

APN 008-291-36

APN \_\_\_\_\_

APN \_\_\_\_\_

LINCOLN COUNTY, NV **2020-158335**

Total: \$0.00 **05/11/2020 03:15 PM**  
LINCOLN COUNTY ASSESSOR Pgs=6 KE



OFFICIAL RECORD  
AMY ELMER, RECORDER

AGRICULTURAL USE Application

**Title of Document**

**Affirmation Statement**

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

\_\_\_\_\_ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: \_\_\_\_\_

(State specific law)

Mark R Holt ASSESSOR  
Signature Title

MARK R. HOLT  
Print

5-11-2020  
Date

**Grantees address and mail tax statement:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



STATE OF NEVADA  
DEPARTMENT OF TAXATION

Web Site: <https://tax.nv.gov>

1550 College Parkway, Suite 115  
Carson City, Nevada 89706-7937  
Phone: (775) 684-2000 Fax: (775) 684-2020

RENO OFFICE  
4600 Kietzke Lane  
Building L, Suite 235  
Reno, Nevada 89502  
Phone: (775) 687-9999  
Fax: (775) 688-1303

STEVE SISOLAK  
Governor  
JAMES DEVOLLD  
Chair, Nevada Tax Commission  
MELANIE YOUNG  
Executive Director

LAS VEGAS OFFICE  
Grant Sawyer Office Building, Suite 1300  
555 E. Washington Avenue  
Las Vegas, Nevada 89101  
Phone: (702) 486-2300 Fax: (702) 486-2373

HENDERSON OFFICE  
2550 Paseo Verde Parkway, Suite 180  
Henderson, Nevada 89074  
Phone: (702) 486-2300  
Fax: (702) 486-3377

May 4, 2020

Satya & Swathi Yadagani  
12110 Paseo Terraza Lane  
Las Vegas, NV 89138

**Notice of Decision Regarding Agricultural Designation Application**

Dear Mr. and Mrs. Yadagani:

Pursuant to Nevada Revised Statute ("NRS") 361A.120, the Division of Local Government Services has completed its review of your application for agricultural use assessment for one parcel, APN 008-291-36 consisting of 12.972 acres. Based on the information you provided, as well as inspection by one of our staff appraisers, the parcel listed above meets the requirements specified in NRS 361A and is qualified for agricultural use assessment starting with the 2020-2021 assessment year.

Specifically, Department staff visited the property and found that a total of 12.972 acres qualify for the agricultural designation. Pursuant to NRS 361A.130, the Assessor determines the agricultural use value based on classifications developed by the Department and approved by the Nevada Tax Commission

Your application and this decision will be recorded with the County Recorder within 10 days of this approval. Should the use of the property change from an agricultural use, you are required to notify the Assessor in writing to remove the agricultural use assessment within 30 days after the use has changed pursuant to NRS 361A.270.

If you have any questions, please call me at (775)684-2034.

Sincerely,

Shannon Silva  
Supervisor, Locally-Assessed Properties Section

cc: Mark Holt, Lincoln County Assessor

**RECEIVED**

**MAR 11 2020**

**State of Nevada  
Department of Taxation**

Return this application to:

**Agricultural Use Assessment Application**

REVIEW THE ATTACHED INSTRUCTION SHEET FOR DIRECTIONS ON HOW TO FILL OUT THIS FORM. IF MORE SPACE IS NEEDED, PLEASE ATTACH ADDITIONAL SHEETS AS NECESSARY TO THIS APPLICATION.

1.) Please type in the name and address of each owner of record or his representative:

Owner: SATYA P. YADAGANI Owner: SWATHI YADAGANI  
Address: 12110 PASEO TERRAZA LN Address: ← Same  
City/State/Zip: LAS VEGAS, NV 89138 City/State/Zip: \_\_\_\_\_

2.) What is the size of the subject parcel? 12.97 ACRES  
(Parcels less than 20 acres will be referred to the Department of Taxation for approval).

3.) APN (Assessor's Parcel Number): 00829136

4.) Legal Description: Agricultural farm / Ranch Land purchased recently from seller. It was in same agricultural use status before the purchase.

5.) Was the gross income from agricultural use of the land during the preceding calendar year \$5,000 or more? Yes  No \_\_\_\_\_  
If yes, attach proof of income.

6.) Date the property was originally placed in service by the owners listed above for agricultural purposes 11-27-2019

7.) The agricultural use of the land is (i.e., grazing, pasture, cultivated, dairy, etc.)  
grazing pasture.

8.) Was this property previously assessed as agricultural? Yes. If yes, when was it assessed as agricultural? 2006

The undersigned hereby certify the foregoing information submitted is true, accurate and complete to the best of (my) (our) knowledge. (I) (We) understand if this application is approved, this property may be subject to liens for undetermined amounts. (I) (We) understand that if any portion of this land is converted to a higher use, it is our responsibility to notify the assessor in writing within 30 days of the conversion.

EACH OWNER OF RECORD OR HIS AUTHORIZED REPRESENTATIVE MUST SIGN BELOW. IF SIGNED BY A REPRESENTATIVE, THE REPRESENTATIVE MUST INDICATE FOR WHOM HE IS SIGNING, HIS CAPACITY, AND UNDER WHAT AUTHORITY. PLEASE TYPE THE NAME UNDER EACH SIGNATURE.

[Signature]      OWNER      3/3/2020  
Signature of Applicant or Agent      Capacity      Authority      Date

SATYA P. YADAGANI  
Print Name of Applicant or Agent  
12110 PASEO TERRAZA LN, LAS VEGAS, 89138      702-217-4887  
Address      Phone Number

[Signature]      OWNER      3/3/2020  
Signature of Applicant or Agent      Capacity      Authority      Date

SWATHI YADAGANI  
Print Name of Applicant or Agent  
12110 PASEO TERRAZA LN, 89138      702-902-0505  
Address      Phone Number

\_\_\_\_\_  
Signature of Applicant or Agent      Capacity      Authority      Date

\_\_\_\_\_  
Print Name of Applicant or Agent

\_\_\_\_\_  
Address      Phone Number

Attach additional signatures as necessary.



**DECLARATION OF RURAL LAND CLASSIFICATION**  
**(NRS 361A.120)**

**RETURN THIS FORM NO LATER THAN 15 DAYS FROM RECEIPT**  
 Return completed declaration via email to [shsilva@tax.state.nv.us](mailto:shsilva@tax.state.nv.us)

Please Print or Type:

**Part A. PROPERTY OWNER CONTACT INFORMATION**

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: <b>YADAGANI, SATYA PRASAD &amp; SWATHI</b>					
NAME OF CONTACT PERSON <b>SATYA P. YADAGANI</b>			TITLE <b>OWNER</b>		
MAILING ADDRESS OF CONTACT PERSON (STREET ADDRESS OR P.O. BOX) <b>12110 PASEO TERRAZA LN</b>				EMAIL ADDRESS:	
CITY <b>LAS VEGAS</b>	STATE <b>NV</b>	ZIP CODE <b>89138</b>	DAYTIME PHONE <b>(702) 448-4544</b>	ALTERNATE PHONE <b>(702) 217-4887</b>	FAX NUMBER <b>( )</b>

**Part B. OWNER'S ESTIMATE OF LAND PRODUCTIVITY**

Classification	Land Productivity Description	No. Acres	Current	Department Use Only	
				Value/Ac	Valuation
Intensive Use	Agricultural pursuit does not depend on quality of soil for production, such as a hydroponic operation.				
1 <sup>st</sup> Class Cultivated	Land is capable of producing, during an average year, four or more tons of alfalfa hay or one and one-half tons or more of small grains per acre or the equivalent of other feeds for livestock.				
2 <sup>nd</sup> Class Cultivated	Land is capable of producing, during an average year, three or more, but less than four tons of alfalfa hay or one, but less than one and one-half tons of the small grains per acre or the equivalent of other feeds for livestock.				
3 <sup>rd</sup> Class Cultivated	Land is capable of producing, during an average year, two to three tons of alfalfa hay, or one-half to one tone of the small grains per acre or the equivalent of other feeds for livestock.				
4 <sup>th</sup> Class Cultivated	Land is capable of producing, during an average year, one and one-half tons to two tons of alfalfa hay, or one-half or less of the small grains per acre or the equivalent of other feeds for livestock.				
1 <sup>st</sup> Class Meadow	NATIVE MEADOW OR WILD HAY LAND is capable of producing an average year, one or more tons of hay per acre.				
2 <sup>nd</sup> Class Meadow	NATIVE MEADOW OR WILD HAY LAND is capable of producing, during an average year, one-half ton or more of hay per acre.				
<b>PASTURE LAND - irrigated or partially irrigated land usually not cultivated but with higher carrying capacity per acre than "Grazing Land."</b>					
1 <sup>st</sup> Class Pasture	Land is capable of producing per acre during an average year, enough feed for four grown cattle (4 AUM's) in any one month during the calendar year. This land has the same carrying capacity as First Wild Hay.	<b>12.97</b>	<b>12.97</b>		
2 <sup>nd</sup> Class Pasture	Land is capable of producing per acre, during an average year, enough feed for three to four grown cattle (3 to 4 AUM's) for any one month during the calendar year. This land has the same carrying capacity as Second Class Wild Hay Land.				
3 <sup>rd</sup> Class Pasture	Land is capable of producing per acre, during an average year, enough feed for two to three grown cattle (2 to 3 AUM's) in any one month during the calendar year.				
4 <sup>th</sup> Class Pasture	Land is capable of producing per acre, during an average year, enough feed for one to two grown cattle (1 to 2 AUM's) in any one month during the calendar year.				
<b>GRAZING LAND is land usually without irrigation and with a lower carrying capacity per acre than pasture land and is commonly identified as "range land", either open or fenced; also land within the fenced boundaries of the farm or ranch that is not classified under the three prior general classifications.</b>					
1 <sup>st</sup> Class Grazing	Land is capable, during an average year, of producing enough feed on four acres or less for one grown cow (1/4 AUM up to 1 AUM) for any one month of the calendar year.				
2 <sup>nd</sup> Class Grazing	Land is capable, during an average year, of producing enough feed on four to six acres for one grown cow (1/4 to 1/6 AUM) for any one month out of the calendar year.				
3 <sup>rd</sup> Class Grazing	Land is capable, during an average year, of producing enough feed on six to twelve acres for one grown cow (1/6 to 1/12 AUM) for one month out of the calendar year.				
4 <sup>th</sup> Class Grazing	Land is capable, during an average year, of producing only enough feed on over twelve acres for one grown cow (1/12 or less AUM's) for any one month out of the calendar year. This land is often barren or rocky				
Farmstead	Area covered by a residence or necessary to support a residence				
<b>TOTAL ACRES OWNED</b>		<b>12.97</b>			

Crops Produced	Alfalfa (Tons)	Hay (Tons)	Grain (lbs.) (e.g., barley, oats, wheat, rye, other)	Other Crops
Owner's Estimate				

I verify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief;

*Satyaprasad Yadagani*  
 Claimant Signature (Use blue ink)

OWNER  
 Title

04-20-2020  
 Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

- Application Received 3/11/00 VP  
Date Initial
- Property Inspected 4/7/00 VP  
Date Initial
- Income Records Inspected: 4/24/00 VP  
Date Initial
- Written Notice of Approval or Denial Sent to Applicant 5/4/00 VP  
Date Initial
- Application forwarded to Department of Taxation Date Initial
- Department of Taxation returned application 5/4/00 VP  
Date Initial

Reasons for Approval or Denial and Other Pertinent Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
\_\_\_\_\_  
Signature of Official Processing Application

Property Appraiser 5/4/00  
Title Date