

- 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 subject property consists of a 1,395 square foot, two-story townhouse residence with a 455 square foot garage, built in 1974, and located on east Huffaker Lane, east of Longley Lane in Huffaker Hills, Reno, Washoe County, Nevada. See *Tr.*, 5-17-12, p. 77, ll. 8-11; *Record, SBE pages 22 and 28.*
- 5) The Washoe County Board of Equalization (County Board) accepted the Assessor's recommendation to uphold the land taxable value of \$11,400 and the improvement taxable value of \$47,317, for a total taxable value of \$58,717 for the 2012-2013 secured roll. See *Record, SBE pages 9, 15-16.*
- 6) The State Board found the Taxpayer did not present sufficient evidence to support values different from that established by the County Board. See *Tr.*, 5-17-12, p. 83, ll. 12-23.
- 7) The State Board affirmed the decision of the County Board. See *Tr.*, 5-17-12, p. 84, ll. 1-8.
- 8) The assessed value as previously determined by the County Board is 35% of taxable value.
- 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) The Taxpayer timely filed a notice of appeal, and the State Board has jurisdiction to determine this matter.
- 2) The Taxpayer and the Assessor are subject to the jurisdiction of the State Board. In particular, the State Board has jurisdiction to hear Taxpayer's appeal for the 2012-2013 secured roll and the 2011-2012 supplemental tax roll pursuant to NRS 361.360(1) and NRS 361.400.
- 3) The State Board has the authority to determine the taxable values in the State.
- 4) The subject property is appraised at the proper taxable value as previously determined by the County Board in accordance with NRS 361.227 and NAC 361.118 for the 2012-2013 tax year.
- 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. The Washoe County Comptroller is instructed to certify the assessment roll of the county consistent with this decision.

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BY THE STATE BOARD OF EQUALIZATION THIS 6th DAY OF JULY, 2012.



Christopher G. Nielsen, Secretary
CGN/ter