



- 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 Record, SBE pages 46-48.*
- 4) The subject property is .52 acres of vacant land located in a cul-de-sac near the intersection of West Gowan Road and North Buffalo, zoned residential in Las Vegas, Clark County, Nevada. *See Record, SBE pages 23; Maps, SBE pages 26-28; Tr., 5-4-15, p. 286, ll. 17-20.*
- 5) The Clark County Board of Equalization (County Board) ordered that the total taxable value for the subject property of \$90,000 be reduced to \$75,000 for the 2015-2016 secured roll. *See Record, SBE pages 10 and 46; Tr. 5-4-15, p. 286, l. 21.*
- 6) The Taxpayer presented sufficient evidence to support a value different from that established by the County Board. The Taxpayer testified about the cost to cure deficiencies in the subject property in order to make it comparable to recently sold comparable properties. In particular, the cost to improve the vacant lot with sidewalk, curbs, street lights and so on to make it comparable to other improved lots would be \$25,798. *See Tr., 5-4-15, p. 298, l. 10 through p. 300, l. 20.*
- 7) The State Board found the taxable value of the subject property should be reduced to \$70,000, based on subtracting the cost to cure of \$25,798 from the sale price of the closest lot of \$92,000 and rounding up to \$70,000 from \$66,202. *See Tr., 5-4-15, p. 302, l. 6 through p. 305, l. 3.*
- 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, as adjusted, at the proper taxable value in accordance with NRS 361.227. 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 granted based on the above Findings of Fact and Conclusions of Law. The Clark County Comptroller is instructed to correct the assessment roll by adjusting the assessed valuation of the subject property as follows:

### 2015-2016 Secured Roll

Parcel Number 138-10-301-002	Taxable Value		Assessed Value	
	Established by County Board of Equalization	Revised By State Board	Established by County Board of Equalization	Revised by State Board
Land	\$75,000	\$70,000	\$26,250	\$24,500
<b>TOTAL</b>	<b>\$75,000</b>	<b>\$70,000</b>	<b>\$26,250</b>	<b>\$24,500</b>

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 16<sup>th</sup> DAY OF JULY, 2015.



Deonne Contine, Secretary  
DC/ter