



- 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, APN 177-14-618-008, is the parking area for the Eastern Professional Park located on South Eastern Avenue near Wigwam Avenue. Associated with the subject property is APN 177-14-618-002, which has a shell building containing 3,979 square feet; and APN 177-14-618-004, which has a shell building containing 3,359 square feet, both built in 2006. The entire commercial complex is 1.94 acres. *See Tr., 8-31-12, p. 237, ll. 20-23; Record, SBE pages 9; 28-30; 38-40.*
- 5) The Clark County Board of Equalization (County Board) accepted the Assessor's recommendation to uphold the taxable value of \$559,106 for all three parcels on the 2012-2013 secured roll. The portion of the value allotted to APN 177-14-618-008 is \$294,636. *See Tr., 8-31-12, p. 246, ll. 19-21; Record, SBE pages 15-16; 20; 29.*
- 6) The Taxpayer presented sufficient evidence to support a value different from that established by the County Board. The State Board found the value of the land should be reduced. To \$150,000. *See Tr., 8-31-12 p. 267, ll. 2-22.*
- 7) The State Board found the taxable value of the subject property should be reduced to a total of \$180,660 with the taxable value of \$30,660 for the improvements remaining the same. *See Tr., 8-31-12, p. 268, ll. 13-25.*
- 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 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, as adjusted, at the proper taxable value in accordance with NRS 361.227.
- 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 granted based on the above Findings of Fact and Conclusions of Law. The Clark County Comptroller is instructed to correct the assessment roll by adjusting the assessed valuation of the subject property as follows:

### 2012-2013 Secured Roll

Parcel Number 177-16-618-008	Taxable Value		Assessed Value	
	Established by County Board of Equalization	Revised By State Board	Established by County Board of Equalization	Revised by State Board
Land	\$263,977	\$150,000	\$92,392	\$52,500
Improvements	\$30,660	\$30,660	\$10,731	\$10,731
<b>TOTAL</b>	<b>\$294,637</b>	<b>\$180,660</b>	<b>\$103,123</b>	<b>\$63,231</b>

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

BY THE STATE BOARD OF EQUALIZATION THIS 28<sup>th</sup> DAY OF NOVEMBER, 2012.



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Christopher G. Nielsen, Secretary  
CGN/ter