



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

BRIAN SANDOVAL
Governor

1550 College Parkway, Suite 115
Carson City, Nevada 89706-7921
Telephone (775) 684-2160
Fax (775) 684-2020

CHRISTOPHER G.
NIELSEN
Secretary

In the Matter of)

Nellis Hospitality, LLC)
APN: 140-05-803-014; 140-05-803-015)
Clark County, Nevada)
PETITIONER)

Case No. 12-300

Michele Shafe)
Clark County Assessor)
RESPONDENT)

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

NOTICE OF DECISION

Appearances

Michelle Russell appeared on behalf of Donovan Hospitality, LLC (Taxpayer).

Davy Key and Gary Relyea appeared on behalf of the Clark County Assessor's Office (Assessor).

Summary

The matter of the Taxpayer's petition for review of property exemption for the 2012-13 Secured Roll within Clark County, Nevada, came before the State Board of Equalization (State Board) for hearing in Las Vegas, Nevada, on August 31, 2012 after due notice to the Taxpayer and the Assessor.

The Taxpayer offered new evidence consisting of financial information regarding the commercial property. The State Board did not admit the new evidence into the record. *See Tr., 8-31-12, p. 220, ll. 11-23; NAC 361.739.*

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.
- 4) The subject property consists of two parcels improved with an 87 unit hotel doing business as Holiday Inn Express. The hotel contains 44,925 square feet, built in 2002; and located on 2.21 acres on North Nellis Boulevard near the intersection of Nellis and Las Vegas Boulevard North in North Las Vegas, Clark County, Nevada. *See Tr., 8-31-12, p. 219, l. 14 through p. 229, l. 2; Record, SBE pages 18-22.*
- 5) The Clark County Board of Equalization (County Board) accepted the Assessor's recommendation to reduce the taxable value of \$4,272,003 to \$3,948,603 for the 2012-2013 secured roll. *See Record, SBE pages 12 and 25.*
- 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., 8-31-12, p. 223, ll. 1-3.*
- 7) The State Board affirmed the decision of the County Board. *See Tr., 8-31-12, p. 223, ll. 1-10.*
- 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 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.

BY THE STATE BOARD OF EQUALIZATION THIS 28th DAY OF NOVEMBER, 2012.



Christopher G. Nielsen, Secretary
CGN/ter