

- 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 custom two-story single family residence containing 5,291 square feet, built in 2003, and located on 3.75 acres in the lower Kyle Canyon Road area in northwest Las Vegas, Clark County, Nevada. *See Record, SBE page 43; Tr. 6-3-13, p. 259, ll. 20-25.*
- 5) Upon recommendation of the Assessor to reduce the taxable value, the Clark County Board of Equalization (County Board) ordered that the total taxable value for the subject property of \$850,671 be reduced to \$700,000 for the 2013-2014 secured roll. *See Record, SBE pages 8 and 45; Tr. 6-3-13, p. 260, ll. 1-3.*
- 6) The State Board found the Taxpayer did not present sufficient evidence to support values different from that established by the County Board. The State Board found the comparable sales used by the Assessor to be reasonable. In addition, the State Board found that the area was influenced by urban sales. *See Tr., 6-3-13, p. 281, l. 14 through p. 282, l. 17.*
- 7) The State Board affirmed the decision of the County Board. *See Tr., 6-3-13, p. 282, l. 25 through p. 283, l. 11.*
- 8) The assessed value as previously determined by the County 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.

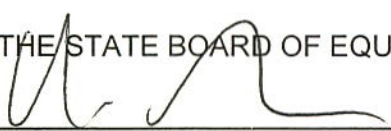
CONCLUSIONS OF LAW

- 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 previously determined by the County Board is 35% of taxable value as required by *NRS 361.225.*
- 5) The subject property is appraised 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 denied based on the above Findings of Fact and Conclusions of Law. 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 1 DAY OF AUGUST, 2013.


Christopher G. Nielsen, Secretary
CGN/ter