

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 a 42.77 vacant gross acre parcel located on the west side of US 95, south of Kyle Canyon Road in Clark County, Nevada. The parcel is cut by Osa Blanca Road giving it superior access to similar parcels. The Transitional Development zoning opens up the use to MPD. *See Record, SBE pages 211, 219-220; Tr., 7-9-13, p. 214, ll. 16-23.*
- 5) The Clark County Board of Equalization (County Board) ordered the total taxable value for the subject properties of \$1,863,060 be reduced to \$1,397,296 for the 2013-2014 secured roll. *See Record, SBE pages 19 and 224.*
- 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 value analysis by the Assessor was consistent with a potential gaming site. *See Tr., 7-9-13, p. 228, l. 4 through p. 229, l. 25.*
- 7) The State Board affirmed the decision of the County Board. *See Tr., 7-9-13, p.230, ll. 2-11.*
- 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.
- 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 determined by the County Board, 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 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 30th DAY OF AUGUST, 2013.

A handwritten signature in black ink, appearing to read 'C. Nielsen', written over a horizontal line.

Christopher G. Nielsen, Secretary
CGN/ter