



STATE OF NEVADA  
STATE BOARD OF EQUALIZATION

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CHRISTOPHER G.  
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*Secretary*

In the Matter of	)	
	)	
Lion-Pride Properties, LLC	)	
APN: 138-31-710-003	)	
Clark County, Nevada	)	
PETITIONER	)	
	)	Case No. 13-192
Michele Shafe	)	
Clark County Assessor	)	
RESPONDENT	)	
	)	
Appeal of the Decision of the	)	
CLARK COUNTY	)	
BOARD OF EQUALIZATION	)	

**NOTICE OF DECISION**

***Appearances***

Anthony Hama appeared on behalf of Lion-Pride Properties (Taxpayer).

Laurie Schneider appeared on behalf of the Clark County Assessor's Office (Assessor).

***Summary***

The matter of the Taxpayer's petition for review of property valuations for the 2013-14 Secured Roll within Clark County, Nevada, came before the State Board of Equalization (State Board) for hearing in Henderson, Nevada, on June 4, 2013 after due notice to the Taxpayer and the Assessor.

The Assessor offered new evidence consisting of sales that occurred after the hearing before the Clark County Board of Equalization (County Board). The State Board admitted the evidence into the record. *See Tr., 6-4-13, p. 180, ll. 11-23.*

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 is a two-story single family residence containing 11,713 square feet, built in 2001, with a pool, 620 square foot pool house, casita, and sports court located on a golf lot, 1.54 acres on Kings Gate Court in Queensridge, Las Vegas, Clark County, Nevada. See *Record, SBE pages 36 and 38-29; Tr., 6-4-13, p. 174, l. 23 through p. 175, l. 2.*
- 5) The Clark County Board of Equalization (County Board) ordered that the total taxable value for the subject property of \$4,272,000 including the common element of \$2,889 be upheld for the 2013-2014 secured roll. See *Record, SBE pages 10, 27 and 47; Tr. 6-4-13, p. 175, ll. 3-5.*
- 6) The Taxpayer presented sufficient evidence to support a value different from that established by the County Board. The State Board found the sales submitted by the Assessor for the Ridges was on the high end of the range. The State Board also found the sales submitted by the Taxpayer to be credible. See *Tr. 6-4-13, p. 196, l. 24 through p. 197, l. 5.*
- 7) The State Board found the taxable value of the subject property should be reduced to \$300 per square foot, to a total taxable value of \$3,700,000 with land \$1,500,000 and improvements of \$2,200,000, plus the common element. See *Tr., 6-4-13, p. 200, ll. 5-17.*
- 8) 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

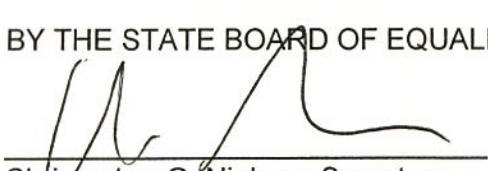
The Petition of the Taxpayer is granted based on the above Findings of Fact and Conclusions of Law. The Clark County Comptroller is instructed to correct the assessment roll by adjusting the assessed valuation of the subject property as follows:

### 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	\$1,500,000	\$1,500,000	\$525,000	\$525,000
Improvements	\$2,769,111	\$2,200,000	\$969,189	\$770,000
Common Element	\$2,889	\$2,889	\$1,011	\$1,011
<b>TOTAL</b>	<b>\$4,272,000</b>	<b>\$3,702,889</b>	<b>\$1,495,200</b>	<b>\$1,296,011</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 1 DAY OF AUGUST, 2013.

  
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Christopher G. Nielsen, Secretary  
CGN/ter