

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 43-55.*
- 4) The subject property is a 1.04 acre parcel located along the east side of N. Rancho Drive. Improvements consist of 2 platted 4,839 sq. ft. industrial flex building, which are 71 percent climate controlled and were developed in 1999. The Clark County Assessor's Office recommended a total taxable value of \$850,105. *See Record SBE at 16, 17.*
- 5) Based on the Assessor's recommendation, the County Board ordered that the total taxable value for the subject property be maintained at \$850,105 for 2017-2018. *See Record, SBE at 13.*
- 6) The State Board found that the Taxpayer failed to provide sufficient evidence in the area of comparable sales and/or actual lease performance of the property. *See Transcript 06-15-2017 at 125.*
- 7) The State Board found that the Clark County Assessor's recommended total taxable value of \$850,105 set by the County Board for the subject property was correct and supported by the comparable market data. *See Transcript 06-15-2017 at 124--126; see also SBE Record at 17-28.*
- 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 Taxpayer failed to overcome the statutory burden of proof set by NAC 361.741.
- 4) The State Board affirmed the total taxable value of the subject property at \$850,105 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.

2017-2018 Secured Roll

APN 138-12-213-015 138-12-213-034	Taxable Value		Assessed Value	
	Established by County Board of Equalization	Maintained By State Board	Established by County Board of Equalization	Maintained by State Board
Land	\$309,448	\$309,448	\$108,307	\$108,307
Improvements	\$540,657	\$540,657	\$189,230	\$189,230
Supplemental Value	\$0	\$0	\$0	\$0
Common Element	\$0	\$0	\$0	\$0
TOTAL	\$850,105	\$850,105	\$297,537	\$297,537

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 E. Contine

Deonne Contine, Secretary
DC/hd