



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

APN 024-055-53
APN 039-051-08
APN 086-380-32
APN 160-791-03
APN 510-381-01
SAM'S REAL ESTATE BUSINESS TRUST;
WAL-MART STORES, INC. 3254; WAL-MART
REAL ESTATE BUSINESS TRUST; SOUTH-
TOWN CROSSING, LLC; and WAL-MART REAL
ESTATE BUSINESS TRUST
PETITIONER

Washoe County Assessor,
RESPONDENT

Appeal of the Decisions of the
WASHOE COUNTY
BOARD OF EQUALIZATION

Case Nos. 17-144; 17-145;
17-146; 17-147; and 17-148

NOTICE OF DECISION

Appearances

Lou Newman appeared on behalf of Walmart Real Estate Business Trust, Wal-Mart Stores, Inc. 3524, and Southtowne Crossing, LLC (collectively, Taxpayer).

Tracy Burns and Mike Bozman appeared on behalf of the Washoe County Assessor's Office (Assessor).

Summary

The matter of the Taxpayer's petitions for review of property valuations for the 2017-18 Secured Roll within Washoe County, Nevada, came before the State Board of Equalization (State Board) for hearing in Carson City, Nevada, on August 28, 2017, after due notice to the Taxpayer and the Assessor.

On or about January 17, 2017, the Taxpayer petitioned the Washoe County Board of Equalization (County Board) for a review of taxable valuation of its real property. On or about February

23, 2017, the County Board heard the petition and upheld the Assessor's property valuations. On or about March 10, 2017, the Taxpayer appealed to the State Board.

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.
- 4) Based on the agreement of the parties, the State Board decided to consolidate these matters and incorporated the findings of Case No. 17-143 into this hearing.
- 5) The subject properties are improved commercial consisting of a warehouse discount store.
- 6) For Case No. 17-144, the building was constructed in 1995 and consists of approximately 208,970 square feet. It is located at 4855 Kietzke Lane, Reno, Nevada.
- 7) For Case No. 17-145, the building was constructed in 2003 and consists of approximately 205,916 square feet. It is located at 5260 West 7th Street, Reno, Nevada.
- 8) For Case No. 17-146, the building was constructed in 2011 and consists of approximately 160,891 square feet. It is located at 250 Vista Knoll Parkway, Reno, Nevada.
- 9) For Case No. 17-147, the building was constructed in 2001 and consists of 205,285 square feet. It is located at 155 Damonte Ranch Parkway, Reno, Nevada.
- 10) For Case No. 17-148, the building was constructed in 2005 and consists of 197,159 square feet. It is located at 5065 Pyramid Way, Sparks, Nevada.
- 11) The Taxpayer presented new evidence that was not objected to by the Assessor.
- 12) The new evidence was admitted by vote of the State Board in Case No. 17-143 and incorporated into this matter.
- 13) The new evidence showed discount warehouse stores with property valuations in Clark County were approximately 20% lower as set by the Clark County Board of Equalization compared to property valuations for similar stores in Washoe County.
- 14) The Assessor could not find comparable sales for box stores like the subject property.
- 15) The market is not good for large box stores across the state.
- 16) 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) Taxable value of the properties may not exceed its full cash value. NRS 361.227(5).
- 5) For Case No. 17-144, the taxable value of the subject property is hereby reduced to \$14,000,000 with the difference to be deducted from the value of the improvements.
- 6) For Case No. 17-145, the taxable value of the subject property is hereby reduced to \$70 per square foot with the difference to be deducted from the value of the improvements.
- 7) For Case No. 17-146, the taxable value of the subject property is hereby reduced to \$80 per square foot with the difference to be deducted from the value of the improvements.
- 8) For Case No. 17-147, the taxable value of the subject property is hereby reduced to \$70 per square foot with the difference to be deducted from the value of the improvements.
- 9) For Case No. 17-148, the taxable value of the subject property is hereby reduced to \$73 per square foot with the difference to be deducted from the value of the improvements.
- 10) 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 above Findings of Fact and Conclusions of Law, the State Board held, by unanimous vote, that the taxable value for the properties should be reduced with the difference to the overall value being deducted from the value of the improvements, not the land value. The taxable value for the properties shall be as follows:

2017-2018 Secured Roll

Case No. 17-144	Taxable Value	
Parcel Number APN 024-055-53	Upheld by County Board of Equalization	Modified by State Board
Land	\$7,548,070	\$7,548,070
Improvements	\$9,674,994	\$6,451,930
TOTAL	\$17,223,064	\$14,000,000

Case No. 17-145	Taxable Value	
Parcel Number APN 039-051-08	Upheld by County Board of Equalization	Modified by State Board
Land	\$7,918,698	\$7,918,698

Improvements	\$10,629,836	\$6,495,422
TOTAL	\$18,548,534	\$14,414,120

Case No. 17-146	Taxable Value	
Parcel Number APN 086-380-32	Upheld by County Board of Equalization	Modified by State Board
Land	\$5,891,056	\$5,891,056
Improvements	\$11,852,150	\$6,980,224
TOTAL	\$17,743,206	\$12,871,280

Case No. 17-147	Taxable Value	
Parcel Number APN 160-791-03	Upheld by County Board of Equalization	Modified by State Board
Land	\$6,866,448	\$6,866,448
Improvements	\$10,447,225	\$7,503,502
TOTAL	\$17,313,673	\$14,369,950

Case No. 17-148	Taxable Value	
Parcel Number APN 510-381-01	Upheld by County Board of Equalization	Modified by State Board
Land	\$5,043,932	\$5,043,932
Improvements	\$11,404,629	\$9,348,675
TOTAL	\$16,648,561	\$14,392,607

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

BY THE STATE BOARD OF EQUALIZATION THIS 17th DAY OF NOVEMBER, 2017.

Deonne E Contine

Deonne Contine, Secretary
DC/jm