STATE OF NEVADA
STATE BOARD OF EQUALIZATION
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BRIAN SANDOVAL
Governor

CHRISTOPHER G. NIELSEN
Secretary

In the Matter of	)	
	)	
Dillard's International	)	
Parcel Identifier 2204638	)	**Case No. 13-261 (2008-2009)**
Washoe County, Nevada	)	**Case No. 13-262 (2009-2010)**
PETITIONER	)	**Case No. 13-263 (2010-2011)**
	)	**Case No. 13-264 (2011-2012)**
Joshua Wilson	)	
Washoe County Assessor	)	
RESPONDENT	)	
	)	
Appeal of the Decision of the	)	
WASHOE COUNTY	)	
BOARD OF EQUALIZATION	)	

NOTICE OF DECISION

Appearances

James B. Robinson appeared on behalf of Dillard's International (Taxpayer).

Mark Stafford appeared on behalf of the Washoe County Assessor's Office (Assessor).

Summary

The matter of the Taxpayer's petition for review of personal property valuations for the 2008-2009, 2009-2010, 2010-2011, and 2011-2012 Unsecured Rolls within Washoe County, Nevada, came before the State Board of Equalization (State Board) for hearing in Carson City, Nevada, on August 20, 2013 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. *See Record, Case No. 13-261, SBE page 68.*

4) The subject property consists of machinery, equipment and fixtures located in a retail department store known as Dillard's, located on South Virginia Street, at the Summit Shopping Center, Washoe County, Nevada discovered as part of an audit conducted pursuant to NRS 361.767. *See Record, SBE pages 25-27; Tr., 8-20-13, p.77, ll. 1-5.*

5) The Assessor's estimated total taxable value for the 2008-2009 tax year is $9,780,871 for the 2009-2010 tax year, $8,907,400 for the 2010-2011 tax year, $7,955,846 and for the 2011-2012 tax year, $6,860,926. *See Record, Case No. 13-261, SBE pages 1 and 9; Case No. 13-262, SBE pages 1 and 9; Case No. 13-263, SBE pages 1 and 9; and Case No. 13-264, SBE pages 1 and 9.* The values were upheld by the Washoe County Board of Equalization (County Board). *See Record, Case No. 13-261, SBE Page 16; Case No. 13-262, SBE Page 11; Case No. 13-263, SBE Page 11 and Case No. 13-264, SBE Page 11.*

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., 8-20-13, p. 125, ll. 3-10.* The State Board found the cost approach was a more reliable and verifiable methodology than the sales comparison approach for valuation of specific installed personal property. *See Tr., 8-20-13, p. 120, l. 23 through p. 123, l. 14; p. 125, l. 21 through p. 126, l. 15.*

7) The State Board affirmed the decision of the County Board. *See Tr., 8-20-13, p. 127, l. 10 through p. 128, l. 4.*

8) The assessed value is 35% of the taxable value upheld by the State Board.

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 accepted jurisdiction to determine this matter. *See NRS 361.360(1).*

2) The Taxpayer and the Assessor are subject to the jurisdiction of the State Board.

3) The State Board has the authority to determine the taxable values in the State.

4) If the county assessor determines that certain personal property was not assessed, the assessor may assess the property based upon its taxable value in the year in which it was not assessed. *See NRS 361.767.*

5) If the county assessor determines that certain personal property was under assessed because it was incorrectly reported by the owner, the assessor may assess the property based upon its taxable value in the year in which it was under assessed. He or she may then send an additional tax bill for an amount which represents the difference between the reported value and the taxable value for each year. *See NRS 361.767.*

6) The assessments provided for in Conclusions of Law 4 and 5 may be made at any time within 3 years after the end of the fiscal year in which the taxes would have been due. The tax bill must specify the fiscal year for which the tax is due and the applicable rate and whether it is for property which was not assessed or for property which was under assessed. *See NRS. 361.767.*

7) The subject property is appraised at the proper taxable value in accordance with NRS 361.227, NAC 361.1371 and NAC 361.1375.

8) 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.

BY THE STATE BOARD OF EQUALIZATION THIS 31st DAY OF OCTOBER, 2013.

Christopher G. Nielsen, Secretary
CGN/ter