



CHRISTOPHER G.
NIELSEN
Secretary

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. *Record, SBE page 41.*
- 4) The subject property is vacant land with deed restrictions located on 1.75 acres at the corner of Polaris and Pebble Road in Enterprise, Clark County, Nevada. *See Record, SBE pages 14, 16-18; Tr., 7-28-14, p. 190, ll. 6-13.*
- 5) The Clark County Board of Equalization (County Board) ordered that the total taxable value for the subject property of \$100,000, based on \$57,143 per acre, be reduced to \$78,750, or \$45,000 per acre, for the 2014-2015 secured roll. *See Record, SBE pages 9 and 39; Tr. 7-28-14, p. 190, ll. 11-13.*
- 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 that the value of \$45,000 an acre reflects a deed restricted property that is also in a Rural Neighborhood Preservation district (RNP). An RNP basically restricts the property from becoming zoned commercial. In addition, the value was reasonably supported by Sale #8 having the same deed restrictions. *See Tr., 7-28-14, p. 196, l. 10 through p. 197, l. 12; p. 203, l. 9 through p. 206, l. 22.*
- 7) The State Board affirmed the decision of the County Board. *See Tr., 7-28-14, p.207, ll. 3-15.*
- 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 at the proper taxable value as previously determined by the County Board 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 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 20th DAY OF OCTOBER, 2014.

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

Christopher G. Nielsen, Secretary
CGN/ter