



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

BRIAN SANDOVAL
Governor

1550 College Parkway, Suite 115
Carson City, Nevada 89706-7921
Telephone (775) 684-2160
Fax (775) 684-2020

DEONNE E. CONTINE
Secretary

In the Matter of

Summerlin Centre Apartments LLC
APN 164-01-501-005
PETITIONERS

Michele W. Shafe,
Clark County Assessor
RESPONDENT

Appeal of the Decisions of the
CLARK COUNTY
BOARD OF EQUALIZATION

Case No. 17-115

NOTICE OF DECISION

Appearances

No one appeared on behalf of the Petitioner (Taxpayer).

Camille Montoya appeared on behalf of the Clark County Assessor's Office (Assessor).

Summary

The matter of the Taxpayers' petition for review of property valuations for the 2016-17 Supplemental Value within Clark County, Nevada, came before the State Board of Equalization (State Board) for hearing in Las Vegas, Nevada, on June 14, 2017, after due notice to the Taxpayers and the Assessor.

On or about January 17, 2017, the Taxpayer petitioned the Clark County Board of Equalization (County Board) for a review of taxable valuation of their real property. *See Record SBE at 9-10.* On or about January 25, 2017, the Appraisal Division of the Clark County Assessor's Office provided the Taxpayer with its opinion that no adjustment of the supplemental taxable value of the property was justified because the current assessment does not exceed the full cash value and is fair and equitable. *See Record SBE at 17.* On or about February 24, 2017, the County Board held a hearing and reviewed the Taxpayer's petition and Assessor's recommendation. *See Record SBE at 13.* The County Board accepted the Assessor's recommendation for no change to the supplemental taxable value of the subject property. *Id.* On or about March 8, 2017, the Taxpayer appealed to the State Board. *See Record SBE at 1-5.*

The State Board, having considered all evidence, documents and testimony pertaining to the valuation of the property in accordance with NRS 361.227, 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. *See Record SBE at 75-77.*
- 4) The subject property consists of approximately 4.50 acres with a multi-family community apartment complex, consisting of 120 units with common elements located in Clark County. The Clark County Assessor's Office recommended a supplemental value of \$19,985,460 and a total taxable value of \$21,785,984, including the common element. *See Record SBE at 17, 66.*
- 5) Based on the Assessor's recommendation, the County Board ordered that the supplemental value of \$19,985,460 and the total taxable value of \$21,785,984, including the common element, be maintained at \$25,223,035 for 2016-2017. *See Record, SBE at 13.*
- 6) The State Board found that the Clark County Assessor's recommended total taxable value of \$25,223,035, including common element, set by the County Board for the subject property was correct. *See Transcript 06-15-2017 at 96-97; see also SBE Record at 13.*
- 7) 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 proceeded with the case pursuant to NAC 361.708, and determined that the Taxpayer failed to meet its burden of proof, according to NAC 361.741.
- 4) The State Board affirmed the total Taxable Value of the subject property at \$21,785,984 for 2016/2017 in accordance with the finding of the County Board as the proper taxable value in accordance with NRS 361.227.
- 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.

2016-2017 Secured Roll

Parcel Number	Taxable Value		Assessed Value	
	Established by County Board of Equalization	Maintained By State Board	Established by County Board of Equalization	Maintained by State Board
APN 164-01-501-005				
Land	\$1,800,000	\$1,800,000	\$630,000	\$781,200
Improvements	\$0	\$0	\$0	\$0
Supplemental Value	\$19,985,460	\$19,985,460	\$6,994,911	\$6,994,911
Common Element	\$524	\$524	\$183	\$183
TOTAL	\$21,785,984	\$21,785,984	\$7,625,094	\$7,625,094

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 14th DAY OF SEPTEMBER, 2017.



Deonne Contine, Secretary
DC/hd