



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

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Governor

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SHELLIE HUGHES
Secretary

In the Matter of)	
)	Case No. 21-181
APN: 162-36-502-002, 162-36-502-003)	
)	
Noval LP,)	
PETITIONER)	
)	
v.)	
)	
Clark County Assessor,)	
RESPONDENT)	
)	
Appeal from Decision of the Clark County)	
Board of Equalization)	

NOTICE OF DECISION

Appearances

Wayne Tannenbaum appeared on behalf of the Petitioner, Noval LP (Taxpayer).

Scott Andrie and Mary Ann Weidner appeared on behalf of the Respondent, Clark County Assessor (Assessor).

Summary

The matter of the Taxpayer's petition for review of property valuation for real property on the 2021-2022 secured roll came before the State Board of Equalization (State Board) for hearing via Zoom on August 31, 2021. The Clark County Board of Equalization (County Board) heard Taxpayer's property tax appeal on February 22, 2021. The County Board upheld the Assessor's taxable value of \$8,732,138.

The State Board, having considered all evidence, documents and testimony pertaining to the taxable value for the subject property, 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. Taxpayer and 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. Taxpayer has the burden of proof pursuant to NAC 361.741.

5. The subject property consists of two parcels located at 3347 East Russell Road and 5715 South Pecos Road in Las Vegas. The parcels encompass multiple buildings, including in-line retail, pad retail, and a garage.

6. Taxpayer presented financials and comparable sales information.

7. Assessor's capitalization summary was based upon market data for similar properties but Taxpayer provided information was not included in Assessor's analysis.

8. A net operating income of \$563,000 is appropriate considering Taxpayer's information for the stabilized years of 2018 and 2019. Capitalized at a 7.25% rate would give a market value of \$7,765,517.

9. 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. Taxpayer and Assessor are subject to the jurisdiction of the State Board.

2. The State Board has the authority to determine the taxable values in the State.

3. Taxpayer met its burden to show the County Board's decision was in error.

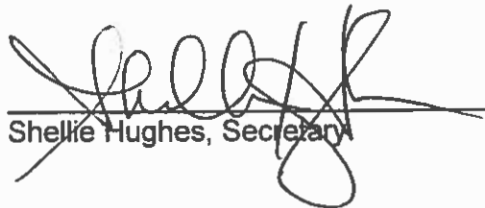
4. The Assessor's taxable value for the subject property exceeds the full cash value.

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

Based on the above Findings of Fact and Conclusions of Law and a preponderance of the evidence, the State Board decided by a unanimous 3-0 vote to reduce the taxable value for the subject property to \$7,765,500 with the reduction to be applied to the improvement value. The Petition is granted, and the 2021-2022 secured roll shall be amended as set forth in this decision.

BY THE STATE BOARD OF EQUALIZATION THIS 21st DAY OF January, 2022.


Shellie Hughes, Secretary