



- 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 177-05-801-004 consists of 5.00 (4.25 net) acres of vacant land located in government lots 120, 122, and 173 of Section 5, Township 22 South, Range 61 East, along the west side of south Las Vegas Boulevard between I-215 and Warm Springs Road in Clark County, Nevada. *See Tr., 8-29-12, p. 202, ll. 5-10; Record, SBE pages 17; 36-37; 40-42.*
- 5) The subject property, APN 177-05-801-013 consists of 3.50 acres of vacant land located in government lots 121 and 123 of Section 5, Township 22 South, Range 61 East, along the west side of south Las Vegas Boulevard between I-215 and Warm Springs Road in Clark County, Nevada. *See Tr., 8-29-12, p. 202, ll. 5-10; Record, SBE pages 18; 36; 38; 40-42.*
- 6) The subject property, APN 177-05-801-014 consists of 1.50 (.75 net) acres of vacant land located in government lot 174 of Section 5, Township 22 South, Range 61 East, along the west side of south Las Vegas Boulevard between I-215 and Warm Springs Road in Clark County, Nevada. The total net acreage for all three parcels is 9.60. *See Tr., 8-29-12, p.202, ll. 5-10; Record, SBE pages 19; 36; 39-42.*
- 5) The Clark County Board of Equalization (County Board) accepted the Assessor's recommendation to uphold the total taxable value of \$3,702,600, or \$10.00 per square foot, for the 2012-2013 secured roll. *See Record, SBE pages 12; 37-39; 53.*
- 6) The State Board found the Taxpayer did not present sufficient evidence to support values different from that established by the County Board and affirmed the decision of the County Board. *See Tr., 8-30-12, p. 207, l. 1-11.*
- 7) The assessed value as previously determined by the County Board is 35% of taxable value.
- 8) 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 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.

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