



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

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Governor

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DEONNE CONTINE
Secretary

In the Matter of)

Lost Wages, LLC)
APN: 162-16-814-034)
Clark County, Nevada)
PETITIONER)

Michele Shafe)
Clark County Assessor)
RESPONDENT)

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

Case No. 15-216

NOTICE OF DECISION

Appearances

Nick Ruiz of Paradigm Tax Group appeared on behalf of Lost Wages, LLC (Taxpayer).

Stephanie Jones 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 4, 2015 after due notice to the Taxpayer and the Assessor.

The Assessor requested the comments previously made in Case No. 15-209, 15-210, 15-211, and 15-213 be incorporated into the record of the current case.

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 54-56.*
- 4) The subject property is a condominium unit containing 2,126 square feet, containing 2 bedrooms, 2 and a half baths, and located on the 6th floor of Park Tower Condominiums, 1 Hughes Center, Paradise, Clark County, Nevada. *See Record, SBE pages 28-29; Maps, SBE pages 49-51; Tr., 5-4-15, p. 241, ll. 15-21.*
- 5) The Clark County Board of Equalization (County Board) ordered the total taxable value for the subject property of \$832,074, be upheld for the 2015-2016 secured roll. *See Record, SBE pages 14 and 53; Tr. 5-4-15, p. 241, ll. 21-23.*
- 6) The State Board incorporated the testimony and analysis from State Board case number 15-209, My Residence LLC, case numbers 15-210, 15-211, and 15-213, Lost Wages, LLC, all properties in the same Park Tower, into the record of the current case. *See Tr., 5-4-15, p. 250, ll. 22-25.*
- 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 numbers 15-209, 15-210, 15-211, and 15-213, 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 29 of the record of the current case supported the value established by the County Assessor. *See Tr., 5-4-15, p. 250, ll. 6-19.*
- 8) The State Board affirmed the decision of the County Board. *See Tr., 5-4-15, p. 250, l.22 through p. 251, l. 7.*
- 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