



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

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CHRISTOPHER G.
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Secretary

In the Matter of)

Robert Pavese)
APN: 125-245-06)
Washoe County, Nevada)
PETITIONER)

Case No. 12-226

Joshua Wilson)
Washoe County Assessor)
RESPONDENT)

Appeal of the Decision of the)
WASHOE COUNTY)
BOARD OF EQUALIZATION)

NOTICE OF DECISION

Appearances

No one appeared on behalf of Robert Pavese (Taxpayer).

Pat Regan appeared on behalf of the Washoe County Assessor's Office (Assessor).

Summary

The matter of the Taxpayer's petition for review of property valuations for the 2012-13 Secured Roll within Washoe County, Nevada, came before the State Board of Equalization (State Board) for hearing in Carson City, Nevada, on May 17, 2012 after due notice to the Taxpayer and the Assessor.

The State Board, having considered all evidence, documents and testimony pertaining to the valuation of the property in accordance with NRS 361.227, 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) 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. The Department provided evidence to show the Taxpayer received notice of the hearing. See *Tr.*, 5-17-12, p. 156, ll. 12-14; *Record*, SBE page 103.
- 4) The subject property consists of a 4,392 square foot, three story single-family residence with a 840 square foot garage, built in 2001, and located on a 8,343 square foot lot on Randall Avenue in the Jennifer/Upper Tyner/Apollo neighborhood of the west slope in Incline Village, Washoe County, Nevada. See *Tr.*, 5-17-12, p. 156, ll. 19-22; *Record*, SBE pages 23 and 27.
- 5) The Washoe County Board of Equalization (County Board) accepted the Assessor's recommendation to uphold the land taxable value of \$215,000 and the improvement taxable value of \$995,591 for a total taxable value of \$1,210,591 for the 2012-2013 secured roll. See *Record*, SBE pages 8, 19-20.
- 6) The State Board found the Taxpayer did not present sufficient evidence to support values different from that established by the County Board and did not overcome the presumption that the Assessor's valuation is correct. See *Tr.*, 5-17-12, p. 156, l. 23 through p. 157, l. 2.
- 7) The State Board affirmed the decision of the County Board. See *Tr.*, 5-17-12, p.157, ll. 3-7.
- 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 Taxpayer failed to appear at the hearing. Pursuant to NAC 361.708, the State Board proceeded with the hearing.
- 4) The State Board has the authority to determine the taxable values in the State.
- 5) The Taxpayer has the burden of overcoming the presumption that the Assessor's valuation is correct. *Tr.*, 5-17-12, p. 156, l. 23 through p. 157, l. 2; *Pittsburg Silver Peak Gold Mining Co. v. Tax Commission*, 49 Nev. 46, 54-55 (1925).
- 6) 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.
- 7) 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