



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

STEVE SISOLAK
Governor

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SHELLIE HUGHES
Secretary

In the Matter of)	Case No. 22-116
)	
APN(S): 009-08-510-001 and 92 Additional Parcels)	
)	
Coyote Springs Nevada LLC & Coyote Springs Investment LLC)	
PETITIONER)	
)	
v.)	
)	
Clark County Assessor, RESPONDENT)	
)	
Appeal from Decision of the Clark County Board of Equalization)	

NOTICE OF DECISION

Appearances

Emilia K. Cargill appeared on behalf of the Petitioner, Coyote Springs Nevada LLC & Coyote Springs Investment LLC. (Taxpayer).

Troy Campa 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 22, 2022. The County Board reduced the Assessor's taxable value from \$11,595,617 to \$10,492,375 based on the information provided and reduced the value of improvements to \$1,162,680 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 consists of 93 parcels located in Coyote Springs totaling 9,495.24 acres. Coyote Springs is a master-planned community located on Hwy 93 between Hwy 168 and the Lincoln County border. This is about 30 miles from Interstate 15.
6. The subject property consists of 5,320.19 acres valued at \$500 per acre, 3,424.49 acres valued at \$1,000 per acre, 417.84 acres valued at \$2,000 per acre, 138.17 acres valued at \$4,000 per acre and 194.55 acres valued at \$10,000 per acre.
7. Taxpayer requested a reduction in the taxable value to \$100 per acre based on the lack of a sustainable water supply for development due to the State Engineer's issuance of Order 1309.
8. Order 1309 limits the use of groundwater permits owned by Taxpayers for development.
9. Assessor's taxable value ranges from \$500 to \$10,000 an acre based on location and proximity to Coyote Springs golf course and are the same as the values set by the State Board last year.
10. Assessor presented evidence of bulk sales in Clark County stating there are no truly comparable sales or listings for similar property. The Assessor did provide seven large acreage sales from remote areas of Clark County which ranged in size from 79 acres to 681 acres.
11. Assessor presented the 2020 grant proposal from Clark County to acquire approximately 6,900 acres of the Coyote Springs property for \$35,000,000 which was to include water rights was declined by the Taxpayer.
12. 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. The evidence does not support reducing the taxable value to \$100 per acre.
4. No evidence supports a reduction to the improvement value of the subject property,
5. The evidence supports a reduction to the land values for a portion of the subject property as follows: 138.17 acres valued at \$4,000 reduced to \$2,000 per acre and 194.55 acres valued at \$10,000 reduced to \$2,000 per acre, with no change to the remaining parcels.

6. 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 reduce the total land value to \$7,585,705 and no change to the improvement value of \$1,162,680 for a total taxable value of \$8,748,385. The Petition is granted as set forth in this Decision.

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



Shellie Hughes, Secretary