Nevada State Board of Equalization

Taxpayer Petition for DIRECT Appeal



If you have questions about this form or the appeal process, please call: (775):684-21607 OF TAXATION Email completed form to: stateboard@tax.state.nv.us or Fax (775):684-2020

Mail: State Board of Equalization, 3850 Arrowhead Dr., 2nd Floor, Carson City, NV, 89706

Please Print or Type: Part A. PROPERTY OWNER AND	PETIT	IONER INF	ORMATION		
NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX					
NAME OF PETITIONER (IF DIFFERENT THAN PROPERTY O	WNER)			TITLE	
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OF	R P.O. BOX)			EMAIL ADDRESS:	
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHONE	FAX NUMBER
Part B. PROPERTY OWNER ENT	TITY DE	CODIDTIO	NI .		
Check organization type which best describe				ural person. Natural p	ersons may skip Part B.
] Trust			Corporation	
☐ Limited Liability Company (LLC) ☐	Genera	l or Limited P	artnership 🔲 Gov	ernment or Gover	nmental Agency
☐ Other, please describe:			•		0 ,
The organization described above was	formed	under the lav	vs of the State of		
The organization described above is a				0	
Part C. RELATIONSHIP OF PETI	TIONE	R TO PROP	ERTY OWNER IN		
Check box which best describes the relation					be necessary.
		of Trust	• •	of Property Owner	
☐ Co-owner, partner, managing mem	ber		☐ Officer of C	ompany	
☐ Employee or Officer of Manageme	nt Comp	any			
☐ Employee, Officer, or Owner of Les	ssee of l	easehold, po	ssessory interest, or	beneficial interest	in real property
☐ Other, please describe:					
Part D. PROPERTY IDENTIFICATION 1. Enter Physical Address of Property	_	IFORMATIC	ON		
ADDRESS STREET/ROAD	ty.		CITY (IF APPLICABLE)	COUNTY	
2. Enter Applicable APN or Accoun-	t Numbe	er from asse	ssment notice or t		
ASSESSOR'S PARCEL NUMBER (APN)	ACCOUN	T NUMBER		PROPERTY IDENTIFICATI	ION NUMBER (PIN)-MINES
3. Does this appeal involve multiple	parcels				separate, letter-sized sheet.
If yes, enter number of parcels:		Multip	ole parcel list is atta	ched. \square	
4. Check Property Type: ✓					
☐ Vacant Land			lot on foundation)	☐ Mining Prope	
☐ Residential Property		mmercial Pro		☐ Industrial Pro	
☐ Multi-Family Residential Property		ricultural Prop	perty	☐ Personal Prop	perty
☐ Possessory Interest in Real or Personal Property (April 2017)			1 . 1 . 57		
5. Check Year and Roll Type of Ass					
☐ 2024-2025 Secured Roll			Unsecured Roll	□ 2023-202	4 Supplemental Roll
☐ 2024-2025 Centrally-assessed Rol		2023-2024	Net Proceeds Roll		
Other years being appealed:					
Be prepared to cite the legal authority, if any, that	permits the	State Board to c	onsider appeals of taxable	value from prior years.	

Part E. VALUE OF PROPERTY

	As established by C Department		Property Owner: What is the value you seek? Wri on each line for values which are not being appea		
Property Type	Taxable Value	Assessed Value	Taxable Value	Assessed value	
Land					
Buildings					
Personal Property					
Possessory interest in real property					
Centrally-assessed properties					
Net Proceeds of Minerals					
Total					

For Clerk Use Only: 25-157

Part F. TYPE OF APPEAL Check box which best describes the authorit	ty of the S	State Board to	take j	urisdiction to he	ear the appeal.		
	NRS 361.360(3): The value of real or personal property is being appealed, but the appeal could not be heard by a county board of equalization because the real or personal property was placed on the unsecured tax roll after December 15.						
NRS 361A.240(2)(b): The value of open-sequalization because the under-or-over valuation							
NRS 361A.273(2): This is an appeal of a deferred tax years; the notice of conversion from						and for valuations for	
NRS 361.403: This is an appeal regarding (centrally-assessed utility, transportation or mine			rvalua	tion or non-asses	sment of property by the Ne	evada Tax Commission	
NRS 362.135: This is an appeal of the ce	rtification	of Net Proceed	s of Mi	nerals Tax by the	Department of Taxation.		
☐ This is an appeal of the denial of exemption	on of real	or personal pro	perty b	by Department of	Taxation		
Other reason, please describe.							
Part G. ATTACH A STATEMENT RELIED UPON TO SUPPORT TH						ORY BASIS	
Part H. AUTHORIZATION OF ACTIVE represent the Property Owner/Petitioner in p I hereby authorize the agent whose name Equalization and to contest the value and/o	roceeding e and co or exemp	gs before the sontact information establish	State I ition a ned for	Board. appears below to the properties	to file a petition to the N named in Part D(2) of th	Nevada State Board o	
I further authorize the agent listed below to related hearings and matters including authorization is limited to the appeal of pro	stipulation perty val	ons and with uation for the	ndraw tax ro	als before the all and fiscal year	Nevada State Board ar named in Part D(5) of	of Equalization. This this Petition.	
List additional authorized agents on a sepa Authorized Agent Contact Information:	arate she	et as needed, i	includ	ing printed nam	e, contact information, sig	ınature, title and date.	
NAME OF AUTHORIZED AGENT:				TITLE:			
AUTHORIZED AGENT COMPANY, IF APPLICABLE:				EMAIL ADDRESS:			
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADD	RESS OR P.	.O. BOX)					
CITY	STATE	ZIP CODE	DAY	TIME PHONE	ALTERNATE PHONE	FAX NUMBER	
hereby accept appointment	as the autl	horized agent of	the Pro	operty Owner in pr	oceedings before the State B	oard.	
Authorized Agent Signature		Title			Date		
		VERIF	ICA ⁻	TION			
I verify (or declare) under penalty of perjury any accompanying statements or documents (1) the person who owns or controls taxable interest, possessory interest, beneficial inter Owner or an affiliate of the Property Owner certify I have authorized each agent named agent named in Part H.	s, is true, e propert rest or be and I am	correct, and c y, or possesse neficial use, p n acting withir	omples in interest in the second contract in	ete to the best of ts entirety taxal nt to NRS 361.3 scope of my em	f my knowledge and belief ble property, or the lesse 34; or (2) I am a person en ployment. If Part H above	f; and that I am either e or user of a leasehold nployed by the Propert e is completed, I furthe	

Petitioner Signature Title Date

Agent Signature required only if Petitioner did not sign certification and a separate Agent Authorization will be submitted. 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; and I am the authorized agent with authority to petition the State Board subject to the requirements of NRS 361.362 and NAC 361.7018 and the limitations contained in the Agent Authorization Form 5105SBE to be separately submitted.

Miniations contained in the Agent Authorization Form 51055	DE to be separately submitted.	
Authorized Agent Signature	Title	Date

UNSECURED PROPERTY TAX BILL - POSSESSORY INTEREST



Clark County

Bill No.:

1537253

Date:

03/26/2025

Briana Johnson, Clark County Assessor

500 S. Grand Central Pkwy., 2nd Floor, Las Vegas, NV 89155

Phone:

(702) 455-3882

0

togetheriorbe	gettierioi better www.ClarkCountyl			tylvv.gov/Assessol Phone. (702) 433				
Fiscal Year	Account	Tax District	Tax Rate	Property Location and Description				
2024/2025	088326	340	2.9328	1000 N HOLLYWOOD BLVD				
	Assesse	d Valuation		LAS VEGAS				
Property Value	operty Value 3,879,592		Possessory Intere	est				
Name				Ex	emption Values			
	MISSION SUPP	ORT AND TEST SERVIC	CES LLC					
	PO BOX 98521	M/S NLV026						
	LAS VEGAS NV	89193-8521						
1								

Sale or disposal of this property after July 1, 2024 does not relieve the obligation to pay this tax.

Property Value Ad Valorem Tax	113,780.69
Abatement Amount	-27,272.77
*Abatement Applied Limits Increa	se To 8.00%
Net Ad Valorem Tax	86,507.92
New Property Value Outside CAP	0.00
Adjusted Tax Amount	0.00
Exemption Amount	0.00
Recapture Amount	0.00
Net Tax Amount	86,507.92
Penalties	0.00
Miscellaneous Fees	0.00
Veteran's Home Donation	0.00
Total Amount Billed	86,507.92
Less Payments Applied	0.00
Balance Remaining	86,507.92
Prior Year Delinquencies	0.00
Total Balance Owing	\$86,507.92

Detail	of Amount Due	
Description	Total Due	Minimum Due
Tax Year 2024/2025	86,507.92	86,507.92
Total	86,507.92	86,507.92

Payments received will be applied to the oldest charge first. To avoid penalties, payments must be postmarked by due date. Penalties are 10% of the tax amount due.

All delinquent amounts are due immediately.

If property is protected by bankruptcy, this is for your information. Do not consider this an attempt to collect.

	Current Year Tax Distrib	ution	
Agency		Rate	Amount
Clark County Capital		0.0500	1,474.84
Clark County Family	Court	0.0192	566.33
Clark County Fire Se	rvice District	0.2197	6,480.42
Clark County Genera	I Operating	0.4599	13,565.53
County School Debt	Bonds)	0.5534	16,323.47
State Education		0.7500	22,122.53
Indigent Accident Fur	nd	0.0150	442.45
LV/Clark County Libra	ary	0.0942	2,778.59
LVMPD Emergency 9	011	0.0050	147.48
LVMPD Manpower S	upplement County	0.2800	8,259.08
Medical Asst to Indige	ent Persons	0.1000	2,949.67
State Cooperative Ex	tension	0.0100	294.97
State of Nevada		0.1700	5,014.44
Sunrise Manor Town		0.2064	6,088.12
Totals		2.9328	86,507.92
	Payment Installment(s)		
Description	Due Date	Α	mount Due
Installment 1	04/25/2025		86,507.92
	VV.		0.00
Installment 2			0.00

Total Exemption

Cut Here				
	Please return th	nis portion with your payr	nent. Date:	03/26/2025
	Make checks payable to: Clark County Assessor	Fiscal Year: 2024/2025 Due By: 04/25/25	Account Number:	088326
togetherforbetter N	Olark County Assessor	,	Tax District:	340
	Mail to: 500 S. Grand Central Pkwy., 2nd Floor	Tax Amount: Penalty:	\$86,507.92 \$0.00	
PO Box 551401			Misc. Fee:	\$0.00
	Las Vegas, NV 89155-1401		Minimum Due:	\$86,507,92
Name: Description: Location:	MISSION SUPPORT AND TEST SERV Possessory Interest 1000 N HOLLYWOOD BLVD	/ICES LLC	To Pay In Full:	\$86,507.92

Installment 3

Installment 4

2025088326000000000010000086507920000086507929

0.00

0.00

Mission Support and Test Services, LLC Personal Account 088326 Attachment to Taxpayer Petition for Direct Appeal

The United States of America owns the real property and improvements located on APN 139-15-701-001. The parcel is improved with numerous structures.

Mission Support and Test Services, LLC is a Delaware limited liability company. It has been assessed by Clark County under Personal Property Account 088326 for a possessory interest in certain land and improvements at this site. Tax Bill #1537253 was issued on March 26, 2025. The Tax Bill is based on a taxable value of \$11,084,549, which equals an assessed value of \$3,879,592. The tax assessed was \$86,507.92.

MSTS has not completed its evaluation of the property included in the assessment or its valuation. MSTS has questions and is in the process of trying to obtain further information from the Clark County Assessor's office. In the meantime, MSTS is filing this petition to preserve its right to question the assessment.



Nevada State Board of Equalization *Agent Authorization Form*

If you have questions about this form or the appeal process, please call: (775) 684-2160.

Email completed form to: state.nv.us or Fax (775) 684-2020

Mail: State Board of Equalization, 3850 Arrowhead Dr, Carson City, NV, 89706

Please Print or Type:

Part A. PROPERTY OWNER AND CONTACT INFORMATION OF PERSON GRANTING AUTHORITY TO AGENT

NAME OF PROPERTY OWNER AS IT APPEARS ON THE TAX Mission Support and Test Services LLC							
NAME OF PERSON GRANTING AUTHORITY TO AGENT (IF D Matt Pasulka	DIFFERENT	THAN PROPERTY O	WNER LISTED IN PA	, i	ਾਸ਼ਾਸ਼ Senior Legal Counsel		
MAILING ADDRESS OF PETITIONER (STREET ADDRESS OF PO Box 98521 M/S NLV026	R P.O. BOX)				EMAIL ADDRESS: pasulkmp@nv.doe.gov		
сіту Las Vegas	STATE NV	ZIP CODE 89193	DAYTIME PHONE		ALTERNATE PHONE	FAX NUMBER	
Part B. PROPERTY OWNER INFOCHECK organization type which best described ☐ Sole Proprietorship ☐ Limited Liability Company (LLC) ☐ ☐ Other, please describe: ☐ The organization described above was The organization described above is a	Trust Genera	perty Owner if I or Limited F	Partnership	Gotate of	Natural persons may sk Corporation overnment or Governr Delaware		
Part C. RELATIONSHIP OF PERSON GRANTING AUTHORITY TO AGENT TO PROPERTY OWNER Check box which best describes the relationship of Petitioner to Property Owner: ☑ Additional information may be necessary. ☐ Self ☐ Trustee of Trust ☐ Employee of Property Owner ☐ Co-owner, partner, managing 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 SUBJECT TO THIS AGENT AUTHORIZATION:							
Enter Applicable Number from assessment in ASSESSOR'S PARCEL NUMBER (APN)	ACCOUN	tax biii: iт numвеr perty assesso	ed to MSTS		PROPERTY IDENTIFICATION I	NUMBER (PIN)-MINES	
■ Multiple parcel list attached. (Us	e letter	-size paper)	ı		•		
Part E. YEAR AND ROLL TYPE OF A							
☐ 2025-2026 Secured Roll☐ 2025-2026 Centrally-Assessed Roll☐			Unsecured F Net Proceed		□ 2024-2025 \$	Supplemental 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.							
				For clerk	use only		
				I OI GIGIK	add drilly		

Part F. AUTHORIZATION OF AGENT

I hereby authorize the agent whose name and contact information appears below to file a petition to the Nevada State Board of Equalization and to contest the value and/or exemption established for the properties named in Part D of this Agent Authorization.

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 Nevada State Board of Equalization. This authorization is limited to the appeal of property valuation for the tax roll and fiscal year named in Part E of this document.

List additional authorized agents on a separate sheet as needed, including printed name, contact information, signature, title and date.

Authorized Agent Contact Information:						
NAME OF AUTHORIZED AGENT:			TITLE:			
Josh Hicks			Attorney - Partn	er		
AUTHORIZED AGENT COMPANY, IF APPLICABLE:			EMAIL ADDRESS:	Idaaaaa aa		
McDonald Carano			jhicks@mcdona	ildcarano.com		
MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDITED 100 West Liberty Street, Tenth Floor	RESS OR P	.O. BOX)				
CITY	STATE	ZIP CODE	DAYTIME PHONE	ALTERNATE PHON	JE .	FAX NUMBER
Reno	NV	89501	775-788-2000	ALILINATETTION	V L	TAXIVOMBER
Authorized Agent Signature Authorized Agent Contact Information: NAME OF AUTHORIZED AGENT: Zach Besso AUTHORIZED AGENT COMPANY, IF APPLICABLE: McDonald Carano MAILING ADDRESS OF AUTHORIZED AGENT (STREET ADDITED) 100 West Liberty Street, 10th Floor		Title	Attorney - Partner TITLE: Attorney - Associated Attorney - Associated Address: Zbesso@mcdor	ciate	Date	5/9/2025 FAX NUMBER
Reno	NV	89501	775-326-4318			
I hereby accept appointment a Authorized Agent Signature	as the aut	_	rney - Associate	ceedings before the	5/9/2025 Date	
		VERIF	ICATION			
I verify (or declare) under penalty of information hereon, including any at the best of my knowledge and be property, or possesses in its ent possessory interest, beneficial into employed by the Property Owner or employment. I further certify I have stated and I have the authority to ap **Matthew Pasulka** Property Owner / Petitioner Signature	accomp lief; ar irety t erest o r an aff autho	panying stand that I are axable properties of the rized each reach agent in the rized each agent in th	tements or document either (1) the perty, or the less I use, pursuant to Property Owner a	ents, is true, or erson who or see or user or NRS 361.33 nd I am acting n to represen	correct, wns or of a lea 4; or (2) g within	and complete to controls taxable sehold interest, I am a person the scope of my operty Owner as

From: Zach D Besso

To: State Board Equalization
Cc: Joshua J. Hicks; Paul D. Bancroft

Subject: Mission Support and Test Services - Appeal **Date:** Thursday, May 15, 2025 5:03:19 PM

Attachments: MSTS - 1000 N Hollwood Erro Log Republic Briefly Appeal Compiled.pdf

MSTS - (#224864) N Hollwood Fundant rect. 27 range of Sect. Appeal (1) Compiled.pdf
MSTS - (#230324) N Hollwood Fundant rect. 27 range of Sect. Appeal (2) Compiled.pdf

MSTS - (#224863) N Hammood American

MSTS - 316 Atlas D. Loo R. Languager Direct Appeal.pdf

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

Hello,

Please find the attached Appeals for Mission Support and Test Services. Please confirm receipt of this Appeal.

Thank you, Zach Besso

Zach Besso | Attorney



100 West Liberty Street | Tenth Floor Reno, NV 89501

P: 775.788.2000 | **D:** 775.326.4318

vCard



State Law Resources

PERSONAL AND CONFIDENTIAL: This message originates from the law firm of McDonald Carano LLP. This message and any file(s) or attachment(s) transmitted with it are confidential, intended only for the named recipient, and may contain information that is a trade secret, proprietary, protected by the attorney work product doctrine, subject to the attorney-client privilege, or is otherwise protected against unauthorized use or disclosure. This message and any file(s) or attachment(s) transmitted with it are transmitted based on a reasonable expectation of privacy consistent with ABA Formal Opinion No. 99-413. Any disclosure, distribution, copying, or use of this information by anyone other than the intended recipient, regardless of address or routing, is strictly prohibited. If you receive this message in error, please advise the sender by immediate reply and delete the original message. Personal messages express only the view of the sender and are not attributable to McDonald Carano LLP.

SBE NOTICE OF HEARING



STATE OF NEVADA STATE BOARD OF EQUALIZATION

JOE LOMBARDO Governor

3850 Arrowhead Drive Carson City, Nevada 89706 Telephone (775) 684-2160 Fax (775) 684-2020 SHELLIE HUGHES
Secretary

Email: Clarkcountvassessor@clarkcountvnv.org

500 S GRAND CENTRAL PARKWAY 2ND FLOOR

September 19, 2025

NOTICE OF HEARING

RESPONDENT:

BRIANA JOHNSON

CLARK COUNTY ASSESSOR

LAS VEGAS NV 89155-1401

Email: jhicks@mcdonaldcarano.com

PETITIONER:

MISSION SUPPORT AND TEST SERVICES LLC

C/O MCDONALD CARANO

ATTN: JOSH HICKS

100 WEST LIBERTY STREET, TENTH FL

RENO, NV 89501

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: 25-157 Parcel No: Acct #088326

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

SBE 9

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) 684-2041.

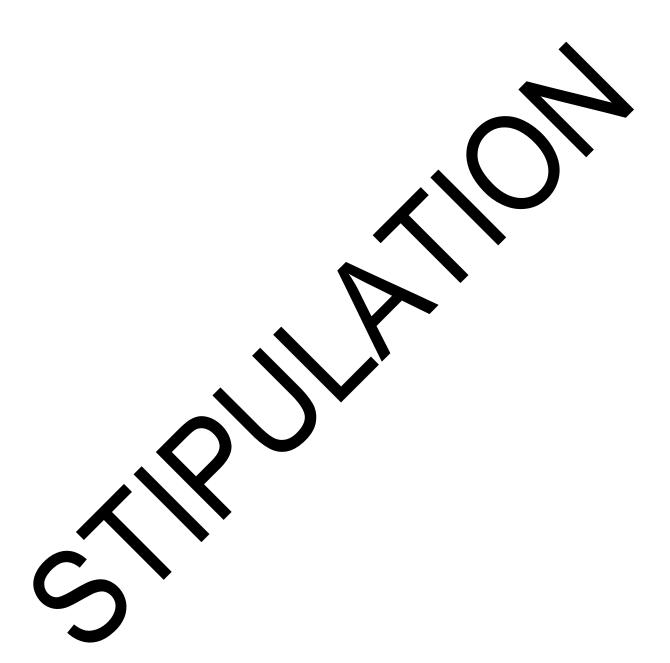
By: Kari Skalsky
Department of Taxation

Shellie Hughes

Waiver of Notice Request

Due to an administrative oversight and the current State of Nevada system access limitations, there is not enough time available to provide a full 14-day notice as required by NRS 241. Therefore, we would like to request your consideration of a waiver of the 14-day notice requirements and approval that this notice is sufficient. Please let us know whether or not you agree to waive the notice requirements, by signing and dating the signature block below and checking the appropriate box. Please sign and return response to the Department by electronic mail submission to stateboard@tax.state.nv.us today.

XYes, I agree to waiv Board of Equalization on Septe		entative or myself will appear be 25.	fore the State
No, I do not agree to	waive the 14-day notice by cer	tified letter.	
Al Med	Attorney	9/19/2025	
Signature	Title	 Date	





BRIANA JOHNSON, CLARK COUNTY ASSESSOR

500 S. Grand Central Pkwy. 2nd Floor, Las Vegas, NV 89155 Office: 702-455-4997 | ClarkCountyNV.gov/Assessor

MARY ANN WEIDNER
Deputy Director of Assessment Services

Value Change Recommendation for the State Board of Equalization

August 25, 2025 MSTS PO BOX 98521 M/S NLV026 LAS VEGAS, NV 89193-8521

RE: Appeal No – SBOE-157

Account No - 088326 Account Count - 1

Dear Property Owner,

The Appraisal Division of the Clark County Assessor's Office has completed the review of the taxable value of the above property under appeal. After careful consideration of the facts involved, we are recommending adjusting the taxable value as follows:

Personal Property
Exemption

Total Taxable Value

2024-2025									
From	То								
\$11,084,549	\$8,682,194								
\$0	\$0								
\$11,084,549	\$8,682,194,								

By signing below, Petitioner agrees to the above recommendation. This recommendation is subject to approval by the State Board of Equalization. Please return this letter to our office before your scheduled hearing. You may mail to the above address or email to jbon@ClarkCountyNV.gov.

Sincerely,

Jeffrey Bonesteel

Appraisal Division

I HEREBY AGREE TO THE VALUE AS RECOMMENDED ABOVE FOR MY APPEAL.	TO THE	STATE
BOARD OF EQUALIZATION:		

x Matthew Pasulka	
Signature of owner or authorized agent	
DATE: 8/28/25	

COUNTY RECORD



STATE BOARD OF EQUALIZATION

Case # [157]
Assessor Information

Fiscal Year 2024/2025

BUSINESS REAL PROPERTY DECLARATION & ASSET LISTING

Assessor ID: 088326

Tax District: 340

Business: MISSION SUPPORT AND TEST SERVICES LLC

Email: mststax@nv.doe.gov

Facilities Support Services

PO BOX 98521, M/S NSF026

NAICS: 561210

LAS VEGAS, NV 89193

4600 N HOLLYWOOD BLVD LAS VEGAS

Phone: 702-295-2157

Location:

Asset ID	Asset Name	Year Acquired	Acquisition Cost	Notes	DOE Service Life	Tax Depreciation Value	Net Book Value	(i) % Usable Area by Building	Utilization Acquisition Cost	Assessed 35%	(ii) % Time Used by MSTS	% of Time * 35% Assessment	Tax Rate	Est. Tax Declared
2297662	Remote Sensing Lab (2211)	1989	26,003,768.38	BUILDING 2211	30	24,703,579.96	1,300,188.42	99%	1,287,186.53	450,515.29	23.80%	107,222.64	2.9328%	3,144.63
2371263	Chemical Storage Building	1995	25,000.00	BUILDING 2215	20	23,750.00	1,250.00	100%	1,250.00	437.50	23.80%	104.13	2.9328%	3.05
2327215	Deployment Building	1992	1,697,999.76	BUILDING 2221	20	1,613,099.77	84,899.99	100%	84,899.99	29,715.00	23.80%	7,072.17	2.9328%	207.41
2297822	Anechoic Chamber	1992	1,282,699.98	BUILDING 2222	30	1,218,564.98	64,135.00	100%	64,135.00	22,447.25	23.80%	5,342.45	2.9328%	156.68
2513625	Technical Support Bldg (TSB)	1994	1,937,322.83	BUILDING 2229	20	1,840,456.69	96,866.14	100%	96,866.14	33,903.15	23.80%	8,068.95	2.9328%	236.65
									1,534,337.66	537,018.18	•			3,748.42

Notes:

 $(i) \ Calculation \ of \% \ Useable \ Area \ by \ Building = (<SUM: Space \ Useable \ Area >/<SUM: Building \ Useable \ Area >)$

- 1. Space Useable Area = Calculated Sum of the actual footage of space, Summed by Building, Summed by Org
- 2. Building Useable Area = Calculated Sum of all of the useable space that comprised the building
- (ii) The percent usage is 40 hours per week/(24*7)

NLV/NNSS TAX REPORT BY ORGANIZATION (rev 0) DATA PROVIDED BY MSTS GIS SERVICES ON 07/15/2024 AT 8:15 AM

MSTS Facilities Report Available for use as of July 1, 2024

Asset Code	Asset Name	Asset ID	Operational Status	Location	Structure Type	Org Code	Taxable Org	SUM: Space Useable Area	SUM: Space Rentable Area	SUM: Space Gross Area	SUM: Interior Space Area	SUM: Building Useable Area	Occupancy Status	CALCULATED: Percent Usable Area by Building
35-2211	Remote Sensing Lab (2211)	2297662	Operating	RSLN	BUILDING	1302	N/A	278.8	-	-	128,163.3	87,488.2	UA	0.32%
35-2211	Remote Sensing Lab (2211)	2297662	Operating	RSLN	BUILDING	13BB	N/A	265.3	-	-	128,163.3	87,488.2	UA	0.30%
35-2211	Remote Sensing Lab (2211)	2297662	Operating	RSLN	BUILDING	13BF	N/A	142.1	-	-	128,163.3	87,488.2	UA	0.16%
35-2211	Remote Sensing Lab (2211)	2297662	Operating	RSLN	BUILDING	13BG	N/A	596.4	-	-	128,163.3	87,488.2	UA	0.68%
35-2211	Remote Sensing Lab (2211)	2297662	Operating	RSLN	BUILDING	13BJ	N/A	139.1	-	-	128,163.3	87,488.2	UA	0.16%
35-2211	Remote Sensing Lab (2211)	2297662	Operating	RSLN	BUILDING	EU14	N/A	142.8	-	-	128,163.3	87,488.2	UA	0.16%
35-2211	Remote Sensing Lab (2211)	2297662	Operating	RSLN	BUILDING	TBD	N/A	81,394.0	-	-	128,163.3	87,488.2	UA	93.03%
35-2211	Remote Sensing Lab (2211)	2297662	Operating	RSLN	BUILDING	13D3	N/A	193.2	-	-	128,163.3	87,488.2	UA	0.22%
35-2211	Remote Sensing Lab (2211)	2297662	Operating	RSLN	BUILDING	13D4	N/A	279.9	-	-	128,163.3	87,488.2	UA	0.32%
35-2211	Remote Sensing Lab (2211)	2297662	Operating	RSLN	BUILDING	1403	N/A	131.1	-	-	128,163.3	87,488.2	UA	0.15%
35-2211	Remote Sensing Lab (2211)	2297662	Operating	RSLN	BUILDING	14LD	N/A	246.2	-	-	128,163.3	87,488.2	UA	0.28%
35-2211	Remote Sensing Lab (2211)	2297662	Operating	RSLN	BUILDING	13BM	N/A	1,818.9	-	-	128,163.3	87,488.2	UA	2.08%
35-2211	Remote Sensing Lab (2211)	2297662	Operating	RSLN	BUILDING	13BN	N/A	141.7	-	-	128,163.3	87,488.2	UA	0.16%
35-2211	Remote Sensing Lab (2211)	2297662	Operating	RSLN	BUILDING	13BR	N/A	137.3	-	-	128,163.3	87,488.2	UA	0.16%
35-2211	Remote Sensing Lab (2211)	2297662	Operating	RSLN	BUILDING	13D0	N/A	421.9	-	-	128,163.3	87,488.2	UA	0.48%
35-2211	Remote Sensing Lab (2211)	2297662	Operating	RSLN	BUILDING	13D1	N/A	263.8	-	-	128,163.3	87,488.2	UA	0.30%
35-2211	Remote Sensing Lab (2211)	2297662	Operating	RSLN	BUILDING	13D2	N/A	280.7	-	-	128,163.3	87,488.2	UA	0.32%
								86,873.2			117,810.0			
											74.26%			
35-2215	Chemical Storage Building	2371263	Operating	RSLN	BUILDING	TBD	N/A	224.0	-	-	224.0	224.0	UA	100.00%
35-2221	Deployment Building	2327215	Operating	RSLN	BUILDING	TBD	N/A	15,704.9	_	_	16,230.0	16,018.6	UA	98.04%
35-2221	Deployment Building	2327215	Operating	RSLN	BUILDING	13BN	N/A	313.7	-	-	16,230.0	16,018.6		1.96%
								16,018.6						100.00%
35-2222	Anechoic Chamber	2297822	Operating	RSLN	BUILDING	TBD	N/A	1,409.0	-	-	1,483.1	1,409.0	UA	100.00%
35-2229	Technical Support Bldg (TSB)	2513625	Operating	RSLN	BUILDING	EU13	N/A	1,039.3	-	-	14,197.5	12,872.5	UA	8.07%
35-2229	Technical Support Bldg (TSB)	2513625	Operating	RSLN	BUILDING	TBD	N/A	11,833.2	-	-	14,197.5	12,872.5	UA	91.93%
								12,872.5						100.00%

POSSESSORY/LEASEHOLD INTEREST WORKSHEET

Parcel Number: 140-02-201-001 Interest Type: Possessory Interest Total Existing Improvement Value 8,092,202
Assessor ID: 088326 Documents: RDE/TDE Total New Improvement Value 0

Parcel Owner: USA Tax District: 340 Total Improvement Value 8,092,202

Tax Year: 2024-2025 Total Existing Land Value 589,992

New Account: NO Total New Land Value 0

Tenant/Business: MISSION SUPPORT AND TEST SERVICES L Appraiser Name: Hubsky, Elizabeth Total Land Value 589,992

Address: 1000 N HOLLYWOOD BLVD, LAS VEGAS

Building Use: Retail Total Existing Taxable Value 8,682,194

Total New Taxable Value 0

Gross Total Taxable Value 8,682,194

IMPROVEMENT VALUE (PRORATION OF TOTAL VALUE BASED ON PHYSICAL OCCUPANCY) Total Bldg Bldg -Leased Taxable Extra Taxable Total Taxable Imp % of Bldg % Time Composite % Area (sf) Bldg Area Occupied Occupied Occ\Used Adj Taxable Imp Value Section Description **RCNLD** APN Features **Improvements** 1,480,482 BLDG 2211 IND LOFT 98,282 72,984 4,871,917 6,352,399 99.30% 73.74% 4,684,259 74.26% 1-1 1-2 BLDG 2211 HANGER 19,528 14,502 50,821 2,327,051 2,377,872 74.26% 99.30% 73.74% 1,753,443 688,092 95.35% 100.00% 95.35% BLDG 2221 w/1800 Mezz 16,800 16,019 77,393 610,699 656,096 2-1 BLDG 2229 w/4050 Mezz 12,873 806,928 92.28% 100.00% 92.28% 757,610 13,950 14,063 820,991 3-1 BLDG 2222 266,601 90.32% 90.32% 240,794 4-1 1,560 1,409 266,601 100.00% 77.65% Land 8,092,202 **Total Improvement Values** 166,784 1,622,759 8,883,196 10,505,955 Total New Improvement Values