



## 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 consists of vacant land containing 6.74 net acres or 293,594 square feet. The parcel is L shaped with approximately 270 feet that fronts on Craig Rd. and 270 feet fronts on Allen in Las Vegas, Clark County, Nevada. *See Record, SBE pages 21, 23-25; Tr., 7-9-13, p.36, ll. 1-5.*
- 5) Based on the Assessor's recommendation, the Clark County Board of Equalization (County Board) ordered the total taxable value for the subject property of \$1,453,291 or \$4.95 per square foot be reduced to \$1,056,940 or \$3.60 per square foot for the 2013-2014 secured roll. *See Record, SBE pages 12 and 31.*
- 6) The Taxpayer presented sufficient evidence to support a value different from that established by the County Board. The State Board found the Craig Road area for commercial properties had been negatively impacted. The State Board further relied on comparable sales resulting in an indicated value of \$3.00 per square foot. *See Tr., 7-9-13, p. 55, l. 19 through p. 62, l. 13.*
- 7) The State Board found the taxable value of the subject property should be reduced to \$880,783 based on comparable sales in the area. *See Tr., 7-9-13, p. 62, l. 15 through p. 65, l. 10.*
- 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.
- 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.
- 4) The subject property is appraised, as adjusted, at the proper taxable value in accordance with NRS 361.227.
- 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 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	\$1,056,940	\$880,783	\$369,929	\$308,274
<b>TOTAL</b>	<b>\$1,056,940</b>	<b>\$880,783</b>	<b>\$369,929</b>	<b>\$308,274</b>

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 30<sup>th</sup> DAY OF AUGUST, 2013.



Christopher G. Nielsen, Secretary  
CGN/ter