

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 subject property APN 177-20-402-002 consists of 2.64 (1.98 net) acres of vacant land, located on Dean Martin Drive, approximately 1000 feet north of Silverado Ranch Boulevard just west of Dean Martin Drive in Clark County, Nevada. *See Tr., 8-31-12, p. 275, l. 6 through p. 276, l. 10; Record, SBE pages 15-16; 22-24.*
- 5) The subject property APN 177-20-402-011 consists of 4.13 acres of vacant land located on an interior lot just off the northwest corner of Dean Martin Drive and Silverado Ranch Boulevard. *See Tr., 8-31-12, p. 275, l. 6 through p. 276; Record, SBE pages 15; 17; 22-24.*
- 6) The subject property APN 177-20-402-012 consists of 3.97 acres of vacant land located on Silverado Ranch Boulevard just west of Dean Martin Drive. *See Tr., 8-31-12, p. 275, l. 6 through p. 276; Record, SBE pages 15; 18; 22-24.*
- 7) The subject property APN 177-20-402-013 consists of 4.00 acres of vacant land located on the northwest corner of Dean Martin drive and Silverado Ranch Boulevard. *See Tr., See Tr., 8-31-12, p. 275, l. 6 through p. 276; Record, SBE pages 15; 19; 22-24.*
- 8) The subject property APN 177-20-402-014 consists of 4.00 acres of vacant land located on the northeast corner of Dean Martin drive and Silverado Ranch Boulevard. *See Tr., 8-31-12, p. 275, l. 6 through p. 276; Record, SBE pages 15; 20; 22-24.*
- 9) The subject property APN177-20-403-001 consists of 4.00 acres of vacant land, located on Dean Martin Drive, just north of Silverado Ranch Boulevard in Clark County, Nevada. *See Tr., 8-31-12, p. 275, l. 6 through p. 276; Record, SBE pages 14-15; 17-19*
- 10) For APN 177-20-402-002, 011, 012, 013, and 014, the Clark County Board of Equalization (County Board) accepted the Assessor's recommendation to reduce the taxable value from \$3,338,785 to \$3,188,592 on the 2012-2013 secured roll. *See Record, SBE pages 9; 21; 35.*
- 11) For APN 177-20-403-001, the Clark County Board of Equalization (County Board) accepted the Assessor's recommendation to reduce the taxable value from \$696,960 to \$609,840 on the 2012-2013 secured roll. *See Record, SBE case number 12-139, SBE pages 9 and 30.*
- 12) The State Board found the Taxpayer did not present sufficient evidence to support values different from that established by the County. *See Tr., 8-31-12, p.285, ll. 5-14.*
- 13) The State Board affirmed the decision of the County Board. *See Tr., 8-31-12, p. 287, ll. 6-20.*
- 14) The assessed value as previously determined by the County Board is 35% of taxable value.
- 15) 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 properties are appraised at the proper taxable value as previously determined by the County Board in accordance with NRS 361.227 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 Clark 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 28th DAY OF NOVEMBER, 2012.



Christopher G. Nielsen, Secretary
CGN/ter