

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 custom one-story single family residence containing 7,017 square feet, built in 2006, and located on .51 acres on Corral de Tierra Place in the guard-gated community of Anthem Country Club, Henderson, Clark County, Nevada. *See Record, SBE page 59; Tr., 6-3-13, p. 307, ll. 3-6.*
- 5) Upon recommendation of the Assessor to reduce the taxable value, the Clark County Board of Equalization (County Board) ordered that the total taxable value for the subject property of \$2,295,803 be reduced to \$1,900,000 plus common element for the 2013-2014 secured roll. *See Record, SBE pages 12 and 92; Tr., 6-3-13, p. 307, ll. 7-9.*
- 6) The Taxpayer presented sufficient evidence to support a value different from that established by the County Board. The State Board found the Assessor's adjusted per square foot value of \$271 to be on the high end of the range. The State Board did not give much weight to the Southern Highland comparable sale. *See Tr., 6-3-13, p. 326, l. 23 through p. 328, l. 24.*
- 7) The State Board found the taxable value of the subject property should be reduced to \$1,850,000 plus common elements, with the obsolescence applied to the improvements and the value of the land remaining the same. *See Tr., 6-3-13, p. 329, ll. 1-14.*
- 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	\$340,000	\$340,000	\$119,000	\$119,000
Improvements	\$1,560,000	\$1,510,000	\$546,000	\$528,500
Common Element	\$420	\$420	\$147	\$147
TOTAL	\$1,900,420	\$1,850,420	\$665,147	\$647,647

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.



Christopher G. Nielsen, Secretary
CGN/ter