



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

BRIAN SANDOVAL
Governor

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WILLIAM D. ANDERSON
Secretary

In the Matter of	)	Case No. 18-150
	)	
APN 024-055-53	)	
	)	
WALMART REAL ESTATE BUSINESS TRUST	)	
PETITIONER	)	
	)	
v.	)	
	)	
Mike Clark,	)	
Washoe County Assessor	)	
RESPONDENT	)	
	)	
Appeal of the Decision of the Washoe County	)	
Board of Equalization	)	

NOTICE OF DECISION

Appearances

Donna Sanders appeared on behalf of Walmart Real Estate Business Trust (Taxpayer).

Howard Stockton and Stacy Ettinger appeared on behalf of the Washoe County Assessor's Office (Assessor).

Summary

The matter of the Taxpayer's petition for review of property valuations for the 2018-2019 Secured Roll within Washoe County, Nevada, came before the State Board of Equalization (State Board) for hearing in Carson City, Nevada, on August 14, 2018, after due notice to the Taxpayer and the Assessor.

On or about January 16, 2018, 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 15, 2018, the County Board held a hearing and reviewed the Taxpayer's petition. The County Board accepted the Assessor's recommendation for no change in the total taxable value of \$17,124,684 for the subject property. On or about March 12, 2018, the Taxpayer appealed to the State Board.

Taxpayers requested to have new evidence admitted into the record, but had not provided it to the Assessor in accordance with NAC 361.739 and the evidence was available at the time of the County Board meeting. The Assessor objected to the admission of the new evidence. The State Board decided not to allow the new evidence to be admitted.

The State Board, having considered all evidence, documents and testimony in the record 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) The Taxpayer has the burden of proof pursuant to NAC 361.741.
- 5) The subject property is commercial and improved with a mega warehouse store of approximately 208,070 square feet.
- 6) The Taxpayer failed to present sufficient evidence to support that the Assessor's valuation of the property was incorrect.
- 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 has the authority to determine the taxable values in the State.
- 4) The Taxpayer failed to meet its burden to show the County Board's decision was in error.
- 5) The taxable value for the subject property of \$17,124,684 does not exceed the full cash value and is otherwise supported by sufficient evidence.
- 6) 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 and a preponderance of the evidence, the State Board decided by a 3-1 vote (Member Meservey opposed, Member Johnson absent) to uphold the County Board's decision to accept the Assessor's recommendation for no change to the total taxable value. The Petition is denied.

BY THE STATE BOARD OF EQUALIZATION THIS 17TH DAY OF OCTOBER, 2018.



William D. Anderson, Secretary