



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

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Governor

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MELANIE YOUNG
Secretary

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|--|---|-----------------|
| In the Matter of |) | Case No. 19-123 |
| |) | |
| APN: 179-21-311-009 and 010 |) | |
| |) | |
| Morgan JP Chase Commercial Mortgage |) | |
| Securities TR, |) | |
| PETITIONER |) | |
| |) | |
| v. |) | |
| |) | |
| Briana Johnson |) | |
| Clark County Assessor, |) | |
| RESPONDENT |) | |
| |) | |
| Appeal from Decision of Clark County Board |) | |
| of Equalization |) | |

NOTICE OF DECISION

Appearances

Larry Kosowsky appeared on behalf of the Petitioner, Morgan JP Chase Commercial Mortgage Securities TR (Taxpayer).

Mary Ann Weidner appeared on behalf of the Respondent, the Clark County Assessor's Office (Assessor).

Summary

The matter of Taxpayer's petition for review of property valuation for the 2019-2020 Secured Roll within Clark County, Nevada, came before the State Board of Equalization (State Board) for hearing in Henderson, Nevada, on July 29, 2019, after due notice to Taxpayer and Assessor. The subject property is commercial improved with an unoccupied retail building located in Clark County, Nevada.

Taxpayer petitioned the Clark County Board of Equalization (County Board) for review of the taxable valuation of the subject property which was heard by the County Board on or about February 15, 2019. The County Board accepted the Assessor's recommended change to the taxable value from \$7,614,545 to \$4,169,490.

Taxpayer and Assessor presented the State Board with a signed stipulation for review and approval by the State Board. The stipulation is dated and signed by Taxpayer on July 23, 2019.

DECISION

The State Board, having considered the signed stipulation, unanimously approved the signed stipulation presented by the parties. As provided in the stipulation, the 2019-2020 secured roll shall be revised as follows: total taxable value is \$3,500,000 (\$2,570,177 land, \$929,823 improvements).

BY THE STATE BOARD OF EQUALIZATION THIS 16th DAY OF September, 2019.


Melanie Young, Secretary