

- 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 30.*
- 4) The subject property is a one-story single family residence containing 1,041 square feet, built in 1987 and located on .11 acres on Elegant Saint Court in Las Vegas, Clark County, Nevada. *See Record, SBE pages 21; 24-25; Tr., 7-29-14, p. 8, ll. 6-10.*
- 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 \$70,554 be reduced to \$66,000 for the 2014-2015 secured roll. *See Record, SBE pages 14 and 28; Tr. 7-29-14, p. 8, ll. 9-10.*
- 6) The Taxpayer asserted the comparable sales used by the Assessor were not comparable to the subject. The State Board, however, found the Taxpayer did not present sufficient evidence to support values different from that established by the County Board. The State Board considered comparable sale #5, but found that although it was a model match, it was also a short sale on the market for 500 days and the market has changed since the original sale date. The State Board also found there were two contingent sales of exact model matches at a higher price than the subject. *See Tr., 7-29-14, p. 34, l. 16 through p. 35, l. 15; see also Record, SBE page 21.*
- 7) The State Board affirmed the decision of the County Board. *See Tr., 7-29-14, p. 35, l. 17 through p. 36, l. 5.*
- 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 and NAC 361.118 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.


Christopher G. Nielsen, Secretary
CGN/ter