



- 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. *See Record, SBE page 43.*
- 4) The subject property is a 28-unit apartment project comprised of 7-plexes built in 1962 and located on four contiguous parcels. The property is located on the southwest corner of Sunrise and Eastern Avenues, just north of Fremont St. in Las Vegas, Clark County, Nevada. *See Record, SBE page 25; Maps, pp. 34-36; Tr., 6-15-16, p. 10, ll. 18-25.*
- 5) The Clark County Board of Equalization (County Board) ordered the total taxable value for the subject property of \$463,538 be upheld for the 2016-2017 secured roll. *See Record, SBE pages 11 and 41.*
- 6) The State Board found the Taxpayer did not present sufficient evidence to support values different from that established by the County Board, particularly because of the lack of information that could be used to develop an income approach. The taxable value did not exceed full cash value based on the comparable sales information presented by the Assessor. The taxable value was within the range indicated by the market. *See Tr., 6-15-16, p. 20, l. 15 through p. 27, l. 16; p. 30, l. 6 through p. 3, l. 17.*
- 7) The State Board affirmed the decision of the County Board. *See Tr., 6-15-16, p. 34, l. 1-12.*
- 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.

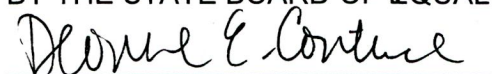
### CONCLUSIONS OF LAW

- 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 2016-2017 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 10<sup>th</sup> DAY OF AUGUST, 2016.



Deonne Contine, Secretary

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