

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. The Department provided evidence to show the Taxpayer received notice of the hearing. *See Record, SBE pages 81-83.*
- 4) The subject property consists of 4 parcels of vacant land containing a total of 7.11 acres, located near the corner of Decatur and Sunset with no frontage on either, zoned R-E/BDRP in Las Vegas, Clark County, Nevada, as follows:

APN 176-01-502-005	1.76 gross acres	1.76 net acres
APN 176-01-502-006	1.77 gross acres	1.48 net acres
APN 176-01-501-011	1.91 gross acres	1.91 net acres
APN 176-01-502-025	1.67 gross acres	1.67 net acres

See Record, SBE pages 38-41; Maps, SBE pages 62-64; Tr., 5-4-15, p. 305, l. 21 through p. 306, l. 1

- 5) The Clark County Board of Equalization (County Board) ordered that the total taxable value for the subject properties of \$2,267,083 be upheld for the 2015-2016 secured roll. *See Record, SBE pages 14 and 80; Tr. 5-4-15, p. 306, ll. 1-2.*
- 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 that recent activity in the Las Vegas Valley along the Beltway corridor supports the Assessor's estimated taxable value, and the comparable sales on pages 38-41 are similarly situated to the subject property with the same master plan and default zoning. *See Tr., 5-4-15, p. 18, ll. 5 through p. 19, l. 21.*
- 7) The State Board requested the Assessor to review the 2016-17 taxable values of the surrounding properties to ensure the subject property and surrounding property are equalized. *See Tr., 5-4-15, p. 19, ll. 17-21.*
- 8) The State Board affirmed the decision of the County Board. *See Tr., 5-4-15, p. 21, l. 13 through p. 23, l. 5.*
- 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.
- 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 for the 2015-2016 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 16th DAY OF JULY, 2015.



Deonne Contine, Secretary
DC/ter