



STATE OF NEVADA
STATE BOARD OF EQUALIZATION

Joe Lombardo
Governor

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Shellie Hughes
Secretary

In the Matter of)	
HENDERSON PINNACLE NEWCO LLC,)	Case No. 25-118
PETITIONER)	
vs.)	
CLARK COUNTY ASSESSOR,)	
RESPONDENT)	
_____)	

NOTICE OF DECISION

Appearances

Paul Bykowski appeared on behalf of Henderson Pinnacle Newco, LLC. ("Taxpayer").

Karen Slaughter appeared on behalf of the Clark County Assessor's Office ("Assessor").

Summary

This appeal of the Taxpayer's Petition for Review of vacant property valuations for the 2025-2026 Secured Roll came before the State Board of Equalization ("State Board") for hearing on September 30, 2025, after an appeal in front of the Clark County Board of Equalization (County Board).

The State Board, having considered all evidence, documents and testimony pertaining to the valuation of the property in accordance with NRS 361.227, hereby makes the following Findings of Fact, Conclusions of Law and Decision.

FINDINGS OF FACT

- 1) The State Board is an administrative body created pursuant to NRS 361.375.
- 2) The State Board is mandated to hear all appeals of property tax assessments pursuant to NRS 361.360 and NRS 361.400.

- 3) The Taxpayer and the Assessor were given adequate, proper and legal notice of the time and place of the hearing before the State Board, and the matter was properly noticed pursuant to the Open Meeting Law at NRS 241.020.
- 4) The subject property is vacant property located in Clark County, Nevada.
- 5) The parties agreed to hear Case No. 25-117 and Case No. 25-118 concurrently. The Board moved to incorporate the testimony heard in Case No. 25-117 into Case No. 25-118. The motion passed.
- 6) The parties stipulated to presenting new evidence.
- 7) Any finding of fact above construed to constitute a conclusion of law is adopted as such to the same extent as if originally so denominated.

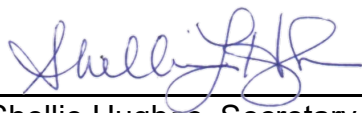
CONCLUSIONS OF LAW

- 1) The Taxpayer timely filed a notice of appeal.
- 2) Taxpayer and Assessor are subject to the jurisdiction of the State Board.
- 3) The State Board has the authority to determine the taxable values in the State.
- 4) The State Board moved that the indicated subdivision discount be 94 percent instead of 93 percent, which placed the valuation at \$20,436,230. The motion passed
- 5) Any conclusion of law above construed to constitute a finding of fact is adopted as such to the same extent as if originally so denominated.

DECISION

Based on the above Findings of Fact and Conclusions of Law and a preponderance of the evidence, the State Board determined that the value of the subject property shall be \$20,436,230.

BY THE STATE BOARD OF EQUALIZATION this 25 day of November, 2025.



Shellie Hughes, Secretary