

# STATE OF NEVADA STATE BOARD OF EQUALIZATION

BRIAN SANDOVAL Governor

1550 College Parkway, Suite 115 Carson City, Nevada 89706-7921 Telephone (775) 684-2160 Fax (775) 684-2020 CHRISTOPHER G. NIELSEN Secretary

)
)
)
)
)
)
) Case No. 13-235
)
)
)
)
,
(

## NOTICE OF DECISION

## Appearances

Charlie Potter appeared on behalf of West Flamingo Road, LLC (Taxpayer).

Leon Maj and Gary Relyea 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 Las Vegas, Nevada, on July 8, 2013 after due notice to the Taxpayer and the Assessor.

The subject property consists of a 24,739 square foot office building and a 94,300 square foot mini-storage located at 9225 West Flamingo just east of Ft. Apache. The property was constructed in 2007 and sits on 4.55 acres in Las Vegas, Clark County, Nevada. See Record, SBE pages 231; 245-246; Tr., 7-9-13, p. 11, II. 15-19.

Based on the Assessor's recommendation, the Clark County Board of Equalization (County Board) ordered the total taxable value for the subject property of \$6,626,948 be reduced to \$6,151,886 for the 2013-2014 secured roll. See Record, SBE pages 10 and 258.

At the State Board hearing, the Assessor recommended a reduction in value from \$6,151,886 to \$5,500,000 based on an appraisal value submitted by the Taxpayer. The Taxpayer agreed with the recommendation. See Tr., 7-9-13, p.12, II. 9-23.

The State Board accepted the recommendation, and moved to approve the stipulated amount, with the decrease applied to the improvements.

#### DECISION

The State Board, having considered all evidence, documents and testimony, hereby approves the taxable values proposed by the parties for the subject property, case number 13-235. See Tr., 7-9-13, p. 13, l. 10 through p. 14, l. 2. 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 163-20-118-001	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	\$1,090,088	\$1,090,088	\$381,531	\$381,531
Improvements	\$5,061,798	\$4,409,912	\$1,771,629	\$1,543,469
TOTAL	\$6,151,886	\$5,500,000	\$2,153,160	\$1,925,000

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 2014 DAY OF AUGUST, 2013.

Christopher G. Nielsen, Secretary

CGN/ter