



STATE OF NEVADA  
STATE BOARD OF EQUALIZATION

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DEONNE CONTINE  
*Secretary*

In the Matter of )

Steve Pron dba )  
KTR LVIV LLC )  
APN: 161-31-310-009 )  
Clark County, Nevada )  
PETITIONER )

Case No. 15-189

Michele Shafe )  
Clark County Assessor )  
RESPONDENT )

Appeal of the Decision of the )  
CLARK COUNTY )  
BOARD OF EQUALIZATION )

**NOTICE OF DECISION**

***Appearances***

Brett Dusek of Ryan, LLC appeared on behalf of Steve Pron dba KTR LVIV, LLC (Taxpayer).

Tom Verheyen and Brian Lemons 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.

The Assessor requested the comments regarding sales of property from case number 15-188 be incorporated into the record of the current case. *See Tr., 5-5-15, p. 240, ll. 6-8 referencing Tr., 5-5-15, p. 227, l. 11 through p. 234, l. 8.*

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. The Department provided evidence to show the Taxpayer received notice of the hearing. *See Record, SBE pages 88-90.*
- 4) The subject property is a 58,556 square foot industrial flex building, built in 1998, part of the Arrowhead Commerce Center, a multi-tenant industrial park located approximately one mile east of McCarran International Airport on 4.85 acres located on Patrick Lane, Paradise, Clark County, Nevada. *See Record, SBE pages 61; Maps, SBE pages 72-74; Tr., 5-5-15, p. 234, l. 19 through p. 235, l. 2.*
- 5) The Clark County Board of Equalization (County Board) ordered that the total taxable value for the subject property of \$3,357,832 be upheld for the 2015-2016 secured roll. *See Record, SBE pages 14 and 87; Tr. 5-5-15, p.235, ll. 3-5.*
- 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 examined the 18% vacancy loss rate, 12% expense rate and 8.25% capitalization rate and found all the components of the income indicator of value to be reasonable and market based. In addition, the State Board found the taxable value was supported by comparable sales. *See Tr., 5-5-15, 243, l. 11 through p. 244, l. 3.*
- 7) The State Board affirmed the decision of the County Board. *See Tr., 5-5-15, p. 244, ll. 4-16.*
- 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 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 16<sup>th</sup> DAY OF JULY, 2015.



Deonne Contine, Secretary  
DC/ter