STATE OF NEVADA
STATE BOARD OF EQUALIZATION
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BRIAN SANDOVAL
Governor

CHRISTOPHER G. NIELSEN
Secretary

In the Matter of	)	
	)	
Cimarron Enterprises, Inc.	)	
APN: 162-21-315-538	)	
Clark County, Nevada	)	
PETITIONER	)	
	)	**Case No. 14-213**
Michele Shafe	)	
Clark County Assessor	)	
RESPONDENT	)	
	)	
Appeal of the Decision of the	)	
CLARK COUNTY	)	
BOARD OF EQUALIZATION	)	

NOTICE OF DECISION

Appearances

Marvin Lipschultz appeared on behalf of Cimarron Enterprises, Inc. (Taxpayer).

Brian Kelly appeared on behalf of the Clark County Assessor's Office (Assessor).

Summary

The matter of the Taxpayer's petition for review of property valuations for the 2014-15 Secured Roll within Clark County, Nevada, came before the State Board of Equalization (State Board) for hearing in Las Vegas, Nevada, on July 29, 2014 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. *Record, SBE page 27.*

4) The subject property is a 520 square foot condominium unit built in 2005 and located on the 36th floor of the MGM Signature Tower (Tower A), facing the Strip, on East Harmon Avenue in Las Vegas, Clark County, Nevada. *See Record, SBE pages 17, 19-21, 23; Tr., 7-29-14, p. 350, ll. 9-16.*

5) The Clark County Board of Equalization (County Board) ordered that the total taxable value for the subject property of $184,634 be upheld for the 2014-2015 secured roll. *See Record, SBE pages 9 and 24-25.*

6) The State Board found the Taxpayer did not present sufficient evidence to support values different from that established by the County Board. The State Board found the taxable value established by the Assessor was well supported by the comparable sales presented on SBE page 17 of the Record, particularly the 5 sales highlighted in yellow. Those sales were on the same floor as the subject, were of a similar size, and some had a similar view facing the Strip. *See Tr., 7-29-14, p. 358, ll. 13-20.*

7) The State Board affirmed the decision of the County Board. *See Tr., 7-29-14, p. 358, l. 23 through p. 3359, l.13.*

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 accepted jurisdiction to determine this matter.

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) 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 2014-2015 tax year. The assessed value is 35% of taxable value.

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 20th DAY OF OCTOBER, 2014.

Christopher G. Nielsen, Secretary
CGN/ter