



- 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 48-50.*
- 4) The subject property is a condominium unit containing 3,515 square feet, containing 3 bedrooms and 4 baths, and located on the twelfth floor of Park Tower Condominiums, 1 Hughes Center, Paradise, Clark County, Nevada. *See Record, SBE pages 24-25; Maps, SBE pages 43-45; Tr., 5-4-15, p. 220, ll. 6-11.*
- 5) The Clark County Board of Equalization (County Board) ordered that the total taxable value for the subject property of \$1,686,572, be upheld for the 2015-2016 secured roll. *See Record, SBE pages 13 and 47; Tr. 5-4-15, p. 220, ll. 12-14.*
- 6) The State Board incorporated the testimony and analysis from State Board case number 15-209, My Residence LLC, which is a property in the same Park Tower into the record of the current case. *See Tr., 5-4-15, p. 230, ll. 5-7.*
- 7) The State Board found the Taxpayer did not present sufficient evidence to support values different from that established by the County. Based on the testimony and evidence in the current case and also case number 15-209, some of the properties presented by the Taxpayer were difficult to compare to the subject property, were listings, or were conveyed by quitclaim deed. The State Board found the recent comparable sales shown on page 25 of the record of the current case supported the value established by the County Assessor. *See Tr., 5-4-15, p. 228, l. 13 through p. 229, l. 21.*
- 8) The State Board affirmed the decision of the County Board. *See Tr., 5-4-15, p. 230, ll. 2-14.*
- 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 16<sup>th</sup> DAY OF JULY, 2015.



Deonne Contine, Secretary  
DC/ter