

- 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. *Record, SBE page 63.*
- 4) The subject property is a one-story single family residence containing 2,882 square feet and built in 1989, located on .61 acres on Copper Road near Stewart and Hollywood in Las Vegas, Clark County, Nevada. *See Record, SBE page 32-33, 54-55; 60; Tr., 7-28-14, p.145, ll. 15-22.*
- 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 \$336,243 be reduced to \$310,000 for the 2014-2015 secured roll. *See Record, SBE pages 9 and 61; Tr. 7-28-14, p. 145, ll. 21-22.*
- 6) The Taxpayer presented sufficient evidence to support a value different from that established by the County Board. The State Board found the unadjusted sales prices do not support the Assessor's conclusion of value at \$310,000. The State Board further found that some of the sales were less comparable because they did not account for a blighted neighborhood in close proximity to a property like the subject property. *See Tr., 7-28-14, p. 187, l. 4 through p. 188, l. 9.*
- 7) Based on the market data provided by both the Taxpayer and the Assessor, the State Board found the taxable value of the subject property should be reduced to \$273,790 with the taxable value of the land remaining the same and the difference applied as obsolescence to the improvements. *See Tr., 7-28-14, p. 189, ll. 10-21.*
- 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.
- 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 for the 2014-2015 tax year. The assessed value is 35% of taxable value.
- 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:

2014-2015 Secured Roll

Parcel Number 140-35-601-021	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	\$35,000	\$35,000	\$12,250	\$12,250
Improvements	\$275,000	\$238,790	\$95,250	\$83,577
TOTAL	\$310,000	\$273,790	\$108,500	\$95,827

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 20th DAY OF OCTOBER, 2014.



Christopher G. Nielsen, Secretary
CGN/ter