



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

BRIAN SANDOVAL
Governor

1550 College Parkway, Suite 115
Carson City, Nevada 89706-7921
Telephone (775) 684-2160
Fax (775) 684-2020

DEONNE CONTINE
Secretary

In the Matter of)
)
PN II, Inc.)
APN: 125-33-414-001 through 125-33-414-011)
Clark County, Nevada)
PETITIONER)
)
Michele Shafe)
Clark County Assessor)
RESPONDENT)
)
Appeal of the Decision of the)
CLARK COUNTY)
BOARD OF EQUALIZATION)

Case No. 15-239

NOTICE OF DECISION

Appearances

Michael P. Killion appeared on behalf of PN II, Inc. (Taxpayer).

Darrel Prawalsky and 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 2014-15 Supplemental Unsecured Roll within Clark County, Nevada, came before the State Board of Equalization (State Board) for hearing in Las Vegas, Nevada, on June 1, 2015 after due notice to the Taxpayer and the Assessor.

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 page 74.*
- 4) The subject property consists of 11 fully improved lots having an average size of .44 acres, for a total acreage of 5.07, located in the northwest portion of Las Vegas near Lone Mountain and North Durango Drive, Clark County, Nevada. *See Record, SBE page 50; Map page 55; Tr., 6-1-15, p. 358, l. 21 through p. 359, l. 1.*
- 5) The Clark County Board of Equalization (County Board) ordered the total taxable value for the subject property of \$825,000 be upheld for the 2014-2015 Supplemental Unsecured roll. *See Record, SBE pages 13 and 71.*
- 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 tested the taxable value with a land to building sales ratio analysis and found that comparing the vacant land taxable value of \$75,000 to the total sales price was roughly 12%, which was less than the typical land to building ratio. The State Board found the \$75,000 taxable value does not exceed market value. *See Tr., 6-2-15, p. 368, l. 9 through p. 369, l. 8.*
- 7) The State Board affirmed the decision of the County Board. *See Tr., 6-2-15, p. 369, ll. 12-25.*
- 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 and NAC 361.118 for the 2014-2015 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 31st DAY OF AUGUST, 2015.



Deonne Contine, Secretary
DC/ter