

STATE OF NEVADA  
STATE BOARD OF EQUALIZATION

## 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, SBE page 119.*
- 4) The subject property consists of 2 adjacent parcels, one 16,000 square feet and the other 130,680 square feet or 3.0 acres of vacant land, zoned Mixed Use. Both are located one-third mile south of Damonte Ranch Parkway. APN 049-360-17 has 160 square feet of frontage on South Virginia Street and APN 049-360-18 has 130 square feet of frontage on South Virginia Street. Both are bordered by the Tamarack Junction casino to the north and Pioneer Mini-Storage to the south in Washoe County, Nevada. *See Record, SBE pages 99, 102, 107-108 ; Tr., 5-19-14, p. 181, ll. 7-14.*
- 5) The Washoe County Board of Equalization (County Board) ordered the total taxable value of \$160,000 for APN 049-360-17 and \$1,045,440 for APN 049-360-18 be upheld for the 2014-2015 secured roll. *See Record, SBE pages 18-19; 72-73; 116-117.*
- 6) The Taxpayer presented sufficient evidence to support a value different from that established by the County Board. The State Board found the two parcels should be treated as one economic unit. In particular, the parcel containing 16,000 square feet would be difficult to sell as a stand-alone pad site. *See Tr., 5-19-14, p. 198, l. 5 through p. 199, l. 15.*
- 7) The State Board found the total taxable value of the subject properties should be reduced to \$880,080 using \$6.00 per square foot based on sales listed in the record at SBE page 107. *See Tr., 5-19-14, p. p. 199, l. 16 through p. 201, l. 13.*
- 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 corrected by the State Board in accordance with NRS 361.227 for the 2014-2015 tax year. The assessed value is 35% of the 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 Washoe 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<br>049-360-17 | Taxable Value                                     |                           | Assessed Value                                    |                           |
|-----------------------------|---|---------------------------|---|---------------------------|
|                             | Established by<br>County Board of<br>Equalization | Revised By<br>State Board | Established by<br>County Board of<br>Equalization | Revised by<br>State Board |
| Land                        | \$160,000   | \$96,000                  | \$56,000  | \$33,600                  |
| <b>TOTAL</b>                | <b>\$160,000</b>                                  | <b>\$96,000</b>           | <b>\$56,000</b>                                   | <b>\$33,600</b>           |

**2014-2015 Secured Roll**

| Parcel Number<br>049-360-18 | Taxable Value                                     |                           | Assessed Value                                    |                           |
|-----------------------------|---|---------------------------|---|---------------------------|
|                             | Established by<br>County Board of<br>Equalization | Revised By<br>State Board | Established by<br>County Board of<br>Equalization | Revised by<br>State Board |
| Land                        | \$1,045,440                                       | \$784,080                 | \$365,904   | \$274,428                 |
| <b>TOTAL</b>                | <b>\$1,045,440</b>                                | <b>\$784,080</b>          | <b>\$365,904</b>                                  | <b>\$274,428</b>          |

The Washoe County Comptroller is instructed to certify the assessment roll of the county consistent with this decision.

BY THE STATE BOARD OF EQUALIZATION THIS 8<sup>th</sup> DAY OF AUGUST, 2014.



Christopher G. Nielsen, Secretary  
CGN/ter