

- 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 is a one-story single family residence containing 1,179 square feet, built in 1994 located on .15 acres on Paradise Point Drive in Sun City Summerlin, Las Vegas, Clark County, Nevada. *See Record, SBE page 16; 18-21; Tr., 6-4-13, p. 153, ll. 6-7.*
- 5) The Clark County Board of Equalization (County Board) ordered that the total taxable value for the subject property of \$138,180 plus common element of \$2,497 be reduced for the 2013-2014 secured roll to \$128,000 for land and improvements plus common element. *See Record, SBE pages 9 and 25; Tr., 6-4-13, p. 153, ll. 8-10.*
- 6) The Taxpayer presented sufficient evidence to support a value different from that established by the County Board. Based on the condition of the property and information regarding short sales presented by the Taxpayer, the State Board found the Assessor's estimate of value was on the high end of the range and should be adjusted downward. *See Tr., 6-4-13, p. 170, l. 15 through p. 171, l. 15.*
- 7) The State Board found the taxable value of the subject property should be reduced to \$105 per square foot, resulting in a taxable value of \$123,795 including common element. The reduction is obsolescence to be applied to the improvements, with the land value remaining at \$33,000 . *See Tr., 6-4-13, p. 173, ll. 3-25.*
- 8) The assessed value as adjusted by the State Board is 35% of taxable value.
- 9) 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 accepted jurisdiction to determine this matter. *NRS 361.360.*
- 2) The Taxpayer and the Assessor are subject to the jurisdiction of the State Board.
- 3) The State Board has the authority to determine the taxable values in the State. *NRS 361.395.*
- 4) The assessed value as adjusted by the State Board is 35% of taxable value as required by NRS 361.225.
- 5) The subject property is appraised, as adjusted, at the proper taxable value in accordance with NRS 361.227.
- 6) 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

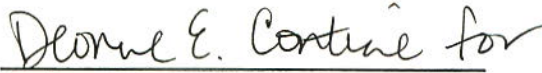
The Petition of the Taxpayer is granted based on the above Findings of Fact and Conclusions of Law. The Clark County Comptroller is instructed to correct the assessment roll by adjusting the assessed valuation of the subject property as follows:

2013-2014 Secured Roll

Parcel Number	Taxable Value		Assessed Value	
	Established by County Board of Equalization	Revised By State Board	Established by County Board of Equalization	Revised by State Board
Land	\$33,000	\$33,000	\$11,550	\$11,550
Improvements	\$95,000	\$88,298	\$33,250	\$30,904
Common Element	\$2,497	\$2,497	\$874	\$874
TOTAL	\$130,497	\$123,795	\$45,674	\$43,328

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

BY THE STATE BOARD OF EQUALIZATION THIS 1st DAY OF AUGUST, 2013.



Christopher G. Nielsen, Secretary
CGN/ter