

- 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 82.*
- 4) The subject property is a 16,080 square foot building formerly used as a bowling center with a bar and lounge, built in 1982 and located on 8.23 acres at 400 Highway 6 near Tonopah, Nye County, Nevada. *See Record, SBE page 28; Maps, 34-39; Tr., 7-18-16, p.226, ll. 1-5.*
- 5) The Nye County Board of Equalization (County Board) ordered the total taxable value for the subject property of \$187,529 be upheld for the 2016-2017 secured roll. *See Record, SBE pages 15 and 79.*
- 6) The Taxpayer presented sufficient evidence to support a value different from that established by the County Board for the land value component of the taxable value. The State Board found the market sales were insufficient to support the increase in value over the prior year established by the Assessor. *See Tr., 7-18-16, p. 243, l. 3 through page 245, l. 5.*
- 7) The State Board found the taxable value of the subject property should be reduced to \$71,700 for the land and keep the value of the improvements of \$64,614 the same, for a total taxable value of \$136,314. *See Tr., 7-18-16, p. 245, l. 21 through p. 246, l. 24.*
- 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, as adjusted, at the proper taxable value in accordance with NRS 361.227. 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 granted based on the above Findings of Fact and Conclusions of Law. The Nye County Comptroller is instructed to correct the assessment roll by adjusting the assessed valuation of the subject property as follows:

2016-2017 Secured Roll

	Taxable Value		Assessed Value	
Parcel Number 008-291--03	Established by County Board of Equalization	Revised By State Board	Established by County Board of Equalization	Revised by State Board
Land	\$122,914	\$71,700	\$43,020	\$25,095
Improvements	\$64,614	\$64,614	\$22,615	\$22,615
TOTAL	\$187,529	\$136,314	\$65,635	\$47,710

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

BY THE STATE BOARD OF EQUALIZATION THIS 27 DAY OF SEPTEMBER, 2016.

Deonne E. Contine

Deonne Contine, Secretary
DC/ter