is adopted as such to the same extent as if originally so denominated.

ORDER

The Department is hereby ordered to conduct a systematic investigation and evaluation of the procedures and operations of the Lyon County Assessor to determine whether vacant parcels of land zoned for single-family residential use and land that is improved for use as a single-family residence have been assessed uniformly in accordance with the methods of appraisal and at the level of assessment required by law. Upon completion of the investigation and evaluation, the Department shall report its findings to the State Board.

BY THE STATE BOARD OF EQUALIZATION THIS __ DAY OF SEPTEMBER, 2026.

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Shellie Hughes, Secretary