

# STATE OF NEVADA STATE BOARD OF EQUALIZATION

BRIAN SANDOVAL Governor

1550 College Parkway, Suite 115 Carson City, Nevada 89706-7921 Telephone (775) 684-2160 Fax (775) 684-2020 CHRISTOPHER G. NIELSEN Secretary

In the Matter of	)
Chey Sim, LLC	)
APN: 139-17-601-004	)
Clark County, Nevada	)
PETITIONER	j
	) Case No. 14-130
Michele Shafe	)
Clark County Assessor	)
RESPONDENT	)
	)
Appeal of the Decision of the	)
CLARK COUNTY	)
BOARD OF EQUALIZATION	)

# NOTICE OF DECISION

## Appearances

No one appeared on behalf of Chey Sim, LLC. (Taxpayer).

Jeff Payson appeared on behalf of the Clark County Assessor's Office (Assessor).

#### Summary

The matter of the Taxpayer's petition for review of property valuations for the 2014-15 Secured Roll within Clark County, Nevada, came before the State Board of Equalization (State Board) for hearing in Las Vegas, Nevada, on July 28, 2014 after due notice to the Taxpayer and the Assessor.

The subject property is vacant land containing 12.23 net acres and located on Simmons Street south of Cheyenne, Clark County, Nevada. See Record, SBE pages 19, 27-28; Tr., 7-28-14, p. 17, II. 11-13.

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 \$1,198,663 be reduced to \$1,145,388 for the 2014-2015 secured roll. See Record, SBE pages 8 and 36.

At the hearing on July 28, 2014, the parties proposed to settle the matter and presented a stipulated agreement for review and approval by the State Board. See Tr., 7-28-14, p. 17, II. 13-14.

Record, Stipulation, p. 41. The State Board moved to approve the stipulated agreement proposed by the parties. See Tr., 7-28-14, p. 17, II. 16-24.

### DECISION

The State Board, having considered all evidence, documents and testimony, hereby approves the taxable values proposed by the parties for the subject property, case number 14-130.

The Assessor is instructed to correct the assessment roll by adjusting the assessed valuation of the subject property as follows:

2014-2015 Secured Roll

Parcel Number 139-17-601-004	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	\$1,145,388	\$852,380	\$400,886	\$298,333
TOTAL	\$1,145,388	\$852,380	\$400,886	\$298,333

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 2014.

Christopher G. Nielsen, Secretary

CGN/ter