



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

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Governor

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DEONNE CONTINE
Secretary

In the Matter of)
)
 Fourteen SAC Self-Storage Corp.)
 APN: 138-12-101-004, 138-12-101-005)
 Clark County, Nevada)
 PETITIONER)
)
 Michele Shafe)
 Clark County Assessor)
 RESPONDENT)
)
 Appeal of the Decision of the)
 CLARK COUNTY)
 BOARD OF EQUALIZATION)

Case No. 15-158

NOTICE OF DECISION

Appearances

No one appeared on behalf of Five SAC 905, LLC (Taxpayer).
Mary Ann Weidner 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 2015-16 Secured Roll within Clark County, Nevada, came before the State Board of Equalization (State Board) for hearing in Henderson, Nevada, on May 5, 2015 after due notice to the Taxpayer and the Assessor.

Taxpayer **Fourteen SAC Self-Storage Corp.** submitted **new evidence** consisting of e-mails and notes to consolidated financial statements indicating ownership and authorization of the agent. The evidence was timely filed as required by NAC 361.739(1)(b). The State Board did not admit the new evidence for case 15-158 into the record.

Pursuant to NAC 361.7014, the Secretary to the State Board examined the petition of the Taxpayer, and found the Taxpayer's appeal was for the tax year 2015-2016. Although the appeal was filed timely to the State Board, the Clark County Board of Equalization ("County Board"), The County Board did not accept jurisdiction to hear the case. The question before the State Board is whether the

County Board had a preponderance of the evidence before it to support its decision to not accept jurisdiction.

The State Board, having considered all evidence, documents and testimony pertaining to the decision of the County Board to deny jurisdiction, 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. The Department provided evidence to show the Taxpayer received notice of the hearing. *See Record, SBE pages 59-61; Tr., 5-5-15, p. 280, ll. 8-10.*
- 4) Pursuant to NRS 361.340(11), every appeal to the county board must be filed not later than January 15th. A tax agent included with the appeal to the Clark County Board of Equalization (County Board), an agent authorization form dated January 5, 2014. *See Record, SBE page 39.* The County Board did not accept jurisdiction to hear the case because the relationship between the signatory on the letter of authorization, Douglas Fisk, and the owner of the property could not be verified within the timeframe required by NRS 361.362. *See Record, SBE 33 and 40-46; 60.*
- 5) The State Board found the County Board had a preponderance of evidence before it to support the decision it made. The State Board affirmed the decision of the County Board. *See Tr., 5-5-15, p. 281, ll. 1-13.*
- 6) 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 Taxpayer failed to appear at the hearing. Pursuant to NAC 361.708, the State Board proceeded with the hearing.
- 4) A preponderance of the evidence is defined as whether "the fact sought to be proved is more probable than not." *Kent K. v. Bobby M., 110 P.3rd 1013, 1018 (Ariz., 1995).* Based on the State Board's finding that the County Board's decision to not take jurisdiction was supported by a preponderance of the evidence, and the Taxpayer did not overcome the burden to show the County Board's decision was not supported by a preponderance of the evidence, the State Board upheld the decision of the County Board.
- 5) NRS 361.362 states that at the time a person files an appeal pursuant to NRS 361.356, 361.357 or 361.360 on behalf of the owner of a property, the person shall provide to the county board of equalization or the State Board of Equalization, as appropriate, written authorization from the

owner of the property that authorizes the person to file the appeal concerning the assessment that was made. If the person files the appeal in a timely manner without the written authorization required by this section, the person may provide that written authorization within 48 hours after the last day allowed for filing the appeal.

- 6) 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