



STATE OF NEVADA  
STATE BOARD OF EQUALIZATION

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CHRISTOPHER G.  
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*Secretary*

In the Matter of	)	
	)	
Lawrence and Lucinda Sanchez	)	
APN: 125-22-410-005	)	
Clark County, Nevada	)	
PETITIONER	)	
	)	Case No. 14-221
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 Lawrence E. and Lucinda Sanchez (Taxpayer).

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

***Summary***

This case came before the State Board of Equalization (State Board) on an appeal by the Taxpayer of the 2014-2015 valuation of Taxpayer's real property established by the Assessor. The Notice of Appearance to determine whether the State Board would accept jurisdiction of the case was heard by the State Board on June 24, 2014 in Las Vegas, Nevada after due notice to the Taxpayer and the Assessor.

Pursuant to NAC 361.7014, the Secretary to the State Board examined the petition of the Taxpayer and found the Taxpayer's appeal was for the tax year 2014-15. The appeal was sent by facsimile transmission on March 18, 2014. The appeal for the tax year 2014-15 was due on March 10, 2014 and was therefore late.<sup>1</sup> Accordingly, the Secretary recommended to the State Board that the appeal be dismissed due to lack of jurisdiction.

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<sup>1</sup> See Record, SBE page 1, Petition for Appeal

The State Board, having considered all evidence, documents and testimony pertaining to the jurisdiction of the State Board, 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. The Department provided evidence to show the Taxpayer received notice of the hearing.<sup>2</sup>
- 4) The subject property is a two-story single family residence containing 4,458 square feet and built in 2005, located on Shenandoah Springs Avenue, in Las Vegas, Clark County, Nevada.<sup>3</sup>
- 5) The Clark County Board of Equalization (County Board) accepted the Assessor's recommendation to reduce the total taxable value of \$456,026 to \$434,000 plus common element for the 2014-2015 secured roll.<sup>4</sup>
- 6) Pursuant to NRS 361.360 (1), any taxpayer aggrieved at the action of the county board of equalization in equalizing, or failing to equalize, the value of his property, or property of others, or a county assessor, may file an appeal with the State Board of Equalization on or before March 10 in the current assessment year. The appeal was sent by facsimile transmission on March 18, 2014 and was therefore filed after the filing deadline.<sup>5</sup>
- 7) The State Board found the Taxpayer did not show circumstances beyond the control of the Taxpayer as to why the appeal was filed beyond the deadline for appeal to the State Board, and declined to accept jurisdiction of the case.<sup>6</sup>
- 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.

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<sup>2</sup> See Record, SBE page 119, USPS Tracking; Tr., 6-23-14, p. 6, ll. 14-21: 14 CHAIRMAN MESERVY: Okay. So the Department -- 15 basically, the taxpayer received notice; is that 16 correct? That's what we mentioned. 17 MS. RUBALD: Yes, Mr. Chairman. Thanks for 18 reminding me. 19 We properly noticed the taxpayer, and you can 20 see that at Page 119, I -- that's the USPS tracking. I 21 guess they didn't pick up their green card.

<sup>3</sup> See Record, SBE pages 93, Comparable Sales Analysis; 111-113, Maps.

<sup>4</sup> See Record, SBE pages 13, CBE Decision Letter; and SBE page 116, CBE Minutes.

<sup>5</sup> See Record, SBE page 1 and 5; Tr., 6-24-14, p. 4, l. 21 through p. 5, l. 6: 21 This is one of the recommendations by the 22 secretary to the Smith's. The appeal was sent by 23 facsimile transmission on March 18th, 2014. The appeal 24 for the tax year 2014-'15 was due on March 10th, and so 25 the appeal petition was late and, accordingly, we're Page 5 1 recommending that the appeal be dismissed due to lack of 2 jurisdiction. 3 CHAIRMAN MESERVY: Okay. So -- 4 MS. BUONCRISTIANI: I'd like to -- this is late 5 to the State Board interception? 6 MS. RUBALD: Late to the State Board, yes.

<sup>6</sup> See Tr., 6-24-14, p. 6, ll. 2-17: 2 MR. JOHNSON: In Case 14-221, I make a motion 3 that we deny jurisdiction as I am not aware and the 4 Board's not aware of any circumstances beyond the 5 control of the taxpayer which would have prevented them 6 from making a timely filing to our Board for their 7 appeal. CHAIRMAN MESERVY: Do we have a second? 9 MR. HARPER: Second. 10 CHAIRMAN MESERVY: Any other discussion? 11 (No response.) 12 CHAIRMAN MESERVY: All in favor? 13 MR. JOHNSON: Aye. 14 MR. HARPER: Aye. 15 CHAIRMAN MESERVY: Any opposed? 16 (No response.) 17 CHAIRMAN MESERVY: Passed unanimously.



## CONCLUSIONS OF LAW

- 1) The State Board has authority to determine whether it has jurisdiction to hear a matter. The State Board has the authority to determine matters necessary to carry out the power conferred on the State Board by statute. *Checker, Inc. et al. v. Public Serv. Comm'n*, 84 Nev. 623, 629-630, 446 P.2d 981 (1968).
- 2) The Taxpayer failed to appear at the hearing. Pursuant to NAC 361.708, the State Board proceeded with the hearing.
- 3) Based on the failure of the Taxpayer to show circumstances beyond the control of the Taxpayer as to why the appeal was not timely filed to the State Board, the State Board declined to accept jurisdiction of the case.
- 4) 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

Based on the foregoing Findings of Fact and Conclusions of Law, the State Board held it is without jurisdiction to hear the above referenced appeal by the Taxpayer. 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 30<sup>th</sup> DAY OF SEPTEMBER, 2014.



Christopher G. Nielsen, Secretary  
CGN/ter