

STATE OF NEVADA  
STATE BOARD OF EQUALIZATION

## 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 one-story, single family residence containing 2,020 square feet, built in 1989 and located on .20 acres on Cotton Cloud Road in the Lakes West Subdivision near Lake North Drive and Grand Canyon, Clark County, Nevada. *See Record, SBE page 27, 29-31; Tr., 6-4-13, p. 281, ll. 19-24.*
- 5) The Clark County Board of Equalization (County Board) ordered that the total taxable value for the subject properties of \$210,109 be reduced to \$195,029 for the 2013-2014 secured roll. *See Record, SBE pages 10, 33; Tr. 6-4-13, p. 281, l. 25 through p. 282, l. 1.*
- 6) The Taxpayer presented sufficient evidence to support a value different from that established by the County Board. The State Board found the comparable sales offered by the Taxpayer were credible and supported a reduction in value. In addition, the State Board found the value for the swimming pool was unsupported by market data and additional deferred maintenance needed to be recognized. *See Tr., 6-4-13, p. 301, l. 7 through p. 302, l. 3.*
- 7) The State Board found the taxable value of the subject property should be reduced to \$181,800, based on \$90 per square foot excluding the common element, with the obsolescence applied to the improvements and the value of the land remaining the same. *See Tr., 6-4-13, p. 302, l. 13 through p. 303, l. 24.*
- 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

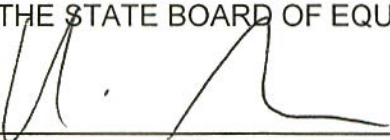
The Petition of the Taxpayer is granted based on the above Findings of Fact and Conclusions of Law. The Clark County Comptroller is instructed to correct the assessment roll by adjusting the assessed valuation of the subject property as follows:

### 2013-2014 Secured Roll

| Parcel Number  | Taxable Value                                     |                           | Assessed Value                                    |                           |
|----------------|---|---------------------------|---|---------------------------|
|                | Established by<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           | \$38,500  | \$38,500                  | \$13,475  | \$13,475                  |
| Improvements   | \$156,500   | \$143,300                 | \$54,775  | \$50,155                  |
| Common Element | \$29  | \$29                      | \$10  | \$10                      |
| <b>Total</b>   | <b>\$195,029</b>                                  | <b>\$181,829</b>          | <b>\$68,260</b>                                   | <b>\$63,640</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