



STATE OF NEVADA  
STATE BOARD OF EQUALIZATION

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CHRISTOPHER G.  
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In the Matter of

Carin Batham dba Red Rock Ranches, Inc  
APN: 079-332-30; 079-332-34; 079-382-57;  
APN: 079-440-46; 079-440-47; 079-450-60;  
APN: 079-450-61; 079-450-62; 079-450-63;  
APN: 079-470-39; 079-470-54  
Washoe County, Nevada  
PETITIONER

Joshua Wilson  
Washoe County Assessor  
RESPONDENT

Case No. 12-151

Appeal of the Decision of the  
WASHOE COUNTY  
BOARD OF EQUALIZATION

**NOTICE OF DECISION**

***Appearances***

Carin Batham appeared on behalf of Carin Batham dba Red Rock Ranches, Inc. (Taxpayer).

Josh Wilson, Washoe County Assessor, and Mike Bozman appeared on behalf of the Washoe County Assessor's Office (Assessor).

***Summary***

The matter of the Taxpayer's petition for review of property valuations for the 2012-13 Secured Roll within Washoe County, Nevada, came before the State Board of Equalization (State Board) for hearing in Carson City, Nevada, on May 16, 2012 after due notice to the Taxpayer and the Assessor.

The Taxpayer offered new evidence consisting of appraisals of the subject properties. The State Board did not accept the new evidence into the record. *See Tr., 5-17-12, p. 167, l.14 through p. 168, l. 18.*

The State 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

- 1) The State Board is an administrative body created pursuant to NRS 361.375.
- 2) The State Board is mandated to hear all appeals of property tax assessments pursuant to NRS 361.360 and NRS 361.400.
- 3) The Taxpayer and the Assessor were given adequate, proper and legal notice of the time and place of the hearing before the State Board, and the matter was properly noticed pursuant to the Open Meeting Law at NRS 241.020.
- 4) The subject property for APN 079-332-30 consists of 39.00 acres of vacant land located in the Red Rock/Antelope Valley area on Red Rock Road in Washoe County, Nevada. *See Record, SBE pages 144 and 147.*
- 5) The subject property for APN 079-332-34 consists of 10.25 acres of vacant land located in the Red Rock/Antelope Valley area on Gorham Court in Washoe County, Nevada. *See Record, SBE pages 155 and 160.*
- 6) The subject property for APN 079-382-57 consists of 12.07 acres of vacant land located in the Red Rock/Antelope Valley area on Deerlodge Road in Washoe County, Nevada. *See Record, SBE pages 168 and 173.*
- 7) The subject property for APN 079-440-46 consists of 17.66 acres of vacant land located in the Red Rock/Antelope Valley area on Matterhorn Boulevard in Washoe County, Nevada. *See Record, SBE pages 181 and 186.*
- 8) The subject property for APN 079-440-47 consists of 18.13 acres of vacant land located in the Red Rock/Antelope Valley area on Matterhorn Boulevard in Washoe County, Nevada. *See Record, SBE pages 194 and 199.*
- 9) The subject property for APN 079-450-60 consists of 10.55 acres of vacant land located in the Red Rock/Antelope Valley area on Antelope Valley Road in Washoe County, Nevada. *See Record, SBE pages 207 and 212.*
- 10) The subject property for APN 079-450-61 consists of 10.55 acres of vacant land located in the Red Rock/Antelope Valley area on Antelope Valley Road in Washoe County, Nevada. *See Record, SBE pages 220 and 225.*
- 11) The subject property for APN 079-450-62 consists of 10.55 acres of vacant land located in the Red Rock/Antelope Valley area on Antelope Valley Road in Washoe County, Nevada. *See Record, SBE pages 233 and 238.*
- 12) The subject property for APN 079-450-63 consists of 10.55 acres of vacant land located in the Red Rock/Antelope Valley area on Antelope Valley Road in Washoe County, Nevada. *See Record, SBE pages 246 and 251.*
- 13) The subject property for APN 079-470-39 consists of 10.00 acres of vacant land located in the Red Rock/Antelope Valley area on Comity Court in Washoe County, Nevada. *See Record, SBE pages 259 and 264.*
- 14) The subject property for APN 079-470-54 consists of 10.03 acres of vacant land located in the Red Rock/Antelope Valley area on Elkhorn Lane in Washoe County, Nevada. *See Record, SBE pages 272 and 277.*



- 15) The Washoe County Board of Equalization (County Board) accepted the Assessor's recommendation to uphold the land taxable value of \$80,000 for APN 079-332-30 for the 2012-2013 secured roll. *See Record, SBE pages 11, 31-32.*
- 16) The County Board accepted the Assessor's recommendation to uphold the land taxable value of \$50,000 for APN 079-332-34 for the 2012-2013 secured roll. *See Record, SBE pages 12; 33-34.*
- 17) The County Board accepted the Assessor's recommendation to uphold the land taxable value of \$37,500 for APN 079-382-57 for the 2012-2013 secured roll. *See Record, SBE pages 13; 35-36.*
- 18) The County Board accepted the Assessor's recommendation to uphold the land taxable value of \$27,500 for APN 079-440-46 for the 2012-2013 secured roll. *See Record, SBE pages 14; 37-38.*
- 19) The County Board accepted the Assessor's recommendation to uphold the land taxable value of \$27,500 for APN 079-440-47 for the 2012-2013 secured roll. *See Record, SBE pages 15; 39-40.*
- 20) The County Board accepted the Assessor's recommendation to uphold the land taxable value of \$50,000 for APN 079-450-60 for the 2012-2013 secured roll. *See Record, SBE pages 16; 41-42.*
- 21) The County Board accepted the Assessor's recommendation to uphold the land taxable value of \$50,000 for APN 079-450-61 for the 2012-2013 secured roll. *See Record, SBE pages 17; 43-44.*
- 22) ~~The County Board accepted the Assessor's recommendation to uphold the land taxable value of \$50,000 for APN 079-450-62 for the 2012-2013 secured roll. *See Record, SBE pages 18; 45-46.*~~
- 23) The County Board accepted the Assessor's recommendation to uphold the land taxable value of \$50,000 for APN 079-450-63 for the 2012-2013 secured roll. *See Record, SBE pages 19; 47-48.*
- 24) The County Board accepted the Assessor's recommendation to uphold the land taxable value of \$50,000 for APN 079-470-39 for the 2012-2013 secured roll. *See Record, SBE pages 20; 49-50.*
- 25) The County Board accepted the Assessor's recommendation to uphold the land taxable value of \$50,000 for APN 079-470-54 for the 2012-2013 secured roll. *See Record, SBE pages 21; 51-52.*
- 26) The Taxpayer presented sufficient evidence to support a value different from that established by the County Board. The State Board found the taxable value of each parcel should be reduced by 20%, resulting in a taxable value equal to 80% of the value established by the County Board. The taxable value, as adjusted, reflects the access and lack of electricity. *See Tr., 5-17-12, p.182, l. 20 through p. 183, l. 12.*
- 27) The State Board found the taxable value of each subject property should be reduced by 20%. *See Tr., 5-17-12, p. 184, ll. 13-22.*
- 28) The assessed value as adjusted by the State Board is 35% of taxable value.



- 29) Any finding of fact above 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 Taxpayer timely filed a notice of appeal, and the State Board has jurisdiction to determine this matter.
- 2) The Taxpayer and the Assessor are subject to the jurisdiction of the State Board. In particular, the State Board has jurisdiction to hear Taxpayer's appeal for the 2012-2013 secured roll and the 2011-2012 supplemental tax roll pursuant to NRS 361.360(1) and NRS 361.400.
- 3) The State Board has the authority to determine the taxable values in the State.
- 4) The subject properties are appraised, as adjusted, at the proper taxable value in accordance with NRS 361.227 and NAC 361.118 for the 2012-2013 tax year.
- 5) Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so denominated.

### DECISION

The Petition of the Taxpayer is granted based on the above Findings of Fact and Conclusions of Law. The Washoe County Comptroller is instructed to correct the assessment roll by adjusting the assessed valuation of the subject property as follows:

#### 2012-2013 Secured Roll

| Parcel Number<br>079-332-30 | Taxable Value                                     |                           | Assessed Value                                    |                           |
|-----------------------------|---------------------------------------------------|---------------------------|---------------------------------------------------|---------------------------|
|                             | Established by<br>County Board of<br>Equalization | Revised By<br>State Board | Established by<br>County Board of<br>Equalization | Revised by<br>State Board |
| Land                        | \$80,000                                          | \$64,000                  | \$28,000                                          | \$22,400                  |
| <b>TOTAL</b>                | <b>\$80,000</b>                                   | <b>\$64,000</b>           | <b>\$28,000</b>                                   | <b>\$22,400</b>           |

| Parcel Number<br>079-332-34 | Taxable Value                                     |                           | Assessed Value                                    |                           |
|-----------------------------|---------------------------------------------------|---------------------------|---------------------------------------------------|---------------------------|
|                             | Established by<br>County Board of<br>Equalization | Revised By<br>State Board | Established by<br>County Board of<br>Equalization | Revised by<br>State Board |
| Land                        | \$50,000                                          | \$32,000                  | \$14,000                                          | \$11,200                  |
| <b>TOTAL</b>                | <b>\$50,000</b>                                   | <b>\$32,000</b>           | <b>\$14,000</b>                                   | <b>\$11,200</b>           |

| Parcel Number<br>079-382-57 | Taxable Value                                     |                           | Assessed Value                                    |                           |
|-----------------------------|---------------------------------------------------|---------------------------|---------------------------------------------------|---------------------------|
|                             | Established by<br>County Board of<br>Equalization | Revised By<br>State Board | Established by<br>County Board of<br>Equalization | Revised by<br>State Board |
| Land                        | \$37,500                                          | \$30,000                  | \$13,125                                          | \$10,500                  |
| <b>TOTAL</b>                | <b>\$37,500</b>                                   | <b>\$30,000</b>           | <b>\$13,125</b>                                   | <b>\$10,500</b>           |



|                             | Taxable Value                                     |                           | Assessed Value                                    |                           |
|-----------------------------|---------------------------------------------------|---------------------------|---------------------------------------------------|---------------------------|
| Parcel Number<br>079-440-46 | Established by<br>County Board of<br>Equalization | Revised By<br>State Board | Established by<br>County Board of<br>Equalization | Revised by<br>State Board |
| Land                        | \$27,500                                          | \$22,000                  | \$9,625                                           | \$7,700                   |
| <b>TOTAL</b>                | <b>\$27,500</b>                                   | <b>\$22,000</b>           | <b>\$9,625</b>                                    | <b>\$7,700</b>            |

|                             | Taxable Value                                     |                           | Assessed Value                                    |                           |
|-----------------------------|---------------------------------------------------|---------------------------|---------------------------------------------------|---------------------------|
| Parcel Number<br>079-440-47 | Established by<br>County Board of<br>Equalization | Revised By<br>State Board | Established by<br>County Board of<br>Equalization | Revised by<br>State Board |
| Land                        | \$27,500                                          | \$22,000                  | \$9,625                                           | \$7,700                   |
| <b>TOTAL</b>                | <b>\$27,500</b>                                   | <b>\$22,000</b>           | <b>\$9,625</b>                                    | <b>\$7,700</b>            |

|                             | Taxable Value                                     |                           | Assessed Value                                    |                           |
|-----------------------------|---------------------------------------------------|---------------------------|---------------------------------------------------|---------------------------|
| Parcel Number<br>079-450-60 | Established by<br>County Board of<br>Equalization | Revised By<br>State Board | Established by<br>County Board of<br>Equalization | Revised by<br>State Board |
| Land                        | \$50,000                                          | \$40,000                  | \$17,500                                          | \$14,000                  |
| <b>TOTAL</b>                | <b>\$50,000</b>                                   | <b>\$40,000</b>           | <b>\$17,500</b>                                   | <b>\$14,000</b>           |

|                             | Taxable Value                                     |                           | Assessed Value                                    |                           |
|-----------------------------|---------------------------------------------------|---------------------------|---------------------------------------------------|---------------------------|
| Parcel Number<br>079-450-61 | Established by<br>County Board of<br>Equalization | Revised By<br>State Board | Established by<br>County Board of<br>Equalization | Revised by<br>State Board |
| Land                        | \$50,000                                          | \$40,000                  | \$17,500                                          | \$14,000                  |
| <b>TOTAL</b>                | <b>\$50,000</b>                                   | <b>\$40,000</b>           | <b>\$17,500</b>                                   | <b>\$14,000</b>           |

|                             | Taxable Value                                     |                           | Assessed Value                                    |                           |
|-----------------------------|---------------------------------------------------|---------------------------|---------------------------------------------------|---------------------------|
| Parcel Number<br>079-450-62 | Established by<br>County Board of<br>Equalization | Revised By<br>State Board | Established by<br>County Board of<br>Equalization | Revised by<br>State Board |
| Land                        | \$50,000                                          | \$40,000                  | \$17,500                                          | \$14,000                  |
| <b>TOTAL</b>                | <b>\$50,000</b>                                   | <b>\$40,000</b>           | <b>\$17,500</b>                                   | <b>\$14,000</b>           |

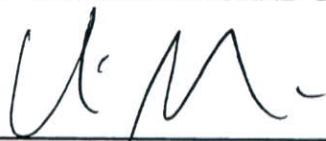
|                             | Taxable Value                                     |                           | Assessed Value                                    |                           |
|-----------------------------|---------------------------------------------------|---------------------------|---------------------------------------------------|---------------------------|
| Parcel Number<br>079-450-63 | Established by<br>County Board of<br>Equalization | Revised By<br>State Board | Established by<br>County Board of<br>Equalization | Revised by<br>State Board |
| Land                        | \$50,000                                          | \$40,000                  | \$17,500                                          | \$14,000                  |
| <b>TOTAL</b>                | <b>\$50,000</b>                                   | <b>\$40,000</b>           | <b>\$17,500</b>                                   | <b>\$14,000</b>           |

|                             | Taxable Value                                     |                           | Assessed Value                                    |                           |
|-----------------------------|---------------------------------------------------|---------------------------|---------------------------------------------------|---------------------------|
| Parcel Number<br>079-470-39 | Established by<br>County Board of<br>Equalization | Revised By<br>State Board | Established by<br>County Board of<br>Equalization | Revised by<br>State Board |
| Land                        | \$50,000                                          | \$40,000                  | \$17,500                                          | \$14,000                  |
| <b>TOTAL</b>                | <b>\$50,000</b>                                   | <b>\$40,000</b>           | <b>\$17,500</b>                                   | <b>\$14,000</b>           |

|                             | Taxable Value                                     |                           | Assessed Value                                    |                           |
|-----------------------------|---------------------------------------------------|---------------------------|---------------------------------------------------|---------------------------|
| Parcel Number<br>079-470-54 | Established by<br>County Board of<br>Equalization | Revised By<br>State Board | Established by<br>County Board of<br>Equalization | Revised by<br>State Board |
| Land                        | \$50,000                                          | \$40,000                  | \$17,500                                          | \$14,000                  |
| <b>TOTAL</b>                | <b>\$50,000</b>                                   | <b>\$40,000</b>           | <b>\$17,500</b>                                   | <b>\$14,000</b>           |

The Washoe County Comptroller is instructed to certify the assessment roll of the county consistent with this decision.

BY THE STATE BOARD OF EQUALIZATION THIS 6<sup>th</sup> DAY OF JULY, 2012.



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Christopher G. Nielsen, Secretary  
CGN/ter