

**ITEM XI -
JAN 23, 2026
MEETING
MINUTES**

March 23 2026
SBE Meeting Materials

STATE BOARD OF EQUALIZATION
Special Meeting Minutes

January 23, 2026
9:30 am

This meeting was held at the following Nevada Department of Taxation location:
9850 Double R Blvd., Ste 101, Reno, NV; and via Zoom.

STATE BOARD MEMBERS PRESENT

Paul Bancroft, Chairman
Timothy Morse, Member
Corinne Burke, Member
Curtis Cadwell, Member

I. Call the Meeting to Order, Roll Call, and Pledge of Allegiance

Chief Deputy Executive Director Adriane Roberts-Larson called the Special Meeting to order at 9:30 a.m. Kari Skalsky, Management Analyst III with Department, took roll and a quorum was established. The Pledge of Allegiance was conducted.

II. Opening Remarks by the Chair; Introduction of State Board Members

Chairman Bancroft noted that it was his first meeting serving as Chair of the State Board of Equalization. Chairman Bancroft expressed his appreciation for Member Morse's years of service on the State Board, both as a member and as Chair. Member Morse thanked Chairman Bancroft and congratulated him on his appointment as Chair.

III. Public Comment

There was no public comment.

IV. For Possible Action: Consideration of petition to reconsider decision pursuant to NAC 361.7475(1), Tax Year 2024-2025, 2023-2024 Unsecured Roll, Petition By The Assessor

<u>CASE #</u>	<u>TAXPAYER</u>	<u>PROPERTY TYPE</u>	<u>ASSESSOR</u>
25-126, 25-127	Empire Southwest LLC	Personal Property	Elko County

25-126 and 25-127 – Chairman Bancroft opened the discussion regarding the petition to reconsider the Board's prior decision concerning Caterpillar equipment owned by Empire Southwest LLC. He stated the issue was whether the equipment should be treated as exempt personal property under NRS 361.068 when held for both sale and lease, noting that the Department of Taxation guidance provides that the taxpayer's primary purpose determines eligibility for the exemption.

Chairman Bancroft stated that evidence from the original hearing, including testimony and revenue information showing the majority of revenue derived from equipment sales rather than leasing, supported the conclusion that the primary purpose was sale and reconsideration was not warranted. Member Morse agreed, stating that the taxpayer's controller testified that the company's primary business was selling equipment.

Member Cadwell disclosed that he regularly deals with Empire Southwest through his work in the mining industry and stated his experience supported the testimony that the company primarily sells equipment.

Member Burke stated she remained concerned about leased equipment that has historically been taxed as rental property.

Chairman Bancroft noted testimony indicated the account involved equipment located in the yard rather than equipment out in the field.

Member Morse disclosed he had previously appraised Empire Southwest facilities for real estate purposes only.

Member Morse made a motion to deny the petition for reconsideration. Member Cadwell seconded the motion. Chairman Bancroft and Members Morse and Cadwell voted aye. Member Burke voted nay. Motion carried.

V. For Possible Action: Consideration of petition to reconsider decision pursuant to NAC 361.7475(1), Tax Year 2025-2026 Secured Roll, Tax Year 2022-2023 Unsecured Roll

<u>CASE #</u>	<u>TAXPAYER</u>	<u>PROPERTY TYPE</u>	<u>ASSESSOR</u>
25-114	2709 Pinto Lane Trust ETAL	Residential Property	Clark County
25-116	2709 Pinto Lane Trust ETAL	Residential Property	Clark County

25-114 – Chairman Bancroft opened the discussion regarding the petition to reconsider the Board’s prior decision declining jurisdiction over the appeal for a prior tax year. He stated the appeal was filed after the statutory deadline and that although the assessor corrected a factual matter on the roll, the action did not reopen the roll for broader equitable claims. Members Morse, Cadwell, and Burke stated the reconsideration materials did not change their opinions. Member Cadwell made a motion to deny the petition for reconsideration. Member Morse seconded the motion. Chairman Bancroft and Members Morse, Cadwell, and Burke voted aye. Motion carried.

25-116 – Chairman Bancroft opened the discussion regarding the petition to reconsider the Board’s prior decision concerning assessment equalization issues raised by the taxpayer. Member Burke stated documentation from the Clark County Assessor’s Office showed the assessor had been reviewing the neighborhood and identifying remodels and additions. She noted the taxpayer argued the property was approximately \$1,000,000 under taxable value and raised an equalization issue, asserting neighboring properties were underassessed. Member Burke stated the assessor had begun addressing the issue and she did not support the reconsideration. Member Cadwell agreed, noting the county had already begun reviewing the neighborhood and no quantified remedy had been presented. Member Morse stated the reconsideration materials did not change his opinion. Chairman Bancroft stated he had been the sole dissenting vote previously and believed the taxpayer demonstrated inequity in assessments but acknowledged determining a remedy would be difficult. Member Morse made a motion to deny the petition for reconsideration. Member Cadwell seconded the motion. Members Morse, Cadwell, and Burke voted aye. Chairman Bancroft voted nay. Motion carried.

VI. For Possible Action: State Board members general discussion of active Petitions for Judicial Review filed with District Court known to the agency and procedures relating thereto.

Deputy Attorney General Jessica Guerra informed the Board that four petitions for judicial review involving the State Board of Equalization were currently active. Ms. Guerra asked whether the Board intended to participate in the matters and noted a point person would be needed. Chairman Bancroft stated he would serve as the point person for the Carmona, Chadha, and Townsite Solar matters. Member Cadwell agreed to serve as point person for the Eagle Shadow Mountain petition for judicial review as Chairman Bancroft’s law firm had filed the petition and he had recused himself from participation in the matter.

VII. For Possible Action: Review and Approval of the September 29-30, 2025 State Board Meeting Minutes.

Member Morse stated corrections were needed in the minutes related to the Pinto Lane case regarding which member made the motion and the recorded vote. Member Burke confirmed the correction and noted an additional correction regarding another vote. Member Morse made a motion to approve the minutes with the corrections discussed. Member Burke seconded the motion. All in favor. Motion carried.

VIII. Briefing to and from the Board and the Secretary and Staff regarding the upcoming March meeting.

For Possible Action: Proposed Hearing Schedules and Docket Management

Chief Deputy Executive Director Adriane Roberts-Larson informed the Board that the next meeting is scheduled for March 23, 2026, at the Legislative Building in Carson City with videoconference to Las Vegas. She stated that five direct appeals had been received by the January 15th filing deadline and were anticipated to be heard at the March meeting. Chairman Bancroft added that the appeals involve the Department of Taxation and may potentially be resolved prior to the hearing. He also noted that the filing deadline for appeals from county boards is March 10 and that the Board would likely discuss scheduling those appeals at the March meeting.

IX. State Board Member Comments

No comments were given.

X. Public Comment

Mark Wolfson provided public comment regarding the reconsideration decisions and expressed his disagreement with the Board's conclusions.

Mary Ann Weidner of the Clark County Assessor's Office thanked Member Morse for his years of service to the state and community.

XI. Adjournment

Chairman Bancroft adjourned the meeting at 10:34 a.m.