



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

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Governor

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DEONNE CONTINE
Secretary

In the Matter of)	
)	
Valley View 4 LLC)	
APN: 162-06-502-019)	
Clark County, Nevada)	
PETITIONER)	
)	Case No. 15-243
Michele Shafe)	
Clark County Assessor)	
RESPONDENT)	
)	
Appeal of the Decision of the)	
CLARK COUNTY)	
BOARD OF EQUALIZATION)	

NOTICE OF DECISION

Appearances

Michael P. Killion appeared on behalf of Las Vegas Self Storage, Inc. (Taxpayer).

Rose Livingston 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 2015-16 Secured Roll within Clark County, Nevada, came before the State Board of Equalization (State Board) for hearing in Las Vegas, Nevada, on June 2, 2015 after due notice to the Taxpayer and the Assessor.

The Taxpayer withdrew new evidence previously offered. *See Tr., 6-2-15, p. 326, ll. 16-19.*

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 40.*
- 4) The subject property is a two story office complex containing 41,853 square feet, constructed in 1992. It is located at 1210 S Valley View, south of Charleston Avenue in Clark County, Nevada. *See Record, SBE page 24 and Maps, pages 31-33; Tr., 6-2-15, p. 327, ll. 1-5.*
- 5) The Clark County Board of Equalization (County Board) ordered the total taxable value for the subject property of \$3,180,826 be upheld for the 2015-2016 secured roll. *See Record, SBE pages 12 and 38; Tr. 6-2-15, p. through 327, ll. 4-5.*
- 6) The Taxpayer presented sufficient evidence to support a value different from that established by the County Board. The State Board found the expenses used by the Assessor at \$2.55 per square foot does not reflect full-service gross income. The State Board further found the actual effective gross income from the rent roll of \$499,180 less \$6 per square foot expenses submitted by the Taxpayer was appropriate to use. The State Board then tested the taxable value using the income approach by capitalizing an adjusted net operating income of \$248,062 by a capitalization rate of 8-1/2%, resulting in an adjusted taxable value of \$2,918,376. *See Tr., 6-2-15, p. 333, l. 15 through p. 335, l. 24.*
- 7) The State Board found the taxable value of the subject property should be reduced to \$2,918,376 with the taxable value of the land remaining the same and the obsolescence applied to the improvements. *See Tr., 6-2-15, p. 335, l. 25 through p. 336, l. 15.*
- 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, as adjusted, at the proper taxable value in accordance with NRS 361.227. 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 granted based on the above Findings of Fact and Conclusions of Law. The Clark County Comptroller is instructed to correct the assessment roll by adjusting the assessed valuation of the subject property as follows:

2015-2016 Secured Roll

Parcel Number 162-06-502-019	Taxable Value		Assessed Value	
	Established by County Board of Equalization	Revised By State Board	Established by County Board of Equalization	Revised by State Board
Land	\$519,846	\$519,846	\$181,946	\$181,946
Improvements	\$2,660,980	\$2,398,530	\$931,343	\$839,486
TOTAL	\$3,180,826	\$2,918,376	\$1,113,289	\$1,021,432

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