



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

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SHELLIE HUGHES
Secretary

In the Matter of)
) Case No. 22-111
APN: 123-28-610-002)
)
Tropical Vegas Industrial Owner LLC)
PETITIONER)
)
v.)
)
Clark County Assessor,)
RESPONDENT)
)
Appeal from Decision of the Clark County)
Board of Equalization)

NOTICE OF DECISION

Appearances

James Poliyanskiy appeared on behalf of the Petitioner, Tropical Vegas Industrial Owner LLC. (Taxpayer).

Cindee Robaina, Jaime Jacobs and Stephanie Jones appeared on behalf of the Respondent, Clark County Assessor (Assessor).

Summary

The matter of the Taxpayer's petition for review of property valuation for real property on the 2022-2023 secured roll came before the State Board of Equalization (State Board) for hearing in Las Vegas, Nevada on July 20, 2022. The Clark County Board of Equalization (County Board) heard Taxpayer's property tax appeal on February 17, 2022. The County Board upheld the Assessor's taxable value of \$100,165,992 for parcel #123-28-610-002 for the 2022-2023 secured roll.

The State Board, having considered all evidence, documents and testimony pertaining to the taxable value of the subject property, 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. Taxpayer and 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.

4. Taxpayer has the burden of proof pursuant to NAC 361.741.

5. The subject property is located at 5802 Tropical Pkwy with I-15 frontage in the North Las Vegas Industrial Submarket (Amazon is the tenant). The subject property consists of 857,094 square foot concrete tilt-up warehouse that was built in 2021 and is situated on 62.49 acres.

6. Taxpayer's opinion of value is \$92,000,000 based on the market rent being \$0.50 per square foot or approximately \$6 per year.

7. Taxpayer did not provide income information, so market data was used.

8. Taxpayer presented evidence of the cost approach to test the reasonableness of the income approach at \$6 a square foot market rent.

9. Taxpayer's cost approach includes tenant improvements of about \$5,000,000 that would not be the developer's responsibility.

10. Assessor presented evidence of comparable sales that exceed the Assessor's taxable value.

11. Assessor values the subject property consistent with comparable properties in Clark County.

12. Assessor provided lease comparables ranging from \$0.48 to \$0.88 with a triple net lease rate of \$0.60 per square foot.

13. 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. Taxpayer and Assessor are subject to the jurisdiction of the State Board.

2. The State Board has the authority to determine the taxable values in the State.

3. Taxpayer failed to meet its burden to show the County Board's decision was in error.

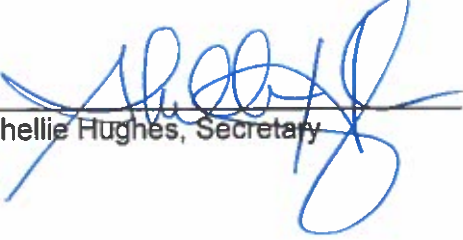
4. The taxable value for the subject property did not exceed full cash value as indicated by the comparable sales analysis and income approach.

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

Based on the above Findings of Fact and Conclusions of Law and a preponderance of the evidence, the State Board decided by a unanimous vote to uphold the County Board's decisions for the 2022-2023 secured roll. The Petition is denied.

BY THE STATE BOARD OF EQUALIZATION THIS 14th DAY OF September, 2022.



Shellie Hughes, Secretary