

- 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 106-108.*
- 4) The subject property consists of 2 parcels of vacant land, fully fenced and used as a construction yard, containing a total of 34.63 net acres, located near the intersection of Rainbow Boulevard and the Blue Diamond Road in southwest Las Vegas, Clark County, Nevada. APN 176-23-701-010 is .38 acres and APN 176-23-701-013 is 34.25 acres. *See Record, SBE pages 64; Maps, 32-34; Tr., 5-5-15, p. 24, ll. 2-8.*
- 5) The Clark County Board of Equalization (County Board) ordered that the total taxable value for the subject property of \$3,601,520 be upheld for the 2015-2016 secured roll. *See Record, SBE pages 14 and 105; Tr. 5-5-15, p. 24, ll. 7-9.*
- 6) The Taxpayer presented sufficient evidence to support a value different from that established by the County Board. The State Board found the sales should be adjusted for size, location, access and shape in order to be comparable to the subject property. The value per square foot for the land should be \$2.15 per square foot based on comparable properties. *See Tr., 5-5-15, p.43, l. 14 through p. 50, l. 20.*
- 7) The State Board found the taxable value of the subject property, including both parcels, should be reduced to \$3,243,238 or \$2.15 per square foot. *See Tr., 5-5-15, p. 50, l. 20 through p. 51, l. 20.*
- 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 adjusted 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 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 176-23-701-010, 176-23-701-013	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	\$3,601,520	\$3,243,238	\$1,260,532	\$1,135,133
TOTAL	\$3,601,520	\$3,243,238	\$1,260,532	\$1,135,133

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