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Governor

STATE OF NEVADA
STATE BOARD OF EQUALIZATION

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DEONNE CONTINE
Secretary

In the Matter of

Howard Hughes Properties, Inc.
APN 164-14-815-001 et al
Clark County, Nevada
PETITIONERS

Michelle Shafe
Clark County Assessor
RESPONDENT

Case No. 11-443

Notice of Decision

Appearances

Paul D. Bancroft of Lionel, Sawyer and Collins, appeared on behalf of Howard Hughes Properties, Inc. (Taxpayer).

Paul Johnson, Deputy District Attorney, Jeff Payson, and Mary Ann Weidner appeared on behalf of the Clark County Assessor's Office (Assessor).

Summary

The matter of the Taxpayer's petitions for review of property valuation for the 2011-12 fiscal year within Clark County, Nevada, came before the State Board of Equalization (State Board) for hearing in Las Vegas, Nevada, on October 9, 2014 and again on December 12, 2014 after due notice to the Taxpayer and the Assessor. The matter had been previously continued pending the results of the appeal of cases 10-377 and 10-379 to the District Court and Nevada Supreme Court regarding the same properties and issues.

The State Board consolidated case numbers 11-435, Toll Henderson, LLC; 11-436, Toll South LV, LLC; 12-392, and 13-161, Toll South LV, LLC; 11-441, 11-443, 12-391, 13-163, 13-164, 13-166, Howard Hughes Properties, Inc.; 11-444, 11-442, Howard Hughes Company, LLC; 11-445, 12-390, and 13-160, Ridges Community Association. See *Tr.*, 12-12-14, p. 130, l. 3 through p. 131, l. 2.

The State Board incorporated all the testimony and record from Richard and Masako Post, Case Numbers 10-377, 11-446, and 12-424; as well as Sun City Summerlin, Case Numbers 10-379, 11-454, and 12-423 into the record of the current case. In addition, the testimony and records regarding case numbers 11-439, 12-398, and 13-324, Rhodes Ranch Association, Inc., 11-440, Rhodes Ranch General Partnership; 12-399, Rhodes Ranch GP; 13-325, Rhodes Ranch General Partnership; 11-447, 11-449, 11-450, 11-451, 12-394, 12-395, 12-396, 13-356, 13-357, 13-358, PN II, Inc.; and 11-448, Club Madeira Unit Owner's Association, Inc; 12-397, Club Madeira Canyon Unit Owners; and 13-353, Club at Madeira Canyon Unit Owner's Association were incorporated into the record of the current matter. The records of the consolidated cases 11-435, Toll Henderson, LLC; 11-436, Toll South LV, LLC; 12-392, and 13-161, Toll South LV, LLC; 11-441, 11-443, 12-391, 13-163, 13-164, 13-166, Howard Hughes Properties, Inc.; 11-444, 11-442, Howard Hughes Company, LLC; 11-445, 12-390, and 13-160, Ridges Community Association were also incorporated into the current case. *See Tr., 12-12-14, p. 130, l. 20 through p. 131, l. 2.*

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. *See Record, case No. 11-443, SBE pages 101-103.*
- 4) The Subject Properties, APN 164-14-815-001, et al, are community units to which a portion of the common element assessed value on APN 164-23-113-01, is applied. *See Record, Case No. 11-443, SBE page 62-68.* The common element improvements, including club house, pool, tennis courts, and ancillary areas, are owned by the Ridges Community Association. The Assessor established a replacement cost new less depreciation of \$2,029,959 for the improvements on APN 164-23-113-001. *See Record, Case No. 11-445, SBE pages 187, 219-220.* The proportionate share of the assessed value of the common element assessed to the Subject Property APN 164-14-815-001 was \$1,791. *See Record, case No. 11-443, SBE page 81.*
- 5) The representative Subject Property APN 164-14-815-001 is a vacant lot located on Cranberry Cove Court in the Summerlin Village Subdivision, Clark County, Nevada. *See Record, SBE pages 81; 83-84 (Maps).*
- 6) In general, the Assessor established the taxable value of the improvements on APN 164-23-113-01, by using the Marshall Swift costing service required by NAC 361.128 and applying a statutory rate of depreciation. *See Tr., 10-9-14, p. 69, ll. 10-13; NRS 361.227.*

- 7) The Clark County Board of Equalization (County Board) upheld the values of the land, improvements, and common elements established by the Assessor. *See Record, Case No. 11-443, SBE pages 40 and 93-94 (Minutes).*
- 8) In Case No. 11-454, the State Board found the subject properties should be reduced to \$10,000 per unit based on the taxpayer's testimony in Case No. 10-379 that \$10,000 represents full taxable value using the cost approach and applying all applicable depreciation and obsolescence. *NAC 361.116. See Tr., 12-12-14, p. 33, l. 4 through p. 34, l. 25; p. 93, ll. 19-25; p. 117, l. 24 through p. 119, l. 3; p. 120, ll. 6-23; p. 121, l. 14 through p. 122, l. 6.* The Taxpayers in Case No. 10-379 testified that the restrictions on use of the subject properties diminish the value of the "servient" property for the benefit of the dominant property. The subject properties were impaired due to the restrictions on use and were therefore obsolesced. *See also Tr., 12-12-14, p. 26, l. 16 through p. 33, l. 13; p. 69, l. 13 through p. 78, l. 14.* The Taxpayers in Case No. 11-454 provided an appraisal on the Desert Vista Community Center, a similarly situated common element property, which indicated the fair market value was \$1,000. *See Record, Case No. 11-454, SBE page 140; Case No. 12-423, SBE page 173.*
- 9) Based on the decision in Case No. 11-445 in which the common element taxable value was reduced to \$10,000, the proportionate amount of the assessed value of the common element on APN 164-23-113-01 assigned to the Subject Properties in Case No. 11-443 must also be adjusted. The amount adjusted by the State Board, is 35% of taxable value.
- 10) 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 computed taxable value of any property must not exceed its full cash value, and the taxable value must be reduced if necessary to comply with this requirement. *See NRS 361.227(5).*
- 4) The common element on APN 164-23-113-01 associated with the Subject Properties in Case 11-443 is appraised, as adjusted, at the proper taxable value in accordance with NRS 361.227.
- 5) The State Board has the authority to determine the taxable values in the State and to equalize property pursuant to the requirements of NRS 361.395. Accordingly, all community units within the Subject Property community should be treated equitably by applying the adjusted taxable values of the common elements to each community unit. *NRS 361.395.*

- 6) The taxable value of each community unit in a common-interest community must consist of the taxable value of that community unit plus a percentage of the taxable value of all the common elements of that common-interest community. The percentage is determined by dividing 1 by the total number of community units in the common-interest community and pursuant to the requirements of regulations. *NRS 361.233; NAC 361.1336.*
- 7) 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 2011-2012 assessment roll by adjusting the taxable value of the common element of \$2,029,959 to \$10,000 as directed in Case No. 11-445; and assigning the proportionate amount of the common element assessed value to each community unit pursuant to the formula in Conclusion of Law #6.

The Clark County Comptroller is instructed to certify the assessment roll of the county consistent with this decision and to inform the State Board of the revised assessed value for each community unit to which this decision applies.

BY THE STATE BOARD OF EQUALIZATION THIS 5th DAY OF MARCH, 2015.



Deonne Contine, Secretary
DC/ter

ASSESSOR DECISION LETTER CERTIFIED MAIL RECEIPT DELIVERY CONFIRMATION

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature CLARK COUNTY MAIL SERVICES Agent 309 SOUTH 3RD <input type="checkbox"/> Addressee LAS VEGAS, NV 89155</p> <p>B. Received by (Printed Name) 309 SOUTH 3RD C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>MICHELE SHAFE CLARK COUNTY ASSESSOR 500 S GRAND CENTRAL PKY 2ND FLR LAS VEGAS NV 89155-1401</p>	<p>Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7012 2210 0002 6475 7392</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

Tracking #: 7012 2210 0002 6475 7392

Hearing Date: December 12, 2014

SBE Case No: 11-435, 11-436, 11-441, 11-442, 11-443, 11-444, 11-445, 12-390, 12-391, 12-392, 13-160, 13-161, 13-163, 13-164, 13-166