

RECEIVED

March 6, 2025

STATE OF NEVADA
DEPARTMENT OF TAXATION

Nevada State Board of Equalization
ASSESSOR Petition for Appeal from
the Decision of the County Board of Equalization

If you have questions about this form or the appeal process, please call: (775) 684-2160
 Email completed form to: stateboard@tax.state.nv.us or Fax (775) 684-2020
 Mail: State Board of Equalization, 3850 Arrowhead Dr, Carson City, NV, 89706

PROPERTY OWNERS MUST NOT USE THIS FORM. USE FORM 5101SBE

Please Print or Type:

Part A. ASSESSOR INFORMATION

NAME OF ASSESSOR AND COUNTY TITLE: Briana Johnson, Clark County Assessor					
NAME OF ASSESSOR REPRESENTATIVE Fred Vandover				TITLE Deputy Assessor	
MAILING ADDRESS (STREET ADDRESS OR P.O. BOX) 500 S. Grand Central Pkwy Suite 2091				EMAIL ADDRESS: fvan@clarkcountynv.gov	
CITY Las Vegas	STATE NV	ZIP CODE 89155	DAYTIME PHONE 702-455-6272	ALTERNATE PHONE 702-455-3891	FAX NUMBER 702-868-2568

Part B. PROPERTY OWNER AND RESPONDENT INFORMATION

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL: D P GROUP FIVE L L C					
NAME OF RESPONDENT (IF DIFFERENT THAN PROPERTY OWNER LISTED ABOVE): D. Pankey				TITLE Owner	
MAILING ADDRESS OF RESPONDENT (STREET ADDRESS OR P.O. BOX) 1332 Enchanted River Dr				EMAIL ADDRESS: ferleoinc@yahoo.com	
CITY Henderson	STATE NV	ZIP CODE 89012	DAYTIME PHONE 702-339-9611	ALTERNATE PHONE 702-656-3255	FAX NUMBER

Part C. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person.

- ☐ Sole Proprietorship ☐ Trust ☐ Corporation
☒ Limited Liability Company (LLC) ☐ General or Limited Partnership ☐ Government or Governmental Agency
☐ Other, please describe: _____

The organization described above was formed under the laws of the State of _____.

The organization described above is a non-profit organization. ☐ Yes ☐ No

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS 714	STREET/ROAD E. Nelson Ave UT A	CITY (IF APPLICABLE) North Las Vegas	COUNTY Clark
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2. Enter Applicable APN or Account Number from assessment notice or taxbill:

ASSESSOR'S PARCEL NUMBER (APN) 139-14-410-068	ACCOUNT NUMBER
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3. Does this appeal involve multiple parcels? Yes ☐ No ☒

List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels:	Multiple parcel list is attached. <input type="checkbox"/>
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4. Check Property Use Type: ☒

<input type="checkbox"/> Vacant Land	<input type="checkbox"/> Mobile Home (Not on foundation)	<input type="checkbox"/> Mining Property
<input checked="" type="checkbox"/> Residential Property	<input type="checkbox"/> Commercial Property	<input type="checkbox"/> Industrial Property
<input type="checkbox"/> Multi-Family Residential Property	<input type="checkbox"/> Agricultural Property	<input type="checkbox"/> Personal Property
<input type="checkbox"/> Possessory Interest in Real or Personal property		

5. Check Year and Roll Type of Assessment being appealed: ☒

<input checked="" type="checkbox"/> 2025-2026 Secured Roll	<input type="checkbox"/> 2024-2025 Unsecured Roll	<input type="checkbox"/> 2024-2025 Supplemental Roll
<input type="checkbox"/> 2025-2026 Centrally-assessed Roll	<input type="checkbox"/> 2024-2025 Net Proceeds Roll	

Other years being appealed: _____

Be prepared to cite the legal authority, if any, that permits the State Board to consider appeals of taxable value from prior years.

Part E. VALUE OF PROPERTY

Property Type	As established by County Board of Equalization		Assessor: What is the value you seek? Write N/A on each line for values which are not being appealed.	
	Taxable Value	Assessed Value	Taxable Value	Assessed value
Land	42,000	14,700	42,000	14,700
Buildings	39,419	13,797	87,985	30,795
Personal Property				
Total	81,419	28,497	129,985	45,495

Part F. TYPE OF APPEAL

Check box which best describes the authority of the State Board to take jurisdiction to hear the appeal.

☒ NRS 361.360(1); NRS 361.400(2): The value of real or personal property is being appealed; the Petitioner is aggrieved at the action of the County Board or the failure of the County Board to equalize resulting in overvaluation of property or undervaluation or non-assessment of other property.

☐ NRS 361A.240(2)(b): The under-or-over valuation of open-space use property is being appealed

☐ NRS 361A.273(1): This is an appeal of a determination that agricultural property has been converted to a higher use and for valuations for deferred tax years; the notice of conversion from the assessor was received after July 1 and before December 16 and the appeal was heard by the County Board.

☐ NRS 361.360(1); NAC 361.747(2)(c): The property was denied an exemption that is allowed by law. If so, describe the applicable exemption: _____


☐ Other reason, please describe. _____

Part G. ATTACH A BRIEF STATEMENT OR LETTER DESCRIBING THE ISSUES AND CONTENTIONS IN THIS APPEAL.**Part H. COUNTY APPEAL INFORMATION**

County in which appeal was heard: Clark	County Case Number: 00405	Date Heard by County: 02/10/2025
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VERIFICATION

I verify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief.


 Petitioner Signature

Deputy Assessor
 Title

03/06/2025
 Date



BRIANA JOHNSON, CLARK COUNTY ASSESSOR

500 S. Grand Central Pkwy. 2nd Floor, Las Vegas, NV 89155
Email: AOCustomerServiceRequests@ClarkCountyNV.gov
Office: 702-455-3882 | ClarkCountyNV.gov/Assessor

MARY ANN WEIDNER
Deputy Director of Assessment Services

March 6, 2025

Nevada State Board of Equalization
3850 Arrowhead Dr.
Carson City, NV 89706

Subject: Appeal of County Board of Equalization Decision

Dear Members of the Nevada State Board of Equalization,

I am writing to formally appeal the decision made by the Clark County Board of Equalization regarding Case #405, which involves an equity appeal concerning two townhomes.

This appeal compared two properties of identical use but differing ages: the appellant's townhome, constructed in 1996, and a property built in 1971. While the Clark County Board of Equalization ruled in favor of the appellant, I respectfully contend that critical factors—namely, age and depreciation—were overlooked in the equity assessment. These elements are essential to achieving equity, as properties with significant age differences naturally vary in depreciation, structural integrity, and overall market appeal.

Under **NRS 361.356**, property owners may appeal assessments if they believe their property was valued higher than another property of the same use in a comparable location. While this statute emphasizes equal treatment, it does not negate the influence of age or depreciation on assessed values. As such, the newer townhome, built in 1996, justifiably holds a higher value due to its reduced depreciation and improved construction standards compared to the 1971 property.

Furthermore, **NRS 361.227** stipulates that the taxable value of improvements must account for depreciation, calculated at 1.5% of the replacement cost per year of adjusted actual age. By overlooking this statutory requirement, the equity assessment between these two properties does not fully comply with legal standards.

Additionally, **NAC 361.128** and **NAC 361.127** provide clear procedural guidance for calculating replacement costs and accounting for variations in property quality and use. These regulations underscore the necessity of considering age and depreciation to ensure fair assessments.

Finally, to ensure a comprehensive evaluation, a thorough sales comparison was conducted. This analysis confirmed that the current assessed taxable value of the appellant's property does not exceed its full cash or market value.

Given these points, I respectfully request that the Nevada State Board of Equalization reevaluate this decision. A consistent, equitable approach that accounts for age and depreciation will uphold fairness and guide future cases effectively. Thank you for your time and attention.

Sincerely,

Fred Vandover

service integrity respect accountability excellence leadership

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

COUNTY RECORD

**State Board of Equalization Records Request
Preference of Order**

CLARK COUNTY BOARD OF EQUALIZATION

GENERAL INDEX

CBOE Case #: [405](#)
SBOE Case #: [25-119](#)
Parcel #: [139-14-410-068](#)
CBOE Hearing Date: [February 10, 2025](#)
Petitioner: [Clark County Assessor](#)
Respondent: [D P GROUP FIVE L L C](#)

1. Clerk's Certification of Copy
2. Petition for Review of Assessed Valuation
3. Evidence of Mailing Notice of Hearing
4. Notice of Decision
5. Petitioner's Exhibits
6. Assessor's Exhibits
7. Audio and Video Evidence (will be transmitted separately)
8. Minutes (see pertinent pages dated [February 10, 2025](#))

CERTIFICATION OF COPY

STATE OF NEVADA)
)§
COUNTY OF CLARK)

I, LYNN MARIE GOYA, the duly qualified and acting Clerk of Clark County, in the State of Nevada, and Ex-Officio Clerk of the Clark County Board of Equalization, do hereby certify that the foregoing is a true, full and correct copy of the original now on file and of record in this office:

CBOE Case #: **405**
Hearing Date: **February 10, 2025**
Parcel #: **139-14-410-068**
Petitioner: **Clark County Assessor**



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Clark County at my office, Las Vegas, Nevada, May 22, 2025..



Lynn Marie Goya, Clark County Clerk

01062025



APPEAL FORM # 25-00405

Clark County Board of Equalization

PETITION FOR REVIEW OF TAXABLE VALUATION

Submit this Petition Form no later than 5 p.m. of the date due. Most types of appeals must be filed no later than January 15th. If the appeal involves valuation of property escaping taxation, or a determination that agricultural property has been converted to a higher use, a different due date may apply.

Please Print or Type:

Part A. PROPERTY OWNER/PETITIONER INFORMATION (Agents Information to be completed in Part H)

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX ROLL

D P GROUP FIVE LLC

NAME OF PETITIONER (IF DIFFERENT FROM PROPERTY OWNER)

Dennis Pankay

TITLE

OWNER

MAILING ADDRESS OF PETITIONER (STREET ADDRESS OR P.O. BOX)

1332 Enchanted River DR

EMAIL ADDRESS

Ferleone@yahoo.com

CITY

Henderson

STATE

NV

ZIP CODE

89012

DAYTIME PHONE

702-359-9611

ALTERNATE PHONE

702-656-3851

FAX NUMBER

NONE

Part B. PROPERTY OWNER ENTITY DESCRIPTION

Check organization type which best describes the Property Owner if an entity and not a natural person. Natural persons may skip Part B.

☐ Sole Proprietorship

☐ Trust

☐ Corporation

☒ Limited Liability Company (LLC)

☐ General or Limited Partnership

☐ Government or Governmental Agency

☐ Other, please describe:

The organization described above was formed under the laws of the State of _____

The organization described above is a non-profit organization ☐ Yes ☐ No

Part C. RELATIONSHIP OF PETITIONER IN PART C TO PROPERTY OWNER IN PART A

Check box which best describes the relationship of Petitioner to Property Owner: ☐ Additional information may be necessary. Please see Instructions.

☒ Self

☐ Trustee of Trust

☐ Employee of Property Owner

☐ Co-owner, Partner, Management Member

☐ Officer of Company

☐ Employee or Officer of Management Company

☐ Employee, Officer, or Owner of Lessee of leasehold, possessory interest, or beneficial interest in real property.

☐ Other, please describe:

Part D. PROPERTY IDENTIFICATION INFORMATION

1. Enter Physical Address of Property:

ADDRESS	STREET/ROAD	CITY (IF APPLICABLE)	COUNTY
714 E	NELSON AVE	NORTH LAS VEGAS	CLASO
PURCHASE PRICE:		PURCHASE DATE:	
\$21,000		04-94	

2. Enter Applicable Assessor Parcel Number or Personal Property Account Number from assessment notice or tax bill:

ASSESSOR'S PARCEL NUMBER (APN)	ACCOUNT NUMBER
139-14-410-068	NONE

3. Does this appeal involve multiple parcels? Yes ☐ No ☒

List multiple parcels on a separate, letter-sized sheet.

If yes, enter number of parcels:

N/A

Multiple parcel list is attached.

Appeals must be single parcels unless multiple contiguous parcels act as a single unit.

4. Check Property Type: ☒

☐ Vacant Land

☒ Residential Property

☐ Multi-Family Residential Property

☐ Possessory Interest in Real or Personal property

☐ Mobile Home (Not on foundation)

☐ Commercial Property

☐ Agricultural Property

☐ Mining Property

☐ Industrial Property

☐ Personal Property

☐ Exemption

5. Check Year and Roll Type of Assessment being appealed:

☒ 25-26 Secured Roll

Part E. VALUE OF PROPERTY

Property Owner: What is the value you seek? Write N/A on each line for values which are not being appealed. See NRS 361.025 for the definition of Full Cash Value.

Property Type	Assessor's Taxable Value	Owner's Opinion of Value
Land	17,500	should be
Buildings	11,930	same as other
Personal Property	N/A	3 Bedroom in
Possessory interest in real property		complex that
Exempt Value	0	is what appraised
		values
Total	129,985	For 30 years I've been

CBOE APPEAL FORM - Approved by SBOE on 11/20/2015

COMPLETE BOTH PAGES OF THIS FORM

paying twice as much!

01062025

APPEAL FORM # 25-00405

Part F. TYPE OF APPEAL

Check box which best describes the authority of the County Board to take jurisdiction to hear the appeal.

- ☐ NRS 361.357: The full cash value of my property is less than the computed taxable value of the property.
- ☐ NRS 361.356: My property is assessed at a higher value than another property that has an identical use and a comparable location to my property.
- ☐ NRS 361.355: My property is overvalued because other property within the county is undervalued or not assessed; and have attached the proof showing the owner, the location, the description and the taxable value of the undervalued property.
- ☐ NRS 361.155: I request a review of the Assessor's decision to deny my claim for exemption from property taxes.
- ☐ NRS 361A.280: The Assessor has determined my agricultural property has been converted to a higher use and that deferred taxes are now due.
- ☐ NRS 361.769: My property has been assessed as property escaping taxation for this year and/or prior years.

Part G. WRITE A STATEMENT DESCRIBING THE FACTS AND/OR REASONS FOR YOUR APPEAL, REQUEST FOR REVIEW OR COMPLAINT. (ATTACH A SEPARATE PAGE IF MORE ROOM IS NEEDED)

I'm paying two times what other unit in area is ARE paying purchased 1994.

CERTIFICATION

I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and that I am either (1) the person who owns or controls taxable property, or possesses in its entirety taxable property, or the lessee or user of a leasehold interest, possessory interest, beneficial interest or beneficial use, pursuant to NRS 361.334; or (2) I am a person employed by the Property Owner or an affiliate of the Property Owner and I am acting within the scope of my employment. If Part H below is completed, I further certify I have authorized the agent named therein to represent the Property Owner as stated and I have the authority to appoint the authorized agent named in Part H.

<i>Dennis Pankoff</i>	<i>owner</i>
Owner/Petitioner Signature	Title
<i>Dennis Pankoff</i>	<i>12.30.24</i>
Print Name of Owner/Petitioner	Date

Part H. AUTHORIZATION OF AGENT

Complete this section only if an agent, including an attorney, has been appointed to represent the Property Owner/Petitioner in proceedings before the County Board. Read instructions for further information.

I hereby authorize the agent whose name and contact information appears below to file a petition to the Clark County Board of Equalization and to contest the value and/or exemption established for the properties named in Part D(2) of this Petition.

I further authorize the agent listed below to receive all notices and decision letters related thereto; and represent the Petitioner in all related hearings and matters including stipulations and withdrawals before the Clark County Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part D(5) of this Petition.

Authorized Agent Contact Information:

NAME OF AUTHORIZED AGENT:				TITLE:	
AUTHORIZED AGENT COMPANY, IF APPLICABLE:				EMAIL ADDRESS:	
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDRESS OR P.O. BOX)					
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER

I hereby accept appointment as the authorized agent of the Property Owner in proceedings before the County Board.

CERTIFICATION

Agent Signature required only if Petitioner did not sign certification and a separate Agent Authorization will be submitted.

I certify (or declare) under penalty of perjury under the laws of the State of Nevada that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief; and I am the authorized agent with authority to petition the Clark County Board subject to the requirements of NRS 361.362 and NAC 361.TBD (7012) and the limitations contained in the Agent Authorization Form to be separately submitted

Authorized Agent Signature	Title
Print Name of Signatory	Date
<input type="checkbox"/> I hereby withdraw appeal to the Board of Equalization	
Signature of Owner or Authorized Agent/Attorney	Date



Date: 02/26/2025

CLARK COUNTY BOARD OF EQUALIZATION NOTICE OF HEARING

This is your notification that your Petition for Review to the Clark County Board of Equalization for review of the assessed value has been placed on the Agenda for the meeting of:

<p>Date: Monday, February 10, 2025 Time: 08:00 am Location: Commission Chambers Clark County Government Center 500 S Grand Central Pkwy, 1st Floor Case Number: 00405 Primary APN/ PPID: 139-14-410-068</p>
--

We encourage you to arrive at the above hearing at the scheduled start time. Depending on the length of the agenda, your case may be heard anytime between the start time noted and the completion of the agenda.

YOUR HEARING DATE HAS BEEN SET, IT CANNOT BE CHANGED.

If you have signed a stipulation letter, you are not required to attend your scheduled hearing; however, stipulated values are subject to review and change by the Board of Equalization. Signed withdrawals are not subject to further action by the Board.

Assessor's data related to your case will be provided to you at the hearing or you may contact the Assessor's Office to check availability prior to the hearing. Please bring this notice in order to receive the documents.

Petitioners requiring a transcript of the hearing must provide and pay for a court reporter. A copy of such transcript must also be provided to the County Clerk and the Secretary of the State Board of Equalization.

The Assessor's Office is located at 500 S. Grand Central Parkway, 2nd Floor.
If you have any questions, please call 702-455-4997.



200 Lewis Avenue
P. O. Box 551604
Las Vegas, NV 89155-1604
702-671-0500 / 702-382-3611 Fax

Office of the County Clerk

Lynn Marie Goya
County Clerk
Commissioner of Civil Marriages

Carl Bates
Assistant County Clerk

405/02-10-25

D P GROUP FIVE L L C
1332 ENCHANTED RIVER DR
HENDERSON NV 89012

February 20, 2025

Re: Petition No. 405

Assessment Year:	2025 - 2026
Parcel #:	139-14-410-068
Multiple Parcels:	No
Hearing Date:	February 10, 2025

This is to notify you that the Clark County Board of Equalization has made the following determination on the petition you have filed on the above-described property:

Reduced the total taxable value to \$81,419 (from the Assessor's recommendation for no change in the total taxable value of \$129,985) as it exceeds full cash value based on economic obsolescence and market driven rental rates)

If you have any questions, please contact the Clark County Assessor's Office, 500 South Grand Central Parkway, Second Floor, Las Vegas, NV 89106 Phone: (702) 455-3882.

Sincerely,

A handwritten signature in cursive script that reads "Lynn Marie Goya".

Lynn Marie Goya, Clark County Clerk

Ex-Officio Clerk of:

*Board of County Commissioners - Clark County Board of Equalization
Clark County Liquor and Gaming Board - Mt. Charleston Fire Protection District
Clark County Water Reclamation District Board of Trustees - Clark County Debt Management Commission
Clark County Redevelopment Agency - University Medical Center of Southern Nevada Board of Trustees*

2/10/2025 405P

THIS IS A NOTICE OF VALUE

PARCEL NUMBER LOCATION ADDRESS	TAX DISTRICT	
139-14-410-148 2521 DONNA ST UT A NORTH LAS VEGAS	250	Tax District where the parcel is located.
TAX YEAR	TAX YEAR	
PRIOR	2025-2026	Prior tax year and the upcoming tax year.
TAXABLE VALUE	TAXABLE VALUE	
84,163	81,419	Taxable value is the appraised value of the land plus the current replacement cost of the buildings, etc., less depreciation, as determined by Nevada Revised Statute 361.227.
ASSESSED VALUE	ASSESSED VALUE	
		Assessed value is 35% of the taxable value stated above.
LAND	LAND	
15,400	14,700	Assessed land excludes buildings, etc.
BUILDINGS, ETC.	BUILDINGS, ETC.	
14,057	13,797	All existing buildings, houses, improvements, or other structures built upon the land, and common element distributions if any.
TOTAL ASSESSED VALUE	TOTAL ASSESSED VALUE	
29,457	28,497	Total assessed value is the sum of land, buildings, etc.
EXEMPTION	EXEMPTION	
0	0	Exemption is total exempt portion of assessed value for this parcel.

THE VALUES LISTED BELOW ARE INCLUDED IN THE TOTAL ASSESSED VALUE LISTED ABOVE

Pursuant to NRS 361.4722 to 361.4735 inclusive, values determined by the Assessor that are the result of any improvement to, and/or a change in actual or authorized use of the property, may result in taxes that are excluded from the prior year's tax cap abatement. These values are identified separately in the ASSESSED VALUE EXCLUDED FROM PARTIAL ABATEMENT box below and are included in the total assessed values shown above. If you would like to appeal the values in the ASSESSED VALUE EXCLUDED FROM PARTIAL ABATEMENT box below, you must submit a written abatement appeal to the Assessor's office prior to June 30th of the fiscal year that the taxes are paid.

Did you know that Nevada law allows for a 3% tax cap on taxes paid in the previous year on your primary residence and up to 8% tax cap on taxes paid in the previous year for all other property types? The tax cap does not apply to value excluded from partial abatement. Newly constructed improvements are not subject to the tax cap abatement law the first year they are added to the property.

For more information on abatement appeals or the property tax cap, please call our Office at (702) 455-4997 or visit our Website at www.ClarkCountyNV.gov/assessor.

ASSESSED VALUE EXCLUDED FROM PARTIAL ABATEMENT 2025/2026	
LAND VALUE	This assessed land value is excluded from partial abatement.
0	
BUILDINGS, ETC. VALUE	This assessed buildings, etc. value is excluded from partial abatement.
0	



BRIANA JOHNSON
CLARK COUNTY ASSESSOR
500 S GRAND CENTRAL PKWY
LAS VEGAS NV 89155

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE
PAID
LAS VEGAS, NV
PERMIT NO. 1338

www.ClarkCountyNV.gov/assessor
(702) 455-4997



139-14-410-148

NOTICE OF VALUE ENCLOSED—RETAIN FOR YOUR RECORDS



T2 P1 868 *****AUTO**5-DIGIT 89012
D P GROUP THREE L L C
C/O D PANKEY
1332 ENCHANTED RIVER DR
HENDERSON NV 89012-7274

WHY AM I RECEIVING THIS NOTICE?

Pursuant to NRS. 361.300(6)(a) this is a written notice of your property's assessed value for the upcoming tax year.

WHAT IF I DISAGREE WITH THE TAXABLE VALUE?

If you have reason to believe that the taxable value shown is greater than the "market value" of your property, contact the Appraisal Division at (702) 455-4997.

WHAT RIGHT OF APPEAL DO I HAVE?

You may have the right to be heard before the County Board of Equalization. The Board of Equalization meets during January and February each year. **APPEAL FORMS MUST BE FILED NO LATER THAN JANUARY 15 or the first business day following January 15 if it falls on a Saturday, Sunday or Holiday.** The Board has no authority to reduce value based on the ability to pay taxes. For information on obtaining an appeal form, contact the Assessor's Office at (702) 455-4997.

WHERE CAN I REVIEW THE VALUE OF OTHER PARCELS?

A complete list of all parcels and their values are available on our website <http://www.ClarkCountyNV.gov/assessor>.

ARE PROPERTY EXEMPTIONS AVAILABLE?

Exemptions are available to qualified veterans, surviving spouses, and blind persons who are Nevada residents. To determine if you qualify for an exemption, call (702) 455-3882 or visit our website.

TT/TDD: Relay Nevada toll-free (800) 326-6868. Visit our website at: www.ClarkCountyNV.gov/assessor

2/10/2025 405P

THIS IS A NOTICE OF VALUE

PARCEL NUMBER LOCATION ADDRESS	TAX DISTRICT	
139-14-410-131 2525 DONNA ST UT C NORTH LAS VEGAS	250	Tax District where the parcel is located.
TAX YEAR	TAX YEAR	
PRIOR	2025-2026	Prior tax year and the upcoming tax year.
TAXABLE VALUE	TAXABLE VALUE	
90,646	87,987	Taxable value is the appraised value of the land plus the current replacement cost of the buildings, etc., less depreciation, as determined by Nevada Revised Statute 361.227.
ASSESSED VALUE	ASSESSED VALUE	
		Assessed value is 35% of the taxable value stated above.
LAND	LAND	
15,400	14,700	Assessed land excludes buildings, etc.
BUILDINGS, ETC.	BUILDINGS, ETC.	
16,326	16,095	All existing buildings, houses, improvements, or other structures built upon the land, and common element distributions if any.
TOTAL ASSESSED VALUE	TOTAL ASSESSED VALUE	
31,726	30,795	Total assessed value is the sum of land, buildings, etc.
EXEMPTION	EXEMPTION	
0	0	Exemption is total exempt portion of assessed value for this parcel.

THE VALUES LISTED BELOW ARE INCLUDED IN THE TOTAL ASSESSED VALUE LISTED ABOVE

Pursuant to NRS 361.4722 to 361.4735 inclusive, values determined by the Assessor that are the result of any improvement to, and/or a change in actual or authorized use of the property, may result in taxes that are excluded from the prior year's tax cap abatement. These values are identified separately in the ASSESSED VALUE EXCLUDED FROM PARTIAL ABATEMENT box below and are included in the total assessed values shown above. If you would like to appeal the values in the ASSESSED VALUE EXCLUDED FROM PARTIAL ABATEMENT box below, you must submit a written abatement appeal to the Assessor's office prior to June 30th of the fiscal year that the taxes are paid.

Did you know that Nevada law allows for a 3% tax cap on taxes paid in the previous year on your primary residence and up to 8% tax cap on taxes paid in the previous year for all other property types? The tax cap does not apply to value excluded from partial abatement. Newly constructed improvements are not subject to the tax cap abatement law the first year they are added to the property.

For more information on abatement appeals or the property tax cap, please call our Office at (702) 455-4997 or visit our Website at www.ClarkCountyNV.gov/assessor.

ASSESSED VALUE EXCLUDED FROM PARTIAL ABATEMENT 2025/2026	
LAND VALUE	This assessed land value is excluded from partial abatement.
0	
BUILDINGS, ETC. VALUE	This assessed buildings, etc. value is excluded from partial abatement.
0	



BRIANA JOHNSON
CLARK COUNTY ASSESSOR
500 S GRAND CENTRAL PKWY
LAS VEGAS NV 89155

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE
PAID
LAS VEGAS, NV
PERMIT NO. 1338

www.ClarkCountyNV.gov/assessor
(702) 455-4997



139-14-410-131

NOTICE OF VALUE ENCLOSED—RETAIN FOR YOUR RECORDS



T2 P1 863 *****AUTO**5-DIGIT 89012
PEERLESS INVESTMENTS INC
C/O D PANKEY
1332 ENCHANTED RIVER DR
HENDERSON NV 89012-7274

WHY AM I RECEIVING THIS NOTICE?

Pursuant to NRS. 361.300(6)(a) this is a written notice of your property's assessed value for the upcoming tax year.

WHAT IF I DISAGREE WITH THE TAXABLE VALUE?

If you have reason to believe that the taxable value shown is greater than the "market value" of your property, contact the Appraisal Division at (702) 455-4997.

WHAT RIGHT OF APPEAL DO I HAVE?

You may have the right to be heard before the County Board of Equalization. The Board of Equalization meets during January and February each year. **APPEAL FORMS MUST BE FILED NO LATER THAN JANUARY 15 or the first business day following January 15 if it falls on a Saturday, Sunday or Holiday.** The Board has no authority to reduce value based on the ability to pay taxes. For information on obtaining an appeal form, contact the Assessor's Office at (702) 455-4997.

WHERE CAN I REVIEW THE VALUE OF OTHER PARCELS?

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ARE PROPERTY EXEMPTIONS AVAILABLE?

Exemptions are available to qualified veterans, surviving spouses, and blind persons who are Nevada residents. To determine if you qualify for an exemption, call (702) 455-3882 or visit our website.

TT/TDD: Relay Nevada toll-free (800) 326-6868. Visit our website at: www.ClarkCountyNV.gov/assessor

2/10/2025 405P

THIS IS A NOTICE OF VALUE

PARCEL NUMBER LOCATION ADDRESS	TAX DISTRICT
139-14-410-068 714 E NELSON AVE UT A NORTH LAS VEGAS	250
TAX YEAR	TAX YEAR
PRIOR	2025-2026
TAXABLE VALUE	TAXABLE VALUE
136,099	129,985
ASSESSED VALUE	ASSESSED VALUE
LAND	LAND
15,400	14,700
BUILDINGS, ETC.	BUILDINGS, ETC.
32,235	30,795
TOTAL ASSESSED VALUE	TOTAL ASSESSED VALUE
47,635	45,495
EXEMPTION	EXEMPTION
0	0

Tax District where the parcel is located.

Prior tax year and the upcoming tax year.

Taxable value is the appraised value of the land plus the current replacement cost of the buildings, etc., less depreciation, as determined by Nevada Revised Statute 361.227.

Assessed value is 35% of the taxable value stated above.

Assessed land excludes buildings, etc.

All existing buildings, houses, improvements, or other structures built upon the land, and common element distributions if any.

Total assessed value is the sum of land, buildings, etc.

Exemption is total exempt portion of assessed value for this parcel.

THE VALUES LISTED BELOW ARE INCLUDED IN THE TOTAL ASSESSED VALUE LISTED ABOVE

Pursuant to NRS 361.4722 to 361.4735 inclusive, values determined by the Assessor that are the result of any improvement to, and/or a change in actual or authorized use of the property, may result in taxes that are excluded from the prior year's tax cap abatement. These values are identified separately in the ASSESSED VALUE EXCLUDED FROM PARTIAL ABATEMENT box below and are included in the total assessed values shown above. If you would like to appeal the values in the ASSESSED VALUE EXCLUDED FROM PARTIAL ABATEMENT box below, you must submit a written abatement appeal to the Assessor's office prior to June 30th of the fiscal year that the taxes are paid.

Did you know that Nevada law allows for a 3% tax cap on taxes paid in the previous year on your primary residence and up to 8% tax cap on taxes paid in the previous year for all other property types? The tax cap does not apply to value excluded from partial abatement. Newly constructed improvements are not subject to the tax cap abatement law the first year they are added to the property.

For more information on abatement appeals or the property tax cap, please call our Office at (702) 455-4997 or visit our Website at www.ClarkCountyNV.gov/assessor.

ASSESSED VALUE EXCLUDED FROM PARTIAL ABATEMENT 2025/2026
LAND VALUE
0
BUILDINGS, ETC. VALUE
0

This assessed land value is excluded from partial abatement.

This assessed buildings, etc. value is excluded from partial abatement.



BRIANA JOHNSON
CLARK COUNTY ASSESSOR
500 S GRAND CENTRAL PKWY
LAS VEGAS NV 89155

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(702) 455-4997



139-14-410-068

NOTICE OF VALUE ENCLOSED—RETAIN FOR YOUR RECORDS



T2 P1 848 *****AUTO**5-DIGIT 89012
D P GROUP FIVE L L C
C/O D PANKEY
1332 ENCHANTED RIVER DR
HENDERSON NV 89012-7274

WHY AM I RECEIVING THIS NOTICE?

Pursuant to NRS. 361.300(6)(a) this is a written notice of your property's assessed value for the upcoming tax year.

WHAT IF I DISAGREE WITH THE TAXABLE VALUE?

If you have reason to believe that the taxable value shown is greater than the "market value" of your property, contact the Appraisal Division at (702) 455-4997.

WHAT RIGHT OF APPEAL DO I HAVE?

You may have the right to be heard before the County Board of Equalization. The Board of Equalization meets during January and February each year. **APPEAL FORMS MUST BE FILED NO LATER THAN JANUARY 15 or the first business day following January 15 if it falls on a Saturday, Sunday or Holiday.** The Board has no authority to reduce value based on the ability to pay taxes. For information on obtaining an appeal form, contact the Assessor's Office at (702) 455-4997.

WHERE CAN I REVIEW THE VALUE OF OTHER PARCELS?

A complete list of all parcels and their values are available on our website <http://www.ClarkCountyNV.gov/assessor>.

ARE PROPERTY EXEMPTIONS AVAILABLE?

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TT/TDD: Relay Nevada toll-free (800) 326-6868. Visit our website at: www.ClarkCountyNV.gov/assessor



CLARK COUNTY BOARD OF EQUALIZATION

Case # 405

Assessor Information

Case Summary 00405

Owner:	D P GROUP FIVE L L C	Parcel Number:	139-14-410-068
Mailing Address:	1332 ENCHANTED RIVER DR HENDERSON NV 89012	Appeal #:	00405
		BOE Date #:	02/10/2025 08:00 am Commission Chambers
		Appraiser:	Fred Vandover
		Land Use Code:	24.160
		Neighborhood Code:	1622.22
Situs:	714 E NELSON AVE NORTH LAS VEGAS	Total Acres:	0.0200
Legal Description:	GLENWOOD PARK TWNHS PLAT BOOK 13 PAGE 60		



Totals for all Parcels						
	2023-2024		2024-2025		2025-2026	
	Assessed	Taxable	Assessed	Taxable	Assessed	Taxable
Land Value	17,500	50,000	15,400	44,000	14,700	42,000
Improvement Value	28,029	80,083	32,235	92,099	30,795	87,985
Supplemental Value	0	0	0	0	0	0
Total	45,529	130,083	47,635	136,099	45,495	129,985



togetherforbetter

OFFICE OF THE COUNTY ASSESSOR

BRIANA JOHNSON
Clark County Assessor
(702) 455-4997 • Fax: (702) 455-0191
www.clarkcountynv.gov/assessor

Mary Ann, Weidner Deputy Director of Assessment Services

Withdrawal of Appeal from the Board of Equalization

01/07/2025
D P GROUP FIVE L L C
1332 ENCHANTED RIVER DR
HENDERSON, NV 89012

RE: Appeal No. 405
 Parcel No(s). 139-14-410-068
 Parcel Count. 1

Dear Taxpayer:

The Appraisal Division of the Clark County Assessor's Office has completed the review of the taxable value of the above property(ies) under appeal. After careful consideration of the facts involved, our conclusion is that the current assessment does not exceed full cash value and is fair and equitable. For these reasons, it is our opinion that no changes are justifiable at this time. Therefore, the taxable value will remain as follows:

Fiscal Year:	2025-2026
Land	\$42,000
Improvements	\$87,985
Supplemental	\$0
Total Taxable Value	\$129,985

By signing below, Petitioner agrees to the above determination. Please return this letter to our office before your scheduled hearing. You may mail to the address below, email to frederick.vandover@clarkcountynv.gov or FAX to 702-868-2568.

Sincerely,

Fred Vandover

Appraisal Division

I HEREBY WITHDRAW MY APPEAL TO THE BOARD OF EQUALIZATION:

X_____

Signature of owner or authorized agent

DATE _____



CLARK COUNTY BOARD OF EQUALIZATION

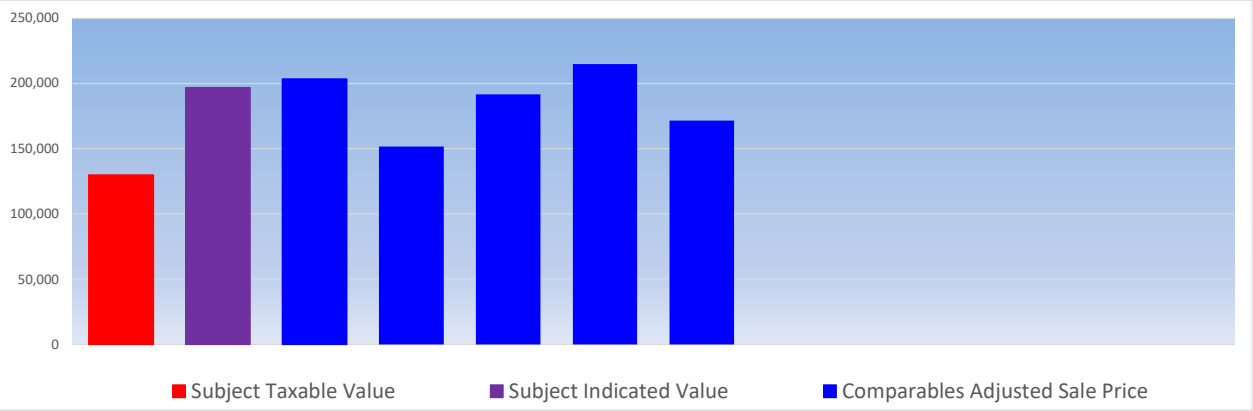
Case # 405

Comparable Sales Analysis FY 2025-2026

1/28/2025

Subject:

PARCEL	LOCATION ADDRESS
139-14-410-068	714 E NELSON AVE UT A
OWNER	25-26 TAXABLE VALUES
D P GROUP FIVE L L C	LAND 42,000
C/O D PANKEY	IMPS 87,986
LAND USE	TOTAL 129,986
Townhouses	PER SQFT 113
NUMBER OF BUILDINGS	
1	
SALE DATE	
1995/03	
SALE PRICE	
3,300	
SP PER SQ FT	
3	



Review of taxable value based on adjusted sales prices of comparable sales.

SUMMARY	LOW	HIGH	MEDIAN	IND. VALUE
ADJ VALUES	151,750	214,900	191,650	191,000
IND. VALUE OF SUBJECT PER SQFT	131	186	166	166
RECOMMEND				129,986
				113

Comments and Reconciliation:

Subject burned in 1993 and was rebuilt in 1996. Comp 1 is a model match of the original 1971 subject. Due to a lack of recent sales within the subject neighborhood utilization of sales from competing neighborhoods was necessary. Sales utilized are considered good alternatives to the typical home buyer in this market.

SUBJECT PROPERTY INFORMATION

BLDG SQFT	EFF. YEAR	BLDG TYPE	ACRES	GOLF /VIEW	BED ROOMS	FULL BATHS	HALF BATH	POOL	GAR SQFT	MULT GAR	FINSH BSMT SQFT	CASITA	OTHER
1,154	1996	Townhome/2 Story Attached	0.02	N	3	1	1	N	0	N	0	0	

ADJUSTMENTS

SQ FT	AGE	BLDG TYPE	ACRES	GOLF/VIEW	FULL BATH	HALF BATH	POOL	GAR SQFT	BSMT	CASITA
75	-500	-20,000			3000	2000		20		

Comparable Sales:

	LOCATION	PARCEL	SALE PRICE	SALE PRICE Per SQFT	SALE DATE	SALE TYPE	ADJ SALE PRICE	BLDG SQFT	EFF. YEAR	BLDG TYPE	ACRES	GOLF /VIEW	BED ROOMS	FULL BATHS	HALF BATH	POOL	GAR SQFT	MULT GAR	FINSH BSMT SQFT	CASITA	OTHER *See Comments	PROX. (Miles To Subject)
1	2525 DONNA ST UT K	139-14-410-137	\$ 191,000	\$ 166	2024/10	R	\$ 203,500	1,154	1971	wnhome/2 Story Attached	0.02	N	3	1	1	N	0	N	0	0	0.00	0.13
2	3024 ST GEORGE ST UT H	139-14-512-109	\$ 150,000	\$ 152	2024/12	R	\$ 151,750	984	1982	wnhome/1 Story Attached	0.03	N	2	1	0	N	0	N	0	0	0.00	0.98
3	3012 ST GEORGE ST UT D	139-14-512-123	\$ 189,900	\$ 193	2024/11	R	\$ 191,650	984	1982	wnhome/1 Story Attached	0.03	N	2	1	0	N	0	N	0	0	0.00	0.95
4	2515 DONNA ST UT B	139-14-410-123	\$ 225,000	\$ 152	2025/01	R	\$ 214,900	1,482	1971	wnhome/2 Story Attached	0.03	N	4	1	0	N	0	N	0	0	0.00	0.10
5	3020 ST GEORGE ST UT B	139-14-512-115	\$ 170,000	\$ 173	2024/04	R	\$ 171,750	984	1982	wnhome/1 Story Attached	0.03	N	2	1	0	N	0	N	0	0	0.00	0.96

Comparable sales characteristics highlighted in RED match the subject property.

\$ 166	MEDIAN 1 THRU 3	\$ 191,650
\$ 166	MEDIAN 1 THRU 5	\$ 191,650

For assessment purposes only.
Data is from public records.

Clark County Assessor's Office



Case #: 00405
D P GROUP FIVE L L C
714 NELSON AVE
Subject(s):
S. 139-14-410-068

Comparable(s):
1. 139-14-410-137
2. 139-14-512-109
3. 139-14-512-123
4. 139-14-410-123
5. 139-14-512-115

1:7,000
Date: 1/28/2025

Legend

Subject

Comparable



Subject Map

Subject

Front



Rear



Clark County Assessor's Office



CASE# 00405

139-14-410-068

1:1,000
Date: 1/7/2025



Aerial Map
(Valley - Oct 2024; Outlying - Jul 2024)

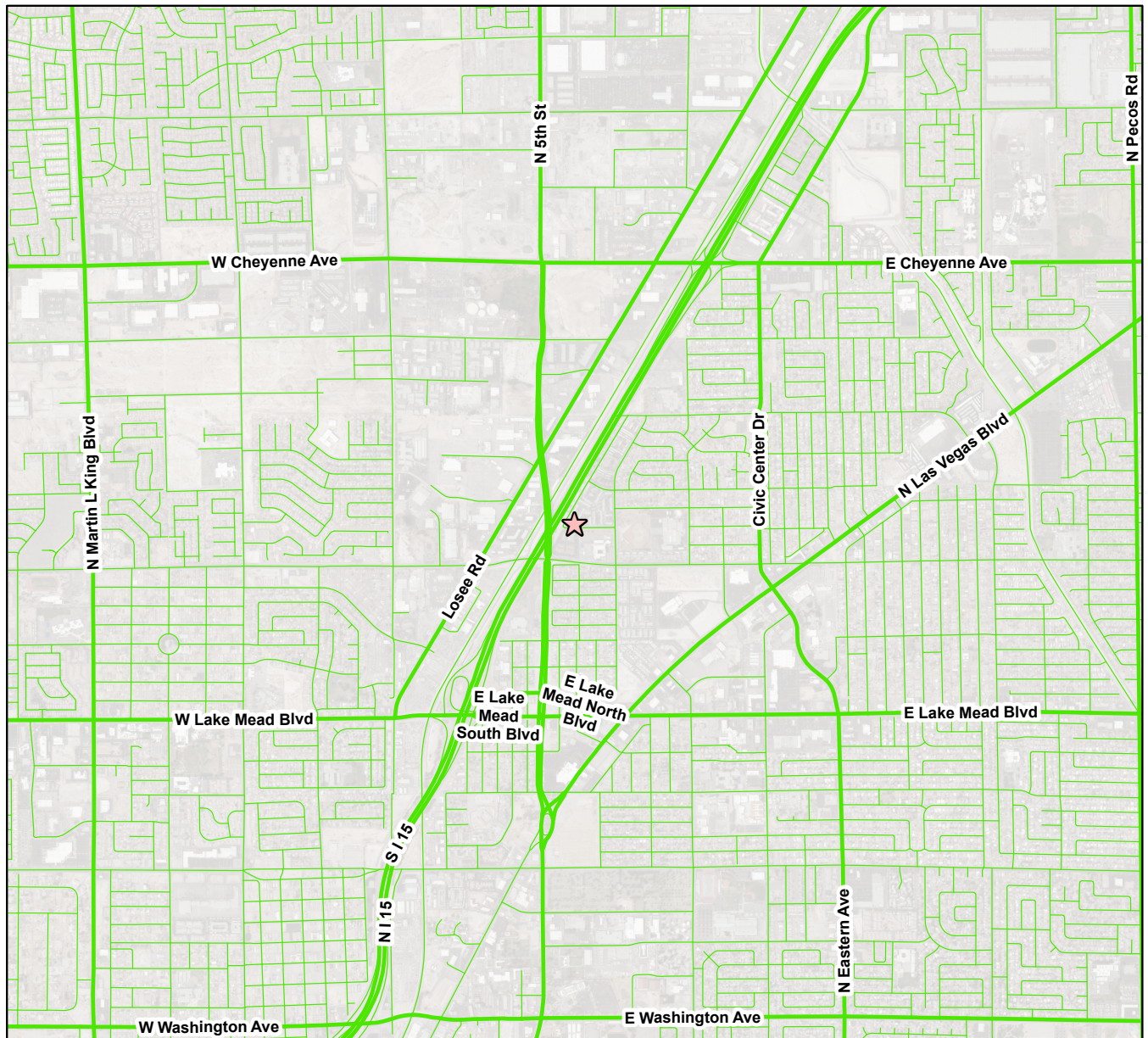
Clark County Assessor's Office



CASE# 00405

139-14-410-068

1:30,000
Date: 1/7/2025



Vicinity Map

Frederick Vandover

From: Frederick Vandover
Sent: Tuesday, January 7, 2025 9:23 AM
To: ferleoinc@yahoo.com
Subject: Clark County Assessor Case #405
Attachments: 405LetterNoChange.pdf

Dear Mr. Pankey,

My name is Fred Van Dover, and I am an appraiser with the Assessor's Office. I have been assigned to your appeal of taxable value case #405, parcel #139-14-410-068, located at 714 E. Nelson Ave, Unit A, North Las Vegas, 89030.

Thank you for providing the appeal information. You are correct that your property has been valued higher than other similar units in the neighborhood. I apologize for any confusion. However, there is a reason for the disparity.

Upon reviewing our records, your unit, 714 E. Nelson Ave, Unit A, burned down in March 1993 and was rebuilt around 1996. This makes your unit 24 to 25 years newer than others in the subdivision, which were built in 1971 or 1972.

The valuation process we use follows the Cost Approach to value, as required by Nevada State law. This method includes a depreciation factor of 1.5% per year.

Let's review the valuation. Your unit has a total depreciation of 43.5% based on its age, while other units have a maximum depreciation of 75%. All homes are valued similarly per square foot, with variations due to size and number of floors. Your unit is valued the same per square foot as any model match within your subdivision, but the lower depreciation results in a higher valuation.

Additionally, the County cannot exceed full cash value, based on the Sales Comparison Approach. A model match to your unit, built in 1971, recently sold for \$191,000 at 2525 Donna St. Other townhouse comparables in competing neighborhoods sold for \$150,000, \$189,000, \$170,000, and \$204,000. Your unit is valued at \$130,000, which is below these comparables, indicating we have not exceeded full cash value.

I understand you may feel frustrated paying more in taxes than others in your neighborhood. However, the valuation process indicates that the value is fair. We believe we have valued your property correctly according to Nevada State law.

Attached, you will find a letter of withdrawal. If you agree with the valuation, please sign and return it to finalize the appeal. If you disagree, your appeal will be scheduled for a hearing, where you can present additional information to the Board of Equalization.

Thank you once again, and I apologize for any inconvenience.

If you have any questions, please feel free to call or email me.

Best regards, Fred Van Dover

Fred

Sr.

500 S.

Email:

Direct:



Van Dover

Property Appraiser, Clark County Assessor's Office

Grand Central Pkwy, 2nd Floor | Las Vegas, NV 89155

fvan@clarkcountynv.gov

702.455.6272 | Office: 702.455.4997



CLARK COUNTY BOARD OF EQUALIZATION

Case # 405

Miscellaneous Information



**OFFICE OF THE
COUNTY ASSESSOR**

BRIANA JOHNSON
Clark County Assessor
(702) 455-3882 • Fax: (702) 455-0018
www.clarkcountynv.gov/assessor

Mary Ann Weidner, Deputy Director of Assessment Services

01/06/2025

Case Number: 405
Parcel/PPID Number: 139-14-410-068

D P GROUP FIVE L L C
C/O D PANKEY
1332 ENCHANTED RIVER DR
HENDERSON NV 89012

Dear Sir or Madam:

We have received your **Petition for Review to the Clark County Board of Equalization**. If you have additional information relevant to your case that you would like to submit for review, please provide it to our office as soon as possible. In order for your information to be included in the printed copy of your case, **it must be submitted at least seven days prior to your scheduled hearing date**. If you have to present **additional** information on the day of your hearing, **you must provide ten copies to the board**.

You will be notified of your hearing date by email.

1) **Email**. All correspondence will be sent to the email provided on the appeal form unless otherwise specified. To change your noticing email:

- Email your request to boe@ClarkCountyNV.gov
- Enter your Case # first and then "BOE Hearing Notification" in the subject line.
- In the body of the email, provide your case number, address, phone number and parcel number.

2) **Certified letter**. If no email is provided, you will receive notification by certified letter.

Your hearing will be scheduled between now and the end of February. You should attend the hearing and be prepared to discuss the taxable value of your property before the Board. For additional information regarding the appeal process and electronic hearing notification, please refer to the appeal instructions provided with your appeal form.

Our appraisal staff will prepare and submit to the Board a case with information which describes our position regarding your property valuation. This case information will be provided to you at the hearing, or you may contact our office to check availability prior to the hearing. Please contact our office if you have any questions in this regard.



Entity Information**Entity Information****Entity Name:**

DP GROUP FIVE, LLC

Entity Number:

E0803902005-8

Entity Type:

Domestic Limited-Liability Company (86)

Entity Status:

Active

Formation Date:

11/29/2005

NV Business ID:

NV20051728906

Termination Date:**Annual Report Due Date:**

11/30/2025

Compliance Hold:**Series LLC:**☐ **Restricted LLC:** ☐**Registered AGENT INFORMATION**

Name of Individual or Legal Entity:

DENNIS PANKEY

Status:

Active

CRA Agent Entity Type:**Registered Agent Type:**

Commercial Registered Agent

NV Business ID:**Office or Position:****Jurisdiction:****Street Address:**

1332 ENCHANTED RIVER, HENDERSON, NV, 89012, USA

Mailing Address:**OFFICER INFORMATION**☐ View Historical Data

Title	Name	Address	Last Updated	Status
Manager	DENNIS PANKEY	1332 ENCHANTED RIVER DR, HENDERSON, NV, 89012, USA	09/09/2016	Active

Page 1 of 1, records 1 to 1 of 1

[Filing History](#)[Name History](#)[Mergers/Conversions](#)

[Return to Search](#)[Return to Results](#)

PETITION 405: D P GROUP FIVE L L C

Parcel Number(s): 139-14-410-068
Petitioner Duly Sworn: Dennis Pankey
Document(s) Submitted: *See Attached*

DISCUSSION:

KRISTEN LOWE

What's your number? What's your case number?

SCOTT DUGAN

Come on

DENNIS PANKEY

Case 405, Dennis Pankey DP Group Five, 714 Nelson, Apartment A as in Apple, North Las Vegas.

SCOTT DUGAN

Okay, Case 405. Master book?

FRED VANDOVER

Master page 619.

SCOTT DUGAN

Thank you, 619.

FRED VANDOVER

Good morning Chairman, members of the Board, District Attorney (DA). My name is Fred Vandover representing Clark County Assessor's Office, Case 405, beginning on page 619 of the master book. The subject property is a two-story 1,154 square foot town home located at 714 East Nelson Avenue, Unit A in North Las Vegas, parcel number 139-14-410-068. It's situated in the vicinity of East Carey Ave and North Fifth Street. As far as the appeal is concerned, none of the appeal boxes were checked, so I wasn't exactly positive of what we were appealing. The Assessor's recommendation is no change from the current assessed taxable value of \$129,985.

SCOTT DUGAN

Okay, Dennis, what's up?

DENNIS PANKEY

There's 144 units in this complex. Some are three bedrooms, some are four bedrooms. This is a three-bedroom. We built it in 1996, it was a burned-out unit. The other ones in the same complex, the taxable value is \$87,987 to \$81,000, and this one is \$129. I feel the taxable value we've been paying is twice as much as all the other units in the complex and I feel that's way overboard.

SCOTT DUGAN

Well, let me ask you a question. You said you bought it, and it was a burned out unit. So, the effective age is significantly newer than the older units, is it not?

DENNIS PANKEY

Yes, it is.

SCOTT DUGAN

Okay, so that has a lot to do with the difference in the taxable value.

DENNIS PANKEY

Not twice as much though.

SCOTT DUGAN

Well, I don't know. We're going to have to find that out. I may kind of agree with you. So, let's let the Assessor tell us why.

FRED VANDOVER

Fred Vandover, Clark County Assessor's Office. So, this appeal from the notes on the appeal form on 620 and 621 appears to be a problem with the valuation itself and the taxes associated with that information. It is true that it's on as a higher value, but there is a reason for the disparity, which it is, upon our review in the records. The subject burned to the ground in March of 1993 and was rebuilt around 1996. That makes the unit 20 to 24 years newer than the others in the subdivision, which were built in 1971 or 1972.

SCOTT DUGAN

So, wait one minute. How long have you owned it, Dennis?

DENNIS PANKEY

I've owned it since 1996.

SCOTT DUGAN

You bought it after?

DENNIS PANKEY

I was the one that rebuilt it.

SCOTT DUGAN

You rebuilt it. Okay, thank you.

FRED VANDOVER

So, I reviewed our valuation. The subject unit has a total statutory depreciation of 43.5% based on this age, while the other units have a maximum depreciation of 75%. All the homes are valued similarly per square foot with variations due to size and the number of floors. The subject unit valued the same per square foot as any model match within that subdivision, but the lower depreciation results in a higher valuation. Additionally, the sales comparison grid I put in there just to make sure we're not exceeding full market value, begins on page 624 of the master book. Comparable one is a recent model match sale to the subject property that was built in 1971. Comp four is also from a subject subdivision, a little bit bigger. And sales two, three and five are from competing subdivisions. All sales are considered good alternatives to the typical informed home buyers' market. In the summary and with the sales grid, I recommend no change to the current assessed taxable value \$129,985.

SCOTT DUGAN

So, let me ask you, Fred. Whether the condo, attached town home was built in 1971, 1980, 1990, rebuilt in 1996, he obviously has it as a rental, right?

DENNIS PANKEY

I couldn't hear you.

SCOTT DUGAN

You have it as a rental?

DENNIS PANKEY

Yes, sir.

SCOTT DUGAN

What do you get in a month?

DENNIS PANKEY

We're getting \$795.

SCOTT DUGAN

\$795. So, the way I would objectively look at this is I'd look at rentals in there and see if I'm getting any more on a rental monthly basis than the other units. And I can tell you, I'll bet I'm not getting much more. So, therefore, I do question the building assessment. And here's the thing, since 1971 to 1996 to 2025, all these units have had, most of them have probably had new cabinets, new bathrooms, new flooring, new heating and cooling units. So, I'm not sure his, nothing against you Dennis —

DENNIS PANKEY

No, you're right.

SCOTT DUGAN

Is any better than any of the others.

DENNIS PANKEY

You're correct.

PATRICK EGGER

Shelter.

SCOTT DUGAN

Yeah, this is really shelter housing.

KELLY WADE

Do we have any pictures?

FRED VANDOVER

I can understand exactly that point; However, that is a newer unit. By law, by statute, we have to value it by the Marshall & Swift (inaudible).

SCOTT DUGAN

Right, but let me ask you something that statute and I get that, but we don't have a brand new exterior. That unit doesn't look like any different than the other units.

DENNIS PANKEY

Exactly.

FRED VANDOVER

Oh no, it looks pretty much the same. Absolutely.

SCOTT DUGAN

Looks identical on the outside.

FRED VANDOVER

And that is why I put in an actual sales market analysis to make sure that we weren't exceeding market value, which a market sale —

SCOTT DUGAN

Right, but we're not in the market value.

FRED VANDOVER

\$203,000.

SCOTT DUGAN

He's here to equity. So, you may not be exceeding market value, but we've got an equity issue here. Potentially, I don't know, let's see what the other Board members say. Jayme, you wanted to speak to me?

JAYME JACOBS

I'll just kind of reiterate that again, it has a different effective year because it got burned down and rebuilt. That's just the statute. Again, replacement cost new, less that one and a half percent depreciation based on the effective age. And again, we —

SCOTT DUGAN

Hold on. I'm being very patient.

JAYME JACOBS

So, that's the statute that we abide by —

SCOTT DUGAN

I understand.

JAYME JACOBS

And then we test it against the market

SCOTT DUGAN

I understand.

JAYME JACOBS

As long as we're —

SCOTT DUGAN

I get that.

JAYME JACOBS

So, looking at the rents and would the market treat it any different than the neighboring unit, that's talking market, whether you're on an income basis or —

SCOTT DUGAN

Dennis, how far did this thing burn to the ground?

DENNIS PANKEY

It went to the ground. It was nothing but concrete.

SCOTT DUGAN

Concrete pad?

DENNIS PANKEY

Yeah, we just rebuild it from the ground up. But the question here is if it burned down again, just like the units next to it, it would be per square foot that they would rebuild it. The ones that were built 1972 would be the same price to rebuild it as the one in 1996. And the same thing here, the taxable value on the other properties, and I own several other units in there and I've been paying for 28 years twice as much in the taxes, and the other ones are —

SCOTT DUGAN

In comparison to the other units you own.

DENNIS PANKEY

Yes.

SCOTT DUGAN

No, no, I get it.

JAYME JACOBS

And we see that a lot during, anytime a house burns down, even a single-family burns down in a neighborhood of older homes, that one is going to get less depreciation than all the neighboring homes.

SCOTT DUGAN

So, let me ask you a question. Dennis, how does this unit look comparison to the other units?

DENNIS PANKEY

It looks identical. This is an association. There's 144 units in there. We had to build it to the same specs that it was before. So, we had to take the exact same floor plan. We had to take everything the same.

SCOTT DUGAN

How much better condition do you think it is in comparison to your other units in there?

DENNIS PANKEY

It's not.

SCOTT DUGAN

It's not.

DENNIS PANKEY

We're talking 28 years. It's been used.

SCOTT DUGAN

No, no, I get it. That's why I'm questioning all this. Okay, members of the Board, what's your pleasure?

MARY ANN WEIDNER

Chairman Dugan?

SCOTT DUGAN

Oh, here we go. Now the real boss speaks.

MARY ANN WEIDNER

Mary Ann Weidner with the Clark County Assessor's Office. The only thing I just want to point out to the Board is equity has to be based on same year, everything being the same. And here's the dilemma with some of the things I'm hearing the Board say.

SCOTT DUGAN

Or me?

MARY ANN WEIDNER

Let's just say they built these exact same structures next door 10 years later and decided, "Hey, we like this project. We're going to build the exact same project next door." It would be 10 years newer. They would look identical. They may have all the same features that this one would have had. It could have been the same developer. This happens all the time. A developer maybe build one product on one side of town and then a few years later build the same product on the other side of town. They're going to be valued differently based on the age. And I know it's difficult when this happens within the same subdivision because they are the same units, but that's where we have to weigh, have we exceeded full cash value? And they haven't been valued in equitably because they've been valued based on the age of the actual structure. And so, in the marketplace, even the ones that are getting the 75% depreciation are selling for considerably more than what they are currently valued at.

So, anyway, I just want the Board to understand that perspective and where the Assessor's Office, where we're able to do and what we're not able to do. What would really need to happen is a provision in the law that says, hey, when somebody's house burns down and it gets rebuilt, that they don't get punished as a result of that. And that would be a great thing for the legislature to actually pass.

SCOTT DUGAN

That's outside the scope of my work.

MARY ANN WEIDNER

It is, but I just wanted to make the Board aware that this is a dilemma that we would face.

SCOTT DUGAN

I get it. But my thing is, if I'm looking at these units, and half of them are the same and they're at \$89,000, and he's at \$129, it's an equity position.

PATRICK EGGER

I mean, when we're doing market value, we can look at obsolescence.

SCOTT DUGAN

Yes.

PATRICK EGGER

And clearly this building has obsolescence, or his particular unit does.

DENNIS PANKEY

Exactly.

PATRICK EGGER

So, how do we deal with that from an equity standpoint?

TIMOTHY ALBERT

The buyer is not going to come in –

MARY ANN WEIDNER

If there's a condition issue, there could be, let's just say one unit in the whole entire complex, because you make these decisions all the time, right? There's one unit in the complex that, whatever reason, they've shown you pictures, there's been all this damage, they've been able to do all these things. And they've not done any of the repairs, then you would make a recommendation maybe based on the condition of the unit. Now they get a reduction for that year until they fix that, right? And then we have to adjust the record accordingly. So, that one year, they may get an adjustment on that. This is kind of the opposite direction. This one is brand new. Everything's brand –

SCOTT DUGAN

Well, it's not brand new. It was in 1993 new.

MARY ANN WEIDNER

That's right. Exactly. Forgive me. In comparison to the others, it's getting 44%. I think that's what they said, 43.5% depreciation versus the 75% that all the others are getting. But that's because they were built in 1971, and this one was built in 1996, so.

SCOTT DUGAN

But the question becomes is his unit going to sell for more than the other units? And I don't think they are and therefore, I think it's –

KELLY WADE

It's not equitable.

SCOTT DUGAN

It's not equitable.

KELLY WADE

Buyers going to come in and look at it, and they're going to not be able to discern that that thing was built (inaudible).

MARY ANN WEIDNER

This is true.

SCOTT DUGAN

And as a buyer in that price range, you're going to be happy just to get something.

PATRICK EGGER

The buyer is the investor. Another investor's going to buy that.

MARY ANN WEIDNER

But the buyer isn't buying it for the price that they have on it. So, I'm not here to tell the Board what decision to make, I'm just letting you know the situation and what the law states.

PATRICK EGGER

Well, we're asking you how to address this from an equity standpoint, because I know for a fact, I mean, I'm very familiar with this project. My first job was the City of North Las Vegas back in the days when these things were built.

SCOTT DUGAN

When he was young.

PATRICK EGGER

When I had hair. Okay?

SCOTT DUGAN

Oh, he did have hair too.

MARY ANN WEIDNER

Well, what you have to determine, I –

PATRICK EGGER

It becomes a problem for us because I know from a market value standpoint, he can't rent that for anymore, maybe for a slight, I don't know what the inside looks like, but basically this is a shelter location. These people, I mean, \$20 bucks doesn't mean too much for you and I. \$20 bucks for them is everything.

SCOTT DUGAN

On a monthly rent.

PATRICK EGGER

Yeah, on a monthly rent. He can't rent it for any more limitation –

SCOTT DUGAN

Because of the neighborhood,

PATRICK EGGER

But yet he's paying significantly different in taxes because of the law as you pointed out.

MARY ANN WEIDNER

Yes.

SCOTT DUGAN

And I get the law, how do we adjust it?

PATRICK EGGER

How do we somehow equalize his house?

SCOTT DUGAN

How do we fix it, we're saying? Can we do economic obsolescence, and you'll leave him alone for more than a year?

PATRICK EGGER

No, he's going to have to come back every year.

MARY ANN WEIDNER

I think you can look at a cost approach maybe, and you could say based on cost, this is what the cost is. But you could say that there's some obsolescence there potentially because of that. That might be a way.

PATRICK EGGER

As long as we can use obsolescence, then –

SCOTT DUGAN

We'll fix it.

PATRICK EGGER

Then we're okay, right?

MARY ANN WEIDNER

I think you can do whatever you choose to do. You can certainly ask your District Attorney (DA) for any legal advice with regards to that. I'm just letting you know that the statutes currently –

SCOTT DUGAN

Jayne wants to give us her opinion.

MARY ANN WEIDNER

The issue here is that we have homes every year that unfortunately are subject to fire damage.

SCOTT DUGAN

(inaudible) coming in front of us.

MARY ANN WEIDNER

And they rebuild completely based on this very scenario. And that aside, we also have brand new complexes that may be built identical to another complex that was built two years earlier or three years earlier, and the only difference between the two is the age. And so, they are going to get different depreciations.

SCOTT DUGAN

Right. But these are all similar.

DENNIS PANKEY

They're surrounded by the same age.

MARY ANN WEIDNER

Yes.

TIMOTHY ALBERT

It's not that the other ones are in a different development.

SCOTT DUGAN

My interpretation, it should be equal to the other properties with the similar square footage for the improvements.

KELLY WADE

I agree. 1000%.

PATRICK EGGER

External obsolescence.

SCOTT DUGAN

External obsolescence, as even though it was rebuilt, the market won't recognize this in this lower end price development. So, am I okay with this?

MARY ANN WEIDNER

I think you're okay. I'm concerned that there may be other buildings within this complex that might be in a similar situation. Maybe Jayme can speak to that.

SCOTT DUGAN

Well, then if they are, I'm reducing them too.

JAYME JACOBS

Jayme Jacobs, Clark County Assessor's Office.

SCOTT DUGAN

Hi, Jayme.

JAYME JACOBS

So, let me address it this way. Coming from before, I spent 20 years here, Clark County, I was in Michigan for 20 years doing appraising and assessing. To make this equal, you would have to change the statute because in Michigan we are a market state, but we start with cost approach. And then we have a market depreciation based on the effective age. So, if we were to equalize this, we would change the effective age of all the other properties, bring them up so the cost approach is closer to the market value, because in a market state, you would raise the cost —

SCOTT DUGAN

Well, I don't want to, I'm not penalizing everybody else.

JAYME JACOBS

But I'm just trying to tell you, how do you address —

SCOTT DUGAN

I get it.

JAYME JACOBS

The equity from our standpoint is — Well, because Nevada is specific with one and a half percent depreciation based on the effective age, we're locked into that.

TIMOTHY ALBERT

I think you're looking at it backwards though, because the way it is that this property by itself has economic obsolescence caused by all the other lower values around it, so it should go down, not bring all the rest of them up.

JAYME JACOBS

But we're not exceeding market.

KELLY WADE

The effective age comes from the market. And the effective age is what we're saying essentially is that the effective is the same as the others.

SCOTT DUGAN

And that's really —

KELLY WADE

That's the problem.

SCOTT DUGAN

We don't think there's any difference now.

KELLY WADE

We get that the law's different. I mean, it's a hard pill to swallow because (inaudible) an external because (inaudible).

SCOTT DUGAN

We could fight over this for the next five hours.

KELLY WADE

When houses burned down, typically, yes, they're better than the other houses at first, but after 28 years?

SCOTT DUGAN

But if the neighborhood doesn't support a brand new house in a neighborhood, it's got an economic obsolescence to it, a loss in value. I could be in a \$400,000 neighborhood and have to spend \$500,000 to rebuild it. Am I going to get that out of it? Maybe not.

JAYME JACOBS

Exactly. And that situation, if we're exceeding, if our cost is exceeding market value —

SCOTT DUGAN

I get it.

JAYME JACOBS

We can apply those lessons, but here we're not exceeding market value.

SCOTT DUGAN

I get it, but we're out of whack with the other units in the development, and therefore my –

MARY ANN WEIDNER

Chairman Dugan, I think you should move forward and go ahead with your motion.

MOTION

SCOTT DUGAN

Yeah, my motion is we reduce it to the same as the other units similar size within this market area due to economic obsolescence.

KELLY WADE

There you go.

SCOTT DUGAN

End of story. Vote. Dennis, they do have the right to appeal this, hopefully they won't. I don't know whether Fred going to make you come back in front of me again or he's going to be a nice guy and leave it alone.

MARY ANN WEIDNER

Chairman Dugan I –

FRED VANDOVER

(inaudible) an advantage now every year, he still gets 1.5% depreciation based on age, but the rest of the units.

MARY ANN WEIDNER

Your mic's not on.

SCOTT DUGAN

Your mic's not. Well, let's let you guys' figure that out and deal with it.

MARY ANN WEIDNER

Chairman Dugan, I think we need an actual number. I believe that we could say, I mean, I think we can look at the other properties, but we need to understand what that is based on if you want their –

SCOTT DUGAN

That number is based on –

MARY ANN WEIDNER

The effective age to be the same, and so the adjustment of the value based on the effective age, we need a motion that helps us get to a number so the clerk can actually document what the reduction is going to be.

SCOTT DUGAN

Okay. I am going to have to –

KRISTEN LOWE

We don't have the equity grid.

KELLY WADE

Oh, God. We don't have the equity.

SCOTT DUGAN

We don't have an equity grid.

PATRICK EGGER

Yeah, we didn't get an equity grid.

SCOTT DUGAN

We didn't get an equity grid.

FRED VANDOVER

I didn't put –

SCOTT DUGAN

He didn't put one in.

FRED VANDOVER

I didn't put in an equity grid because there was no check boxes done. I didn't know what he was actually appealing.

SCOTT DUGAN

Well, then you should have picked up the phone and called him and said, "Which one are you doing?"

FRED VANDOVER

There's an email on page six, what is that?

PATRICK EGGER

It doesn't matter.

SCOTT DUGAN

Doesn't matter. You should have found his phone number. I mean, Stephanie?

PATRICK EGGER

Similar model.

STEPHANIE JONES

I'm sorry, what was the question? I was (inaudible).

SCOTT DUGAN

It's real simple. Whatever his, what's your square footage on this unit?

DENNIS PANKEY

1,174.

STEPHANIE JONES

I can give you the number from the cost value of the other 1,100 square foot units if that's what you're looking for?

SCOTT DUGAN

Yeah, give me a couple.

STEPHANIE JONES

So, well, I think they're all at \$39,419, sorry \$9,419 as the improvement value on an 1,154 square foot unit built in 1972.

DENNIS PANKEY

I have a paper here that shows all of it, from their text.

STEPHANIE JONES

I believe I looked at the neighborhood here.

DENNIS PANKEY

It shows that —

STEPHANIE JONES

All of the 1,100 square foot units are at \$39,419 for the improvement value.

SCOTT DUGAN

\$39,419?

STEPHANIE JONES

\$39,419 improvement value plus the \$42,000 or \$44,000 in land value.

DENNIS PANKEY

One three-bedroom, one four-bedroom.

STEPHANIE JONES

Mr. Dugan, can I just say one more thing? I just want to be clear that this is a reduction and to the petitioner that this is a reduction in value and may not make the taxes equal. And I don't want to discuss taxes —

SCOTT DUGAN

I know. It may not change the taxes.

STEPHANIE JONES

But I just want to make sure that the reduction in value does not mean — Or an equalization in value, yeah.

SCOTT DUGAN

A reduction in the improvement value does not necessarily change the taxes because there's a cap on things, and you're probably already reduced.

DENNIS PANKEY

Yes.

SCOTT DUGAN

Okay? So, you spent two hours down here for \$20 maybe. Maybe none.

KELLY WADE

Or zero.

SCOTT DUGAN

Or zero. Okay. You got my motion? You want me to –

MARY ANN WEIDNER

Go ahead and if you want to amend your motion based on the information you have now.

DENNIS PANKEY

The \$81,000 is a three-bedroom with the same square footage. The \$87,000 is a four-bedroom with the same, well, with a couple hundred more square foot. And then the \$129 was the one that's a three-bedroom also at 1,100 square feet.

SCOTT DUGAN

\$39,412, correct, Stephanie?

STEPHANIE JONES

Yes. Improvement value for the 1,154 square foot units are \$39,419.

PATRICK EGGER

Consistent with the other 1,154 square foot units.

SCOTT DUGAN

Do you have three coming in front of us?

DENNIS PANKEY

The one's the same. One is –

SCOTT DUGAN

No, you have one petition.

DENNIS PANKEY

One petition. Yeah, I just wanted to bring like properties.

SCOTT DUGAN

I got it, Dennis.

DENNIS PANKEY

Okay.

SCOTT DUGAN

Okay. For his unit, \$39,412.

STEPHANIE JONES

19.

SCOTT DUGAN

Economic obsolescence.

MARY ANN WEIDNER

419, actually.

SCOTT DUGAN

419?

MARY ANN WEIDNER

I think the total is \$81,419 for each of the units that are his size.

SCOTT DUGAN

What is it again?

MARY ANN WEIDNER

\$81,419, total value for each of the units that are his size.

SCOTT DUGAN

Okay, for the units his –

MARY ANN WEIDNER

Including the land.

SCOTT DUGAN

For the unit his size, \$81,419, taking into consideration economic obsolescence and market driven rentals in the area that would not necessarily support any higher rent on a rental unit in that given neighborhood, and that the market value, well, we don't care about market value. Right? I don't care about market value.

MARY ANN WEIDNER

You're making your decision on equity, I thought.

PATRICK EGGER

Equity.

SCOTT DUGAN

Equity.

PATRICK EGGER

Yes.

SCOTT DUGAN

Okay.

PATRICK EGGER

Because equity is consistent with the other models.

SCOTT DUGAN

Consistent with the same models within the project, period.

PATRICK EGGER

Okay.

SCOTT DUGAN

Okay.

KRISTEN LOWE

You've got to vote.

MARY ANN WEIDNER

Yes.

SCOTT DUGAN

Oh, cast your votes. This is going to become the record.

DENNIS PANKEY

Okay.

SCOTT DUGAN

Okay.

DENNIS PANKEY

That's fine.

VOTE

VOTING AYE: Scott Dugan, Patrick Egger, Timothy Albert, Kristen Lowe, Kelly Wade

VOTING NAY: None

ABSENT: None

ABSTAIN: None

SCOTT DUGAN

We'll see what happens. They do have the right to appeal this. Hopefully they don't.

DENNIS PANKEY

Thank you.

SCOTT DUGAN

You're very welcome. Thank you for your courtesy.

PATRICK EGGER

You've got to give him back (inaudible).

SCOTT DUGAN

Jayme, you've got to have some of this other stuff too.

FINAL ACTION:

It was moved by Member Scott Dugan, and carried by unanimous vote of the members present, to reduce the total taxable value to \$81,419 (from the Assessor's recommendation for no change in the total taxable value of \$129,985) as it exceeds full cash value based on economic obsolescence and market driven rental rates).

SBE NOTICE OF HEARING



JOE LOMBARDO
Governor

**STATE OF NEVADA
STATE BOARD OF EQUALIZATION**

3850 Arrowhead Drive, Second Floor
Carson City, Nevada 89706
Telephone (775) 684-2160
Fax (775) 684-2020

SHELLIE HUGHES
Secretary

September 2, 2025

NOTICE OF HEARING

CERTIFIED MAIL – 9489 0090 0027 6613 7915 84

PETITIONER:
BRIANA JOHNSON
CLARK COUNTY ASSESSOR
500 S GRAND CENTRAL PARKWAY 2ND FLOOR
LAS VEGAS NV 89155-1401

CERTIFIED MAIL – 9489 0090 0027 6613 7916 69

RESPONDENT:
DP GROUP FIVE LLC
ATTN: D. PANKEY
1332 ENCHANTED RIVER DR
HENDERSON, NV 89012

DATE/ TIME: **September 29, 2025 at 9:30 AM**
September 30, 2025 at 9:00 AM
October 1, 2025 at 9:00 AM

PLACE: **Nevada Department of Taxation**
700 E Warm Springs Road, Room 150
Las Vegas, Nevada 89119

Nevada Department of Taxation
9850 Double R Blvd.
Reno, Nevada 89521

ZOOM OPTION:

<https://us02web.zoom.us/j/82951348384>

Or Telephone:

US:+1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592
or +1 312 626 6799

Webinar ID: 829 5134 8384

Hearings begin on the first day. It is each taxpayer's or his representative's responsibility to be present when the case is called.

LEGAL AUTHORITY AND JURISDICTION OF THE STATE BOARD OF EQUALIZATION: NRS 361.400

BRIEF STATEMENT OF MATTER: Appeal from the action of the Clark County Board of Equalization

Case No: 25-119

Parcel No: 139-14-410-068

The State Board of Equalization (State Board) will hear the Petitioner's appeal at the time and place stated above. Please be aware that the time is approximate and although you may be assured the appeal will not be heard prior to the stated time, be prepared for possible delays as several appeals are scheduled at the same time. If the taxpayer or his representative is not present when his hearing is called, the State Board will invoke the requirements of NRS 361.385 and NAC 361.708(4). The State Board may (a) proceed with the hearing; (b) dismiss the proceeding with or without prejudice; or (c) recess the hearing for a period to be set by the State Board to enable the party to attend.

Please be aware the State Board will limit its consideration to the issues and contentions set forth in the petition. Other issues may be heard if the requirements of NAC 361.745 are met.

Information regarding the rules of practice and procedure before the State Board are on the attached information sheet.


In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this hearing should notify the Department at least 3 days before the hearing. In order to comply with the security procedures of the Department, you will be required to show identification and sign a visitor's log prior to entering the hearing room.

If you need an accommodation in order to communicate during the hearing, the Department will provide one at no cost to you. Arrangements for an interpreter should be made as soon as possible, but no later than 14 days before the scheduled meeting. Please contact Kari Skalsky at 775-684-2160 at least 14 days in advance to request an interpreter in your preferred language. You may also submit your request through stateboard@tax.state.nv.us.

Si necesita una ayuda para comunicarse durante la audiencia, el Departamento se lo proporcionará sin costo alguno. Los trámites para conseguir un intérprete deben hacerse lo antes posible, pero a más tardar 14 días antes de la cita programada. Por favor, póngase en contacto con Kari Skalsky al 775-684-2160 con al menos 14 días de anticipación para solicitar un intérprete en su idioma de preferencia. También puede solicitarlo a través de stateboard@tax.state.nv.us.

If you have any questions, please call (775) 684-2160.

Shellie Hughes
Secretary to the State Board of Equalization

By: 
Kari Skalsky
Management Analyst III, Boards and Commissions
Department of Taxation